



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2024/034

LOCATION OF AFFECTED AREA

7 GANGELL PLACE, HERDSMANS COVE

DESCRIPTION OF DEVELOPMENT PROPOSAL

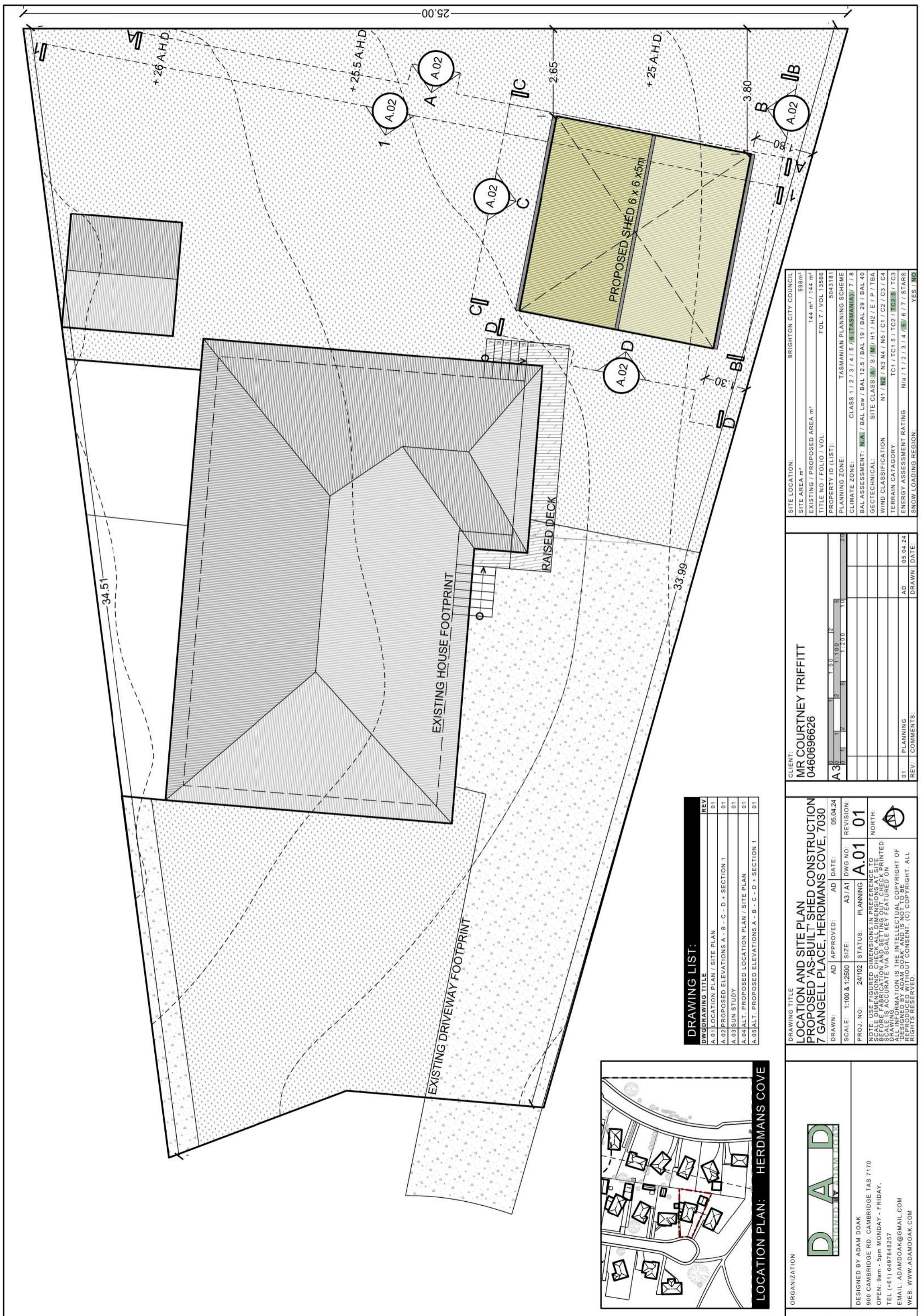
CONSTRUCTION OF SHED (RETROSPECTIVE)

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 **28/05/2024**. ADDRESSED TO THE GENERAL MANAGER 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
General Manager



Brighton
going places



LOCATION PLAN: HERDMAN'S COVE

DRAWING LIST:

DWG/DRAWING TITLE	REV
A.01 LOCATION PLAN / SITE PLAN	01
A.02 PROPOSED ELEVATIONS A - B - C - D + SECTION 1	01
A.03 SUN STUDY	01
A.04 ALT. PROPOSED LOCATION PLAN / SITE PLAN	01
A.05 ALT. PROPOSED ELEVATIONS A - B - C - D + SECTION 1	01

CLIENT:
MR COURTNEY TRIFFITT
0460696626

CLIENT: BRIGHTON CITY COUNCIL

SITE AREA m ²	588m ²
EXISTING / PROPOSED AREA m ²	144 m ² / 144 m ²
TITLE NO / FOLIO / VOL:	FOL 7 / VOL 13566
PROPERTY ID (LIST):	5043101
PLANNING ZONE:	TASMANIAN PLANNING SCHEME
CLIMATE ZONE:	CLASS 1 / 2 / 3 / 4 / 5 / 6 (TASMANIA) / 7 / 8
BAL ASSESSMENT:	N/A / BAL Low / BAL 12.5 / BAL 19 / BAL 29 / BAL 40
GEO TECHNICAL:	SITE CLASS: A / S / M / H1 / H2 / E / P / TBA
WIND CLASSIFICATION:	N1 / N2 / N3 N4 / N5 / C1 / C2 / C3 / C4
TERRAIN CATEGORY:	TC1 / TC1.5 / TC2 / TC2.5 / TC3
ENERGY ASSESSMENT RATING:	N/a / 1 / 2 / 3 / 4 / 5 / 6 / 7 / STARS
SNOW LOADING REGION:	YES / NO

A.3	1	2	5	1:50	1:100	1:200	1:500	1:1000	1:2000	1:5000	1:10000	20
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REV: COMMENTS: DATE:

01	PLANNING	AD	05.04.24
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DRAWING TITLE
LOCATION AND SITE PLAN
PROPOSED 'AS-BUILT' SHED CONSTRUCTION
7 GANSELL PLACE, HERDMAN'S COVE, 7030

DRAWN: AD | **APPROVED:** AD | **DATE:** 05.04.24

SCALE: 1:100 & 1:2500 | **SIZE:** A3/A1 | **DWG NO.:** A.01 | **REVISION:** 01

PROJ. NO.: 24/102 | **STATUS:** PLANNING

NOTE: USE FIGURED DIMENSIONS IN PREFERENCE TO DIMENSIONS ON DRAWING. DIMENSIONS TO BE CHECKED BEFORE FABRICATION AND SETTING OUT. CHECK PRINTED SCALE IS ACCURATE VIA SCALE KEY FEATURED ON DRAWING. ALL INFORMATION IS THE INTELLECTUAL COPYRIGHT OF DESIGNED BY ADAM DOAK AND IS NOT TO BE REPRODUCED WITHOUT CONSENT. (C) COPYRIGHT. ALL RIGHTS RESERVED.

REVISION: 01 | **DATE:** 05.04.24

SCALE: 1:100 & 1:2500 | **SIZE:** A3/A1 | **DWG NO.:** A.01 | **REVISION:** 01

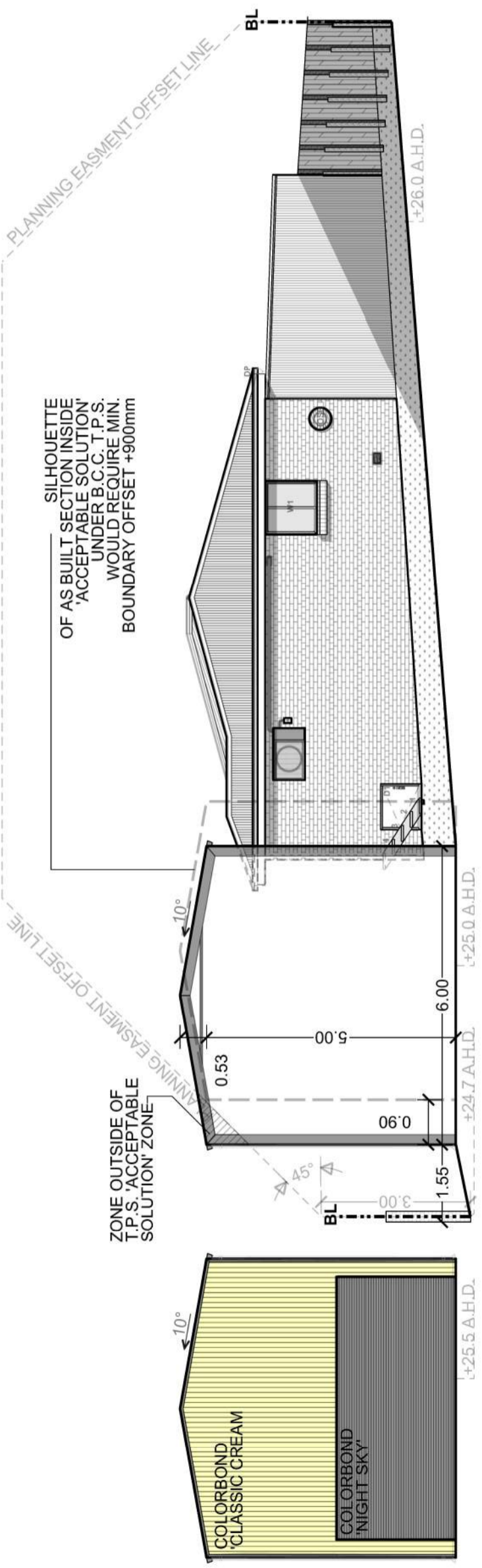
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ORGANIZATION

DESIGNED BY ADAM DOAK

800 CAMBRIDGE RD. CAMBRIDGE TAS 7170
 OPEN: 9am - 5pm MONDAY - FRIDAY.
 TEL (+61) 0497848257
 EMAIL: ADAMDOAK@GMAIL.COM
 WEB: WWW.ADAMDOAK.COM

D A D
DESIGNED BY ADAM DOAK

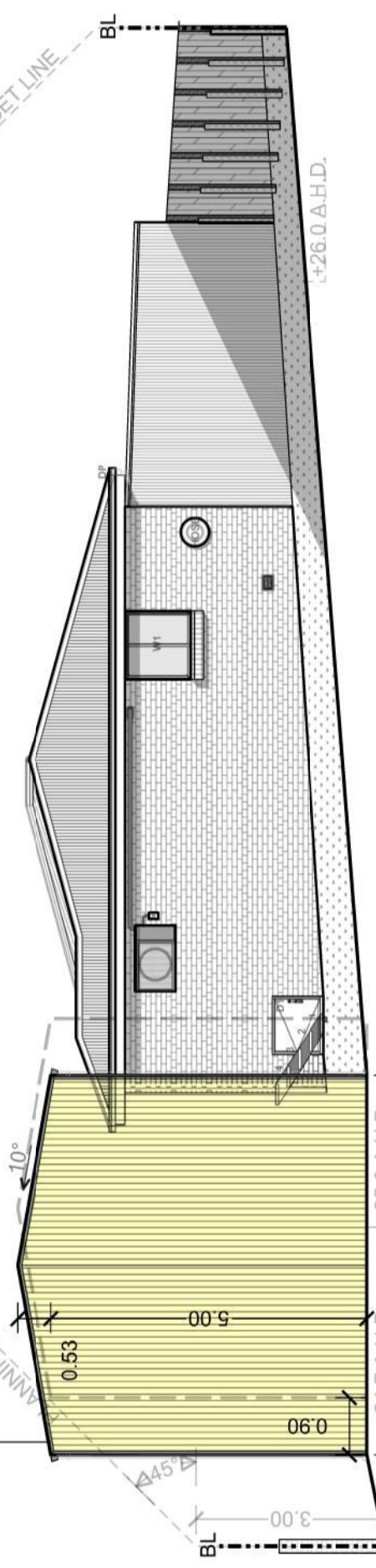
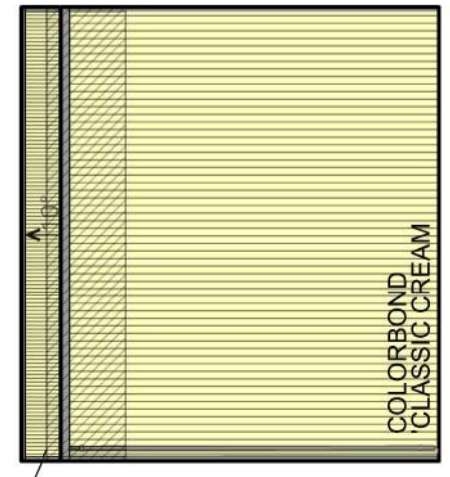


D PROPOSED ELEVATION D - D
1 : 100

S1 PROPOSED SECTION 1
1 : 100 - WITH PLANNING OVERLAY

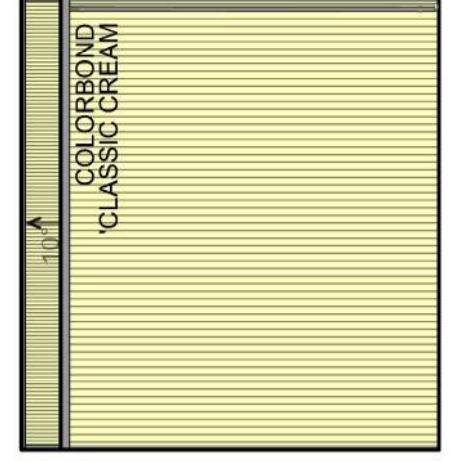
COLORBOND NIGHT SKY' FLASHINGS + ARCHITRAVES + PLUMBING + DOORS

AREA ENCRoACHING IN T.P.S. PLANNING MASSING ZONE IS 6.2m² OF 34m² OF VERTICAL AREA IN ELEVATION. EQUAL TO 18% OF TOTAL FACADE OF ELEVATION B - B

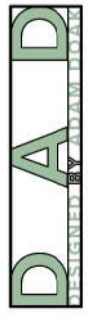


B PROPOSED ELEVATION B - B
1 : 100 - WITH PLANNING OVERLAY

A PROPOSED ELEVATION A - A
1 : 100 - WITH PLANNING OVERLAY



C PROPOSED ELEVATION C - C
1 : 100

<p>ORGANIZATION</p>  <p>DESIGNED BY ADAM DOAK 900 CAMBRIDGE RD. CAMBRIDGE TAS 7170 OPEN: 9am - 5pm MONDAY - FRIDAY. TEL (+61) 0497948257 EMAIL: ADAMDOAK@GMAIL.COM WEB: WWW.ADAMDOAK.COM</p>		<p>DRAWING TITLE</p> <p>ELEVATION A - B - C - D + SECTION 1 PROPOSED 'AS BUILT' SHED CONSTRUCTION 7 GANGELL PLACE, HERDMANS COVE, 7030</p> <p>DRAWN: 1:100 & 1:2500 SCALE: 1:100 & 1:2500 PROJ. NO: 24/102 STATUS: PLANNING NOTE: USE FIGURED DIMENSIONS IN PREFERENCE TO UNFIGURED DIMENSIONS. DIMENSIONS TO BE CHECKED BEFORE FABRICATION AND SETTING OUT. CHECK PRINTED SCALE IS ACCURATE VIA SCALE KEY FEATURED ON ALL INFORMATION IS THE INTELLECTUAL COPYRIGHT OF 'DESIGNED BY ADAM DOAK' AND IS NOT TO BE REPRODUCED WITHOUT CONSENT. (C) COPYRIGHT. ALL RIGHTS RESERVED.</p>		<p>CLIENT:</p> <p>MR COURTNEY TRIFFITT 0460696626</p> <p>REV: COMMENTS: DATE:</p> <p>01: PLANNING AD 05.04.24</p>		<p>SITE LOCATION: BRIGHTON CITY COUNCIL</p> <p>SITE AREA m²: 598m²</p> <p>EXISTING / PROPOSED AREA m²: 144 m² / 144 m²</p> <p>TITLE NO / FOLIO / VOL: FOL 7 / VOL 13566</p> <p>PROPERTY ID (LIST): 5043101</p> <p>PLANNING ZONE: TASMANIAN PLANNING SCHEME</p> <p>CLIMATE ZONE: CLASS 1 / 2 / 3 / 4 / 5 / 6 (TASMANIA) / 7 / 8</p> <p>BAL ASSESSMENT: N/A / BAL Low / BAL 12.5 / BAL 19 / BAL 29 / BAL 40</p> <p>GEO TECHNICAL: S / M / H1 / H2 / E / P / TBA</p> <p>WIND CLASSIFICATION: N1 / N2 / N3 N4 / N5 / C1 / C2 / C3 / C4</p> <p>TERRAIN CATEGORY: TCT1 / TCT1.5 / TCT2 / TCT2.5 / TCT3</p> <p>ENERGY ASSESSMENT RATING: N/A / 1 / 2 / 3 / 4 / 5 / 6 / 7 / STARS</p> <p>SNOW LOADING REGION: YES / NO</p>	
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1 SUN STUDY - 01-15-2024 - 9am
N.T.S. - PEAK SUMMER MORNING



2 SUN STUDY - 01-15-2024 - 12pm
N.T.S. - PEAK SUMMER NOON



3 SUN STUDY - 01-15-2024 - 3pm
N.T.S. - PEAK SUMMER AFTERNOON



1 SUN STUDY - 04-15-2024 - 9am
N.T.S. - MID SPRING MORNING



2 SUN STUDY - 04-15-2024 - 12pm
N.T.S. - MID SPRING NOON



3 SUN STUDY - 04-15-2024 - 3pm
N.T.S. - MID SPRING AFTERNOON



1 SUN STUDY - 07-15-2024 - 9am
N.T.S. - WINTER MORNING

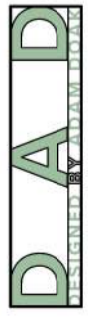


2 SUN STUDY - 07-15-2024 - 12pm
N.T.S. - WINTER NOON



3 SUN STUDY - 07-15-2024 - 3pm
N.T.S. - WINTER AFTERNOON

ORGANIZATION



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DRAWING TITLE
SUN STUDY MODEL - JAN/APRIL/JULY
7 GANGELL PLACE, HERDMANS COVE, 7030

DRAWN: AD APPROVED: AD DATE: 05.04.24
SCALE: 1:100 & 1:2500 SIZE: A3/A1 DWG NO: REVISION:
PROJ. NO: 24/102 STATUS: PLANNING **A.03** 01

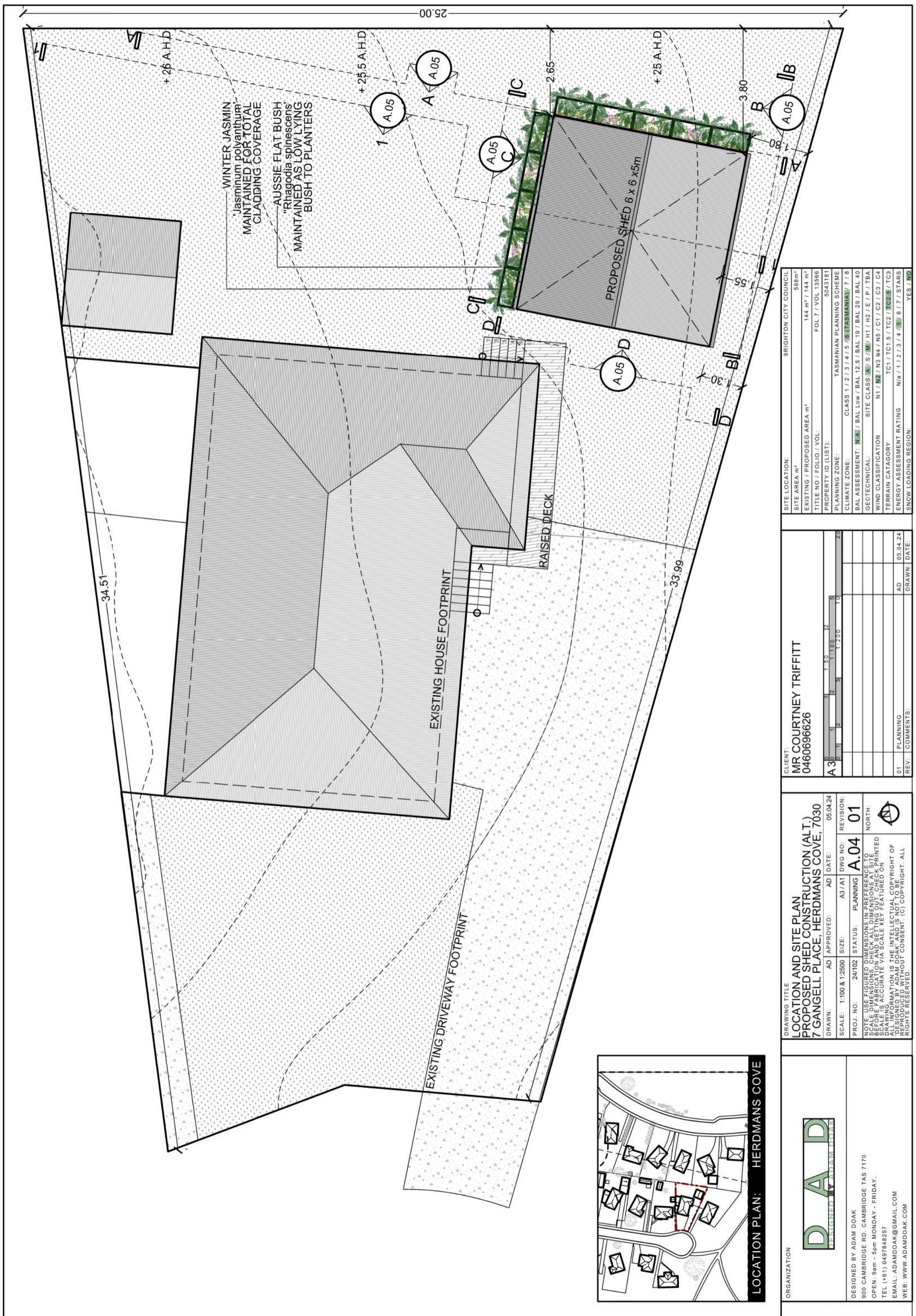
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CLIENT: MR COURTNEY TRIFFITT
0460696626

A	3	1	2	5	1:50	1:100	1:200	1:5	1:10	1:20
REV:	COMMENTS:	AD	05.04.24	AD	05.04.24	AD	05.04.24	AD	05.04.24	AD

SITE LOCATION: BRIGHTON CITY COUNCIL

SITE AREA m ²	598m ²
EXISTING / PROPOSED AREA m ²	144 m ² / 144 m ²
TITLE NO / FOLIO / VOL:	FOL 7 / VOL 13566
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TERRAIN CATEGORY:	TC1 / TC1.5 / TC2 / TC2.5 / TC3
ENERGY ASSESSMENT RATING:	N/a / 1 / 2 / 3 / 4 / 5 / 6 / 7 / STARS
SNOW LOADING REGION:	YES / NO

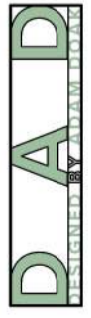


SITE LOCATION:	BRIGHTON CITY COUNCIL
SITE AREA m ²	588m ²
EXISTING / PROPOSED AREA m ²	144 m ² / 144 m ²
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SNOW LOADING REGION:	YES / NO

CLIENT:	MR COURTNEY TRIFFITT
	0460696626
SCALE:	1:300 1:500 1:1000 1:2000
REV:	01 PLANNING AD 05.04.24
	COMMENTS: DRAWN DATE:

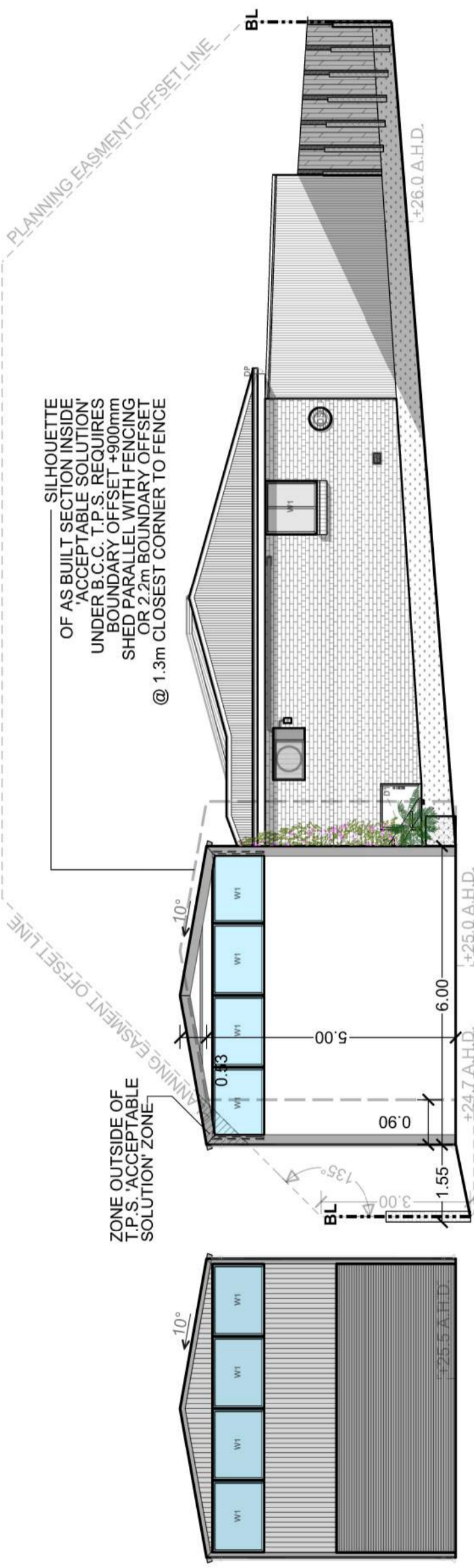
DRAWING TITLE	LOCATION AND SITE PLAN	AD APPROVED:	AD DATE:	AD DATE:	REVISION:
	PROPOSED SHED CONSTRUCTION (ALT.)	A3/A1	05.04.24	05.04.24	01
	7 GANSELL PLACE, HERDMANS COVE, 7030	SIZE:	24/102	STATUS:	PLANNING
		SCALE:	1:100 & 1:2500	NOTE:	USE FIGURED DIMENSIONS IN PREFERENCE TO DIMENSIONS SHOWN ON THIS DRAWING. DIMENSIONS TO BE CHECKED BEFORE FABRICATION AND SETTING OUT. CHECK PRINTED SCALE IS ACCURATE VIA SCALE KEY FEATURED ON THIS DRAWING.
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ORGANIZATION



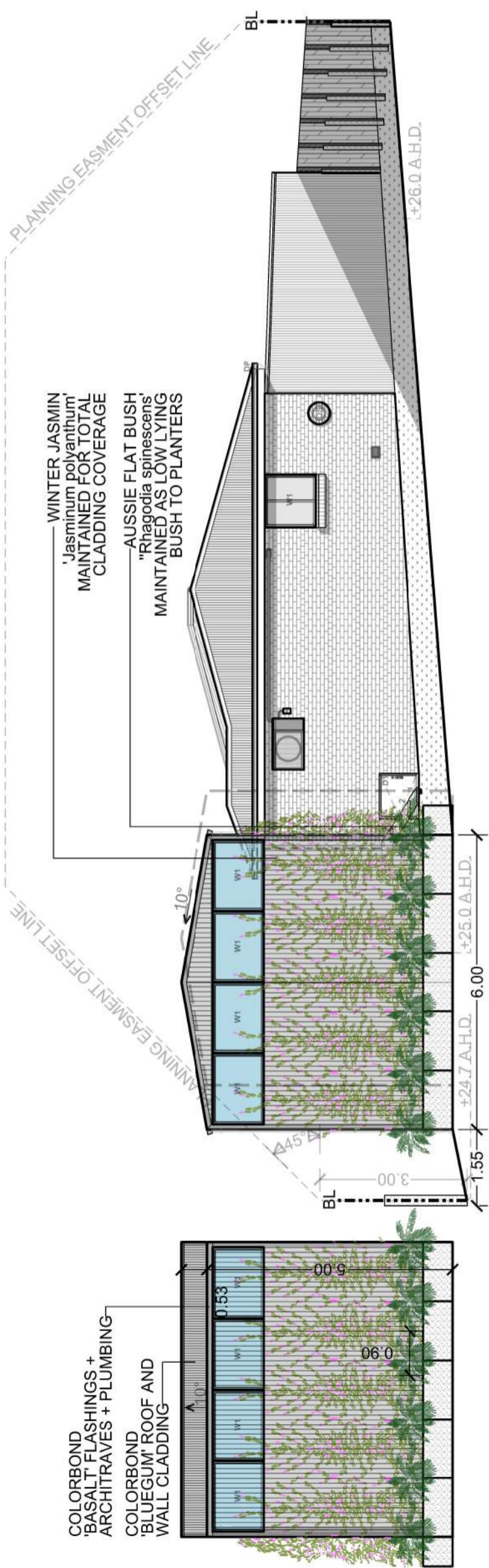
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LOCATION PLAN: HERDMANS COVE



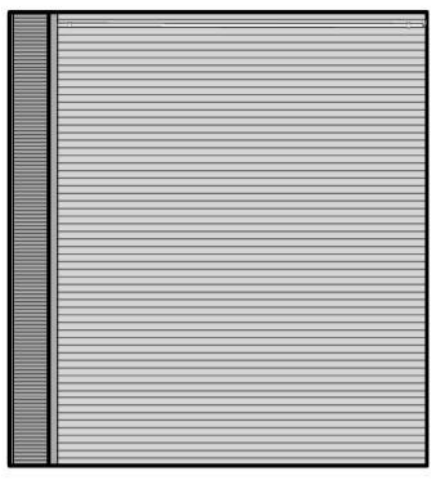
D PROPOSED ELEVATION D - D
1 : 100

S1 PROPOSED SECTION 1
1 : 100 - WITH PLANNING OVERLAY

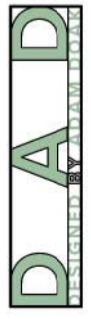


B PROPOSED ELEVATION B - B
1 : 100 - WITH PLANNING OVERLAY

A PROPOSED ELEVATION A - A
1 : 100 - WITH PLANNING OVERLAY



C PROPOSED ELEVATION C - C
1 : 100

ORGANIZATION  DESIGNED BY ADAM DOAK 900 CAMBRIDGE RD., CAMBRIDGE TAS 7170 OPEN: 9am - 5pm MONDAY - FRIDAY. TEL (+61) 0497948257 EMAIL: ADAMDOAK@GMAIL.COM WEB: WWW.ADAMDOAK.COM	DRAWING TITLE ELEVATION A - B - C - D + SECTION 1 PROPOSED 'ALT' SHED CONSTRUCTION 7 GANGELL PLACE, HERDMANS COVE, 7030	CLIENT MR COURTNEY TRIFFITT 0460696626	SITE LOCATION BRIGHTON CITY COUNCIL SITE AREA: 598m ² EXISTING / PROPOSED AREA: 144 m ² / 144 m ² TITLE NO / FOLIO / VOL: FOL 7 / VOL 13566 PROPERTY ID (LIST): 5043101						
	DRAWN: 1:100 & 1:2500 AD APPROVED: AD AD DATE: 05.04.24 SCALE: 1:100 & 1:2500 SIZE: A3/A1 DWG NO: A.05 STATUS: PLANNING REVISION: 01	PLANNING ZONE: TASMANIAN PLANNING SCHEME CLIMATE ZONE: CLASS 1 / 2 / 3 / 4 / 5 / 6 (TASMANIA) / 7 / 8 BAL ASSESSMENT: N/A / BAL Low / BAL 12.5 / BAL 19 / BAL 29 / BAL 40 GEO TECHNICAL: SITE CLASS: A / S / M / H1 / H2 / E / P / TBA WIND CLASSIFICATION: N1 / N2 / N3 / N4 / N5 / C1 / C2 / C3 / C4 TERRAIN CATEGORY: TCT1 / TCT1.5 / TCT2 / TCT2.5 / TCT3 ENERGY ASSESSMENT RATING: N/A / 1 / 2 / 3 / 4 / 5 / 6 / 7 / STARS SNOW LOADING REGION: YES / NO	REVISIONS: <table border="1"> <tr> <th>NO</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>01</td> <td>05.04.24</td> <td>AD</td> </tr> </table>	NO	DATE	DESCRIPTION	01	05.04.24	AD
NO	DATE	DESCRIPTION							
01	05.04.24	AD							