



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2026/039

LOCATION OF AFFECTED AREA

26 HARRIS 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 **29/06/2026**. 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



- | | | | |
|--|-----------------------------|--|----------------------------------|
|  | Mains Water line |  | Existing buildings retained |
|  | Mains power cable |  | Existing buildings to be removed |
|  | Boundary line measurements |  | Proposed new outbuilding |
|  | Proposed driveway extension |  | 5000ltr rainwater tanks |
|  | Proposed new soakage trench | | |

26 Harris Rd Brighton 7030

Construction of new detached shed ancillary

Description and use of proposed development:

Seeking approval of the construction of a free standing shed measuring 30 metres in length by 12 metres width. The shed will be used solely for domestic storage purposes only including general storage of privately owned vehicles and household goods.

The building will be constructed of Colourbond steel materials in monument grey finish incorporating non reflective materials appropriate to the rural setting. The shed will be situated well within the recommended set back requirements and positioned to minimise visual impact to surrounding properties.

Access to the shed will be via existing driveway
Storm water will be captured via roof plumbing and directed to 1 5000 litre water tank as to not impact neighbouring properties.

26 Harris road 7030

Location of proposed development:

The proposed shed will be located in the middle section of the property to the left hand side and behind the existing dwelling. The shed is sited within the required setback distances from boundaries. its location provides practical access via the existing driveway and minimises visual impact from the street and neighbouring properties.

Topography: where shed will be located the site is generally flat requiring minimal site preparation.

26 Harris Rd Brighton



- A 30 meters from boundary
- B 17 meters from boundary
- Extended driveway for 10mm

ENGINEERING SCHEDULE

CERTIFIED STEEL PORTAL FRAME SHED DESIGN IN ACCORDANCE WITH NCC 2022 FOR SITE WIND SPEED $\geq 41.65m/s$; 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: Bobby Beaman
Site Address: 26 Harris Road, Brighton TAS 7030

Main Building: Span: 12, Length: 30, Height: 4.2, Roof Pitch: 11 degrees
The length being comprised of 5 bays, the largest bay is 6m bays.
Left LeanTo: NA
Right LeanTo: NA

Total Kit Weight: 7992.2kg

INTERNAL PORTALS	END PORTALS
Column: 2C25019 Rafters: 2C25019 Knee Braces: 2C15015 Knee Brace Length: 2800 Apex Brace: 2C15015 Apex Brace Length: 5200	Column: C25019 Rafters: C25019 Knee Braces: NA Knee Brace Length: NA Apex Brace: NA Apex Brace Length: NA Endwall Mullion: C25019

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

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

PURLINS AND GIRTS	OVERLAP
Eave Purlin: TH120100 Side Wall Girts: TH120100 Front End Wall Girts: TH120100 Back End Wall Girts: TH120100 Roof Purlins: TH120100	Max Spacing: 1250 Max Spacing: 1250 Max Spacing: 1250 Max Spacing: 1250 Max Spacing: 1250

NOTE: Girt spacing will vary to a maximum 1.25m where windows are located.

FASTENERS	OVERLAP
Sheeve Anchor Bolt: M18x105 Sheeve Anchor Frame Bolt: M18x45 Purlin Assembly Zinc (Mill) Frame Screws: Frame Screw 14x14x22 Cross Bracing Strap: 32mm x 1.2 strip Open Bay Header Height: NA	Overlap: 10% Overlap: 10% Overlap: 10% Overlap: 10%

COLOUR SCHEDULE
Roof Sheath: Slate Grey External Wall Sheath: Slate Grey Roller Doors: Monolith Finishings: Monolith PA Doors: Monolith 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 AS1592.1 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 task fastened to primary steel with a minimum of two (2) lugs 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: 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 AS2870-2014 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.

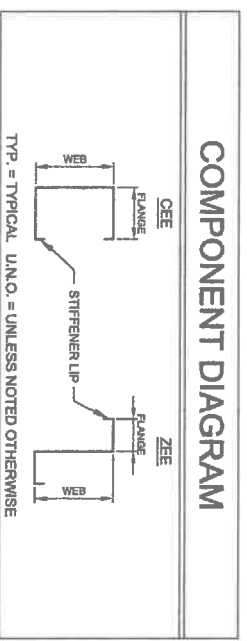
CONSTRUCTION
Erection of the structure is to be in compliance with local and state ordinances.

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.



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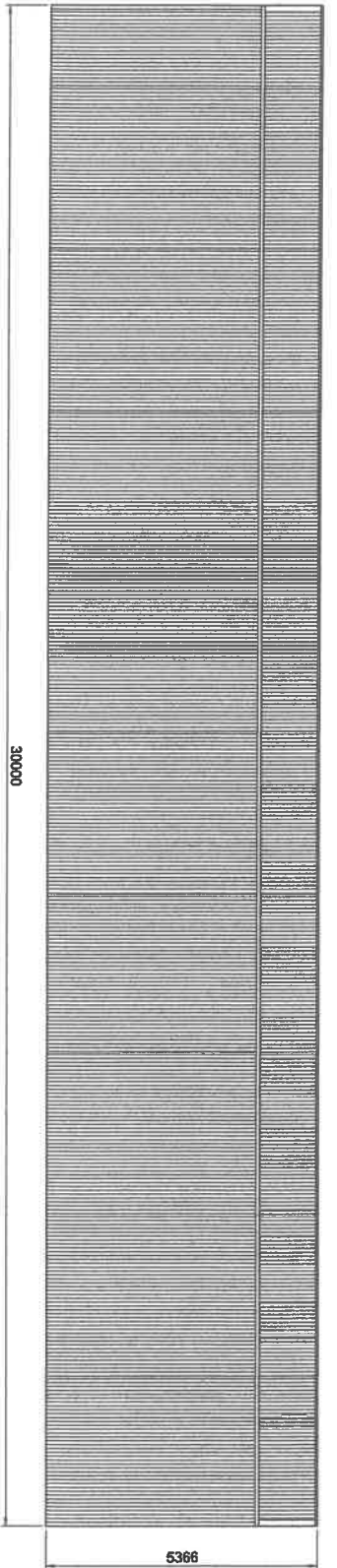
EMERALD
COMMERCIAL - INDUSTRIAL - RESIDENTIAL - FORENSIC - STEEL DETAILING

CIVIL & STRUCTURAL ENGINEERS
CAMILLO PINEDA MORENO
PROFESSIONAL ENGINEER (No. 123456789)

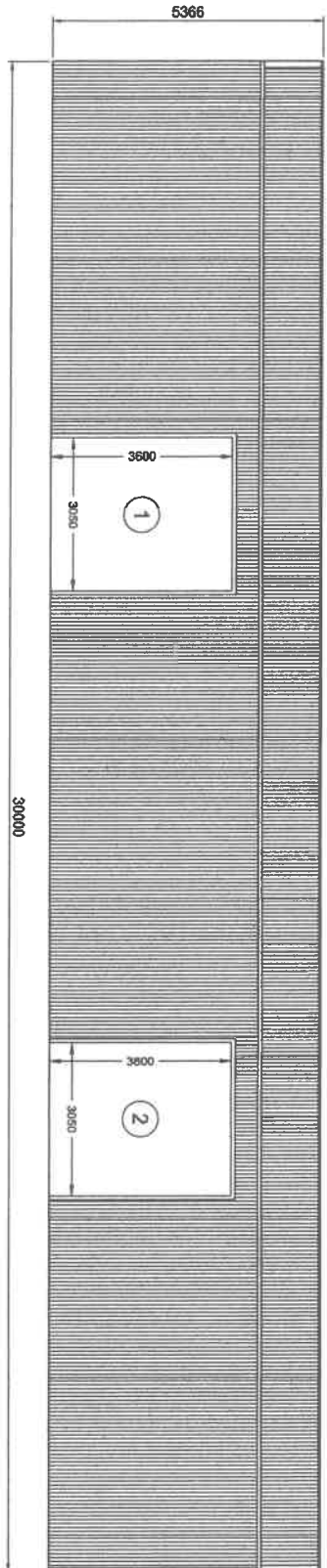
Signature: _____
Date: 26.11.2025

Customer Name: Bobby Beaman
Site Address: 26 Harris Road
Brighton, TAS, 7030

DATE: 26.11.2025
JOB NO.: 4031898488
SHEET: 1 of 10



2 LEFT ELEVATION
SCALE: 1:100



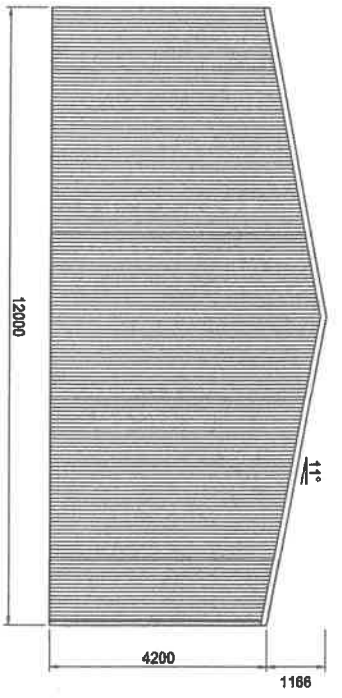
1 RIGHT ELEVATION
SCALE: 1:100

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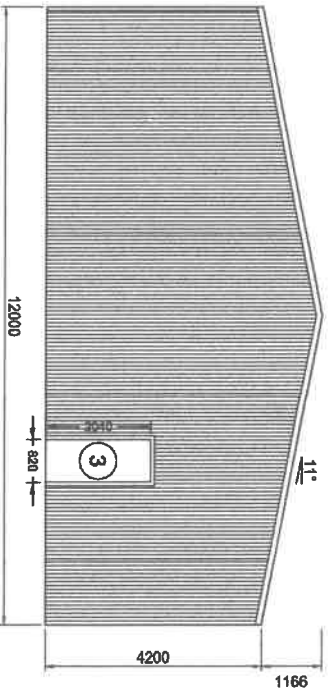
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CAMILLO PINEDA MORENO
PROFESSIONAL ENGINEER (No. 123456789)
Signature: 
Date: 26.11.2025

Customer Name: Bobby Beaman
Site Address: 26 Hart's Road
Brighton,
TAS, 7030

DATE: 26-11-2025
JOB NO. 403188486
SHEET 2 of 10



1 REAR ELEVATION
3
SCALE: 1:100



2 FRONT ELEVATION
3
SCALE: 1:100



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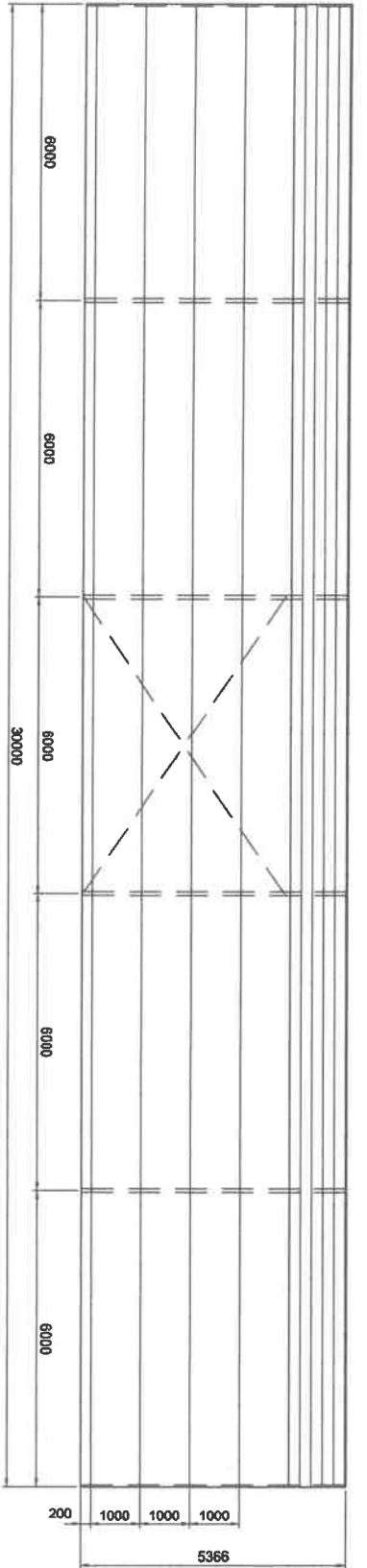


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Signature: _____
Date: 28.11.2025

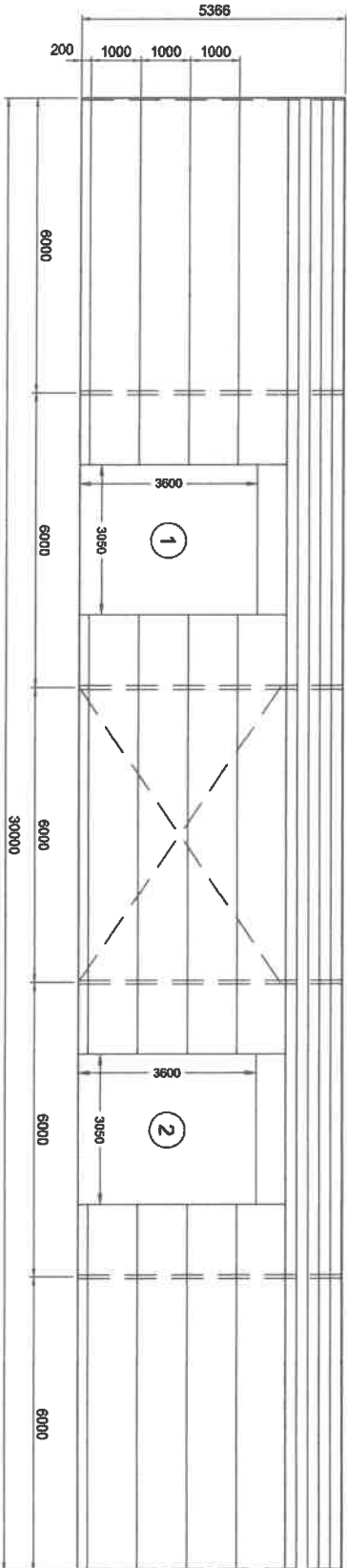
Customer Name: Bobby Bearman
Site Address: 26 Harts Road
Brighton,
TAS, 7030

DATE: 28-11-2025
JOB NO: 4031888486
SHEET: 3 of 10



2
4

LEFT ELEVATION
SCALE: 1:100



1
4

RIGHT ELEVATION
SCALE: 1:100



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Date: 28.11.2025

Customer Name: Bobby Beaman
Site Address: 26 Harris Road
Brighton,
TAS, 7030

DATE: 28-11-2025
JOB NO. 403188486
SHEET 4 of 10



151 Smeaton Grange Road
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 CIVIL & STRUCTURAL ENGINEER (NSW)

Signature:

DATE: 26.11.2025

Customer Name: Bobby Bearman
 Site Address: 26 Harris Road
 Brignion,
 TAS, 7030

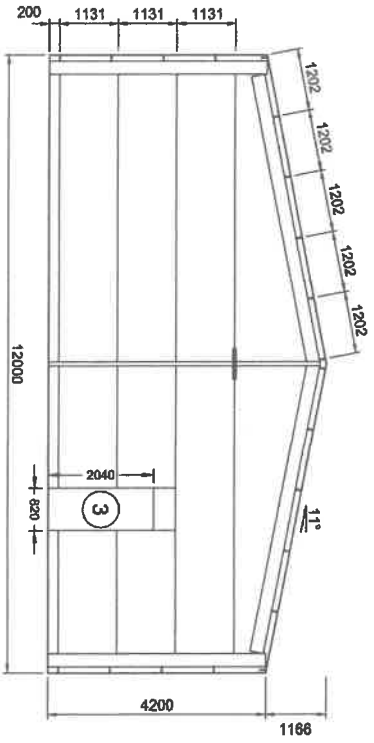
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 JOB NO: 4031888486
 SHEET: 5 of 10

2
5

FRONT ELEVATION

SCALE: 1:100

FRAME #1

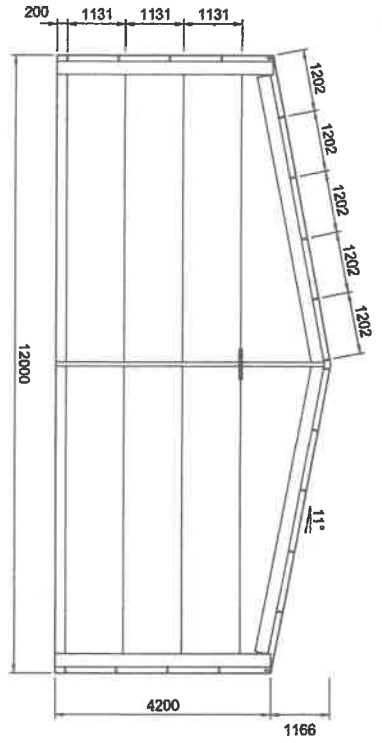


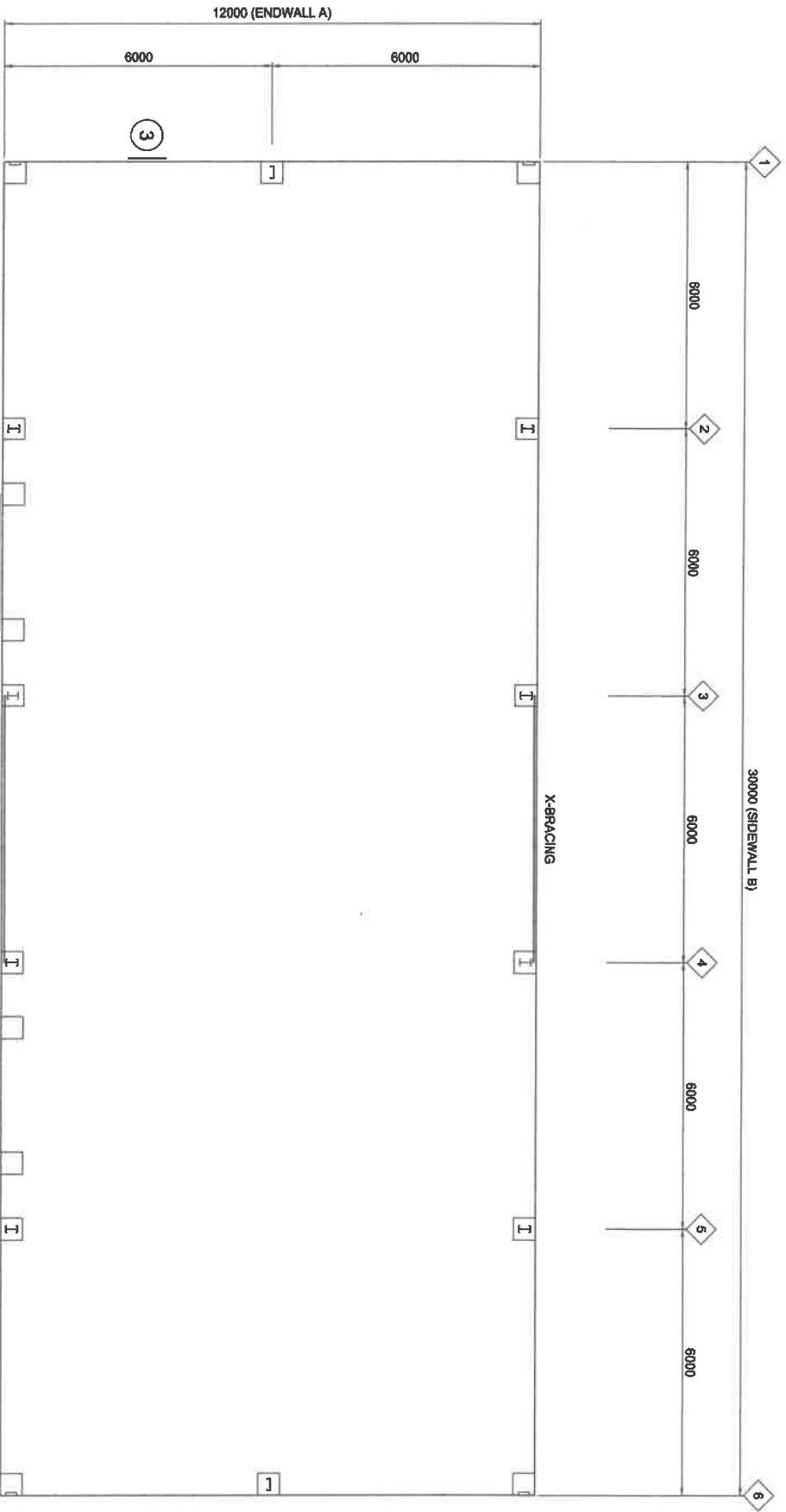
1
5

REAR ELEVATION

SCALE: 1:100

FRAME #6





1 FLOOR PLAN

6

SCALE: 1:100

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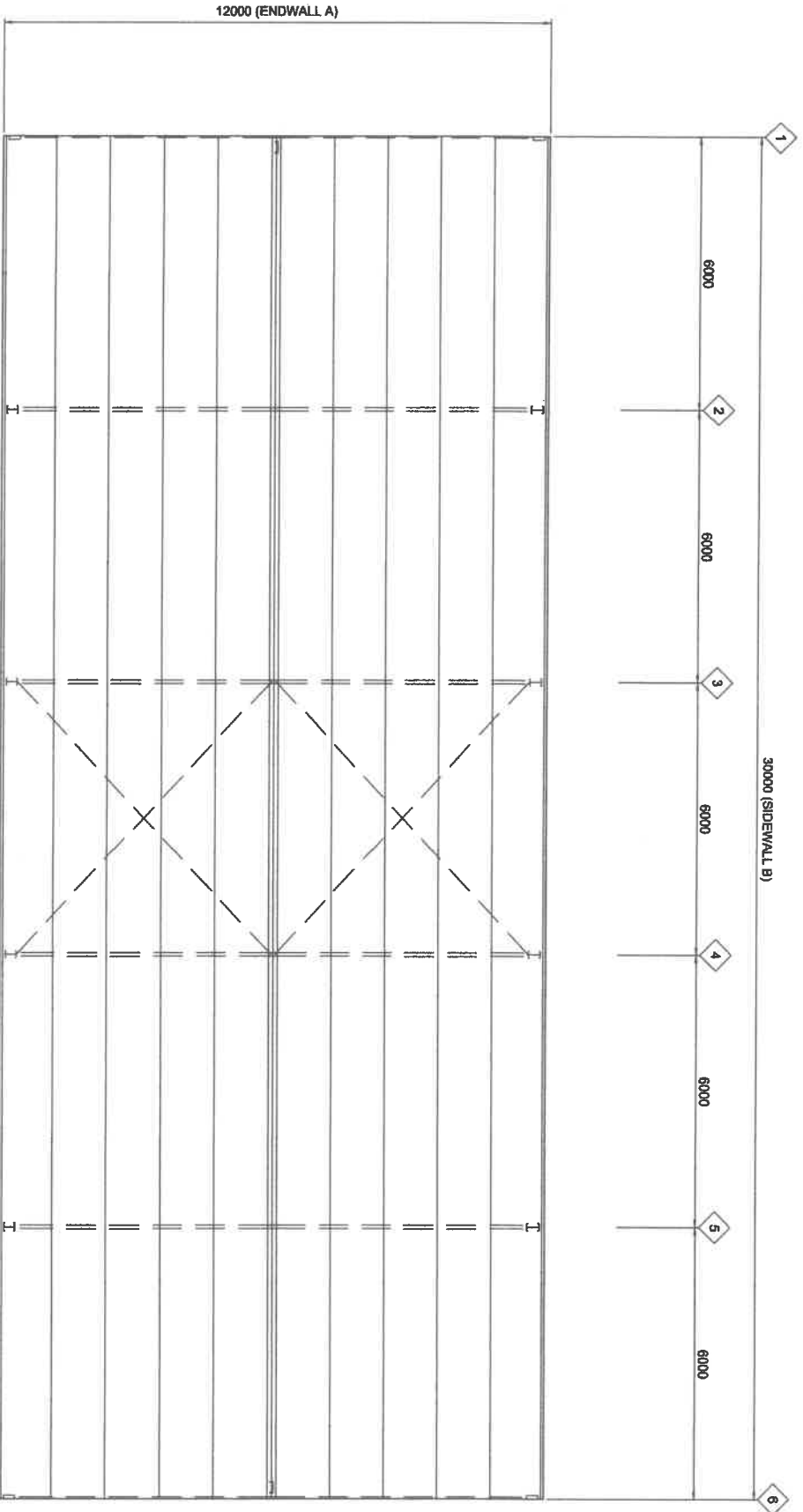
EMERALD
 DESIGN & CONSTRUCTION

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Signature: _____
 Date: 28.11.2025

Customer Name: Bobby Bearman
 Site Address: 26 Harris Road
 Brighton,
 TAS, 7030

DATE: 26-11-2025
 JOB NO.: 4031680486
 SHEET: 8 of 10



1
7

ROOF FRAMING PLAN

SCALE: 1:100



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CAMILLO PINEDA MORENO
PROFESSIONAL ENGINEER (NSW)

Signature:

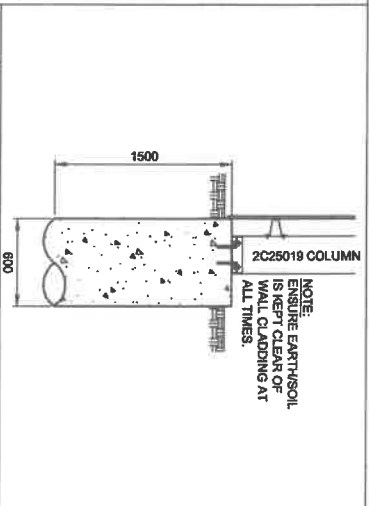
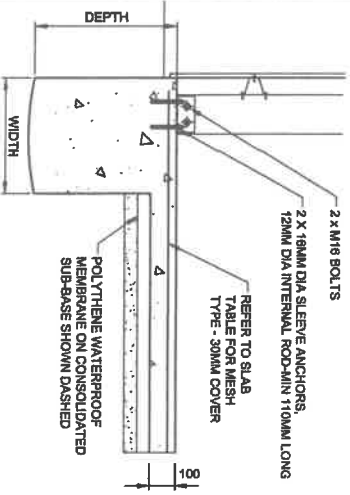
Date: 26.11.2025

Customer Name: Bobby Beaman
Site Address: 26 Harts Road
Brighton,
TAS, 7090

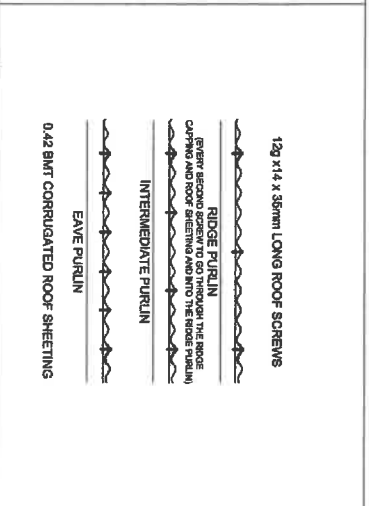
DATE: 26-11-2025
JOB NO.: 4031888496
SHEET: 7 of 10

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)	
A, S, & M	REINFORCING MESH	TRENCH MESH	Ø x DEPTH	DEPTH	WIDTH
M - D	SL72	—	450 x 400	—	—
H TO H - D	SL82	L117M3	—	300	300
E TO E - D	SL82	L117M4	—	400	300
P (DROP EDGE BEAM OR STANDARD EDGE BEAM WITH PIERS UNDER COLUMNS 300 INTO FIRM GROUND)	SL82	L117M4	—	400	400

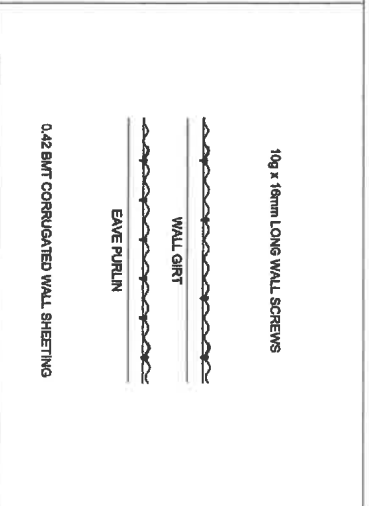
THICKNESS: 100MM WITH MINIMUM 30MM COVER, REFER TO SLAB FOUNDATION TABLE FOR REINFORCING SPECIFICATION
STRENGTH: 26mpa



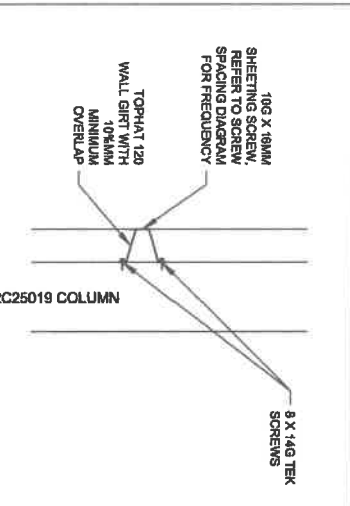
Z ALTERNATE PIER DETAIL



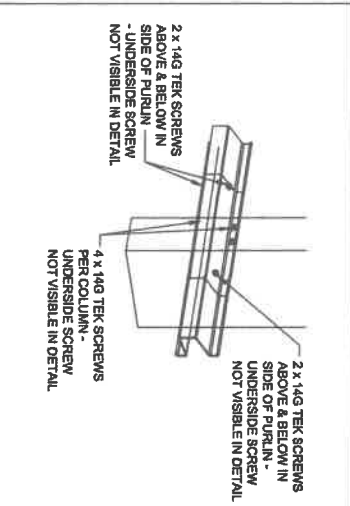
I ROOF SHEETING



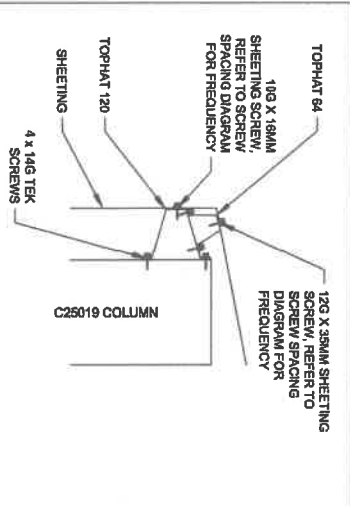
J WALL SHEETING



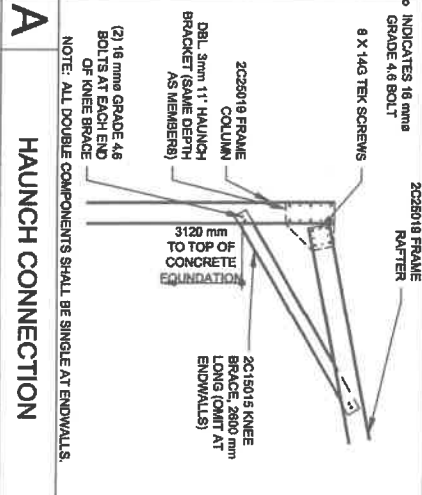
F GIRT CONNECTION



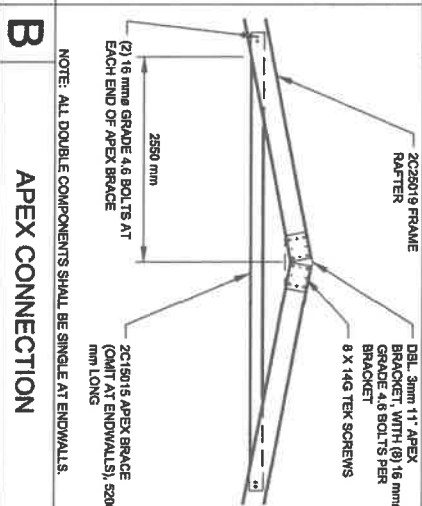
G TOP HAT CONNECTION



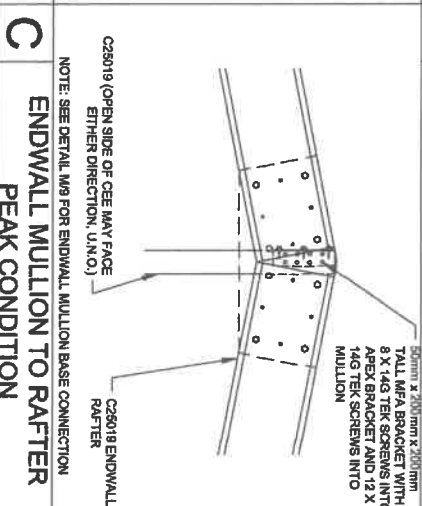
H EAVE CONNECTION



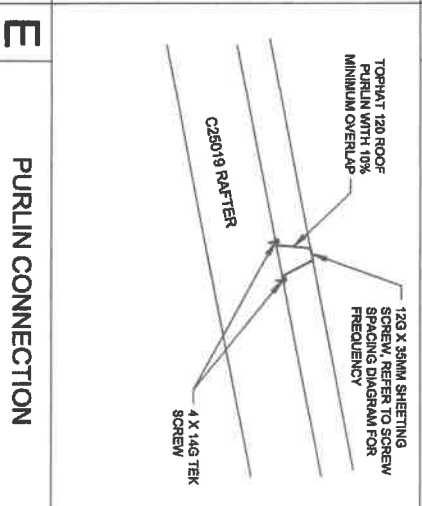
A HAUNCH CONNECTION



B APEX CONNECTION



C ENDWALL MULLION TO RAFTER PEAK CONDITION



E PURLIN CONNECTION

NOTE: ALL DOUBLE COMPONENTS SHALL BE SINGLE AT ENDWALLS.

NOTE: ALL DOUBLE COMPONENTS SHALL BE SINGLE AT ENDWALLS.

NOTE: SEE DETAIL M9 FOR ENDWALL MULLION BASE CONNECTION

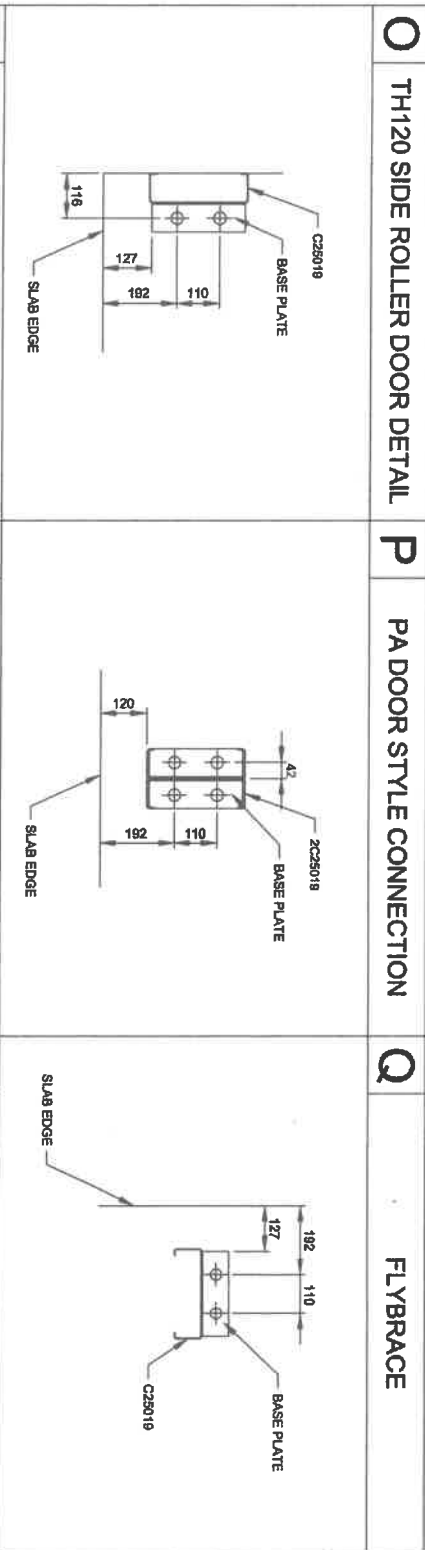
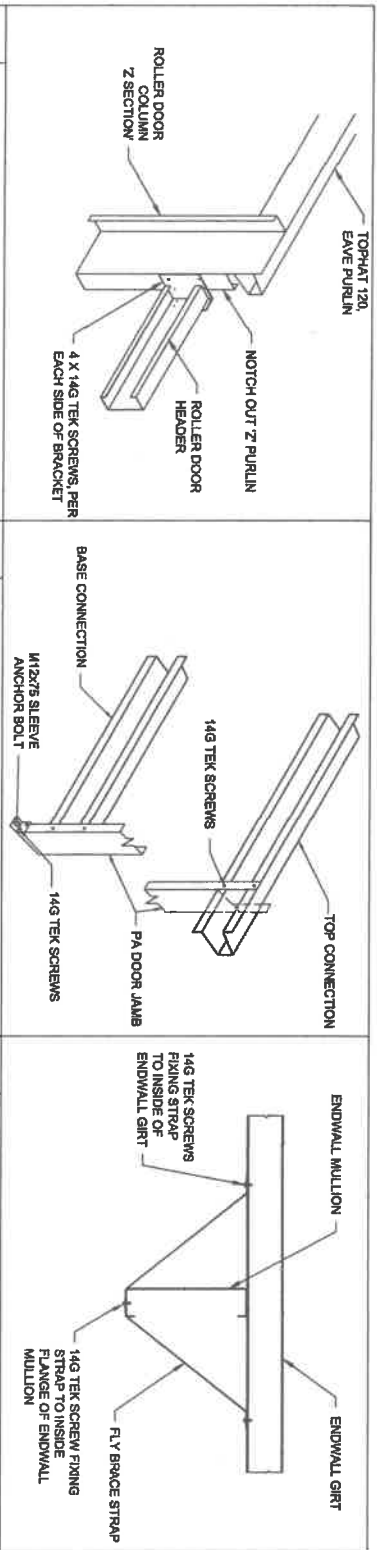
NOTE: REFER TO DETAIL M10 FOR ENDWALL MULLION TO RAFTER CONNECTION

best sheds
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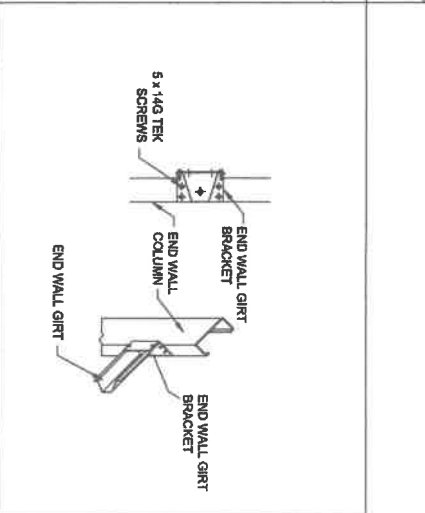
EMERALD
COMMERCIAL - INDUSTRIAL - RESIDENTIAL
CAMILLO PINEDA MORENO
PROFESSIONAL ENGINEER (NSW)

CIVIL & STRUCTURAL ENGINEERS
COMMERCIAL - INDUSTRIAL - RESIDENTIAL - RENOVATION - STEEL DETAILING
Signature: _____
Date: 26.11.2025

Customer Name: Bobby Beerman
Site Address: 26 Harms Road
Brighton,
17AS, 7030
DATE: 26-11-2025
JOB NO: 4031866468
SHEET: 8 of 10



K	CORNER COLUMN BASE	L	INTERNAL COLUMN BASE	M	ENDWALL MULLION BASE	N	ENDWALL GIRT BRACKET
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EMERALD ENGINEERS

CIVIL & STRUCTURAL ENGINEERS
COMMERCIAL - INDUSTRIAL - RESIDENTIAL - FORENSIC - STEEL DETAILING
CAMILLO PINEDA MORENO

Signature: _____ Date: 28/11/2025

Customer Name: Bobby Beaman
Site Address: 26 Harris Road
Brighton,
TAS, 7030

DATE: 28-11-2025
JOB NO.: 4031889488
SHEET: 9 of 10

