



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2026/193

LOCATION OF AFFECTED AREA

6A JIM BACON COURT, BRIGHTON

DESCRIPTION OF DEVELOPMENT PROPOSAL

SINGLE DWELLING

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 **21/10/2026**. 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

Development
Applicaiton

New Dwelling

SNH26-033

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CLIENT	Nakita Bird
PROPERTY ADDRESS	6A Jim Bacon Court, Brighton 7030
PROPERTY TITLE REFERENCE	300477/2
PROPERTY IDENTIFICATION NUMBER	2659984
LOCAL AUTHORITY	Brighton
PLANNING ZONE	Rural Living
OVERLAYS	Priority vegetation area, Bushfire-prone areas
BUSHFIRE ATTACK LEVEL	19
CORROSION ENVIRONMENT	Mild
SOIL CLASSIFICATION	TBA
WIND CLASSIFICATION	N3
PROPERTY LOT SIZE	5000m2
PROPOSED FOOTPRINT	358m2



DIMENSION NOTE:
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

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BLST Pty Ltd
ABN 52 660 422 159

CLIENT NAME			DRAWING TITLE		
Nakita Bird			Cover Sheet		
PROJECT ADDRESS			DATE	SCALE	DRAWN BY
6A Jim Bacon Court, Brighton 7030			07/08/2026		BH
PROJECT			REVISION No	SHEET SIZE	JOB No
New Dwelling			1	A3	SNH26-033
					SHEET No
					A001



A110 Reflected Ceiling Plan
1 : 100

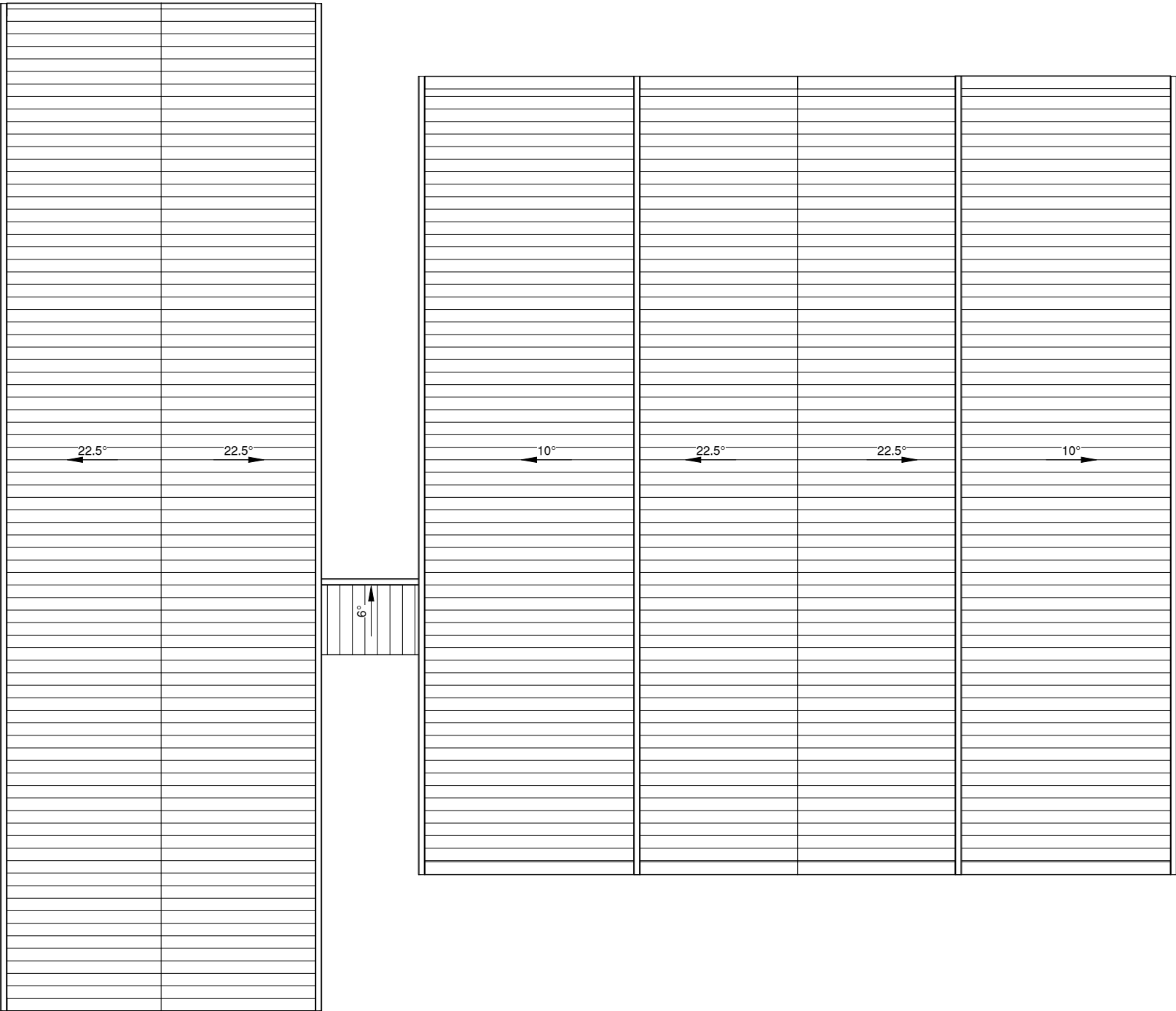
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CLIENT NAME Nakita Bird		DRAWING TITLE Reflected Ceiling Plan			
PROJECT ADDRESS 6A Jim Bacon Court, Brighton 7030		DATE 07/08/2026	SCALE 1 : 100	DRAWN BY BH	
PROJECT New Dwelling		REVISION No 1	SHEET SIZE A3	JOB No SNH26-033	SHEET No A110



A103 Roof plan

1 : 100

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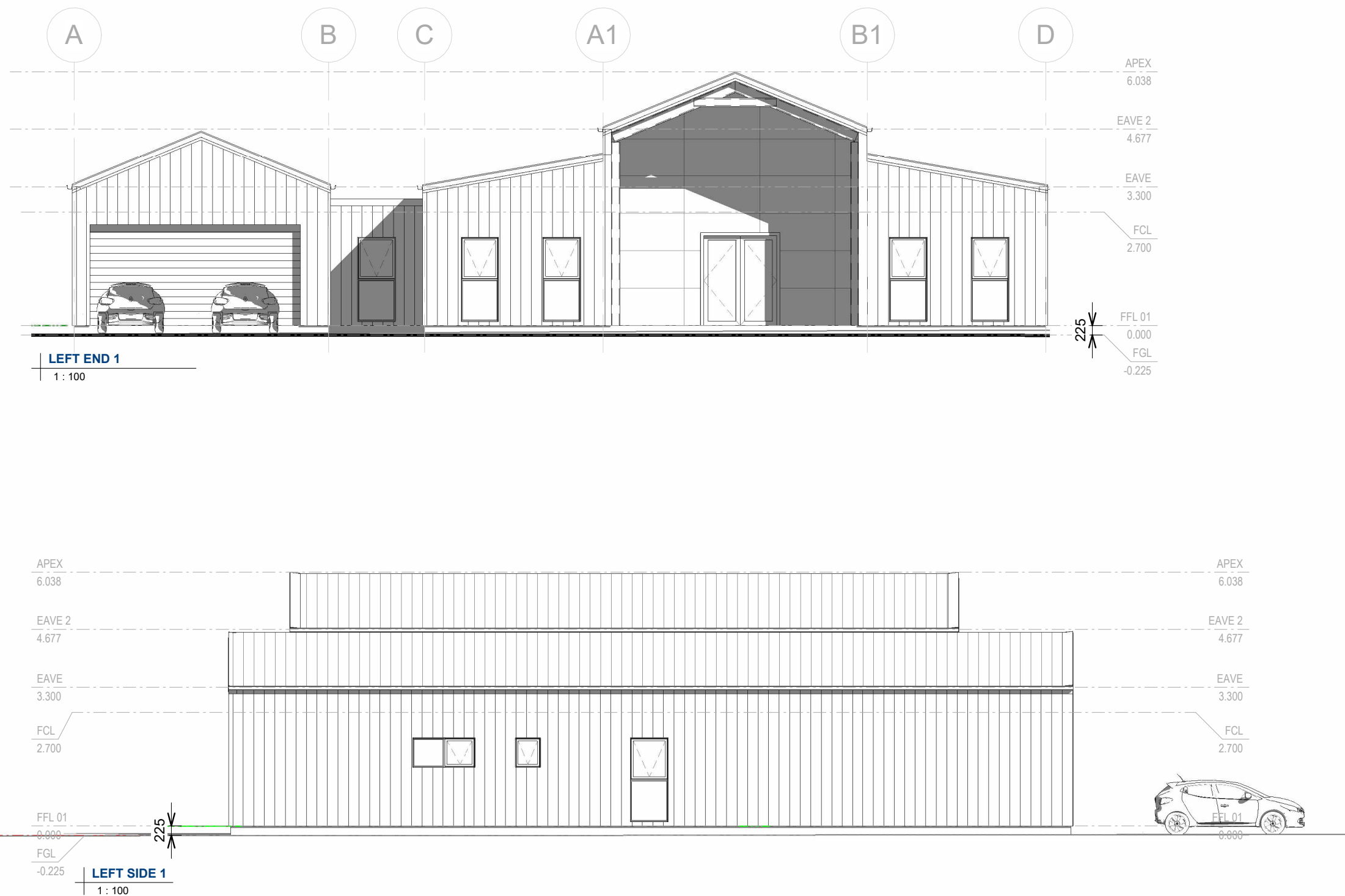
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CLIENT NAME Nakita Bird		DRAWING TITLE Roof Plan		
PROJECT ADDRESS 6A Jim Bacon Court, Brighton 7030		DATE 07/08/2026	SCALE 1 : 100	DRAWN BY BH
PROJECT New Dwelling		REVISION No 1	SHEET SIZE A3	JOB No SNH26-033
				SHEET No A121



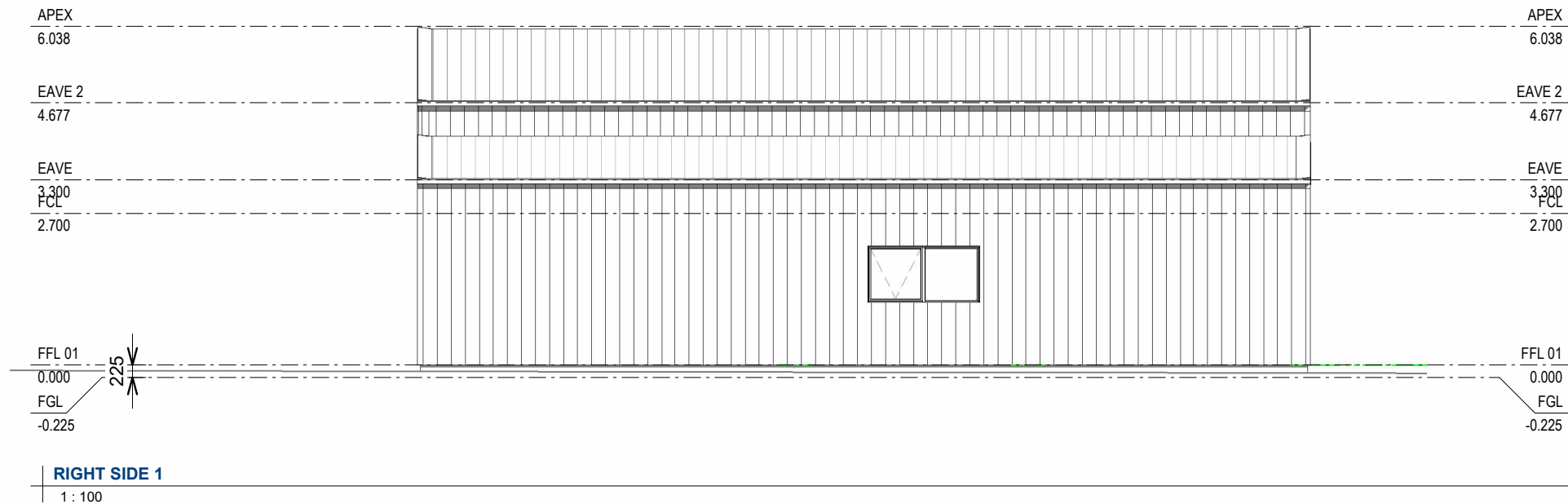
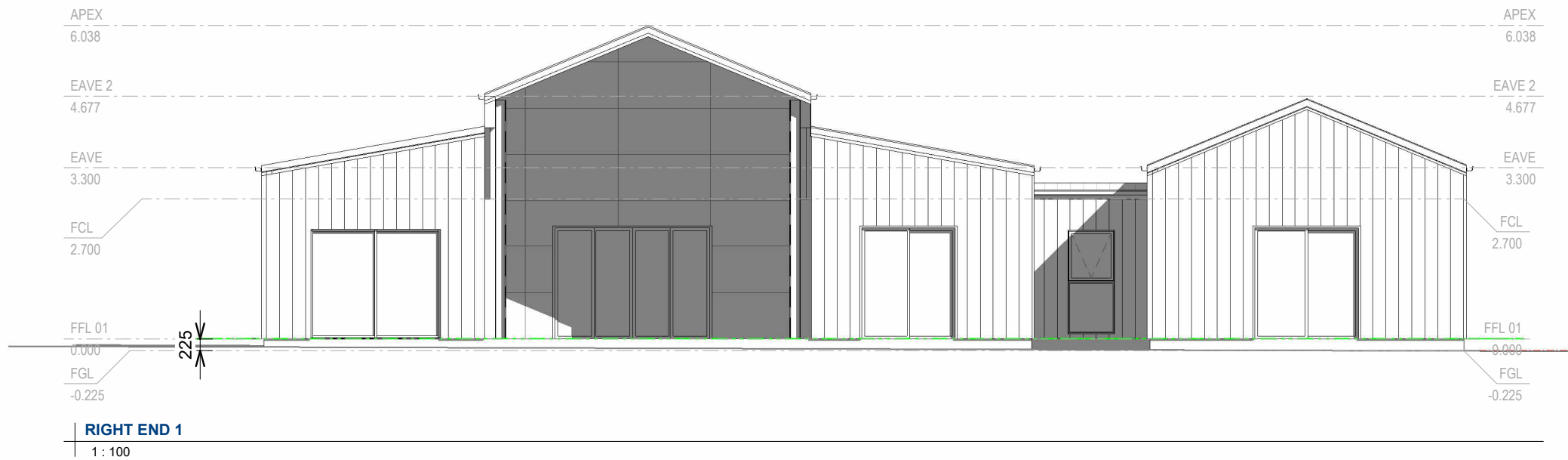
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CLIENT NAME	Nakita Bird			DRAWING TITLE		
PROJECT ADDRESS	6A Jim Bacon Court, Brighton 7030			Elevations		
PROJECT	New Dwelling			DATE	07/08/2026	DRAWN BY
				REVISION No	1	BH
				SHEET SIZE	A3	
				JOB No	SNH26-033	
				SHEET No	A201	



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CLIENT NAME

Nakita Bird

PROJECT ADDRESS

6A Jim Bacon Court, Brighton 7030

PROJECT

New Dwelling

DRAWING TITLE

Elevations

DATE

07/08/2026

SCALE

1 : 100

DRAWN BY

BH

REVISION No

1

SHEET SIZE

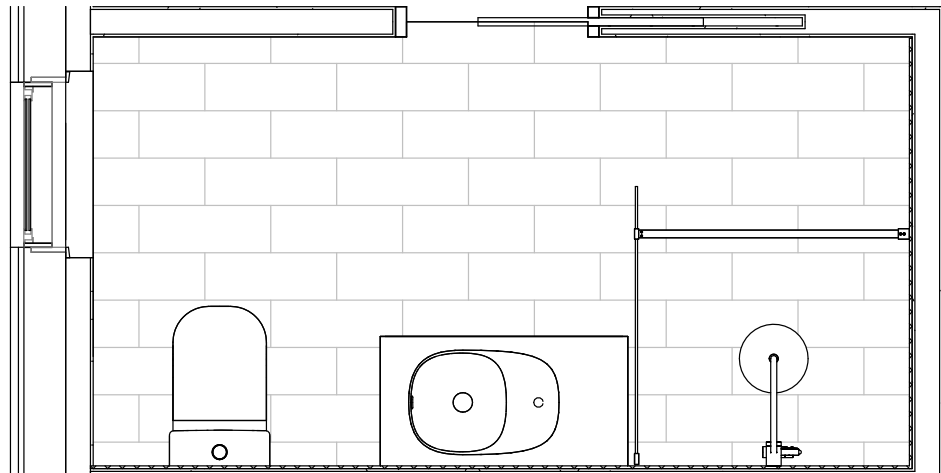
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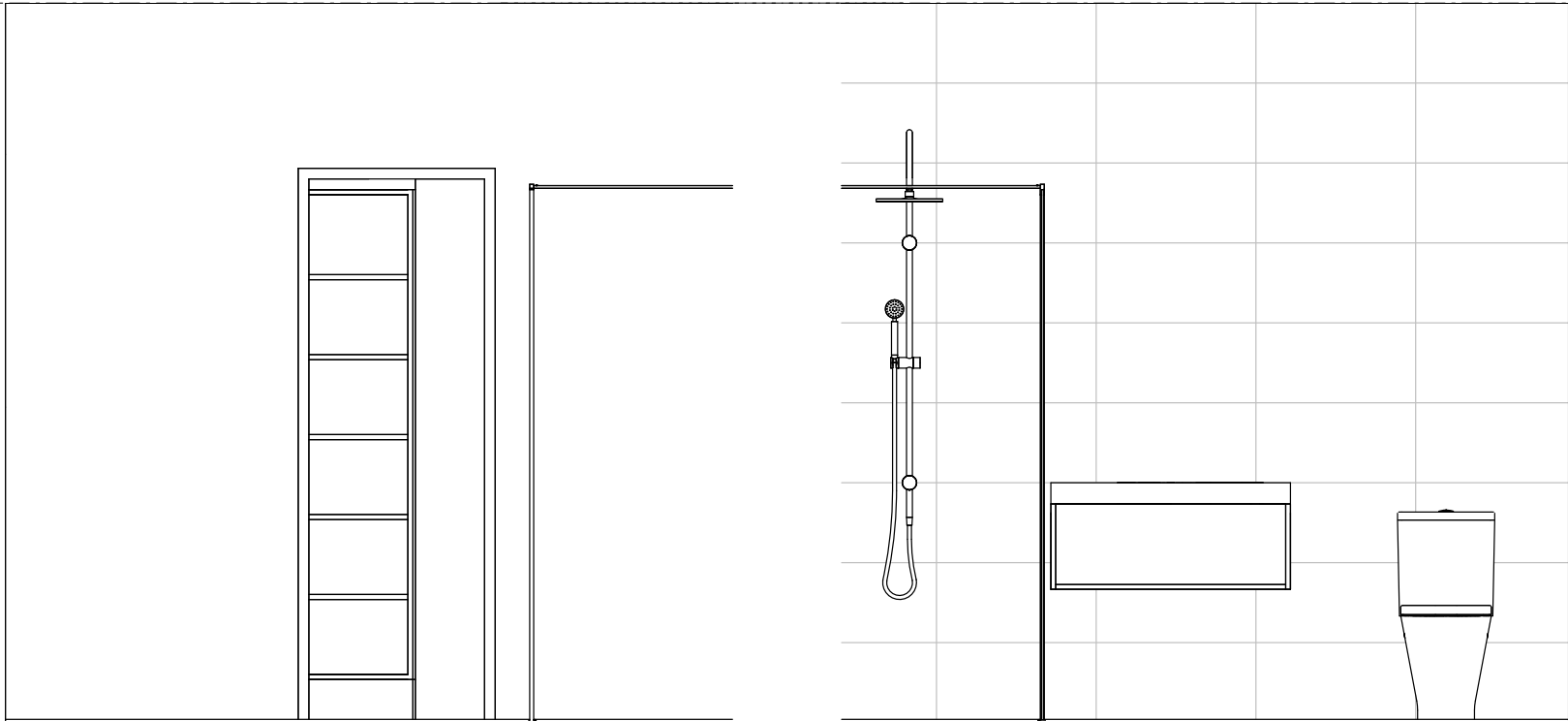
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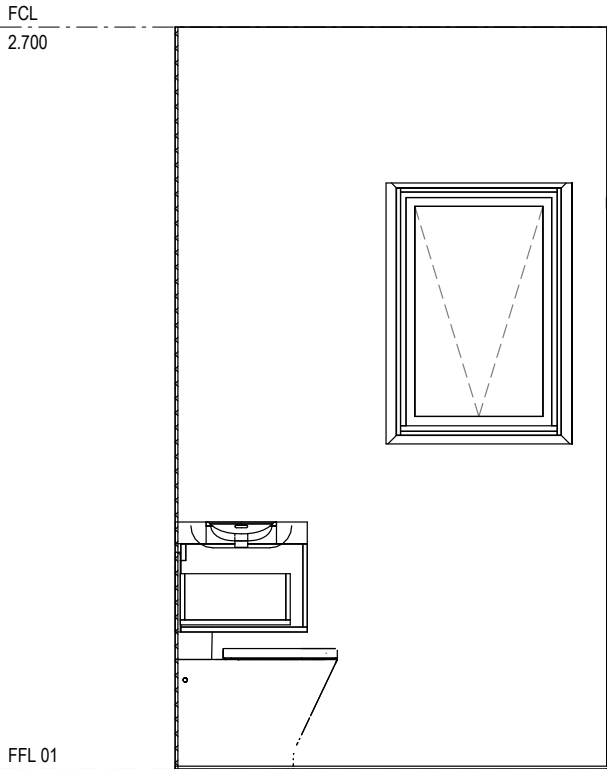


A203 Ens
1 : 25

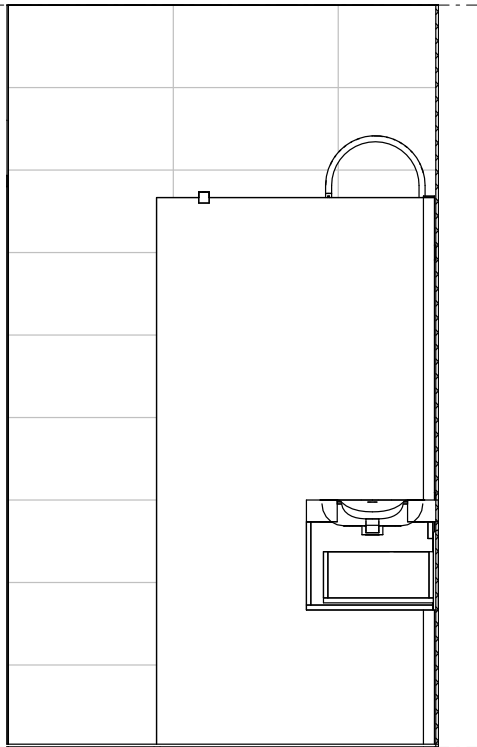


Ens 1 - b
1 : 25

ENS 1 - d
1 : 25



ENS 1 - c
1 : 25



ENS 1 - a
1 : 25

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CLIENT NAME

Nakita Bird

PROJECT ADDRESS

6A Jim Bacon Court, Brighton 7030

PROJECT

New Dwelling

DRAWING TITLE

Elevations

DATE

07/08/2026

SCALE

1 : 25

DRAWN BY

BH

REVISION No

1

SHEET SIZE

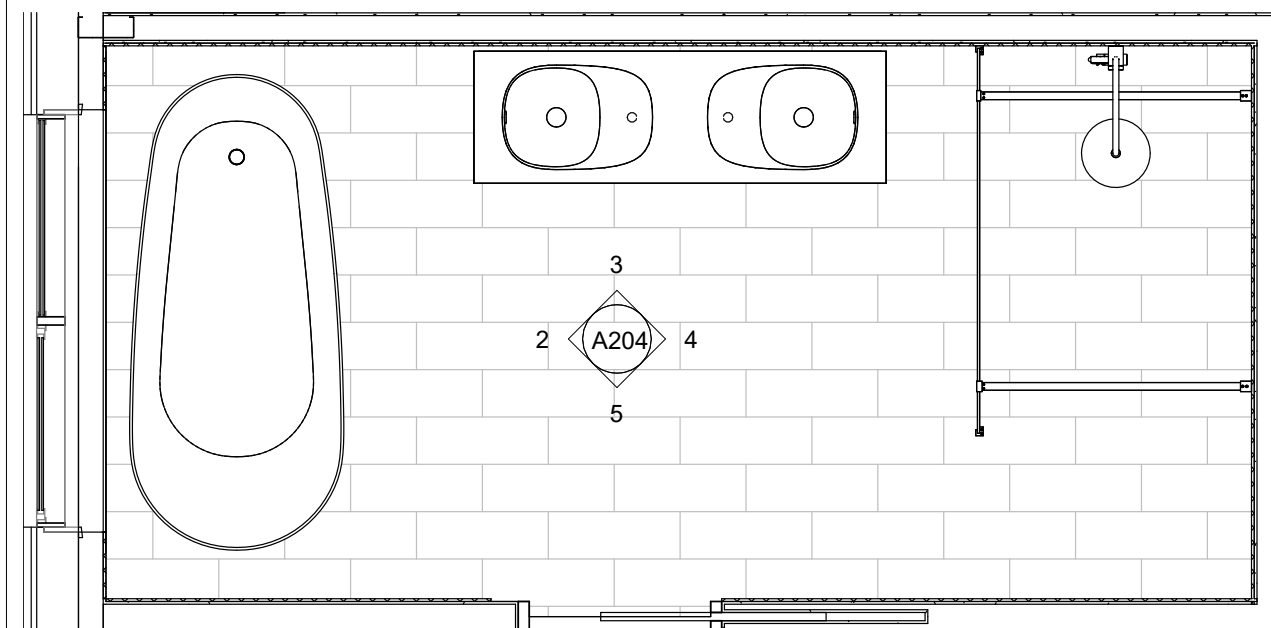
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JOB No

SNH26-033

SHEET No

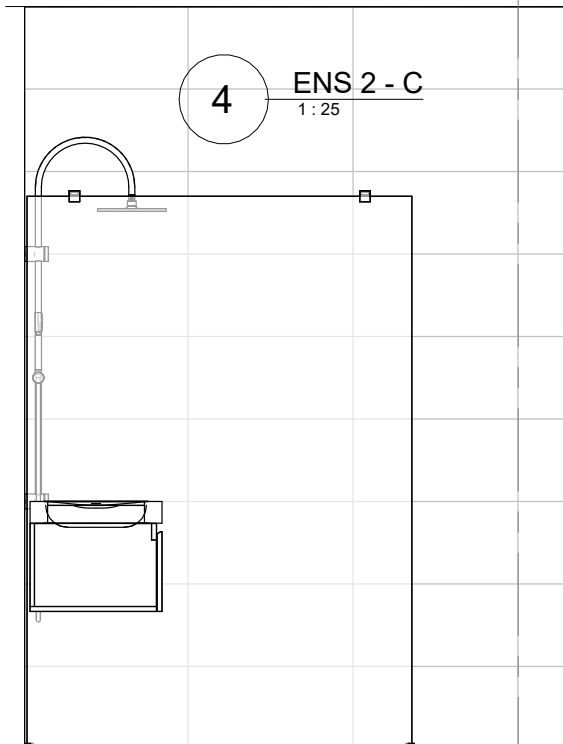
A203



1 A204 ENS 2
1 : 25

FCL
2.700

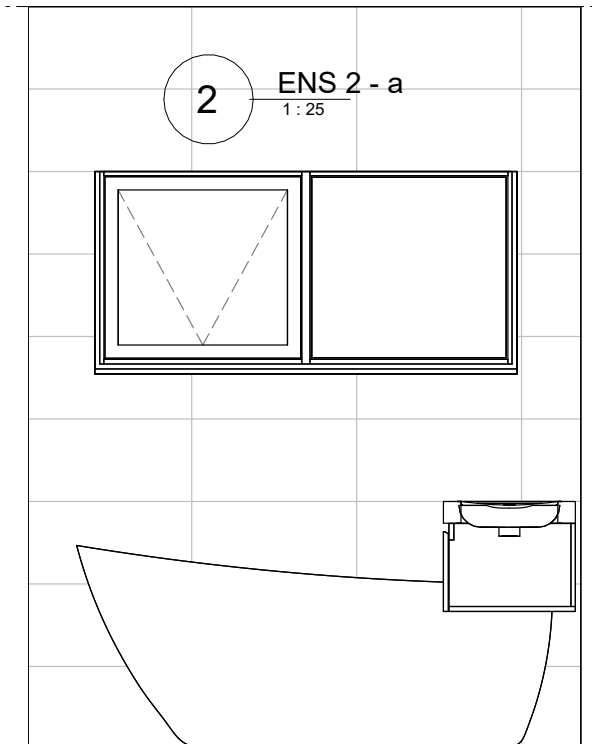
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0.000



4 ENS 2 - C
1 : 25

FCL
2.700

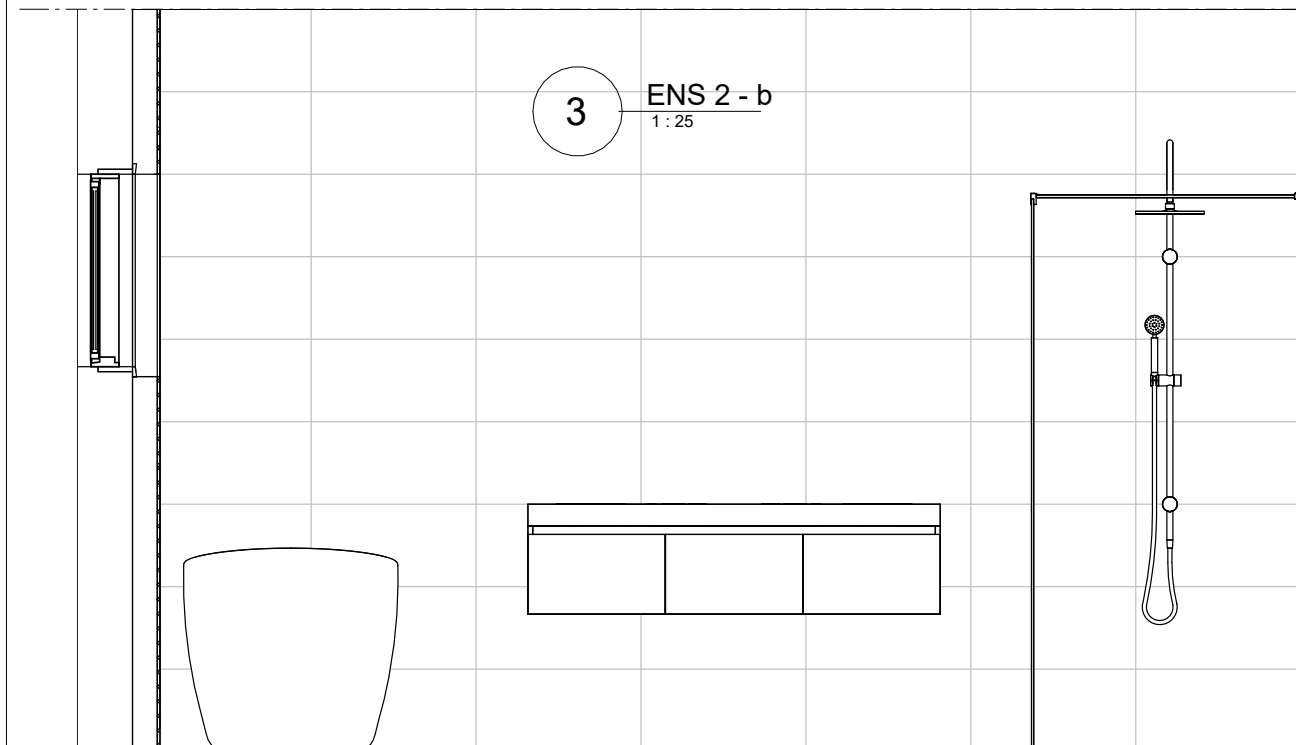
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2 ENS 2 - a
1 : 25

FCL
2.700

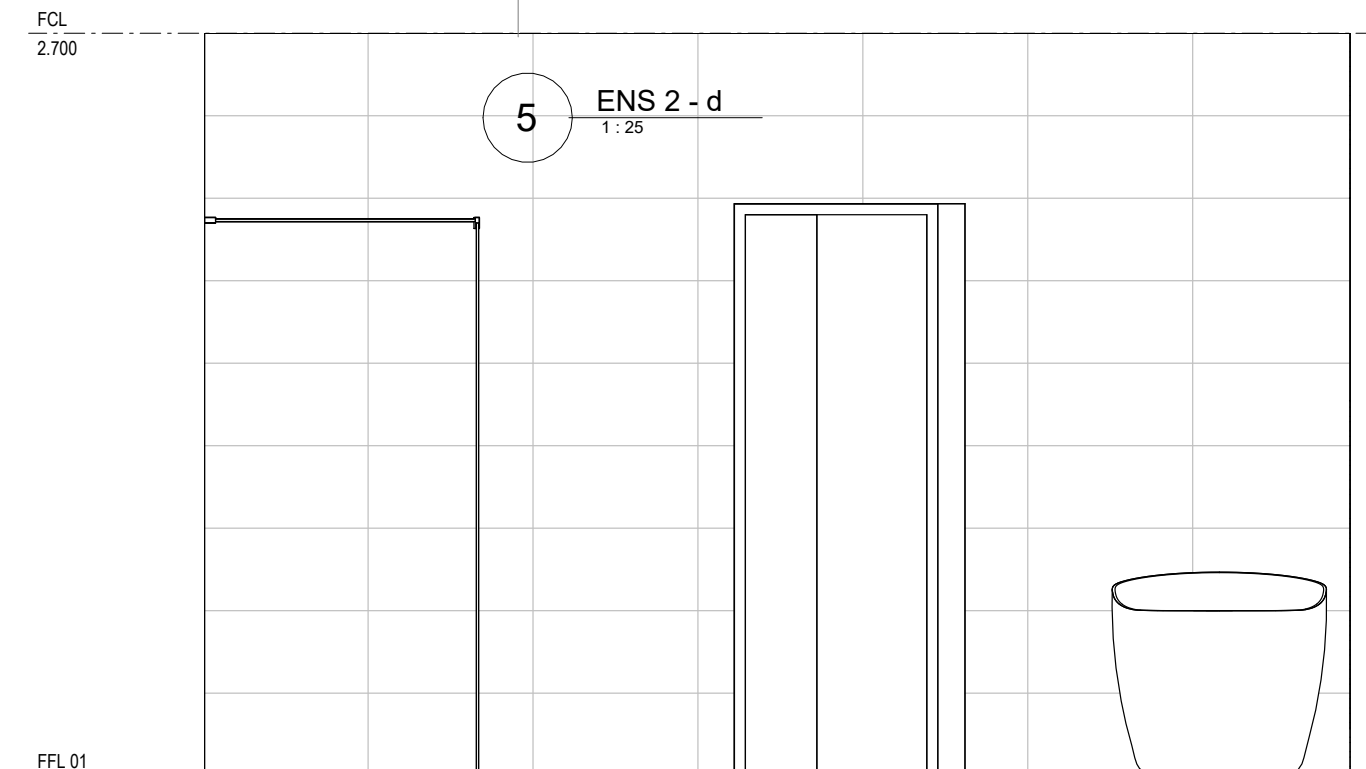
FFL 01
0.000



3 ENS 2 - b
1 : 25

FCL
2.700

FFL 01
0.000



5 ENS 2 - d
1 : 25

FCL
2.700

FFL 01
0.000

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PROJECT ADDRESS

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PROJECT

New Dwelling

DRAWING TITLE

Elevations

DATE

07/08/2026

SCALE

1 : 25

DRAWN BY

BH

REVISION No

1

SHEET SIZE

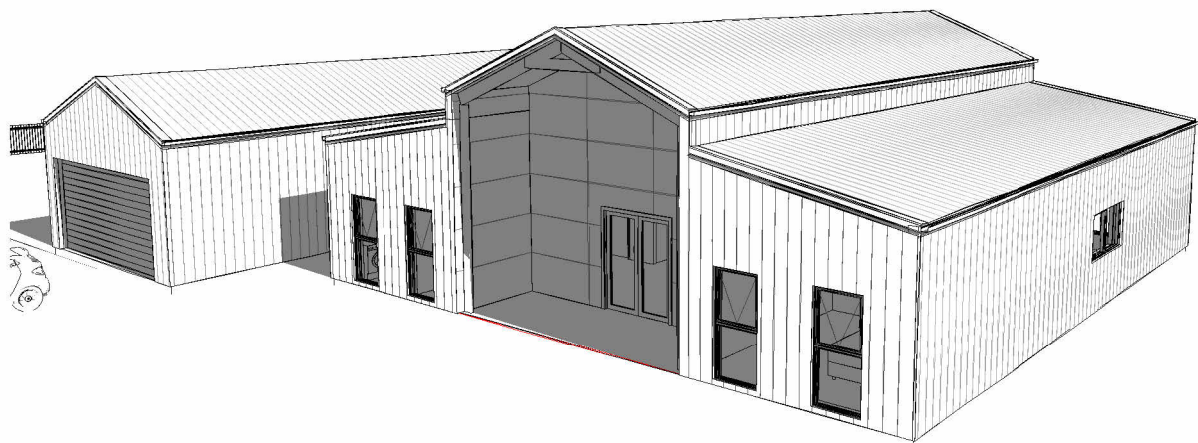
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JOB No

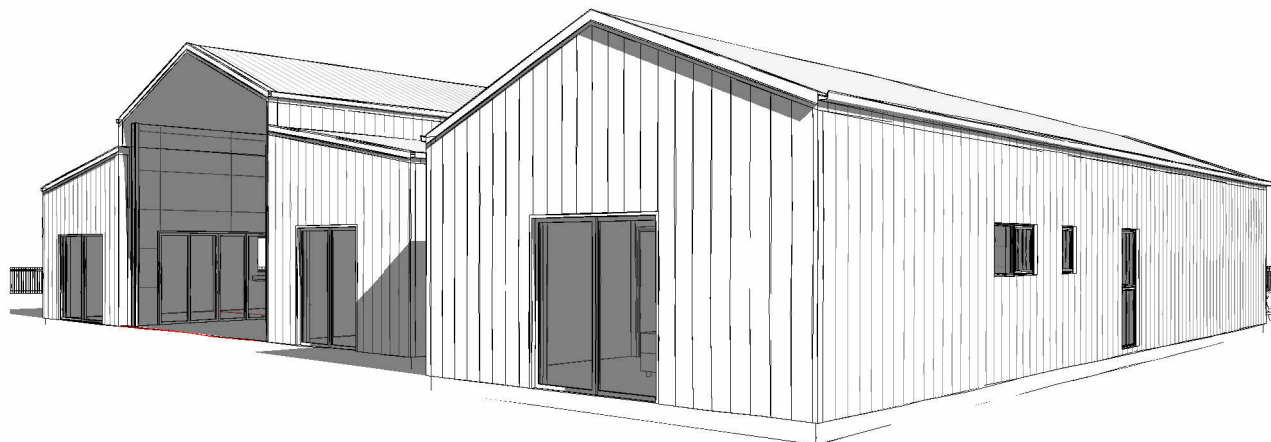
SNH26-033

SHEET No

A204



3D View 1



3D View 3



3D View 2

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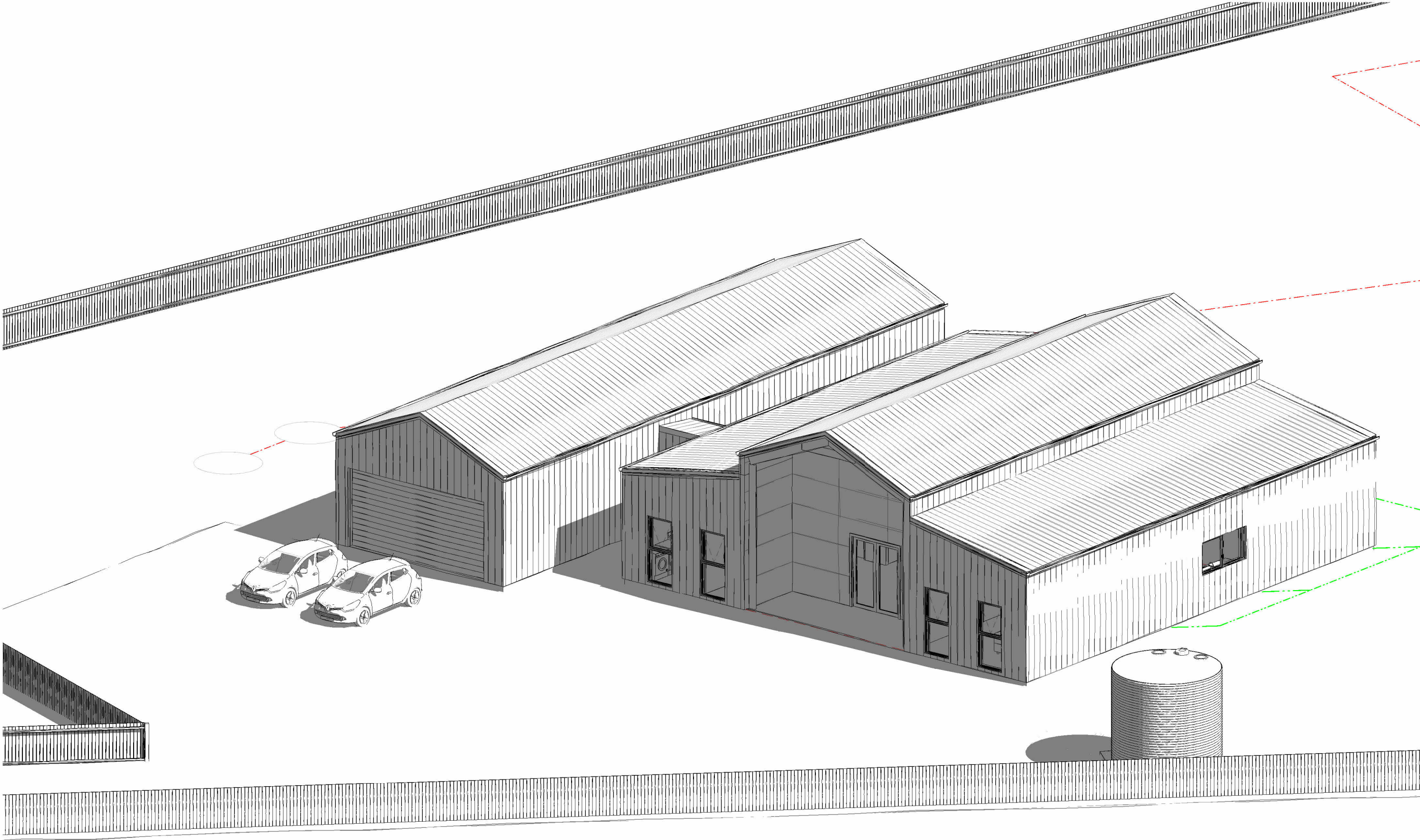
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CLIENT NAME Nakita Bird		DRAWING TITLE 3D views			
PROJECT ADDRESS 6A Jim Bacon Court, Brighton 7030		DATE 07/08/2026	SCALE	DRAWN BY BH	
PROJECT New Dwelling		REVISION No	SHEET SIZE A3	JOB No SNH26-033	SHEET No A701



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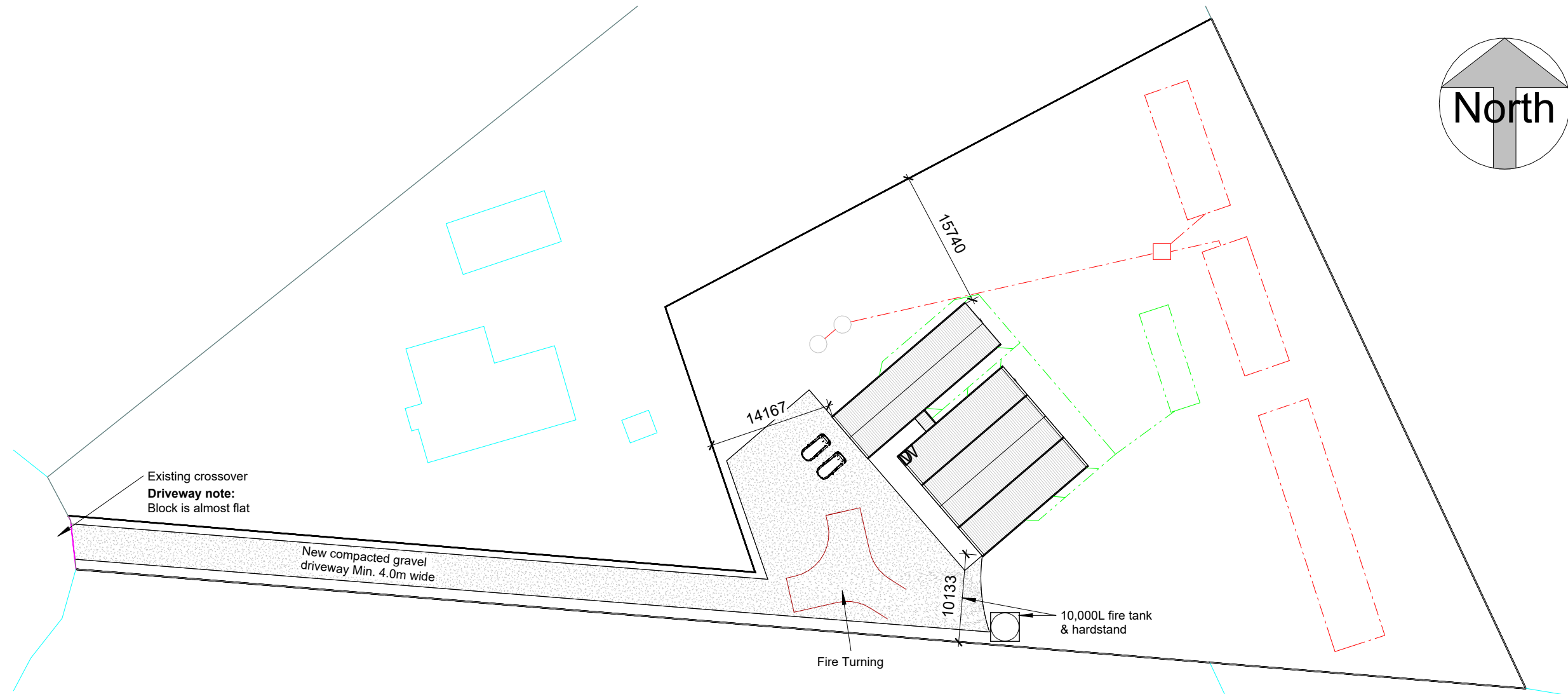
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CLIENT NAME Nakita Bird		DRAWING TITLE 3D views		
PROJECT ADDRESS 6A Jim Bacon Court, Brighton 7030		DATE 07/08/2026	SCALE	DRAWN BY BH
PROJECT New Dwelling		REVISION No	SHEET SIZE A3	JOB No SNH26-033
				SHEET No A702



Siteplan
1 : 500

PROPERTY ACCESS

B) PROPERTY ACCESS LENGTH IS 30 METRES OR GREATER; OR ACCESS IS FOR A FIRE APPLIANCE TO A FIRE FIGHTING WATER POINT.

THE FOLLOWING DESIGN AND CONSTRUCTION REQUIREMENTS APPLY TO PROPERTY ACCESS:

- (a) ALL-WEATHER CONSTRUCTION;
- (b) LOAD CAPACITY OF AT LEAST 20 TONNES, INCLUDING FOR BRIDGES AND CULVERTS;
- (c) MINIMUM CARRIAGEWAY WIDTH OF 4 METRES;
- (d) MINIMUM VERTICAL CLEARANCE OF 4 METRES;
- (e) MINIMUM HORIZONTAL CLEARANCE OF 0.5 METRES FROM THE EDGE OF THE CARRIAGEWAY;
- (f) CROSS FALLS OF LESS THAN 3° (1:20 OR 5%);
- (g) DIPS LESS THAN 7° (1:8 OR 12.5%); ENTRY AND EXIT ANGLE; (H) CURVES WITH A MINIMUM INNER RADIUS OF 10 METRES;
- (i) MAXIMUM GRADIENT OF 15% (1:3.5 OR 28%) FOR SEALED ROADS, AND 10° (1:5.5 OR 18%) FOR UNSEALED ROADS; AND
- (j) TERMINATE WITH A TURNING AREA FOR FIRE APPLIANCES PROVIDED BY ONE OF THE FOLLOWING:
 - (i) A TURNING CIRCLE WITH A MINIMUM OUTER RADIUS OF 10 METRES;
 - (ii) A PROPERTY ACCESS ENCIRCLING THE BUILDING; OR
 - (iii) A HAMMERHEAD "T" OR "Y" TURNING HEAD 4 METRES WIDE AND 8 METRES LONG.

C) IF PROPERTY ACCESS LENGTH IS 200 METRES OR GREATER.

THE FOLLOWING DESIGN AND CONSTRUCTION REQUIREMENTS APPLY TO PROPERTY ACCESS:

- (a) THE REQUIREMENTS FOR B ABOVE; AND
- (b) PASSING BAYS OF 2 METRES ADDITIONAL CARRIAGEWAY WIDTH AND 20 METRES LENGTH PROVIDED EVERY 200 METRES.

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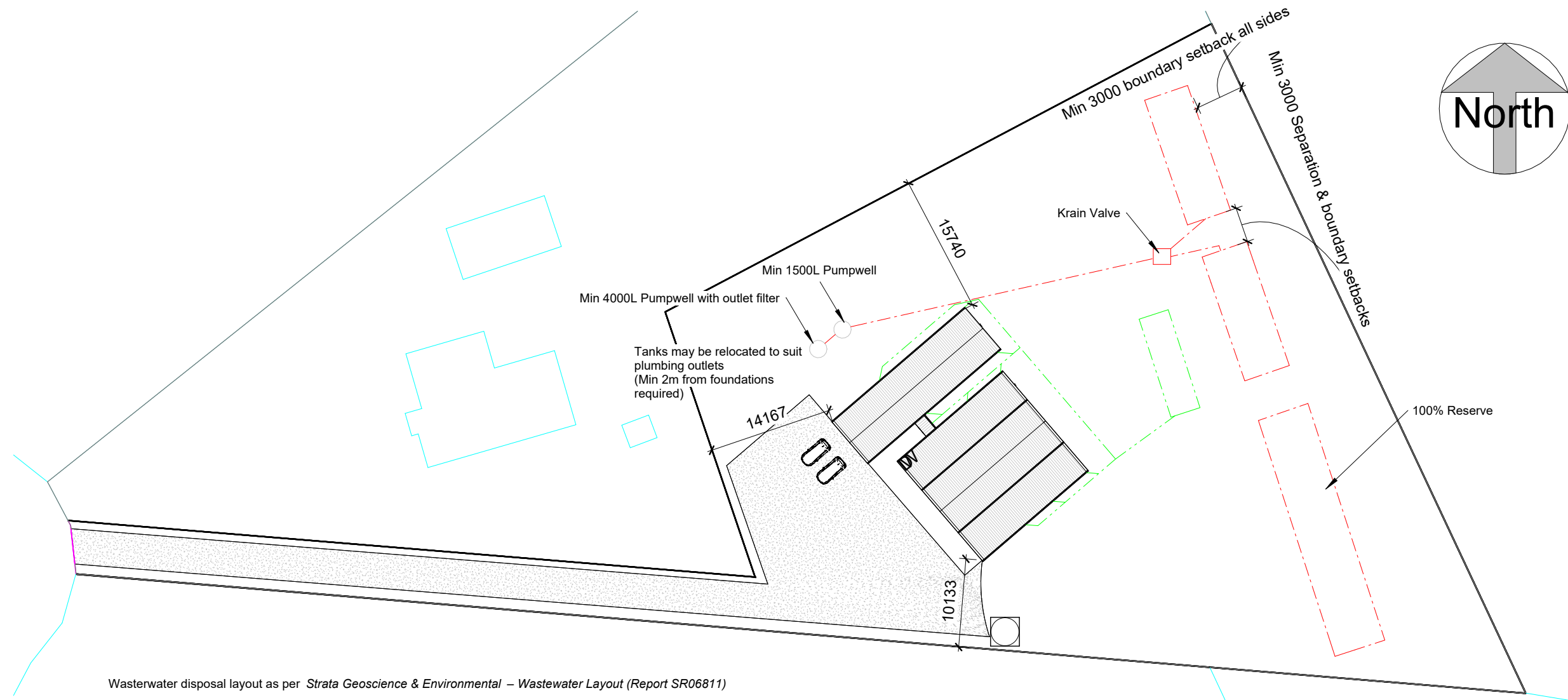
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ABN 52 660 422 159

CLIENT NAME	Nakita Bird			DRAWING TITLE	SITEPLAN		
PROJECT ADDRESS	6A Jim Bacon Court, Brighton 7030			DATE	07/08/2026	SCALE	1 : 500
PROJECT	New Dwelling			REVISION No	1	SHEET SIZE	A3
				JOB No	SNH26-033	SHEET No	C101



Wastewater disposal layout as per Strata Geoscience & Environmental – Wastewater Layout (Report SR06811)

Wastewater/ Stormwater
1 : 500

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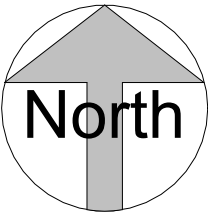
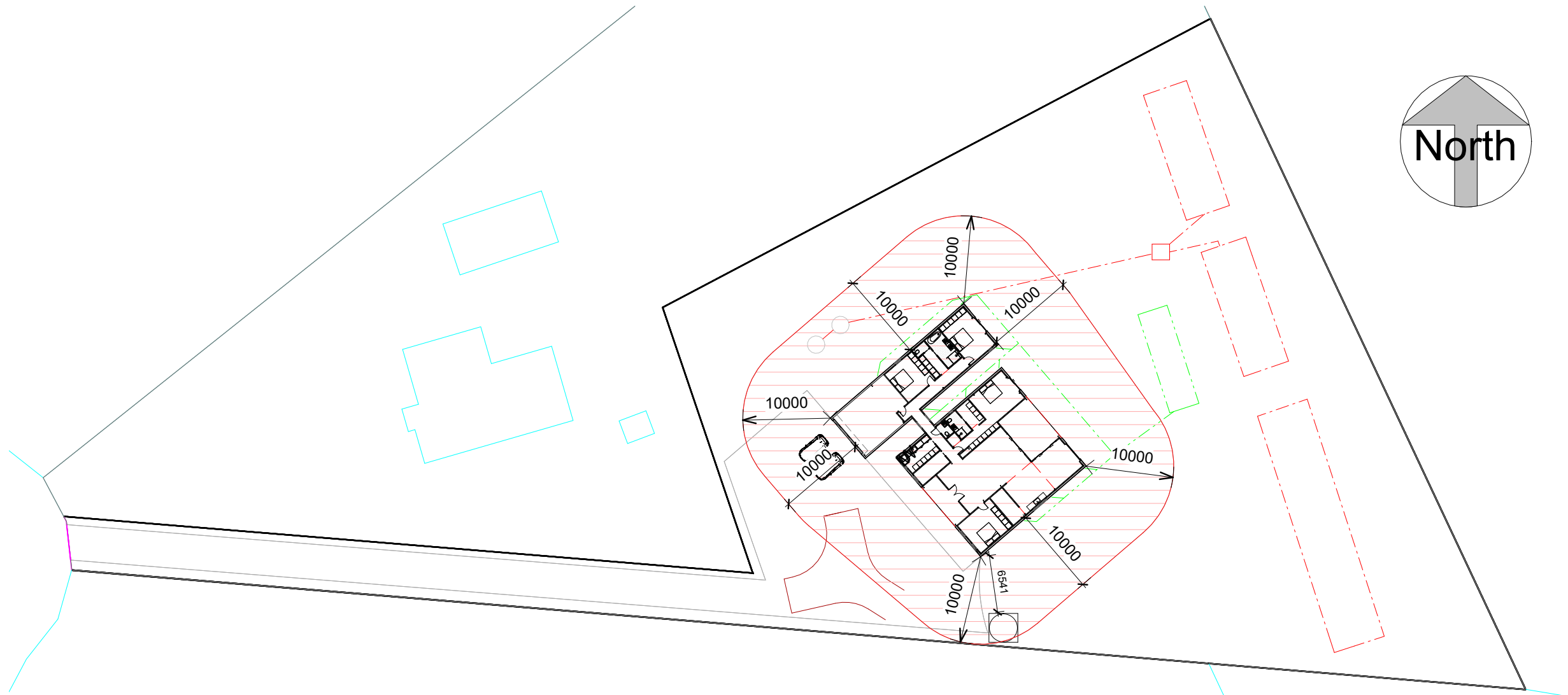
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PROJECT ADDRESS	6A Jim Bacon Court, Brighton 7030			DATE	07/08/2026	DRAWN BY
PROJECT	New Dwelling			SCALE	1 : 500	BH
	REVISION No	1	SHEET SIZE	A3	JOB No	SNH26-033
					SHEET No	C102



Siteplan Copy 1
1 : 500

PROPERTY ACCESS

- B) PROPERTY ACCESS LENGTH IS 30 METRES OR GREATER; OR ACCESS IS FOR A FIRE APPLIANCE TO A FIRE FIGHTING WATER POINT.
- THE FOLLOWING DESIGN AND CONSTRUCTION REQUIREMENTS APPLY TO PROPERTY ACCESS:
- (a) ALL-WEATHER CONSTRUCTION;
 - (b) LOAD CAPACITY OF AT LEAST 20 TONNES, INCLUDING FOR BRIDGES AND CULVERTS;
 - (c) MINIMUM CARRIAGEWAY WIDTH OF 4 METRES;
 - (d) MINIMUM VERTICAL CLEARANCE OF 4 METRES;
 - (e) MINIMUM HORIZONTAL CLEARANCE OF 0.5 METRES FROM THE EDGE OF THE CARRIAGEWAY;
 - (f) CROSS FALLS OF LESS THAN 3° (1:20 OR 5%);
 - (g) DIPS LESS THAN 7° (1:8 OR 12.5%); ENTRY AND EXIT ANGLE; (H) CURVES WITH A MINIMUM INNER RADIUS OF 10 METRES;
 - (i) MAXIMUM GRADIENT OF 15% (1:3.5 OR 28%) FOR SEALED ROADS, AND 10° (1:5.5 OR 18%) FOR UNSEALED ROADS; AND
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 - (ii) A PROPERTY ACCESS ENCIRCLING THE BUILDING; OR
 - (iii) A HAMMERHEAD "T" OR "Y" TURNING HEAD 4 METRES WIDE AND 8 METRES LONG.
- C) IF PROPERTY ACCESS LENGTH IS 200 METRES OR GREATER.
- THE FOLLOWING DESIGN AND CONSTRUCTION REQUIREMENTS APPLY TO PROPERTY ACCESS:
- (a) THE REQUIREMENTS FOR B ABOVE; AND
 - (b) PASSING BAYS OF 2 METRES ADDITIONAL CARRIAGEWAY WIDTH AND 20 METRES LENGTH PROVIDED EVERY 200 METRES.

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PROJECT ADDRESS	6A Jim Bacon Court, Brighton 7030			DATE	07/08/2026	SCALE	1 : 500
PROJECT	New Dwelling			REVISION No	1	SHEET SIZE	A3
						JOB No	SNH26-033
						SHEET No	C103

PLUMBING SCHEDULE
All Plumbing To AS 3500, Tasmanian Plumbing Code And Building Regulations 2016.

* ORG Is To Be 150mm Lower Than The Lowest Fixture Rim Height

MARK	ITEM	SIZE
ORG*	ORG	DN100 + TAP OVER
S	KITCHEN SINK	DN50
Tr	TROUGH	DN50
Vp	VENT	DN50
WC	WC	DN100
B	BASIN	DN40
Sh	SHOWER	DN50
Bth	BATH	DN40

Gradient min. for SEWER PIPE in accordance with AS/NZS 3500

DN65	1:40	2.5%
DN100	1:60	1.67%
DN125	1:80	1.25%
DN150	1:100	1.0%

Gradient min. for STORMWATER PIPE in accordance with AS/NZS 3500

DN90	1:100	1%
DN100	1:100	1%
DN150	1:100	1%

H102 Stormwater Drainage

1 : 200

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ABN 52 660 422 159

CLIENT NAME	Nakita Bird			Stormwater drainage		
PROJECT ADDRESS	6A Jim Bacon Court, Brighton 7030			DATE	07/08/2026	DRAWN BY
PROJECT	New Dwelling			SCALE	As indicated	BH
				REVISION No	1	
				SHEET SIZE	A3	
				JOB No	SNH26-033	
				SHEET No	H102	