



# Application for Planning Approval

## *Land Use Planning and Approvals Act 1993*

---

APPLICATION NO.

**DA2025/049**

LOCATION OF AFFECTED AREA

**70 RACECOURSE ROAD, BRIGHTON**

DESCRIPTION OF DEVELOPMENT PROPOSAL

**OUTBUILDING**

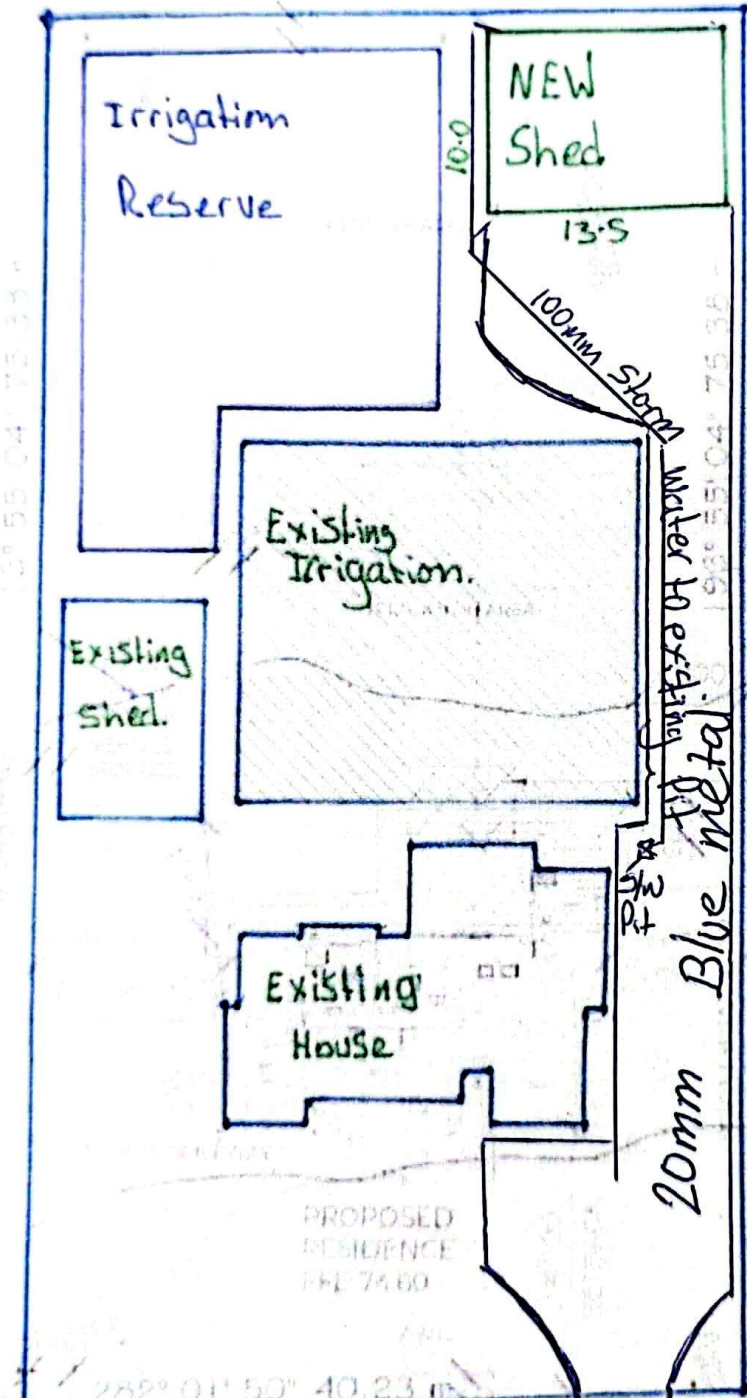
A COPY OF THE DEVELOPMENT APPLICATION MAY BE VIEWED AT [www.brighton.tas.gov.au](http://www.brighton.tas.gov.au) AND AT THE COUNCIL OFFICES, 1 TIVOLI ROAD, OLD BEACH, BETWEEN 8:15 A.M. AND 4:45 P.M, MONDAY TO FRIDAY OR VIA THE QR CODE BELOW. ANY PERSON MAY MAKE WRITTEN REPRESENTATIONS IN ACCORDANCE WITH S.57(5) OF THE LAND USE PLANNING AND APPROVALS ACT 1993 CONCERNING THIS APPLICATION UNTIL 4:45 P.M. ON **26/05/2025**. ADDRESSED TO THE CHIEF EXECUTIVE OFFICER AT 1 TIVOLI ROAD, OLD BEACH, 7017 OR BY EMAIL AT [development@brighton.tas.gov.au](mailto: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

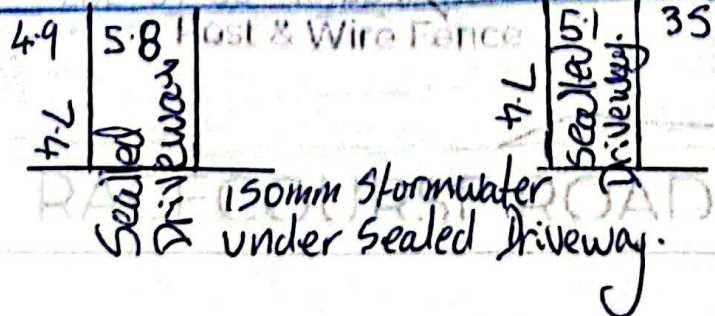
Post & Wire Fence 102° 01' 50" 40.23 m



13° 55' 04" 75.33

Neighbouring Gravel Driveway

- MIN 20m2
- MIN 6m WIDE
- MIN 1:10 SLOPE
- ENT AT 74.5



150mm stormwater under Sealed Driveway

## Dang Van

---

**From:** [REDACTED]  
**Sent:** Sunday, 4 May 2025 7:49 PM  
**To:** Dang Van  
**Subject:** Re: Request for additional information - DA 2025/049 (70 Racecourse Road, Brighton)  
**Attachments:** CamScanner 05-04-2025 19.43\_01.jpg  
**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

**Caution:** This is an external email and may be **malicious**. Please take care when clicking links or opening attachments.

Hi please see attached information as requested in regards to new shed at 70 racecourse rd, Brighton. As discussed the other day. Drive ways, storm water, 150mm drain under sealed drive way added to site plan.

Please keep in mind that the cartright st development may affect the drive ways.

In the future and we dont want to pay for concrete for it to be dug up in 6 months time.

Kind regards,



On Wed, 30 Apr 2025, 8:26 am Dang Van, <[dang.van@brighton.tas.gov.au](mailto:dang.van@brighton.tas.gov.au)> wrote:

Good morning [REDACTED]

Please find attached the request for additional information to process the above application.

Should you have any questions, please do not hesitate to contact me.

Kind regards,

**DANG VAN**

## Dang Van

---

**From:** [REDACTED]  
**Sent:** Wednesday, 16 April 2025 8:06 PM  
**To:** Dang Van  
**Cc:** Development  
**Subject:** Re: 70 Racecourse Road - Shed Application  
**Attachments:** Folio Plan.pdf

**Caution:** This is an external email and may be **malicious**. Please take care when clicking links or opening attachments.

Good evening,

Please see attached Folio Plan.

The setback distances will be 300mm from the side boundary and 1m from the back boundary.

The proposed shed height will be 4.1m to the ridge, 3.7m wall height.

The internal driveway is constructed of 20mm blue metal.

Kind regards,

On Wed, 16 Apr 2025, 12:07 pm Dang Van, <[dang.van@brighton.tas.gov.au](mailto:dang.van@brighton.tas.gov.au)> wrote:

Good afternoon [REDACTED]

Thank you for submitting your planning application to Council.

To validate the application and determine the correct fee, we require the following additional information:

1. A copy of the Folio Plan for the Certificate of Title
2. The proposed shed's setback distances from all property boundaries
3. The proposed shed's height
4. Clarification on whether the internal driveway to the new shed will be concreted or sealed, given its intended use for vehicle parking and storage

Once we have received that information, we will issue the appropriate invoice. Assessment of the application will commence upon payment of the invoice.