



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2024/107

LOCATION OF AFFECTED AREA

380 BOYER ROAD, DROMEDARY

DESCRIPTION OF DEVELOPMENT PROPOSAL

OUTBUILDING (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 **25/06/2024**. 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

Proposed Change of Use (Farm Shed to Residential Garage)

for
M.J. & K.L. Mozes
at
380 Boyer Road
Dromedary

TITLE REFERENCE:	volume - 249980 folio - 1
PROPERTY ID:	5047350
COUNCIL:	BRIGHTON
PLANNING ZONE:	22. LANDSCAPE CONSERVATION PRIORITY VEGETATION AREA
OVERLAYS:	LANDSLIP HAZARD AREA - LOW BUSHFIRE PRONE AREA
SITE AREA	8.88ha
SITE COVER	508m ² = 0.57%
PRIVATE OPEN SPACE	> 100m ²
CAR PARKING	2
EXISTING DWELLING FLOOR AREA	178.8m ²
EXISTING VERANAH AREAS	67.0m ²
EXISTING ATTACHED CAR PORT	35.7m ²
EXISTING OUTBUILDINGS	118.5m ²
EXISTING SHED -> GARAGE FLOOR AREA	108.0m ²
TOTAL	508.0m ²
BUSHFIRE ATTACK LEVEL (BAL)	BAL-29
ALPINE ZONE CLASSIFICATION	N/A
CLIMATE ZONE	7
CORROSION CLASSIFICATION (STRUCTURAL)	LOW
CORROSION CLASSIFICATION (ROOFING)	LOW
WIND SPEED CLASSIFICATION	N2
SOIL CLASSIFICATION	---

Job No. 240302

PLANNING APPLICATION

**NOT TO BE USED
FOR CONSTRUCTION PURPOSES**

PETTIT DESIGNS

Matthew Pettit
Accredited Building
Practitioner
Licence No. CC5092U
(Building Designer - Domestic)

A.B.N. 87 667 918 807

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2.	Bush fire hazard analysis	1:1000
3.	Site plan	1:4000
4.	Site plan	1:200
5.	Floor plan & elevations	1:100

COVER

0/5

PETTIT DESIGNS

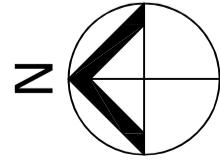
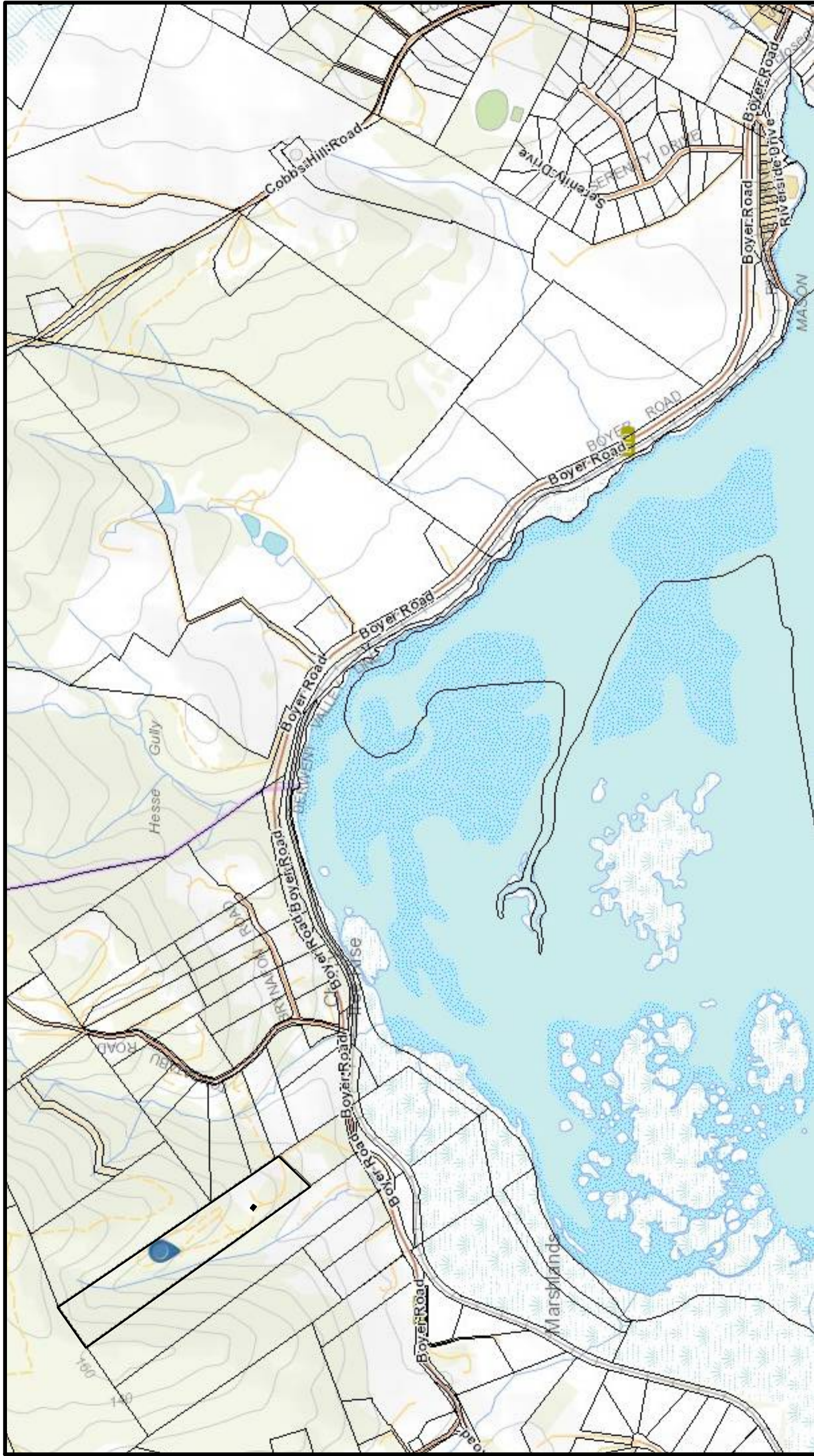
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DATE: May 2024

DRAFTED BY: MATTHEW RICHARD PETTIT
ACCREDITATION No. : CC5092U

NOTES TO PLANS:

To be read in conjunction with plans and specifications

1. Figured dimensions to be used. Do not scale drawings.
2. It is recommended that all levels, set outs and dimensions be verified by a registered Surveyor.
3. All materials to be in accordance with the relevant SAA Code, NCC and/or Manufacturers specifications.
4. All work to be carried out in accordance with relevant SAA Code, Manufacturers specifications and NCC
5. Pettit Designs hereby guarantee that the plans and specifications will meet requirements of the Permit Authority.
Although every care is taken no responsibility is accepted for misinterpretation error or omission. It is the Contractors responsibility at all times to verify dimensions and levels etc. prior to and during constructions.
6. These drawings to be read in conjunction with Engineers reports and associated details thereof.
7. All plumbing and drainage to Local Authority specifications and NCC where applicable.



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1/5

LOCATION PLAN

Scale: 1:10000

PROPOSED CHANGE OF USE
 (FARM SHED TO GARAGE)
 380 BOYER ROAD
 DROMEDARY
 M.J. & K.L. MOZES
 JOB: 240302

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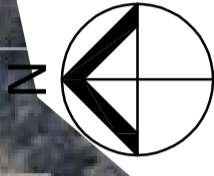


BUSH FIRE ATTACK LEVEL DETERMINATION:
'BAL-29' THREAT PERCEIVED AS UNMANAGED
BUSH OR GRASSLAND WITHIN 100m RADIUS
OF PROPERTY AT
380 BOYER ROAD, DROMEDARY

NOTE: DEPICTED CIRCLE IS NOT A MANAGEMENT PLAN
BOUNDARY BUT AN INDICATION OF THE DISTANCE 100m
FROM THE BUILDING TO WHICH A BAL ASSESSMENT MAY
RELATE.



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BUSH FIRE HAZARD PLAN

Scale 1:1000

2/5

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Background imagery courtesy of
www.theLIST.tas.gov.au/listmap/app/list/map



TITLE REFERENCE: volume - 249980
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 5047350

COUNCIL: BRIGHTON

PLANNING ZONE: 22. LANDSCAPE CONSERVATION

OVERLAYS: PRIORITY VEGETATION AREA
 LANDSLIP HAZARD AREA - LOW
 BUSHFIRE PRONE AREA

BUSHFIRE ATTACK LEVEL (BAL)
 ALPINE ZONE CLASSIFICATION
 CLIMATE ZONE
 CORROSION CLASSIFICATION (STRUCTURAL)
 CORROSION CLASSIFICATION (ROOFING)
 WIND SPEED CLASSIFICATION
 SOIL CLASSIFICATION

BAL-29
 N/A
 7
 LOW
 LOW
 N2

SITE AREA
 SITE COVER
 PRIVATE OPEN SPACE
 CAR PARKING

8.88ha
 508m² = 0.57%
 >100m²
 2

EXISTING DWELLING FLOOR AREA
 EXISTING VERANAH AREAS
 EXISTING ATTACHED CAR PORT
 EXISTING OUTBUILDINGS
 EXISTING SHED -> GARAGE FLOOR AREA
 TOTAL

178.8m²
 67.0m²
 35.7m²
 118.5m²
 108.0m²
 508.0m²

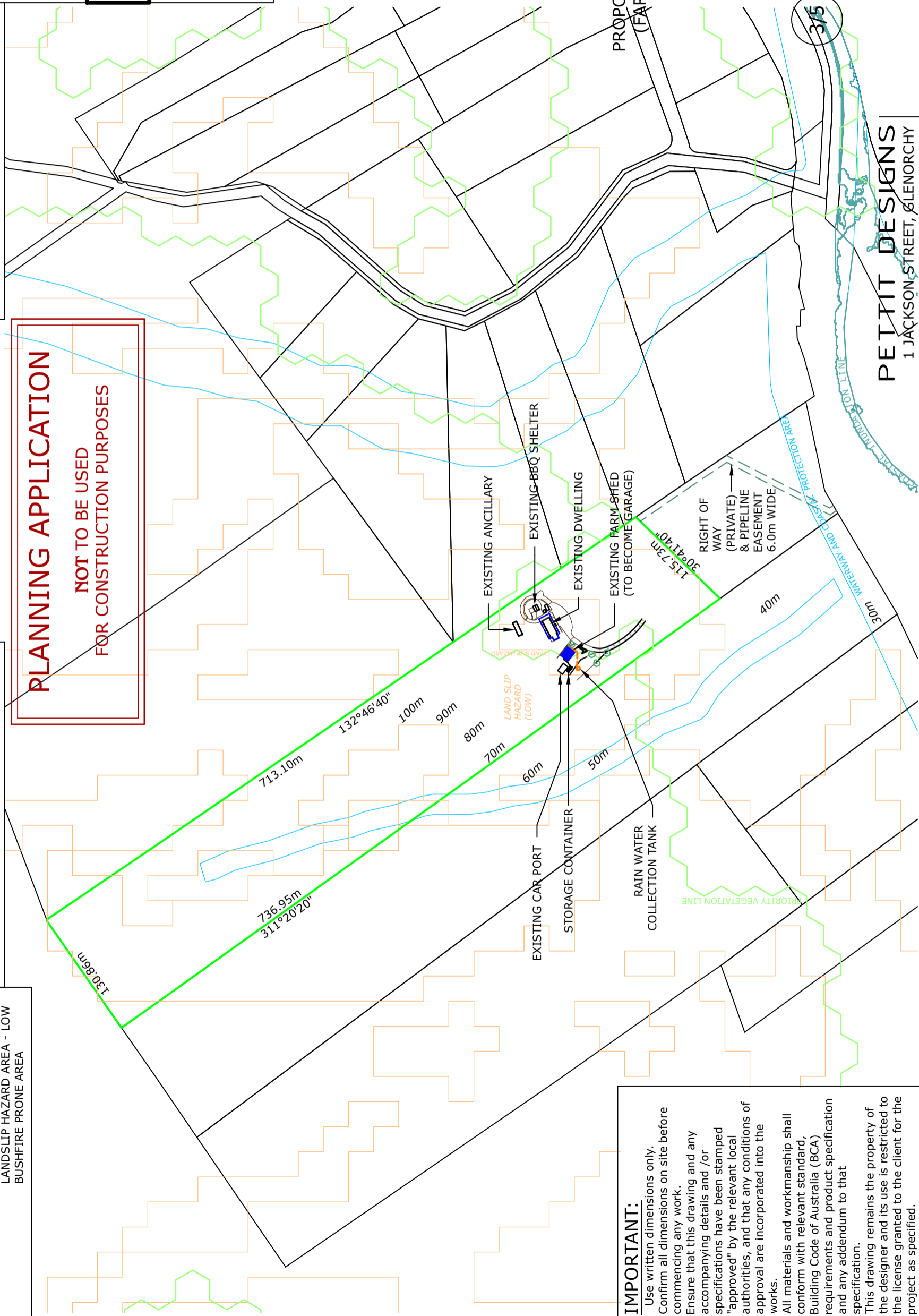
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OH&S HAZARD
 Type: public safety
 Solution: provision of safety fencing around construction area

IT IS THE BUILDERS RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UNDERGROUND SERVICES, INCLUDING BUT NOT LIMITED TO; GAS, WATER, SEWER, STORM WATER, ELECTRICITY, TELECOMMUNICATIONS.

ALL LEVELS TO BE VERIFIED BY BUILDER PRIOR TO COMMENCEMENT OF WORK

IMPORTANT:
 RECYCLABLE OR REUSABLE WASTE PRODUCTS MUST BE DIRECTED TO APPROPRIATE RECYCLING DEPOTS RATHER THAN DEPOSITING TO LANDFILL



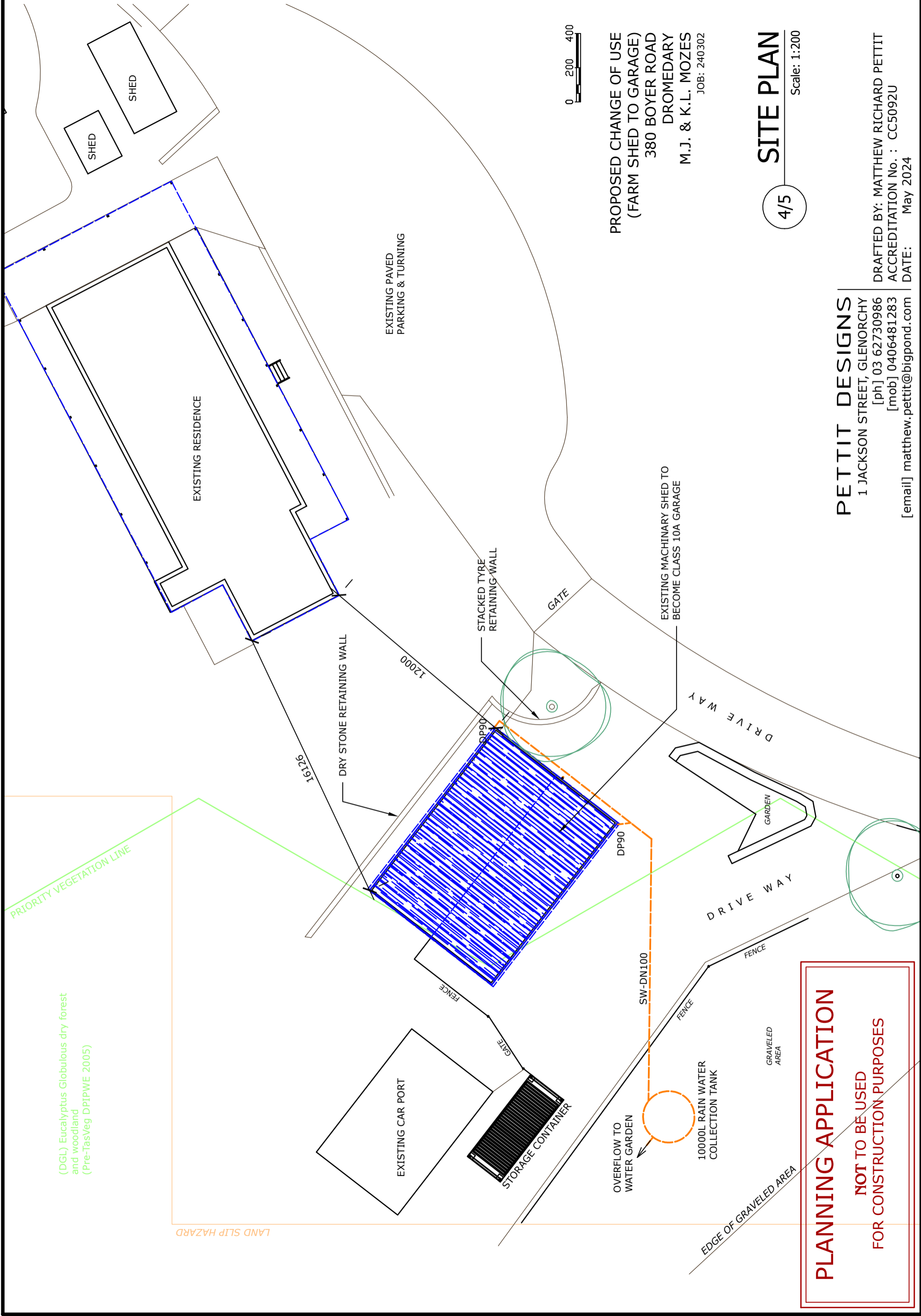
IMPORTANT:
 Use written dimensions only.
 Confirm all dimensions on site before commencing any work.
 Ensure that this drawing and any accompanying details and /or specifications have been stamped "approved" by the relevant local authorities, and that any conditions of approval are incorporated into the works.
 All materials and workmanship shall conform with relevant standard, Building Code of Australia (BCA) requirements and product specification and any addendum to that specification.
 This drawing remains the property of the designer and its use is restricted to the license granted to the client for the project as specified.

www.theLIST.tas.gov.au/listmap/app/list/map



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(DGL) Eucalyptus Globulous dry forest and woodland (Pre-TasVeg DPIPWE 2005)

LAND SLIP HAZARD

PRIORITY VEGETATION LINE

SHED

SHED

EXISTING RESIDENCE

EXISTING PAVED PARKING & TURNING

EXISTING CAR PORT

STORAGE CONTAINER

STACKED TYRE RETAINING WALL

GATE

EXISTING MACHINERY SHED TO BECOME CLASS 10A GARAGE

DRIVE WAY

DRIVE WAY

GRAVELED AREA

EDGE OF GRAVELED AREA

PROPOSED CHANGE OF USE (FARM SHED TO GARAGE)
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4/5

SITE PLAN

Scale: 1:200

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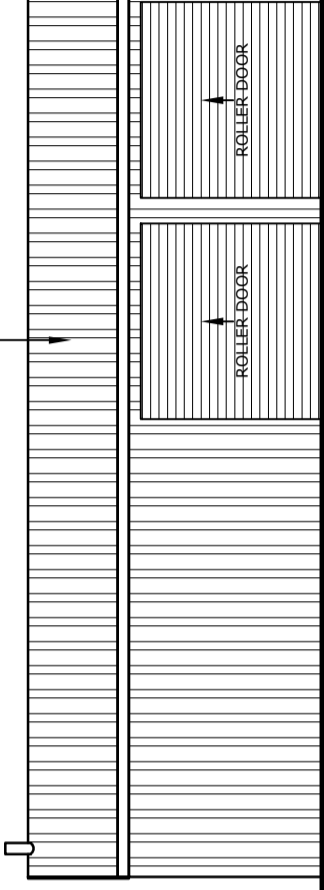
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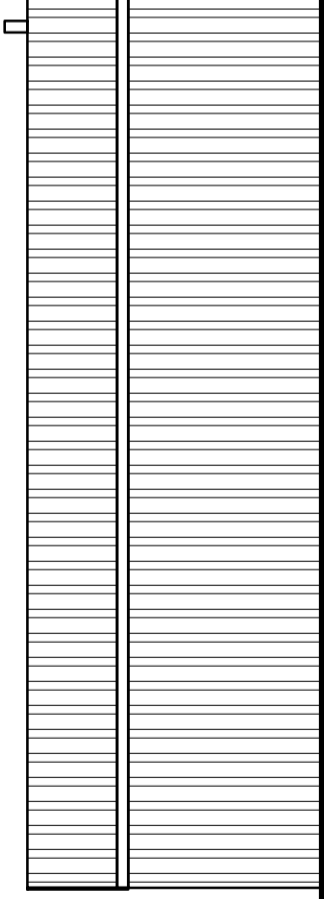
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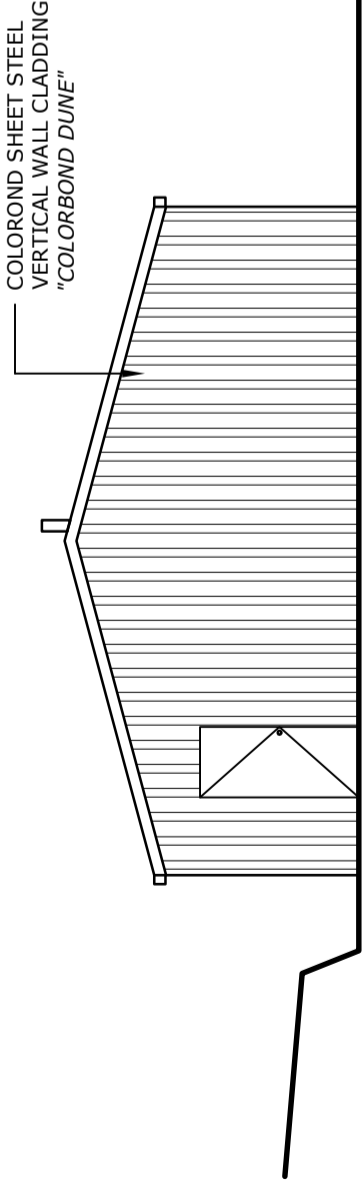
COLOROND SHEET STEEL ROOF CLADDING
"COLORBOND WOODLAND GREY"



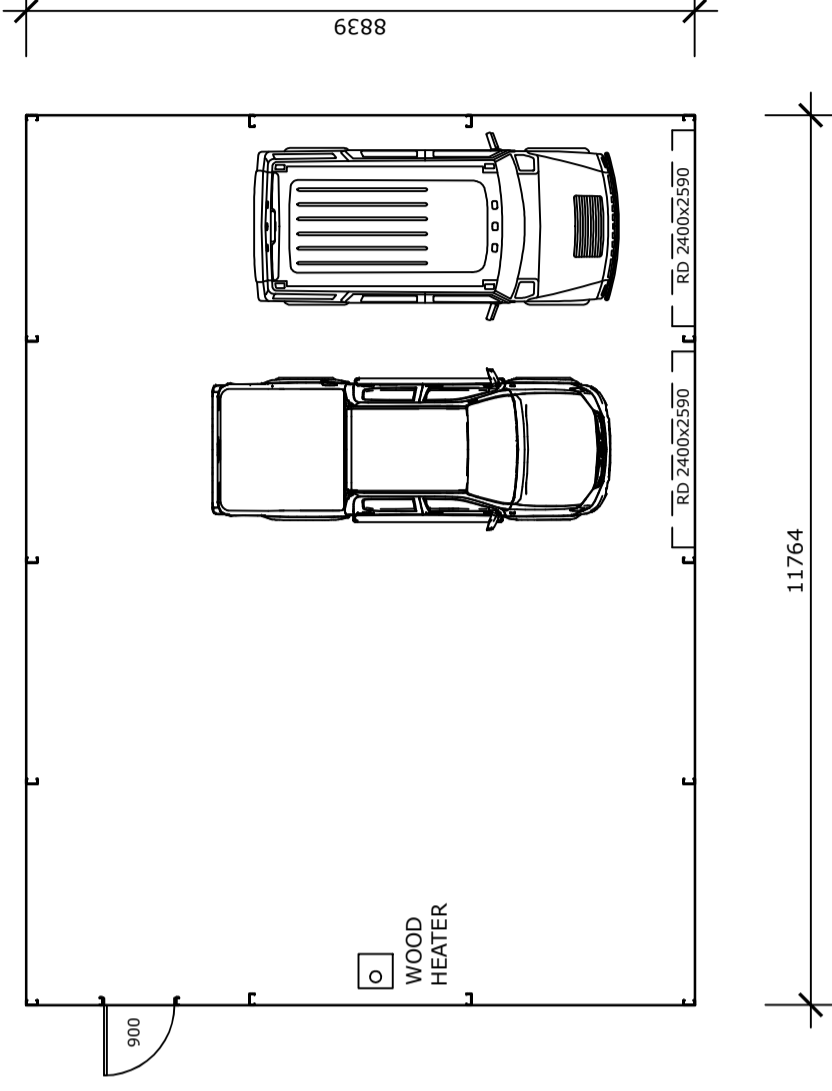
WEST ELEVATION



NORTH-EAST ELEVATION



NORTH-WEST ELEVATION



FLOOR PLAN & ELEVATIONS

5/5

Scale 1:100



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