



# Application for Planning Approval

## *Land Use Planning and Approvals Act 1993*

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APPLICATION NO.

**DA 2026 / 00074**

LOCATION OF AFFECTED AREA

**10 Kile Place, Herdsmans Cove**

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 28/05/2026. 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

NEW OUTBUILDING (RESIDENTIAL STORAGE)  
10 KILE PLACE, HERDSMANS COVE, 7030  
FOR I. BLEAKLEY & C. PRICE

CERTIFICATE OF TITLE: VOLUME - 13200 FOLIO - 349  
PID: 5047895  
LAND AREA: 1265m<sup>2</sup>

PLANNING SCHEME: TASMANIAN PLANNING SCHEME  
BRIGHTON LOCAL PROVISIONS SCHEDULE  
ZONE: 8.0 GENERAL RESIDENTIAL  
OVERLAYS: NIL

SOIL CLASSIFICATION: ASSUMED M  
WIND REGION: A  
TERRAIN CATEGORY: TC 2.5  
IMPORTANCE LEVEL: 2 (DOMESTIC)  
SHIELDING: 1  
TOPOGRAPHY: 1.1.1

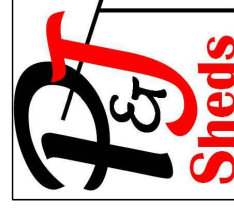
BAL: NOT REQUIRED (CLASS 10A STRUCTURE NOT WITHIN AN AREA IDENTIFIED  
BY COUNCIL BUSHFIRE MAPPING AS BEING BUSHFIRE PRONE)

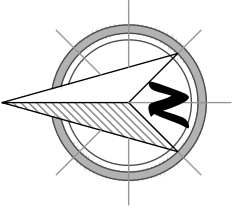
INDEX OF DRAWINGS - BY ADRIAN BROWN CCG003R

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ADDITIONAL DRAWINGS / ENGINEERING  
BY NORTHERN CONSULTING ENGINEERS

JOB NO - 102229

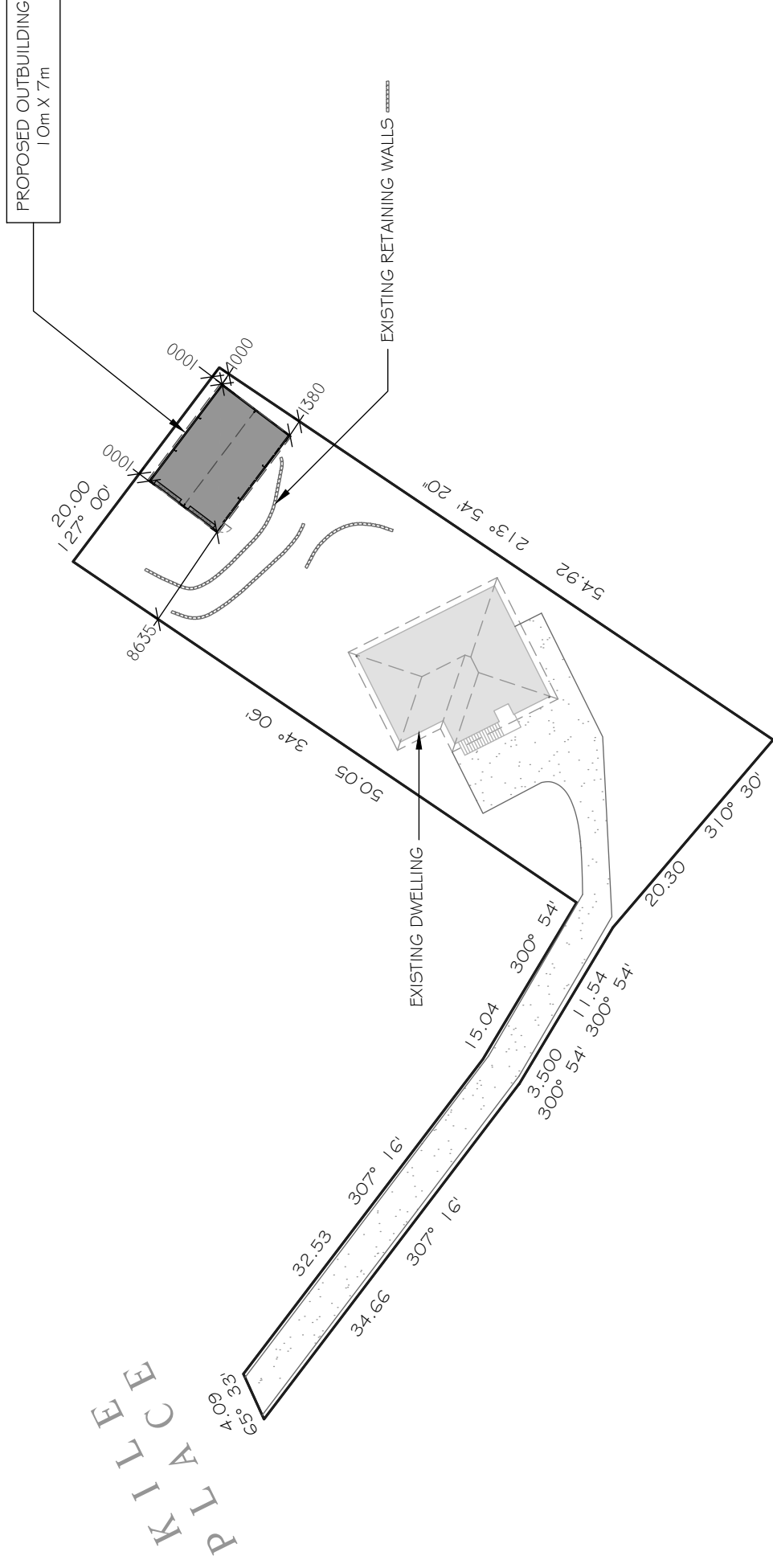




LOT AREA: 1265m<sup>2</sup>

EXISTING DWELLING AREA: 119.5m<sup>2</sup>  
 " STAIRS & LANDING AREA: 7.5m<sup>2</sup>

PROPOSED OUTBUILDING AREA: 70m<sup>2</sup>



VOL: 109575  
 FOLIO: 349  
 1265m<sup>2</sup>

SITE PLAN PREPARED FROM CERTIFICATE OF TITLE INFORMATION AND MEASUREMENTS TAKEN ON SITE. CONFIRMATION OF BOUNDARY LOCATION BY REGISTERED SURVEYOR IS ALWAYS RECOMMENDED PRIOR TO CONSTRUCTION AND IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

### SITE PLAN 1:500

PEJ SHEDS PTY LTD. 38 McIntyre Street, Mornington, TAS, 7018. P: (03) 62 44 4300 F: (03) 6244 4355 E: admin@fairdinkumhobart.com.au ABN: 45109681263 THIS DRAWING IS THE PROPERTY OF P&J SHEDS. © 2026

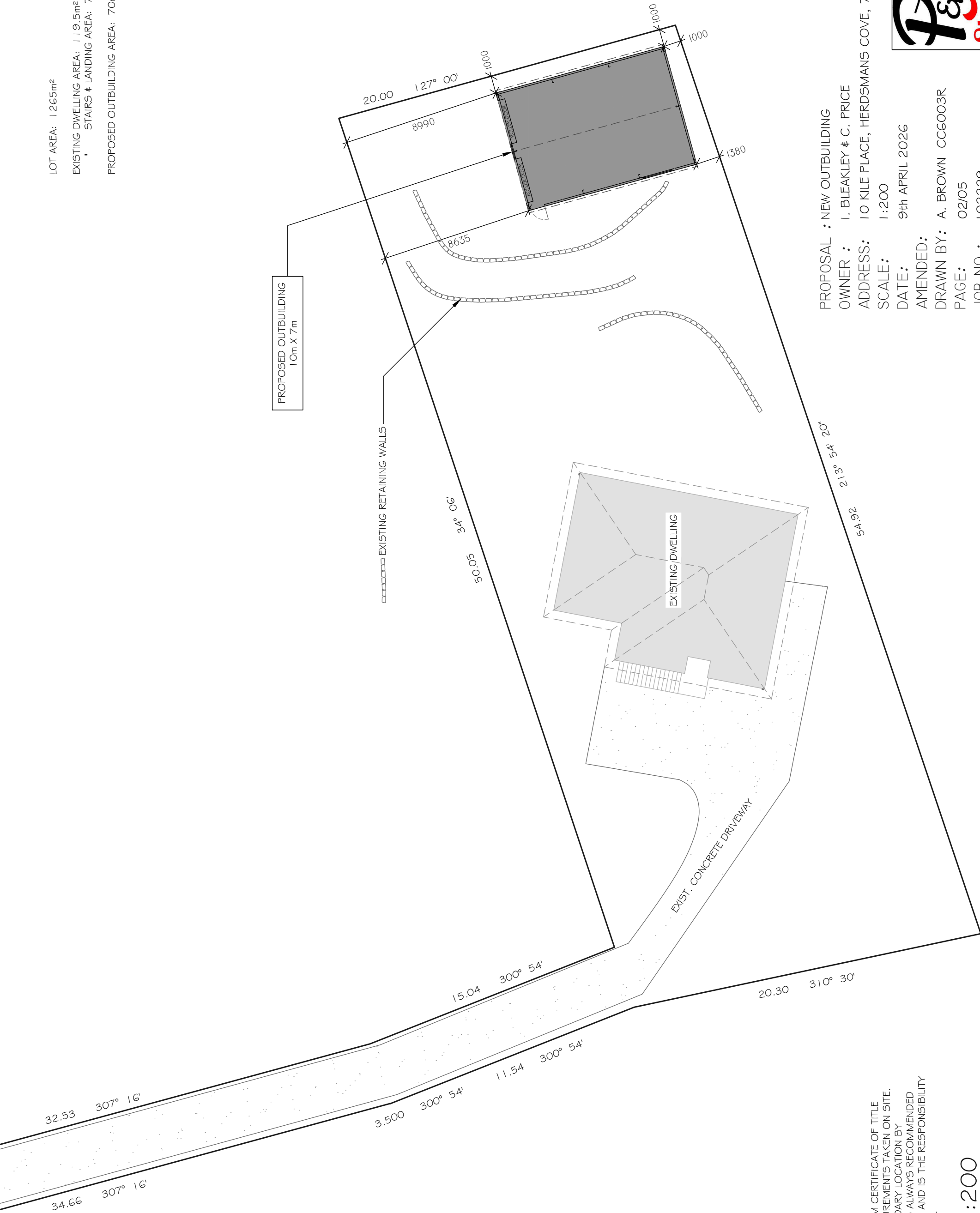
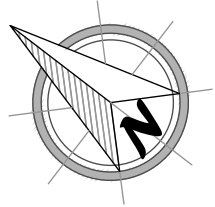
PROPOSAL : NEW OUTBUILDING  
 OWNER : I. BLEAKLEY & C. PRICE  
 ADDRESS: 10 KILE PLACE, HERDSMANS COVE, 7030  
 SCALE: 1:500  
 DATE: 9th APRIL 2026  
 AMENDED:  
 DRAWN BY: A. BROWN CC6003R  
 PAGE: 01/05  
 JOB NO : 102229



LOT AREA: 1265m<sup>2</sup>

EXISTING DWELLING AREA: 119.5m<sup>2</sup>  
STAIRS & LANDING AREA: 7.5m<sup>2</sup>

PROPOSED OUTBUILDING AREA: 70m<sup>2</sup>



PROPOSED OUTBUILDING  
10m X 7m

EXISTING RETAINING WALLS

EXISTING DWELLING

EXIST. CONCRETE DRIVEWAY

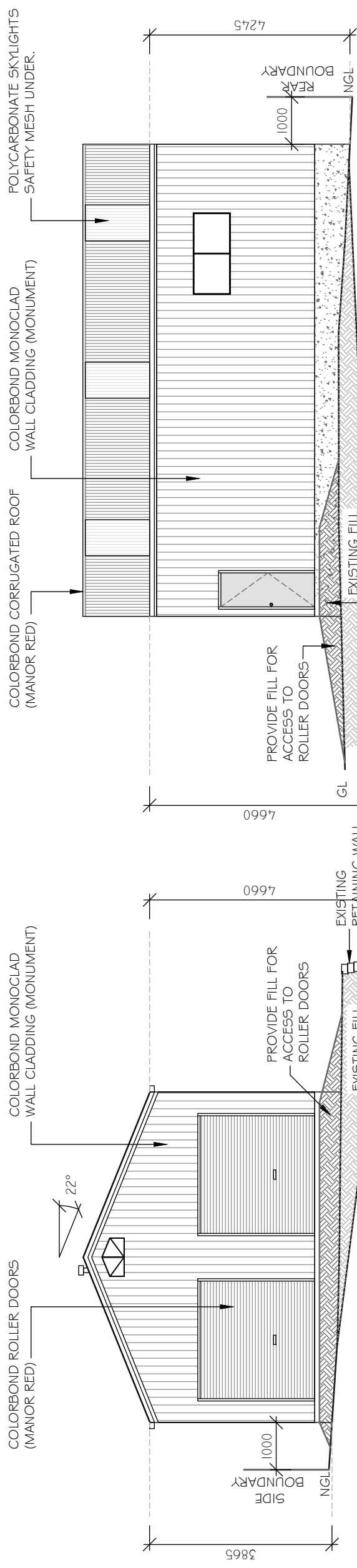
SITE PLAN PREPARED FROM CERTIFICATE OF TITLE  
INFORMATION AND MEASUREMENTS TAKEN ON SITE.  
CONFIRMATION OF BOUNDARY LOCATION BY  
REGISTERED SURVEYOR IS ALWAYS RECOMMENDED  
PRIOR TO CONSTRUCTION AND IS THE RESPONSIBILITY  
OF THE PROPERTY OWNER.

### SITE PLAN 1:200

PE&J SHEDS PTY LTD. 38 McIntyre Street, Mornington, TAS, 7018. P: (03) 62 44 4300 F: (03) 6244 4355 E: admin@fairdinkumhobart.com.au ABN: 45109681263 THIS DRAWING IS THE PROPERTY OF P&J SHEDS. © 2026

**PROPOSAL :** NEW OUTBUILDING  
**OWNER :** I. BLEAKLEY & C. PRICE  
**ADDRESS:** 10 KILE PLACE, HERDSMANS COVE, 7030  
**SCALE:** 1:200  
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**DRAWN BY:** A. BROWN CC6003R  
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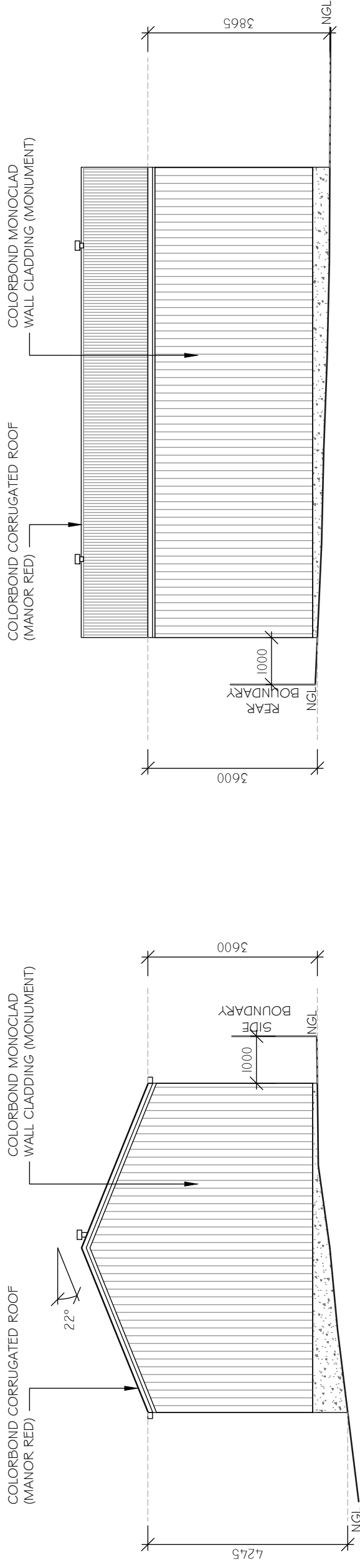


**NORTH WEST ELEVATION**

**NORTH WEST ELEVATION**

- COLOURS (COLORBOND®):  
 EXT. WALLS - MONUMENT  
 ROOF - MANOR RED  
 ROLLER DOOR - MANOR RED  
 PA. DOOR - MONUMENT  
 WINDOW FRAME - MANOR RED  
 GUTTER - MANOR RED  
 CORNER FLASH - MONUMENT  
 BARGE FLASHING - MANOR RED  
 OPENING FLASH - MANOR RED

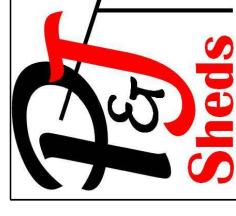
PROVIDE FILL / STEP WHERE THE THRESHOLD OF DOORWAY IS MORE THAN 230mm ABOVE GROUND LEVEL



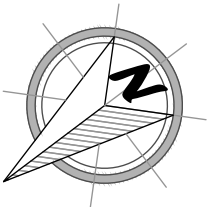
**NORTH EAST ELEVATION**

**SOUTH EAST ELEVATION**

PROPOSAL : NEW OUTBUILDING  
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**ELEVATIONS 1 : 100**



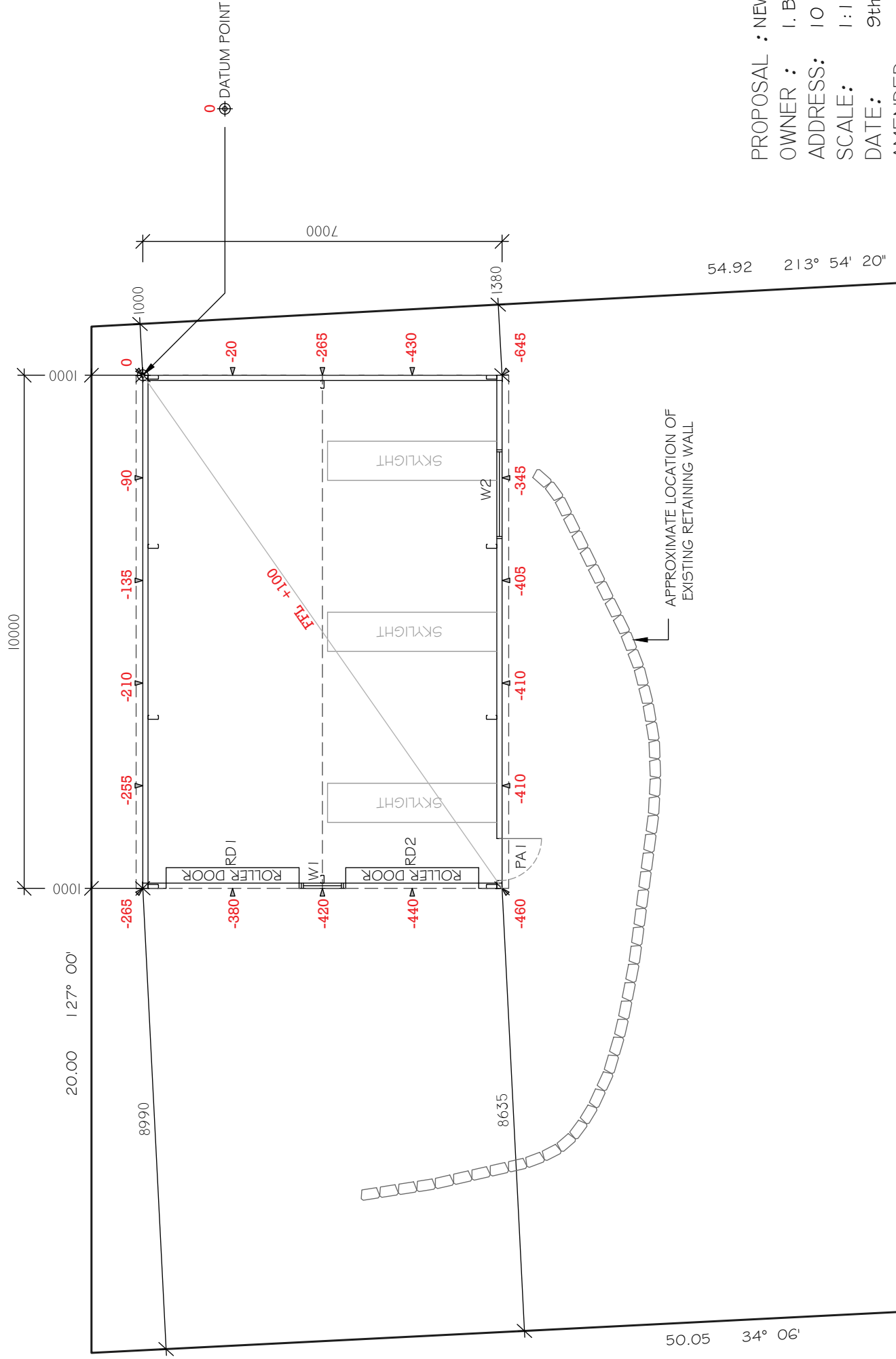
WINDOW & DOOR SCHEDULE

ID	HEIGHT	WIDTH
W1	480mm	820mm
W2	790mm	1730mm
PA1	2040mm	820mm
RD1	2480mm	2590mm
RD2	2480mm	2590mm

WINDOWS

ACCESS DOOR

ROLLER DOORS



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FLOOR PLAN 1 : 100

CONSTRUCTION GENERALLY:  
 ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS,  
 BUILDING CODE OF AUSTRALIA (B.C.A.), RELEVANT AUSTRALIAN STANDARDS AND LOCAL  
 AUTHORITY REQUIREMENTS.

SITE PREPARATION AND EXCAVATION TO COUNCIL AND B.C.A REQUIREMENTS.

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

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

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

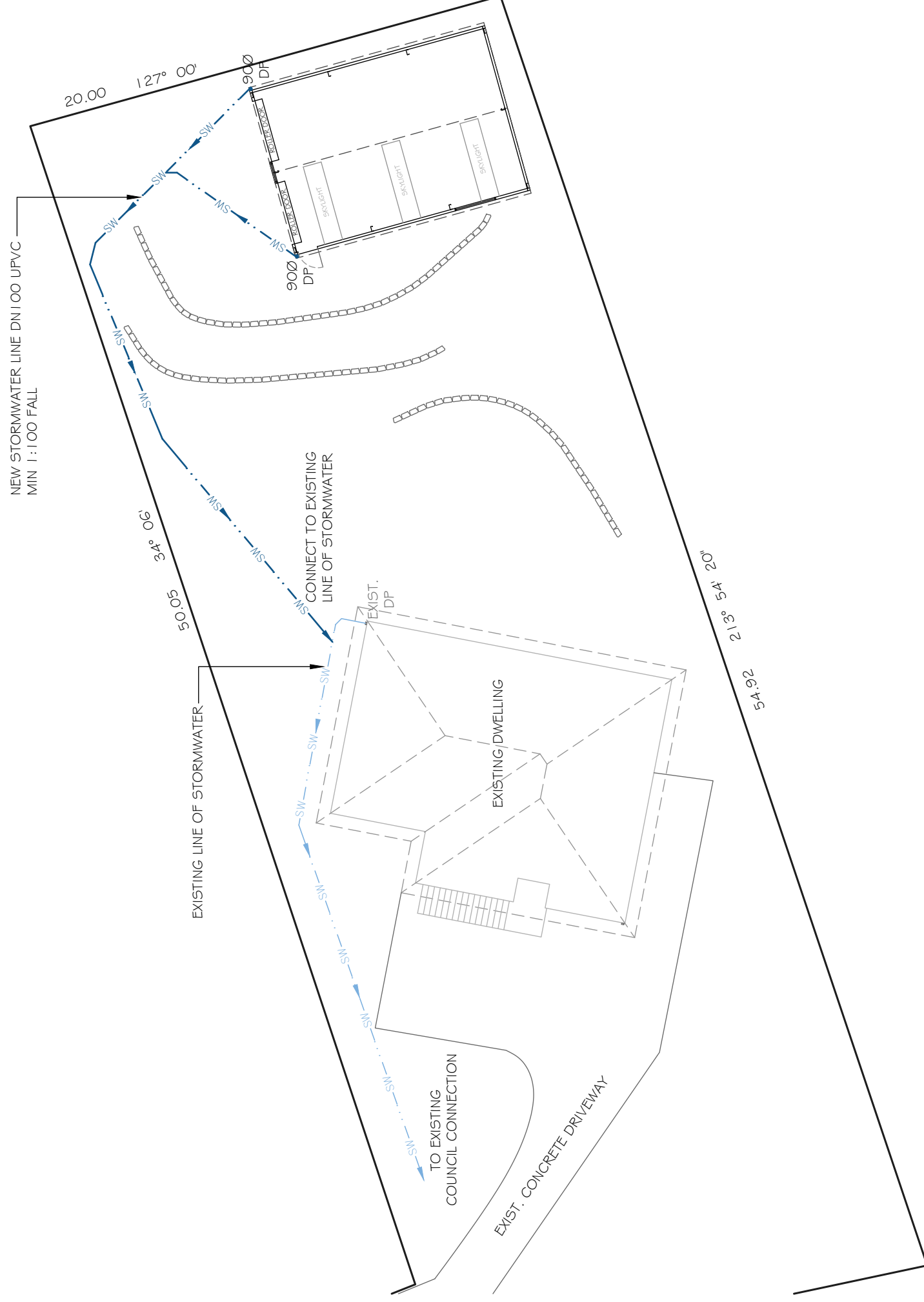
USE WRITTEN DIMENSIONS IN PREFERENCE TO MEASURING OFF THE PLAN.

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

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

90dia DOWNPIPES, CONNECT TO EXISTING LINE OF STORMWATER VIA  
 100dia UPVC STORM WATER TO COUNCIL STORM WATER CONNECTION.  
 PLUMBER TO VERIFY CONNECTION LOCATION WITH OWNER.

FIRST INSPECTION OPENING TO BE RAISED TO FINISHED GROUND LEVEL.



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# PLUMBING PLAN 1:200