

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2025/033

LOCATION OF AFFECTED AREA

4 GEARD PLACE, BRIGHTON

DESCRIPTION OF DEVELOPMENT PROPOSAL

OUTBUILDING

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 09/07/2025. 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





New Outbuilding

PROJECT SPECIFIC

Luke Curran 4 geard place

Brighton

Tasmanian Planning Scheme

Title Reference: Vol 115927 / Folio 04

NCC DEEMED TO SATISFY Mr Marcus Ralph CC1317F

Climate Zone 7

SITE INFORMATION

Lot:

115927 folio 04 Title: Land Size: 9918.00 sqm

Brighton Council Council: 11.00 Rural Living A Zone Zoning:

Overlays: 13.00 Bushfire prone area. 7.0 Natural Assets Code

D.A APPROVAL: Planning approval required

BAL: not required

WIND CLASSISIFCATION: Refer to Shed Tech certification

CLIMATE ZONE: 7 **ENERGY RATING: Na**

BUILDING CLASSISIFCATION: 10A



existing site access

Floor Plan

Proposed Outbuilding

192.00 sgm

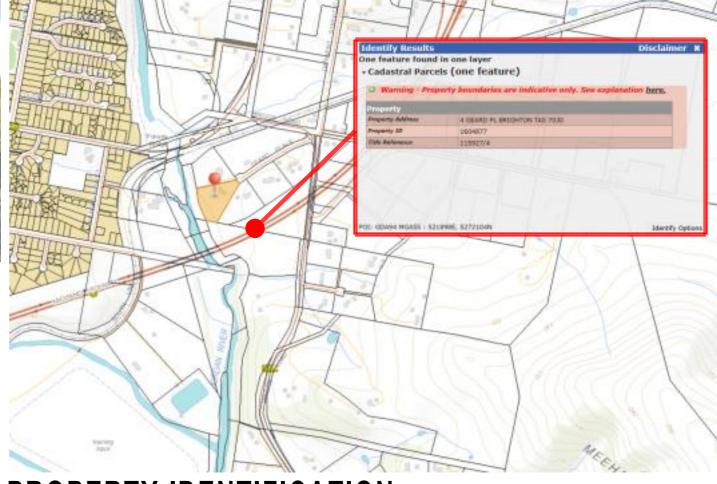
existing dwelling

276.00 sqm site cov

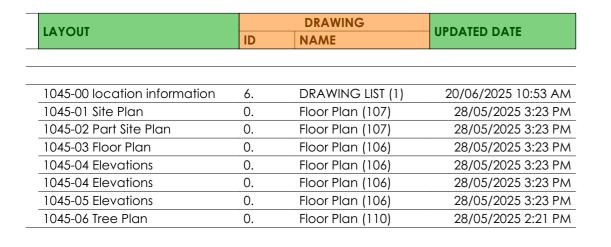
Total Site Cover Site Area Site Coverage

468.00 sqm 9918.00 sqm

4.70 % site coverage



PROPERTY IDENTIFICATION







New Outbuilding

Luke Curran 4 geard place Brighton

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26/02/2025 designed and drawr revision-date M.Ralph Design Drawing job no:

2025-1045

1045-00

drawing no



Site Plan scale 1:1000

Proposed Outbuilding

192.00 sqm

existing dwelling

276.00 sqm site cov

Total Site Cover Site Area

Site Coverage

468.00 sqm 9918.00 sqm

4.70 % site coverage



Service over and above

MARCUSRALPH Design -architectural animation

New Outbuilding

Luke Curran 4 geard place **Brighton**

Site Plan

issue revesion 26/02/2025 designed and drawn revision-date M.Ralph Design Drawing

job no:

drawing no:

2025-1045

1045-01



Site Plan scale 1:200

Proposed Outbuilding 192.00 sqm

276.00 sqm site cov existing dwelling

Total Site Cover Site Area Site Coverage

468.00 sqm 9918.00 sqm 4.70 % site coverage



Service over and above **MARCUSRALPH**



New Outbuilding

Luke Curran 4 geard place Brighton

Part Site Plan

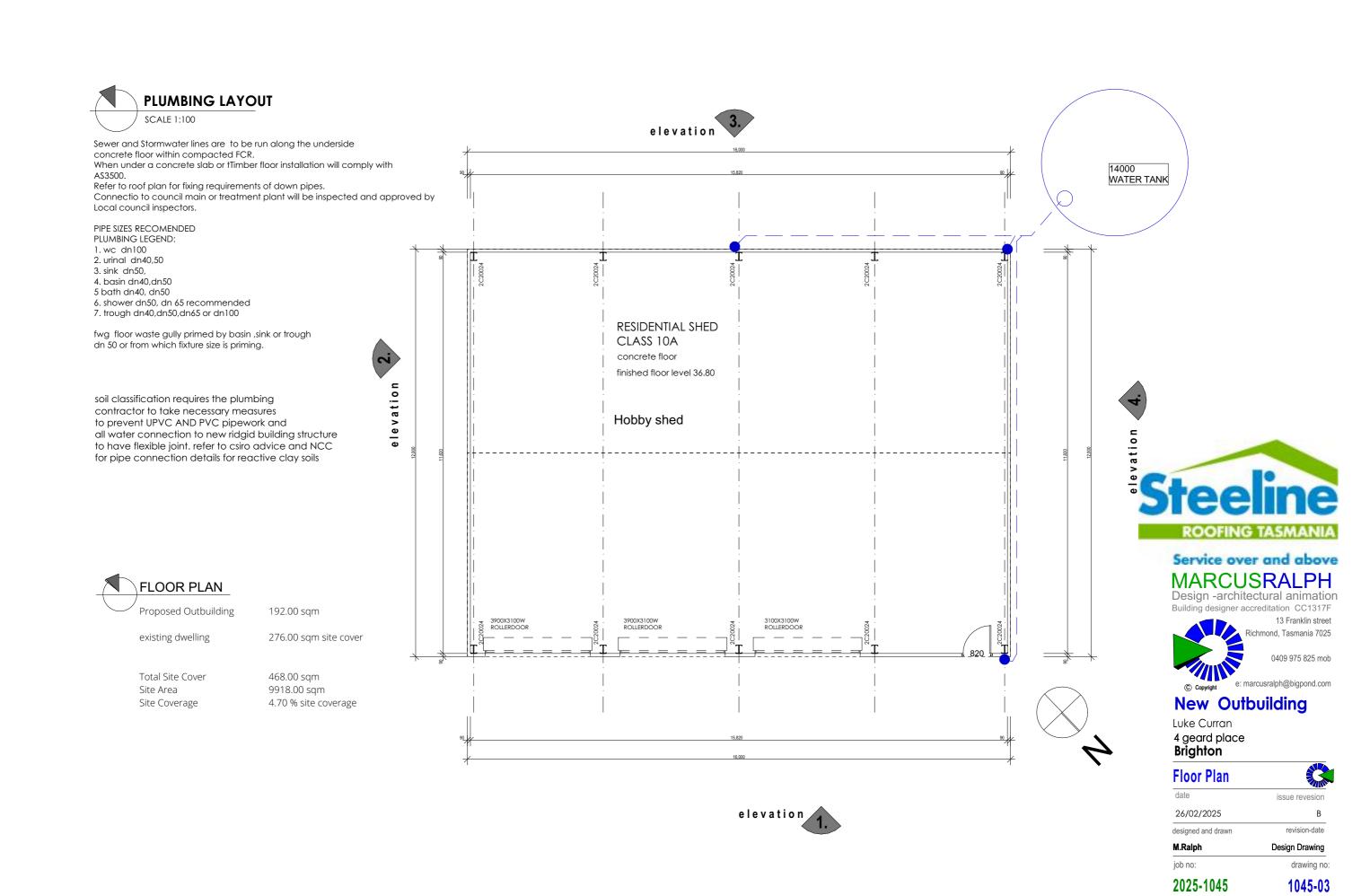
issue revesion 26/02/2025 revision-date designed and drawr M.Ralph **Design Drawing**

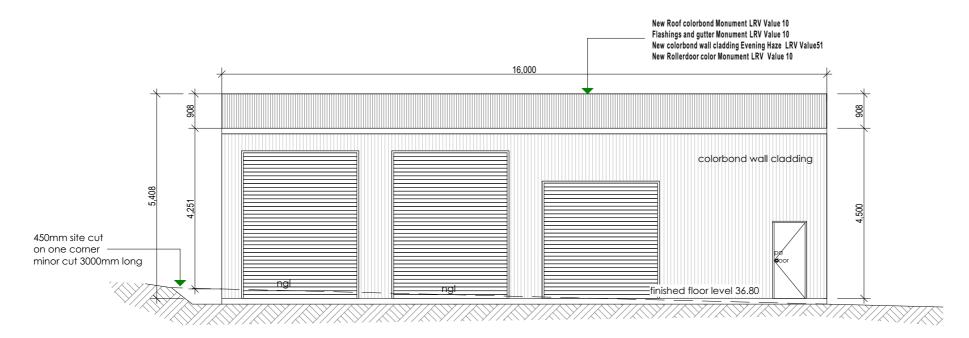
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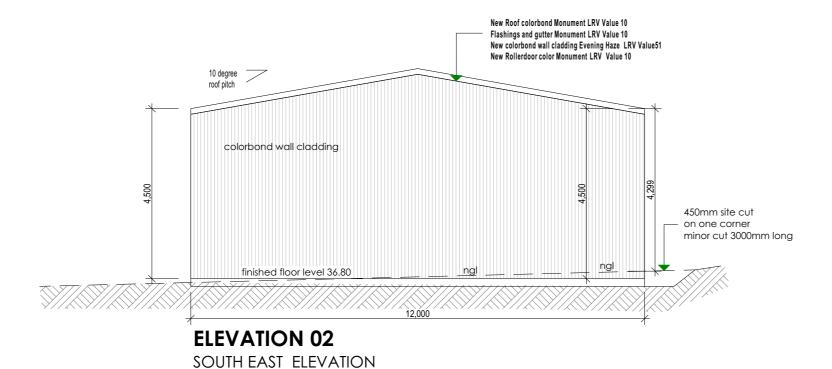


ELEVATION 01

NORTH EAST ELEVATION

scale 1:100

scale 1:100





New Outbuilding

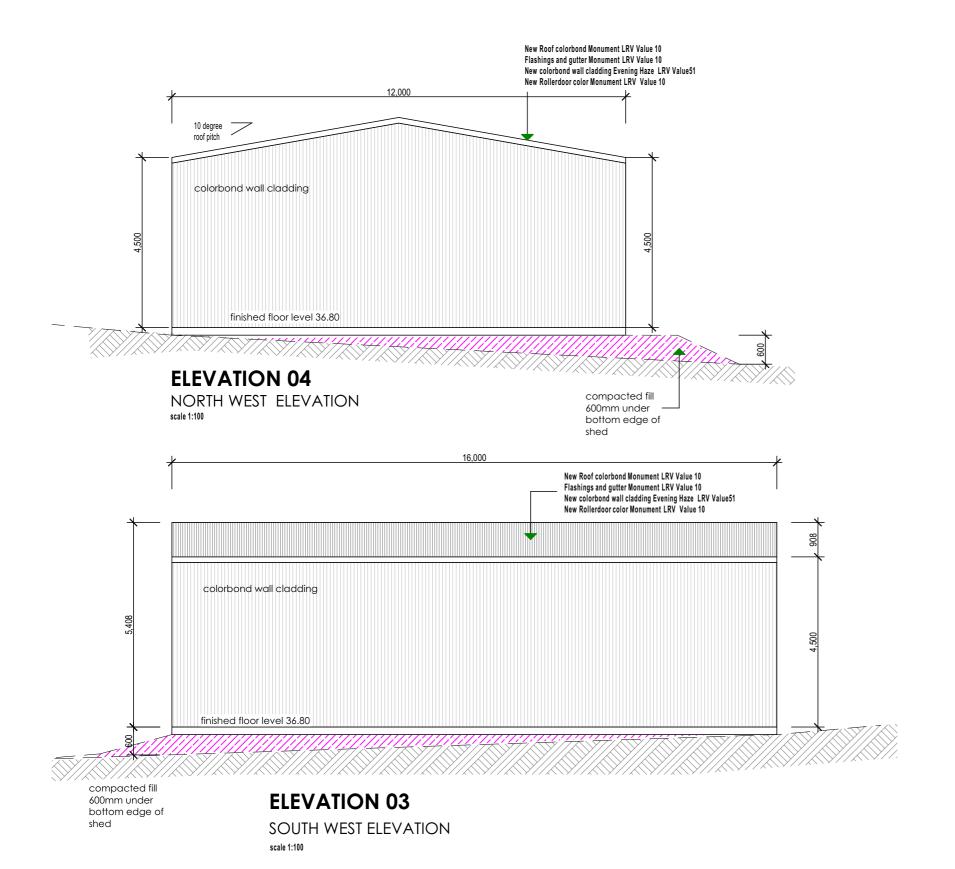
Luke Curran 4 geard place **Brighton**

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2025-1045 1045-04

drawing no:





Service over and above MARCUSRALPH

Design -architectural animation
Building designer accreditation CC1317F

13 Franklin street



New Outbuilding

Luke Curran 4 geard place **Brighton**

Elevations

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date	issue revesion
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designed and drawn	revision-date
M.Ralph	Design Drawing

job no: drawing no: 2025-1045 1045-05





trees to be removed



trees to be removed



trees to be removed



Service over and above MARCUSRALPH Design -architectural animation



New Outbuilding

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Tree Plan

issue revesion 26/02/2025 revision-date designed and drawn M.Ralph Design Drawing job no: drawing no:

2025-1045

1045-06