



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2026/210

LOCATION OF AFFECTED AREA

12 SILVERGUM STREET, 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 **27/10/2026**. 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

PROPOSED NEW RESIDENCE

12 SILVERGUM STREET,

BRIGHTON

S. BONE

PD26428

BUILDING DRAWINGS

No	DRAWING
01	SITE PLAN
02	SITE DRAINAGE PLAN
03	CUT/FILL PLAN
04	LOCALITY PLAN
05	FLOOR PLAN
06	DOOR AND WINDOW SCHEDULES
07	ELEVATIONS
08	ELEVATIONS
09	ROOF PLAN
10	FLOOR FINISHES PLAN
11	ELECTRICAL/REFLECTED CEILING PLAN
12	PERSPECTIVES



GENERAL PROJECT INFORMATION
TITLE REFERENCE: 186844/8
SITE AREA: 515m2
DESIGN WIND SPEED: N2
SOIL CLASSIFICATION: S
CLIMATE ZONE: 7
ALPINE AREA: NO
CORROSIVE ENVIRONMENT: N/A
BAL RATING: N/A
OTHER KNOWN HAZARDS: NONE

FLOOR AREA	140.11	m2	(15.08 SQUARES)
GARAGE AREA	23.79	m2	(2.56 SQUARES)
TOTAL AREA	163.90	m2	17.64 SQUARES

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Accredited Building Practitioner:
 bdqa
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA
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Frank Geskus -No CC246A

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REV. DATE DESCRIPTION

SEPTEMBER 2026
PLANNING

- CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE
- WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED
- ALL WORK TO BE STRICTLY IN ACCORDANCE WITH NCC 2022, ALL S.A.A.. CODES & LOCAL AUTHORITY BY-LAWS
- ALL DIMENSIONS INDICATED ARE FRAME TO FRAME AND DO NOT ALLOW FOR WALL LININGS
- CONFIRM ALL FLOOR AREAS
- ALL PLUMBING WORKS TO BE STRICTLY IN ACCORDANCE WITH A.S. 3500, NCC 2022 & APPROVED BY COUNCIL INSPECTOR
- BUILDER/PLUMBER TO ENSURE ADEQUATE FALL TO SITE CONNECTION POINTS IN ACCORDANCE WITH A.S. 3500 FOR STORMWATER AND SEWER BEFORE CONSTRUCTION COMMENCES
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ENGINEER'S STRUCTURAL DRAWINGS
- ALL WINDOWS AND GLAZING TO COMPLY WITH A.S. 1288 & A.S. 2047
- ALL SET OUT OF BUILDINGS & STRUCTURES TO BE CARRIED OUT BY A REGISTERED LAND SURVEYOR AND CHECKED PRIOR TO CONSTRUCTION
- IF CONSTRUCTION OF THE DESIGN IN THIS SET OF DRAWINGS DIFFER FROM THE DESIGN AND DETAIL IN THESE AND ANY ASSOCIATED DOCUMENTS BUILDER AND OWNER ARE TO NOTIFY DESIGNER
- BUILDER'S RESPONSIBILITY TO COMPLY WITH ALL PLANNING CONDITIONS
- BUILDER TO HAVE STAMPED BUILDING APPROVAL DRAWINGS AND PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION
- CONSTRUCTION TO COMPLY WITH AS 3959, READ IN CONJUNCTION WITH BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT REPORT.

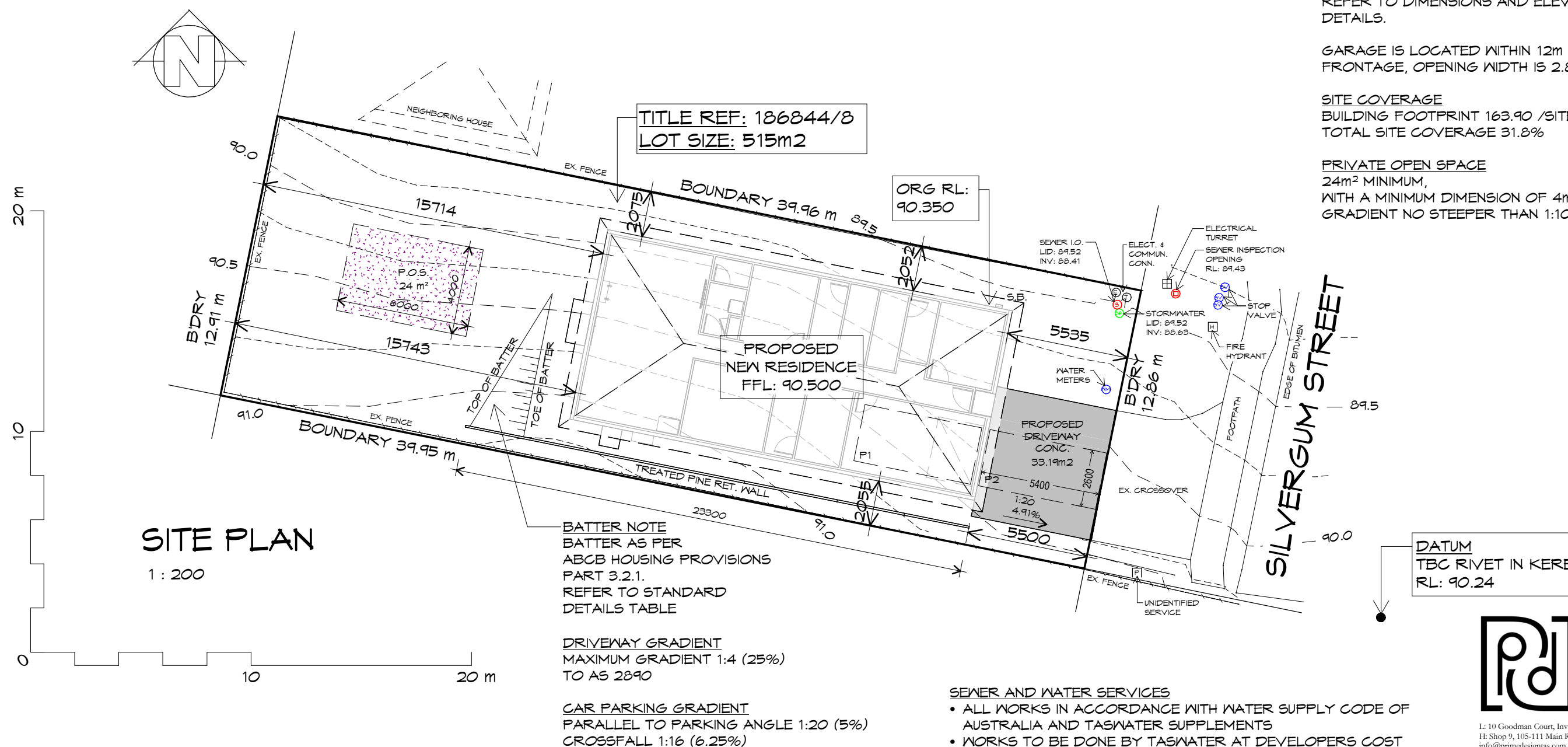
- THIS PLAN AND ASSOCIATED DIGITAL MODEL IS PREPARED FOR CUNIC HOMES PTY LTD FROM A COMBINATION OF FIELD SURVEY AND EXISTING RECORDS FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS ON THE LAND AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
- THE TITLE BOUNDARIES AS SHOWN ON THIS PLAN WERE NOT MARKED AT THE TIME OF THE SURVEY AND HAVE BEEN DETERMINED BY PLAN DIMENSIONS ONLY AND NOT BY FIELD SURVEY. NO MEASUREMENTS OR OFFSETS ARE TO BE DERIVED BETWEEN THE FEATURES ON THIS PLAN AND THE BOUNDARY LAYER. THE RELATIONSHIP BETWEEN THE FEATURES IN THIS MODEL AND THE BOUNDARY LAYERS CANNOT BE USED FOR ANY SET OUT PURPOSES OR TO CONFIRM THE POSITION OF THE TITLE BOUNDARIES ON SITE.
- IF ANY STRUCTURES ARE DESIGNED ON OR NEAR A BOUNDARY WE WOULD RECOMMEND THE BOUNDARY MARKS PRESENT BE ACCURATELY VERIFIED OR THE STRUCTURE BE SET OUT BY A REGISTERED LAND SURVEYOR.
- SERVICES SHOWN HAVE BEEN LOCATED WHERE VISIBLE BY FIELD SURVEY. SERVICES DENOTED AS BEING "PER BYDA ONLY" ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICES AND DETAILED LOCATIONS OF ALL SERVICES.
- THIS NOTE FORMS AN INTEGRAL PART OF THE PLAN/DATA. ANY REPRODUCTION OF THIS PLAN/MODEL WITHOUT THIS NOTE ATTACHED WILL RENDER THE INFORMATION SHOWN INVALID.
- VERTICAL DATUM: AHD83 / HORIZONTAL DATUM: GDA2020
- BEARING DATUM: MGA2020
- CONTOUR INTERVAL: 0.250m
- DATE: 30/06/2026

REFER TO DIMENSIONS AND ELEVATIONS FOR FURTHER
DETAILS.

GARAGE IS LOCATED WITHIN 12m OF THE PRIMARY FRONTAGE, OPENING WIDTH IS 2.8m

BUILDING FOOTPRINT 163.90 /SITE AREA 515 = 0.318
TOTAL SITE COVERAGE 31.8%

24m² MINIMUM,
WITH A MINIMUM DIMENSION OF 4m
GRADIENT NO STEEPER THAN 1:10



- ALL WORKS IN ACCORDANCE WITH WATER SUPPLY CODE OF AUSTRALIA AND TASWATER SUPPLEMENTS
- WORKS TO BE DONE BY TASWATER AT DEVELOPERS COST



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BUILDING DESIGNER

Date:	Drafted by:	Approved by:
21.09.2026	L.L.	Approver

Project/Drawing no:	Scale:	Revision:
PD26428 - 01	1 : 200	01

Accredited building practitioner: Frank Geskus -No CC246A
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REV.	DATE	DESCRIPTION
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Client name:
S. BONE

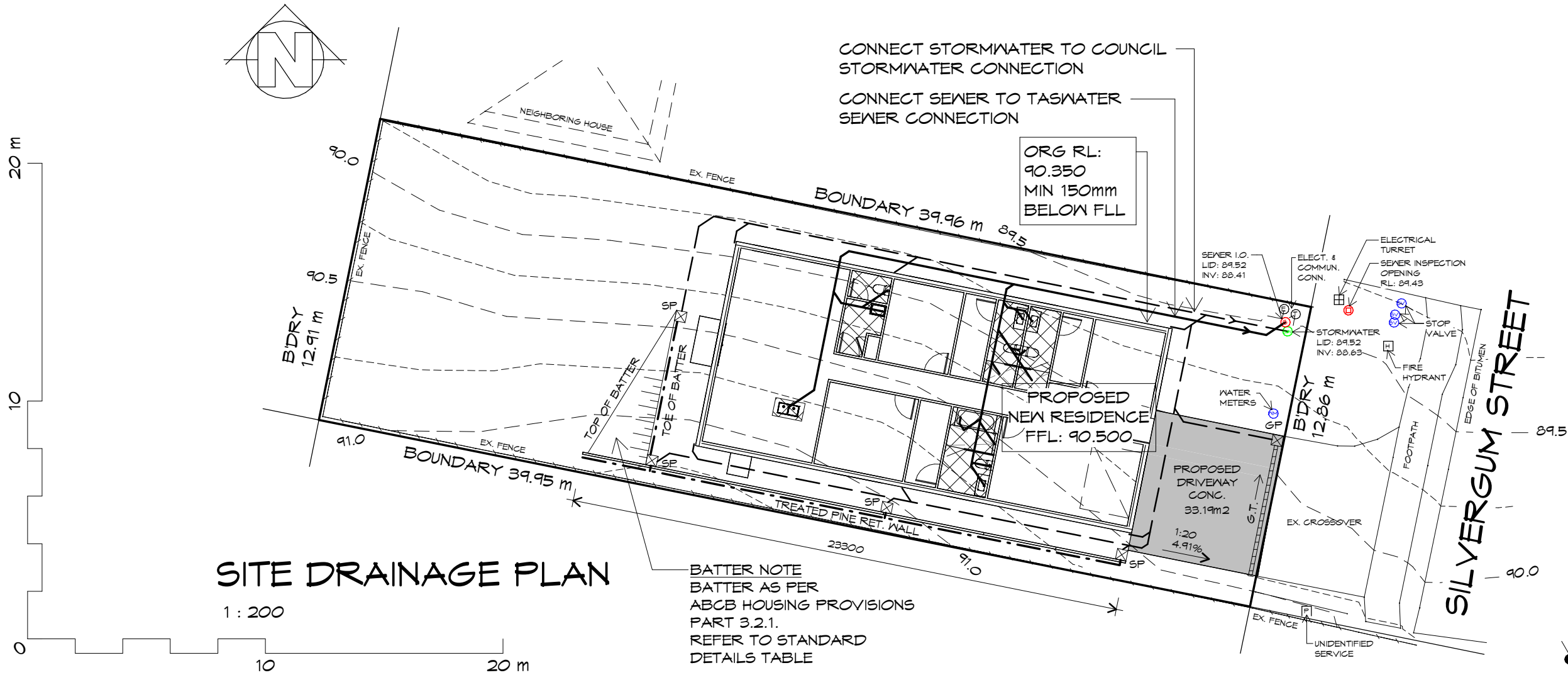
Project:
PROPOSED NEW RESIDENCE
12 SILVERGUM STREET,
BRIGHTON

Drawing:
SITE PLAN

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

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LEGEND

- GP 450X 450 SURFACE DRAINAGE PIT
- SP WET AREAS
- SEWER LINE
- STORMWATER LINE
- 100φ AG DRAIN
- G.T. 150mm GRATED TRENCH

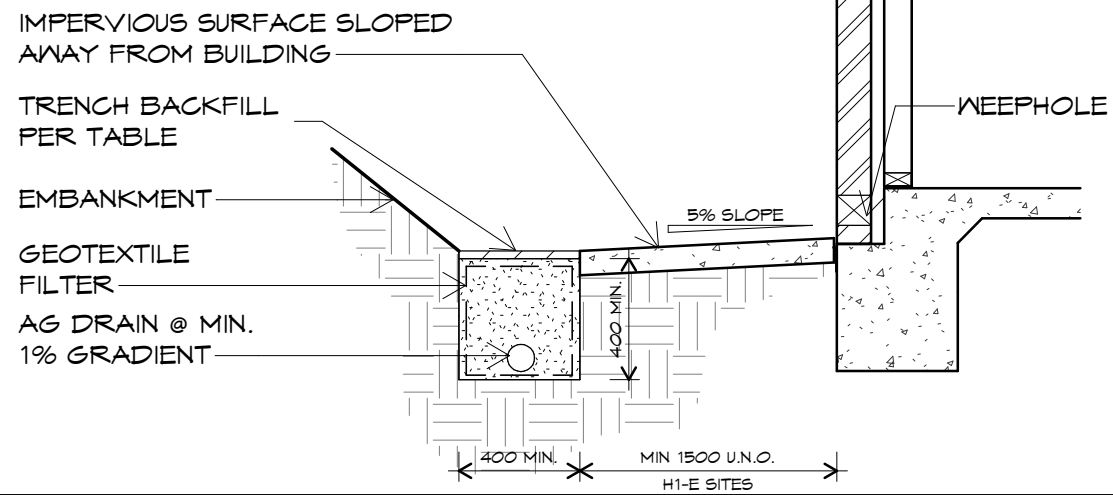
PLUMBING NOTES:
ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES.
ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF AS 3500.2021 & THE TASMANIAN PLUMBING CODE. AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

TRENCH BACKFILL PER SITE CLASS TO COMPLY WITH AS2870 PART 5.6.3

SOIL CLASS	BACKFILL MATERIAL
A-S	CRUSHED DRAINAGE ROCK
M-E	COMPACTED CLAY

- SEWER AND WATER SERVICES
- ALL WORKS IN ACCORDANCE WITH WATER SUPPLY CODE OF AUSTRALIA AND TASWATER SUPPLEMENTS
 - WORKS TO BE DONE BY TASWATER AT DEVELOPERS COST

- PITS: ALL GRATED PITS SIZED AND INSTALLED PER AS/NZS 3500.2025 PART 3
- ORGS: OVERFLOW RELIEF GULLYS TO BE BRANCHED SEPERATE AND NOT PASS THROUGH. REFER AS/NZS 3500.2025 PART 2
- S/W: STORMWATER PIPES TO BE SIZED PER ASNZS 3500.2025 PART 3
- VENTS: DRAINAGE VENTS TO BE LOCATED BEFORE LAST FITTING AT THE END OF THE LINE PER AS/NZS 3500.2025 PART 2



REV.	DATE	DESCRIPTION
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PLANNING
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Project:
PROPOSED NEW RESIDENCE
12 SILVERGUM STREET,
BRIGHTON

Drawing:
SITE DRAINAGE PLAN



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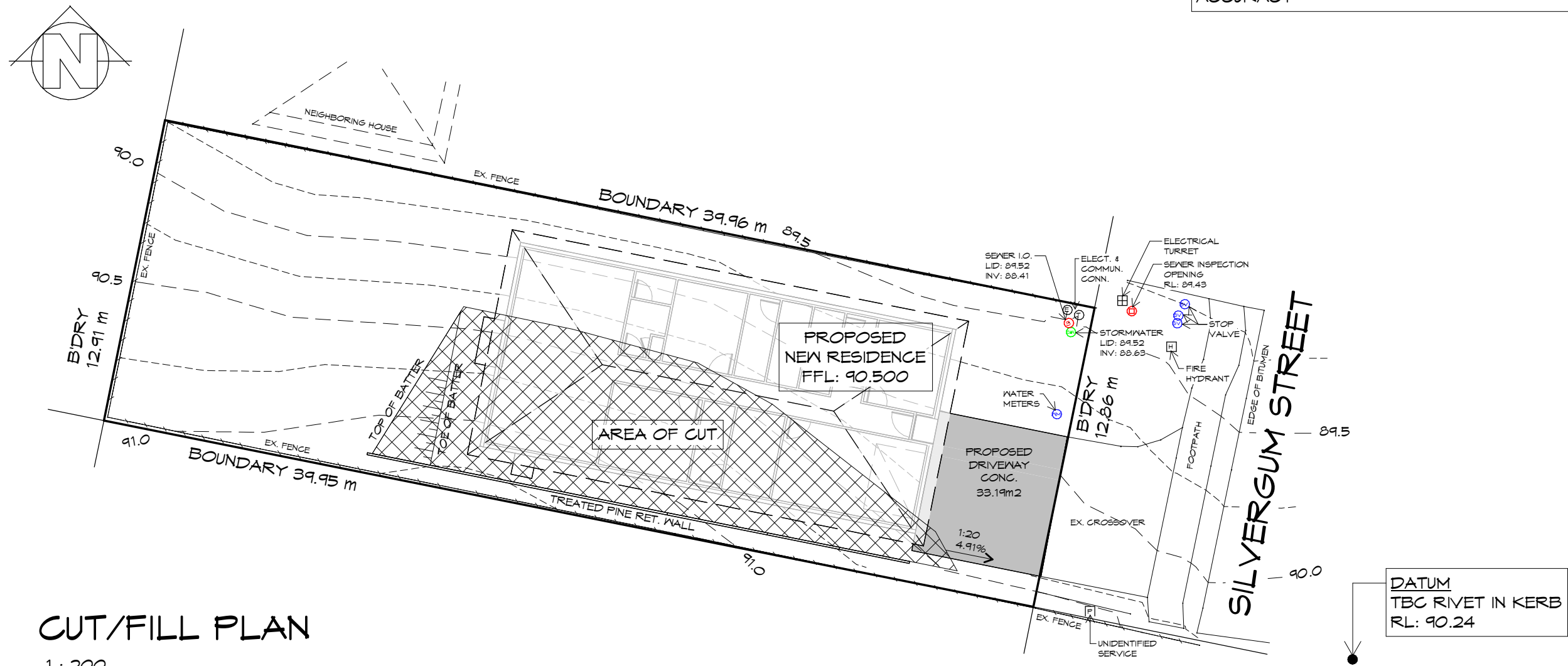
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ASSOCIATION OF AUSTRALIA

Date: 21.09.2026	Drafted by: L.L.	Approved by: Approver
Project/Drawing no: PD26428 - 02	Scale: As indicated	Revision: 01

Accredited building practitioner: Frank Geskus -No CC246A
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CUT/FILL SCHEDULE	
CUT VOLUME (m3)	FILL VOLUME (m3)
49.15	0.00

NOTE:
THE CUT AND FILL VOLUMES CALCULATED BY
REVIT ARE APPROXIMATE, GENERALLY
PROVIDING RESULTS WITH +/- 1% TO 2%
ACCURACY



CUT/FILL PLAN
1 : 200



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Date: 21.09.2026
Drafted by: L.L.
Approved by: Approver

Project/Drawing no: PD26428 - 03
Scale: 1 : 200
Revision: 01

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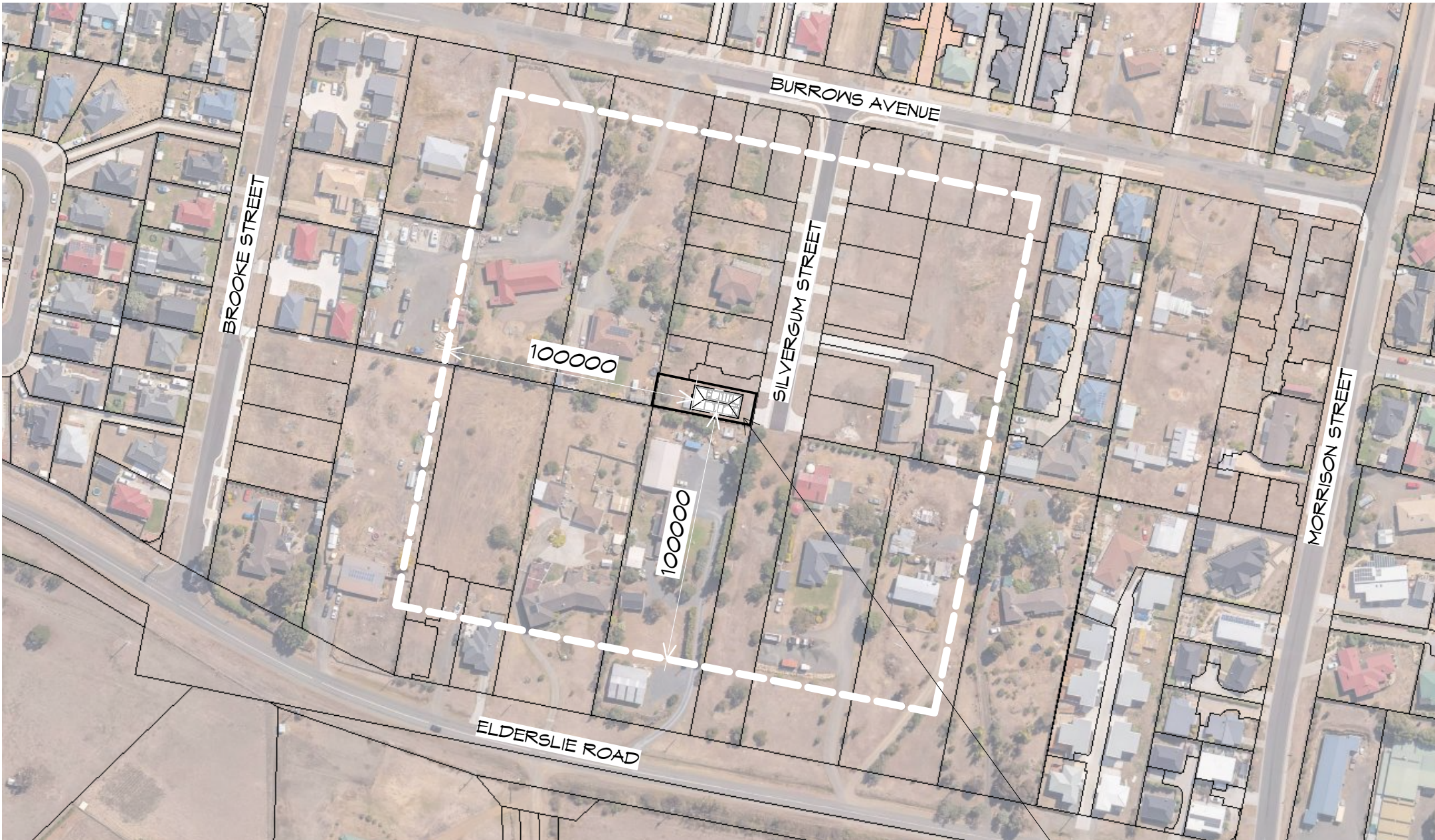
Project:
PROPOSED NEW RESIDENCE
12 SILVERGUM STREET,
BRIGHTON

Drawing:
CUT/FILL PLAN

PLANNING
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REV. DATE DESCRIPTION



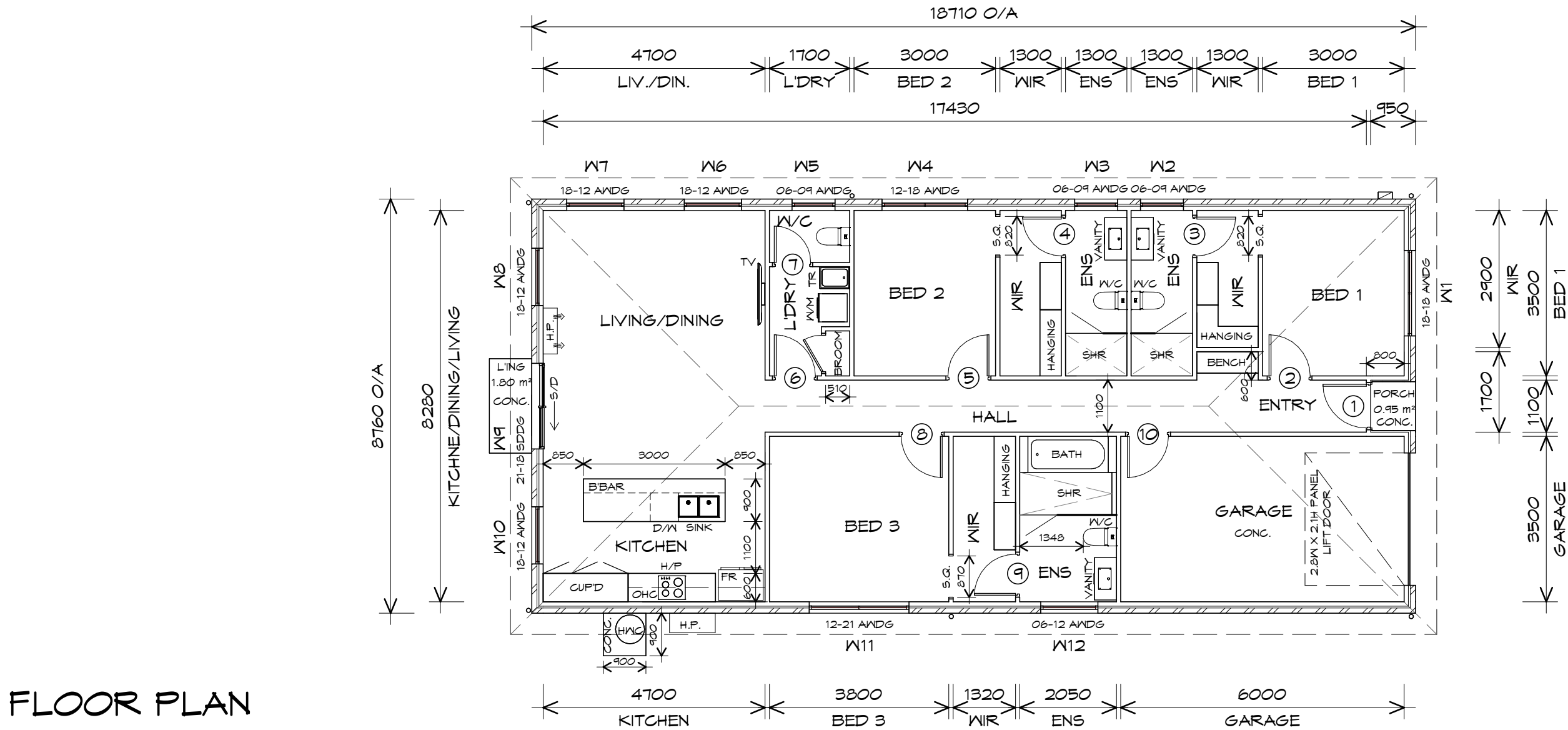
LOCALITY PLAN
1 : 2000

THIS SITE IS ZONED **GENERAL RESIDENTIAL** AND DOES NOT FALL WITHIN A BUSHFIRE PRONE AREAS OVERLAY, THEREFORE DOES NOT REQUIRE A BUSHFIRE ASSESSMENT.

PROPOSED NEW RESIDENCE
12 SILVERGUM COURT,
BRIGHTON

LEGEND

- S/D SLIDING DOOR
- G.S. GLASS SCREEN
- HWC HOT WATER CYLINDER
- S.Q. SQUARE STOP



FLOOR PLAN

1 : 100

FLOOR AREA	140.11	m2	(15.08	SQUARES)
GARAGE AREA	23.79	m2	(2.56	SQUARES)
TOTAL AREA	163.90	m2	17.64	SQUARES

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.



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Date: 21.09.2026
Drafted by: L.L.
Approved by: Approver

Project/Drawing no: PD26428 - 05
Scale: 1 : 100
Revision: 01

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Client name:
S. BONE

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED NEW RESIDENCE
12 SILVERGUM STREET,
BRIGHTON
Drawing:
FLOOR PLAN

DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	920	EXTERNAL SOLID DOOR	
2	870	INTERNAL TIMBER DOOR	
3	820	INTERNAL TIMBER DOOR	
4	820	INTERNAL TIMBER DOOR	
5	870	INTERNAL TIMBER DOOR	
6	870	INTERNAL TIMBER DOOR	TO BE 20mm UNDERCUT TO PROVIDE MAKE-UP AIR IN ACCORDANCE WITH HOUSING PROVISION 10.8.2
7	770	INTERNAL TIMBER DOOR	C/W LIFT OFF HINGES + UNDERCUT
8	870	INTERNAL TIMBER DOOR	
9	870	INTERNAL TIMBER DOOR	
10	870	INTERNAL TIMBER DOOR	

WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1800	1810	AWNING WINDOW	
W2	600	910	AWNING WINDOW	OPAQUE
W3	600	910	AWNING WINDOW	OPAQUE
W4	1200	1810	AWNING WINDOW	
W5	600	910	AWNING WINDOW	OPAQUE
W6	1800	1210	AWNING WINDOW	
W7	1800	1210	AWNING WINDOW	
W8	1800	1210	AWNING WINDOW	
W9	2100	1810	SLIDING DOOR	
W10	1800	1210	AWNING WINDOW	
W11	1200	2110	AWNING WINDOW	
W12	600	1210	AWNING WINDOW	OPAQUE

ALUMINIUM WINDOWS **DOUBLE GLAZING** COMPLETE WITH FLY SCREENS.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO ORDERING

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REV.	DATE	DESCRIPTION
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Client name:
S. BONE

PLANNING
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Project:
PROPOSED NEW RESIDENCE
12 SILVERGUM STREET,
BRIGHTON

Drawing:
DOOR AND WINDOW SCHEDULES



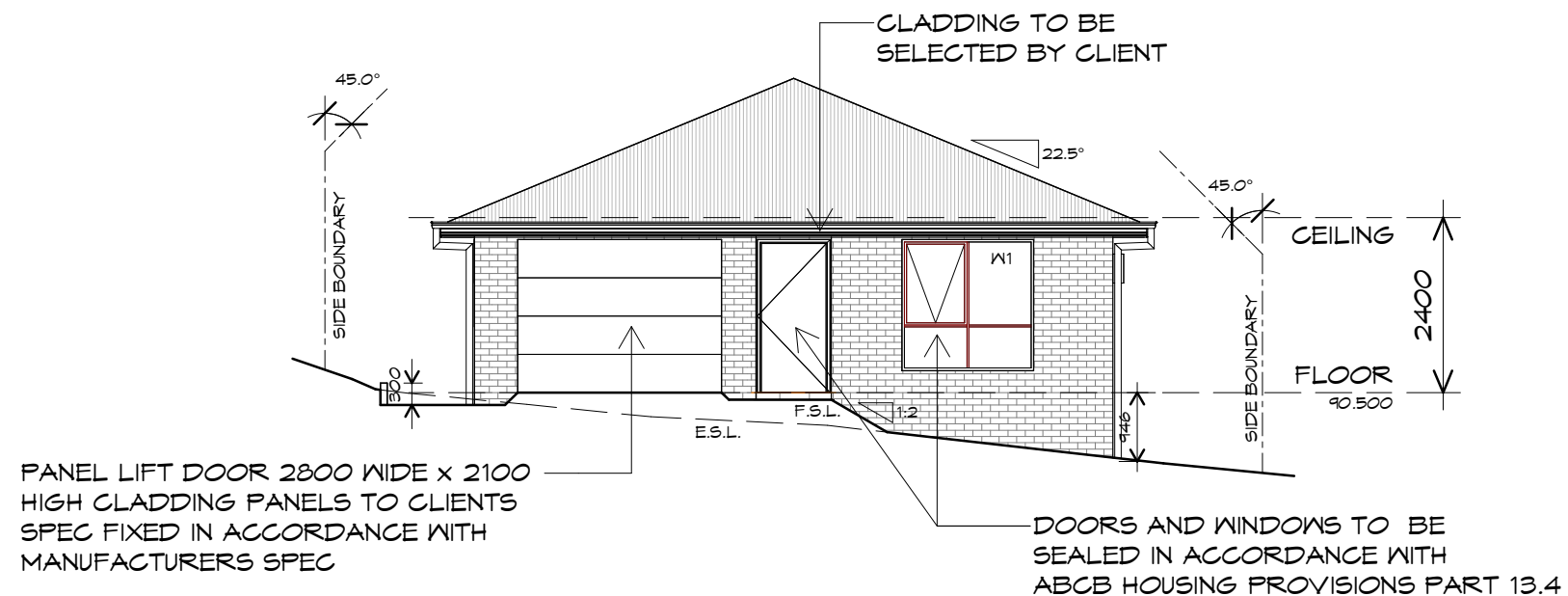
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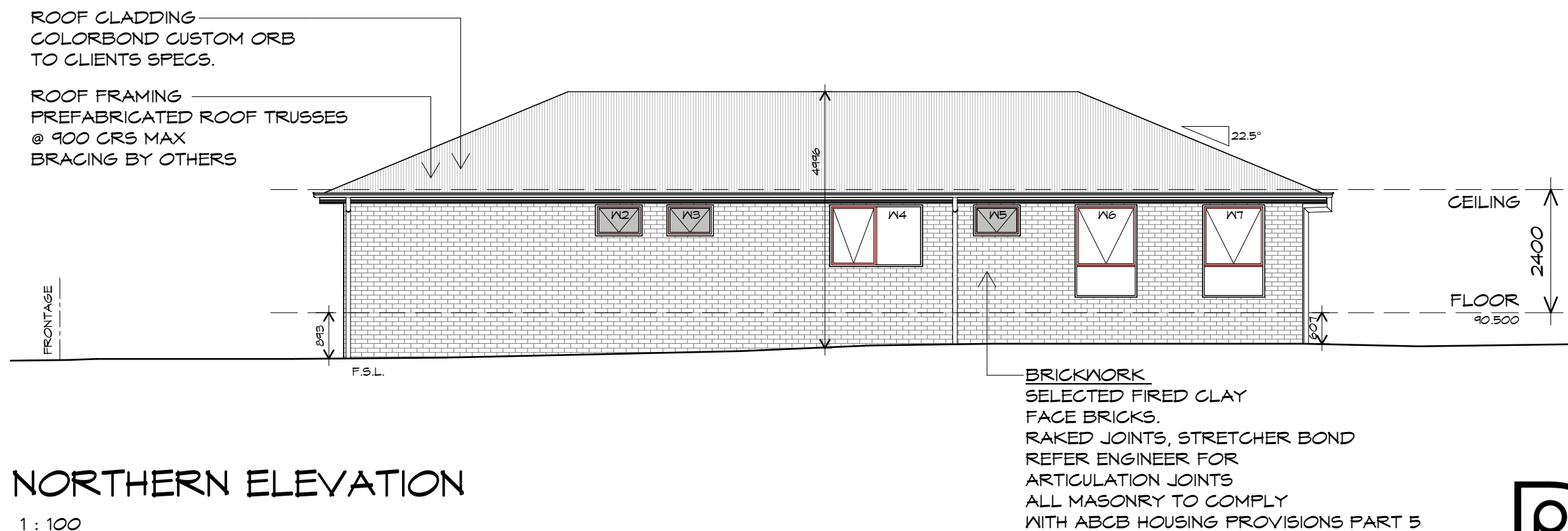
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EASTERN ELEVATION

1 : 100



NORTHERN ELEVATION

1 : 100

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S. BONE

PLANNING

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Project:
PROPOSED NEW RESIDENCE
12 SILVERGUM STREET,
BRIGHTON

Drawing:
ELEVATIONS

Prime Design

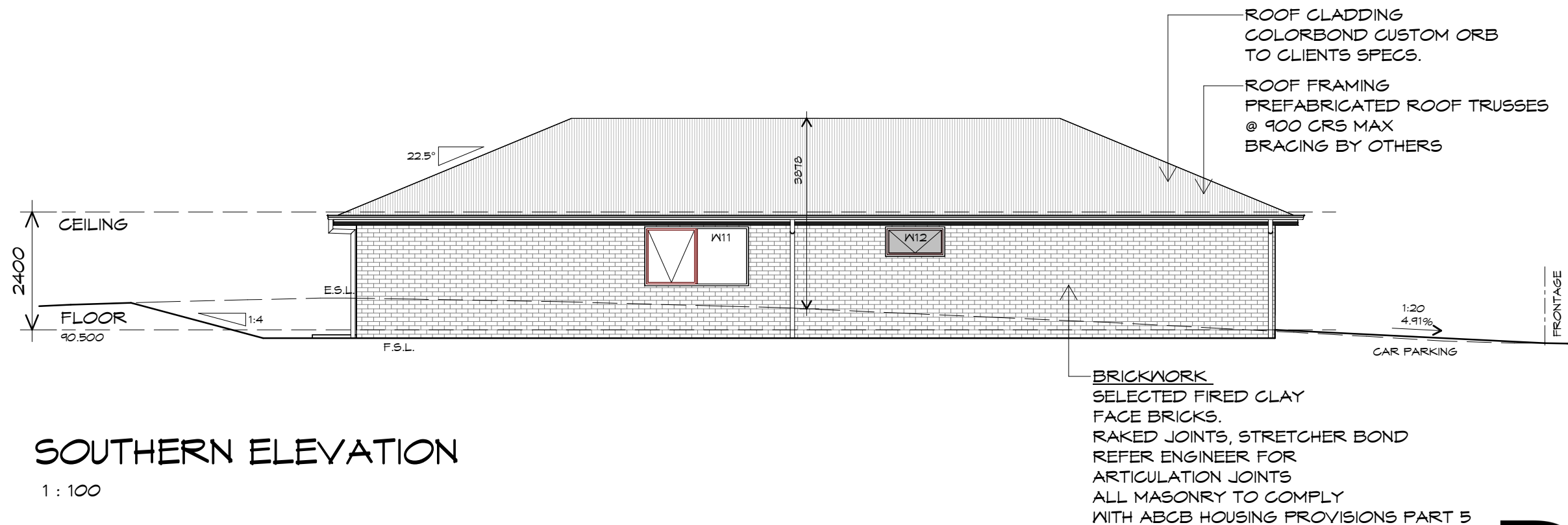
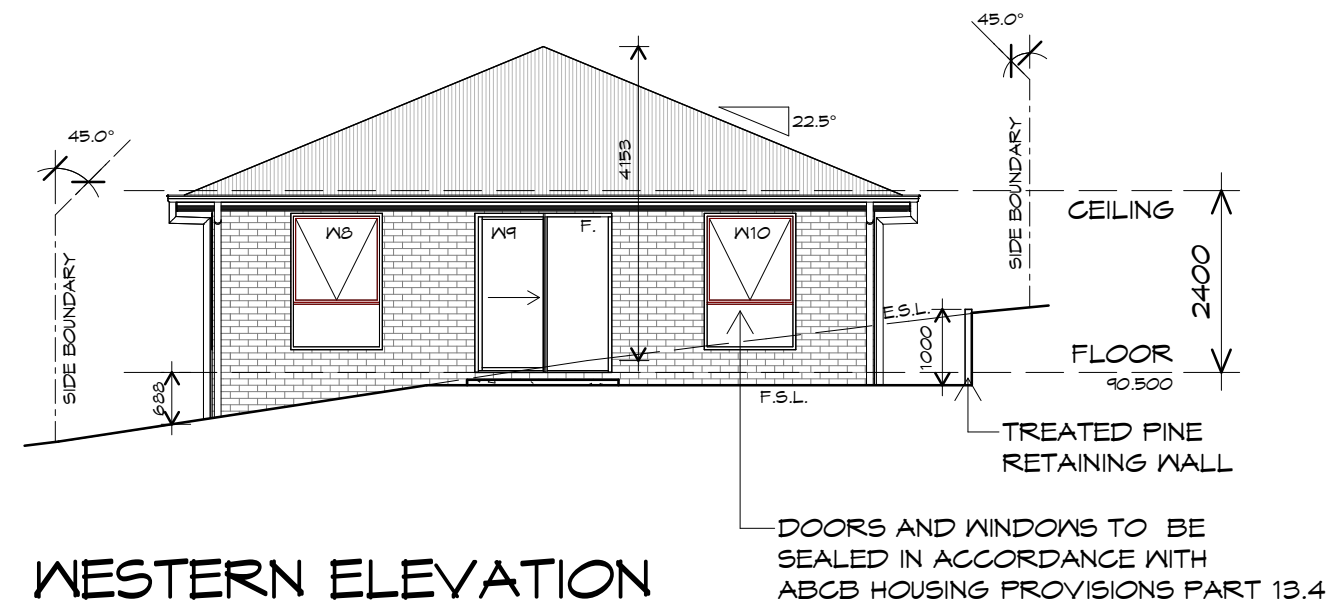
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Date:	Drafted by:	Approved by:
21.09.2026	L.L.	Approver

Project/Drawing no:	Scale:	Revision:
PD26428 - 07	1 : 100	01

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Date: 21.09.2026 Drafted by: L.L. Approved by: Approver

Project/Drawing no: PD26428 - 08 Scale: 1 : 100 Revision: 01

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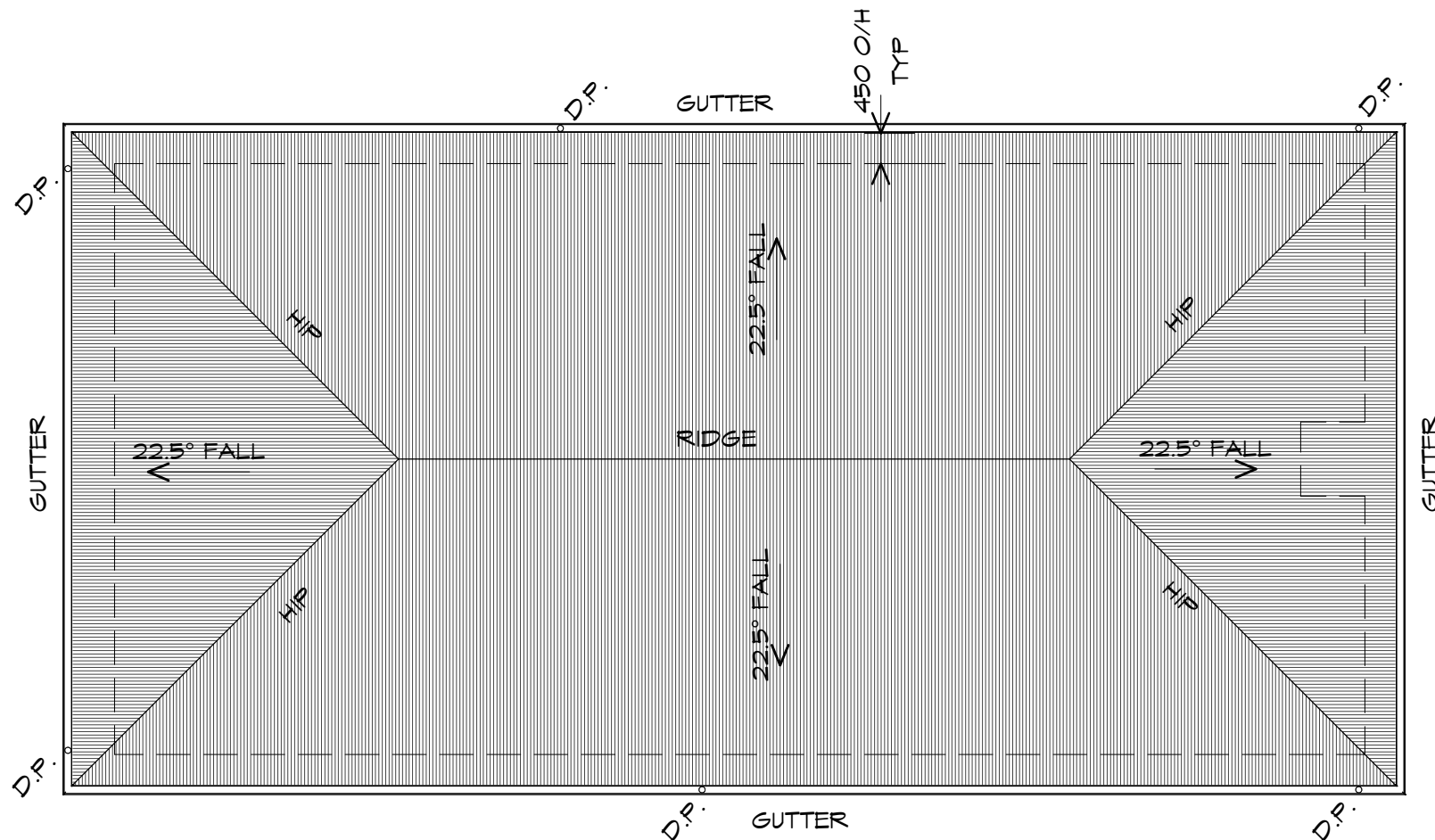
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PLANNING
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Project:
PROPOSED NEW RESIDENCE
12 SILVERGUM STREET,
BRIGHTON

Drawing:
ELEVATIONS



ROOF PLAN

1 : 100

ADDITIONAL ROOF LOAD

NO SOLAR P.V. SYSTEM HAS BEEN ALLOWED FOR,
NO SOLAR HOT WATER HAS BEEN ALLOWED FOR.

ROOF PLUMBING NOTES:

GUTTER INSTALLATION

TO BE IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 7.4.4
WITH FALL NO LESS THAN
1:500 FOR EAVES GUTTER
BOX GUTTERS IN ACCORDANCE WITH
AS33500.3:2021

UNLESS FIXED TO METAL FASCIA
EAVES GUTTER TO BE FIXED
@ 1200 CRS MAX.

VALLEY GUTTERS ON A ROOF WITH A PITCH:

A) MORE THAN 12.5° DEGREES - MUST
HAVE A WIDTH OF NOT LESS THAN
400mm AND ROOF OVERHANG OF NOT
LESS THAN 150mm EACH SIDE OF VALLEY
GUTTER.
B) LESS THAN 12.5° DEGREES, MUST BE
DESIGNED AS A BOX GUTTER.

LAP GUTTERS 75mm IN THE DIRECTION
OF FLOW, RIVET & SEAL WITH AN
APPROVED SILICONE SEALANT.

DOWNPIPE POSITIONS SHOWN ON THIS
PLAN ARE NOMINAL ONLY.

EXACT LOCATION & NUMBER OF D.P'S
REQUIRED ARE TO BE IN ACCORDANCE
WITH ABCB HOUSING PROVISIONS PART 7.4.5
REQUIREMENTS.

SPACING BETWEEN DOWNPIPES MUST NOT
BE MORE THAN 12m & LOCATED AS CLOSE AS
POSSIBLE TO VALLEY GUTTERS

TILE ROOF

ROOF TILES TO COMPLY WITH AS2049
ROOF PITCH NOT LESS THAN 15° AND NO MORE
THAN 35°. TILES TO BE FIXED IN ACCORDANCE
WITH ABCB HOUSING PROVISIONS PART 7.3.2.
TILE FLASHINGS IN ACCORDANCE WITH ABCB
HOUSING PROVISIONS PART 7.3.2.
SARKING IN ACCORDANCE WITH ABCB HOUSING
PROVISIONS PART 7.3.4 C/W ANTI-PONDING
DEVICE/BOARD AS PER ABCB HOUSING
PROVISIONS PART 7.3.5. TILES TO EAVES
GUTTER MUST OVERHANG MIN 35mm AS PER
ABCB HOUSING PROVISIONS PART 7.3.6

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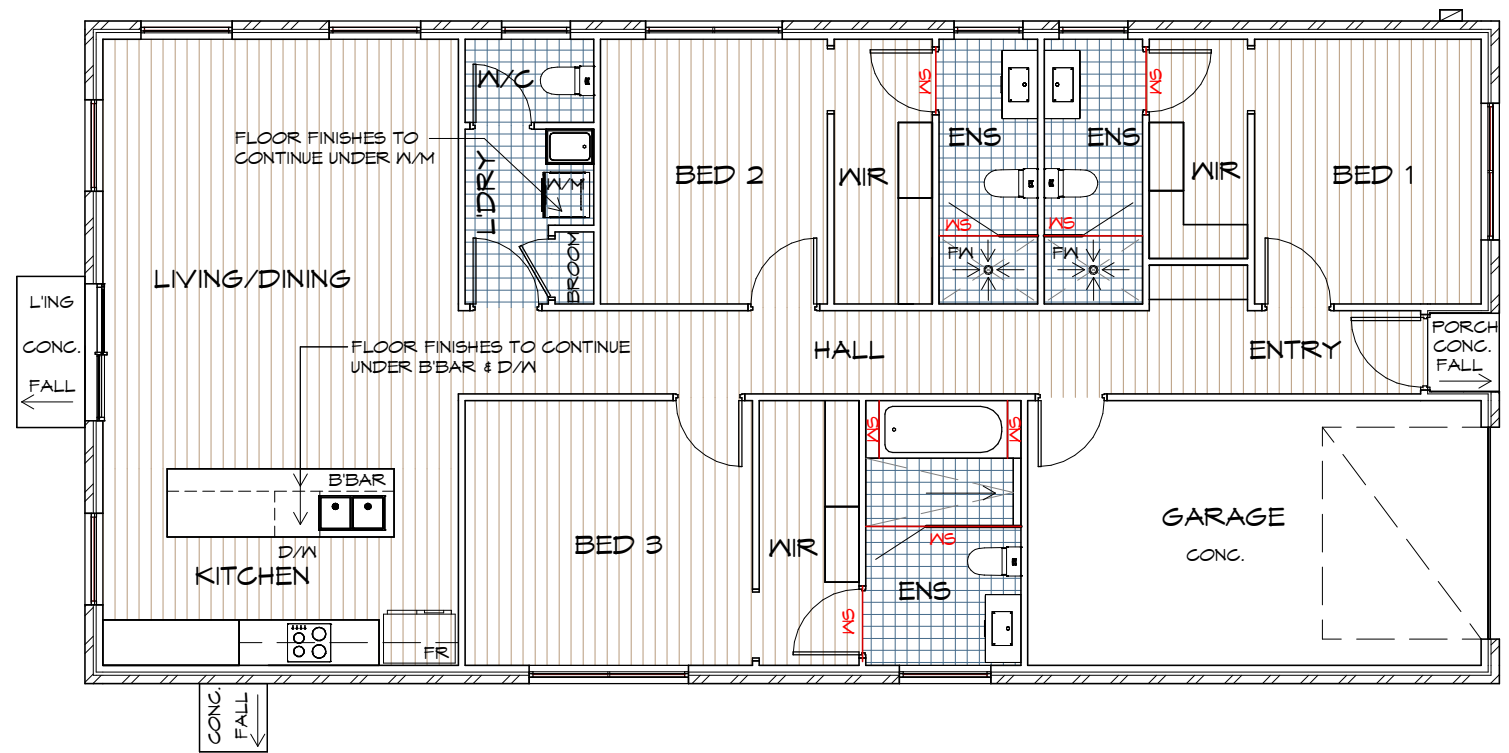
REV.	DATE	DESCRIPTION

Client name:
S. BONE

PLANNING
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Project:
PROPOSED NEW RESIDENCE
12 SILVERGUM STREET,
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Drawing:
ROOF PLAN



LEGEND



TILES



TIMBER

WS WATERSTOP

FW FLOOR WASTE

IMPORTANT NOTE:

- REFER TO WATERPROOFING DETAILS ON BDXX
- NO ALLOWANCE GIVEN FOR HANDHELD SPRAY DEVICES ON SHOWERS, BATH OR W/C'S U.N.O.

FLOOR WASTE

WHERE A FLOOR WASTE IS INSTALLED—

- THE MINIMUM CONTINUOUS FALL OF A FLOOR PLANE TO THE WASTE MUST BE 1:80; AND
- THE MAXIMUM CONTINUOUS FALL OF A FLOOR PLANE TO THE WASTE MUST BE 1:50 TO COMPLY ABCB HOUSING PROVISIONS PART 10.2.12

FLOOR FINISHES PLAN

1 : 100

IMPORTANT:

PLEASE REFER TO ENERGY ASSESSMENT REPORT FOR FULL DETAILS.
ENERGY ASSESSMENT IS BASED ON FLOOR TYPES AS NOTED IN THE REPORT.

IF AN ALTERNATIVE FLOORING IS CHOSEN OR ANY OTHER ASPECT OF THE BUILDING IS MODIFIED, A NEW ENERGY ASSESSMENT WILL BE REQUIRED.

REFER TO ELECTRICAL PLAN AND REFLECTED CEILING PLAN FOR CEILING PENETRATIONS.



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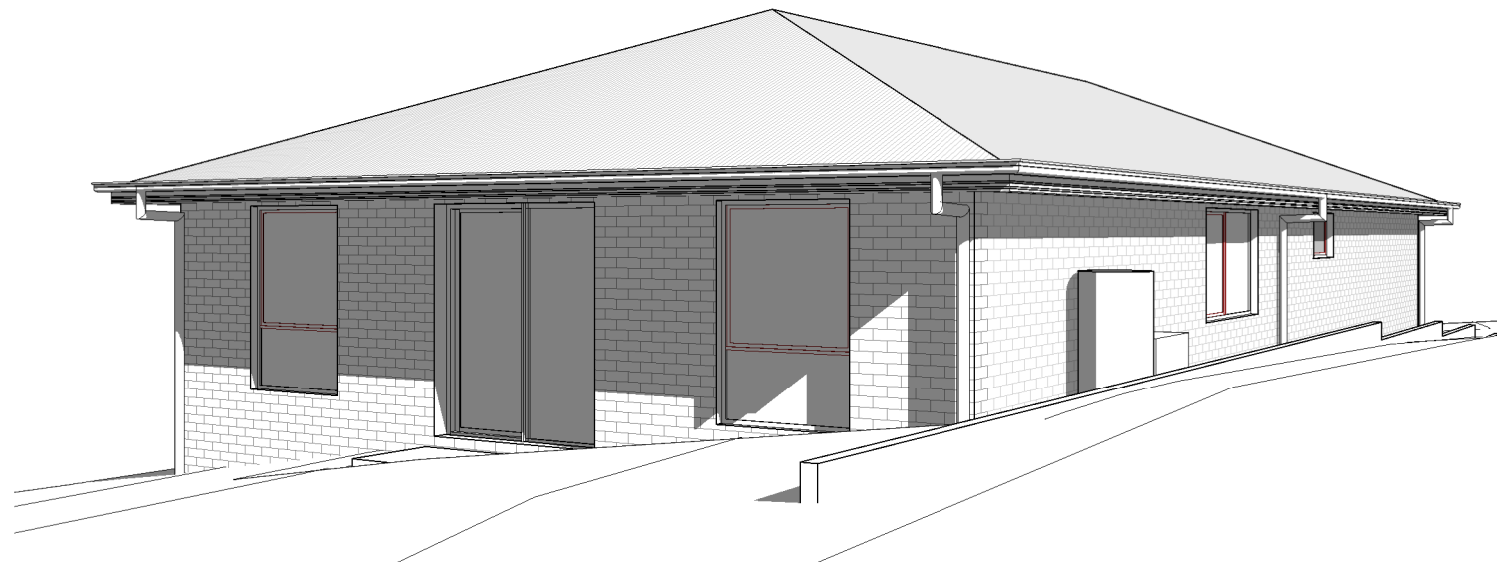
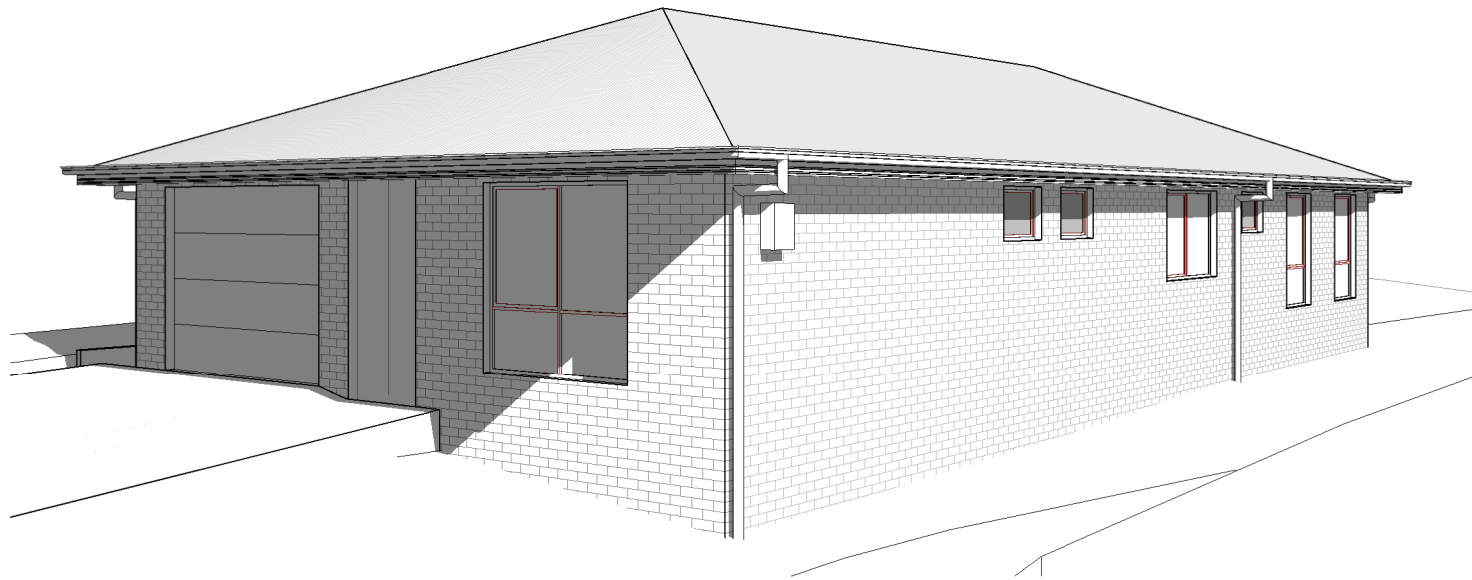
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12 SILVERGUM STREET,
BRIGHTON

Drawing:
FLOOR FINISHES PLAN

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Design

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Date: 21.09.2026	Drafted by: L.L.	Approved by: Approver
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