



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2023/103

LOCATION OF AFFECTED AREA

31 BLACKSTONE DRIVE, OLD BEACH

DESCRIPTION OF DEVELOPMENT PROPOSAL

ALTERATION AND ADDITION TO DWELLING & NEW 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 CONCERNING AN APPLICATION UNTIL 4:45 P.M. ON **25/09/2023**. ADDRESSED TO THE GENERAL MANAGER 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
General Manager



Brighton
going places



DEVELOPMENT APPLICATION
JOB: PROPOSED ALTERATIONS & ADDITIONS + (SHED BY OTHERS)
ADDRESS: 31 BLACKSTONE DRIVE OLD BEACH 70302

CLIENT : DAMIEN & SHARNI BUSH

TITLE REF: 157769/49

CONTENTS: DRAWING NO. / DRAWING TITLE DRAWINGS BY : DUO DESIGN

- 01 SITE PLAN 1.200
- 02 EXISTING FLOOR PLAN
- 03 PROPOSED GROUND FLOOR PLAN
- 04 PROPOSED FIRST FLOOR PLAN
- 05 ELEVATIONS
- 06 ELEVATIONS



BUILDER MUST VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION

USE WRITTEN DIMENSIONS-DO NOT SCALE

ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE STATE BUILDING REGULATIONS LOCAL COUNCIL BY-LAWS AND CURRENT NCC

SOIL AND WATER MANAGEMENT NOTES:-

Site to be vegetated and planted to the satisfaction of the Hobart Regional soil and water management code of practice.

Site to be disturbed as minimal as possible, (i.e. only building, drainage and immediate adjoining areas).

Install all drainage lines prior to placement of roof and guttering. Connect immediately once dwelling is roofed.

Apply temporary covering (eg. waterproof blankets, vegetation or mulch) to all disturbed areas where construction is only partially completed, which will remain exposed for a period of 14 days or more.

Protect any nearby or on-site drainage pits from sediment by installing sediment traps around them.

Limit entry/exit to one point and stabilise. Install facilities to remove dirt/mud from vehicle wheels before they leave the site.

All soil/excavated matter to be retained on site, to be used as battered fill required for the landscaping areas.

SITE AREA : 700m²

RESIDENCE SITE COVERAGE (INC ADDITION): 177.36m²

EX SHED: 24m²

PROPOSED SHED : 36m²

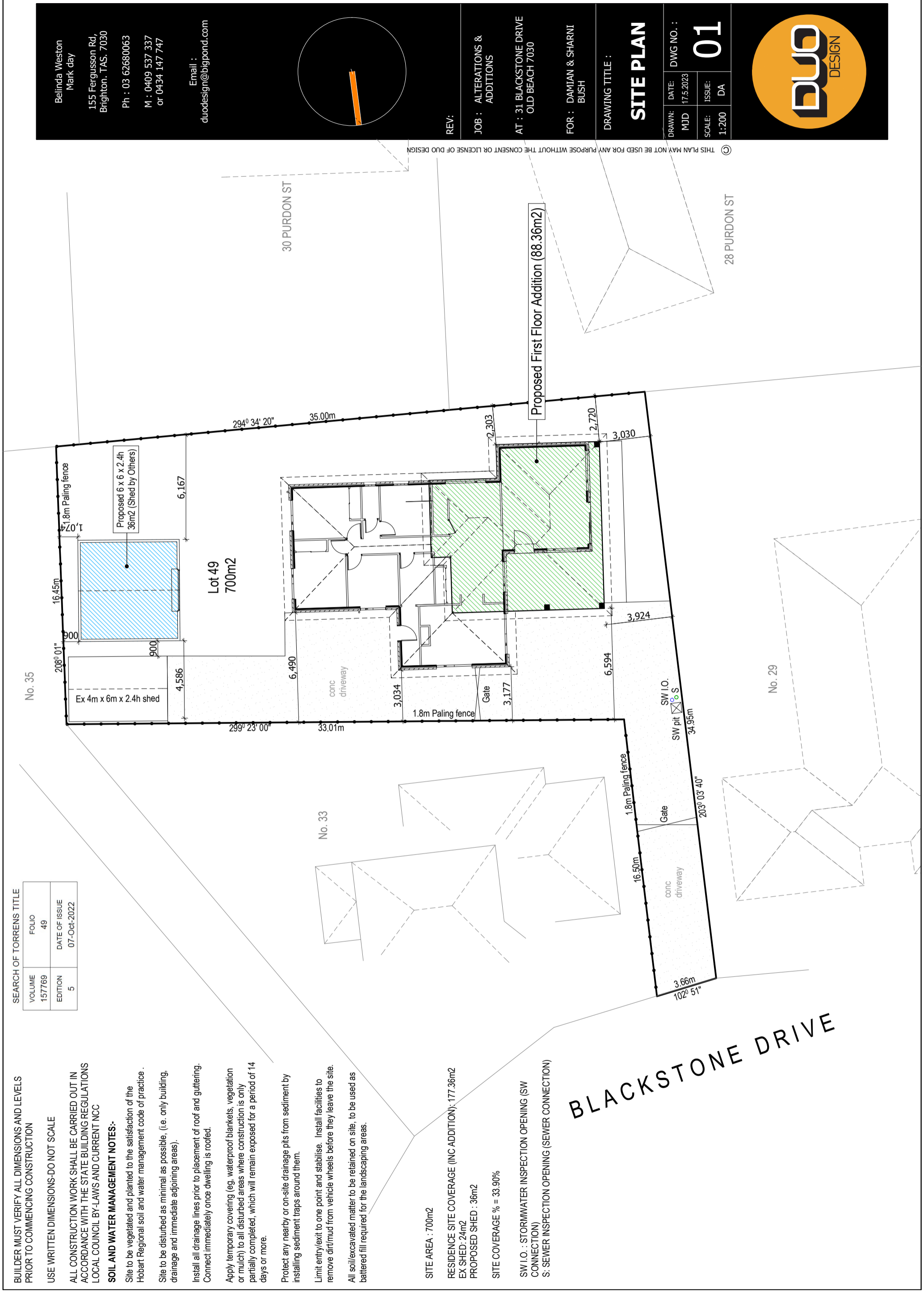
SITE COVERAGE % = 33.90%

SW I.O. : STORMWATER INSPECTION OPENING (SW CONNECTION)

S: SEWER INSPECTION OPENING (SEWER CONNECTION)

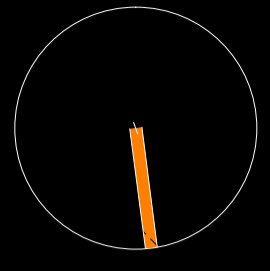
SEARCH OF TORRENS TITLE

VOLUME	FOLIO
157769	49
EDITION	DATE OF ISSUE
5	07-Oct-2022



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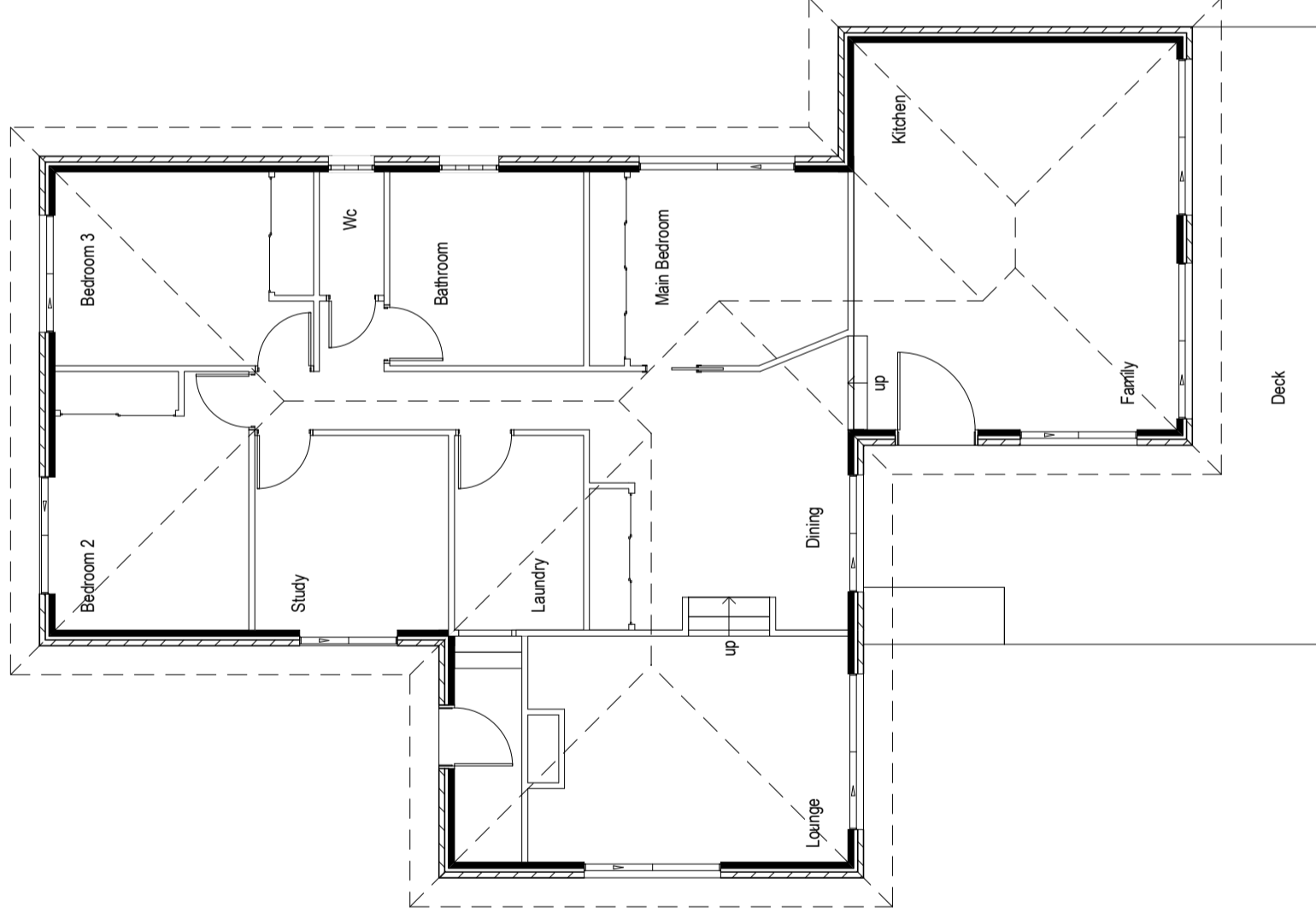


REV:
JOB : ALTERATIONS & ADDITIONS
AT : 31 BLACKSTONE DRIVE
OLD BEACH 7030
FOR : DAMIAN & SHARNI BUSH

DRAWING TITLE :
SITE PLAN
DRAWN: MJD
DATE: 17.5.2023
SCALE: 1:200
DWG NO. :
01
ISSUE: DA



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EXISTING FLOOR AREA : 153.82 m2, 16.55 squares
EXISTING DECK AREA : 34.30 m2, 3.69 squares

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REV:

JOB : ALTERATIONS &
ADDITIONS

AT : 31 BLACKSTONE DRIVE,
OLD BEACH

FOR : DAMIEN & SHARNI
BUSH

DRAWING TITLE :

EXISTING FLOOR PLAN

DRAWN:	DATE:	DWG NO. :
BJW	17.5.2023	02
SCALE:A3	ISSUE:	
1:100	DA	

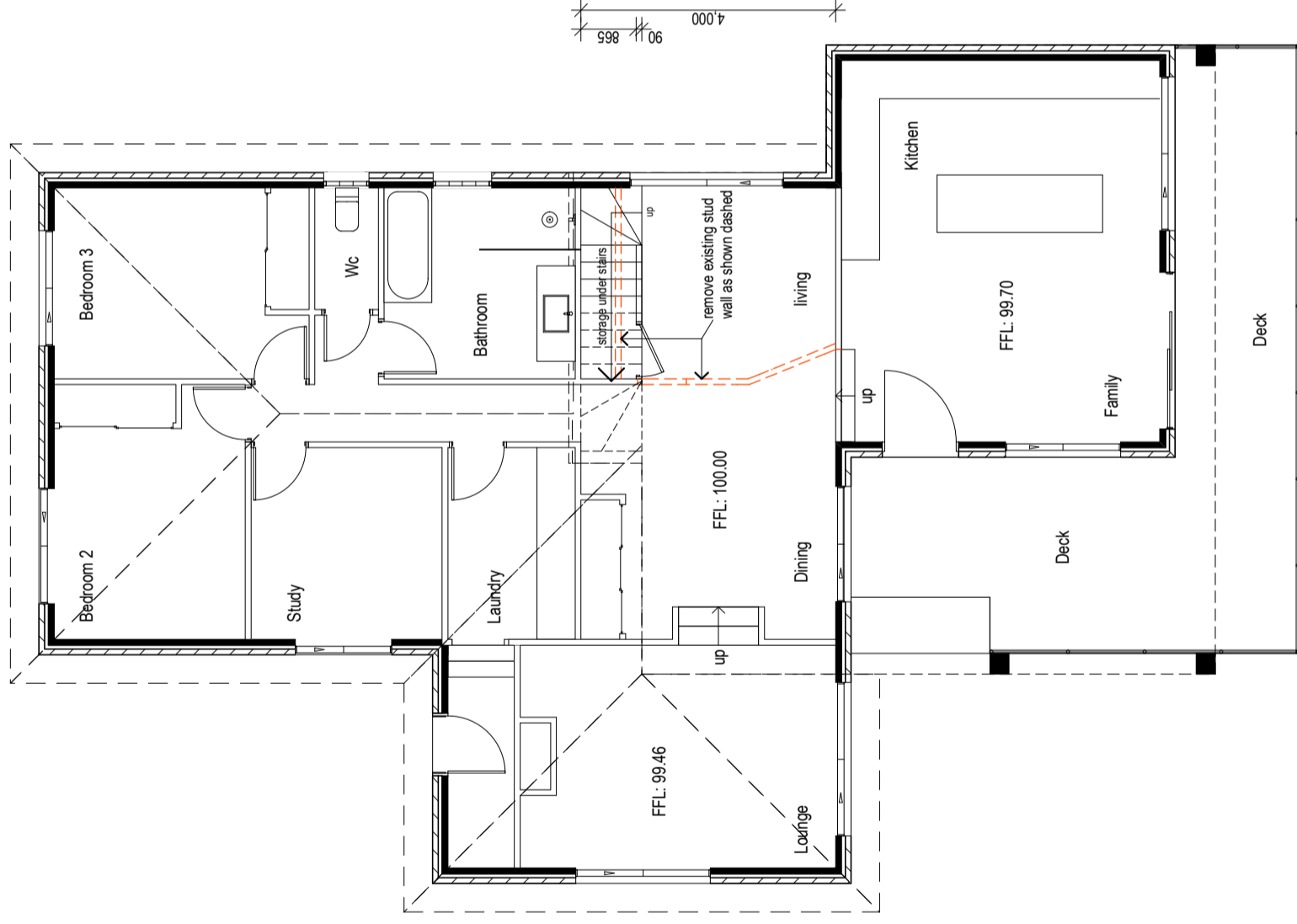


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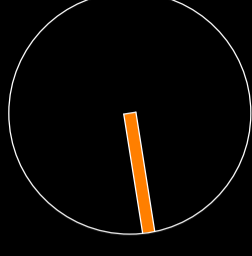
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JOB : ALTERATIONS &
ADDITIONS

AT : 31 BLACKSTONE DRIVE,
OLD BEACH

FOR : DAMIEN & SHARNI
BUSH

DRAWING TITLE :

**PROPOSED GROUND
FLOOR PLAN**

DRAWN:	DATE:	DWG NO. :
B3W	17.5.2023	
SCALE:A3	ISSUE:	
1:100	DA	

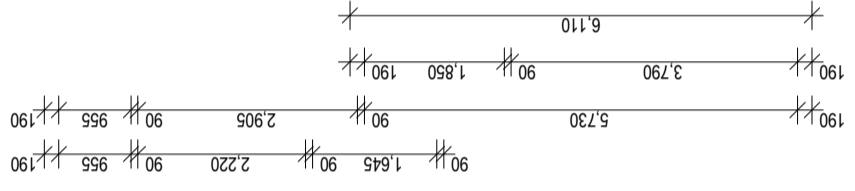
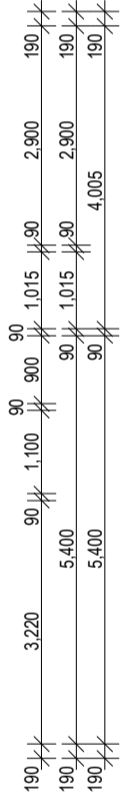
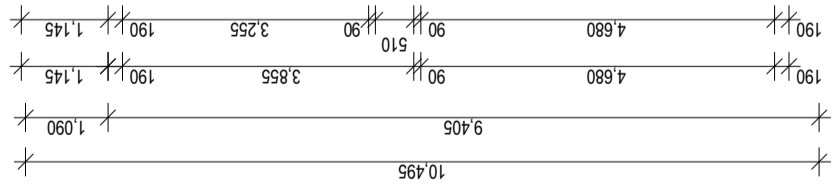
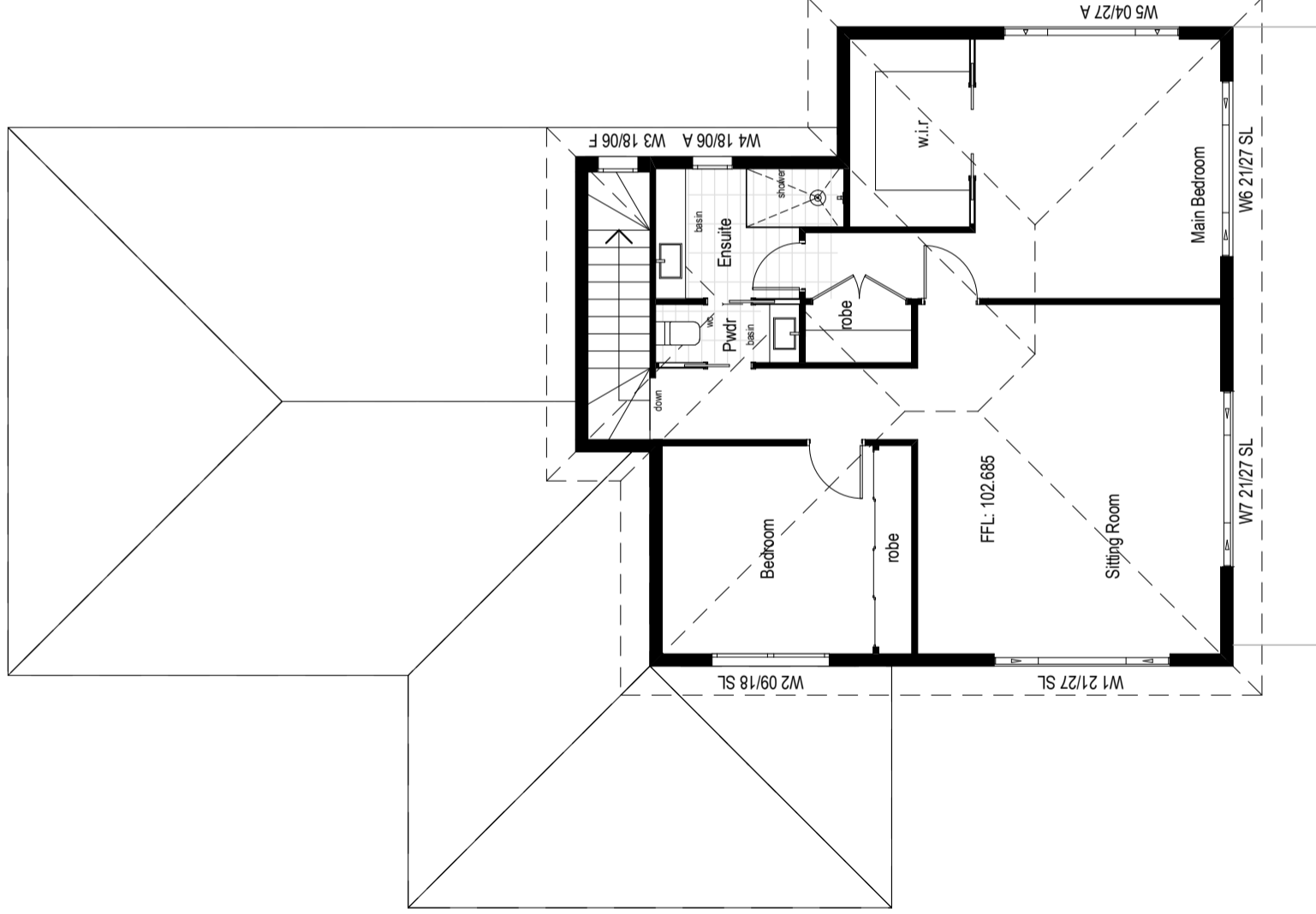
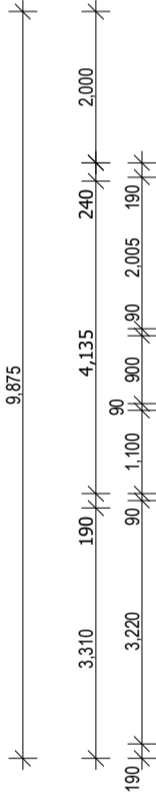
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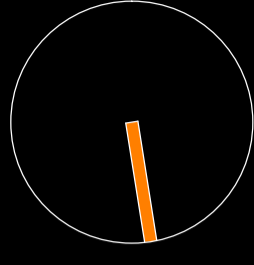
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AT : 31 BLACKSTONE DRIVE,
OLD BEACH

FOR : DAMIEN & SHARNI
BUSH

DRAWING TITLE :

PROPOSED FIRST FLOOR PLAN

DRAWN:	DATE:	DWG NO. :
BJW	17.5.2023	04
SCALE:A3	ISSUE:	DA
1:100		



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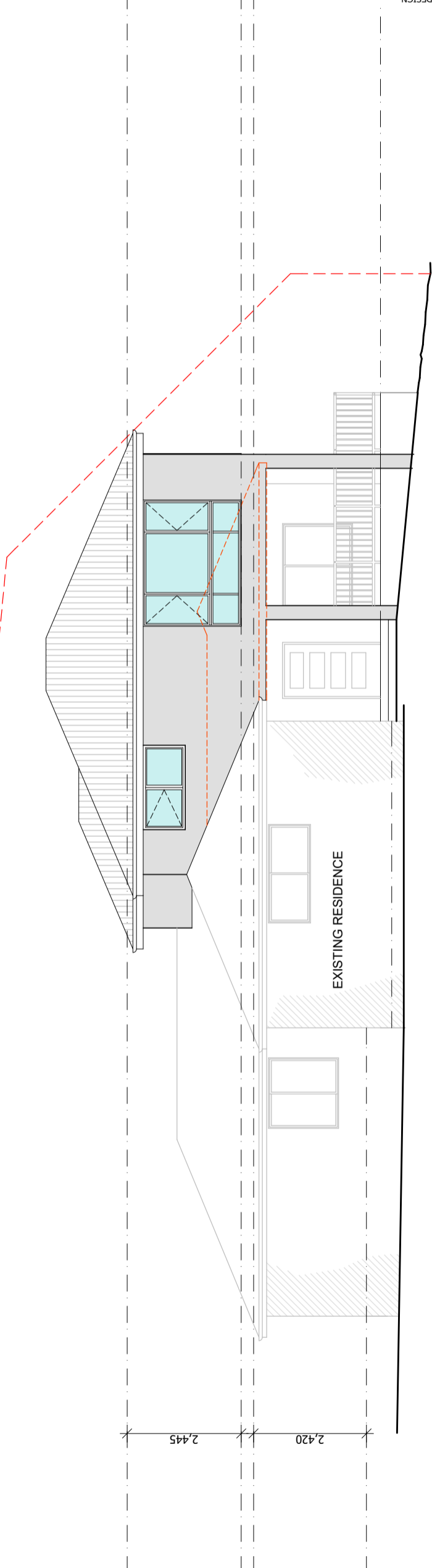
PROPOSED UPPER FLOOR AREA: 88.36m²

BUILDER MUST VERIFY ALL DIMENSIONS AND LEVELS
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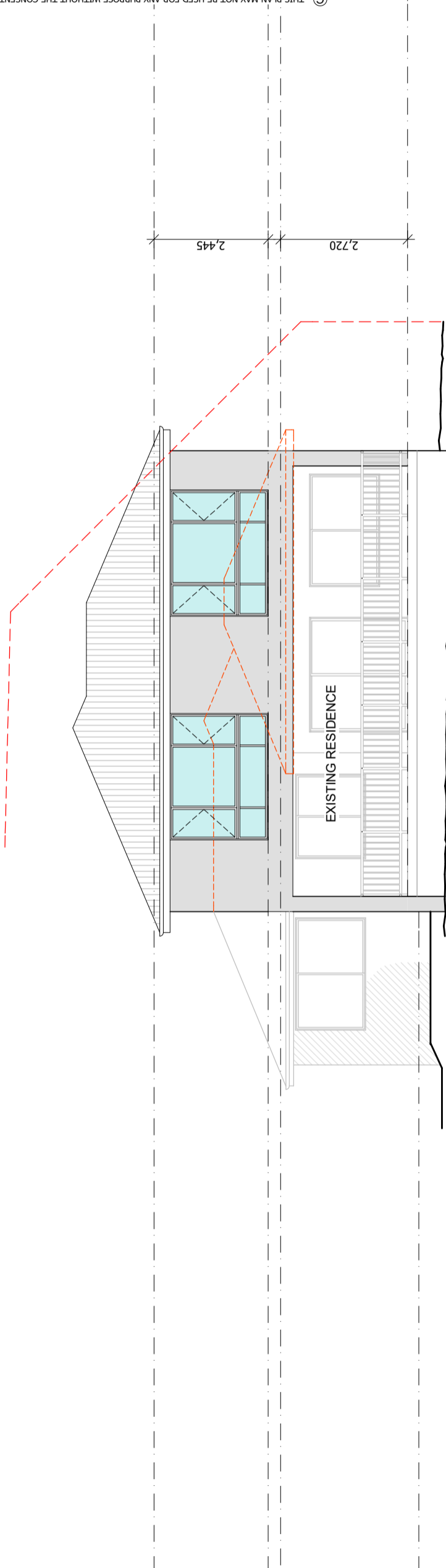
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--- BUILDING ENVELOPE @ 8.5m



North - ELEVATION

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West - ELEVATION

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REV:

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ADDITIONS

AT : 31 BLACKSTONE DRIVE,
OLD BEACH

FOR : DAMIEN & SHARNI
BUSH

DRAWING TITLE :

**PROPOSED
ELEVATIONS**

DRAWN:	DATE:	DWG NO. :
BJW	17.5.2023	05
SCALE:A3	ISSUE:	
1:100	DA	



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AT : 31 BLACKSTONE DRIVE,
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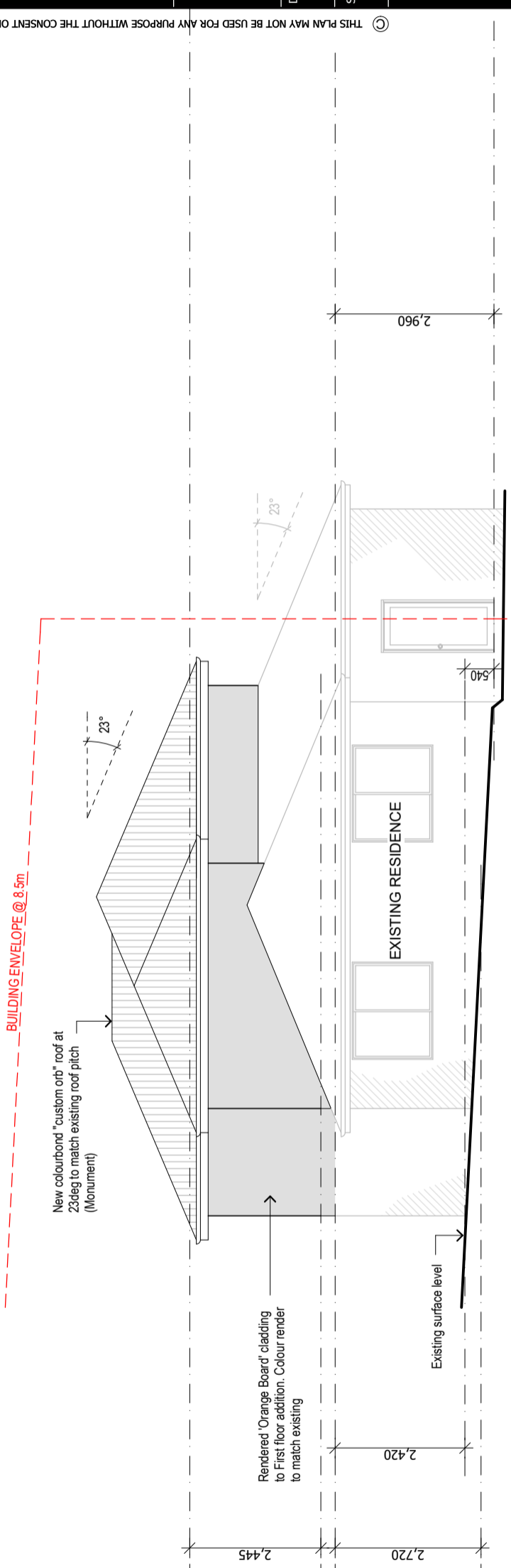
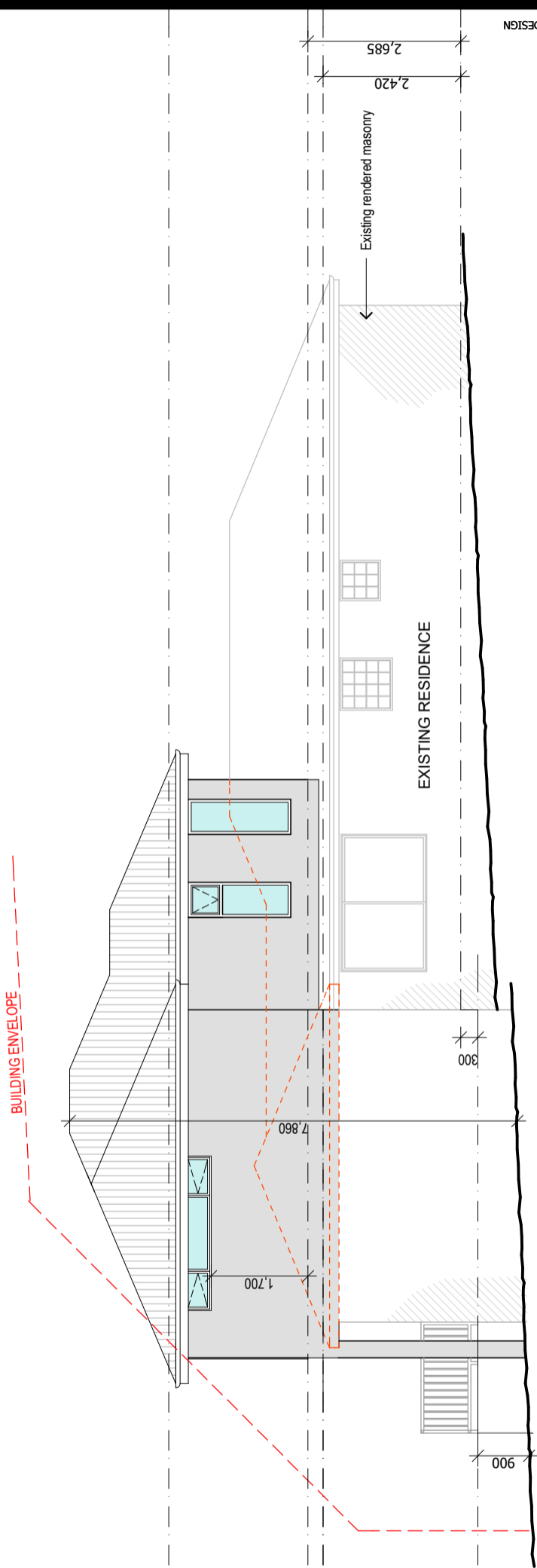
DRAWING TITLE :

**PROPOSED
ELEVATIONS**

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BJW	17.5.2023	06
SCALE:A3	ISSUE:	
1:100	DA	

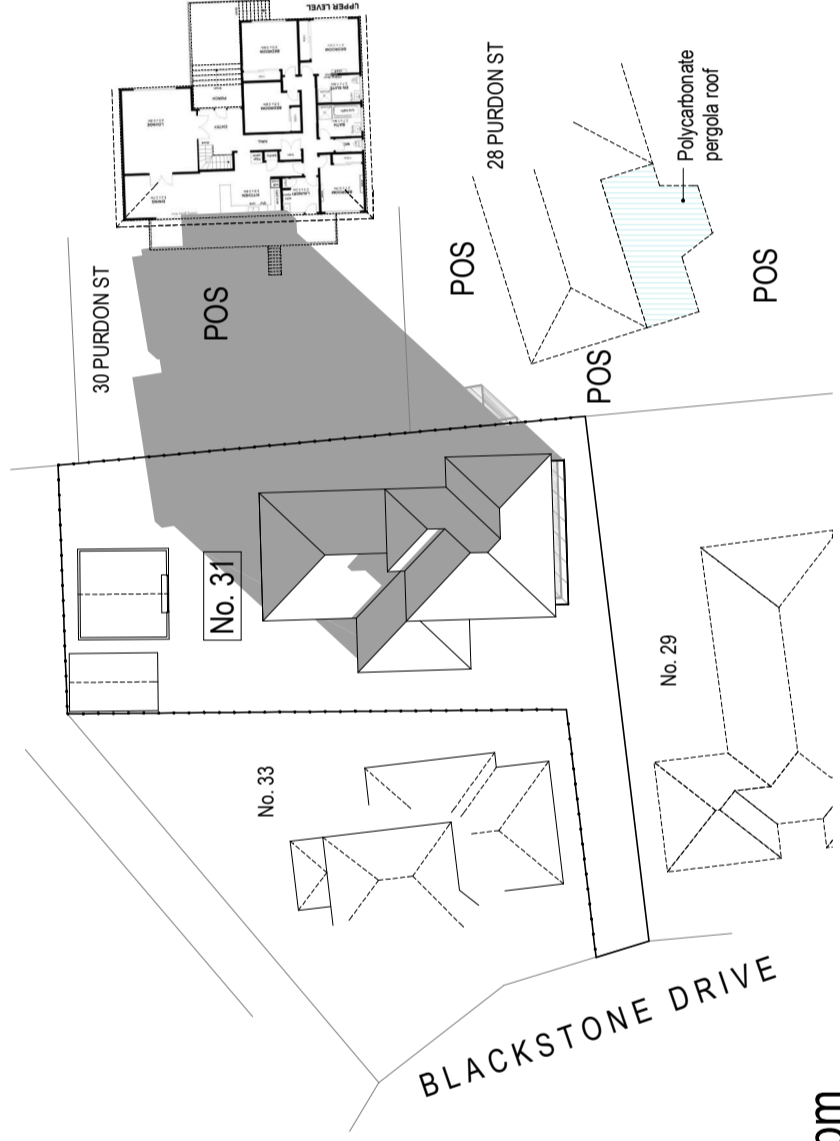
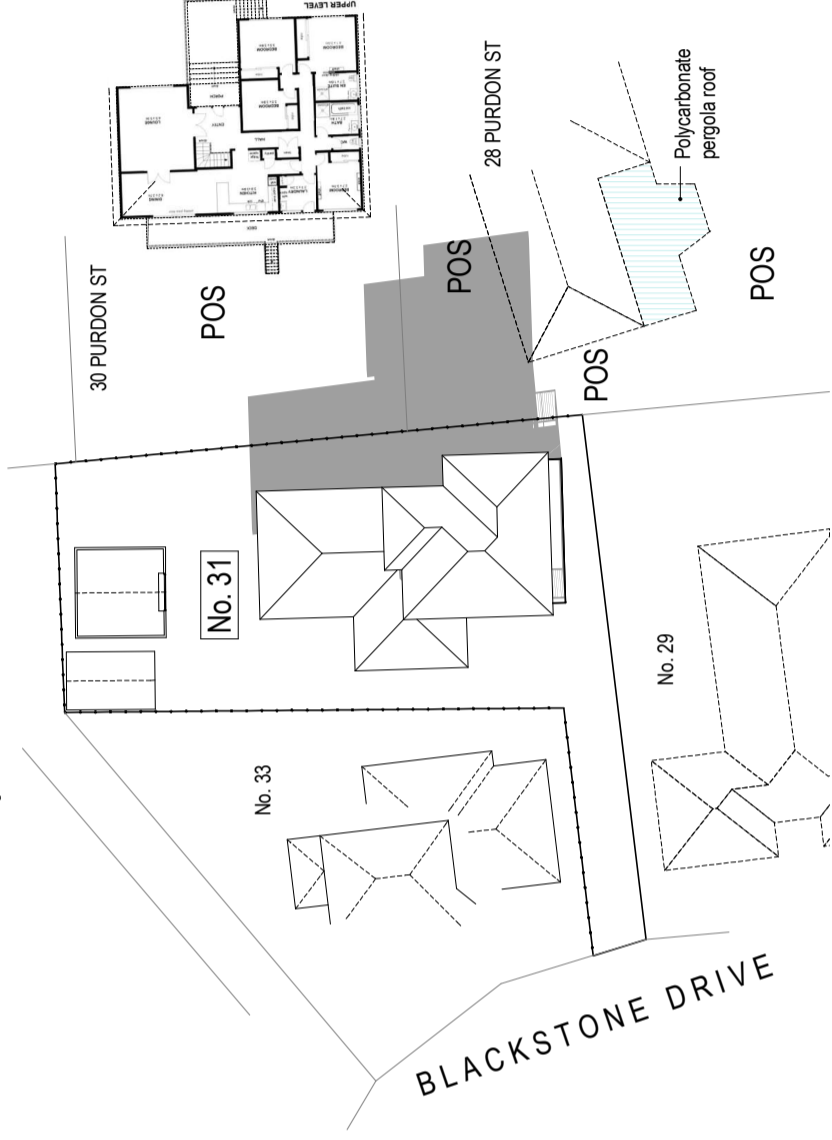
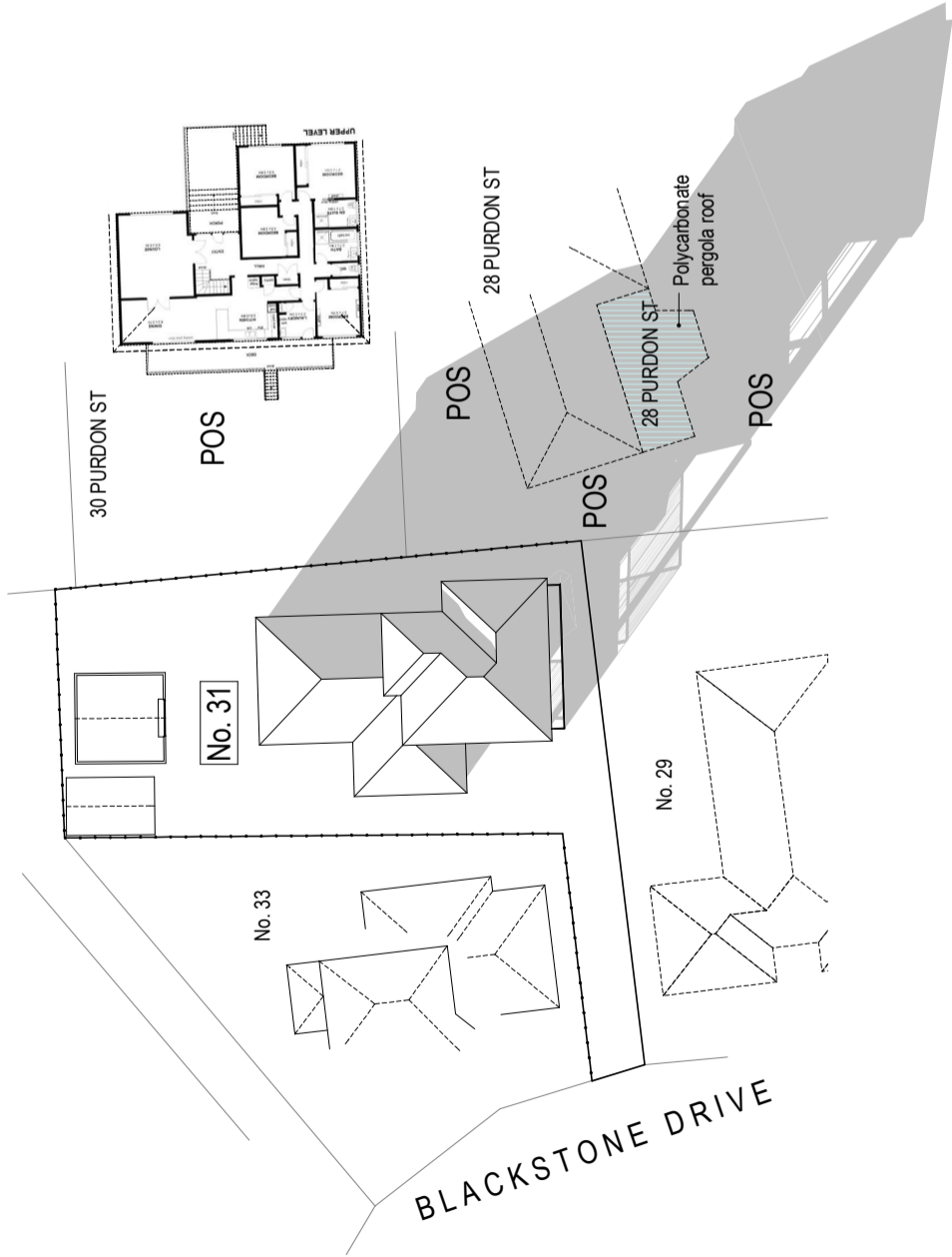


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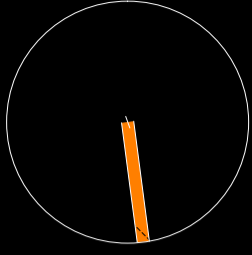
9.00am

12.00pm



3.00pm

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REV:

JOB : ALTERATIONS & ADDITIONS

AT : 31 BLACKSTONE DRIVE
OLD BEACH 7030

FOR : DAMIAN & SHARNI
BUSH

DRAWING TITLE :
**SITE SHADOW
21ST JUNE**

DRAWN: MJD	DATE: 5.9.2023	DWG NO. :	01a
SCALE: 1:500	ISSUE: DA		



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QUOTATION

Damain Bush
31 Blackstone Dr
Old Beach
TAS, 7017
Australia

Quote # : DILLONA2305039
Date : 16 May 2023
Sales : Dillon Allie
Phone : 0428 499 245
Email : dillon.allie@shedsnhomes.com.au

Thank you for the opportunity to provide you with information for your proposed building. We have set out below the specifications and the information for your approval.

BUILDING SPECIFICATIONS

Building Class	10 A non-habitable building or structure. (Refer NCC A6G11)
Span	Main Building: 6 metres
Length	6 metres (1 Bays of 6 metres each)
Height	2.4 metres
Roof Type	Gable, 10 degree pitch
Roof	COLORBOND® steel TRIMCLAD® 0.42 BMT (0.47TCT) sheeting, BlueScope
Walls & Trim	COLORBOND® steel TRIMCLAD® 0.42 BMT (0.47TCT) sheeting, BlueScope
Weight	1,200

KIT PRICE

Steel Building Kit	\$8,363.64
GST	\$836.36
Total Kit Price	\$9,200.00

DELIVERY

From Hobart, TAS	\$0.00
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TOTAL PRICE

Kit Price	\$9,200.00
Delivery	FREE*
Grand Total	\$9,200.00

Anything that has been discussed or implied that is not detailed in this quote or general specifications has not been allowed for in the quote price. If you require anything extra to the above, then please contact us and we will send you a revised quotation.

*Free delivery offer applies to delivery fees for the standard delivery area. Any additional fees for delivery due to the requirement of escort vehicle/s or when the delivery address is outside the standard delivery area are not included in this promotion. Conditions apply, refer to General Specifications below for more information.

#Pay-on-Time discount is applied so long as the final payment is received 10 working days prior to the advised delivery date.

PAYMENT SCHEDULE

- 15% initial deposit to be paid to receive all appropriate plans, engineering specifications & certificates.
- 45% further deposit to be paid to commence manufacturing.
- 40% final payment to be paid 10 working days prior to the confirmed delivery date of your steel building.

BUILDING DETAILS

Span	Main Building: 6 metres
Length	6 metres (1 Bays of 6 metres each)
Height	2.4 metres
Roof Style	Gable, 10 degree pitch
Roof Material	COLORBOND® steel TRIMCLAD® 0.42 BMT (0.47TCT) sheeting, BlueScope
Wall Material	COLORBOND® steel TRIMCLAD® 0.42 BMT (0.47TCT) sheeting, BlueScope
Gutters	115 High Front quad gutter UNSLOTTED. Nominal downpipe spacing = 6m.
Roller Doors	One (1) COLORBOND® steel 2m high x 2.4m wide roller door (roller door is wind rated). Refer to the General Specification (# Access Doors) in relation to opening sizes. The Roller Door is boxed or steel wrapped for protection during transport.
Roof Purlins & Wall Girts	Z sections bolted to rafters & columns with a minimum overlap of 10% of the bay width. The roof purlins are Z150, the side girts are Z150 and the end girts are Z100.
Fixing to Concrete	Screw-Bolts fitted after concrete is cured.
Weight	Approximately: 1,200 kg

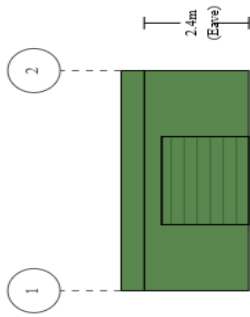
SPECIFIC INCLUSIONS OF STEEL BUILDING

- Determination of the design criteria by the engineer. This includes assessment in 8 cardinal directions to determine the site design wind speed based on the building orientation.
- A comprehensive step by step Construction Kit. This kit is specific to your building and gives step by step, simple to follow instructions on how to build your building.
- Engineering certification of the steel building to the appropriate Australian Standards.
- Slab or Pier designs for soil classes A, S, M, H1 and H2.
- Materials as nominated above supplied as per the attached "General Specification".
- BlueScope - product warranties of up to 15 years apply.

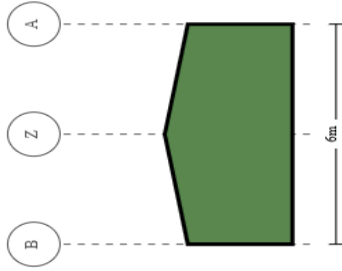
SPECIFIC EXCLUSIONS

- Drawings other than detailed above.
- Consent authority including any building, development or construction certificate application(s).
- Construction of the steel building and any foundations (building is supplied as a kit).
- Insurance of the steel building once delivered to site or collected from depot.

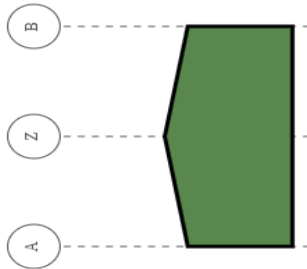




Left Side



Right End



Left End



Right Side

Purchaser Name: Damain Bush

Site Address:

Ref # DILLONA2305039

Print Date: 16/05/23

Building Layout

Ref# DILLONA2305039

Seller: Sheds N Homes Hobart

Name: Dillon Allie

Phone: 0428 499 245

Fax:

Email: dillon.allie@shedsnhomes.com.au



SHEDS. MADE TOUGH.

DESIGN CRITERIA

Site Address	31 Blackstone Dr Old Beach TAS 7017 Australia
Position on Site	Refer to image below for exact location on your site
Building Orientation	Left Side of building orientated to 210° (southwesterly direction)
Design Wind Criteria	Importance Level 2 with a Vr of 45 m/s; Region A3; TC = 1.0; Mt = 1; Mc = 0; Ms = 1.0; giving a Vdes of 44.6 m/s.
NCC Version	NCC 2022
Earthquake	An Earthquake Acceleration Co-efficient (Z) of up to 0.08 has been allowed for in the design of the building, however wind is the determining design factor.
Terrain Category	1.0
Other Design Factors	No Snow Loading allowed.



BUILDING INFORMATION

The design criteria nominated has been assessed by your trained sales consultant. The NCC version used is 2022. This code was published on 1st October 2022. This assessment is subject to the certifying engineers confirmation. Final assessment by the engineer may result in a change to the materials and price.

From the site location and the usage information we have at hand, it is likely that the building is subject to a Marine Influence and/or Industrial Influence. We refer you to BlueScope Technical Bulletins (in particular TB1A, TB1B, TB4, TB30 and TB35) to consider the environmental conditions and the materials that have been specified in your quotation. It is likely that the BlueScope and any other warranties will be limited for the specified materials. If you contact BlueScope on 1800 800 789, they will be able to discuss this further with you. Should you wish to consider changing any materials, your sales consultant will be able to assist.



www.shedshomes.com.au

Due to ongoing product development, the seller reserves the right to make design and engineering changes up to the point of scheduling manufacture. The engineer's final design requirements may override anything nominated.

Standards & Codes -All buildings are designed in accordance with test results, computer analysis, NCC, AS/NZS 1170, AS 3600, AS 4100 and AS 4600. Where more than 1 version of any code is applicable, the code to be used shall be at the engineers discretion.

Design Criteria - Prior to issuing engineering certification, the engineer does a site specific check of the wind speed and a structural design check. This design takes into account the building's position on site and orientation. Changes to the site wind speed may result in a price increase or decrease. Unless nominated, no allowance has been made for solar panels, earthquake or snow loading. The building is not suitable for lining with gyprock. Unless nominated, no allowance has been made for earthquake or snow loading. The building is not suitable for lining with gyprock.

Dimensions - all dimensions nominated are nominal sizes only Length and span are to inside of sheeting. Height is to top of gutter. Length and span may vary when sides are fully open by up to 200mm per side/end. If an exact opening or clearance is required, then this must be specifically nominated as "exact size" in the quotation.

Environmental Characteristics - All components of the steel building are designed to suit the conditions generally described as Non aggressive. Care must be taken with any steel building to ensure that regular maintenance is carried out. The suitable conditions and Maintenance requirements are defined in the various BlueScope Technical Bulletins.

Roof & Wall Sheeting - COLORBOND® steel or ZINCALUME® steel as nominated. TCT refers to Total Coated Thickness. BMT refers to Base Metal Thickness. Refer to BlueScope TB-1a&1b

GALVSPAN® steel Sections - GALVSPAN® steel C-sections, Z-sections, purlins and girts have a minimum coating of 350-gsm (Z350) and a minimum yield strength of 450MPa. Refer to BlueScope TB-17

Brackets - All brackets are made with a minimum coating of 350-gsm (Z350) and a minimum yield strength of 450Mpa or greater

Fasteners - All major connections including Z purlins and girts are bolted. All other connections are tec screwed. Roof screws with cyclonic washers are ONLY provided where the building is rated cyclonic. Should conditions be severe (ISO Category 4 or 5), the purchaser should advise the seller of any special requirements. (Refer to BlueScope TB-16 and manufacturers warranty data.)

Bracing

Wall & Roof : Cross and Fly bracing as per the engineering plans, steel strapping will be supplied unless otherwise nominated. In open bays, a double eave purlin is provided for bracing purposes. Subject to engineering cross bracing in some open bays and over windows may be required.

Apex: Where nominated by the engineering, apex braces are supplied. Apex braces will reduce the apex clearance height. rafters.

Knee Braces: Where nominated by the engineering, lateral and/or transverse knee braces are provided. Knee braces will reduce the clearance heights.

End Wall Mullions - Fixed at 90 degrees to the columns and inside the rafter. These will reduce internal clearance.

Gutters - Unless otherwise nominated, the gutter type supplied will be nominated by our supplier as the most common type for the area. All Rainwater and drainage designs are the responsibility of the purchaser/owner. Residential gutters and downpipes where supplied are based on average rainfall for the state and may not be sufficient for your building size or usage. Please speak to your building designer or contractor to ensure gutters are fit for purpose. No consideration for door openings or other obstructions. Any changes to the design due to obstructions is the responsibility of the purchaser.

Piers and Slab - Designs are for a safe bearing value $\geq 100\text{kPa}$. (400kPa ultimate). Where a concrete slab, or concrete slab and piers is nominated, the wall sheeting will be supplied to extend 50 mm past the slab (building height + 50 mm). When concrete piers only are nominated, wall sheeting is provided to building height. Where a 50mm step down is nominated, the wall sheeting is not extended any further.

Fixing Method - The fixing method nominated is for the main side columns. Other columns are supplied as per engineering design. The Engineers design may override your request.

Marking, Cutting and Drilling - Most components are marked for easy identification and placement. Most are also cut to length and drilled to suit bolt placement. It will be necessary to cut and/or drill some components on site.

Sheeted Portals and Mullions - All end wall mullions provide critical support to portal frames and cannot be repositioned or removed under any circumstances without engineering approval.

symbol indicates items that are only included when specifically nominated in your quotation.

Access Doors - All roller doors, sectional doors, shutters, steel sliding or bifold doors and PA doors are NOT wind rated. Roller doors can be supplied wind rated at an additional cost. The sizes quoted are approximate door sizes - NOT clear opening sizes. Clear opening sizes may be reduced due to the building height, widths, motors or chains. At least 70mm in height will be lost due to the 'lead in'. All roller door keys (where included) are keyed alike, unless otherwise stated. All Stable shutters will be provided in the same colour as the wall colour. Sliding doors are supplied so that each door will slide across the door bay plus one other bay as per shed layout. All comments regarding roller doors, sectional doors & shutters are referenced from inside the building looking out.

Colours - Not all colours are available from all manufacturing depots. 0.40 TCT wall sheeting has limited colours in most areas.

Delivery - Delivery is quoted to within the normal delivery runs. Additional fees apply where the address is off the run. Alternatively delivery is to be ex works. Unloading of the whole kit is not included where any length exceeds 11.8m. Semi trailer access required. Where a body truck is requested it is subject to availability. Should a body truck be requested and it is not available for the site then the building shall be either ex works or delivered to an alternative address by a semi trailer.

Roller Door - Industrial and residential roller doors may have a slightly different profile.

Roller Door Transport Protection - All doors are either steel wrapped or cardboard boxed to protect them during transport. Any damage to a door will be accessed in accordance with the AGDA guide to visual inspection of garage doors.