Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2025/143

LOCATION OF AFFECTED AREA

70 NELSONS BUILDINGS 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 **01/10/2025**. 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.

CALLUM PEARCE-RASMUSSEN
Acting Chief Executive Officer

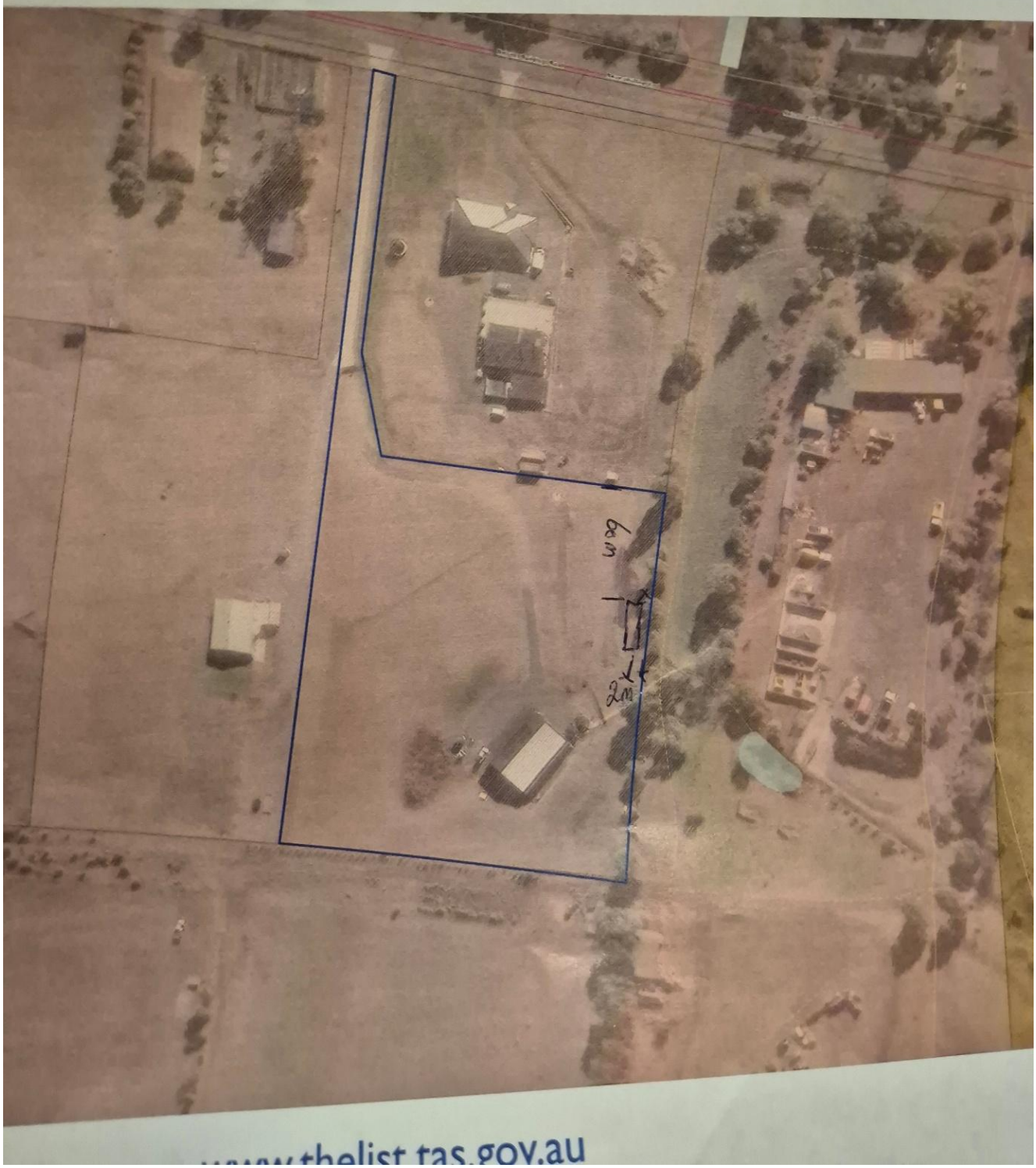
SCAN ME

Brighton
going places

www.thelist.tas.gov.au

1

User: dang.van@brighton.tas.gov.au



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ENGINEERING SCHEDULE

CERTIFIED STEEL PORTAL FRAME SHED DESIGN IN ACCORDANCE WITH NCC 2022 FOR SITE WIND SPEED "44.62m/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: Jonathon Mcculloch
Site Address: 70 Nelsons Buildings Rd, Brighton TAS 7030

Main Building: Span: 3.5, Length: 7, Height: 2.4, Roof Pitch: 5 degree skillion roof
The length being comprised of 2 bays, the largest bay is 3.5m bays.
Left LeanTo: NA
Right LeanTo: NA

Total Kit Weight: 815.04kg

INTERNAL PORTALS	
Column:	C15024
Rafter:	C15024
Knee Brace:	NA
Knee Brace Length:	NA
Apex Brace:	NA
Apex Brace Length:	NA

END PORTALS	
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	
Internal Column:	NA
Internal Rafter:	NA
End Column:	NA
End Rafter:	NA
Knee Brace:	NA
Knee Brace Length:	NA

RIGHT LEAN TO PORTALS	
Internal Column:	NA
Internal Rafter:	NA
End Column:	NA
End Rafter:	NA
Knee Brace:	NA
Knee Brace Length:	NA

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

PURLINS AND GIRTS			
Eave Purlin:	C10010		
Side Wall Girts:	TH64120	Max Spacing: 1400	Overlap: 10%
Front End Wall Girts:	TH64120	Max Spacing: 1400	Overlap: 10%
Back End Wall Girts:	TH64120	Max Spacing: 1400	Overlap: 10%
Roof Purlins:	TH64120	Max Spacing: 850	Overlap: 10%

NOTE: Girt spacing will vary to a maximum 1.4m 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:	Monolith
External Wall Sheets:	Monolith
Roller Doors:	Monolith
Flashings:	Monolith
PA Doors:	NA
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) teks 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 tyred 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.

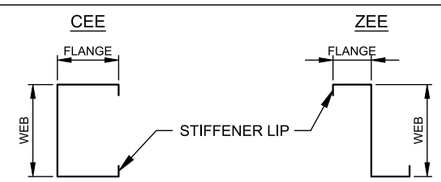
CONSTRUCTION
Erection of the structure is to be in compliance with local and state ordinances,

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.

COMPONENT DIAGRAM



TYP. = TYPICAL U.N.O. = UNLESS NOTED OTHERWISE

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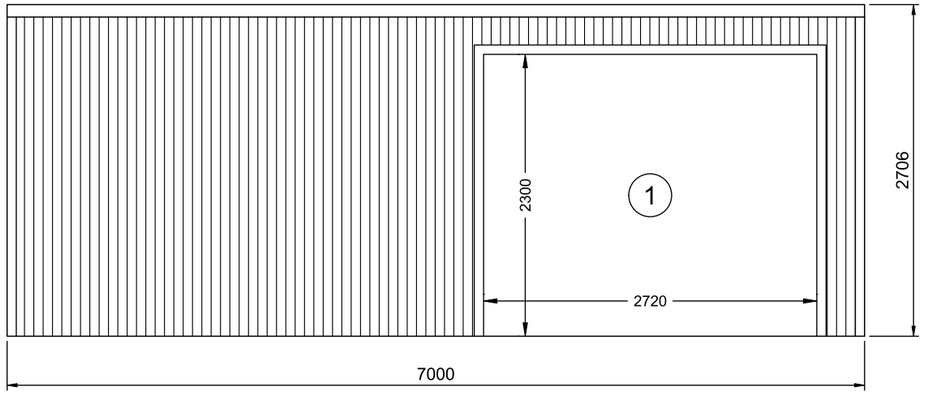
EMERALD DESIGN & CONSTRUCTION
CIVIL & STRUCTURAL ENGINEERS
COMMERCIAL - INDUSTRIAL - RESIDENTIAL - FORENSIC - STEEL DETAILING
CAMILO PINEDA MORENO
Bend MIEAust RPEng
RPEQ 15562 TBP PE003976 (VIC)
Signature:
Date: 04.09.2024

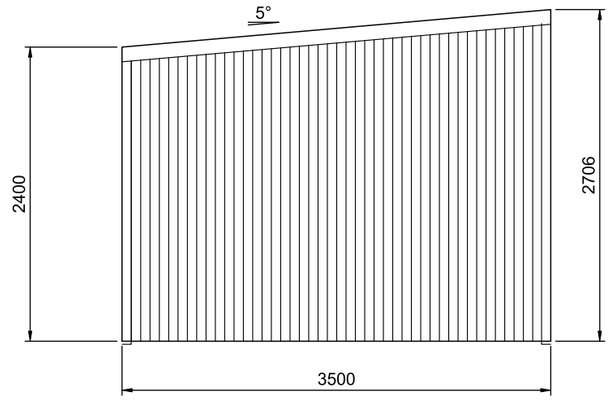
Customer Name: Jonathon Mcculloch
Site Address: 70 Nelsons Buildings Rd
Brighton,
TAS, 7030

DATE 04-09-2024
JOB NO. 0697972220
SHEET 1 of 6



2/2 LEFT ELEVATION

SCALE: 1:50



3/2 REAR ELEVATION

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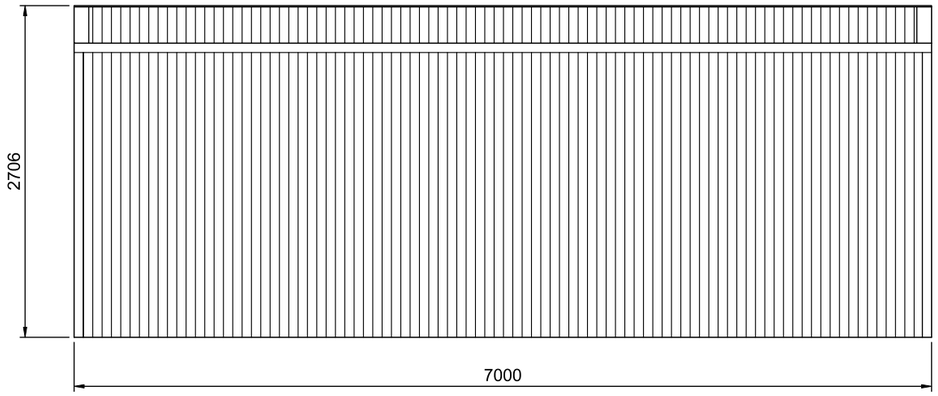
FRAME #3



1/2 RIGHT ELEVATION

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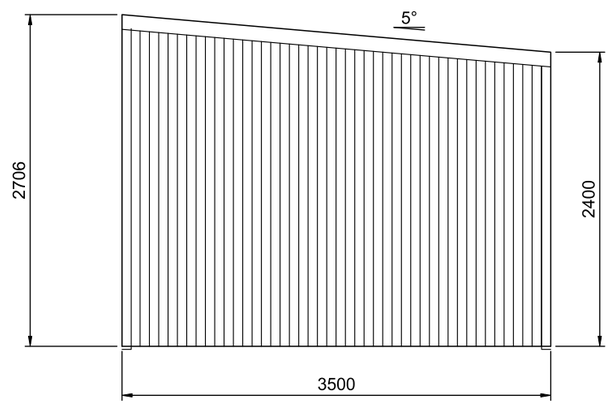

4/2 FRONT ELEVATION

SCALE: 1:50

FRAME #1

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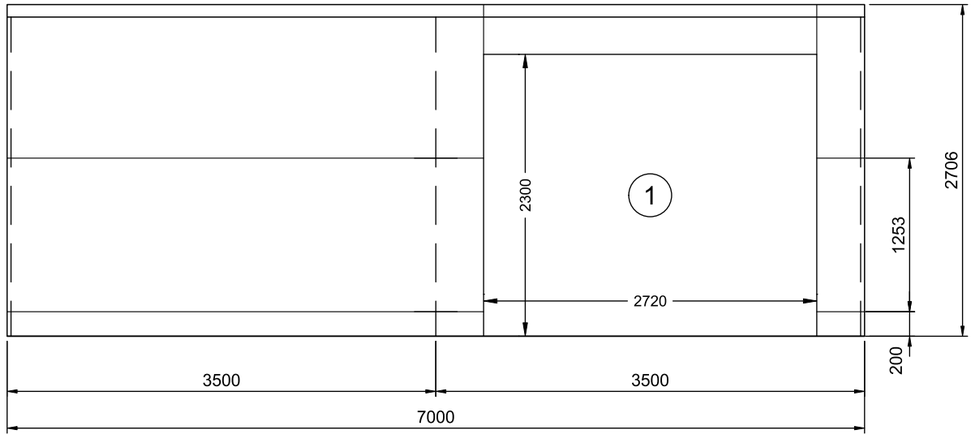
SHEET 2 of 6



2/3 LEFT ELEVATION

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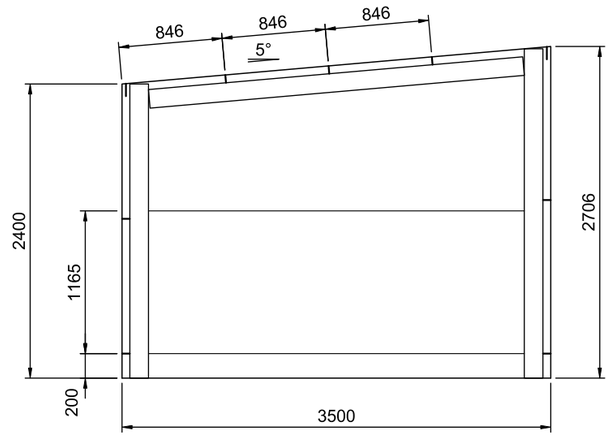

3/3 REAR ELEVATION

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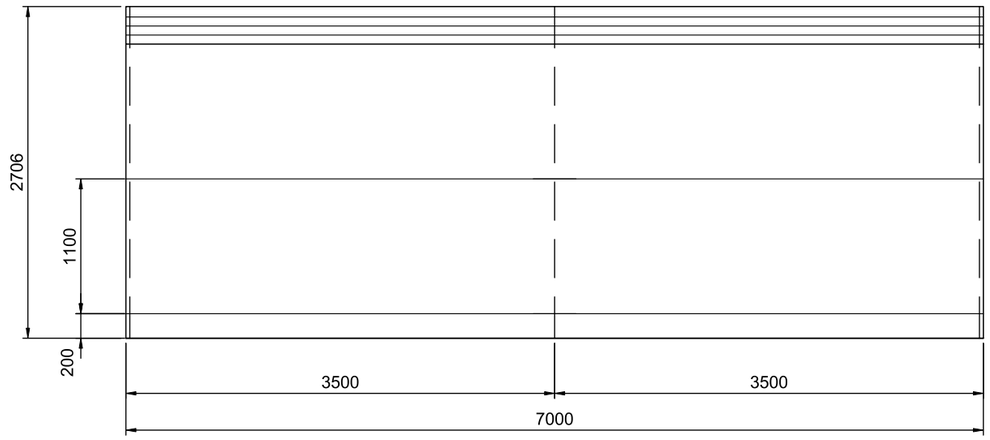
FRAME #3



1/3 RIGHT ELEVATION

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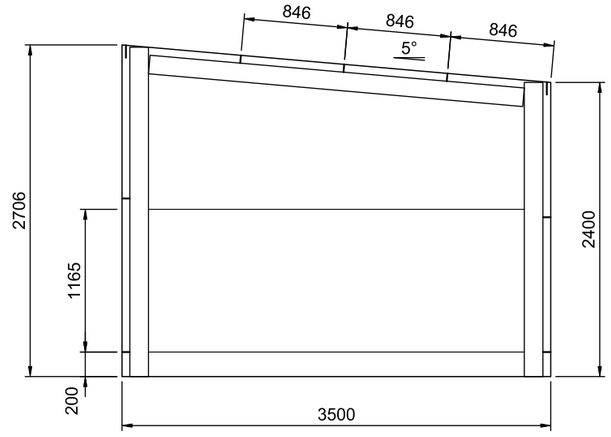

4/3 FRONT ELEVATION

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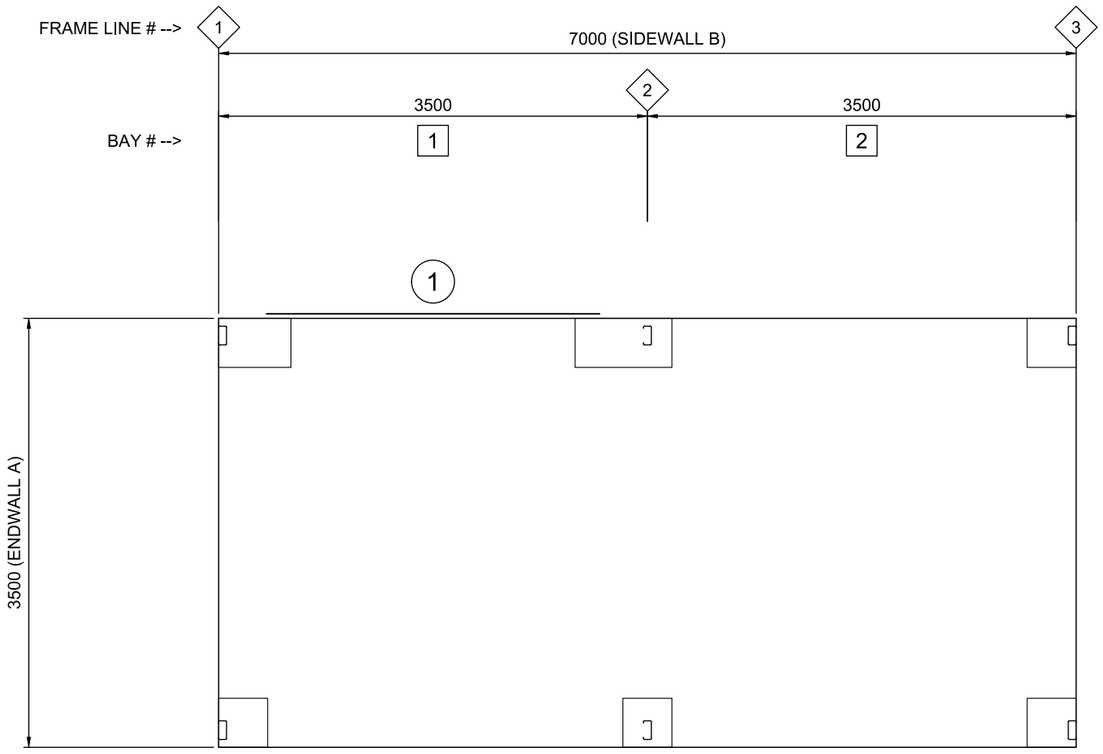
SHEET 3 of 6



1/4 FLOOR PLAN

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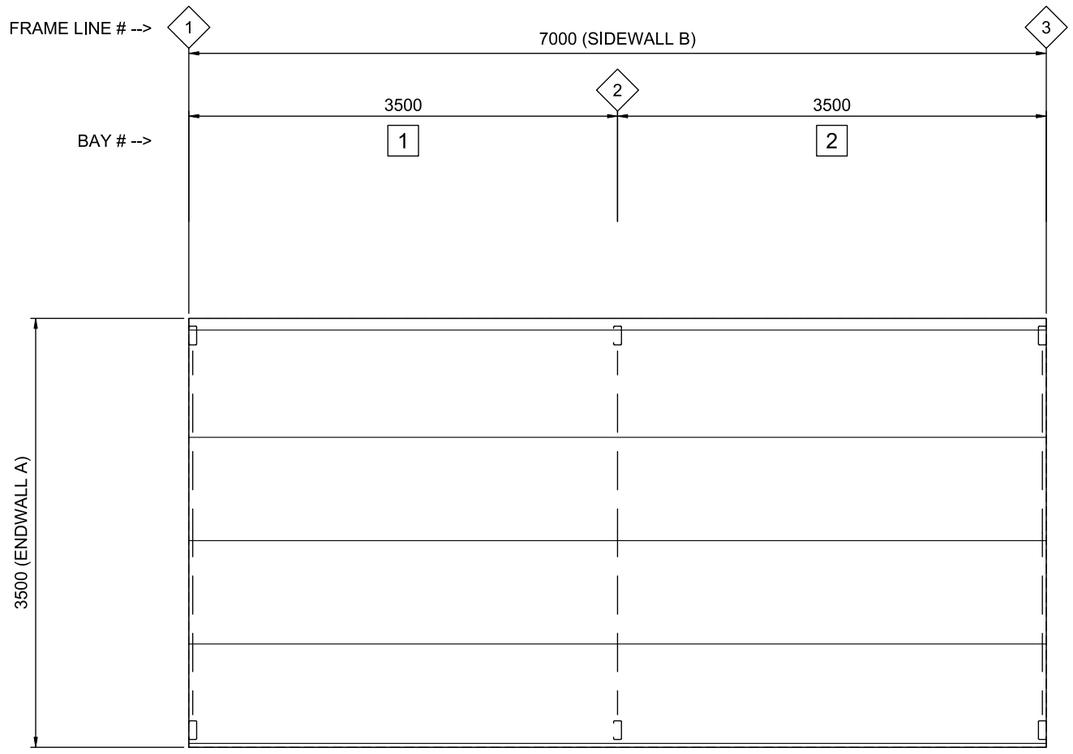

2/4 ROOF FRAMING PLAN

SCALE: 1:50

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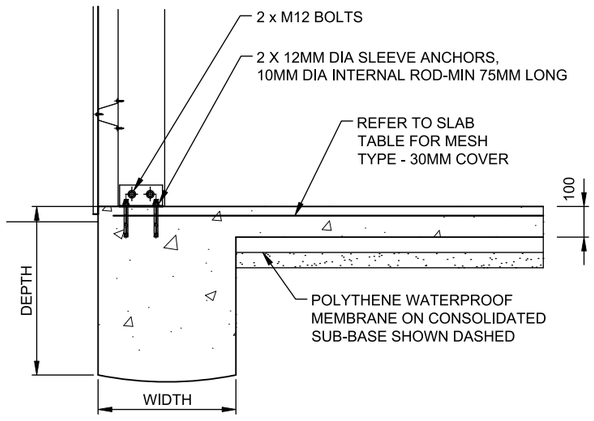
SLAB FOUNDATIONS DOMESTIC / LIGHT INDUSTRIAL
(100mm MINIMUM CONRETE SLAB INCLUDED)

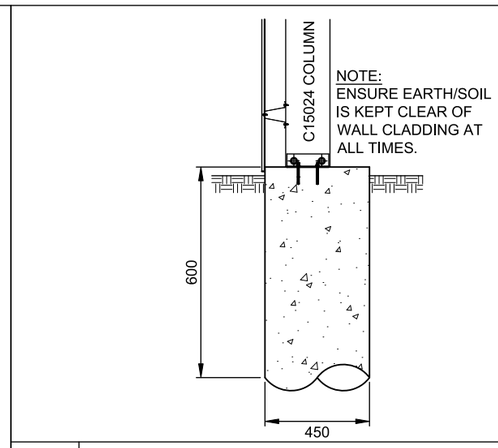
SOIL CLASSIFICATION (COMPACTED)	REINFORCING IN SLAB	EDGE BEAM	PIER	EDGE BEAM (slab thickness not included)	
	MESH REINFORCING	TRENCH MESH	ø x DEPTH	DEPTH	WIDTH
A, S, & M	SL72	---	450 x 400	---	---
M - D	SL82	L11TM3	---	300	300
H TO H - D	SL82	L11TM3	---	400	300
E TO E - D	SL82	L11TM4	---	400	400
P (DROP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

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

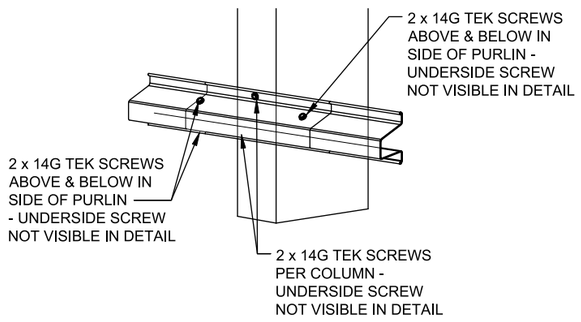
STRENGTH: 25mPa



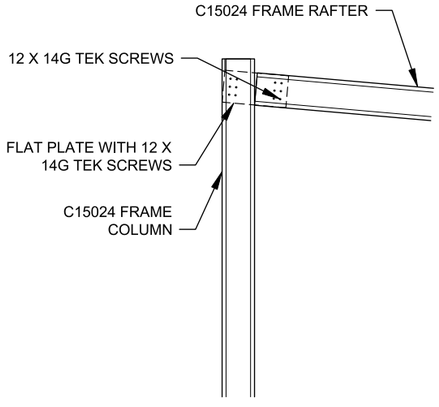
Y SLAB DETAIL

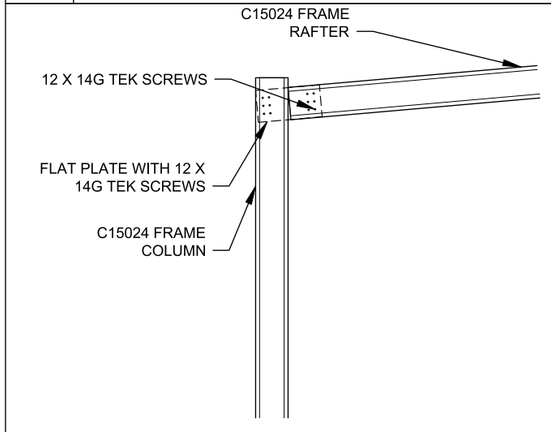


Z ALTERNATE PIER DETAIL



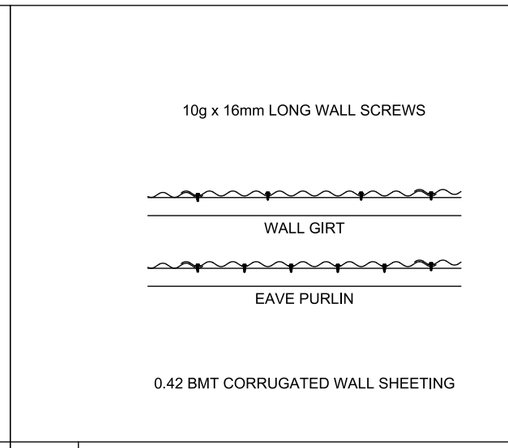
G TOP HAT CONNECTION



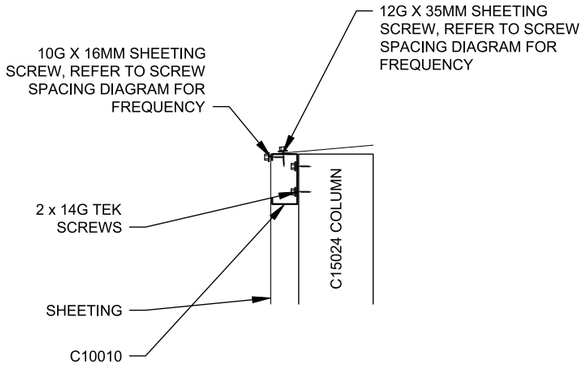


A HAUNCH CONNECTION

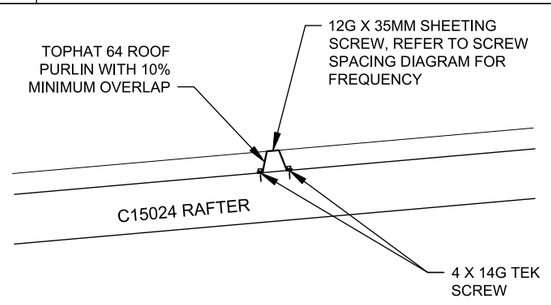
B HIGH EAVE HAUNCH CONNECTION



J WALL SHEETING



H EAVE CONNECTION



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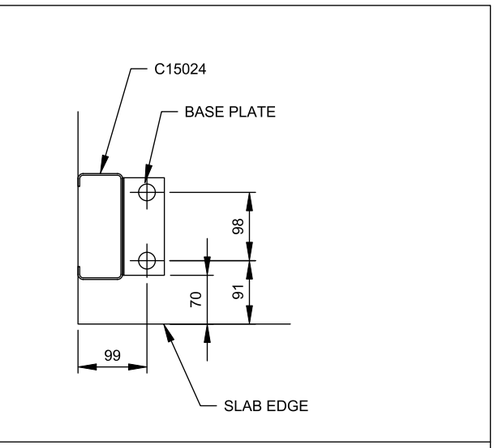
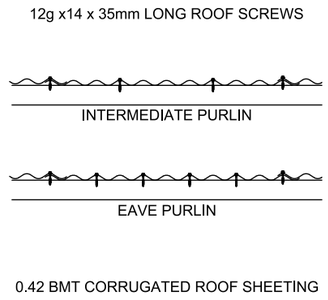
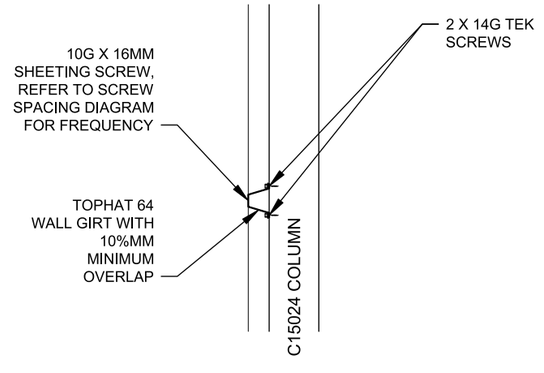


K CORNER COLUMN BASE



I ROOF SHEETING



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Signature:
Date: 04.09.2024

Customer Name: Jonathon Mcculloch
Site Address: 70 Nelsons Buildings Rd
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DATE 04-09-2024
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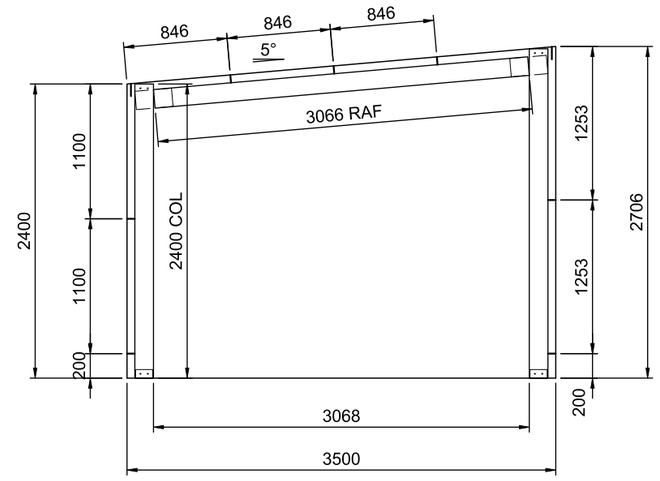
SHEET 5 of 6



1/6 TYP. FRAME CROSS-SECTION

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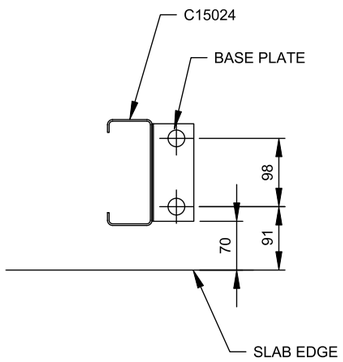
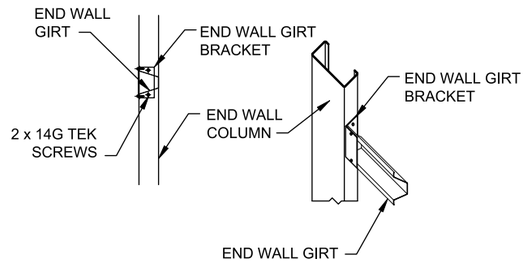
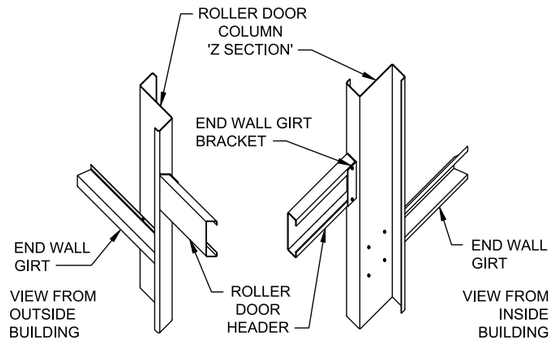


L INTERNAL COLUMN BASE



M ENDWALL GIRT BRACKET



N SIDE DOOR HEADER AND JAMB

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DATE 04-09-2024
JOB NO. 0697972220
SHEET 6 of 6

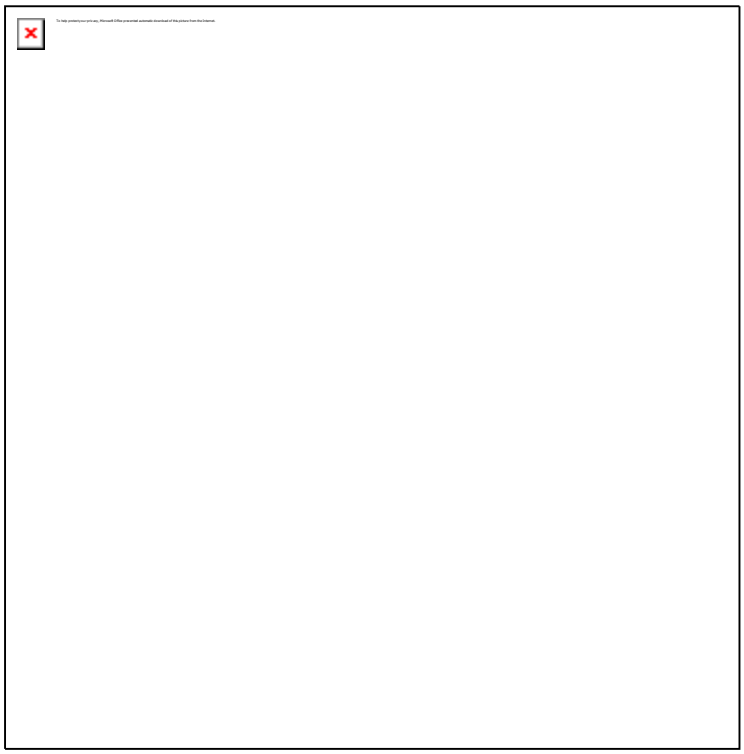
Dang Van

From: Jonathon Mcculloch [redacted]
Sent: Friday, 12 September 2025 4:13 PM
To: Dang Van
Subject: Re: Request for additional information - DA 2025 / 00143 (70 Nelsons Buildings Road, Brighton)
Attachments: image001.png; image002.png

Follow Up Flag: Follow up
Flag Status: Flagged

Just re measured it it will be approximately 33meter of the northern boundary

On Fri, 12 Sept 2025, 8:20 am Dang Van, <dang.van@brighton.tas.gov.au> wrote:

> Good morning Jonathon,
>
> Thank you for your response.
>
> Regarding the distance from the northern boundary — could it be less than 60 metres? Please find below the measurement from LISTmap for your reference.
>
> 

I look forward to your re-confirmation.

Cheers,

DANG VAN **(He/Him)**

PLANNING OFFICER – DEVELOPMENT SERVICES

1 Tivoli Road, Old Beach TAS 7017

Tel: (03) 6268 7022

www.brighton.tas.gov.au

We acknowledge the traditional owners who once walked this country, the Mumirimina people, the original custodians of the skies, land and water of kutalayna (Jordan River). We forward our respect to the palawa/pakana (Tasmanian Aboriginal) community as the traditional and original owners of lutruwita (Tasmania).

From: Jonathon Mcculloch <[redacted]
Sent: Thursday, 11 September 2025 9:33 PM
To: Dang Van <dang.van@brighton.tas.gov.au>
Subject: Re: Request for additional information - DA 2025 / 00143 (70 Nelsons Buildings Road, Brighton)

The shed is for storage only garden shed it is approximately 60meter from northern boundary and 2meters from the eastern boundary?

On Thu, 11 Sept 2025, 11:25 am Dang Van, <dang.van@brighton.tas.gov.au> wrote:

> Good morning Jonathon,
>
> Please find attached the request for additional information to process the above application.
>
> Please provide response to development@brighton.tas.gov.au
>
> Should you have any questions, please do not hesitate to contact me.
>
> Kind regards,
>
> **DANG VAN (He/Him)**
>
> **PLANNING OFFICER – DEVELOPMENT SERVICES**
>
> 1 Tivoli Road, Old Beach TAS 7017
>
> Tel: (03) 6268 7022
>
> www.brighton.tas.gov.au
>
> *We acknowledge the traditional owners who once walked this country, the Mumirimina people, the original custodians of the skies, land and water of kutalayna (Jordan River). We forward our respect to the palawa/pakana (Tasmanian Aboriginal) community as the traditional and original owners of lutruwita (Tasmania).*

Dang Van

From: Jonathon Mcculloch [redacted]
Sent: Friday, 12 September 2025 6:55 AM
To: Dang Van
Subject: Re: Request for additional information - DA 2025 / 00143 (70 Nelsons Buildings Road, Brighton)

There will be no drive way extention as it's only for domestic storage

On Thu, 11 Sept 2025, 9:33 pm Jonathon Mcculloch, [redacted] wrote:

> The shed is for storage only garden shed it is approximately 60meter from northern boundary and 2meters from the eastern boundary?
>
> On Thu, 11 Sept 2025, 11:25 am Dang Van, <dang.van@brighton.tas.gov.au> wrote:
>
> > Good morning Jonathon,
> >
> > Please find attached the request for additional information to process the above application.
> >
> > Please provide response to development@brighton.tas.gov.au
> >
> > Should you have any questions, please do not hesitate to contact me.
> >
> > Kind regards,
> >
> > **DANG VAN (He/Him)**
> >
> > **PLANNING OFFICER – DEVELOPMENT SERVICES**
> >
> > Brighton Council
> > Brighton going places
> > Click here to view the 2050 VISION
> >
> > 1 Tivoli Road, Old Beach TAS 7017
> >
> > Tel: (03) 6268 7022

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Jonathon Mcculloch *Owner name*

70 Nelsons Buildings Rd, Brighton *Address*

TAS 7030 *Suburb/postcode*

Designer details:

Name: CAMILO PINEDA MORENO

Category: STRUCTURAL

Business name: EMERALD DESIGN & CONSTRUCTION P/L

Phone No: 0416797422

Business address: PO BOX 5 AVONDALE HEIGHTS

MELBOURNE, 3034

Fax No:

Licence No: CC7319

Email address: camilo@edcstruct.com.au

Details of the proposed work:

Owner/Applicant Jonathon Mcculloch

Designer's project reference No. 0697972220

Address: 70 Nelsons Buildings Rd, Brighton

Lot No:

TAS 7030

Type of work: Building work [X] Plumbing work [ ] *(X all applicable)*

Description of work:

Construction of a *new building – **10a**

Main Building: 3.500 mm width, 7.000 mm long, Building Class: 10a
The length being comprised of , 2 bays with max bay spacing 3.500 mm
Left LeanTo: NA
Right LeanTo: NA
Front Garaport: NA
Back Garaport: NA

(new building / alteration / addition / repair / removal / re-erection water / sewerage / stormwater / on-site wastewater management system / backflow prevention / other)

Description of the Design Work (Scope, limitations or exclusions): *(X all applicable certificates)*

Certificate Type:	Certificate	Responsible Practitioner
	☐ Building design	Architect or Building Designer
	☒ Structural design	Engineer or Civil Designer
	☐ Fire Safety design	Fire Engineer
	☐ Civil design	Civil Engineer or Civil Designer
	☐ Hydraulic design	Building Services Designer
	☐ Fire service design	Building Services Designer
	☐ Electrical design	Building Services Designer
	☐ Mechanical design	Building Service Designer
	☐ Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
	☐ Other (specify)	

Deemed-to-Satisfy: ☒ Performance Solution: ☐ (*X the appropriate box*)

Other details:

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers:	Prepared by:	Date:
0697972220/ 7(A4) pages	SZI Technology	04-09-2024
Schedules:	**Prepared by:**	**Date:**
0697972220/ 1(A4) page	SZI Technology	04-09-2024

Standards, codes or guidelines relied on in design process:

- AS 1170.0 General Principals (2002)
- AS 1170.1 Permanent & Other Actions (2002)
- AS 1170.2 Wind Actions (2011 rev-5)
- AS 1170.3 Snow and Ice Actions (where applicable see Engineering Schedule)
- AS 1170.4 Earthquake Loads (where applicable see Engineering Schedule)
- AS 4100 Steel Structures Code (2020)
- AS 4600 Cold Formed Section Code (2018)
- AS 2870 Residential slab and footings (2011)
- Building Code of Australia Volume 1 & 2 (as applicable

Any other relevant documentation:

Attribution as designer:

I CAMILO PINEDA MORENO am responsible for the design of that part of the work as described in this certificate;

The documentation relating to the design includes sufficient information for the assessment of the work in accordance with the *Building Act 2016* and sufficient detail for the builder or plumber to carry out the work in accordance with the documents and the Act;

This certificate confirms compliance and is evidence of suitability of this design with the requirements of the National Construction Code.

	Name: (print)	*Signed*	*Date*
Designer:	Camilo Pineda Moreno		04-09-2024

Licence No: CC7319

Assessment of Certifiable Works: (TasWater)

Note: single residential dwellings and outbuildings on a lot with an existing sewer connection are not considered to increase demand and are not certifiable.

If you cannot check ALL of these boxes, LEAVE THIS SECTION BLANK.

TasWater must then be contacted to determine if the proposed works are Certifiable Works.

I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

- [X] The works will not increase the demand for water supplied by TasWater
- [X] The works will not increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure
- [X] The works will not require a new connection, or a modification to an existing connection, to be made to TasWater's infrastructure
- [ ] The works will not damage or interfere with TasWater's works
- [ ] The works will not adversely affect TasWater's operations
- [ ] The work are not within 2m of TasWater's infrastructure and are outside any TasWater easement
- [ ] I have checked the LISTMap to confirm the location of TasWater infrastructure
- [ ] If the property is connected to TasWater's water system, a water meter is in place, or has been applied for to TasWater.

Certification:

I CAMILO PINEDA MORENO being responsible for the proposed work, am satisfied that the works described above are not Certifiable Works, as defined within the *Water and Sewerage Industry Act 2008,* that I have answered the above questions with all due diligence and have read and understood the Guidelines for TasWater CCW Assessments.

Note: the Guidelines for TasWater Certification of Certifiable Works Assessments are available at: www.taswater.com.au

	Name: (print)	*Signed*	*Date*
Designer:	CAMILO PINEDA MORENO		04-09-2024