



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2024/210

LOCATION OF AFFECTED AREA

230 TEA TREE ROAD, BRIGHTON

DESCRIPTION OF DEVELOPMENT PROPOSAL

OUTBUILDING

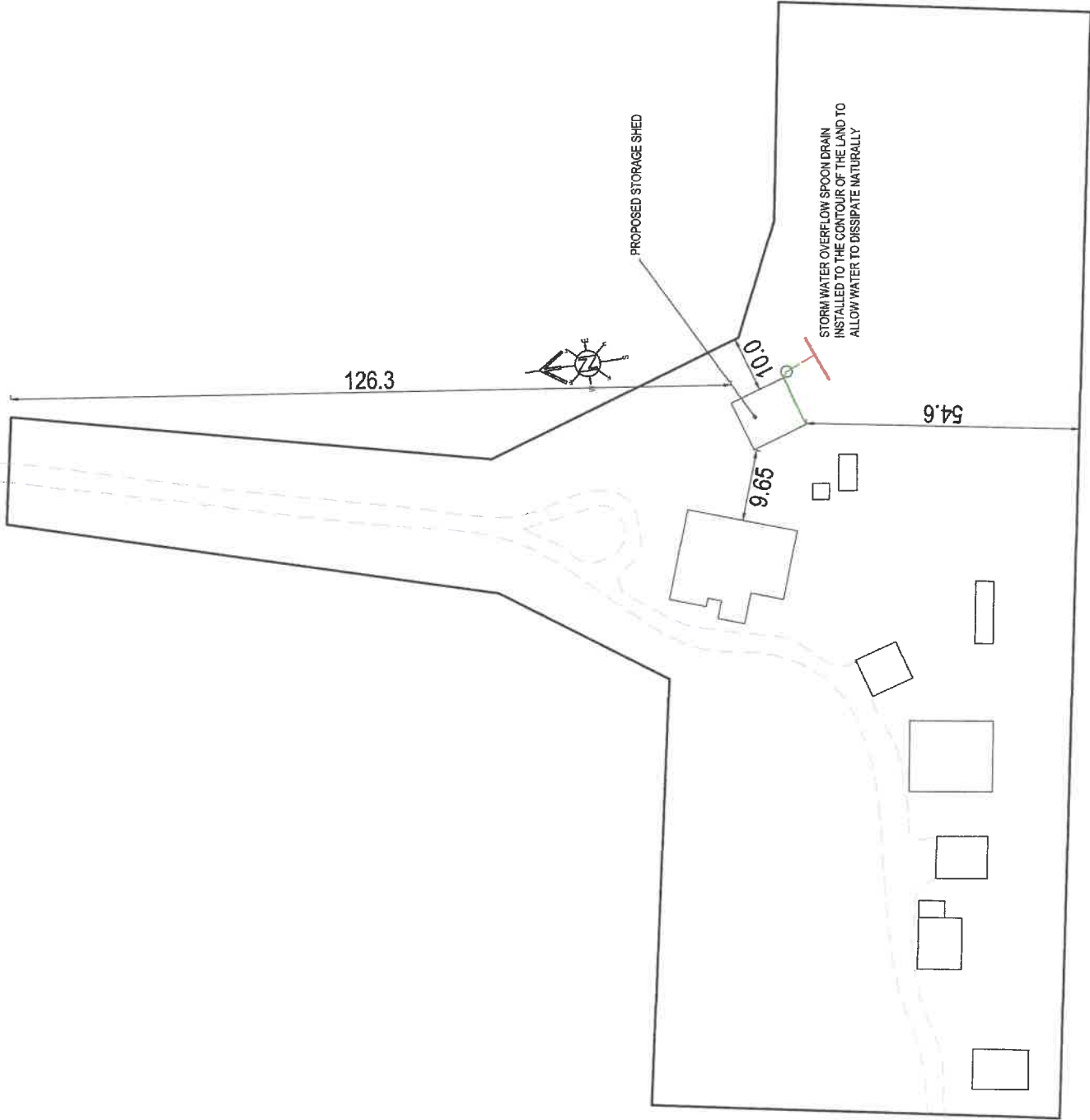
A COPY OF THE DEVELOPMENT APPLICATION MAY BE VIEWED AT www.brighton.tas.gov.au AND AT THE COUNCIL OFFICES, 1 TIVOLI ROAD, OLD BEACH, BETWEEN 8:15 A.M. AND 4:45 P.M, MONDAY TO FRIDAY OR VIA THE QR CODE BELOW. ANY PERSON MAY MAKE WRITTEN REPRESENTATIONS IN ACCORDANCE WITH S.57(5) OF THE LAND USE PLANNING AND APPROVALS ACT 1993 CONCERNING THIS APPLICATION UNTIL 4:45 P.M. ON **27/11/2024**. 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

TEA TREE ROAD



DERWENT STREET

DISCLAIMER:
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Accreditation No: cc371s

CLIENT NAME:
B & J DUFFY
PROJECT ADDRESS:
230 TEA TREE ROAD, BRIGHTON
PROJECT:
NEW STORAGE SHED

DRAWING TITLE:
SITE PLAN

DATE	28/10/2024	SCALE	1:800	DRAWN BY	PK
REVISION No	R:0	SHEET No	A3	SHEET No	C01

Untitled Map

Write a description for your map.

- Legend**
- Summerville
 - Summerville



Google Earth
Imagery Landsat/ Copernicus

DISCLAIMER NOTE:
The drawings & design shown in this drawing are only to be used as a guide only. It is imperative that all dimensions, areas and levels be confirmed on site by the client. The client shall be responsible for the commencement of work, materials and installation. It is imperative that the Builder/contractor and/or manufacturer ensure a full set of plans are on hand and reference has been made to the general notes.



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Tasmania 7050
MOB: 0428 847 842
pasakrause@hotmail.com
Accreditation No: cc3715

CLIENT NAME:
B & J DUFFY

PROJECT ADDRESS:
230 TEA TREE ROAD, BRIGHTON

PROJECT:
NEW STORAGE SHED

DRAWING TITLE:
SITE OVERLAY

DATE:
28/10/2024

REVISION No:
R:0

SCALE:
1:1500

SHEET SIZE:
A3

DRAWN BY:
PK

SHEET No:
C02.1

ENGINEERING SCHEDULE

CERTIFIED STEEL PORTAL FRAME SHED DESIGN IN ACCORDANCE WITH NCC 2022 FOR SITE WIND SPEED '48.40m/s', WIND REGION 'A4', TERRAIN CATEGORY '2', IMPORTANCE LEVEL '2'
Internal Pressure: 0.5
Design Snow Load: 0.00 kPa, Roof Snow Load: 0.00 kPa

Customer: Byron Duffy
Site Address: Summerville, 230 Tea Tree Rd, Brighton TAS 7030

Main Building: Span: 3.5, Length: 10.5, Height: 4, Roof Pitch: 22 degrees
The length being comprised of 3 bays, the largest bay is 3.5m bays.
Left Lean To: Span: 3, Length: 10.5, Eave Height: 2.7, Roof Pitch: 11 degrees, Enclosed
Right Lean To: Span: 3, Length: 10.5, Eave Height: 2.7, Roof Pitch: 11 degrees, Enclosed
Total Kit Weight: 2687.38kg

INTERNAL PORTALS	END PORTALS
Column: C15024 Rafter: C15024 Knee Brace: NA Knee Brace Length: NA Apex Brace: NA Apex Brace Length: NA	Column: C15024 Rafter: C15024 Knee Brace: NA Knee Brace Length: NA Apex Brace: NA Apex Brace Length: NA Endwall Mullion: C15024

LEFT LEAN TO PORTALS	RIGHT LEAN TO PORTALS
Internal Column: C15024 Internal Rafter: C15024 End Column: C15024 End Rafter: C15024 Knee Brace: N/A Knee Brace Length: 1000	Internal Column: C15024 Internal Rafter: C15024 End Column: C15024 End Rafter: C15024 Knee Brace: N/A Knee Brace Length: 1000

NOTE: All unclad intermediate columns are always back to back (refer to drawing: Floor Plan).

PURLINS AND GIRTS			
Eave Purlin:	C10010		
Side Wall Girts:	TH64100	Max Spacing: 1000	Overlap: 10%
Front End Wall Girts:	TH64100	Max Spacing: 1000	Overlap: 10%
Back End Wall Girts:	TH64100	Max Spacing: 1000	Overlap: 10%
Roof Purlins:	TH64100	Max Spacing: 900	Overlap: 10%

NOTE: Girt spacing will vary to a maximum 1.0m where window/s are located.

FASTENERS
Sleeve Anchor Bolts: M12x80 Sleeve Anchor Yellow Zinc Frame Bolts: M12x30 Purlin Assembly Zinc (Mild) Frame Screws: Frame Screw 14x14x22 Cross Bracing Strap: NA Open Bay Header Height: NA

COLOUR SCHEDULE
Roof Sheets: Heritage Red External Wall Sheets: Heritage Red Roller Doors: Smooth Cream Flashings: Smooth Cream PA Doors: Smooth Cream Windows: NA

DOMESTIC & LIGHT INDUSTRIAL STEEL PORTAL FRAME SHED STRUCTURES
This structure is designed in compliance with AS4600, AS3600 and AS1170 1 to 4 as Importance Level 2 with a Live Load of 0.25kPa as "Air Leaky Structures" providing stability when openings are prevalent.

The structures are clad with corrugated pre-painted finish, 0.42mm walls and 0.42mm roof (compliant with AS1562.1 Metal) over cold formed 450 to 550mPa galvanized steel C sections primary frames.

Primary framing is fastened together with 4.6 Class galvanized bolts adequately tensioned on ground prior to erection.

Secondary framing steel bracing, with purlins and girts lapped, are all tek fastened to primary steel with a minimum of two (2) loks per connection as specified in details.

All rainwater products are compliant with AS2179.1 (Metal).

ENGINEERING

The undersigning engineer has checked that the design of the structure complies with relevant current Australian Standards as stated above and the following i.e AS4671- 2001 Steel Reinforcing materials, AS3600 - Concrete structures. However, he will not be present during construction, neither will he conduct inspections nor construction supervision.

The class 10a buildings are designed for erection on pad footings or slab based on soil of classification "A"-"P" with minimum bearing capacity 100kPa (i.e. organic soil is to be removed to a suitable material below natural surface).

Where (suitable) fill is required to level the site, it should be placed and compacted in layers of 150mm maximum.

Concrete pad footings and slab supply and placement is to be in compliance with AS2870-2011 Residential Slabs & Footings, AS3600-2009 Concrete Structures for A2 and B2 exposure (i.e. 25mPa strength @ 28 days strength) with recommended slump 75 to 80mm for light pneumatic tised traffic all trafficable floors.

25mm deep concrete saw cut, to be made into the surface of the concrete slab every 6m in width or length as crack control joints.

For sites where these conditions are considered to be inadequate, a customized foundation design for the structure can be supplied to suit a specific purpose.

CONSTRUCTION

Erection of the structure is to be in compliance with local and state ordinances.

Occupational Health and Safety Regulations and with plans provided.

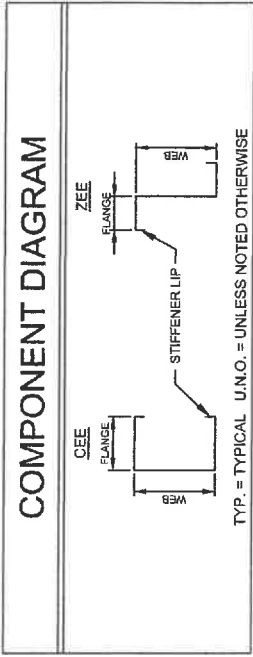
GENERAL

The designs as portrayed on the drawings remain the intellectual property of Best Sheds Pty Ltd and are provided for building approval and construction purposes only.

SNOW LOAD

Following conditions only apply to buildings with snow loading:

- No maintenance or roof traffic permitted on the roof while there is snow present.
- No other structure to be erected within 500mm of the gutters of this building.



151 Smealton Grange Road,
Smealton Grange, NSW, 2587
Phone: 02 4648 7777
Fax: 02 4648 7700
Email: sales@bestsheds.com.au



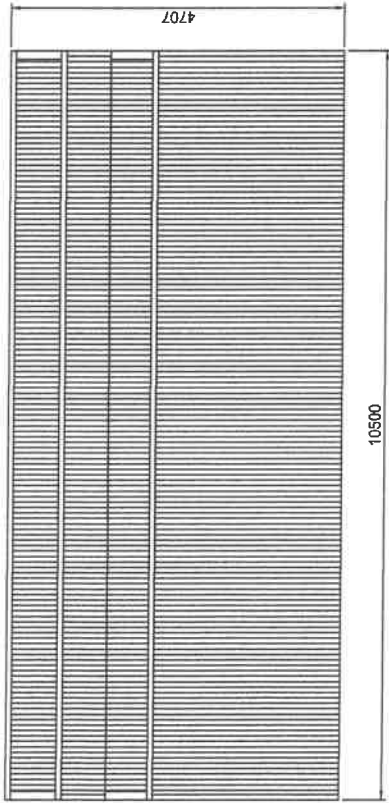
CIVIL & STRUCTURAL ENGINEERS
COMMERCIAL - INDUSTRIAL - RESIDENTIAL - FORENSIC - STEEL DETAILING
CAMILO PINEDA MORENO
Best Means Engineering
Pty Ltd (Tasmanian Pty Ltd)

Signature:

Date: 18.10.2024

Customer Name: Byron Duffy
Site Address: Summerville, 230 Tea Tree Rd
Brighton,
TAS, 7030

DATE 18-10-2024
JOB NO. 0627057177
SHEET 1 of 7



2 LEFT ELEVATION

SCALE: 1:75

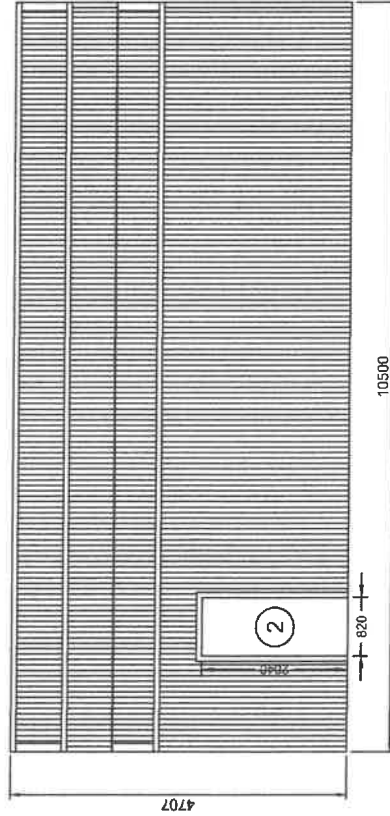
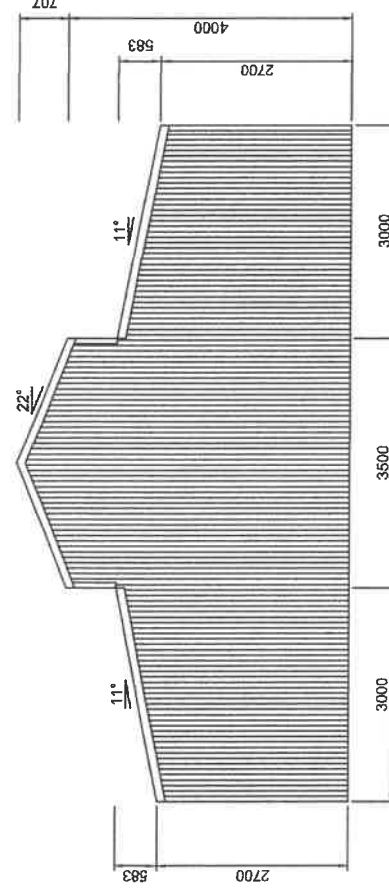
2

3

REAR ELEVATION

SCALE: 1:75

FRAME #4



1 RIGHT ELEVATION

SCALE: 1:75

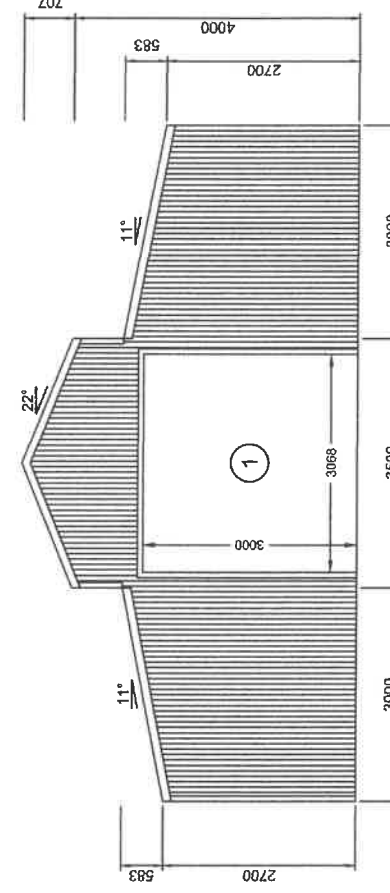
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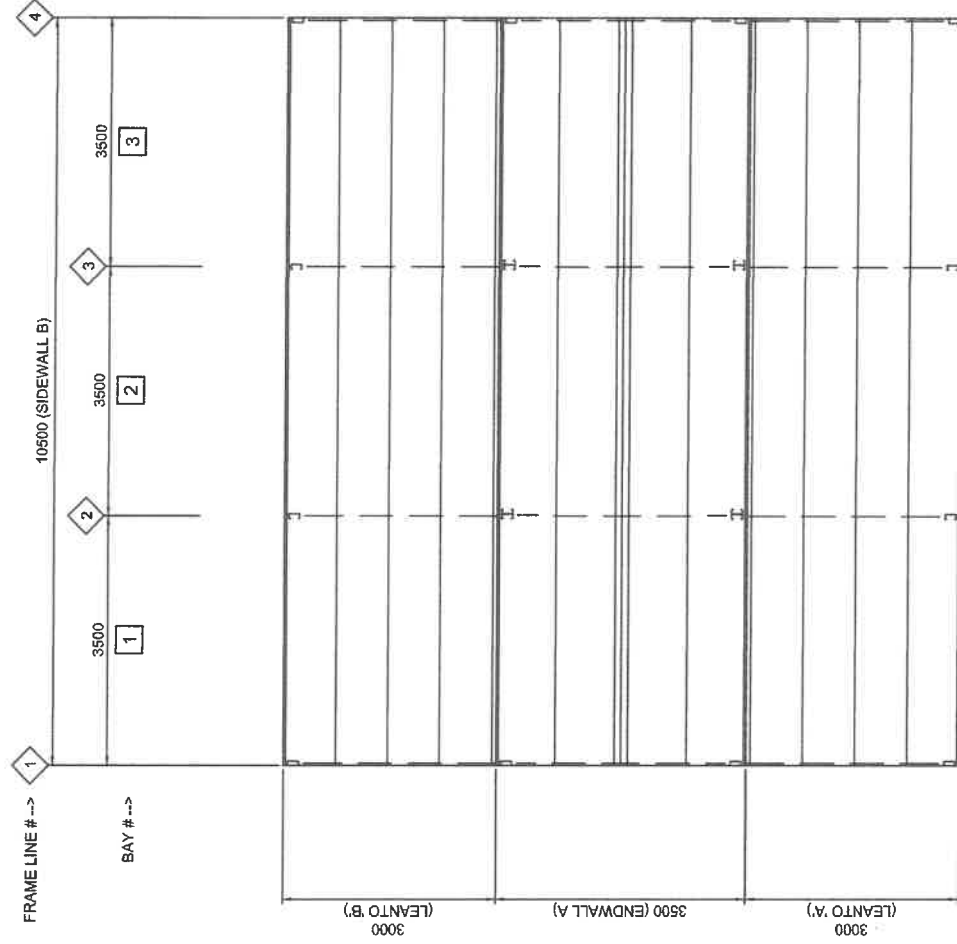
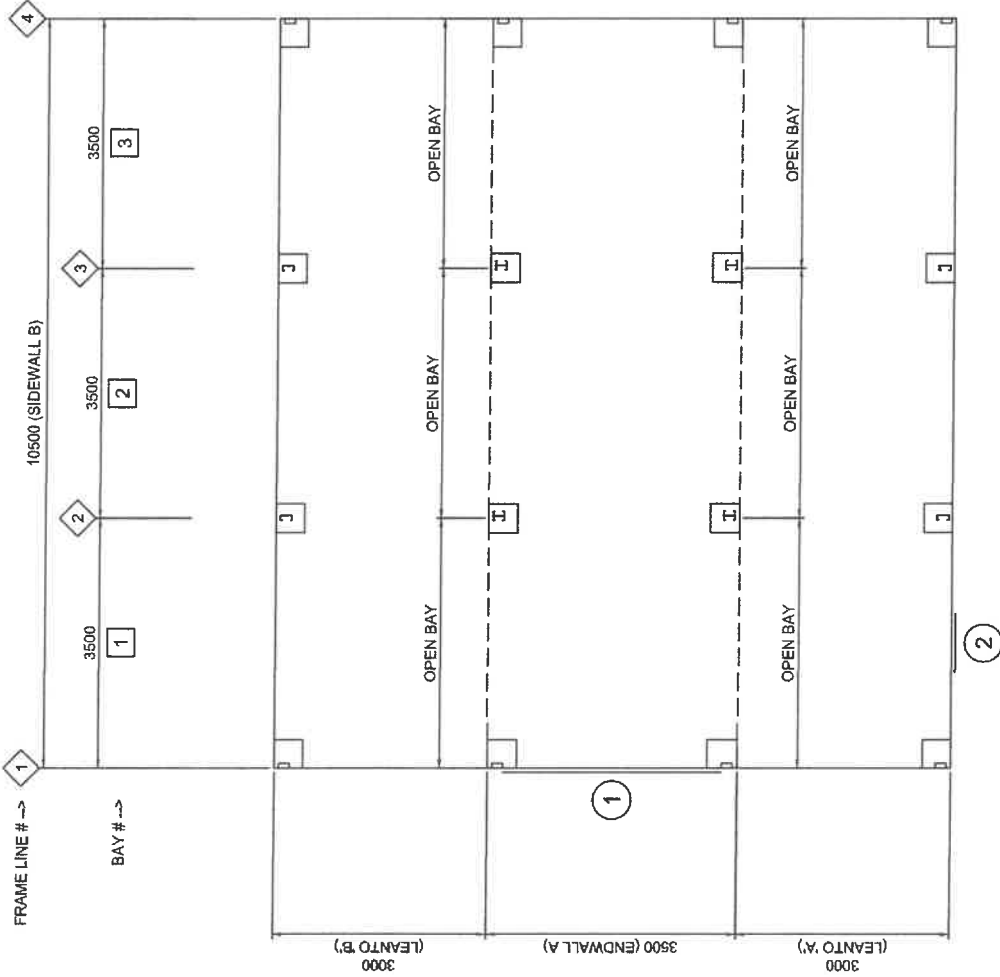
4

FRONT ELEVATION

SCALE: 1:75

FRAME #1





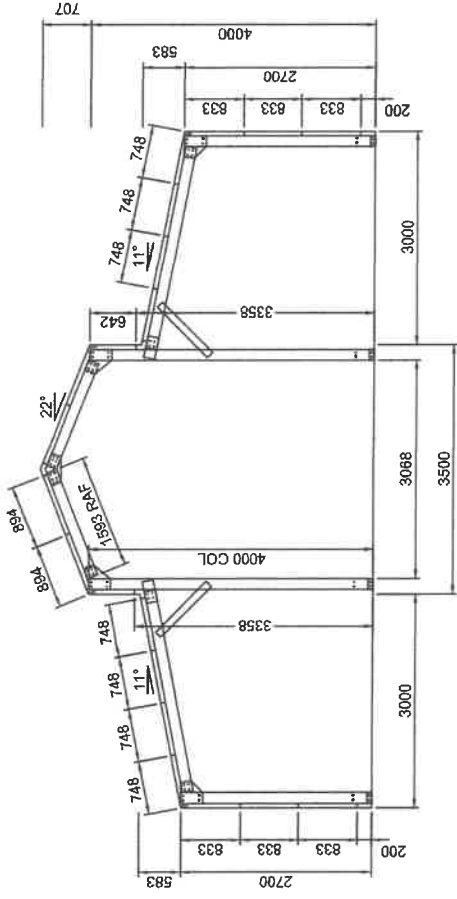
SLAB FOUNDATIONS DOMESTIC / LIGHT INDUSTRIAL (100mm MINIMUM CONCRETE SLAB INCLUDED)									
SOIL CLASSIFICATION (COMPACTED)	REINFORCING IN SLAB	EDGE BEAM	PIER	EDGE BEAM (slab thickness not included)	MESH	TRENCH MESH	ø x DEPTH	DEPTH	WIDTH
A, S, & M	SL72	—	—	—	—	—	450 x 400	—	—
M - D	SL82	L11TM3	—	300	—	—	—	300	300
H TO H - D	SL82	L11TM3	—	400	—	—	—	400	300
E TO E - D	SL82	L11TM4	—	400	—	—	—	400	400
P (DROP EDGE BEAM OR STANDARD EDGE BEAM WITH PIERS UNDER COLUMNS 300 INTO FIRM GROUND)	SL82	L11TM4	450ø	400	—	—	—	400	400

THICKNESS: 100MM WITH MINIMUM 30MM COVER. REFER TO SLAB FOUNDATION TABLE FOR REINFORCING SPECIFICATION

STRENGTH: 25mPa

SLAB DETAIL		TOP HAT CONNECTION		EAVE CONNECTION		LEANTO RAFTER CONNECTION LEANTO A, LEANTO B		GIRT CONNECTION	
Y	G	H	Q	E	F				
• INDICATES 12 mmø GRADE 4.6 BOLT	SGL, 1.9mm 22' APEX BRACKET, WITH (8) 12 mmø GRADE 4.6 BOLTS PER BRACKET	12G X 35MM SHEETING SCREW, REFER TO SCREW SPACING DIAGRAM FOR FREQUENCY	FLAT PLATE CONNECTION WITH 12 X 14G TEK SCREWS	12G X 35MM SHEETING SCREW, REFER TO SCREW SPACING DIAGRAM FOR FREQUENCY	2C15024 COLUMN				

10g x 16mm LONG WALL SCREWS					



1 TYP. FRAME CROSS-SECTION

SCALE: 1:75

FRAMES 2, 3

Signature:

Date: 18.10.2024

1. Proposed storage shed 99.75sm
2. Main dwelling 275sm
3. Caretaker cottage 18sm
4. Garden shed 8sm
5. Garage/carport 40sm
6. Dairy 40sm
7. Barn 180sm
8. Garage 108sm
9. Cottage 72sm
10. Machinery shed 70sm
- Total area 910.75

4&5 to be removed

