



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2025/128

LOCATION OF AFFECTED AREA

94 OLD BEACH ROAD, OLD BEACH

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 **17/03/2026**. 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

Development Application

NEW SHED

CLASS 10A
SNH26-003

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A4.1	ELEVATIONS

CLIENT	Dean Gray
PROPERTY ADDRESS	94 Old Beach Road, Old Beach Tas 7017
PROPERTY TITLE REFERENCE	143708/1
PROPERTY IDENTIFICATION NUMBER	2614129
LOCAL AUTHORITY	Brighton
PLANNING ZONE	Future Urban
OVERLAYS	Waterway and coastal protection area, Bushfire-prone areas
BUSHFIRE ATTACK LEVEL	NA
CORROSION ENVIRONMENT	Mild
SOIL CLASSIFICATION	TBA
WIND CLASSIFICATION	N3
PROPERTY LOT SIZE	11160m2
PROPOSED FOOTPRINT	361m2

BUILDER TO NOTE

Builder and subcontractors to verify all dimensions and levels prior to the commencement of any work.

Give 24 hours minimum notice where amendments are required to design of working drawings.

These drawings are to be read in conjunction with engineers and surveyors drawings and notes.

Do not scale drawings. Dimensions are to take preference over scale.

Building specification and Engineers drawings shall override architectural drawings.

All construction work shall be carried out in accordance with:

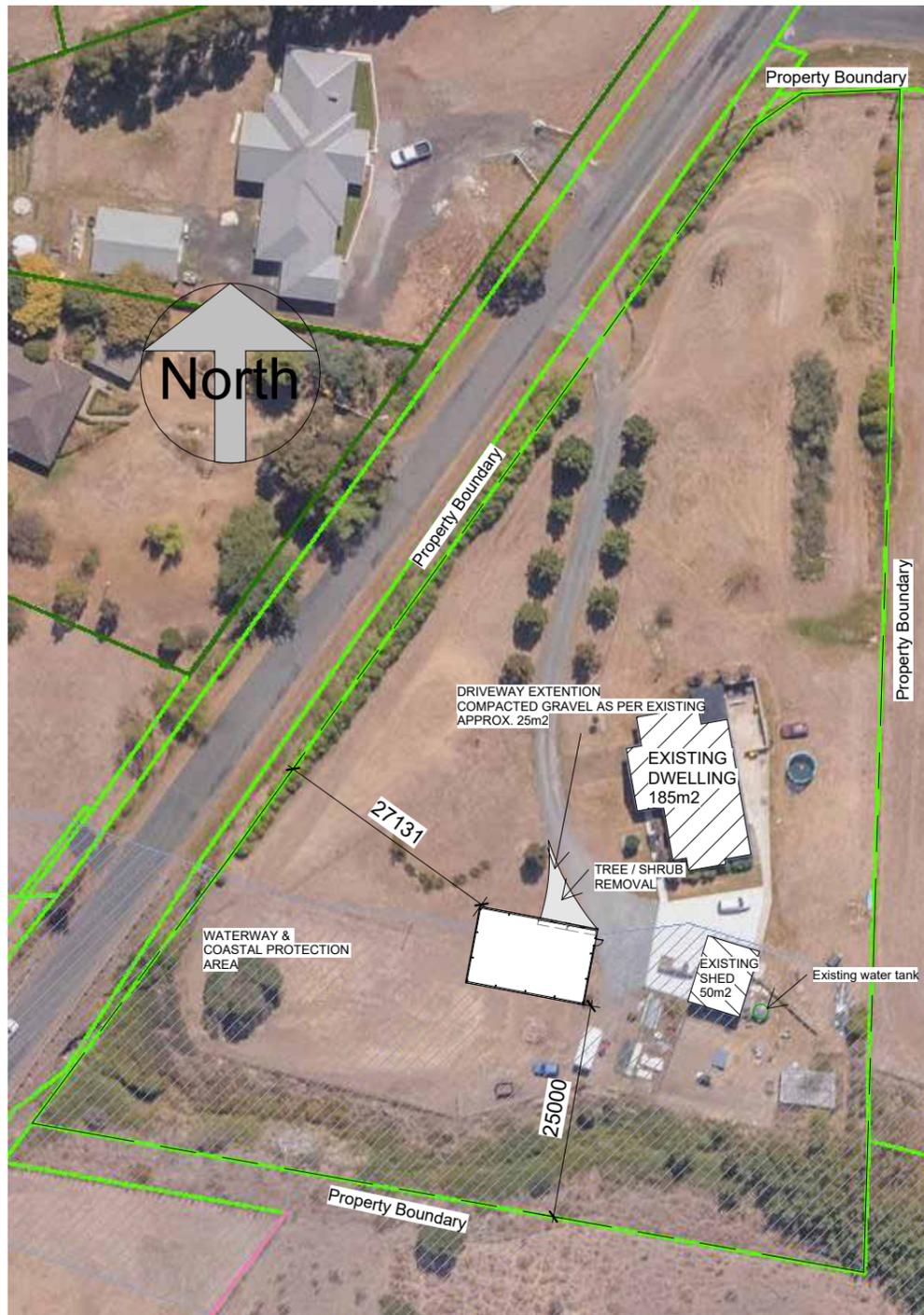
- Tasmanian Building Regulations, Council by-laws,
- Australian Building Codes Board (ABCB) National Construction Code (NCC) Vol. 2 2022 and Housing Provisions (HP),
- Australian Standards,
- Other supporting documentation as referenced

PROPERTY OWNER TO NOTE

The Property Owners attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance.

Advice for foundation maintenance is contained in the *CSIRO Building Technology File 18*, and it is the owners responsibility to maintain the site in accordance with this document.

DIMENSION NOTE: Use written dimensions only. Do not scale from drawings. All figured dimensions are to be used as a guide only. It is imperative that all dimensions, setouts and levels be confirmed onsite by the builder, Surveyor or Sub Contractor prior to the commencement of work, manufacture or installation; and the Builder, Sub Contractor and/or manufacturer ensures a full set of plans are on hand and reference has been made to the general notes	DRAWING NOTE: This drawing & design shown is the property of BLST Pty Ltd and shall not be copied nor reproduced in part or in whole in any form without the written permission of BLST Pty Ltd and shall be used only by the client of BLST Pty Ltd for the project for which it was provided.	 SHEDS MADE TOUGH	CLIENT NAME Dean Gray		DRAWING TITLE COVER PAGE				
			PROJECT ADDRESS 94 Old Beach Road, Old Beach Tas 7017		DATE 11/02/2026	SCALE A3	JOB No. SNH26-003	DRAWN BY BH	SHEET No. A1.0
			PROJECT NEW SHED		REVISION No.	SHEET SIZE A3	JOB No. SNH26-003	SHEET No. A1.0	ABN 52 660 422 159



2 Siteplan
1 : 700

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CLIENT NAME Dean Gray		DRAWING TITLE SITEPLAN		
PROJECT ADDRESS 94 Old Beach Road, Old Beach Tas 7017		DATE 11/02/2026	SCALE 1 : 700	DRAWN BY BH
PROJECT NEW SHED		REVISION No.	SHEET SIZE A3	JOB No. SNH26-003
				SHEET No. A2.0



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CLIENT NAME	Dean Gray		DRAWING TITLE		SITEPLAN 200	
PROJECT ADDRESS	94 Old Beach Road, Old Beach Tas 7017		DATE	11/02/2026	SCALE	1 : 200
PROJECT	NEW SHED		REVISION No		SHEET SIZE	A3
					JOB No	SNH26-003
					SHEET No	A2.2
					DRAWN BY	BH

Soil & Water Management Notes:

The contractor is responsible for establishing and maintaining all erosion and sediment control measures.

Location and extent of controls shown on plan are inductive only. The extent of implemented measures and locations is the responsibility of the contractor.

General:

Excavation does not commence until all necessary permits, licenses and approval are issued by the permit authority. Schedule earthworks in phases throughout the project to ensure natural ground is disturbed for the shortest possible time. Avoid unnecessary and/or excessive vegetation disturbance. Install erosion and sediment control measures, as specified in the Soil and Water Management Plan (SWMP). **MONITOR SEDIEMENT CONTROL MEASURES AT LEAST WEEKLY AND AFTER EACH RAINFALL EVENT.** Service trenches to remain open no longer than necessary.

SWMP SEQUENCE

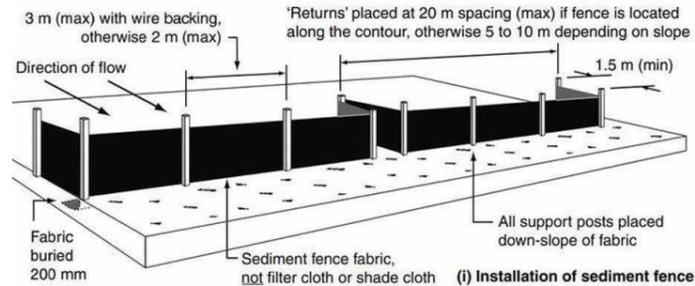
Prepare and stabilise site entry & exit with 200mm (min) layer of 40mm crushed rock
 Install shakedown hump/s & stormwater channel device to remove mud from work vehicles
 No top soil is to be removed from site
 Excess excavated earth from site access, battered banks and footings to be removed from site OR retain for backfilling
 Establish a vehicle accessible area for the off-loading and stockpiling of construction materials
 Establish woven sediment control fence trap around stockpiles
 Placement of straw bales to control flow of surface water and trap sediment impacting on neighbouring properties & into existing stormwater drainage easements

Excavation Stabilisation

Early construction of retaining walls to prevent collapse of newly excavated ground

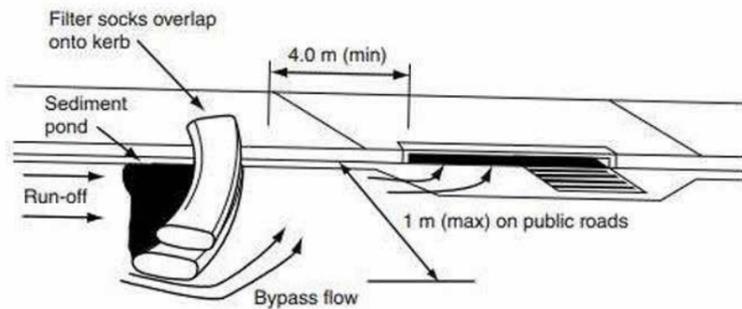
Stormwater Drainage Control (during construction)

Early installation of
 DN90 slotted UPVC ag pipe drain to base of battered banks
 DN100 UPVC dwelling & shed stormwater pipework and connection to existing on-site drainage easement
 DN100 UPVC dwelling & shed sewer pipework for later connection to on-site waste-water management system (septic)

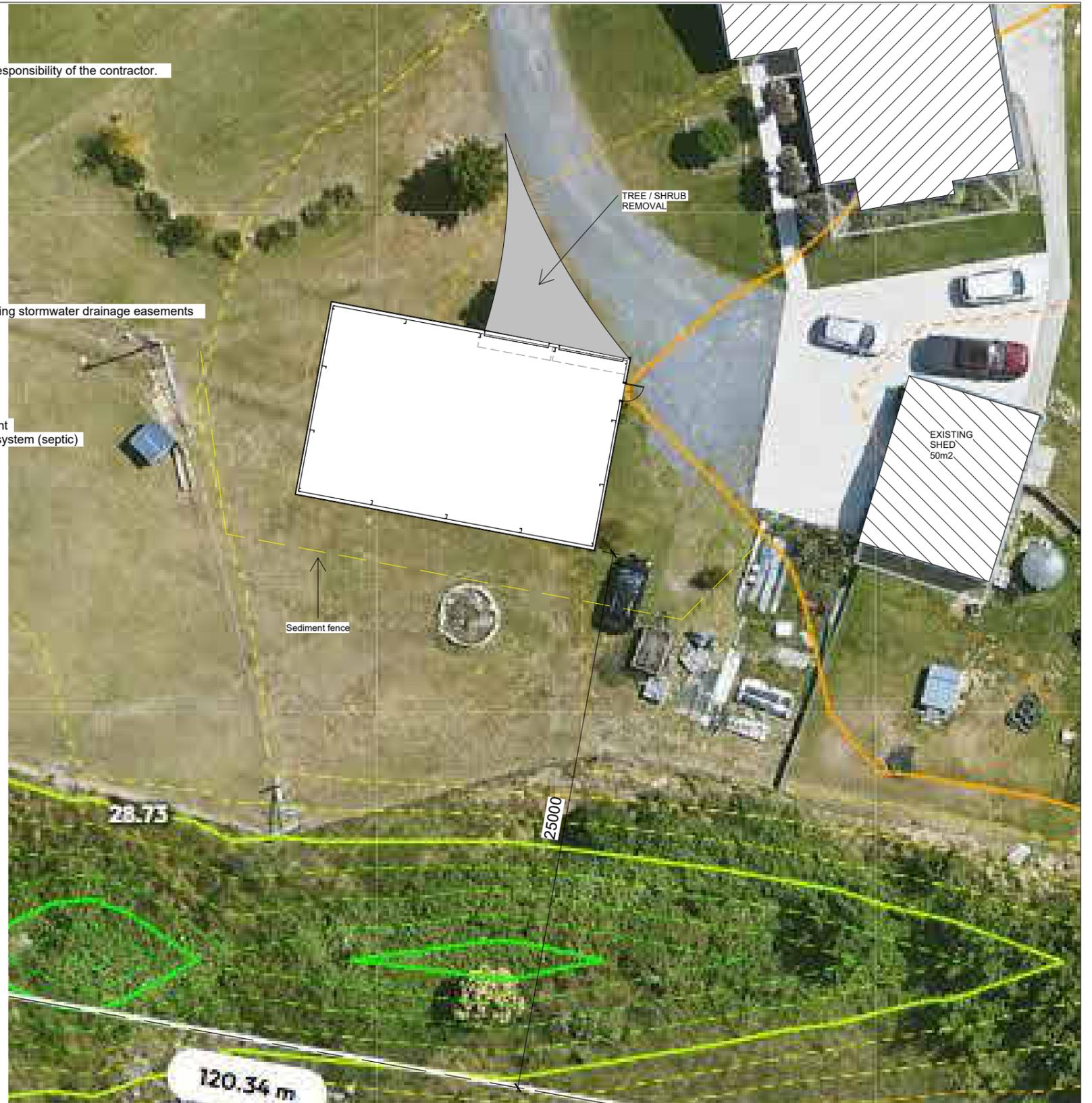


INSTALLATION OF SEDIMENT FENCES

1. Survey and mark out the location of the sediment fence, ensure it is parallel to the contours of the site
2. Dig a 200 mm trench immediately above the proposed fence line.
3. Place the bottom of the fabric to the base of the trench and run fabric up the down-slope side of the trench
4. Backfill the trench and compact to secure anchorage of the fabric.
5. Drive 1.5 m star pickets into ground, 2 m apart to support the sediment fence fabric. Tension and fasten fabric to pickets using UV stabilised zip ties or wire ties.
6. Join sections of fabric at a support post with a 2 m overlap.
7. Angle the ends of the sediment fence upslope to reduce scouring. Don't place sediment fences across creeks or major drainage lines.



STORMWATER DRAIN PROTECTION - FILTER SOCK



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PROJECT ADDRESS	94 Old Beach Road, Old Beach Tas 7017		DATE	11/02/2026	SCALE
PROJECT	NEW SHED	REVISION No		SHEET SIZE	A3
		JOB No	SNH26-003	SHEET No	A2.3
		DRAWN BY	BH		



2 **Drainage Plan**
1 : 200

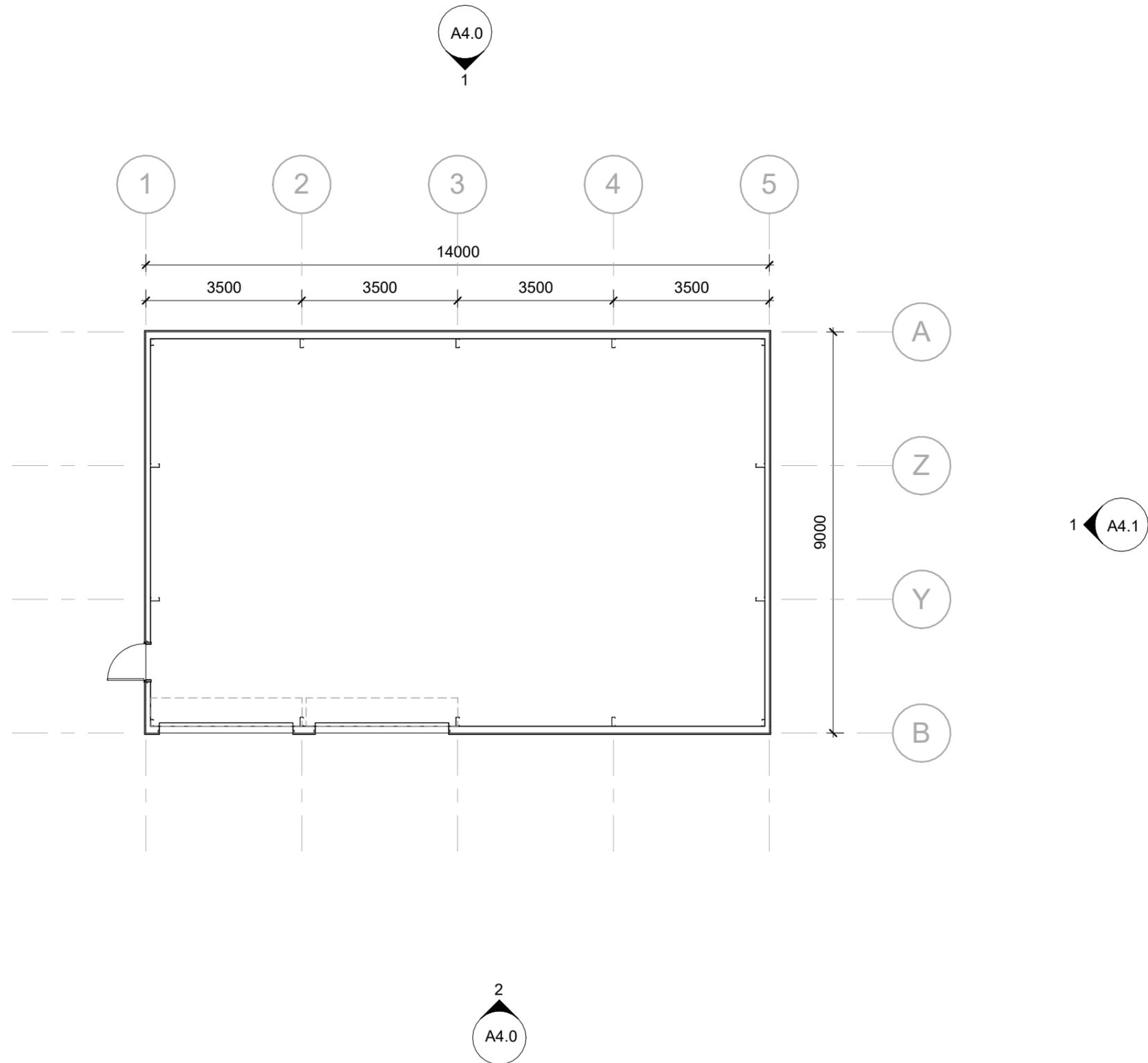
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CLIENT NAME	Dean Gray		DRAWING TITLE		SITEPLAN - drainage	
PROJECT ADDRESS	94 Old Beach Road, Old Beach Tas 7017		DATE	11/02/2026	SCALE	1 : 200
PROJECT	NEW SHED		DRAWN BY	BH		
	REVISION NO.		SHEET SIZE	SNH26-003	JOB NO.	SHEET NO.
			A3			A2.4



Ground Floorplan 1:100

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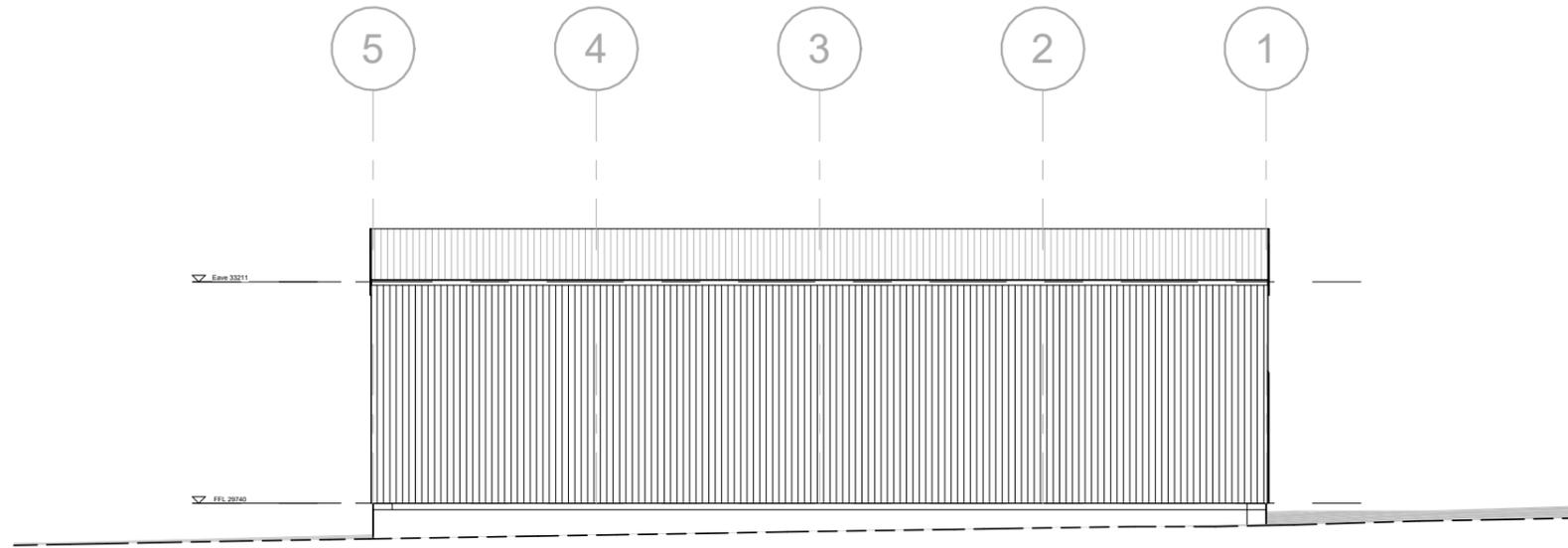
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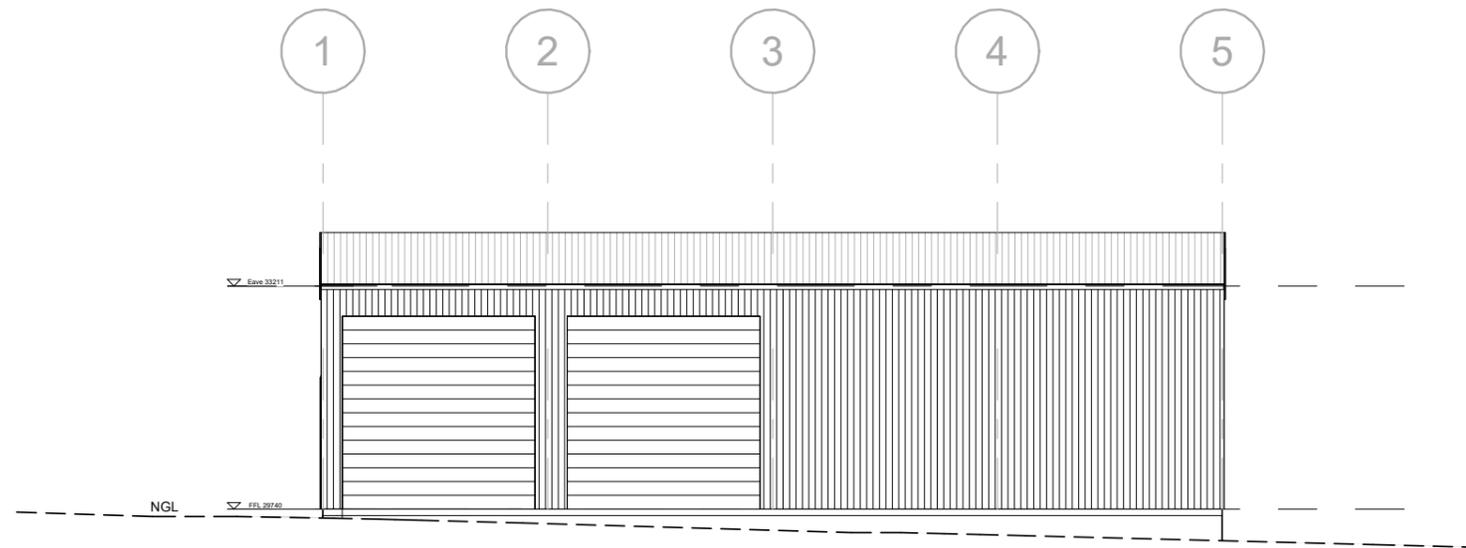


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CLIENT NAME Dean Gray		DRAWING TITLE FLOORPLAN		
PROJECT ADDRESS 94 Old Beach Road, Old Beach Tas 7017		DATE 11/02/2026	SCALE 1 : 100	DRAWN BY BH
PROJECT NEW SHED		REVISION No	SHEET SIZE A3	JOB No SNH26-003
				SHEET No A3.0



1 Southern
1 : 100



2 Northern
1 : 100

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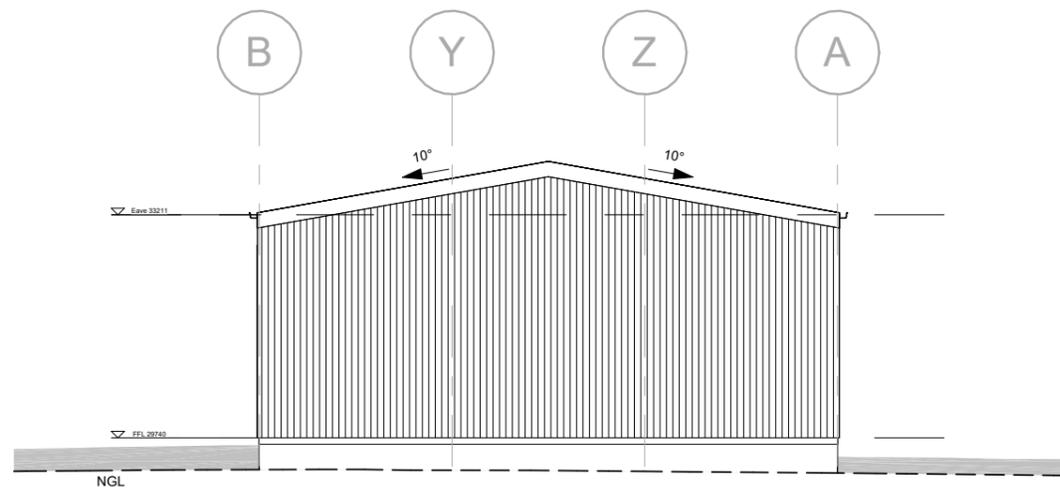
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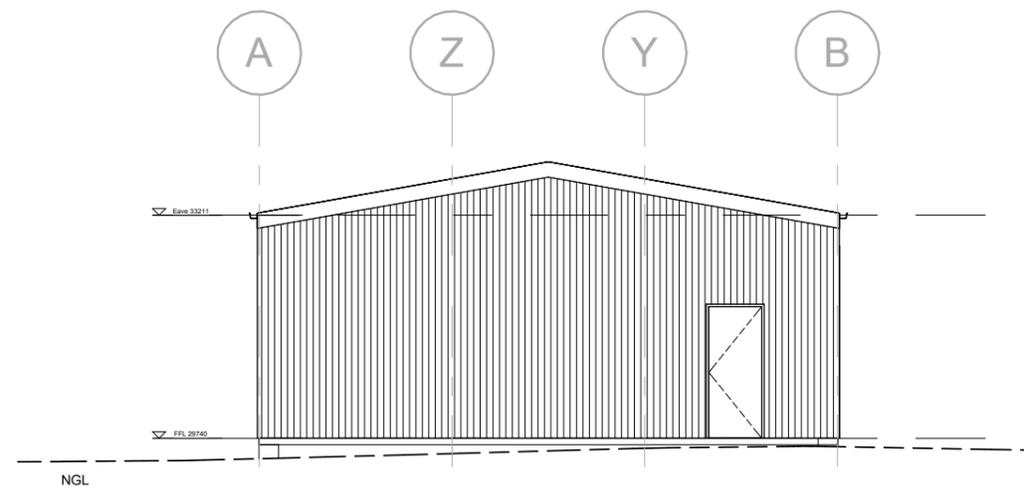


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CLIENT NAME Dean Gray		DRAWING TITLE ELEVATIONS		
PROJECT ADDRESS 94 Old Beach Road, Old Beach Tas 7017		DATE 11/02/2026	SCALE 1 : 100	DRAWN BY BH
PROJECT NEW SHED		REVISION No	SHEET SIZE A3	JOB No SNH26-003
				SHEET No A4.0



1 Western
1 : 100



2 Eastern
1 : 100

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PROJECT NEW SHED		REVISION No.	SHEET SIZE A3	JOB No. SNH26-003
				SHEET No. A4.1