



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA 2026 / 00106

LOCATION OF AFFECTED AREA

2 Dollery Court, 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 **09/06/26**. 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

DEMOLITION OF OUTBUILDINGS
NEW OUTBUILDING / GARAGE
2 DOLLERY COURT, BRIGHTON, 7030
FOR M. GUNN

CERTIFICATE OF TITLE: VOLUME - 111626 FOLIO - 29
PID: 1519859
LAND AREA: 612m²

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 2.73
IMPORTANCE LEVEL: 2 (DOMESTIC)
SHIELDING: 1
TOPOGRAPHY: 1

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

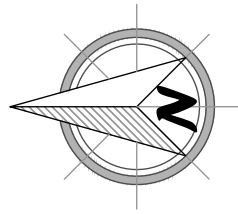
INDEX OF DRAWINGS - BY ADRIAN BROWN CC6003R

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PAGE 5 - PLUMBING PLAN 1:100

ADDITIONAL DRAWINGS / ENGINEERING
BY NORTHERN CONSULTING ENGINEERS

JOB NO - 102489

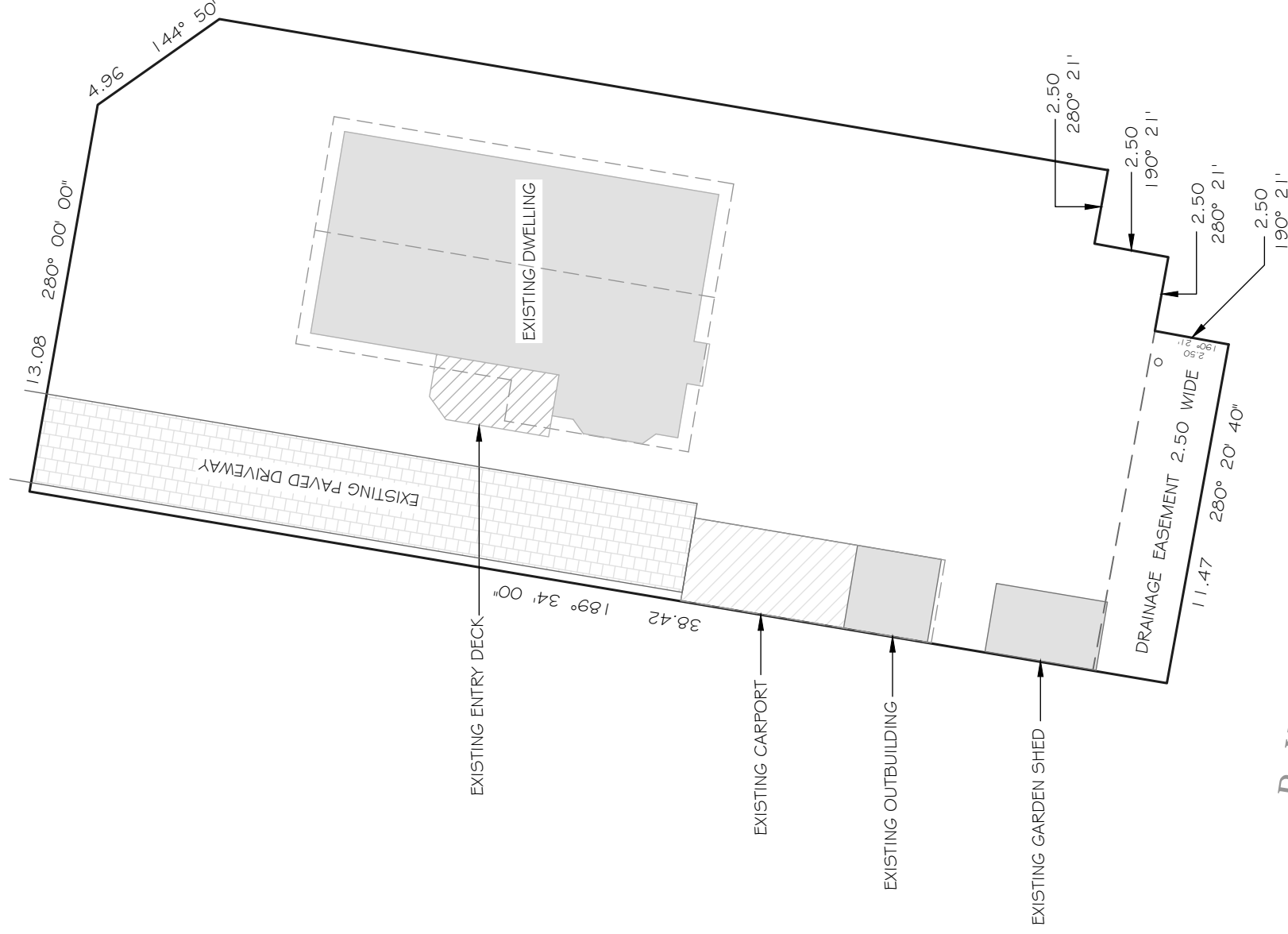




LOT AREA: 612m²

EXISTING DWELLING AREA: 93.7m²
 " ENTRY DECK: 8.4m²
 " CARPORT / OUTBUILDING: 23.3m²
 " GARDEN SHED: 8.6m²

DOLLERY COURT



BUTTLER STREET

VOL: 111626
 FOLIO: 29
 612m²

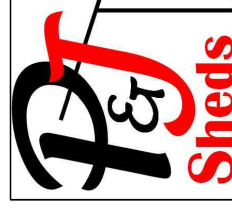
SITE PLAN PREPARED FROM CERTIFICATE OF TITLE INFORMATION AND MEASUREMENTS TAKEN ON SITE. CONFIRMATION OF BOUNDARY LOCATION BY REGISTERED SURVEYOR IS ALWAYS RECOMMENDED PRIOR TO CONSTRUCTION AND IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

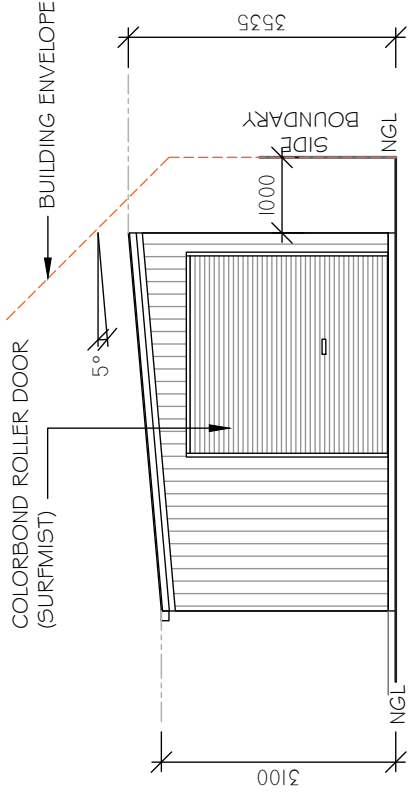
SITE PLAN 1:200

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 : DEMOLITION OF OUTBUILDINGS
 NEW OUTBUILDING / GARAGE

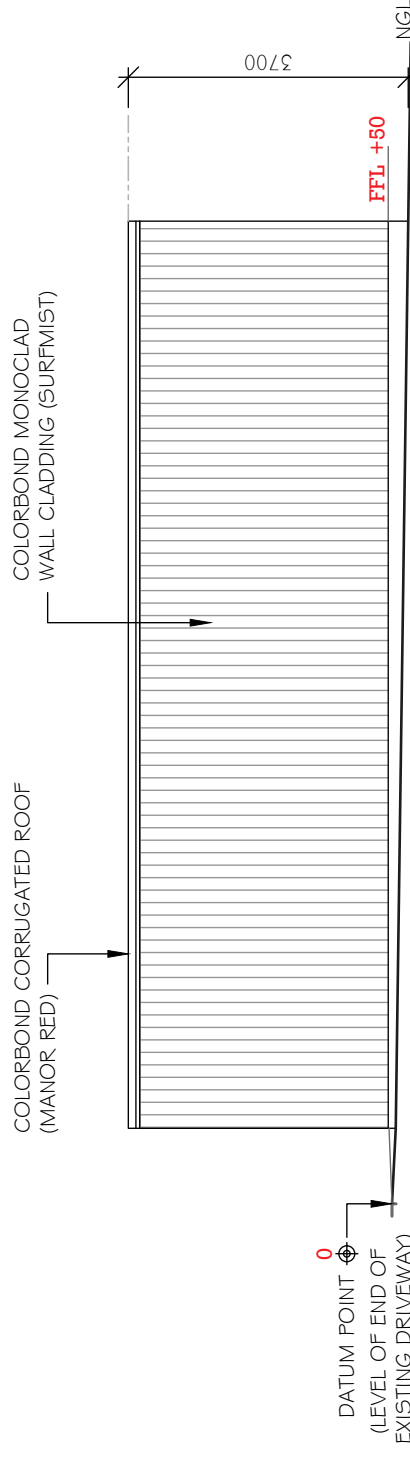
OWNER : M. GUNN
 ADDRESS: 2 DOLLERY COURT, BRIGHTON, 7030
 SCALE: 1:200
 DATE: 13th MAY 2026
 AMENDED:
 DRAWN BY: A. BROWN CC6003R
 PAGE: 01/05
 JOB NO : 102489



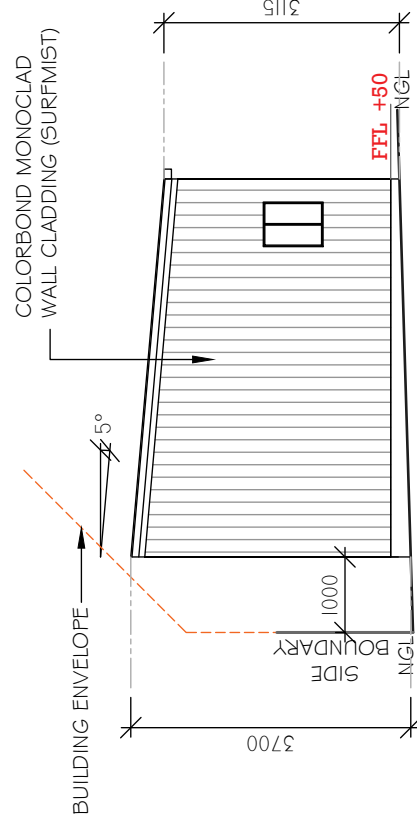


NORTH ELEVATION

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



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

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

ELEVATIONS 1:100

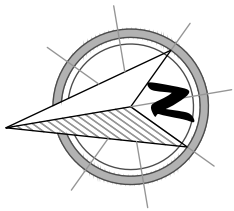
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ALL HEIGHTS SHOWN ARE ABOVE NATURAL GROUND LEVEL.

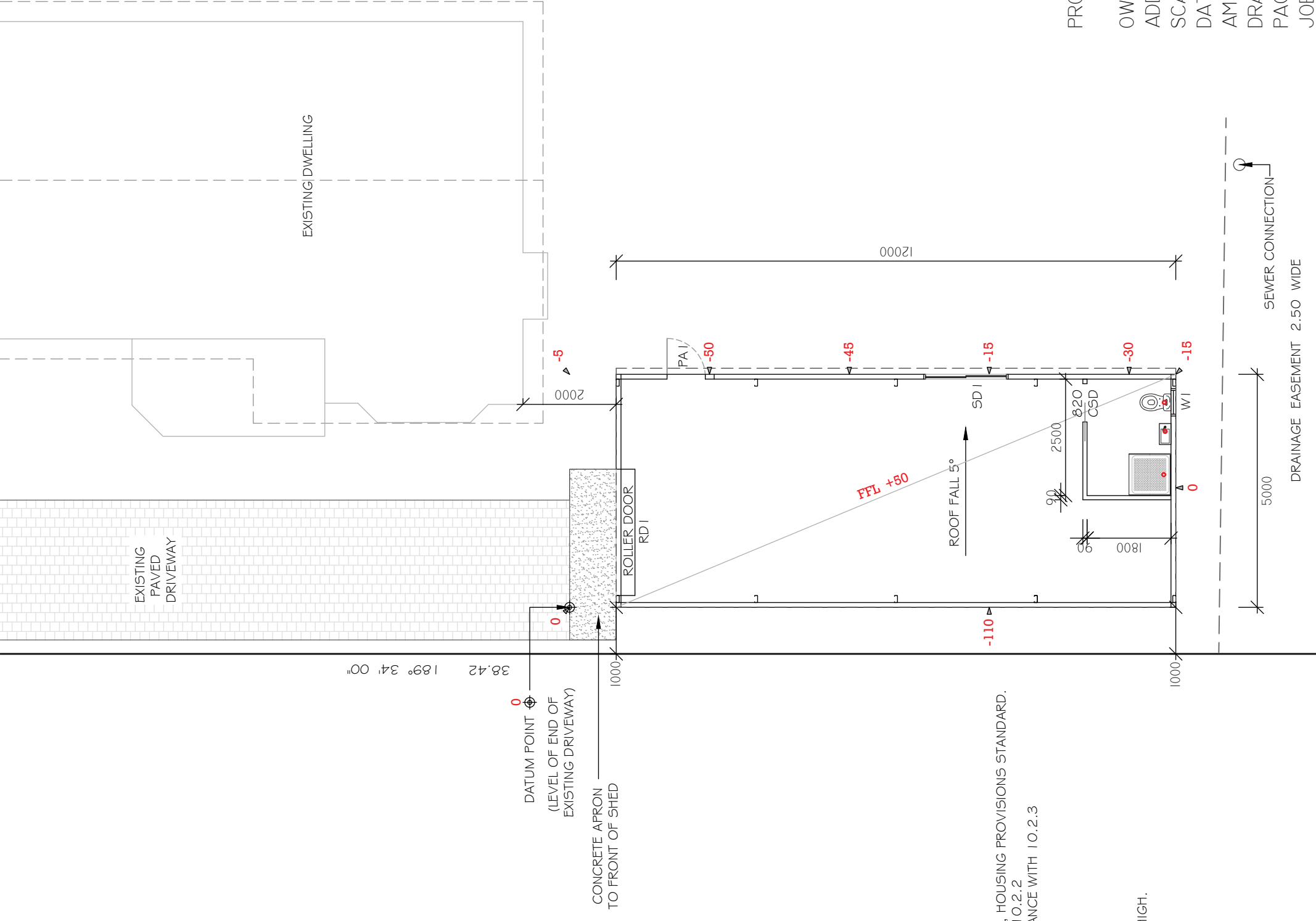
ACTUAL HEIGHTS OF WALLS ABOVE CONCRETE SLAB ARE:
 SIDE WALL HEIGHT - LOW SIDE 3000mm, high side 3437mm
 END WALL HEIGHT TO APEX - 3437mm





WINDOW & DOOR SCHEDULE

ID	HEIGHT	WIDTH
W1	790mm	590mm
SD1	2100mm	1810mm
PA1	2040mm	820mm
RD1	2670mm	2710mm



WET AREAS TO AS 3740 AND PART 10.2.1 OF CURRENT NCC 2025, HOUSING PROVISIONS STANDARD.
 SHOWER AREA TO BE WATERPROOFED IN ACCORDANCE WITH PART 10.2.2
 AREA OUTSIDE SHOWER AREA TO BE WATER RESISTANT IN ACCORDANCE WITH 10.2.3
 OTHER AREAS IN ACCORDANCE WITH 10.2.5

IN GENERAL: ALL SUBSTRATE TO WET AREAS TO BE APPROVED
 WET AREA WALLBOARD WITH CERAMIC TILES OR APPROVED
 EXTERIOR SHEET SURFACE PROVIDING A WATER IMPERVIOUS
 SURFACE. ALL SPLASH BACK TO BE MIN. 150mm HIGH.
 SHOWER AREA TO BE FULLY LINED AS ABOVE TO BE MIN. 1800mm HIGH.

FLOOR PLAN 1:100

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