



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2024/072

LOCATION OF AFFECTED AREA

18 JORDAN DOWNS DRIVE, BRIGHTON

DESCRIPTION OF DEVELOPMENT PROPOSAL

OUTBUILDINGS (2 RETROSPECTIVE & 1 NEW)

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 **08/05/2024**. 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

Site Plan

scale 1:500

Proposed Garage 210.00 sqm
 Existing Site Cover residence 440.00 sqm
 Total Proposed site cover 650.00 sqm
 Site AREA 1.006 Ha
 Site Coverage 1% (less)



MARCUSRALPH
 Design -architectural animation
 Building designer accreditation CC1317F

13 Franklin street
 Richmond, Tasmania 7025

0409 975 825 mob

e: marcusralph@bigpond.com

Garge Workshop

Mr Rodney Creed
 18 Jordan Downs Drive
 Brighton

Site Plan

date
 26/03/2024
 designed and drawn
 M.Ralph

revision-date
 Design Drawing

job no:
 2024-990

drawing no:
 988-02



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Garge Workshop
 Mr Rodney Creed
 18 Jordan Downs Drive
 Brighton

Part Site Plan

date	26/03/2024
designed and drawn	M. Ralph
revision-date	Design Drawing
job no:	2024-990
drawing no:	988-03

basemaps

TOOLS



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Garge Workshop

Mr Rodney Creed
 18 Jordan Downs Drive
 Brighton

Planning Overlays

date
 26/03/2024

revision-date
 designed and drawn

M.Ralph
 Design Drawing

job no:
 2024-990

drawing no:
 988-04

Planning Overlays

10 m

PLUMBING LAYOUT

SCALE 1:100

Sewer and Stormwater lines are to be run along the underside concrete floor within compacted FCR.
When under a concrete slab or timber floor installation will comply with AS3500.

Refer to roof plan for fixing requirements of down pipes.
Connectio to council main or treatment plant will be inspected and approved by Local council inspectors.

PIPE SIZES RECOMMENDED

PLUMBING LEGEND:

1. wc dn100
2. urinal dn40.50
3. sink dn50.
4. basin dn40.dn50
- 5.bath dn40. dn50
6. shower dn50. dn 65 recommended
7. trough dn40.dn50.dn65 or dn100

fwg. floor waste gully primed by basin ,sink or trough dn 50 or from which fixture size is priming.

soil classification requires the plumbing contractor to take necessary measures to prevent UPVC AND PVC pipework and all water connection to new rigid building structure to have flexible joint. refer to csiro advice and NCC for pipe connection details for reactive clay soils

LEGEND

- smoke detector hard wired to electrical system
- extractor fan with heating elements optional

oDP downpipe

OAJ articulation joint

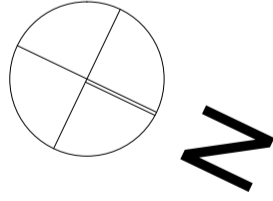
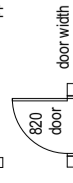
METER meter box

LEGEND:

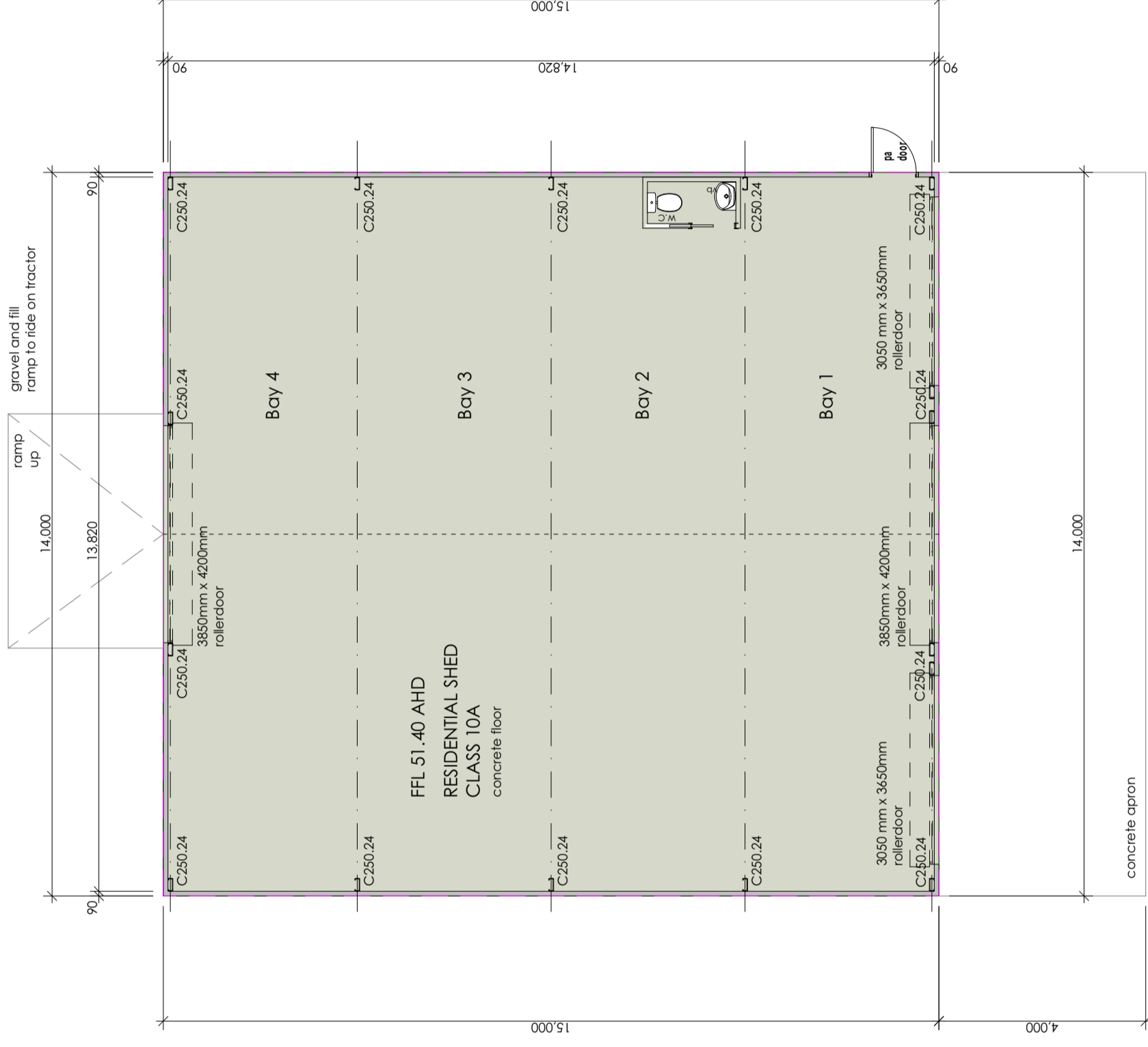
- dw - dishwasher
- hp - hot plates
- ubo - under bench oven
- wo - wall oven/bank
- sink - stainless kitchen sink
- sh - shower
- bth - bath
- wc - toilet
- spa - spa bath
- vb - vanity basin
- tr - laundry trough
- wm - washing machine
- mm - manhole
- ds or str-structural support

FLOOR PLAN

Proposed Garage 210.00 sqm
Existing Site Cover residence 440.00 sqm
Total Proposed site cover 650.00 sqm
Site AREA 1.006 Ha
Site Coverage 1% (less)



elevation 3.



elevation 2.

elevation 4.



date

26/03/2024

designed and drawn

M.Ralph

revision-date

Design Drawing

job no:

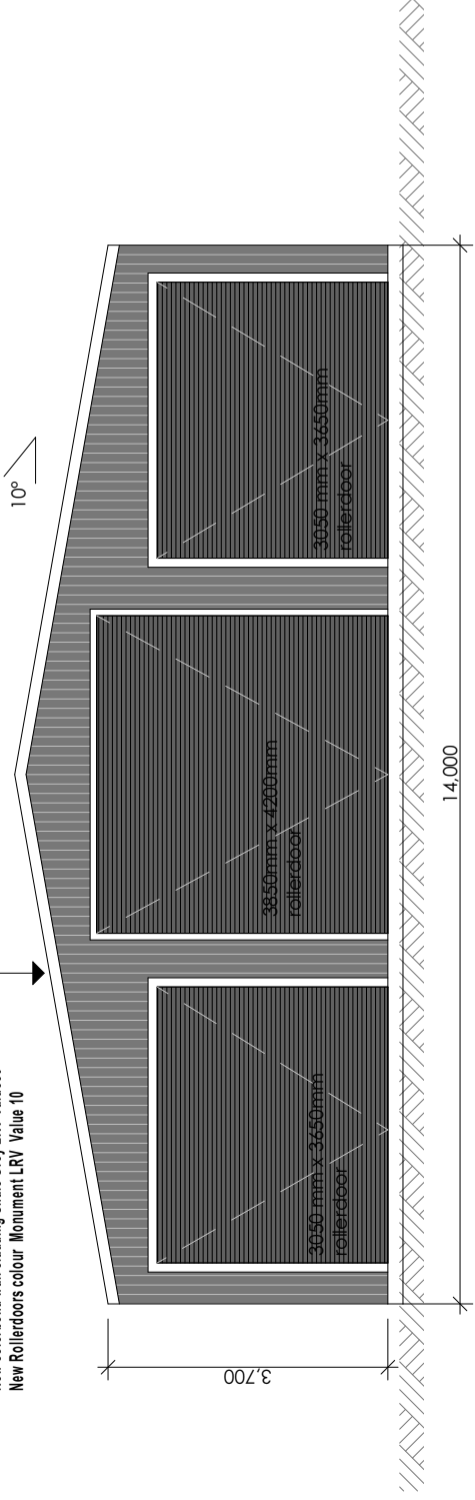
2024-990

drawing no:

988-05

Proposed colours

- New Roof colorbond Monument LRV Value 10
- Flashings and gutter Monument LRV Value 10
- New colorbond wall cladding Shale Grey LRV Value 50
- New Rollerdoors colour Monument LRV Value 10

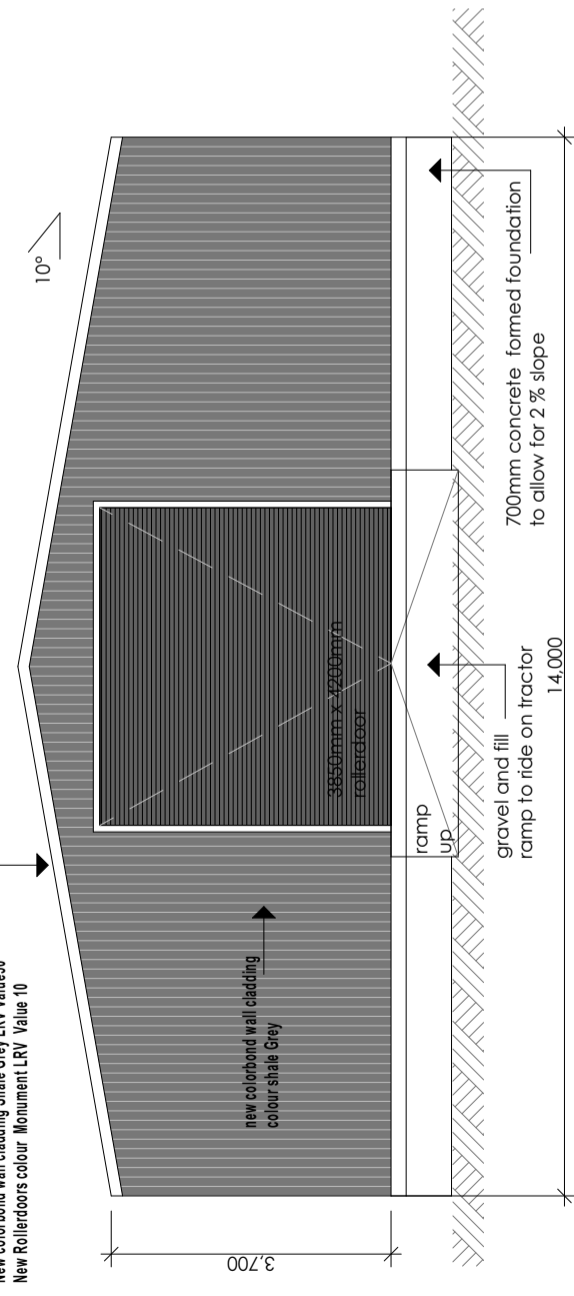


ELEVATION 01
NORTH WEST ELEVATION

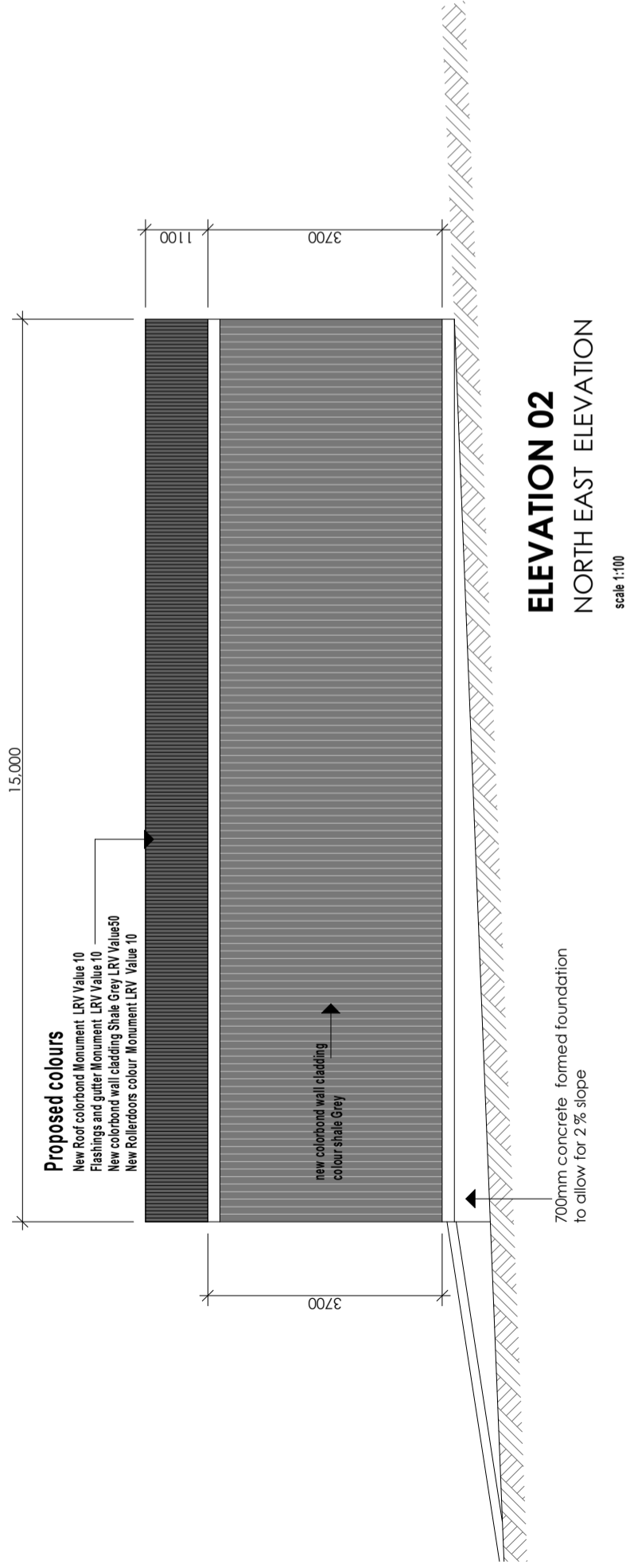
scale 1:100

Proposed colours

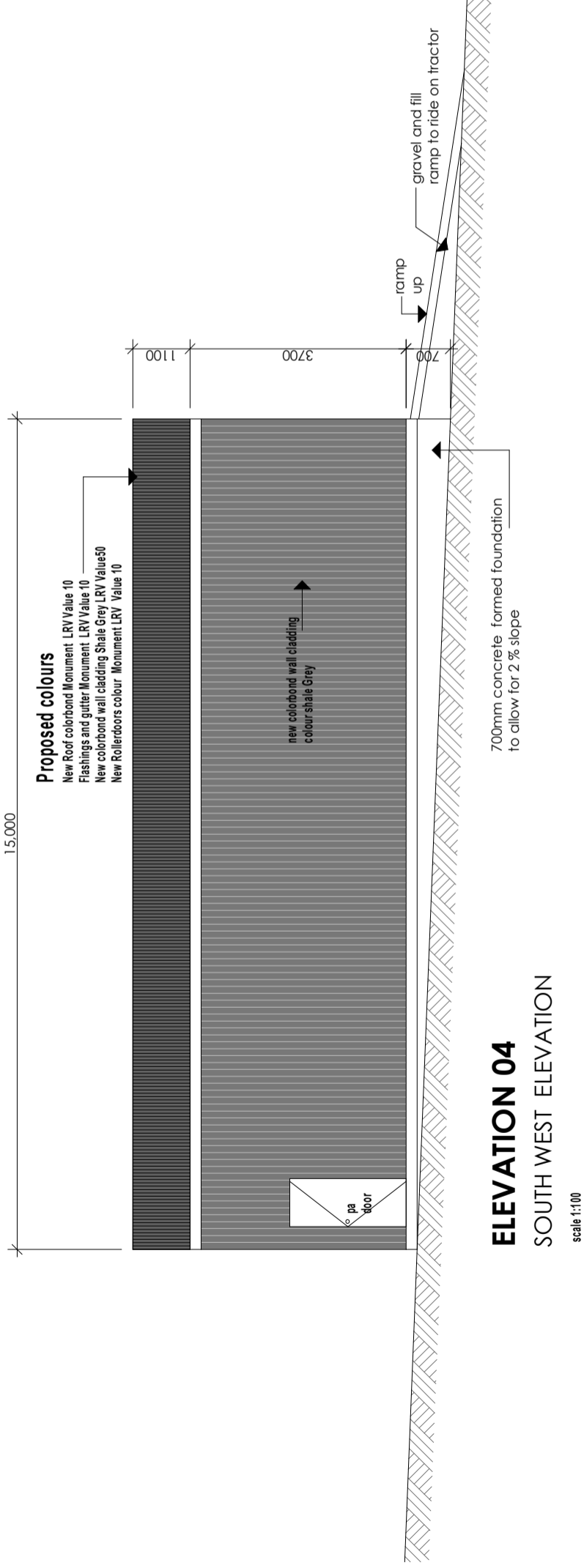
- New Roof colorbond Monument LRV Value 10
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- New colorbond wall cladding Shale Grey LRV Value 50
- New Rollerdoors colour Monument LRV Value 10



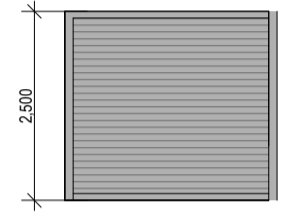
ELEVATION 03
SOUTH EAST ELEVATION



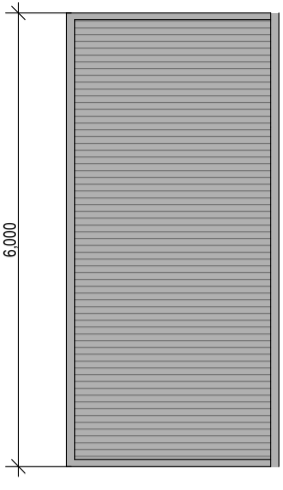
ELEVATION 02
NORTH EAST ELEVATION
scale 1:100



ELEVATION 04
SOUTH WEST ELEVATION
scale 1:100



end elevation



side Elevation

shipping container



General Manager
Brighton Council
1 Tivoli Road, Old Beach 7017

Planning Department
Attention Kelly Min
Planning Officer

APPLICATION FOR PLANNING PERMIT (DA 2024 / 00072) OUTBUILDING, 18 JORDAN DOWNS DRIVE,
BRIGHTON

Request for further information.

P1 The site coverage must be consistent with that existing on established properties in the area, having regard to:

(a) the topography of the site.

The site is similar to the other lots in the sub-division, All around 1.0 Ha or larger. The existing residence is located centrally with a generous setback and formal driveway between the dwelling and the road alignment. The site has existing landscaping as do others in the area as it is an older sub-division with dwellings and trees well established to provide buffering along the streetscape. The site slopes to the rear where the boundary has a line of pine trees. It is proposed to locate the new residential storage shed/ garage behind the dwelling by some 15 metres reducing the bulk form visible from other dwellings and also from the road alignment. The shed won't be visible from the existing driveway access.

(b) the capacity of the site to absorb runoff.

The site is large and square in form, with a gentle slope to the rear of the site. The site is apparently dry due to climate conditions, but also is dry in nature due to its elevated position, low catchment area and the lack of flow off from the road and or adjacent properties. At the rear of the property is a large embankment that falls to the Jordon River. The site is dry, underlain by rock with shallow topsoil. Any excess runoff that is now immediately absorbed, would slowly reach the natural water course.

(c) the size and shape of the site.

The site is 1.0 Ha in area and is rectangular in size measuring 77.00 metres wide and 103.00 metres deep. The shape of the site allows the new shed to be located behind the existing dwelling while complying with required setbacks.

(d) the existing buildings and any constraints imposed by existing development.

The existing dwelling on site is consistent with adjacent properties with more than 5 dwellings in the sub-division with outbuildings that exceed 500.00 sqm in site coverage.

No 1= 623.00 sqm
No 3 = 625.00 sqm
No 9 = 440.00 sqm
No 11 = 470.00 sqm
No 15 = 500.00 sqm
No 10 = 615.00 sqm
No 12 = 500.00 sqm
No 16 = 680.00 sqm

The proposed site coverage of No 18 is 650.00 sqm. The new outbuilding will be less than 50% of the area of the existing dwelling. Currently there is only 1 double garage on site. Storage capacity relies on 2 x shipping containers. The new shed will allow for

A race car and components to be stored, a 21 ft caravan, a boat and other lawn equipment associated with the dwelling. The existing driveway needs to be extended by 15 metres to the concrete apron at the front of the new garage.

(e) the need to remove vegetation; and

No vegetation needs to be removed as part of this development. The Existing chook pen will be removed and associated weed trees will be removed.

(f) the character of development existing on established properties in the area.

Aerial views of the sub-division show existing outbuildings associated with residences are similar to what is proposed with this application. Outbuildings on adjacent land are 50-100 % of the floor area of those dwellings.

All use site drainage / absorption trenches and water tanks to catch and store rainwater.



Rodney Creed

18 Jordan Downs Drive, Brighton, TAS 7030