



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2026/202

LOCATION OF AFFECTED AREA

12A BLACKBURN AVENUE, PONTVILLE

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 **14/10/2026**. 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

164- Proposed Dwelling, TOM & MADDIE OATES
AT 12a BLACKBURN AVENUE, PONTVILLE

Architectural
Drawing No.

Description

01	Site Plan
02	Drainage Plan
03	Floor Plan
04	Elevations

Climate Zone - 7
C.T. No. 118256/1
Wind Speed - N3
Corrosion Environment -
MODERATE
Soil Classification - M
Floor Area = 148.5m²
= 16.0 sq

PROTECTIVE COATINGS FOR STEELWORK

ENVIRONMENT	LOCATION	MINIMUM PROTECTIVE COATING	
		General structural steel members	Lintels in masonry
MODERATE More than 1 km from breaking surf or more than 100m from salt water not subject to breaking surf or non-heavy industrial areas	INTERNAL	No protection required	
	EXTERNAL	Option 1 Option 2 Option 3 Option 4	2 coats alkyd primer; or 2 coats alkyd gloss Hot dip galvanise 300 g/m ² min. Hot dip galvanise 100 g/m ² min. plus - (a) 1 coat solvent based vinyl primer; or (b) 1 coat vinyl gloss or alkyd

NOTES:
1. Heavy industrial areas means industrial environments around major industrial complexes. There are only a few such regions in Australia, examples of which occur around Port Pirie and Newcastle.
2. The outer leaf and cavity of an external masonry wall of a building, including walls under open carports are considered to be external environments. A part of an internal leaf of an external masonry wall which is located in the roof space is considered to be in an internal environment.
3. Where a paint finish is applied the surface of the steel work must be hand or power tool cleaned to remove any rust immediately prior to painting.
4. All zinc coatings (including Inorganic zinc) require a barrier coat to stop conventional domestic enamels from peeling.
5. Refer to the paint manufacturer where decorative finishes are required on top of the minimum coating specified in the table for protection of the steel against corrosion.
6. Internal locations subject to moisture, such as in close proximity to kitchen or bathroom exhaust fans are not considered to be in a permanently dry location and protection as specified for external locations is required.
7. For applications outside the scope of this table, seek specialist advice.

BAL-12.5
See sheet 13 for
Bushfire Attack Level
construction requirements

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DRAWING: COVER SHEET
DATE: 04/09/26
FILE NAME: 164 DA 100726.dgn
DRAWN BY: PC

DWG No: COVER SHEET

2 SEPTEMBER 2026

Preliminary drawings

4 SEPTEMBER 2026

Development application drawings (DA)

Preliminary construction drawings
Engineer not to sign this copy, only
provide notes, additions & amendments

Final construction drawings (BA)

Approved by Engineer

Approved by Building Surveyor

REVISION	DATE	SHEETS	DESCRIPTION

IMPORTANT NOTES:

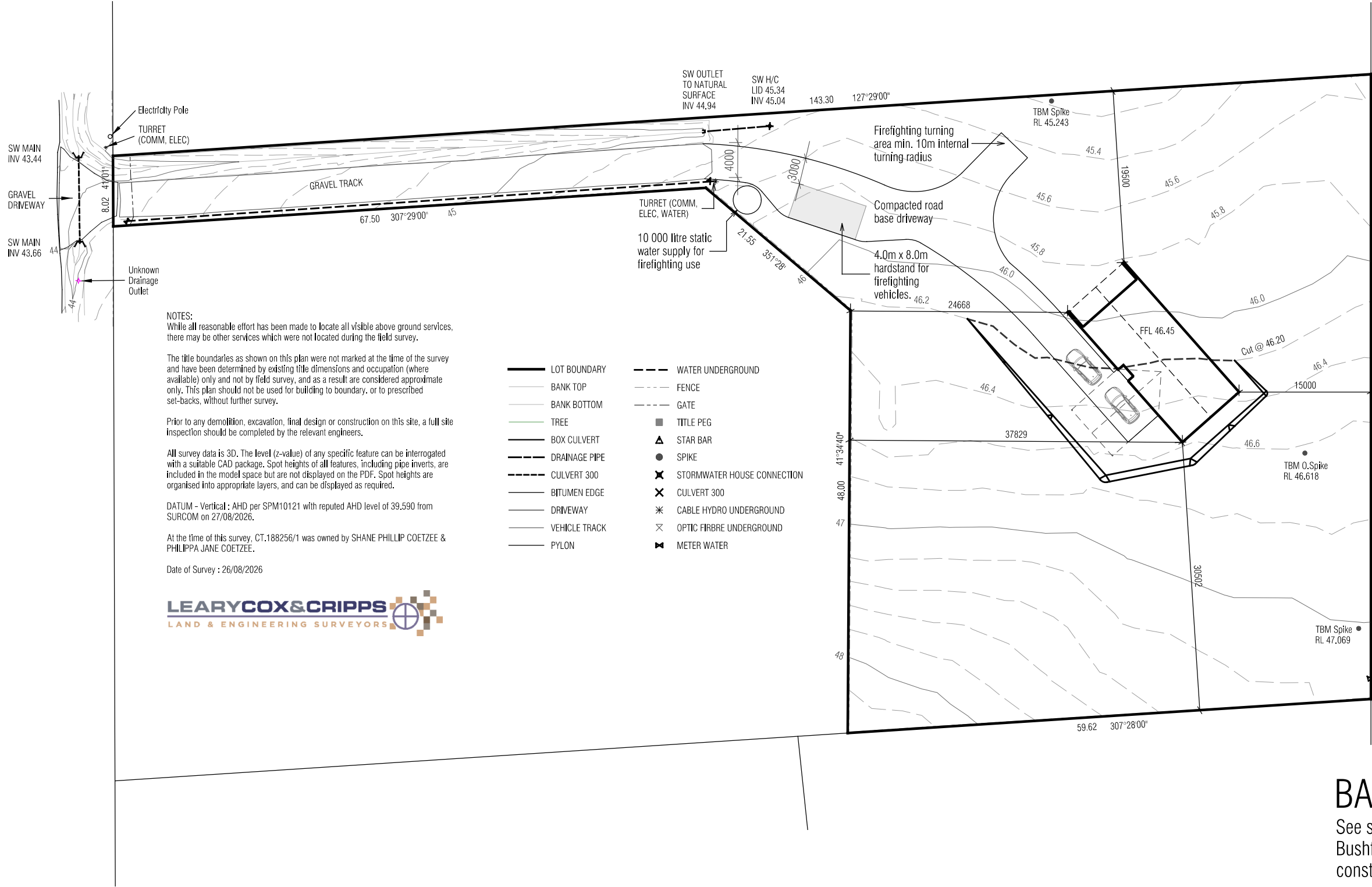
The builder shall ensure that all downpipes are connected to the stormwater drainage system as soon as possible to prevent any erosion, swelling or saturation of susceptible foundation soils.

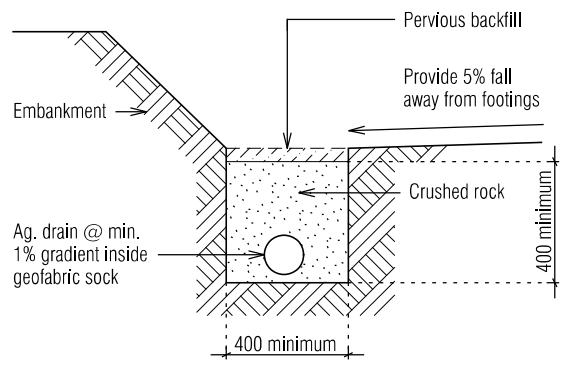
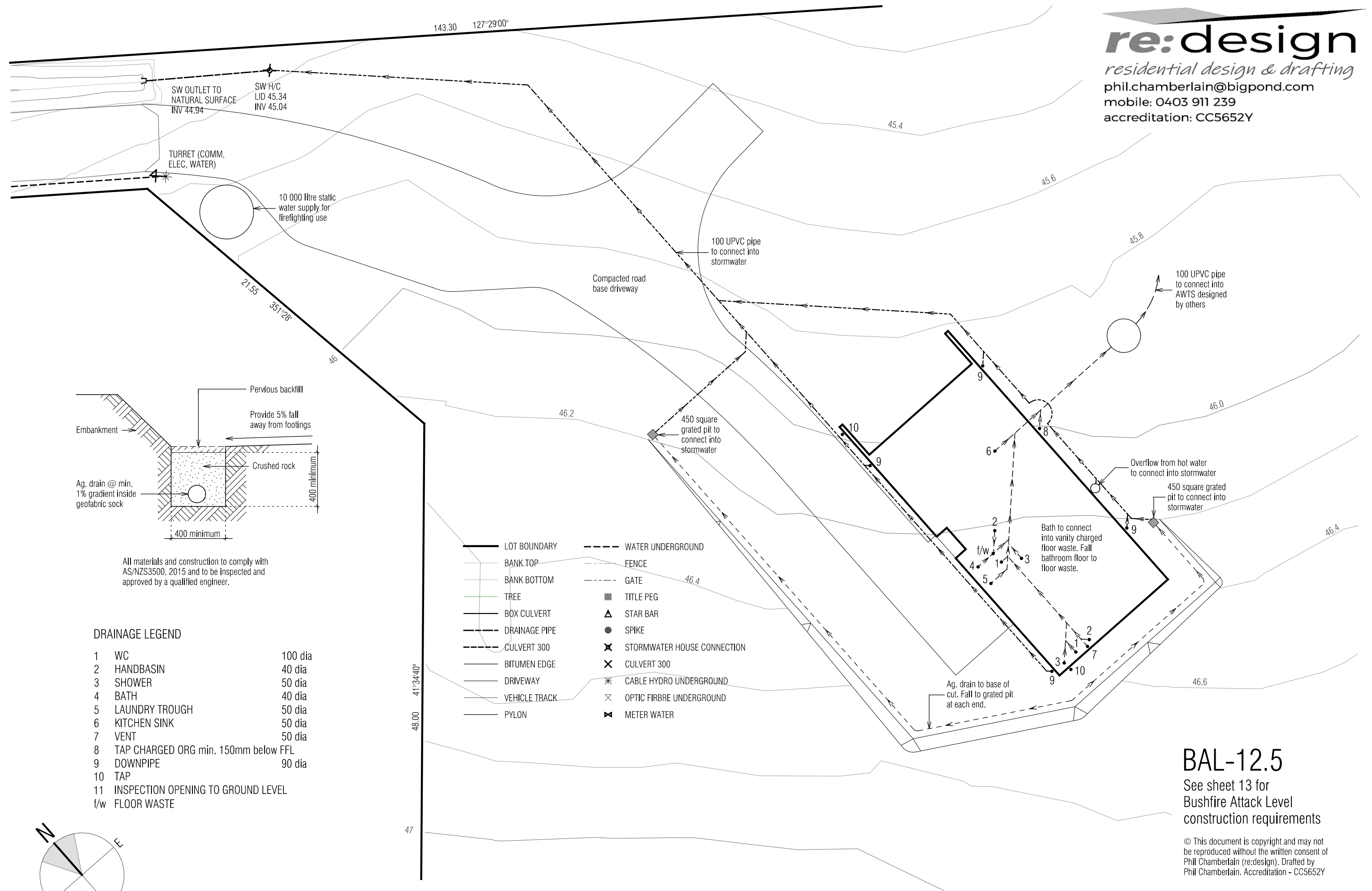
Batter slopes to be in accordance with BCA Table 3.1.1.1. Provide retaining walls as required to comply with BCA requirements.

C.T. No. 188256/1

5003m²

BLACKBURN AVENUE





All materials and construction to comply with AS/NZS3500, 2015 and to be inspected and approved by a qualified engineer.

- DRAINAGE LEGEND
- 1 WC

2 HANDBASIN

3 SHOWER

4 BATH

5 LAUNDRY TROUGH

6 KITCHEN SINK

7 VENT

8 TAP CHARGED ORG min. 150mm below FFL

9 DOWNPIPE

10 TAP

11 INSPECTION OPENING TO GROUND LEVEL

f/w FLOOR WASTE

100 dia

40 dia

50 dia

40 dia

50 dia

50 dia

50 dia

90 dia

- LOT BOUNDARY

BANK TOP

BANK BOTTOM

TREE

BOX CULVERT

DRAINAGE PIPE

CULVERT 300

BITUMEN EDGE

DRIVEWAY

VEHICLE TRACK

PYLON

WATER UNDERGROUND

FENCE

GATE

TITLE PEG

STAR BAR

SPIKE

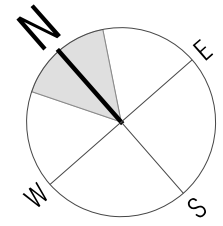
STORMWATER HOUSE CONNECTION

CULVERT 300

CABLE HYDRO UNDERGROUND

OPTIC FIBRE UNDERGROUND

METER WATER



Scale 1:200

PROPOSED DWELLING FOR TOM & MADDIE OATES
AT 12a BLACKBURN AVENUE, PONTVILLE

BAL-12.5
See sheet 13 for
Bushfire Attack Level
construction requirements

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DRAWING:

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DRAINAGE PLAN

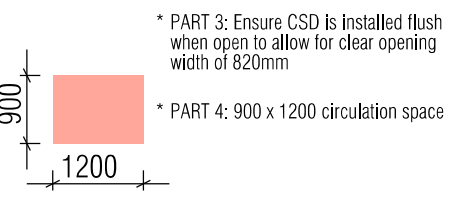
04/09/26

164 DA 100726.dgn

PC

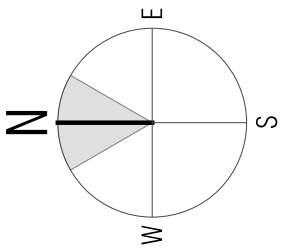
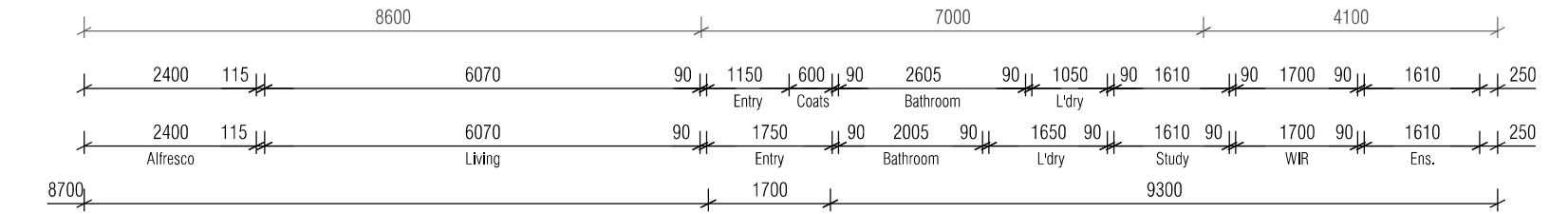
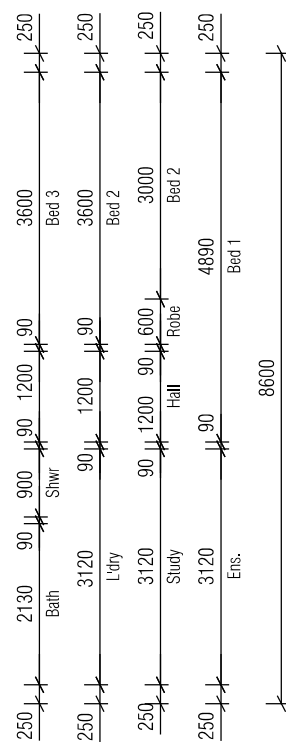
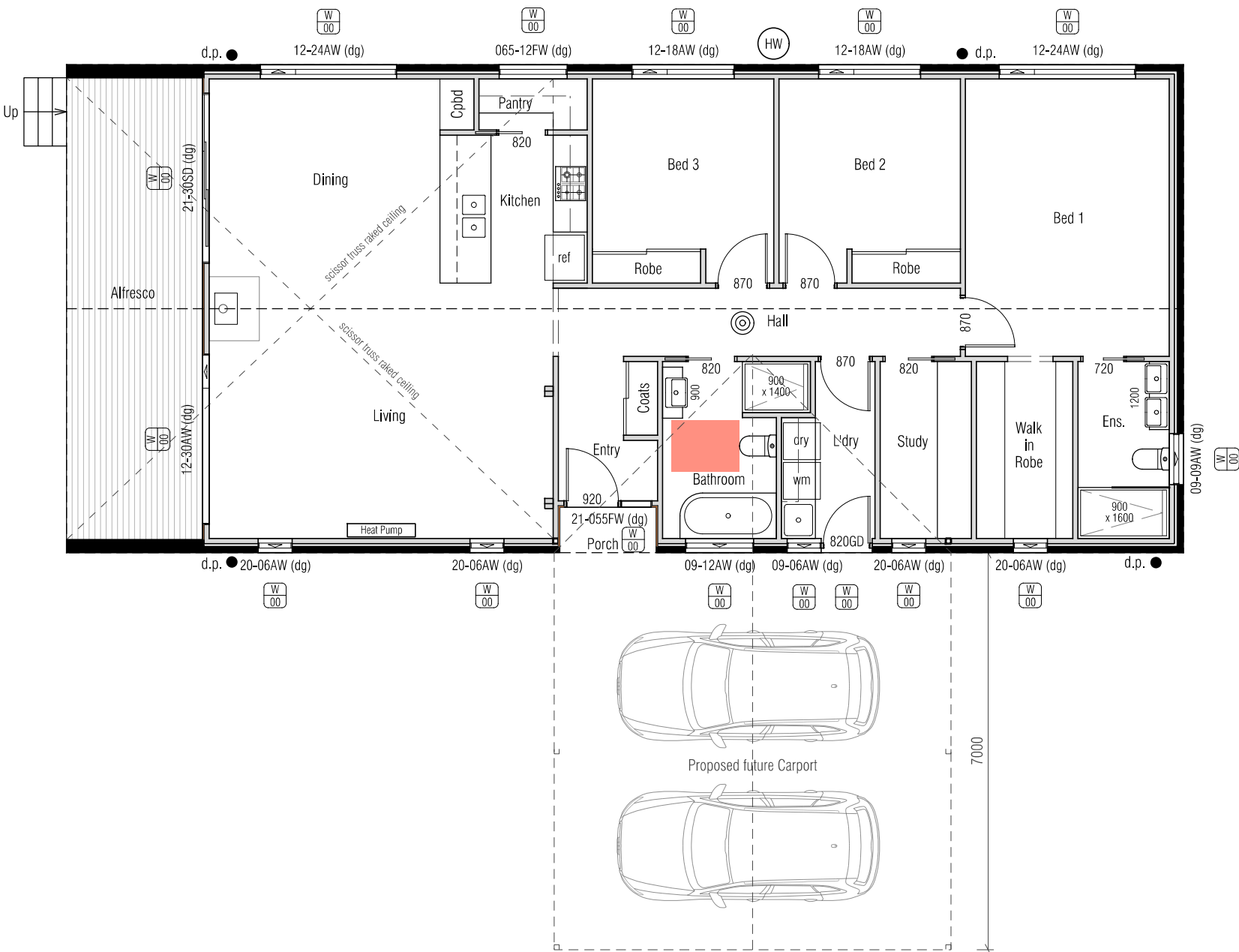
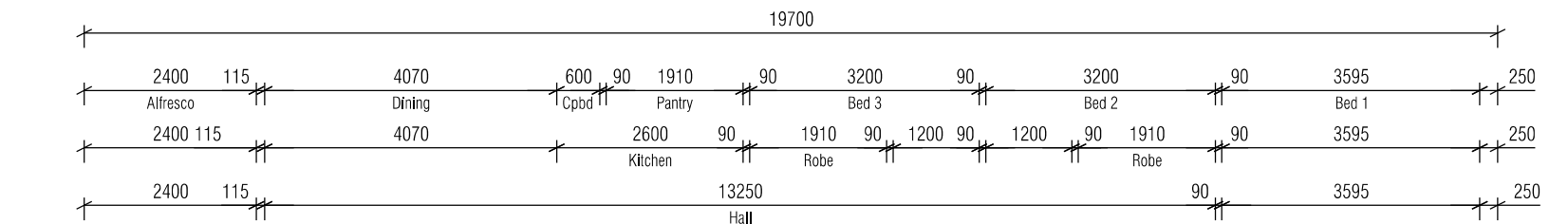
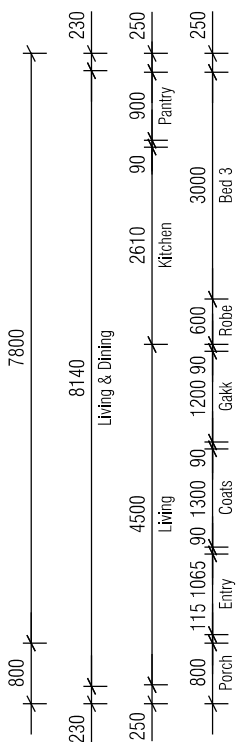
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LIVEABLE HOUSING DESIGN (H8)



Floor Area = 148.5m²
Alfresco Area = 20.4m²
Porch Area = 1.4m²
Future Carport Area = 49.0m²

re:design
residential design & drafting
phil.chamberlain@bigpond.com
mobile: 0403 911 239
accreditation: CC5652Y



Scale 1:100

PROPOSED DWELLING FOR TOM & MADDIE OATES
AT 12a BLACKBURN AVENUE, PONTVILLE

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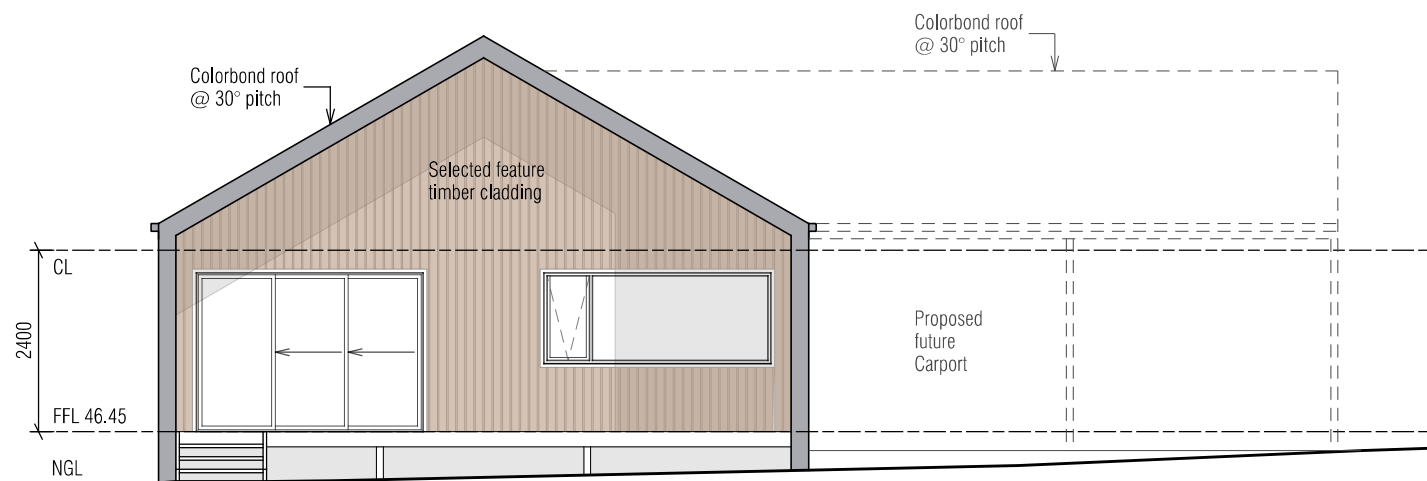
DRAWING: FLOOR PLAN
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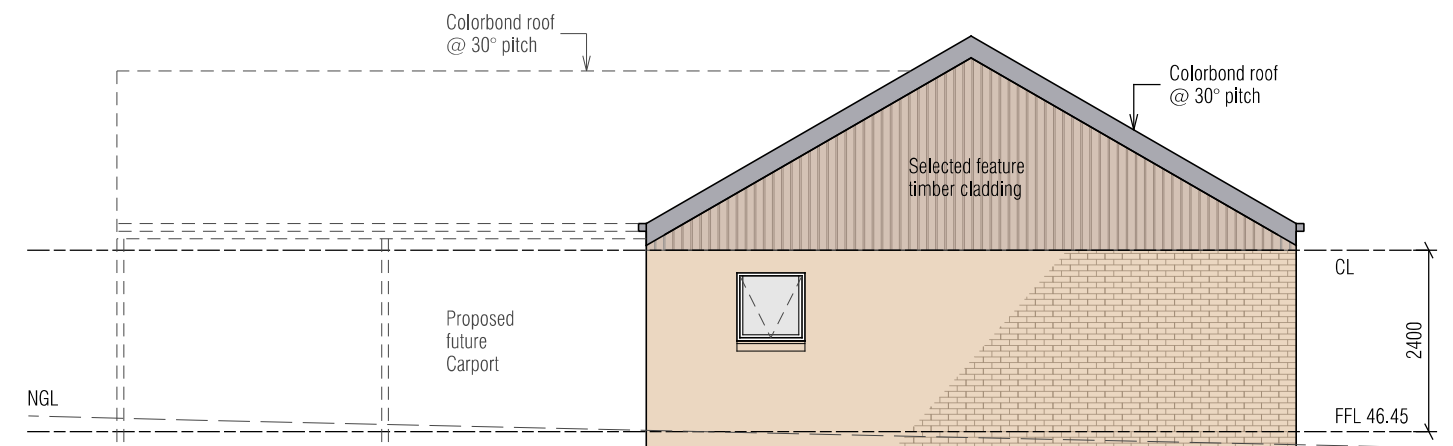
IMPORTANT NOTE:
 Cladding to be installed over
 min. 10mm battens to provide
 airflow between cladding and
 vapour permeable membrane.



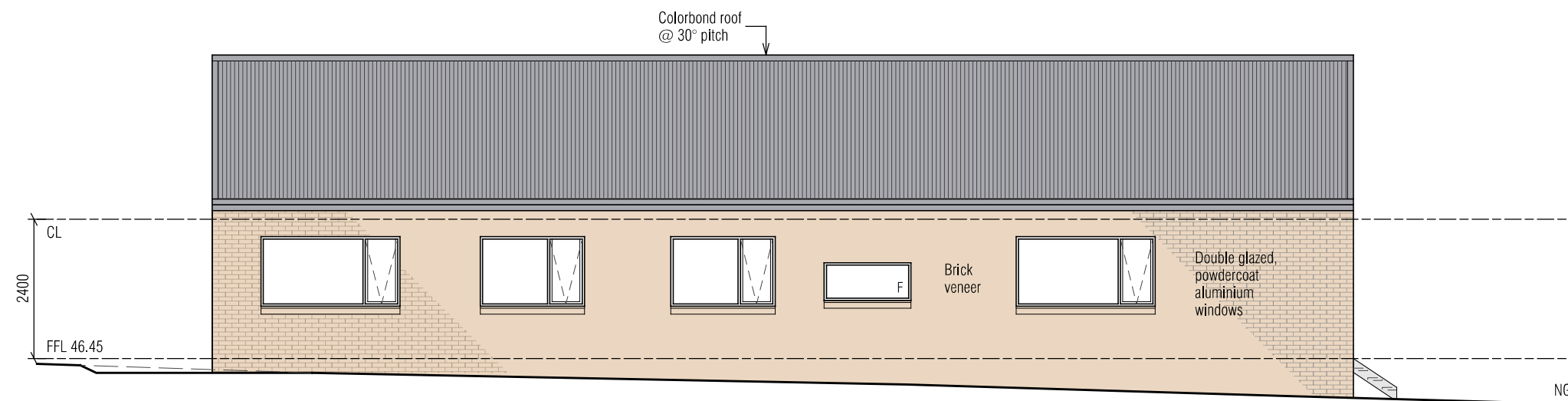
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

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