Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2026/185

LOCATION OF AFFECTED AREA

13 SEYMOUR STREET, 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 **11/11/2026**. 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

SCAN ME

Brighton
going places

New Hobby Shed

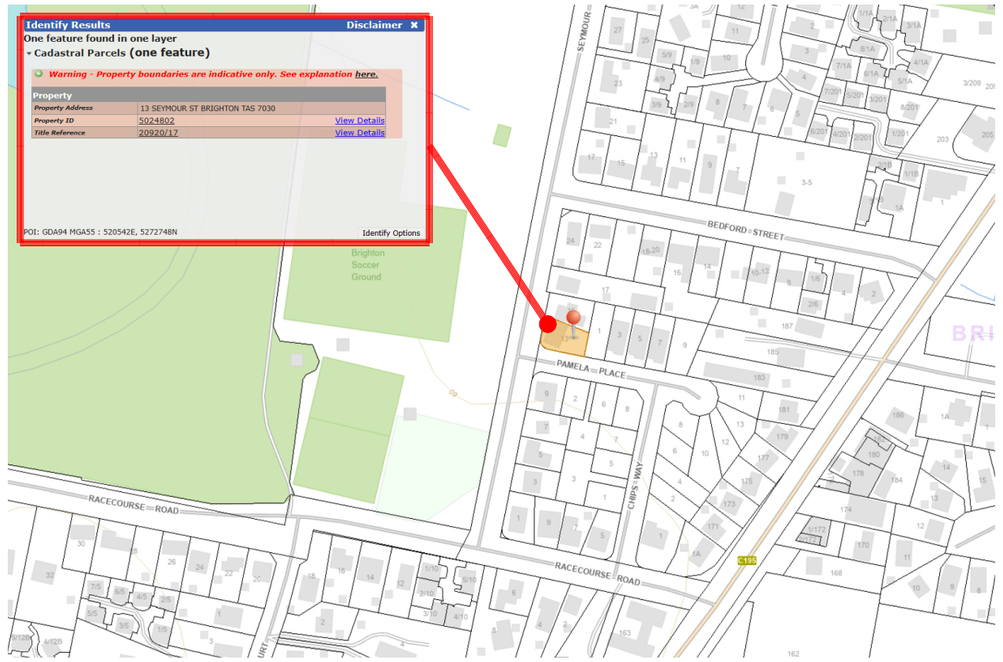
Jade Clay
13 Semour Street
Brighton

Tasmanian Planning Scheme
Title Reference : Vol 20920 / Folio 17

NCC DEEMED TO SATISFY Mr Marcus Ralph CC1317F
Climate Zone 7



existing rear yard



PROPERTY IDENTIFICATION

SITE INFORMATION

Lot: 17
pid: 5024802
Title: 20920 folio 17
Land Size: 557.40 sqm
Council: Brighton Council
Zoning: 8 General Residential
Overlays:

D.A APPROVAL: Planning approval required
BAL:nil
WIND CLASSISIFCATION : Refer to Steeline certification
CLIMATE ZONE: 7
ENERGY RATING :Na
BUILDING CLASSISIFCATION: 10A

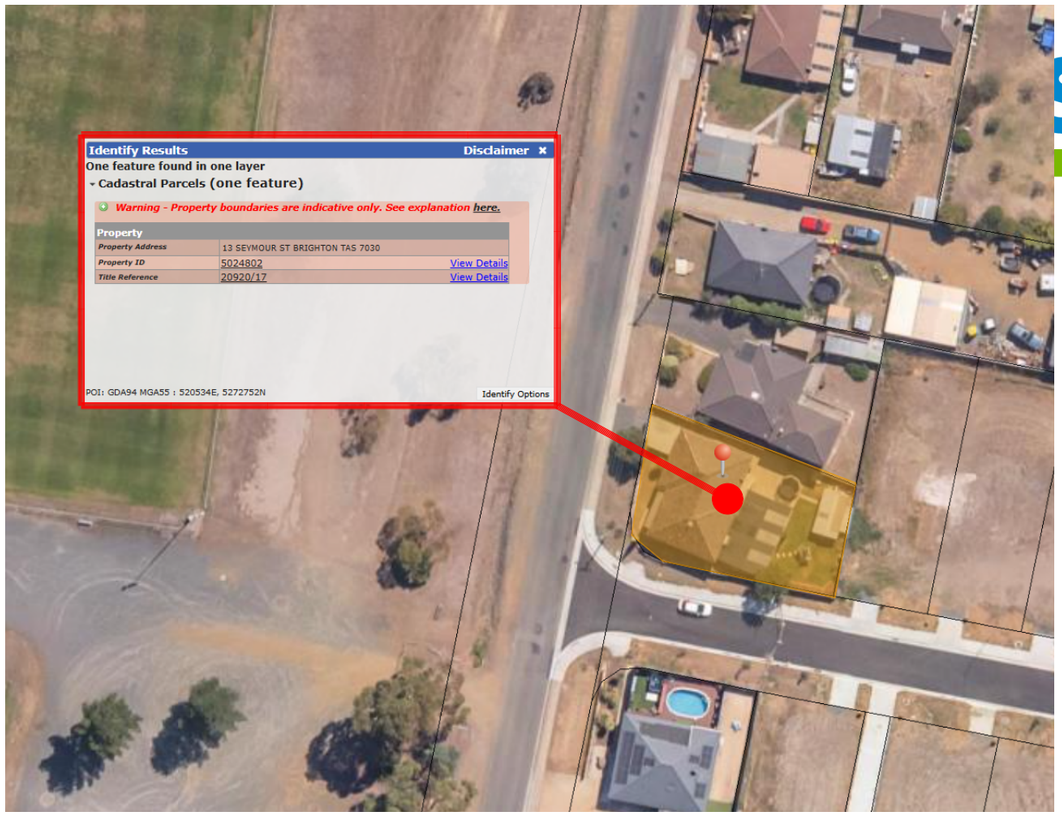
Floor Plan

Proposed Hobby shed	36.00 sqm
demolition of existing shed	18.00 sqm
dwelling site coverage	169.10 sqm site cover
Roofed area at rear	72.00 sqm site cover
Total proposed Site Cover	277.10 sqm
Site Area	557.40 sqm
Site Coverage	49.75 % site coverage

LAYOUT	DRAWING ID	DRAWING NAME	UPDATED DATE
1119-00 location information	6.	DRAWING LIST (1)	21/09/2026 9:32 pm
1119-01 Site Plan	0.	Floor Plan (191)	21/09/2026 8:35 pm
1119-02 Part Site Plan	0.	Floor Plan (191)	21/09/2026 8:35 pm
1119-03 Floor Plan	0.	Floor Plan (186)	21/09/2026 9:32 pm
1119-04 Elevations	0.	Floor Plan (185)	21/09/2026 9:32 pm
1119-04 Elevations	0.	Floor Plan (186)	21/09/2026 9:32 pm
1119-05 Risk Register	0.	Floor Plan (144)	21/09/2026 8:25 pm

the engineered plans for this class 10a structure
come with structural certification for Class :M REACTIVE SOIL
The owner has elected to classify the soil classification during construction
and will advise the builder on future actions once the excavation has been completed
and the natural soil profile can be determined by a suitable qualified person

signed Property Owner date



Steeline
ROOFING TASMANIA

Service over and above

MARCUSRALPH
Design -architectural animation
Building designer accreditation CC1317F
13 Franklin street
Richmond, Tasmania 7025
0409 975 825 mob
e: marcusralph@bigpond.com

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New Hobby Shed

Jade Clay
13 Semour Street
Brighton

location information

date	issue revesion
21/09/2026	A
designed and drawn	revision-date
M.Ralph	Design Drawing
job no:	drawing no:
2026-1119	1119-00



Floor Plan

Proposed Hobby shed	36.00 sqm
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site plan

scale 1:1000

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Site Plan

date	issue revesion
21/09/2026	A
designed and drawn	revision-date
M.Ralph	Design Drawing
job no:	drawing no:
2026-1119	1119-01



Floor Plan

Proposed Hobby shed	36.00 sqm
demolition of existing shed	18.00 sqm
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Total proposed Site Cover	277.10 sqm
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site plan

scale 1:200

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Part Site Plan

date	issue revesion
21/09/2026	A
designed and drawn	revision-date
M.Ralph	**Design Drawing**
job no:	drawing no:
2026-1119	**1119-02**

PLUMBING LAYOUT

SCALE 1:100

Sewer and Stormwater lines are to be run along the underside
concrete floor within compacted FCR.
When under a concrete slab or tTimber floor installation will comply with
AS3500.
Refer to roof plan for fixing requirements of down pipes.
Connectio to council main or treatment plant will be inspected and approved by
Local council inspectors.

PIPE SIZES RECOMENDED
PLUMBING LEGEND:
1. wc dn100
2. urinal dn40,50
3. sink dn50,
4. basin dn40,dn50
5 bath dn40, dn50
6. shower dn50, dn 65 recommended
7. trough dn40,dn50,dn65 or dn100

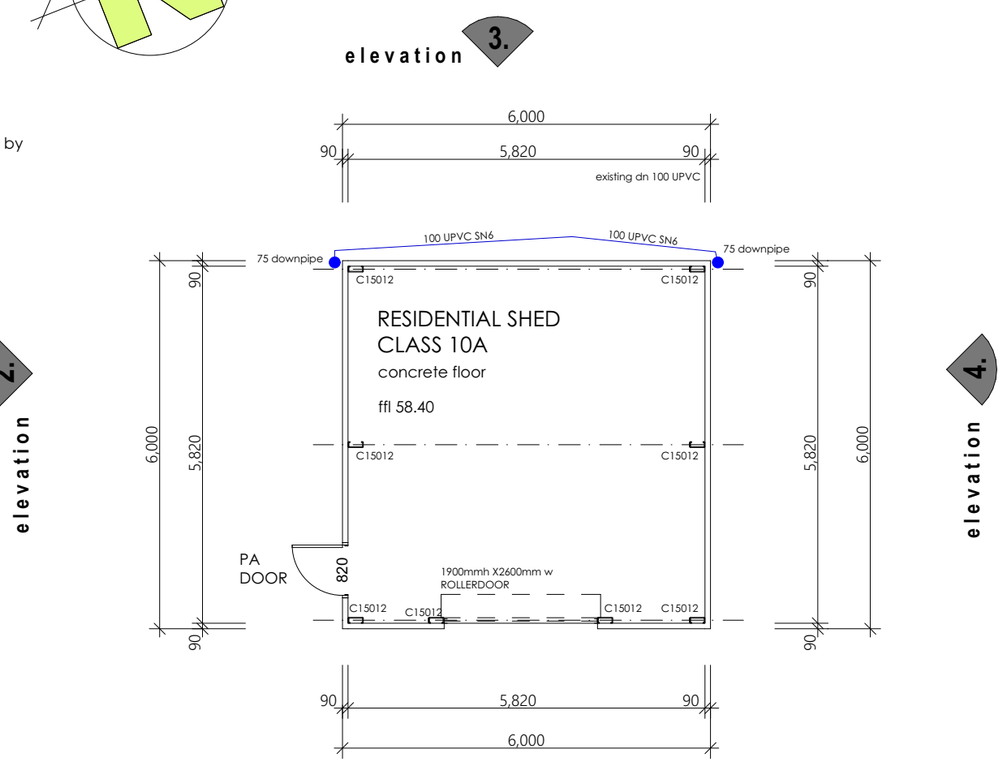
fwg floor waste gully primed by basin ,sink or trough
dn 50 or from which fixture size is priming.

soil classification requires the plumbing
contractor to take necessary measures
to prevent UPVC AND PVC pipework and
all water connection to new ridgid building structure
to have flexible joint. refer to csiro advice and NCC
for pipe connection details for reactive clay soils

elevation 3.

elevation 2.

elevation 4.



elevation 1.

FLOOR PLAN

Proposed Hobby shed	36.00 sqm
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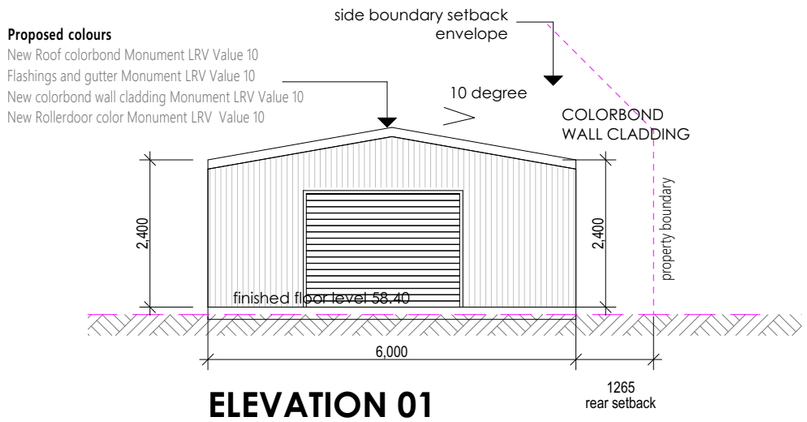
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New Hobby Shed

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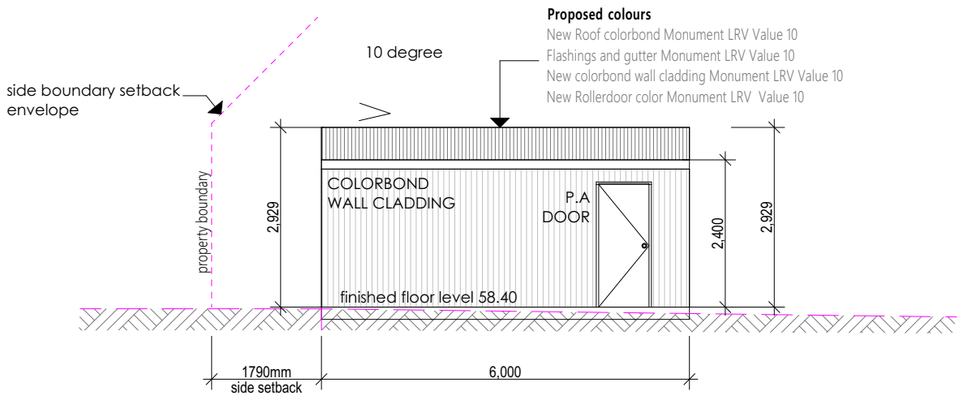
Floor Plan

date	issue revesion
21/09/2026	A
designed and drawn	revision-date
M.Ralph	Design Drawing
job no:	drawing no:
2026-1119	1119-03



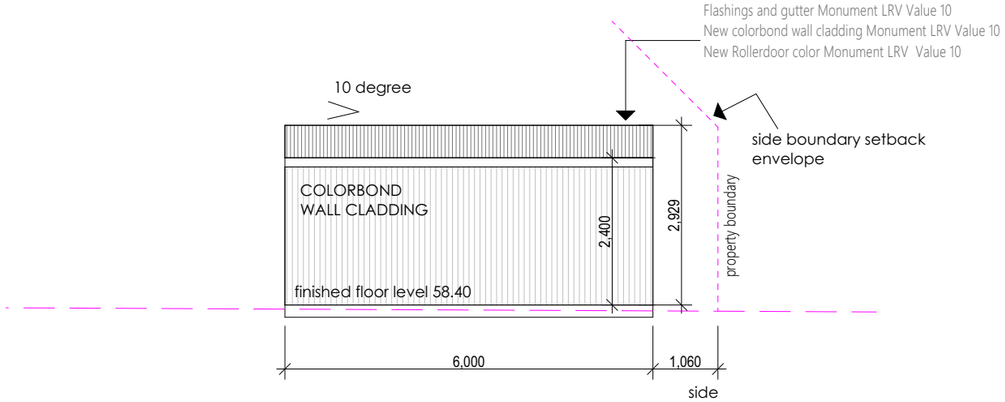
Proposed colours
New Roof colorbond Monument LRV Value 10
Flashings and gutter Monument LRV Value 10
New colorbond wall cladding Monument LRV Value 10
New Rollerdoor color Monument LRV Value 10

ELEVATION 01
SOUTH ELEVATION
scale 1:100



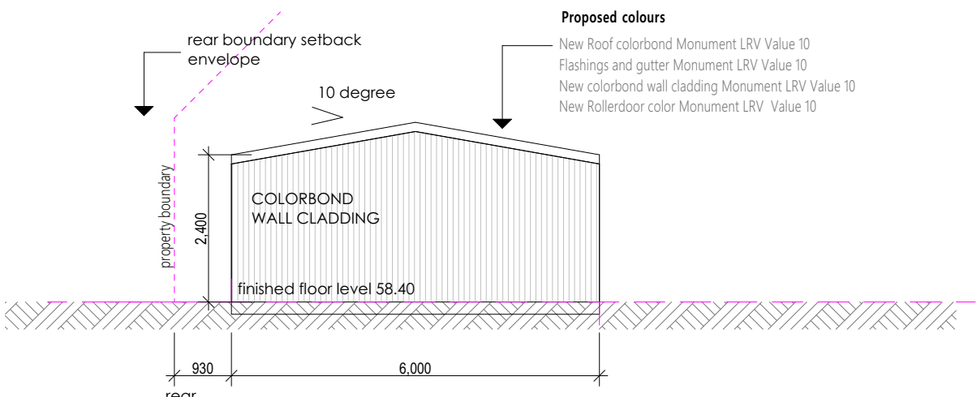
Proposed colours
New Roof colorbond Monument LRV Value 10
Flashings and gutter Monument LRV Value 10
New colorbond wall cladding Monument LRV Value 10
New Rollerdoor color Monument LRV Value 10

ELEVATION 02
WEST ELEVATION
scale 1:100



Proposed colours
New Roof colorbond Monument LRV Value 10
Flashings and gutter Monument LRV Value 10
New colorbond wall cladding Monument LRV Value 10
New Rollerdoor color Monument LRV Value 10

ELEVATION 04
EAST ELEVATION
scale 1:100



Proposed colours
New Roof colorbond Monument LRV Value 10
Flashings and gutter Monument LRV Value 10
New colorbond wall cladding Monument LRV Value 10
New Rollerdoor color Monument LRV Value 10

ELEVATION 03
NORTH ELEVATION
scale 1:100

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Steeline
ROOFING TASMANIA

Service over and above

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New Hobby Shed

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Brighton

Elevations

date	issue revesion
21/09/2026	A
designed and drawn	revision-date
M.Ralph	**Design Drawing**
job no:	drawing no:
2026-1119	1119-04

ACTIVITY /PROCESS	POTENTIAL HAZZARD	(S)	(L)	(R)	PRINCIPLE OF AVOIDING / REDUCING RISK	ACTION ON REMAINING AREAS OF RISK
SITE LAYOUT						
SITE ACCESS / TRAFFFIC	IMPACT BY MOVING VEHICLES OR PLANT	H	M	3	OPERATE TRAFFIC MANAGEMENT PLAN WITH BANKSMEN ECT.	CONTRACTOR TO DEFINE WORK AREAS AND WORK SEQUENCE THE ENTRY , EXIT ANDACCESS WAYS IN THEWORKPLACE ARE KEPT CLEAN AND CLEAR OF MATERIAL AND WASTE
SITE ADJACENT WATER/ SWIMMING POOL	DROWNING	H	L	2	BARRICADE ALL AREAS OF WATER	CONTRACTOR TO PREPARE METHOD STATEMENT IF WORKING ABOVE WATER
EXISTING SERVICES ABOVE GROUND ,(IE ELECTRICAL)	ELECTRICAL SHOCK FROM OVERHEAD LINES	H	L	2	CLEARLY IDENTIFY EXCLUSION ZONES AND APPROACH DISTANCES FROM OVERHEAD SERVICES	CONTRACTOR TO DEFINE WORKING AREAS AND ENFORCE EXCLUSION ZONES / APPROACH DISTANCES
UNSTABLE RETAINING WALLS	FAILURE / COLLAPSE OF RETAINING WALL	H	L	2	PROVIDE DESIGN RESTRICTIONS ON NEW RETAINING WALLS DO NOT APPLY EXTRA LOAD TO EXISTING RETAINING WALLS (IE EXTRA MATERIAL OR CONSTRUCTION VEHICLES BEHIND WALL ECT.)	CONTRACTOR TO CONTACT QUALIFIED ENGINEER IF UNSURE
DEMOLITION						
UNSTABLE STRUCTURE	FAILURE / COLLAPSE OF STRUCTURE	H	L	2	CONTRACTOR TO PROVIDE TEMPORY SUPPORT AND CONTACT QUALIFIED ENGINEER IF UNSURE	CONTRACTOR TO PREPARE METHOD STATEMENT
DANGEROUS MATERIALS / SUBSTANCES						
ASBESTOS	INHALATION OF ASBESTOS FIBRE OR MATERIALS CONTAINING ASBESTOS	H	L	2	CONTRACTOR TO USE LICENSED REMOVALIST	NO WORK TO BE CARRIED OUT UNTIL ASBESTOS HAS BEEN REMOVED
CHEMICAL / EXPOSURE	INHALATION OF DANGEROUS CHEMICAL OR EXPLOSION	H	L	2	AVOID USING DANGEROUS CHEMICAL OR EXPLOSIVES ON SITE	CONTRACTOR TO PREPARE METHOD STATEMENT IF CHEMICALS / EXPLOSIVES ARE SPRESENT ON SITE STORE IN A SAFE AREA
EXCAVATION						
EXCAVATION GENERALLY	HITTING EXISTIGN BURRIED SERVICES OR STRUCTURE	H	M	3	DIAL BEFORE YOU DIG PLAN BUILD TASMANIA IDENTIFY AND ISOLATE EXISTIGN BELOW GROUND SERVICES	CONTRACTOR TO CONTACT 'DIAL BEFORE YOU DIG'. CONTRACTOR TO CAT SCAN BEFORE DIGGING WITH DUE CARE.
DEEP EXCAVATION	INSTABILITY OF EXCAVATIONS OR COLLAPSE	H	M	3	OBTAIN AND EVALUATE DATA ON EXISTING GROUND CONDITIONS. DO NOT ENTER EXCAVATIONS DEEPER THAN 1.2m UNLESS PROPPED. MINIMISE EXCAVATION, NUMBER OF OPERATIONS AND TIME REQUIRED BELOW GROUND.	CONTRACTOR TO PREPARE METHOD STATEMENT. CONTRACTOR TO PROVIDE SHORING TO EXCAVATIONS AS NECESSARY TO PREVENT SIDES FROM COLLAPSING.
EARTH MOVING	GROUND CONTAMINATION	M	M	2	OBTAIN AND EVALUATE DATA ON EXISTING GROUND CONDITIONS.	CONTRACTOR PROVIDED WITH APPROPRIATE DATA ON GROUND CONDITIONS, I.E. SITE INVESTIGATION REPORT
EXCAVATION NEAR EXISTING STRUCTURE	INSTABILITY OF STRUCTURE/EXCAVATIONS	H	L	2	DO NOT DIG BELOW EXISTING FOOTING LEVEL OR UNDER 45 DEGREE LINE FROM UNDERSIDE OF EXISTING FOOTING WITHOUT PERMISSION FROM QUALIFIED ENGINEER	CONTRACTOR TO PREPARE METHOD STATEMENT
AUGURING	FALLS INTO OPEN BORES	M	M	2	CONCRETE OPEN BORES AS SOON AS POSSIBLE	AVOID PROLONGED OPENING OF BORES. PROTECT OPEN BORES.
WORKING IN CONFINED SPACE	LACK OF OXYGEN/IGNITION OF FLAMMABLE CONTAMINANTS	H	L	2	AVOID ENTERING CONFINED SPACE/ ONLY TRAINED WORKERS TO ENTER CONFINED SPACE.	CONTRACTOR TO PREPARE METHOD STATEMENT
CONSTRUCTION						
PRECAST CONCRETE ELEMENTS	INSTABILITY OF TEMPORARY STRUCTURE	H	L	2	ALL PRECAST ELEMENTS TO BE TEMPORARILY FOUNDED AND SUPPORTED UNTIL PERMANENTLY SECURED AS SPECIFIED IN DESIGN DOCUMENTATION	CONTRACTOR TO PREPARE TEMPORARY WORKS DESIGN AND METHOD STATEMENT
FALLING FROM HEIGHT	FALLS FROM GREATER THAN 2m	H	M	3	CONTRACTOR TO COMPLETE WORKS FROM GROUND LEVEL IF POSSIBLE. CONTRACTOR TO USE PASSIVE FALL PREVENTION DEVICE IF POSSIBLE (I.E. FIXED PLATFORM, CHERRY PICKERS ETC.)	WORKER TO USE FALL ARREST HARNESS SYSTEM
TEMPORARY SUPPORT	FAILURE/COLLAPSE OF STRUCTURE	H	M	3	CONTRACTOR TO SUPPLY TEMPORARY SUPPORT/BRACING TO STRUCTURE AND CONTACT QUALIFIED ENGINEER IF UNSURE	CONTRACTOR TO PREPARE METHOD STATEMENT
UNSTABLE STRUCTURE	COLLAPSE CAUSED BY CONSTRUCTION LOADS	H	L	2	PROVIDE INFORMATION ON LOAD ALLOWANCE FOR CONTRACTOR TO DESIGN BACK PROPPING	CONTRACTOR TO MAINTAIN BACK PROPS FOR SUFFICIENT TIME
LIFTING EQUIPMENT	LARGE/HEAVY OBJECTS FALLING FROM HEIGHT	H	L	2	ALL LIFT EQUIPMENT TO BE STAMPED WITH SAFE WORKING LOAD AND CERTIFICATES KEPT UP TO DATE	ONLY LIFT ITEMS WITHIN SAFE WORKING LOAD OF LIFTING EQUIPMENT
CRANES	INSTABILITY DURING OPERATION	H	L	2	AVOID SPECIFYING UNUSUALLY LARGE OR UNUSUALLY SHAPED ITEMS WHERE POSSIBLE. DO NOT SET UP CRANE IN CLOSE PROXIMITY OF BASEMENT/EXISTING SERVICES UNDERGROUND.	CONTRACTOR TO PREPARE METHOD STATEMENT

CONSTRUCTION RISK ASSESSMENT

THIS CONSTRUCTION RISK ASSESSMENT IS TO HIGHLIGHT TO THE BUILDER, SUB CONTRACTORS AND SUB CONSULTANTS THE MAIN RICK FACTORS IN UNDERTAKING THE CONSTRUCTION OF THE WORKS TO WHICH THESE NOTES FORM PART OF THE WORKING DRAWINGS.

THIS ASSESSMENT IN NOT EXHAUSTIVE AND THE BUILDER IS TO UNDERTAKE THEIR OWN SIMILAR ASSESSMENT AND MAINTAIN APPROPRIATE RISK MANAGEMENT ACTIVITIES FOR THE DURATION OF THE CONSTRUCTION PERIOD.

IT IS THE BUILDER RESPONSIBILITY TO ENSURE ALL PERSONNEL THAT ENTER THE CONSTRUCTION SITE ARE BRIEFED ON THE SPECIFIC SAFETY HAZARDS AND RISKS ASSOCIATED WITH THE DAILY ACTIVITIES.

WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT WORK AND WORK AND HEALTH SAFETY REQUIREMENTS. THIS SITE SPECIFIC RISK ASSESSMENT ASSIGNS A RISK RATING ACCORDING TO THE FOLLOWING MATRIX. THIS ASSIGNS THE MAIN CONSTRUCTION TASK A LIKELIHOOD (L), SEVERITY (S) AND RESULTING RISK RATING (R).

MARCUS RALPH DESIGN HAS TO THE BEST OF THEIR ABILITY, UNDERTAKEN TO IDENTIFY POTENTIAL CONSTRUCTION HAZARDS AND MINIMIZE THE RISK POTENTIAL TO THOSE INVOLVED WITH THE CONSTRUCTION OF THESE WORKS.

RISK RATING (R)

3- HIGH RISK ACTION REQUIRED BY CONTRACTOR TO MITIGATE OR ELIMINATE RISK

2- MEDIUM RISK ACTION REQUIRED BY CONTRACTOR TO REDUCE RISK

1 - LOW RISK NO DIRECT ACTION REQUIRED BY THE CONTRACTOR

RISK RATING CALCULATOR			SEVERITY (S)		
			H FATALITY,MAJOR INJURY CAUSING LONG TERM DISABILITY	M INJURY OR ILLNESS CAUSING SHORT TERM DISABILITY	L OTHER INJURY OF ILLNESS
LIKELIHOOD (L)	H	CERTAIN OR NEAR CERTAIN	1	1	2
	M	REASONABLY LIKELY	1	2	3
	L	VERY SELDOM	2	3	3

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New Hobby Shed

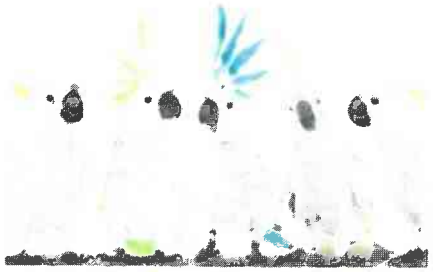
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Risk Register

date	issue revesion
21/09/2026	A
designed and drawn	revision-date
M.Ralph	**Design Drawing**
job no:	drawing no:
2026-1119	**1119-05**

Steeline
ROOFING TASMANIA
Service over and above
Trading Hours: 7:30am - 4pm Monday to Friday

1 Whitestone Drive, Austins Ferry
Hobart, TAS 7011
ABN: 75 009 543 56
Email: tassiesheds@steeline.com.au
(03) 6236 7888



Customers Details

Customer Name	Jade Clay	**Date:**	06-08-2026
Company	N/A	**Quote Reference #**	[redacted]
Mail Address	13 Seymour Street, Brighton TAS 7030		
Email Address	[redacted]		
Phone			
Mobile			

Building Specification

Building Size	6.000 m (L) x 6.000 m (W) x 2.400 m (H)		
Bay Sizes	3.000 m x 2 bay(s)		
Leanto A	N/A (L) x N/A (W) x N/A (H) (N/A Bays)		
Leanto B	N/A (L) x N/A (W) x N/A (H) (N/A Bays)		
Roof Pitch	10 deg		
Wall Cladding	SteelClad .42bmt Colorbond	Colour	Monument
Roof Cladding	Corrugated .42bmt Colorbond	Colour	Monument
Trim & Colour Details	Barge Monument	Ridge Cap	Monument
	Gutters Monument	Corner Trim	Monument
	Downpipe N/A		
Mezzanine Floor	N/A		
Partition Walls	N/A		
Roller Doors	1x 1900H x 2600W Opening Taurean Series A Roller Door		
Motors	None		
Access Doors	1x 2040X820 PA Sentry 650/37 STD Door 0.82 x 2.04m (180 deg swing) Monument		
Windows	None		
Skylights	None		
Insulation	None		
Vermin Flashing	Included/excluded		

Materials

Column	C15012	**Rafter**	C15012
Knee Brace	N/A	**Apex Brace**	N/A
Leanto A Column	N/A	**Leanto A Rafter**	N/A
Leanto B Column	N/A	**Leanto B Rafter**	N/A
Roof Purlin	TH6495	**Spacing**	0.737 m
Side Wall Girt	TH6495	**Spacing**	1.100 m
End Wall Girt	TH6495	**Spacing**	1.364 m

SHEDSAFE - Site check Specification

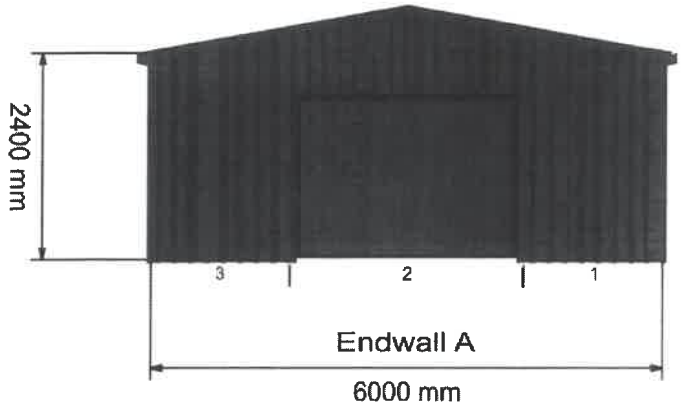
Site Address	13 Seymour Street, Brighton TAS 7030		
Wind Design Speed	34.6 m/s		
Wind Region	A4	**Building Class**	10a
Importance Level	2	**Shielding**	0.85
Terrain Category	2.29	**Topography**	1.02

Steeline Sheds are ASI (Australian Steel Institute) ShedSafe® Accredited.
This accreditation is the industry benchmark for Australian manufactured steel sheds and gives you peace of mind in that Steeline Sheds are a provider of fully engineered prefabricated steel buildings that are all fully compliant with all relevant Australian Standards and Australian Building Codes

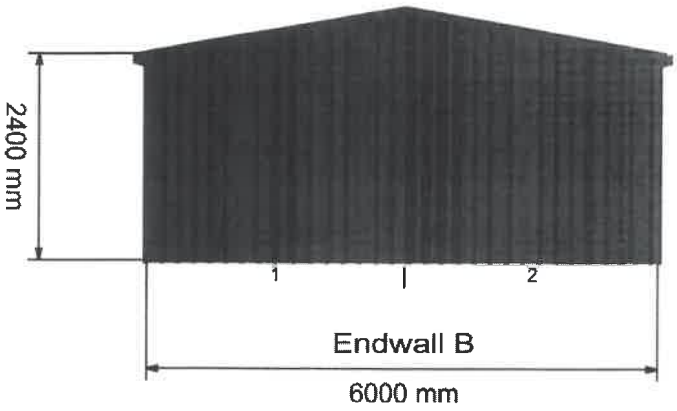


Building Specification – Drawings

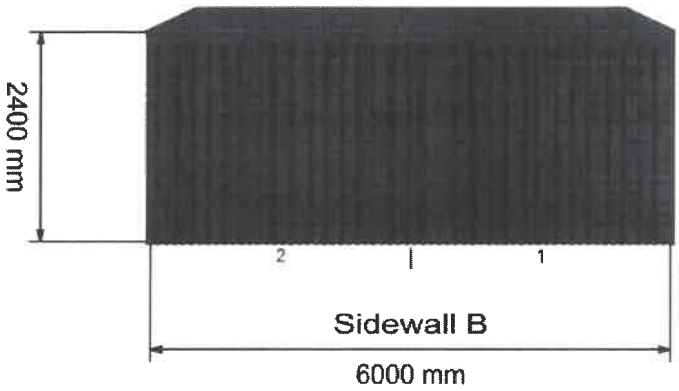
Front



Rear



Left Side



Right Side

