Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2025/011

LOCATION OF AFFECTED AREA

10 SILVERGUM STREET, BRIGHTON

DESCRIPTION OF DEVELOPMENT PROPOSAL

MULTIPLE DWELLINGS (2 UNITS)

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 **31/03/2025**. 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

SCAN ME

Brighton
going places

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Note: The images provided are artistic representations only and should not be used as references for final colours, finishes, or external/internal features.

10 Silvergum Street, Brighton 7030

Owner(s) or Clients	Huntingfield Developments Pty Ltd	Title Reference	186843/7
Building Classification	1a	Zoning	General Residential
Designer	Jason Nickerson CC6073Y	Land Size	650m^2
Total Floor Area (Combined)	235.08m^2 Deck 14.85m^2	Design Wind Speed	TBA
		Soil Classification	TBA
Alpine Area	N/A	Climate Zone	7
Other Hazards (e.g.. High wind, earthquake, flooding, landslip, dispersive soils, sand dunes, mine subsidence, landfill, snow & ice, or other relevant factors)	Burrows Avenue Specific Area Plan	Corrosion Environment	Low
		Bushfire Attack Level (BAL)	TBA

Changes List

ID	Description of change	Date Changed	Designer
Ch - 01	Additonal information in regards to access and parking - Council RFI	26/02/2025 3:30 PM	CJ
Ch - 02	Gradient falls of driveway added - Council RFI	26/02/2025 3:32 PM	CJ
Ch - 03	Changed width of driveway for compliant turning and access - Council RFI	26/02/2025 3:35 PM	CJ

ID	Sheet Name	Issue
A0.01	Site Plan	DA - 02
A1.01	U1 - Floor Plan	DA - 02
A1.02	U1 - Elevations	DA - 02
A1.03	U1 - Elevations	DA - 02
A1.04	U1 - Roof Plan	DA - 02
A1.05	U1 - Door & Window Schedule	DA - 02
A2.01	U2 - Floor Plan	DA - 02
A2.02	U2 - Elevations	DA - 02
A2.03	U2 - Elevations	DA - 02
A2.04	U2 - Roof Plan	DA - 02
A2.05	U2 - Door & Window Schedule	DA - 02
C.01	Civil Plan	DA - 02
C.02	Parking	DA - 02
L.01	Landscaping Plan	DA - 02
L.02	Planting Schedule & Details	DA - 02
P.01	Sewer & Water Plan	DA - 02

Legend

- Electrical Connection
- Electrical Turret
- Sewer Connection
- Stormwater Connection
- Telstra Connection
- Telstra Pit
- Water Meter
- Water Stop Valve
- Fire Hydrant

Surface Water Drainage

Ground to fall away from building in all directions in compliance with AS2870 & N.C.C 2022 3.3.3.

Surface water must be diverted away from a Class 1 building as follows:

(a) Slab-on-ground - finished ground level adjacent to a building: the external finished surface surrounding the slab must be drained to move surface water away from the building and graded to give a slope of not less than
  (i) 25mm over the first 1m from the building
    (A) in low rainfall intensity areas for surfaces that are reasonably impermeable (such as concrete or claypaving); or
    (B) for any reasonably impermeable surface that forms part of an access path or ramp provided for the purposes of Clauses 1.1 (2) or (4)(c) of the ABCB Standard for Livable Housing Design; or
  (ii) 50 mm over the first 1 m from the building in any other case.

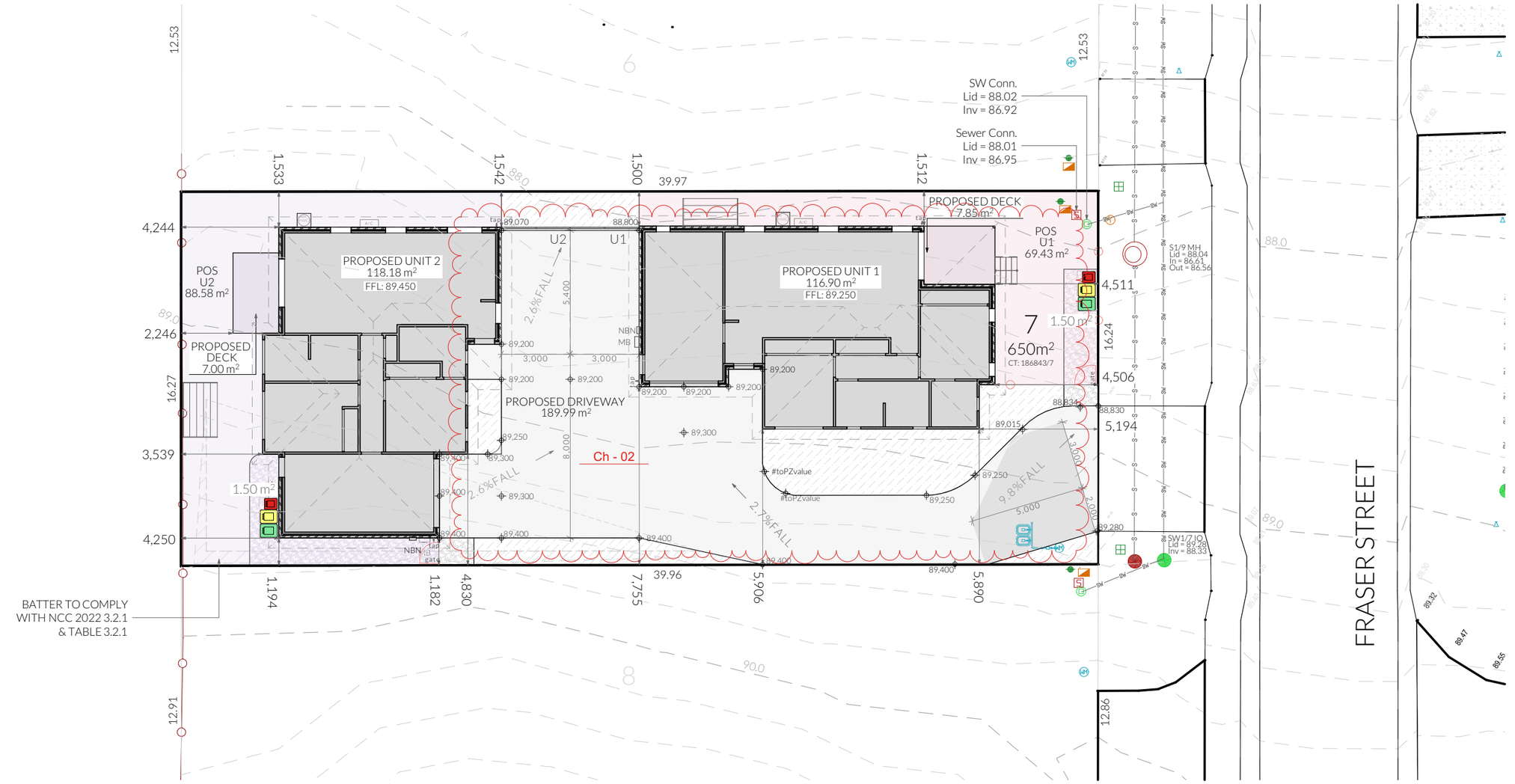
(b) Slab-on-ground - finished slab heights: the height of the slab-on-ground above external finished surfaces mustbe not less than
  (i) 100 mm above the finished ground level in low rainfall intensity areas or sandy, well-drained areas; or
  (ii) 50 mm above impermeable (paved or concrete) areas that slope away from the building in accordance with(a); or
  (iii) 150 mm in any other case.

(c) The ground beneath suspended floors must be graded so that the area beneath the building is above the adjacent external finished ground level and surface water is prevented from ponding under the building.

Subsoil Drainage

is to comply with AS2870, AS3500 & N.C.C 2022 3.3.4.

Where a subsoil drainage system is installed to divert subsurface water away from the area beneath a building, the subsoil drain must-
  (a) be graded with a uniform fall of not less than 1:300; and
  (b) discharge into an external silt pit or sump with-
    (i) the level of discharge from the silt pit or sump into an impervious drainage line not less than 50 mm below the invert level of the inlet; and provision for cleaning and maintenance.



Fraser Street Fence Elevation 1:100

Note

All driveway pits and grate drains to be **Class B**.

Stormwater pits are indicative. Location may vary depending on site conditions.

Site Areas

Site Area	650m²
Unit 1 Building Footprint	116.90m²
Unit 2 Building Footprint	118.18m²
Driveway Area	189.01m²
Total Impervious Area	65.2%

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Licence: CC6073Y

Site Plan

Revision: DA - 02
Approved by: JRN

Scale: 1:200 @ A3
Pg. No: A0.01

Proposal: Unit Development
Client: Huntingfield Developments Pty Ltd
Address: 10 Silvergum Street, Brighton 7030

Date: 06/01/25
Drawn by: JRN
Job No: 20-2022
Engineer: TBA
Building Surveyor: LTBS

ID	Date	Designer
Ch - 02	26/02/2025 3:32 PM	CJ

NOTE: Refer to cover page for further details on changes.

N

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Access Panel

Articulation Joint

Smoke Alarm

Construction of sanitary compartments 10.4.2 of NCC 2022

The door to a fully enclosed sanitary compartment must -

- open outwards; or
- slide; or
- be readily removable from the outside of the compartment.

unless there is a clear space of at least 1.2 m, measured in accordance with Figure 10.4.2 of NCC 2022 Vol II, between the closet pan within the *sanitary compartment* and the doorway.

Note: Safe Movement & Egress

Openable windows greater than 4m above the surface below are to be fitted with a device to limit opening or a suitable screen so a 125mm sphere cannot pass through. Except for Bedrooms, where the requirement is for heights above 2m. Refer to clauses 11.3.7 and 11.3.8 of NCC 2022 for further information on suitable protective devices.

Note: Paved Areas

All paths and patios to fall away from dwelling.

Note: Stair Construction

All stairs to be constructed in accordance with NCC Vol II 2022 Part 11.2.2:
Riser: Min 115mm - Max 190mm
Going: Min 240mm - Max 355mm
Slope (2R+G): Max 550 - Min 700
For stairways serving non-habitable room used infrequently, refer to table 11.2.2(b).

Landings to comply with Clause 11.2.5 and be a minimum of 750mm deep measured 500mm from the inside edge of the landing.

Slip resistance of treads, nosings and ramps to comply with Clause 11.2.4.

Heights of rooms & other spaces 10.3.1 of NCC 2022

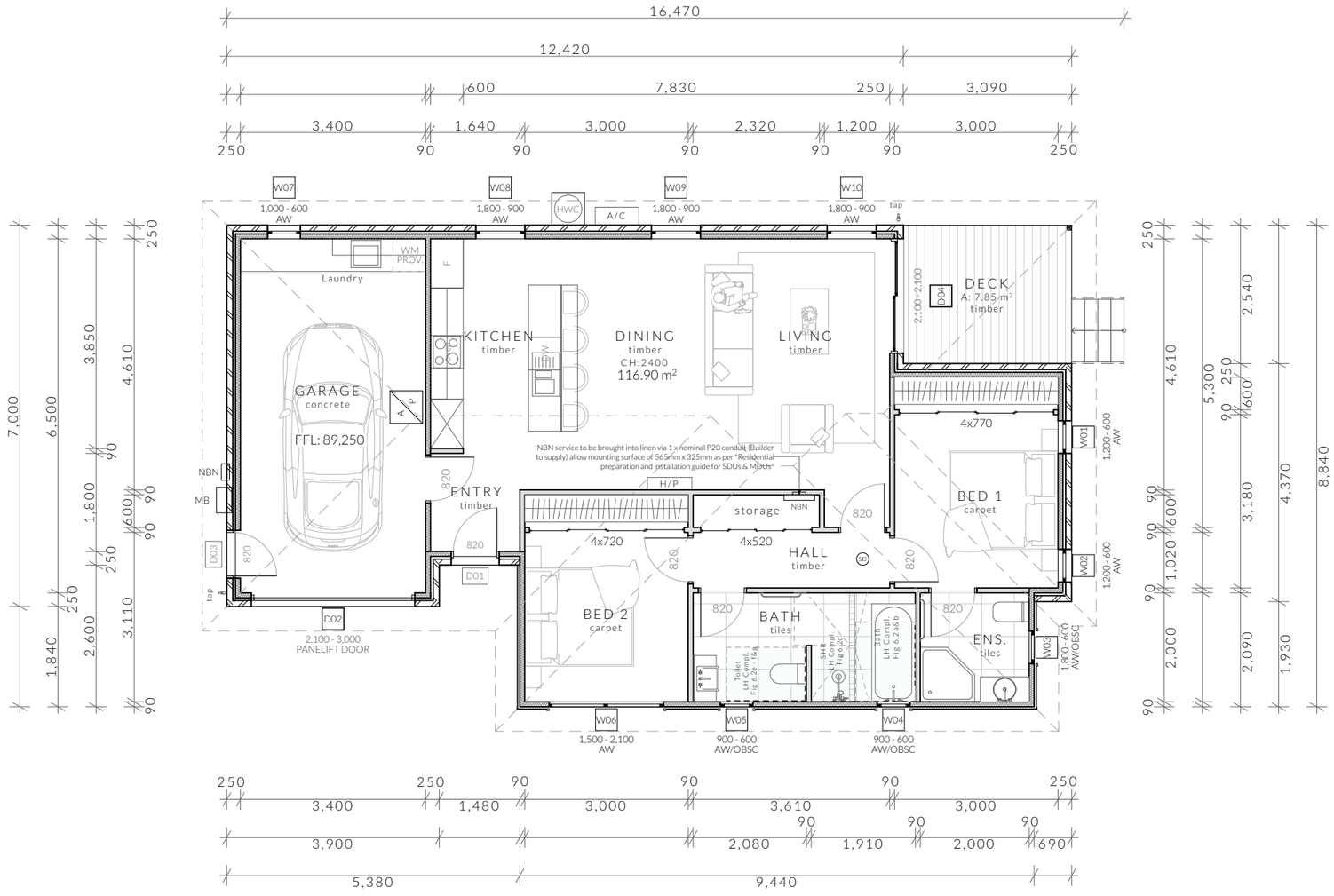
Heights of rooms and other spaces must not be less than;
(a)in a *habitable room* excluding a kitchen - 2.4 m; and
(b)in a kitchen - 2.1 m; and
(c)in a corridor, passageway or the like - 2.1 m; and
(d)in a bathroom, shower room, laundry, *sanitary compartment*, airlock, pantry, storeroom, garage, car parking area or the like - 2.1 m; and
(e)in a room or space with a sloping ceiling or projections below the ceiling line within- See NCC directly for these items
(f)in a stairway, ramp, *landing*, or the like - 2.0 m measured vertically above the nosing line of stairway treads or the floor surface of a ramp, *landing* or the like.

If required onsite, the builder may work within the tolerances of the above as specified within the NCC 2022 Vol II. Builder to contact *Pinnacle* before undertaking works.

Floor Area

Total Floor Area	116.90m²
Deck	7.85m²

- BATTS TO WALL
- SOUND INSULATION



NOT FOR CONSTRUCTION

PINNACLE	PINNACLE DRAFTING & DESIGN 7/3 Abernant Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au Licence: CC6073Y	U1 - Floor Plan Revision: DA - 02 Approved by: JRN	Scale: 1:100 @ A3 Pg. No: A1.01

Proposal: Unit Development
Client: Huntingfield Developments Pty Ltd
Address: 10 Silvergum Street, Brighton 7030

Date: 06/01/25
Drawn by: JRN
Job No: 20-2022
Engineer: TBA
Building Surveyor: LTBS

ID	Date	Designer

NOTE: Refer to cover page for further details on changes.

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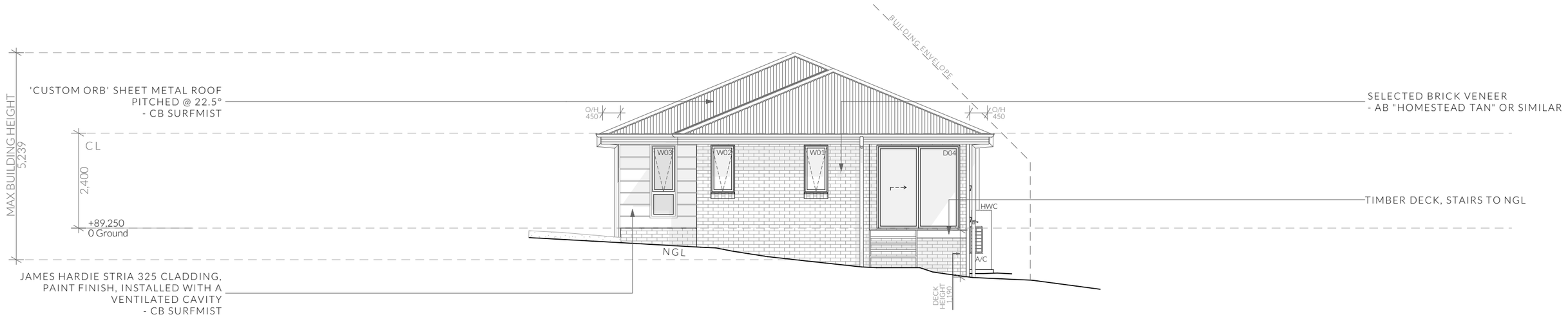
U1 - North Elevation

1:100



U1 - East Elevation

1:100

NOTE
Clearances between cladding and ground shall comply with Clause 7.5.7 of the NCC 2022 and shall be a minimum clearance of:
100mm in low rainfall intensity areas or sandy, well-drained areas; or 50mm above impermeable areas that slope away from the building; or 150mm in any other case.

Wall cladding must extend a minimum of 50 mm below the bearer or lowest horizontal part of the suspended floor framing.

U.N.O in builders specifications or located in saline environments or if using a glazed finish brick, brickwork is to be installed in stretcher bond pattern with raked joints.

As per NCC parts 11.3.7 and 11.3.8,
Openable windows greater than 4m above ground level are to be fitted with a device to limit the opening or a suitable screen so a 125mm sphere cannot pass through, and withstand a force of 250N. Except for bedrooms, where the requirement is for heights above 2m.

All stairs to be constructed in accordance with NCC 2022 Vol II Part 11.2.2
Riser: Min 115mm - Max 190mm Going: Min 240mm - Max 355mm Slope (2R+G): Max 550 - Min 700

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U1 - Elevations

Revision: DA - 02
Approved by: JRN

Scale: 1:100 @ A3
Pg. No: A1.02

Proposal: Unit Development
Client: Huntingfield Developments Pty Ltd
Address: 10 Silvergum Street, Brighton 7030

Date: 06/01/25
Drawn by: JRN
Job No: 20-2022
Engineer: TBA
Building Surveyor: LTBS

ID	Date	Designer

NOTE: Refer to cover page for further details on changes.

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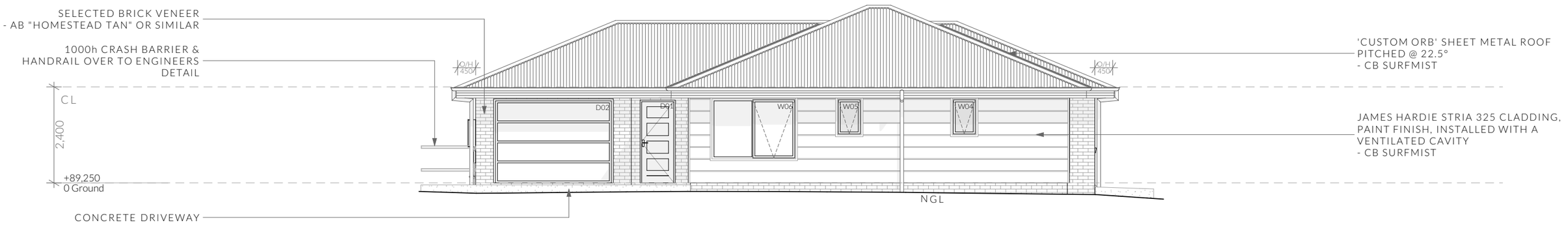
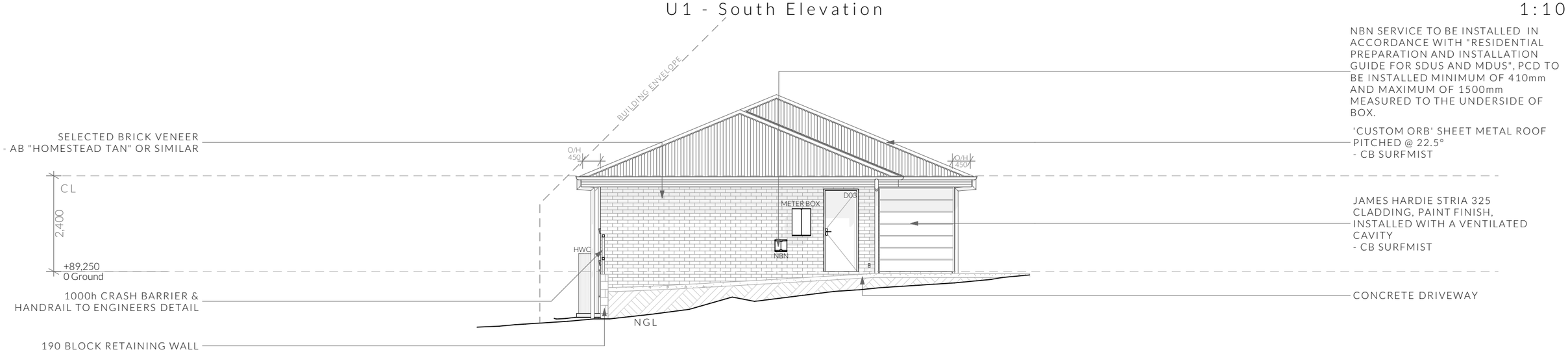


U1 - South Elevation

1:100



U1 - West Elevation

1:100

NOTE
Clearances between cladding and ground shall comply with Clause 7.5.7 of the NCC 2022 and shall be a minimum clearance of:
100mm in low rainfall intensity areas or sandy, well-drained areas; or 50mm above impermeable areas that slope away from the building; or 150mm in any other case.

Wall cladding must extend a minimum of 50 mm below the bearer or lowest horizontal part of the suspended floor framing.

U.N.O in builders specifications or located in saline environments or if using a glazed finish brick, brickwork is to be installed in stretcher bond pattern with raked joints.

As per NCC parts 11.3.7 and 11.3.8,
Openable windows greater than 4m above ground level are to be fitted with a device to limit the opening or a suitable screen so a 125mm sphere cannot pass through, and withstand a force of 250N. Except for bedrooms, where the requirement is for heights above 2m.

All stairs to be constructed in accordance with NCC 2022 Vol II Part 11.2.2
Riser: Min 115mm - Max 190mm Going: Min 240mm - Max 355mm Slope (2R+G): Max 550 - Min 700

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U1 - Elevations

Revision: DA - 02
Approved by: JRN

Scale: 1:100 @ A3
Pg. No: A1.03

Proposal: Unit Development
Client: Huntingfield Developments Pty Ltd
Address: 10 Silvergum Street, Brighton 7030

Date: 06/01/25
Drawn by: JRN
Job No: 20-2022
Engineer: TBA
Building Surveyor: LTBS

ID	Date	Designer

NOTE: Refer to cover page for further details on changes.

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Ventilation of roof spaces NCC 2022 Part 10.8.3

A roof must have a roof space that-

(a)is located-

(i)immediately above the primary insulation layer; or

(ii)immediately above sarking with a vapour permeance of not less than 1.14 µg/N.s, which is immediately above the primary insulation layer; or

(iii)immediately above ceiling insulation; and

(b)has a height of not less than 20 mm; and

(c)is either-

(i)ventilated to outdoor air through evenly distributed openings in accordance with Table 10.8.3; or

(ii)located immediately underneath the roof tiles of an unsarked tiled roof.

Stormwater Notes

All gutters, downpipes and rain heads to be designed and installed in compliance with AS3500.3 & NCC 2022 Volume II Part 7.4.

Roofing Cladding

Roof cladding, flashings, cappings, roof sheeting and fixings are to be installed in accordance with NCC 2022 Volume II Part 7.2 for sheet roofing and Part 7.3 for tiled and shingle roofing.

Eaves & Soffit Linings

To comply with NCC 2022 Vol II Part 7.5.5 and where provided, external fibre-cement sheets and linings used as eaves and soffit linings must-

(a)comply with AS/NZS 2908.2 or ISO 8336; and

(b)be fixed in accordance with Table 7.5.5 and Figure 7.5.5 using-

(i) 2.8 × 30 mm fibre-cement nails; or

(ii) No. 8 wafer head screws (for 4.5 mm and 6 mm sheets only); or

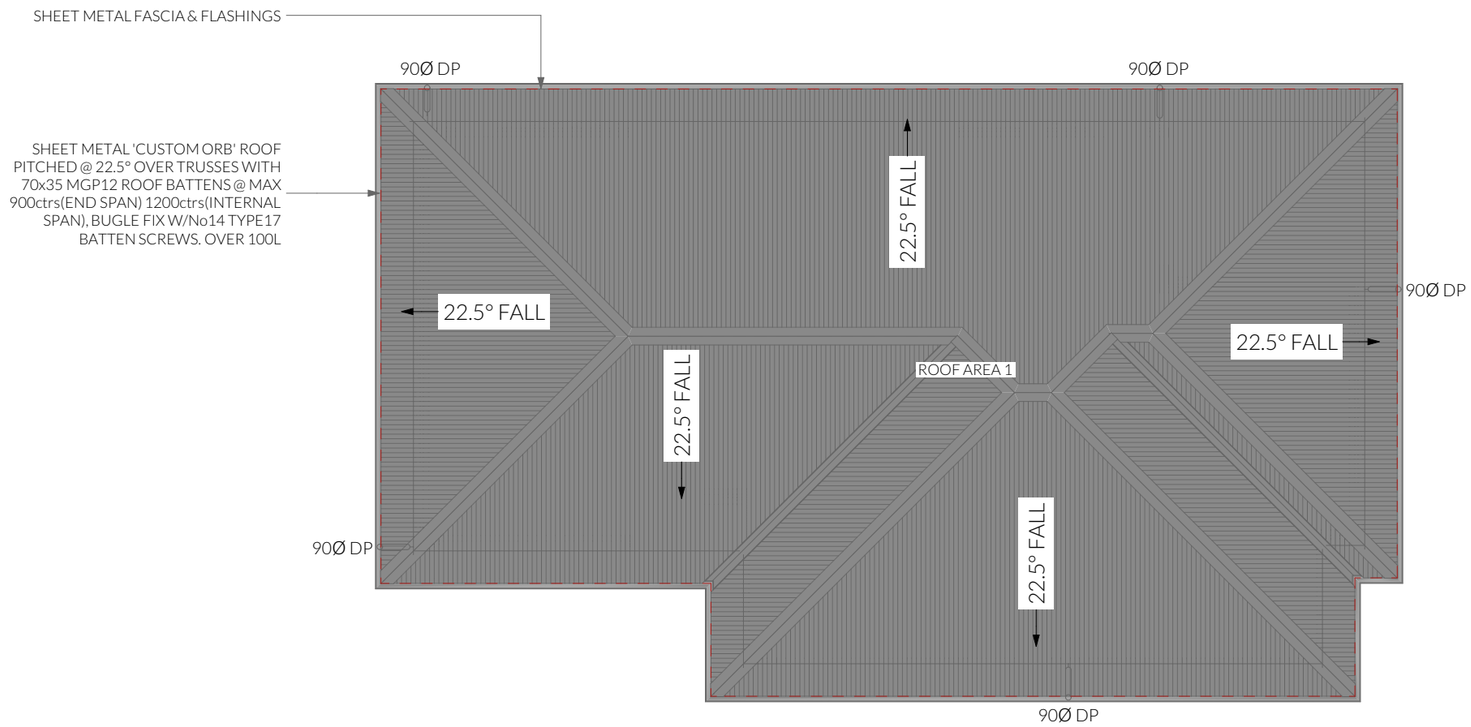
(iii) No. 8 self embedding head screws (for 6 mm sheets only).

Refer to table 7.5.5 for trimmer and fastener spacings.

ROOF PITCH	VENTILATION OF OPENINGS (TABLE 10.8.3)
>15° AND <75°	7,000 mm2/m provided at the eaves and 5,000 mm2/m at high level, plus an additional 18,000 mm2/m at the eaves if the roof has a cathedral ceiling

(1)Ventilation openings are specified as a minimum free open area per metre length of the longest horizontal dimension of the roof.

(2)For the purposes of this Table, high level openings are openings provided at the ridge or not more than 900 mm below the ridge or highest point of the roof space, measured vertically.



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U1 - Roof Plan

Revision: DA - 02
Approved by: JRN

Scale: 1:100 @A3
Pg. No: A1.04

Proposal: Unit Development
Client: Huntingfield Developments Pty Ltd
Address: 10 Silvergum Street, Brighton 7030

Date: 06/01/25
Drawn by: JRN
Job No: 20-2022
Engineer: TBA
Building Surveyor: LTBS

ID	Date	Designer

NOTE: Refer to cover page for further details on changes.

- Access Panel
- Articulation Joint
- Smoke Alarm

- BATTS TO WALL
- SOUND INSULATION

Construction of sanitary compartments 10.4.2 of NCC 2022

The door to a fully enclosed sanitary compartment must -

- open outwards; or
- slide; or
- be readily removable from the outside of the compartment.

unless there is a clear space of at least 1.2 m, measured in accordance with Figure 10.4.2 of NCC 2022 Vol II, between the closet pan within the *sanitary compartment* and the doorway.

Note: Safe Movement & Egress

Openable windows greater than 4m above the surface below are to be fitted with a device to limit opening or a suitable screen so a 125mm sphere cannot pass through. Except for Bedrooms, where the requirement is for heights above 2m. Refer to clauses 11.3.7 and 11.3.8 of NCC 2022 for further information on suitable protective devices.

Note: Paved Areas

All paths and patios to fall away from dwelling.

Note: Stair Construction

All stairs to be constructed in accordance with NCC Vol II 2022 Part 11.2.2:
Riser: Min 115mm - Max 190mm
Going: Min 240mm - Max 355mm
Slope (2R+G): Max 550 - Min 700
For stairways serving non-habitable room used infrequently, refer to table 11.2.2(b).

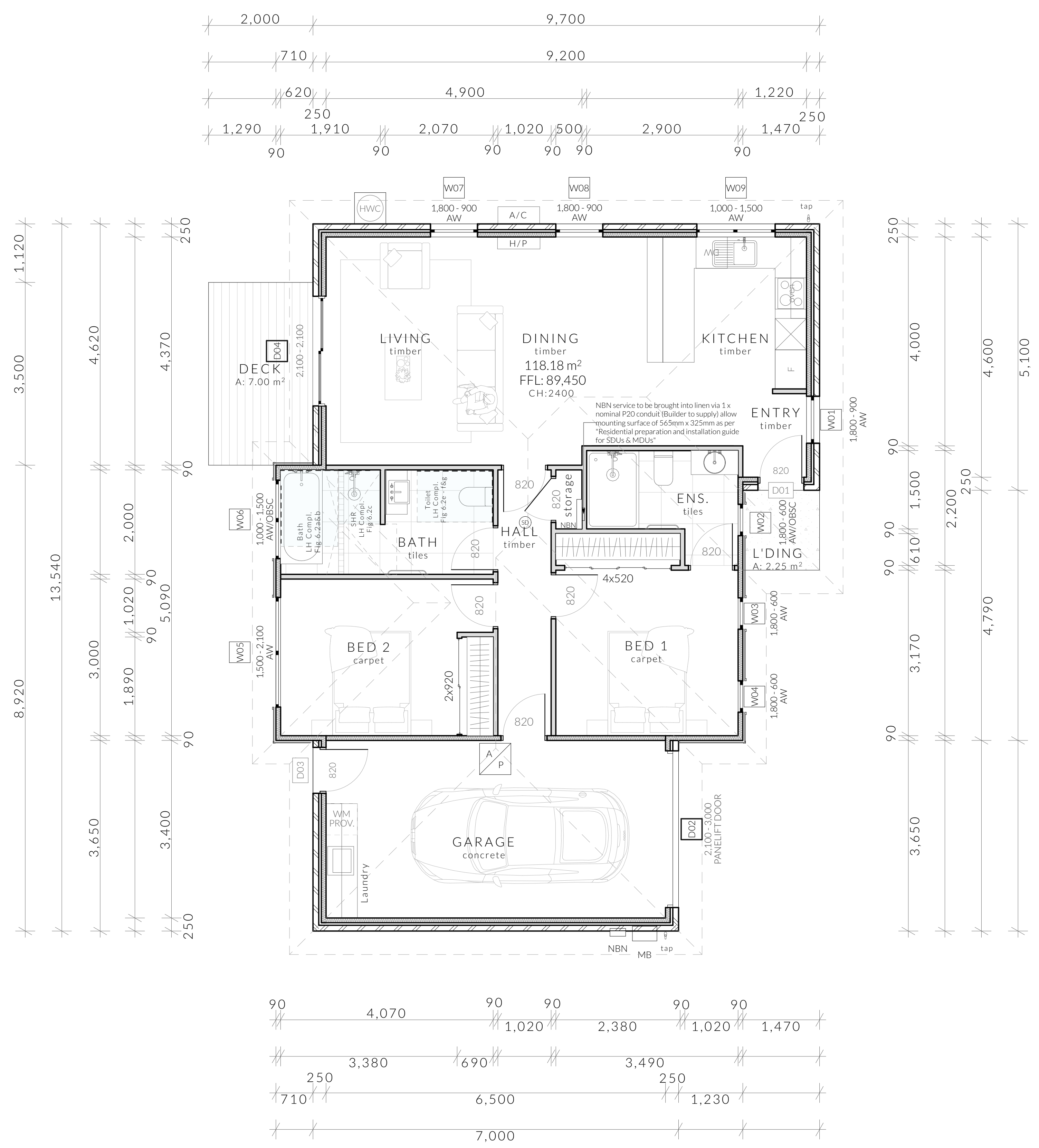
Landings to comply with Clause 11.2.5 and be a minimum of 750mm deep measured 500mm from the inside edge of the landing.

Slip resistance of treads, nosings and ramps to comply with Clause 11.2.4.

Heights of rooms & other spaces 10.3.1 of NCC 2022

Heights of rooms and other spaces must not be less than;
(a)in a *habitable room* excluding a kitchen - 2.4 m; and
(b)in a kitchen - 2.1 m; and
(c)in a corridor, passageway or the like - 2.1 m; and
(d)in a bathroom, shower room, laundry, *sanitary compartment*, airlock, pantry, storeroom, garage, car parking area or the like - 2.1 m; and
(e)in a room or space with a sloping ceiling or projections below the ceiling line within- See NCC directly for these items
(f)in a stairway, ramp, *landing*, or the like - 2.0 m measured vertically above the nosing line of stairway treads or the floor surface of a ramp, *landing* or the like.

If required onsite, the builder may work within the tolerances of the above as specified within the NCC 2022 Vol II. Builder to contact *Pinnacle* before undertaking works.



Floor Area

Total Floor Area	118.18m²
Deck	9.25m²

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U2 - Floor Plan

Scale: 1:100 @A3
Revision: DA - 02
Approved by: JRN
Pg. No: A2.01

Proposal: Unit Development
Client: Huntingfield Developments Pty Ltd
Address: 10 Silvergum Street, Brighton 7030

Date: 06/01/25
Drawn by: JRN
Job No: 20-2022
Engineer: TBA
Building Surveyor: LTBS

ID	Date	Designer

NOTE: Refer to cover page for further details on changes.

N

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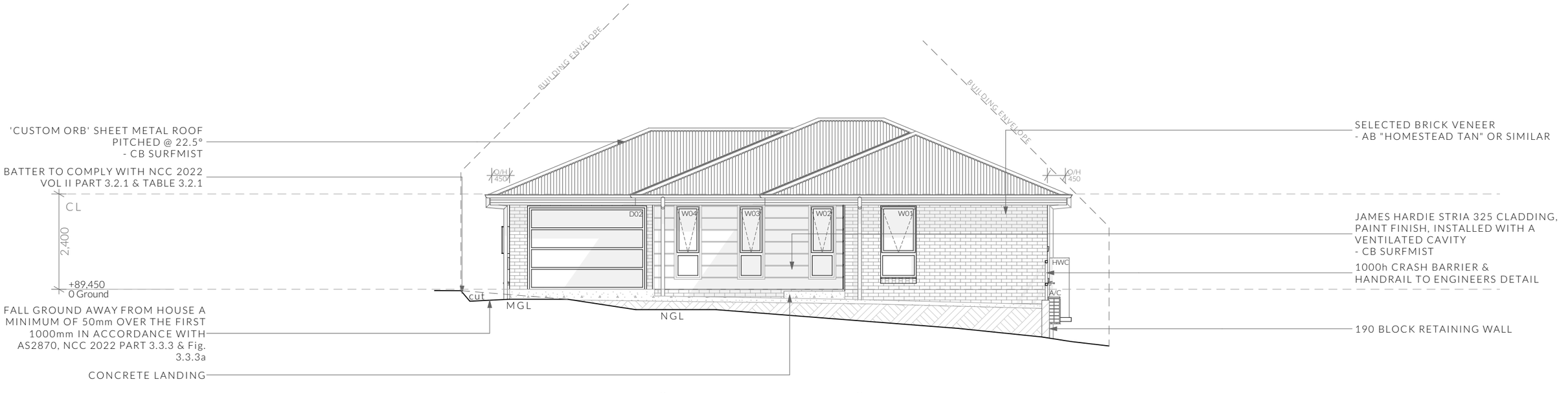
U2 -North Elevation

1:100



U2 - East Elevation

1:100

NOTE
Clearances between cladding and ground shall comply with Clause 7.5.7 of the NCC 2022 and shall be a minimum clearance of:
100mm in low rainfall intensity areas or sandy, well-drained areas; or 50mm above impermeable areas that slope away from the building; or 150mm in any other case.

Wall cladding must extend a minimum of 50 mm below the bearer or lowest horizontal part of the suspended floor framing.

U.N.O in builders specifications or located in saline environments or if using a glazed finish brick, brickwork is to be installed in stretcher bond pattern with raked joints.

As per NCC parts 11.3.7 and 11.3.8,
Openable windows greater than 4m above ground level are to be fitted with a device to limit the opening or a suitable screen so a 125mm sphere cannot pass through, and withstand a force of 250N. Except for bedrooms, where the requirement is for heights above 2m.

All stairs to be constructed in accordance with NCC 2022 Vol II Part 11.2.2
Riser: Min 115mm - Max 190mm Going: Min 240mm - Max 355mm Slope (2R+G): Max 550 - Min 700

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U2 - Elevations

Revision: DA - 02
Approved by: JRN

Scale: 1:100 @ A3
Pg. No: A2.02

Proposal: Unit Development
Client: Huntingfield Developments Pty Ltd
Address: 10 Silvergum Street, Brighton 7030

Date: 06/01/25
Drawn by: JRN
Job No: 20-2022
Engineer: TBA
Building Surveyor: LTBS

ID	Date	Designer

NOTE: Refer to cover page for further details on changes.

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Connecting Futures

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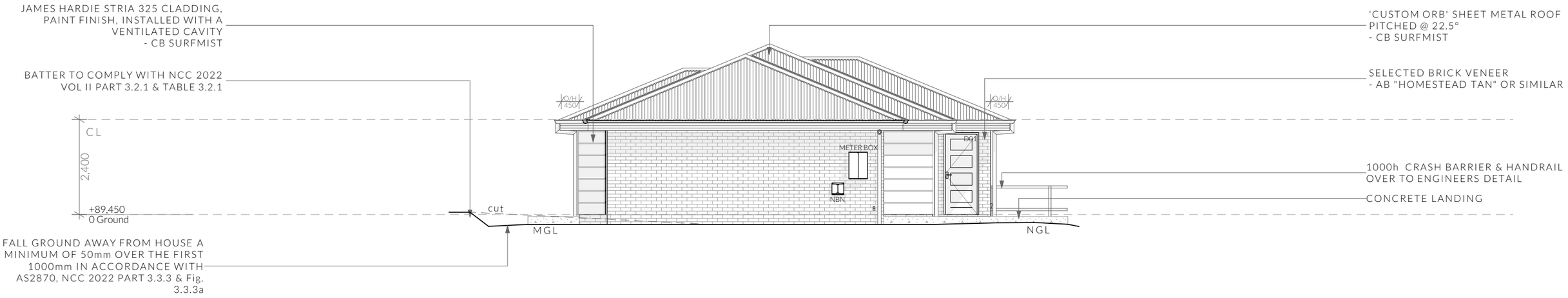

U2 -South Elevation

1:100

U2 - West Elevation

1:100

NOTE

Clearances between cladding and ground shall comply with Clause 7.5.7 of the NCC 2022 and shall be a minimum clearance of:
100mm in low rainfall intensity areas or sandy, well-drained areas; or 50mm above impermeable areas that slope away from the building; or 150mm in any other case.

Wall cladding must extend a minimum of 50 mm below the bearer or lowest horizontal part of the suspended floor framing.

U.N.O in builders specifications or located in saline environments or if using a glazed finish brick, brickwork is to be installed in stretcher bond pattern with raked joints.

As per NCC parts 11.3.7 and 11.3.8,
Openable windows greater than 4m above ground level are to be fitted with a device to limit the opening or a suitable screen so a 125mm sphere cannot pass through, and withstand a force of 250N. Except for bedrooms, where the requirement is for heights above 2m.

All stairs to be constructed in accordance with NCC 2022 Vol II Part 11.2.2
Riser: Min 115mm - Max 190mm Going: Min 240mm - Max 355mm Slope (2R+G): Max 550 - Min 700

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U2 - Elevations

Revision: DA - 02
Approved by: JRN

Scale: 1:100 @A3
Pg. No: A2.03

Proposal: Unit Development
Client: Huntingfield Developments Pty Ltd
Address: 10 Silvergum Street, Brighton 7030

Date: 06/01/25
Drawn by: JRN
Job No: 20-2022
Engineer: TBA
Building Surveyor: LTBS

ID	Date	Designer

NOTE: Refer to cover page for further details on changes.

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bdaa BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Ventilation of roof spaces NCC 2022 Part 10.8.3

A roof must have a roof space that-

(a)is located-

(i)immediately above the primary insulation layer; or

(ii)immediately above sarking with a vapour permeance of not less than 1.14 µg/N.s, which is immediately above the primary insulation layer; or

(iii)immediately above ceiling insulation; and

(b)has a height of not less than 20 mm; and

(c)is either-

(i)ventilated to outdoor air through evenly distributed openings in accordance with Table 10.8.3; or

(ii)located immediately underneath the roof tiles of an unsarked tiled roof.

Stormwater Notes

All gutters, downpipes and rain heads to be designed and installed in compliance with AS3500.3 & NCC 2022 Volume II Part 7.4.

Roofing Cladding

Roof cladding, flashings, cappings, roof sheeting and fixings are to be installed in accordance with NCC 2022 Volume II Part 7.2 for sheet roofing and Part 7.3 for tiled and shingle roofing.

Eaves & Soffit Linings

To comply with NCC 2022 Vol II Part 7.5.5 and where provided, external fibre-cement sheets and linings used as eaves and soffit linings must-

(a)comply with AS/NZS 2908.2 or ISO 8336; and

(b)be fixed in accordance with Table 7.5.5 and Figure 7.5.5 using-

(i) 2.8 × 30 mm fibre-cement nails; or

(ii) No. 8 wafer head screws (for 4.5 mm and 6 mm sheets only); or

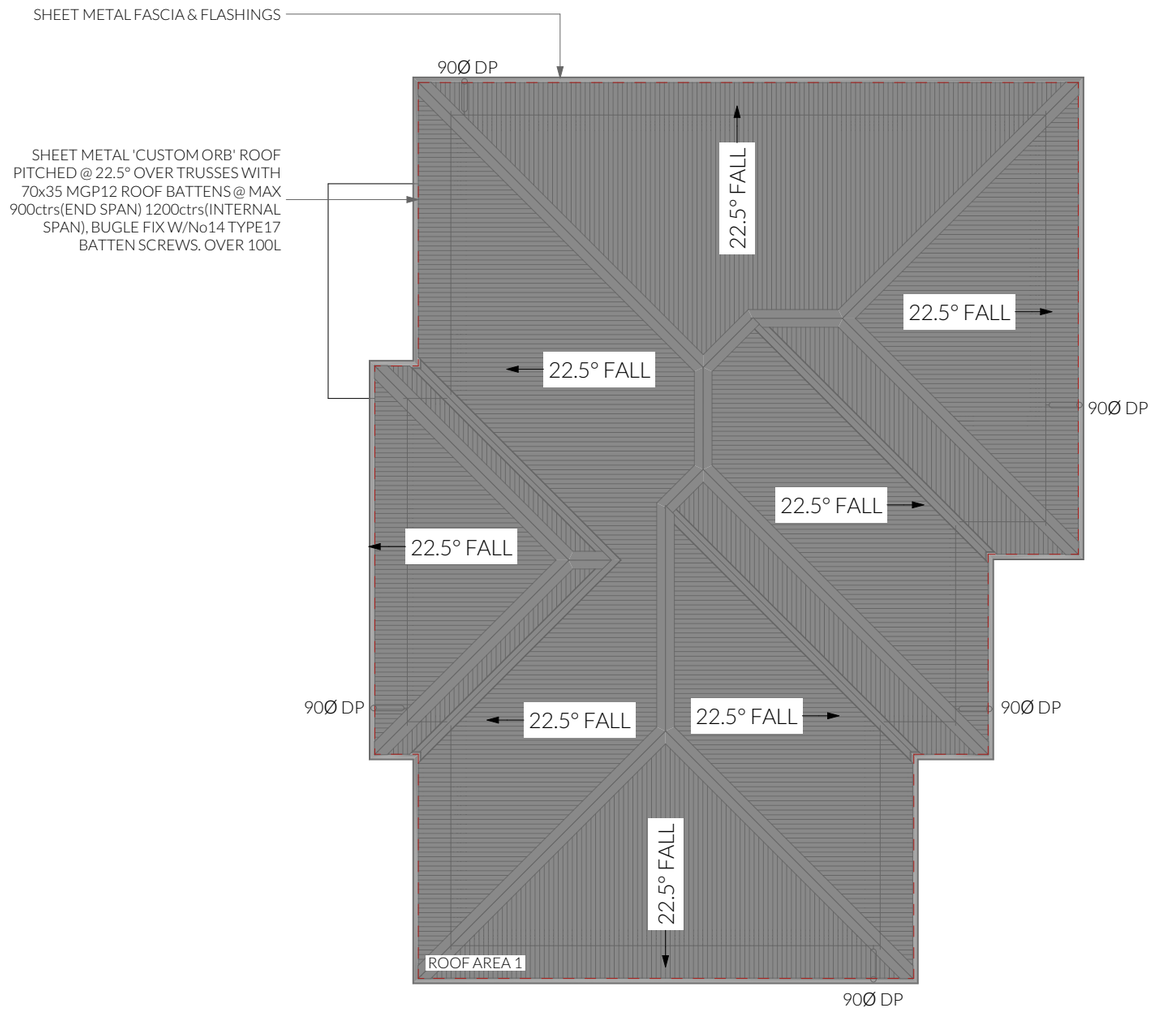
(iii) No. 8 self embedding head screws (for 6 mm sheets only).

Refer to table 7.5.5 for trimmer and fastener spacings.

ROOF PITCH	VENTILATION OF OPENINGS (TABLE 10.8.3)
>15° AND <75°	7,000 mm2/m provided at the eaves and 5,000 mm2/m at high level, plus an additional 18,000 mm2/m at the eaves if the roof has a cathedral ceiling

(1)Ventilation openings are specified as a minimum free open area per metre length of the longest horizontal dimension of the roof.

(2)For the purposes of this Table, high level openings are openings provided at the ridge or not more than 900 mm below the ridge or highest point of the roof space, measured vertically.



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U2 - Roof Plan

Revision: DA - 02
Approved by: JRN

Scale: 1:100 @A3
Pg. No: A2.04

Proposal: Unit Development
Client: Huntingfield Developments Pty Ltd
Address: 10 Silvergum Street, Brighton 7030

Date: 06/01/25
Drawn by: JRN
Job No: 20-2022
Engineer: TBA
Building Surveyor: LTBS

ID	Date	Designer

NOTE: Refer to cover page for further details on changes.

Surface Water Drainage

Ground to fall away from building in all directions in compliance with AS2870 & N.C.C 2022 3.3.3.

Surface water must be diverted away from a Class 1 building as follows:

(a) Slab-on-ground - finished ground level adjacent to a building: the external finished surface surrounding the slab must be drained to move surface water away from the building and graded to give a slope of not less than
  (i) 25mm over the first 1m from the building
    (A) in low rainfall intensity areas for surfaces that are reasonably impermeable (such as concrete or claypaving); or
    (B) for any reasonably impermeable surface that forms part of an access path or ramp provided for the purposes of Clauses 1.1 (2) or (4)(c) of the ABCB Standard for Livable Housing Design; or
  (ii) 50 mm over the first 1 m from the building in any other case.

(b) Slab-on-ground - finished slab heights: the height of the slab-on-ground above external finished surfaces mustbe not less than
  (i) 100 mm above the finished ground level in low rainfall intensity areas or sandy, well-drained areas; or
  (ii) 50 mm above impermeable (paved or concrete) areas that slope away from the building in accordance with(a); or
  (iii) 150 mm in any other case.

(c) The ground beneath suspended floors must be graded so that the area beneath the building is above the adjacent external finished ground level and surface water is prevented from ponding under the building.

Subsoil Drainage

is to comply with AS2870, AS3500 & N.C.C 2022 3.3.4.

Where a subsoil drainage system is installed to divert subsurface water away from the area beneath a building, the subsoil drain must-

(a) be graded with a uniform fall of not less than 1:300; and

(b) discharge into an external silt pit or sump with-
  (i) the level of discharge from the silt pit or sump into an impervious drainage line not less than 50 mm below the invert level of the inlet; and provision for cleaning and maintenance.

Note

All driveway pits and grate drains to be **Class B**.

Stormwater pits are indicative. Location may vary depending on site conditions.

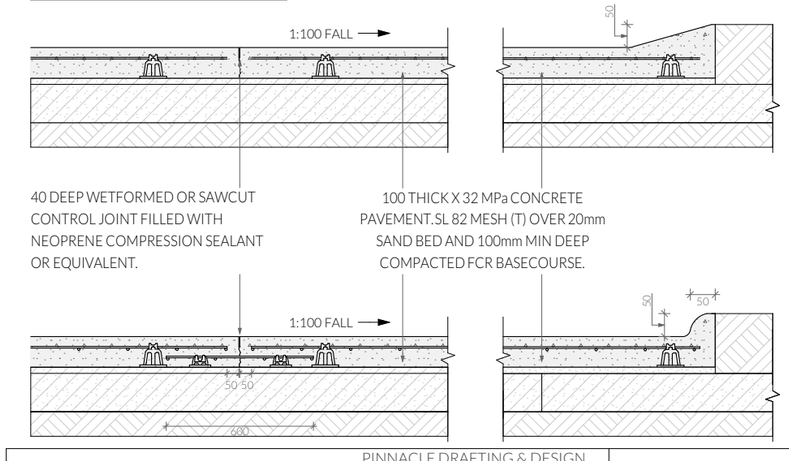
Legend

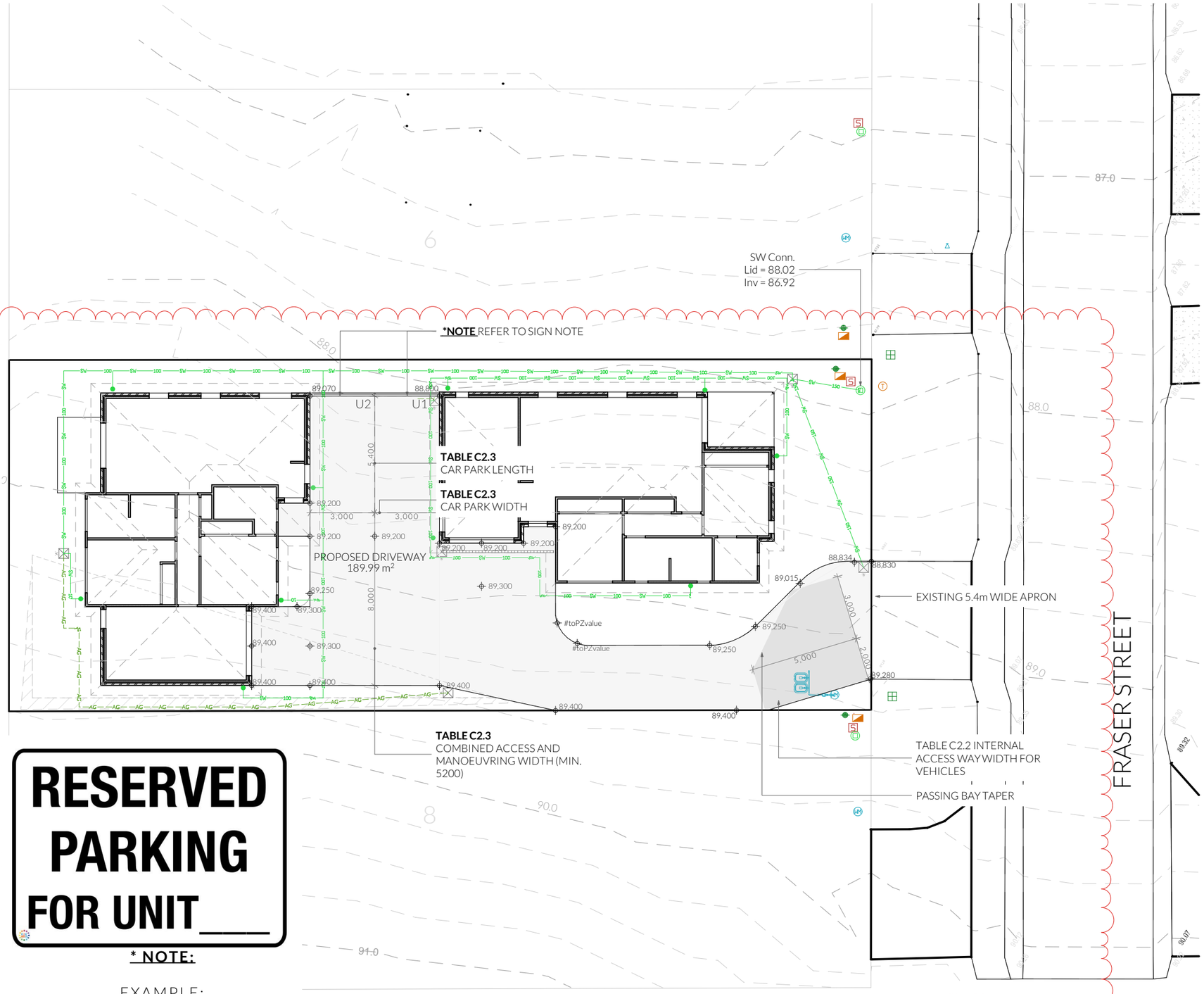
- SW — Stormwater Line
- AG — Ag Drain
- Stormwater Connection
- **Class A** 300mm Stormwater Pit
- **Class B** 450mm Stormwater Pit
- 100mm wide trafficable grate drain

General Notes

1. Remove all topsoil and organic matter from beneath concrete driveway areas and provide 100m deep compacted FCR basecourse layer.
2. Concrete strength shall be 32 mpa min.
3. Provide control joints at 6.0 m centres- refer detail.
4. Compact concrete using mechanical vibrators.
5. Cure all exposed concrete surfaces by keeping moist for 7 days. i.e cover with plastic sheets.
6. Connect new service connections into existing. Liaise with council's plumbing surveyor for location of existing connections.
7. All new and/or altered service connections shall be undertaken by council at the developer's expense.
8. Provide 100ø agricultural drains at base of cut and connect to stormwater at lowest point
9. Driveway to be min 100mm thick 32mpa concrete with sl82 @ 40mm cover over 100mm compacted FCR. Provide deep tooled joints or sawcut joints @ max. 4m crs.
10. Driveway to be sloped to integrated kerb and gutter system on low side of driveway
11. Rainwater pipes to be PVC or Colorbond finish metal.
12. Driveway sawcuts to be installed at approx. 4m centres with expansion joints at 8-12m centres.

TYPICAL PAVEMENT DETAIL





RESERVED PARKING FOR UNIT____

*** NOTE:**

EXAMPLE:
RESERVED PARKING FOR UNIT X
225x330
(LOCATED ON FENCE VISIBLE FROM DRIVEWAY
1500h+/-)

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Licence: CC6073Y

Civil Plan

Revision: DA - 02
Approved by: JRN

Scale: 1:200 @ A3
Pg. No: C.01

Proposal: Unit Development
Client: Huntingfield Developments Pty Ltd
Address: 10 Silvergum Street, Brighton 7030

Date: 06/01/25
Drawn by: JRN
Job No: 20-2022
Engineer: TBA
Building Surveyor: LTBS

ID	Date	Designer
Ch - 01	26/02/2025 3:30 PM	CJ

NOTE: Refer to cover page for further details on changes.

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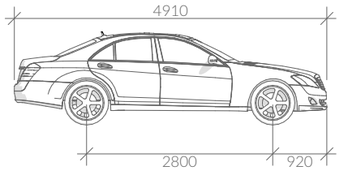
bdaa BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Vehicle Movement Notes

- Movement templates demonstrate the ability of vehicles to enter intersection in a forwards direction and leave in a forwards direction.

- The base dimensions of the vehicle template represent the B85 (85th Percentile) Vehicle

- The swept path of the vehicle represent the outer extents of the vehicle.



B85 Vehicle Dimensions

Width:	1870
Track:	1770
L-L Time:	6.0
Turning Radius:	5800

Parking Space requirements
As defined by the Parking and Sustainable Transport Code - Table C2.3

Parking Dimensions - 90°

Width:	2600	2800	3000	3200
Length:	5400	5400	5400	5400
Aisle Width:	6400	5800	5200	4800

Parking Dimensions - 45°

Width:	2600
Length:	5400
Aisle Width:	3500

Parking Dimensions - Parallel

Width:	2300
Length:	6700
Aisle Width:	3600

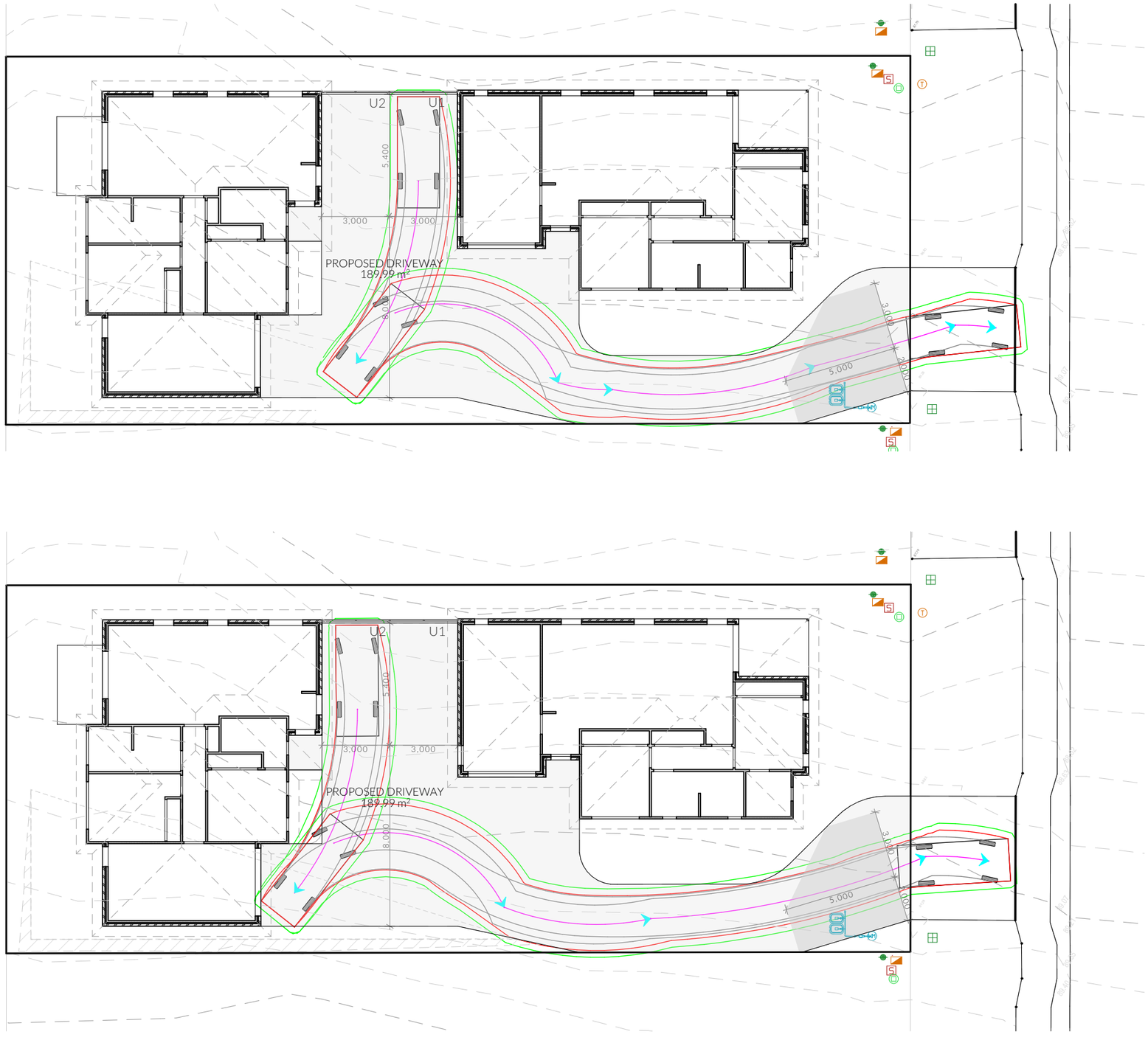
Legend

- Solar Bollard Lighting
- Spotlight with Sensor

Turning Path Legend

- LINE OF BODY
- 300mm BODY CLEARANCE
- DIRECTION OF TRAVEL

Ch - 03



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Parking

Revision: DA - 02
Approved by: JRN

Scale: 1:200 @ A3
Pg. No: C.02

Proposal: Unit Development
Client: Huntingfield Developments Pty Ltd
Address: 10 Silvergum Street, Brighton 7030

Date: 06/01/25
Drawn by: JRN
Job No: 20-2022
Engineer: TBA
Building Surveyor: LTBS

ID	Date	Designer
Ch - 03	26/02/2025 3:35 PM	CJ

NOTE: Refer to cover page for further details on changes.

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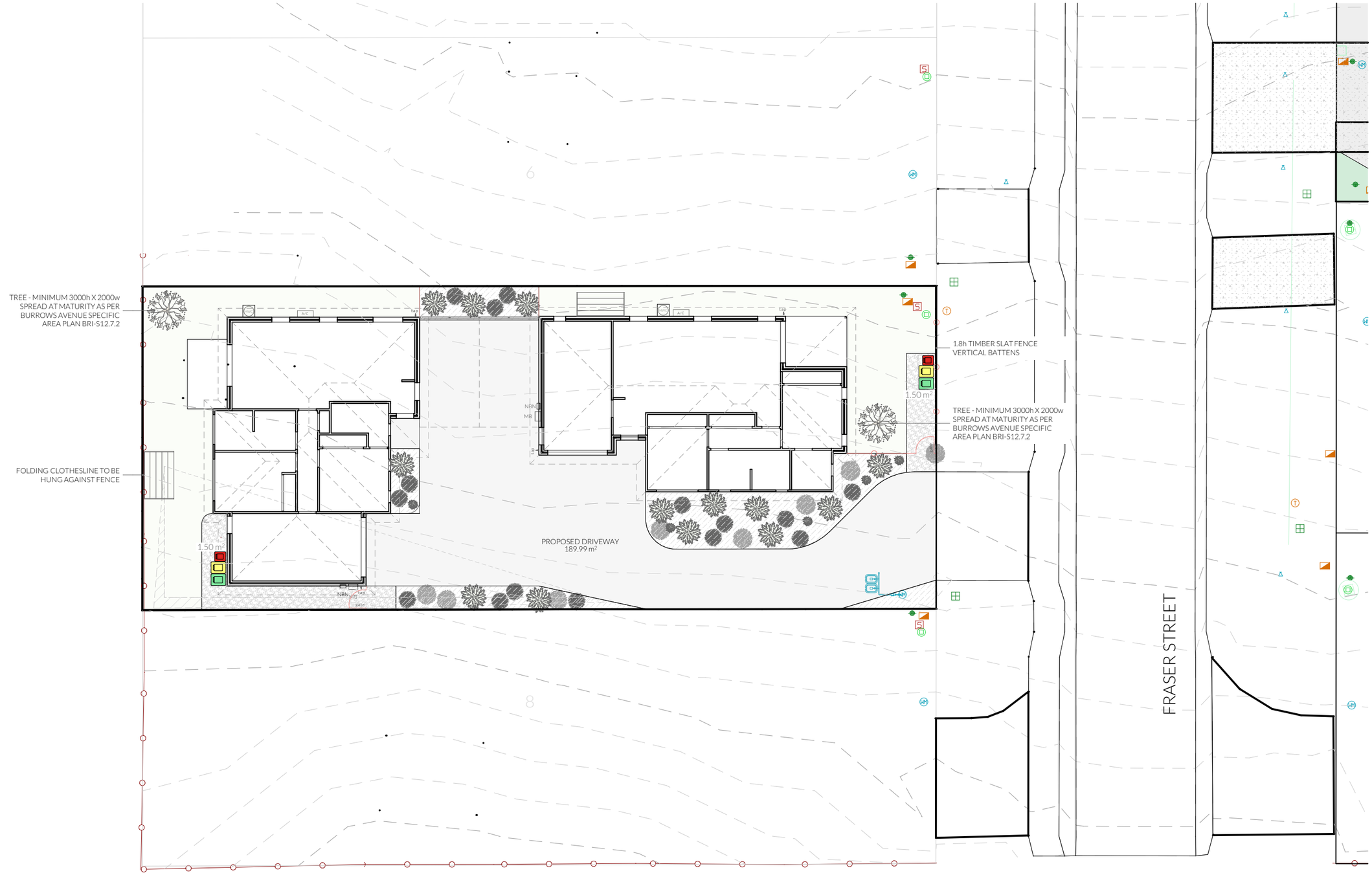
Legend

- General Waste Bin
- Recycling Bin
- Green Waste Bin
- Clothesline
- Air Conditioner unit
- Meter Box
- Hot Water Cylinder
- 1.8m to 2.1m Paling Fence
- 1.7m high Timber Screen
- 1.2m Timber Fence
- Solar Bollard Lighting
- Spotlight with Sensor
- Seeded Lawn
- Mulched Garden Bed
- Gravel Area - Fine
- Decorative Pebble
- Water
- Paving

Note

Refer to Planting Schedule & Details page for plant information.



NOT FOR CONSTRUCTION

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Landscaping Plan

Revision: DA - 02
Approved by: JRN

Scale: 1:200 @ A3
Pg. No: L.01

Proposal: Unit Development
Client: Huntingfield Developments Pty Ltd
Address: 10 Silvergum Street, Brighton 7030

Date: 06/01/25
Drawn by: JRN
Job No: 20-2022
Engineer: TBA
Building Surveyor: LTBS

ID	Date	Designer

NOTE: Refer to cover page for further details on changes.

N

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Planting Schedule

Symbol	Name	Qty	Pot Size	Height	Spread
	Anigozanthos sp. or similar	5	35L	900	500
	Lagerstroemia sp. or similar	2	35L	3,000	2,000
	Lavandula sp. or similar	7	140mm	700	1,000
	Lomandra sp. or similar	15	tubestock	600	800
	Obj.-064	1	Applica	700	1,000
	Rhagosia sp. or similar	13	35L	1,500	1,300

Note

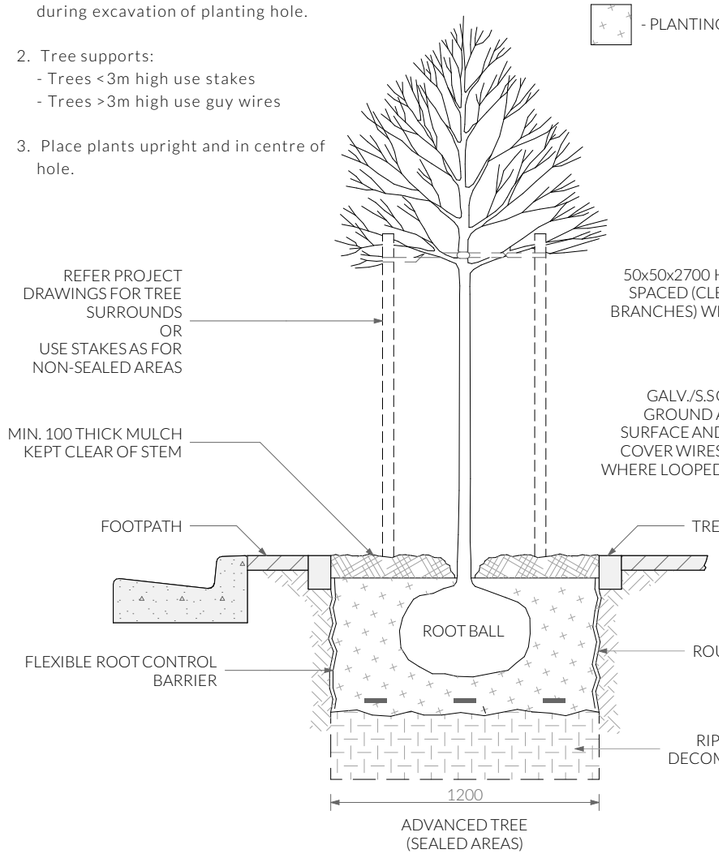
Plants have been selected to be drought tolerant and low maintenance once established, it is recommended that a dripper system or similar be put into place until established. Plant locations are indicative and may be altered where suitable growing conditions cannot be met. Garden areas to be mulched with 75mm cover of selected mulch and plants are to fertilised 6 monthly or where required until established. Garden edges are to be timber, steel, or brick. Plantings that are unsuccessful will be replaced where required.

Notes

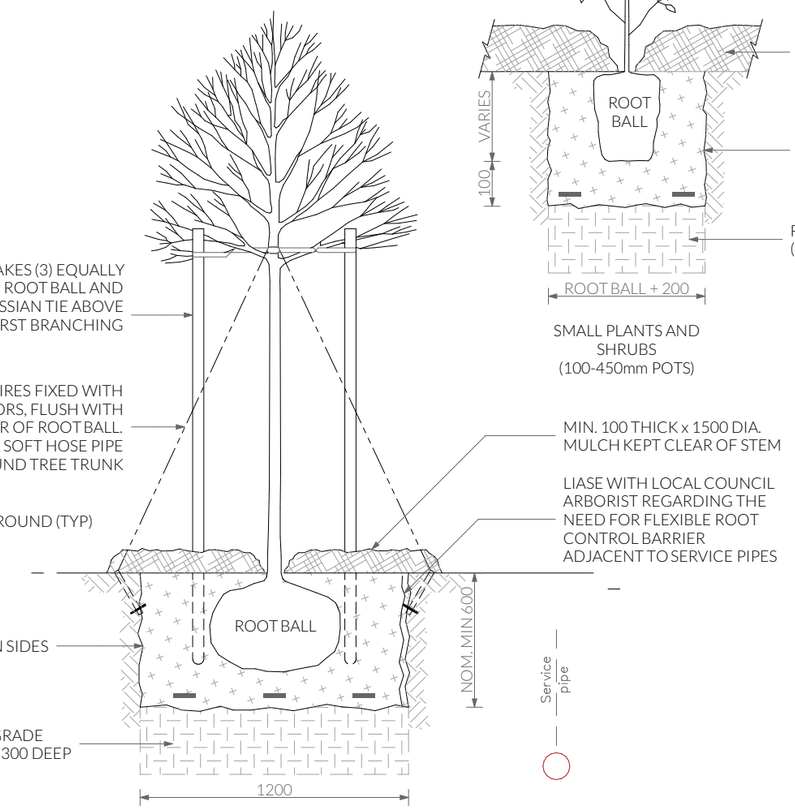
1. Liase with superintendent where clay or ground water is encountered during excavation of planting hole.
2. Tree supports:
   - Trees <3m high use stakes
   - Trees >3m high use guy wires
3. Place plants upright and in centre of hole.

KEY

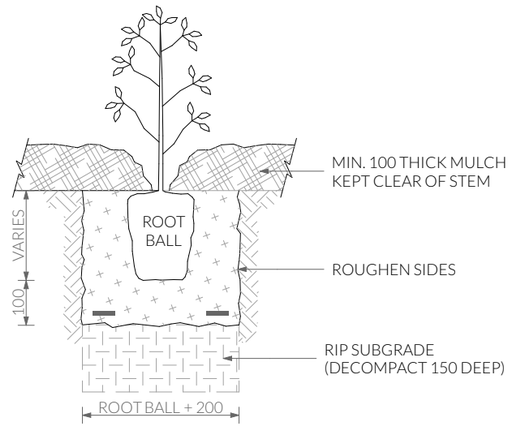
- SLOW RELEASE FERTLISER
- PLANTING MIX



ADVANCED TREE (SEALED AREAS)

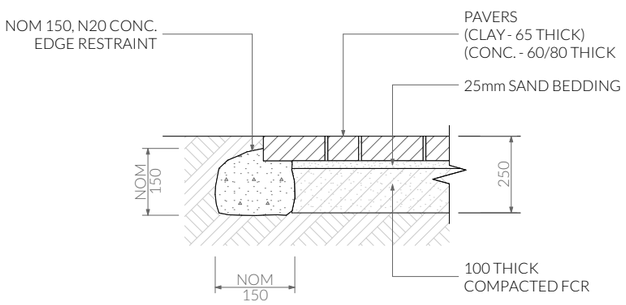


ADVANCED TREE (NON-SEALED AREAS)

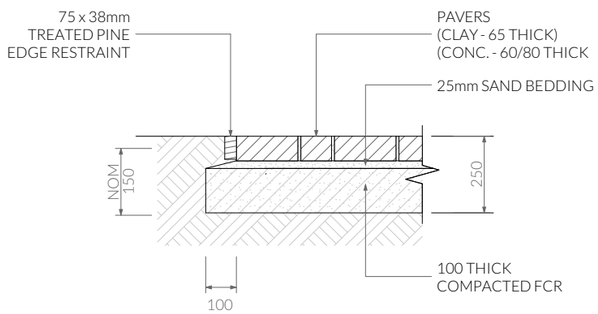


SMALL PLANTS AND SHRUBS (100-450mm POTS)

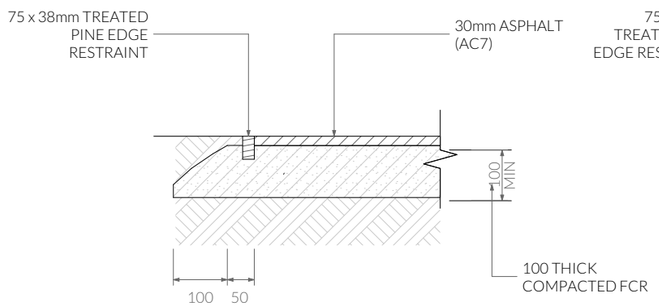
Tree and Shrub Planting



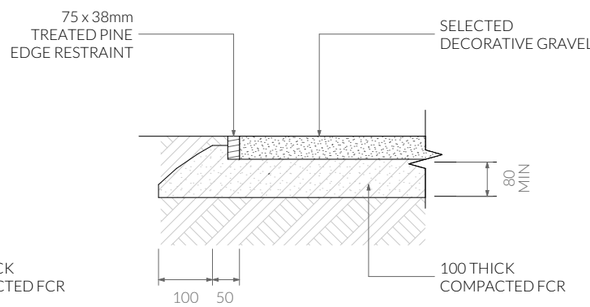
SEGMENTED PAVERS DETAIL



PAVERS DETAIL



ASPHALT DETAIL



GRAVEL DETAIL

Pavement Details

1:20

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Planting Schedule & Details

Revision: DA - 02
Approved by: JRN

Scale: @ A3
Pg. No: L.02

Proposal: Unit Development
Client: Huntingfield Developments Pty Ltd
Address: 10 Silvergum Street, Brighton 7030

Date: 06/01/25
Drawn by: JRN
Job No: 20-2022
Engineer: TBA
Building Surveyor: LTBS

ID	Date	Designer

NOTE: Refer to cover page for further details on changes.

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Plumbing Notes

All plumbing to be in accordance with AS3500, NCC Vol III, Tas Plumbing Code and local authority regulations.

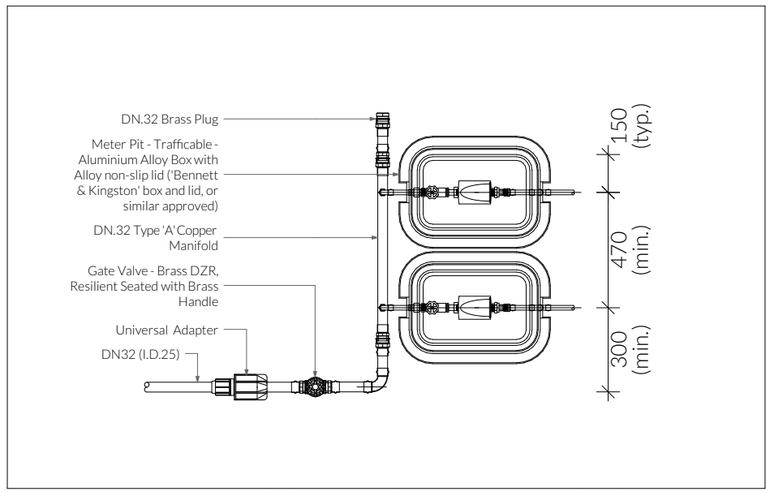
Sewer and stormwater to mains connections, plumber to verify location on site.
(refer to site plan.)

All works are to be in accordance with the water supply code of Australia WSA 03-2011-3.1 version 3.1 MRWA edition v2.0 and Sewerage Code of Australia Melbourne Retail Water Agencies Code WSA 02-2014-3.1 MRWA version 2 and TasWater's supplements to these codes.

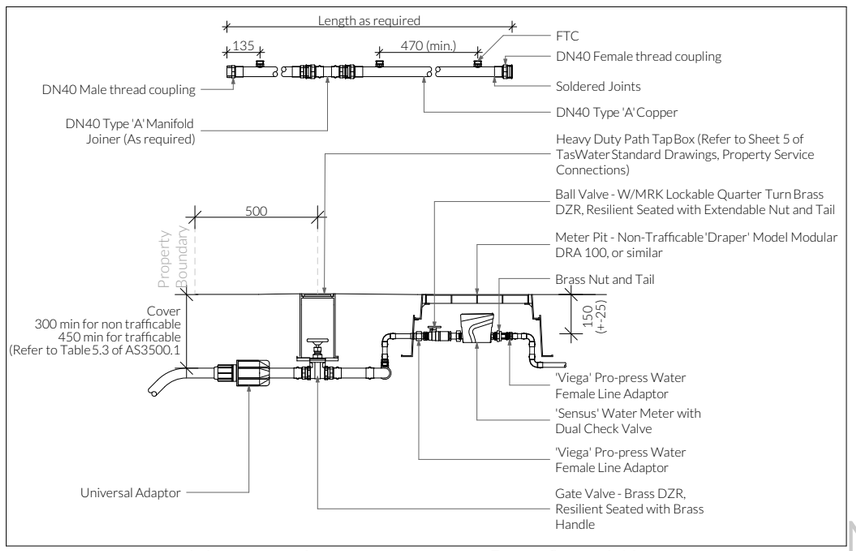
Minimum gradient on sewer pipes as per AS3500.2.2
·65ø = 1:40 (2.5%)
·80ø, 100ø = 1:60 (1.65%)
·125Ø = 1:80 (1.25%)
·150Ø = 1:100 (1.00%)

Note

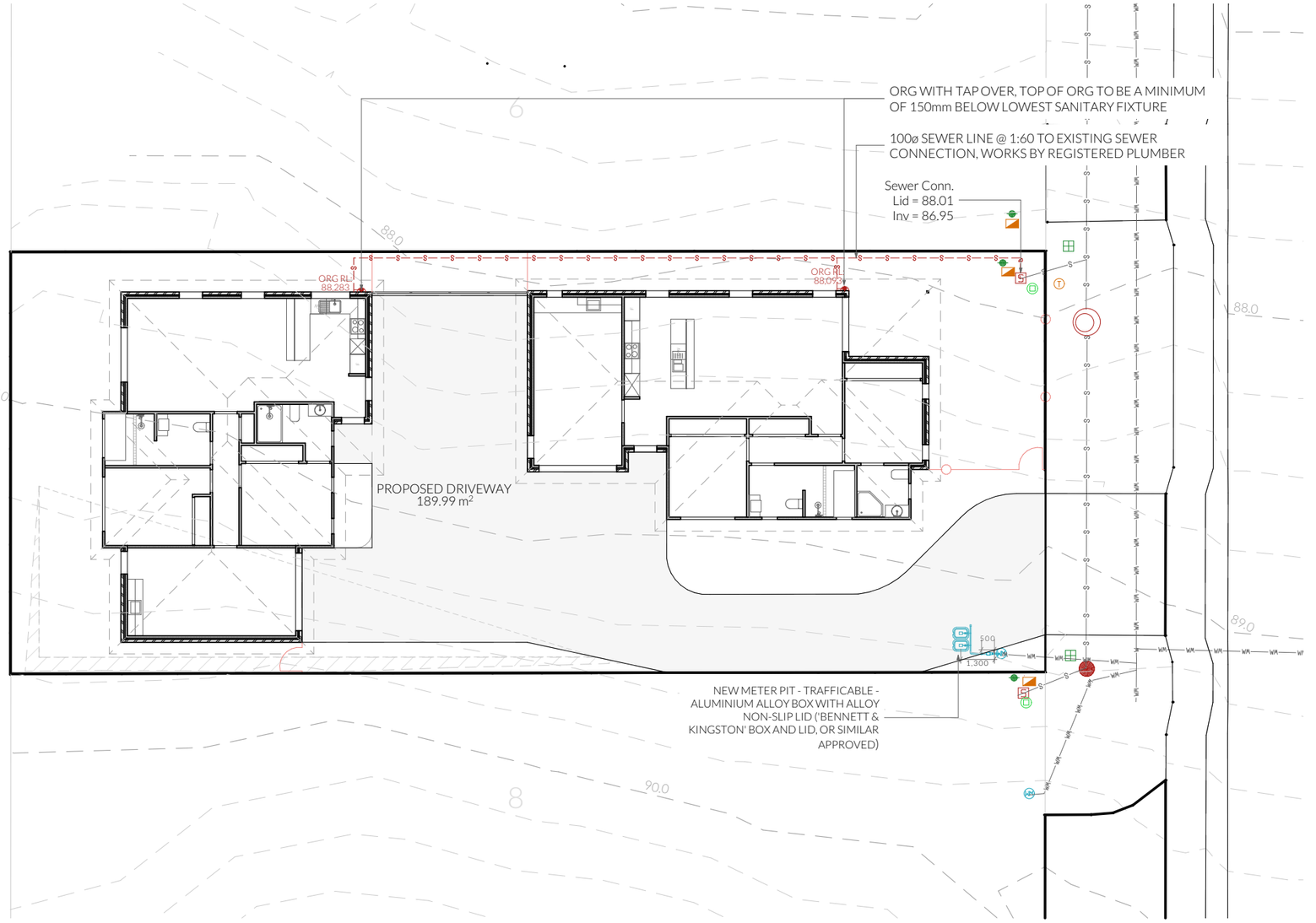
All driveway pits and grate drains to be **Class B**.
Stormwater pits are indicative. Location may vary depending on site conditions.



Meter Assembly - Below Ground Plan View



Meter Assembly - Profile View



Legend

- WM — Water Line
- S — Sewer Line
- WM - Water Connection
- Water Stop Valve
- Fire Hydrant
- S - Sewer Connection

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Sewer & Water Plan

Revision: DA - 02
Approved by: JRN

Scale: 1:200 @ A3
Pg. No: P.01

Proposal: Unit Development
Client: Huntingfield Developments Pty Ltd
Address: 10 Silvergum Street, Brighton 7030

Date: 06/01/25
Drawn by: JRN
Job No: 20-2022
Engineer: TBA
Building Surveyor: LTBS

ID	Date	Designer

NOTE: Refer to cover page for further details on changes.

N

Lyden builders connecting futures
bdaa BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

PINNACLE

26/02/2025
Att: Planning
Brighton City Council

Dear Sir/Madam,

PLAN- 2025/00011
10 Silvergum Street, Brighton

In response to your correspondence dated 19.02.2025
I have addressed your requests as follows:

ITEM	COUNCIL REQUEST	DEVELOPMENT RESPONSE
1	*In accordance with Clause C2.5.1 – Parking numbers* *The design does not provide for visitor parking on site and relies on on-street parking for visitors. Given the proposed developments of multiple dwellings in the same area, this will intensify on street parking demand and potentially create conflicts for future tenants. Please provide a revised plan set for this application that provides the required level of parking and meet the requirements of Clause C2.5.1 A1 or demonstrates compliance with the Performance Criteria P1.*	P1.1 (a) There is a large volume of off street car parking located within 800m at the Ted Jeffries memorial Park /Brighton Soccer Club. (b) The parking demand will vary through the day depending on the users movement (c) There are major bus routes (521 & X21) with 300m of the subject site. (d) Public transport is within 300m, with 2 major routes running services every 60 mins to various routes (e) The site topography as well as prioritising U1 POS limits the ability to place additional parking spots onsite while still providing an efficient mean for the proposed spaces to enter and leave in a forward direction. Council is also not favourable with visitors parking to be in the frontage of dwellings. (f) The site is located in a new subdivision and has ample on street parking along the western wide. (g) The site is located in an Urban, general residential space which frequently has on street carparking and would not have a negative effect on the streetscape. (h) State Planning Provisions recommends the following for Multi Dwelling Housing:1 visitor car space per 4 dwellings; There are only two, 2 bedroom dwellings both with two car parks each, ample off street parking and the site restricting an extra visitor space without encroaching on POS of units.

P1.2 (a) The proposal is for a residential use which would most likely require visitor parking after the hours of 5pm and weekends due to working hours for the tenants.
(b) The dwellings are 2 bedroom which would require the provided 2 car parks for individual use
(c) On-street carparking is common in Urban/general residential spaces, and the ability to utilize public transport in close proximity allows for alternative means of transportation.

2 *In accordance with Clause C2.6.2 – Design and layout of parking areas*

The design proposes a driveway layout that appears to create turning conflicts. Municipal engineer commented that the provided manoeuvring is not fully achievable in a safe and convenient way, Please provide a revised plan set that's shows a passing bay at the front, manoeuvring along the access, has turning sweeps that have adequate clearance to all constructed features and meets the requirements of Clause C2.6.2.A1.1 or demonstrate compliance with the Performance Criteria P1

A1.1
Parking, access ways, manoeuvring and circulation spaces must either:

(i) As shown on the site plan (A0.01) gradients for car spaces are less than 5% or 1:20. The maximum gradient for the access way is 9.8% which complies with the Australian Standards.

(ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces; - please refer to the parking plan C.02 showing the turning circles for parking, exiting in a forward direction for both car spaces.

(iii) have an access width not less than the requirements in Table C2.2; please refer to the fills on the civil plan C.01 showing the internal access way width of 3m + the 2m wide x 5m long passing bay for two way traffic

(iv) have car parking space dimensions which satisfy the requirements in Table C2.3; please refer to the dimensions on the civil plan C.01 showing two compliant 3 x 5.4m car spaces

(v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces; please refer to civil plan C.01 showing 8m behind the parking spaces for manoeuvring

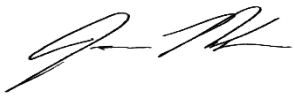
(vi) have a vertical clearance of not less than 2.1m above the parking surface level; and compliant - driveway is not covered

(vii) excluding a single dwelling, be delineated by line marking or other clear physical means; the

carparks will be clearly labelled with the provided signage show on civil plan C.01

I trust the provided information addresses the matters identified in the further information request and ask that the council now accept the submitted documentation as a valid application under LUPA.

Kind Regards,



Jason Nickerson

Director

Submission to Planning Authority Notice

Application details

Council Planning Permit No.	DA 2025 / 00011
Council notice date	6/02/2025
TasWater Reference No.	TWDA 2025/00110-BTN
Date of response	19/02/2025
TasWater Contact	Rachael Towns
Phone No.	0436 615 228

Response issued to

Council name	BRIGHTON COUNCIL
Contact details	development@brighton.tas.gov.au

Development details

Address	10 SILVERGUM ST, BRIGHTON
Property ID (PID)	9206891
Description of development	Multiple Dwellings x 2

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Issue date
Pinnacle	20-2022 P.01	DA-01	06/01/2025

Conditions

Pursuant to the *Water and Sewerage Industry Act* 2008 (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:

CONNECTIONS, METERING & BACKFLOW

1. A suitably sized water supply with metered connection and sewerage system and connection to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.
2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.
3. Prior to commencing construction, any water connection utilised for the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.

DEVELOPER CHARGES

4. Prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a developer charge totalling $351.40 to TasWater for water infrastructure for .2 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.

5. Prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a developer charge totalling $878.50 to TasWater for sewerage infrastructure for .5 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.

DEVELOPMENT ASSESSMENT FEES

6. The applicant or landowner as the case may be, must pay a development assessment fee of $242.85 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater.

The payment is required within 30 days of the issue of an invoice by TasWater.

Advice

General

For information on TasWater development standards, please visit
https://www.taswater.com.au/building-and-development/technical-standards
For application forms please visit
https://www.taswater.com.au/building-and-development/development-application-form

Developer Charges

For information on Developer Charges please visit the following webpage -
https://www.taswater.com.au/building-and-development/developer-charges

Water Submetering

As of July 1 2022, TasWater's Sub-Metering Policy no longer permits TasWater sub-meters to be installed for new developments. Please ensure plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) reflect this. For clarity, TasWater does not object to private sub-metering arrangements. Further information is available on our website (www.taswater.com.au) within our Sub-Metering Policy and Water Metering Guidelines.

Service Locations

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

(a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater.

(b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit https://www.taswater.com.au/building-and-development/service-locations for a list of companies.

(c) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

NOTE: In accordance with the WATER AND SEWERAGE INDUSTRY ACT 2008 - SECT 56ZB A regulated entity may charge a person for the reasonable cost of –

(a) a meter; and

(b) installing a meter.

Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.