Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2026/226

LOCATION OF AFFECTED AREA

3 MELINDA COURT, 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 **07/12/2026**. 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 Outbuilding

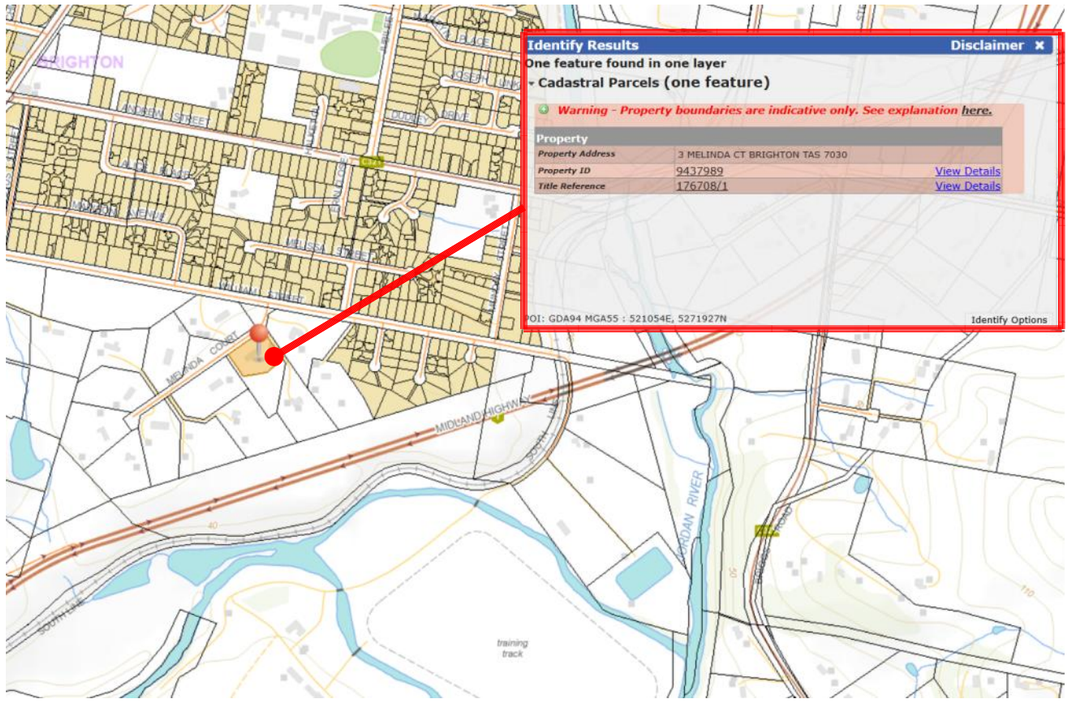
PROJECT SPECIFIC

Russell Walters
3 Melinda Court
Brighton

Tasmanian Planning Scheme
Title Reference : Vol 176708/ Folio 01

NCC DEEMED TO SATISFY Mr Marcus Ralph CC1317F
Climate Zone 7





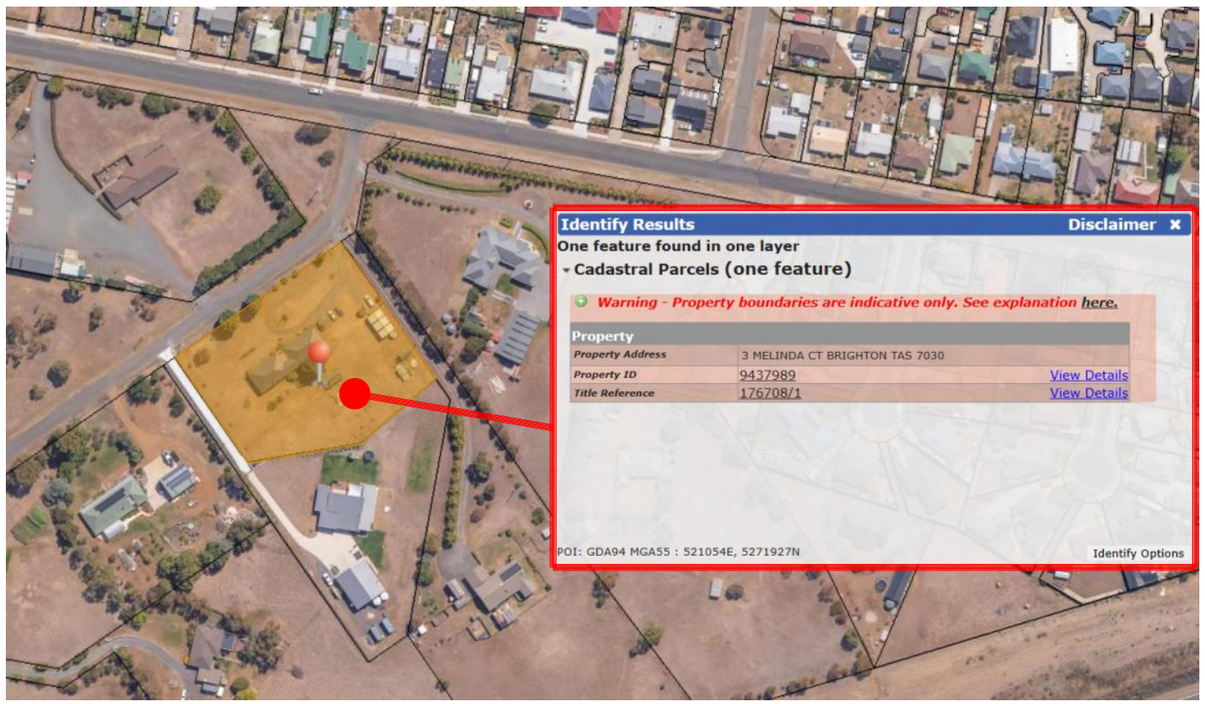
SITE INFORMATION

Lot: 01
Title: 176708 folio 01
Land Size: 5645.00 sq10Council: Brighton Council
Zoning: 8.00 General Residential
Overlays: BRI-S11.0 South Brighton Specific Area Plan
13.0 Bushfire Prone Area
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 Garage	189.00 sqm
existing dwelling	365.00 sqm site cover
existing garage site cover	68.00 sqm
Existing garden house	38.00 sqm
Total Site Cover	660.00 sqm
Site Area	5645.00 sqm
Site Coverage	11.70 % site coverage

PROPERTY IDENTIFICATION



LAYOUT	DRAWING ID	DRAWING NAME	UPDATED DATE
1129-00 location information	6.	DRAWING LIST (1)	05/10/2026 6:05 pm
1129-00 location information	6.	DRAWING LIST (1)	05/10/2026 6:05 pm
1129-01 Location Plan	0.	Floor Plan (157)	02/10/2026 7:23 pm
1129-02 Site Plan	0.	Floor Plan (154)	02/10/2026 7:23 pm
1129-02 Site Plan	0.	Floor Plan (157)	02/10/2026 7:23 pm
1129-02 Site Plan	0.	Floor Plan (158)	02/10/2026 7:23 pm
1129-03 Part Site Plan	0.	Floor Plan (159)	02/10/2026 7:23 pm
1129-04 Floor Plan	0.	Floor Plan (160)	02/10/2026 7:27 pm
1129-04 Floor Plan	0.	Floor Plan (160)	02/10/2026 7:27 pm
1129-05 Elevations	0.	Floor Plan (106)	02/10/2026 7:27 pm
1129-05 Elevations	0.	Floor Plan (156)	02/10/2026 7:27 pm
1129-05 Elevations	0.	Floor Plan (160)	02/10/2026 7:27 pm

the engineered plans for this class 10c 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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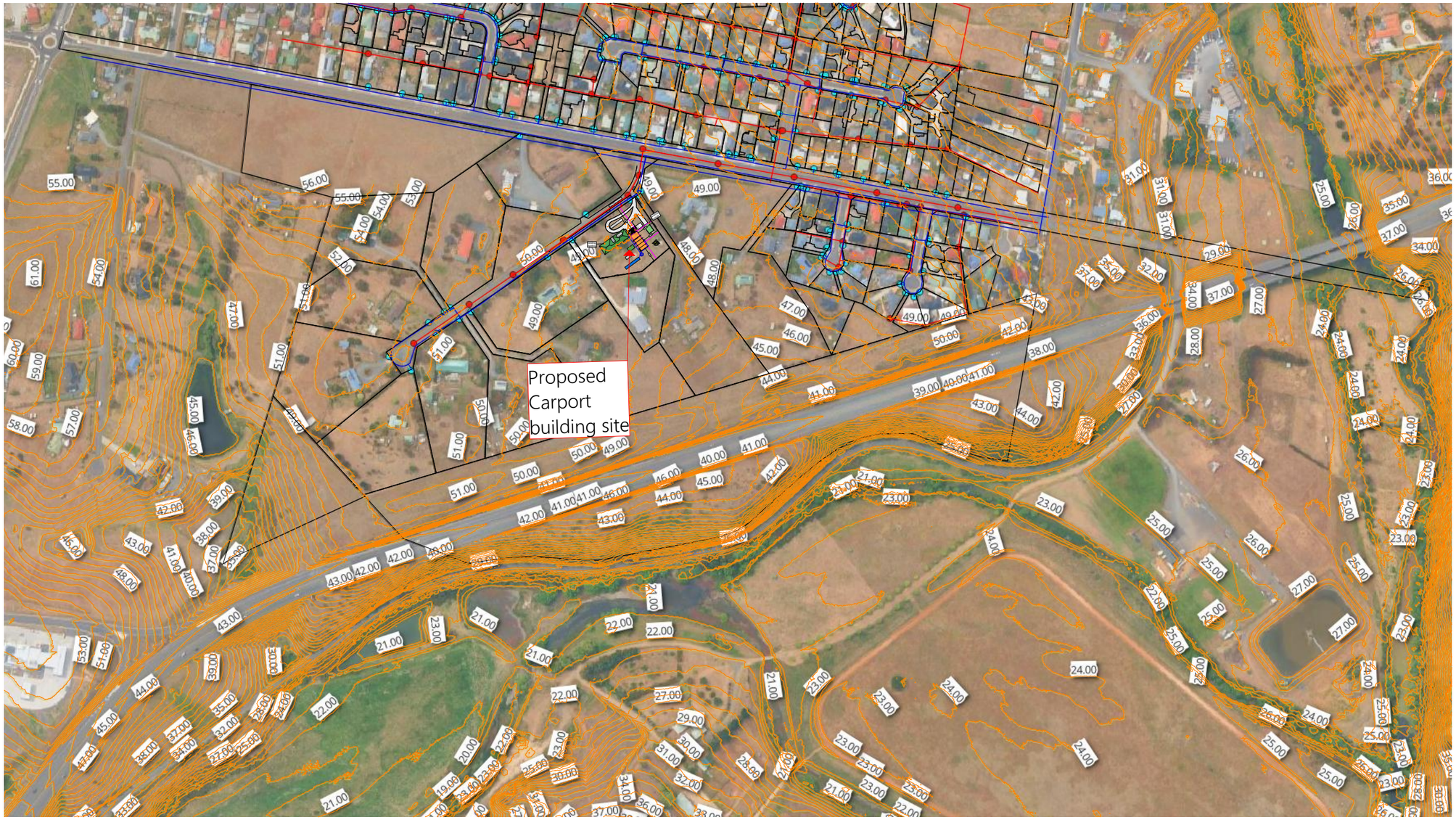
Russell Walters
3 Melinda Court
Brighton

location information

date	issue revesion
01/10/2026	A
designed and drawn	revision-date
M.Ralph	Design Drawing
job no:	drawing no:
2026-1129	1129-00



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site plan

scale 1:5000

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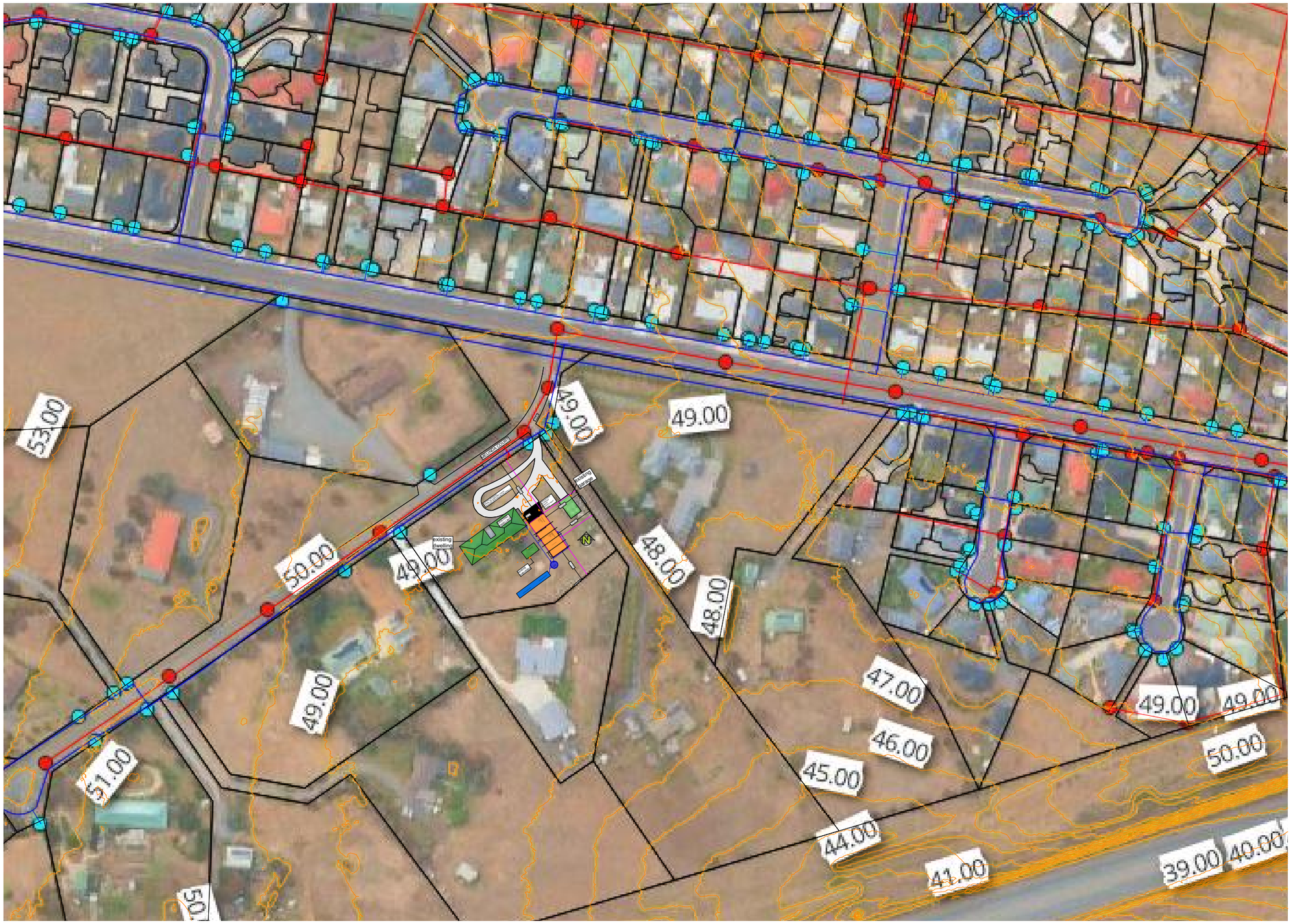
Location Plan

date	issue revesion
01/10/2026	A
designed and drawn	revision-date
M.Ralph	**Design Drawing**
job no:	drawing no:
2026-1129	**1129-01**



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scale 1:500

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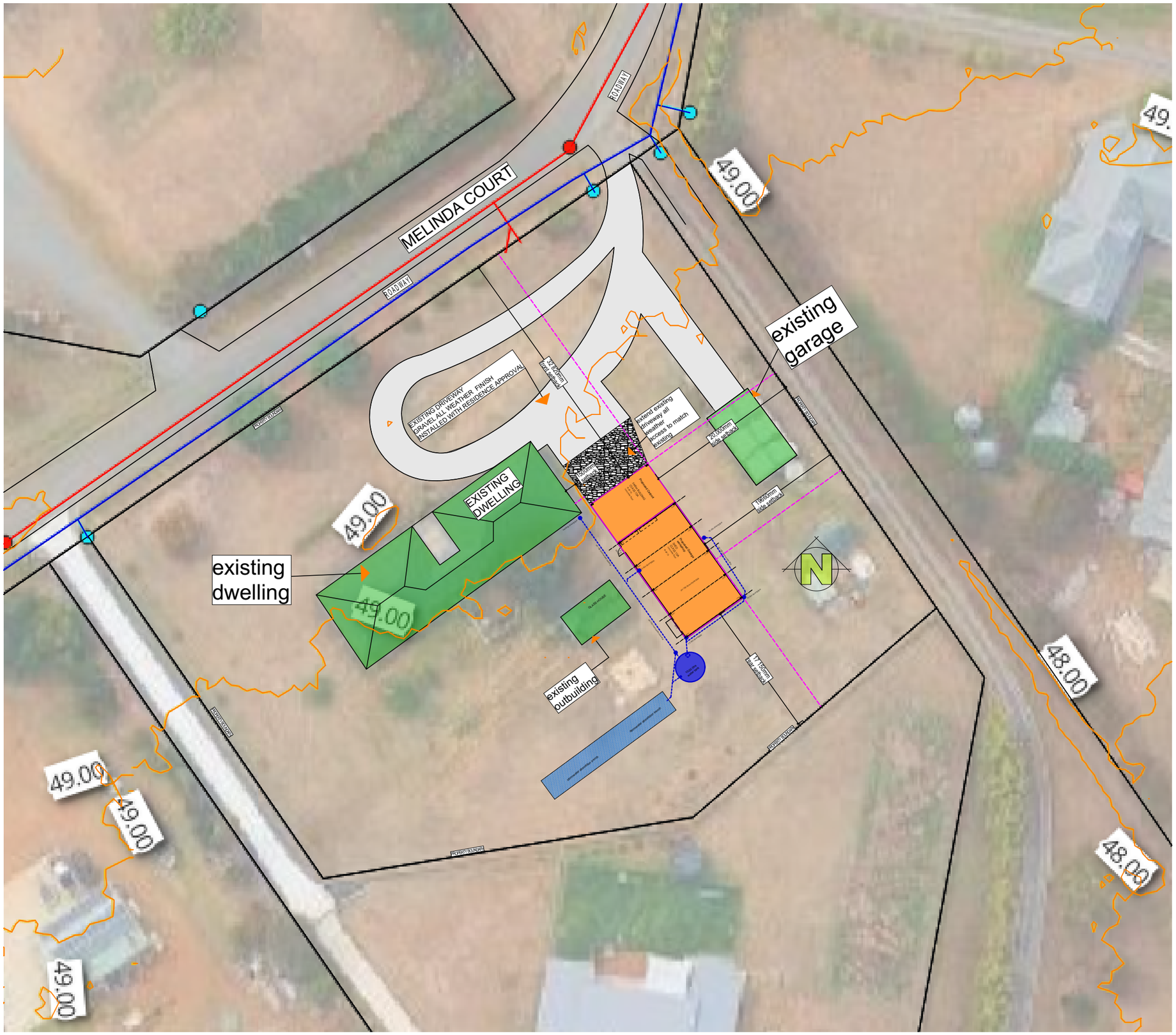
Site Plan

date	issue revesion
01/10/2026	A
designed and drawn	revision-date
M.Ralph	**Design Drawing**
job no:	drawing no:
2026-1129	**1129-02**



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site plan

scale 1:500

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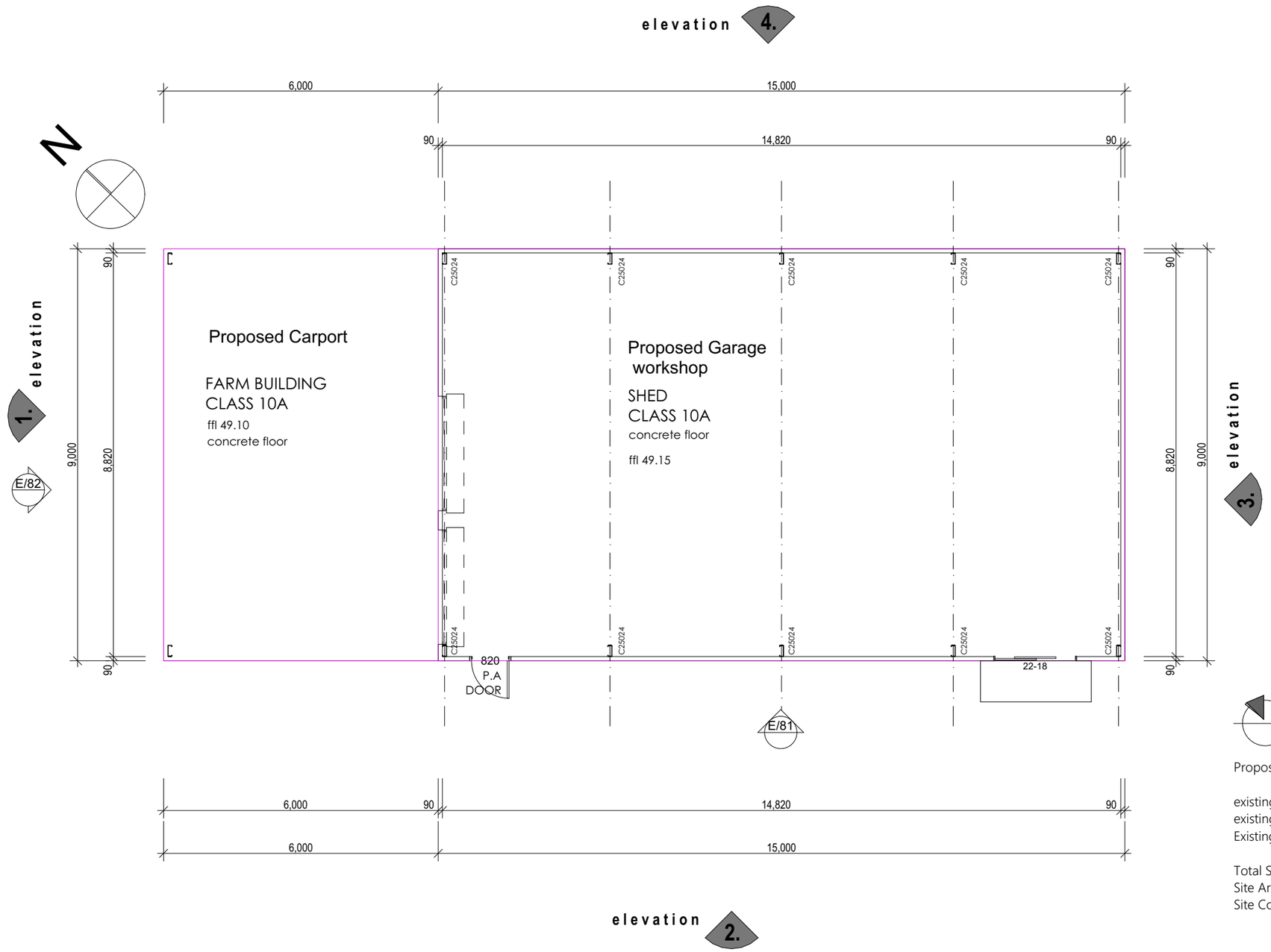
Part Site Plan

date	issue revesion
01/10/2026	A
designed and drawn	revision-date
M.Ralph	Design Drawing
job no:	drawing no:
2026-1129	1129-03



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

FLOOR PLAN

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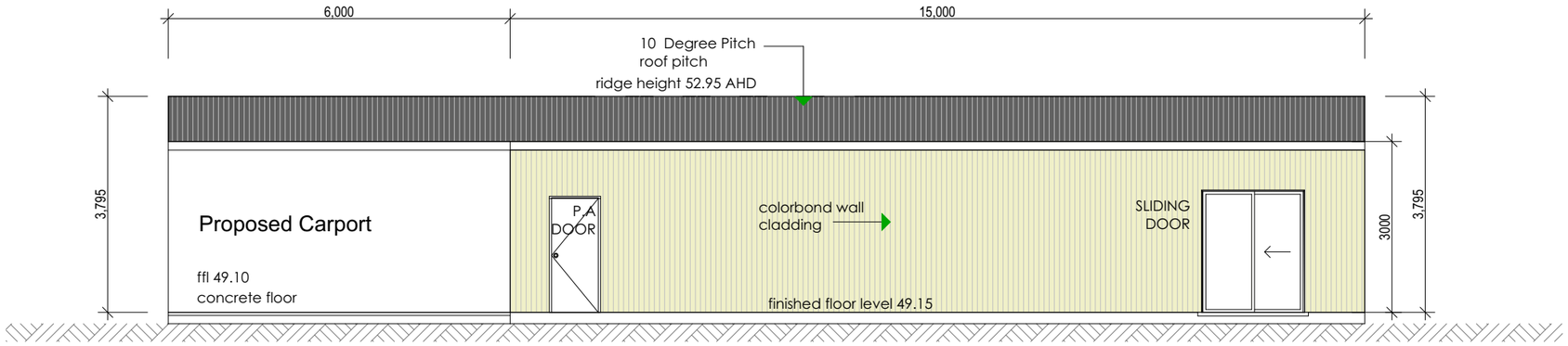
Floor Plan

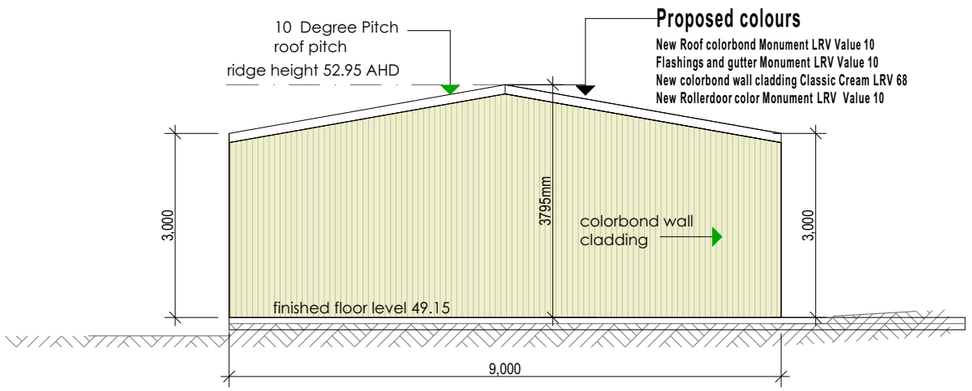
date	issue revesion
01/10/2026	A
designed and drawn	revision-date
M.Ralph	**Design Drawing**
job no:	drawing no:
2026-1129	**1129-04**



ELEVATION 02

SOUTH WEST ELEVATION

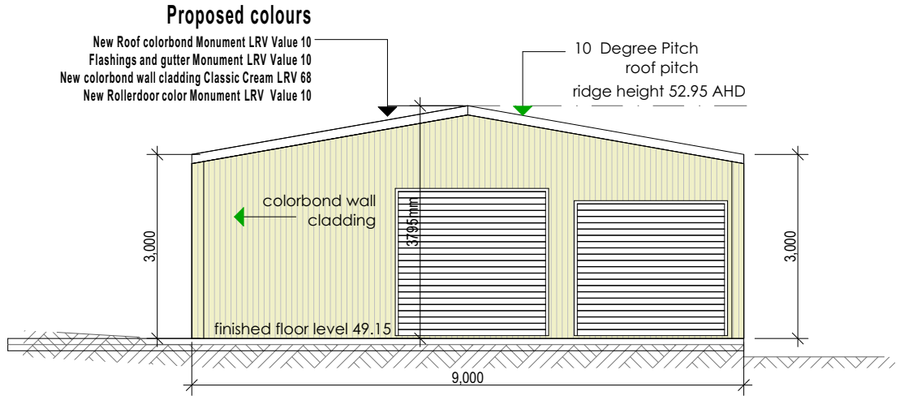
scale 1:100



ELEVATION 03

SOUTH EAST ELEVATION

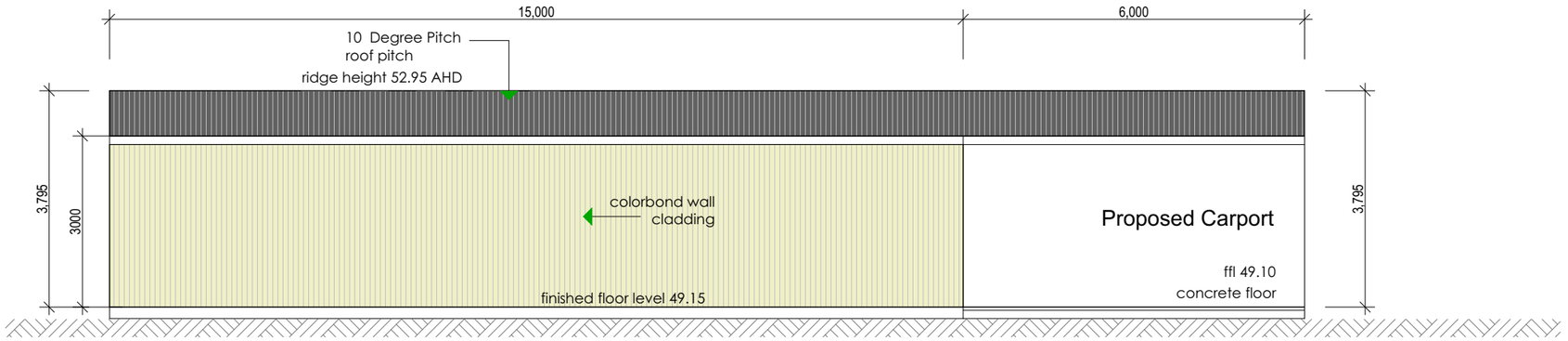
scale 1:100



ELEVATION 01

NORTH WEST ELEVATION

scale 1:100



ELEVATION 04

NORTH EAST ELEVATION

scale 1:100

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Elevations

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01/10/2026	A
designed and drawn	revision-date
M.Ralph	Design Drawing
job no:	drawing no:
2026-1129	1129-05

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	

Steeline
ROOFING TASMANIA

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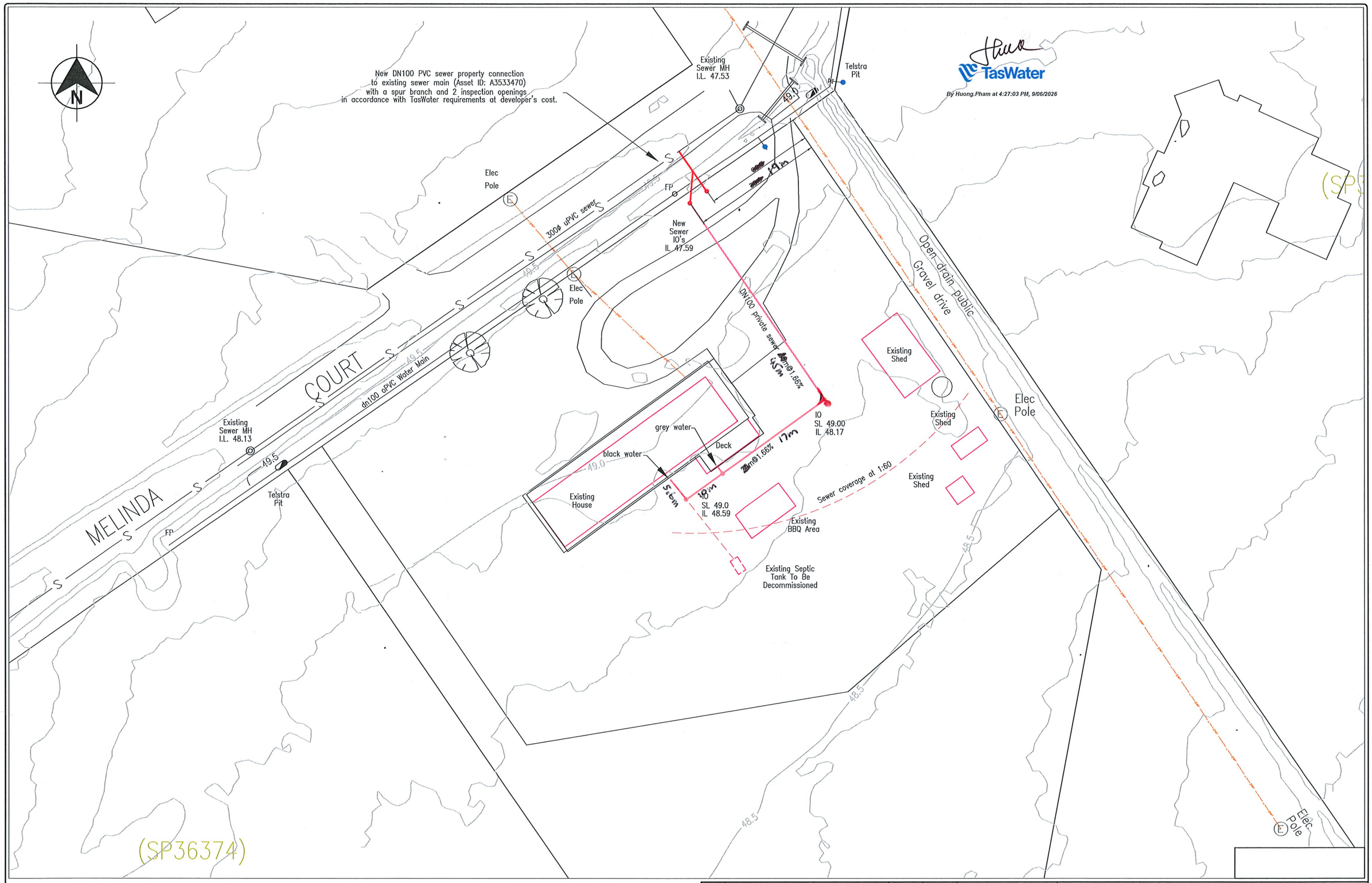
Risk Register

date	issue revesion
01/10/2026	A
designed and drawn	revision-date
M.Ralph	**Design Drawing**
job no:	drawing no:
2026-1129	**1129-06**

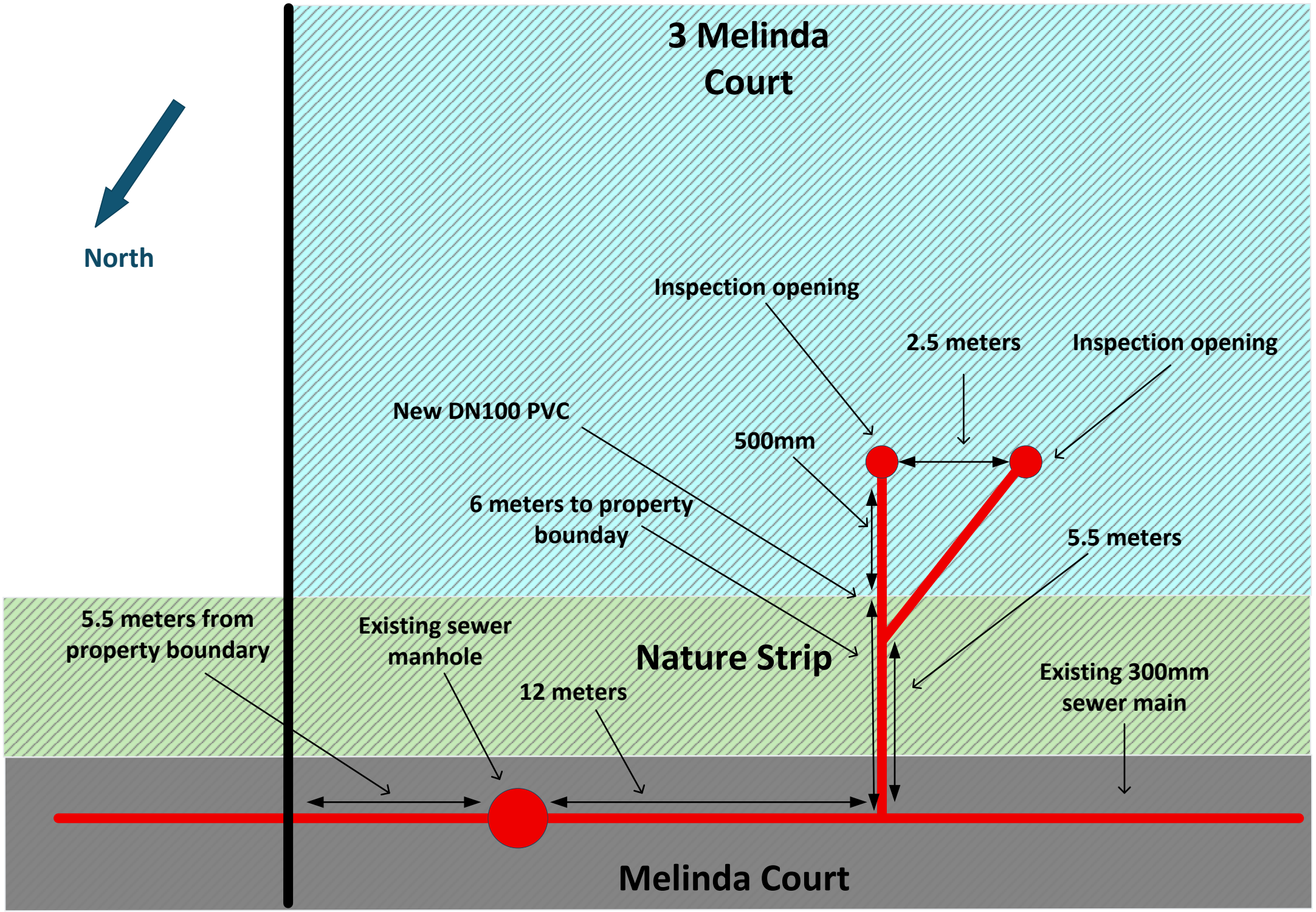


Rev No	Revision note	Date	Approved
A	FOR APPROVAL	APR26	HJP
B	2 IOS VIA A SPUR BRANCH	MAY26	HJP

POORTENAAR CONSULTING
ABN 40 672 032 737
PH 62664708
hein@poortenaarconsulting.com

Client: RUSSELL WALTERS
Project: 3 MELINDA COURT, BRIGHTON
Title: SEWER CONNECTION

Scale	Designed By	Date		Drawing No.	Rev
AS SHOWN	H.POORTENAAR	APR26	A1	26536-02	B


3 Melinda Court
North
Inspection opening
2.5 meters
Inspection opening
New DN100 PVC
500mm
6 meters to property bounday
5.5 meters
5.5 meters from property boundary
Existing sewer manhole
Nature Strip
12 meters
Existing 300mm sewer main
Melinda Court