



# Application for Planning Approval

## *Land Use Planning and Approvals Act 1993*

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APPLICATION NO.

**DA2024/145**

LOCATION OF AFFECTED AREA

**12A JORDAN DOWNS DRIVE, BRIGHTON**

DESCRIPTION OF DEVELOPMENT PROPOSAL

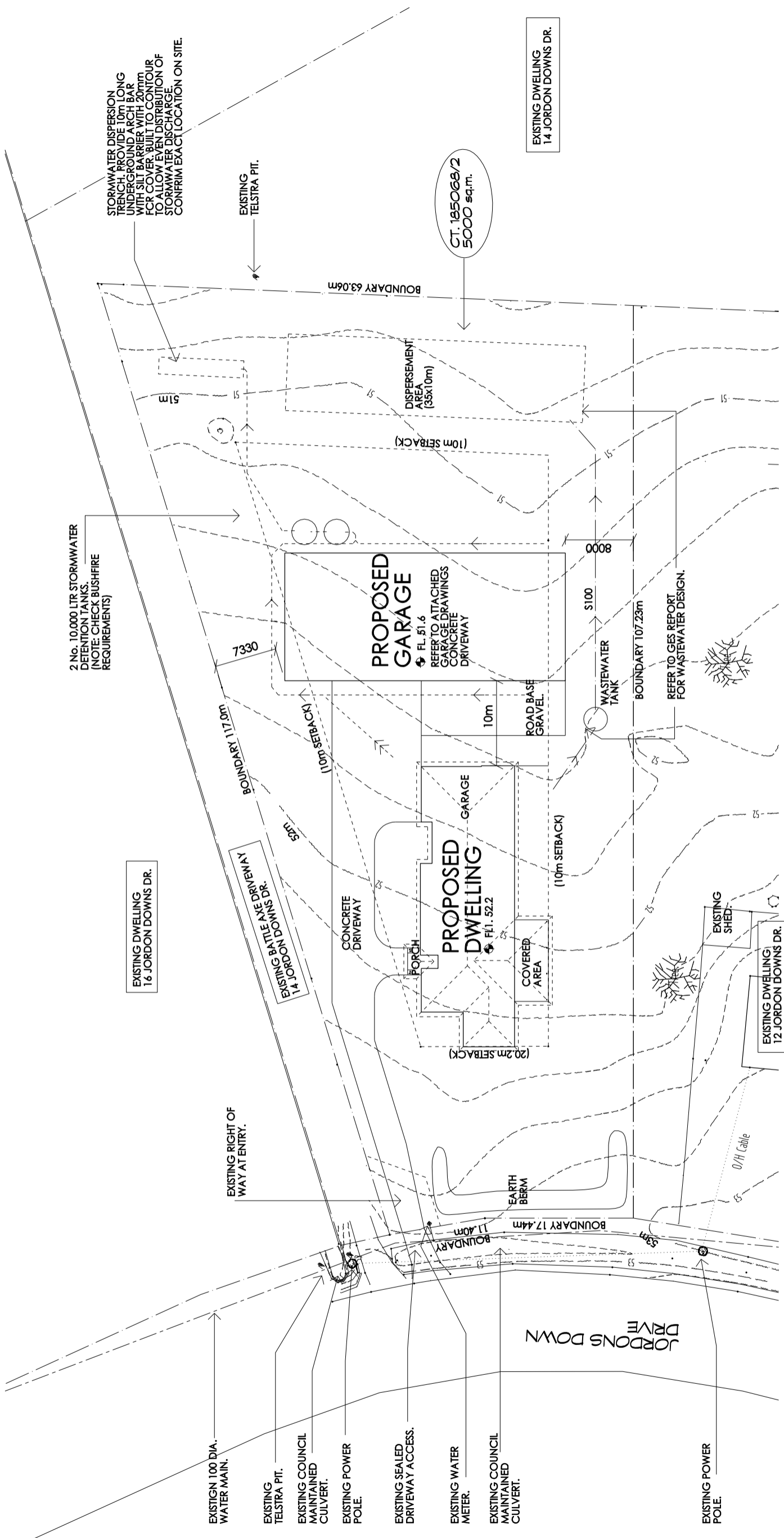
**SINGLE DWELLING**

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 **21/08/2024**. ADDRESSED TO THE GENERAL MANAGER 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**  
**General Manager**



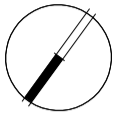
**Brighton**  
*going places*



**SITE PLAN**  
SCALE 1:500

SITE PLAN LEGEND	
⊕	EXISTING LEVELS
⬇	NEW LEVELS

**NOTE:**  
- CONFIRM ALL LEVELS ON SITE  
- PRIOR TO COMMENCEMENT.

Please note: - Verify all dimensions on site. Figured dimensions take precedence over scale readings.	
Plot Date: 14/07/2024	Drawn: KJR
Approval: preliminary	Scale: 1:500 @ A3
Project No.: 24.05	
Drawing No.: sk01	
 NORTH	

Drawing Title:  
**Site Plan**

Project and Address:  
**Proposed Development at  
12A Jordons Down Drive,  
Brighton.**

Client:  
**Mr. S. Allen**

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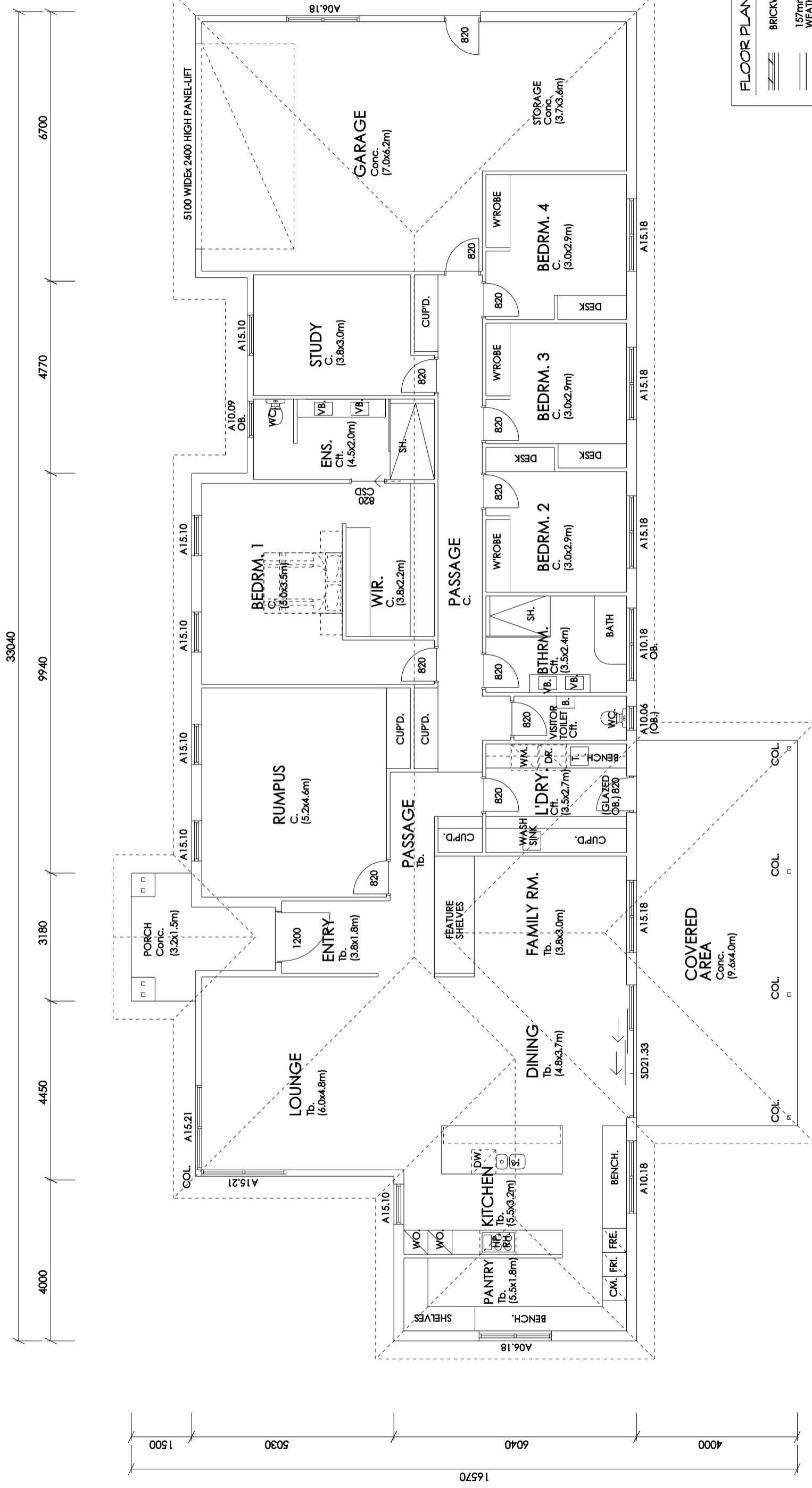
residential  
commercial

Project and Address:  
**Proposed Development at  
12A Jordons Down Drive,  
Brighton.**

Client:  
**Mr. S. Allen**

Project and Address:  
**Proposed Development at  
12A Jordons Down Drive,  
Brighton.**

Client:  
**Mr. S. Allen**



**FLOOR PLAN**  
SCALE 1:100

TOTAL FLOOR AREA: - 333 sq.m. 35.8 sq.  
COVERED AREA: - 38 sq.m.  
PORCH AREA: - 8 sq.m.

**FLOOR PLAN LEGEND**

	BRICKWORK WALLS
	157mm EXTERNAL STUD+ WEATHERBOARD WALLS.
	90mm STUD WALLS.
C.	CARPET
Cft.	CERAMIC FLOOR TILES
Conc.	CONCRETE FLOOR FINISH
Tb.	TIMBER FLOOR

Please note: - Verify all dimensions on site. Figured dimensions take precedence over scale readings.

Plot Date: 14/07/2024	Drawn: KJR
Approval: preliminary	Scale: 1:100 @ A3
Project No.: 24.05	
North Arrow	NORTH
Drawing No.: sk02	Rev. -

Project and Address: **Proposed Development at 12A Jordons Down Drive, Brighton.**

Client: **Mr. S. Allen**

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Drawing Title: **Floor Plan - Dwelling**

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Project and Address: **Proposed Development at 12A Jordons Down Drive, Brighton.**

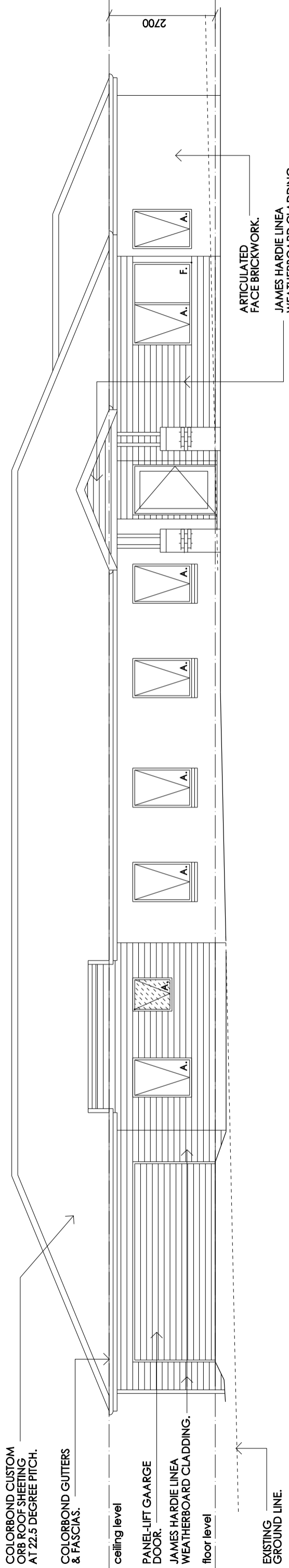
Client: **Mr. S. Allen**

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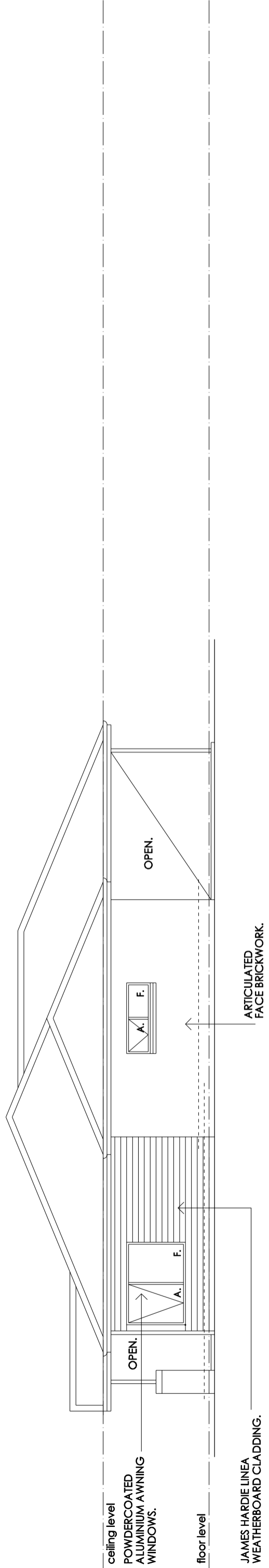
Drawing Title: **Floor Plan - Dwelling**

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**NORTH-EAST ELEVATION**  
SCALE 1:100



**NORTH-WEST ELEVATION**  
SCALE 1:100

Please note: - Verify all dimensions on site. Figured dimensions take precedence over scale readings.		Drawing Title: <b>Elevations - Dwelling</b>	
Project and Address: <b>Proposed Development at          12A Jordons Down Drive,          Brighton.</b>	Plot Date: 14/07/2024 Drawn: KJR	Project No.: <b>24.05</b>	
Client: <b>Mr. S. Allen</b>	Approval: preliminary Scale: 1:100 @ A3	Drawing No.: <b>sk03</b>	
Creative practical design solutions <b>TAS BUILDING DESIGN Pty Ltd</b> m. 0408 882283 a. p.o.box 2018 howrah 7018 e. tasbuildingdesign@optusnet.com.au residential commercial CC 652		© COPYRIGHT This document is the property of Kevin Roberts (designer). Any reproduction without permission of design and drawings is strictly prohibited.	

COLORBOND CUSTOM  
ORB ROOF SHEETING  
AT 22.5 DEGREE PITCH.

COLORBOND GUTTERS  
& FASCIAS.

ceiling level

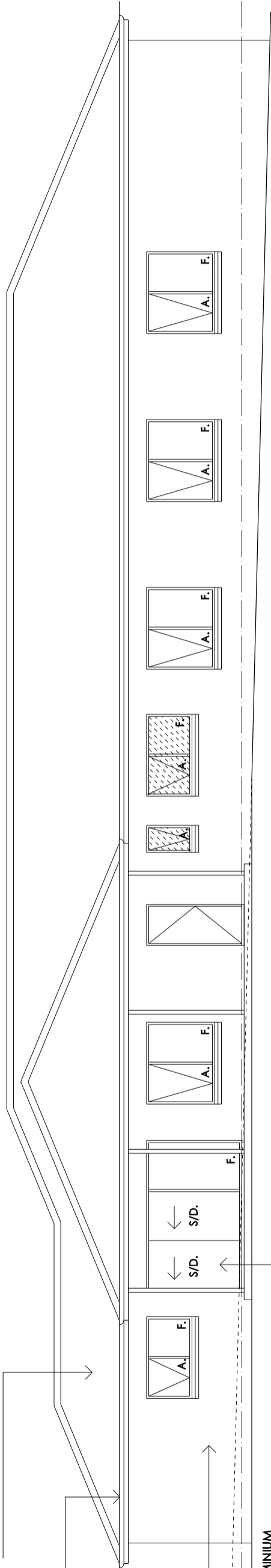
ARTICULATED  
FACE BRICKWORK.

floor level

POWDERCOATED ALUMINIUM  
SLIDING DOOR.

### SOUTH-WEST ELEVATION

SCALE 1:100

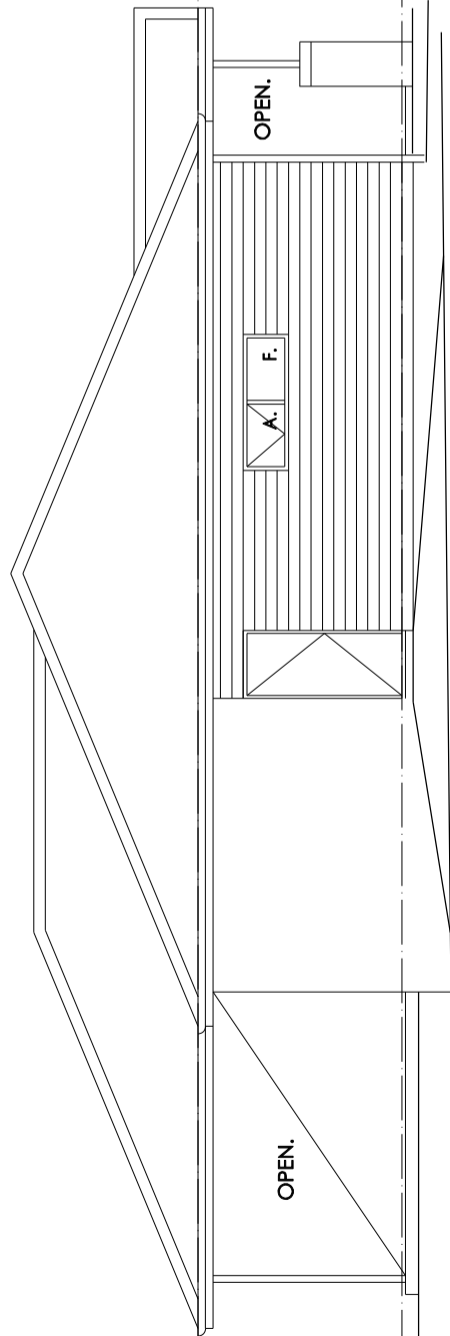


ceiling level

OPEN.

floor level

OPEN.



### SOUTH-EAST ELEVATION

SCALE 1:100

Please note: - Verify all dimensions on site. Figured dimensions take precedence over scale readings.	Drawing Title: <b>Elevations - Dwelling</b>	Project and Address: <b>Proposed Development at          12A Jordons Down Drive,          Brighton.</b>	Client: <b>Mr. S. Allen</b>
	Plot Date: 14/07/2024 Drawn: KJR	Approval: preliminary	Project No.: <b>24.05</b>
	Scale: 1:100 @ A3	Copyright: © COPYRIGHT This document is the property of Kevin Roberts (designer). Any reproduction without permission of design and drawings is strictly prohibited.	Drawing No.: <b>sk04</b>

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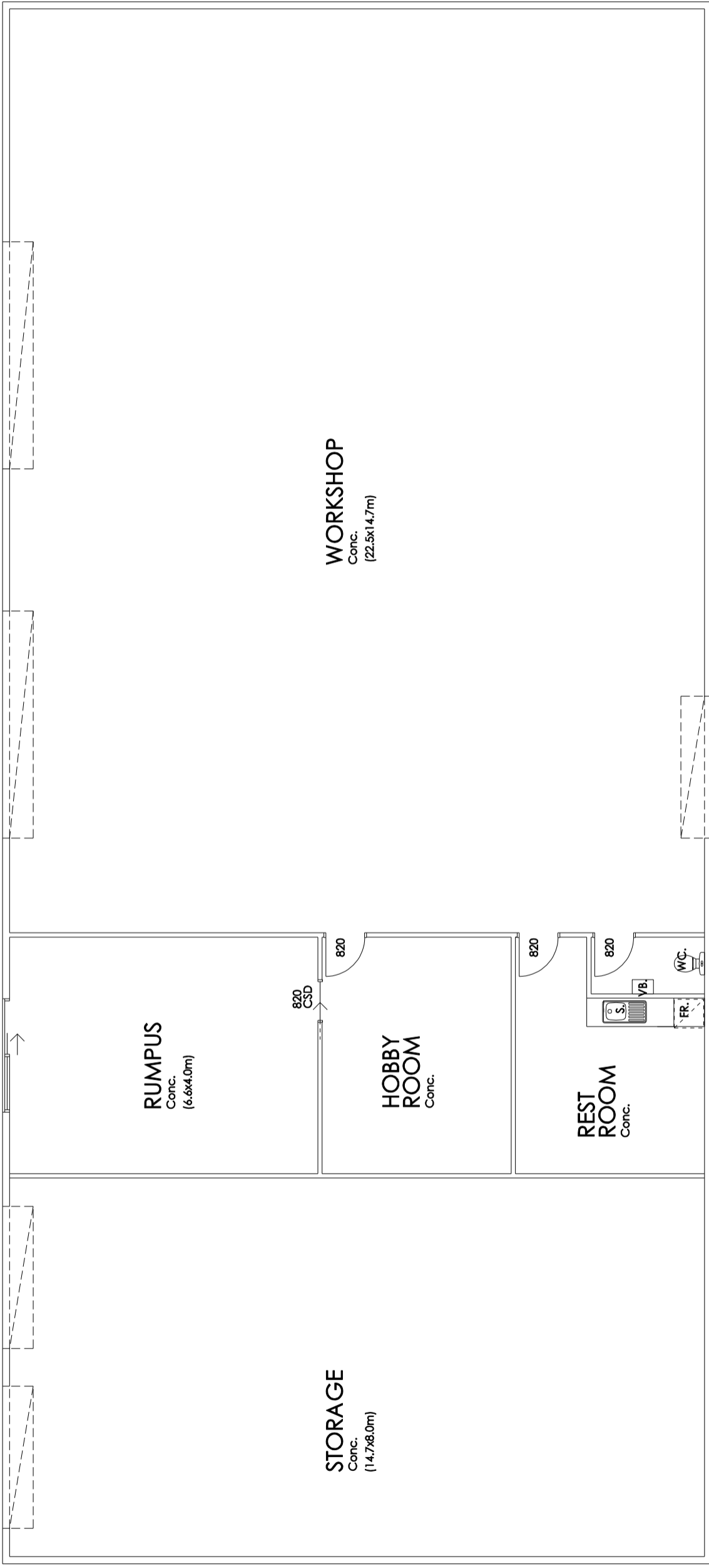
ROLLER DOOR  
3.0m W x 3.0m H.

ROLLER DOOR  
3.0m W x 3.0m H.

ROLLER DOOR  
4.8m W x 4.8m H.

ROLLER DOOR  
4.8m W x 4.8m H.

SD21.21



15000

# GARAGE FLOOR PLAN

SCALE 1:100

FLOOR AREA:- 495 sq.m.

Project and Address: <b>Proposed Development at          12A Jordons Down Drive,          Brighton.</b>	Drawing Title: <b>Floor Plan - Garage</b>		Please note: - Verify all dimensions on site. Figured dimensions take precedence over scale readings.	
	Client: <b>Mr. S. Allen</b>		Plot Date: 14/07/2024 Drawn: KJR Approval: preliminary Scale: 1:100 @ A3	
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COLORBOND CUSTOM  
ORB ROOF SHEETING  
AT 10 DEGREE PITCH.

COLORBOND GUTTERS  
& FASCIAS.

COLORBOND WALL  
CLADDING.

EXISTING GROUND  
LINE SHOWN DOTTED.

garage floor level

NEW GROUND  
LINE.

### NORTH-WEST ELEVATION

SCALE 1:100

GARAGE ROLLER  
DOORS.

F.

GARAGE ROLLER  
DOORS.

3600

garage floor level

EXISTING GROUND  
LINE.

### NORTH-EAST ELEVATION

SCALE 1:100

Please note: - Verify all dimensions on site. Figured dimensions take precedence over scale readings.	Drawing Title: <b>Elevations - Garage</b>	Project and Address: <b>Proposed Development at          12A Jordons Down Drive,          Brighton.</b>	Client: <b>Mr. S. Allen</b>	Project No.: <b>24.05</b>	Drawing No.: <b>sk06</b>
	Plot Date: <b>14/07/2024</b> Drawn: <b>KJR</b>				
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COLORBOND CUSTOM  
ORB ROOF SHEETING  
AT 10 DEGREE PITCH.

COLORBOND GUTTERS  
& FASCIAS.

COLORBOND WALL  
CLADDING.

garage floor level

EXISTING GROUND  
LINE.

### SOUTH-EAST ELEVATION

SCALE 1:100

2 No. 10,000 LTR STORMWATER  
TANKS.

GARAGE ROLLER  
DOOR.

garage floor level

### SOUTH-WEST ELEVATION

SCALE 1:100

EXISTING GROUND  
LINE.

3600

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Project and Address:

Proposed Development at  
12A Jordons Down Drive,  
Brighton.

Client:

Mr. S. Allen

Drawing Title:

Elevations - Garage

Please note: - Verify all dimensions on site. Figured  
dimensions take precedence over scale readings.

Plot Date: 14/07/2024

Drawn: KJR

Approval: preliminary

Scale: 1:100 @ A3

Project No.:

24.05

Drawing No.:

sk07

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Rev.

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