



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2024/011

LOCATION OF AFFECTED AREA

93 COVE HILL ROAD, BRIDGEWATER

DESCRIPTION OF DEVELOPMENT PROPOSAL

CHANGE OF USE – STORAGE (WAREHOUSE) TO SPORTS & RECREATION (FITNESS CENTRE)

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 **08/04/2024**. 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

1 / 93 Cove Hill Road Bridgewater

INDEX OF DRAWINGS - BY DARRYN WHITE - CCI623W

PAGE I - FRONT ELEVATION / SIGNAGE

PAGE 2 - SITE PLAN

SITE INFORMATION

PROPERTY ID 7497726

CERT OF TITLE 34145/2027
STUDIO FLOOR AREA 143M2

STUDIO FLOOR AREA 143M2

LAND AREA 4154M2

TASMANIAN PLANNING SCHEME

ZONE: 21.0 - LIGHT INDUSTRIAL

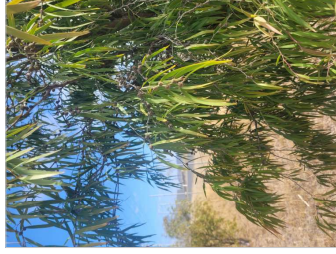
OVERLAYS: BUSHFIRE PRONE
ATTENUATION AREA

ATTENUATION AREA



Front Elevation / Signage NTS

15th March 2024		A3	Client	C & A Sargent - Iron Jungle	Address	1 / 93 Cove Hill Road Bridgewater	Proposal	Redevelopment	Darryn White - Building Design and Consulting. P O Box 381 Rosny Park Tasmania 7018 P: 0409 659 358 E: dwbdac@gmail.com W: www.everythingbuilding.com.au ABN: 56130097060 ACCREDITATION NO. CC1623W		© 2024	Page No	Job No
Date	Scale												



LEUCADENDRON RED DEVIL
MATURE HEIGHT: 1.5M
MATURE SPREAD: 1M X 8



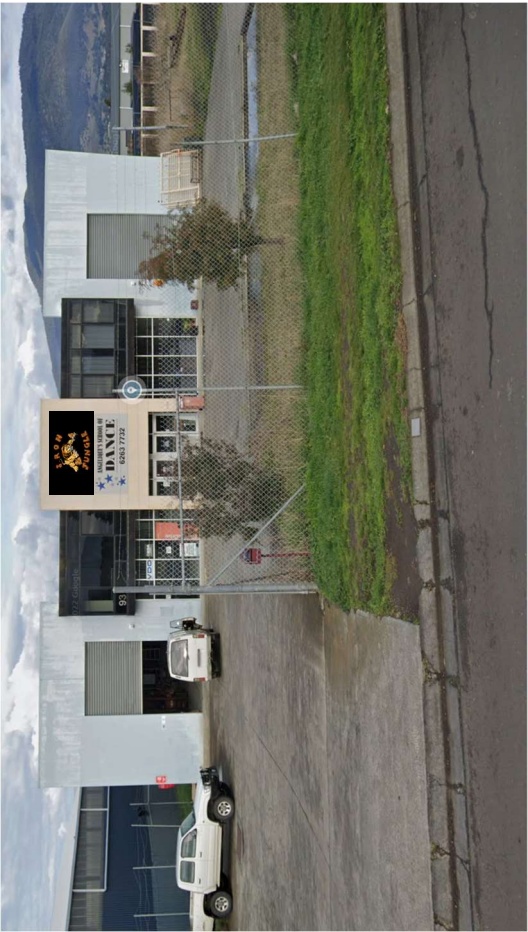
Site Plan 1:250

15th March 2024		A3		C & A Sargent - Iron Jungle		1 / 93 Cove Hill Road Bridgewater		Redevelopment		Darryn White - Building Design and Consulting. P O Box 381 Rosny Park Tasmania 7018 P: 0409 659 358 E: dwbdac@gmail.com W: www.everythingbuilding.com.au ABN: 561 30097060		© 2024		2405	
Date	Scale	Page Size	Client	Address	Proposal	This drawing is the property of Darryn White Reproduction in whole or part is strictly forbidden without the written consent of Darryn White Failure in doing will result in legal action being taken.		Job No		Page No					

Existing:



Proposed change:



To the Brighton Council,

Our business will operate as a boutique personal training studio. It will be by appointment basis only, with most being one on one sessions with the occasional small group sessions that are capped at around 5 people. We do have 10 dedicated onsite parking spaces for our unit in the complex so we will never have any issues there. We also encourage our clients to run, walk or ride a bicycle rather than driving to the studio, which has been very common at our current location, giving even less need for usage of all 10 parking spots. The facility will not be open to memberships or general public use. The opening hours will be dependent on when appointments are booked by our clientele.

The signage change as depicted in our other attached file, is just going to be changing the existing signage to our own.

Kind regard,

Chris and Alysha.

Iron Jungle

To the Brighton Council,

As per the request from Mark, we were able to make contact with the adjoining tenant, she has advised she generally is open on Monday to Thursday afternoons from 3-9:30pm and Saturday mornings from 9am-12pm.

Iron Jungle is a by appointment gym, exactly how we run our current location in Moonah. Therefore, the most we ever have in at one time is generally 5-6 people inclusive of staff. We prefer to run our groups in the early morning from 6:30-9am, if we look to add any evenings we will target Friday and Saturday evenings so as to not crossover with the other tenant. Outside of group times we will only have individual coaches working 1:1 therefore only needing two car spaces. Whilst there will be no need, particularly with the new additional parking the planner has generated, we will comfortably be able to share the parking with the other tenant.

Kind regards,
Chris and Alysha