



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2025/211

LOCATION OF AFFECTED AREA

SHOP 2/162 BRIGHTON ROAD, BRIGHTON

DESCRIPTION OF DEVELOPMENT PROPOSAL

CHANGE OF HOURS OF OPERATION

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 **22/12/2025**. 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.

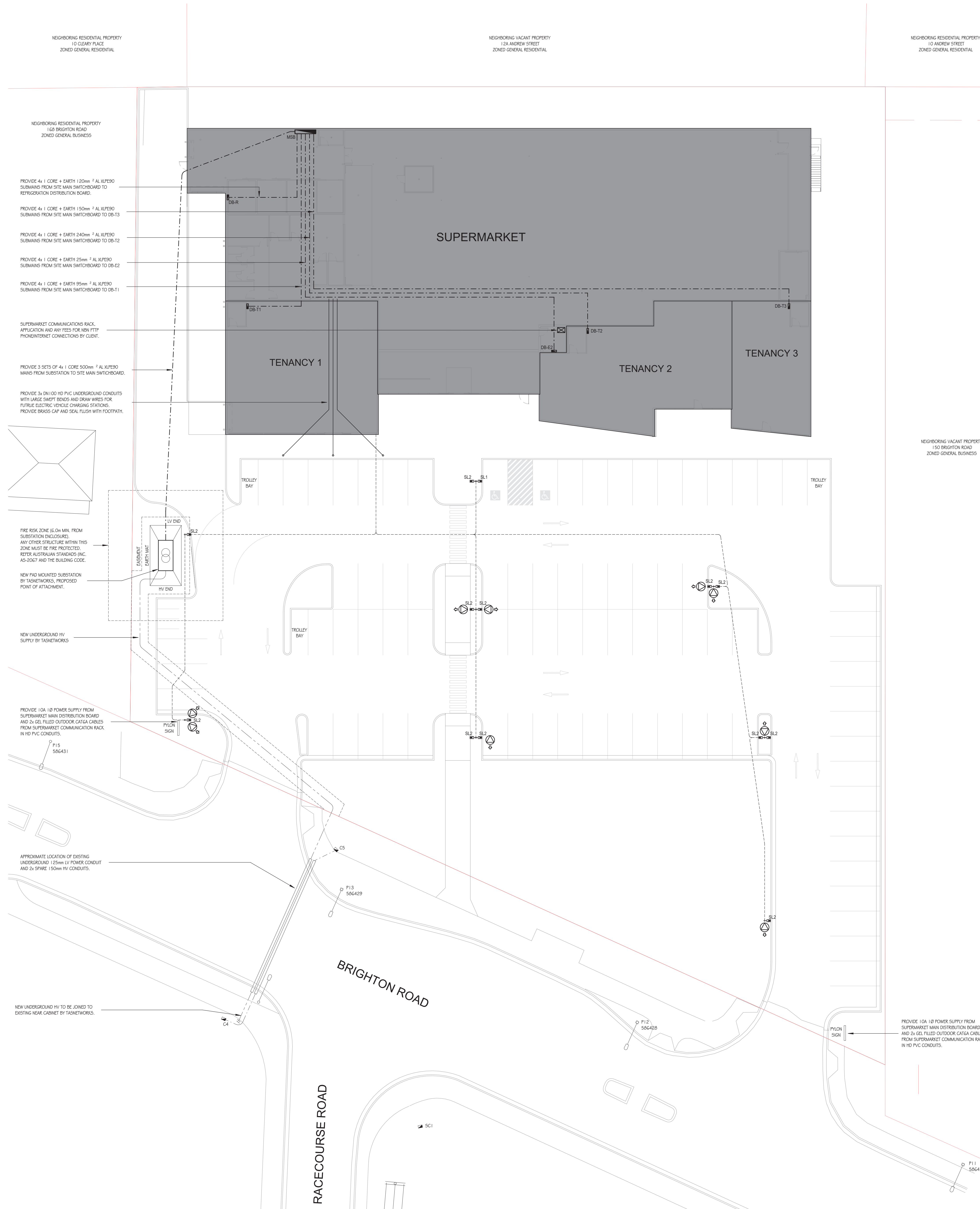
JAMES DRYBURGH
Chief Executive Officer



Brighton
going places

ELECTRICAL SITE PLAN NOTES:
ALL WORK IS TO BE INSTALLED AND CARRIED OUT TO AS 3000
AND TO THE SATISFACTION OF THE TENDERS INSPECTOR.
INSTALL ALL CABLES TO AVOID DE-RATING AS THIS HAS NOT
BEEN ALLOWED FOR IN THE DESIGN.
ALL UNDERGROUND POWER CABLES TO BE RUN IN RIGID UPVC
ORANGE HEAVY DUTY ELECTRICAL CONDUITS TO AS 2053 WITH
LARGE SHIPPY BODIES AND REDUCED TO SHAD ONLY.
UNDERGROUND CABLEING LOCATIONS SHOWN ARE INDICATIVE
ONLY. TRENCHES ARE TO BE SHARED WITH OTHER SERVICES
WHEREVER POSSIBLE. COORDINATE FINAL LOCATIONS ON SITE
MAINTAIN MINIMUM SEPARATION FROM DISJUNCT SERVICES IN
ACCORDANCE WITH AS 3000.
ALL REQUIRED TRENCHING AND BACKFILLING BY CIVIL HEAD
CONTRACTOR TO BE NOTIFIED OF REQUIREMENTS DURING
TENDER PERIOD.

CLIENT TO MAKE APPLICATION AND PAY ALL ASSOCIATED FEES
TO NBN Co FOR FTTA CONNECTION TO THE PREMISES AT THE
COMMENCEMENT OF THE CONTRACT. HEAD CONTRACTOR TO
LARGE WITH CLIENT TO ENSURE APPLICATION IS MADE. IT AND
PPE DRAWING TO BE PROVIDED BY ELECTRICAL CONTRACTOR.
ALL PITS, CONDUITS, TRENCHING AND BACKFILLING NOT IN
NBN Co SCOPE OF WORKS ARE REQUIRED TO BE INSTALLED BY
THE CONTRACTOR. ALL WORKS TO BE INSTALLED TO NBN Co
STANDARDS.



ISSUE	DATE	ISSUED FOR
001	21.03.23	TENDER
002	16.05.23	BUILDING APPROVAL
003	01.09.23	CONSTRUCTION

DIMENSIONS ARE IN MILLIMETRES. DO NOT SCALE. CHECK AND VERIFY ALL DIMENSIONS ON
SITE. REFER DISCREPANCIES TO THE SUPERINTENDENT. ALL WORK SHALL BE CARRIED OUT
IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, APPLICABLE AUSTRALIAN STANDARDS
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PROJECT: SUPERMARKET DEVELOPMENT

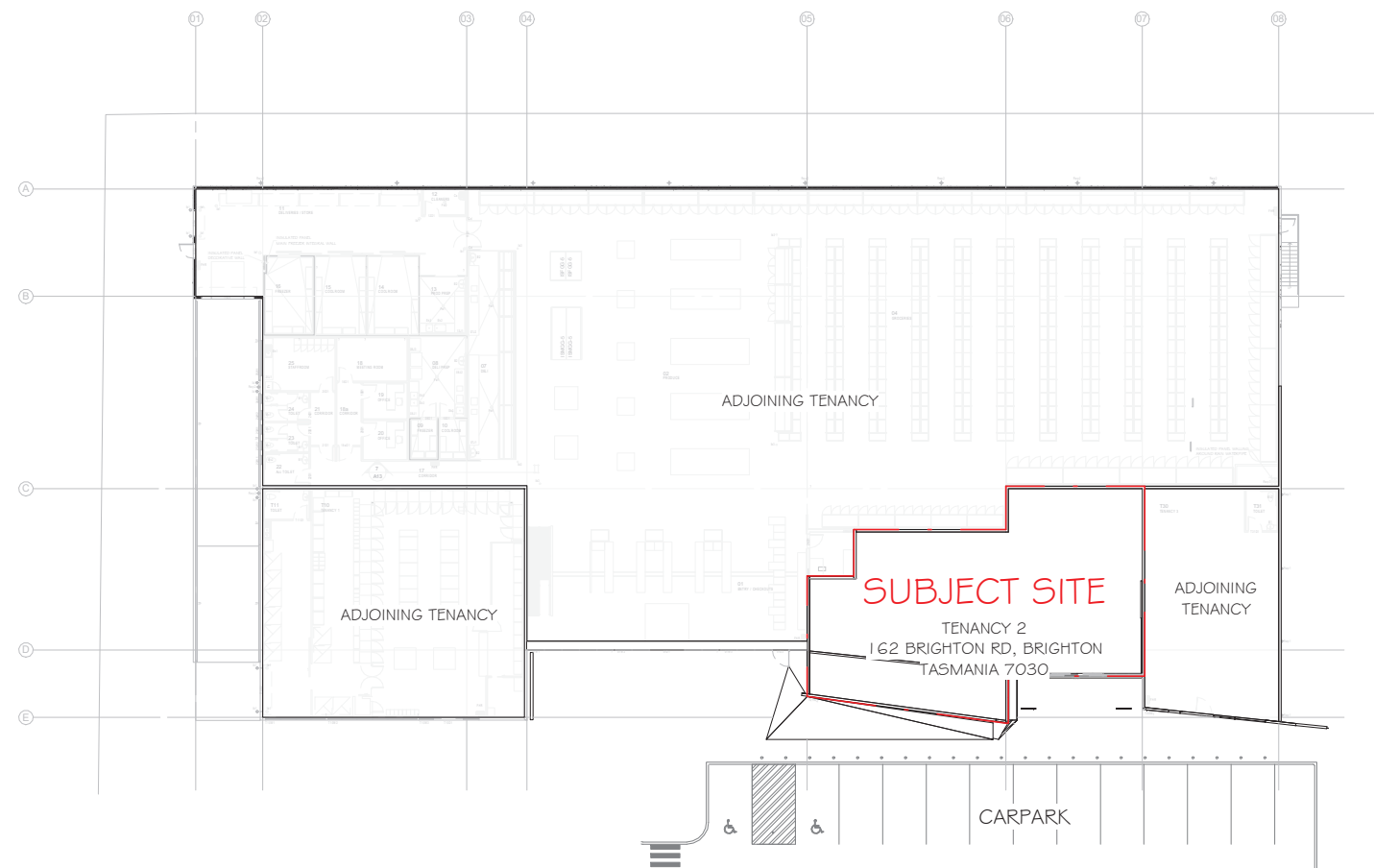
AT: 162 BRIGHTON ROAD
BRIGHTON, TASMANIA
FOR: TASMANIAN INDEPENDANT
RETAILERS

DRAWING: ELECTRICAL SITE PLAN

DESIGNED: TJC DRAWN: SJG CHECKED: -

SCALE: 1 : 200 AT A3 SIZE DRAWING SHEET

PROJECT No: 21.014 DRAWING No: E01 REV: 003



pitt&sherry | Building
Surveying

This is one of the documents referred to in the
Certificate of Likely Compliance No: **H240562**
Dated: **28/10/2024**

EXISTING SITE PLAN
1 : 500

REV.	DATE	DESCRIPTION	BY
A	14.08.24	ISSUE FOR CONSTRUCTION	ML



SITE PLAN		A03	Rev. A
Project number	API381		
Date	MAY 24		
Drawn by	ML		
Checked by	ML	Scale @ A3	1 : 500

Hayden Jones

From: Stuart Robins
Sent: Thursday, 4 December 2025 4:24 PM
To: Hayden Jones
Cc: Clare Coyne; Drew Freeman; Jeremy Buckland; Aimee Butters
Subject: RE: Banjo's Brighton - DA to amend the store operation hours

Hi Hayden,

No objections from Tasmanian Independent Retailers with Banjo’s applying for a change in trading hours as per below.

Regards Stuart

Stuart Robins
GM Corporate Services
Tasmanian Independent Retailers



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From: Hayden Jones
Sent: Thursday, 4 December 2025 3:11 PM
To: Stuart Robins
Cc: Clare Coyne, Jeremy Buckland, Aimee Butters
Subject: Banjo's Brighton - DA to amend the store operation hours

Good afternoon Stuart,

I am reaching out to advise that Banjo’s Brighton are planning to lodge a development application with Brighton Council to have our operation hours amended to be between midnight and 9pm every day, the trading hours to be between 5am to 7pm on weekdays and between 6am and 6pm on weekends.

May I please request confirmation that this advice has been received and that IGA do not have any issues with a development application for the above, being lodged with Brighton Council.

Kind regards

Hayden Jones
Administration and Operations Officer
Radsby Services



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Hayden Jones

From: Jo Blackwell <Jo.Blackwell@brighton.tas.gov.au>
Sent: Thursday, 4 December 2025 12:22 PM
To: Hayden Jones
Subject: Fw: Banjo's Brighton - Response to notification of operating outside of approved hours

Hi Hayden

Thank you for the summary of use. I have ran this past our environmental health officer (regarding noise/nuisance concerns), and he does not require a noise assessment in this instant.

The next step is for Banjos to apply for a Development Application seeking an extension to operating hours for the tenancy. The application will need to include:

- 1. Completed application form (available on council's website)
- 2. Completed declaration (on application form) that the owners of the property have been notified that you are making the application
- 3. Current copy of Certificate of Title - no older than 3 months
- 4. Site plan showing the building and all tenancies (highlighting the Banjos tenancy)
- 5. The Statement as to use, set out below.
- 6. Fees

I look forward to receiving the application within the next few weeks. Noting that we are coming up to Christmas, I am content to delay lodgement of the application until early January, should you wish to do so.

Regards

Jo

JO BLACKWELL
MANAGER PLANNING

Please note that I don't usually work Fridays



1 Tivoli Road, Old Beach TAS 7017
Tel: (03) 6268 7028
M: 0438311720
www.brighton.tas.gov.au

We acknowledge the traditional owners who once walked this country, the Mumirimina people, the original custodians of the skies, land and water of kutalayna (Jordan River). We forward our respect to the palawa/pakana (Tasmanian Aboriginal) community as the traditional and original owners of lutruwita (Tasmania).

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This disclaimer has been automatically added.

From: Hayden Jones
Sent: Thursday, 4 December 2025 10:35 AM
To: Development <Development@brighton.tas.gov.au>
Cc: Jeremy Buckland, Aimee Butters, Clare Coyne, Ella Gatehouse
Subject: Banjo's Brighton - Response to notification of operating outside of approved hours

Please be aware that this message originated from an external source.
Exercise extreme caution with links and attachments.

Dear Jo Blackwell,

Thank you for bringing this to our attention, we were previously unaware of these restrictions as our lease agreement made no mention of restricted hours of operation.

We have been trading since the 13th December 2024 with our opening hours being 6am to 7pm weekdays and 6am to 6pm on weekends. With the warmer weather Ella had decided to trial opening from 5am to allow the early morning travellers a place to get a coffee on their way to work.

We note that in the letter it states that the IGA development must only operate between 7am and 9pm weekdays and 8am to 9pm on weekends.

We write to advise that we have 2 bakers attend site to start the day off one starts at midnight and the next at 2am. We advise this to seek clarification on whether the operating hours are people on site or refer to open for trade hours.

We can advise that for the last 12 months 6am to 7am transaction numbers have averaged 21 cars in that hour. In November trials 5am to 6am cars averaged 4.5 cars in the hour on weekdays (did not open earlier on weekends)

Our location within the larger IGA building shields our onsite activities from the surrounding land very well and while we appreciate that the land behind the development could at some stage be residentially developed, there are already houses that would be a similar distance from our tenancy that have had no reported issues with the traffic noise of our 2 bakers cars in the evening or the 2 sales teams vehicles prior to 6am.

With this in mind we request to have our hours of operation be midnight to 9pm every day, and our opening hours be 5am to 7pm weekdays and 6am to 6pm on weekends.

Sincere apologies for the oversight, we were genuinely unaware of this oversight on our behalf.

Kind regards

Hayden Jones
Administration and Operations Officer
Radsby Services



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