



# Application for Planning Approval

## *Land Use Planning and Approvals Act 1993*

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APPLICATION NO.

**DA2024/170**

LOCATION OF AFFECTED AREA

**13 FISHER DRIVE, HERDSMANS COVE**

DESCRIPTION OF DEVELOPMENT PROPOSAL

**SINGLE DWELLING**

A COPY OF THE DEVELOPMENT APPLICATION MAY BE VIEWED AT [www.brighton.tas.gov.au](http://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 **16/09/2024**. ADDRESSED TO THE GENERAL MANAGER AT 1 TIVOLI ROAD, OLD BEACH, 7017 OR BY EMAIL AT [development@brighton.tas.gov.au](mailto: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

# DRAWING SCHEDULE

A00 COVER PAGE  
A01 SITE PLAN  
A02 CONSTRUCTION PLAN  
A03 FLOOR PLAN  
A04 ELEVATIONS #1  
A05 ELEVATIONS #2  
A06 3D PERSPECTIVES  
A07 SHADOW PLANS

# PROJECT INFORMATION

BUILDING DESIGNER: GRANT JAMES PFEIFFER  
ACCREDITATION No: CC2211T  
BUILDING CLASS: CLASS 1A  
LAND TITLE REFERENCE NUMBER: 13844/139  
DESIGN WIND SPEED: N3  
SOIL CLASSIFICATION: TBA  
CLIMATE ZONE: 7  
BUSHFIRE-PRONE BAL RATING: TBA  
ALPINE AREA: N/A  
CORROSION ENVIRONMENT: SEVERE  
FLOODING: NO  
LANDSLIP: NO  
DISPERSIVE SOILS: UNKNOWN  
SALINE SOILS: UNKNOWN  
SAND DUNES: NO  
MINE SUBSIDENCE: NO  
LANDFILL: NO  
GROUND LEVELS: REFER PLAN  
ORG LEVEL: 75MM ABOVE GROUND LEVEL SURFACE

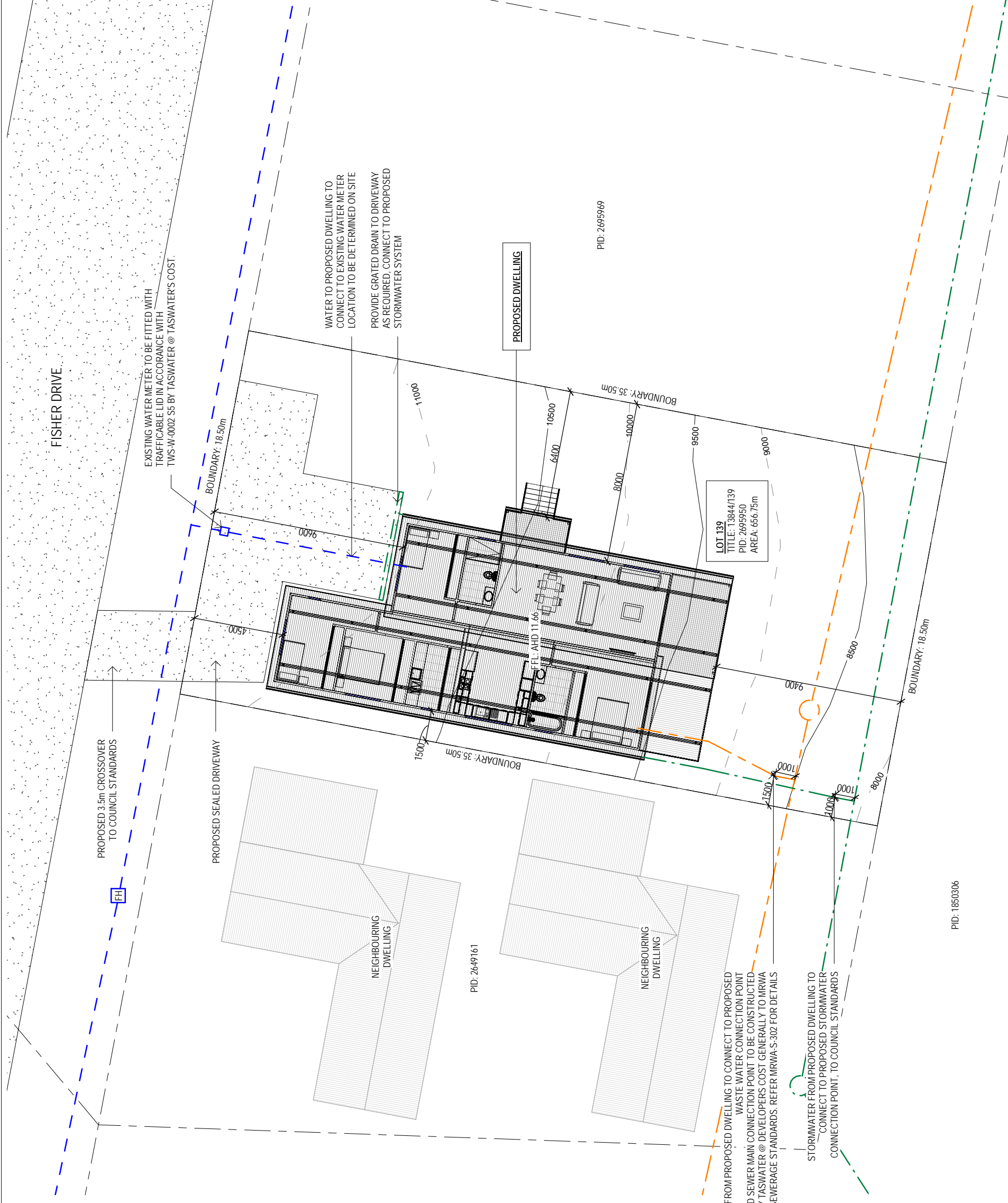
DEVELOPMENT AREA	
Name	Area
PROPOSED DWELLING	144.40 m <sup>2</sup>
DECK	27.00 m <sup>2</sup>
ENTRY DECK	5.28 m <sup>2</sup>
	176.68 m <sup>2</sup>

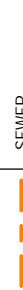
# PROPOSED DWELLING

Z. HU  
13 FISHER DRIVE  
HERDSMANS COVE

BRIGHTON COUNCIL

# ISSUED FOR APPROVAL



LEGEND	
	SEWER
	WATER
	STORMWATER

**DRAINAGE**  
 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 NATIONAL PLUMBING AND DRAINAGE CODE AS3500 AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

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Client: Z. HU

Project: PROPOSED DWELLING

Address: 13 FISHER DRIVE,  
HERDSMANS COVE

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 jack@engineeringplus.com.au  
 trim@engineeringplus.com.au

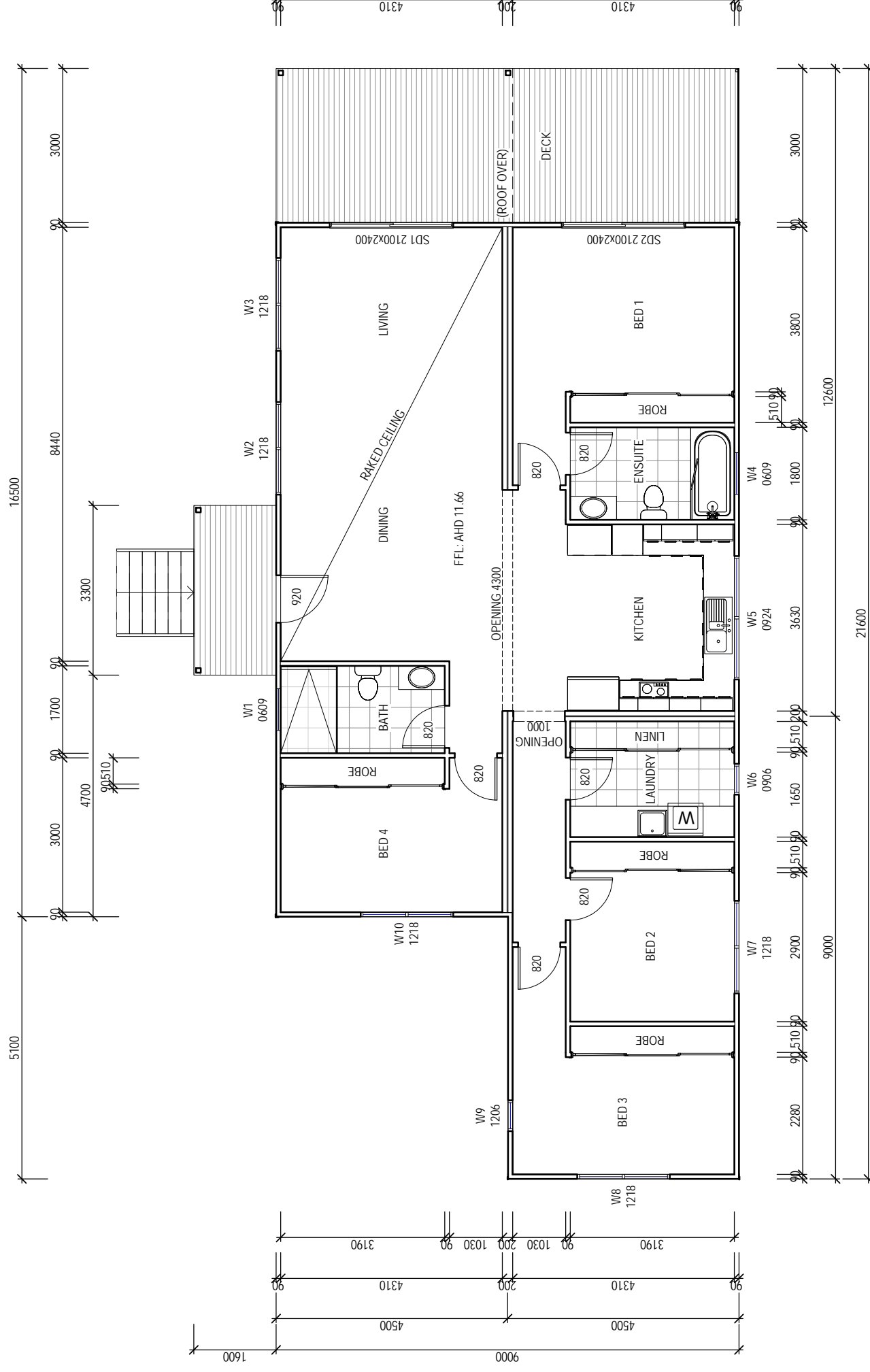


Drawing No:	1322024	A01 / A07	Rev	B
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Rev:	Amendment:	Date:	Int:
B	DECOR AMENDMENTS	01.08.24	O.J.
A	ISSUED FOR APPROVAL	16.07.24	O.J.

Date Drawn:	16.07.24
Drawn:	O. Jones
Checked:	O. Jones
Approved:	J. Pfeiffer
Scale:	As Shown @ A3
Accredited Building Designer	
Designer Name:	J. Pfeiffer
Accreditation No:	CC2211T

**SITE PLAN**  
SCALE 1:200



**CONSTRUCTION PLAN**  
SCALE 1 : 100

**WINDOW SCHEDULE**

MARK	HEIGHT	WIDTH	TYPE	U-VALUE	SHGC
W1	600	900	DG	4.3	.55
W2	1200	1800	DG	4.3	.55
W3	1200	1800	DG	4.3	.55
W4	600	900	DG	4.3	.55
W5	900	2400	DG	4.3	.55
W6	900	600	DG	4.3	.55
W7	1200	1800	DG	4.3	.55
W8	1200	1800	DG	4.3	.55
W9	1200	600	DG	4.3	.55
W10	1200	1800	DG	4.3	.55
SD1	2100	2400	DG	4.0	.61
SD2	2100	2400	DG	4.0	.61

\*REFER ELEVATIONS FOR HIGHLIGHT WINDOWS

**DISCLAIMER:**

ALL WINDOWS SHOWN ON PLAN ARE APPROX. BASED OFF STANDARD MANUFACTURING SIZES. ALL WINDOW DIMENSIONS TO BE CONFIRMED ON SITE BY BUILDER PRIOR TO ORDERING AND MANUFACTURING.

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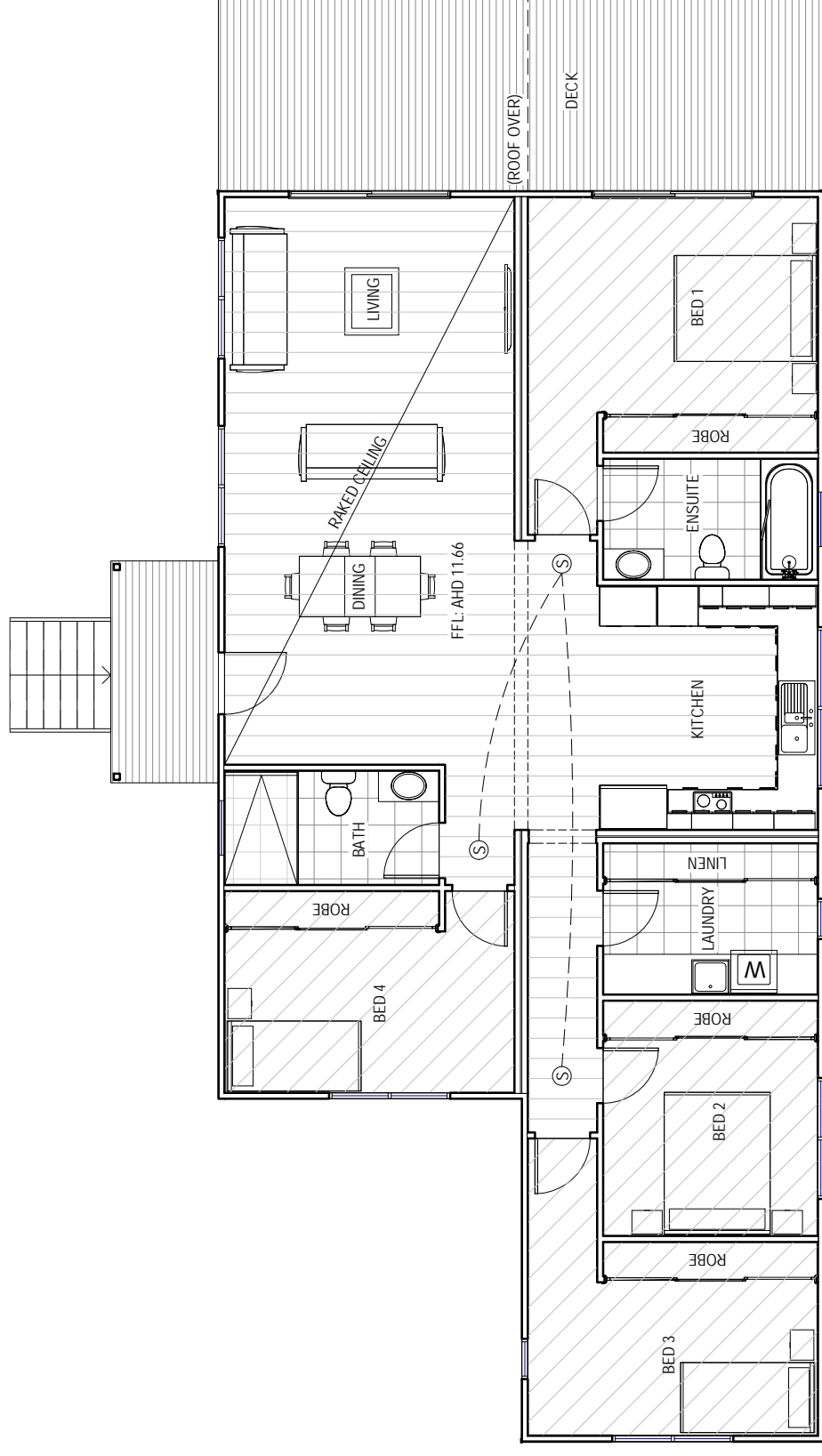
Scale: **As Shown @ A3**  
Accredited Building Designer  
Designer Name: **J. Pfeiffer**  
Accreditation No: **CC2211T**






Drawing No:  
**1322024 A02 / A07**  
Rev  
**B**

Date Drawn:	Drawn:	Checked:	Approved:	Scale:	Accredited Building Designer	Date:	Int:
16.07.24	O. Jones	O. Jones	J. Pfeiffer	As Shown @ A3	O.J.	01.08.24	O.J.
					<b>B DECOR AMENDMENTS</b>		
					<b>A ISSUED FOR APPROVAL</b>		

**Area Schedule (Gross Building)**

Name	Area	Area (sq)
DECK	27.00 m <sup>2</sup>	2.91
PROPOSED DWELLING	144.40 m <sup>2</sup>	15.54
ENTRY DECK	5.28 m <sup>2</sup>	0.57
	176.68 m <sup>2</sup>	19.02



FLOOR COVERINGS	
	CARPET
	CONCRETE
	TIMBER DECKING
	TILE
	VINYL TIMBER FLOORING

**FLOOR PLAN**  
SCALE 1 : 100

**SMOKE ALARMS**  
PROVIDE AND INSTALL SMOKE ALARMS & HARD WIRE TO BUILDING POWER SUPPLY TO AS 3786. CEILING MOUNTED WITH 9VDC ALKALINE BATTERY BACKUP TO LOCATIONS INDICATED ON PLAN AND IN ACCORDANCE WITH NCC PART H3D6 - ACBC PART 9.5

Ⓢ - DENOTES INTERCONNECTED SMOKE DETECTORS

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Checked: O. Jones  
Approved: J. Pfeiffer  
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Accredited Building Designer  
Designer Name: J. Pfeiffer  
Accreditation No: CC2211T

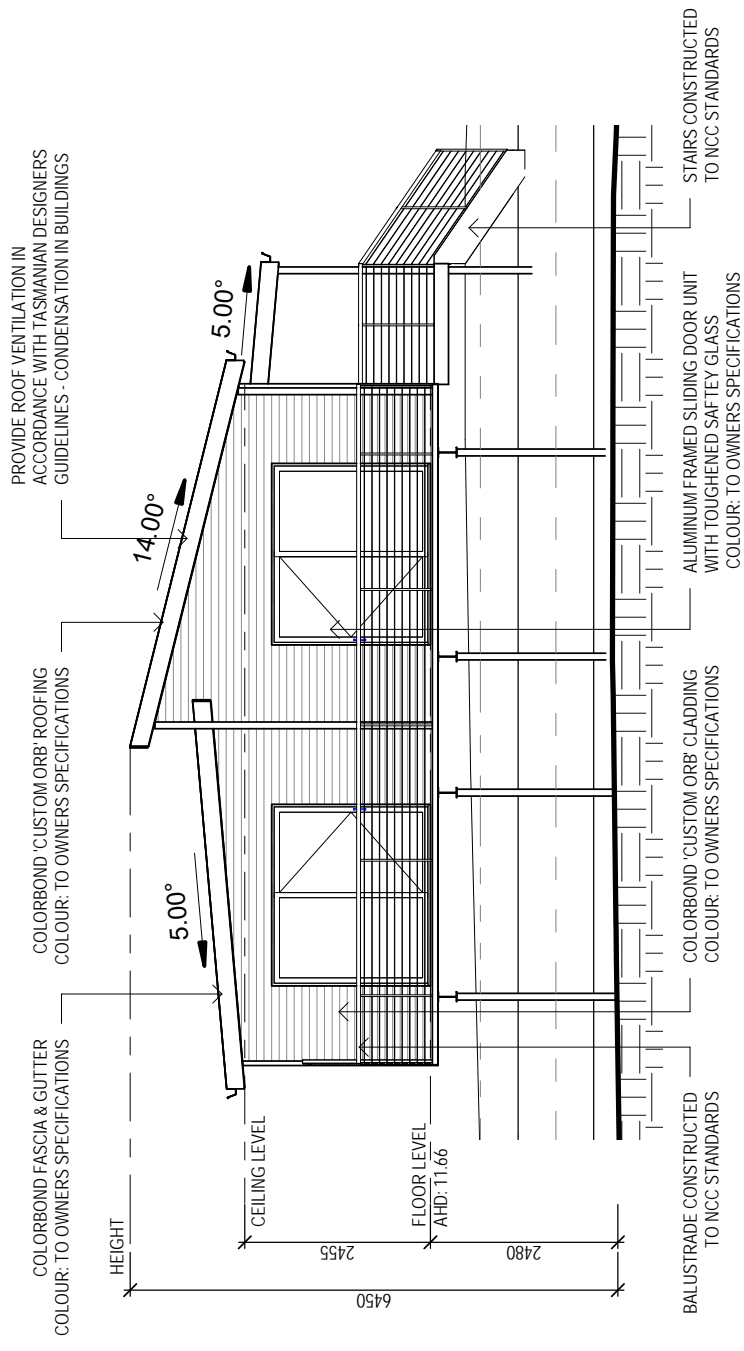
Drawing No: **1322024** A03 / A07  
Rev **B**

EAVE & SOFFIT CONSTRUCTION BCA VOLUME 2 PART 3.5.3.5

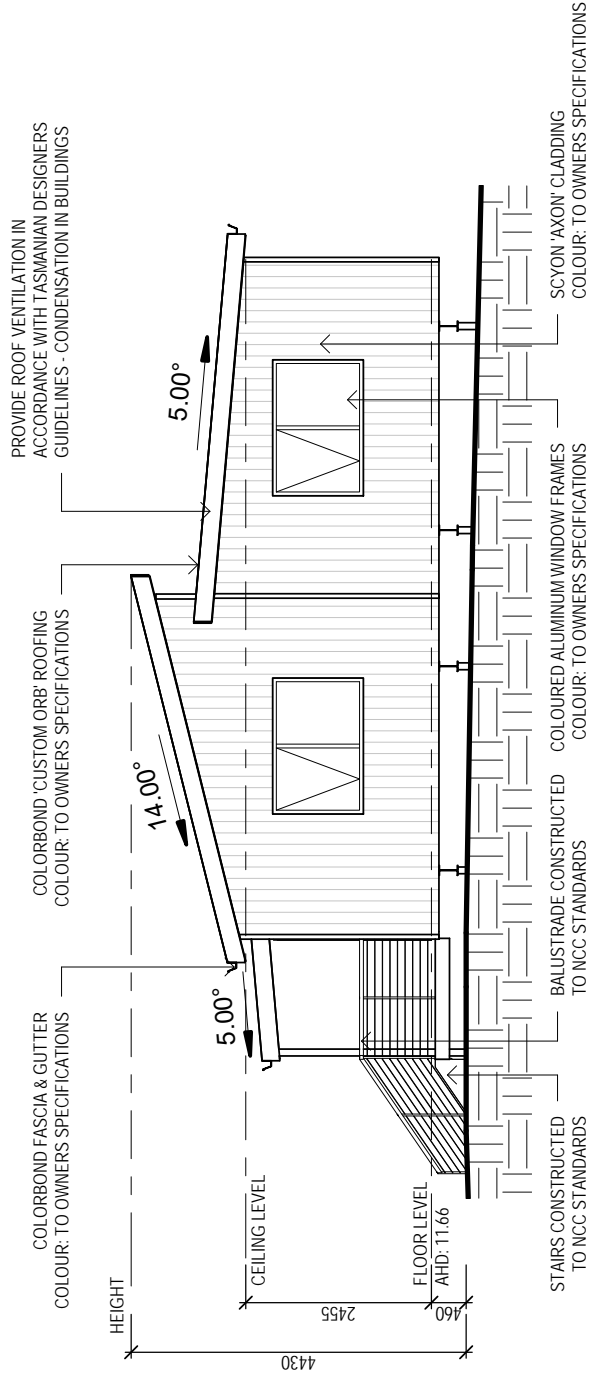
EAVE WIDTH - 300MM DESIGN WIND SPEED N3

SOFFIT / EAVE LINED WITH 'HARDIFLEX' CEMENT SHEETING

- TRIMMERS LOCATED WITHIN 1200 MM OF EXTERNAL CORNERS TO BE SPACED @ 500 MM CENTERS, REMAINDER OF SHEET - 700 MM CENTERS
- FASTENER / FIXINGS WITHIN 1200 MM OF EXTERNAL CORNERS @ 200 MM CENTERS, REMAINDER OF SHEET - 300 MM CENTERS



**SOUTH ELEVATION**  
SCALE 1 : 100



**NORTH ELEVATION**  
SCALE 1 : 100

**STAIR CONSTRUCTION. BCA VOLUME 2 PART 3.9**

- TREADS: 240 MM
- RISERS: 180 MM
- TREATED PINE TIMBER STAIR MATERIAL TO AS1684
- TREATMENT LEVELS H4 FOR INGROUND USE & H3 FOR ABOVE GROUND USE.
- ALL FIXINGS FITTING BRACKETS AND CONNECTORS TO BE GALVANISED.
- STRINGER: 300X50 F5 TREATED PINE
- TREADS: 240X45 F5 TREATED PINE MAXIMUM TREAD SPAN 1000

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Drawing No:  
**1322024 A04 / A07**

Rev  
**B**

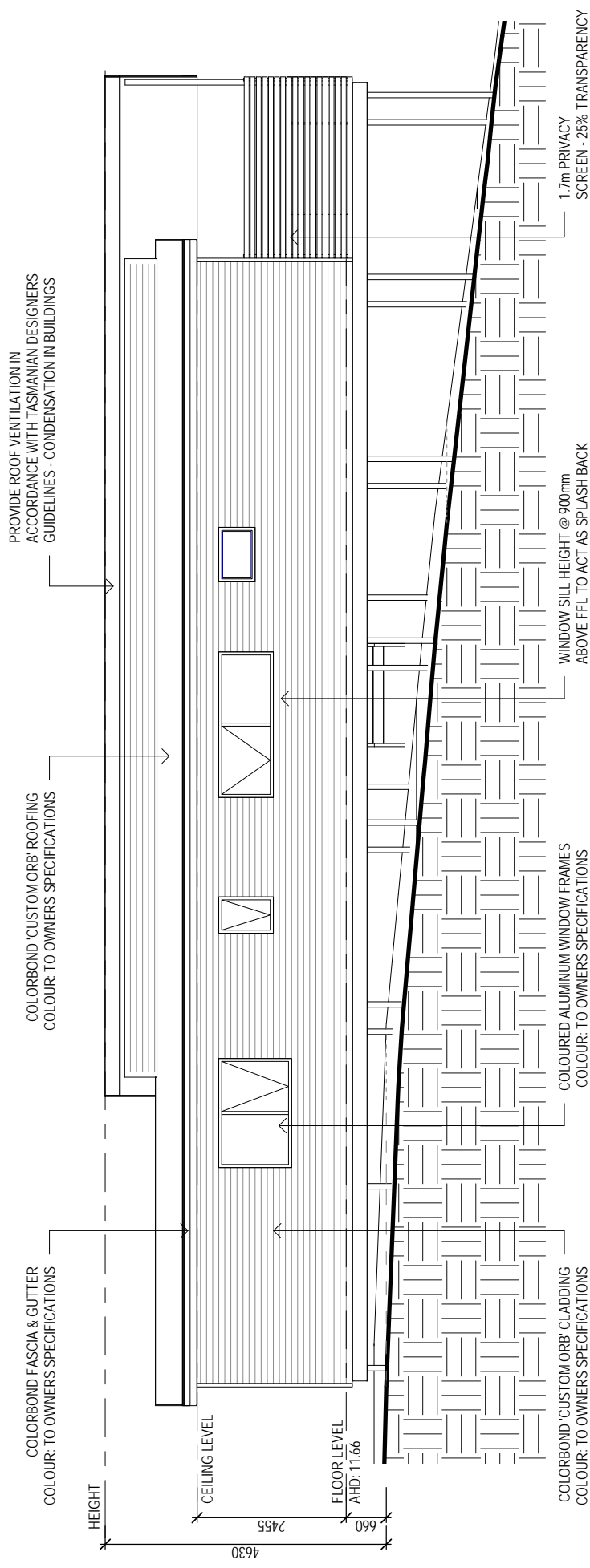
Date Drawn:	16.07.24
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Accredited Building Designer	O.J.
Designer Name:	J. Pfeiffer
Accreditation No:	CC2211T
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16.07.24	O.J.

**SUB FLOOR VENTILATION. BCA VOLUME 2 PART 3.4.1.**

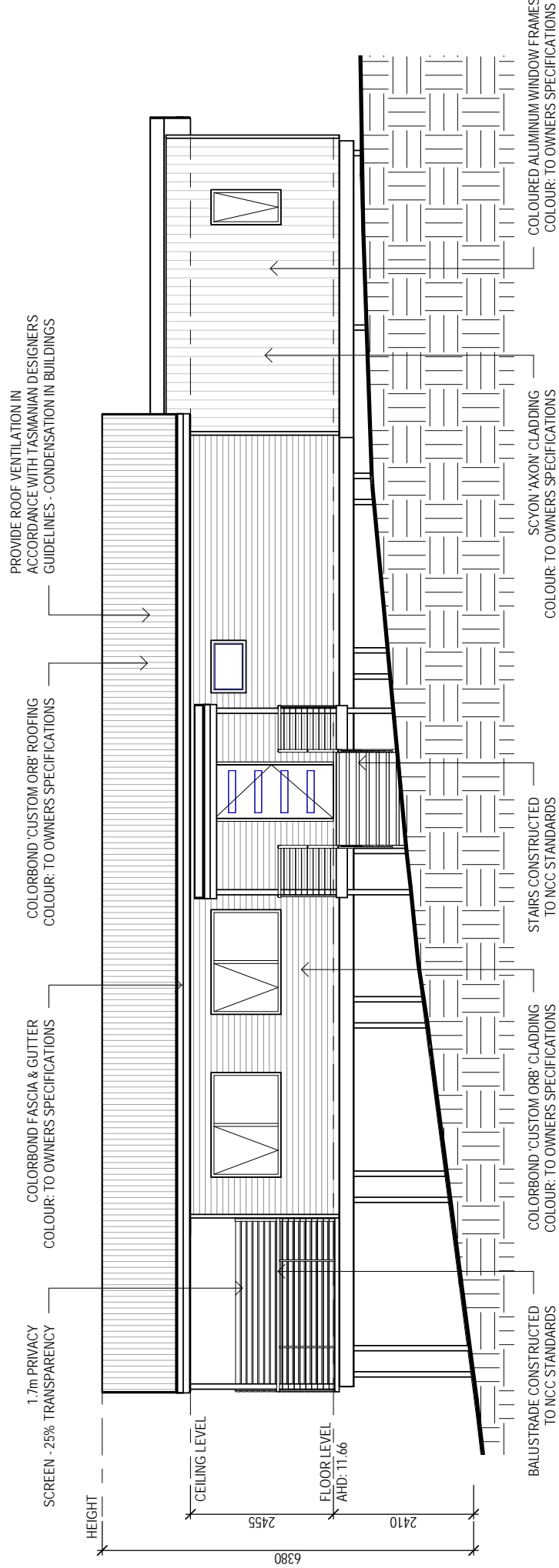
- A MINIMUM OF 150 MM OF SUB FLOOR CLEARANCE IS TO BE PROVIDED BETWEEN FINISHED SURFACE LEVEL & THE UNDERSIDE OF THE FLOOR BEARER.
- A MINIMUM OF 6000 MM<sup>2</sup> PER METRE OF SUB FLOOR VENTILATION IS TO BE UNIFORMLY DISTRIBUTED AROUND THE EXTERNAL AND INTERNAL WALLS OF THE BUILDING.
- VENTS TO BE LOCATED NO GREATER THAN 600 MM FROM AN INTERNAL OR EXTERNAL CORNER.

PRYDA 230X75 - 52 HOLE VENT MAXIMUM SPACING 1050 MM ALONG WALL OR  
 PRYDA 230X165 - 117 HOLE VENT MAXIMUM SPACING 2350 MM ALONG WALL

ADDITIONAL VENTILATION PROVISIONS TO BE INSTALLED WHERE OBSTRUCTIONS  
 SUCH AS CONCRETE VERANDAH'S, DECKS, PATIOS AND PAVING ARE INSTALLED  
 & OBSTRUCT VENTILATION.



**WEST ELEVATION**  
 SCALE 1 : 100



**EAST ELEVATION**  
 SCALE 1 : 100

**SELECTED ALUMINIUM FRAMED WINDOWS - BCA VOLUME 2 PART 3.6**

POWDER COATED ALUMINIUM WINDOW & DOOR FRAMES, UNLESS OTHERWISE NOTED.

TASMANIAN OAK REVEALS AND TRIMS. ALL FLASHING AND FIXINGS TO MANUFACTURERS SPECIFICATIONS.

**GLAZING & FRAME CONSTRUCTION TO AS 2047 & AS 1288**

ALL FIXINGS AND FLASHINGS TO MANUFACTURERS REQUIREMENTS

- WIND CLASSIFICATION AS4055 WIND DESIGN: N3 50M/S
- TERRAIN CATEGORY: T1 (NO SHIELDING)
- SERVICEABILITY DESIGN & WIND PRESSURE: 1000
- WATER RESISTANCE: 150

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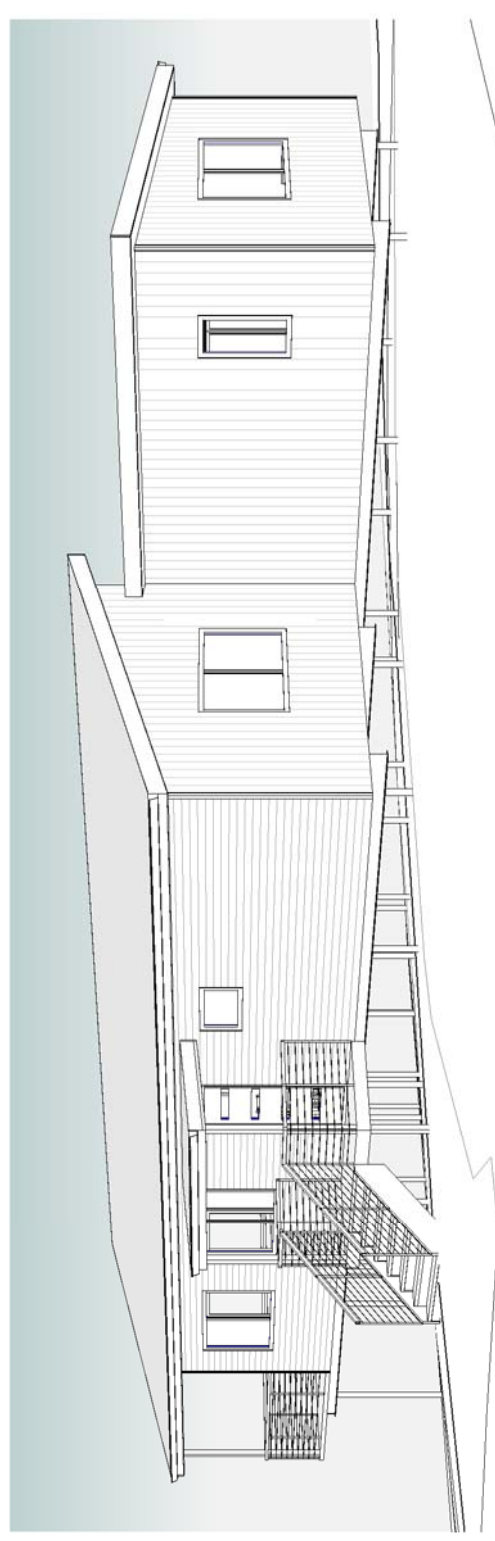
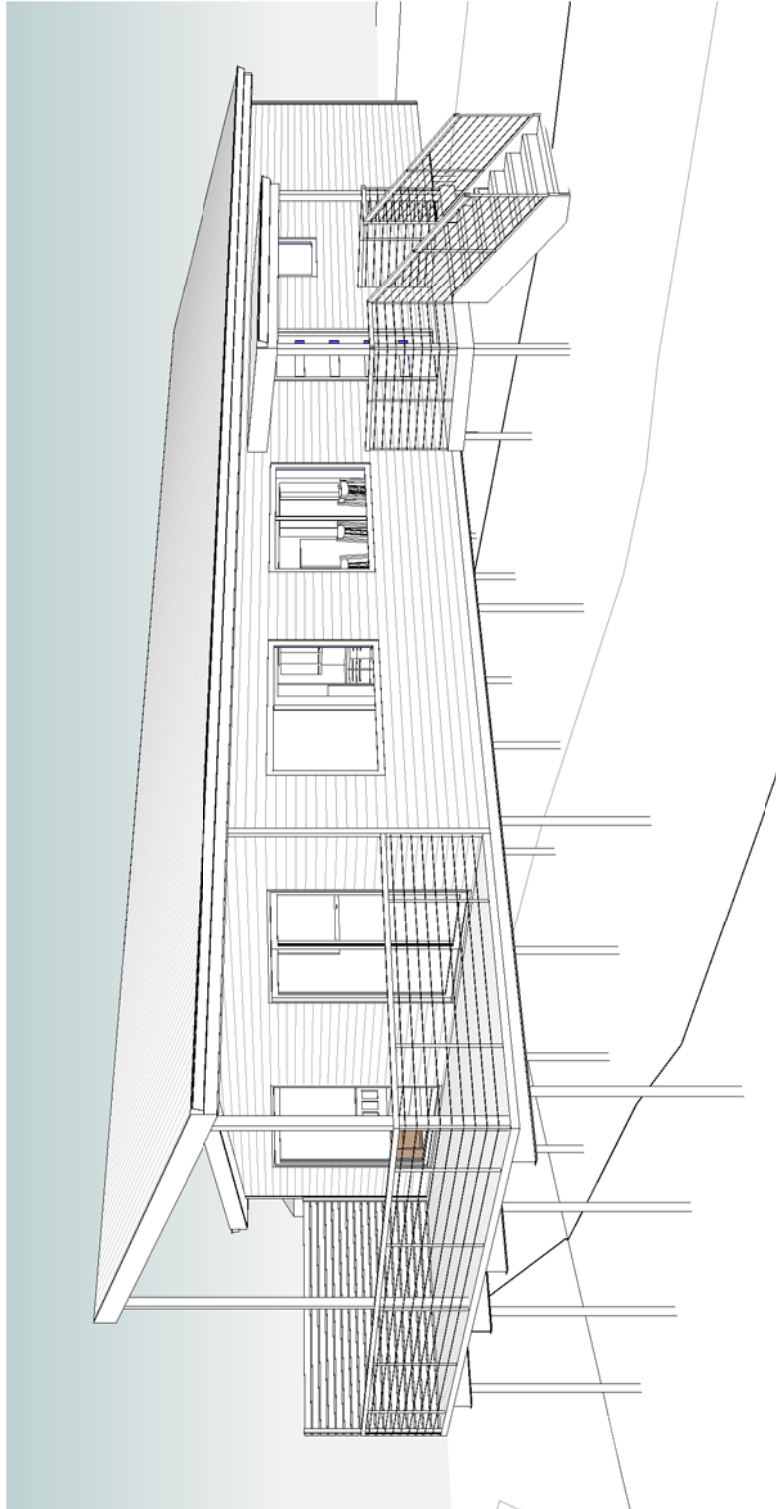
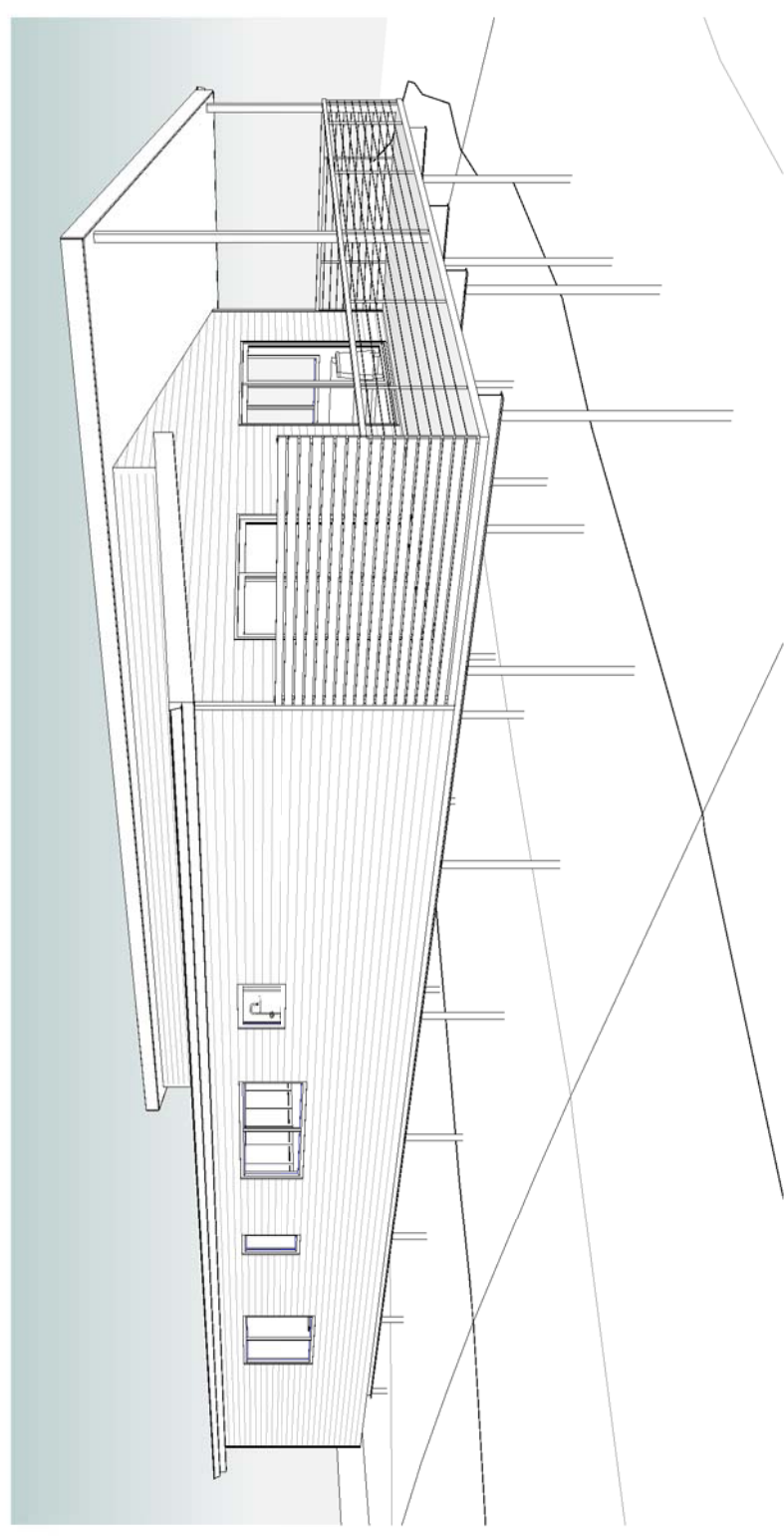
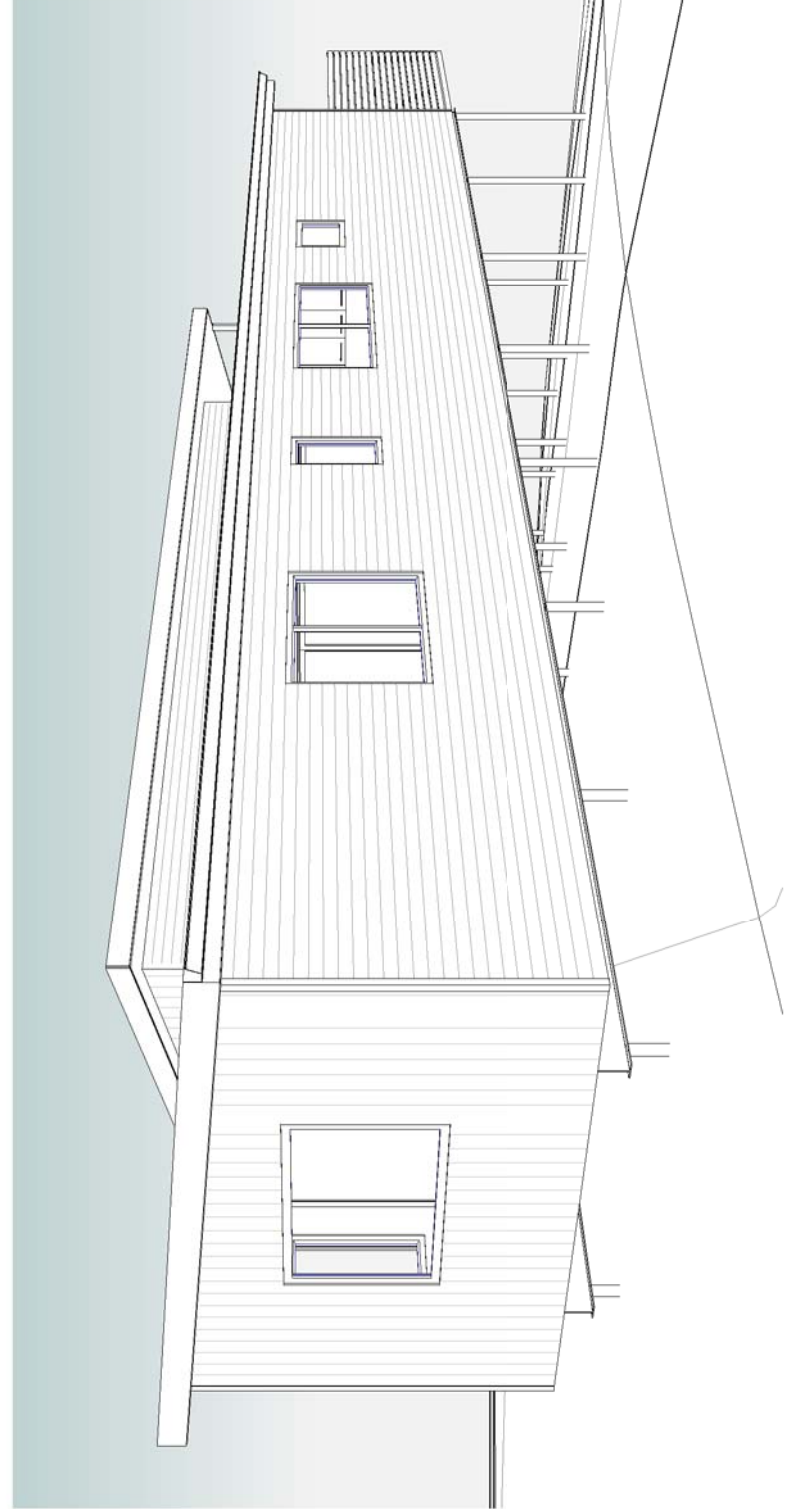
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**ENGINEERING PLUS**  
 CIVIL/STRUCTURAL ENGINEERING

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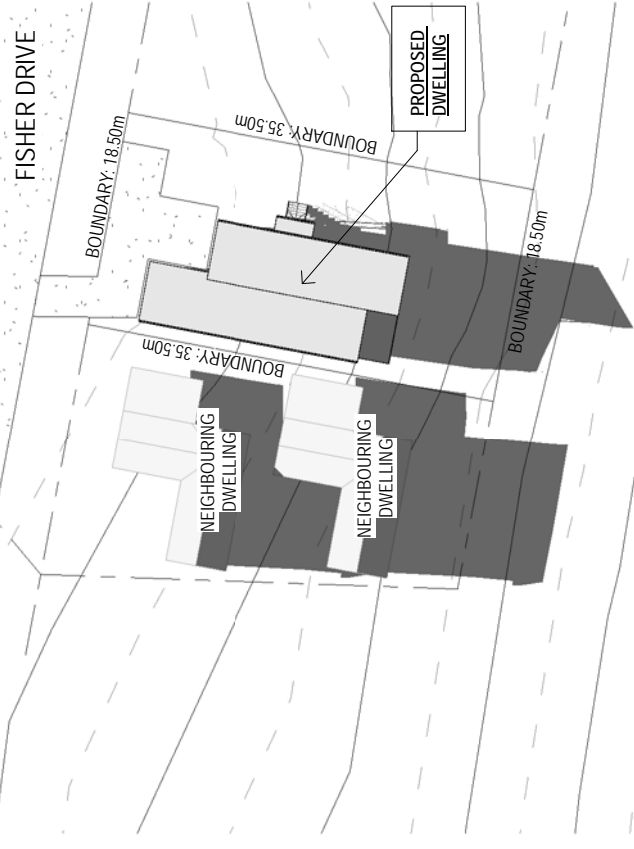
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Accredited Building Designer	O.J.
Designer Name:	J. Pfeiffer
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**1322024** A06 / A07  
Rev **B**

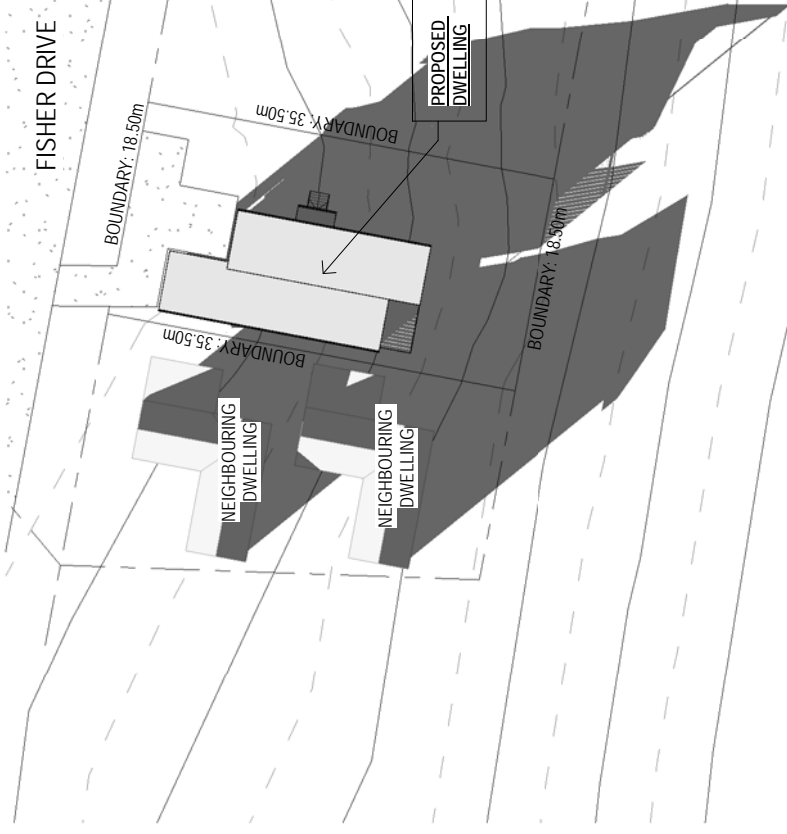




**SHADOW PLAN 21.06.24 12PM**  
 SCALE 1 : 650



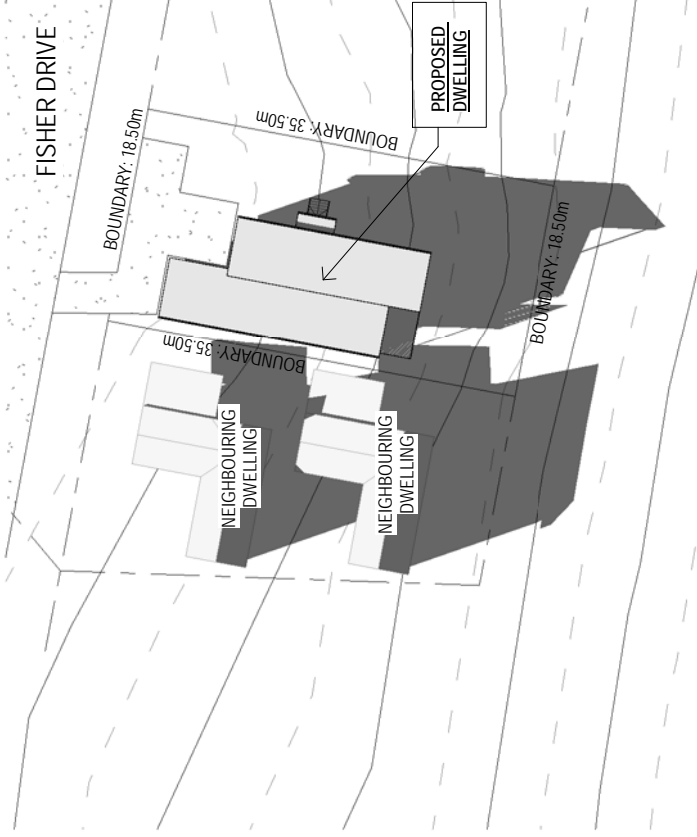
**SHADOW PLAN 21.06.24 10.30AM**  
 SCALE 1 : 650



**SHADOW PLAN 21.06.24 3PM**  
 SCALE 1 : 650



**SHADOW PLAN 21.06.24 9AM**  
 SCALE 1 : 650



**SHADOW PLAN 21.06.24 1.30PM**  
 SCALE 1 : 650

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Drawing No: **1322024**  
 A07 / A07  
 Rev **B**

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Drawn: O. Jones	16.07.24	O.J.	Designer Name: J. Pfeiffer
Checked: O. Jones			Accreditation No: CC2211T
Approved: J. Pfeiffer			
Scale: As Shown @ A3			
Rev: Amendment:			



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