



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2025/196

LOCATION OF AFFECTED AREA

12 NELSONS BUILDINGS ROAD, 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 **15/12/2025**. 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.

JAMES DRYBURGH
Chief Executive Officer



Brighton
going places



ORAMATIS

DEVELOPMENT APPLICATION

12 NELSONS BUILDINGS RD, BRIGHTON

PROPOSED HOUSE PREFABED COLORBOND BUILDING

ID	NAME	REV
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DA01	NOTES & SITE LOCATION PLAN	
DA02	SITE PLAN	
DA03	FLOOR PLAN	
DA04	ELEVATION	
DA05	ELEVATION	
DA06	3D VIEWS	



1 LOCATION PLAN/SATELLITE IMAGERY
- 1:2000

GENERAL NOTES

GENERAL
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DO NOT SCALE FROM THIS DRAWING

THE CONTRACTOR SHALL CONFIRM ON SITE EXISTING CONDITIONS, LEVELS AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORKS

ALL DISCREPANCIES TO BE REPORTED TO THE ARCHITECT FOR INSTRUCTION

ALL LEVELS INDICATED PERTAIN TO FINISHED LEVELS AND NOT STRUCTURAL LEVELS UNLESS OTHERWISE INDICATED

MATERIALS AND WORK PRACTICES SHALL COMPLY WITH THE NATIONAL CONSTRUCTION CODE (NCC) AND OTHER RELEVANT CODES REFERRED TO IN THE NCC

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS, SPECIFICATIONS AND DRAWINGS

PROPRIETARY ITEMS, SYSTEMS AND ASSEMBLIES ARE TO BE ASSEMBLED, INSTALLED OR FIXED IN CONFORMANCE WITH THE CURRENT WRITTEN RECOMMENDATIONS AND INSTRUCTIONS OF THE MANUFACTURER OR SUPPLIER

WORKPLACE HEALTH AND SAFETY
ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE PROJECT SAFE DESIGN REPORT

ALL CONTRACTORS MUST CARRY OUT WORKS IN ACCORDANCE WITH CURRENT HEALTH AND SAFETY LEGISLATION AND BEST PRACTICE INCLUDING PREPARATION OF A CONSTRUCTION SAFETY MANAGEMENT PLAN

LAND TITLE REFERENCE
VOLUME (PLAN): 187470/2

DESIGN WIND SPEED
WIND LOADING TO AS 4055: N3

SOIL CLASSIFICATION
SOIL CLASSIFICATION TO AS 2870: H1

CLIMATE ZONE FOR THERMAL DESIGN
CLIMATE ZONE TO BCA FIGURE 1.1.4: 7

BUSHFIRE PRONE AREA BAL RATING
BUSHFIRE ATTACK LEVEL (BAL) TO AS 3959: BAL-LOW

CORROSION ENVIRONMENT
CORROSION ENVIRONMENT TO AS/NZS 2312: N/A

KNOWN SITE HAZARDS: n/a

GENERAL NOTES

CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCEMENT OF ANY WORK. CONTRACTORS SHALL CLARIFY ANY DISCREPANCIES BEFORE COMMENCEMENT OF ANY WORK. DRAWINGS MUST NOT BE SCALED.
CONTRACTORS SHALL SUBMIT SAMPLES AND SHOP DRAWINGS BEFORE COMMENCING WORK. ALL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND ALL RELEVANT AUSTRALIAN STANDARDS. THESE DESIGNS, PLANS, SPECIFICATIONS AND THE COPYRIGHT HEREIN ARE THE PROPERTY OF ORAMATIS STUDIO AND MUST NOT BE USED, REPRODUCED OR COPIED WHOLLY OR IN PART WITHOUT THE WRITTEN PERMISSION OF ORAMATIS STUDIO.

REV ID	DESCRIPTION	DATE
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PROJECT
PREFABED COLORBOND BUILDING 12 NELSONS BUILDINGS RD, BRIGHTON

REVISION	DATE
	11/11/2025

SCALE
AS SHOWN @ A3

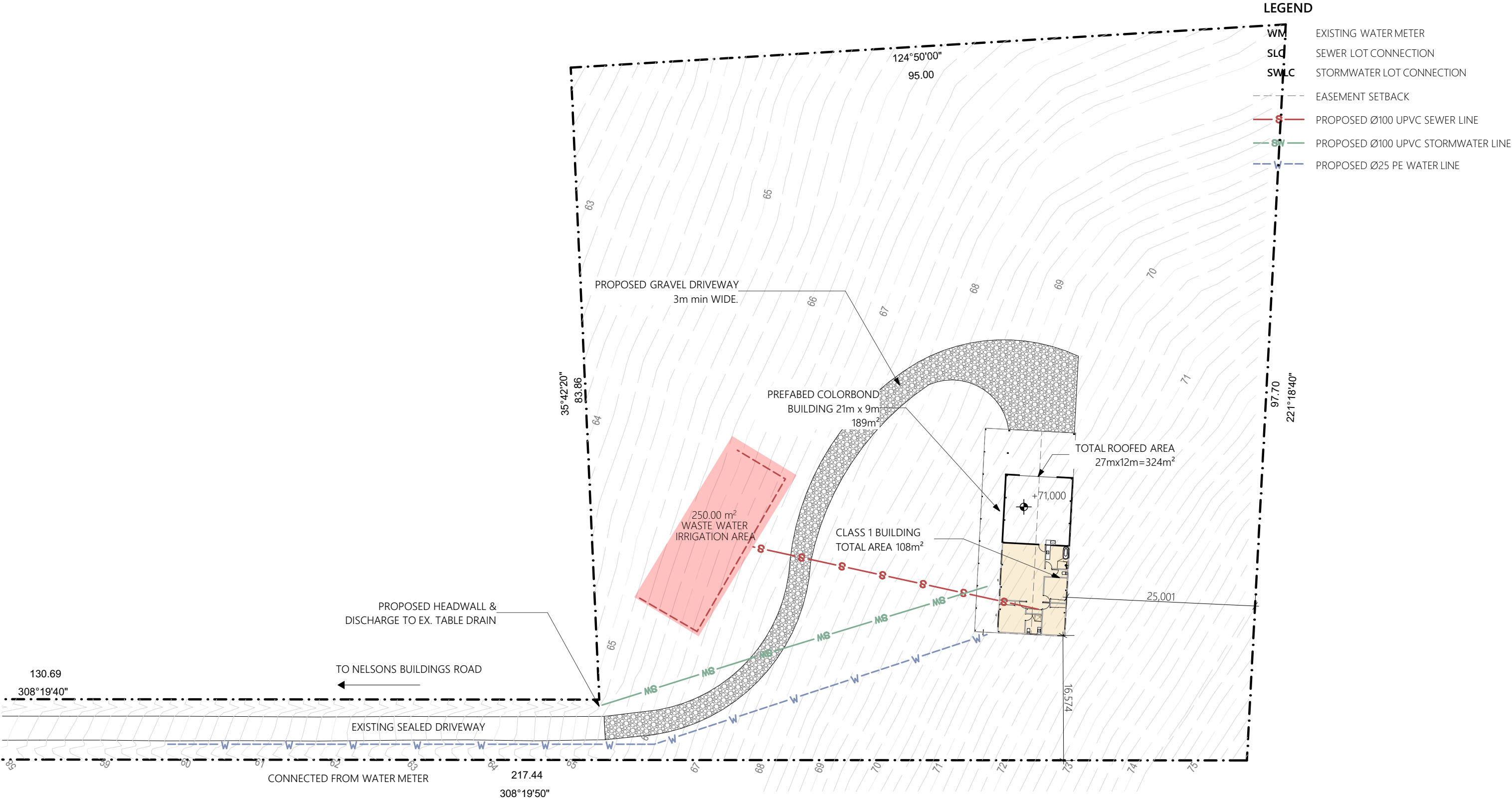
PAGE	NORTH
DA01	

CLIENT
ARRAN ATKINSON

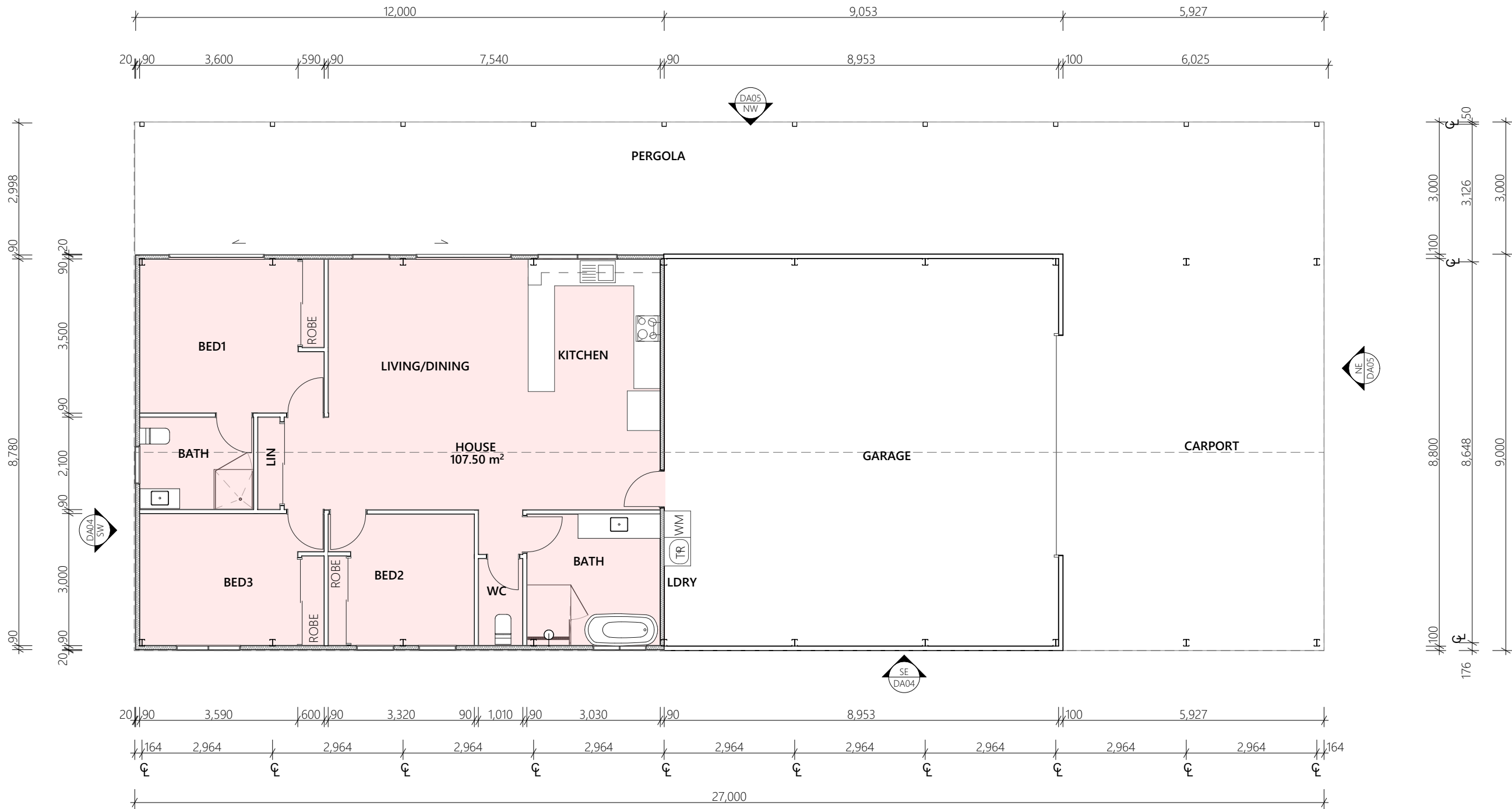
PROJECT ID	CHECKED BY
2561	A.HILL

DRAWN BY
C.LI

DRAWING
NOTES & SITE LOCATION PLAN



1 SITE PLAN (1:500)
1:500



1
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GROUND FLOOR PLAN
1:100

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12 NELSONS BUILDINGS RD, BRIGHTON

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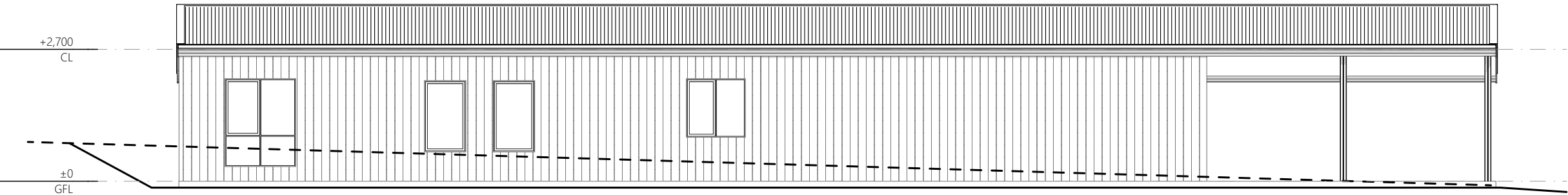
DA03

DRAWING

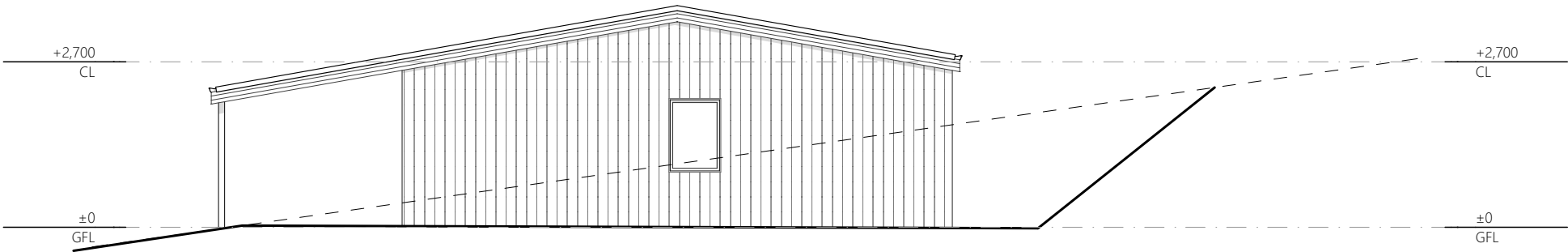
FLOOR PLAN

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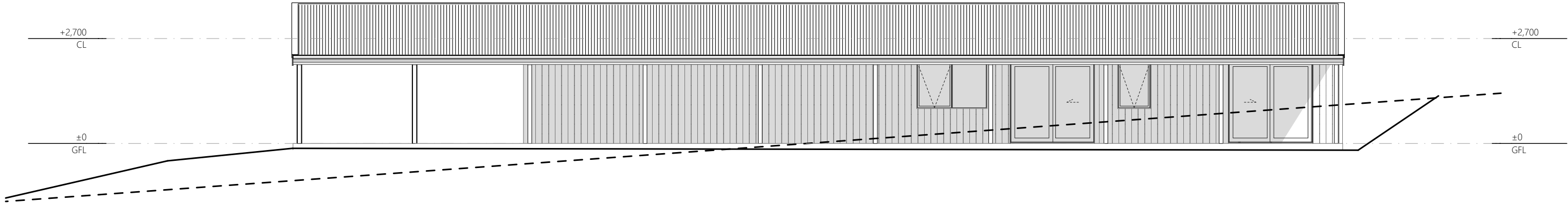




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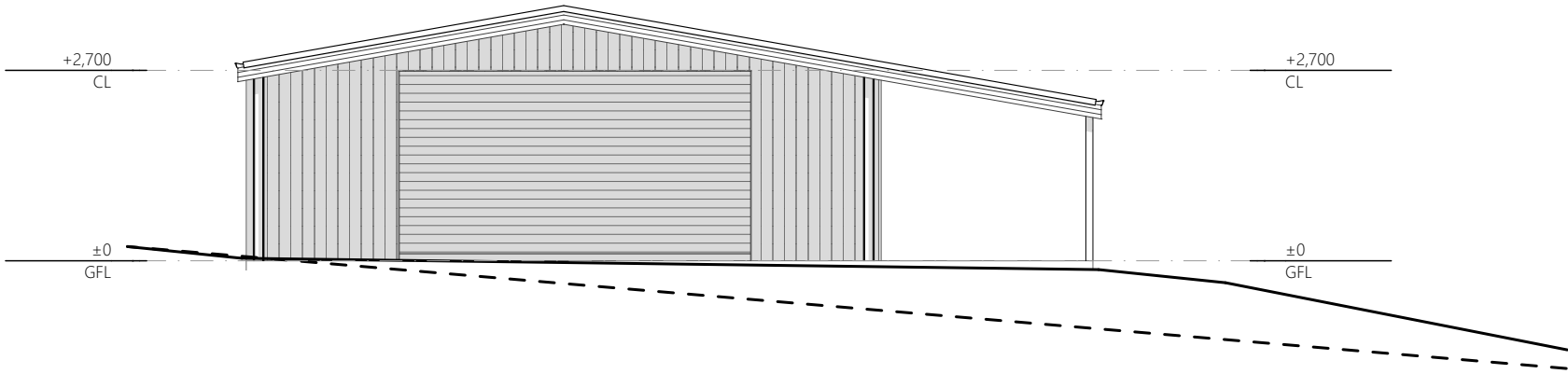


SW ELEVATION
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NW
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NW ELEVATION
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NE
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NE ELEVATION
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REVISION	DATE
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DRAWING
ELEVATION



ORAMATIS STUDIO

214 Elizabeth Street, Hobart TAS 7000
p: (03) 6286 8440
e: admin@oramatis.com.au
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Building Practitioner Accreditation: CC6540

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DA06

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3D VIEWS

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