



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2024/149

LOCATION OF AFFECTED AREA

22 GLEN LEA ROAD, PONTVILLE

DESCRIPTION OF DEVELOPMENT PROPOSAL

DWELLING AND OUTBUILDING

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 **28TH AUGUST 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



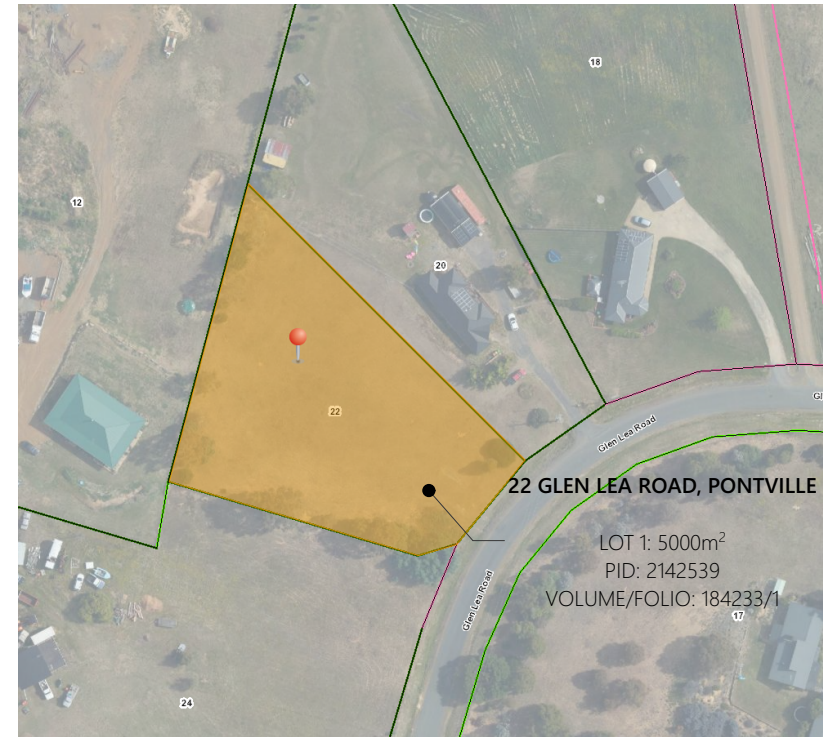
ORAMATIS

DEVELOPMENT APPLICATION

22 GLEN LEA ROAD, PONTVILLE

PROPOSED HOUSE & SHED

ID	NAME	REV
	COVER PAGE	
DA01	NOTES & SITE LOCATION PLAN	
DA02	SITE PLAN	
DA03	FLOOR PLAN	
DA04	ELEVATION	
DA05	ELEVATION	
DA06	SHED PLAN	



1 LOCATION PLAN/SATELLITE IMAGERY
1:2000



2 Perspective
1:100

GENERAL NOTES

GENERAL
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DO NOT SCALE FROM THIS DRAWING

THE CONTRACTOR SHALL CONFIRM ON SITE EXISTING CONDITIONS, LEVELS AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORKS

ALL DISCREPANCIES TO BE REPORTED TO THE ARCHITECT FOR INSTRUCTION

ALL LEVELS INDICATED PERTAIN TO FINISHED LEVELS AND NOT STRUCTURAL LEVELS UNLESS OTHERWISE INDICATED

MATERIALS AND WORK PRACTICES SHALL COMPLY WITH THE NATIONAL CONSTRUCTION CODE (NCC) AND OTHER RELEVANT CODES REFERRED TO IN THE NCC

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS, SPECIFICATIONS AND DRAWINGS

PROPRIETARY ITEMS, SYSTEMS AND ASSEMBLIES ARE TO BE ASSEMBLED, INSTALLED OR FIXED IN CONFORMANCE WITH THE CURRENT WRITTEN RECOMMENDATIONS AND INSTRUCTIONS OF THE MANUFACTURER OR SUPPLIER

WORKPLACE HEALTH AND SAFETY
ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE PROJECT SAFE DESIGN REPORT

ALL CONTRACTORS MUST CARRY OUT WORKS IN ACCORDANCE WITH CURRENT HEALTH AND SAFETY LEGISLATION AND BEST PRACTICE INCLUDING PREPARATION OF A CONSTRUCTION SAFETY MANAGEMENT PLAN

LAND TITLE REFERENCE
VOLUME (PLAN): 184233/1

DESIGN WIND SPEED
WIND LOADING TO AS 4055: N3

SOIL CLASSIFICATION
SOIL CLASSIFICATION TO AS 2870: M

CLIMATE ZONE FOR THERMAL DESIGN
CLIMATE ZONE TO BCA FIGURE 1.1.4: 7

BUSHFIRE PRONE AREA BAL RATING
BUSHFIRE ATTACK LEVEL (BAL) TO AS 3959: BAL-19

CORROSION ENVIRONMENT
CORROSION ENVIRONMENT TO AS/NZS 2312: N/A

KNOWN SITE HAZARDS: n/a

GENERAL NOTES

CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCEMENT OF ANY WORK. CONTRACTORS SHALL CLARIFY ANY DISCREPANCIES BEFORE COMMENCEMENT OF ANY WORK. DRAWINGS MUST NOT BE SCALED.
CONTRACTORS SHALL SUBMIT SAMPLES AND SHOP DRAWINGS BEFORE COMMENCING WORK. ALL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND ALL RELEVANT AUSTRALIAN STANDARDS. THESE DESIGNS, PLANS, SPECIFICATIONS AND THE COPYRIGHT HEREIN ARE THE PROPERTY OF ORAMATIS STUDIO AND MUST NOT BE USED, REPRODUCED OR COPIED WHOLLY OR IN PART WITHOUT THE WRITTEN PERMISSION OF ORAMATIS STUDIO.

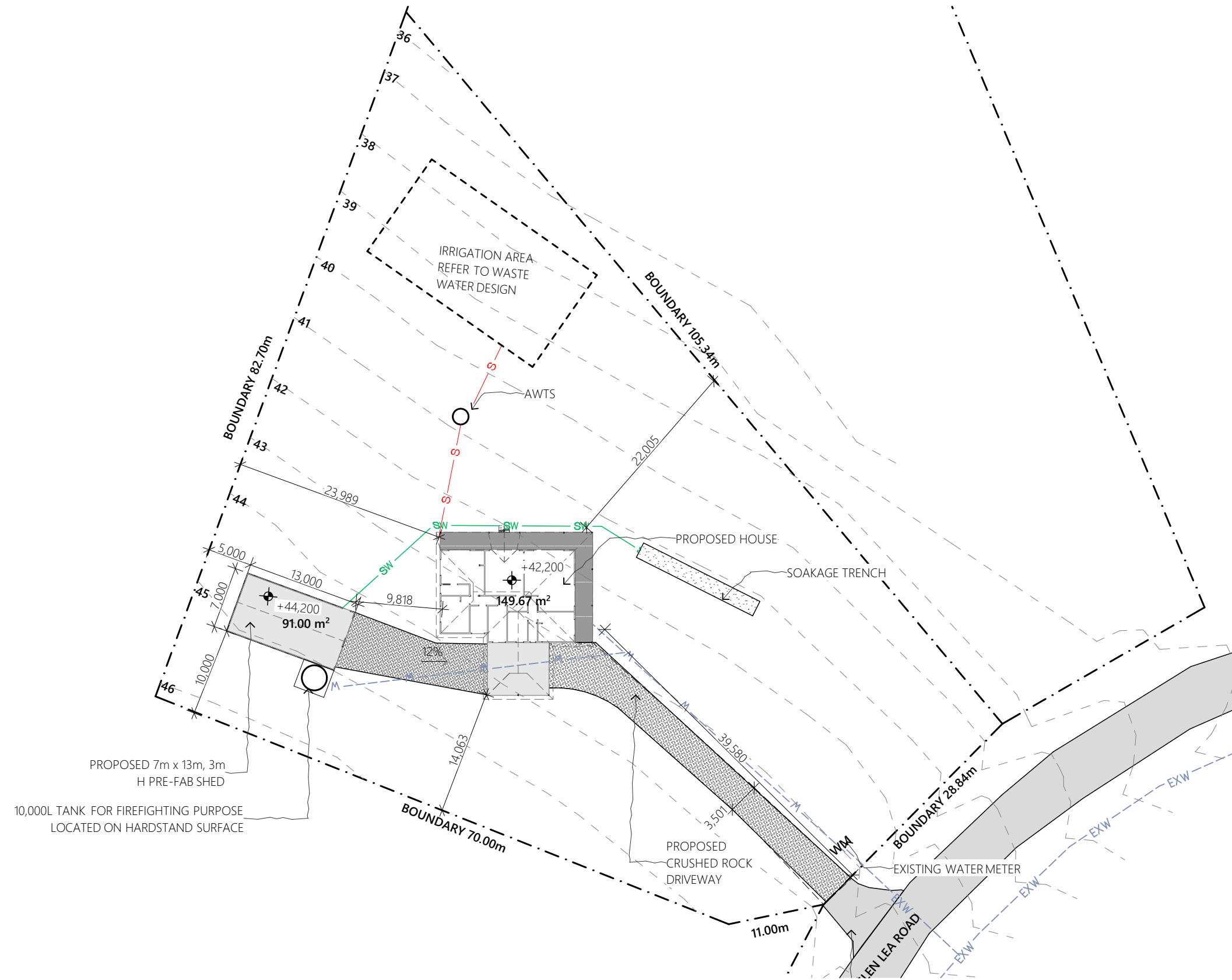
REV ID	DESCRIPTION	DATE

PROJECT	PROPOSED HOUSE 22 GLEN LEA ROAD, PONTVILLE
CLIENT	ANDREW

REVISION	DATE
	22/07/2024
PROJECT ID	CHECKED BY
2442	A.HILL

SCALE	DRAWN BY
AS SHOWN @ A3	C. LI

PAGE	NORTH
DA01	
DRAWING	NOTES & SITE LOCATION PLAN



LEGEND

- WM** EXISTING WATER METER
- S** PROPOSED Ø100 UPVC SEWER LINE
- SW** PROPOSED Ø100 UPVC STORMWATER LINE
- W** PROPOSED Ø25 PE WATER LINE
- EXW** EXISTING WATER LINE

1 SITE PLAN
1:500

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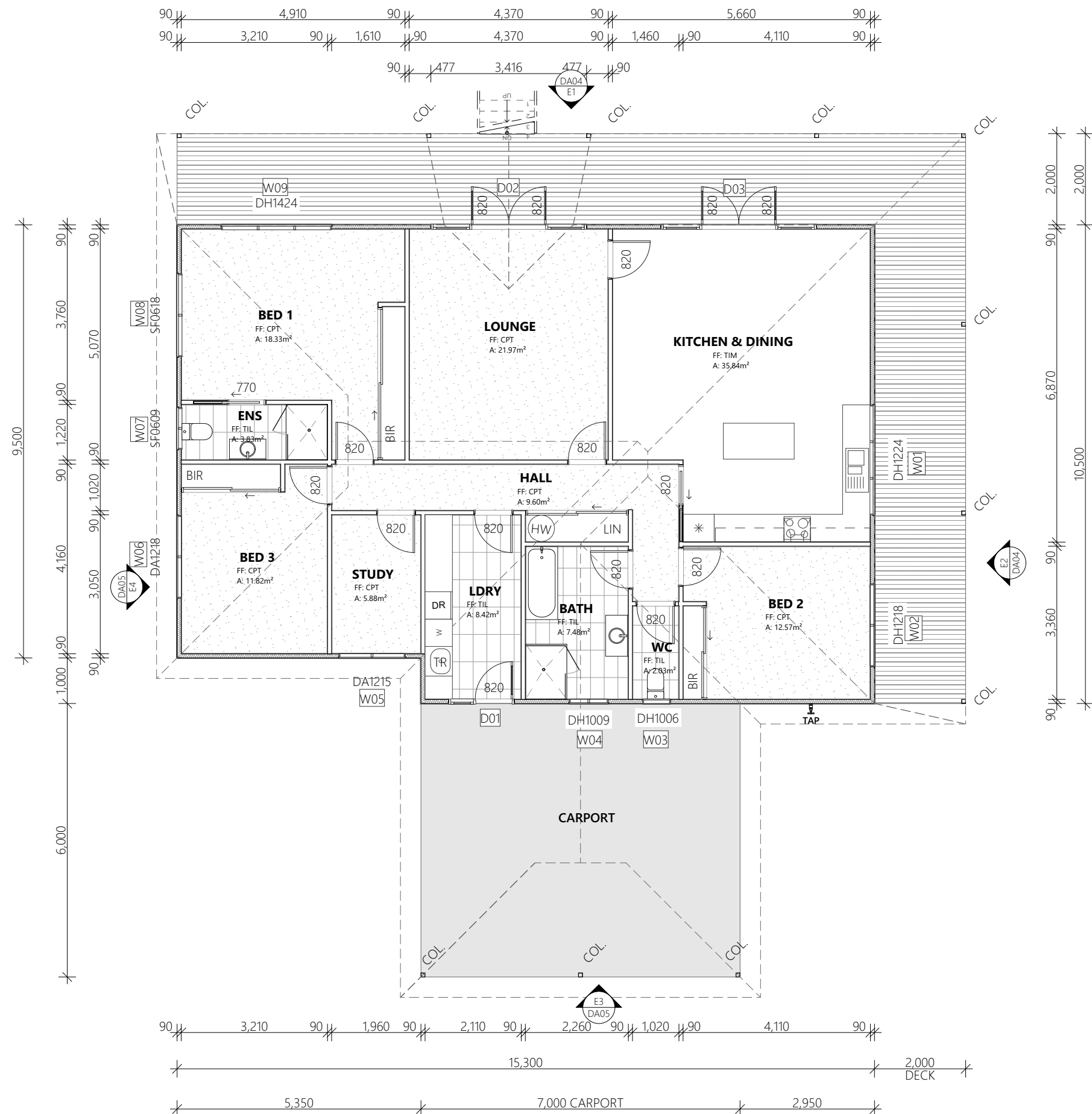
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 22/07/2024

PROJECT ID
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 A.HILL

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 C. LI



NOTE
ALL DIMENSIONS ARE TO THE WALL FRAME

FLOOR PLAN LEGEND

- BR** BROOM CLOSET
- BT** BATH TUB
- CT** COOKTOP
- DW** DISHWASHER
- DR** DRYER
- F** FRIDGE
- OC** OVERHEAD CABINETS
- P** PANTRY
- RH** RANGEHOOD
- S** SINK
- SH** SHOWER CABIN
- ST** STORAGE
- TR** LAUNDRY TROUGH
- V** VANITY
- W** WASHING MACHINE

1
-
FLOOR PLAN
1:100

REV ID	DESCRIPTION	DATE

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PROPOSED HOUSE 22 GLEN LEA ROAD, PONTVILLE		22/07/2024	AS SHOWN @ A3

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ANDREW	2442	A.HILL	C. LI

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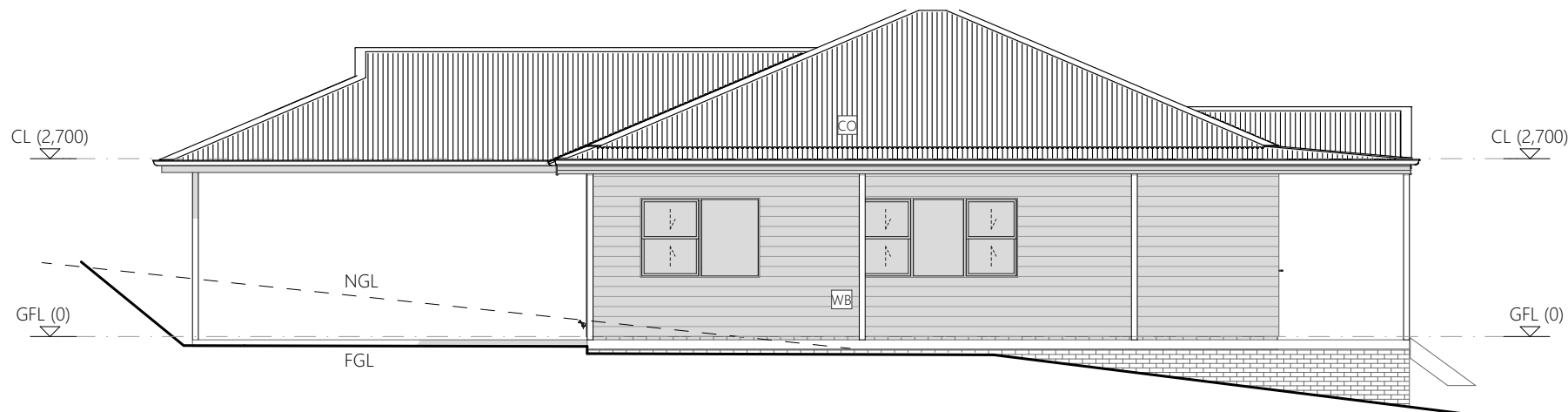
PAGE	NORTH
DA03	
DRAWING	
FLOOR PLAN	



1 NORTH ELEVATION
1:100

MATERIAL & FINISHES

- ROOF**
- CO** CUSTOM ORB ROOF SHEET
COLOUR: *Windspray*
- WALL**
- BR** BRICK FOUNDATION WALL
COLOUR: *Overland Freycinet*
 - WB** 16mm WEATHERBOARD CLADDING
COLOUR: *Dulux 'White Beach quarter'*
TRIM *Dulux 'Vivid White'*



2 EAST ELEVATION
1:100

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PAGE
DA04

DRAWING
ELEVATION

NORTH



1
-
SOUTH ELEVATION
1:100

MATERIAL & FINISHES

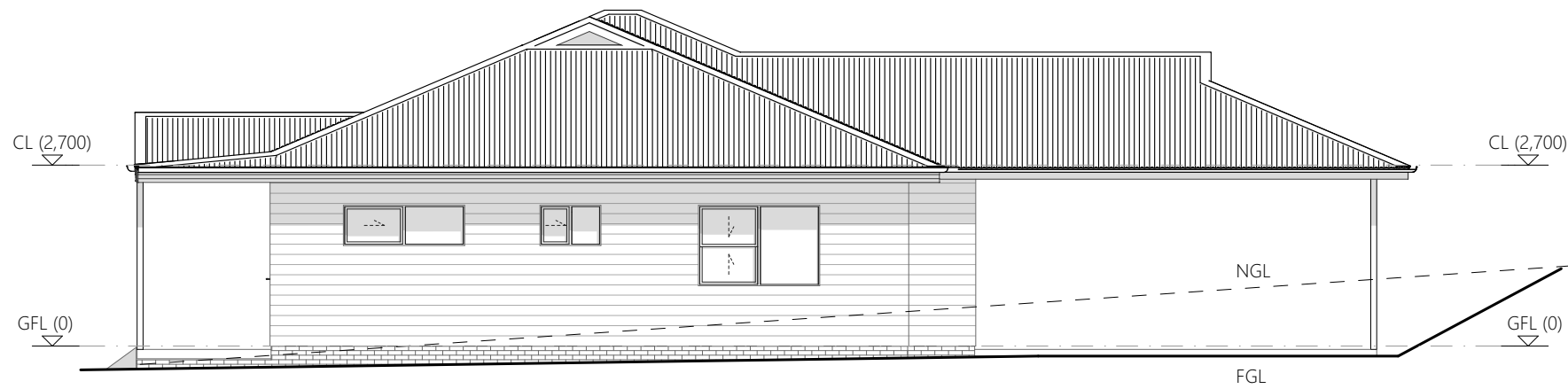
ROOF

CO CUSTOM ORB ROOF SHEET
COLOUR: *Windspray*

WALL

BR BRICK FOUNDATION WALL
COLOUR: *Overland Freycinet*

WB 16mm WEATHERBOARD CLADDING
COLOUR: *Dulux 'White Beach quarter'*
TRIM *Dulux 'Vivid White'*



2
-
WEST ELEVATION
1:100

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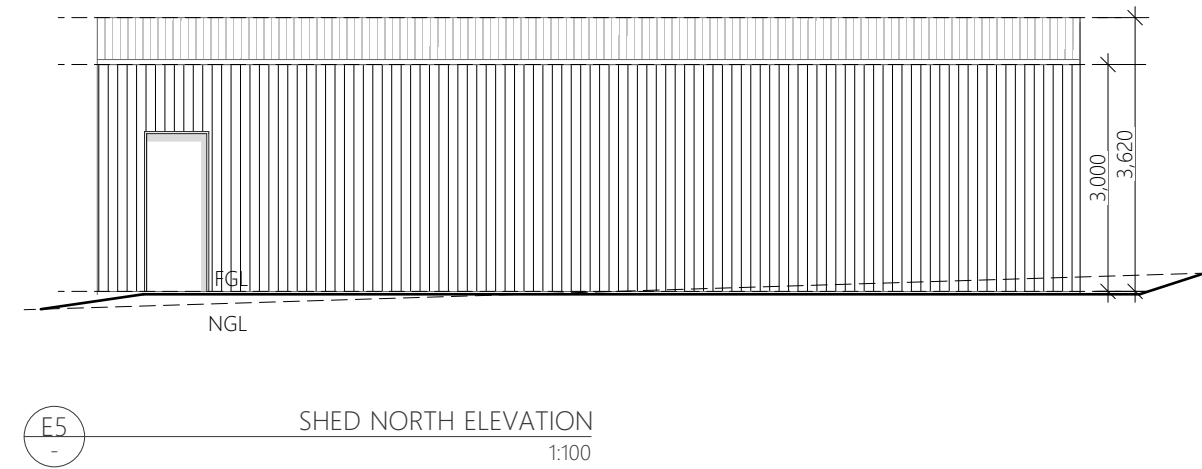
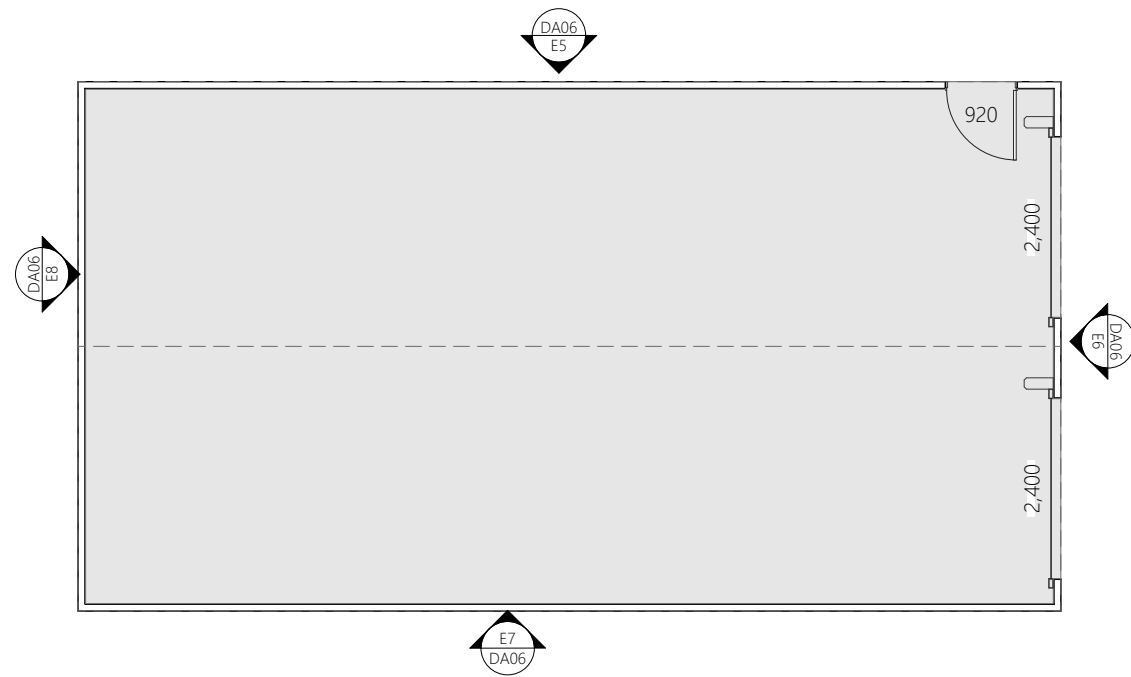
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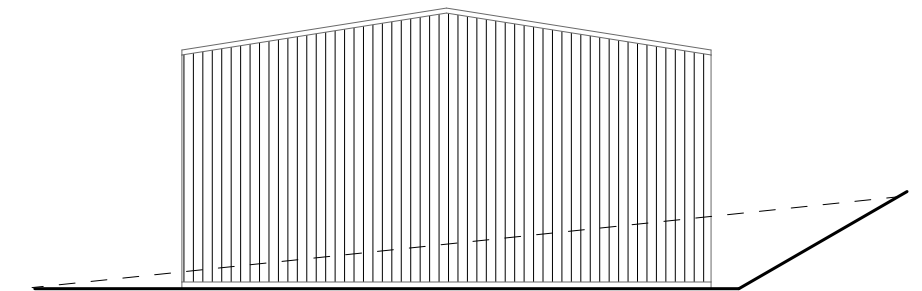
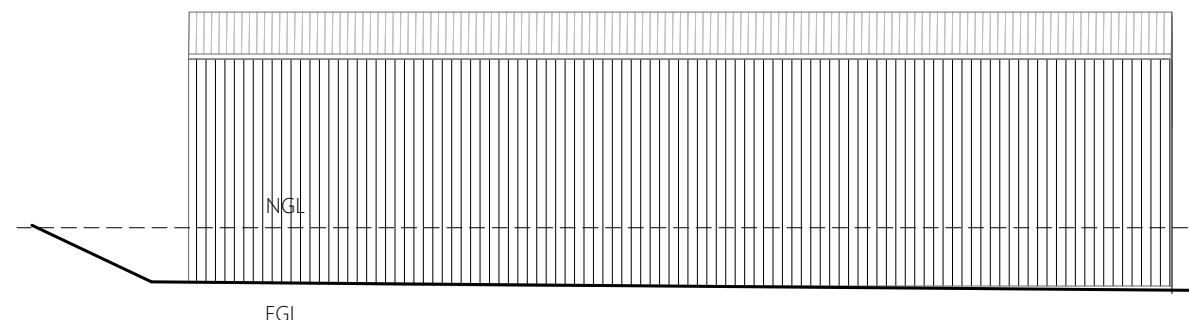
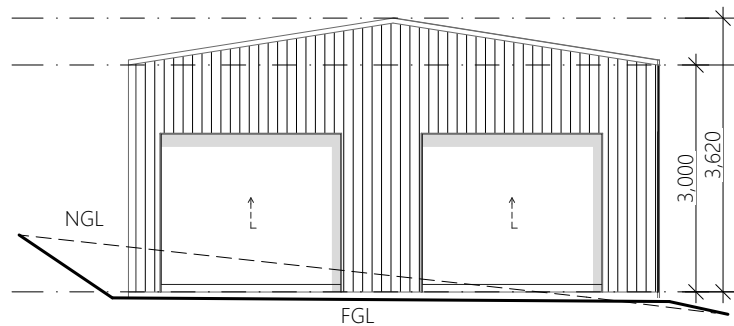
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ELEVATION

NORTH



1
-
SHED FLOOR PLAN
1:100

E5
-
SHED NORTH ELEVATION
1:100



E6
-
SHED EAST ELEVATION
1:100

E7
-
SHED SOUTH ELEVATION
1:100

E8
-
SHED WEST ELEVATION
1:100

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DRAWING
 SHED PLAN

NORTH