



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2024/001

LOCATION OF AFFECTED AREA

29 LUKAARLIA DRIVE, BRIDGEWATER

DESCRIPTION OF DEVELOPMENT PROPOSAL

OFFICES, WASHBAY AND WORKSHOP

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 **22/07/2024**. 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

Workshop and Offices

PROJECT SPECIFIC

Paul Sutcliffe
Lot 22 Greenbanks Road

Brighton

Tasmanian Planning Scheme
Title Reference : Vol 185054 / Folio 01
NCC DEEMED TO SATISFY Mr Marcus Ralph CC1317F
Climate Zone 7

SITE INFORMATION

Lot: 01
Title: 185054 folio 01
Land Size: 8558.00 sqm

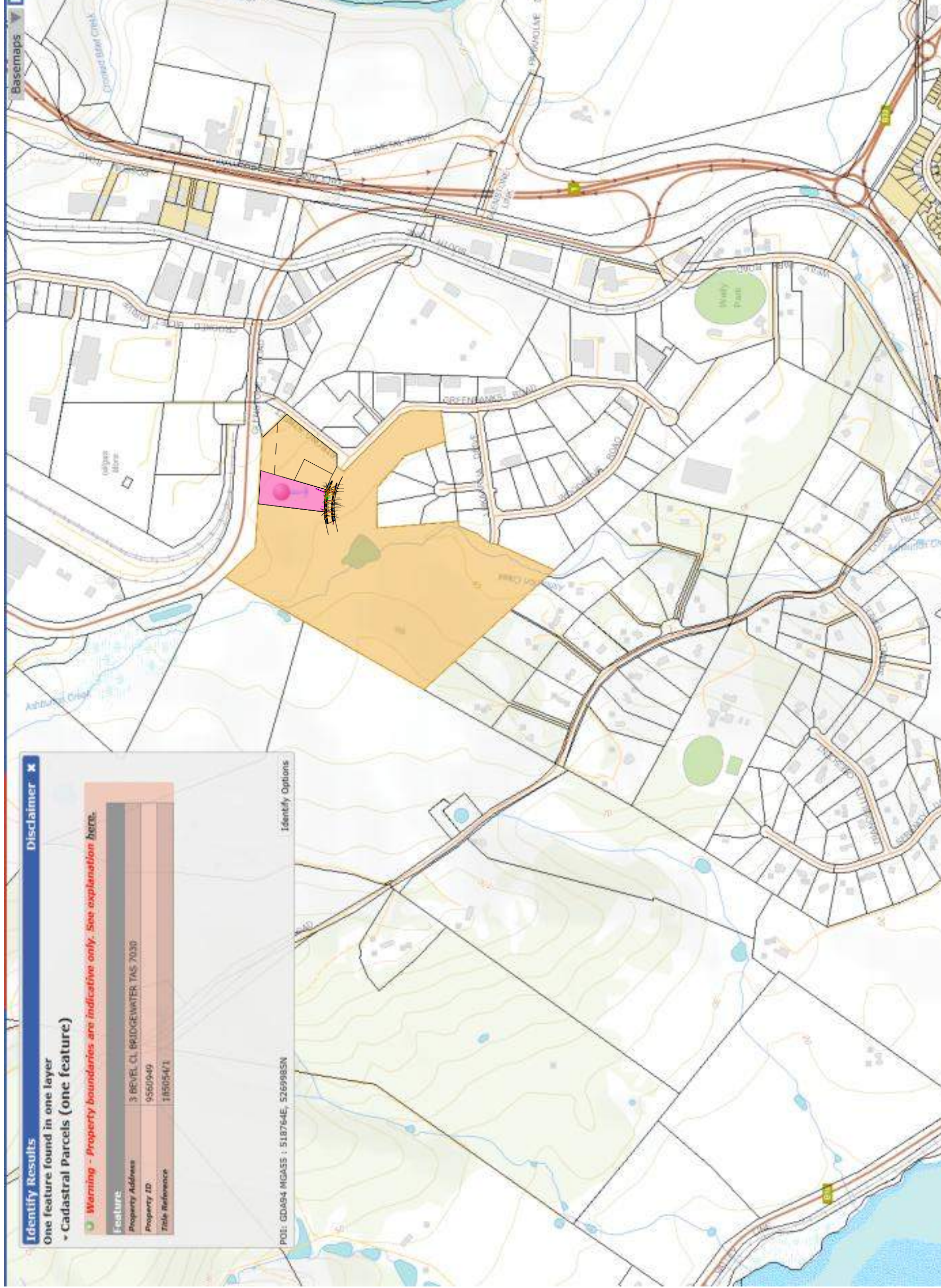
Council: Brighton Council
Zoning: 19.0 General Industrial

Overlays:
D/A APPROVAL:
BAL:
WIND CLASSIFICATION :
CLIMATE ZONE: 7
ENERGY RATING :Na
BUILDING CLASSIFICATION: tba

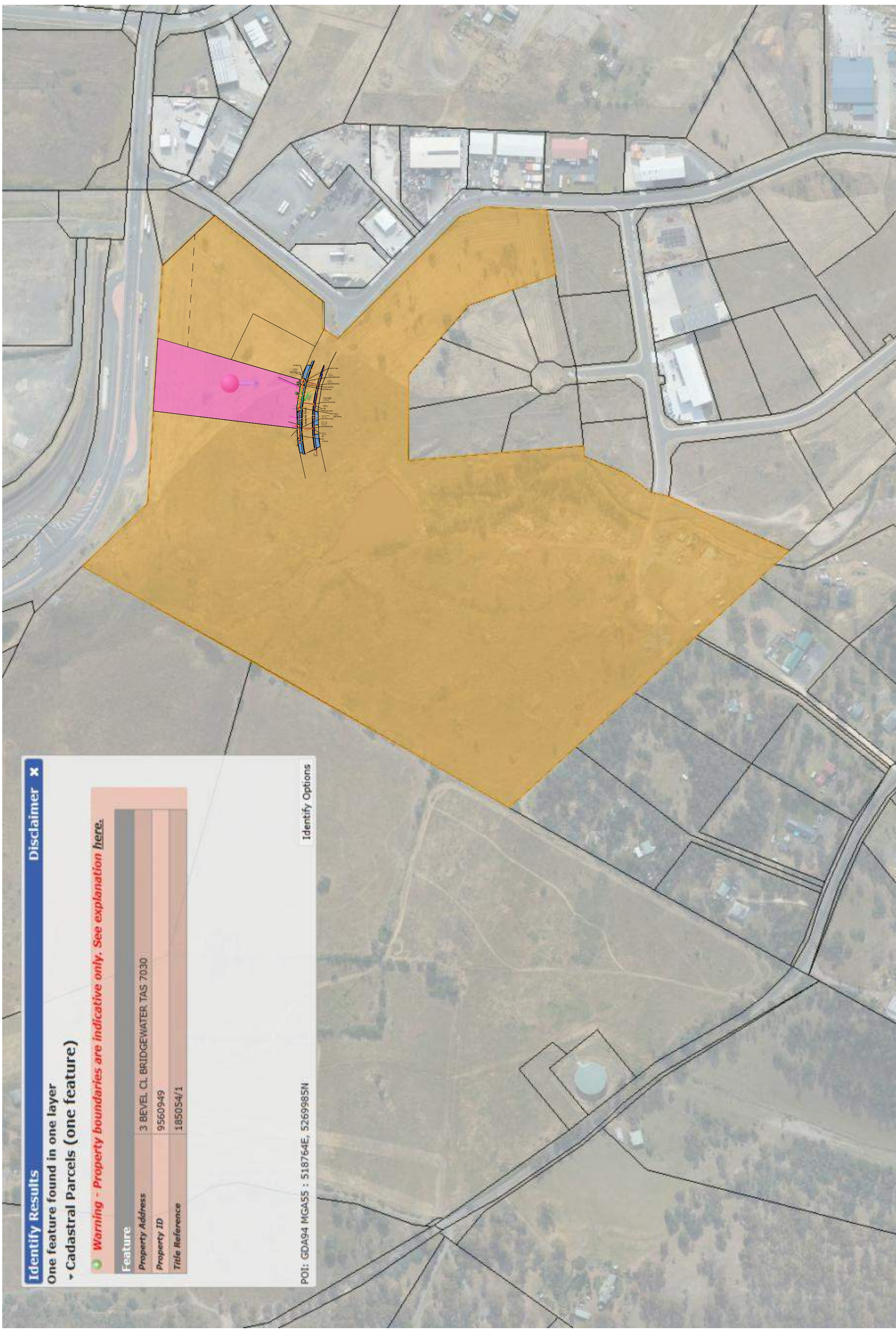


Artist Impression

Layout	Drawing		Last Updated	Scale
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	4	Basement	14/06/2024 8:22 ...	1:218.40
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944-03 Site Layout 1:200	1	Basement	14/06/2024 8:23 ...	1:200
944-04 Site Plan	1	Basement	14/06/2024 8:23 ...	1:200
944-05 Sub-Division	1	Basement	14/06/2024 8:23 ...	1:1000
944-06 Proposed Plan	1	Basement	14/06/2024 8:24 ...	1:100
	2	Basement	14/06/2024 8:24 ...	1:100
944-07 Elevations 1:200	1	Basement	14/06/2024 8:22 ...	1:100
	1	Basement	14/06/2024 8:24 ...	1:50
944-08 Signs	1	Basement	14/06/2024 8:20 ...	1:200
944-10 Turning Template	1	Basement	14/06/2024 8:20 ...	1:200
944-11 Turning Template	1	Basement	14/06/2024 8:20 ...	1:200
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LOCATION PLAN



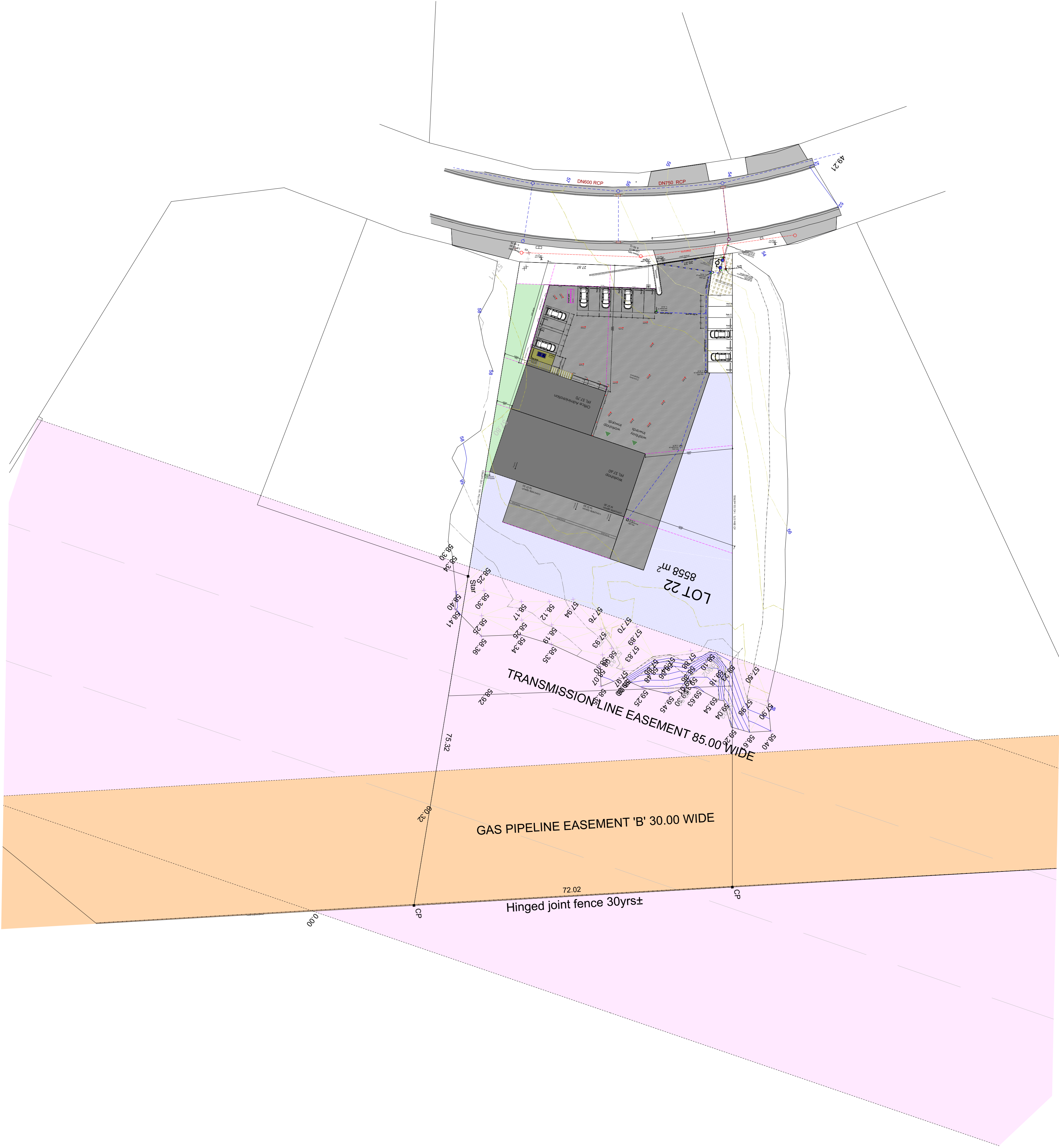
Authority by owner to lodge for development application
Paul Sutcliffe
signed :

Date:
MARCUSRALPH
Design architectural animation design
Building designer accreditation CC1317F
13 Franklin street
Richmond, Tasmania 7025
0409 975 825 mob
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Workshop and Offices
PAUL SUTCLIFFE
Lot 22 Greenbanks Road
Brighton

Project Information

Date: 22/03/2023
designed and drawn
M.Ralph
job no: 2023-944
revision date
Design Drawing
drawing no: 944-01



Proposed Building

Finished Floor Level 55.70
Office
Finished Floor Level 55.60
workshop

Site Area	8558.00 sqm
Floor area Workshop	382.00 sqm
Floor Area washbay	97.50 sqm
Office area	190.00 sqm
Concrete Hardstand	1185.00 sqm
Hardsland rear of building	192.00 sqm
SQM impervious surface	2046.50 sqm
Percentage of impervious	23.90 %
Allowable impervious before retention	80.00%

Authority by owner to lodge for development application

Paul Sutcliffe
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PAUL SUTCLIFFE

Lot 22 Greenbanks Road

Brighton

Site Layout 1:500

date

22/03/2023

construction issue A01

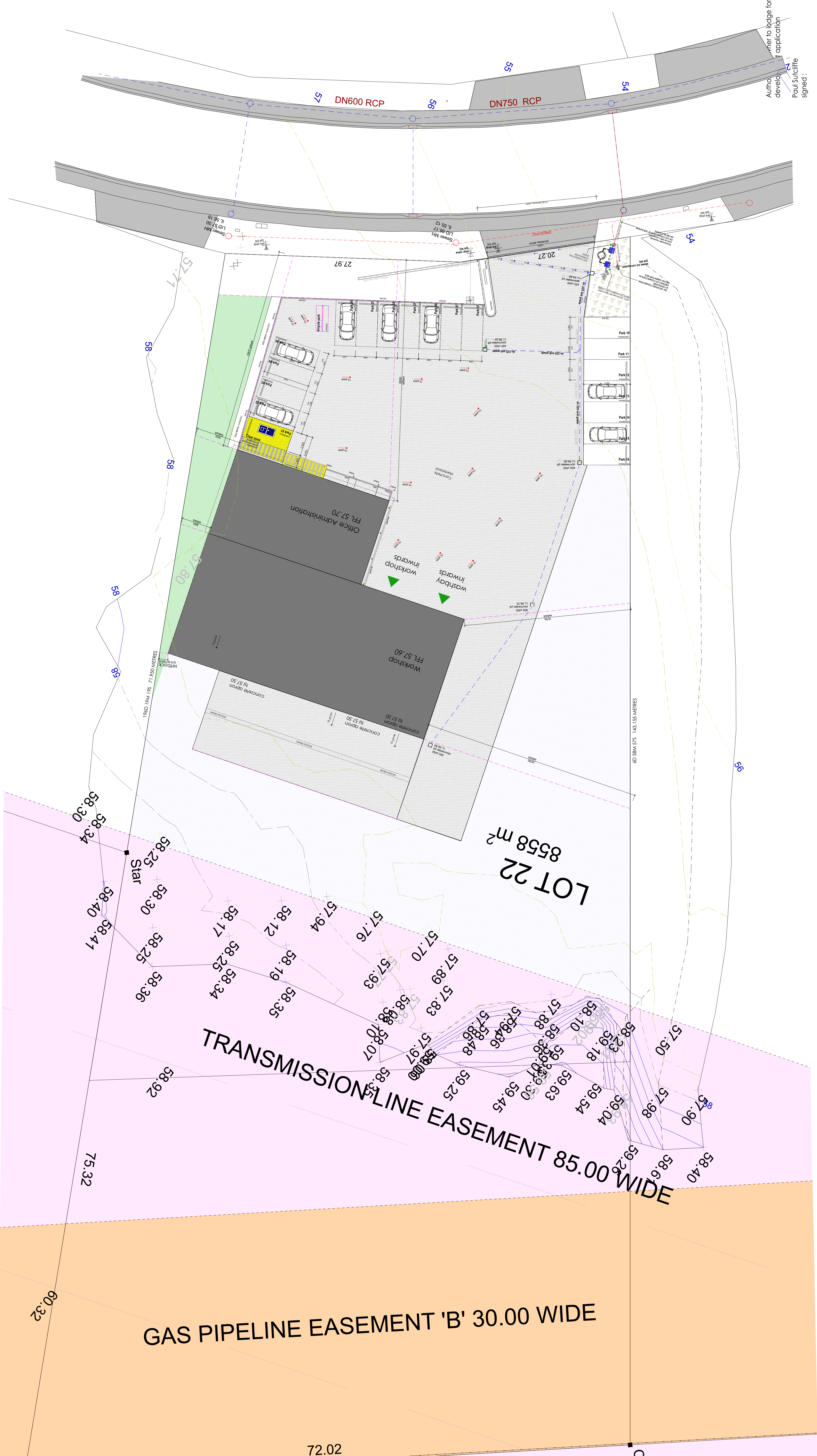
revision date

Design Drawing

job no:

2023-944

944-02



Finished Floor Level 55.70
Office
Finished Floor Level 55.60
workshop

Site Area	8558.00 sqm
Floor area Workshop	382.00 sqm
Floor Area washbay	97.50 sqm
Office area	190.00 sqm
Concrete Hardstand	1185.00 sqm
Hardstand rear of building	192.00 sqm

SQM impervious surface 2046.50 sqm
Percentage of impervious 23.90 %

Allowable impervious before retention 80.00%

Site Plan

scale 1:200

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Location Plan

Authority by owner to lodge for development application

Paul Sutcliffe
signed :

Date:

MARCUSRALPH
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Building designer accreditation CC13174
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PAUL SUTCLIFFE
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Brighton

Sub-Division

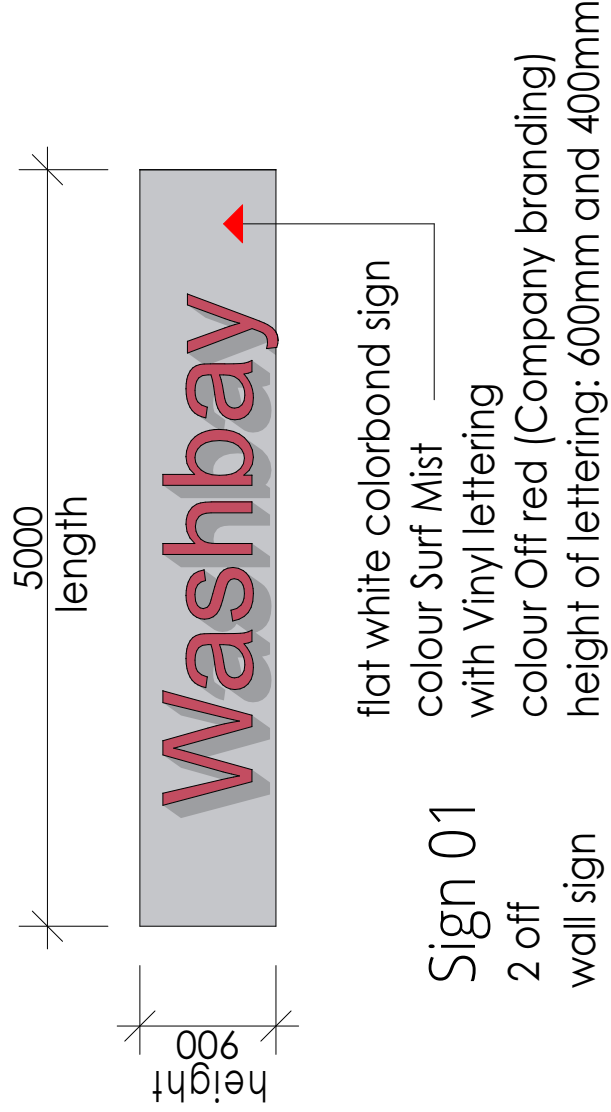
date: 22/03/2023
designed and drawn: M.Ralph

construction issue: A01
revision: date

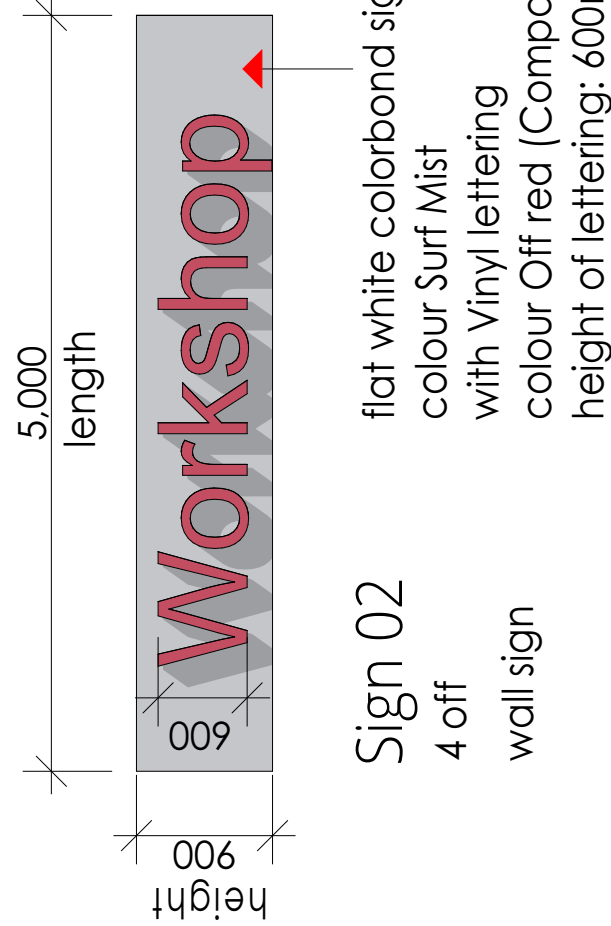
Design Drawing

job no: 2023-944

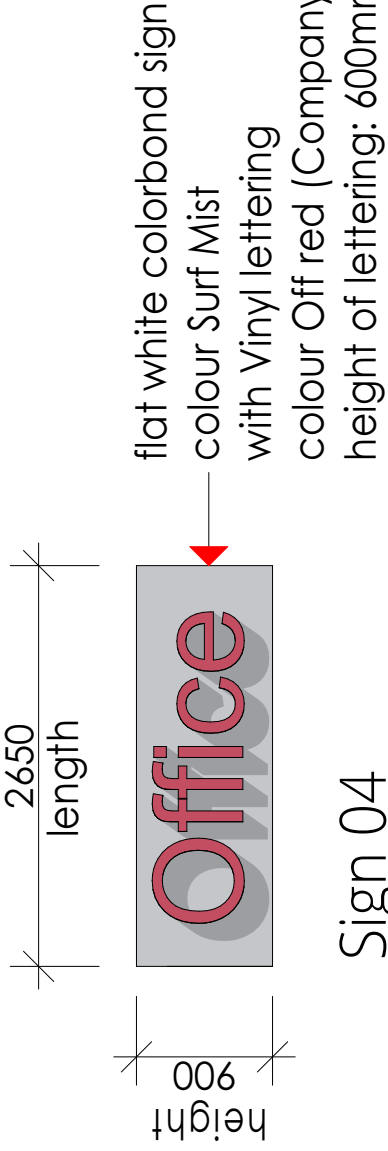
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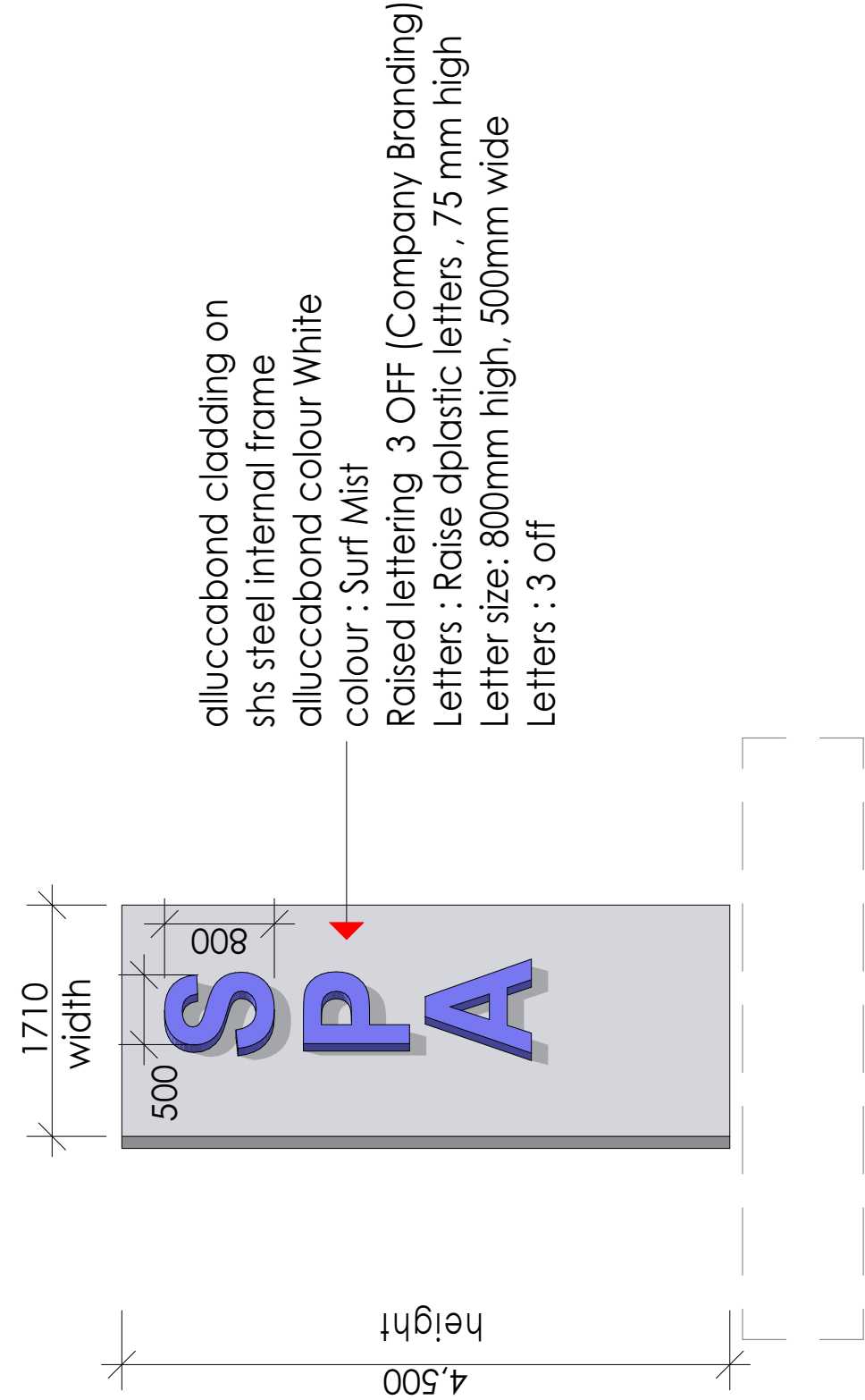
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wall sign



Sign 02
4 off
wall sign

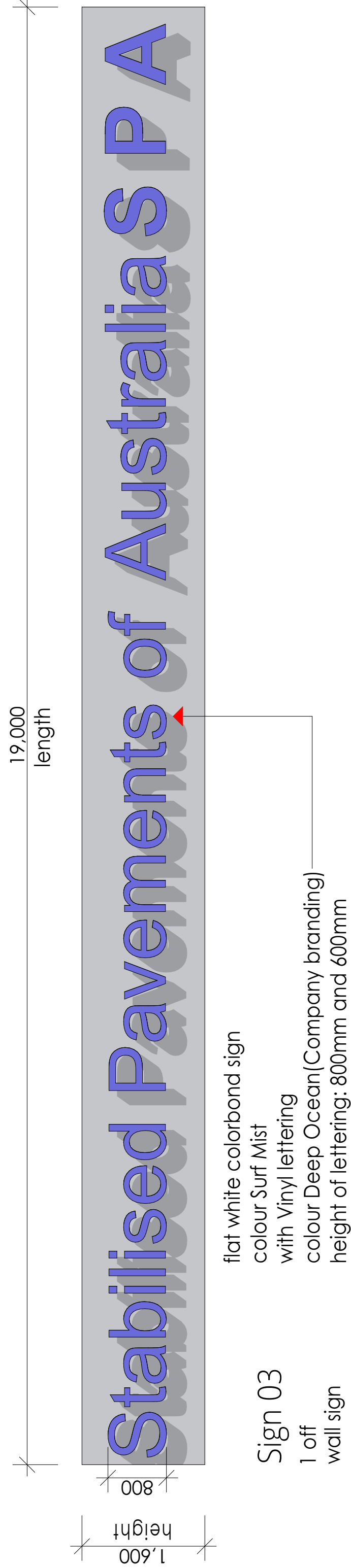


Sign 04
1 off
wall sign



Sign 05
1 off

Free standing sign



Sign 03
1 off
wall sign

Authority by owner to lodge for development application

Paul Sutcliffe
signed :

Date:

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Building designer accreditation CC131747



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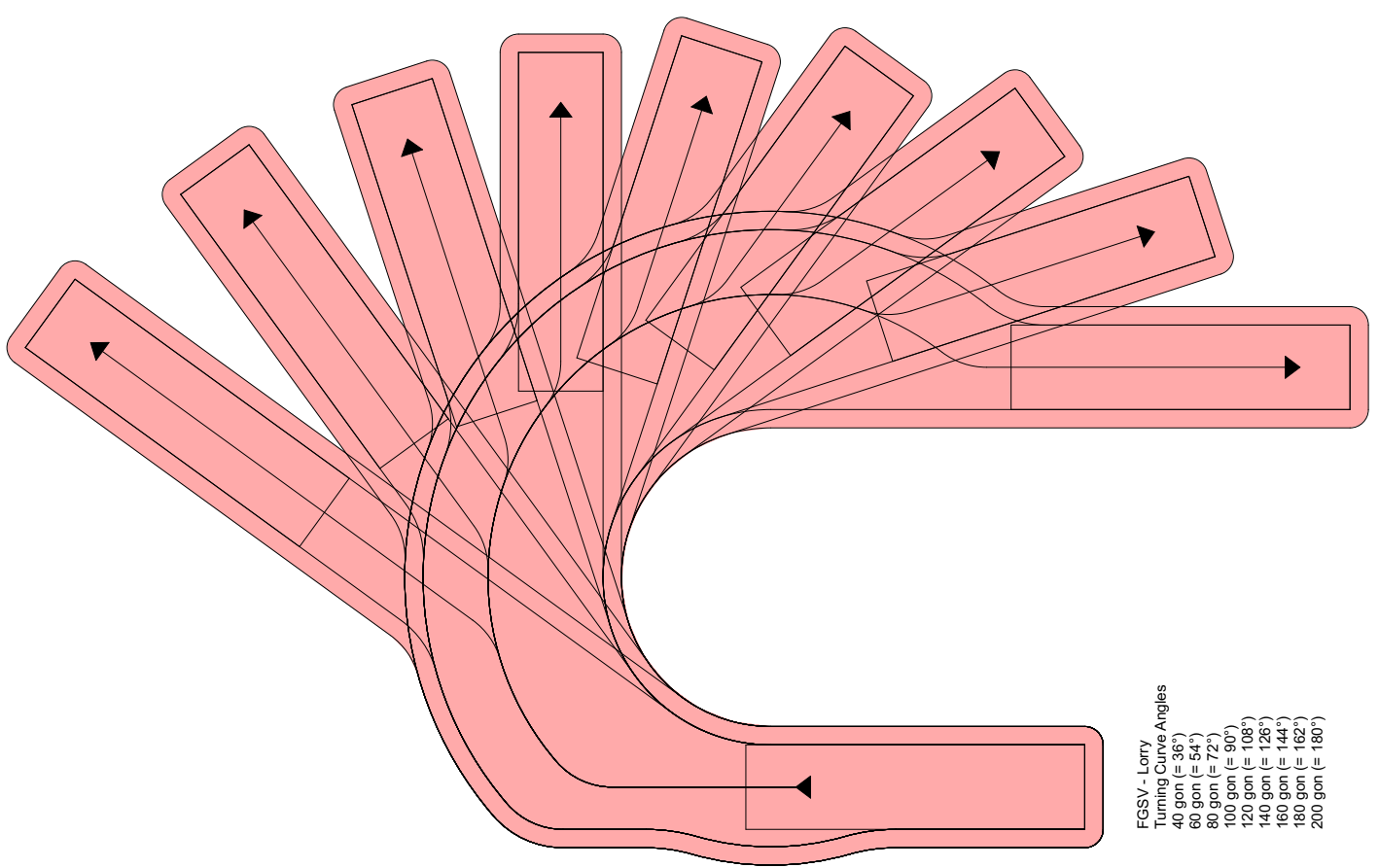
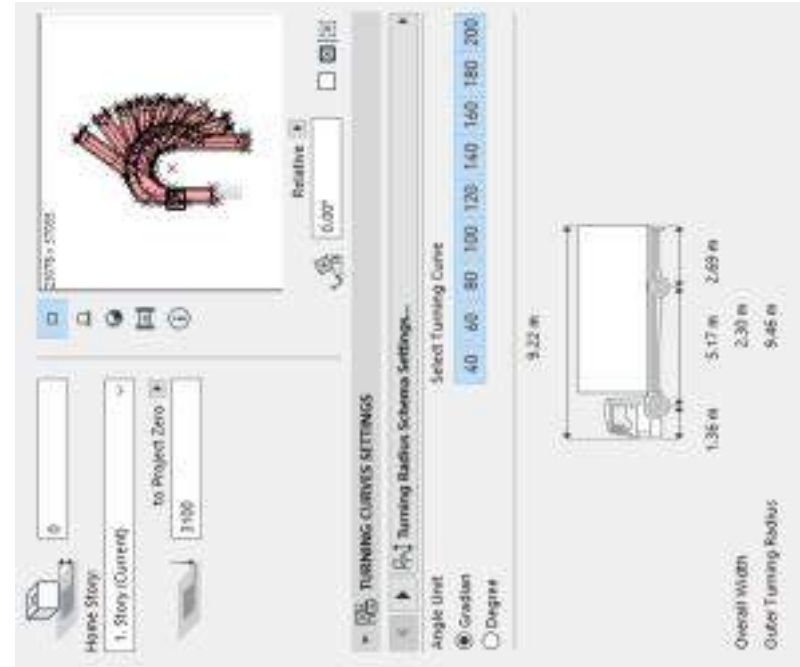
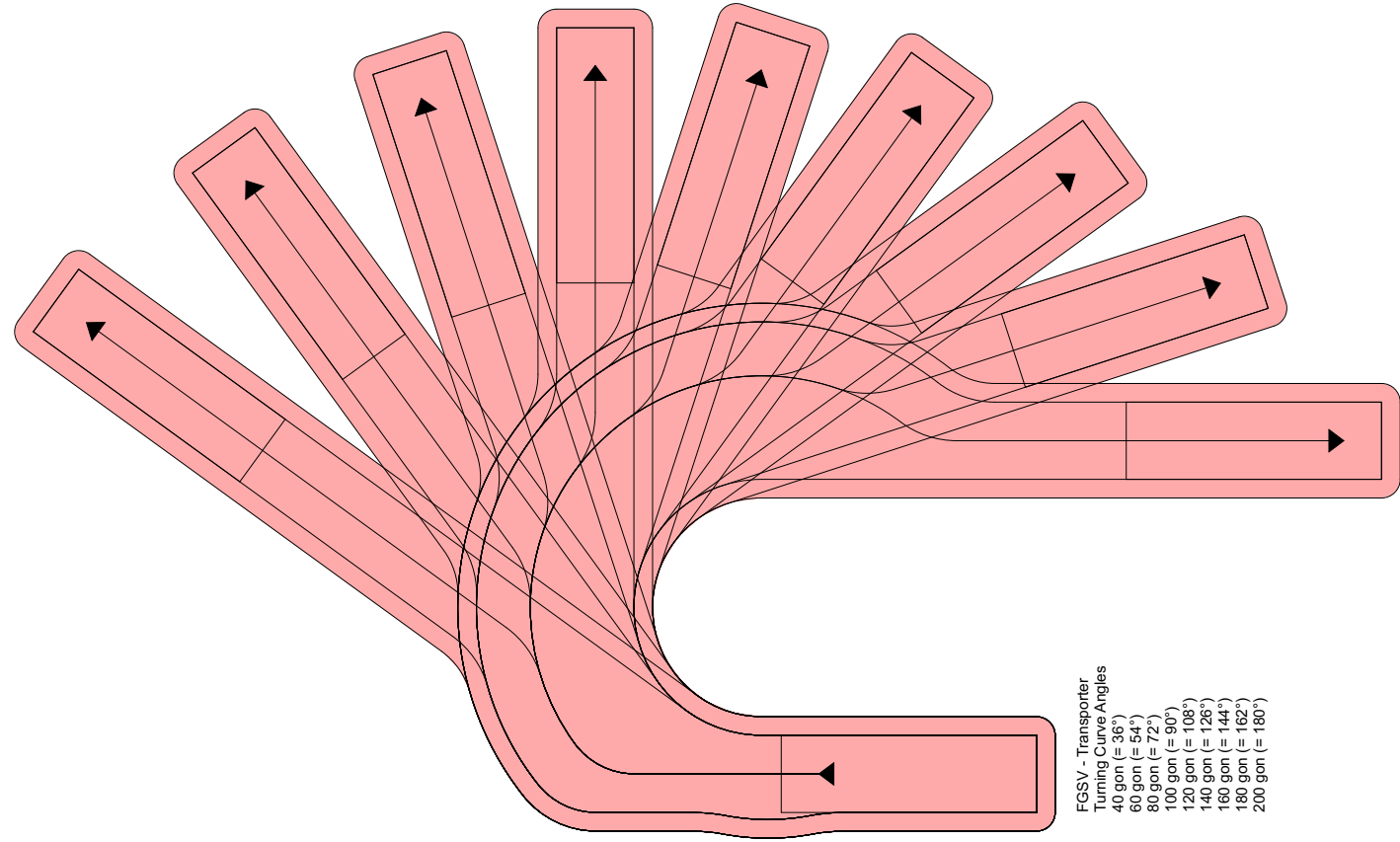
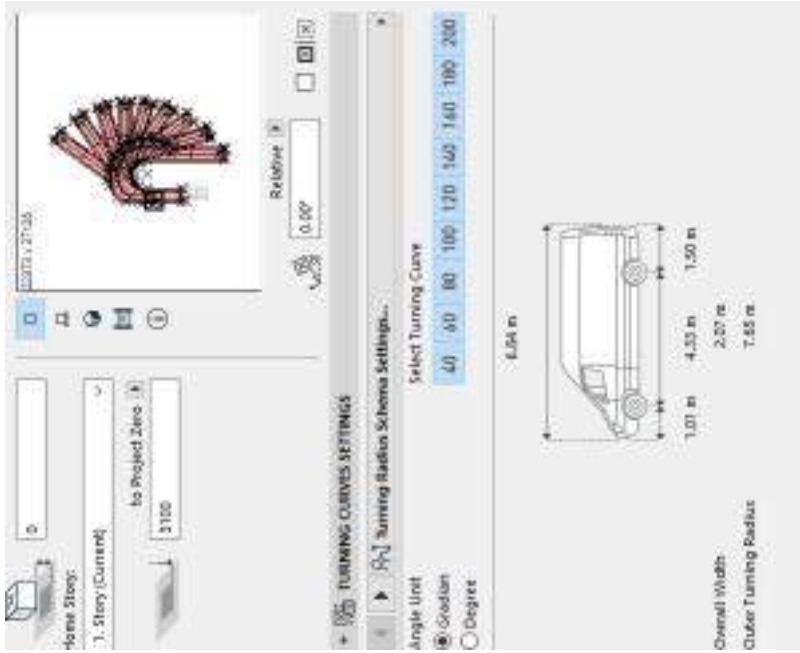
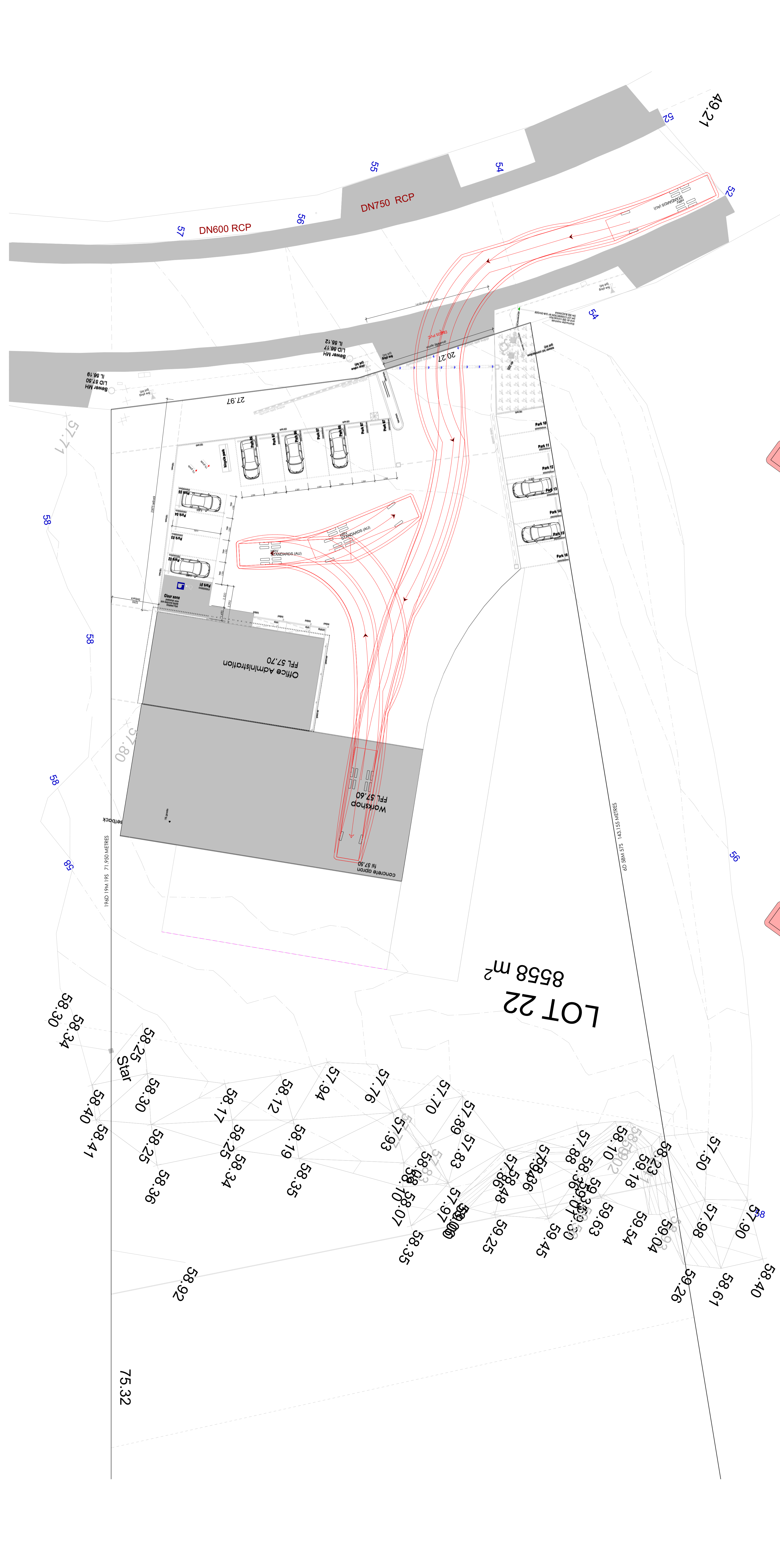
PAUL SUTCLIFFE
Lot 22 Greenbanks Road
Brighton

Signs

date: 22/03/2023
revision: 01
designed and drawn

M Ralph
job no:
drawing no:

2023-944
944-08



Authority by owner to lodge for development application
Paul Sutcliffe
signed :

Date:
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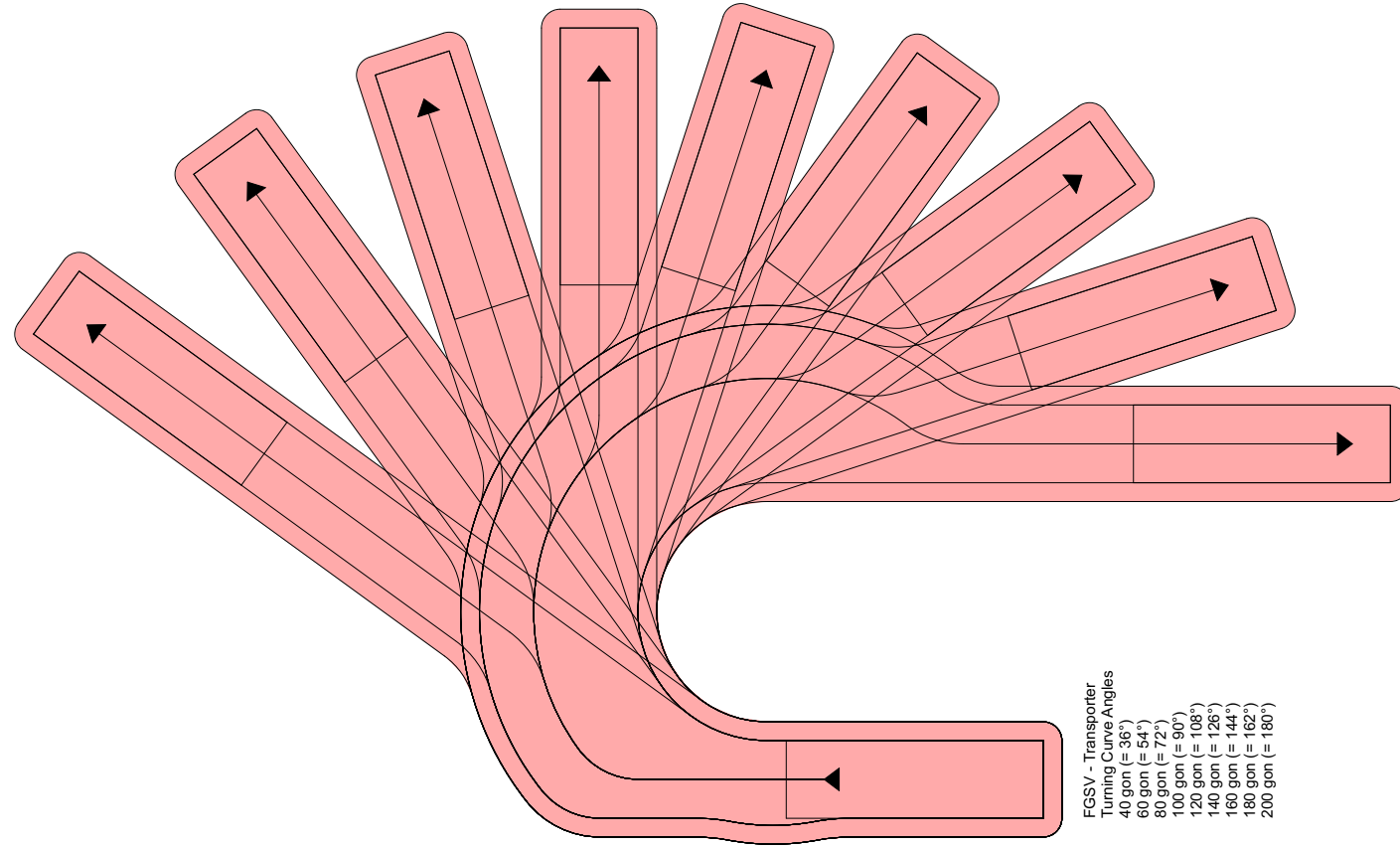
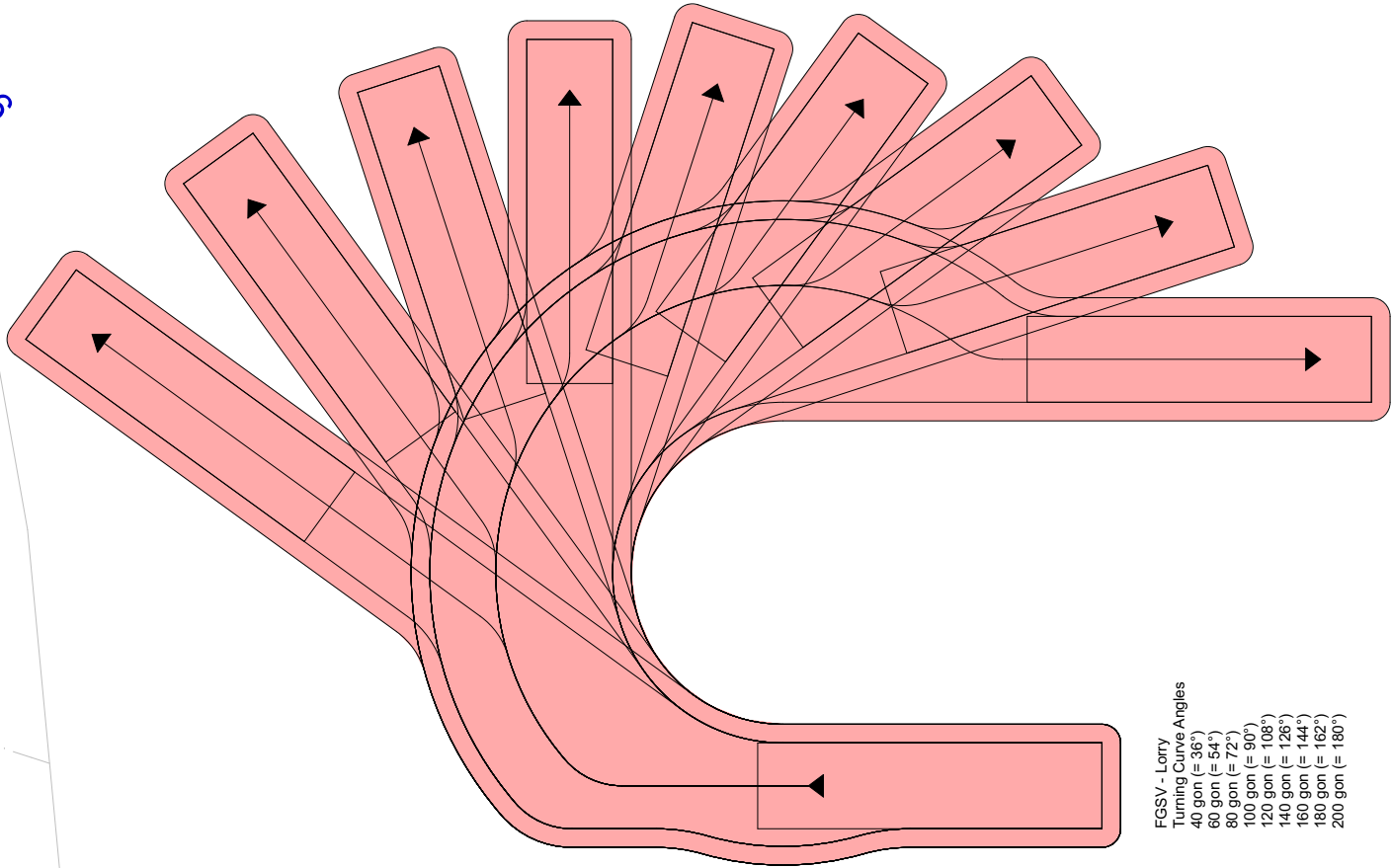
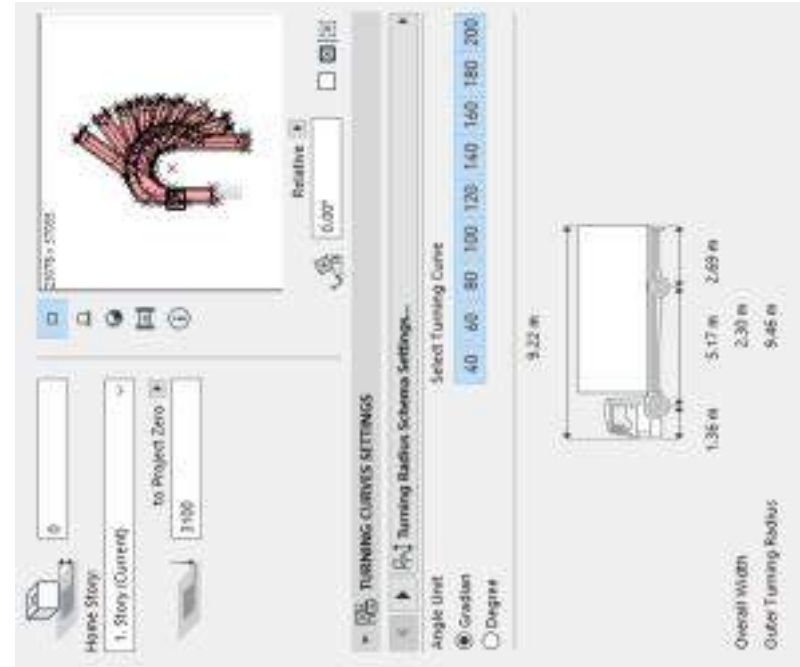
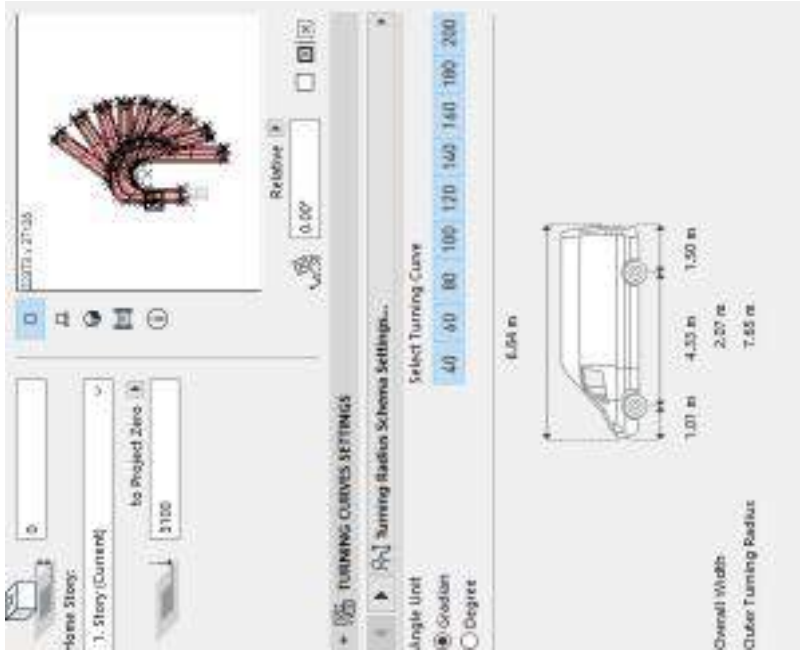
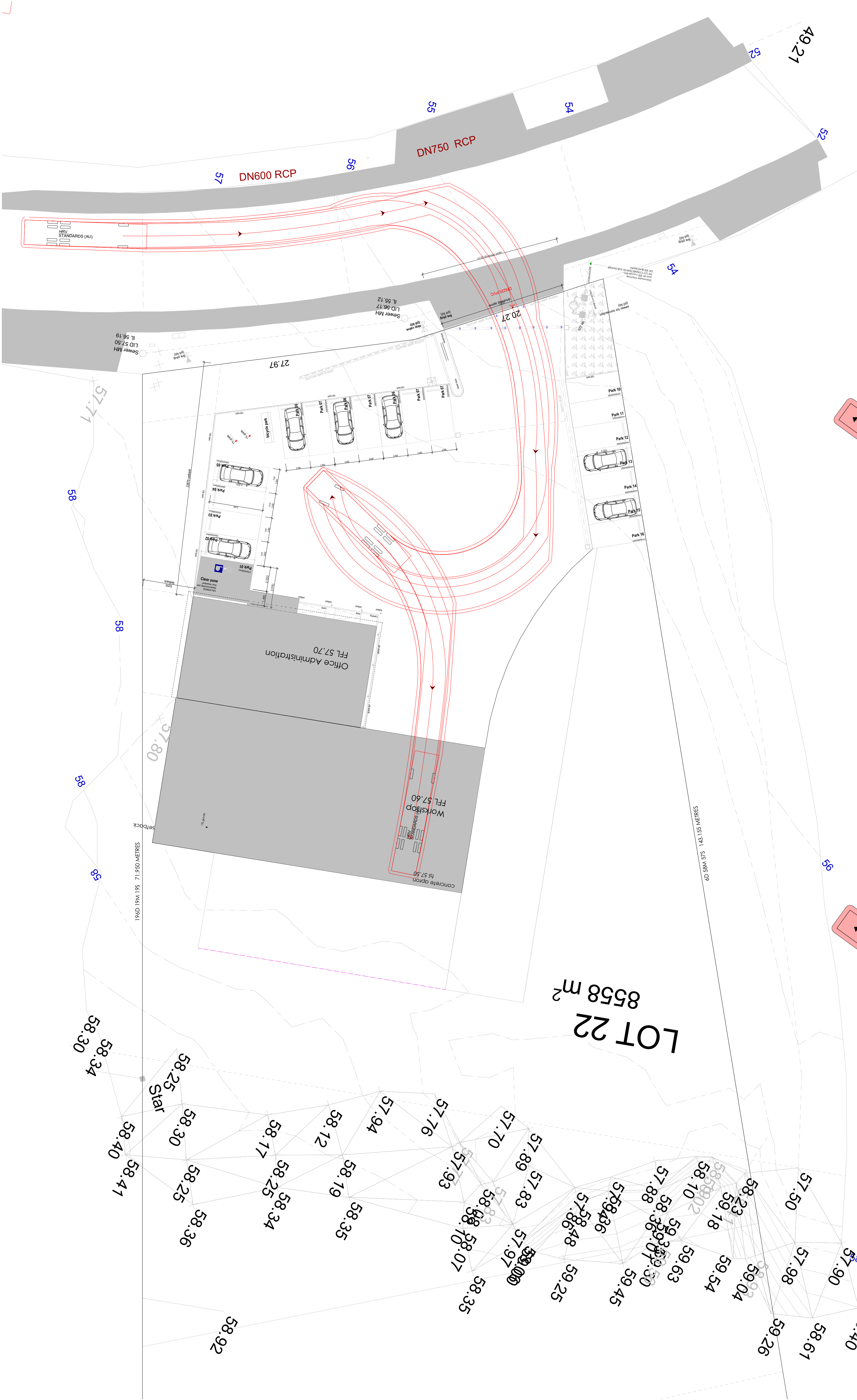
Workshop and Offices
PAUL SUTCLIFFE
Lot 22 Greenbanks Road
Brighton

Turning Template

Date: 22/03/2023
construction issue: A01
revision: date
designed and drawn: M. Ralph
Design Drawing
job no: 2023-944
drawing no: 944-10

template not to scale
Turning template
Small truck rigid Vehicle
Entering the site turning - leaving

template not to scale
Turning template
Small truck rigid Vehicle
Entering the site turning - leaving



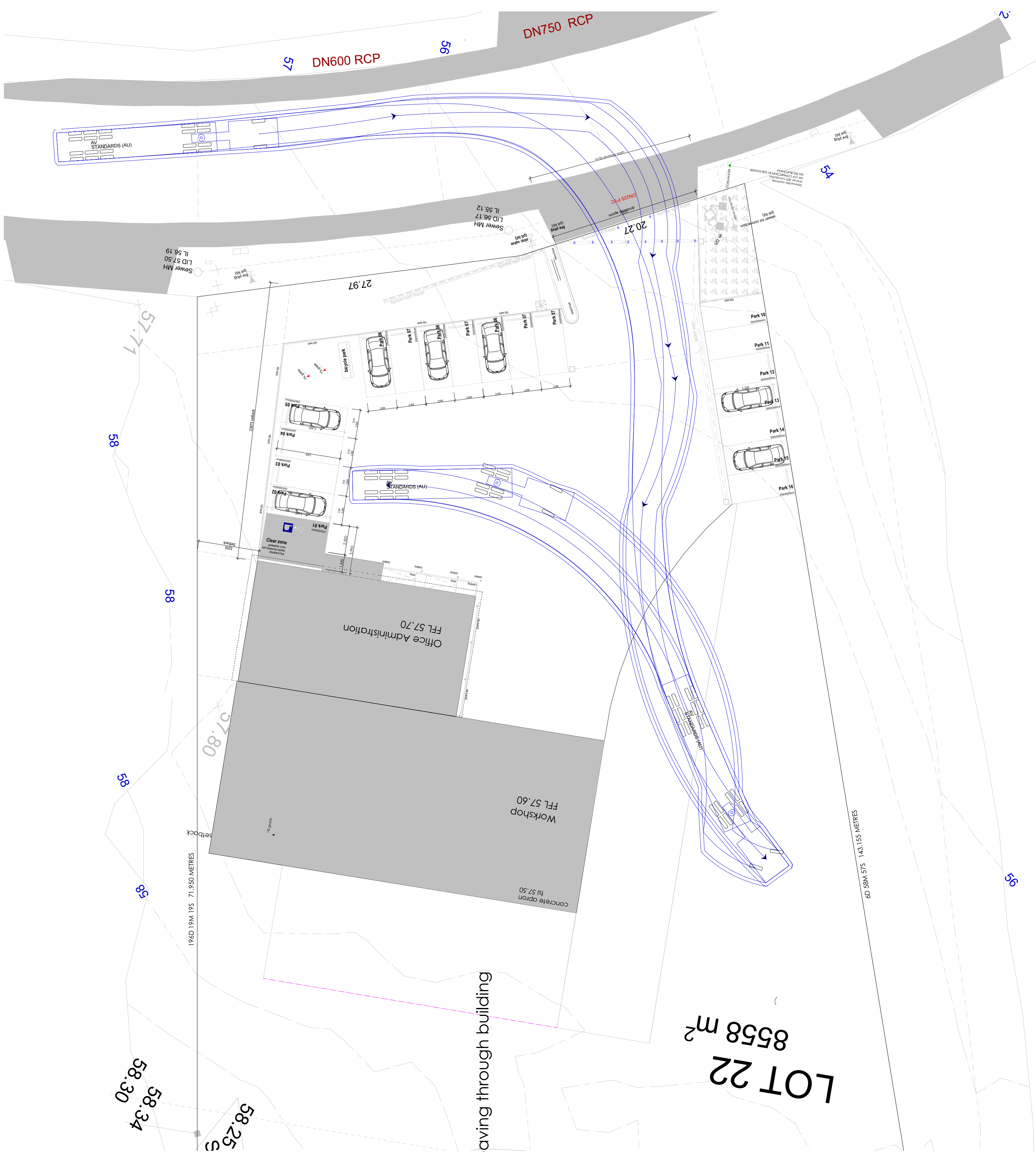
Authority by owner to lodge for development application
Paul Sutcliffe
signed :

Date:
MARCUS RALPH
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Building designer accreditation CC13174
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Richmond, Tasmania 7025
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Brighton

Turning Template

Date: 22/03/2023
construction issue: A01
revision: date
designed and drawn: M. Ralph
Design Drawing
job no: 2023-944
944-11



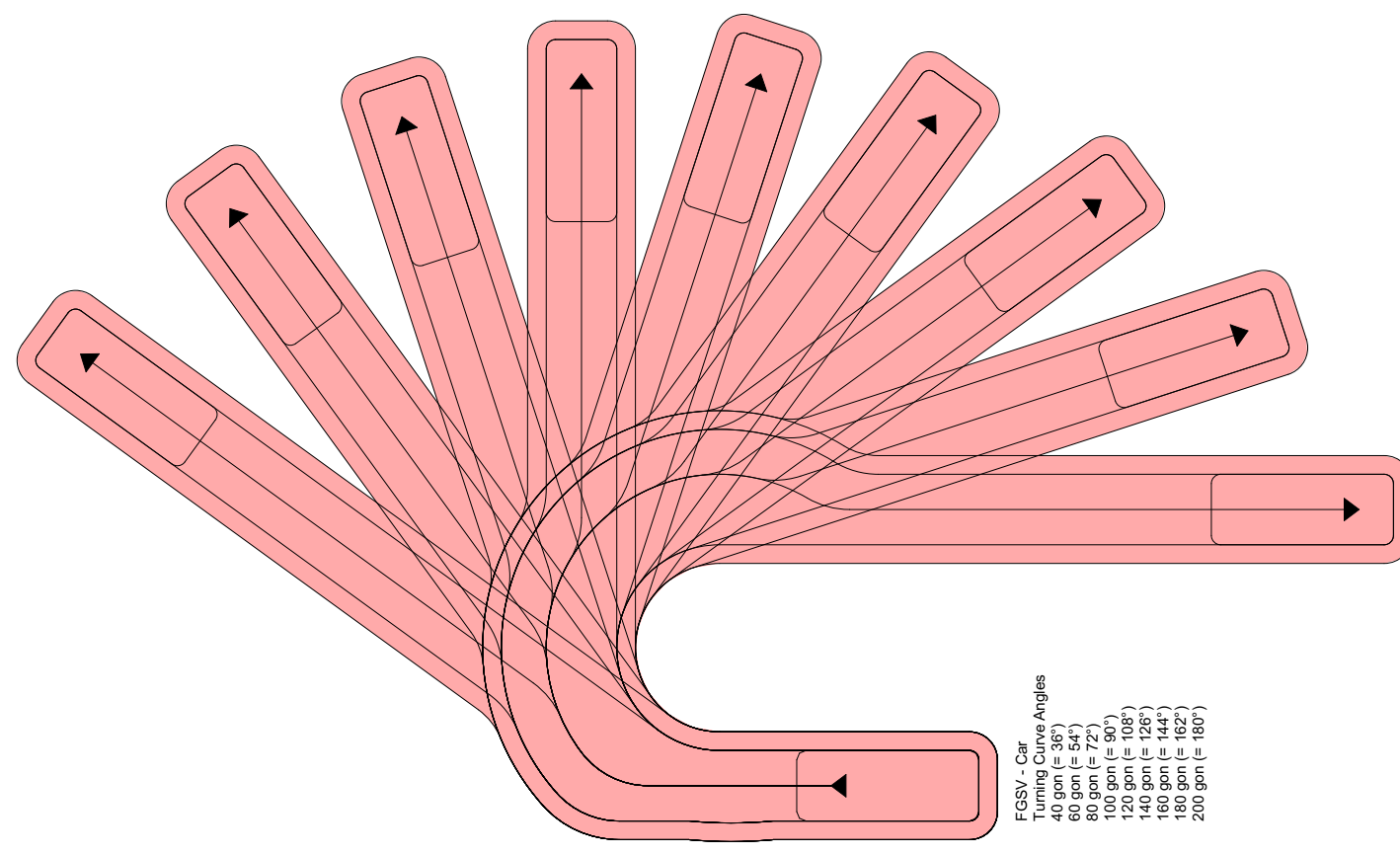
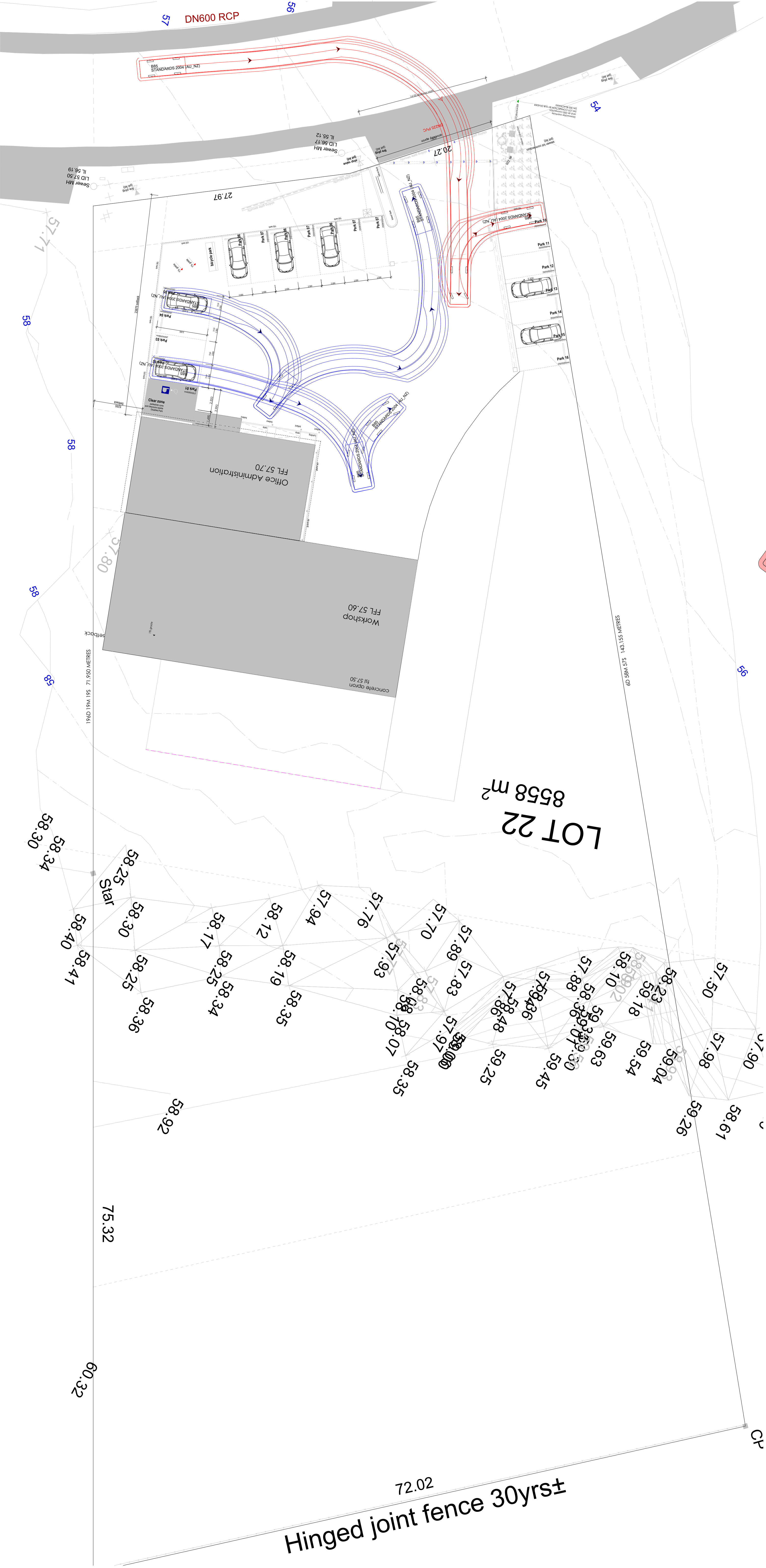
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Turning template articulated Vehicle

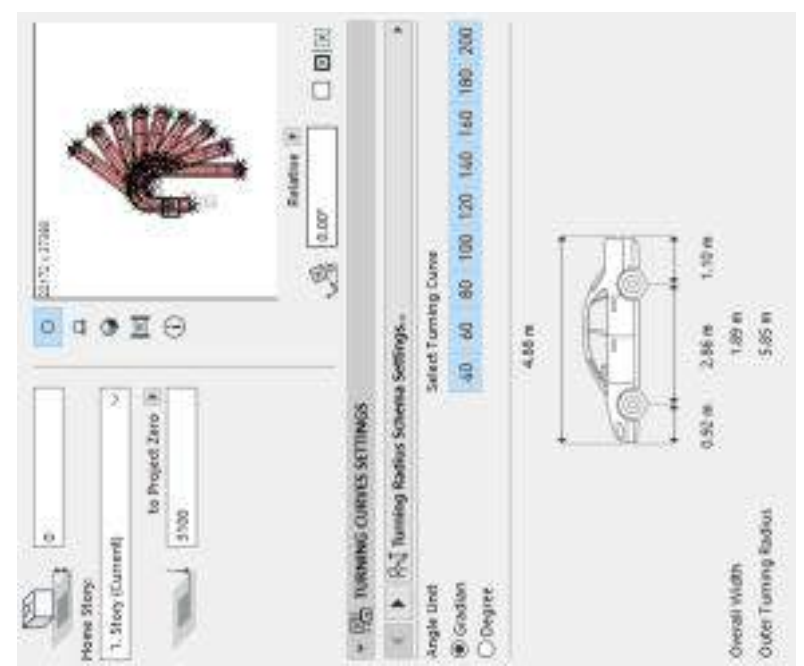
Entering the site turning - leaving through building



2023-944 944-12



template not to scale
Turning template
Small Car Vehicle
Entering the site turning - leaving

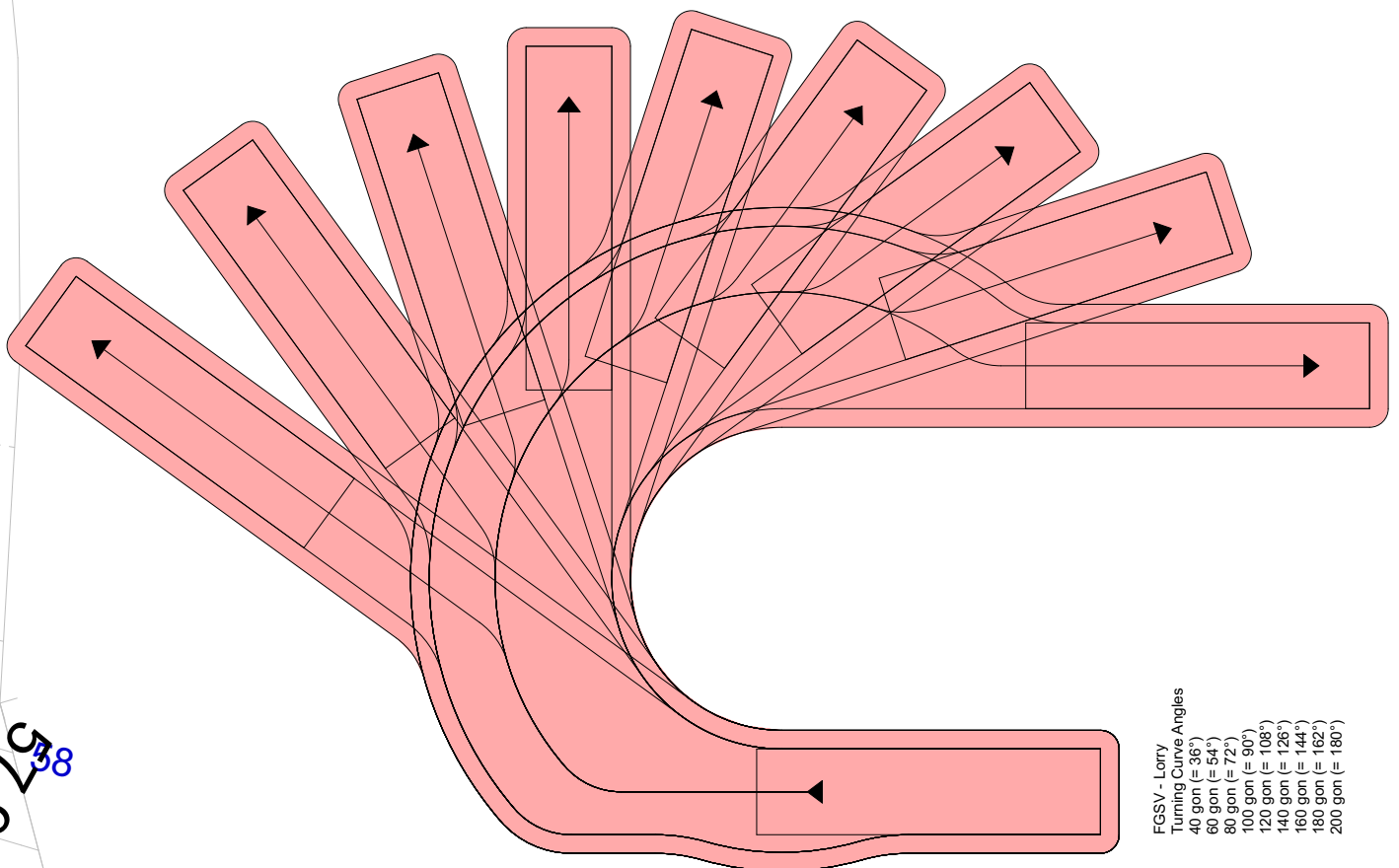
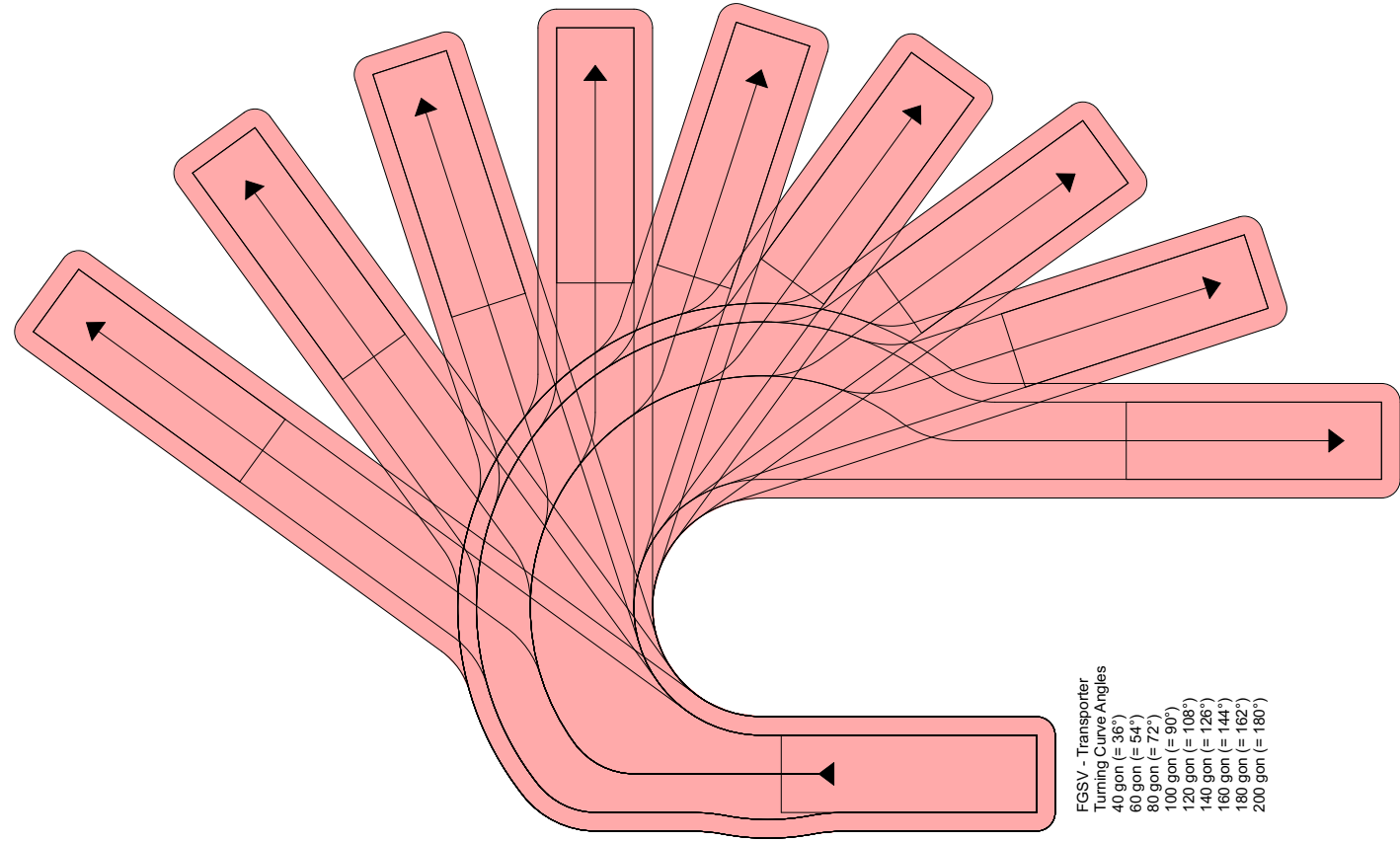
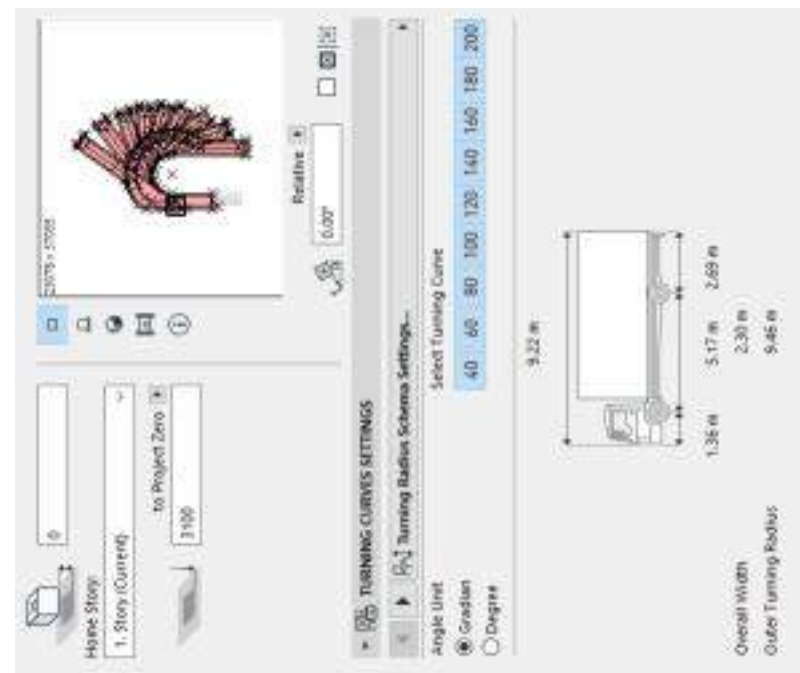
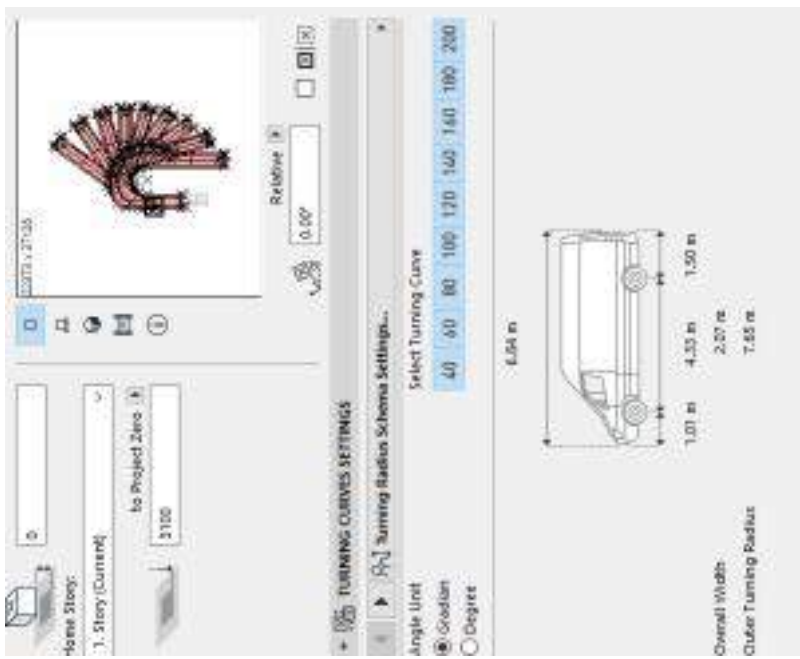
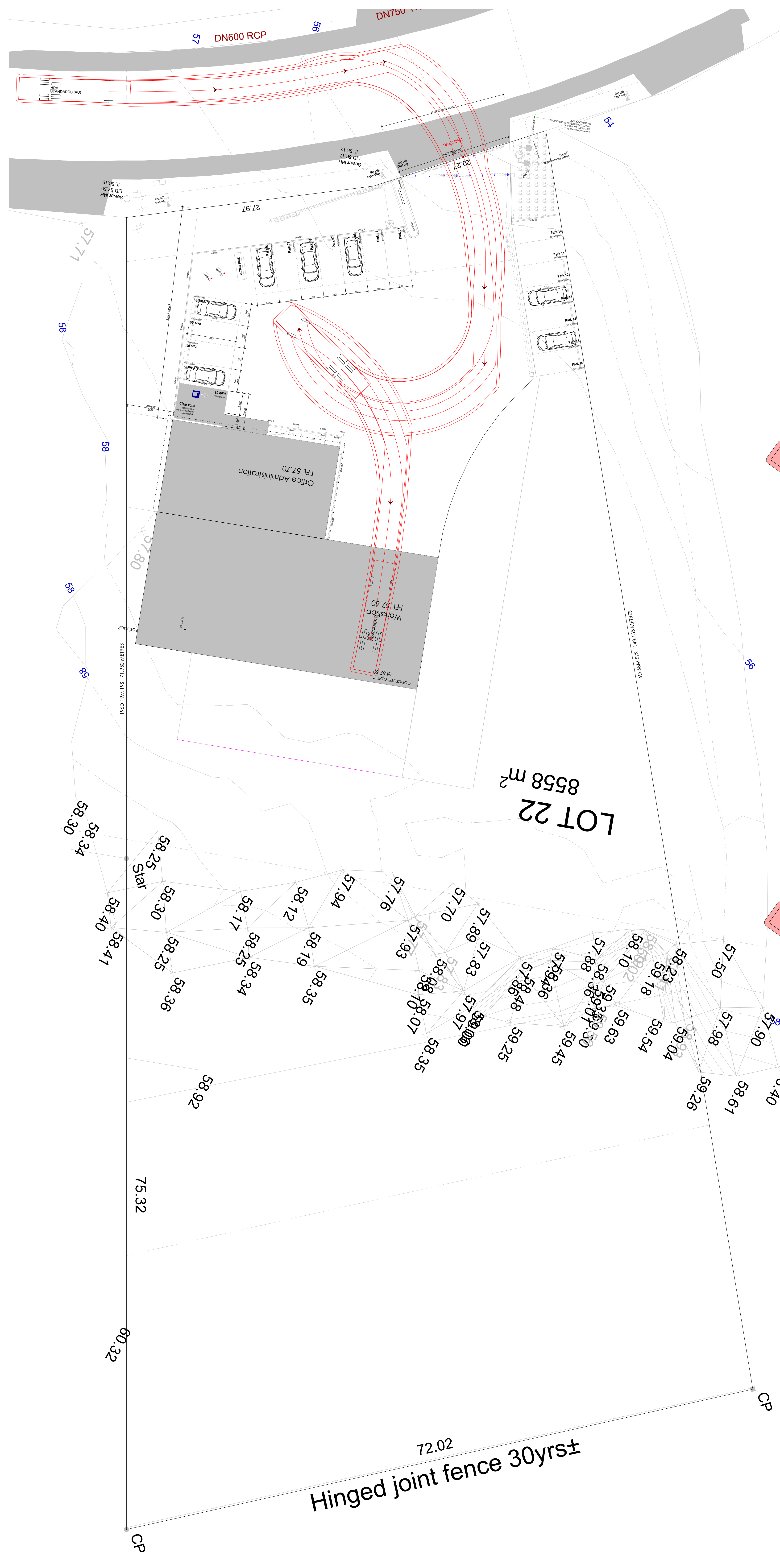


Authority by owner to lodge for development application
Paul Sutcliffe
signed :

Date:
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0439 975 825 mob
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Workshop and Offices
PAUL SUTCLIFFE
Lot 22 Greenbanks Road
Brighton
Turning template

Date:
22/03/2023
revision:
designed and drawn
M.Ralph
job no:
2023-944
944-13



Authority by owner to lodge for development application
Paul Sutcliffe
signed :

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Workshop and Offices
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Lot 22 Greenbanks Road
Brighton

Turning Template

Date: 22/03/2023
construction issue: A01
revision: date
designed and drawn: M. Ralph
Design Drawing
job no.: 2023-944
drawing no.: 944-14

template not to scale
Turning template
Small truck rigid Vehicle
Entering the site turning - leaving

template not to scale
Turning template
Small truck rigid Vehicle
Entering the site turning - leaving

