



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2024/232

LOCATION OF AFFECTED AREA

8A JETTY ROAD, OLD BEACH

DESCRIPTION OF DEVELOPMENT PROPOSAL

SINGLE 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 **22/01/2025**. ADDRESSED TO THE CHIEF EXECUTIVE OFFICER 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
Chief Executive Officer



Brighton
going places

Soil Test

By: GEO Environmental Solutions
Date:

BAL Assessment

Rate: BAL TBA
By:
Date:

Land Survey

By: D.G.J. Potter
Date: 27 November 2020

Thermal Assessment

By: Paul Hutchens Energy Ratings
Date:

Corrosion Environment

Class: NCC 2022: Table 6.3.9a and DWG TBA - Specifications 3

Alpine Area

Class:

Climate Zone - 7

Soil Classification

Class: TBA

Wind Speed

N3 Vh,u = 50m/s

Land Title

Folio No: 1
Volume: 187709

Site Coverage

Land	-	2452.00m ²
House	-	194.45m ²
Alfresco Cover	-	30.79m ²
Entry Cover	-	12.38m ²
Shed	-	146.70m ²
TOTAL (for site coverage)-		384.32m ²
Site Coverage	-	16.674%



ABN: 18 220 805 074
Compliance No: CC 1159 Q
m: 0409 432 670
e: clint.draftone@bigpond.com

Client

Joshua Davie

Job

Residential Home

Job address

Lot 1, 8 Jetty Road,
Old Beach

Drawing

Scale: A3
DWG: 1 of 7
Date: 13 December 2024
Job No: 2020-40

Cover

Layout Index

ID	Layout Name	Rev
1	Cover	
2	Site Plan	
3	Floor Plan	
4	Elevations	
5	Elevations	
6	Roof Plan	
7	Door & Window Schedule	

Amendments

Date	By

Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

Client

Joshua Davie

Job

Residential Home

Job address

Lot 1, 8 Jetty Road,
Old Beach

Drawing

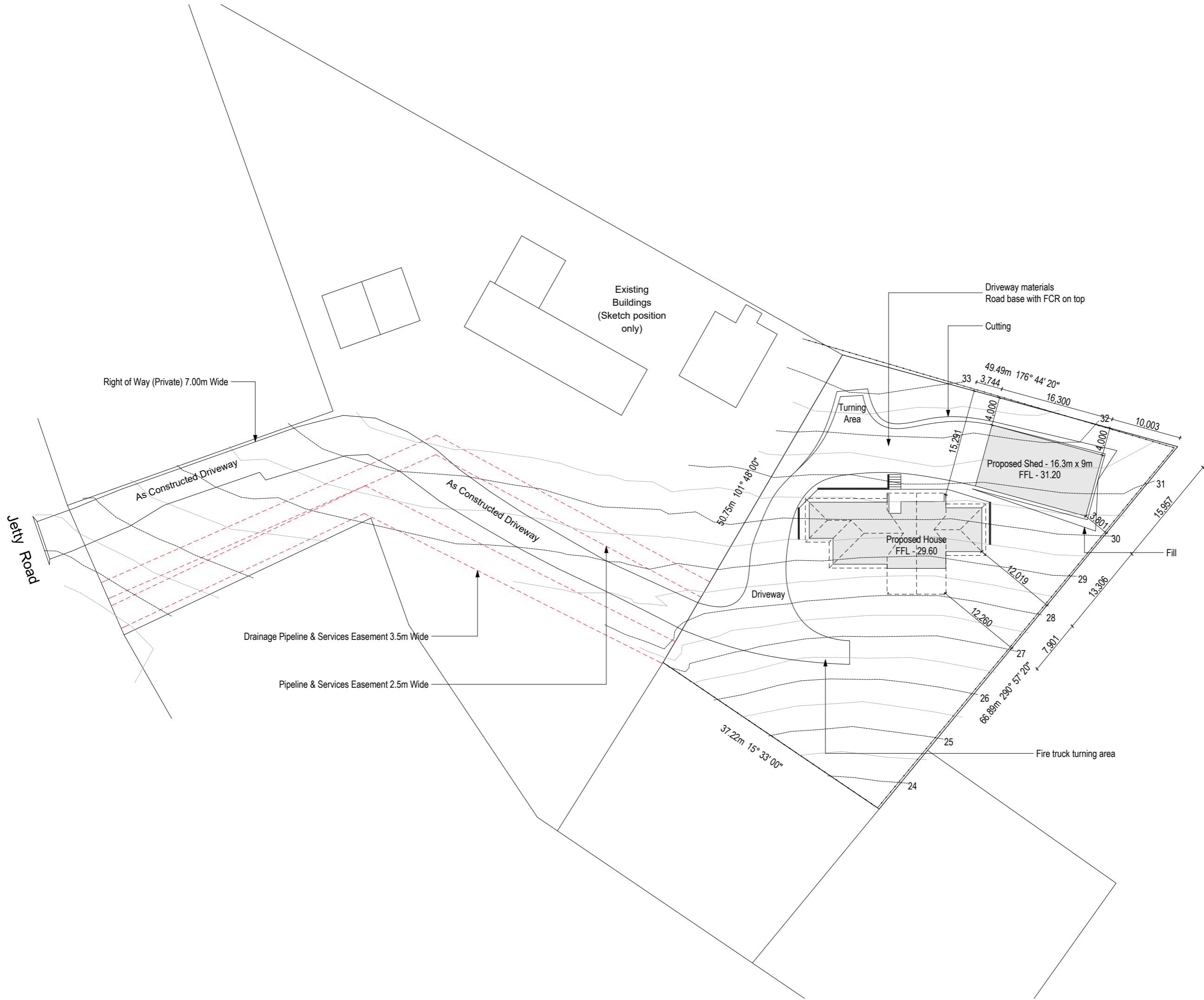
Scale: A3 - 1:500

DWG: 2 of 7

Date: 13 December 2024

Job No: 2020-40

Site Plan



Amendments	
Date	By
13-12-2024	CW

Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

Client

Joshua Davie

Job

Residential Home

Job address

Lot 1, 8 Jetty Road,
Old Beach

Drawing

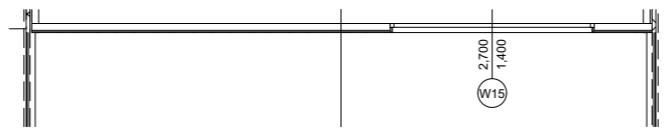
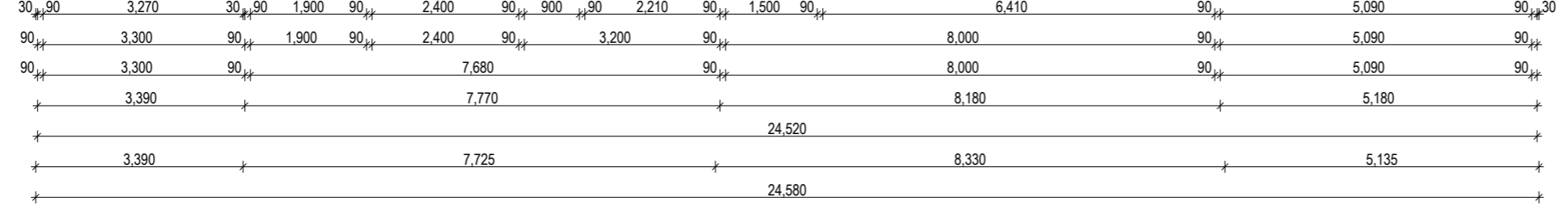
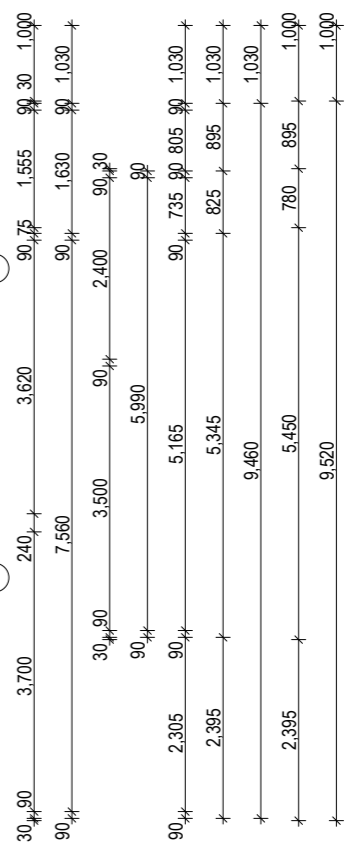
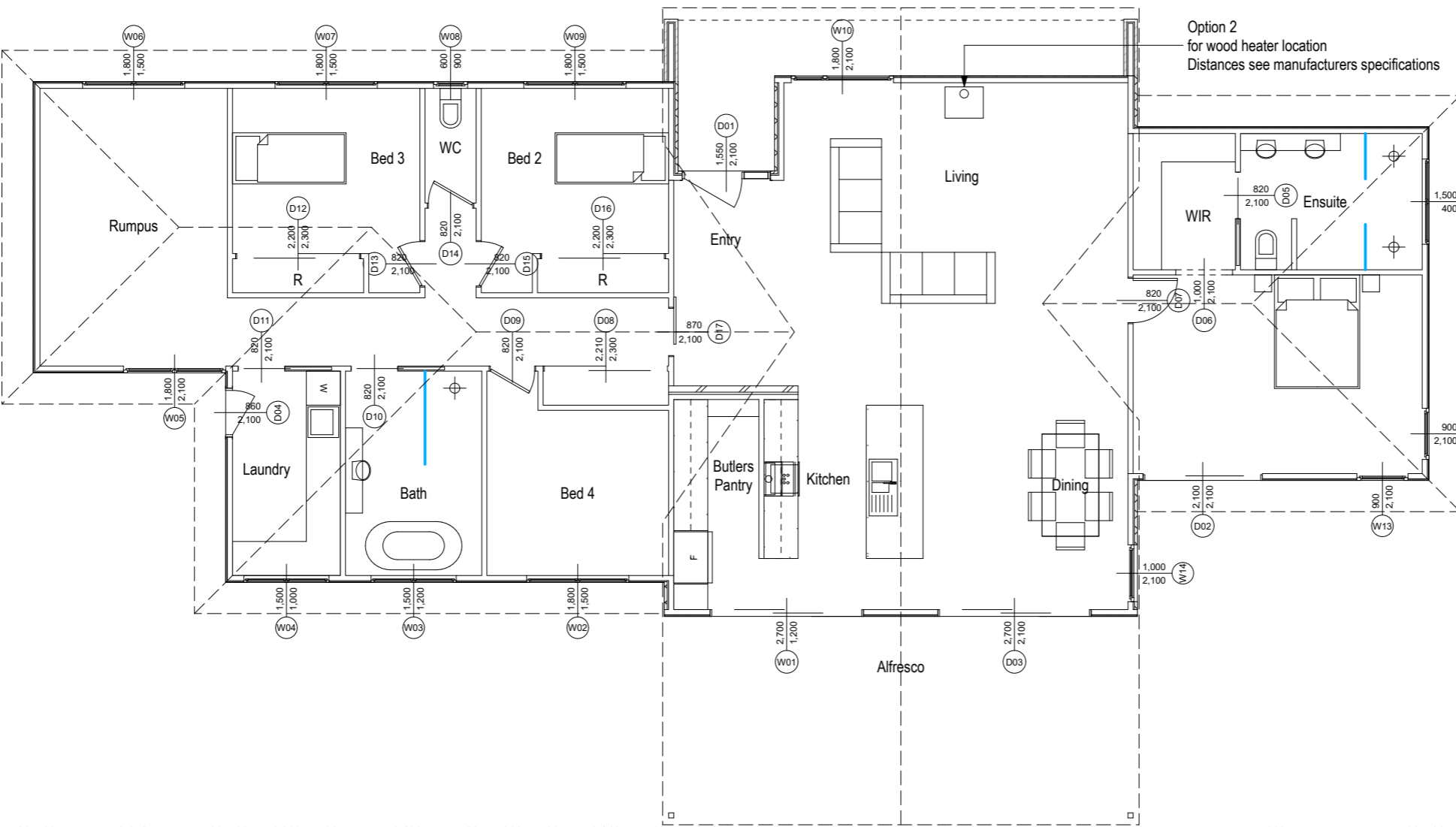
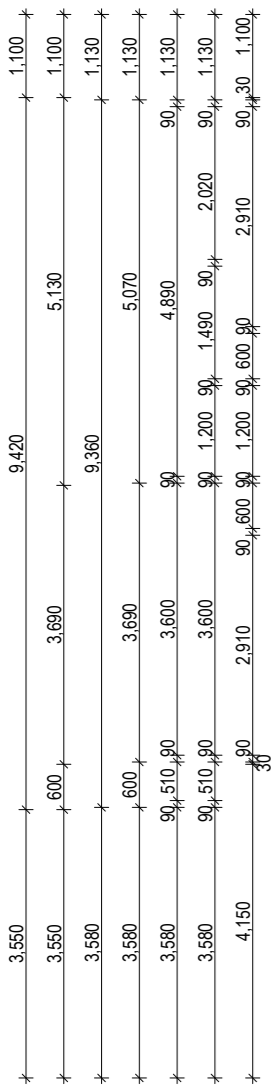
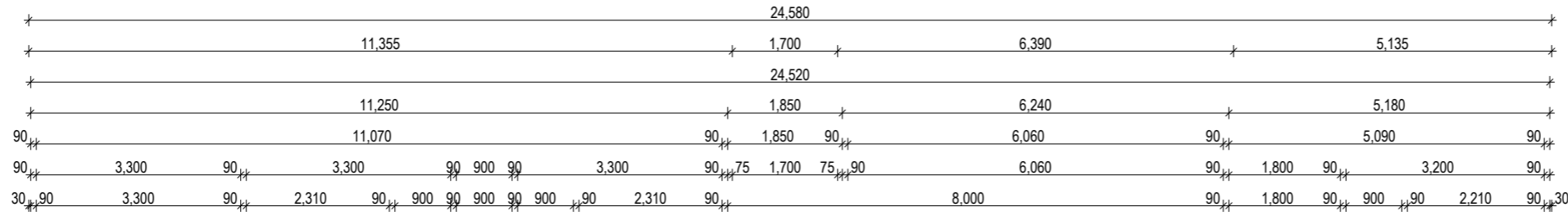
Scale: A3 - 1:100

DWG: 3 of 7

Date: 13 December 2024

Job No: 2020-40

Floor Plan



Upper Level Window

Walls

- Existing Walls
- New Walls
- Walls to be removed

Windows

Width 1,210 Height 900

W05 Window number

Amendments	
Date	By

Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

Client

Joshua Davie

Job

Residential Home

Job address

Lot 1, 8 Jetty Road,
Old Beach

Drawing

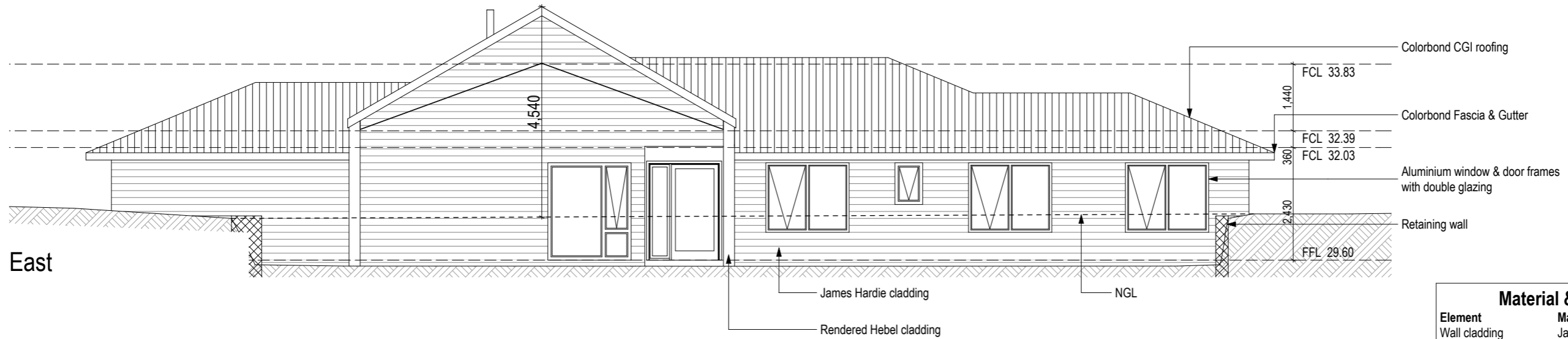
Scale: A3 - 1:100

DWG: 4 of 7

Date: 13 December 2024

Job No: 2020-40

Elevations

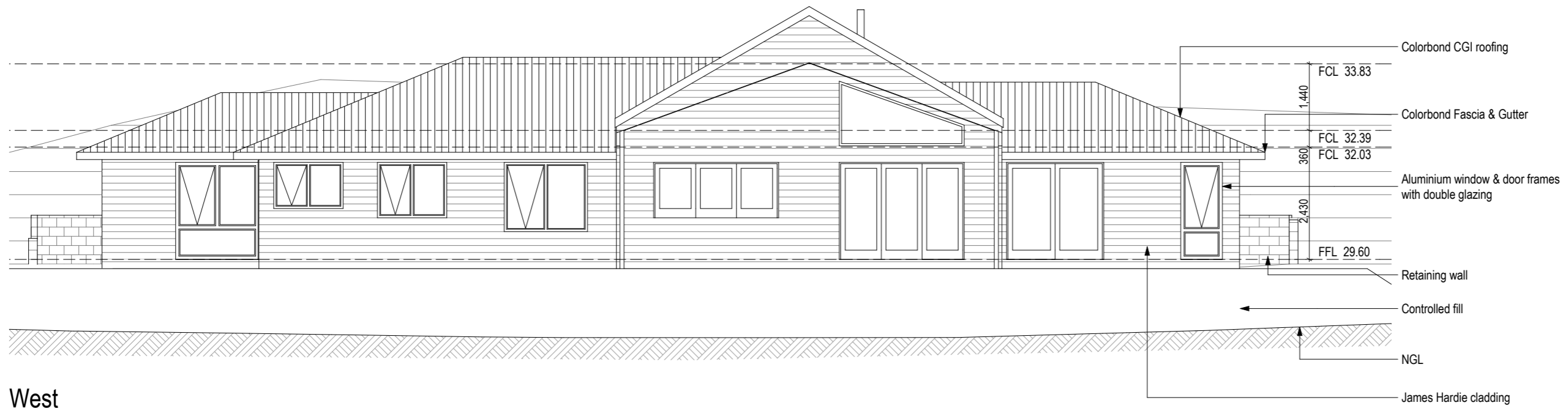


East

Material & Colour Schedule

Element	Material	Colour
Wall cladding	James Hardie	CB Off White or similar
	Linea Weatherboards with cavity batten	
Wall Masonry	Hebel	CB Dune or similar
Downpipes	uPVC	To match wall
Roof	CGI Colorbond	CB Shale Grey
Gutter	Colorbond	CB Shale Grey
Barge Flashing	Colorbond	CB Shale Grey
Fascia	Colorbond	CB Shale Grey
Windows & Doors	Aluminium	White

The colours indicated for non pre-finished elements (eg timber posts, weatherboard claddings) in the schedule are to be verified on site by the client. If there are any changes made to paint colours, the owner shall obtain approval from the certifying authority before putting work in hand



West

Amendments

Date	By

Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

Client

Joshua Davie

Job

Residential Home

Job address

Lot 1, 8 Jetty Road,
Old Beach

Drawing

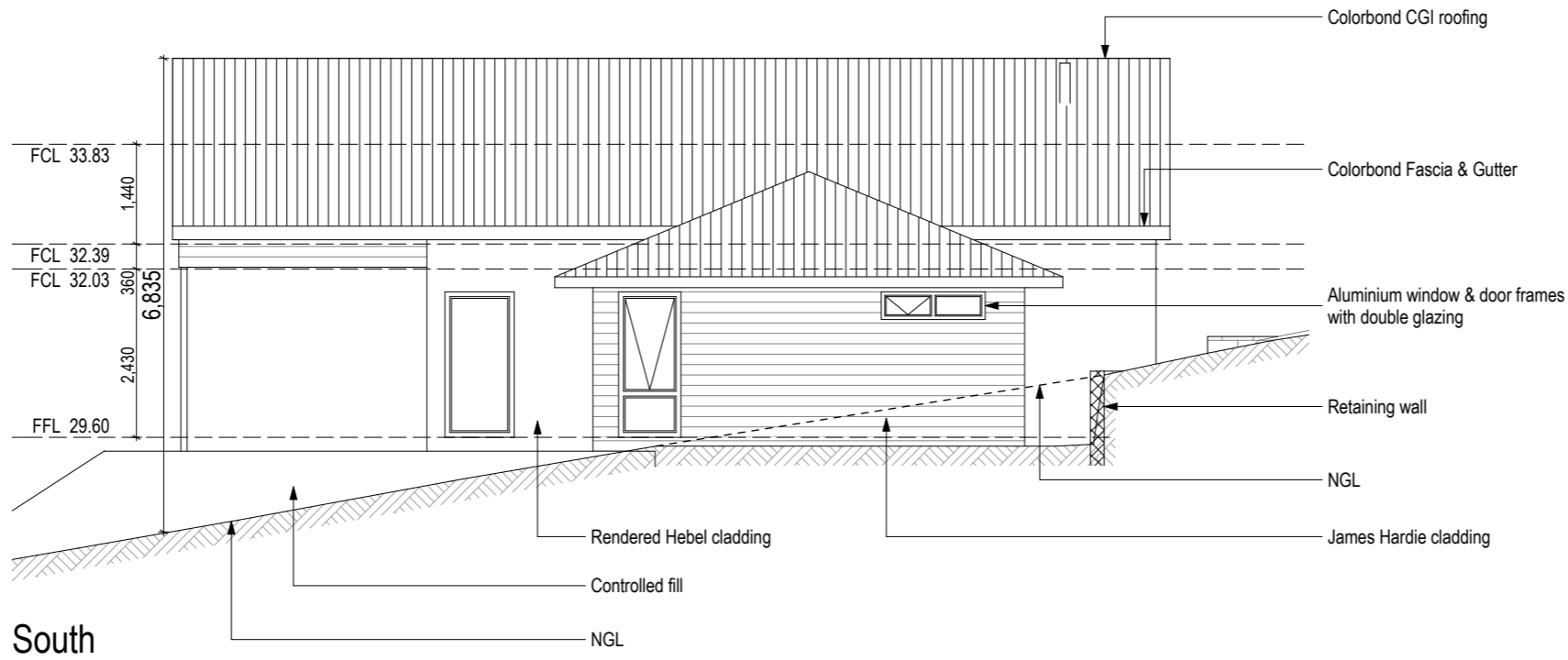
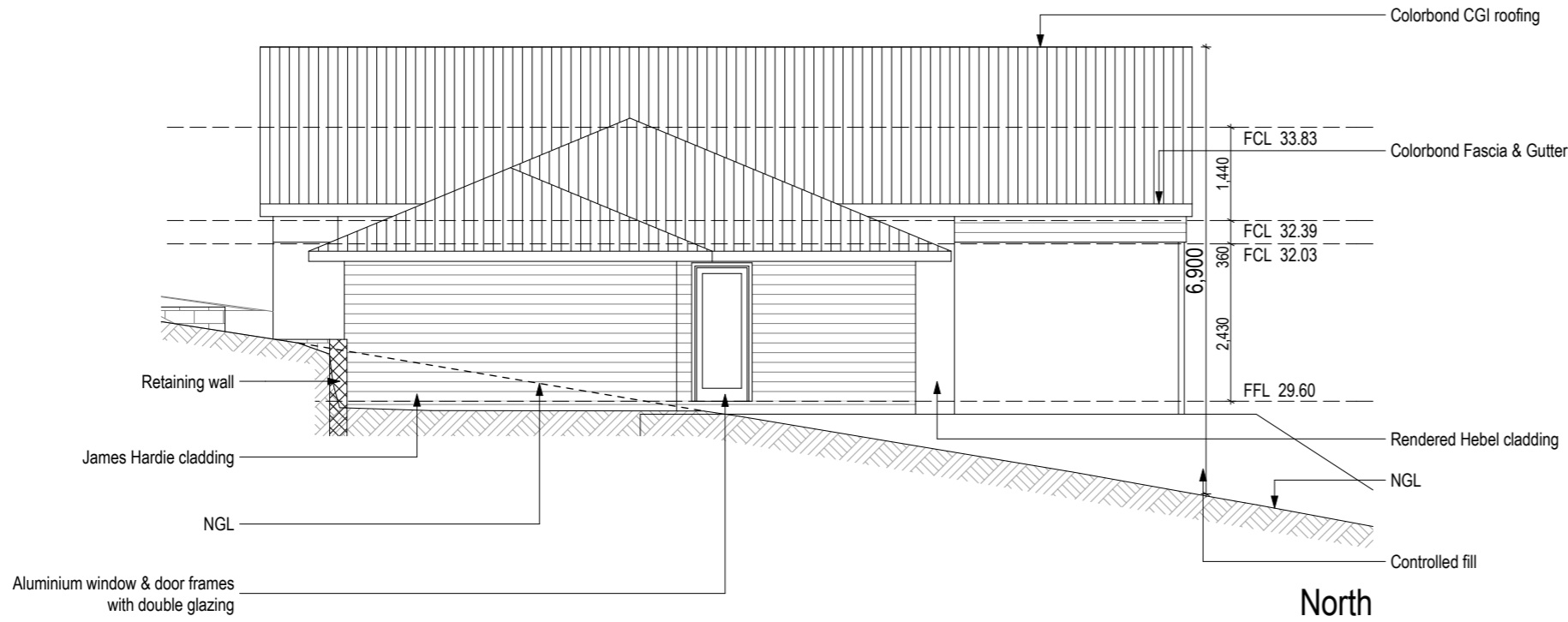
Scale: A3 - 1:100

DWG: 5 of 7

Date: 13 December 2024

Job No: 2020-40

Elevations



Material & Colour Schedule

Element	Material	Colour
Wall cladding	James Hardie	CB Off White or similar
	Linea Weatherboards with cavity batten	
Wall Masonry	Hebel	CB Dune or similar
Downpipes	uPVC	To match wall
Roof	CGI Colorbond	CB Shale Grey
Gutter	Colorbond	CB Shale Grey
Barge Flashing	Colorbond	CB Shale Grey
Fascia	Colorbond	CB Shale Grey
Windows & Doors	Aluminium	White

The colours indicated for non pre-finished elements (eg timber posts, weatherboard claddings) in the schedule are to be verified on site by the client. If there are any changes made to paint colours, the owner shall obtain approval from the certifying authority before putting work in hand

Amendments

Date	By

Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

Client

Joshua Davie

Job

Residential Home

Job address

Lot 1, 8 Jetty Road,
Old Beach

Drawing

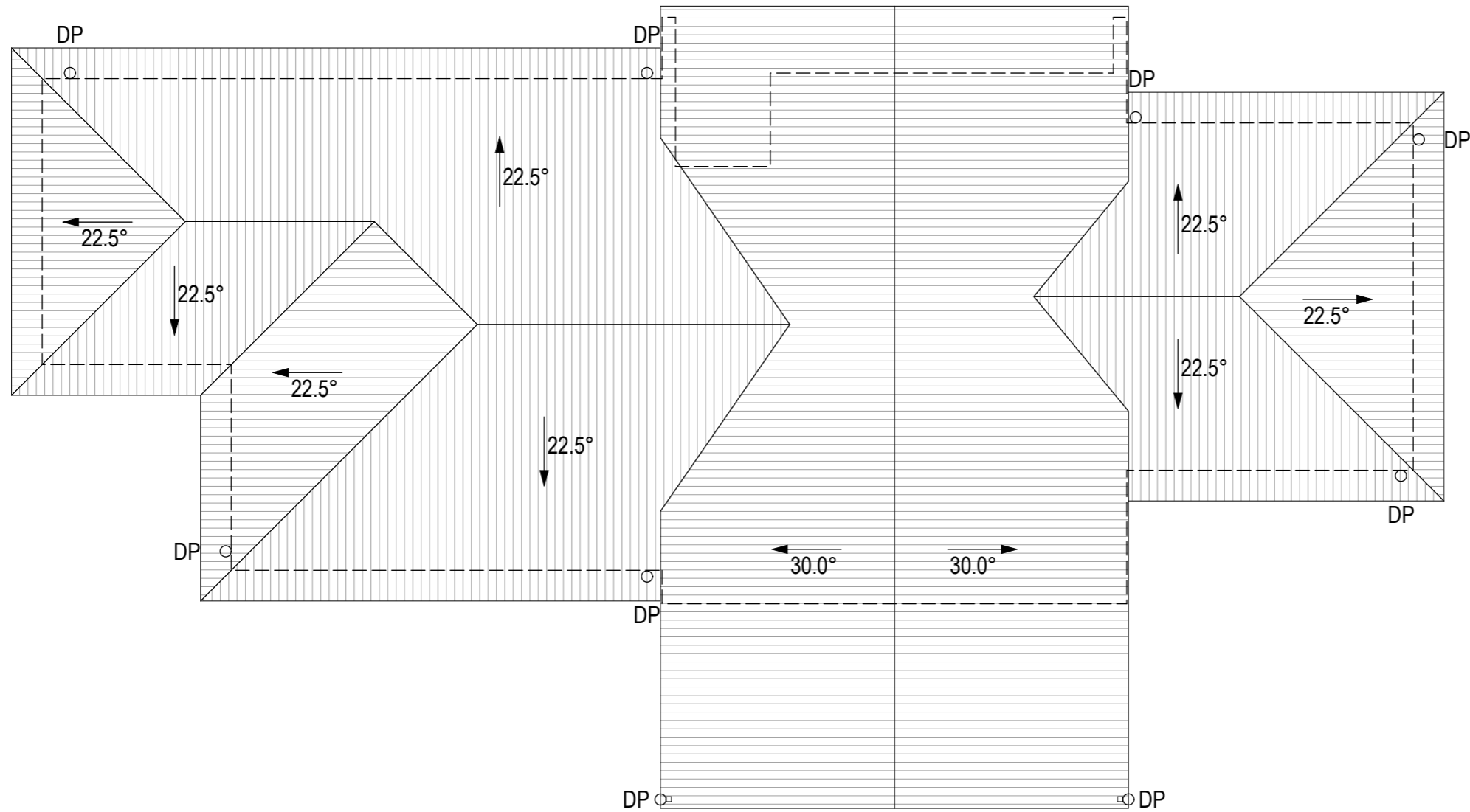
Scale: A3 - 1:100

DWG: 6 of 7

Date: 13 December 2024

Job No: 2020-40

Roof Plan



Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

Door List								
ID	3D Front View	Height	Width	Head Height	Type	Frame	Glazing	Notes
D01		2,100	1,550	2,100	Hinged	Aluminium	Clear Double	
D02		2,100	2,100	2,100	Sliding	Aluminium	Clear Double	
D03		2,100	2,700	2,100	Sliding	Aluminium	Clear Double	
D04		2,100	860	2,100	Hinged	Aluminium	Clear Double	
D05		2,100	820	2,100				
D06		2,100	1,000	2,100				
D07		2,100	820	2,100				
D08		2,300	2,210	2,300				
D09		2,100	820	2,100				
D10		2,100	820	2,100				
D11		2,100	820	2,100				
D12		2,300	2,200	2,300				
D13		2,100	820	2,100				
D14		2,100	820	2,100				
D15		2,100	820	2,100				
D16		2,300	2,200	2,300				
D17		2,100	870	2,100				

Window List								
ID	3D Front View	Height	Width	Head Height	Type	Frame	Glazing	Notes
W01		1,200	2,700	2,100	Sliding	Aluminium	Clear Double	
W02		1,500	1,800	2,100	Top Hung	Aluminium	Clear Double	
W03		1,200	1,500	2,100	Top Hung	Aluminium	Clear Double	
W04		1,000	1,500	2,100	Top Hung	Aluminium	Clear Double	
W05		2,100	1,800	2,100	Top Hung	Aluminium	Clear Double	
W06		1,500	1,800	2,100	Top Hung	Aluminium	Clear Double	
W07		1,500	1,800	2,100	Top Hung	Aluminium	Clear Double	
W08		900	600	2,100	Top Hung	Aluminium	Obscure Double	
W09		1,500	1,800	2,100	Top Hung	Aluminium	Clear Double	
W10		2,100	1,800	2,100	Top Hung	Aluminium	Clear Double	
W11		400	1,500	2,100	Top Hung	Aluminium	Obscure Double	
W12		2,100	900	2,100	Top Hung	Aluminium	Clear Double	
W13		2,100	900	2,100	Top Hung	Aluminium	Clear Double	
W14		2,100	1,000	2,100	Fixed	Aluminium	Clear Double	
W15		1,400	2,700	1,400	Fixed	Aluminium	Clear Double	



ABN: 18 220 805 074
 Compliance No: CC 1159 Q
 m: 0409 432 670
 e: clint.draftone@bigpond.com

Client

Joshua Davie

Job

Residential Home

Job address

Lot 1, 8 Jetty Road,
 Old Beach

Drawing

Scale: A3
 DWG: 7 of 7
 Date: 13 December 2024
 Job No: 2020-40

Door & Window Schedule

Amendments	
Date	By

Builders, Tradesmen, Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

PROPOSAL#: 87673_DAVIE-1

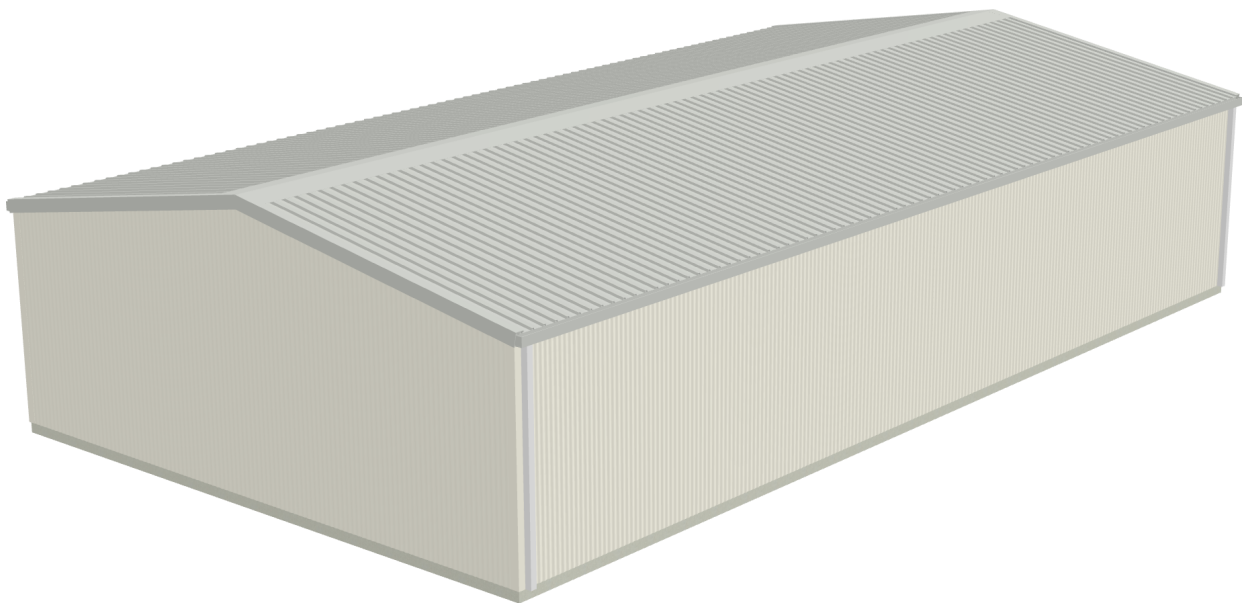
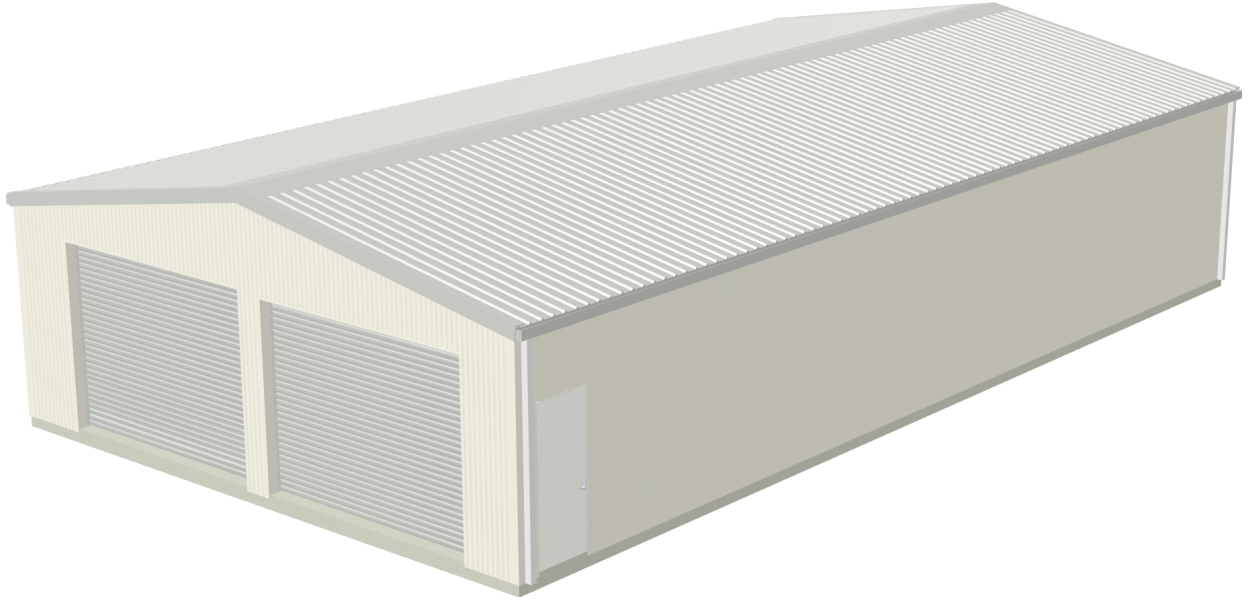
04 December 2024



NAME
Josh Davie

SITE ADDRESS
8A JETTY ROAD
OLD BEACH TAS 7017

CONTACT
+61457290078
jdavie123@bigpond.com



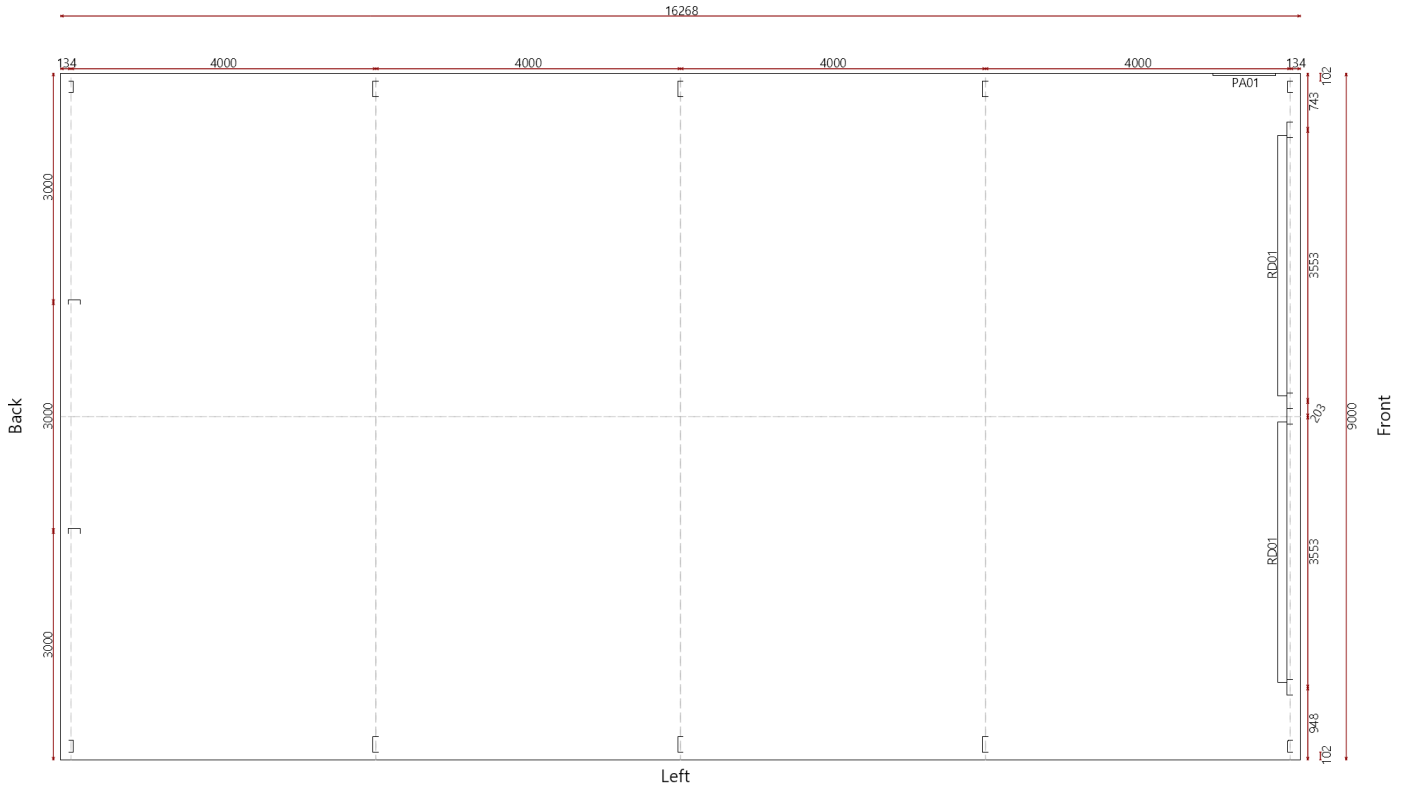


NAME
Josh Davie

SITE ADDRESS
8A JETTY ROAD
OLD BEACH TAS 7017

CONTACT
+61457290078
jdavie123@bigpond.com

Plan

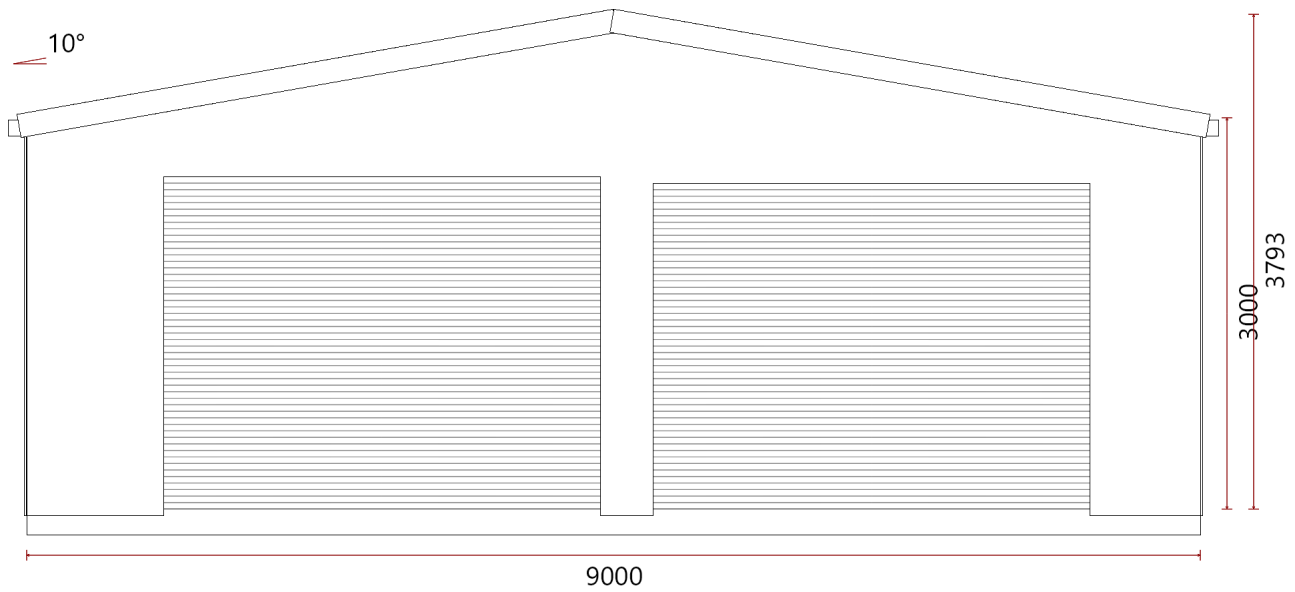


NAME
Josh Davie

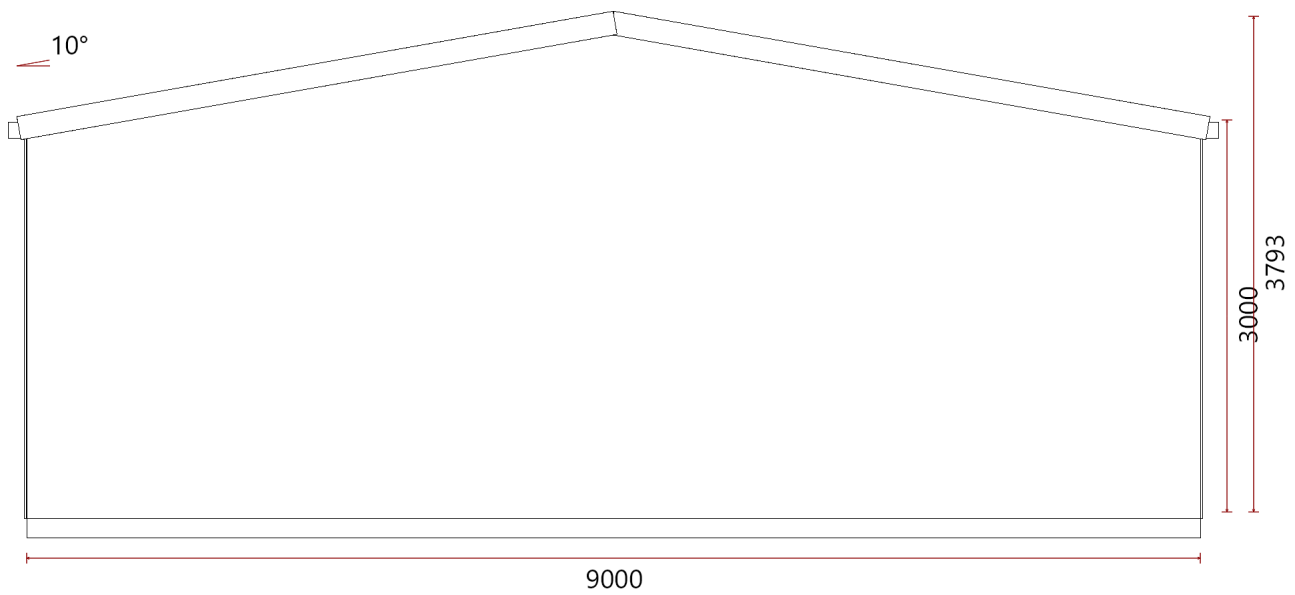
SITE ADDRESS
8A JETTY ROAD
OLD BEACH TAS 7017

CONTACT
+61457290078
jdavie123@bigpond.com

Front Elevation



Back Elevation



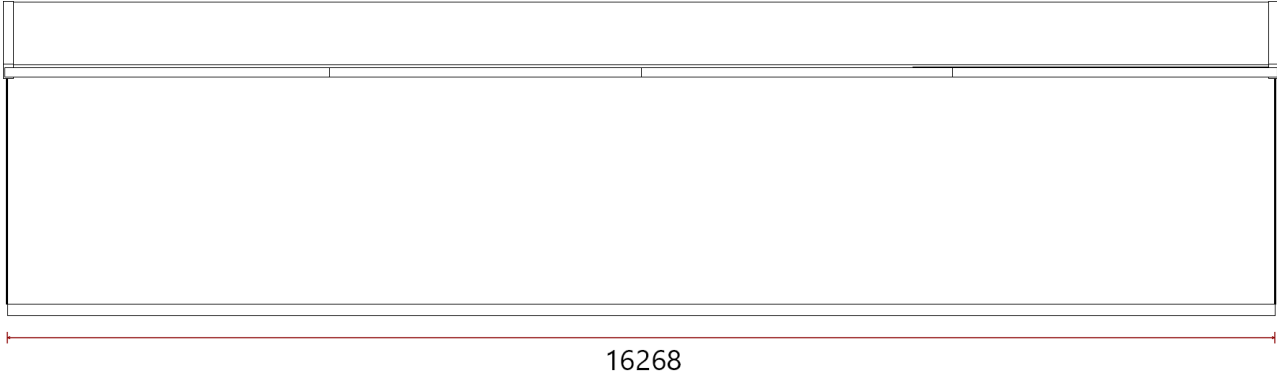


NAME
Josh Davie

SITE ADDRESS
8A JETTY ROAD
OLD BEACH TAS 7017

CONTACT
+61457290078
jdavie123@bigpond.com

Left Elevation



Right Elevation

