

Development Applications

Notice is hereby given under Section 57(3) of the *Land Use Planning & Approvals Act 1993* that an application has been made to the Break O' Day Council for a permit for the use or development of land as follows:

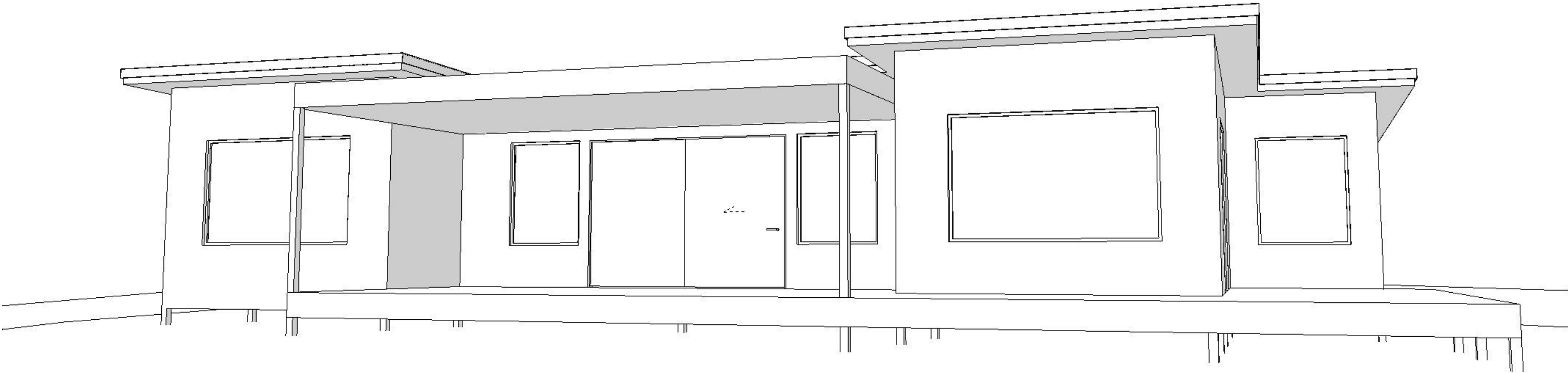
DA Number	DA 2026 / 00141
Applicant	Spectura Studio
Proposal	Residential - Construction of New Deck attached to Dwelling and Construction of New Carport and Shed
Location	15A Osprey Drive, Stieglitz (CT183552/1)

Plans and documents can be inspected at the Council Office by appointment, 32 – 34 Georges Bay Esplanade, St Helens during normal office hours or online at www.bodc.tas.gov.au.

Representations must be submitted in writing to the General Manager, Break O'Day Council, 32 -34 Georges Bay Esplanade, St Helens 7216 or emailed to admin@bodc.tas.gov.au, and referenced with the Application Number in accordance with section 57(5) of the abovementioned Act during the fourteen (14) day advertised period commencing on Saturday 25th July, 2026 **until 5pm Friday 7th August, 2026**.

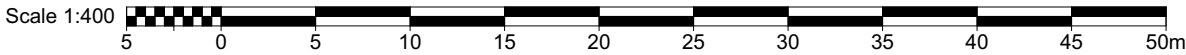
John Brown
GENERAL MANAGER

SHEET No.	DRAWING TITLE	ISSUE	DATE
A00	Coversheet	B	17/07/2026 6:36 AM
A01	Proposed Site Plan	B	17/07/2026 6:36 AM
A02	Floor Plan	B	17/07/2026 6:36 AM
A03	Floor Plan - Shed	B	17/07/2026 6:36 AM
A04	Deck Elevations	B	17/07/2026 6:36 AM



SPECTURA
STUDIO

17/07/2026
Proposed Deck & Carport
15a Osprey Drive Stieglitz TAS 7216



SITE DETAILS

ADDRESS: 15a Osprey Drive Stieglitz TAS 7216
LOT/DP: 183552/1
COUNCIL: Break O'Day Council
ZONING: Low Density Residential

NOTE:
ALL DIMENSIONS TO BE VERIFIED
ONSITE BY BUILDING CONTRACTOR
AND PHYSICALLY LOCATE ALL
UNDERGROUND SERVICES AND
THEIR LOCATION IN RELATION TO
PROPOSED WORKS.
WRITTEN DIMENSIONS
PREFERENCED OVER SCALED
DIMENSIONS.
DISCREPENCIES TO BE REFERRED TO
THE BUILDING DESIGNER BEFORE
PROCEEDING.

ISSUE LIST		
Issue	Description	Date
Sk1	Scope Capture	11/06/2026
A	Development Application	8/07/2026
B	Development Application - LGA RFI	17/07/2026

PROJECT
Proposed Deck & Carport

PROJECT ADDRESS:
183552/1
15a Osprey Drive Stieglitz TAS 7216

CLIENT
Darren Purton

SHEET SIZE A3
A01

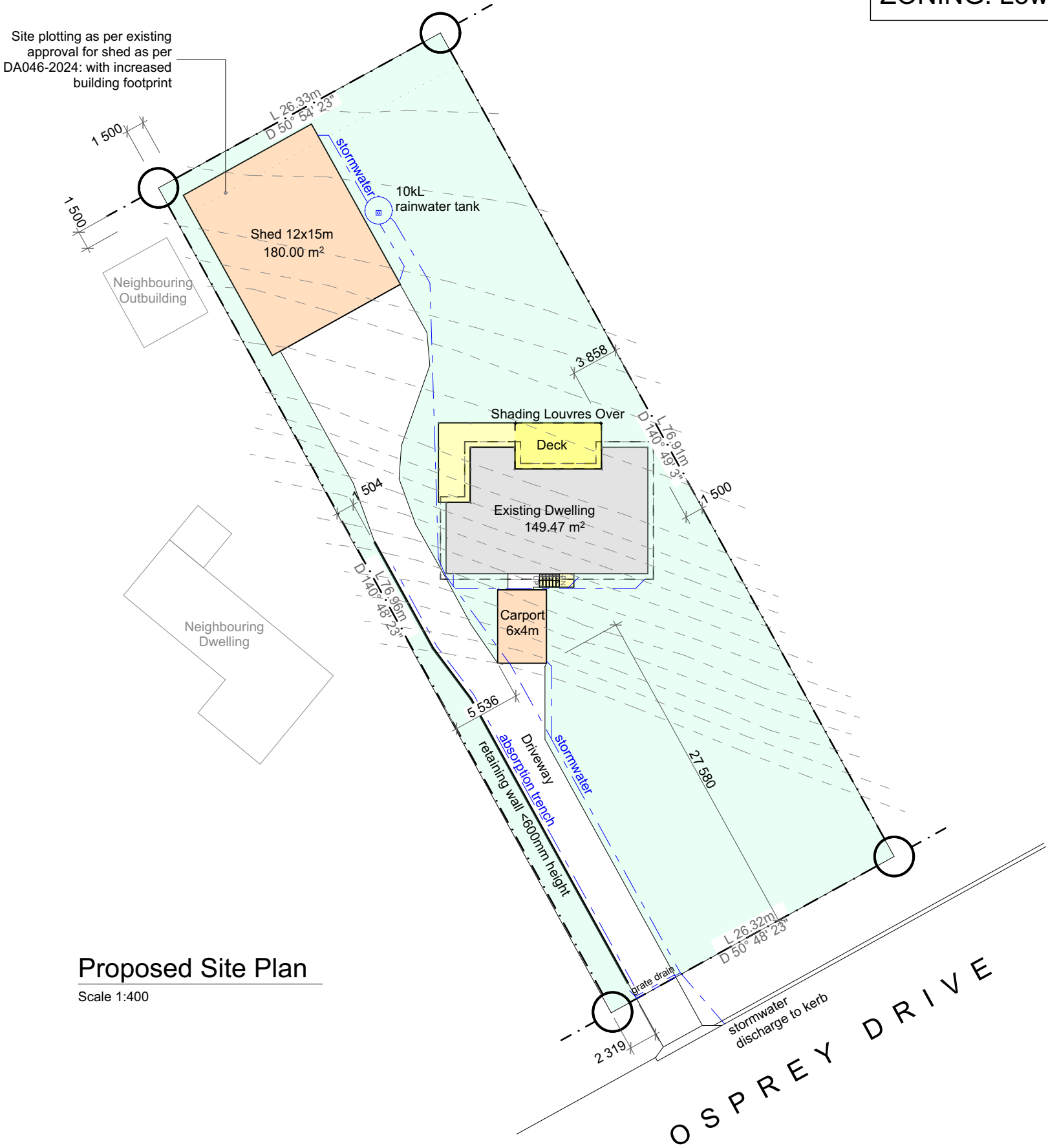


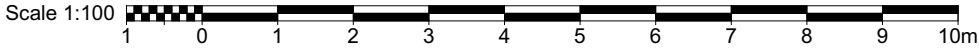
Proposed Site Plan
SCALE: 1:400
PROJECT NUMBER: A258



SPECTURA STUDIO
www.spectura.com.au
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E: admin@spectura.com.au
QBCC: 15158346
CBOS: 964058515

DRAWN BY:
MP
CHECKED BY:
MP
DATE:
Friday, 17 July 2026
BDA&T: 6521





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PROJECT
Proposed Deck & Carport

PROJECT ADDRESS:
183552/1
15a Osprey Drive Stieglitz TAS 7216

CLIENT
Darren Purton

SHEET SIZE A3
A02

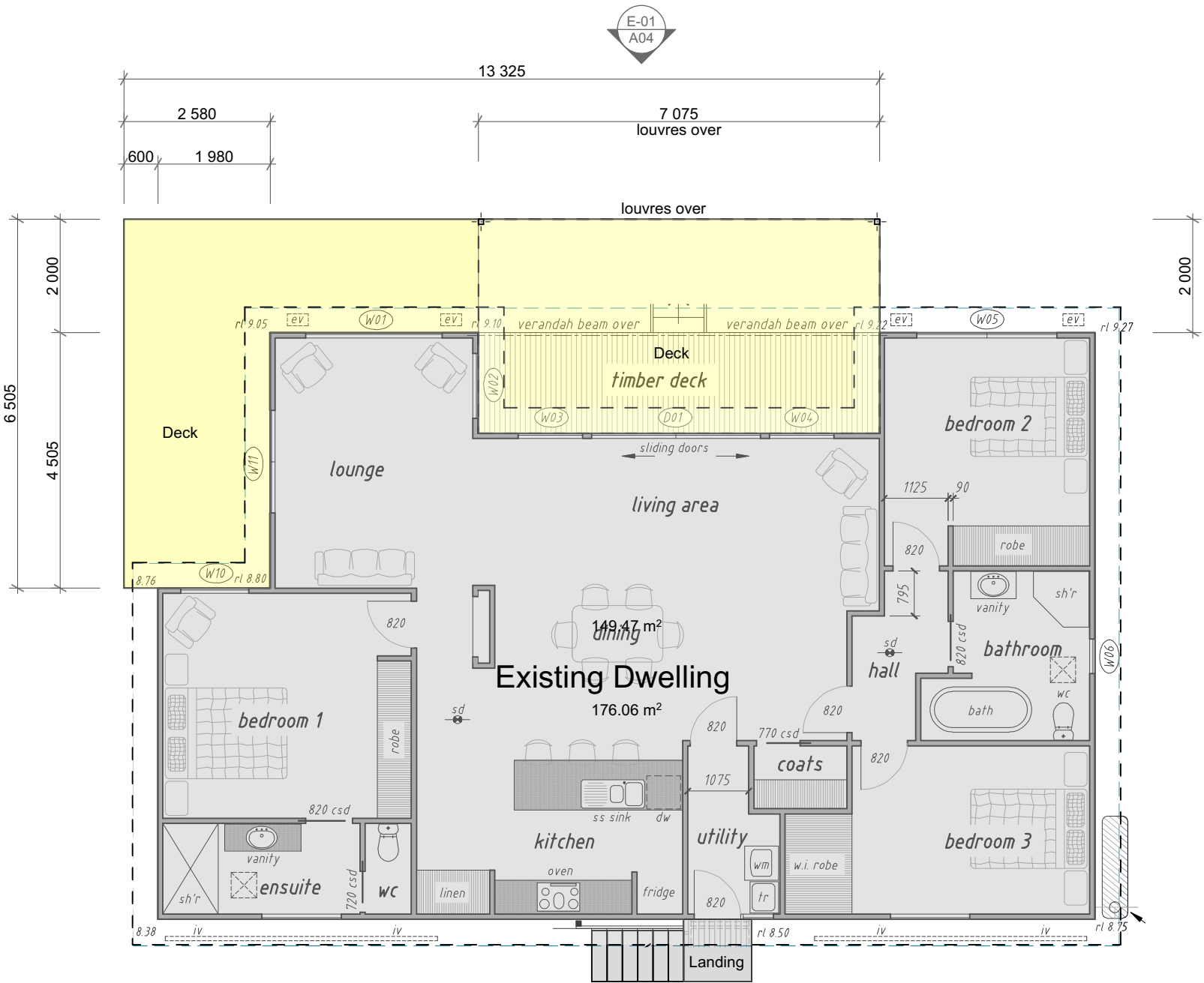


Floor Plan
SCALE: 1:100
PROJECT NUMBER: A258



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Friday, 17 July 2026
BDA&T: 6521



Proposed Deck Addition

Scale 1:100



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ISSUE LIST		
Issue	Description	Date
B	Development Application - LGA RFI	17/07/2026

PROJECT
Proposed Deck & Carport

PROJECT ADDRESS:
183552/1
15a Osprey Drive Stieglitz TAS 7216

CLIENT
Darren Purton

SHEET SIZE A3

A03



Floor Plan - Shed
SCALE: 1:100
PROJECT NUMBER: A258



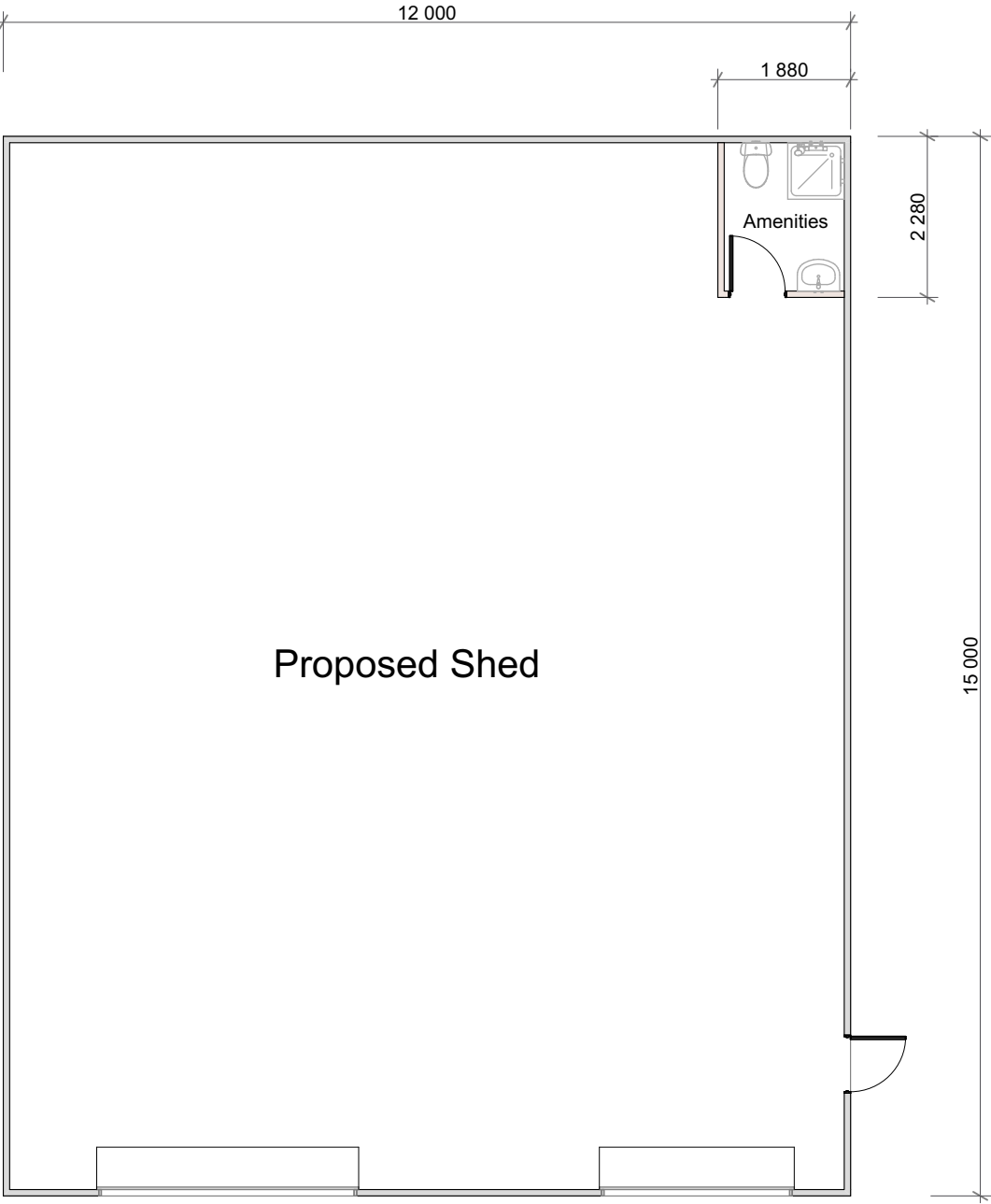
SPECTURA STUDIO
www.spectura.com.au
P: 0423 250 079
E: admin@spectura.com.au
QBCC:15158346
CBOS: 964058515

DRAWN BY:
MP

CHECKED BY:
MP

DATE:
Friday, 17 July 2026

BDA&T: 6521

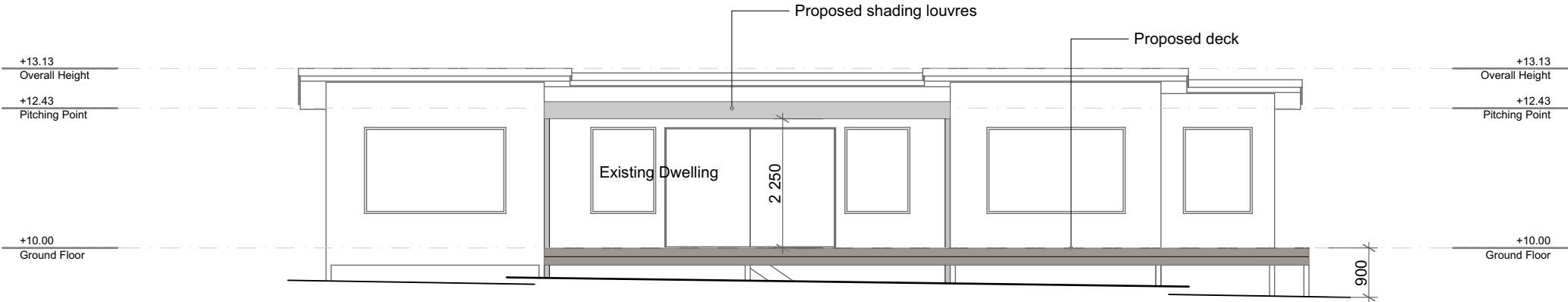


Shed Plan

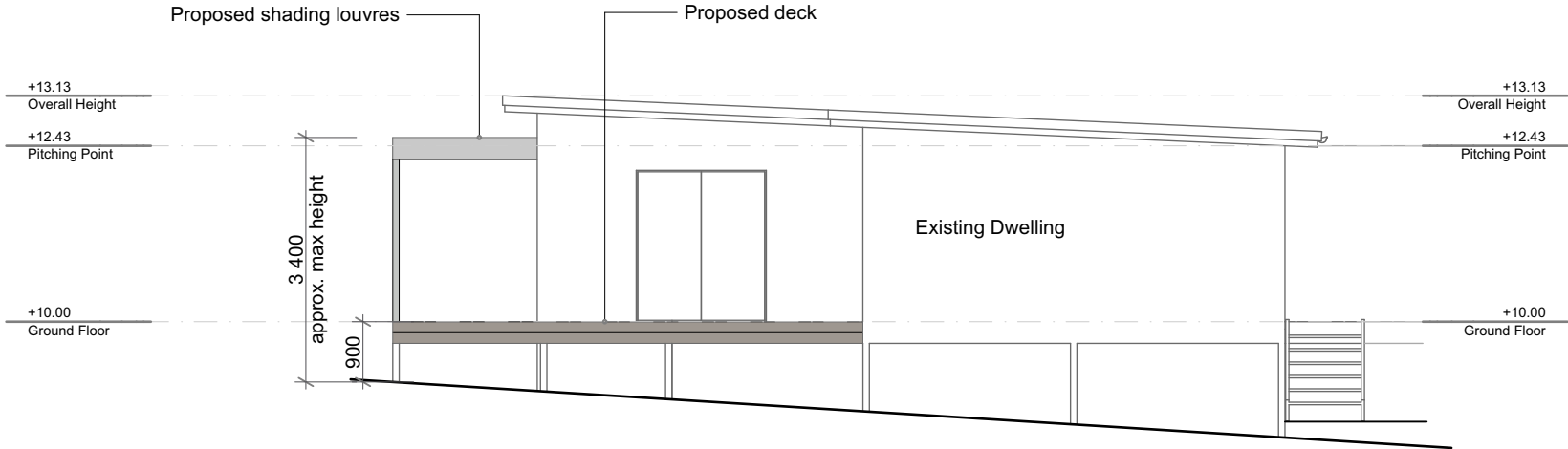
Scale 1:100



NOTE:
Heights indicated on elevation storey levels are shown to the Australian Height Datum (AHD).



E-01 North Elevation
A02 Scale 1:100



E-04 West Elevation
#LayID Scale 1:100

PROJECT NUMBER: A258		ISSUE LIST			PROJECT	A04	NOTE: ALL DIMENSIONS TO BE VERIFIED ONSITE BY BUILDING CONTRACTOR AND PHYSICALLY LOCATE ALL UNDERGROUND SERVICES AND THEIR LOCATION IN RELATION TO PROPOSED WORKS. WRITTEN DIMENSIONS PREFERRED OVER SCALED DIMENSIONS. DISCREPENCIES TO BE REFERRED TO THE BUILDING DESIGNER BEFORE PROCEEDING.
 SPECTURA STUDIO www.spectura.com.au P: 0423 250 079 E: admin@spectura.com.au QBCC:15158346 CBOS: 964058515	DRAWN BY: MP	Issue	Description	Date	Proposed Deck & Carport		
	CHECKED BY: MP	A	Development Application	8/07/2026	PROJECT ADDRESS: 183552/1 15a Osprey Drive Stieglitz TAS 7216	SHEET SIZE A3	
		B	Development Application - LGA RFI	17/07/2026			
	DATE:				CLIENT Darren Purton	Deck Elevations	
	Friday, 17 July 2026						
	BDA&T: 6521						
					SCALE: 1:100		
					PROJECT NUMBER: A258		

STRUCTURAL GENERAL NOTES

1.0 General

- 1.1 These drawings are
- a) Jointly owned by Easy Shed and Venn Engineering Pty Ltd
 - b) Provided for the sole purpose of obtaining building approval and guiding construction of a single building at the job address shown in the title block
 - c) Prohibited to be used for any other purpose without written authorisation from Easy Shed and Venn Engineering Pty Ltd.
 - d) Only valid if signed by the engineer and must not be altered in any way without signed approval from the engineer.
 - e) Produced to scale but dimensions shall not be obtained by measuring the drawings. All dimensions are in millimeters unless stated otherwise.
- 1.2 The engineer accepts no liability or responsibility for the contents of drawings that are invalid.
- 1.3 The word 'the engineer' used in these notes refers to an employee or nominated representative of Venn Engineering Pty Ltd.
- 1.4 The engineer is not the project manager or site supervisor for this project. It is the responsibility of the project manager or site supervisor in charge to ensure that the non-structural requirements of the Governing Building Code are considered and appropriately designed. This includes, but not limited to, fire & bushfire design, access requirements, future roof access requirements, lighting, glazing and electrical design, etc.

2.0 Structural Design

- 2.1 The structural framing components detailed in these drawings have been designed in accordance with the following documents for the design criteria detailed in these notes
- | | |
|-----------------------------------|--|
| Governing Building Code | 2022 National Construction Code – Building Code of Australia Volume 2 and 2022 Housing Provisions Standard |
| Loading Standards | AS/NZS 1170.0:2002(+A5)
AS/NZS 1170.1:2002(+A2)
AS/NZS 1170.2:2021 |
| Cold formed Steel member standard | AS/NZS 4600:2018 |
- 2.2 These drawings are also the limit of the Structural Design, any requirements for additional structural design of other items included in the project are specifically excluded if not shown on these drawings. This includes, but not limited to, requirements for additional loads that aren't specified including flood design loads, additional roof loads from solar panels, retaining walls required on site, driveway design etc.
- 2.3 These structural drawings and specifications represent the finished structure. The building is not considered complete until the installation of all components and details shown herein are installed according to the drawings.
- 2.4 No alterations are to be made to this structure without written approval of the engineer. This includes, but not limited to, modification to the plans and/or specifications, be the installation of additional openings, increased roof loads, skylight roof sheets or removal of cladding. If changes are made without written approval, such changes shall the legal and financial responsibility of the contractor or sub-contractors involved and it shall be their full responsibility to replace or repair the condition of the building as directed by the engineer.

3.0 Design Criteria

Building class.....	10a
Building Importance level.....	2
Wind region.....	A4
Terrain category.....	2.53
Topographic multiplier.....	1
Shielding multiplier.....	1
Ultimate design wind speed.....	38.7 m/s
Snow load.....	0.00 kPa
Slab imposed load.....	2.5 kPa or 9kN applied over 0.3x0.3m area (light vehicles)
Earthquake Design Category.....	II
Mezzanine imposed load.....	1.5 kPa
Allowable bearing capacity of foundation supporting footings.....	100 kPa
Allowable bearing capacity of foundation supporting slab.....	50 kPa
Allowable skin friction of foundation.....	25 kPa
Soil Type.....	Non-aggressive (not saline or acid sulfate)

4.0 Installation Building Contractor Responsibilities

- 4.1 The contractor shall verify and confirm all site conditions and dimensions. Any discrepancies between drawings and site conditions shall be referred to the engineer for decision before proceeding with the work.
- 4.2 All workmanship and materials are to be in accordance with the Governing Building Code including all relevant Australian Standards and local statutory authorities except where varied by the contract documents.
- 4.3 The contractor shall be responsible for maintaining the structure in a stable condition and ensuring no part is overstressed under construction activities. They shall provide all temporary bracing, shoring or other means to avoid excessive stresses and to hold structural elements in place during erection. These temporary provisions shall remain in place until sufficient permanent members are erected to ensure the safety of partially erected structures. The contractor is responsible for meeting all laws regulating the erection of steel buildings including, but not limited to, Safe Work Australia guidelines.
- 4.4 The contractor shall be responsible for the location of all services in the vicinity of the works. Any services shown are provided for information only. The contractor shall confirm the location of all services prior to commencing and shall be responsible for the repair of any damage caused to services, as well as any loss incurred because of the damage to any service.

5.0 Foundation

- 5.1 The bearing capacity of the foundation supporting the footings and slab shall be confirmed before any concrete is placed.
- 5.2 No earth or debris is to fall into the footings or piers before and during placing of concrete.
- 5.3 All footings shall be located centrally under walls and columns unless noted otherwise.
- 5.4 Concrete embedment depths do not apply to locations where any uncompacted fill or disturbed ground exists or where walls of the excavation will not stand without support. Request further advice from the engineer in these circumstances.
- 5.5 Fill used for the support of a slab on ground shall be controlled fill or rolled fill as in accordance with clause 6.4.2 of AS 2870-2011.
- 5.6 Slabs less than 100sq.m in plan area are suitable for AS 2870-2011 site classes A, S & M. For larger slabs or for site classes M-D, H1, H1-D, H2, H2-D, E & E-D, the slab may experience cracking more than is considered normally acceptable. The cracking is considered of aesthetic concern only and should not effect the structural performance of the slab or shed. If this is not desired, contact the engineer for further advice.

6.0 Concrete

- 6.1 Concrete placement and workmanship shall be in accordance with AS 3600-2018 & AS 2870-2011.
- 6.2 Concrete shall be
- a) N25 with slump of 100 mm in accordance with AS 1379-2007, with 20 mm maximum nominal aggregate size and no admixtures.
 - b) consolidated by mechanical vibration.
 - c) Cured for a minimum of 7 days using continuous ponding with potable water.
- 6.3 No holes, chases or embedment of pipes other than those shown on the drawings shall be made in concrete members without prior approval of the engineer.
- 7.0 Reinforcement**
- 7.1 Reinforcement shall comply with AS/NZ 4671-2019.
- 7.2 Reinforcement is represented diagrammatically and not necessarily shown in true projection.
- 7.3 Welding of reinforcement shall not be permitted without the approval of the engineer.
- 7.4 All reinforcement shall be securely supported in its correct position ensuring the correct cover during placing of concrete by approved bar chairs, spacers or support bars. Approved chairs include stainless steel or plastic bar chairs for bottom reinforcement and plastic tipped wire bar chairs for top reinforcement. All chairs to be spaced at maximum of 750mm centres.
- 7.5 Cover to reinforcement shall be:
- a) 50mm for surfaces of concrete in contact with the ground;
 - b) 30mm for top surfaces of slabs fully enclosed by the building without open bays or
 - c) 60mm for top surfaces of slabs more than 1 km from the coastline with open bays.
 - d) For buildings with open bays within 1km of the coast, contact the engineer for cover and concrete grade requirements.
- 7.6 Reinforcement shall be lapped 500mm for 12mmØ bars and 800mm for 16mmØ bars.
- 7.7 Mesh reinforcement shall be lapped such that the two outermost wires of one sheet overlap the two outermost wires of the other sheet by 25 mm.
- 7.8 Hooks, bends and cogs to be in accordance with AS 3600-2018 unless noted otherwise on drawings.

8.0 Anchor Bolts

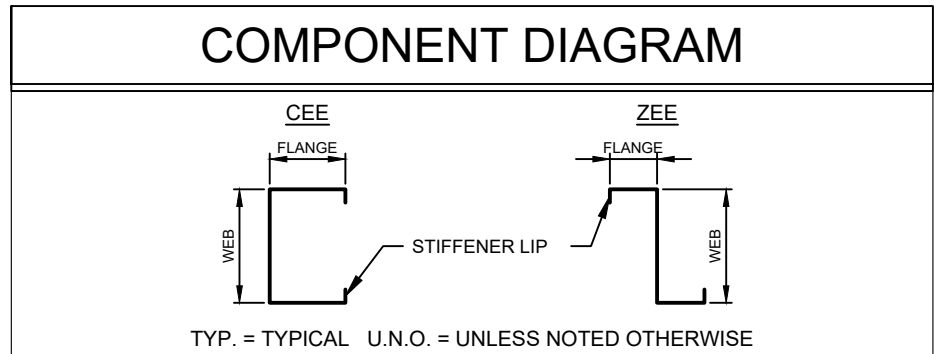
- 8.1 All anchors bolts shall be installed in accordance with the manufacturer's installation instructions.
- 8.2 Drill holes using a percussion drill (coring not permitted) to the correct hole diameter and depth as specified in the drawings.
- 8.3 Thoroughly clean and blow the dust out of the holes using the cleaning accessories prescribed by the manufacturer's instructions.
- 8.4 Substitution of anchors bolts and chemical epoxy adhesive is not permitted unless written confirmation from the engineer is provided.
- 8.5 For chemical anchors, ensure load is not applied to the anchors whilst epoxy adhesive is curing.

9.0 Light Gauge Cold-formed Steel

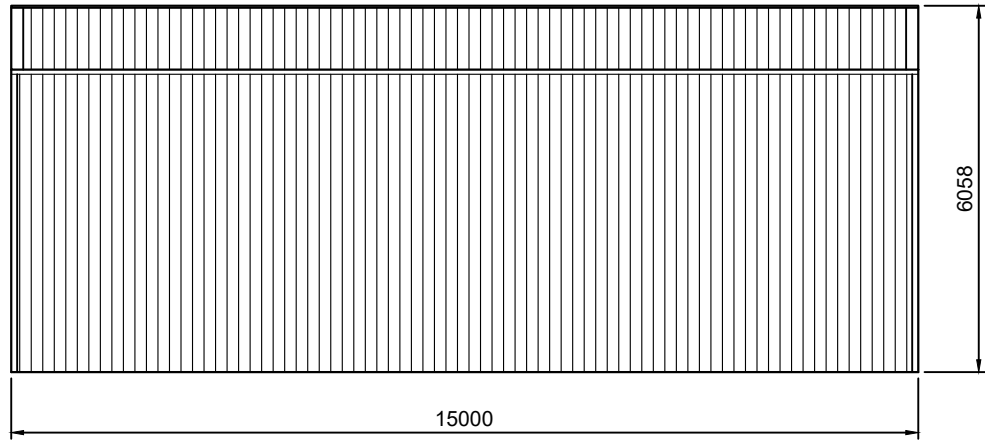
- 9.1 All light gauge cold-formed steel shall comply with AS 1397:2021 and be the following grades
- | Thickness(mm) | Steel grade (yield stress, MPa) | Protective coating (g/m ²) |
|---------------------|---------------------------------|--|
| BMT ≤ 1.0mm | G550 | Z350 |
| 1.0mm < BMT < 1.5mm | G500 | Z350 |
| 1.5mm ≤ BMT ≤ 3.0mm | G450 | Z350 |
- 9.2 Welding of light gauge cold-formed steel shall not be permitted.
- 9.3 Column and rafter members shall not be drilled or notched without prior approval of the engineer.
- 9.4 Round holes may be drilled through any girt or purlin member within the middle third of the depth of that member and not within 600mm of member end unless noted otherwise.
- 9.5 All bolts used to connect light gauge cold-formed steel members shall be
- Zinc coated M12 (min.) grade 4.6 snug tightened complying to AS 1111.1-2015 & AS 1112.3-2015 unless noted otherwise.
 - Spaced no less than 3 bolt diameters between centres.
 - Located no less than 1.5 bolt diameters from bolt centre to the end or edge of any light gauge member.
- 9.6 All screws used to connect light gauge cold formed steel members (excluding sheeting) shall be
- 10g (min.) self-drilling screws complying with AS 3566.1-2002.
 - Corrosion resistance class 4 in accordance with AS 3566.2-2002 for buildings within 1 km from the coastline with open bays or class 3 otherwise.
 - Spaced no less than 3 bolt diameters between centres.
 - Located no less than 1.5 bolt diameters from bolt centre to the end or edge of any light gauge member.

10.0 Roof & Wall Sheeting

- 10.1 Roof & wall sheeting shall comply with AS 1562.1-2018 and have suitable corrosion protection complying with Table 7.2.2a of the 2022 Housing Provisions Standard.
- 10.2 During construction and maintenance, no foot traffic shall occur within end spans of sheeting, foot traffic shall occur
- a) Evenly across at least two ribs for corrugated profiled sheeting or
- b) In the pans for pan-type profiled sheeting.
- 10.3 Any roof skylights shall be approved by the engineer
- 10.4 Safety mesh shall be installed in accordance with the building code
- 11.0 Door & Window Components**
- 11.1 Wind-locked roller doors are assumed to remain in-place and resist the ultimate limit state wind loading except for in cyclonic regions
- 11.2 Non-wind-locked roller doors are assumed to have failed at the ultimate limit state wind loading
- 11.3 Personal access doors shall be rated for the wind loading parameters stated in the design criteria (see section 3.0)
- 11.4 All windows shall be in accordance with AS 1288-2021 & AS 2047-2014(+A2) as appropriate for the wind loading parameters stated in the design criteria (see section 3.0)



REV	DATE	DESCRIPTION	 COLD FORMED BUILDINGS ANOTHER COLD FORMED BUILDING DESIGNED BY ACT BUILDING SYSTEMS	 VENN ENGINEERING	PO Box 3084 THIRROUL NSW 2515 sheds@venn.engineering ABN 39 626 802 257	Signed  Date 11-05-2026 Nick Franklin MIEAust CPEng NER Registered EA Chartered Professional Engineer (No. 4607651) Registered Professional Engineer QLD (No. 32480) Registered Civil Engineer/Building Practitioner VIC (No. PE0015843) Building Services Provider (Engineer Civil) TAS (No. 178884896)	Customer Name: Darren Purton Site Address: 15a Osprey Drive Stieglitz, TAS, 7216	DATE 11-05-2026 JOB NO. EALB1040895028 SHEET 1 of 12
A	11-05-2026	-						

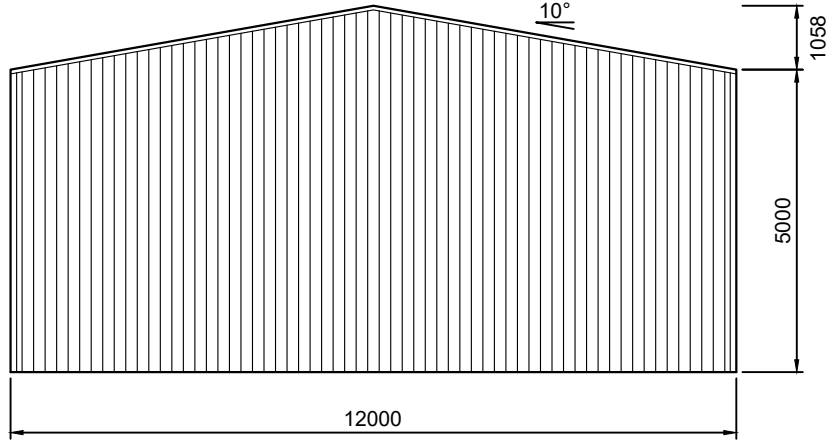


2

2

SIDEWALL B BUILDING ELEVATION

SCALE: 1:125

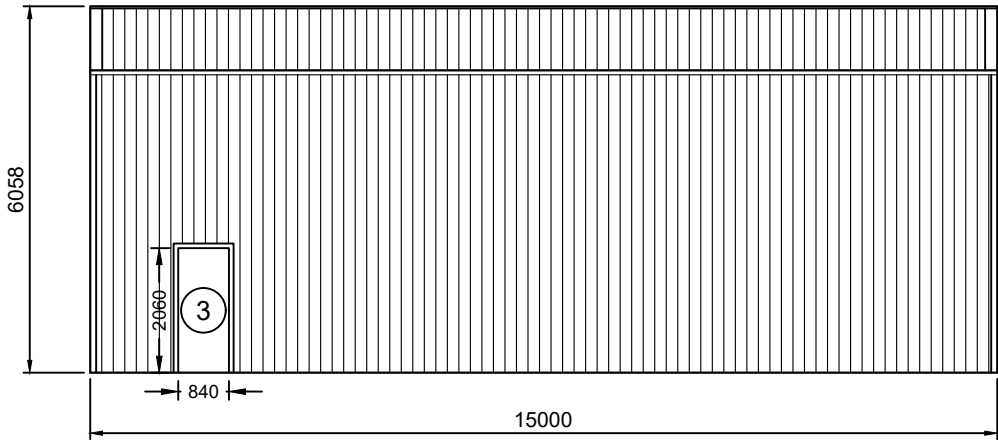


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2

REAR BUILDING ELEVATION

SCALE: 1:125

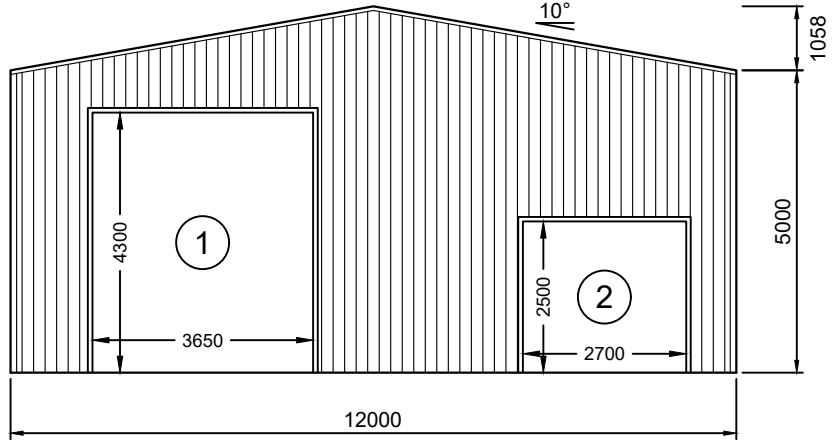


1

2

SIDEWALL A BUILDING ELEVATION

SCALE: 1:125

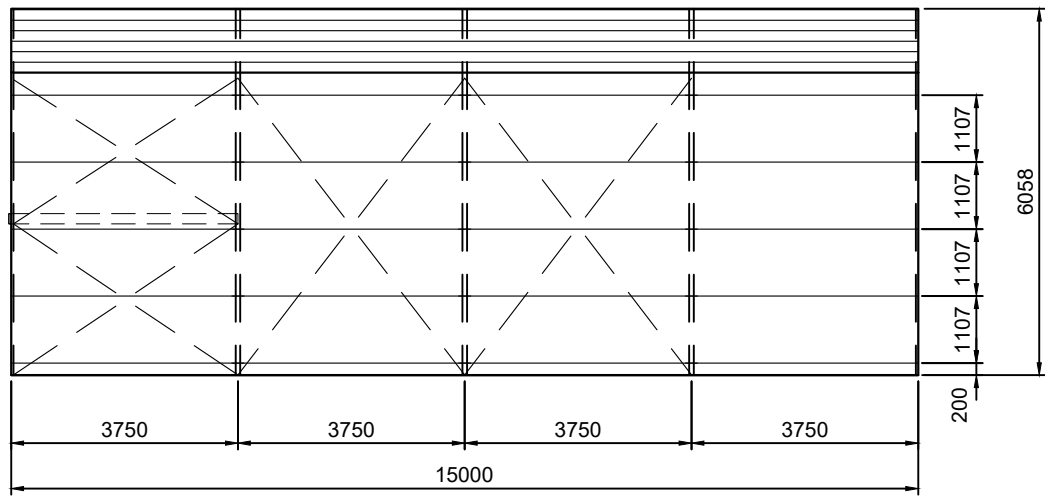


4

2

FRONT BUILDING ELEVATION

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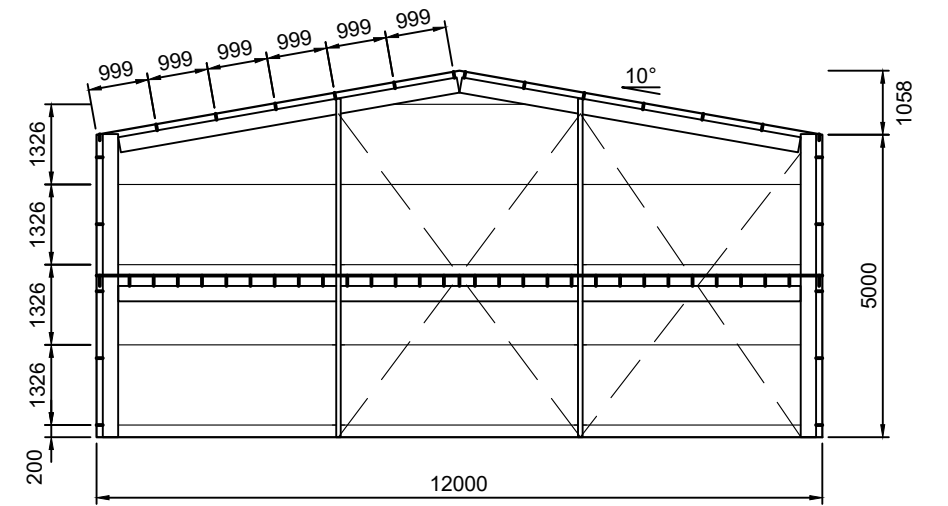


2

3

SIDEWALL B FRAMING ELEVATION

SCALE: 1:125



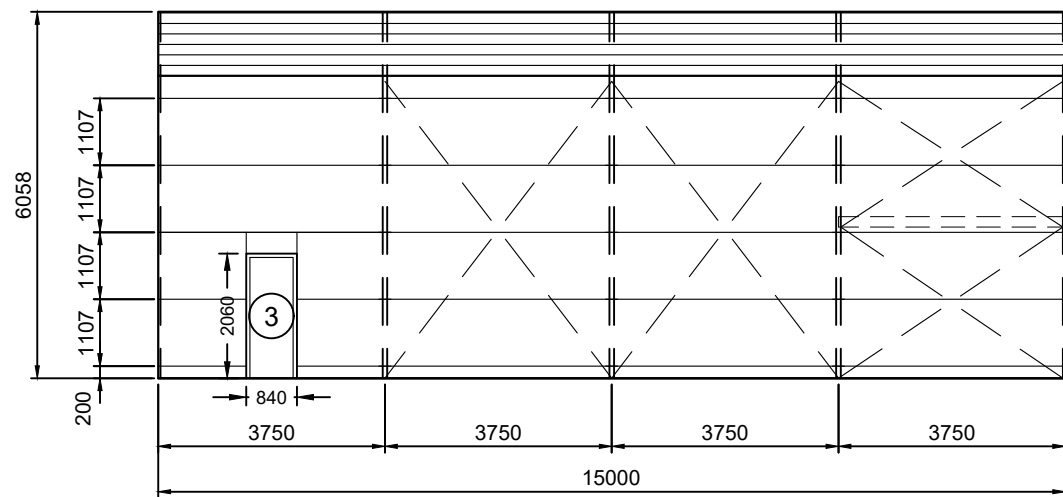
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3

REAR FRAMING ELEVATION

SCALE: 1:125

FRAME #5

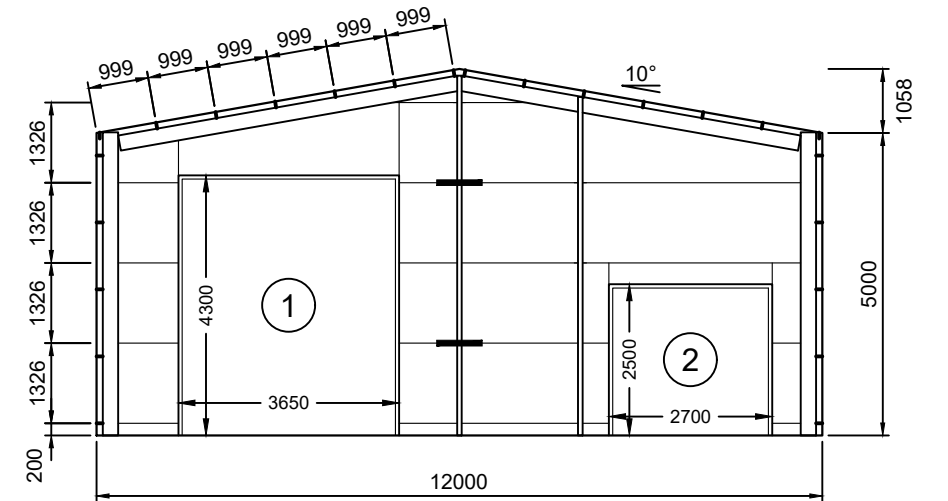


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3

SIDEWALL A FRAMING ELEVATION

SCALE: 1:125



4

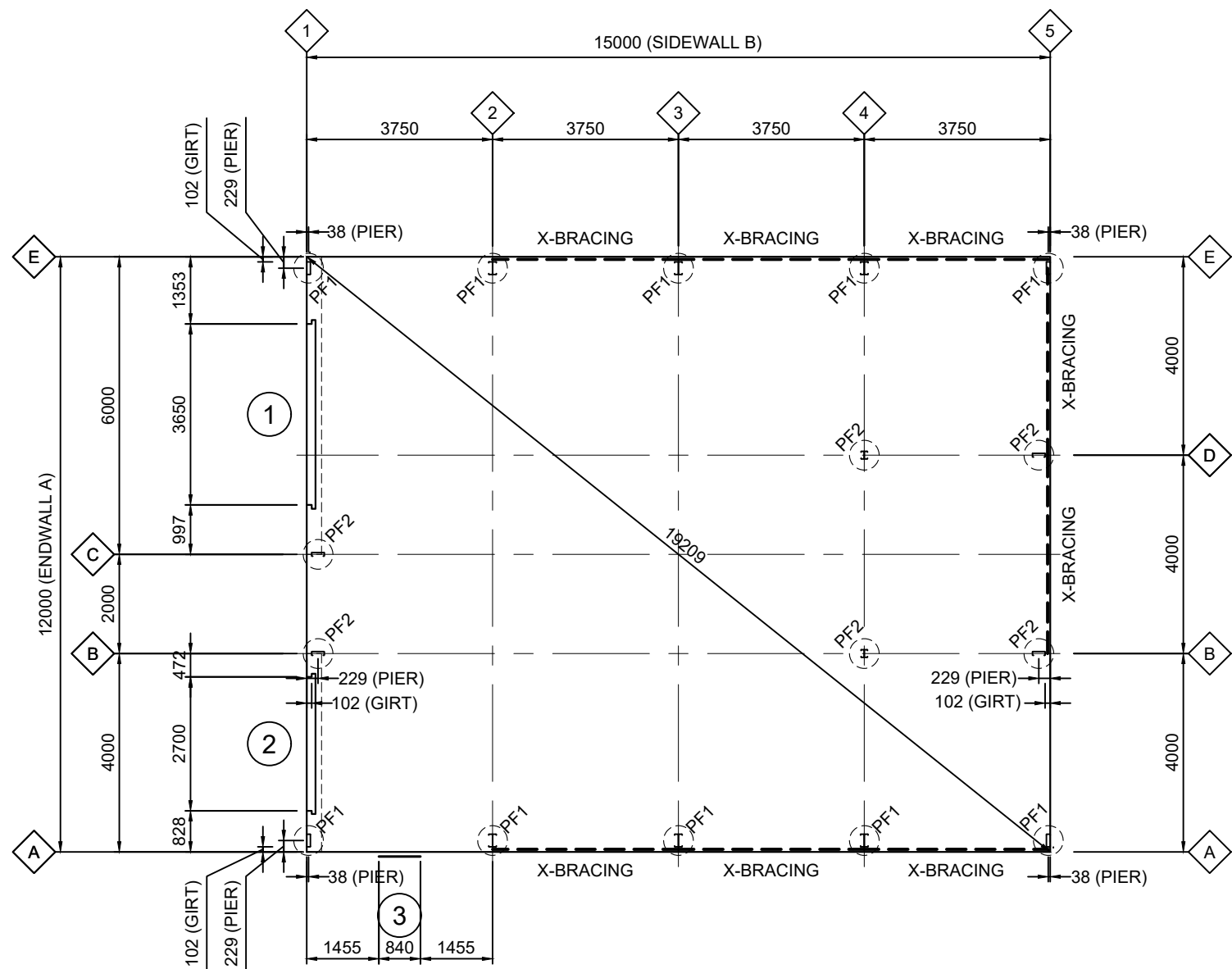
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FRONT FRAMING ELEVATION

SCALE: 1:125

FRAME #1

REV	DATE	DESCRIPTION	COLD FORMED BUILDINGS  ANOTHER COLD FORMED BUILDING DESIGNED BY ACT BUILDING SYSTEMS	VENN ENGINEERING PO Box 3084 THIRROUL NSW 2515 sheds@venn.engineering ABN 39 626 802 257 Signed  Date 11-05-2026 Nick Franklin MIEAust CPEng NER Registered EA Chartered Professional Engineer (No. 4607651) Registered Professional Engineer QLD (No. 32480) Registered Civil Engineer Building Practitioner VIC (No. PE0015843) Building Services Provider (Engineer Civil) TAS (No. 178884896)	Customer Name: Darren Purton		DATE11-05-2026
A	11-05-2026	-			Site Address: 15a Osprey Drive		JOB NO. EALB1040895028
					Stieglitz,		SHEET3 of 12
					TAS, 7216		

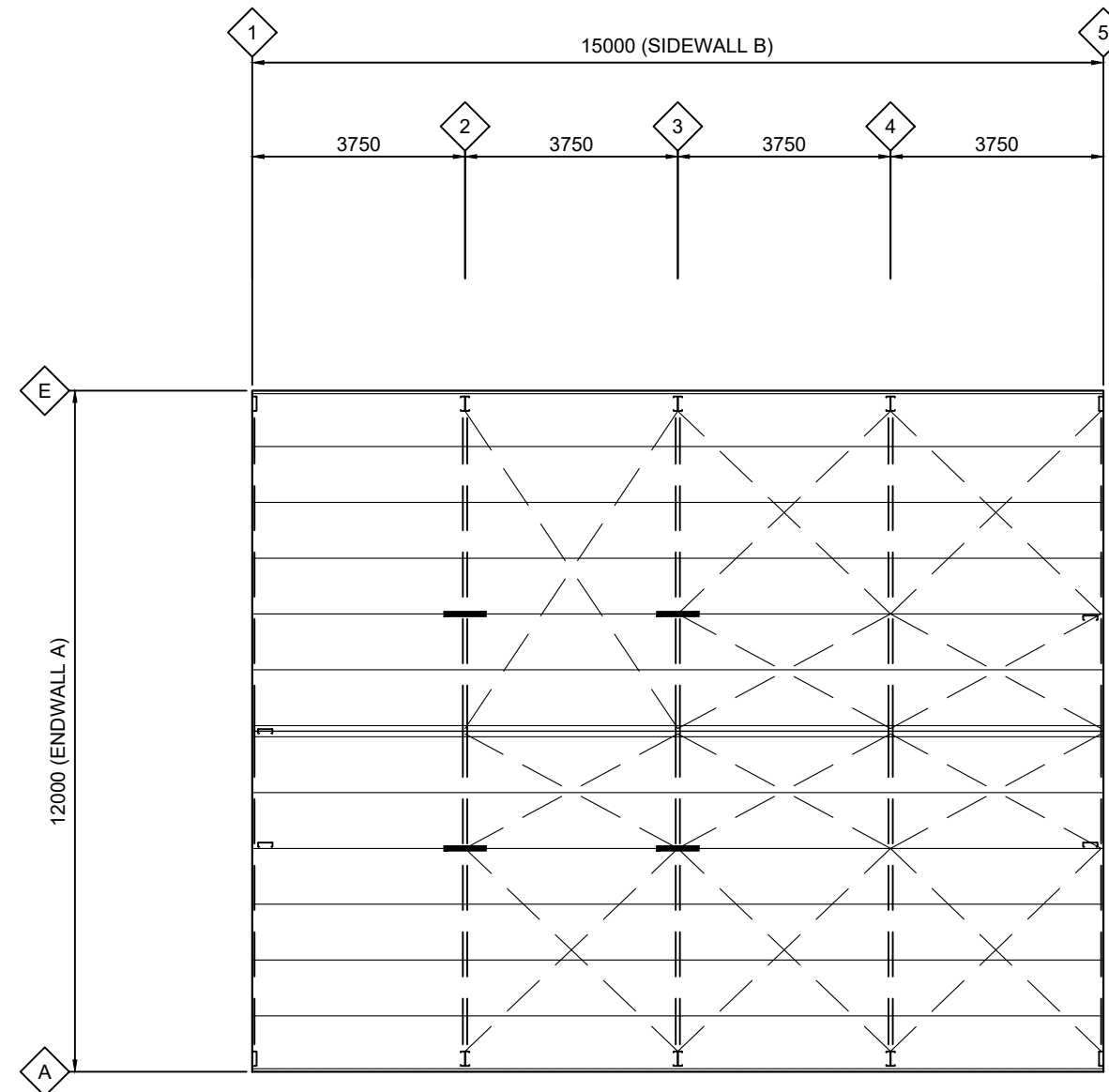


1 FOOTING/SLAB FLOOR PLAN

SCALE: 1:125 PF1 - 600Ø REINFORCED CONCRETE PIERS TO DETAIL
PF2 - 600Ø REINFORCED CONCRETE PIERS TO DETAIL

SLAB IS DESIGNED FOR CARS AND LIGHT VANS
NOT EXCEEDING 3500kg GROSS MASS

CONCRETE CONTROL JOINTS SHALL BE PROVIDED IN SLAB TO DETAIL AT
NOT MORE THAN 10m CENTRES IN EACH DIRECTION, APPROXIMATELY
EQUALLY SPACED AND LOCATED APPROXIMATELY MIDWAY BETWEEN
COLUMNS/MULLIONS



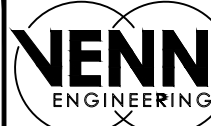
2 ROOF FRAMING PLAN

SCALE: 1:125

REV	DATE	DESCRIPTION
A	11-05-2026	-



ANOTHER
COLD FORMED BUILDING
DESIGNED BY
ACT BUILDING SYSTEMS

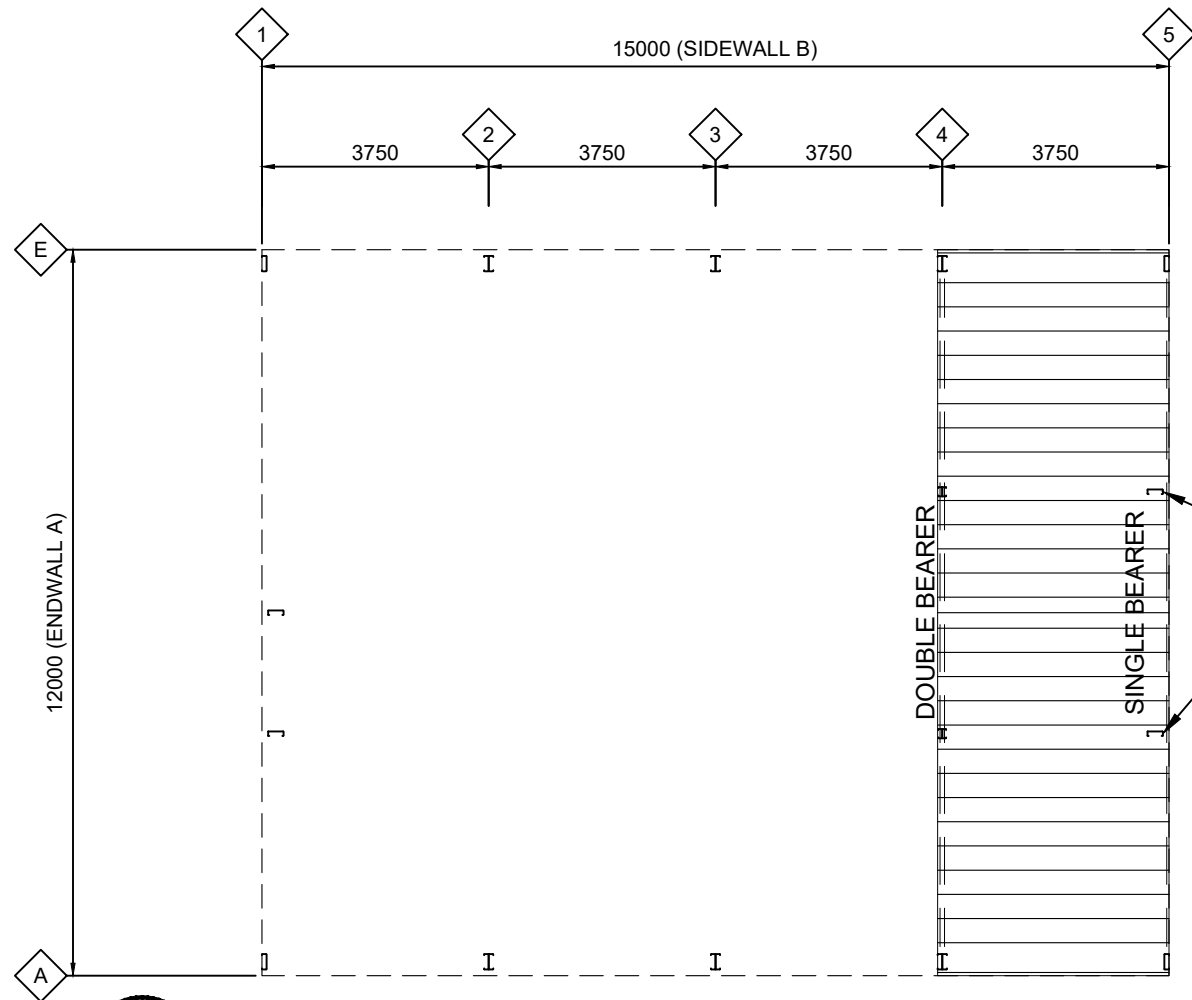


PO Box 3084
THIRROUL NSW 2515
sheds@venn.engineering
ABN 39 626 802 257

Signed *Nick Franklin* Date 11-05-2026
Nick Franklin MIEAust CPEng NER
Registered EA Chartered Professional Engineer (No. 4607651)
Registered Professional Engineer QLD (No. 32480)
Registered Civil Engineer Building Practitioner VIC (No. PE0015843)
Building Services Provider (Engineer Civil) TAS (No. 178894890)

Customer Name: Darren Purton
Site Address: 15a Osprey Drive
Stieglitz,
TAS, 7216

DATE 11-05-2026
JOB NO. EALB1040895028
SHEET 4 of 12



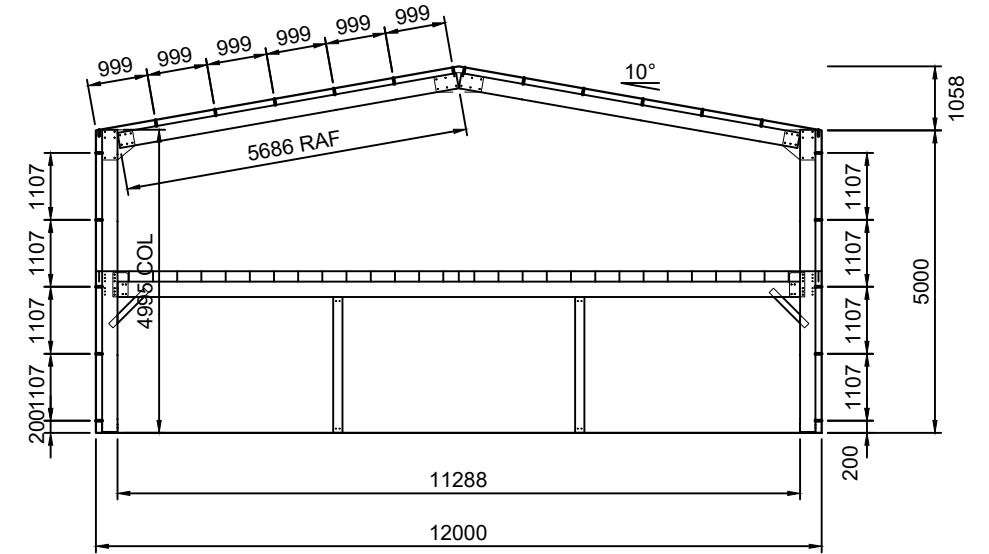
1
5 MEZZANINE FLOOR FRAMING PLAN

SCALE: 1:125 MEZZ FLOOR LIVE LOAD: 1.5 kPa
MEZZ FLOOR COVERING: 19mm PARTICLE BOARD TO AS 1860 PARTS 1 & 2

THE FOLLOWING COMPONENTS ARE REQUIRED FOR THIS MEZZANINE AND SHALL BE DESIGNED BY OTHERS TO RESIST THE ACTIONS AND COMBINATION OF ACTIONS IN AUSTRALIAN STANDARD AS/NZS 1170 PARTS 0 & 1:

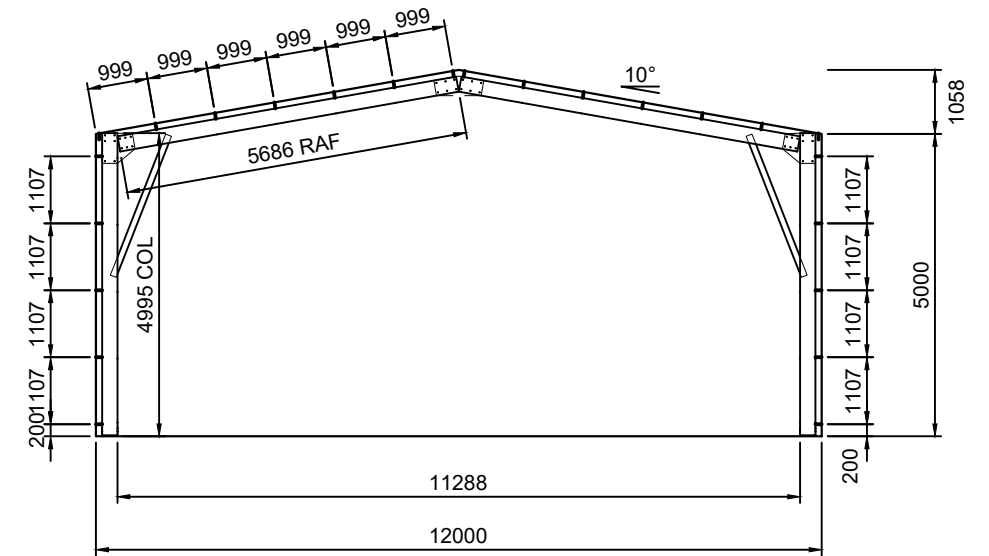
- STAIRS FOR ACCESS TO THE MEZZANINE IN ACCORDANCE WITH HEIGHTS, LENGTHS & CLEARANCE REQUIREMENTS OF THE BUILDING CODE; AND
- A 1000mm HIGH BALUSTRADE TO THE PERIMETER OF THIS MEZZANINE, AS WELL AS ANY STAIR OPENING.

CONNECT MULLION TO BEARER WITH (1)MB2002003 BRACKET WITH (9) #14 SCREWS IN TO BEARER AND 8 IN TO MULLION AS PER DETAIL Q/11



3
5 INTERNAL FRAMING ELEVATION

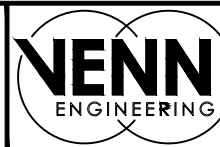
SCALE: 1:125 FRAME #4



2
5 INTERNAL FRAMING ELEVATION

SCALE: 1:125 FRAMES 2, 3

REV	DATE	DESCRIPTION
A	11-05-2026	-



PO Box 3084
THIRROUL NSW 2515
sheds@venn.engineering
ABN 39 626 802 257

Signed *Nick Franklin* Date 11-05-2026
Nick Franklin MIEAust CPEng NER
Registered EA Chartered Professional Engineer (No. 4607651)
Registered Professional Engineer QLD (No. 32480)
Registered Civil Engineer Building Practitioner VIC (No. PE0015843)
Building Services Provider (Engineer Civil) TAS (No. 178884890)

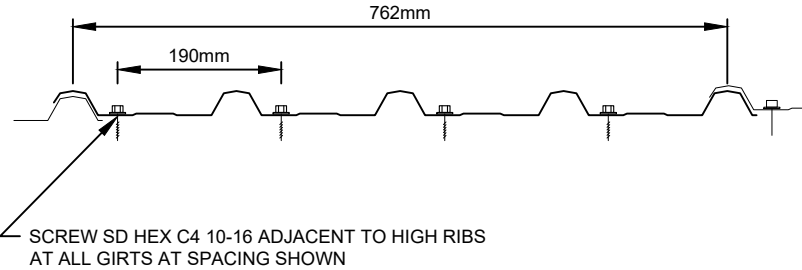
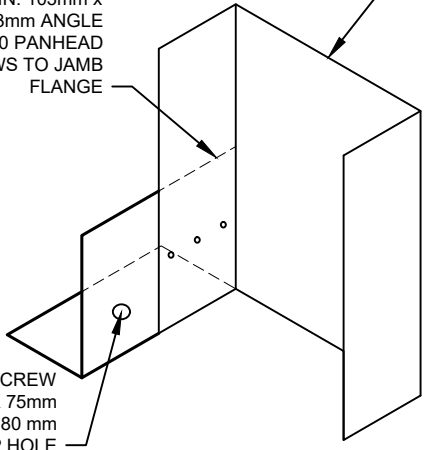
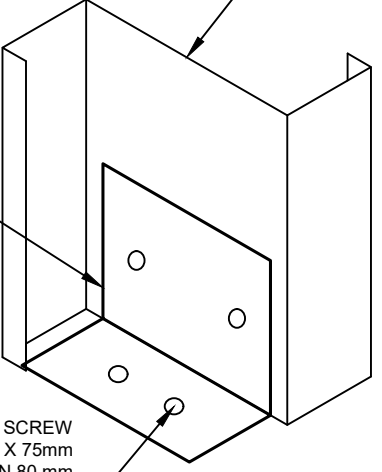
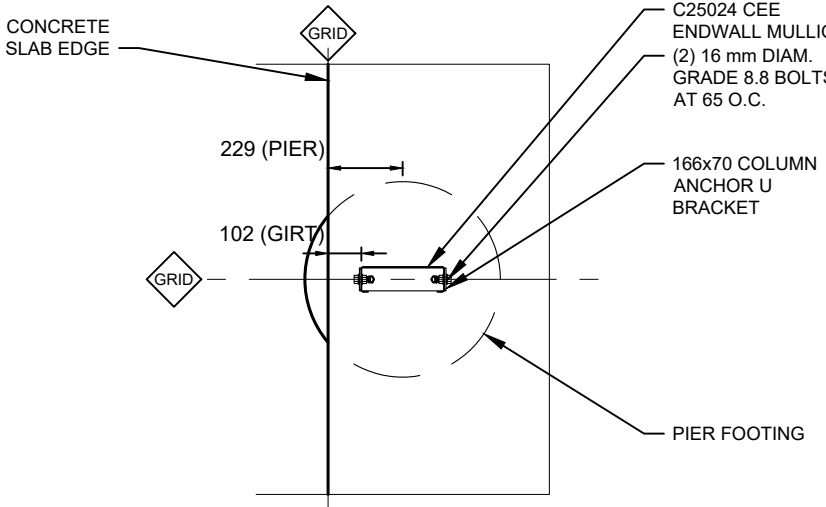
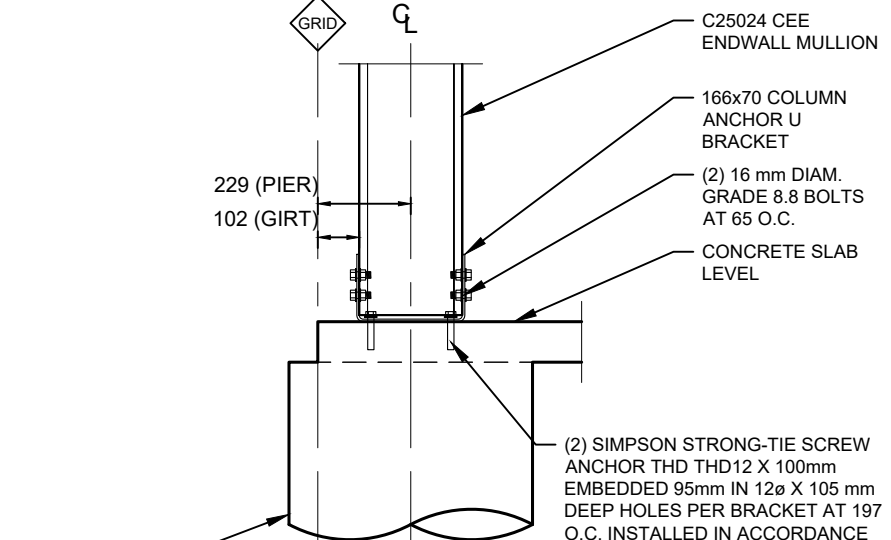
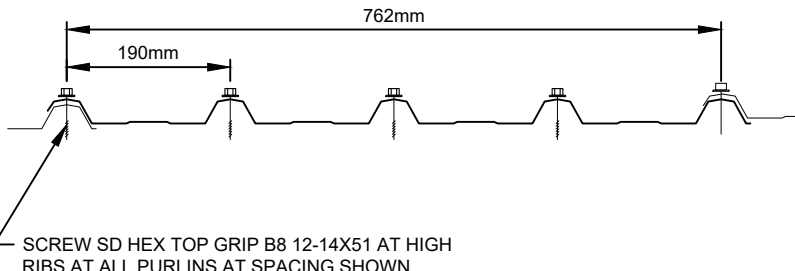
Customer Name: Darren Purton
Site Address: 15a Osprey Drive
Stieglitz,
TAS, 7216

DATE 11-05-2026
JOB NO. EALB1040895028
SHEET 5 of 12

C2	ENDWALL MULLION TO RAFTER PEAK CONDITION	D1	ZEE PURLIN/GIRT CONNECTION	D2	JOIST CONNECTION
A	HAUNCH CONNECTION	B	APEX CONNECTION	C1	ENDWALL MULLION TO RAFTER

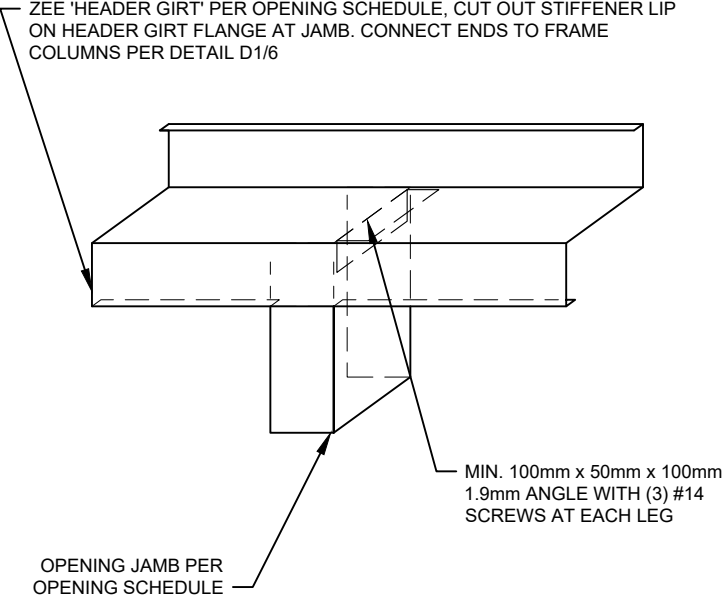
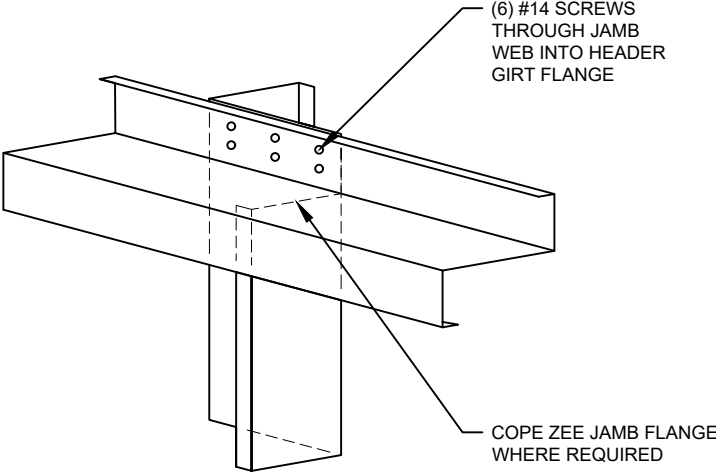
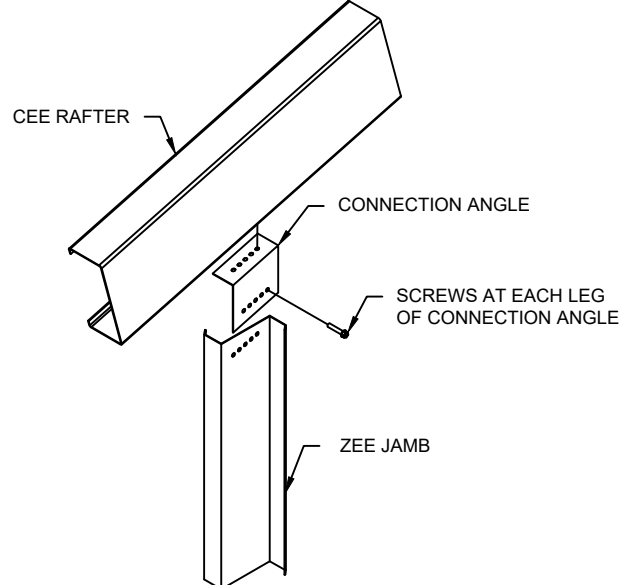
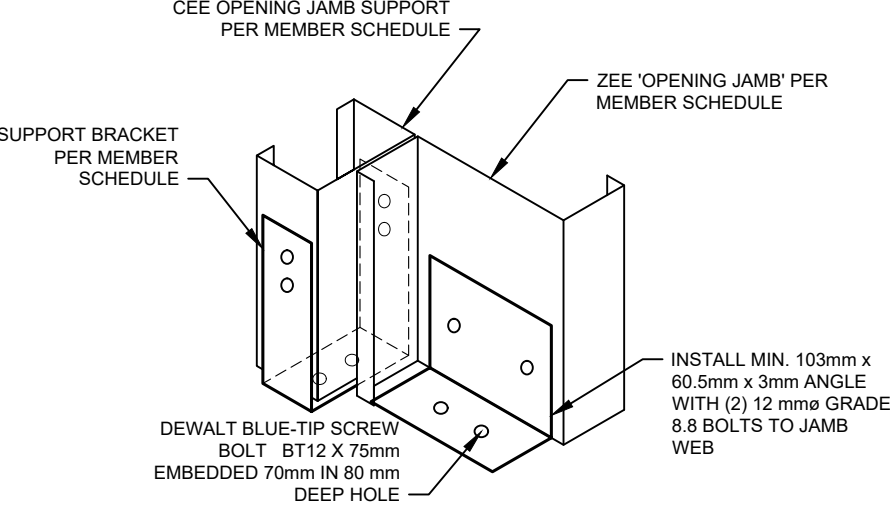
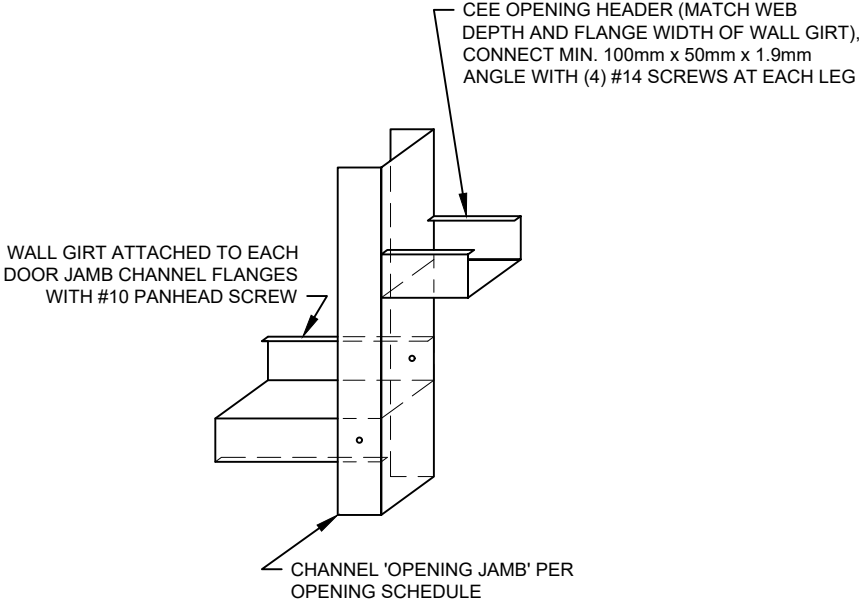
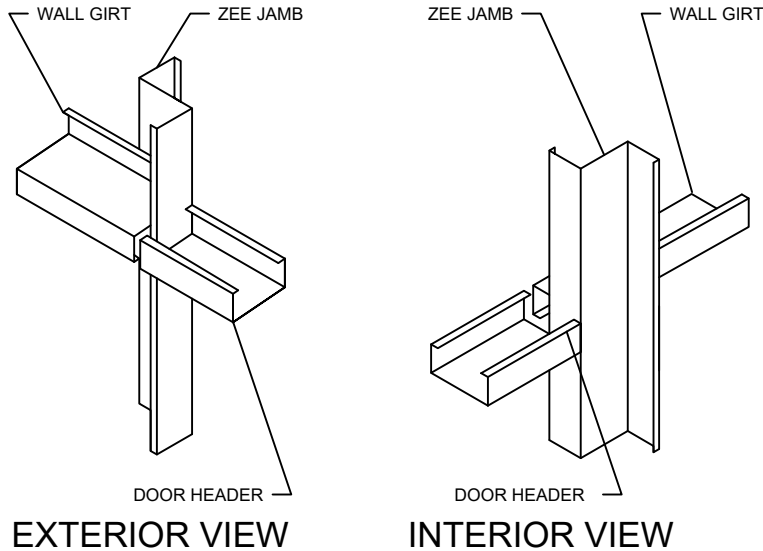
DETAIL DIMENSIONS ARE SHOWN IN MM UNLESS SPECIFIED OTHERWISE

REV	DATE	DESCRIPTION	 ANOTHER COLD FORMED BUILDING DESIGNED BY ACT BUILDING SYSTEMS	PO Box 3084 THIRROUL NSW 2515 sheds@venn.engineering ABN 39 626 802 257	Signed Date 11-05-2026 Nick Franklin MIEAust CPEng NER Registered EA Chartered Professional Engineer (No. 4607651) Registered Professional Engineer QLD (No. 32480) Registered Civil Engineer Building Practitioner VIC (No. PE0015843) Building Services Provider (Engineer Civil) TAS (No. 178894890)	Customer Name: Darren Purton Site Address: 15a Osprey Drive Stieglitz, TAS, 7216	DATE 11-05-2026 JOB NO. EALB1040895028 SHEET 6 of 12

NOTE: ONLY STRUCTURAL INFORMATION IS INCLUDED IN THIS DETAIL. CONSULT PANEL MANUFACTURER FOR ADDT'L WEATHERTIGHTNESS RECOMMENDATIONS.  SCREW SD HEX C4 10-16 ADJACENT TO HIGH RIBS AT ALL GIRTS AT SPACING SHOWN Stramit Monoclad 0.42	CHANNEL 'OPENING JAMB' PER MEMBER SCHEDULE INSTALL MIN. 103mm x 60.5mm x 3mm ANGLE WITH (3) #10 PANHEAD SCREWS TO JAMB FLANGE  DEWALT BLUE-TIP SCREW BOLT BT12 X 75mm EMBEDDED 70mm IN 80 mm DEEP HOLE	ZEE 'OPENING JAMB' PER MEMBER SCHEDULE INSTALL MIN. 103mm x 60.5mm x 3mm ANGLE WITH (2) 12 mmØ GRADE 8.8 BOLTS TO JAMB WEB  DEWALT BLUE-TIP SCREW BOLT BT12 X 75mm EMBEDDED 70mm IN 80 mm DEEP HOLE
I WALL SHEETING	J1 PA DOOR JAMB BASE CONNECTION	J2 ROLLER DOOR JAMB BASE CONNECTION
CONCRETE SLAB EDGE GRID 229 (PIER) 102 (GIRT) GRID PIER FOOTING C25024 CEE ENDWALL MULLION (2) 16 mm DIAM. GRADE 8.8 BOLTS AT 65 O.C. 166x70 COLUMN ANCHOR U BRACKET 	GRID 229 (PIER) 102 (GIRT) C25024 CEE ENDWALL MULLION 166x70 COLUMN ANCHOR U BRACKET (2) 16 mm DIAM. GRADE 8.8 BOLTS AT 65 O.C. CONCRETE SLAB LEVEL (2) SIMPSON STRONG-TIE SCREW ANCHOR THD THD12 X 100mm EMBEDDED 95mm IN 12Ø X 105 mm DEEP HOLES PER BRACKET AT 197 O.C. INSTALLED IN ACCORDANCE WITH THE ANCHOR MANUFACTURERS INSTRUCTIONS PIER FOOTING 	NOTE: ONLY STRUCTURAL INFORMATION IS INCLUDED IN THIS DETAIL. CONSULT PANEL MANUFACTURER FOR ADDT'L WEATHERTIGHTNESS RECOMMENDATIONS.  SCREW SD HEX TOP GRIP B8 12-14X51 AT HIGH RIBS AT ALL PURLINS AT SPACING SHOWN Stramit Monoclad 0.42
G1 ENDWALL MULLION BASE DETAIL	G2 ENDWALL MULLION BASE DETAIL 2	H ROOF SHEETING

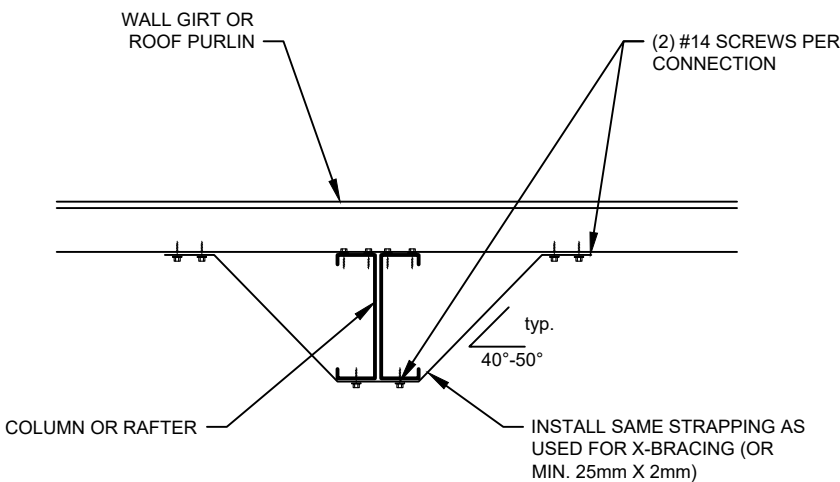
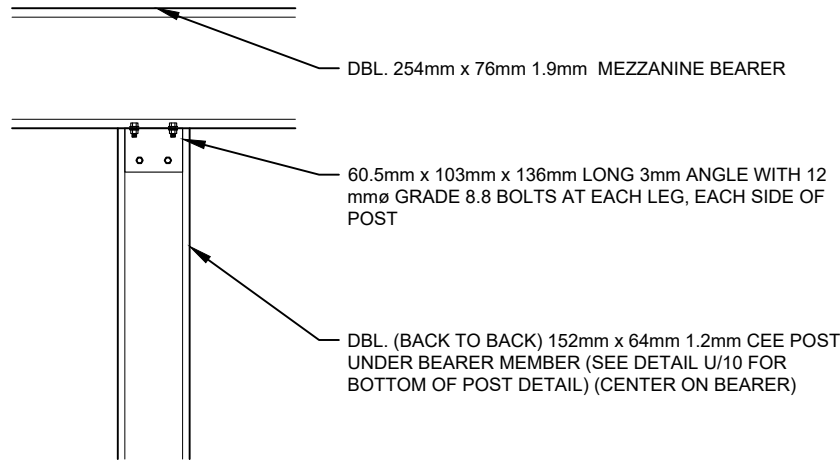
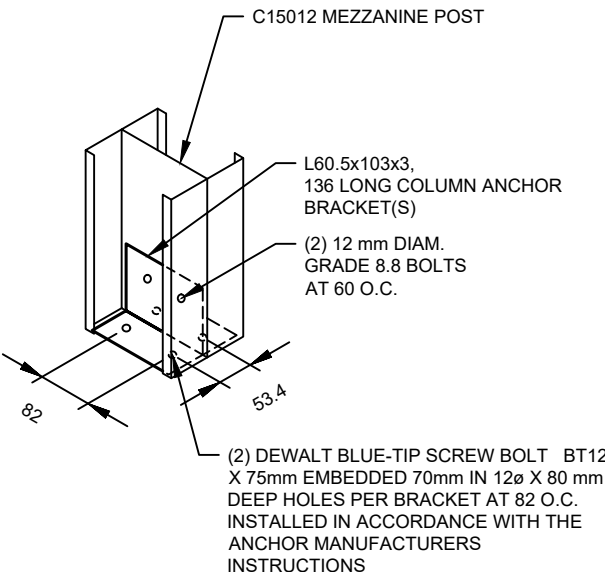
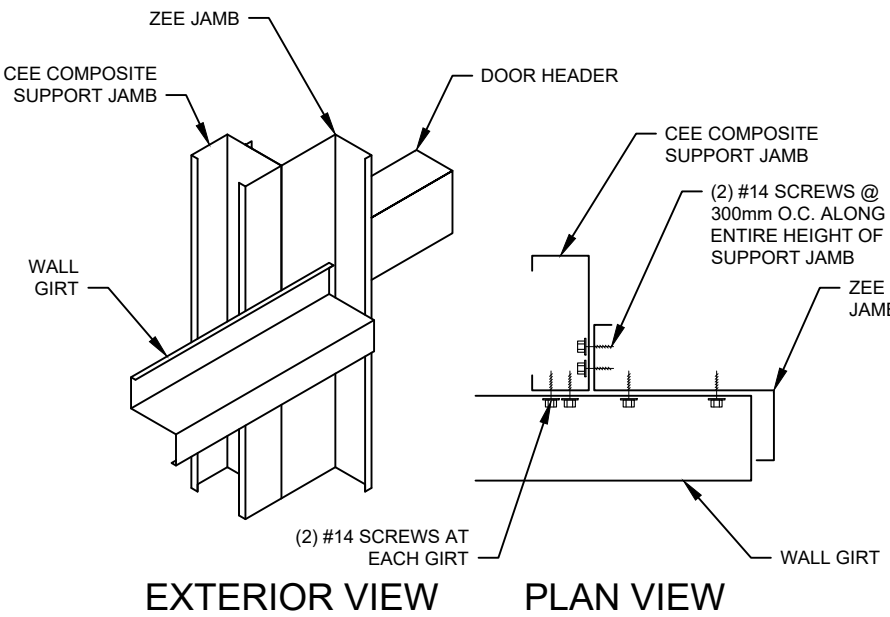
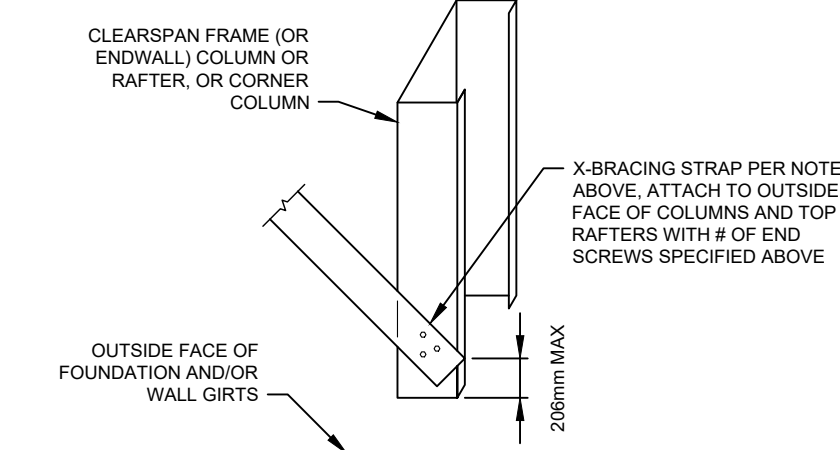
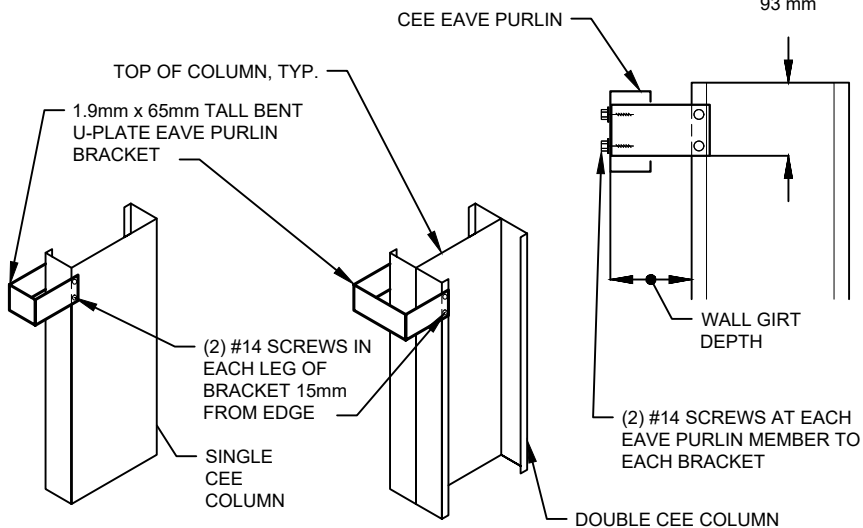
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REV	DATE	DESCRIPTION	COLD FORMED BUILDINGS  ANOTHER COLD FORMED BUILDING DESIGNED BY ACT BUILDING SYSTEMS	VENN ENGINEERING PO Box 3084 THIRROUL NSW 2515 sheds@venn.engineering ABN 39 626 802 257 Signed  Date 11-05-2026 Nick Franklin MIEAust CPEng NER Registered EA Chartered Professional Engineer (No. 4607651) Registered Professional Engineer QLD (No. 32480) Registered Civil Engineer Building Practitioner VIC (No. PE0015843) Building Services Provider (Engineer Civil) TAS (No. 178884890)	Customer Name: Darren Purton Site Address: 15a Osprey Drive Stieglitz, TAS, 7216	DATE	11-05-2026
A	11-05-2026	-				JOB NO.	EALB1040895028
						SHEET	8 of 12

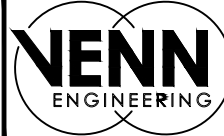
 ZEE 'HEADER GIRT' PER OPENING SCHEDULE, CUT OUT STIFFENER LIP ON HEADER GIRT FLANGE AT JAMB. CONNECT ENDS TO FRAME COLUMNS PER DETAIL D1/6 MIN. 100mm x 50mm x 100mm 1.9mm ANGLE WITH (3) #14 SCREWS AT EACH LEG OPENING JAMB PER OPENING SCHEDULE		 (6) #14 SCREWS THROUGH JAMB WEB INTO HEADER GIRT FLANGE COPE ZEE JAMB FLANGE WHERE REQUIRED EXTERIOR VIEW		 CEE RAFTER CONNECTION ANGLE SCREWS AT EACH LEG OF CONNECTION ANGLE ZEE JAMB	
L1	CHANNEL JAMB TO HEADER GIRT CONNECTION	L2	ZEE JAMB TO ZEE HEADER GIRT CONNECTION	L3	ZEE JAMB TO RAFTER
 CEE OPENING JAMB SUPPORT PER MEMBER SCHEDULE SUPPORT BRACKET PER MEMBER SCHEDULE ZEE 'OPENING JAMB' PER MEMBER SCHEDULE DEWALT BLUE-TIP SCREW BOLT BT12 X 75mm EMBEDDED 70mm IN 80 mm DEEP HOLE INSTALL MIN. 103mm x 60.5mm x 3mm ANGLE WITH (2) 12 mmø GRADE 8.8 BOLTS TO JAMB WEB		 CEE OPENING HEADER (MATCH WEB DEPTH AND FLANGE WIDTH OF WALL GIRT), CONNECT MIN. 100mm x 50mm x 1.9mm ANGLE WITH (4) #14 SCREWS AT EACH LEG WALL GIRT ATTACHED TO EACH DOOR JAMB CHANNEL FLANGES WITH #10 PANHEAD SCREW CHANNEL 'OPENING JAMB' PER OPENING SCHEDULE		 WALL GIRT ZEE JAMB DOOR HEADER EXTERIOR VIEW INTERIOR VIEW	
J3	OPENING COMPOSITE JAMB BASE CONNECTION	K1	OPENING CHANNEL JAMB GIRT CONNECTION	K2	OPENING ZEE JAMB GIRT CONNECTION

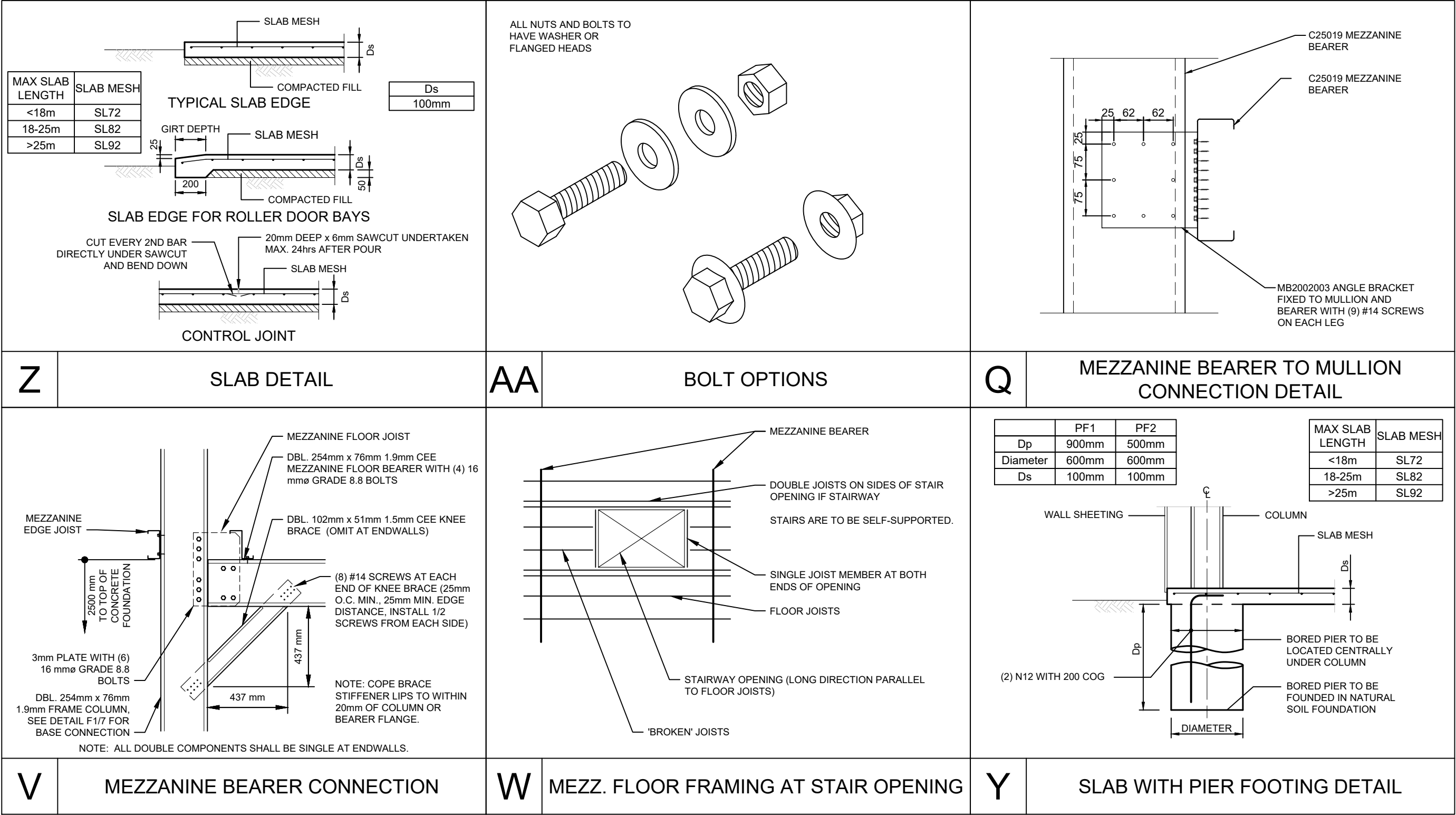
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A	11-05-2026	-						JOB NO.	EALB1040895028		
								SHEET	9 of 12		

NOTE: SEE ROOF FRAMING PLAN AND ELEVATIONS FOR LOCATIONS OF FLYBRACING. 					
P	FLYBRACING CONNECTION	T	MEZZANINE POST DETAIL	U	MEZZANINE POST BASE DETAIL
		ENDWALLS: SGL. 30MM 1MM STRAP WITH (3) #14 SCREWS AT EACH END SIDEWALLS & ROOF: SGL. 30MM 1MM STRAP WITH (3) #14 SCREWS AT EACH END  NOTES: 1) CONNECT STRAP AT TOP OF ADJACENT COLUMN OR RAFTER IN SAME MANNER. 2) IF DOUBLE STRAPS ARE SPECIFIED ABOVE, INSTALL SIDE-BY-SIDE, NOT ON TOP OF EACH OTHER.			
L4	COMPOSITE JAMB CONNECTION	M	ROOF AND WALL X-BRACING CONNECTION	O	EAVE PURLIN BRACKET

DETAIL DIMENSIONS ARE SHOWN IN MM UNLESS SPECIFIED OTHERWISE

REV	DATE	DESCRIPTION	 		PO Box 3084 THIRROUL NSW 2515 sheds@venn.engineering ABN 39 626 802 257 Signed <i>Nick Franklin</i> Date 11-05-2026 Nick Franklin MIEAust CPeng NER Registered EA Chartered Professional Engineer (No. 4607651) Registered Professional Engineer QLD (No. 32480) Registered Civil Engineer Building Practitioner VIC (No. PE0015843) Building Services Provider (Engineer Civil) TAS (No. 178894890)	Customer Name: Darren Purton Site Address: 15a Osprey Drive Stieglitz, TAS, 7216	DATE 11-05-2026 JOB NO. EALB1040895028 SHEET 10 of 12



DETAIL DIMENSIONS ARE SHOWN IN MM UNLESS SPECIFIED OTHERWISE

MEMBER SCHEDULE			
COMPONENT			TYPE
CLEAR SPAN PORTAL (FRAMES 2, 3)	MEMBER	RAFTER	Double C25019
		COLUMN	Double C25019
		APEX BRACE	-
		KNEE BRACE	Double C10015
	BASE CONNECTION	BRACKET TYPE	Base cleat bolt down bracket BC.250
ANCHOR BOLTS		(4) Simpson Strong-Tie Screw Anchor THD THD12 x 100mm embedded 95mm	
MEZZANINE PORTAL (FRAME 4)	MEMBER	RAFTER	Double C25019
		COLUMN	Double C25019
		APEX BRACE	-
		KNEE BRACE	-
		MEZZ BEARER	Double C25019
		MEZZ POST	Double C15012
		MEZZ KNEE BRACE	Double C10015
	MEZZ JOISTS	Single Z15012 @ 400 mm centres (max.)	
	BASE CONNECTION	BRACKET TYPE	Base cleat bolt down bracket BC.250
ANCHOR BOLTS		(4) Simpson Strong-Tie Screw Anchor THD THD12 x 100mm embedded 95mm	
ENDWALL PORTAL (FRAME 1)	MEMBER	RAFTER	Single C25019
		COLUMN	Single C25019
		APEX BRACE	-
		KNEE BRACE	-
	BASE CONNECTION	BRACKET TYPE	Angle base connection ABC.C250.160
		ANCHOR BOLTS	(2) Simpson Strong-Tie Screw Anchor THD THD12 x 100mm embedded 95mm
ENDWALL B PORTAL (FRAME 5)	MEMBER	RAFTER	Single C25019
		COLUMN	Single C25019
		APEX BRACE	-
		KNEE BRACE	-
		MEZZ BEARER	Single C25019
		MEZZ KNEE BRACE	-
		MEZZ JOISTS	Single Z15012 @ 400 mm centres (max.)
	BASE CONNECTION	BRACKET TYPE	Angle base connection ABC.C250.160
		ANCHOR BOLTS	(2) Simpson Strong-Tie Screw Anchor THD THD12 x 100mm embedded 95mm
ENDWALL MULLION	MEMBER	COLUMN	Single C25024
	BASE CONNECTION	BRACKET TYPE	Base cleat bolt down bracket BC.250
		ANCHOR BOLTS	(2) Simpson Strong-Tie Screw Anchor THD THD12 x 100mm embedded 95mm
ROOF PURLINS		MEMBER	Single Z10012 @ 999mm centres
EAVE PURLIN		MEMBER	Single C10012
SIDEWALL GIRTS		MEMBER	Single Z10012 @ 1107mm centres
ENDWALL GIRTS		MEMBER	Single Z10015 @ 1326mm centres
OPENING (1)	MEMBER	JAMB	Single Z20019/Single C15019
		HEADER/SILL	Single C10012
	BASE CONNECTION	ZEE BRACKET TYPE	Angle base connection ABC.C200.110
		CEE BRACKET TYPE	Base cleat bolt down bracket BC.150
ANCHOR BOLTS		(4) Dewalt Blue-tip screw bolt BT12 x 75mm embedded 70mm	
OPENING (2)	MEMBER	JAMB	Single Z15012
		HEADER/SILL	Single C10012
	BASE CONNECTION	BRACKET TYPE	Angle base connection ABC.C150.60
		ANCHOR BOLTS	(2) Dewalt Blue-tip screw bolt BT12 x 75mm embedded 70mm
OPENING (3)	MEMBER	JAMB	Single Unlipped 102 x 1.5 Cee
		HEADER/SILL	Single C10012
	BASE CONNECTION	BRACKET TYPE	Angle base connection ABC.SINGLE
		ANCHOR BOLTS	(1) Dewalt Blue-tip screw bolt BT12 x 75mm embedded 70mm
X-BRACING	STRAP		30mm x 1.0 strap

Generic Temporary Bracing Information

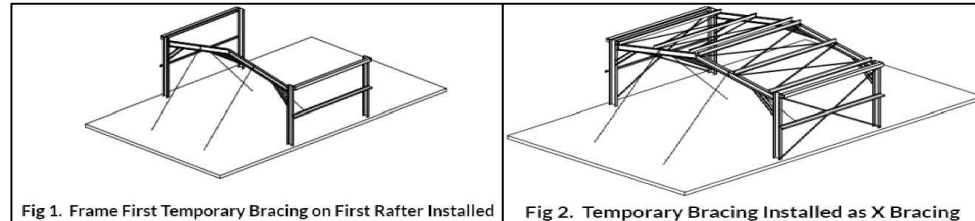
The installation of temporary bracing is critical to avoid building collapse or damaging structural movement during construction. This collapse can occur with no notice and as such the installation of appropriate temporary bracing is critical to avoid damage, injury, and possible death. Determination, procurement, and correct installation of temporary bracing is the responsibility of the builder / primary contractor / installer.

Bracing Materials

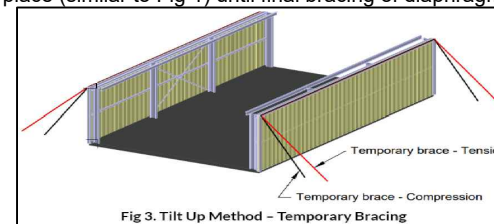
The constructor / installer is to supply suitably sized materials for temporary bracing. These materials are generally capable of tension, but in some circumstances will need to be capable of tension and compression. Load rated ratchet strapping of an appropriate size can be used to temporarily 'x-brace' bays in both directions, until the final bracing systems are fully installed. This is especially critical for buildings where X Bracing is not required in the final structure due to the use of moment frames or diaphragm bracing.

Temporary Bracing Location

The location of Temporary bracing will depend on the installation method used. Installation should be completed in accordance with the Construction Package, Engineering Plans, and Instruction Manuals. If the Frame First Method (most common) is used, then the use of tension only bracing and creating temporarily braced bays as per Fig 1 and Fig 2. can be used. As a basic guide, a minimum of every 4th bay should have temporary bracing installed as per Fig 2.



If the Tilt Up Method is used (where walls are constructed on the ground And then tilted into place), then the tops of columns are braced with a tension and compression brace in the same direction Fig 3. Then rafters and purlins can be installed with temporary bracing holding rafters in place (similar to Fig 1) until final bracing of diaphragm sheeting is installed.



Typically, braces should be positioned diagonally across the structure from the top to the bottom, intersecting near the midpoint to provide stability, optimally at a 45-degree angle but no less than a 20-degree angle. The connection strength of temporary bracing is a critical consideration and these connections must be capable of resisting the potentially substantial temporary bracing loads – whether this connection point be to the building, the foundations or to the ground. Dependent upon building size this may include heavy angles and post installed concrete anchors. The temporary bracing methods used must be capable of fully stabilising the structure during the construction process.

Additional Temporary Bracing

The temporary bracing described is a minimum requirement for a standard-sized building in average conditions. Additional consideration should be given to larger building spans and/or challenging site conditions. There may also be an increased risk in relation to partially completed buildings and exposed sites. It is recommended that extra temporary bracing is utilized if moderate wind speeds are expected on site. Additional support elements, such as steel cables may need to be introduced that can be attached to the building's framework and anchored to the ground or other stable structures to provide extra stability. The frame should remain rigid throughout and such responsibility lies with the constructor. Buildings should not be left in a partially completed state longer than necessary.

Bracing Removal

The temporary bracing should not be removed until all purlins, girts and permanent cross bracing, diaphragm bracing or moment frames where used are installed. The temporary bracing is to remain in place where possible, until the roof and wall cladding is fully installed. If you need any further information regarding the installation of temporary bracing or are at all unsure of the necessary requirements for this specific building, there are guides available through various industry bodies:

<https://www.safeworkaustralia.gov.au/ 'Construction work – steel erection. Information sheet', 2016.>

<https://www.steel.org.au/ 'Structural steelwork fabrication and erection code of practice', 2014.>

<https://www.standards.org.au/ AS/NZS 5131:2016 'Structural steelwork – Fabrication and erection.>

Support is also available at support@actbuildingsystems.com.

THE ABOVE INFORMATION REGARDING TEMPORARY BRACING DOES NOT FORM PART OF THE ENGINEERING CERTIFICATION FOR THIS DESIGN AND IS PROVIDED AS A GUIDE TO AID INSTALLATION ONLY.

DBS Sheds

ABN 60 625 147 953

Lic No.

Client Details:Contact Name
Darren Purton

Company Name

Site Address

15A Osprey Dr
Stieglitz TAS 7216

Email darrenpurton67@gmail.com

Phone 0401 684 442 / 0401 684 442

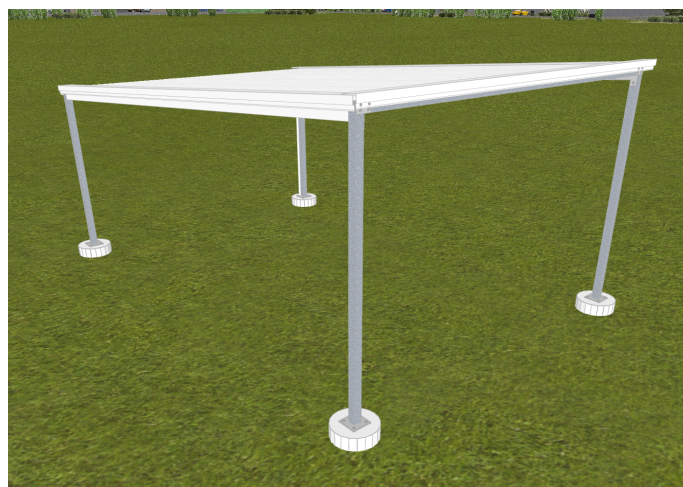
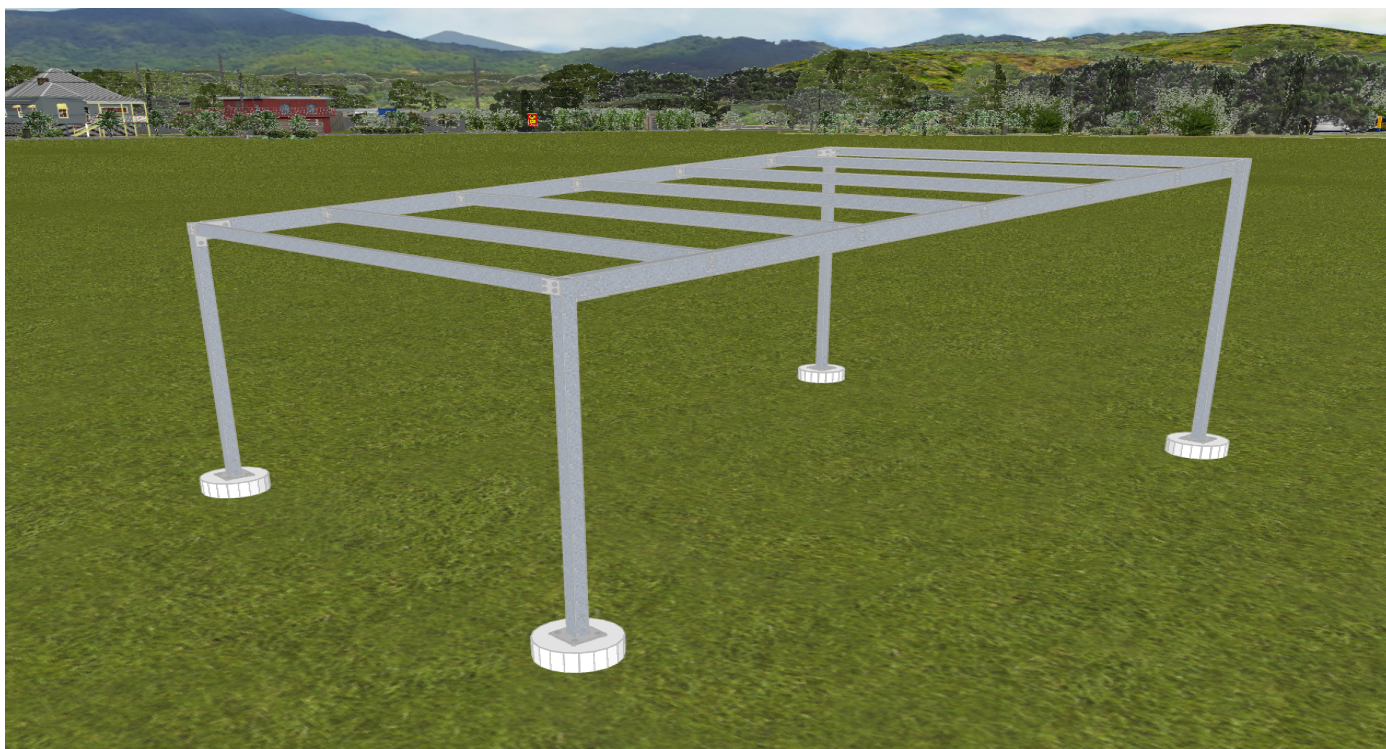
Quote No: #14336Q2

Issue Date: 15/06/2026

Salesman: Ben Lommerse

Client Name **Darren Purton**
Site Address **15A Osprey Dr, Stieglitz TAS 7216**
Postal Address **15A Osprey Dr, Stieglitz TAS 7216**Contact Name **Darren Purton**
Phone **0401 684 442 / 0401 684 442**
Email **darrenpurton67@gmail.com**

Proposal for Darren Purton 6m x 4m Carport



DBS Sheds recommends the installation be carried out by licensed shed erectors and / or builders.

- 1) DBS Sheds reserves the right to amend this contract due to price rises, errors and/or omissions
- 2) All shed(s) / materials remain the property of DBS Sheds until payment has been made in full
- 3) 1.0% surcharge applies for all credit card transactions
- 4) DBS Sheds uses electronic communications
- 5) Final Payment to be made 5 days prior to delivery date for Site Deliveries



DBS Sheds

ABN 60 625 147 953
Lic No.

Proposal is valid until 15 Jul 2026

Quotation

Client Details:

Contact Name
Darren Purton
Company Name

Site Address
15A Osprey Dr
Stieglitz TAS 7216
Email darrenpurton67@gmail.com
Phone 0401 684 442 / 0401 684 442

Quote No:

#14336Q2

Issue Date: 15/06/2026

Salesman: Ben Lommerse

Design Details

Building Description: Flat Roof Carport

Floor Area: 24.00m²

Wall Configuration: As per drawings

Main Building

Span (width): 6m
Length: 4m
Eave Height: 2.5m

Roof Type: 5deg Pitch Flat
Bay Spacings:

Footing Details

Hold Down Bolts: Screw Down

Footings Based on A,S or M soil type

Cladding Details

Roof Cladding: Colorbond Corrugated 0.42 BMT
Wall Cladding: No Wall Cladding Present

Gutter: Quad Slotted
Down Pipes: PVC 90 mm X 6m

Kit Inclusions

Doors & Windows

Roller Doors None
Roller Door Motor None

PA Doors None
Windows None

Insulation

Safety Mesh No
Roof Insulation No

Wall Insulation No

Additional Inclusions

Whirly Birds No

Vermin Seal No

Additional Information

Delivery Included (based on a Clear Level Accessible site)
Unloading of Kit by DBS Sheds
Structural Engineering Included

Quote Subject to Engineer and Management Approval
Colours are Indicative for Quoting Purposes Only

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DBS Sheds

ABN 60 625 147 953

Lic No.

Quotation

Client Details:

Contact Name
Darren Purton

Company Name

Site Address

15A Osprey Dr
Stieglitz TAS 7216

Email darrenpurton67@gmail.com

Phone 0401 684 442 / 0401 684 442

Quote No:

#14336Q2

Issue Date:

15/06/2026

Salesman:

Ben Lommerse

Kit Summary

Total Shed Kit Price inc GST	\$5,470.00
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Progress Payment Summary

Deposit	\$1,094.00
Before Delivery	\$4,376.00

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dbssheds.com.au

CONTACT

03 6424 6664
dbssheds.com.au

ADDRESS

35 Elizabeth St
Devonport TAS 7310

Client Details:

Contact Name
Darren Purton

Company Name

Site Address

15A Osprey Dr
Stieglitz TAS 7216

Email darrenpurton67@gmail.com

Phone 0401 684 442 / 0401 684 442

Quote No: #14336Q2

Issue Date: 15/06/2026

Salesman: Ben Lommerse

DBS Sheds

ABN 60 625 147 953

Lic No.

Dimensions

Span 6m. Eaves Height 2.5m. Apex Height 3.02m. Roof Slope 5Deg

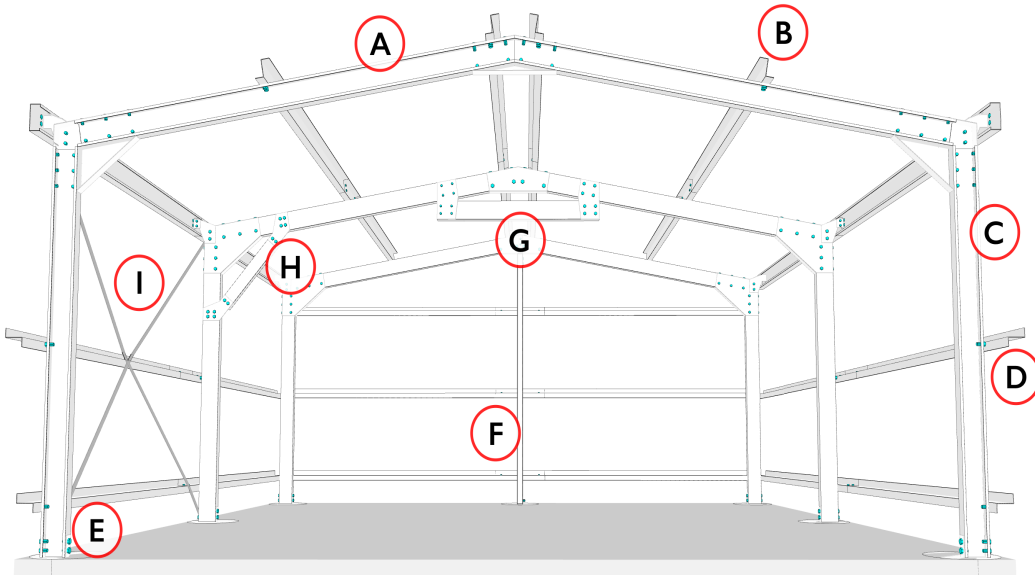
Overall Length 4m. Consisting of

Loading

Wind Region: A4. Terrain Cat: TC2.94. IMP Level: 2. Shielding:

Topography:

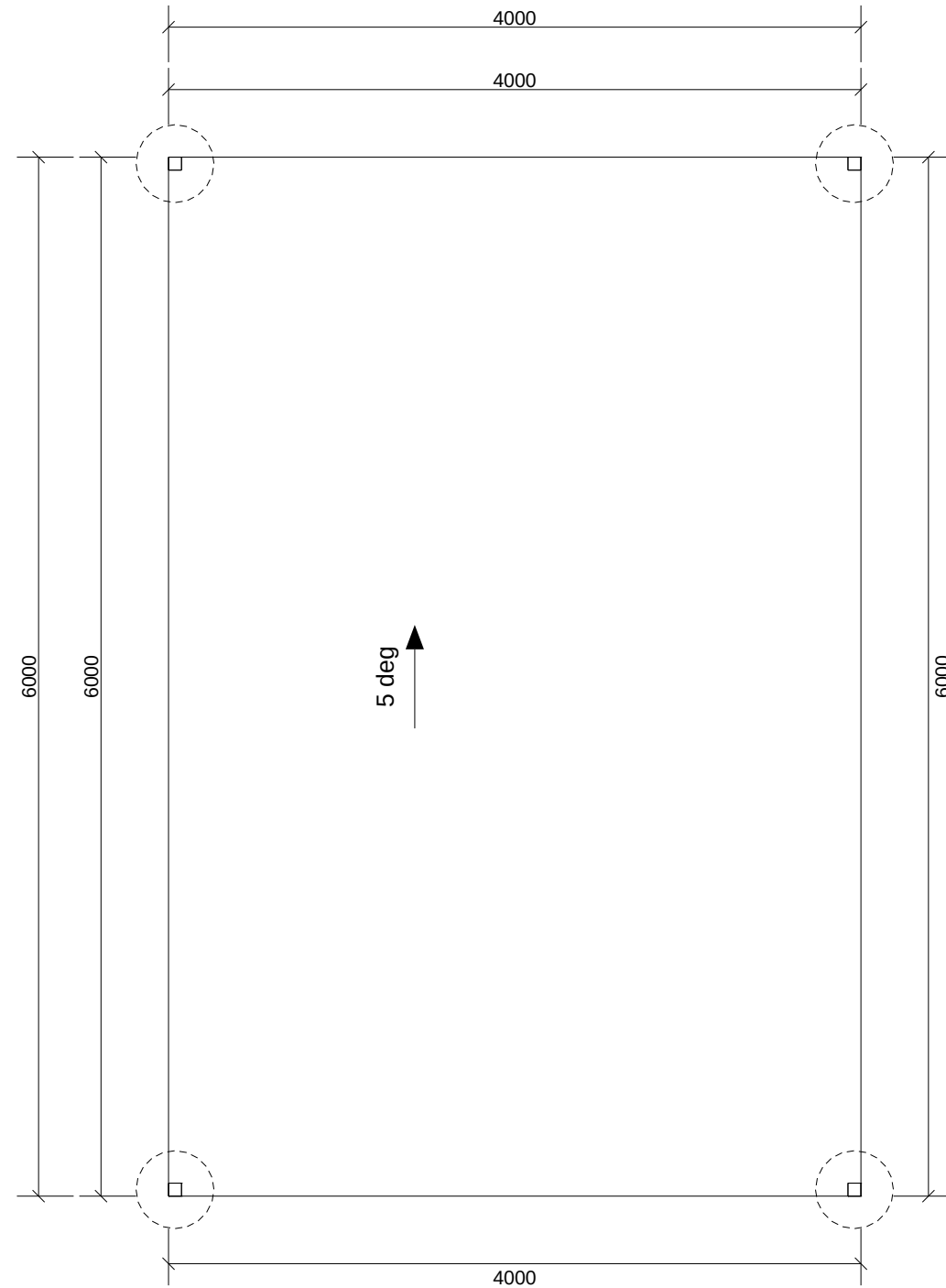
Basic Wind Speed: 36.56m/s

**CONTACT**

03 6424 6664
dbssheds.com.au

ADDRESS

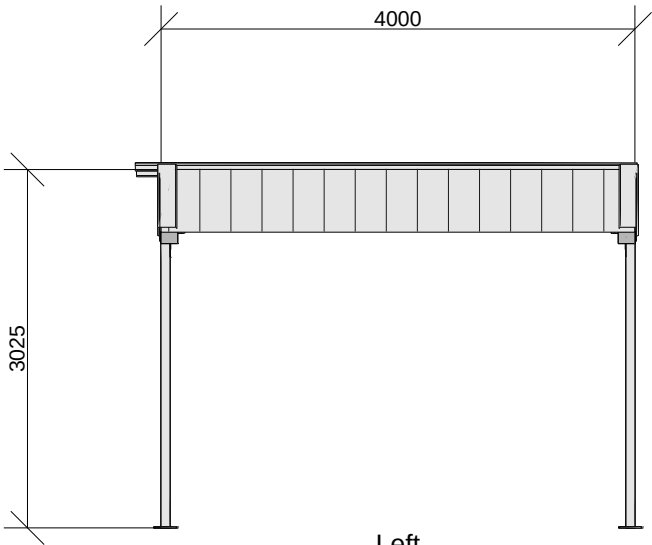
35 Elizabeth St
Devonport TAS 7310



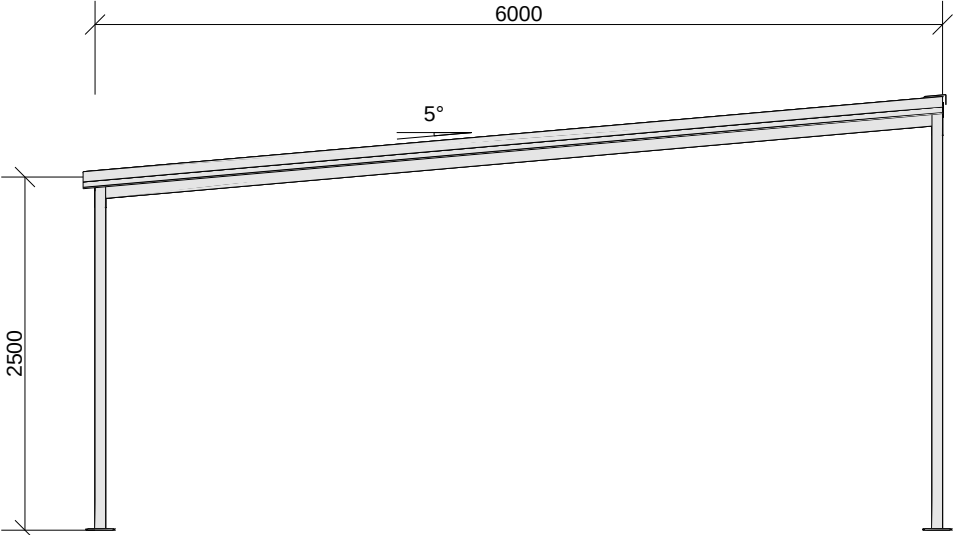
Scale 1:40

Quote Layout

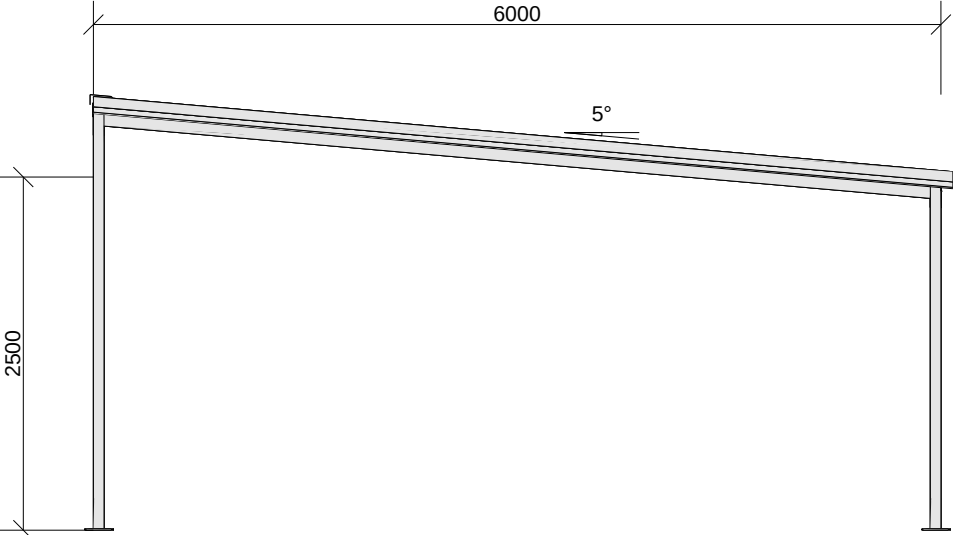
 DBS Sheds 33-35 Elizabeth St, Devonport TAS 7310 ABN: 60 625 147 953 Lic: PH: (03) 6424 6664 E: sheds@dbssheds.com.au	Project No: -P14336	Site: 15A Osprey Dr, Stieglitz TAS 7216	Region: A4	Date: 15/06/2026
	Customer: Darren Purton	LOT: RP/SP:	Terrain Cat: 2.94	Sheet 1 / 2
	PH: 0401 684 442	Quote Name: Carport	ULT Wind Speed: 36.56	
	MOB: 0401 684 442	Drawing Set: QLYOT1	Servicability: 30.06	



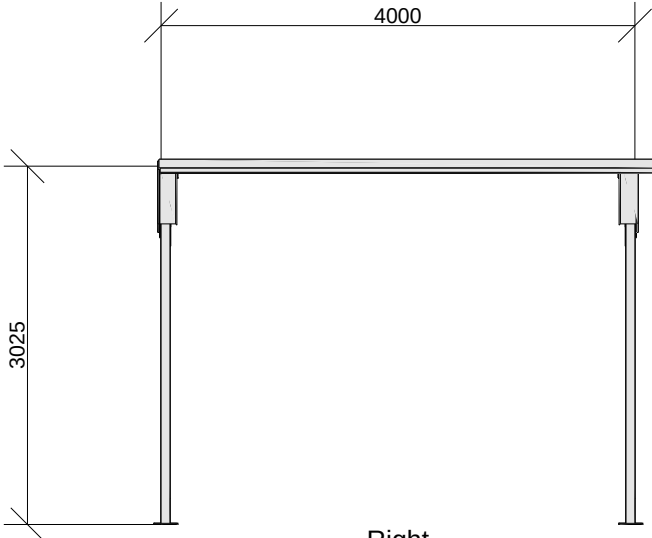
Left



Front



Back



Right

Elevation w/cladding

DBS SHEDS BATHROOMS	DBS Sheds 33-35 Elizabeth St, Devonport TAS 7310 ABN: 60 625 147 953 Lic: PH: (03) 6424 6664 E: sheds@dbssheds.com.au		Project No: -P14336	Site: 15A Osprey Dr, Stieglitz TAS 7216		Region: A4	Date: 15/06/2026
			Customer: Darren Purton	LOT: RP/SP:		Terrain Cat: 2.94	Sheet 2 / 2
			PH: 0401 684 442	Quote Name: Carport		ULT Wind Speed: 36.56	
			MOB: 0401 684 442	Drawing Set: CLADELEV1		Servicability: 30.06	

Client Details:

Contact Name
Darren Purton
Company Name

Site Address

15A Osprey Dr
Stieglitz TAS 7216

Email darrenpurton67@gmail.com

Phone 0401 684 442 / 0401 684 442

Quote No:
#14336Q2

Issue Date:

15/06/2026

Salesman:

Ben Lommerse

DBS Sheds

ABN 60 625 147 953
Lic No.

Client Darren Purton
Contact Name Darren Purton
Phone 0401 684 442 / 0401 684 442
Email darrenpurton67@gmail.com
Post 15A Osprey Dr, Stieglitz TAS 7216
Site 15A Osprey Dr, Stieglitz TAS 7216

Building Class 10
Importance Level 2
Region A4
Ultimate Wind Speed 36.56 m/s

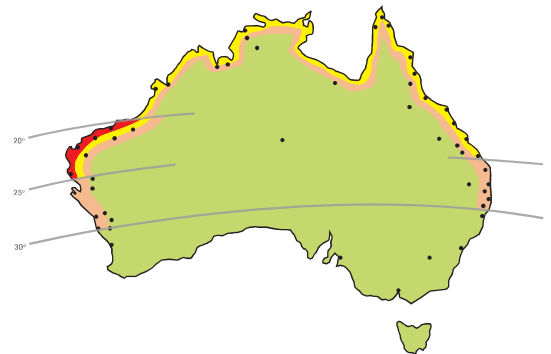
WIND REPORT

The site criteria will determine the correct wind speed design for your shed.

The windspeed will be expressed in meters per second (m/s).

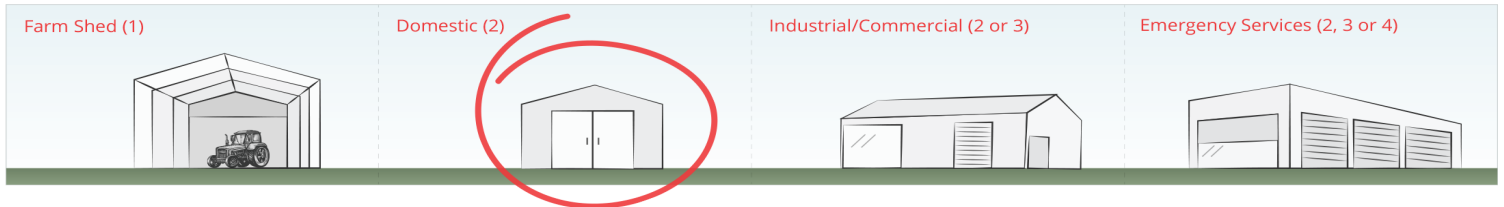
The higher the value the stronger the design required.

- Region A Normal
- Region B (100km) Intermediate
- Region C (50km) Cyclonic
- Region D (50km) Severe Cyclonic



Shed Use

Your shed specification will depend on the intended use of your shed



Topography

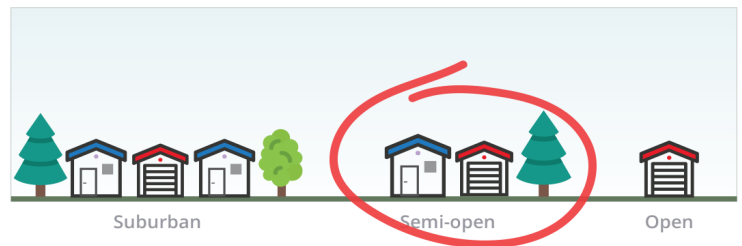
Is your shed to be built on a hill?

1.12

Terrain

How exposed is the site for your shed?

TC2.94



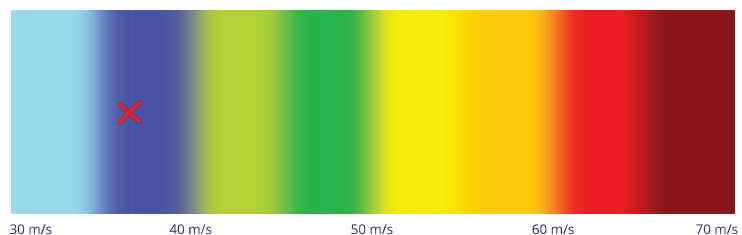
Shielding

Will your shed be surrounded by permanent buildings?

Wind Speed

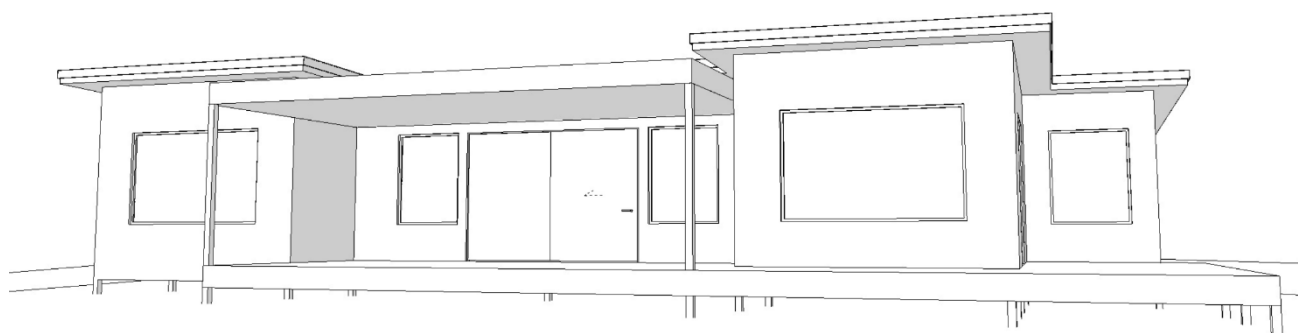
Your designed wind speed:

36.56 m/s



Proposed Deck & Carport

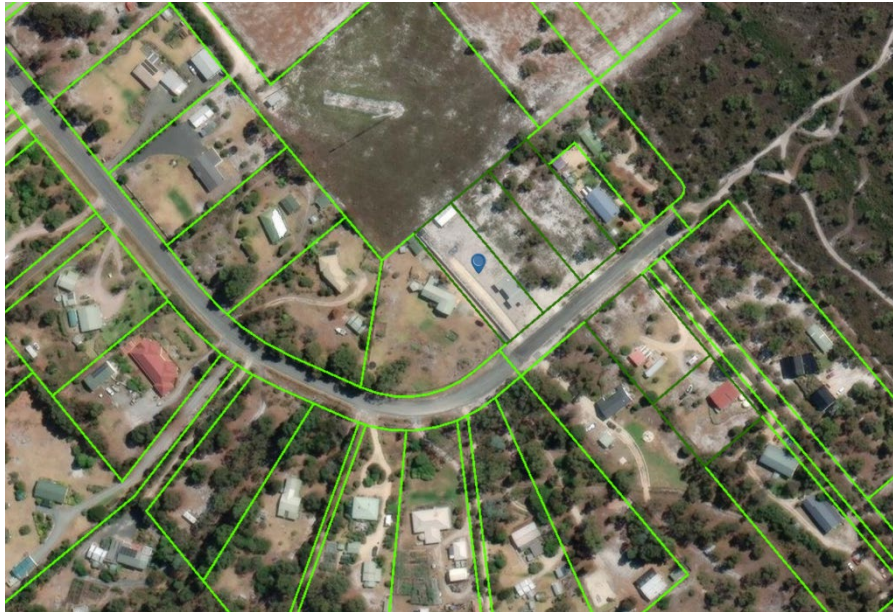
15a Osprey Drive Stieglitz



July 2026
LGA RFI – 17/07/26



SPECTURA STUDIO
6 Sunrise Court Scamander
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0423 250 079
www.spectura.com.au



Subject site & locality

1.0 Introduction

This planning scheme response supports the development application for a proposed deck and carport, to be located at 15a Osprey Drive, Stieglitz. The proposed development is situated within the Low Density Zone as defined in the Tasmanian Planning Scheme - State Planning Provisions (SPP).

This document's coverage is for the Performance Criteria clauses in the SPP relevant to the related Development Application.

2.0 Project Description

The project involves the addition of a deck, shading device, retaining wall, shed and detached carport ancillary to the existing dwelling on the aforementioned lot.

3.0 Planning Assessment

The following planning items listed rely on performance criteria. If a clause is not listed below, it is due to the proposed development being seen as meeting planning scheme provisions by means of the acceptable solutions relating to that clause.

3.1 Compliance with Low Density Residential Zone (LDRZ)

Objective:

The Low Density Residential Zone aims to provide for residential use and development in areas where the density of development is compatible with the environmental characteristics of the land and its ability to support low-density residential development.

Development Standards:

The proposal has been assessed against the relevant development standards of the LDRZ for a dwelling, shed, retaining wall and carport, including:

- **Setback (10.4.3) – relating to deck area:** LGA RFI – 17/07/26

P2 – Side & Rear Setbacks

Response:

The proposed deck area has a greater setback than the existing dwelling on site and is not seen as causing an unreasonable loss of amenity to adjoining properties due to its low impact form, function and context in relation to existing development.

- **Non Dwelling Development (10.5.1) – relating to shed:** LGA RFI – 17/07/26

P3 – Side & Rear Setbacks

Response:

The proposed shed's setbacks do not stray from the existing approved setbacks granted for the shed under DA046-2024. The proposed setbacks are not seen as causing an unreasonable loss of amenity to adjoining properties due to its function and context in relation to existing development, and is in keeping with existing development in the area.

3.2 Compliance with Overlay Codes

C2.0 Parking and Sustainable Transport Code

- **C2.6.1 – Construction of Parking Areas**

A1 - All parking, access ways, manoeuvring and circulation spaces must:

- (a) be constructed with a durable all-weather pavement;
- (b) be drained to the public stormwater system, or contain stormwater on the site; and
- (c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.

P1 - All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to:

- (a) the nature of the use;
- (b) the topography of the land;
- (c) the drainage system available;
- (d) the likelihood of transporting sediment or debris from the site onto a road or public place;
- (e) the likelihood of generating dust; and
- (f) the nature of the proposed surfacing.

Response:

The proposed car park is to be concrete (open, carport, with parking access (driveway) to be crushed rock (gravel) which is viewed as a durable all-weather pavement when constructed correctly. The proposal is in keeping with the existing planning approval granted for the property, with the change being the location of parking and provision of weather protection (carport). In response to P1:

- (a) The use as a residence is low impact and low traffic, a gravel driveway is seen as an appropriate provision.
- (b) The proposed driveway is set out over land with a low (<5%) grade. The driveway grade is to be in compliance with AS2890 / LGAT Standard Drawings for urban driveways which will allow for appropriate settlement and usage with the designated pavement.
- (c) The permeable nature of the proposed driveway allows for sufficient drainage to take place, with minimal change to existing conditions.
- (d) The topography of the site slopes towards the road, with provision of drainage/catchment of sediment/debris on-site provided as part of the previous planning approval, with the proposed location of the driveway seen as a stable and sufficient substrate for a crushed rock driveway, with sediment transportation onto the road not anticipated.
- (e) The low traffic use of the driveway is not seen as causing an impact in regard to dust generation – As is seen in the adjacent driveways in Osprey Drive.
- (f) As also seen with precedence in Osprey Drive – gravel driveways and are an appropriate surface capable of handling the traffic anticipated from a single dwelling.

4.0 Conclusion

The proposed residential development at 34 Freshwater Drive Beaumaris is viewed as complying with the relevant provisions of the Tasmanian Planning Scheme for the General Residential Zone and applicable Code Overlays. The design and layout of the site have been carefully considered to ensure compatibility with the surrounding area and to meet the objectives of the zone.

We respectfully request that the planning authority grant approval for this development application.

Thank you,



Matthew Purves
Spectura Studio
CBOS Tas: 96405851