



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2024/167

LOCATION OF AFFECTED AREA

11 ROSEWOOD LANE, TEA TREE

DESCRIPTION OF DEVELOPMENT PROPOSAL

EXTENSION TO EXISTING 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 **07/10/2024**. 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

ADDITION TO OUTBUILDING / GARAGE
11 ROSEWOOD LANE, TEA TREE, 7017
FOR J. CALVERT & K. IGARASHI-MYERS

CERTIFICATE OF TITLE: VOLUME - 170995 FOLIO - 3
PID: 3458199
LAND AREA: 9.167ha

PLANNING SCHEME: TASMANIAN PLANNING SCHEME
BRIGHTON LOCAL PROVISIONS SCHEDULE

ZONE: 21. AGRICULTURE

OVERLAYS: LOW LANDSLIP HAZARD BAND
WATERWAY AND COSTAL PROTECTION AREA
BUSHFIRE PRONE AREAS

SOIL CLASSIFICATION: ASSUMED H

WIND REGION: A

TERRAIN CATEGORY: TC2

IMPORTANCE LEVEL: 2 (DOMESTIC)

SHIELDING: 1

TOPOGRAPHY: 1

BAL: NOT REQUIRED (CLASS 10A STRUCTURE NOT WITHIN 6m OF DWELLING)

INDEX OF DRAWINGS - BY ADRIAN BROWN CC6003R

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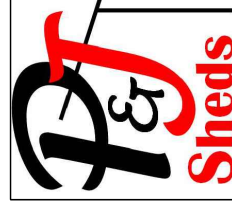
PAGE 5 - LOWER FLOOR PLAN 1:100

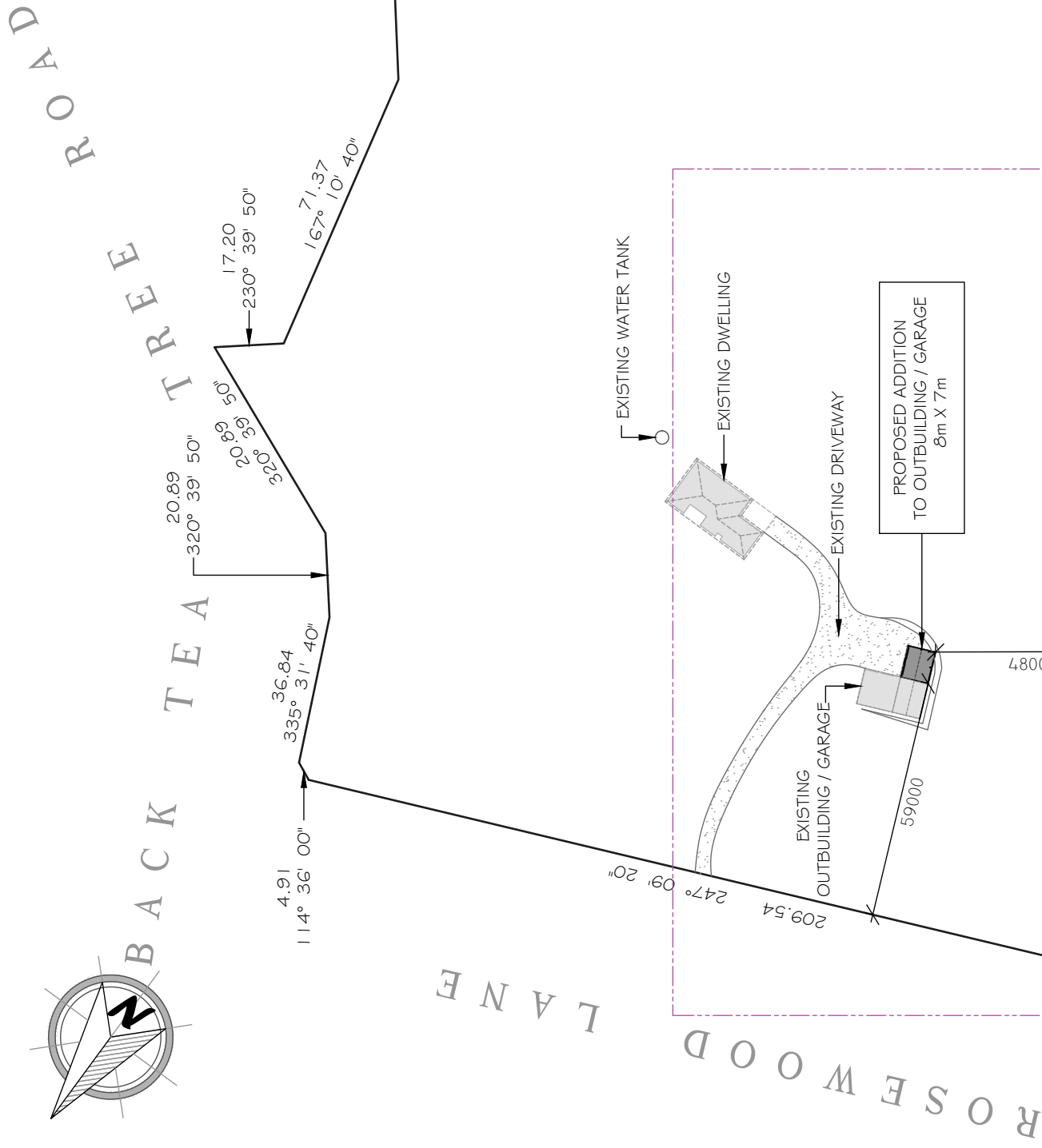
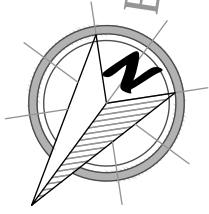
PAGE 6 - MEZZANINE FLOOR PLAN 1:100

PAGE 7 - PLUMBING PLAN 1:100

ADDITIONAL DRAWINGS / ENGINEERING
BY NORTHERN CONSULTING ENGINEERS

JOB NO - 52856





LOT AREA: 9.167ha

EXISTING DWELLING AREA: 242m²

EXISTING CARPORT: 41m²

EXISTING OUTBUILDING / GARAGE AREA: 144m²

PROPOSED ADDITION TO OUTBUILDING / GARAGE AREA: 56m²

MEZZANINE FLOOR AREA: 56m²

VOL: 170995

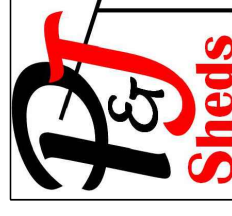
FOLIO: 3

9.167ha

SITE PLAN PREPARED FROM CERTIFICATE OF TITLE INFORMATION AND MEASUREMENTS TAKEN ON SITE. CONFIRMATION OF BOUNDARY LOCATION BY REGISTERED SURVEYOR IS ALWAYS RECOMMENDED PRIOR TO CONSTRUCTION AND IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

SITE PLAN 1:1500

PEJ SHEDS PTY LTD. 38 McIntyre Street, Mornington, TAS, 7018. P: (03) 62 44 4300 F: (03) 6244 4355 E: admin@fairdinkumhobart.com.au ABN: 45109681263 THIS DRAWING IS THE PROPERTY OF P&J SHEDS. © 2024



PROPOSAL : ADDITION TO OUTBUILDING / GARAGE

OWNER : J. CALVERT & K. IGARASHI-MYERS

ADDRESS: 11 ROSEWOOD LANE, TEA TREE, 7017

SCALE: 1:1500

DATE: 29th JULY 2024

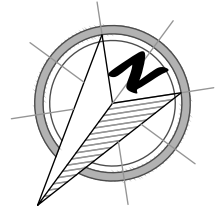
AMENDED:

DRAWN BY: A. BROWN CCG003R

PAGE: 01/07

JOB NO : 54689

AREA SHOWN ON LOCATION PLAN AT 1:500 ON PAGE 02/05

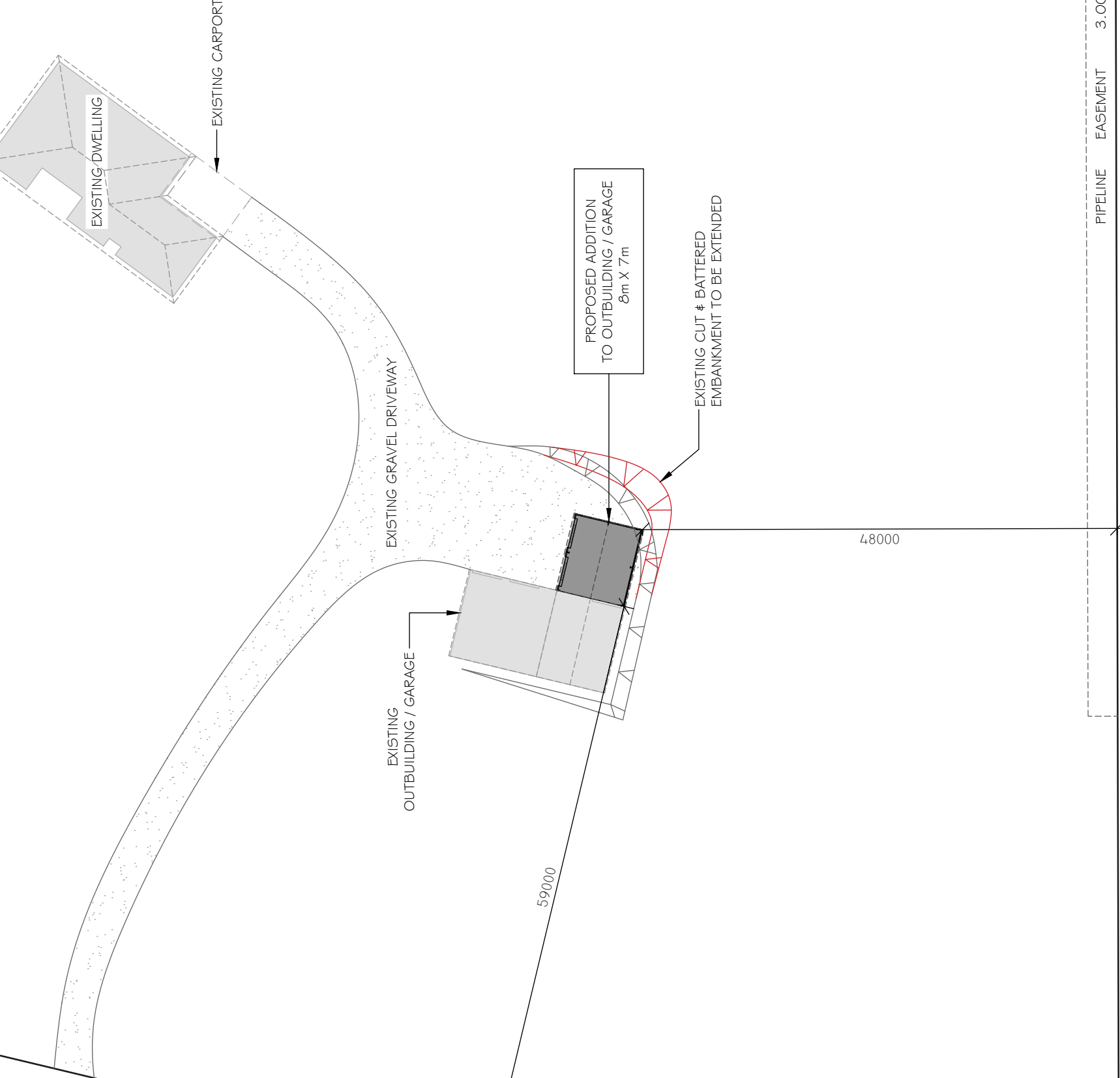


ROSEWOOD LANE

209.54
247° 09' 20"

59000

48000



LOT AREA: 9.167ha

EXISTING DWELLING AREA: 242m²

EXISTING CARPORT: 41m²

EXISTING OUTBUILDING / GARAGE AREA: 144m²

PROPOSED ADDITION TO OUTBUILDING / GARAGE AREA: 56m²

MEZZANINE FLOOR AREA: 56m²

VOL: 170995

FOLIO: 3

9.167ha

SITE PLAN PREPARED FROM CERTIFICATE OF TITLE INFORMATION AND MEASUREMENTS TAKEN ON SITE. CONFIRMATION OF BOUNDARY LOCATION BY REGISTERED SURVEYOR IS ALWAYS RECOMMENDED PRIOR TO CONSTRUCTION AND IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

LOCATION PLAN 1:500

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PIPELINE EASEMENT 3.00 WIDE

165.17 323° 33' 40"

183.99 323° 30' 00"

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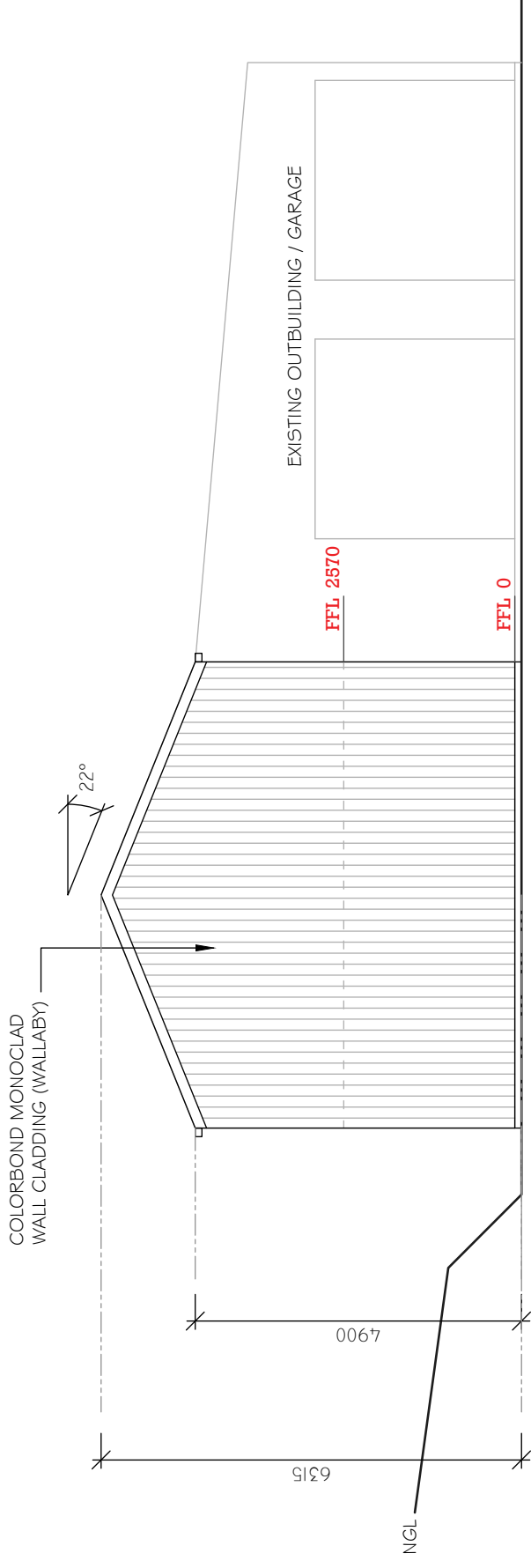
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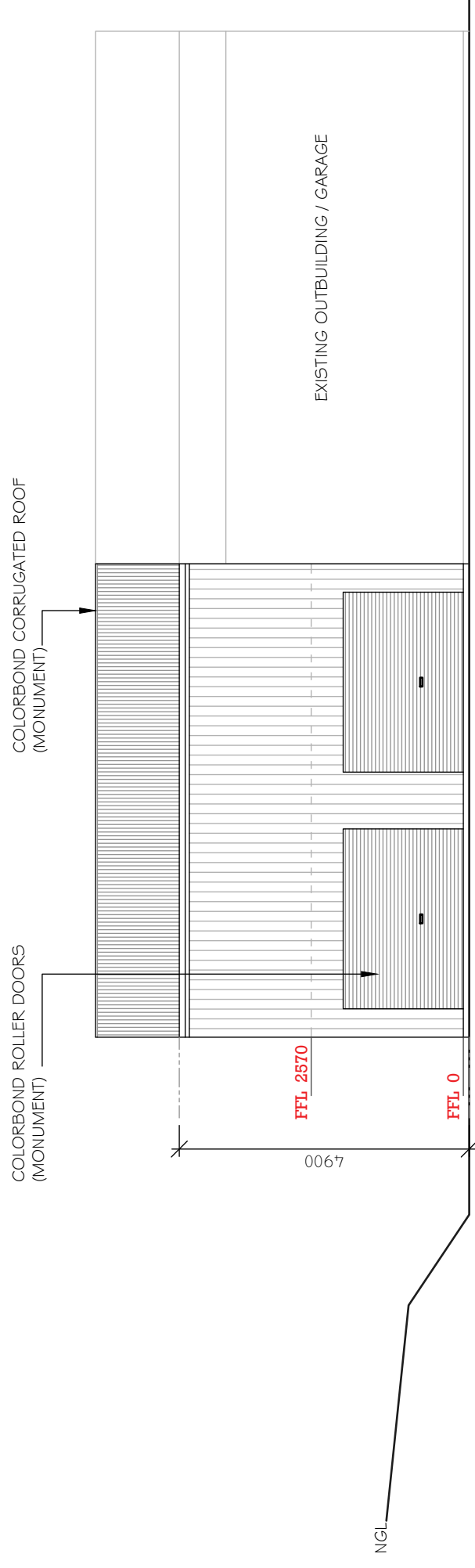
JOB NO : 54689





SOUTH ELEVATION

- COLOURS (COLORBOND®):
- EXT. WALLS - WALLABY
 - ROOF - MONUMENT
 - ROLLER DOOR - MONUMENT
 - GUTTER - MONUMENT
 - CORNER FLASH - WALLABY
 - BARGE FLASHING - MONUMENT
 - OPENING FLASH - MONUMENT

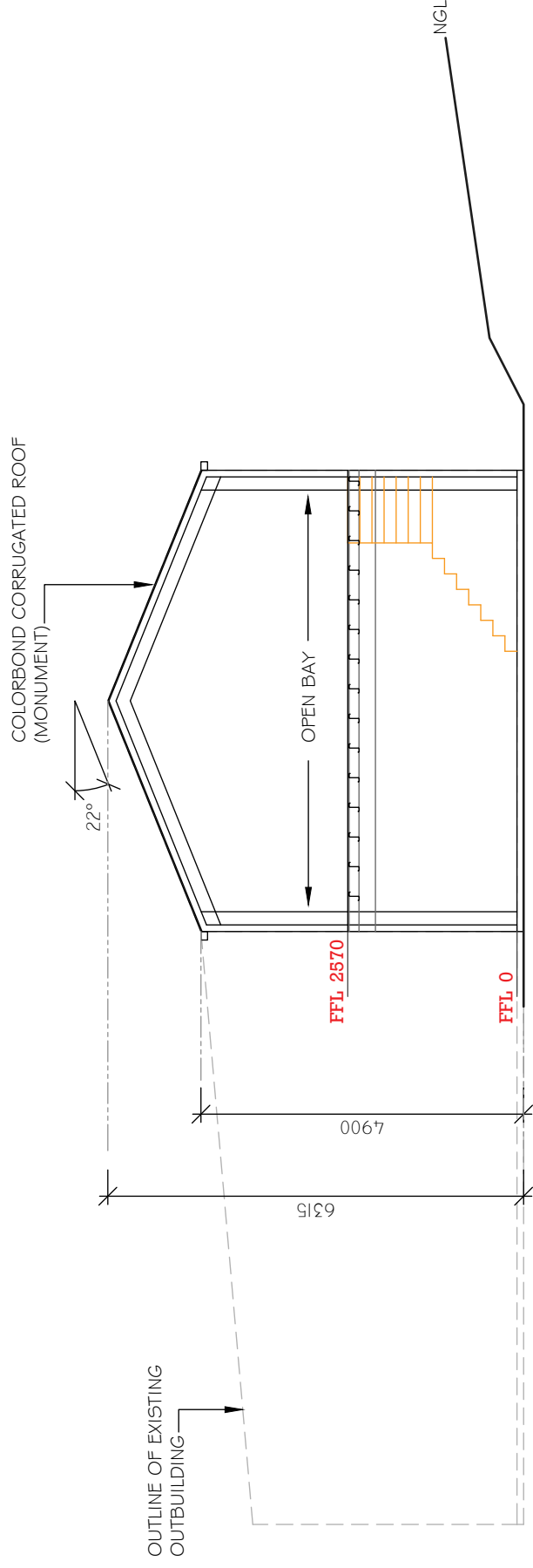


EAST ELEVATION

PROPOSAL : ADDITION TO OUTBUILDING / GARAGE
 OWNER : J. CALVERT & K. IGARASHI-MYERS
 ADDRESS: 11 ROSEWOOD LANE, TEA TREE, 7017
 SCALE: 1:100
 DATE: 29th JULY 2024
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 DRAWN BY: A. BROWN CCG003R
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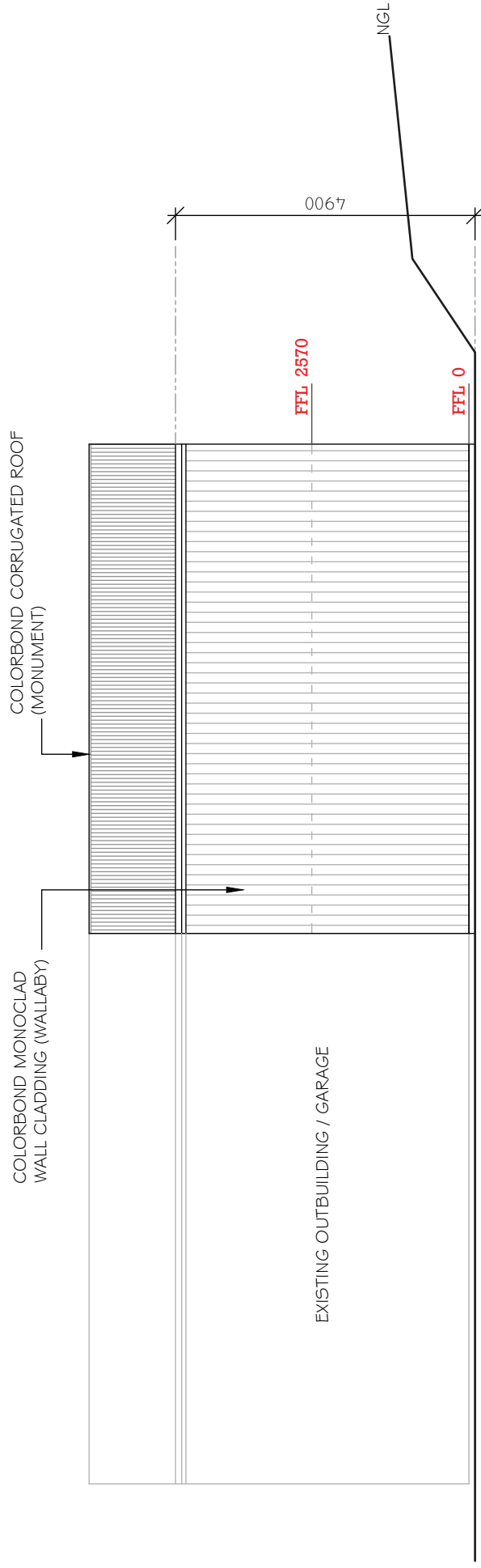
ELEVATIONS 1:100



NORTH ELEVATION

(EXISTING OUTBUILDING IN FRONT OF ADDITION REMOVED FOR CLARITY)

- COLOURS (COLORBOND®):
- EXT. WALLS - WALLABY
 - ROOF - MONUMENT
 - ROLLER DOOR - MONUMENT
 - GUTTER - MONUMENT
 - CORNER FLASH - WALLABY
 - BARGE FLASHING - MONUMENT
 - OPENING FLASH - MONUMENT

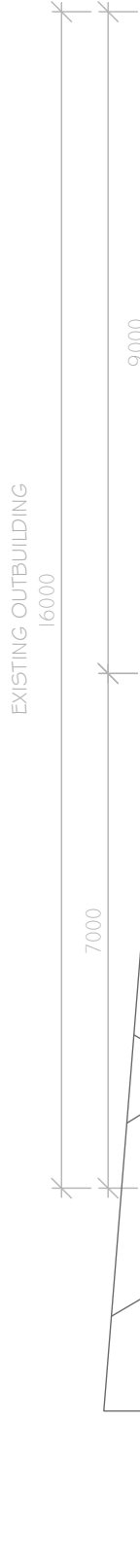
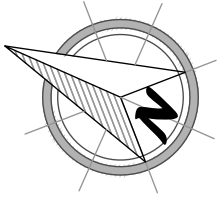


WEST ELEVATION

ELEVATIONS 1 : 100

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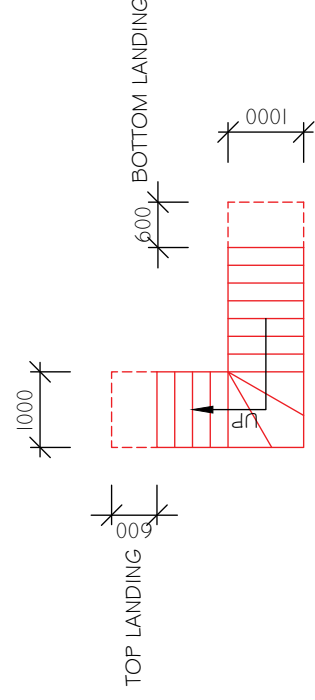
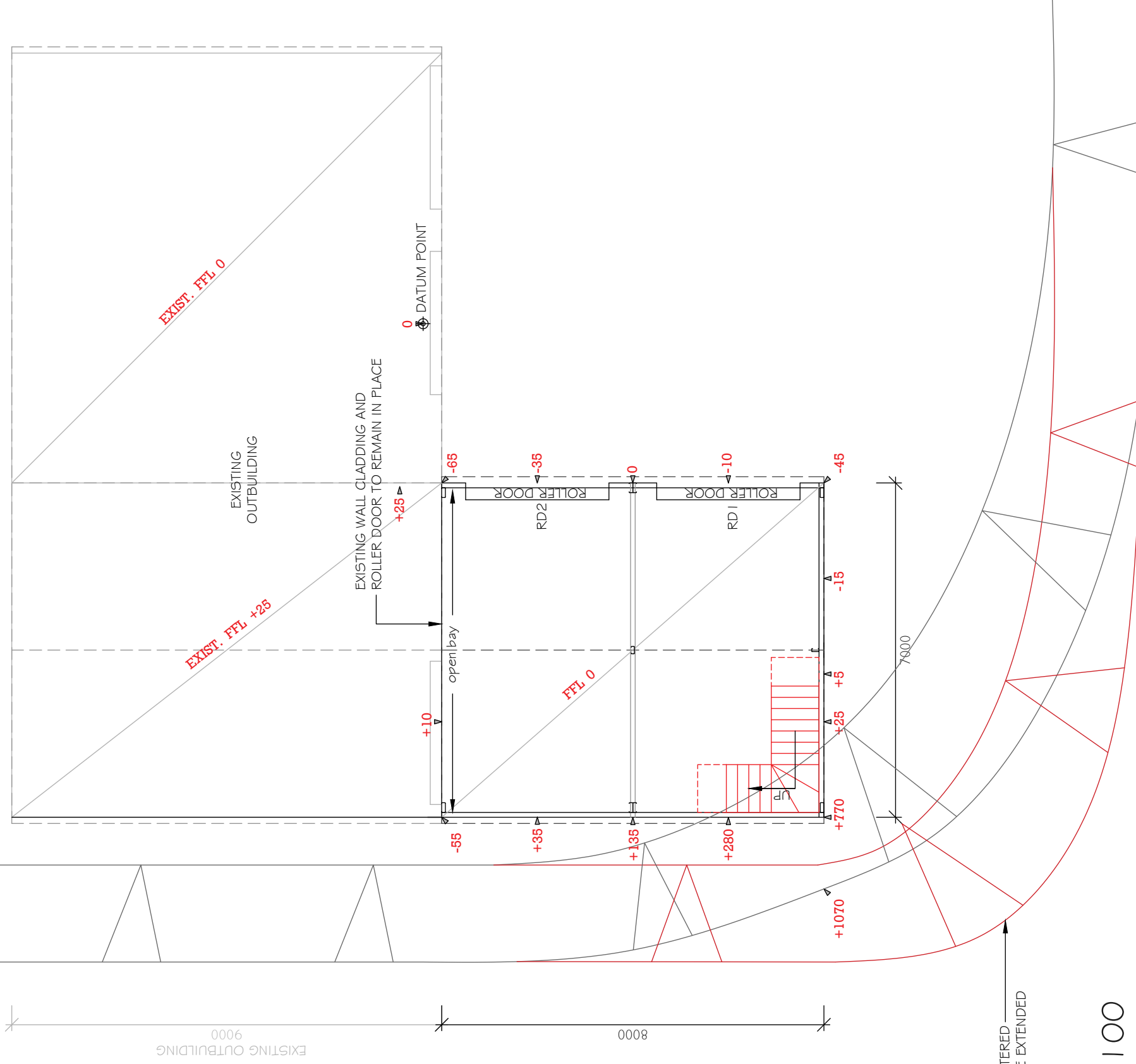




WINDOW & DOOR SCHEDULE

ID	HEIGHT	WIDTH
RD1	2029mm	2990mm
RD2	2029mm	2990mm

ROLLER DOORS



STAIR RISER = 185mm ±
 STAIR GOING = 235mm ±
 SLOPE RELATIONSHIP = 605

STAIR CONSTRUCTION TO BE IN ACCORDANCE WITH PART 11.2 OF CURRENT NCC.
 TREADS MUST HAVE A SLIP RESISTANT FINISH OR SUITABLE NON-SKID STRIP NEAR THE EDGE OF THE NOSINGS. REFER TO 11.2.4 OF CURRENT NCC FOR REQUIREMENTS.
 BARRIERS AND HANDRAILS TO BE INSTALLED IN ACCORDANCE WITH PART 11.3 OF CURRENT NCC.
 A HAND RAIL IS TO BE INSTALLED AT A MIN HEIGHT OF 865mm THROUGHOUT THE INTERNAL STAIR - MEASURED VERTICALLY ABOVE THE NOSING LINE TO THE TOP OF THE HANDRAIL.

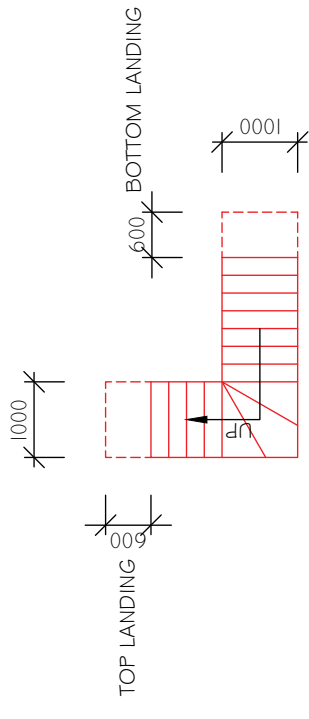
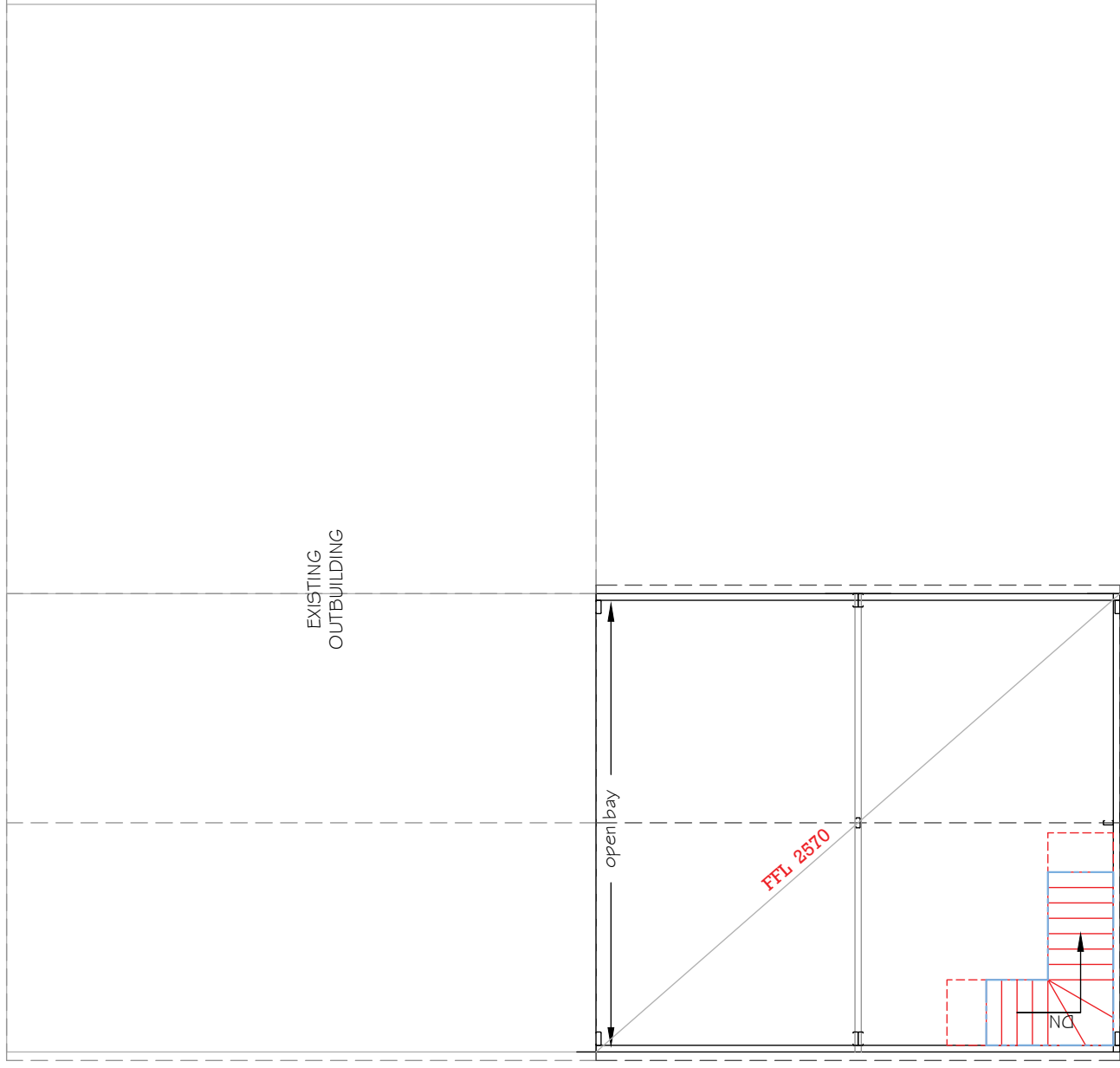
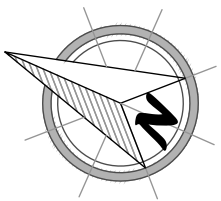
ALL EARTHWORKS & EXCAVATION TO BE IN ACCORDANCE WITH PART 3.2 OF NCC 2022.
 UN-RETAINED EMBANKMENT SLOPES (CUT / FILL) TO BE IN ACCORDANCE WITH TABLE 3.2.1 OF NCC 2022

EXISTING CUT & BATTERED EMBANKMENT TO BE EXTENDED

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 SCALE: 1:100
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 DRAWN BY: A. BROWN CCG003R
 PAGE: 05/07
 JOB NO : 54689



LOWER FLOOR PLAN 1:100



STAIR RISER = 185mm ±
 STAIR GOING = 235mm ±
 SLOPE RELATIONSHIP = 605

STAIR CONSTRUCTION TO BE IN ACCORDANCE WITH PART 11.2 OF CURRENT NCC.

TREADS MUST HAVE A SLIP RESISTANT FINISH OR SUITABLE NON-SKID STRIP NEAR THE EDGE OF THE NOSINGS. REFER TO 11.2.4 OF CURRENT NCC FOR REQUIREMENTS.

BARRIERS AND HANDRAILS TO BE INSTALLED IN ACCORDANCE WITH PART 11.3 OF CURRENT NCC.

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MEZZANINE FLOOR PLAN 1:100

PE&J SHEDS PTY LTD. 38 McIntyre Street, Mornington, TAS, 7018. P: (03) 62 44 4300 F: (03) 6244 4355 E: admin@fairdinkumhobart.com.au ABN: 45109681263 THIS DRAWING IS THE PROPERTY OF P&J SHEDS. © 2024

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CONSTRUCTION GENERALLY:
 ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS,
 BUILDING CODE OF AUSTRALIA (B.C.A.), RELEVANT AUSTRALIAN STANDARDS AND LOCAL
 AUTHORITY REQUIREMENTS.

SITE PREPARATION AND EXCAVATION TO COUNCIL AND B.C.A. REQUIREMENTS.

CONCRETE FOOTINGS TO AS 2870.1 AND ENGINEER SPECIFICATIONS,
 UNLESS OTHERWISE SPECIFIED, FOOTINGS 20MPA / SLAB 25MPA.

STRUCTURAL; DETAILS AND CERTIFICATION AS PER 'FAIR DINKUM' SHEDS'
 DOCUMENTATION.

BUILDER TO VERIFY ALL DIMENSIONS AND DETAILS ON THIS SET OF PLANS PRIOR
 TO COMMENCEMENT OF WORK ON SITE.

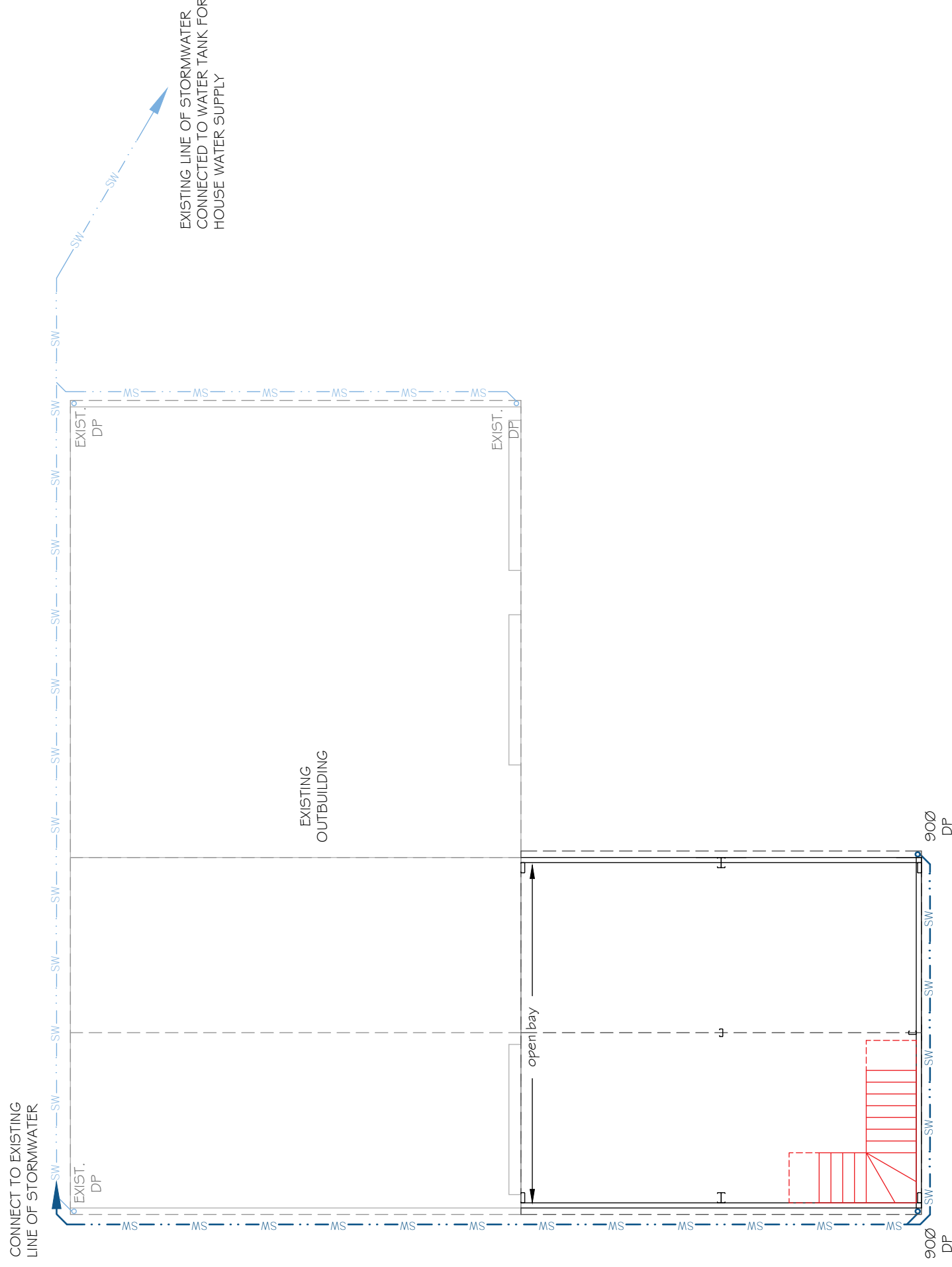
USE WRITTEN DIMENSIONS IN PREFERENCE TO MEASURING OFF THE PLAN.

COUNCIL / CONTRACTOR TO CONTACT P&J SHEDS IF NECESSARY INFORMATION IS
 NOT PROVIDED ON THIS SET OF PLANS.

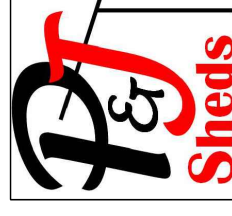
PLUMBING GENERALLY:
 ALL PLUMBING TO BE IN ACCORDANCE WITH AS 3500,
 TAS PLUMBING CODE AND LOCAL AUTHORITY REQUIREMENTS.

100dia PVC STORM WATER TO EXISTING LINE OF STORMWATER FROM EXISTING SHED TO
 EXISTING WATER WATER NEAR DWELLING.
 PLUMBER TO VERIFY CONNECTION LOCATION WITH OWNER.

FIRST INSPECTION OPENING TO BE RAISED TO FINISHED GROUND LEVEL.



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PLUMBING PLAN 1:100