



# Application for Planning Approval

## *Land Use Planning and Approvals Act 1993*

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APPLICATION NO.

**DA2025/206**

LOCATION OF AFFECTED AREA

**82 RUTHERFORD DRIVE, 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 **22/12/2025**. 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

# Development Application

# NEW SHED

CLASS 10A  
SNH25-043

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CLIENT	Josh Wilkins
PROPERTY ADDRESS	82 Rutherford Drive, Brighton TAS 7030
PROPERTY TITLE REFERENCE PROPERTY IDENTIFICATION NUMBER	168546/9 3343252
LOCAL AUTHORITY PLANNING ZONE	Brighton Rural Living
OVERLAYS BUSHFIRE ATTACK LEVEL	Waterway and coastal protection area, Bushfire-prone areas NA
CORROSION ENVIRONMENT SOIL CLASSIFICATION WIND CLASSIFICATION	Mild TBA N2
PROPERTY LOT SIZE	5021m2
PROPOSED FOOTPRINT	330m2

**BUILDER TO NOTE**

Builder and subcontractors to verify all dimensions and levels prior to the commencement of any work.

Give 24 hours minimum notice where amendments are required to design of working drawings.

These drawings are to be read in conjunction with engineers and surveyors drawings and notes.

Do not scale drawings. Dimensions are to take preference over scale.


Building specification and Engineers drawings shall override architectural drawings.

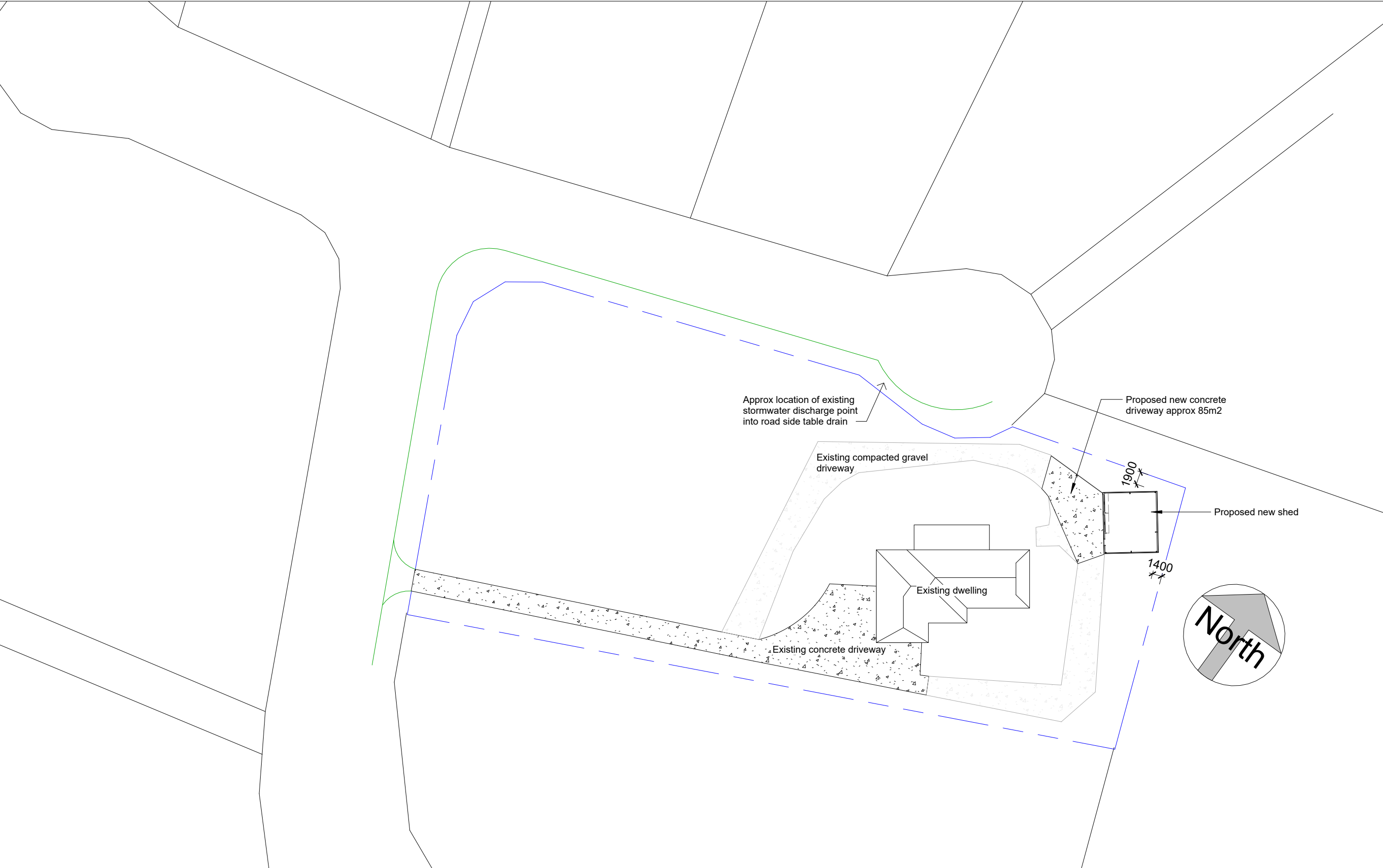
All construction work shall be carried out in accordance with:  
Tasmanian Building Regulations,  
Council by-laws,  
Australian Building Codes Board (ABCB) National Construction Code (NCC) Vol. 2 2022 and Housing Provisions (HP),  
Australian Standards,  
Other supporting documentation as referenced

**PROPERTY OWNER TO NOTE**

The Property Owners attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance.

Advice for foundation maintenance is contained in theCSIRO Building Technology File 18,and it is the owners responsibility to maintain the site in accordance with this document.

<b>DIMENSION NOTE:</b> Use written diemtnions only. Do no scale from drawings. All figured dimensions are to be used as a guide only. It is imperative that all dimensions, setouts and levels be confirmed onsite by the builder, Surveyor or Sub Contractor prior to the commencement of work, manufacture or installaion; and the Builder, Sub Contractor and/or manufacturer ensures a full set of plans are on hand and reference has been made to the general notes	<b>DRAWING NOTE:</b> This drawing & design shown is the property of BLST Pty Ltd and shall not be copied nor reproduced in part or in whole in any form without the written permission of BLST Pty Ltd and shall be used only by the client of BLST Pty Ltd for the project for which it was provided.	 <div>57 Cove Hill Road Bridgewater TAS 7030 (03) 6263 6545 hobart@shedsnhomes.com.au</div> <div>BLST Pty Ltd ABN 52 660 422 159</div>	CLIENT NAME Josh Wilkins		DRAWING TITLE COVER PAGE			
			PROJECT ADDRESS 82 Rutherford Drive, Brighton TAS 7030		DATE	SCALE		DRAWN BY BH
			PROJECT NEW SHED		REVISION No	SHEET SIZE A3	JOB No SNH25-043	SHEET No A1.0



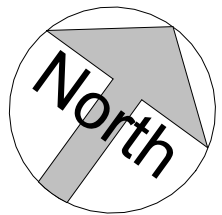
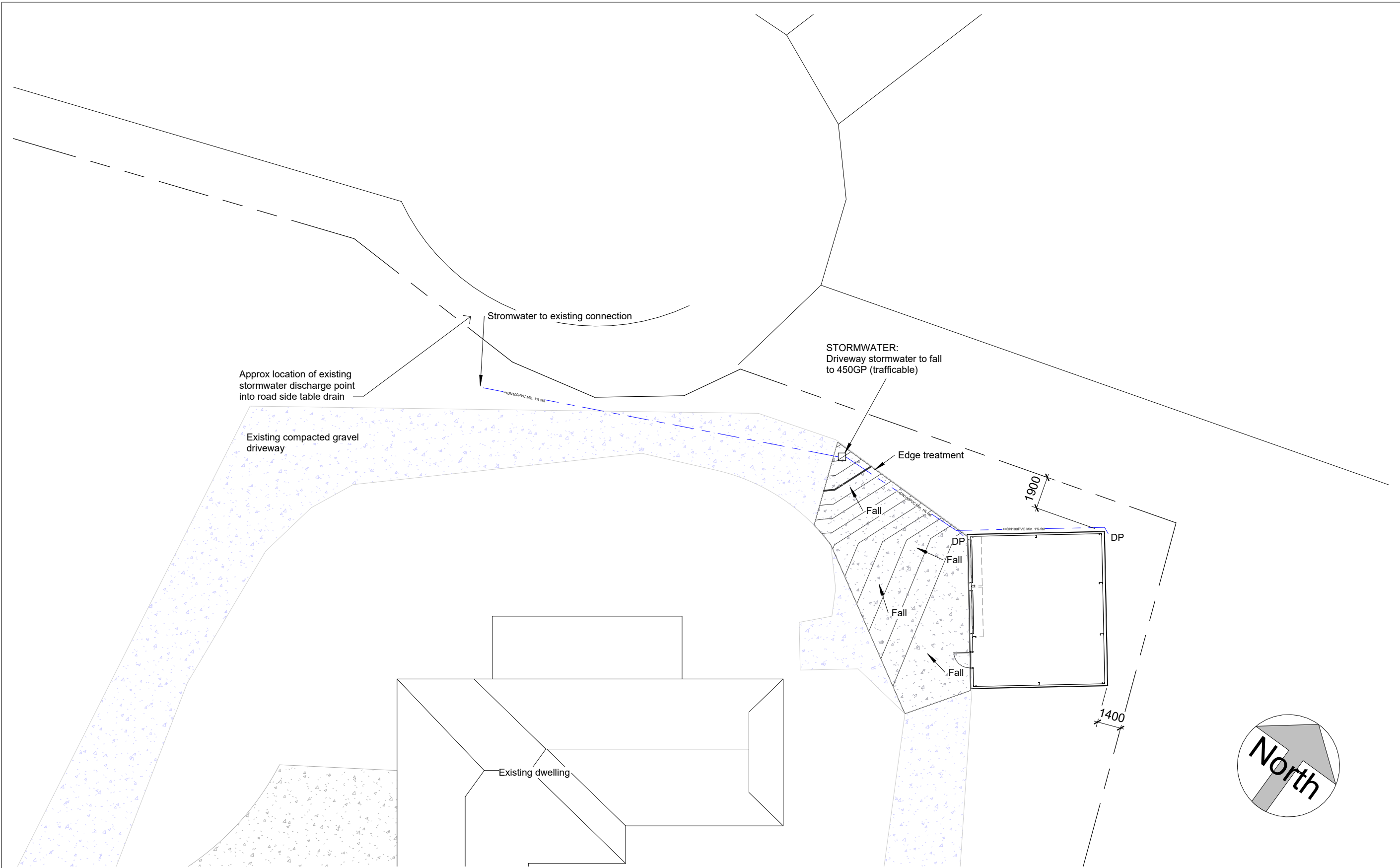
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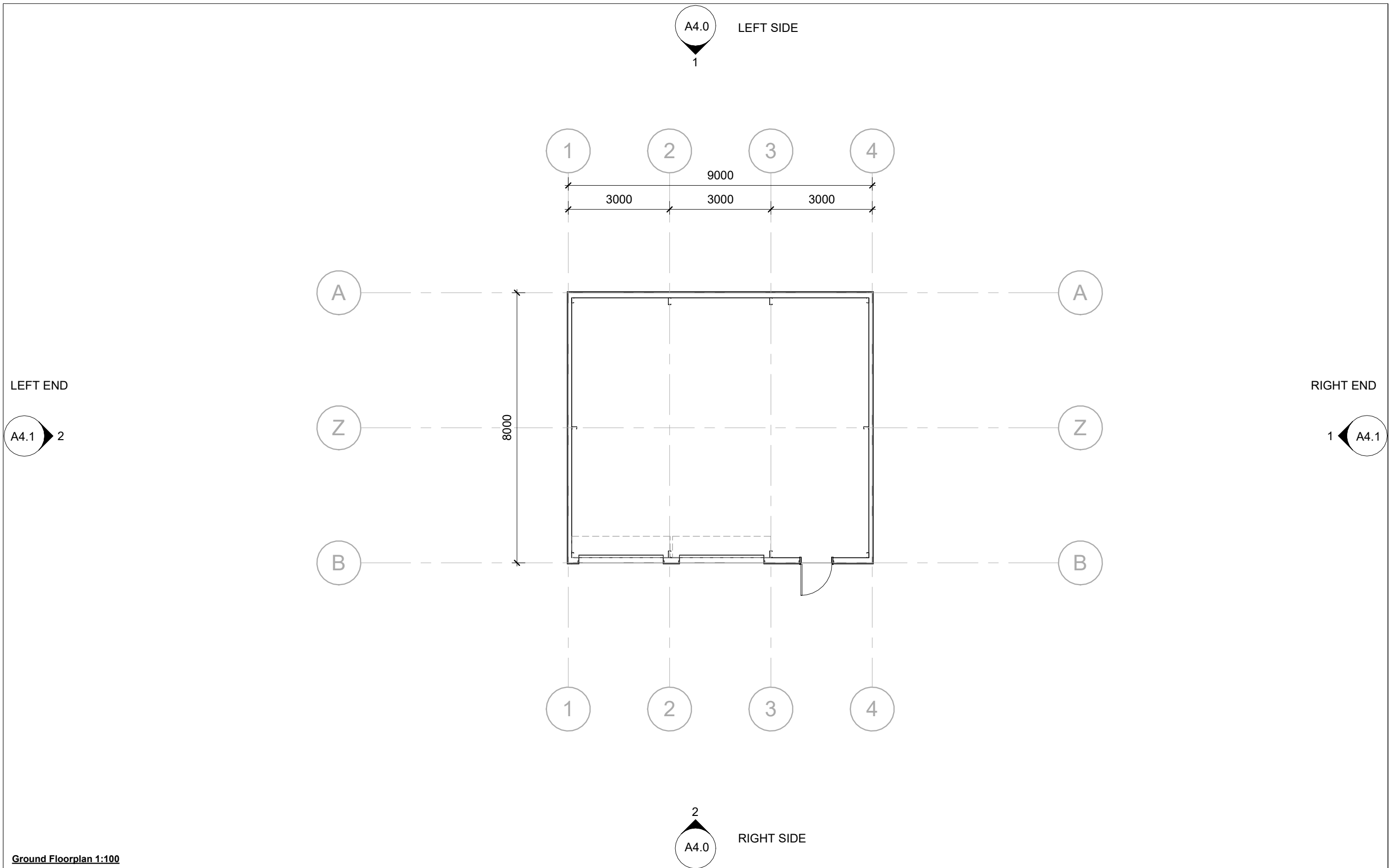


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CLIENT NAME Josh Wilkins		DRAWING TITLE SITEPLAN		
PROJECT ADDRESS 82 Rutherford Drive, Brighton TAS 7030		DATE	SCALE 1 : 500	DRAWN BY Author
PROJECT NEW SHED		REVISION No	SHEET SIZE A3	JOB No SNH25-043
				SHEET No A2.0



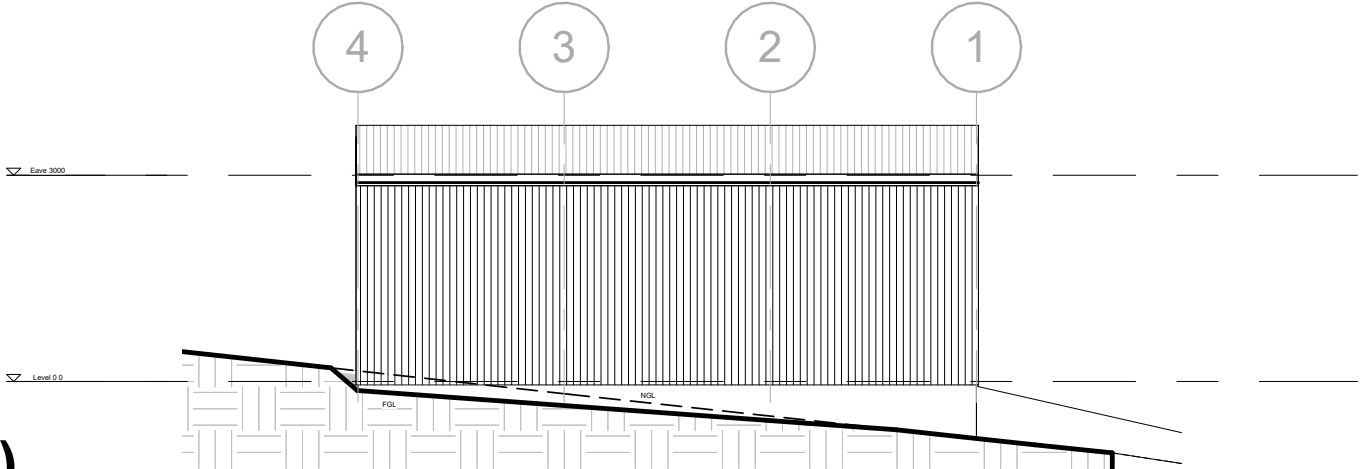
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					PROJECT ADDRESS <b>82 Rutherford Drive, Brighton TAS 7030</b>		DATE	SCALE <b>1 : 200</b>		DRAWN BY <b>BH</b>	
					PROJECT <b>NEW SHED</b>		REVISION No		SHEET SIZE <b>A3</b>	JOB No <b>SNH25-043</b>	SHEET No <b>A2.1</b>



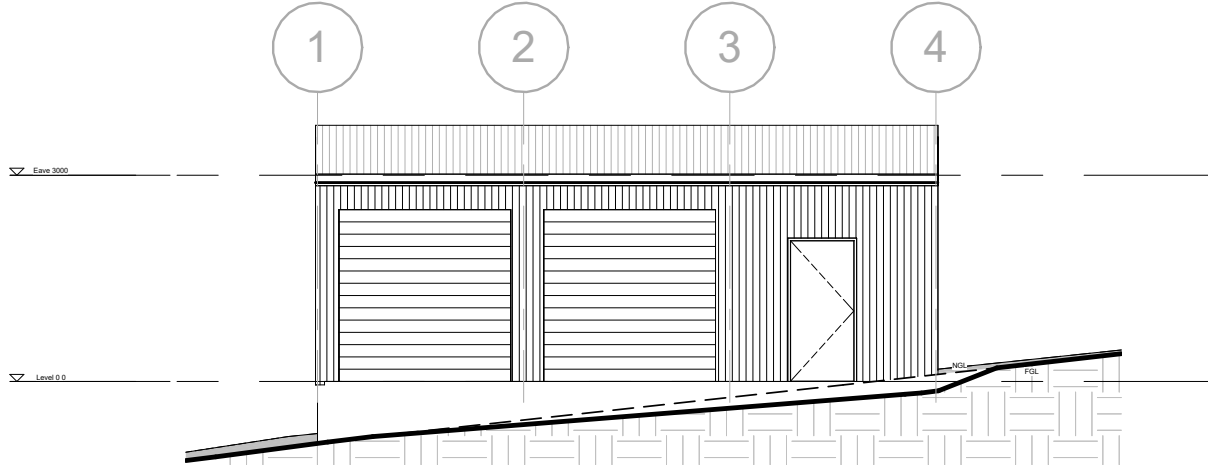
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			CLIENT NAME Josh Wilkins			DRAWING TITLE FLOORPLAN		
			PROJECT ADDRESS 82 Rutherford Drive, Brighton TAS 7030		DATE	1 : 100	DRAWN BY BH	
PROJECT NEW SHED		REVISION No	SHEET SIZE A3	JOB No SNH25-043	SHEET No A3.0			

ROOF: Colorbond - Corrodec  
Col. Night Sky

WALLS: Colorbond - Trimclad  
Col. Monument



**1 North East (Left side)**  
1 : 100



**2 South West (Right Side)**  
1 : 100

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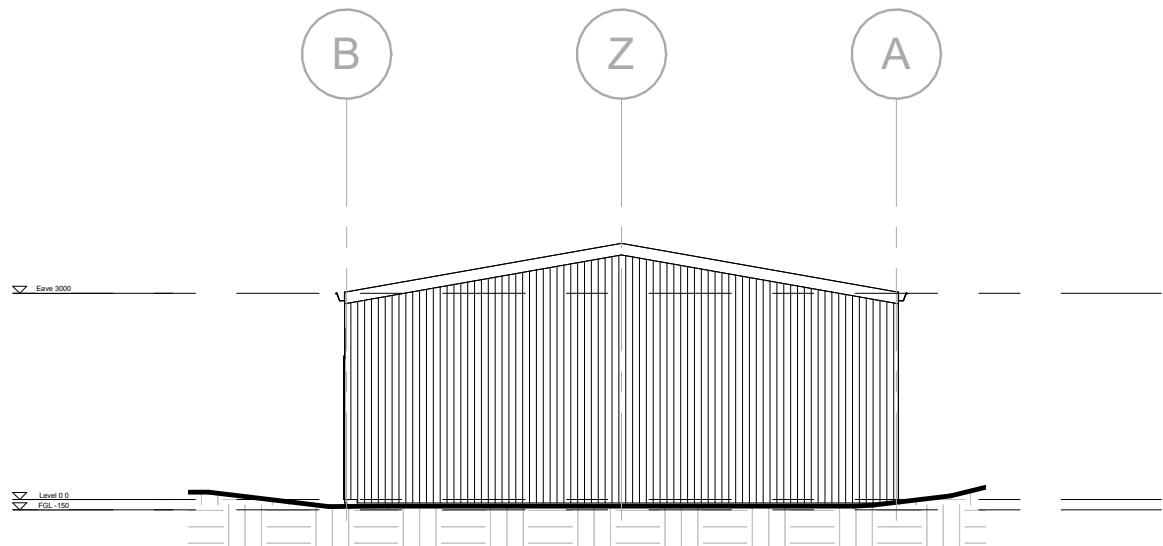
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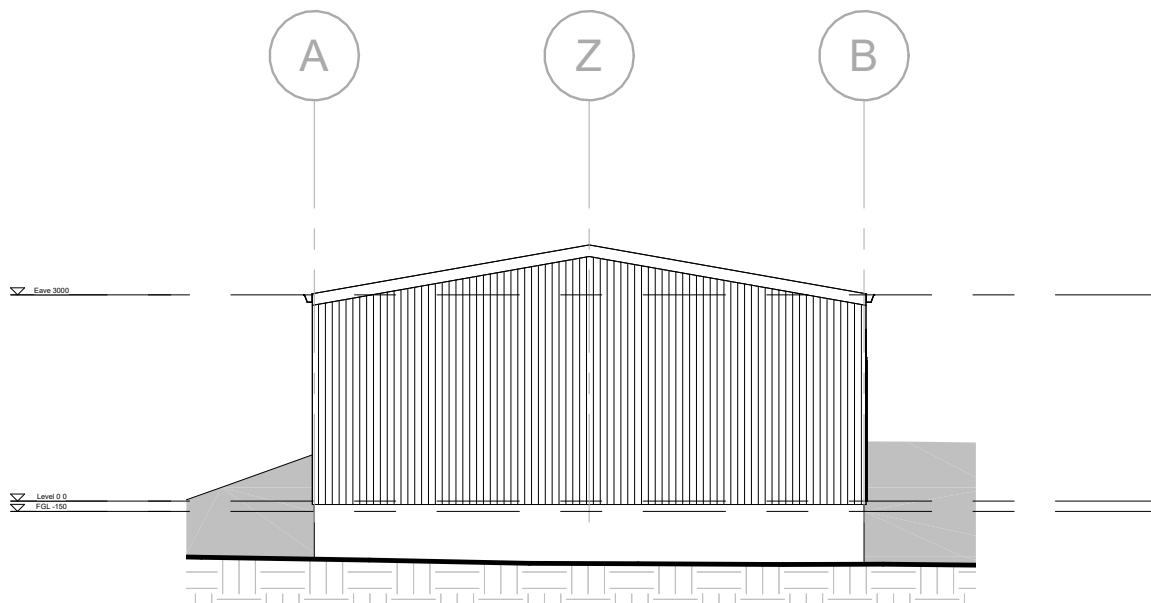
CLIENT NAME		DRAWING TITLE			
Josh Wilkins		ELEVATIONS			
PROJECT ADDRESS		DATE	SCALE	DRAWN BY	
82 Rutherford Drive, Brighton TAS 7030			1 : 100	BH	
PROJECT		REVISION No	SHEET SIZE	JOB No	SHEET No
NEW SHED			A3	SNH25-043	A4.0

ROOF: Colorbond - Corrodec  
Col. Night Sky

WALLS: Colorbond - Trimclad  
Col. Monument



1 South East (Right End)  
1 : 100



2 North West (Left End)  
1 : 100

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Josh Wilkins		ELEVATIONS			
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NEW SHED			A3	SNH25-043	A4.1



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EMAIL: [hobart@shedsnhomes.com.au](mailto:hobart@shedsnhomes.com.au)

25/11/2025

Planning  
Brighton City Council

## Application for planning approval – 82 Rutherford Drive, Brighton 7030

Dear planning team,

I refer you to the submitted application for planning approval for a new shed at 82 Rutherford Drive, Brighton. Please note the setback from the rear and side boundary are unable to comply with A3. In response to this, wish to provide the following:

*Buildings must be sited to not cause an unreasonable loss of [amenity](#) to [adjoining](#) properties, having regard to:*

- (a) the topography of the [site](#);*
- (b) the size, shape and orientation of the [site](#);*
- (c) the setbacks of surrounding buildings;*
- (d) the height bulk and form of existing and proposed buildings;*
- (e) the character of the [development](#) existing on established properties in the area; and*
- (f) any overshadowing of [adjoining](#) properties or public places.*

The topography of the site provides challenges to position this development in other locations on site. The location of onsite wastewater disposal prevents the development on the Western side of the property. Existing development onsite, such as gardens and gravel paths also impede on other possible locations. The existing gravel driveway provides vehicle access to the proposed shed without the requirement for extensive site works.

It is proposed that overshadowing of adjoining properties is mitigated by the required adjoining property frontage setback and adjoining dwelling's existing setback from the proposed development (approximately 30m).

It is our view that the development is constant with the character of development existing on established properties in the area and is sited to not cause an unreasonable loss of amenity to adjoining properties.

We hope to hear from you soon.



Yours sincerely

A handwritten signature in black ink, appearing to be 'B. Harriss', with a long horizontal stroke extending to the right.

**Benjamin Harriss**

BLST Pty Ltd