



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA 2026 / 00076

LOCATION OF AFFECTED AREA

129 Gunners Quoin Road, Old Beach

DESCRIPTION OF DEVELOPMENT PROPOSAL

Change of Use – (Visitor Accommodation)

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

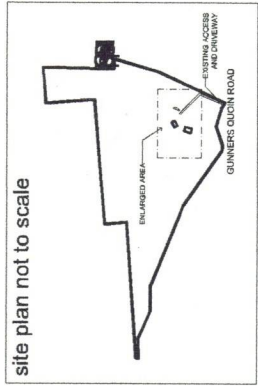


Brighton
going places

Private access roads for vehicles - requirements for design and construction

Vehicle access roads of a length (or part thereof) as specified in Column A is satisfied by the design and construction requirements specified in Column B.

Column A	Column B
A. Property access length is less than 30 metres, or access is not required for a fire appliance to access a water connection point	There is no design and construction requirements if TFS access to the water supply is not required
B. Property access length is 30 metres or greater, or access for a fire appliance to a water connection point	The following design and construction requirements apply: <ul style="list-style-type: none"> All-weather construction including for trucks and trailers. Minimum carriageway width of 4 metres Minimum vertical clearance of 4.5 metres from the edge of the carriageway to any overhead power lines (or 5.0 metres if the dip is less than 7° (1.8 or 12.5%) entry and exit angle Curves with a minimum inner radius of 10 metres Gradients of 15° (1:3.5 or 28%) for sealed roads, and 10° (1:5.5 or 18%) for unsealed roads Appearance with a turning area for the termination of a turning circle with a minimum inner radius of 10m (a) a turning circle with a minimum inner radius of 10m (b) a property access extending the building (c) a hammerhead "T" or "Y" turning head 4m wide and 6m long
C. Property access length is 200 metres or greater	The following design and construction requirements apply to property access: <ol style="list-style-type: none"> Property requirements for 5 above, and a minimum carriageway width and 20m length provided every 200m
D. Property access length is greater than 30 metres, and access is provided to 3 or more properties	The following design and construction requirements apply to property access: <ol style="list-style-type: none"> Complies with requirements for B above, and Passing bays of 2m additional carriageway width and 20m length must be provided every 100m.



- Private access on pre-existing lots allows safe access to and from the road network for occupants, fire fighters, and emergency personnel;
- provides access to ensure that fire fighting equipment can reach all parts of habitable buildings;
- is designed and constructed to allow for fire fighting vehicles to be manoeuvred; and
- provides access to water supply points, including hardstand areas for fire fighting vehicles.

PLAN TO BE READ IN CONJUNCTION WITH THE BUSHFIRE REPORT

NOTIFY COUNCIL AND CERTIFYING BUSHFIRE PRACTITIONER IF ANY VARIATION IN BUILDING SETOUT OR VEGETATION HAZARDS OCCUR

ENSURE THIS PLAN AND ACCOMPANYING REPORT DO NOT CONFLICT WITH OTHER RELEVANT REPORTS AND ASSESSMENTS

- HAZARD MANAGEMENT AREAS - HMA**
Hazard Management Area (as dimensioned and shown) is to the access and water supplies.
- Vegetation in the Hazard Management Area (as dimensioned and shown) is to be managed and maintained in a minimum fuel condition.
- The HMA is determined from a combination of two vegetation types on this site, and should the level of fire prone vegetation increase the BHPMP and HMA associated with the development.

- MAINTENANCE SCHEDULE**
 - Removal of fallen limbs, leaf and bark litter;
 - Cut lawns short (less than 100mm) and maintain;
 - Remove pine bark and other garden mulch;
 - Prune low hanging trees to ensure separation from ground litter;
 - Prune larger trees to establish and maintain horizontal and vertical canopy separation;
 - Manage petroleum fuels;
 - Maintain access to the dwelling and water storage area in accordance with a modified 4C Access Road;
 - Remove fallen limbs, leaf and bark litter from roofs, gutters and around the building;
 - Ensure that 10,000 litres of dedicated water supply for fire fighting purposes is available at all times.
- BUSHFIRE PROTECTION MEASURES**
To reduce the risk of bushfire attack, continual maintenance of bushfire protection measures including building maintenance, managed vegetation areas, water supply and road construction are to be undertaken by successive owners for perpetuity.

- WATER SUPPLY**
Fittings and pipework associated with a water connection point for a static water supply must:
 - Have a minimum nominal internal diameter of 50mm
 - Be fitted with a valve with a minimum nominal internal diameter of 50mm
 - Be metal or lagged by non-combustible materials if above ground
 - Where buried, have a minimum depth of 300mm (compliant with AS/NZS 3500.1-2003 Clause 5.23)
 - Provide a DIN or NEN standard forged Storz 65mm coupling fitted with a provision for connection to fire fighting equipment
 - Ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length)
 - Ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this table; and
 - Where a remote offtake is installed, ensure the offtake is in a position that is:
 - Visible
 - Accessible to allow connection to by fire fighting equipment
 - At a working height of 450-600mm above ground level; and
 - Protected from possible damage, including damage by vehicles

- SIGNAGE FOR STATIC WATER CONNECTIONS**
The water connection points for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must comply with:
 - Water tank signage requirements within AS2304-2011 Water storage tanks for fire protection systems, or
 - The following requirements:
 - Be marked with the letter "W" contained within a circle with the letter in upper case of not less than 100mm in height;
 - Be in fade-resistant material with white reflective lettering and circle on red background;
 - Be at least 2.0 metres of the water connection point in a situation which will not impede access or operation; and
 - Be no less than 400mm above ground.
- HARDSTANDS**
Hardstand and fire fighting water tank/connection position indicative only - however it is required that the hardstand be no closer than 5m to the dwelling. The tank connection point must be within 3m of the hardstand.

HAZARD MANAGEMENT AREA
Low threat, maintained vegetation in accordance with AS 3959 - Clause 2.2.3.2 (e) & (f). Building is to be constructed to meet BAL-19 requirements

1	2	3	4	5	6	7	8	9	10
SITE AREAS									
SITE AREA 13.77ha									
TOTAL BUILDING AREA 233m²									
TOTAL SITE COVERAGE 0.17%									

Prepared by David Lyne BFP-144
BEN ANDERSON
 129 Gunners Quoin Road, Old Beach
 Tasmania 7017
 Model: Ancillary 2

1063 CAMBRIDGE ROAD
 CAMBRIDGE, TASMANIA 7170
 PH: 03 6214 8888 EMAIL: admin@systemsbulbhomes.com.au
 Accredited Designer: Daniel Baslin CC8838

PLEASE READ CAREFULLY
 THIS PLAN IS CERTIFIED CORRECT (IS THE ONE REFERRED TO IN THE BUILDING PERMITS) AS OF THE DATE OF THIS PLAN. ANY CHANGES HEREAFTER MAY NOT BE POSSIBLE.
 FINAL PLAN: ANY REQUESTED VARIATIONS TO YOUR HOUSE MUST BE APPROVED BY AN AMENDMENT / ADMINISTRATION MINIMUM FEE OF \$500.00

SIGNATURES	
CLIENT:	DATE:
CLIENT:	DATE:
BUILDER:	DATE:
DWC NO: Anderson	SHEET: 14
SCALE AT A3: 1:400	DATE: 07/05/2018
DRAWN/DL	CHECK: DB
	REV 0

bhmp 1:400

CONSTRUCTION AND MATERIALS IN ACCORDANCE WITH AS 1684.2 AND AS 3959 FOR BUSHFIRE ATTACK LEVEL - BAL-19 N/A GLAZING TO BE IN ACCORDANCE WITH AS1288 AND AS2047
WIND SPEED 41m/s N3

ALL SITE WORKS SHALL BE IN ACCORDANCE WITH N.C.C., CSIRO BTF 18, 19, 22 AND AS2870 MINIMAL SITE DISTURBANCE IS TO BE CARRIED OUT.
SEDIMENT CONTROL, 'GEOLAB' SILT FENCE 1000 OR SIMILAR.
TOPSOIL STOCKPILES REMAINING ON THE SITE TO BE COVERED WITH PLASTIC, ADEQUATELY RETAINED ALONG ALL EDGES. UNUSED STOCKPILES TO BE REMOVED FROM SITE OR USED FOR FUTURE LANDSCAPING.

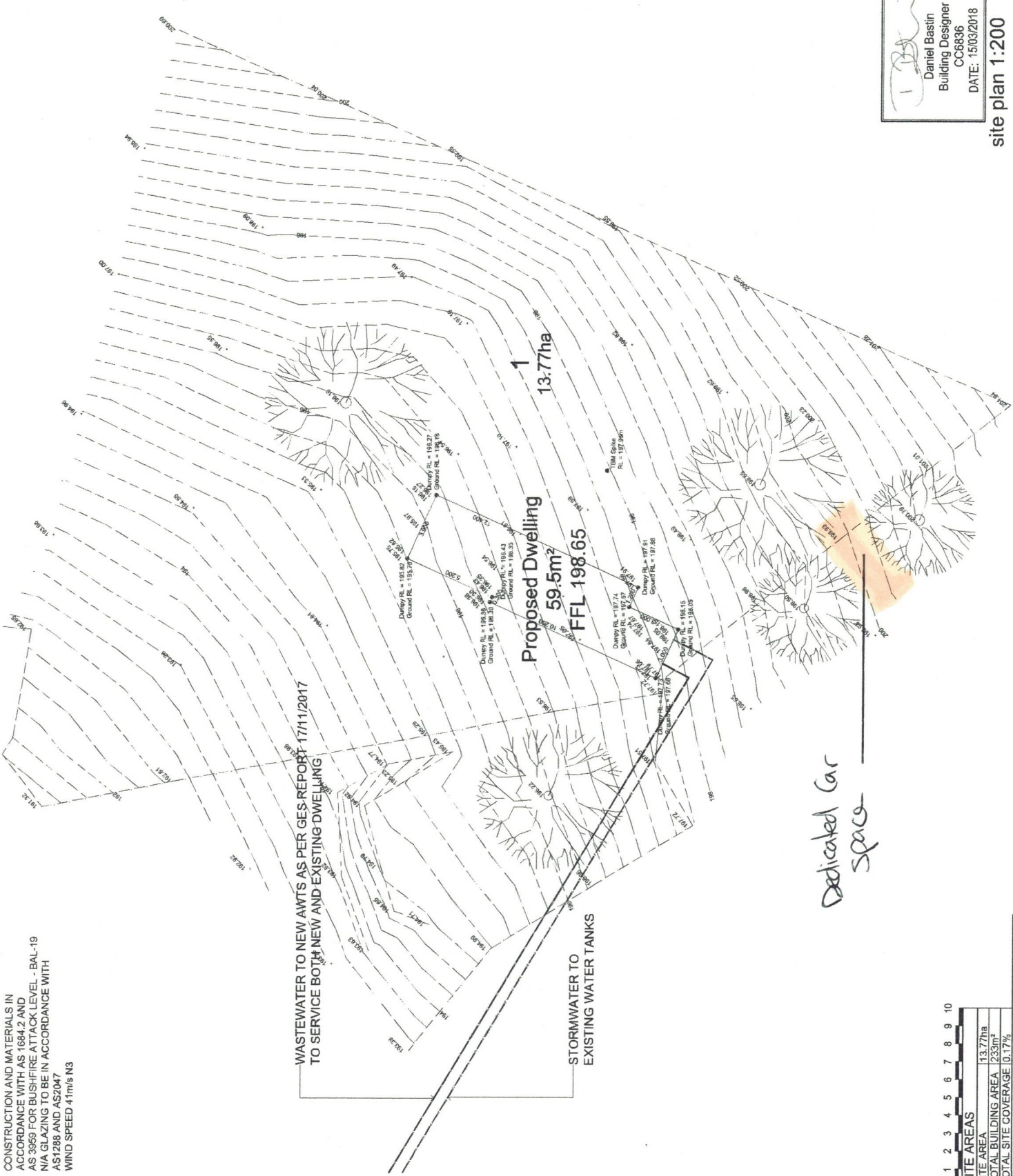
SITE PREPARATION AND EXCAVATION IN ACCORDANCE WITH PART 3.1 OF CURRENT N.C.C. AND TO LOCAL COUNCIL REQUIREMENTS.

INTERNAL FINISHED FLOOR LEVEL (FFL) TO BE MIN. 150MM ABOVE FINISHED EXTERNAL GROUND AREAS (FLOWER BEDS OR GRASSED AREAS) AND MIN. 50 MM ABOVE FINISHED EXTERNAL SEALED SURFACES (PAVED AREAS). PROVIDE 50 MM MIN. FALL FOR THE FIRST METRE AWAY FROM BUILDING TOWARDS LOWER GROUND OR ALTERNATIVELY SUFFICIENT DRAINAGE PROVISIONS (AG DRAINS, SUMPS OR SIMILAR).

FOOTINGS
CONCRETE FOOTINGS AND SLABS IN ACCORDANCE WITH PART 3.2 OF CURRENT N.C.C. AND AS 2870.1 AND ENGINEERS SPECIFICATIONS.

UNLESS OTHERWISE SPECIFIED, FOOTINGS 25MPA / SLAB 25MPA. STRIP FOOTINGS TO BE PLACED WITH A MECHANICAL VIBRATOR
CONCRETE SLABS TO BE MOISTURE CURED FOR MIN. OF 7 DAYS OR APPLY APPROVED CURING COMPOUND.

PROVIDE WALL CAVITY DRAINAGE WITH WEEPHOLES AT 960 MAX CENTRES ALONG LINE ABOVE FINISHED GROUND LEVEL. (SLAB AREA).



WASTEWATER TO NEW AMTS AS PER GES REPORT 17/11/2017 TO SERVICE BOTH NEW AND EXISTING DWELLING

STORMWATER TO EXISTING WATER TANKS

Dedicated Car space

Proposed Dwelling
59.5m²
FFL 198.65

1
13.77ha

1	2	3	4	5	6	7	8	9	10
SITE AREAS									
SITE AREA 13.77ha									
TOTAL BUILDING AREA 233m ²									
TOTAL SITE COVERAGE 0.17%									

[Signature]
Daniel Bastin
Building Designer
CC6836
DATE: 15/03/2018

site plan 1:200

BEN ANDERSON
129 Gunneders Quoin Road, Old Beaght
Tasmania 7017
Job No: 5007 Model: Ancillary 2

systembuilt
designed for living

1063 CAMBRIDGE ROAD
CAMBRIDGE, TASMANIA 7170
PH:03 5214 8888 EMAIL: admin@systembuilt.com.au
Accredited Designer: Daniel Bastin CC6836

PLEASE READ CAREFULLY
THIS PLAN CERTIFIED CORRECT IS THE ONE REFERRED TO IN THE BUILDING CONTRACT AND UNDERSTAND CHANGES HEREFTER MAY NOT BE POSSIBLE.
FINAL PLAN: ANY REQUESTED VARIATIONS TO YOUR HOUSE PLAN WILL INCUR AN AMENDMENT / ADMINISTRATION MINIMUM FEE OF \$500.00

SIGNATURES

CLIENT:	DATE:
CLIENT:	DATE:
BUILDER:	DATE:
DWG NO: Anderson	SHEET: 01
SCALE AT A3: 1:200	DATE: 07/05/2018
DRAWN: DL	CHECK: DB
REV	0

CONSTRUCTION AND MATERIALS IN ACCORDANCE WITH AS 1684.2 AND AS 3959 FOR BUSHFIRE ATTACK LEVEL - BAL-19 GLAZING TO BE IN ACCORDANCE WITH AS1288 AND AS2047
WIND SPEED 41m/s N3

ENERGY EFFICIENCY PROVISIONS IN ACCORDANCE WITH PART 3.12 OF CURRENT N.C.C.

BUILDING FABRIC
CEILING INSULATION
FLAT CEILING/PITCHED METAL ROOF W/SAWING
R 0.4
R 5.0
R 5.4

FIBREGLASS CEILING BATTS
TOTAL

WALL INSULATION
W/SINGLE SIDED SISALATION
FIBREGLASS WALL BATTS
R 0.54
R 2.0
R 2.54

FLOOR INSULATION
(ENCLOSED PERIMETER
TIMBER FLOOR
MIN. ADDITIONAL FLOOR INSULATION
TOTAL

R 0.9
R 1.5
R 2.4

BUILDING SEALING
CHIMNEYS AND FLUES
ROOF LIGHTS
N/A
N/A

EXTERNAL WINDOWS AND DOORS
COMPRESSIBLE STRIP, FOAM, RUBBER OR FIBROUS SEAL TO ALL EXTERNAL WINDOW SASHES AND EXTERNAL DOORS.

EXTERNAL FANS
SELF CLOSING DAMPER OR FILTER TO BE FITTED.

CONSTRUCTION OF ROOFS, WALLS AND FLOORS, ALL JUNCTIONS INSIDE OF EXTERNAL SKIN TO BE FULLY SEALED WITH CAULKING, SKIRTING, ARCH-TRAVES, CORNICES OR SQUARE STOP.

AIR MOVEMENT
REFER WINDOW & DOOR LOCATIONS FOR AIR MOVEMENT & VENTILATION PROVISIONS.

SERVICES
IF HOT WATER CYLINDER IS TO BE INSTALLED IN CONDITIONED SPACE INSULATION OF PIPE WORK IS NOT REQUIRED. IF HOT WATER CYLINDER IS TO BE INSTALLED EXTERNALLY, INSULATION OF PIPE WORK MIN 1 METRE FROM HOTWATER OUTLET.

GLAZING
REFER TO ATTACHED ENERGY EFFICIENCY REPORT.

BEN ANDERSON
129 Gummers Quoin Road, Old Beach
Tasmania 7017
Job No: 5007 Model: Ancillary 2

systembuilt
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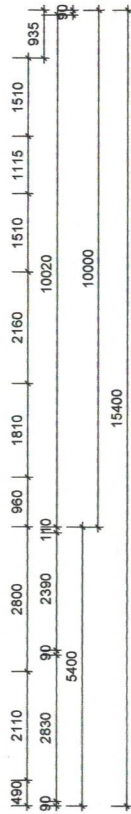
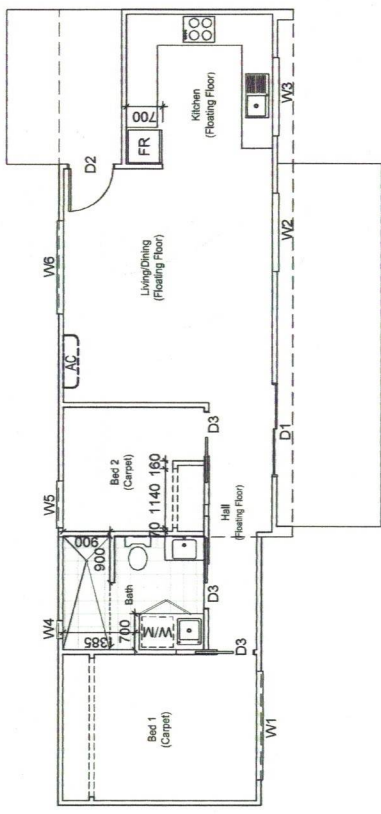
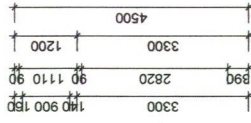
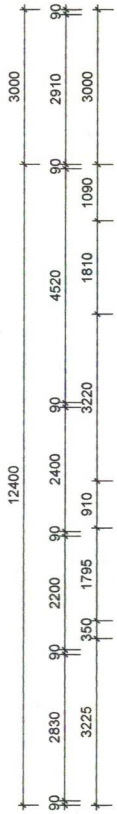
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FINAL PLAN: ANY REQUESTED VARIATIONS TO YOUR HOUSE MUST BE APPROVED BY AN AMENDMENT/ADMINISTRATION MINIMUM FEE OF \$600.00

SIGNATURES

CLIENT:	DATE:
CLIENT:	DATE:
BUILDER:	DATE:
DWG NO: Anderson	SHEET: 02
SCALE AT A3: 1:100	DATE: 23/06/2017
DRAWN: DL	CHECK: DB
REV	0



DOOR SCHEDULE WINDOW SCHEDULE

ITEM: DESCRIPTION:	QTY	ITEM: DESCRIPTION:	QTY
D1 2100X1810	1	W1 900X2110	1
D2 2100X900	1	ALUMINIUM GLASS SLIDING	ALUMINIUM SLIDING
D3 2100X870	3	W2 1500x1510	1
		EXT HINGED ENTRANCE WHITE TRANS	ALUMINIUM SLIDING
		CAVITY SLIDING UNIT	1
		W3 900X1510	1
		W4 1800X350	1
		ALUMINIUM AWNING	ALUMINIUM SLIDING
		W5 600X910	1
		ALUMINIUM SLIDING	ALUMINIUM SLIDING
		W6 900X1810	1
		ALUMINIUM SLIDING	ALUMINIUM SLIDING

1	2	3	4	5
FLOOR AREAS				
FLOOR AREA				
59.5m ²				
DECKS/LANDINGS				
m ²				
TOTAL				

floor plan 1:100

Submission for Approval of Short Stay Accommodation

Yardley Fields
129 Gunners Quoin Rd, Old Beach

We are writing to seek approval and relevant permits for the operation of short stay accommodation at our property.

We wish to use the ancillary dwelling (see attachment), part of our primary residence, for short stay accommodation, catering primarily to tourists (couples) seeking a luxury, semi-rural experience, within close proximity to Hobart city.

Reservations would be managed through Airbnb, verifying guests identities and facilitating communication. Given that we reside on the property, we would be responsible for any guest concerns or emergencies. We would also be responsible for all cleaning and general maintenance. The building has only two bedrooms, therefor the maximum number of guests would be limited to four.

As the house is located within a thirty-five acre property, we believe there would be minimal disruption to other neighbouring properties relating to excessive traffic or noise. We would enforce clear house rules of no parties or unauthorised events.

We have a large space for off street parking on the property, however we will provide a dedicated, signed space for one car, close to the entrance of the accommodation (see attachment).

We do not wish to make any internal or external structural changes to the building.

We are committed to operating the short stay accommodation in a manner that respects the amenity of the neighbourhood and complies with relevant regulations.

Please do not hesitate to contact us if you require any further information or documentation.

Regards,

Ben Anderson

Phil Coombe