



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2024/095

LOCATION OF AFFECTED AREA

18 BRIAR CRESCENT, GAGEBROOK

DESCRIPTION OF DEVELOPMENT PROPOSAL

MULTIPLE DWELLINGS (2)

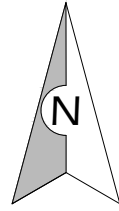
A COPY OF THE DEVELOPMENT APPLICATION MAY BE VIEWED AT www.brighton.tas.gov.au AND AT THE COUNCIL OFFICES, 1 TIVOLI ROAD, OLD BEACH, BETWEEN 8:15 A.M. AND 4:45 P.M, MONDAY TO FRIDAY OR VIA THE QR CODE BELOW. ANY PERSON MAY MAKE WRITTEN REPRESENTATIONS IN ACCORDANCE WITH S.57(5) OF THE LAND USE PLANNING AND APPROVALS ACT 1993 CONCERNING THIS APPLICATION UNTIL 4:45 P.M. ON **08/07/2024**. 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

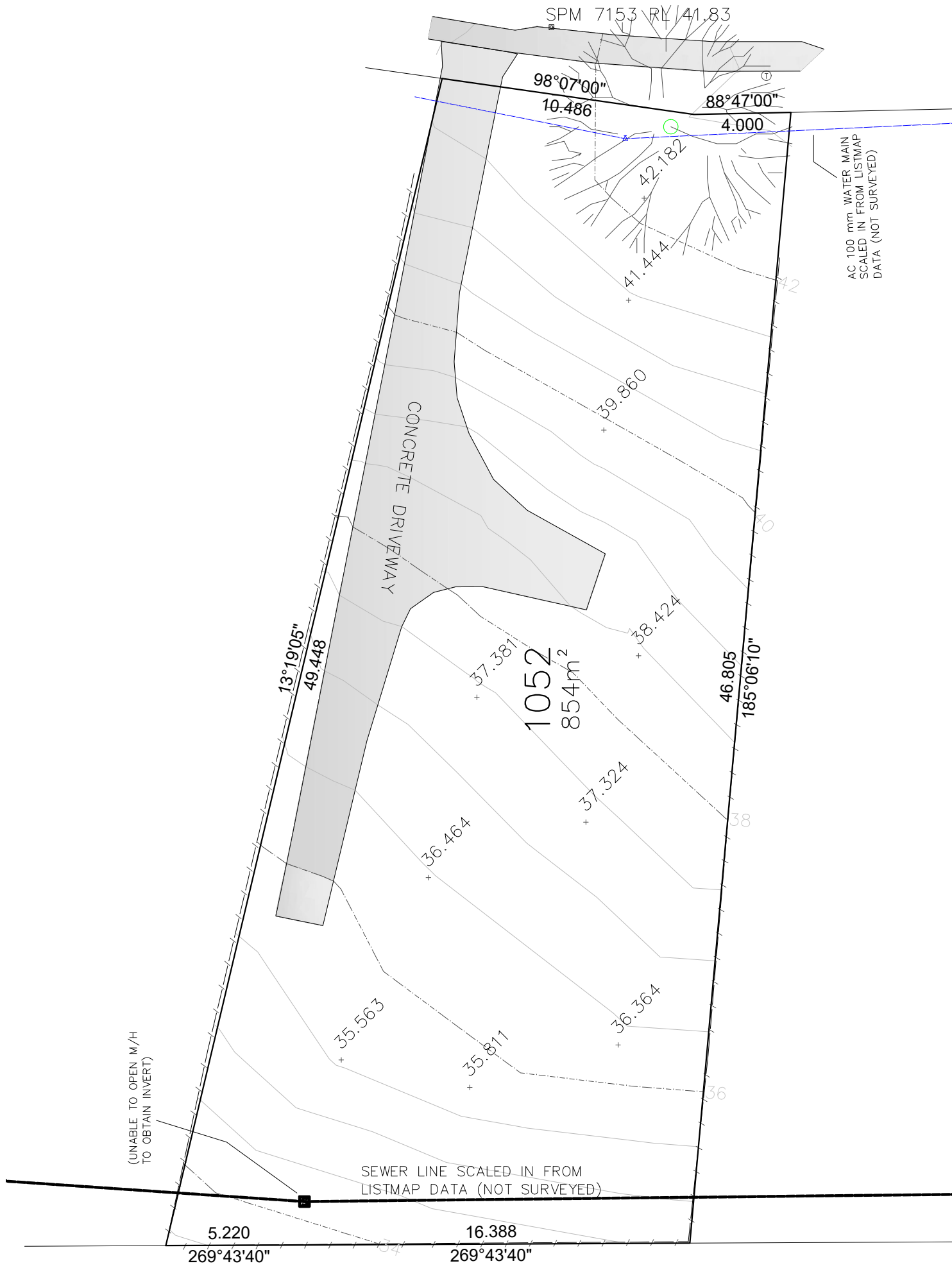


Brighton
going places

- Sewerage Manhole
- + Natural Surface
- Single Tree
- + Driveway
- ⊙ Telstra Pit
- ▲ Stop Valve
- Permanent Mark
- ▲ Bench Mark
- Single Tree
- Back of Kerb
- Footpath
- Driveway
- - - Fence
- Boundary Existing



BRIAR CRESCENT



JOB NO.	000000	A	
SCALE	1:200		
DRAWN BY	xxx		
DATE	21.04.2024		SHT. 01 OF 09

HOUSE - MODULAR PODS	
CLIENT NAME	Greg Rips
SITE ADDRESS	18 Briar Crescent, Gagebrook, TAS
EXISTING SITE PLAN	

SIGNATURE	DATE
CLIENT 1	
CLIENT 2	
BUILDER	
SIGNS	

AMENDMENTS		
NO.	DATE	DETAILS
A	21.04.24	PLANNING APPLICATION
B	04.06.24	AMENDMENTS
C	18.06.24	AMENDMENTS

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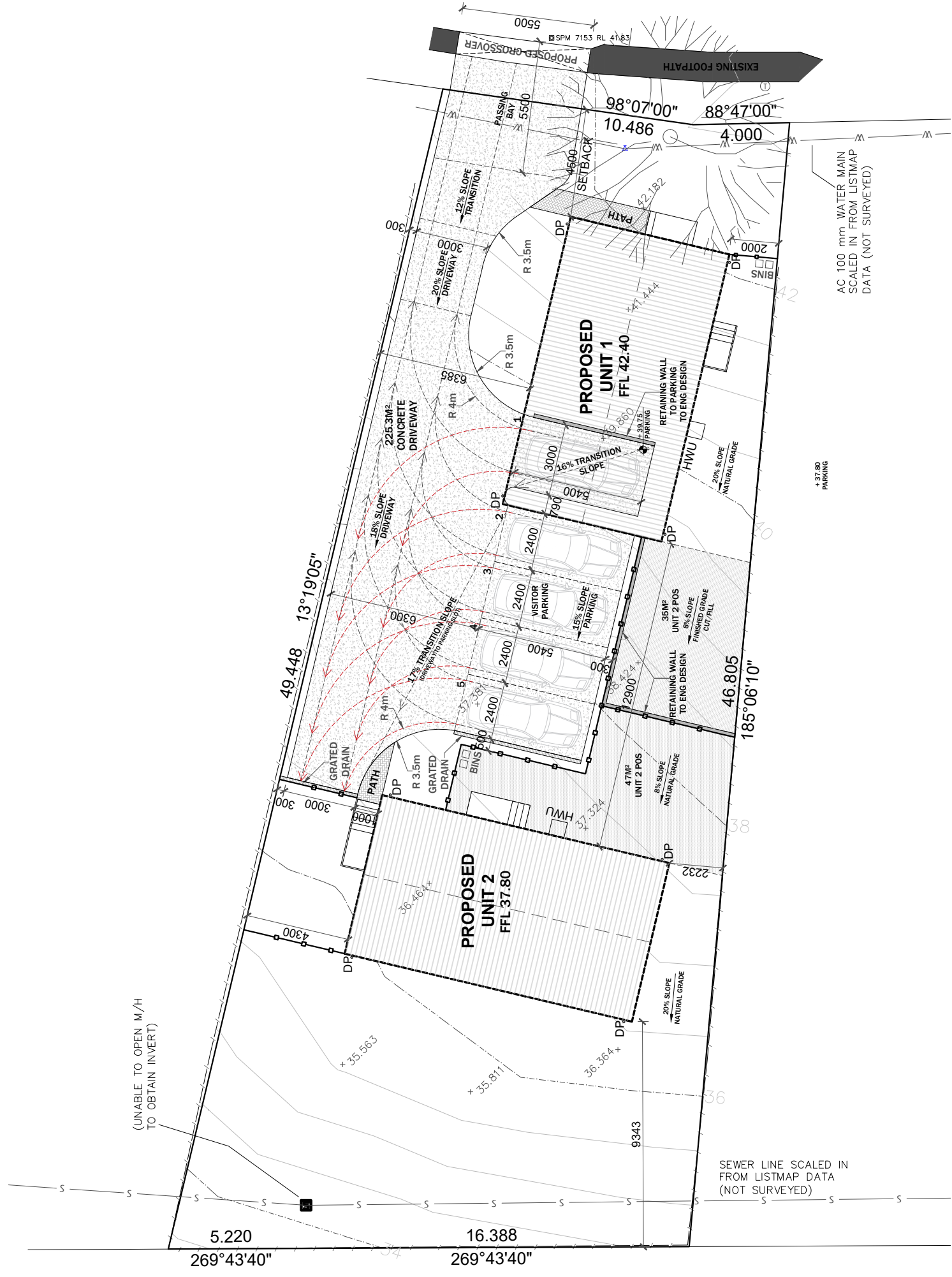
NOTE:

—○— PROPOSED FENCE

NOTE:

Car parking to comply with AS2890.1 & AS2890.6

BRIAR CRESCENT



AREAS:
 Total Site Area: 854m²
 Building Area:
 Unit 1: 81.6m²
 Unit 1: 81.6m²
 Total Building Area: 163.2m²
 Building Coverage: 19.11%
 Total amount of Private Open Space:
 Proposed Unit 1: 35m²
 Proposed Unit 1: 47m²
 Total Parking Areas: 68.04m² (5 total spaces)
 Total Parking & Driveway: 225.3m²

JOB NO.	000000
SCALE	1:200
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SHT. 02 OF 09	

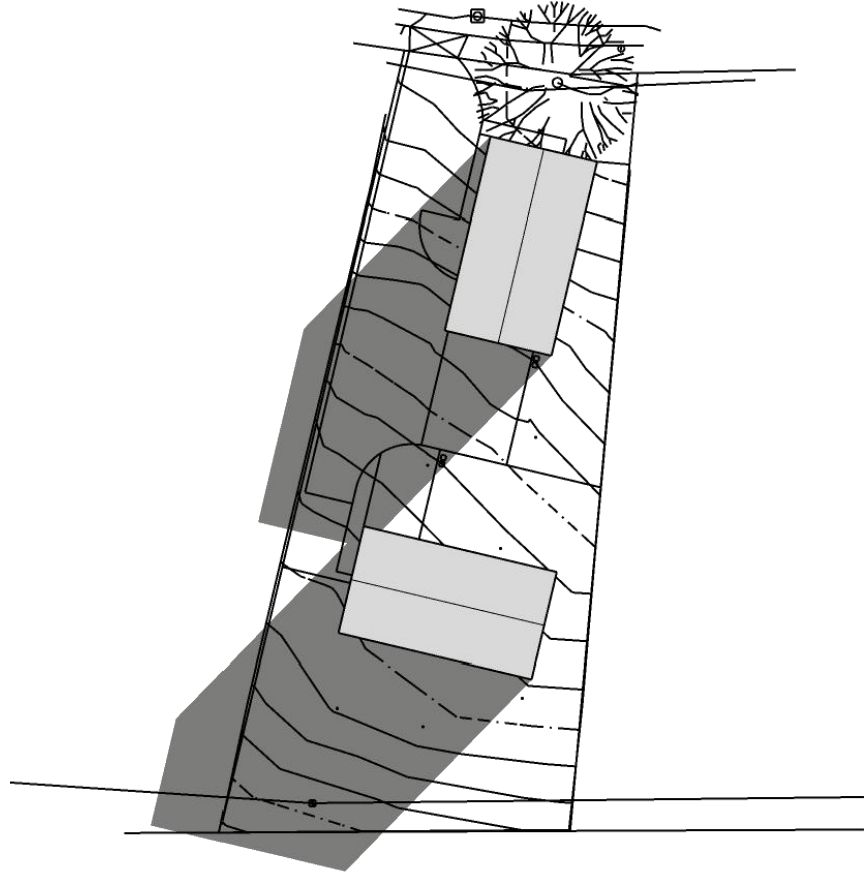
HOUSE - MODULAR PODS	
CLIENT NAME	Greg Rips
SITE ADDRESS	18 Briar Crescent, Gagebrook, TAS
PROPOSED SITE PLAN	

CLIENT 1					
CLIENT 2					
BUILDER					
SIGNS					
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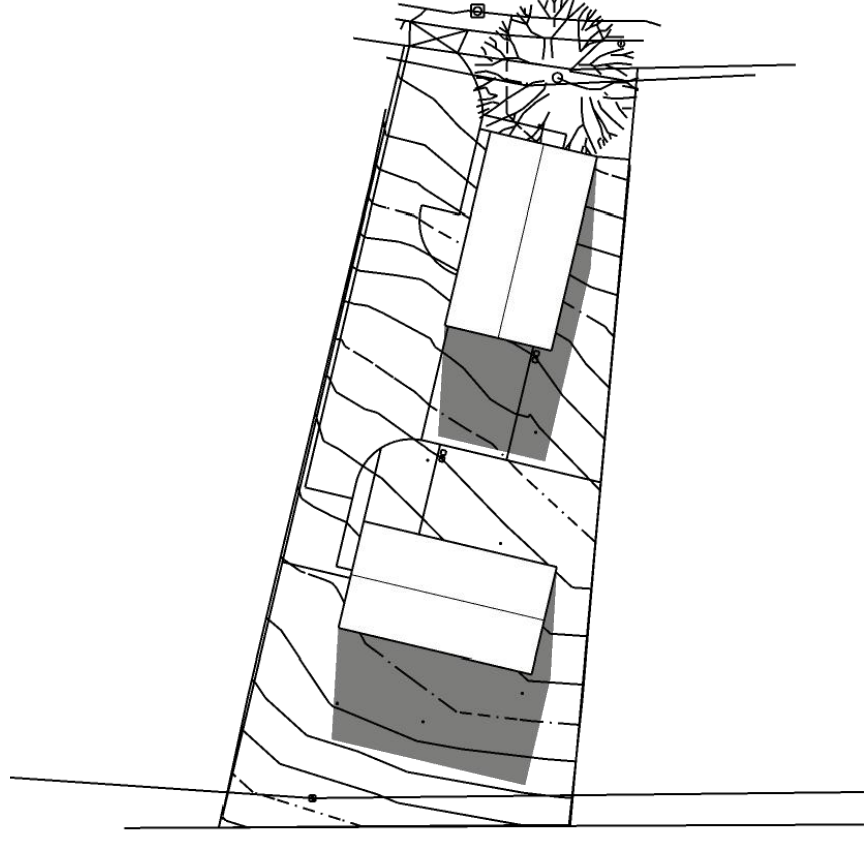
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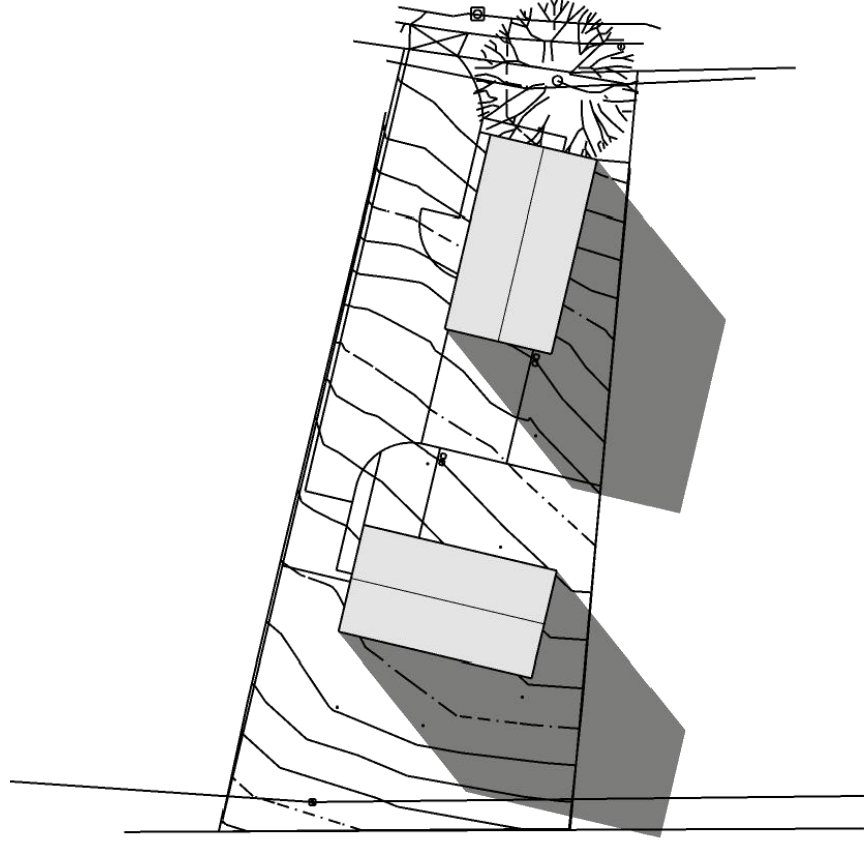
OVERSHADOWING CALCULATION BASED ON WINTER EQUINOX 21 JUNE



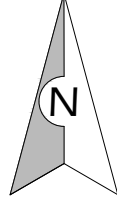
OVERSHADOWING 9AM



OVERSHADOWING 12PM



OVERSHADOWING 3PM



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AMENDMENTS	

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BUILDER	
SIGNS	

HOUSE - MODULAR PODS	
CLIENT NAME	Greg Rips
SITE ADDRESS	18 Briar Crescent, Gagebrook, TAS
OVERSHADOWS ON 21 JUNE	

JOB NO.	000000
SCALE	N/A
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A	
SHT. 03 OF 09	

NOTES:

TOPSOIL: Soil, if imported to the site is to be screened and free from perennial weeds. Cultivate existing site soil to 200mm depth. To garden areas spread imported topsoil to a lightly rolled depth of 150mm over cultivated site soil. To lawn areas spread imported topsoil to lightly rolled depth of 100mm. Imported topsoil to be a 70/30 mix of screened topsoil and organic compost, ph range 6-7. Apply gypsum where necessary.

PLANTS AND PLANTING: All plants to be healthy disease-free specimens. Over-excavate all plant holes by at least twice pot volume. Spread a slow release fertilizer to each plant hole at the manufacturers specifications. Stake and tie trees by two 2100x32x32 pointed stakes and large shrubs with one 1800x25x25 pointed stake. All ties to be flexible rubber or canvas ties in "figure 8" configuration, immediately after planting, water-in all plants and maintain regular follow-up watering during establishment period.

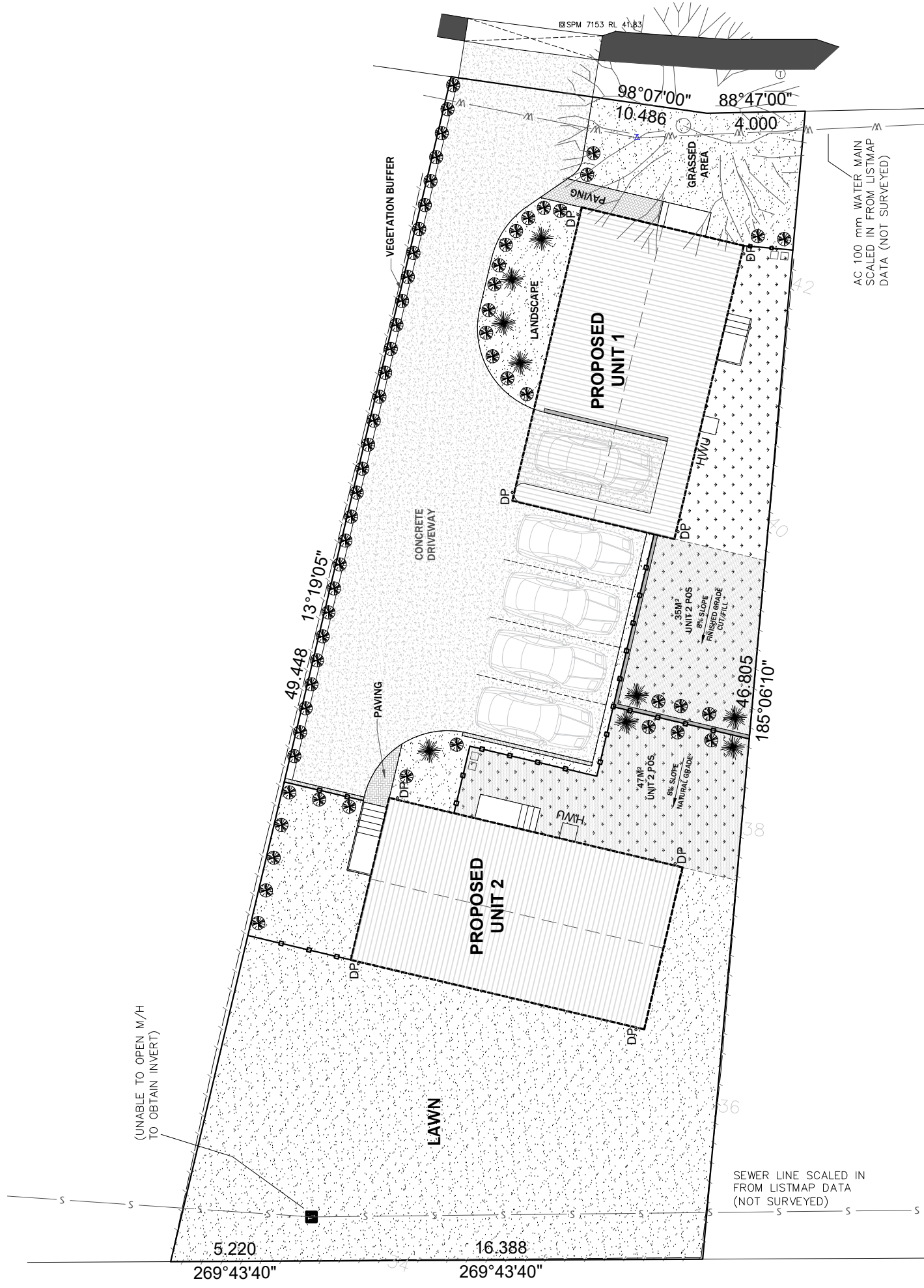
LAWN: Soil to finish as a lightly rolled layer 8mm above adjacent paved surfaces, or plinth board. Spread lawn seed at the rate 40gms/m squared. For instant turf grass finish top as lightly rolled layer flush to adjacent paved surfaces. Ensure seed bed and instant turf areas are kept moist during the establishment period.

EDGING: Separate garden bed, gravel and lawn areas by a 100x20 C.C.A. treated pine plinth board pegged at 1200mm centers, or similar hard edging.

MULCH: After planting spread shredded pinewood mulch to a depth of 75mm to all garden beds.

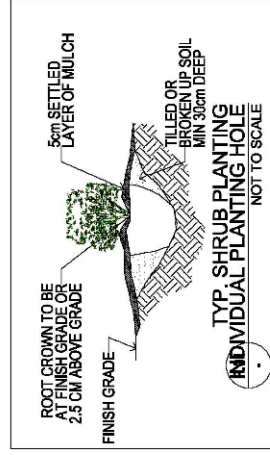
MAINTENANCE: Maintain all garden beds in a neat and tidy condition. Regularly water garden beds and lawn areas during establishment period and during dry spells. Eradicate any weed growth.

BRIAR CRESCENT



PLANTING SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	HEIGHT	WIDTH	POT SIZE	QTY
EVERGREEN SHRUBS						
Bu 001	Buxus 'Green Gem'	Green Gem Boxwood	40cm	30cm	200mm	9
TUFTING PLANTS						
D.L. 002	Danilla 'Little Jess'	Flax Lily	20cm	30cm	150mm	60



LEGEND

- MULCH
- GRASS
- Buxus 'Green Gem'
- Danilla 'Little Jess'

AMENDMENTS

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SIGNS	
	DATE

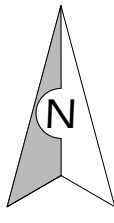
HOUSE - MODULAR PODS

CLIENT NAME	Greg Rips
SITE ADDRESS	18 Briar Crescent, Gagebrook, TAS

LANDSCAPE PLAN

JOB NO.	000000	A
SCALE	1:200	
DRAWN BY	xxx	
DATE	21.04.2024	
		SHT. 04 OF 09

BRIAR CRESCENT



SPM 7153 RL 41.83



AC 100 mm WATER MAIN
SCALED IN FROM LISTMAP
DATA (NOT SURVEYED)

JOB NO.	000000
SCALE	1:100
DRAWN BY	xxx
DATE	21.04.2024

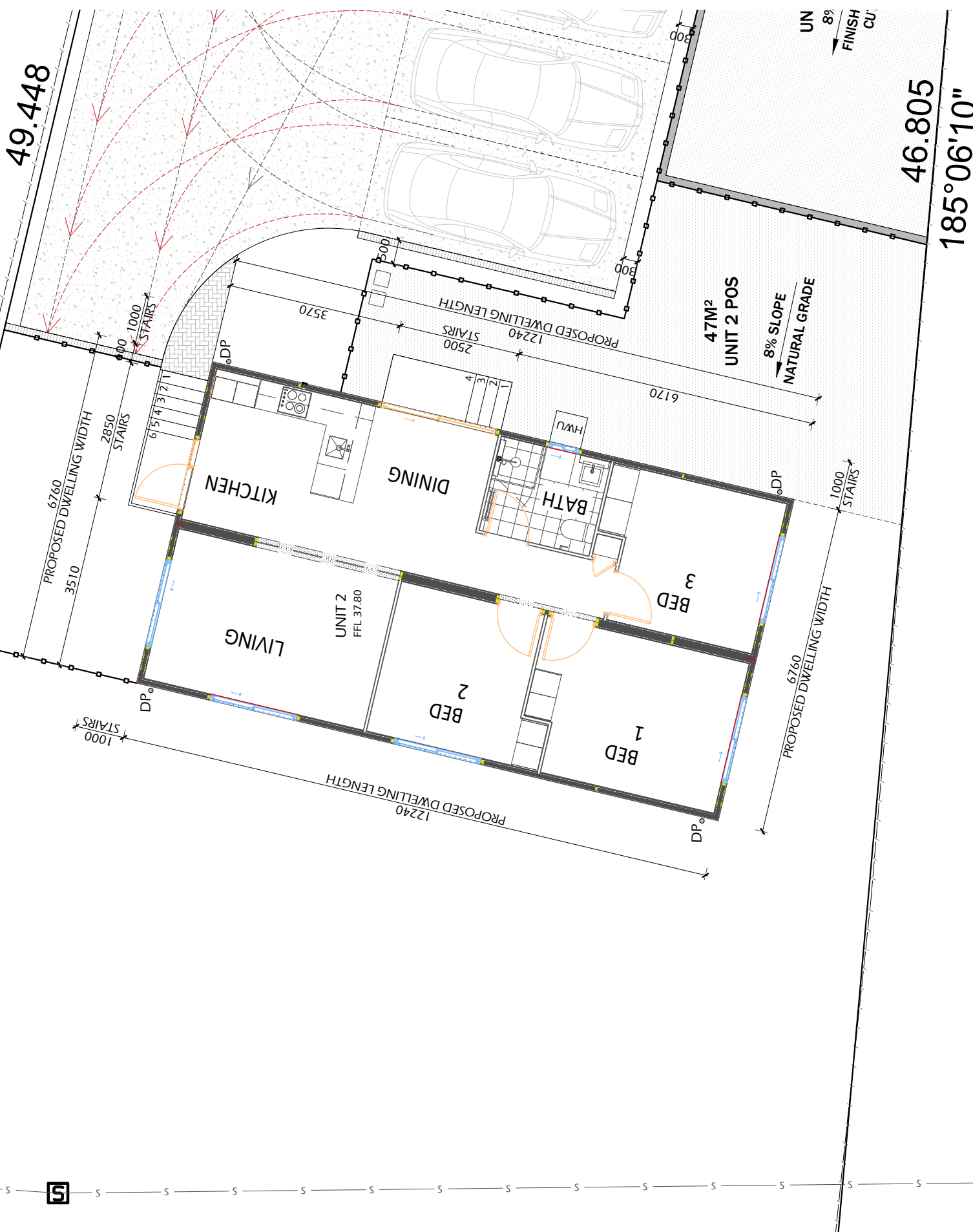
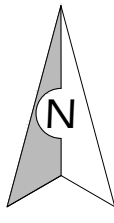
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SHT. 05 OF 09

HOUSE - MODULAR PODS	
CLIENT NAME	Greg Rips
SITE ADDRESS	18 Briar Crescent, Gagebrook, TAS
PROPOSED GROUND PLAN - UNIT 1	

SIGNATURE	DATE
CLIENT 1	
CLIENT 2	
BUILDER	
SIGNS	

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AMENDMENTS	
AMENDMENTS	



5.220 16.388
 269°43'40" 269°43'40"

49.448 46.805
 185°06'10"

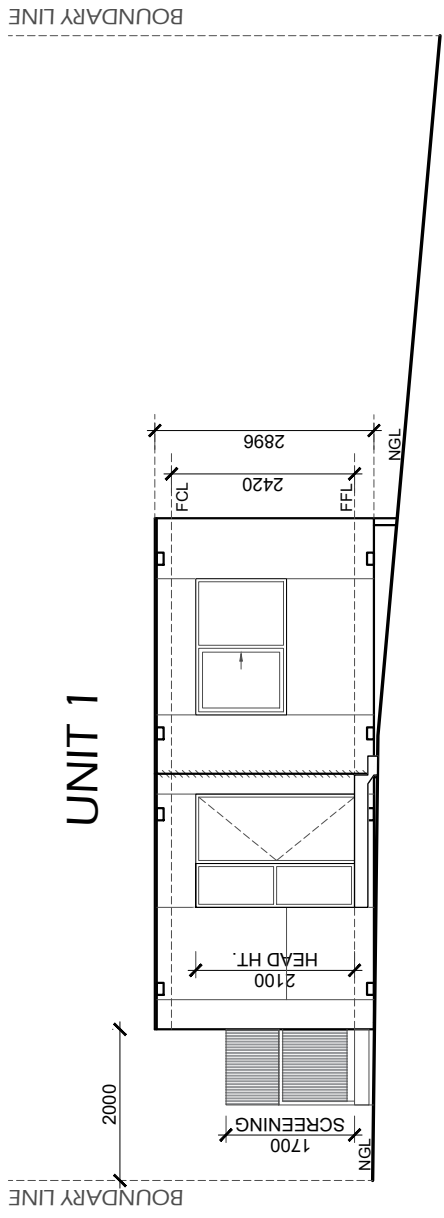
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DRAWN BY	xxx
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SHT. 06 OF 09	

HOUSE - MODULAR PODS	
CLIENT NAME	Greg Rips
SITE ADDRESS	18 Briar Crescent, Gagebrook, TAS
PROPOSED GROUND PLAN - UNIT 2	

SIGNATURE	
CLIENT 1	DATE
CLIENT 2	
BUILDER	
SIGNS	

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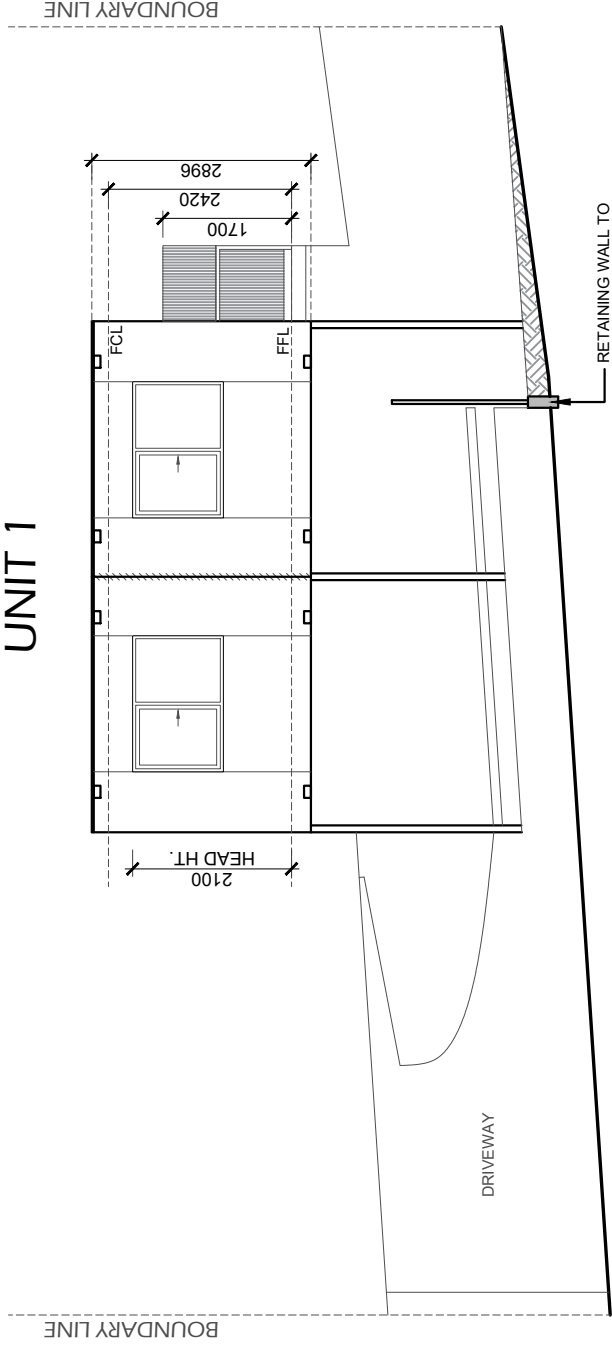
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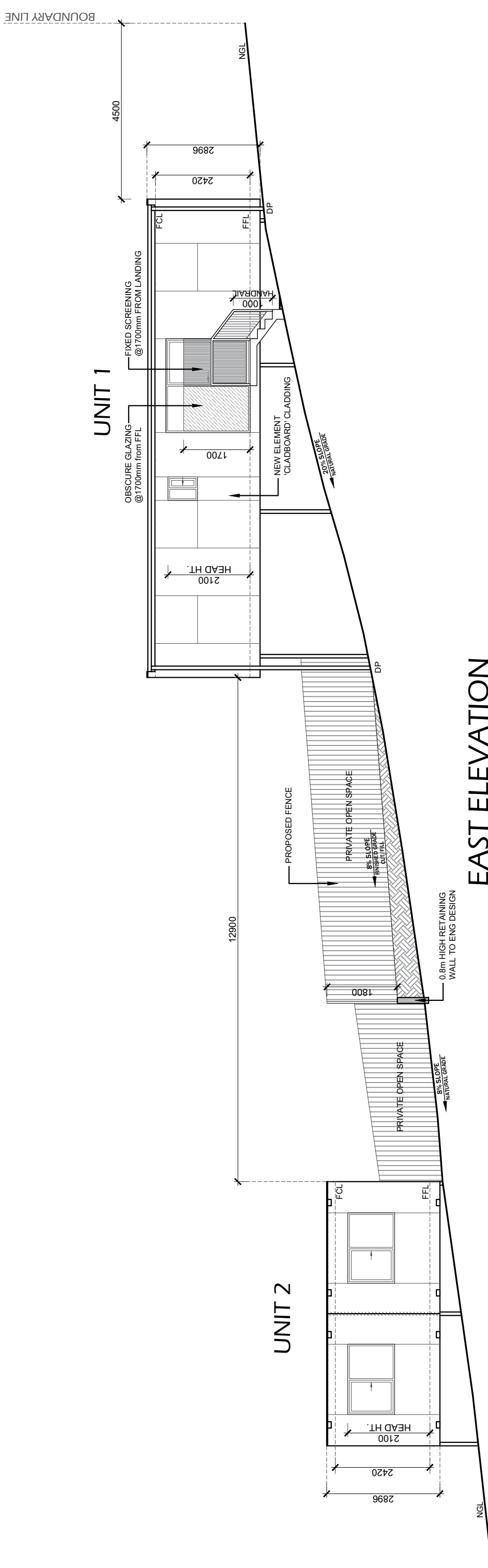
NORTH ELEVATION

UNIT 1

UNIT 1



SOUTH ELEVATION



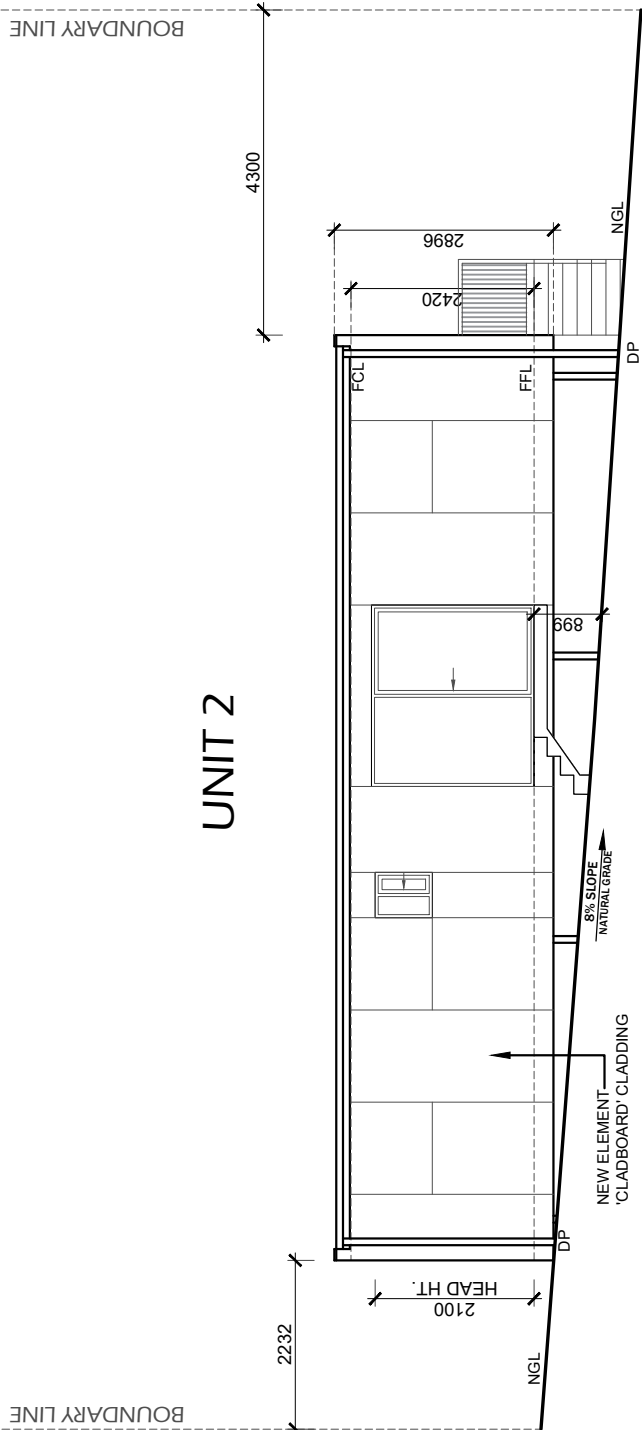
EAST ELEVATION

UNIT 2

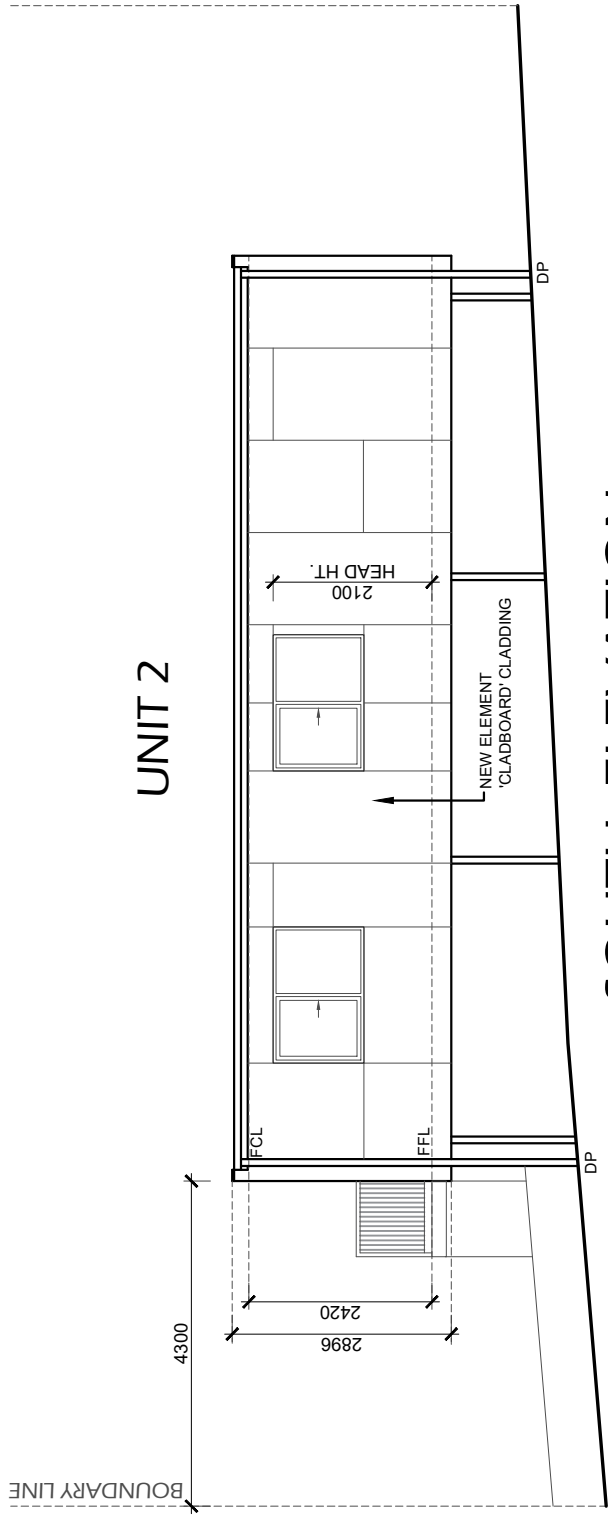
UNIT 1

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HOUSE - MODULAR PODS			
CLIENT NAME	Greg Rips		
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ELEVATIONS			
JOB NO.	000000	SCALE	1:100
DRAWN BY	xxx	DATE	21.04.2024
			SHT. 08 OF 09

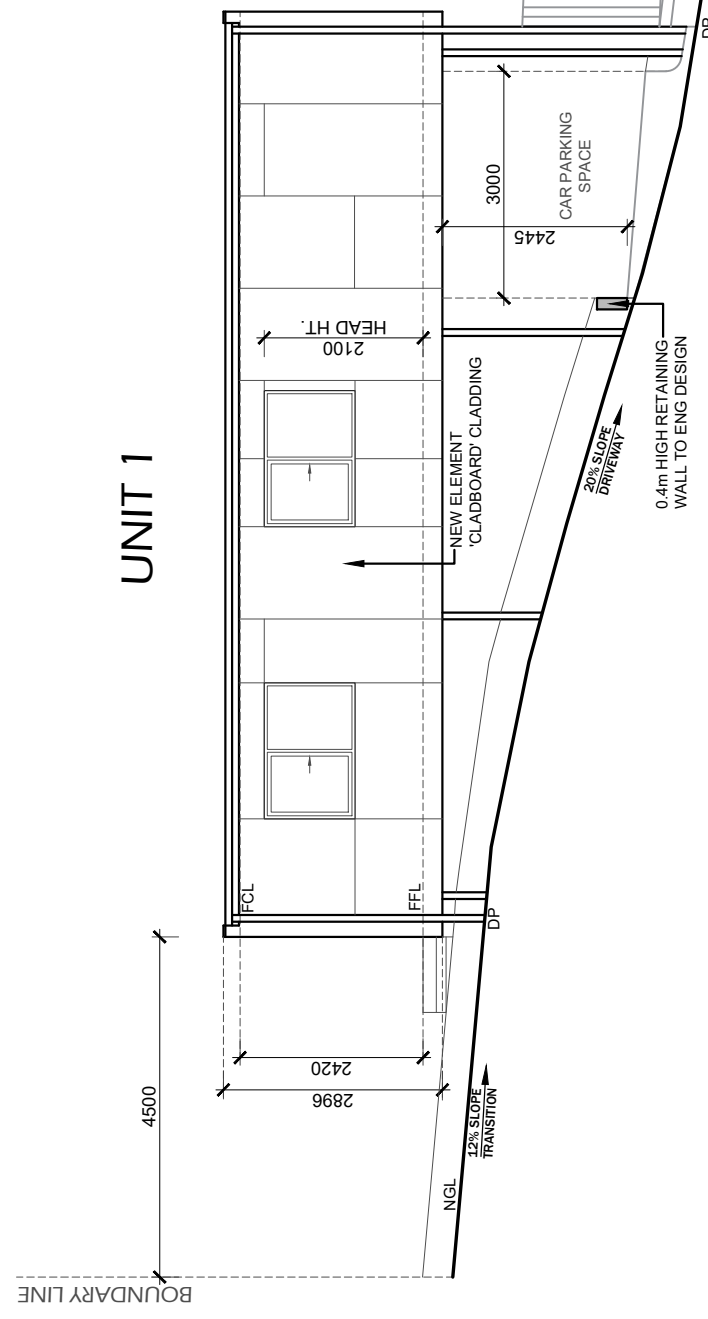
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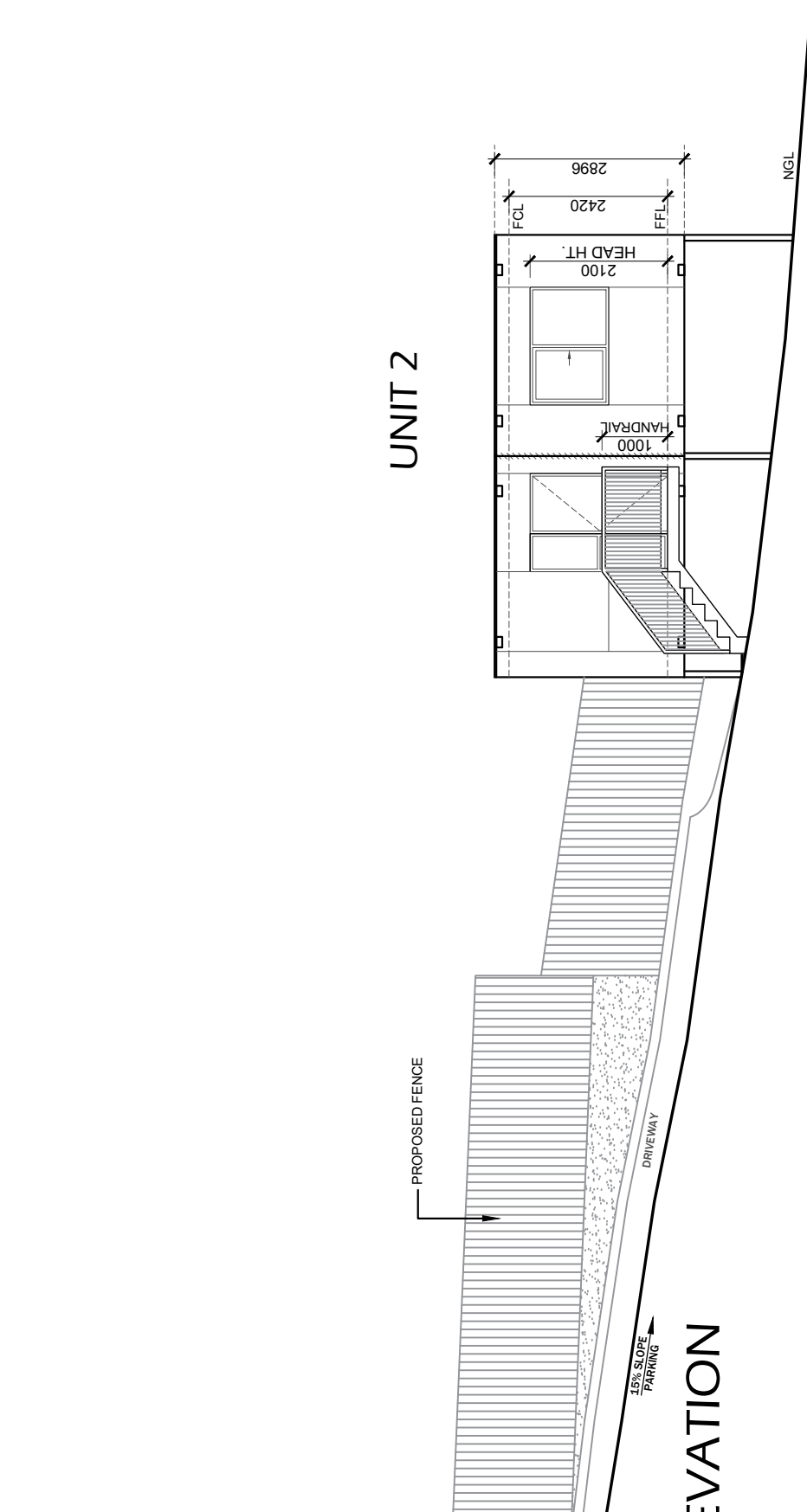
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



UNIT 2

UNIT 1

AMENDMENTS	
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SHT. 09 OF 09	

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Submission to Planning Authority Notice

Council Planning Permit No.	DA 2024 / 00095	Council notice date	14/05/2024
TasWater details			
TasWater Reference No.	TWDA 2024/00568-BTN	Date of response	16/05/2024
TasWater Contact	Timothy Carr	Phone No.	0419 306 130
Response issued to			
Council name	BRIGHTON COUNCIL		
Contact details	development@brighton.tas.gov.au		
Development details			
Address	18 BRIAR CRES, GAGEBROOK	Property ID (PID)	7101568
Description of development	Multiple Dwellings x 2		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Applicant	Proposed Site Plan – Sheet 02 of 09	B	01/05/2024
Conditions			
<p>Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:</p> <p>CONNECTIONS, METERING & BACKFLOW</p> <ol style="list-style-type: none"> A suitably sized water supply with metered connections and sewerage system and connections to the development must be designed and constructed to TasWater’s satisfaction and be in accordance with any other conditions in this permit. Advice: <i>The water connection/meters are to be located in the common area.</i> Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer’s cost. Prior to commencing construction of the development, any water connection utilised for construction must have a backflow prevention device and water meter installed, to the satisfaction of TasWater. <p>TASWATER ASSETS</p> <ol style="list-style-type: none"> The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer’s cost. Ground levels over the TasWater assets must not be altered without the written approval of TasWater. <p>DEVELOPER CHARGES</p> <ol style="list-style-type: none"> Prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a developer charge totalling \$1,054.20 to TasWater for water infrastructure for 0.60 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater. 			

7. Prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a developer charge totalling \$1,757.00 to TasWater for sewerage infrastructure for 1.00 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.

DEVELOPMENT ASSESSMENT FEES

8. The applicant or landowner as the case may be, must pay a development assessment fee of \$234.64 to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater.

The payment is required within 30 days of the issue of an invoice by TasWater.

Advice

General

For information on TasWater development standards, please visit <https://www.taswater.com.au/building-and-development/technical-standards>

For application forms please visit <https://www.taswater.com.au/building-and-development/development-application-form>

Developer Charges

For information on Developer Charges please visit the following webpage - <https://www.taswater.com.au/building-and-development/developer-charges>

Water Submetering

As of July 1 2022, TasWater's Sub-Metering Policy no longer permits TasWater sub-meters to be installed for new developments. Please ensure plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) reflect this. For clarity, TasWater does not object to private sub-metering arrangements. Further information is available on our website (www.taswater.com.au) within our Sub-Metering Policy and Water Metering Guidelines.

Service Locations

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

- (a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater.
- (b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit <https://www.taswater.com.au/building-and-development/service-locations> for a list of companies.
- (c) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.
- (a) used finished surface levels over the pipe;
- (b) The line of influence from the base of the footing must pass below the invert of the pipe and be clear of the pipe trench and;
- (c) A note on the plan indicating how the pipe location and depth were ascertained.
- (d) The location of the property service connection and sewer inspection opening (IO).

Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning

Authority Notice.

TasWater Contact Details

Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au