



# Application for Planning Approval

## *Land Use Planning and Approvals Act 1993*

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APPLICATION NO.

**DA2024/171**

LOCATION OF AFFECTED AREA

**6 COOMERA COURT, DROMEDARY**

DESCRIPTION OF DEVELOPMENT PROPOSAL

**SINGLE DWELLING AND OUTBUILDING**

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 **02/10/2024**. 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*



**PROPOSED DWELLING  
6 COOMERA COURT,  
DROMEDARY TAS, 7030.**



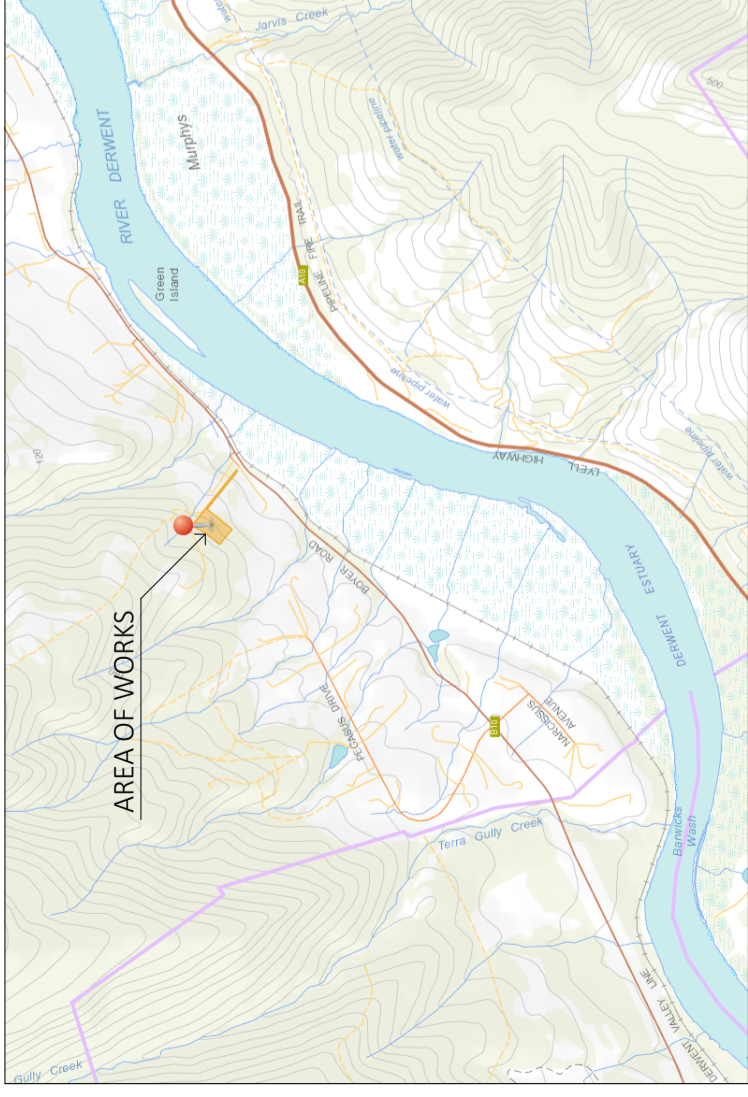
**DRAWING # DRAWING**

CMRC06-1	COVER PAGE
CMRC06-2	OVERALL SITE PLAN
CMRC06-3	PART SITE PLAN
CMRC06-4	FLOOR PLAN
CMRC06-5	EXTERNAL SERVICES
CMRC06-6	ELEVATIONS NTH-STH
CMRC06-7	ELEVATIONS EST-WST
CMRC06-8	PERSPECTIVES

AREAS	COUNCIL	ZONE
(m <sup>2</sup> )	BRIGHTON COUNCIL	RURAL LIVING
PROPOSED DWELLING 138.46	LAND TITLE REFERENCE 147005/1	ENERGY STAR RATING TBC
PROPOSED GARAGE 52.00	PROPERTY ID 1884645	CLIMATE ZONE 7
PROPOSED ALFRESCO 22.72	LOT SIZE (M <sup>2</sup> ) 10,780	ALPINE AREA N/A
	BAL RATING TBC	CORROSION ENV' LOW
	DESIGN WIND CLASS N2	SITE HAZARDS LANDSLIP AND BUSHFIRE
	SOIL CLASSIFICATION M	
	PLANNING OVERLAY BUSHFIRE-PRONE AREAS, LANDSLIP HAZARD BAND (LOW-MEDIUM) AND PRIORITY VEGETATION AREA	

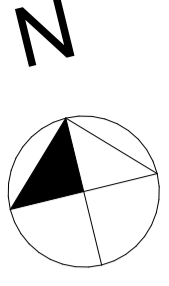
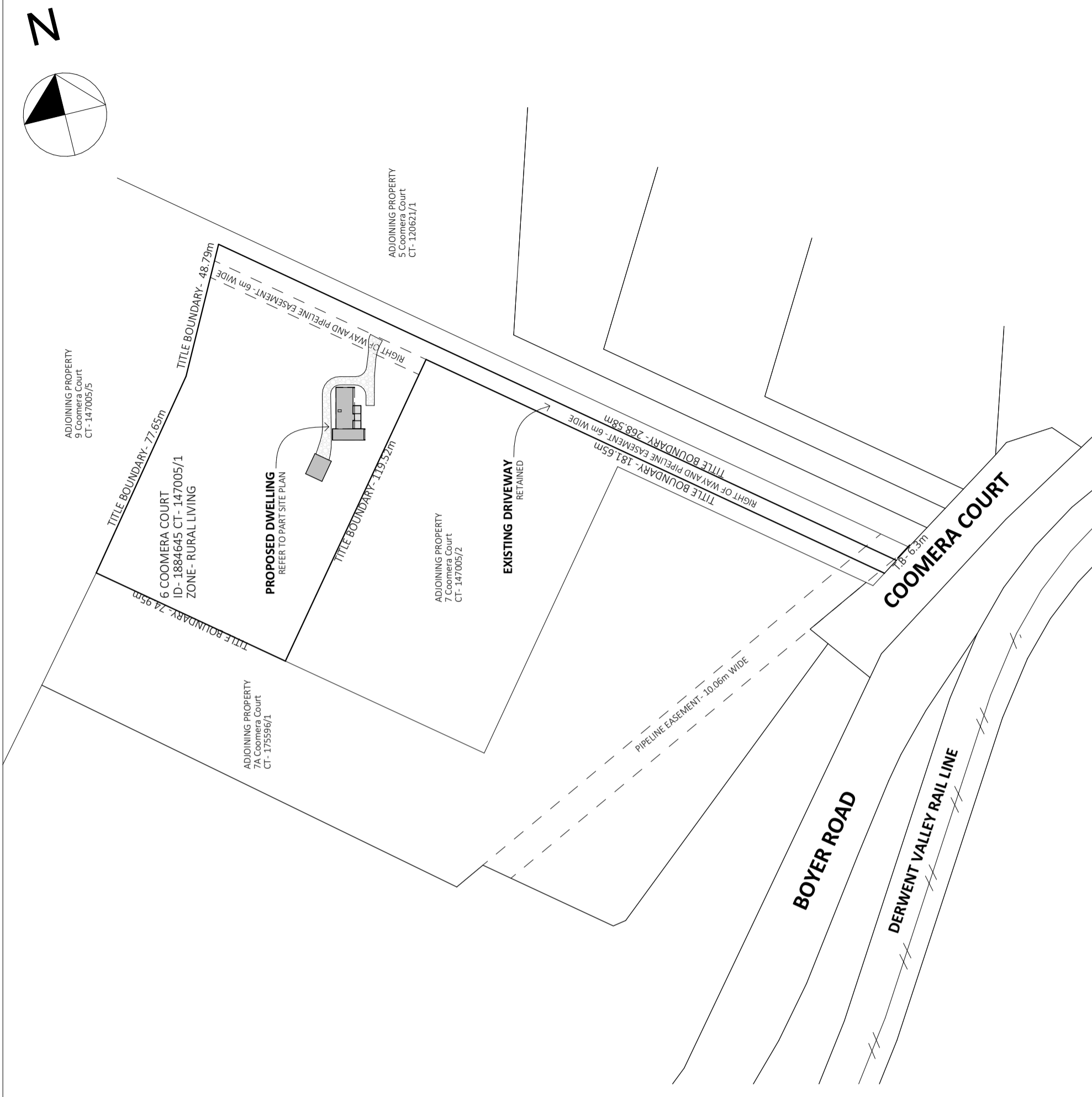
<p>ACC # 371799313 ABN. 71 615 812 747 PH. 6344 7319 E. info@designtolive.com.au W. designtolive.com.au</p>	<p><b>CLIENT/S:</b> NICHOLAS PANICH</p>	<p><b>DRAWING</b> COVER PAGE</p>	<p>I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.</p>
	<p><b>SITE ADDRESS:</b> 6 COOMERA COURT, DROMEDARY TAS, 7030.</p>	<p><b>SIGNATURE:</b></p>	<p><b>DATE:</b></p>

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			<p><b>CHECKED</b></p>	<p><b>M.L.</b></p>	<p><b>SCALE (@A3)</b></p>	<p><b>NTS</b></p>

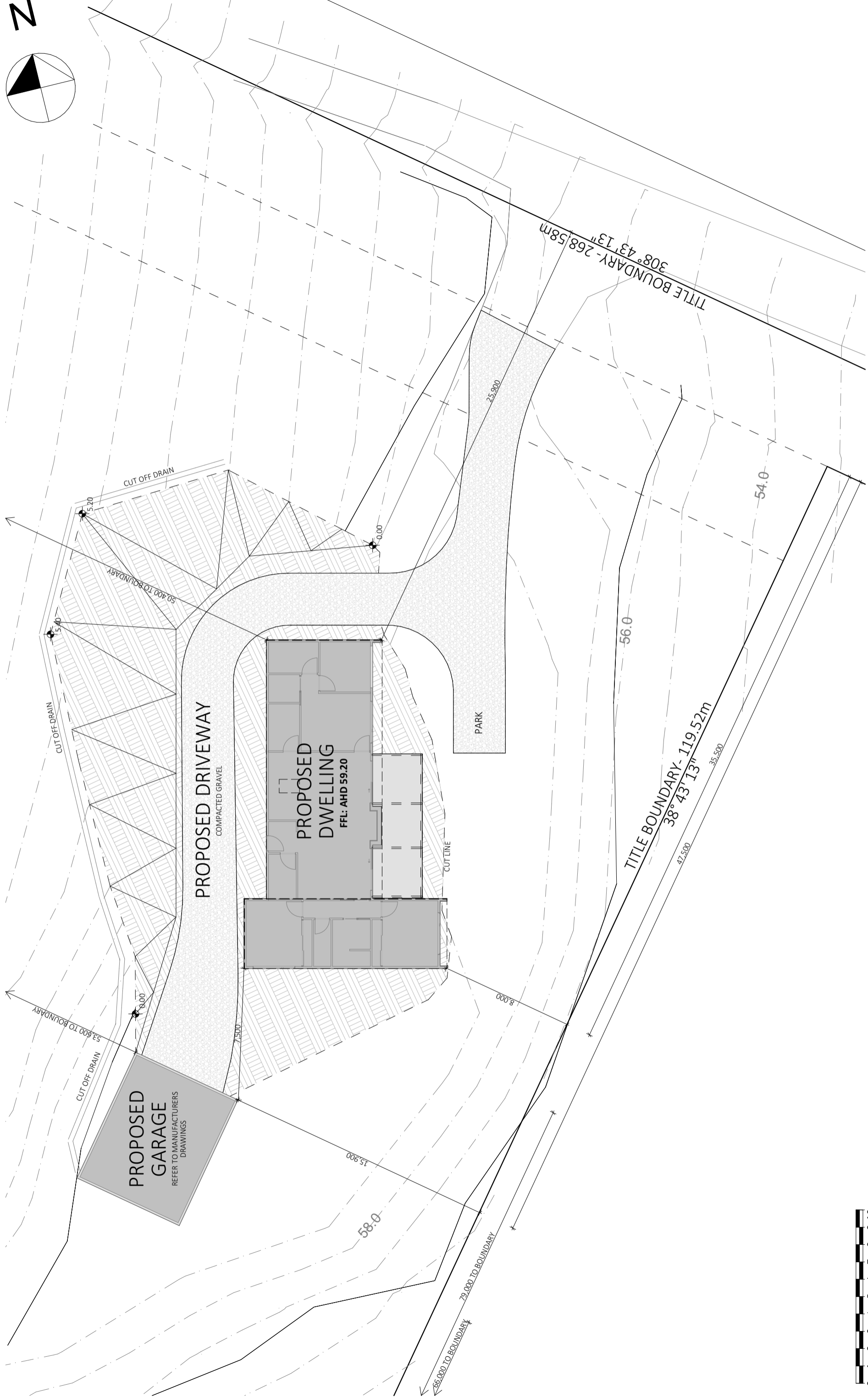
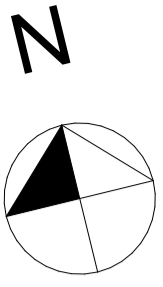


**LOCALITY PLAN**  
NOT TO SCALE

AREA	m <sup>2</sup>
PROPOSED DWELLING	138.46
PROPOSED GARAGE	52.00
PROPOSED ALFRESCO	22.72



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	<b>SIGNATURE:</b>		<b>DATE:</b>		<b>SIGNATURE:</b>		<b>DATE:</b>		<b>DRAWN</b>	<b>CHECKED</b>	<b>DRAWING</b>	<b>SCALE (@A3)</b>	<b>2/8</b>	<b>1:1500</b>
	<b>SIGNATURE:</b>		<b>DATE:</b>		<b>SIGNATURE:</b>		<b>DATE:</b>		<b>DRAWN</b>	<b>CHECKED</b>	<b>DRAWING</b>	<b>SCALE (@A3)</b>	<b>2/8</b>	<b>1:1500</b>



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 ABN. 71 615 812 747  
 PH. 6344 7319  
 E. info@designtolive.com.au  
 W. designtolive.com.au

**CLIENT/S:**  
 NICHOLAS PANICH

**SITE ADDRESS:**  
 6 COOMERA COURT,  
 DROMEDARY TAS. 7030.

**DRAWING**  
 PART SITE PLAN

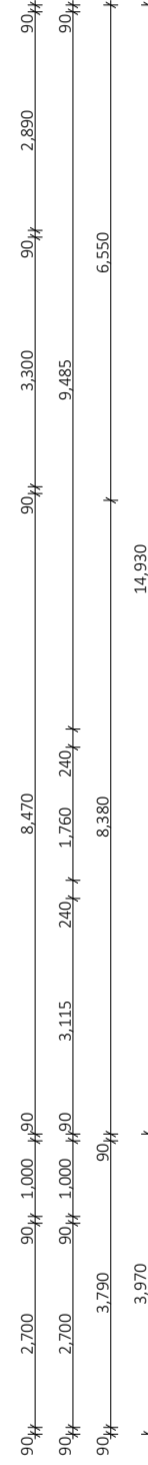
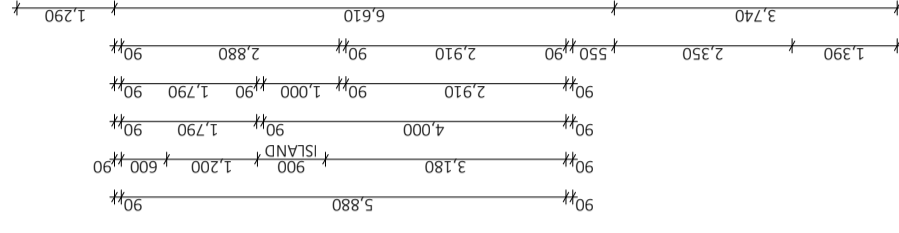
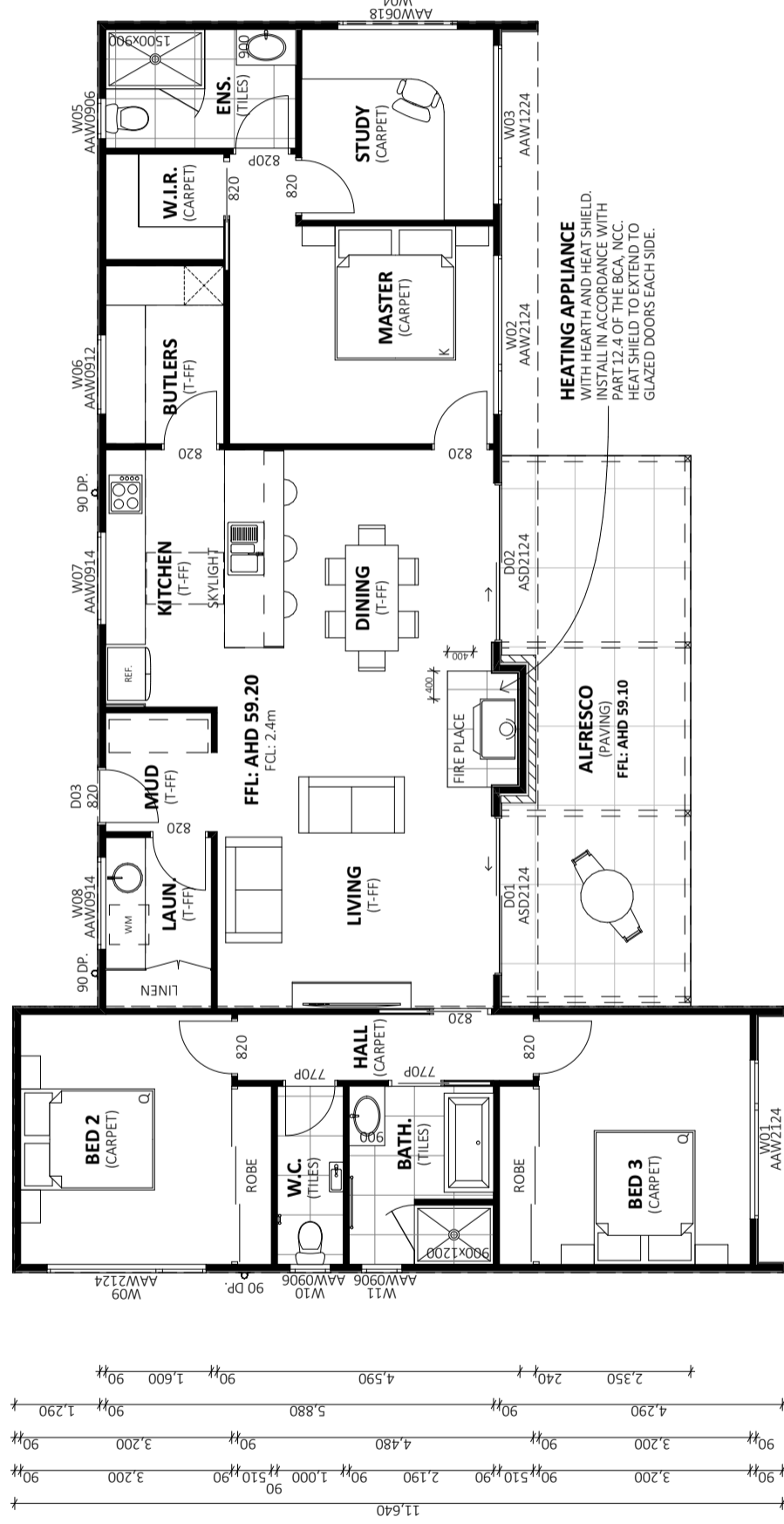
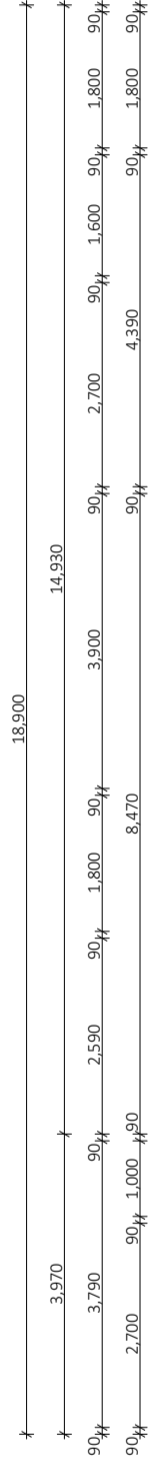
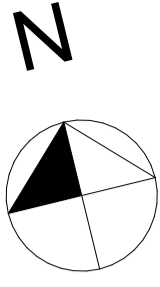
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 CORRECT PER CONTRACT.

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**SIGNATURE:**                      **DATE:**

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REV.	DATE	DESCRIPTION
R1	15/07/2024	FOR DA

DESIGNER	OWNER	JOB NUMBER	CMRC06
<b>DRAWN</b>	B.L.W	<b>DRAWING</b>	<b>3/8</b>
<b>CHECKED</b>	M.L.	<b>SCALE (@A3)</b>	1:200



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 E. info@designtolive.com.au  
 W. designtolive.com.au

**CLIENT/S:**  
 NICHOLAS PANICH

**SITE ADDRESS:**  
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 DROMEDARY TAS. 7030.

**DRAWING**  
**FLOOR PLAN**

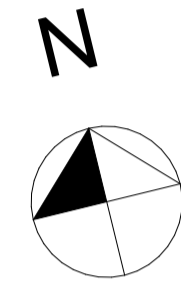
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**SIGNATURE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

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R1	15/07/2024	FOR DA

DESIGNER	OWNER	JOB NUMBER	CMRC06
<b>DRAWN</b>	B.L.W	<b>DRAWING</b>	<b>4/8</b>
<b>CHECKED</b>	M.L.	<b>SCALE (@A3)</b>	<b>1:100</b>



INSTALL INSPECTION OPENINGS AT MAJOR BENDS FOR STORMWATER AND ALL LOW POINTS OF DOWNPIPES.  
 PROVIDE SURFACE DRAIN TO BACK OF BULK EXCAVATION TO DRAIN LEVELLED PAD PRIOR TO COMMENCING FOOTING EXCAVATION.

**SERVICES**  
 THE HEATED WATER SYSTEM MUST BE DESIGNED AND INSTALLED WITH PART B2 OF THE NCC VOLUME THREE-PLUMBING CODE OF AUSTRALIA.

THE THERMAL INSULATION FOR HEATED WATER PIPING MUST:  
 A) BE PROTECTED AGAINST THE EFFECTS OF WEATHER AND SUNLIGHT; AND  
 B) BE ABLE TO WITHSTAND THE TEMPERATURES WITHIN THE PIPING ; AND  
 C) USE THERMAL INSULATION IN ACCORDANCE WITH AS/NZS 4859.1

HEATED WATER PIPING THAT IS NOT WITHIN A CONDITIONED SPACE MUST BE THERMALLY INSULATED AS FOLLOWS:

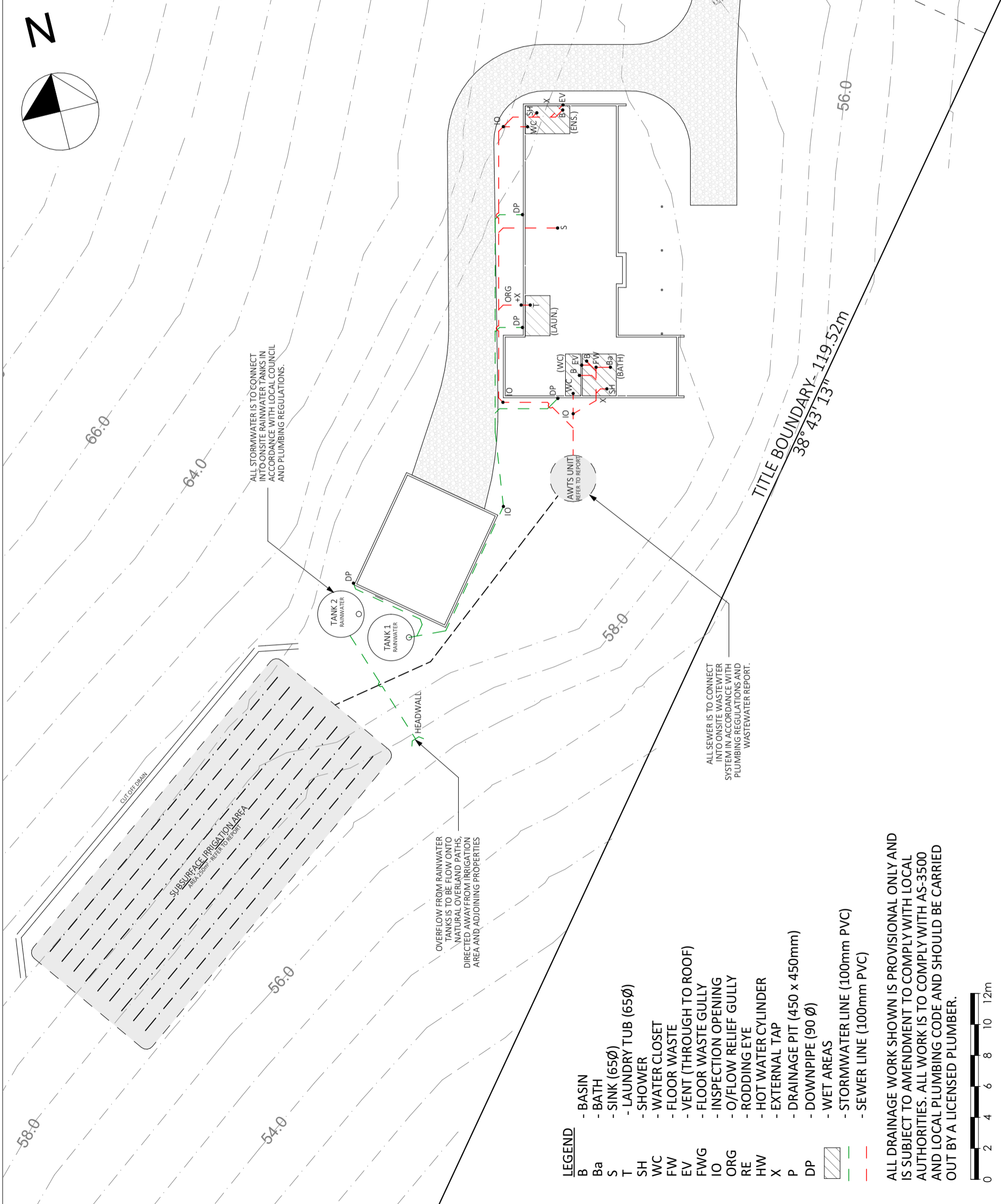
1. INTERNAL PIPING
  - a) ALL FLOW AND RETURN INTERNAL PIPING THAT IS WITHIN AN UNVENTILATED WALL SPACE
  - i) WITHIN AN INTERNAL FLOOR BETWEEN STOREYS; OR
  - ii) BETWEEN CEILING INSULATION AND A CEILING MUST HAVE A MINIMUM R-VALUE OF 0.2

2. PIPING LOCATED WITHIN A VENTILATED WALL SPACE, AN ENCLOSED BUILDING SUBFLOOR OR A ROOF SPACE
  - a) ALL FLOW AND RETURN PIPING
  - b) COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM, MUST HAVE A MINIMUM R-VALUE OF 0.45

3. PIPING LOCATED OUTSIDE THE BUILDING OR IN AN UNENCLOSED BUILDING SUB FLOOR OR ROOF SPACE
  - a) ALL FLOW AND RETURN PIPING
  - b) COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM MUST HAVE A MINIMUM R-VALUE OF 0.6

PIPING WITHIN AN INSULATED TIMBER FRAMED WALL, SUCH AS THAT PASSING THROUGH A WALL STUD, IS CONSIDERED TO COMPLY WITH THE ABOVE INSULATION REQUIREMENTS.

ALL WORKS ARE TO BE IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES INTEGRATED CODE (WSA 03-2011-3.1 VERSION 3.1 MRWA VERSION 2.0) AND THE SEWERAGE CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES INTEGRATED CODE (WSA 02-2014-3.1 MRWA VERSION 2.0) AND TASWATER'S SUPPLEMENTS TO THESE CODES.

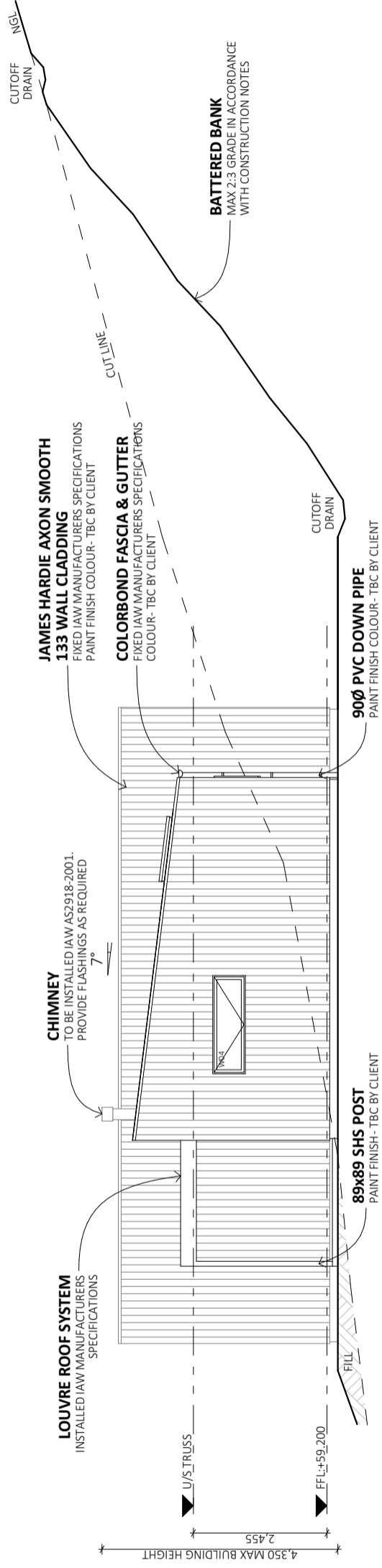


- LEGEND**
- B - BASIN
  - Ba - BATH
  - S - SINK (65Ø)
  - T - LAUNDRY TUB (65Ø)
  - SH - SHOWER
  - WC - WATER CLOSET
  - FW - FLOOR WASTE
  - EV - VENT (THROUGH TO ROOF)
  - FWG - FLOOR WASTE GULLY
  - IO - INSPECTION OPENING
  - ORG - O/FLOW RELIEF GULLY
  - RE - RODDING EYE
  - HW - HOT WATER CYLINDER
  - X - EXTERNAL TAP
  - P - DRAINAGE PIT (450 x 450mm)
  - DP - DOWNPIPE (90 Ø)
  - WET AREAS
  - STORMWATER LINE (100mm PVC)
  - SEWER LINE (100mm PVC)

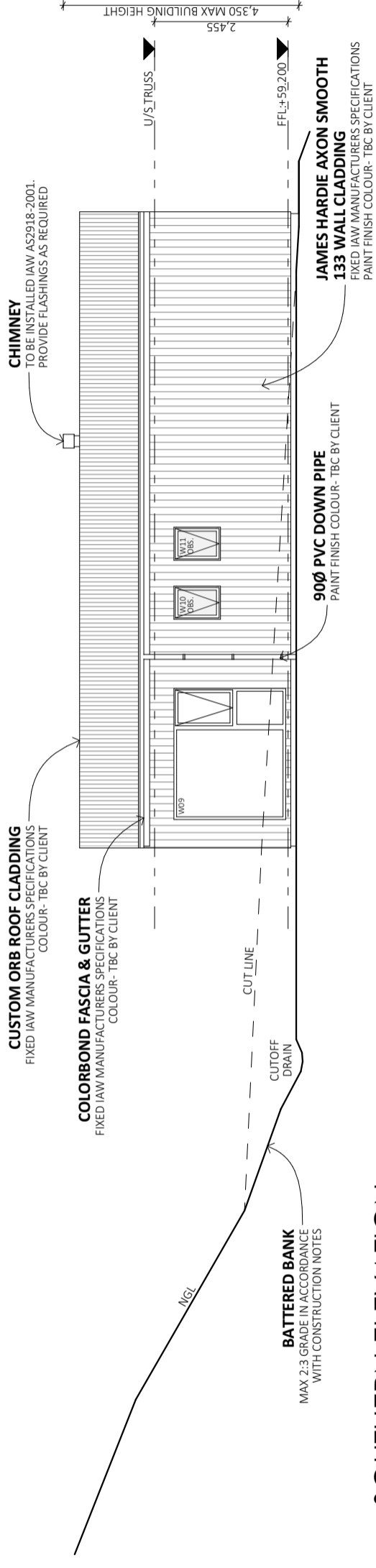
ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH AS-3500 AND LOCAL PLUMBING CODE AND SHOULD BE CARRIED OUT BY A LICENSED PLUMBER.



	CLIENT/S: NICHOLAS PANICH	DRAWING EXTERNAL SERVICES	I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.	COPYRIGHT: This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.	REV. R1	DATE 15/07/2024 FOR DA	DESCRIPTION FOR DA	DESIGNER DRAWN	OWNER B.L.W	JOB NUMBER DRAWING	CMRC06
	SITE ADDRESS: 6 COOMERA COURT, DROMEDARY TAS. 7030.	SIGNATURE: DATE:	SIGNATURE: DATE:	CHECKED M.L.	SCALE (@A3) 1:250						



## NORTHERN ELEVATION



## SOUTHERN ELEVATION



**ACC #** 371799313  
**ABN.** 71 615 812 747  
**PH.** 6344 7319  
**E.** info@designtolive.com.au  
**W.** designtolive.com.au

**CLIENT/S:**  
NICHOLAS PANICH

**SITE ADDRESS:**  
6 COOMERA COURT,  
DROMEDARY TAS. 7030.

**DRAWING**  
ELEVATIONS  
NTH-STH

I/WE APPROVE THESE DRAWING TO BE  
CORRECT PER CONTRACT.

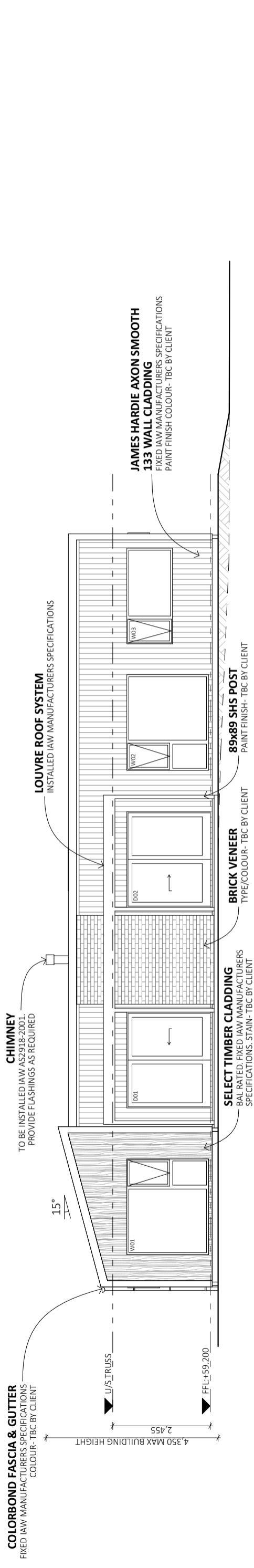
**SIGNATURE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_  
**SIGNATURE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

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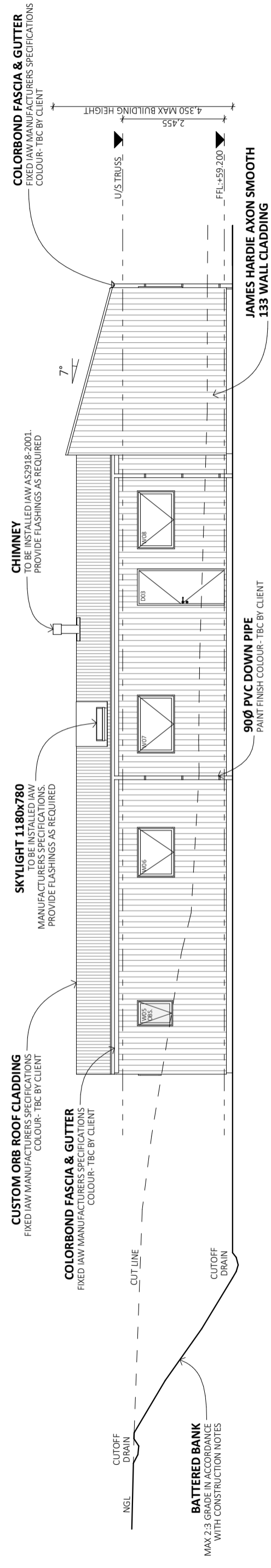
REV.	DATE	DESCRIPTION
R1	15/07/2024	FOR DA

DESIGNER	OWNER	JOB NUMBER	CMRC06
<b>DRAWN</b>	B.L.W	<b>DRAWING</b>	<b>6/8</b>
<b>CHECKED</b>	M.L.	<b>SCALE (@A3)</b>	<b>1:100</b>

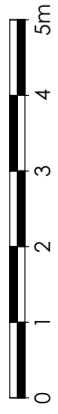




**EASTERN ELEVATION**



**WESTERN ELEVATION**



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