



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2025/071

LOCATION OF AFFECTED AREA

63A LACHLAN COURT, BRIGHTON

DESCRIPTION OF DEVELOPMENT PROPOSAL

DWELLING AND 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 **07/07/2025**. 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



Brighton
going places

Darryn White
Building Design & Consulting
P O Box 381 Rosny Park Tas 7018
0409 659 358

Date: 6/06/2024

Development and Environmental Services
Brighton Council
1 Tivoli Road, Old Beach TAS 7017
Tel: (03) 6268 7070
www.brighton.tas.gov.au

Dear Planning Officer,

Following advice through previous discussions with council I have included below a statement from the owners of 63a Lachlan Court Brighton, Leigh Woolley and Sarah Priest, re the requirements for the outbuilding of the proposed scale.

Proposed Shed development for 63a Lachlan Court Brighton

Please see reasons below for the size of the shed.

We have a large amount of farm machinery, including a large tractor, large round baler, hay rake, hay mower, boom sprayer, grader blade plus an array of front end loader attachments and a truck.

We also have 5 classic cars which includes 2 race cars. + 3 other vehicles that are used to travel to work and 1 for farm duties

A large enclosed race car trailer

A 6.1meter aluminium boat

The wall height of the shed wall is needed for farm machinery and boat.

With the crime rate in the state, we want to have all our gear locked away.

We originally thought we would build multiple sheds, but ended up wanting it all under 1 roof.

I trust this meets the requirements set within the planning scheme guidelines and look forward to the application advancing.

Kind regards,



Darryn White

INDEX OF DRAWINGS - BY DARRYN WHITE CC1623W

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CONSTRUCTION GENERALLY

DRAWINGS BY DARRYN WHITE BUILDING DESIGN & CONSULTING

- 01 - DWELLING ELEVATIONS
02 - DWELLING FLOOR PLAN

ADDITIONAL DRAWINGS / ENGINEERING
BY NORTHERN CONSULTING ENGINEERS

JOB NO - 100933

SITE INFORMATION

CERTIFICATE OF TITLE: VOLUME - 187117 FOLIO - 2

PID: 2585137

LAND AREA: 3.831 ha

PROPOSED DWELLING 162m2
PROPOSED OUTBUILDING 456m2

PLANNING SCHEME: TASMANIAN PLANNING SCHEME
ZONE: 10.0 RURAL LIVING
OVERLAYS: WATERWAY AND COASTAL PROTECTION AREA,
BUSHFIRE PRONE AREA

SOIL CLASSIFICATION: ASSUMED M
WIND REGION: A
TERRAIN CATEGORY: TC2
IMPORTANCE LEVEL: 2 (DOMESTIC)
SHIELDING: 1
TOPOGRAPHY: 1
BAL: TBA



SURVEYORS, ENGINEERS & PLANNERS

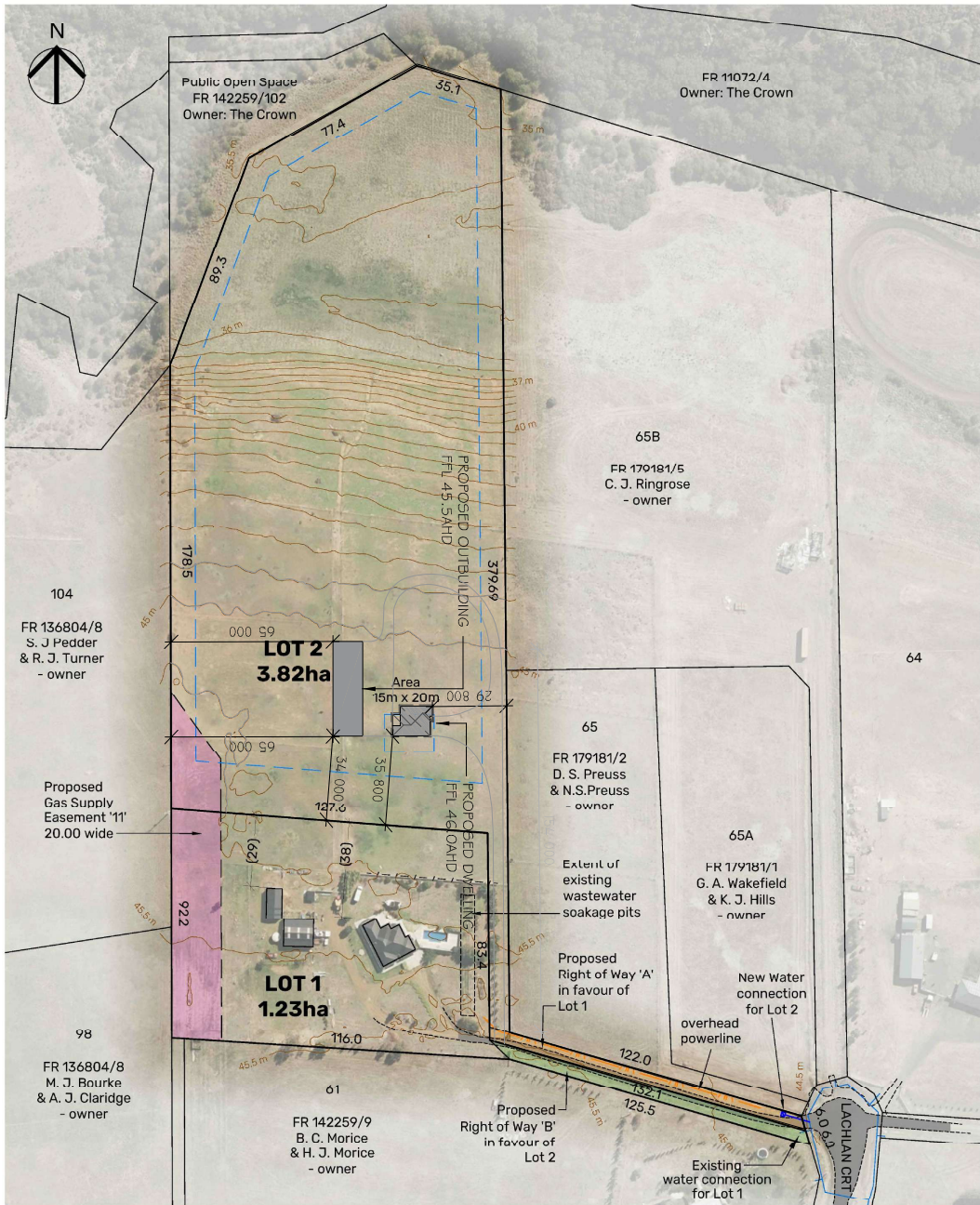
127 Bathurst Street
Hobart, Tasmania, 7000
PHONE: +61 03 6234 3217
FAX: +61 03 6234 5085
E-MAIL: pda@pda.com.au
www.pda.com.au
Also at: Kingston,
Launceston & Burnie

This plan has been prepared solely for the purpose of obtaining preliminary subdivision approval from the Council and the information shown herein should be used for no other purpose. All measurements and areas are subject to final survey.

Point of Interest GDA2020 MGASS 519300 E, 5274530N

PLAN OF SUBDIVISION

Owners	Leigh Andrew Woolley Sarah Jean Priest	Address	63 Lachlan Court Brighton
		Council	Brighton Council
		Planning Scheme	Brighton Local Provisions Schedule
Title Reference	FR 142259/10	Zone & Overlay	11 Rural Living Zone A & 13 bushfire-prone Area
Schedule Of Easements	As shown.		
Scale	1:1500	Date	30 JUNE 2022
		PDA Reference	49739CT-1
		Map reference	502735
		PID	2585137



INTENDED USE
THE PROPOSED OUTBUILDING IS FOR DOMESTIC & RURAL USE ONLY.

SITE PLAN 1:2000

PROPOSAL : NEW OUTBUILDING

OWNER : L WOOLLEY & S PRIEST

ADDRESS: 63a LACHLAN COURT BRIGHTON

SCALE: 1:2000 (A3)

DATE: 5th JUNE 2025

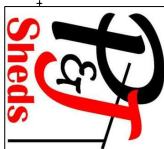
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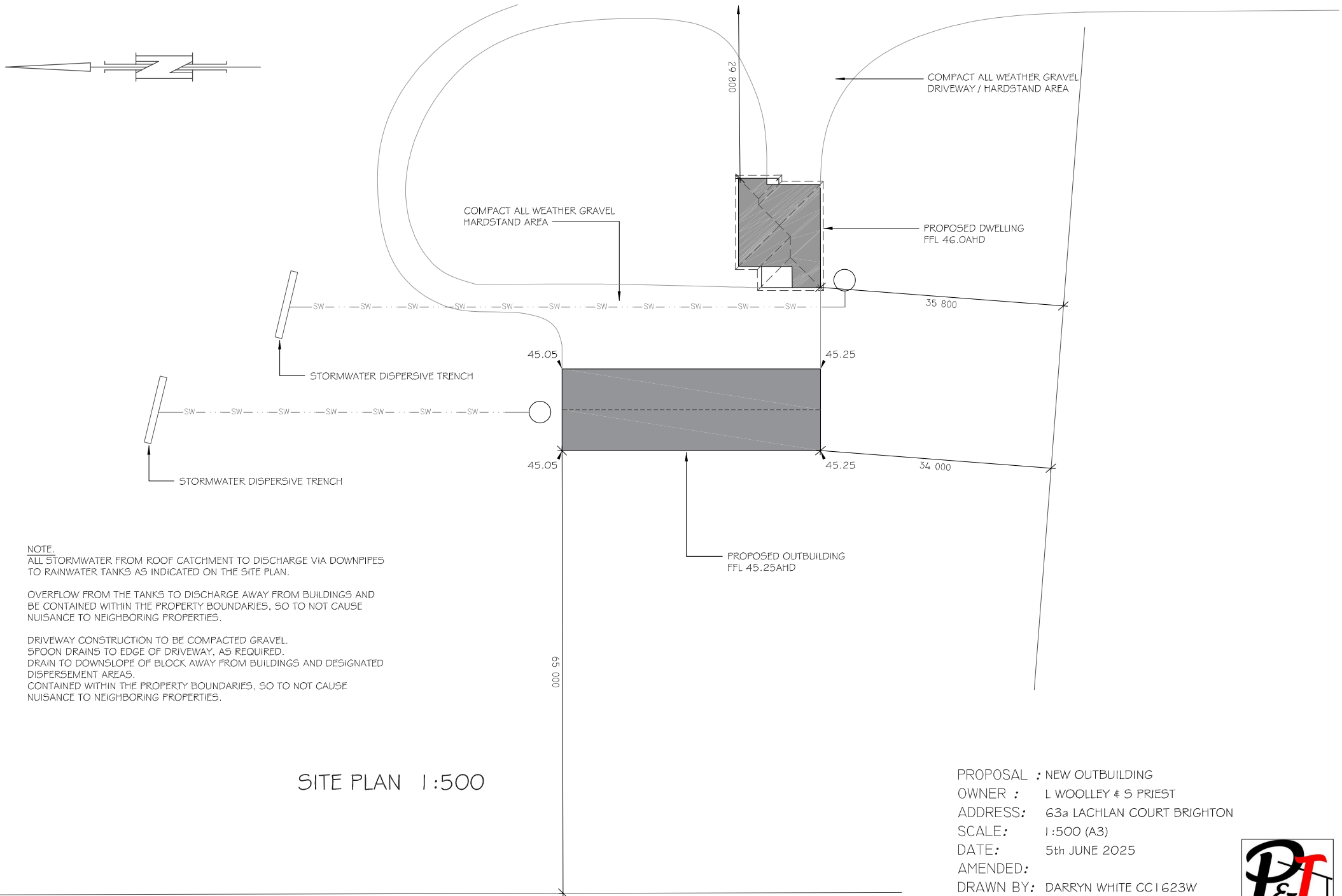
DRAWN BY: DARRYN WHITE CC1623W

PAGE:

01/05

JOB NO : 100933





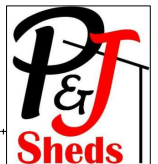
NOTE:
ALL STORMWATER FROM ROOF CATCHMENT TO DISCHARGE VIA DOWNPIPES
TO RAINWATER TANKS AS INDICATED ON THE SITE PLAN.

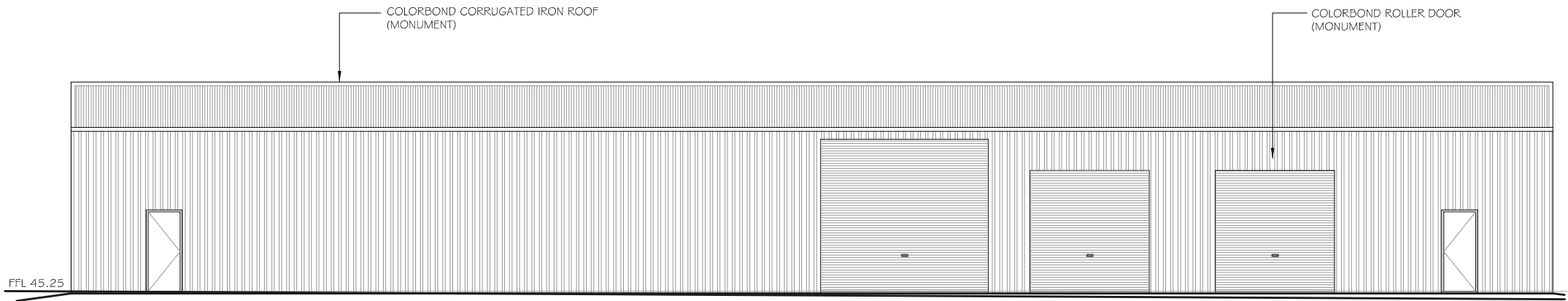
OVERFLOW FROM THE TANKS TO DISCHARGE AWAY FROM BUILDINGS AND
BE CONTAINED WITHIN THE PROPERTY BOUNDARIES, SO TO NOT CAUSE
NUISANCE TO NEIGHBORING PROPERTIES.

DRIVEWAY CONSTRUCTION TO BE COMPACTED GRAVEL.
SPOON DRAINS TO EDGE OF DRIVEWAY, AS REQUIRED.
DRAIN TO DOWNSLOPE OF BLOCK AWAY FROM BUILDINGS AND DESIGNATED
DISPERSEMENT AREAS.
CONTAINED WITHIN THE PROPERTY BOUNDARIES, SO TO NOT CAUSE
NUISANCE TO NEIGHBORING PROPERTIES.

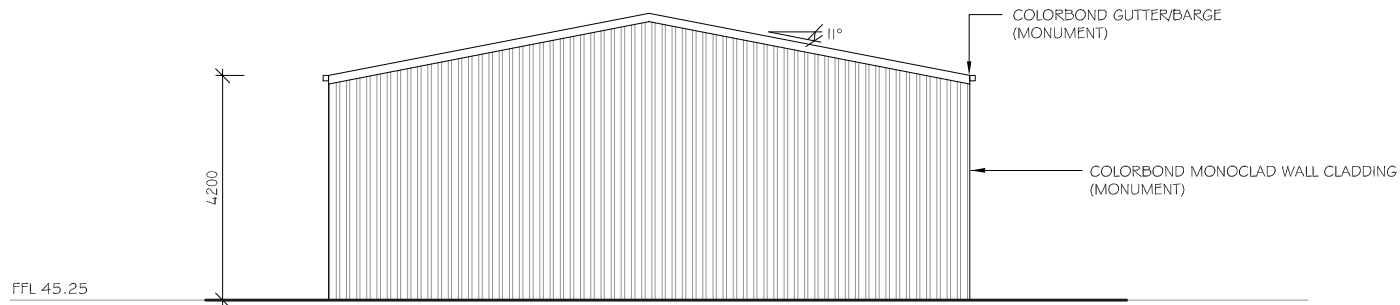
SITE PLAN 1:500

PROPOSAL : NEW OUTBUILDING
OWNER : L WOOLLEY & S PRIEST
ADDRESS: 63a LACHLAN COURT BRIGHTON
SCALE: 1:500 (A3)
DATE: 5th JUNE 2025
AMENDED:
DRAWN BY: DARRYN WHITE CC1623W
PAGE: 02/05
JOB NO : 100933



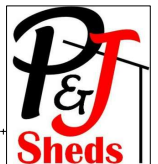


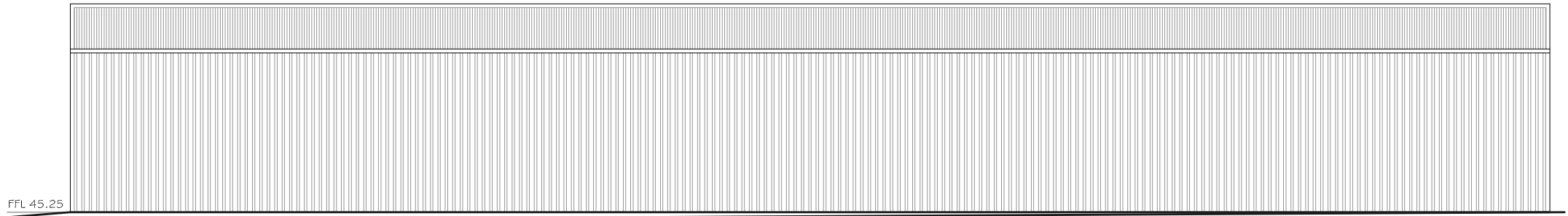
EAST ELEVATION



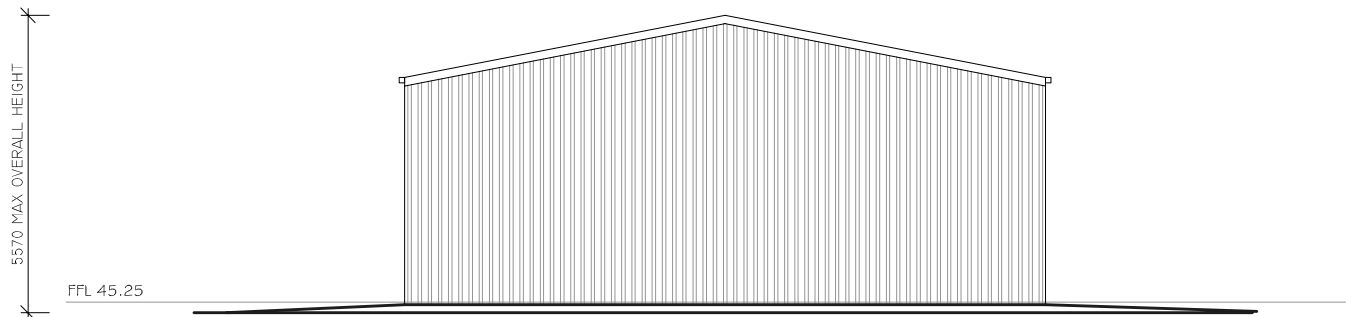
SOUTH ELEVATION

PROPOSAL : NEW OUTBUILDING
 OWNER : L WOOLLEY & S PRIEST
 ADDRESS: 63a LACHLAN COURT BRIGHTON
 SCALE: 1 : 100 (A3)
 DATE: 5th JUNE 2025
 AMENDED:
 DRAWN BY: DARRYN WHITE CC1623W
 PAGE: 03/05
 JOB NO : 100933



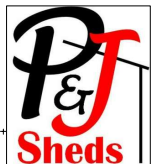


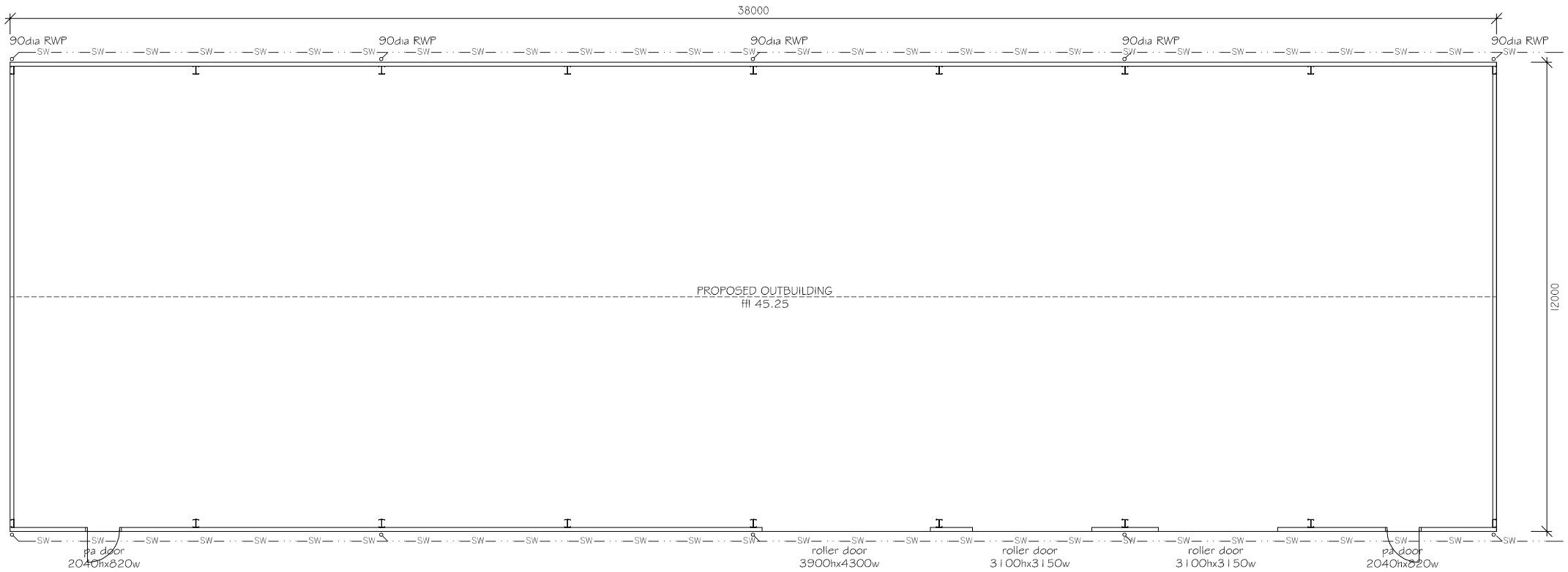
WEST ELEVATION



NORTH ELEVATION

PROPOSAL : NEW OUTBUILDING
 OWNER : L WOOLLEY & S PRIEST
 ADDRESS: 63a LACHLAN COURT BRIGHTON
 SCALE: 1 : 100 (A3)
 DATE: 5th JUNE 2025
 AMENDED:
 DRAWN BY: DARRYN WHITE CC1623W
 PAGE: 04/05
 JOB NO : 100933





FLOOR / DRAINAGE PLAN

CONSTRUCTION GENERALLY:

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS, NATIONAL CONSTRUCTION CODE (NCC), RELEVANT AUSTRALIAN STANDARDS AND LOCAL AUTHORITY REQUIREMENTS.

SITE PREPARATION, EXCAVATION AND EARTHWORKS TO COUNCIL REQUIREMENTS AND IN ACCORDANCE WITH PART 3.1.1 OF NCC.

CONCRETE FOOTINGS TO AS 2870.1 AND ENGINEER SPECIFICATIONS, UNLESS OTHERWISE SPECIFIED, FOOTINGS 20MPA / SLAB 25MPA.

OUTBUILDING STRUCTURAL; DETAILS AND CERTIFICATION AS PER 'FAIR DINKUM SHEDS' DOCUMENTATION.

BUILDER TO VERIFY ALL DIMENSIONS AND DETAILS ON THIS SET OF PLANS PRIOR TO COMMENCEMENT OF WORK ON SITE.

USE WRITTEN DIMENSIONS IN PREFERENCE TO MEASURING OFF THE PLAN.

COUNCIL / CONTRACTOR TO CONTACT P&J SHEDS IF NECESSARY INFORMATION IS NOT PROVIDED ON THIS SET OF PLANS.

REFER TO DRAWINGS BY NORTHERN CONSULTING FOR ALL MEMBER AND MATERIAL DETAILS AS WELL AS FOOTING DESIGN AND SPECIFICATIONS.

NOTE: MINIMUM FOUNDATION DEPTH SHOULD BE 100mm INTO NATURAL GROUND, IF FILL IS TO BE USED UNDER SLAB COMPACT IN 150mm LAYERS TO A MAXIMUM DEPTH OF 900mm.

COLOURS (COLORBOND®):

EXT. WALLS	- MONUMENT
ROOF	- MONUMENT
ROLLER DOORS	- MONUMENT
P.A DOORS	- MONUMENT
GUTTER	- MONUMENT
CORNER FLASH	- MONUMENT
BARGE FLASHING	- MONUMENT
OPENING FLASH	- MONUMENT

NOTE:
SITE LEVELS TO BE CONFIRMED UPON REMOVAL OF EXISTING OUTBUILDING.

ALL EARTHWORKS & EXCAVATION TO BE IN ACCORDANCE WITH PART 3.1.1 OF CURRENT NCC.

PLUMBING GENERALLY:

ALL PLUMBING TO BE IN ACCORDANCE WITH AS 3500, TAS PLUMBING CODE AND LOCAL AUTHORITY REQUIREMENTS.

90dia PVC STORM WATER TO WATER STORAGE TANK, OVERFLOW TO DISPERSIVE TRENCH.
PLUMBER TO VERIFY CONNECTION LOCATION WITH OWNER.

FIRST INSPECTION OPENING TO BE RAISED TO FINISHED GROUND LEVEL.

PROPOSAL : NEW OUTBUILDING

OWNER : L WOOLLEY & S PRIEST

ADDRESS: 63a LACHLAN COURT BRIGHTON

SCALE: 1:100 (A3)

DATE: 5th JUNE 2025

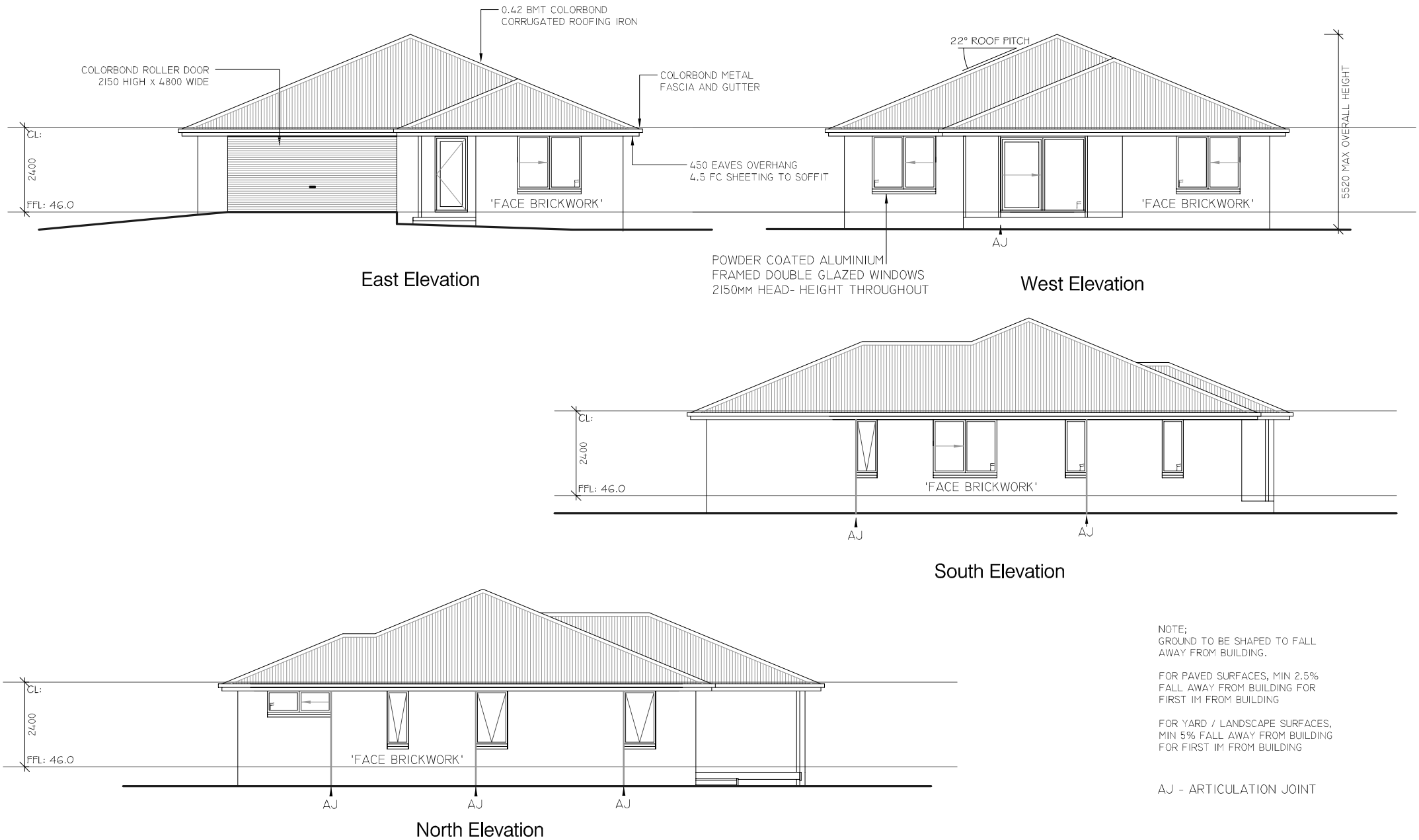
AMENDED:

DRAWN BY: DARRYN WHITE CC1623W

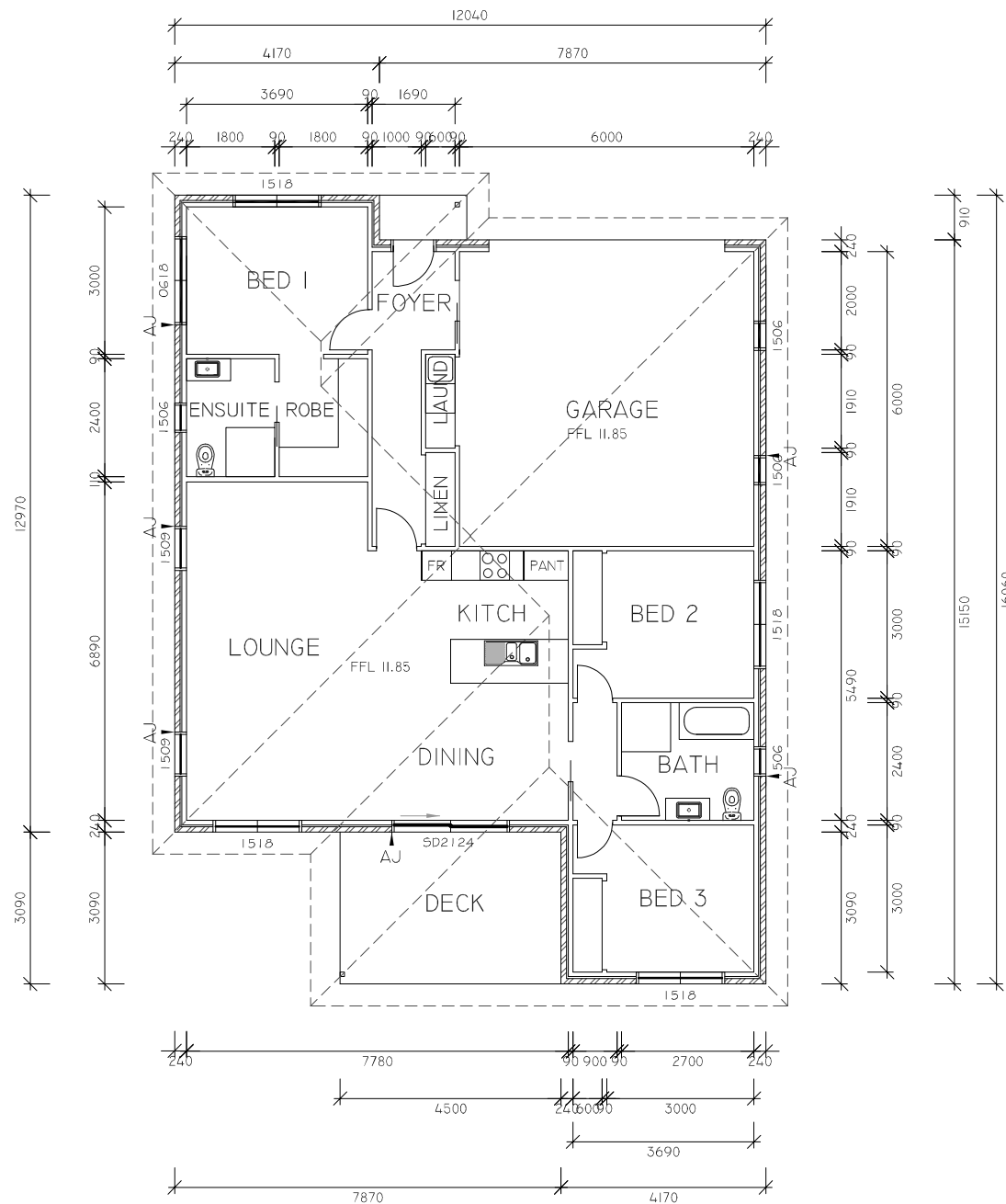
PAGE: 05/05

JOB NO : 100933





Date	05 June 2025	Page size A3	Client	L Woolley & S Priest		Proposal	Dwelling	<div>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</div> <div>ACCREDITATION NO: CC1623W</div>	<div><div>MASTER BUILDERS TASMANIA MEMBER</div></div>	© 2025	Page No	<div>01/02</div>
Scale	1:100		Address	63a Lachlan Court Brighton				<div>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.</div>	Job No	100993		



FLOOR PLAN 1:100

AJ - ARTICULATION JOINT

Date	05 June 2025	Page size A3	Client	L Woolley & S Priest	Proposal Dwelling	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	MASTER BUILDERS TASMANIA MEMBER	© 2025	Job No 100993
Scale	1:100		Address	63a Lachlan Court Brighton					

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Dang Van

From: Leigh [REDACTED]
Sent: Thursday, 19 June 2025 5:59 PM
To: Development
Cc: 'Darryn White'
Subject: APPLICATION FOR PLANNING PERMIT (DA 2025 / 00071) DWELLING AND OUTBUILDING, 63A LACHLAN COURT, BRIGHTON

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

Dear Sir/Madam,

In response to the additional information required for the planning process of our shed.

The shed is for personal use only. There will be no commercial use what so ever from the shed or from this property.

The truck is an old truck that's been in the family for 60 years, it's not fit for any type work.

The farm machinery is for personal use only for cutting hay for our small herd of cattle.

We are more than happy to sign any documents stating the this is for personal use only.

Kind regards
Sarah and Leigh Woolley