32-34 Georges Bay Esplanade St Helens Tasmania 7216 T: 03 6376 7900 ABN 96 017 131 248



#### **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 2025 / 00038
Applicant	Wilkin Design & Drafting
Proposal	Storage – Construction of a Shed
Location	42 High Street, Mathinna

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 <u>www.bodc.tas.gov.au</u>.

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 <u>admin@bodc.tas.gov.au</u>, 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 7 June, 2025 **until 5pm Monday 23 June, 2025**.

John Brown GENERAL MANAGER

#### PROJECT INFORMATION

PROPOSED SHED 42 HIGH ST, MATHINNA TAS. 7214

CONTACT

laura@wilkindesign.com.au P.O. BOX 478, LAUNCESTON, TAS. 7250

DESIGNER T. WILKIN

Acc: CC678 X

DATE 20/05/2025

#### SITE INFORMATION

PID	6414861
TITLE REFERENCE	206048/1
COUNCIL	BREAK O'DAY COUNCIL
ZONE	VILLAGE
SOIL CLASS	M (ASSUMED)
CLIMATE ZONE	7
WIND CLASSIFICATION	WIND SPEED 40.2 m/s
BAL	N/A
CORROSION ENVIRONMENT	N/A
KNOWN SITE HAZARDS	N/A
OVERLAY	STORMWATER MANAGEMENT SPECIFIC AREA PLA

ALPINE AREAN/ATOTAL SITE AREA:1018 m2SHED FLOOR AREA:57.76 m2

#### INDEX OF APPLICATION SET:

ARCHITECTURAL DRAWINGS: PAGEDA/BA 01 - 03SPECIFICATIONNOADDITIONAL PAGES:FORM 35

ID	REV	NAME
DA/BA01		COVER
DA/BA02		PROPOSED SITE PLAN
DA/BA03		FLOOR PLAN & ELEVATIONS



PROPOSED SHED 42 HIGH ST, MATHINNA TAS. 7214



(C) WDD '25

#### SETOUT NOTES:

THE BUILDER IS TO SET OUT THE WORKS IN CONJUNCTION WITH THE ACCOMPANYING PLANS. THE FINAL POSITION IS TO BE CONFIRMED BY THE CLIENT AS TO BEING CORRECT. ALL DIMENSIONS HEIGHTS AND LEVELS ARE TO BE CONFIRMED ON SITE BY ALL PARTIES INCLUDING LOCAL COUNCIL, OWNER AND ENGINEER BEFORE ANY EXCAVATION IS TO BE CARRIED OUT. IF IN DOUBT CONSULT A REGISTERED SURVEYOR.

NOTE: ALL DIMENSIONS TO BE CONFIRMED ON SITE.

#### NOTE:

THESE PLANS HAVE BEEN PREPARED ALONGSIDE INFORMATION AND DIMENSIONS FROM BOTH ONSITE AND ARCHIVE DRAWINGS FROM COUNCIL. ALL DIMENSIONS SHOULD BE CHECKED THOROUGHLY BEFORE COMMENCEMENT OF WORK. IF IN DOUBT SEEK ADVICE FROM WILKIN DESIGN.

#### SOIL AND WATER MANAGEMENT:

 DOWNPIPES TO BE CONNECTED INTO COUNCIL STORMWATER AS SOON AS THE ROOF IS INSTALLED.

 INSTALL SPOON DRAIN (IF SHOWN) PRIOR TO FOOTING FXCAVATION • EXCAVATED MATERIAL PLACED UP SLOPE OF SPOON DRAIN. TO

BE REMOVED WHEN BUILDING WORKS ARE COMPLETE AND USED AS FILL ON SITE FOR ANY LOW POINTS.

• INSTALL A SEDIMENT FENCE ON THE DOWNSLOPE SIDE OF MATERIAL IF CONSTRUCTED IN WET WEATHER.

• CONSTRUCTION VEHICLES TO BE PARKED ON THE STREET ONLY, TO PREVENT TRANSFERRING DEBRIS ONTO STREET OR TO USE WHEEL WASH.

OPEN SPOON SRAIN WITH STRAW BALE AT LOWEST POINT TO ABSORB FINES AND DISPERSE WATER. FOR TEMPORARY COLLECTION OR RUNOFF WHERE REQUIRED.

N.B. NO TOPSOIL TO BE REMOVED FROM SITE.

#### PLUMBING NOTES:

 ALL PLUMBING WORK BOTH WASTE AND WATER TO COMPLY WITH CURRENT NCC AND AS 3500 WITH ALL LOCAL COUNCIL REQUIREMENTS SATISFIED.

• ALL DRAINS ARE TO BE 100MM PVC SEWER PIPE SET IN 12MM BLUE METAL WITH A MINIMUM DEPTH OF 500MM ALL AS PER AS 3500 "PLUMBING AND DRAINAGE"

• STORMWATER DRAIN INSTALLATION SHALL COMPLY WITH AS 3500

 MAXIMUM OPERATING PRESSURE WITHIN THE BUILDING OF 500KPA.

• TEMPERING VALVES TO BE FITTED IN ACCORDANCE WITH AS 3500 PART 4.

ALL WORK MUST BE CARRIED OUT BY A LICENSED

TRADESMAN ONLY.

 CHECK WITH LOCAL COUNCIL FOR EXACT SITE SERVICE CONNECTION POINTS.

#### SITE LEGEND

\_\_\_\_\_ Ø100 UPVC SEWER MAIN

SW \_\_\_\_\_ Ø100 UPVC STORMWATER LINE







design

NOTE: TABLE FOR UNPROTECTED EMBANKMENT SLOPES SLOPE = H:L			
SOIL TYPE	COMPACTED FILL	CUT	
STABLE ROCK SAND SILT CLAY (FIRM) (SOFT) SOFT SOILS	2:3 1:2 1:4 1:2 NOT SUITABLE NOT SUITABLE	8:1 1:2 1:4 1:1 2:3 NOT SUITABLE	

(TOTAL)	
SITE AREA	1018 m2
SHED FLOOR AREA	57.76 m2



FLOOR PLAN

NORTH WEST ELEVATION

### FAIR DINKUM BUILDS

**MATERIALS:** 

WALL SHEETING: MONOCLADCOLOUR: SHALE GREY

ROOF SHEETING: CUSTOM ORB COLOUR: MONUMENT

NOTE:

REFER TO SHED MANUFACTURERS PLANS FOR SPECIFICATIONS.

Wikin 42 HIGH ST, MATHINNA TAS. 7214 design

PROJECT

CLIENT

DATE

20/05/20 CONTACT

ACCREDITATION NO. CC678X

JIMMY LEE BROWN & KARENA MICHELLE BROWN

PROPOSED SHED 42 HIGH ST, MATHINNA TAS. 7214

Email: la Phone: PO BOX 478 LAUNCESTON, TAS. 7250

#### NORTH EAST ELEVATION

	SCALE	DRAWING TITLE	NORTH
025	As shown @ A3 1:100	FLOOR PLAN & ELEVATIONS	N
		DRAWING	H
aura@wilki 0432 928 3	ndesign.com.au 61	DA/BA03 JOB NO.	

DA/BA SS-25 BRO

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IF IN DOUBT, ASK







# ົ່ວ NO VERIFIED ALL DIMENSIONS TO BE DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY.

#### MEMBER LEGEND

C1	C15015
C2	2C15015
C3	C15019

Mr Timothy Roy Messer BE MIEAust RPEQ Civil & Structural Engineers 50 Punari Street Currajong, Qld 4812 Fax: 07 4725 5850 Signature Email: design@nceng.com.au ABN 341 008 173 56 19/2/2025 Date Regn. No. 2558980 Regn. No. 9985 Regn. No. 116373ES Regn. No. PE0002216 Regn. No. CC5648M Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register





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Civil & Structural Engineers 50 Punari Street Currajong, Qld 4812 Fax: 07 4725 5850 ail: design@nceng.com.au ABN 341 008 173 56	Mr Timothy Roy Messer BE MIEAust RPEQ Signature
Regn. No. 2558980 D Regn. No. 9985 Regn. No. 116373ES Regn. No. PE0002216 Regn. No. CC5648M	Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register

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Refer to Sheet #4 for concrete specification.

Civil	& Structural Engineers	Mr Timothy Roy Messer BE MIEAust RPEQ
	50 Punari Street	k 10
	Currajong, Qld 4812	Maria
	Fax: 07 4725 5850	Signature
ail:	design@nceng.com.au	
	ABN 341 008 173 56	Date
_	Regn. No. 2558980	Registered on the NPER in the areas of practice
.D	Regn. No. 9985	Registered on the Min Ervin the areas of practice
	Regn. No. 116373ES	of Civil & Structural National Professional
	Regn. No. PE0002216	
	Regn. No. CC5648M	Engineers Register

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- GOVERNING CODE : NATIONAL CONSTRUCTION CODE (NCC), LOADING TO AS1170 ALL SECTIONS. BUILDING SUITABLE AS EITHER A PRIVATE CARAGE CLASS 10A, OR A FARM SHED (CLASS 7 OR 8),UNLESS OTHERWISE SPECIFICALLY NOTED. FOR USE AS A FARM SHED, IT MUST MEET THE FOLLOWING REQUIREMENTS: BE LESS THAN 2000 SQM IN AFRA (INCLUSIVE OF ANY MEZZANINE FLOOR AREA).
   MUST BE LOCATED ON A FARM AND USED IN CONNECTION WITH FARMING PURPOSES.
   BUILDING IS NOT TO BE COCCUPIED FREQUENTION FOR EXTENDED PERIODS BY PROPLE, WITH A MAXIMUM OF 1 PERSON PER 200 SQM OR 2 PERSONS MAXIMUM IN TOTAL WHICHEVER IS THE LESSER.
   DRAWING COMPRESSION FOR 200 SQM OR 2 PERSONS MAXIMUM IN TOTAL WHICHEVER IS THE LESSER. DRAWING OWNERSHIP : THESE DRAWINGS REMAIN THE PROPERTY OF FEHS (AUST) PTY LIMITED. ENGINEERING SIGNATURE AND CERTIFICATION IS ONLY VALID WHEN BUILDING IS SUPPLIED BY A DISTRIBUTOR OF FBHS. DRAWINGS ARE PROVIDED FOR THE DUAL PURPOSE OF OBTAINING BUILDING PERMITS AND ALDING CONSTRUCTION. ANY OTHER USE OR REPRODUCTION IS PRCHIBITED WITHOUT WRITTEN APPROVAL FROM FBHS.
  - NEPROJUCTION IS FRAHEFIED WITHOUT WRITTEN REPROVAL FRAME FRAME. DRAWING SICANURE REQUIREMENTS : THESE DRAWINGS ARE NOT VALID UNLESS SIGNED BY THE ENGINEER. THE ENGINEER ACCEPTS NO LIABILITY OR RESPONSIBILITY FOR DRAWINGS WITHOUT A SIGNATURE. EACH TITLE BLOCK CONTAINS A WATER MARK UNDER THE CUSTOMERS NAME CONTAINING THE DATE OF PRODUCTION OF THE DRAWINGS; THE DRAWINGS ARE TO BE SUBMITTED TO CONTRAL WITHIN 21 DAYS OF THIS DATE. THIS IS TO ENSURE THAT ONLY CURRENT DRAWINGS ARE IN CIRCULATION. CONTRAL TO DEPENDENT UNDER

    - COUNCIL WITHIN 21 DAYS OF THIS DATE. THIS IS TO ENSURE THAT ONLY CURRENT DRAWINGS ARE IN CIRCULATION. CONTRACTOR RESPONSIBILITIES : CERTIFIER AND CONTRACTOR TO CONFIRM [ON SITE] THAT THE WIND LOADINGS APPLIED TO THIS DESIGN ARE TRUE AND CORRECT FOR THE ADDRESS STATED IN THE TITLE BLOCK. CONTRACTOR SHALL VERIFY AND CONFIRM ALL EXISTING CONDITIONS AND DIMENSIONS. ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS FRIOR TO START OF WORK. CONTRACTOR MIST NOT MAKE ANY DEVIATION FROM THE FROVIDED PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL DEDUCING THE INFORMATION FROM THE FROM THE PROVIDED FLANS WITHOUT THY DPC CHARGE MAPPENDAL DEDUCING THE INFORMATION FROM THE FROM THE PROVIDED FLANS WITHOUT INTY DPC CHARGE MAPPENDAL FROM ONE THE UNDERSIGNING ENGINEERS. THE ENGINEER / FBHS TAKE NO RESPONSIBILITY FOR CHANGES MADE WITHOUT WRITTEN APPROVAL.
    - CONTRACTOR IS RESPONSIBLE FOR ENSURING NO PART OF THE STRUCTURE BECOMES OVERSTRESSED DURING
    - CONSTRUCTION
    - CONSTRUCTION. BUILDING IS NOT STRUCTURALLY ADEQUATE UNTIL THE INSTALLATION OF ALL COMPONENTS AND DETAILS SHOWN IS COMPLETED IN ACCORDANCE WITH THESE DRAWINGS. THE INDICATED DRAWING SCALES ARE APPROXIMATE. DO NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES. FOR FUTHER DIRECTIONS ON CONSTRUCTION THE CONTRACTOR SHOULD CONSULT THE APPROPRIATE INSTRUCTION MANUAL.
  - THE ENGINEER / FBHS ARE NOT ACTING AS PROJECT MANAGERS FOR THIS DEVELOPMENT, AND WILL NOT BE PRESENT
  - DURING CONSTRUCTION. DURING CONSINCTION. THE UNDERSIGNING ENGINEERS HAVE REVIEWED THIS BUILDING FOR CONFORMITY ONLY TO THE STRUCTURAL DESIGN FORTIONS OF THE GOVERNING CODE. THE PROJECT MANAGER IS RESPONSIBLE FOR ADDRESSING ANY OTHER CODE REQUIREMENTS APPLICABLE TO THIS DEVELOPMENT. THESE DOCUMENTS ARE STAMPED ONLY AS TO THE COMPONENTS SUPPLIED BY FBHS. IT IS THE RESPONSIBILITY OF THE
  - THESE DOLOMENTS ARE STAMPED ONLY AS TO THE COMPONENTS SUPPLIED BY PHEN. IT IS THE RESERVISIBILITY OF THE PRICHASES TO COORDINGE DRAININGS FROVIDED BY FHEN WITH OTHER FLANS AND/OR OTHER COMPONENTS THAT ARE PART OF THE OVERALL PROJECT. IN CASES OF DISCREPANCIES, THE LAREST DRAINES FROUDED BY FHEN SHALL GOVERN. NO ALTERATIONS TO THIS STRUCTURE (INCLUDING REMOVAL OF CLADDING) ARE TO BE UNDERTAKEN WITHOUT THE CONSENT OF THE CERTIFYING ENGINEER. OPENINGS SUCH AS WINDOWS AND DOORS NEED TO BE INSTALLED AS PER THE PRODUCT MANUFACTURER'S INFORMATION/DETAILS. THE BUILDING IS DESIGNED AS A STAND-ALONE BUILDING, NOT RELYING ON ANY ADJACENT BUILDING. IF THE PERMANENT OPENING IS OBSTRUCTED BY ANY ADJACENT BUILDING AND MY ADJACENT BUILDING. FO SATD OPENING.

  - PERMANENT OPENING IS OBSTRUCTED BY ANY ADJACENT BUILDING AND WITHIN A DISTANCE OF 0.5M OF SAID OPENING, THE DESIGN SHOULD BE REFERRED TO THE DESIGN ENGINEER FOR REVIEW OF INTERNAL PRESSURES AND POSSIBLE REDESTON 6. INSPECTIONS
  - NO SPECIAL INSPECTIONS ARE REQUIRED BY THE GOVERNING CODE ON THIS JOB. ANY OTHER INSPECTIONS REQUESTED BY THE LOCAL BUILDING DEPARTMENT SHALL BE CONDUCTED AT THE OWNER'S EXPENSE.
  - BY THE LOCAL BUILDING DEPARTMENT SHALL BE CONDUCTED AT THE OWNER'S EXPENSE. SOIL REQUERDENTS : SITE CLASSIFICATION TO BE A, S OR M ONLY. SOIL SAFE BEARING CAPACITY VALUE INDICATED ON DRAWING SHEET 4 OCCURS AT 100mm BELOW FINISH GRADE, EXISTING NATURAL GRADE, OR AT FROST DEPTH SPECIFIED BY LOCAL BUILDING DEPARTMENT, WHICHEVER IS THE LOWEST ELEVATION. REGRADLESS OF DEFILI Y ON SHEET 4 THE MINIMUM FOUNDATION DEPTH SHOULD BE 100MM INTO NATURAL GROUND OR BELOW FROST DEPTH SPECIFIED BY LOCAL COUNCIL. ROLLED OR COMPACTED FILL MAY BE USED UNDER SLAB, COMPACTED IN 150mm LAYERS TO A MAXIMUM DEPTH OF 900mm. CONCRETE FOUNDATION EMBEDMENT DEPTHS DO NOT APPLY TO LOCATIONS WHERE ANY UNCOMPACTED FILL OR DISTURBED GROUND EXISTS SROUND EXISTS OR WHERE WALLS OF THE EXCAVATION WILL NOT STAND WITHOUT SUPPLEMENTAL SUPPORT, IN THIS CASE SEEK FURTHER ENGINEERING ADVICE.
  - CLASS 10a or Class 7 FOOTING DESIGNS:

    - CLASS 10a or CLASS / FOUTING DESIGNS: THE FOURDARTICD DOCUMENTED IS ALSO APPROPRIATE FOR CLASS 10a or CLASS 7 BUILDING DESIGNS ON 'M-D', 'H', 'H-D' OR 'E' CLASS SOILS, IF TOTAL SLAD AREA IS UNDER 100m SQUARE AND THE MAXIMUM SLAD DIMENSION (LENGTH AND WIDTH) IS LESS THAN OR EQUAL TO 12m. PLEASE BE AWARE THAT THE SLAD DESIGN FOR H & E CLASS SOILS IN THESE INSTANCES ARE DESIGNED TO EXPERIENCE SOME CRACKING. THIS CRACKING IS NOT CONSIDERED A STRUCTURAL FLAW OR DESIGN ISSUE, AND IS SIMPLY COMMETTIC IN NUTURE. IF THIS IS A CONCERN TO THE CLEINT I IS ADVISED THEY DISCUSS OTHER OPTIONS WITH THE RELEVANT DISTRIBUTOR FRIOR TO THE POURING OF THE SLAD.
    - CONCRETE REQUIREMENTS
  - ALL CONCRETE DETAILS AND PLACEMENT SHALL BE PERFORMED IN ACCORDANCE WITH AS2870 AND AS3600.CONCRETE ALL CONCRETE DETAILS AND FLACEMENT SHALL BE PERFORMED IN ACCORDANCE WITH AS2870 AND AS3600.CONCRETE SHALL HAVE A MIN. 28-DAY STRENGTH OF 20MPA FOR EXPOSURE AL, 25MPA FOR EXPOSURE AZ, 32MPA FOR EXPOSURE B1, 40MPA FOR EXPOSURE B2 AND 50MPA FOR EXPOSURE C, IN ACCORDANCE WITH SECTION 4, AS3600. CEMENT TO BE TYPE A. MAX AGGREGATE SIZE OF 20mm. SLIMP TO BE 80mm +-15mm. SLABS TO BE CURED FOR 7 DAYS BY WATERING OR COVERING WITH A PLASTIC MEMBRANE, AFTER WHICH CONSTRUCTION CAN BEGIN, DUE CARE GIVEN NOT TO OVER-TIGHTEN HOLD DOWN BOLTS. GIVEN ALLOWABLE SOLL TYPES 1 LAYER OF SL72 REINFORCING MESH IS TO BE INSTALLED ON STANDARD SLABS WITH A MINIMUM 30MM COVER FROM CONCRETE SURFACE. CONCRETE REINFORCING TO CONFORM TO AS 1202 AD120 AD12 AD120 AD1 DETORCING CONCENTE DO DE 20000 1302, AS1303 & AS 1304. ALL REINFORCING COVER TO BE A MINIMUM OF 30mm.

  - STRUCTURAL STEEL REQUIREMENTS : ALL STRUCTURAL STEEL, INCLUDING SHEETING THOUGH EXCLUDING CONCRETE REINFORCING, SHALL CONFORM TO AS 1397 (GAUGE <= lnm fy = 550MPa, GAUGE > lnm <1.5mm fy = 500MPa, GAUGE >= 1.5mm fy = 450MPa). NO WELDING IS TO BE PERFORMED ON THIS BUILDING.
  - STRUCTURAL MEMBERS AND CONNECTIONS DESIGNED TO AS4600. ALL BOLT HOLE DIAMETERS TO STRAMIT GENERAL
  - 11. FOOT TRAFFIC

9.

FOR ERECTION AND MAINTENANCE PLEASE NOTE THE FOLLOWING DEFINED FOOT TRAFFIC ZONES: - CORRUGATED: WALK ONLY WITHIN 200MM OF SCREW LINES. FEET SPREAD OVER AT LEAST TWO RIBS. - MONOCLAD: WALK ONLY IN PANS, OR ON RIBS AT SCREW LINES.





#### **PROJECT DESIGN CRITERIA**

ROOF LIVE LOAD: 0.25 kPa BASIC WIND SPEED: VR 45 m/s SITE WIND SPEED: VsitB 40.2 m/s WIND REGION: Reg A4 TOPOGRAPHY FACTOR, Mt: 1 SHIELDING FACTOR, Ms: 1 MAX GROUND SNOW LOAD: N/A MAX ROOF SNOW LOAD: N/A SITE ALTITUDE: N/A TERRAIN CATEGORY: TCat 2.21 SOIL SAFE BEARING CAPACITY: 100 kPa RETURN PERIOD: 1:500 LIMITING CPL 1: -0 67 LIMITING CPI 2: 0.74 IMPORTANCE LEVEL: 2

DETAIL KEYS						
DK1	(DK1) ENDWALL VERTICAL MULLION (SEE DETAIL C/5 FOR TOP CONN. AND F/5 FOR BASE CONN.)					
бк2	) FLYBR	ACING P	ER DETAIL L/5			
<b>DK3</b>	) X-BRA	ACING IN	I ROOF ABOVE (	SEE DETA	AIL M/5)	
0K4 DOUBLE X-BRACING IN ROOF ABOVE (SEE DETAIL M/5)						
	SC	HED	ULE OF U	PENI	NGS	
DOOR	OPENING	SIZE MAX	OPENING	HEADER	OPENING	WIND
DOOK	WIDTH	HEIGHT	TYPE	GIRT	JAMBS	RATED
1	3000	2660*	2.80H X 3.10 CB DIRECT DRIVE *SERIES B	SINGLE	Z20015P	NO
2	3000	2660*	2.80H X 3.10 CB DIRECT DRIVE *SERIES B	SINGLE	Z20015P	NO
3	820	2040	EXTERNAL PA DOOR 180 DEG	SINGLE		YES

NOTES: 1) SEE SHEET 5 FOR DOOR OPENING FRAMING INFORMATION. 2) ALL DOOR SCHEDULE MEASUREMENTS ARE ACTUAL DOOR/WINDOW SIZE NOT OPENING SIZE

\* ROLLER DOOR OPENING HEIGHT DEPENDENT ON FINAL BUILD LOCATION

Civil & Structural Engineers 50 Punari Street Currajong, Qld 4812 Fax: 07 4725 5850 ail: design@nceng.com.au ABN 341 008 173 56	Mr Timothy Roy Messer BE MIEAust RPEQ Signature
Regn. No. 2558980 D Regn. No. 9985 Regn. No. 116373ES Regn. No. PE0002216 Regn. No. CC5648M	Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register

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#### MEMBER AND MATERIAL SCHEDULE

35 OPEN BAY HE

1	END WALL RAFTER	Single C15015
2	C.S. FRAME RAFTER	Double C15019
3	END FRAME COLUMN (C1)	Single C15015
4	C.S. FRAME COLUMN (C2)	Double C15015
5	MULLION (C3)	Single C15019
6	C.S. FRAME KNEE BRACE	Single C15012 @ 1.67 LONG 3 bolts each end
7	KNEE BRACE HEIGHT UP COLUMN	1.96m
8	KNEE BRACE LENGTH UP RAFTER	0.99m
9	C.S. FRAME APEX BRACE	Single C15012 @ 3.03 LONG 2 bolts each end
10	APEX POSITION FROM RAFTER END	1.51m
11	ANCHOR BOLTS (# PER DETS.)	Screw Anchor 12mm x 100 Galv
12	EAVE PURLIN	C10010 (Eave Purlin Bracket 0mm from top of column)
13	TYP. ROOF PURLIN SIZE	Z10010
14	MAIN BLDG. PURLIN SPACING	0.620 m. (6 rows) (Max Allow. 0.667m)
15	MAIN BLDG. PURLIN LENGTH	3.99 m. (0.19m Overlap)
16	TYP. SIDEWALL GIRT SIZE	Z10010
17	MAIN BLDG. SIDEWALL GIRT SPACING	0.932 m. (3 rows) (Max Allow. 1.098m)
18	MAIN BLDG. SIDEWALL GIRT LENGTH	3.99 m. (0.19m Overlap)
19	TYP. ENDWALL GIRT SIZE	Z10010 (1 rows of bridging)
20	MAIN BLDG. ENDWALL GIRT SPACING	1.060 m. (3 rows) (Max Allow. 1.141m)
21	MAIN BLDG. ENDWALL GIRT LENGTH	3.65 m. (0.1m Overlap)
22	ENDWALL GIRT BRIDGING	Tophat 64 x 0.75
23	FRAME SCREW FASTENERS	14-13x22 Hex C/S (SP HD 5/16' Hex Drive)
24	FRAME BOLT FASTENERS	Purlin Assy M12x30 Z/P
25	X-BRACING STRAP AND FASTENERS	Single Bracing Strap Per Roll Light
26	WALL COLOUR	SHALE_GREY
27	ROOF COLOUR	MONUMENT
28	ROLLER DOOR COLOUR	MONUMENT
29	P.A. DOOR COLOUR	MONUMENT
30	DOWNPIPE COLOUR	N/A - downpipes by others
31	GUTTER COLOUR	MONUMENT
32	CORNER FLASHING COLOUR	MONUMENT
33	BARGE FLASHING COLOUR	MONUMENT
34	OPENING FLASHING COLOUR	MONUMENT
35	OPEN BAY HEADER HEIGHT	0.3

"C.S." = CLEARSPAN "L." = LEFT "R." = RIGHT

Civil & Structural Engineers	Mr Timothy Roy Messer BE MIEAust RPEQ
50 Punari Street	
Currajong, Qld 4812	Maria
Fax: 07 4725 5850	Signature
ail: design@nceng.com.au	Ū į
ABN 341 008 173 56	Date 19/2/2025
Regn. No. 2558980 D Regn. No. 9985	Registered on the NPER in the areas of practice
Regn. No. 116373ES Regn. No. PE0002216 Regn. No. CC5648M	Engineers Register









1 SIDEWALL EXTERIOR ELEVATION 6 SCALE: 1 = 100





2 SIDEWALL EXTERIOR ELEVATION 6 SCALE: 1 = 100



CORRUGATED

ROOF CLADDING.

\_MONOCLAD WALL CLADDING.



	WALL	SHALE GREY
	ROOF	MONUMENT
	ROLLER DOOR	MONUMENT
	P.A. DOOR	MONUMENT
	DOWNPIPE	N/A - downpipes by othe
	GUTTER	MONUMENT
	CORNER FLASHING	MONUMENT
	BARGE FLASHING	MONUMENT
	OPENING FLASHING	MONUMENT
<ul> <li>Xivil &amp; Structural Engineers 50 Punari Street Currajong, Qld 4812 Fax: 07 4725 5850</li> <li>ail: design@nceng.com.au ABN 341 008 173 56</li> <li>Regn. No. 2558980</li> <li>Regn. No. 5985</li> <li>Regn. No. 116373ES</li> <li>Regn. No. PE0002216</li> <li>Regn. No. CC5648M</li> </ul>	Mr Timothy Roy Messer BE Signature	MIEAust RPEQ

BUILDING COLOURS

NO			OUNC				
FDLC100068	DATE 19/2/2025	CHECKED TM	DRAWN FDB	FOR BROWN (JAYDEN) AT 42 HIGH ST MATHINNA	SHEP accreated	FAIR DINKUM BUILDS	BOLT LA

IF YOU HAVE A ROLLER DOOR IN THE GABLE END OF YOUR SHED, CONTACT YOUR DISTRIBUTOR TO SEE IF MULLION NEEDS TO BE ROTATED FOR USE AS A DOOR JAMB.





SLAB EDGE

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7600

ଜୁ FRAME

3800

3800

# YOUT PLAN

## CERTIFICATE OF QUALIFIED PERSON-ASSESSABLE ITEM

Section 321

To:	To: BROWN (JAYDEN)				Owner/Agent		
	42 HIGH ST				Address	Form 55	
	MATHINNA			7214	Suburb/Postcode		
Qualified pers	son details:						
Qualified Person:	Timothy Messer						
Address:	50 Punari Street, Currajong				Phone No:	(07) 47 25 55 50	
	Queensland		48	12	Fax No:	(07) 47 25 58 50	
Licence No:	CC5648M (Structural & Building Designer)	Email	Address:	desig	n@nceng.com.au		
Qualifications and insurance details:	Qualifications and nsurance details:Accredited Building Designer for Architectural design and documentation of single storey BCA classes 5 - 10 buildings with a maximum floor area of 2000 square metres, restricted to steel portal framed sheds.(description Determinati Persons for		(description f Determination Persons for A	rom Column 3 of the Dir n - Certificates by Qualifi Assessable Items	ector's ied		
Speciality area of expertise:	peciality area f expertise: Structural Engineering (description Determination Persons for		(description f Determination Persons for A	rom Column 4 of the Dir n - Certificates by Qualifi Assessable Items)	ector's ied		
Details of Wo	rk:						
Address:	42 HIGH ST	Lot N	0:				
[	MATHINNA 7214				Certificate of title No:		
The assessable item related to this certificate:	Steel Building (See Attached)	(description of the assessable item be certified) Assessable item includes - - a material; - a design - a form of construction - a document - testing of a component, building sys plumbing system - an inspection, or assessment, perform			e assessable item being includes - ruction nponent, building system or m r assessment, performed		
Certificate De	tails:						
Certificate type: description from Column 1 of Schedule Director's Determination - Certificates b Director's Determination - Certificates b				le 1 of the by			
This certificate is in	nis certificate is in relation to the above assessable item, at any stage, as part of - <i>(tick one)</i> Building work, plumbing work or plumbing installation or demolition work :  OR a building, temporary structure or plumbing installation :						

Documents:       Tor. Drikum Bulds' Structuret Design Drowing (S in tetal)         Collocations:	carry and certificate		n
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Relevant Calculations:		FDLC100068	
Relevant         Calculations:         Image: Construction of the second			
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Mr Timothy Roy Messer	ualified Person:	1 11.	CC5648M 19/2/2025
		Mr Timothy Roy Mossor	

CERTIFIC	ATE OF THE RESPONSIB	LE DESI	GNI	ER		Si Si Si	ection 94 ection 106 ection 129 ection 155
То :	BROWN (JAYDEN)				Owner Name		~ -
	42 HIGH ST				Address	Fc	35
	MATHINNA		72	14	Suburb/postco	ode	
Designer Deta	ails:						
Name:	Timothy Messer				Category:	Struc	tural &
Business name:	Northern Consulting Engineers					Buildi	ng Designer
Business address:	50 Punari Street, Currajong				Phone No:	(07) 47 25 55 50	
	Queensland		481	2	Fax No:	(07) 4	47 25 58 50
Licence No:	CC5648M	Email Addre	ess:	design(	 Dnceng.com.au		
Details of the	proposed work:						
wner/Applicant	BROWN (JAYDEN)				Designer' reference	s project No.	FDLC100068
ddress:	42 HIGH ST					Lot No:	
	MATHINNA		7214				
ype of work :	Building work 🔀	Plumbi	ng wor	<b>k</b> 🗌 (/	X all applicable)		
escription of wor	rk :				(n a hil		
Steel Portal Frame Structure 7.6 m Span x 7.6 m O/A length x 3.1 m eaves						re-erectic	ration / addition / rep n
height building, consisting of 2 bays at 3.8 m x 0 m Left Leanto span					water / s on-site wa	ewerage / astewater	' stormwater / management syste
x o m Right leanto span						preventio	n / other)

Certificate Type :	Certificate	Responsible Practitioner
	Building design	Architect or Building Services Designer
	Structural design	Structural Engineer
	☐ Fire Safety design	Fire Engineer
	Civil design	Civil Engineer
	Hydraulic design	Building Services Designer
	Fire service design	Building Services Designer
	Electrical design	Building Services Designer
	Mechanical design	Building Services Designer
	Plumbing design	Plumber
	Other (specify)	
Deemed-to-Satisfy : 🔀 Performance Solution		n : 🔲 (X the appropriate box)
Other details :		

#### Design documents provided:

The following documents are provided with this Certificate	-
Document description :	

Drawing numbers: 1 to 6	Prepared by : Fair Dinkum Builds	<b>Date</b> : 19/2/2025
Schedules :	Prepared by :	Date :
Specifications :	Prepared by :	Date :
Computations :	Prepared by :	Date :
Performance solution proposals :	Prepared by :	Date :
Test reports :	Prepared by :	Date :

Standards, codes or guidelines relied on in design process :	
NCC 2022, AS/NZ4600-2018	
AS1170, AS1170.0, AS1170.1, AS1170.2, AS1170.3, AS1170.4	
AS2870-2011, AS3600-2018, AS5216-2021	
NCC Building Classification = Class 10a	

Any other relevant documentation :				

Attribution as designer:	
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I ...... Tim Messer .......... am responsible for the design of that part of the work as described in this certificate;

The documentation relating to the design includes sufficient information for the assessment of the work in accordance with the Building Act 2016 and sufficient detail for the builder or plumber to carry out the work in accordance with the documents and the Act;

This certificate confirms compliance and is evidence of suitability of this design with the requirements of the National Construction Code.

	Name : (print)	signed	Date
Designer:	Tim Messer	1. Mers	19/2/2025
Licence No:	CC5648M (Structural & Building	Designer)	
Director of Building	J Control - date approved: 2 August	2017	Building Act 2016 - Approved Form No 35

Note: not ce	single residential dwellings and outbuildings on a lot with an existing sewer connection are not considered to increase demand and are ertifiable.
lf you	cannot check ALL of these boxes, LEAVE THIS SECTION BLANK.
TasW	/ater must then be contacted to determine if the proposed works are Certifiable Works.
con virtu	firm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by e that all of the following are satisfied:
	The works will not increase the demand for water supplied by TasWater
	The works will not increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure
	The works will not require a new connection, or a modification to an existing connection, to be made to TasWater's infrastructure
	The works will not damage or interfere with TasWater's works
	The works will not adversely affect TasWater's operations
	The work are not within 2m of TasWater's infrastructure and are outside any TasWater easement
	I have checked the LISTMap to confirm the location of TasWater infrastructure
	If the property is connected to TasWater's water system, a water meter is in place, or has been applied for to TasWater
Cer	tification :

Note: the Guidelines for TasWater Certification of Certifiable Works Assessments are available at: www.taswater.com.au

Designer:

Name : (print)

signed

Date

Planning Department Break O'Day Council Georges Bay Esplanade St Helens TAS 7216

Dear Jake,

#### <u>Development Application – Additional Information Request – DA 2025/00038</u> <u>- 42 High St, Mathinna TAS 7241</u>

Additional information for proposed shed & crossover for J. & K. Brown at 42 High St, Mathinna.

The proposed development is for the construction of a **shed**, which will be **primarily utilised for storage purposes**.

As such, the use class applicable to this development is **Storage** under the **Tasmanian Planning Scheme**, in accordance with **6.2 Categorising Use or Development** and **6.1 Application Requirements**.

There will be no commercial, industrial, or residential activities carried out within the shed. It is intended solely for the storage of personal or property-related goods.

#### For examples:

Tools Christmas trees, decorations and of similar Camping tents, swags etc Internally- Motor vehicle parking

#### 12.0 Village Zone

**12.3.1 All Non-Residential Uses** The proposed development complies with the use standards for non-residential uses by ensuring:

- The shed will not cause unreasonable noise, emissions, or traffic.
- The design respects the local character and will not impact surrounding residential amenity.

The proposed shed will not cause unreasonable noise, emissions or traffic being that it will be used for the purposes of storing personal and property related goods. The design respects the local character of the area in its size, bulk, and materiality. A muted colour palette together with the setbacks from the street frontage also assist with minimizing impact on residential amenity of the area.

#### 12.4.3 Setback

The proposed shed will comply with the required building setbacks from property boundaries and road frontages, ensuring minimal impact on streetscape and neighboring properties. **P2** 

Buildings must be sited so that there is no unreasonable loss of <u>amenity</u> to <u>adjoining</u> properties, having regard to:

#### (a) the topography of the <u>site</u>;

The site is relatively level and the siting of the shed will not cause unreasonable loss of amenity to adjoining properties.

(b) the size, shape and orientation of the site;

The site is rectangular and naturally lends itself to siting of the shed towards the rear boundary assisting in minimising unreasonable loss of amenity to adjoining properties.

- (c) the setbacks of surrounding buildings;
   There are no existing buildings on neighbouring lot to the rear of the property and along the southern boundary therefore no loss of amenity to adjoining properties can be foreseen.
- (d) the height, bulk and form of existing and proposed buildings;
   The proposed shed's height, size, and bulk will have minimal impact on the amenity of neighbouring properties.
- (e) the existing buildings and <u>private open space</u> areas on the <u>site</u>; There are no existing buildings on neighbouring lot to the rear of the property and along the southern boundary (closest to proposed shed location) therefore no loss of amenity to existing buildings or private open space on adjoining properties can be foreseen.
- (f) sunlight to <u>private open space</u> and windows of habitable rooms on <u>adjoining</u> properties; There are no existing buildings on neighbouring lot to the rear of the property and along the southern boundary (closest to proposed shed location) therefore no loss of amenity to existing buildings or private open space on adjoining properties can be foreseen.
- (g) the character of <u>development</u> existing on established properties in the area.

The proposed shed will not negatively impact the local character of the area. Its size, bulk, muted material palette and set-backs from the site boundaries also assist with minimizing impact on residential amenity of the area.

#### C2.0 Parking and Sustainable Transport Code

#### C2.5.1 Car Parking Numbers

The proposed use is for personal storage and as there are no other existing buildings on site, it is therefore reasonable to assume the development will permit the parking of at least 5 cars. The shed can accommodate 2 cars and there is ample space on site to permit additional parking of 3 cars. The provision of 5 car parking spaces is deemed excessive however achievable. 5 will be more than sufficient to meet the needs of the proposed shed development, satisfying both Acceptable Solution A1 and Performance Criteria P1.1.

#### **C2.6.1** Construction of Parking Areas

**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 <u>use;</u>

The proposed shed is intended solely for the storage of personal or property-related goods. As the site does not have an existing dwelling, the parking of cars and access to and from the site will not be frequent enough to require a sealed surface. Based on the intended use, the demand for parking spaces is minimal. The main vehicle will park in the shed. Other vehicle use will be rare.

#### (b) the topography of the <u>land</u>;

The site is relatively level and suitable for utilising compact gravel for the proposed access. The parking area will be stable and durable, the site area is flat and surface suitable for the expected vehicle load.

#### (c) the drainage system available;

The permeable nature of the proposed compact gravel access will negate the need for drainage and management of runoff.

- (d) the likelihood of transporting sediment or debris from the <u>site</u> onto a <u>road</u> or public place; The proposed shed is intended solely for the storage of personal or property-related goods. As the site does not have an existing dwelling, the access to and from the site will not be frequent and the likelihood of transporting sediment onto the road will not be significant.
- (e) the likelihood of generating dust;

The proposed compacted gravel access, infrequent use together with the overall length of the driveway will not permit the generation of dust. In addition to this, mmeasures such as regular maintenance and possibly the application of dust suppressants will be implemented to minimize dust generation.

 (f) the nature of the proposed surfacing.
 The compacted gravel surface will provide excellent drainage, adequately meet the needs of the proposed use whilst permitting the manoeuvring of vehicles onsite.

#### C2.6.2 Design and Layout of Parking Areas

#### A1.1

The proposed parking area and access is 8.5m wide and 35m long. The design will sufficiently provide safe and efficient access, movement, and parking of vehicles associated with the proposed use. There are no vertical clearance issues and the site will permit vehicles to enter and exit the site in a forward direction. As the use of the proposed development is for storage of personal goods only no foreseeable issues can be seen with the proposed layout, and it's intended use. The area will very rarely be used by multiple vehicles at a time. The site will be accessed and used during the day. Lighting can be arranged using solar light options to ensure safety and security during night-time use; however that will be rare/minimal.

Revised site plan with details of the parking and onsite stormwater management on revised plans.

Please advise of any additional information that will be required to assist Council with the assessment of this application to achieve a positive outcome.

If you have any queries, please do not hesitate to contact me,

Yours sincerely,

Todd Wilkin