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

Break O'Day COUNCIL

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 / 00189
Applicant	Chris Triebe & Associates
Proposal	Residential - Demolition of Existing Shed and Construction of New Shed
Location	27261 Tasman Highway, Goulds Country

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 October 2025 **until 5pm Monday 10th November 2025.**

John Brown
GENERAL MANAGER

PROPOSED SHED & SITE WORKS 27261 TASMAN HIGHWAY:
FOR RYAN MILLER : 27261 TASMAN HIGHWAY

CD:01 COVER PAGE
CD.02 SITE PLAN
CD.03 PROPOSED SITE PLAN
CD.04 ELEVATIONS
CD.05 SHED SLAB / FOOTING DETAIL
NCC NOTES PAGE 02 : 3.1.2 EARTH WORKS
NCC NOTES PAGE 03 : 4.2 FOOTINGS & SLABS
NCC NOTES PAGE 06 : 7.2 ROOF/WALL CLADDING
NCC NOTES PAGE 08 : 7.4 GUTTER & DOWN PIPES

SITE AREA 3.931 HA
FLOOR AREA TOTAL 192 M2
SOIL M
WIND-N2
CORROSION ENVIRONMENT: MODERATE
CLIMATE ZONE 7
BAL N/A
ALPINE AREA N/A
OTHER KNOWN SITE HAZARDS

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Environmental Designer
Custom builders

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ACCREDITATION
Accreditation : No CC224T
Category/class: Building designer arch-res
Category/class: Builder low Rise
Category/class: Construction manager

PROJECT INFORMATION
Address: 27261 TASMAN HIGHWAY
Lot No:1
Property Id:7255495
Title Reference:
Client No:240734/1

Planning:
Bal :
Soil:
Wind:

No:	AMENDMENT:	DATE:
01	DESIGN REVIEW	21-09-25

CHECKED:
DRAWN :
SCALE :
DATE : 21-09-25

ALL LEVELS AND SITE MEASUREMENTS SUPPLIED BY CLIENT AND CONFIRMED ON SITE BY BUILDER

DRAWING : CD:01

LOT 1 27261 TASMAN HIGHWAY
3.931 HA

109.44

65.98

59.61

65.44

205.96

121.08

22.21

DAM

WATER COURSE

RELOCATE
WATER TANKS
TO NEW SHED

EX HOUSE

17000

30500

DEMOLISH
EXISITNG
SHED

24000

37000

60000

EX SEPTIC
TANK
& DRAINS

DEMOLISH
CONCRETE
WATER
TANK

EXISTING
SHED
5X12

122.71

EXISTING
SHED
4.5 X6

FLOOD LINE: 1%AEP 1:100

FLOOD LINE: 1%AEP 1:100

GROOM RIVER

GROOM RIVER

1 EXISTING SITE PLAN
Scale: 1:1000

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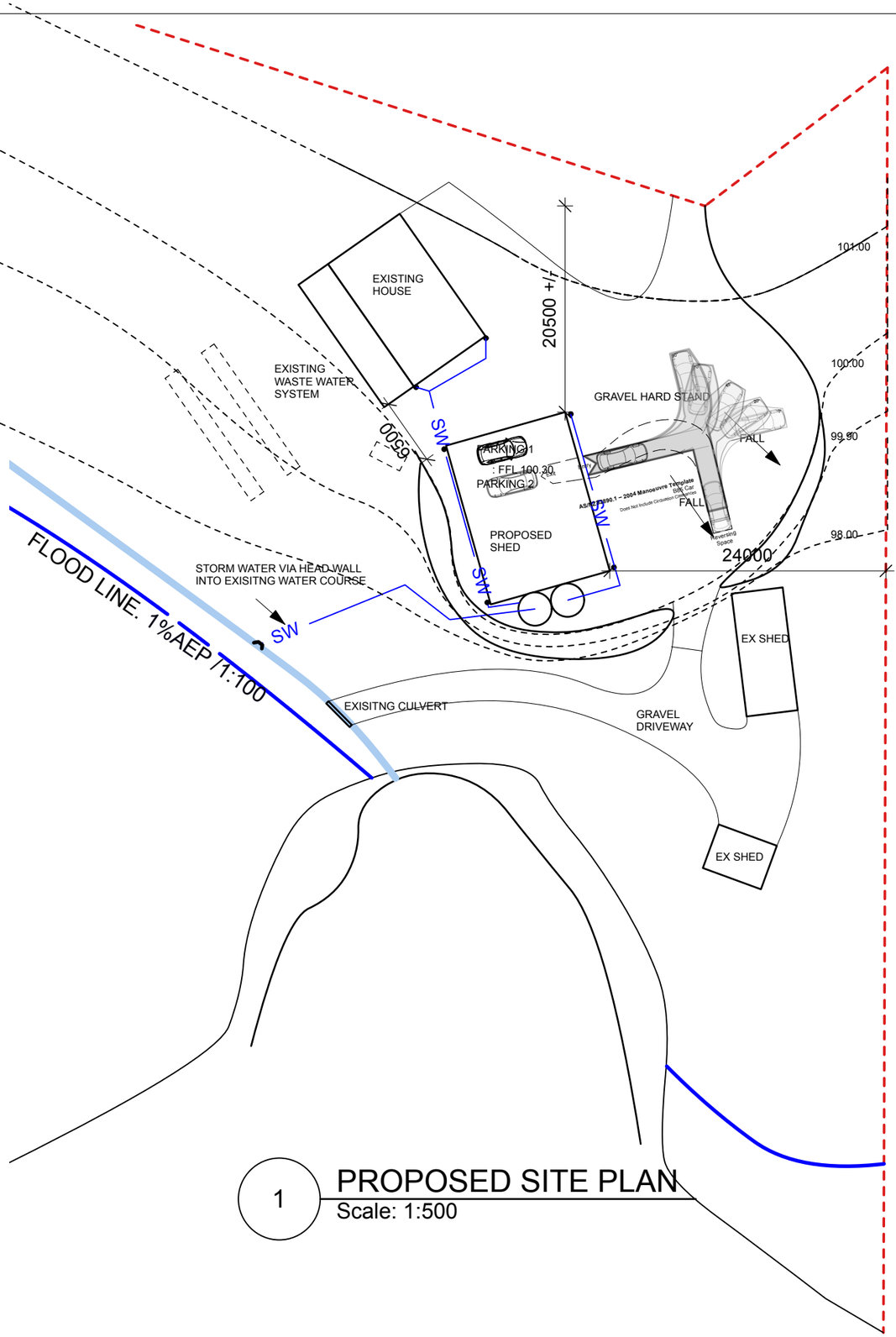

REFER NCC NOTES PAGE 02-03
FOR ALL CUT AND FILL NOTES

1 PROPOSED SITE PLAN
Scale: 1:500

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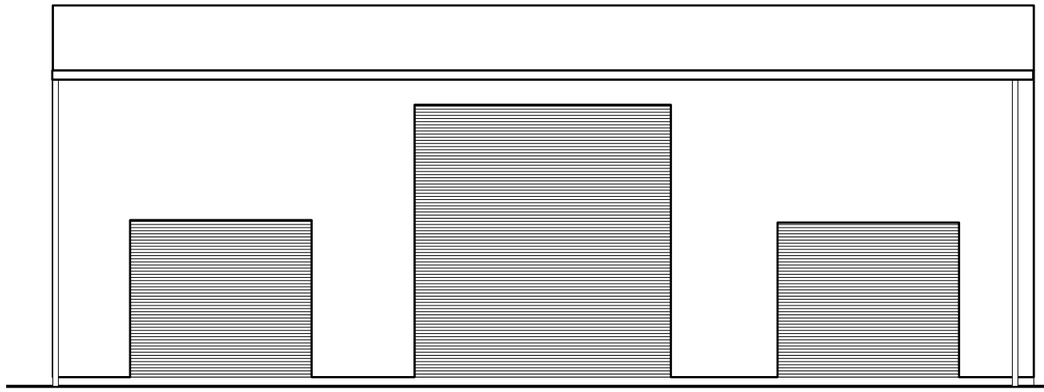
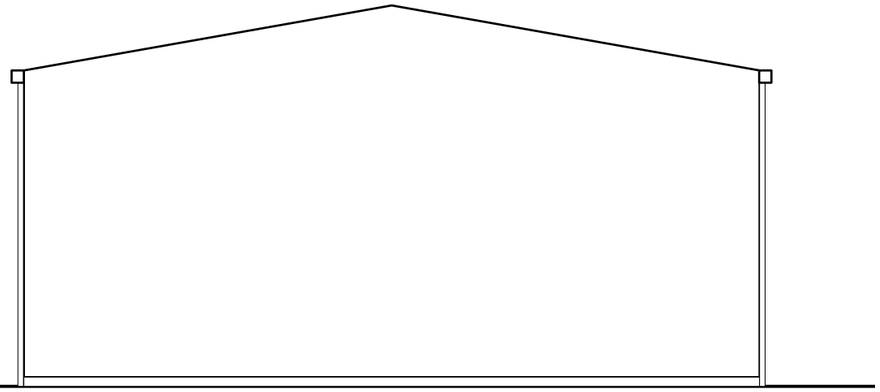


2 EAST ELEVATION
Scale: 1:100

16000



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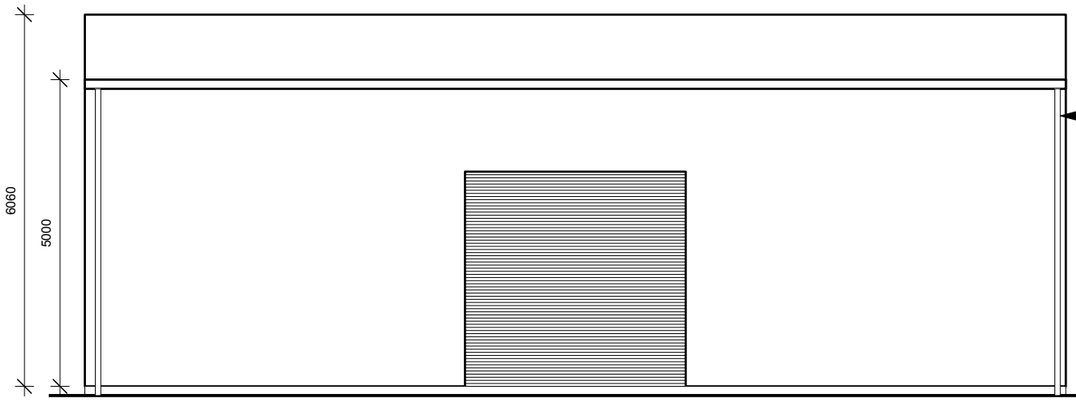

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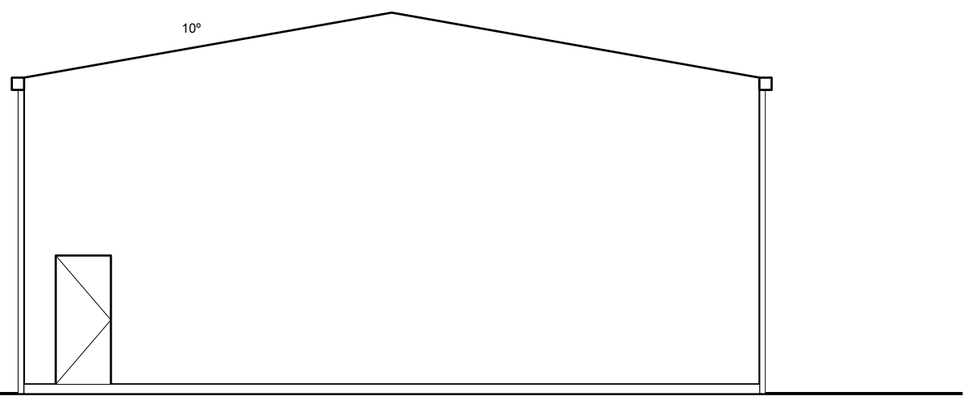

3 NORTH ELEVATION
Scale: 1:100

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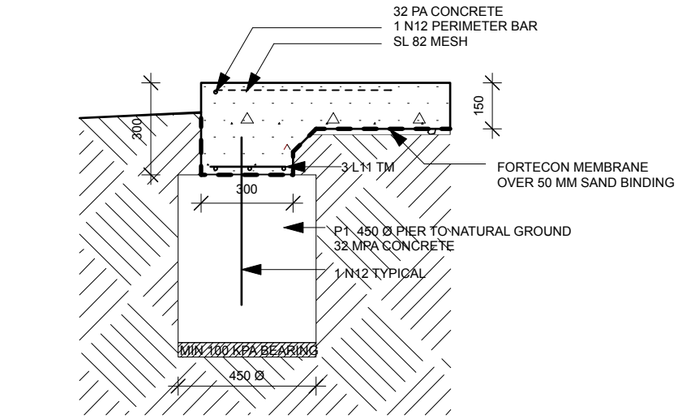
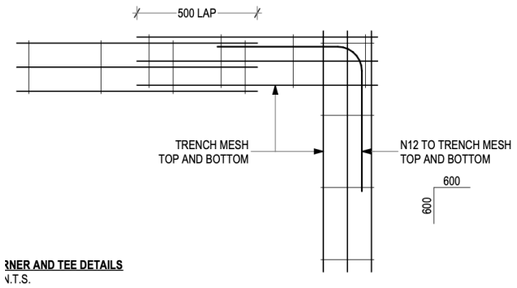
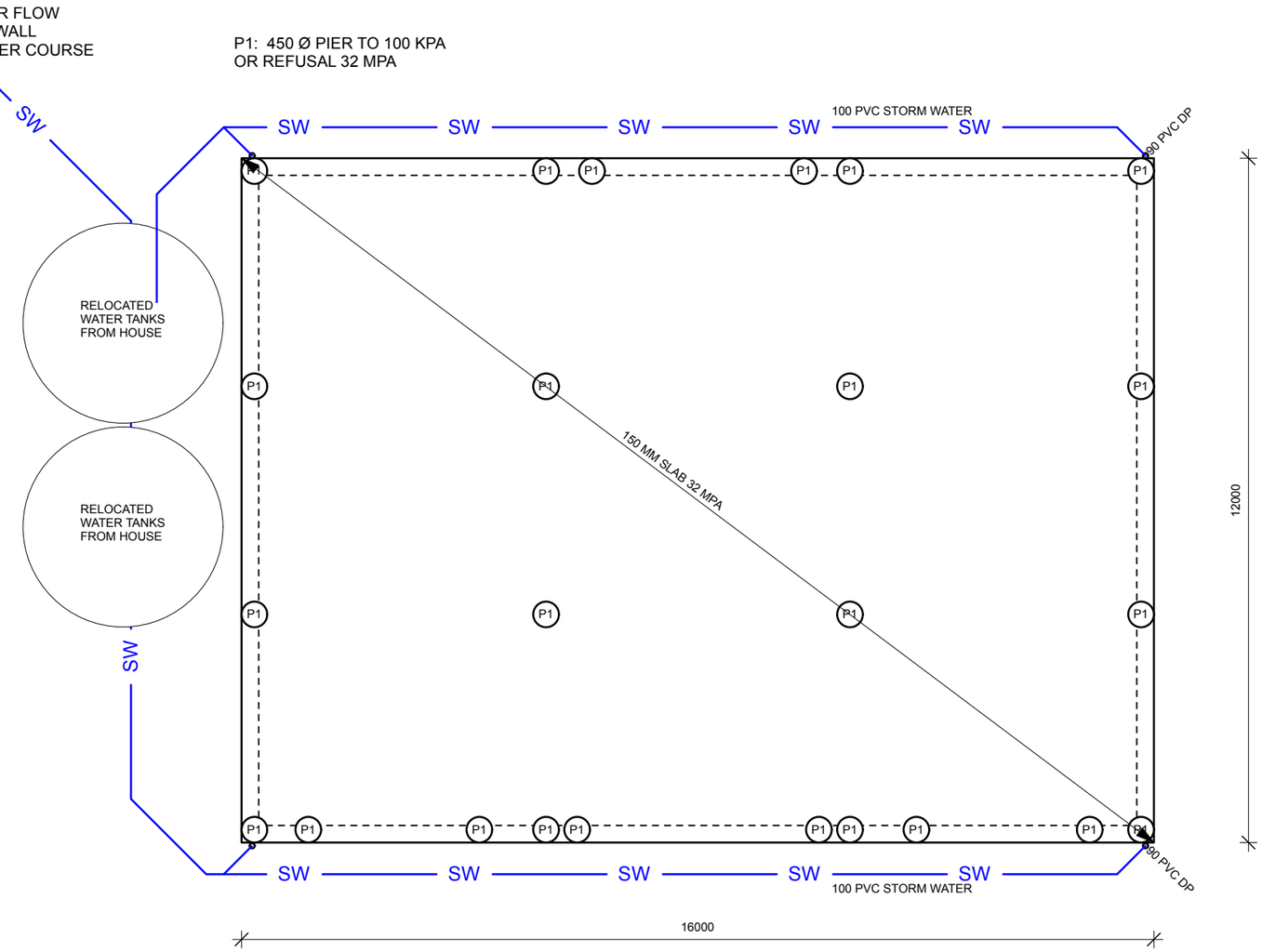




NER AND TEE DETAILS
N.T.S.

1 FOOTING DETAIL
Scale: 1:20



2 SLAB PLAN
Scale: 1:100

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H PART 3.2.1 EARTH WORKS

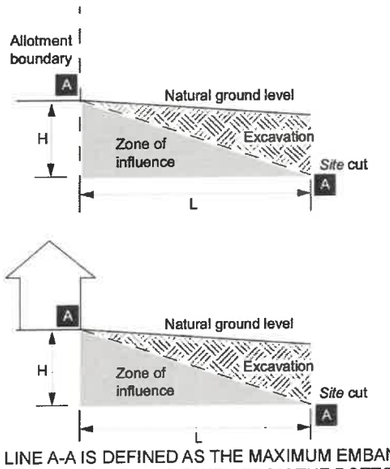
UN-RETAINED BULK EARTHWORKS – SITE CUT AND FILL
A SITE CUT USING AN UN-RETAINED EMBANKMENT MUST BE—[2019: 3.1.1.1, 3.1.1.2]
(A) WITHIN THE ALLOTMENT; AND
(B) NOT WITHIN THE ZONE OF INFLUENCE OF ANY EXISTING STRUCTURE ON THE PROPERTY, OR THE
ALLOTMENT BOUNDARY AS DEFINED IN TABLE 3.2.1 AND FIGURE 3.2.1A; AND
(C) NOT DEEPER THAN 2 M FROM THE NATURAL GROUND LEVEL AT ANY POINT.
FILL, USING AN UN-RETAINED EMBANKMENT MUST—
(A) BE PLACED WITHIN THE ALLOTMENT; AND
(B) BE PLACED AT A GRADIENT WHICH COMPLIES WITH TABLE 3.2.1 AND FIGURE 3.2.1B; AND
(C) BE PLACED AND MECHANICALLY COMPACTED IN LAYERS NOT MORE THAN 150 MM; AND
(D) BE NOT MORE THAN 2 M IN HEIGHT FROM THE NATURAL GROUND LEVEL AT ANY POINT; AND
(E) WHERE USED TO SUPPORT FOOTINGS OR SLABS, BE PLACED AND COMPACTED IN ACCORDANCE WITH PART 4.21; AND
(F) HAVE SURFACE WATER DIVERTED AWAY FROM ANY EXISTING STRUCTURE ON THE PROPERTY OR ADJOINING ALLOTMENT IN ACCORDANCE WITH 3.3.3 2.

TABLE 3.2.1 UN-RETAINED EMBANKMENT SLOPE RATIOS

Soil class (see 4.2.2 for material description)	Site cut (excavation) (maximum embankment slope ratio, angle of site cut H:L Note 1)	Compacted fill (maximum embankment slope ratio, angle of batter H:L Note 1)
Stable rock (Class A)	8:1	3:3
Sand (Class A)	1:2	1:2
Firm clay (Class M-E)	1:1	1:2
Soft clay (Class M-E)	2:3	Not suitable

1. SEE FIGURES 3.2.1A AND 3.2.1B FOR SOME EXAMPLES OF UN-RETAINED EMBANKMENT SLOPES.
2. RETAINING WALLS MUST BE INSTALLED IN ACCORDANCE WITH H1D3(2)3 WHERE— 1. THE EMBANKMENT SLOPE IS STEEPER THAN DESCRIBED IN THIS TABLE; OR
2. THE SOIL TYPE IS NOT DESCRIBED IN THIS TABLE.

Figure 3.2.1a Site cut and fill using un-retained embankments — Site cut commencing at the allotment boundary or affecting an adjoining property



1. THE ANGLE FOR LINE A-A IS DEFINED AS THE MAXIMUM EMBANKMENT SLOPE RATIO H:L IN TABLE 3.2.1 AND IS TAKEN FROM THE BOTTOM OF THE FOOTING AND IDENTIFIES THE AREA SUITABLE FOR EXCAVATION.
FIGURE NOTES
2. CONSIDERATION MUST BE GIVEN FOR DRAINAGE OF SURFACE WATER, PARTICULARLY WHERE FILL AFFECTS AN ADJOINING PROPERTY.

FIGURE 3.2.1B SITE CUT AND FILL USING UN-RETAINED EMBANKMENTS — FILL COMMENCING AT THE ALLOTMENT BOUNDARY OR AFFECTING AN ADJOINING PROPERTY

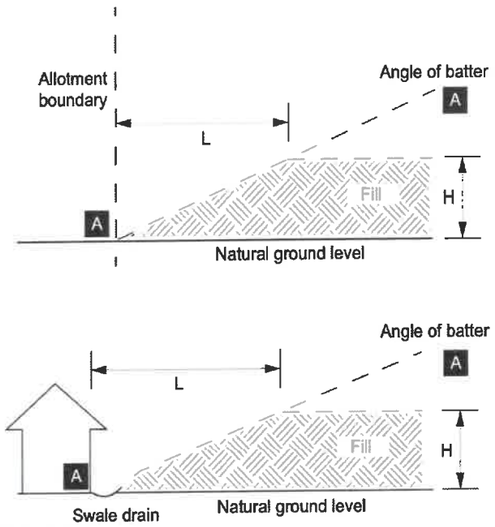


FIGURE NOTES
1. THE ANGLE FOR LINE A-A IS DEFINED AS THE MAXIMUM EMBANKMENT SLOPE RATIO H:L IN TABLE 3.2.1 AND IS TAKEN FROM THE BOTTOM OF THE FOOTING AND IDENTIFIES THE AREA SUITABLE FOR FILL.
2. CONSIDERATION MUST BE GIVEN FOR DRAINAGE OF SURFACE WATER, PARTICULARLY WHERE FILL AFFECTS AN ADJOINING PROPERTY.

PART 3.2.1 EARTHWORKS

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Category/class: Builder low Rise
Category/class: Construction manager

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Lot No:4
Property Id:6935421
Title Reference:157010/4
Client No: 537.23

NCC H NOTES PAGE

No:	AMENDMENT:	DATE:
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		01-11-24

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SCALE : | DATE : 01-11-24

DRAWING : NOTES 02

PART 4.2 FOOTINGS, SLABS AND ASSOCIATED ELEMENTS

4.2.1 APPLICATION
[NEW FOR 2022] [2019: 3.2.4.1]

4.2.2
PART 4.2 (1) IS SUBJECT TO THE LIMITATIONS SET OUT IN H1D4(2)2. SITE CLASSIFICATION

THE FOUNDATIONS WHERE FOOTINGS AND SLABS ARE TO BE LOCATED MUST BE CLASSIFIED IN ACCORDANCE WITH **AS 2870.**
EXPLANATORY INFORMATION
EXPLANATORY **TABLE 4.2.2** PROVIDES A GENERAL DESCRIPTION OF FOUNDATION SOIL TYPES THAT WILL ASSIST IN THE CLASSIFICATION OF A SITE. MORE DETAILED INFORMATION, INCLUDING DIFFERENTIATION BETWEEN CLASSIFICATIONS, CAN BE FOUND IN **AS 2870** OR ALTERNATIVELY CONTACT THE APPROPRIATE AUTHORITY.
DUE TO THE LIMITATIONS OF THIS PART, IF A SITE IS CLASSIFIED H, E OR P THEN REFERENCE MUST BE MADE TO **AS 2870** FOR DESIGN AND CONSTRUCTION INFORMATION.

TABLE 4.2.2

Class	Foundation
A	Most sand and rock sites with little or no ground movement from moisture changes
S	Slightly reactive clay sites with only slight ground movement from moisture changes
M	Moderately reactive clay or silt sites which can experience moderate ground movement from moisture changes
H	Highly reactive clay sites which can experience high ground movement from moisture changes
E	Extremely reactive clay sites which can experience extreme ground movement from moisture changes
A to P	Filled sites — see AS 2870
P	Sites which include soft soils, such as soft clay or silt or loose sands; landslip; mine subsidence; collapsing soils; soils subject to erosion; reactive sites subject to abnormal moisture conditions or sites which cannot be classified otherwise.

4.2.3 EXCAVATION FOR FOOTINGS
[2019: 3.2.2.1]
(1) EXCAVATION FOR FOOTINGS, INCLUDING THICKENINGS FOR SLABS AND PADS MUST BE CLEAN CUT WITH VERTICAL SIDES, WHEREVER POSSIBLE.
(2) THE BASE OF THE EXCAVATION MUST BE—
(A) FOR FLAT SITES, GENERALLY LEVEL BUT MAY SLOPE NOT MORE THAN 1:40 TO ALLOW EXCAVATIONS TO DRAIN; AND
(B) FOR SLOPING SITES AT AN ANGLE OF NOT MORE THAN 1:10; AND (C) FOR STEPPED FOOTINGS IN ACCORDANCE WITH 4.2.75.
(3) FOOTING EXCAVATIONS MUST BE FREE OF LOOSE EARTH, TREE ROOTS, MUD OR DEBRIS.
(4) TOPSOIL CONTAINING GRASS ROOTS MUST BE REMOVED FROM THE SITE OF THE FOUNDATION.
(5) EXCAVATION DEPTHS AND SOIL CUTS MUST COMPLY WITH PART 3.26.
(6) ON LOOSE SAND SITES OR SITES SUBJECT TO WIND OR WATER EROSION, THE DEPTH BELOW FINISHED
GROUND LEVEL TO THE BOTTOM OF FOOTINGS MUST BE NOT LESS THAN 300 MM.
(7) THE HEIGHT OF A FINISHED SLAB-ON-GROUND MUST BE IN ACCORDANCE WITH 3.3.3(B)7.

4.2.4 FILLING UNDER CONCRETE SLABS
[2019: 3.2.2.2]
FILLING PLACED UNDER A SLAB (EXCEPT WHERE THE SLAB IS SUSPENDED) MUST COMPLY WITH THE FOLLOWING:
(A) FILLING MUST BE EITHER CONTROLLED FILL OR ROLLED FILL AS FOLLOWS:
(I) SAND USED IN CONTROLLED FILL OR ROLLED FILL MUST NOT CONTAIN ANY GRAVEL SIZE MATERIAL
(II) CLAY USED IN CONTROLLED FILL OR ROLLED FILL MUST BE MOIST DURING COMPACTION.
(III)(A) SAND FILL UP TO 800 MM DEEP — WELL COMPACTED IN LAYERS NOT MORE THAN 300 MM DEEP BY VIBRATING PLATE OR VIBRATING ROLLER.
(B) CLAY FILL UP TO 400 MM DEEP — WELL COMPACTED IN LAYERS OF NOT MORE THAN 150 MM BY A MECHANICAL ROLLER.
ROLLED FILL:
(IV)
AND ACHIEVE A BLOW COUNT OF 7 OR MORE PER 300 MM USING THE TEST METHOD DESCRIBED IN AS 1289.6.3.3.
CLAY USED IN CONTROLLED FILL OR ROLLED FILL MUST BE MOIST DURING COMPACTION. CONTROLLED FILL:
(A) SAND FILL UP TO 600 MM DEEP — COMPACTED IN LAYERS OF NOT MORE THAN 300 MM BY REPEATED ROLLING BY AN EXCAVATOR OR OTHER SUITABLE MECHANICAL EQUIPMENT.
(B) CLAY FILL UP TO 300 MM DEEP — COMPACTED IN LAYERS OF NOT MORE THAN 150 MM BY REPEATED ROLLING BY AN EXCAVATOR OR SIMILAR MACHINE.
(B) A LEVEL LAYER OF CLEAN QUARRY SAND MUST BE PLACED ON TOP OF THE FILL, WITH A DEPTH OF NOT LESS THAN 20 MM.
(C) A GRADED STONE TERMITE MANAGEMENT SYSTEM COMPLYING WITH PART 3.48 MAY BE SUBSTITUTED FOR THE SAND REQUIRED IN (B).

4.2.5
FOUNDATIONS FOR FOOTINGS AND SLABS
[2019: 3.2.2.3]
FOOTINGS AND SLABS, INCLUDING INTERNAL AND EDGE BEAMS, MUST BE FOUNDED ON SOIL WITH AN ALLOWABLE BEARING PRESSURE AS FOLLOWS:
(A) SLAB PANELS, LOAD SUPPORT PANELS AND INTERNAL BEAMS — NATURAL SOIL WITH AN ALLOWABLE BEARING PRESSURE OF NOT LESS THAN 50 KPA OR CONTROLLED FILL OR ROLLED FILL COMPACTED IN ACCORDANCE WITH **4.2.49.**
(B) EDGE BEAMS CONNECTED TO THE SLAB — NATURAL SOIL WITH AN ALLOWABLE BEARING PRESSURE
OF NOT LESS THAN 50 KPA OR CONTROLLED FILL COMPACTED IN ACCORDANCE WITH 4.2.4(A)(III)10 AND EXTENDING PAST THE PERIMETER OF THE BUILDING 1 M WITH A SLOPE RATIO NOT STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL **(SEE FIGURE 4.2.5).**
(C) PAD FOOTINGS, STRIP FOOTINGS AND EDGE BEAMS NOT CONNECTED TO THE SLAB, MUST BE—
(I) FOUNDED IN NATURAL SOIL WITH AN ALLOWABLE BEARING PRESSURE OF NOT LESS THAN 100 KPA; OR
(II) FOR CLASS A AND S SITES THEY MAY BE FOUNDED ON CONTROLLED SAND FILL IN ACCORDANCE WITH 4.2.4(A)11.x

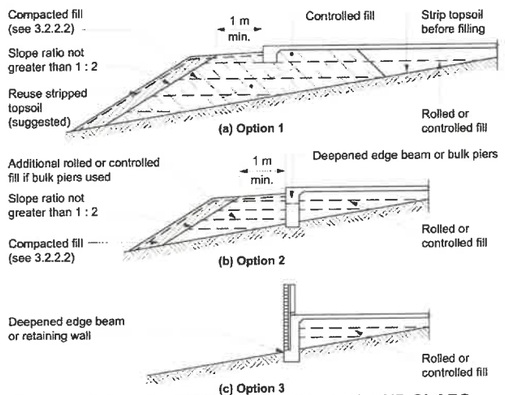
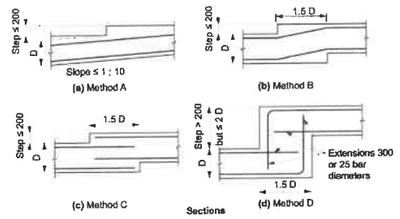


FIGURE 4.2.5 FOUNDATIONS FOR FOOTINGS AND SLABS

4.2.6
SLAB EDGE SUPPORT ON SLOPING SITES
[2019: 3.2.2.4]
FOOTINGS AND SLABS INSTALLED ON THE LOW SIDE OF SLOPING SITES MUST BE AS FOLLOWS:
(A) SLAB PANELS — IN ACCORDANCE WITH 4.2.5(A)15.
(B) EDGE BEAMS—
AS 3600 (SEE FIGURE 4.2.5, OPTION 2); OR
(III) DEEPENED (AS PER AS 2870) TO EXTEND INTO THE NATURAL SOIL LEVEL WITH A BEARING
CAPACITY IN ACCORDANCE WITH 4.2.5(B)17 (SEE FIGURE 4.2.5, OPTION 3); OR
(IV) STEPPED IN ACCORDANCE WITH AS 2870.
(C) EDGE BEAMS NOT CONNECTED TO THE SLAB, PAD FOOTINGS AND STRIP FOOTINGS — FOUNDED IN ACCORDANCE WITH **4.2.5(C)18.**
(D) WHERE AN EXCAVATION (CUT) OF THE NATURAL GROUND IS USED IT MUST BE IN ACCORDANCE WITH **PART 3.219.**
(I)
OPTION 1); OR
SUPPORTED BY CONTROLLED FILL IN ACCORDANCE WITH 4.2.5(B)16 (SEE FIGURE 4.2.5,
(II) SUPPORTED BY DEEPENED EDGE BEAMS OR BULK PIERS DESIGNED IN ACCORDANCE WITH

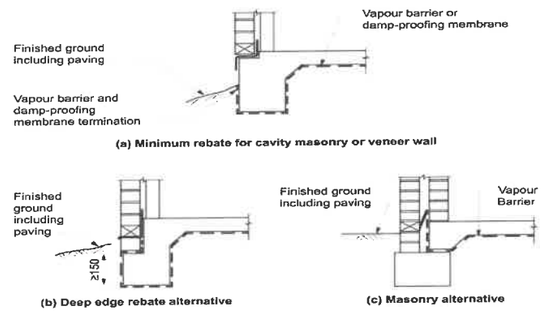
4.2.7 STEPPED FOOTINGS
STEPPED STRIP FOOTINGS MUST—
(A) HAVE A BASE THAT IS HORIZONTAL OR BE SLOPED AT NOT MORE THAN 1:10; OR
(B) BE STEPPED IN ACCORDANCE WITH ONE OF THE METHODS SHOWN IN

FIGURE 4.2.7.



4.2.8

VAPOUR BARRIERS [2019: 3.2.2.6]
SECTIONS
A VAPOUR BARRIER MUST BE INSTALLED UNDER SLAB-ON-GROUND CONSTRUCTION FOR A CLASS 1 BUILDING AND FOR A CLASS 10 BUILDING WHERE THE SLAB IS CONTINUOUS WITH THE SLAB OF A CLASS 1 BUILDING IN ACCORDANCE WITH (2), (3), (4) AND (5).
MATERIALS: A VAPOUR BARRIER MUST BE—
(A) 0.2 MM NOMINAL THICKNESS POLYETHYLENE FILM; AND (B) MEDIUM IMPACT RESISTANT,
STEP ≤ 200D, STEP > 200 D BUT ≤ 2 D,STEP ≤ 200 D
DETERMINED IN ACCORDANCE WITH CRITERIA SPECIFIED IN **CLAUSE 5.3.3.3 OF AS 2870.**
(3) A VAPOUR BARRIER MUST BE BRANDED CONTINUOUSLY **"AS 2870 CONCRETE UNDERLAY, 0.2 MM MEDIUM IMPACT RESISTANCE".**
(4) INSTALLATION: A VAPOUR BARRIER MUST BE INSTALLED AS FOLLOWS:
(A) LAP NOT LESS THAN 200 MM AT ALL JOINTS.
(B) TAPE OR SEAL WITH A CLOSE-FITTING SLEEVE AROUND ALL SERVICE PENETRATIONS.
(C) FULLY SEAL WHERE PUNCTURED (UNLESS FOR SERVICE PENETRATIONS) WITH ADDITIONAL POLYETHYLENE FILM AND TAPE.
(5) THE VAPOUR BARRIER MUST BE PLACED BENEATH THE SLAB SO THAT THE BOTTOM SURFACE OF THE SLAB IS ENTIRELY UNDERLAID AND MUST EXTEND UNDER INTERNAL AND EDGE BEAMS TO FINISH AT GROUND LEVEL IN ACCORDANCE WITH



PART 4.2 FOOTINGS & SLABS

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NCC H NOTES PAGE

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DRAWING : NOTES 03

PART 7.2 SHEET ROOFING [2019: 3.5.1.2]

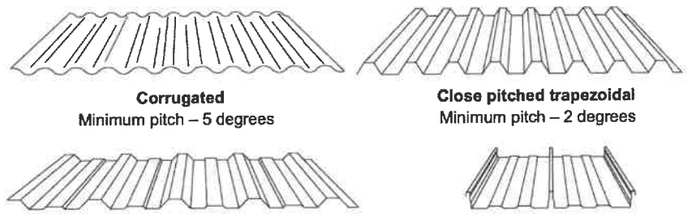
7.2.2. CORROSION PROTECTION AND COMPATIBILITY REQUIREMENTS FOR ROOFING

(1) METAL SHEET ROOFING MUST BE PROTECTED FROM CORROSION IN ACCORDANCE WITH TABLE 7.2.2A.
(2) WHERE DIFFERENT METALS ARE USED IN A ROOFING SYSTEM, INCLUDING FLASHINGS, FASTENERS, GUTTERING, DOWNPIPES, ETC., THEY MUST BE COMPATIBLE WITH EACH OTHER AS DESCRIBED IN TABLE 7.2.2B, TABLE 7.2.2C, TABLE 7.2.2D, TO AND TABLE 7.2.2E AND—
(A) NO LEAD MATERIALS CAN BE USED UPSTREAM FROM ALUMINIUM/ZINC COATED MATERIALS; AND
(B) NO LEAD MATERIALS CAN BE USED ON ROOFS THAT FORM PART OF A DRINKING WATER CATCHMENT AREA; AND
(C) NO COPPER MATERIALS CAN BE USED UPSTREAM FROM GALVANIZED COATED MATERIALS.

7.2.3 MINIMUM PITCHES FOR METAL SHEET ROOFING PROFILES [2019: 3.5.1.3]

METAL SHEET ROOFING MUST COMPLY WITH THE MINIMUM PITCH REQUIREMENTS FOR THE ASSOCIATED ROOF PROFILE IN ACCORDANCE WITH FIGURE 7.2.3.

FIGURE 7.2.3 MINIMUM PITCH REQUIREMENTS FOR METAL ROOFING PROFILES



Corrugated
Minimum pitch – 5 degrees

Close pitched trapezoidal
Minimum pitch – 2 degrees

Trapezoidal
Minimum pitch – 2 degrees

Concealed fastened
Minimum pitch – 1 degree

7.2.4 MAXIMUM SPANS. [2019: 3.5.1.4]

METAL SHEET ROOFING MUST COMPLY WITH THE MAXIMUM SPAN BETWEEN ROOFING SUPPORTS IN ACCORDANCE WITH TABLE 7.2.4 AND FIGURE 7.2.4.

Sheet roofing profile	Sheet roofing base metal thickness (mm)	Max. end span (mm) Note 1	Max. internal span (mm) Note 1
Corrugated	0.42	900	1200
Close pitched trapezoidal	0.42	1800	2400
Trapezoidal	0.42	1300	1700
Concealed fasteners — narrow sheet	0.42	1750	2100
Concealed fasteners — wide sheet	0.48	1800	2100

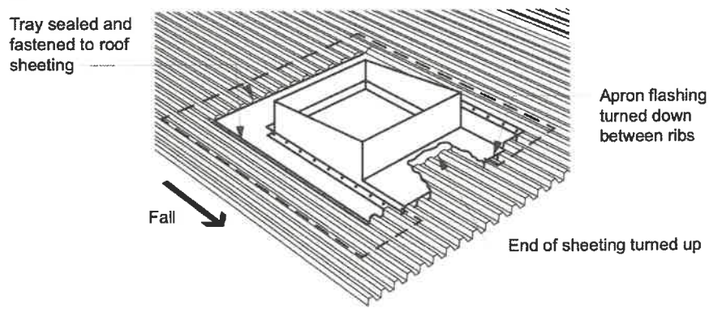
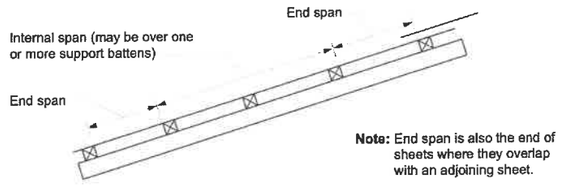


FIGURE 7.2.4 MAXIMUM SPANS FOR ROOFING BETWEEN SUPPORTS

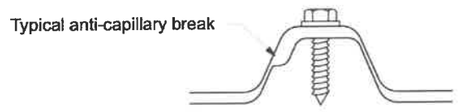


7.2.5
FIXING OF METAL SHEET ROOFING [2019: 3.5.1.5]

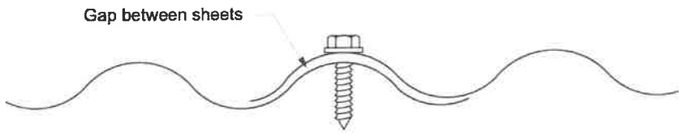
METAL SHEET ROOFING MUST—
(A) BE EITHER FIXED THROUGH THE ROOFING (CREST FASTENING) OR HAVE CONCEALED FASTENERS; AND
(B) BE FIXED AT SPACINGS IN ACCORDANCE WITH TABLE 7.2.5; AND
(C) USE FIXINGS OF A COMPATIBLE METAL TO THE ROOF IN ACCORDANCE WITH TABLES **7.2.2B, 7.2.2C, 7.2.2D AND 7.2.2E;** AND
(D) WHEN USING BOTH CLIPPED AND PIERCED FASTENING SYSTEMS, EMPLOY AN ANTI-CAPILLARY FEATURE IN THE SIDE LAP OF THE SHEET **(SEE FIGURE 7.2.5).**

TABLE 7.2.5 FIXING REQUIREMENTS FOR SHEET ROOFING

Sheet roofing profile	Fixing: End span	Fixing: Internal spans
Corrugated	Side lap and every second rib	Side lap and every third rib
Close pitched trapezoidal	Side lap and every second rib	Side lap and every third rib
Trapezoidal	Every rib	Every rib
Concealed fasteners	Every rib	Every rib



(a) Trapezoidal profile



(b) Corrugated profile

FIGURE 7.2.5 SIDE LAP FASTENING DETAIL

7.2.6
INSTALLATION OF ROOFING SHEETS

SHEETS MUST BE—
(A) LAID WHEREVER POSSIBLE USING COMPLETE LENGTHS FROM THE FASCIA TO RIDGE; OR
(B) WHERE A COMPLETE LENGTH CANNOT BE LAID—
(I) EACH RUN MUST BE LAID FROM BOTTOM TO TOP BEFORE MOVING ON TO THE NEXT RUN (SEE
FIGURE 7.2.6); AND
(II) THE MINIMUM END LAP MUST BE—
(A) FOR ROOF SLOPES ABOVE 15 DEGREES (1:4) – 150 MM; AND
(B) FOR ROOF SLOPES BETWEEN 5–15 DEGREES (1:12-1:4) – 200 MM; AND
(C) STOP ENDED (I.E. EACH VALLEY TURNED UP 60 DEGREES) AT THE RIDGE LINE OF EACH LENGTH.

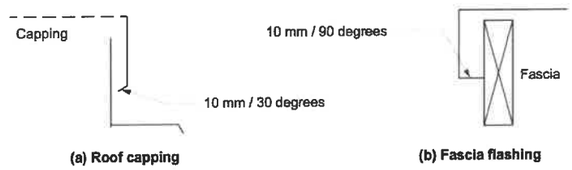
7.2.7. FLASHINGS AND CAPPINGS [2019: 3.5.1.7]

SHEET METAL ROOF FLASHINGS AND CAPPINGS MUST COMPLY WITH THE FOLLOWING:
(A) ROOF FLASHINGS AND CAPPINGS MUST BE PURPOSE MADE, MACHINE-FOLDED SHEET METAL SECTIONS OF MATERIAL COMPATIBLE WITH ALL UP AND DOWNSTREAM METAL ROOF COVERING MATERIALS IN ACCORDANCE WITH 7.2.2(2)12.
(B) THE TYPE OF FASTENERS FOR FLASHING AND CAPPINGS MUST COMPLY WITH 7.2.513.
(C) THE FASTENER AND FIXING FREQUENCY FOR FLASHINGS AND CAPPINGS MUST COMPLY WITH TABLE
7.2.7.
(D) JOINTS IN FLASHINGS AND CAPPINGS MUST BE NOT LESS THAN 75 MM, LAPPED IN THE DIRECTION OF THE FALL OF THE ROOF, AND FASTENED AT INTERVALS NOT MORE THAN 40 MM.
(E) WALL AND STEP FLASHINGS MUST BE FASTENED INTO MASONRY WALLS WITH GALVANIZED OR ZINC/ALUMINIUM SHEET METAL WEDGES AT EACH END OF EACH LENGTH AND AT INTERMEDIATE INTERVALS OF NOT MORE THAN 500 MM AND MUST OVERLAP BY NOT LESS THAN 75 MM IN THE DIRECTION OF FLOW.
(F) LEAD FLASHINGS MUST NOT BE USED WITH PREPAINTED STEEL OR ZINC/ALUMINIUM STEEL OR ON ANY ROOF IF THE ROOF IS PART OF A DRINKING WATER CATCHMENT AREA.
(G) ANTI-CAPILLARY BREAKS MUST BE INSTALLED IN ACCORDANCE WITH FIGURE 7.2.7A AND BE—
(I) FOR FLAT SURFACES – 10 MM/30 DEGREE FOLD; AND
(II) ALL OTHER SURFACES – 10 MM/90 DEGREE OR 135 DEGREE FOLD.
(H) ACCEPTABLE FLASHING CONFIGURATIONS ARE SHOWN IN FIGURE 7.2.7B AND FIGURE 7.2.7C.
(2) FLASHING OF PENETRATIONS MUST COMPLY WITH THE FOLLOWING:
(A) COLLAR FLASHINGS MUST PERMIT THE TOTAL DRAINAGE OF THE AREA ABOVE THE PENETRATION.
(B) ON COMPLETION OF INSTALLATION, THE ROOF STRUCTURE MUST BE RESTORED TO ITS ORIGINAL STRENGTH BY INSTALLING ROOF TRIMMERS AND SOAKER SUPPORTS AS NECESSARY.
(C) THE TYPE OF FASTENERS FOR FLASHINGS AND CAPPINGS MUST COMPLY WITH 7.2.514.
(D) LEAD FLASHINGS MUST NOT BE USED WITH PREPAINTED STEEL OR ZINC/ALUMINIUM STEEL OR ON ANY ROOF IF THE ROOF IS PART OF A DRINKING WATER CATCHMENT AREA.

TABLE 7.2.7 FASTENER FREQUENCY FOR FLASHINGS AND CAPPINGS

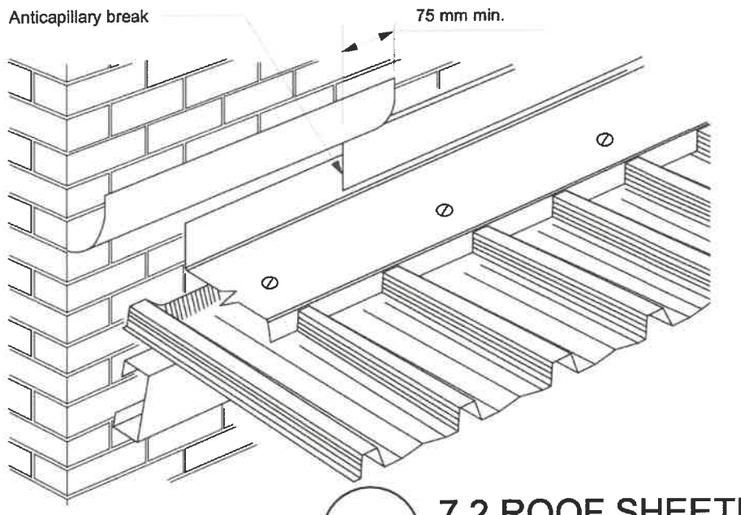
Roof type	Fixing frequency	Fastener type
Concealed fastener roofs	Every rib	Rivets and self-drilling screws
Pierced fastener roofs	Every second rib	Self-drilling screws or rivets
Corrugated roofs	Every fourth rib	Self-drilling screws or rivets

Figure 7.2.7a Anti-capillary breaks



(a) Roof capping (b) Fascia flashing

FIGURE 7.2.7B PARAPET FLASHING—ACCEPTABLE FLASHING DETAILS



1 **7.2 ROOF SHEETING**
Scale: 1:100

freeform designs
Environmental Designer
Custom builders

ADDRESS
Freeform Designs & Constructions
ABN 60461898695
67 Melbourne st South Launceston
andrew@fdandc.com.au
MOB: 0438062698

ACCREDITATION
Accreditation : No CC224T
Category/class: Building designer arch-re
Category/class: Builder low Rise
Category/class: Construction manager

Address:38609 TASMAN HIGHWAY
Lot No:4
Property Id:6935421
Title Reference:157010/4
Client No: 537.23

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PART 7.4 GUTTERS AND DOWNPIPES

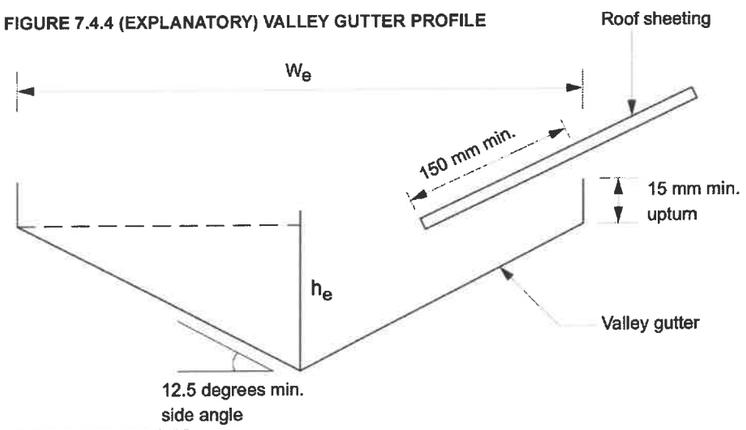
7.4.3
SELECTION OF GUTTERING
THE SIZE OF GUTTERING MUST—
[2019: 3.5.3 3]
(A) FOR EAVES GUTTERS, BE IN ACCORDANCE WITH TABLE 7.4.3A, TABLE 7.4.3B AND TABLE 7.4.3C; AND
(B) BE SUITABLE TO REMOVE RAINWATER FALLING AT THE APPROPRIATE 5 MINUTE DURATION RAINFALL INTENSITY LISTED IN TABLE 7.4.3D AS FOLLOWS—
(I) FOR EAVES GUTTERS — 5% ANNUAL EXCEEDANCE PROBABILITY; AND
(II) FOR EAVES GUTTER OVERFLOW MEASURES — 1% ANNUAL EXCEEDANCE PROBABILITY.

TABLE 7.4.3C DOWNPIPE SELECTION FOR GUTTER TYPES (A, B, C, D, E AND F DEFINED IN TABLE 7.4.3B)

Downpipe section	Gutter type A	Gutter type B	Gutter type C	Gutter type D	Gutter type E
75 mm dia.	Yes	Yes	Yes	Yes	No
100 mm x 50 mm	Yes	Yes	Yes	Yes	Yes
90 mm dia.	Yes	Yes	Yes	Yes	Yes
100 mm x 75 mm	Yes	Yes	Yes	Yes	Yes

7.4.4 INSTALLATION OF GUTTERS [2019: 3.5.3.4]
EAVES GUTTERS MUST BE—
(A) INSTALLED WITH A FALL OF NOT LESS THAN 1:500; AND
(B) SUPPORTED BY BRACKETS SECURELY FIXED AT STOP ENDS, CORNERS AND AT NOT MORE THAN 1.2 M CENTRES; AND
(C) FITTED WITH OVERFLOW MEASURES CAPABLE OF REMOVING THE OVERFLOW VOLUME SPECIFIED IN TABLE 7.4.4A AND TABLE 7.4.4B.
OVERFLOW MEASURES IN ACCORDANCE WITH 7.4.612 AND 7.4.713 ARE DEEMED TO BE CAPABLE OF REMOVING THE OVERFLOW VOLUME SPECIFIED IN THOSE PROVISIONS.
WHERE THE OVERFLOW VOLUME VALUES FOR RIDGE-TO-GUTTER LENGTHS IN TABLE 7.4.4A AND ROOF CATCHMENT AREAS IN TABLE 7.4.4B ARE NOT STATED, INTERPOLATION MAY BE USED TO DETERMINE THE APPLICABLE OVERFLOW VALUES.
VALLEY GUTTERS MUST—
(A) BE INSTALLED ON A ROOF WITH A PITCH MORE THAN 12.5 DEGREES; AND
(B) HAVE DIMENSIONS IN ACCORDANCE WITH TABLE 7.4.4C FOR THE RELEVANT RAINFALL INTENSITY; AND
(C) HAVE MINIMUM FREEBOARD OF NOT LESS THAN 15 MM; AND
(D) HAVE A SIDE ANGLE OF NOT LESS THAN 12.5 DEGREES.
THE REQUIREMENT OF (1)(C) DOES NOT APPLY TO EAVES GUTTERS FIXED TO A VERANDAH OR AN EAVE THAT IS GREATER THAN 450 MM IN WIDTH, WHICH—
(A) HAS NO LINING; OR
(B) IS A RAKED VERANDAH OR A RAKED EAVE WITH A LINING SLOPING AWAY FROM THE BUILDING.

FIGURE 7.4.4 (EXPLANATORY) VALLEY GUTTER PROFILE



7.4.5. [2019: 3.5.3.5]
DOWNPIPES – SIZE AND INSTALLATION
DOWNPIPES MUST—
(A) NOT SERVE MORE THAN 12 M OF GUTTER LENGTH FOR EACH DOWNPIPE; AND
(B) BE LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS; AND
(C) BE SELECTED IN ACCORDANCE WITH THE APPROPRIATE EAVES GUTTER SECTION AS SHOWN IN TABLE 7.4.3A, TABLE 7.4.3B AND TABLE 7.4.3C.

7.4.6 ACCEPTABLE CONTINUOUS OVERFLOW MEASURE [2019: TABLE 3.5.3.4A]

(1) FOR A FRONT FACE SLOTTED GUTTER WITH—
(A) A MINIMUM SLOT OPENING AREA OF 1200 MM2 PER METRE OF GUTTER; AND
(B) THE LOWER EDGE OF THE SLOTS INSTALLED A MINIMUM OF 25 MM BELOW THE TOP OF THE FASCIA,
THE ACCEPTABLE OVERFLOW CAPACITY MUST BE 0.5 L/S/M, CONSTRUCTED IN ACCORDANCE WITH FIGURE 7.4.6A.
(2) FOR A CONTROLLED BACK GAP WITH—
(A) A PERMANENT MINIMUM 10 MM SPACER INSTALLED BETWEEN THE GUTTER BACK AND THE FASCIA; AND
(B) ONE SPACER PER BRACKET, WITH THE SPACER NOT MORE THAN 50 MM WIDE; AND
(C) THE BACK OF THE GUTTER INSTALLED A MINIMUM OF 10 MM BELOW THE TOP OF THE FASCIA,
THE ACCEPTABLE OVERFLOW CAPACITY MUST BE 1.5 L/S/M, CONSTRUCTED IN ACCORDANCE WITH FIGURE 7.4.6B.
(3) FOR THE CONTROLLED BACK GAP OPTION, THE SPACER CAN BE A PROPRIETARY CLIP OR BRACKET THAT PROVIDES THE REQUIRED OFFSET OF THE GUTTER FROM THE FASCIA.
(4) FOR CONTROLLED FRONT BEAD HEIGHT WITH THE FRONT BEAD OF THE GUTTER INSTALLED A MINIMUM OF 10 MM BELOW THE TOP OF THE FASCIA, THE ACCEPTABLE OVERFLOW CAPACITY IS 1.5 L/S/M CONSTRUCTED IN ACCORDANCE WITH FIGURE 7.4.6C.

FIGURE 7.4.6A CONSTRUCTION OF FRONT FACE SLOTTED GUTTER

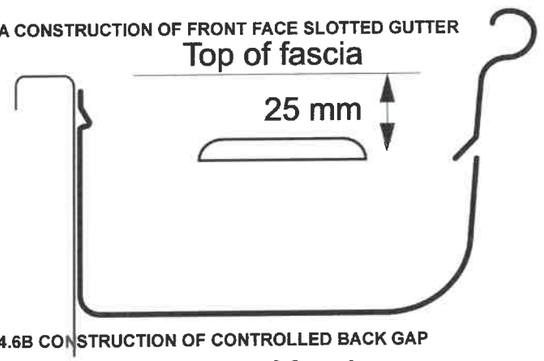


FIGURE 7.4.6B CONSTRUCTION OF CONTROLLED BACK GAP

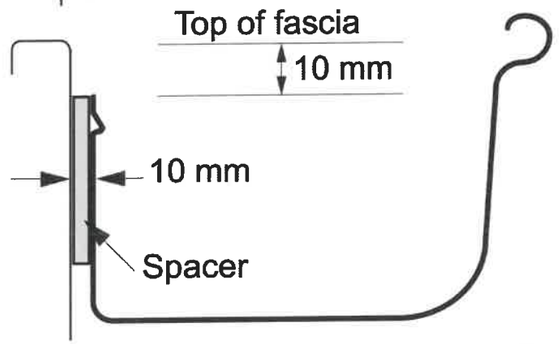
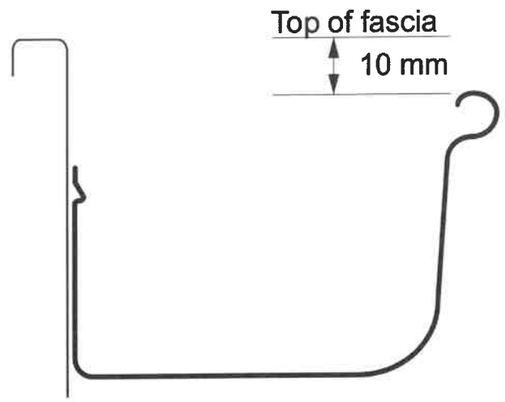
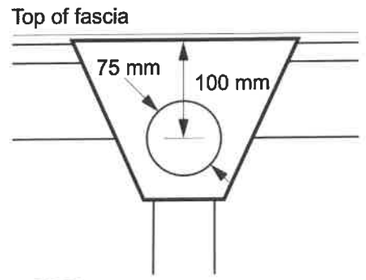
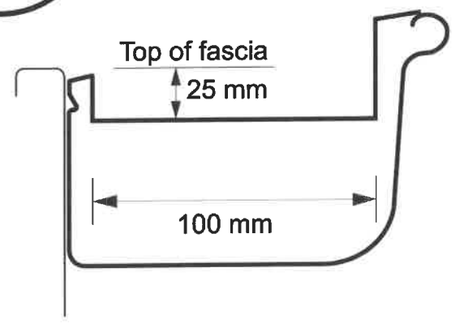


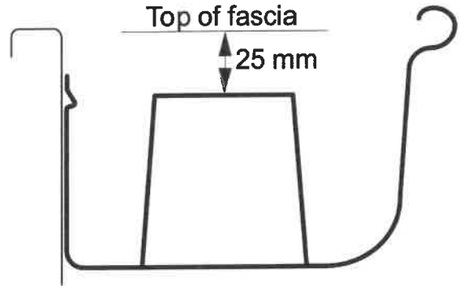
FIGURE 7.4.6C CONSTRUCTION OF CONTROLLED FRONT BEAD HEIGHT



7.4.7 ACCEPTABLE DEDICATED OVERFLOW MEASURE PER DOWNPIPE [2019: TABLE 3.5.3.4B]
FOR AN END-STOP WEIR WITH—
(A) A MINIMUM CLEAR WIDTH OF 100 MM; AND
(B) THE WEIR EDGE INSTALLED A MINIMUM 25 MM BELOW THE TOP OF THE FASCIA,
THE ACCEPTABLE OVERFLOW IS 0.5 L/S CONSTRUCTED IN ACCORDANCE WITH FIGURE 7.4.7A. AN END-STOP WEIR IS NOT SUITABLE WHERE THE END-STOP ABUTS A WALL.
(3) FOR AN INVERTED NOZZLE INSTALLED WITHIN 500 MM OF A GUTTER HIGH POINT WITH—
(A) A MINIMUM NOZZLE SIZE OF 100 MM × 50 MM POSITIONED LENGTHWAYS IN THE GUTTER; AND (B) THE TOP OF THE NOZZLE INSTALLED A MINIMUM OF 25 MM BELOW THE TOP OF THE FASCIA,
THE ACCEPTABLE OVERFLOW IS 1.2 L/S CONSTRUCTED IN ACCORDANCE WITH FIGURE 7.4.7B.
(4) FOR A FRONT FACE WEIR WITH—
(A) A MINIMUM CLEAR WIDTH OF 200 MM; AND
(B) A MINIMUM CLEAR HEIGHT OF 20 MM; AND
(C) THE WEIR EDGE INSTALLED A MINIMUM OF 25 MM BELOW THE TOP OF THE FASCIA,
THE ACCEPTABLE OVERFLOW CAPACITY IS 1.0 L/S CONSTRUCTED IN ACCORDANCE WITH FIGURE 7.4.7C.
(5) FOR A RAINHEAD WITH—
(A) A 75 MM DIAMETER HOLE IN THE OUTWARD FACE OF THE RAINHEAD; AND
(B) THE CENTRELINE OF THE HOLE POSITIONED 100 MM BELOW THE TOP OF THE FASCIA,
THE ACCEPTABLE OVERFLOW CAPACITY IS 3.5 L/S CONSTRUCTED IN ACCORDANCE WITH FIGURE 7.4.7D.
(6) THE RAINHEAD SHOULD BE DETAILED TO AVOID NUISANCE DISCHARGE FROM THE OVERFLOW AT RAINFALL INTENSITIES BELOW THE NORMAL DESIGN LEVEL.







1 **7.4 GUTTER & DOWN PIPES**
Scale: 1:100

freeform designs
Environmental Designer
Custom builders

ADDRESS
Freeform Designs & Constructions
ABN 60461898695
67 Melbourne st South Launceston
andrew@fdandc.com.au
MOB: 0438062698

ACCREDITATION
Accreditation : No CC224T
Category/class: Building designer arch-res
Category/class: Builder low Rise
Category/class: Construction manager

Address:38609 TASMAN HIGHWAY
Lot No:4
Property Id:6935421
Title Reference:157010/4
Client No: 537.23

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DRAWING : NOTES 08

Submission addressing the
Tasmanian Planning Scheme – Break O'Day

for the

the demolition of an existing shed, the construction of a pre-fabricated shed ancillary to the existing dwelling, vehicle access and manoeuvring areas and stormwater disposal

at

27261 Tasman Highway, Goulds Country 7216

Development site entrance 29 July 25

03 October 2025

Written by

Chris Triebe BBus (MarMgt)Hons, GradDip Env&Plan of
Chris Triebe & Associates Town Planning Services
PO Box 313 St Helens Tasmania 7216
ctriebeplanning@gmail.com
0417 524 392

CONTENTS

FIGURES

1. INTRODUCTION

Mr Ryan Miller retained Chris Triebe and Associates Town Planning Services to prepare and submit a development application for the demolition of an existing wooden shed and the construction of a pre-fabricated outbuilding appurtenant to the dwelling on his Goulds Country property. The application will also include the construction of a vehicle manoeuvring area and stormwater disposal.

The 3.93ha Rural zoned development site with existing single storey, 2 bedroom dwelling, fronts the A3 Tasman Highway at Chintocks Flat. The site is not serviced by any reticulated water systems and abuts a similarly zoned properties to the east, south and west, an Environmental Management zoned lot against the south-western corner and Agriculture to the north. The property is primarily utilised for residential purposes. The adjoining Titles each have existing dwellings.

The Georges Bay map forms a part of the Department of Primary Industries, Parks, Water and Environment (DPIPWE) Modelled Land Capability Classification system, identifies the property as predominantly consisting of Class 5, a small portion of Class 4 as well as Class E land. This will be discussed later in this report.

The LIST states Class 4 land is "…*well suited to grazing but is limited to occasional cropping or a very restricted range of crops*…"; Class 5 land has "…*slight to moderate limitations to pastoral use but is unsuitable for cropping, although some areas on easier slopes may be cultivated for pasture establishment*…" while Class E or also referred to as Class 7 land, is not private freehold or leased Crown Land which has not been classified. With this classification, the proximity to the wetland as well as the existing tracks previously created around the property, it is not certain it has been used for farming prior to the existing Residential Use.

The aim of this report and documentation forming the application is to demonstrate compliance with the relevant Zone and Codes of the *Tasmanian Planning Scheme – Break O'Day* (the Planning Scheme) as well as the Objectives of the *Land Use Planning and Approvals Act 1993* (the Act). A review of the Local Provisions Schedule (https://www.planning.tas.gov.au/__data/assets/pdf_file/0005/710978/Glamorgan-Spring-Bay-Local-Provisions-Schedule.pdf viewed 14 August 2023) confirmed none are applicable.

A review of the LIST indicates the property is burdened by the following overlays:

- C7 Natural Assets Code – Waterway and coastal protection area Buffer area;
- C7 Natural Assets Code – Priority vegetation area;
- C8 Scenic Protection Code – Scenic road corridor;
- C12 Flood-prone Hazard Areas Code – flood-prone areas;
- C13 Bushfire-prone Areas Code – Bushfire-prone areas;
-

2. DEVELOPMENT SITE

2.1 Ownership and Title Information

The Certificate of Title downloaded 09 September 2025 shows the Title in the name of Ryan Trent Miller. The owner's postal address is 27261 Tasman Highway, Goulds Country, Tasmania 7216 and the application form signed to declare he was notified of the application being submitted on his behalf.

2.1.1 Folio Text and Plan

The site is identified by Property Identification Number (PID) 7255495 and Certificate of Title 240734/1. The Folio Text downloaded 09 September 2025 indicated the third edition was issued 19 March 2025 and does not include a Schedule of Easements while a review of the Folio Text noted the Title is not burdened by easements or restrictive covenants. The Folio Plan was undated but metric measurements have been used.

2.2 The Site

The multi-sided, undulating and partially fenced property of approximately 3.93ha is located on the southern side of the A3 Tasman Highway, approximately 17.1km north-west of the St Helens Post Office and. Vehicular access is via the existing crossover near the north-eastern Title corner approximately 470m west of the southern end of Sweets Hill Road.

The LISTmap indicates the property slopes down from the approximate 105m contour on the northern boundary just east of the north-western boundary corner, to the approximate 96m contour along the southern boundary formed by the Groom River. The site visit dated 29 July 2025 noted a swale had been fashioned along the eastern edge of the flat paddock, leading from a small water catchment beside the road, to the Groom River. The developer is planting an assortment of native screening shrubs/trees inside the frontage boundary.

The site is not serviced by any reticulated water services but has Aurora power, Telstra mobile telephony and may potentially be connected to the nbn® via an nbn Satellite system. (https://www.nbnco.com.au/results/null-np-pl-ptd/sa-c-ct/sat viewed 09 September 2025 11^{37}hrs).

The Property Information Report downloaded from the LIST lists the improvements as a 2 bedroom dwelling of approximately 77m^2 clad with cement sheet and galvanised iron, and sheds. The site visit dated 29 July 2025 noted one shed was constructed of wooden posts, a tiered concrete floor and clad with wooden palings and galvanised iron sheeting. The second shed is clad with Colorbond.

2.3 Proposal

The purpose of this application is to seek approval for the demolition of an existing 72m^2 wooden shed and the construction of a 16m by 12m by 6m, 3 bay pre-fabricated, non-habitable shed with a 10^o gabled roof with vehicle manoeuvring area and stormwater disposal. The proposed shed will have a non-habitable, Residential Use as it will be appurtenant to the existing dwelling and provide covered and secure storage for the developer's personal vehicles

as well as personal items associated with maintaining the property. Internal access to the 3-bay structure will be via a personnel door in the northern wall, 3 Rolladors in the eastern wall and a single Rollador in the western wall.

The demolition of the existing and approximate 16m by 6m by 3m or 96m^2 shed will be approved with the construction of the replacement shed in this application, making it a Permitted Use in accordance with subclause 4.3.10 of the Planning Scheme.

The proposed shed will be constructed a minimum 6.5m south of the dwelling over previously cleared land, on a concrete slab with no internal walls or elevated floors.

2.4 Discretions

The application is discretionary on the following Clauses:

20.4.2 P2 Setbacks – a building for a sensitive use within 200m of the Agriculture Zone

C7.6.1 P1.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area – works not occurring within a building envelope

C8.6.2 P2 Development within a scenic road corridor – development visible from the scenic road

3. ZONE

20.0 Rural Zone

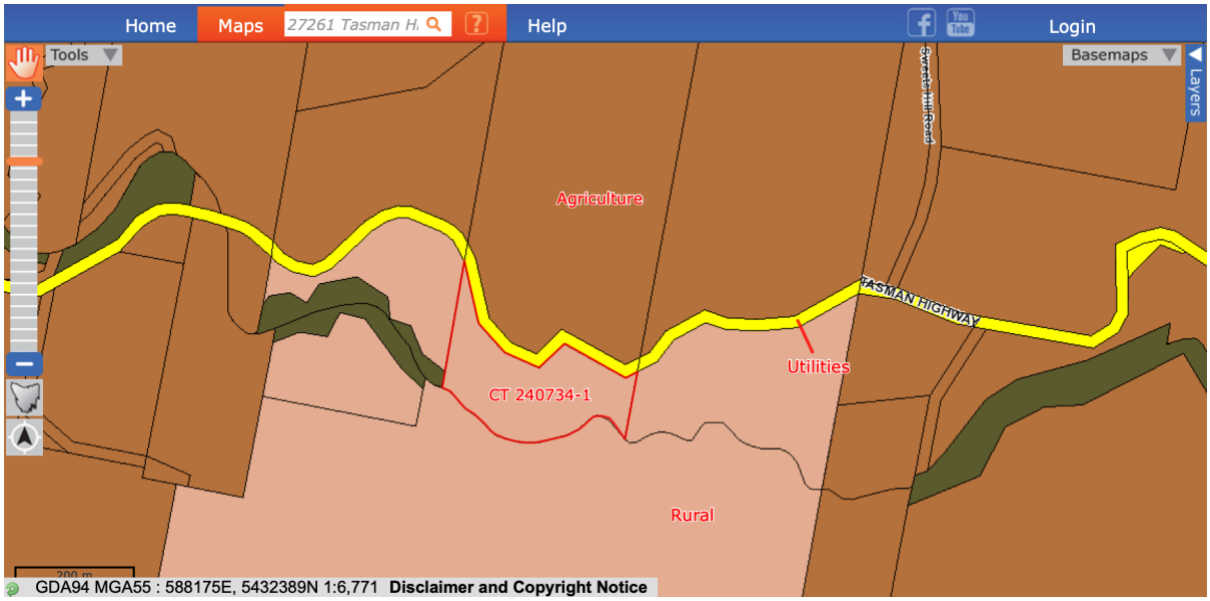


Figure 1: Zoning map

20.1 Zone Purpose

The purpose of the Rural Zone is:

20.1.1: To provide for a range of use or development in a rural location:

(a) where agricultural use is limited or marginal due to topographical, environmental or other site or regional characteristics;

(b) that requires a rural location for operational reasons;

(c) is compatible with agricultural use if occurring on agricultural land;

(d) minimises adverse impacts on surrounding uses.

20.1.2 To minimise conversion of agricultural land for non-agricultural use.

20.1.3 To ensure that use or development is of a scale and intensity that is appropriate for a rural location and does not compromise the function of surrounding settlements.

20.2 Use Table

In accordance with this Table, the proposed outbuilding replacing an existing outbuilding on a property with an existing Residential Use and within the curtilage of the dwelling, is considered a part of that dwelling (Table 3.1 Planning Terms and Definitions of the Planning Scheme and *Drummond Street Developments Pty Ltd v Northern Midlands Council, 2023 TASCAT 77*).

Following discussions between Messers Shawn Moore and Jake Ihnen Council's Development Services Co-ordinator that were forwarded to the author of this report, this application is submitted as a Residential Use and a qualified Permitted Use.

20.3 Use Standards

20.3.1 Discretionary uses

Objective: That the location, scale and intensity of a use listed as Discretionary:

(a) is required for operational reasons;

(b) does not unreasonably confine or restrain the operation of uses on adjoining properties;

(c) is compatible with agricultural use and sited to minimise conversion of agricultural land; and

(d) is appropriate for a rural location and does not compromise the function of surrounding settlements.

Not Applicable

This application is for a qualified Permitted Use.

20.4 Development Standards for Buildings and Works

20.4.1 Building height

Objective: To provide for a building height that:

(a) is necessary for the operation of the use; an

(b) minimises adverse impacts on adjoining properties.

A1 – Acceptable Solution

The elevations submitted with this report confirms the shed will have an approximate maximum height of 6.1m above natural ground level.

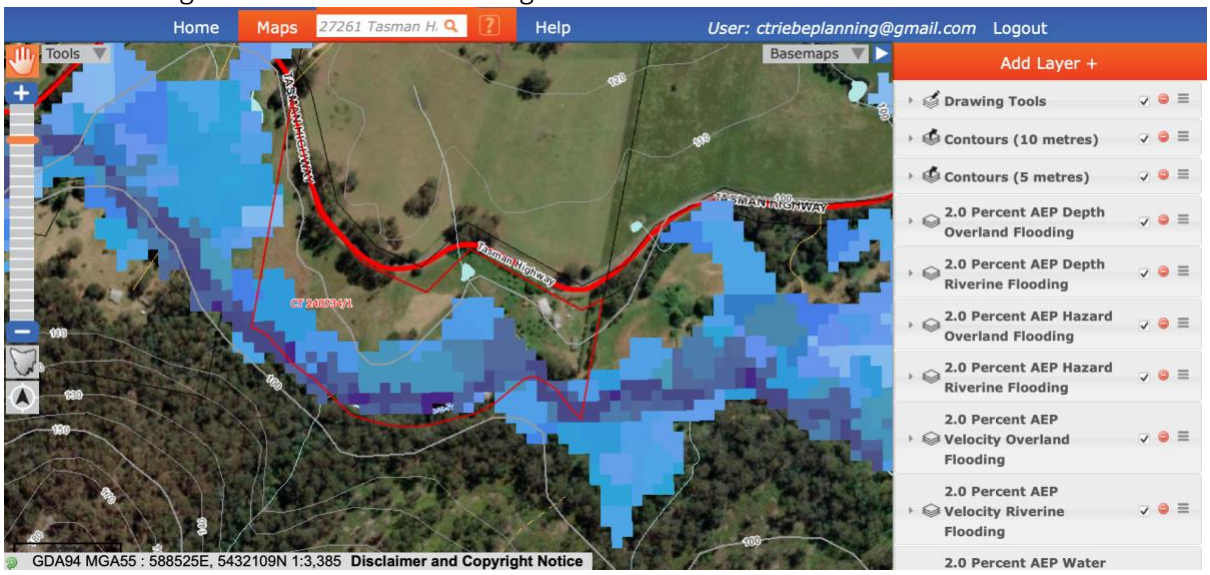


Figure 2: LISTmap 2 Percent AEP Flooding Overlay

20.4.2 Setbacks

Objective: That the siting of buildings minimises potential conflict with use on adjoining sites.

A1 – Acceptable Solution

The site plan submitted on CD:02 of this application demonstrates the proposed building will have boundary setbacks greater than 5m.

P2 – Performance Criterion

The construction of the new outbuilding ancillary to the existing dwelling, has been sited so as to not conflict or interfere with an agricultural use within the Agriculture Zone, having regard to the following:

(a) the size, shape and topography of the site: the multi-sided property is longer than it is wide, but not rectangular; this shape is dictated by its location between the Tasman Highway and the Groom River and restricts the location for development. Figure 2 above demonstrates much of the Title is prone to flooding, with only that ground located above the 100m contour free to be constructed on. It is for this reason all existing buildings, including the dwelling, have been constructed in their current location; the shed will be located on a relatively level section of the Title, over the existing footprint of the wooden shed to be demolished and within the curtilage of the existing dwelling;

(b) the prevailing setbacks of any existing buildings for sensitive uses on adjoining properties: the development site adjoins 5 separate Titles, 4 with existing sensitive uses, 3 zoned Rural and 1 zoned Agriculture. The minimum side boundary setback shown in Figure 3 below is 68m on the western adjoining Lot 2 while the minimum frontage setback is 64m on the eastern adjoining Lot 1. Both these properties are zoned Rural. The northern adjoining Lot 1 has 126m and 159m respective side and frontage boundary setbacks but is zoned Agriculture;

(c) the location of existing buildings on the site: the site plan on Drawing CD:02 and submitted with this report demonstrates the existing dwelling has a minimum 10m frontage boundary setback. While the outbuildings have a minimum 8.5m setback off the eastern side boundary;

Figure 3: LISTmap image showing adjoining sensitive use boundary setbacks

(d) the existing and potential use of adjoining properties: properties in Goulds Country are mostly used for dairy farming as well as growing crops associated with feeding their stock. A review of the cadastre information via the LIST indicates the northern adjoining Title has not been adhered to other Titles for rates purposes and may be used for

cutting hay or agisting dairy cows from nearby farms. This may suggest they are not involved with large agricultural operations.

The standing vegetation on the 2 Titles adjoining the eastern and western boundaries of the development site, has been retained. A parcel of land on the western adjoining Lot 2 has been cleared between the frontage boundary and Groom River, though the sags, an indication of constantly wet ground, and the state of the existing fencing, indicate stock have not been kept on-site for many years. It is therefore put to the Planning Authority, the 2 adjoining properties on the southern side of the Tasman Highway are of a size more suited to lifestyle use as opposed to grazing stock or cropping.

The Agriculture-zoned, northern adjoining Title is and/or may be used for grazing stock and growing hay, though the slope may prevent it from being used for the growing of other crops. Therefore the construction of a replacement shed on the development site would not impinge upon an existing or future primary industrial use on an adjoining property;

(e) any proposed attenuation measures: the construction of a replacement shed for residential purposes does not require the application of attenuation measures as listed within Table C9.1 Attenuation Distances of the Planning Scheme. there are no known legal or approved operations occurring on properties adjoining or nearby to the development site, that have distances listed within. the demolition of an existing outbuilding as well as the construction of a replacement outbuilding; and

(f) any buffers created by natural or other features: natural and manmade features provide the development site with buffers from agricultural uses operating on adjoining properties:

a. firstly, the Tasman Highway provides a minimum buffer distance from any operations occurring on the northern adjoining property;
b. secondly, the developer is adding to the existing vegetation screen established by the previous owner and created through the use of an assortment of trees inside the frontage boundary and shown in Figure 4 below;
c. thirdly, the previous owner planted a row of blackwood trees inside the eastern boundary to screen his dwelling and outbuildings from the adjoining CT 56019-1. The approximate 284m setback from the western adjoining CT 140933-2 provides an adequate buffer from any operations occurring there.

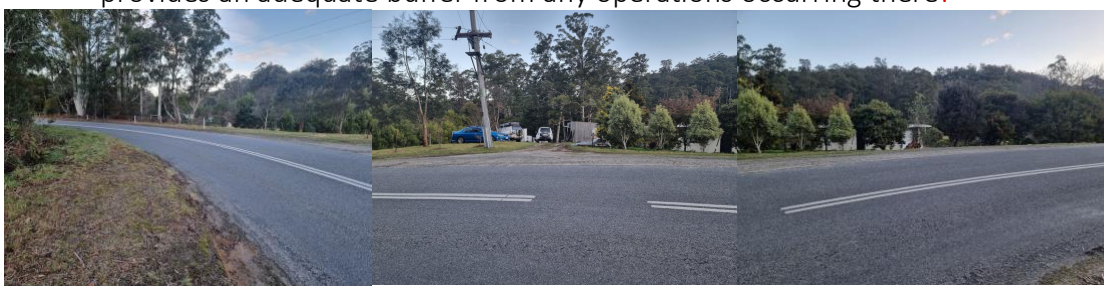


Figure 4: Photos taken 29 July 2025 of the existing frontage screening

Based upon the above responses, it is put to the Planning Authority, the construction of the new outbuilding, in the location of the soon to be demolished outbuilding, will have similar setbacks to those on adjoining properties and not conflict or interfere with any agricultural uses current or future, within the Agriculture Zone.

20.4.3 Access for new dwellings

Objective: That new dwellings have appropriate vehicular access to a road maintained by a road authority.

A1 – Not Applicable

This application does not propose a new dwelling though will utilise the existing crossover off the single Tasman Highway frontage. An additional crossover is not required.

20.5 Development Standards for Subdivision

20.5.1 Lot design

Objective: To provide for subdivision that:

(a) relates to public use, irrigation or Utilities; or

(b) facilitates use and development for allowable uses in this zone.

Not Applicable

This application does not propose a subdivision.

4. CODES

A review of the Tasmanian Planning Scheme General and Code overlays on the electronic LIST (Land Information System Tasmania) database (viewed https://maps.thelist.tas.gov.au/listmap/app/list/map viewed 21 August 2023 15^{55}hrs) confirms the following overlays burden the development site and are relevant to this application:

a. C7.0 Natural Assets Code – Waterway and coastal protection area Buffer area;
b. C7.0 Natural Assets Code – Priority vegetation area;
c. C8.0 Scenic Protection Code – Scenic road corridor;
d. C12.0 Flood-prone Hazard Areas Code – flood-prone areas;
e. C13.0 Bushfire-prone Areas Code – Bushfire-prone areas;

The relevant Codes will be discussed later in this report.

C1.0 Signs Code

Not Applicable

C1.1 Code Purpose

The purpose of the Signs Code is:

C1.1.1: To provide for appropriate advertising and display of information for business and community activity.

C1.1.2: To provide for well-designed signs that are compatible with the visual amenity of the surrounding area.

C1.1.3: To ensure that signage does not disrupt or compromise safety and efficiency of vehicular or pedestrian movement.

C1.2 Application of this Code

C1.2.1: Unless otherwise stated in a particular purpose zone, this Code applies to all development for signs, unless the following clauses apply:

(a) C1.4.2; or
(b) C1.4.3.

C1.2.2: This Code does not apply to use.

This application neither proposes nor requires signage for any purpose, making this Code inapplicable.

C2.0 Parking and Sustainable Transport Code

C2.1 Code Purpose

The purpose of the Parking and Sustainable Transport Code is:

C2.1.1: To ensure that an appropriate level of parking facilities is provided to service use and development.

C2.1.2: To ensure that cycling, walking and public transport are encouraged as a means of transport in urban areas.

C2.1.3: To ensure that access for pedestrians, vehicles and cyclists is safe and adequate.

C2.1.4: To ensure that parking does not cause an unreasonable loss of amenity to the surrounding area.

C2.1.5: To ensure that parking spaces and accesses meet appropriate standards.

C2.1.6: To provide for parking precincts and pedestrian priority streets.

C2.2 Application of this Code

C2.2.1: Unless stated otherwise in a particular purpose zone, or sub-clause C2.2.2, C2.2.3 or C2.2.4, this Code applies to all use and development;

C2.2.2: Clause C2.5.3 does not apply to the Residential Use if for a single dwelling;

C2.2.3: Clause C2.5.4 does not apply to the Residential Use if for a single dwelling;

C2.2.4: Clause C2.5.5 does not apply to the Residential Use if for a single dwelling;

C2.4 Use or Development Exempt from this Code

C2.4.1: There are no exemptions to this Code.

C2.5 Use Standards

C2.5.1 Car parking numbers

Objective: That an appropriate level of car parking spaces are provided to meet the needs of the Use.

A1 – Acceptable Solution

This application is for the construction of a pre-fabricated shed appurtenant to the existing on-site Residential Use that will not increase the required number of spaces beyond the existing 2 parking spaces provided for the dwelling. The shed will be used for the storage of personal items including the developer's vehicles and machinery associated with his everyday living as well as those used in the maintenance of this rural property. The site plan submitted with this report demonstrates compliance with Table C2.1 of the Planning Scheme because the development site is not:

(a) subject to a Council adopted parking plan;
(b) contained within a parking precinct plan and subject to Clause 2.7;
(c) subject to Clause C2.5.5; or
(d) the site plan Drawing 02 demonstrates the 2 car parking spaces will be provided for within the shed.

C2.5.2 Bicycle parking numbers

Objective: That an appropriate level of bicycle parking spaces are provided to meet the needs of the use.

A1 – Not Applicable

In accordance with Table C2.1, applications involving single dwellings in a zone other than General Residential, are not required to provide bicycle parking spaces.

C2.5.3 Motorcycle parking numbers

Objective: That an appropriate level of motorcycle parking is provided to meet the needs of the Use.

A1 – Not Applicable

In accordance with subclause C2.2.2(k) and Table C2.4 Motorcycle Parking Space Requirements, this application for a single dwelling will not require the provision of 21 or more car parking spaces. The provision of dedicated motorcycle spaces is therefore not required.

C2.5.4 Loading bays

Objective: That adequate access for goods delivery and collection is provided, and to avoid unreasonable loss of amenity and adverse impacts on traffic flows.

A1 – Not Applicable

This application involves a structure ancillary to a single dwelling, ensuring the provision of a loading bay is not required.

C2.5.5 Number of car parking spaces within the General Residential Zone and Inner Residential Zone

Objective: To:

(a) facilitate the reuse of existing non-residential buildings within the General Residential Zone and Inner Residential Zone; and

(b) to not cause an unreasonable impact on residential amenity by the car parking generated by that reuse.

A1 – Not Applicable

The development site is located within the Rural Zone.

C2.6 Development Standards for Buildings and Works

C2.6.1 Construction of parking areas

Objective: That parking areas are constructed to an appropriate standard.

A1 – Acceptable Solution

All parking, access ways, manoeuvring and circulation spaces will:

(a) be constructed of compacted gravel;

(b) stormwater will be disposed of within the surrounding vegetation in a manner that will not cause it to be concentrated to cause rutting or other forms of erosion or ponding and retained within the site; and

(c) not applicable. The development site is within the Rural Zone.

C2.6.2 Design and layout of parking areas

Objective: That parking areas are designed and laid out to provide convenient, safe and efficient parking.

A1.1 – Acceptable Solution

The vehicle access, driveway, parking and manoeuvring areas as shown on Drawing CD:03 will be located over previously disturbed ground and will provide convenient, safe and efficient parking to:

(a) comply with the following:
  (i) the vehicle access, parking and manoeuvring areas will be on almost level ground and in accordance with *Australian Standard AS 2890 – Parking facilities, Parts 1 – 6*;
  (ii) allow for vehicles to enter and exit the site in a forward direction;
  (iii) have a 3m wide access in accordance with Table C2.2;
  (iv) dimensions of car parking spaces comply with Table C2.3;
  (v) not applicable due to only 2 parking spaces required in accordance with Table C2.1;
  (vi) the parking spaces will have a vertical clearance in excess of 2.1m above the parking surface level;
  (vii) not applicable. The proposed shed is ancillary to a single dwelling;
(b) not addressed;

A1.2 – Not Applicable

The provision of specific parking spaces for disabled persons is not required for this existing Residential Use.

C2.6.3 Number of accesses for vehicles

Objective: That:

(a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses;
(b) accesses do not cause an unreasonable loss of amenity of adjoining Uses; and
(c) the number of accesses minimise impacts on the streetscape.

A1 – Acceptable Solution

This proposal will utilise the single and existing vehicle access point through the sole frontage to the A3 Tasman Highway. No other accesses are proposed or required for this project.

A2 – Not Applicable

The development site is within the Rural Zone.

C2.6.4 Lighting of parking areas within the General Business Zone and Central Business Zone

Objective: That parking and vehicle circulation roads and pedestrian paths within the General Business Zone and Central Business Zone, which are used outside daylight hours, are provided with lighting to a standard which:

(a) enables easy and efficient use;
(b) promotes the safety of users;

(c) minimises opportunities for crime or anti-social behaviour; and
(d) prevents unreasonable light overspill impacts.

A1 – Not Applicable
The development site is located fully within the Rural Zone and does not propose the lighting of any parking areas except for motion-sensitive security lighting.

C2.6.5 Pedestrian access
Objective: That pedestrian access within parking areas is provided in a safe and convenient manner.

A1.1 – Not Applicable
This application requires the provision of a minimum 2 car parking spaces only.

A1.2 – Not Applicable
This application will continue the private Residential Use and does not require the provision of parking for disabled persons.

C2.6.6 Loading bays
Objective: That the area and dimensions of loading bays are adequate to provide safe and efficient delivery and collection of goods.

Not Applicable
In accordance with subclause C2.2.3 the provision of a dedicated loading bay is not required for the existing Residential Use within the Rural Zone.

C2.6.7 Bicycle parking and storage facilities within the General Business Zone and Central Business Zone
Objective: That parking for bicycles are safe, secure and convenient, within the General Business Zone and Central Business Zone.

Not Applicable
The development site is located within the Rural Zone.

C2.6.8 Siting of parking and turning areas
Objective: That the siting of vehicle parking and access facilities in an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone, General Business Zone or Central Business Zone does not cause an unreasonable visual impact on streetscape character or loss of amenity to adjoining properties.

Not Applicable
The development site is located within the Rural Zone.

C2.7 Parking Precinct Plan
C2.7.1 Parking precinct plan

Objective: To minimise the amount of on-site car parking spaces within an area defined by a parking precinct plan, and that parking does not detract from the streetscape of the area.

Not Applicable
The development site is not within an area burdened by a defined parking precinct plan.

C3.0 Road and Railway Assets Code

Not Applicable

C3.1 Purpose of the Code

The purpose of the Road and Railway Assets Code is:

C3.1.1 To protect the safety and efficiency of the road and railway networks; and

C3.1.2 To reduce conflicts between sensitive Uses and major roads and the rail network.

Figure 5: Northern and southern views over existing vehicle crossover

C3.2 Application of this Code

C3.2.1 This Code applies to a use or development that:

a) will increase the amount of vehicular traffic or the number of movements of vehicles longer than 5.5m using an existing vehicle crossing or private level crossing;
b) will require a new vehicle crossing, junction or level crossing; or
c) involves a subdivision or habitable building within a road or railway attenuation area if for a sensitive Use.

C3.4 Use or development exempt from this Code

C3.4.1 There are no exemptions from this Code.

This application will utilise the existing legal access servicing the residential property and does not propose to intensify the amount of vehicular traffic, the number of movements of vehicles longer than 5.5m over an existing crossover and does not propose a new vehicle crossing. The existing double white line in the centre of the sealed road has a break, indicating its legality.

Based on the above and in accordance with subclause C3.2.1 of the Planning Scheme, this Code does not apply to this application.

Figure 6: Existing western and eastern sight distances along the Tasman Highway

C4.0 Electricity Transmission Infrastructure Protection Code

Not Applicable

E4.1 Code Purpose

The purpose of the Electricity Transmission Infrastructure Protection Code is:

C4.1.1: To protect use and development against hazards associated with proximity to electricity transmission infrastructure.

C4.1.2: To ensure that use and development near existing and future electricity transmission infrastructure does not adversely affect the safe and reliable operation of that infrastructure.

C4.1.3: To maintain future opportunities for electricity transmission infrastructure.

C4.2 Application of this Code

C4.2.1: This Code applies to Use or development of land within the following areas:

(a) electricity transmission corridor, and if for:
- (i) buildings or works;
- (ii) a sensitive Use contained within a building;
- (iii) Use listed in Table C4.1; or
- (iv) subdivision; and

(b) communications station buffer area, and if for:
- (i) building or works; or
- (ii) subdivision; and

(c) substation facility buffer area, and if for:
- (i) a sensitive Use contained within a building;
- (ii) a Use listed in Table C4.1;
- (iii) buildings or works within 5m of a substation facility; or
- (iv) subdivision.

The site visit dated 29 July 2025 as well as Figures 5 and 6 above, confirm the low voltage overhead power line runs through the Tasman Highway road reserve, from where the

development site is serviced and the proposed shed will not be constructed within 6m. This Title is not burdened by a Wayleave Easement. Therefore this Code is not applicable to this application.

C5.0 Telecommunications Code

Not Applicable

C5.1 Code Purpose

The purpose of the Telecommunications Code is:

C5.1.1: To provide for telecommunication networks as a service for the community.

C5.1.2: To ensure that facilities are co-located where practicable.

C5.1.3: To ensure that facilities use mitigation measures to avoid an unreasonable loss of visual amenity.

C5.2 Application of this Code

C5.2.1: Unless otherwise stated in a particular purpose zone, this Code applies to all development for telecommunication facilities.

C5.2.2: This Code does not apply to use.

C5.4 Use or Development Exempt from this Code

C5.4.1: There are no exemptions from this Code.

Not Applicable

This application does not propose development for telecommunication facilities, ensuring this Code is not applicable to this application.

C6.0 Local Historic Heritage Code

Not Applicable

C6.1 Code Purpose

The purpose of the Local Historic Heritage Code is:

C6.1.1: To recognise and protect:

(a) the local historic heritage significance of local places, precincts, landscapes and areas of archaeological potential; and

(b) significant trees.

C6.1.2: This Code does not apply to the Aboriginal heritage values.

C6.2 Application of this Code

C6.2.1: This Code applies to:

(a) development on land within any of the following, as defined in this Code:
    (i) a local heritage place;
    (ii) a local heritage precinct;
    (iii) a local historic landscape precinct; and
    (iv) for excavation only, a place or precinct of archaeological potential; and

(b) the lopping, pruning, removal or destruction of a significant tree as defined in this Code.

C6.2.2: If a site is listed as a local heritage place and also within a local heritage precinct or local historic landscape precinct, it is only necessary to demonstrate compliance with the standards for the local heritage place unless demolition, buildings and works are proposed for an area of the site outside the identified specific extent of the local heritage place.

C6.2.3: This Code does not apply to a registered place entered on the Tasmanian Heritage Register, unless for the lopping, pruning, removal or destruction of a significant tree as defined in this Code.

C6.2.4: This Code does not apply to use.

C6.4 Development Exempt from this Code

C6.4.1: Development described in Table C6.4.1 is exempt from this Code provided it meets the number of corresponding qualifications not listed.

Not Applicable

The shed proposed in this application will be constructed on the location of that shed being demolished. The development site is not listed as being on land within a local heritage place, a local heritage precinct, a local historic landscape precinct or in a place or precinct of archaeological potential, ensuring this Code is not applicable.

4.1: C7.0 Natural Assets Code

A review of the Planning Scheme overlays on the electronic LIST database confirms the following overlays are relevant to this application:

a. C7 Natural Assets Code – Waterway and coastal protection area Buffer area;
b. C7 Natural Assets Code – Priority vegetation area;

C7.1 Code Purpose

The purpose of the Natural Assets Code is:

C7.1.1: To minimise impacts on water quality, natural assets including native riparian vegetation, river condition and the natural ecological function of watercourses, wetlands and lakes.

C7.1.2: To minimise impacts on coastal and foreshore assets, native littoral vegetation, natural coastal processes and the natural ecological function of the coast.

C7.1.3: To protect vulnerable coastal areas to enable natural processes to continue to occur, including the landward transgression of sand dunes, wetlands, saltmarshes and other sensitive coastal habitats due to sea-level rise.

C7.1.4: To minimise impacts on identified priority vegetation.

C7.1.5: To manage impacts on threatened fauna species by minimising clearance of significant habitat.

C7.2 Application of this Code

C7.2.1: This Code applies to development on land within the following areas:

(a) a waterway and coastal protection area;

(b) a future coastal refugia area; and

(c) a priority vegetation area only if within the following zones:

(i) Rural Living Zone;
(ii) Rural Zone;
(iii) Landscape Conservation Zone;
(iv) Environmental Management Zone;
(v) Major Tourism Zone;
(vi) Utilities Zone;
(vii) Community Purpose Zone;
(viii) Recreation Zone;
(ix) Open Space Zone;
(x) Future Urban Zone;
(xi) Particular Purpose Zone; or
(xii) General Residential Zone or Low Density Residential Zone, only if an application for subdivision.

C7.4 Development Exempt from this Code

C7.4.1 This subclause lists a number of uses and/or development exempt from this Code. This includes but is not limited to works on behalf of the Crown, State or Local Government authority, a Level 2 activity, forest operations in accordance with a forest practices plan, coastal protection works on behalf of the Crown, State or Local Government authority. This application does not propose any of these works ensuring the application is not exempt from addressing this Code.

C7.5 Use Standards

C7.5.1: There are no Use Standards in this Code.

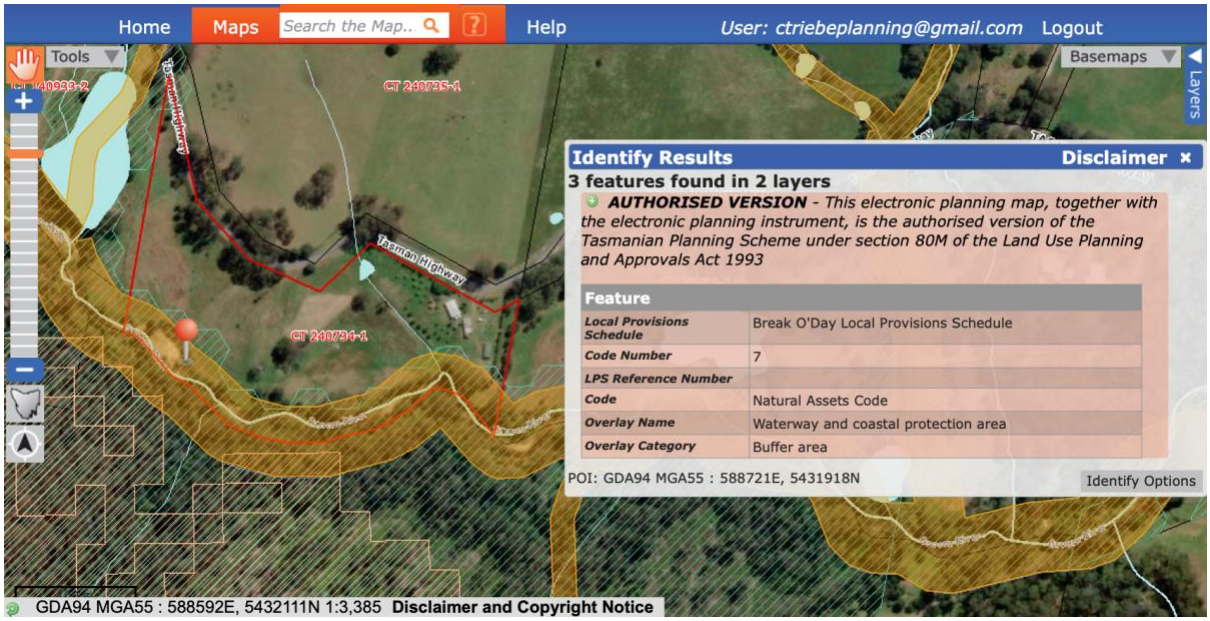


Figure 7: LISTmap demonstrating location of Waterway & Coastal Protection – Buffer Area

C7.6 Development Standards for Buildings and Works

C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area

Objective: That buildings and works within a waterway and coastal protection area or future coastal refugia area will not have an unnecessary or unacceptable impact on natural assets.

P1.1 – Performance Criterion

The application is discretionary on this subclause because Figure 7 above, shows the development site is covered by the Waterway and Coastal Protection – Buffer Area overlay and the Title is not burdened by a building area. Based on the proposed outbuilding being constructed on the location of the previous outbuilding and Drawing CD:03, no works will occur within the waterway and coastal protection area. This will avoid any adverse impacts on natural assets, having regard to the following:

(a) impacts caused by erosion, siltation, sedimentation and runoff: the future shed will be setback approximately 36m from the Groom River and approximately 33m from the minor tributary, with maintained grass growing within both setbacks. All ground disturbed as a result of constructing the proposed building will be revegetated immediately with grass to minimise and prevent runoff and cause erosion, siltation or sedimentation;

(b) impacts on riparian or littoral vegetation: the Property Information Report states the existing dwelling was constructed on the development site in 1975. Figure 7 above and Drawing CD:03 submitted with this application, demonstrate no works will occur within the Waterway and Coastal Protection – Buffer Area or disturb any riparian or littoral vegetation;

(c) maintaining natural streambank and streambed condition, where it exists: this application is for the construction of a pre-fabricated shed over the location of a demolished appurtenant outbuilding. Figure 7 above and the site plan submitted with the application confirm the appurtenant outbuilding will not be constructed

within 33m of the banks of either the Groom River or the minor tributary and will therefore not alter any existing natural streambank or streambank condition;

(d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation: this application is for the construction of a pre-fabricated shed over the location of a demolished appurtenant outbuilding. No works will occur within or impact an in-stream natural habitat;

(e) the need to avoid land filling of wetlands: all works associated with this application will occur on or near the shed to be demolished and neither requires nor proposes the filling of a wetland;

(f) the need to group new facilities with existing facilities, where reasonably practical: the proposed outbuilding will be constructed over the demolished outbuilding, within the curtilage of the existing dwelling, thereby grouping it with existing structures;

(g) minimising cut and fill: the elevations submitted with this application demonstrate no cut or fill will occur;

(h) building design that responds to the particular size, shape, contours or slope of the land: the location on which the pre-fabricated, appurtenant outbuilding will be constructed, is over the existing shed to be demolished. The roof will have a 10^{o} pitch, a height of approximately 6.1m above natural ground level and be similar to the surrounding hills, demonstrating the appropriate selection of the design. This location was chosen partly to minimise ground disturbance, because much of the remainder of the property is prone to flooding and to also keep all buildings within the curtilage of the dwelling;

The growth of the standing vegetation established within the frontage boundary, along with the shortest wall facing to the road, will present minimal visual bulk. In addition, this end wall will be broken by the installation of a personnel door. The Colorbond®, dark green roof and wall sheeting will blend with nearby standing vegetation and will further minimise its impact on the existing landscape;

(i) minimising impacts on coastal processes, including sand movement and wave action: the development site is inland, located many kilometres from the coast. The demolition of the existing as well as the construction of the future shed will not cause any impact on coastal processes;

(j) minimising the need for future works for the protection of natural assets, infrastructure and property: the proposed shed will be constructed over the ground on which an existing shed is being demolished. Figure 2 as well as the blue line on the site plan on Drawing CD:3 demonstrate this location is setback from any watercourse and above the 2 per cent AEP flood level. This location does not require the removal of native vegetation. During a discussion with Mr Shaun Moore of Moorey Constructions on or about 01 September 25, Mr Jake Ihnen advised stormwater overflow from the collection tanks, is to be disposed of within the existing minor tributary dissecting the Title. The site plan submitted as Drawing CD:03 demonstrates this will be done by via a headwall. It is therefore put to the Planning Authority, the construction of this shed will not need future works to protect natural assets, infrastructure or property;

(k) the environmental best practice guidelines in the Wetlands and Waterways Works Manual: while this application does not propose any works within a wetland or waterway, the vegetative buffer provided between the development, the wetland and waterways as well as the well-drained sandy soils ensures best practice is undertaken in accordance with this Manual; and

(l) the guidelines in the Tasmanian Coastal Works Manual: the purpose of this manual and accompanying guidelines are to "…provide practical information and guidance on the sustainable management of Tasmania's coast…" As neither watercourse is tidal or located on or near a coastal area, this subclause is not applicable to this application.

P1.2 – Performance Criterion

Not applicable. The proposed outbuilding will be constructed on an inland property that is not within the spatial extent of tidal, coastal waters.

A2 – Not Applicable

Not applicable. The proposed outbuilding will be constructed on an inland property that is not on or near a future coastal refugia area.

A3 – Not Applicable

Not applicable. The shed proposed in this application will not be located within a waterway, coastal protection area or coastal refugia area, ensuring this subclause is not applicable.

A4 – Not Applicable

This application does not require nor propose dredging or reclamation.

A5 – Not Applicable

This application neither proposes nor requires works for coastal protection, watercourse erosion or inundation protection works within a waterway and coastal protection area or a future coastal refugia area.

C7.6.2 Clearance within a priority vegetation area

Objective: That clearance of native vegetation within a priority vegetation area:

(a) does not result in unreasonable loss of priority vegetation;
(b) is appropriately managed to adequately protect identified priority vegetation; and
(c) minimises and appropriately manages impacts from construction and development activities.

A1 Acceptable Solution

The application proposes the demolition of an existing shed within the curtilage of an existing dwelling and the construction of a pre-fabricated shed in the same location. A review of the Planning Scheme Overlays and as demonstrated by Figure 8 below, indicates the Title is burdened by the Priority Habitat overlay over the Groom River, with no works occurring within or impacting that area.

Figure 8: LISTmap Priority Vegetation Area Overlay

C7.7 Development Standards for Subdivision

C7.7.1 Subdivision within a waterway and coastal protection area or a future coastal refugia area

Objective: That:

(a) works associated with subdivision within a waterway and coastal protection area or a future coastal refugia area will not have an unnecessary or unacceptable impact on natural assets; and

(b) future development likely to be facilitated by subdivision is unlikely to lead to an unnecessary or unacceptable impact on natural assets.

Not Applicable

This application does not propose a subdivision.

4.2: C8.0 Scenic Protection Code

Not Applicable

C8.1 Code Purpose

The purpose of the Scenic Protection Code is:

C8.1.1: To recognise and protect landscapes that are identified as important for their scenic values.

C8.2 Application of this Code

C8.2.1: This Code applies to development on land within a scenic protection area or scenic road corridor and only if within the following zones:

(b) Rural Zone;

The Planning Scheme overlay confirms the proposed shed demolition and construction will occur on an area of the development site located on a parcel of land abutting a

section of the Tasman Highway defined as a scenic road corridor, ensuring this Code is applicable.

C8.2.2: This Code does not apply to use.

C8.4 Use or Development Exempt from this Code

C8.4.1: This subclause was reviewed and confirmed the application does not propose:

a. the planting or destruction of vegetation on existing pasture or crop production land;
b. agricultural buildings or works;
c. alterations or extensions to an existing building;
d. a subdivision;
e. development subject to the Telecommunications Code; or
f. any development or works associated with road construction within a scenic road corridor.

Therefore this application is not exempt from this Code.

C8.5 Use Standards

C8.5.1 There are no Use Standards in this Code.

C8.6 Development Standards for Buildings and Works

C8.6.1 Development within a scenic protection area

Objective: That:

(a) destruction of vegetation does not cause an unreasonable reduction of the scenic value of a scenic protection area; and
(b) buildings and works do not cause an unreasonable reduction of the scenic value of a scenic protection area.

A1 – Acceptable Solution

Figures 5 and 6 above, show the area on which the shed will be constructed, is greater than 50m below a skyline while the site plan in CD:03 confirms the proposed works will not exceed 500m^2 in extent. This complies with this subclause.

C8.6.2 Development within a scenic road corridor

Objective: That:

(a) destruction of native vegetation or exotic vegetation does not cause an unreasonable loss of scenic value of scenic road corridors; and
(b) buildings and works do not cause an unreasonable loss of the scenic value of scenic road corridors.

A1 – Acceptable Solution

This application neither requires nor proposes the destruction of any native vegetation, hedgerows or exotic trees within the scenic road corridor.

P2 – Performance Criterion

The application is discretionary on this subclause because the proposed building will be constructed within the scenic road corridor and may be partially visible from the Tasman Highway. This application complies with this discretion having regard to the following:

(a) the topography of the site: the development site slopes down and away from the Tasman Highway, inside the frontage boundary before leveling out and dropping down to the Groom River. This flat area may be considered a flood plain of the river. The chosen location of the new shed was based on the developer's wish to minimise ground disturbance, keep all structures within the dwelling curtilage, and the majority of the development site being prone to flooding. The building location is below the Tasman Highway and well below any skyline, assisting with reducing the overall building height and visual bulk when viewed from the highway;

(b) proposed reflectance and colour of external finishes: to assist with minimising the visibility of the building from the road, all external surfaces of the proposed shed will be a non-reflective Colorbond Dark Green. In addition, no windows will be installed, further minimising any potential reflectivity;

(c) design and proposed location of the buildings or works: the proposed 3 bay, 16m by 12m by 6m shed will be constructed on a concrete slab and below the Tasman Highway. The narrow end wall will face the highway to present the least visual bulk. The gabled roof with 10^{o} slope will be clad with Colorbond Corodek sheeting while the walls will be clad with Colorbond Trimclad sheeting. The visual bulk of all walls will be broken up by installing doors as listed below. The north facing wall will have a personnel door installed beside the north-eastern corner while the east-facing wall will have 3 Rolladors: the single 4.48m by 4.25m will have a 3.5m by 3.65m on one side and a 2.5m by 3.05m on the other side. A single 2.5m by 3.05m Rollador will be installed in the western wall.

This section of the Tasman Highway has a lot of bends, with the shed being built toward the eastern boundary of the development site. As vehicles are doing between 50 and 80km/h in this area, there will be little if any view of the shed behind the standing vegetation. The view of the shed by occupants of vehicles approaching from the west, will be screened by not only the existing and future vegetation inside the frontage boundary, but also by the dwelling. The darker and non-reflective colour will assist with the shed melding with the native vegetation behind the property;

(d) the extent of any cut or fill required: this application does not propose any cut or fill;

(e) any existing or proposed screening: as shown by Figures 4 and 5 above, the previous owner planted a number of shrub species to provide visual and acoustic screening from users of the Tasman Highway. The developer will continue to undertake this planting and will increase the number of shrubs and trees growing in excess of 2m, inside the frontage boundary;

(f) the impact on views from the road: the proposed shed will be located within the rear curtilage of the existing on-site dwelling. This location along with the dark green Colorbond cladding, will minimise it's visibility as the light coloured existing dwelling will be more prominent. Furthermore the existing and future screening vegetation growing and to be planted inside the frontage boundary, will further reduce any views of the appurtenant shed, from this section of the highway; and

(g) the purpose of any management objectives identified in the relevant Local Provisions Schedule: a review of the *Break O'Day Local Provisions Schedule* noted *BRE-Table C8.1 Scenic Protection Areas* does not contain any locations. *BRE-C8.2.1* within *BRE-Table C8.2 Scenic Road Corridors* lists "Tasman Highway – Great Eastern Drive…[e]xtend[ing] from the southern boundary of the planning area to St Helens…" As the northern section of the Tasman Highway from St Helens to the northern boundary of the planning area, is not identified, it is put to the Planning Authority, this subclause is not applicable to this application.

C9.0 Attenuation Code

Not Applicable

C9.1 Code Purpose

The purpose of the Attenuation Code is:

C9.1.1: To minimise adverse impacts on the health, safety and amenity of sensitive use from activities which have the potential to cause emissions.

C9.1.2: To minimise the likelihood for sensitive use to conflict with, interfere with, or constrain, activities which have the potential to cause emissions.

C9.2 Application of this Code

C9.2.1: This Code applies to:

(a) activities listed in Tables C9.1 and C9.2;

(b) sensitive Uses; and

(c) subdivision if it creates a lot where a sensitive Use could be established, within an attenuation area;

C9.2.2: The Code does not apply to attenuation areas between the activities listed in Tables C9.1 and C9.2 where those activities occur within the Light Industrial Zone, General Industrial Zone, Port and Marine Zone, and Utilities Zone.

C9.2.3: The Code does not apply to sensitive uses occurring within the Light Industrial Zone, General Industrial Zone, Port and Marine Zone, and Utilities Zone.

C9.2.4: The Code does not apply to a plant nursery or controlled environment agriculture activities occurring within the Rural Zone and Agriculture Zone.

Tables C9.1 and C9.2 were reviewed; this application is for the construction of an outbuilding ancillary to the existing dwelling and Residential Use. As the Title is not knowingly within the attenuation distances of any of the activities listed in the above Tables, this Code is not applicable.

4.2: C10.0 Coastal Erosion Hazard Code

Not Applicable

C10.1 Code Purpose

The purpose of the Coastal Erosion Hazard Code is:

C10.1.1: To ensure that use or development subject to risk from coastal erosion is appropriately located and managed, so that:

(a) people, property and infrastructure are not exposed to an unacceptable level of risk;

(b) future costs associated with options for adaptation, protection, retreat or abandonment of property and infrastructure are minimised;

(c) it does not increase the risk from coastal erosion to other land or public infrastructure; and

(d) works to protect land from coastal erosion are undertaken in a way that provides appropriate protection without increasing risks to other land.

C10.1.2: To provide for appropriate Use or development that relies upon a coastal location to fulfil its purpose.

C10.2 Application of this Code

C10.2.1: This Code applies to:

(a) Use and development of land within a coastal erosion hazard area; or

(b) development identified in a report, that is lodged with an application, or required in response to a request under section 54 of the Act, as located on an actively mobile landform within the coastal zone.

C10.2.2: The Planning Authority may only make a request under clause C10.2.1(b) where it reasonably believes, based on information in its possession, that the land is located on an actively mobile landform within the coastal zone.

C10.2.3: For the purposes of C10.5.1, Residential and Visitor Accommodation are not Use Classes that are reliant on a coastal location.

C10.4 Use or Development Exempt from this Code

C10.4.1: The number of criteria listed as exempt from this Code is extensive and will therefore not be listed. Suffice to say the list was reviewed and none are applicable to this application.

Not Applicable

The development proposed in this application is on an inland Title that is not identified as containing a coastal erosion hazard area. This Code is therefore not applicable to this application.

C11.0 Coastal Inundation Hazard Code

Not applicable

C11.1 Code Purpose

The purpose of the Coastal Inundation Hazard Code is:

C11.1.1: To ensure that use or development subject to risk from coastal inundation is appropriately located and managed so that:

(a) people, property and infrastructure are not exposed to an unacceptable level of risk;

(b) future costs associated with options for adaptation, protection, retreat or abandonment of property and infrastructure are minimised;

(c) it does not increase the risk from coastal inundation to other land or public infrastructure; and

(d) works to protect land from coastal inundation are undertaken in a way that provides appropriate protection without increasing risks to other land.

C11.1.2: To provide for appropriate use or development that relies upon a coastal location to fulfil its purpose.

C11.2 Application of this Code

C11.2.1: This Code applies to use and development of land within a coastal inundation hazard area.

C11.2.2: This Code applies to land in a coastal inundation investigation area where a suitably qualified person has provided a land survey showing an AHD for the land that falls within one of the coastal inundation hazard band levels shown in the coastal inundation hazard bands AHD levels list in the relevant Local Provisions Schedule and the standards relevant to each band apply.

C11.2.3: This Code does not apply to land in a coastal inundation investigation area where a suitably qualified person has provided a land survey showing an AHD for the land in excess of the low hazard band level relevant for that land, as shown in the coastal inundation hazard bands AHD levels list in the relevant Local Provisions Schedule.

C11.2.4: For the purposes of C11.5.1 and C11.5.2, Residential or Visitor Accommodation are not Use Classes that are reliant on a coastal location.

C11.4 Use or Development Exempt from this Code

C11.4.1: The number of criteria listed as exempt from this Code is extensive and have therefore not been listed. Suffice to say, the list was reviewed and none are applicable to this application.

Not applicable

The development proposed in this application is on an inland Title that is not identified as containing a coastal inundation hazard area. This Code is therefore not applicable to this application.

4.3: C12.0 Flood-Prone Areas Hazard Code

The Planning Scheme mapping indicates the development site is prone to 1 per cent and 2 per cent AEP flooding, but not subject to the Coastal Inundation Hazard Code, making this Code applicable to this application. Following the builder's discussion with Jake Ihnen from Council, the 2 per cent flood overlay as shown in Figure 9 below, was received and used to address this Code.

C12.1 Code Purpose

The purpose of the Flood-Prone Areas Hazard Code is:

C12.1.1: To ensure that use or development subject to risk from flood is appropriately located and managed, so that:

(a) people, property and infrastructure are not exposed to an unacceptable level of risk;

(b) future costs associated with options for adaptation, protection, retreat or abandonment of property and infrastructure are minimised; and

(c) it does not increase the risk from flood to other land or public infrastructure.

C12.1.2: To preclude development on land that will unreasonably affect flood flow or be affected by permanent or periodic flood.

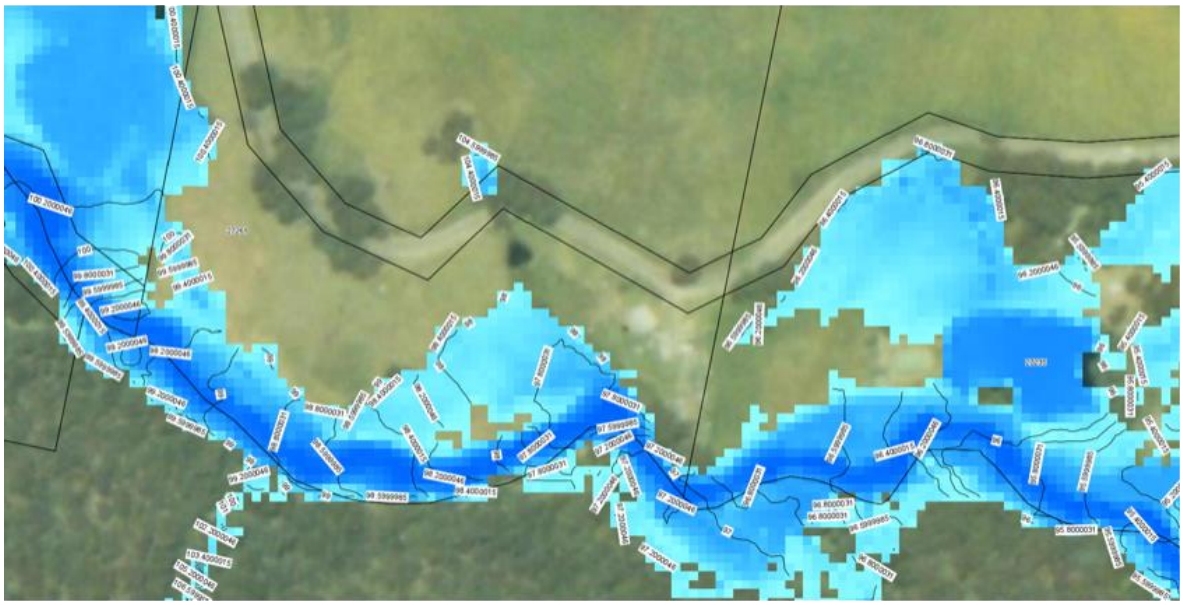


Figure 9: Flood-prone Hazard Area as received from BODC

C12.2 Application of this Code

C12.2.1: This Code applies to development of land within a flood-prone hazard area.

C12.2.2: This Code applies to use of land within a flood-prone hazard area if for:

(a) a change of use that converts a non-habitable building to a habitable building; or
(b) a new habitable room within an existing building.

C12.2.3: This Code applies to use in a habitable building, or development of land, identified in a report prepared by a suitably qualified person, that is lodged with an application for a permit, or required in response to a request under section 54 of the Act, as subject to risk from flood or that has the potential to cause increased risk from flood.

C12.2.4: The planning authority may only make a request under Clause C12.2.3 where it reasonably believes, based on information in its possession, that the land is subject to risk from flood or has the potential to cause increased risk from flood.

C12.2.5: This Code does not apply to land subject to the Coastal Inundation Hazard Code.

C12.4 Use or Development Exempt from this Code

C12.4.1: The number of criteria listed as exempt from this Code is extensive and will therefore not be listed. Suffice to say, the list was reviewed and none are applicable to this application.

C12.5 Use Standards

C12.5.1 Uses within a flood-prone hazard area

Objective: That a habitable building can achieve and maintain a tolerable risk from flood.

Not Applicable

The Objective of this subclause refers to habitable buildings within a flood-prone building, to achieve and maintain a tolerable risk from flooding while the sub-clause refers to changing a non-habitable building to a habitable building. As the proposed shed is a new, non-habitable building, this subclause is not applicable.

C12.5.2 Critical use, hazardous use or vulnerable use

Objective: That critical, hazardous and vulnerable uses, located within a flood-prone hazard area can achieve and maintain a tolerable risk from flood.

Not Applicable

This application is for an outbuilding that will be ancillary to the existing Residential Use and is not involved with a critical, hazardous or vulnerable use.

C12.6 Development Standards for Buildings and Works

C12.6.1 Buildings and works within a flood-prone hazard area

Objective: That:

(a) building and works within a flood-prone hazard area can achieve and maintain a tolerable risk from flood; and
(b) buildings and works do not increase the risk from flood to adjacent land and public infrastructure.

Not Applicable

The Objective of this subclause is to ensure buildings and works within a flood-prone hazard area will maintain and achieve a tolerable risk from flooding and will not increase the flood risk

to adjacent land and public infrastructure. Figure 9 and the site plan submitted with this application, confirm neither the shed being demolished nor that being built in it's place, will be located within an area identified as being prone to flooding. Therefore this subclause is not applicable to this application.

C13.0 Bushfire-Prone Areas Code

Not Applicable

C13.1 Code Purpose

The purpose of the Bushfire-Prone Areas Code is:

C13.1.1: To ensure that Use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires.

C13.2 Application of this Code

C13.2.1: This Code applies to:

(a) subdivision of land that is located within, or partially within, a bushfire-prone area; and

(b) a Use, on land that is located within, or partially within, a bushfire-prone area, that is a vulnerable use or hazardous use.

C13.4 Use or Development Exempt from this Code

C13.4.1: The following use or development is exempt from this Code:

(a) any use or development that the TFS or an accredited person, having regard to the objective of all applicable standards in this Code, certifies there is an insufficient increase in risk to the Use or development from bushfire to warrant any specific bushfire protection measures; and

(b) adjustment of a boundary in accordance with Clause 7.3 of this Planning Scheme.

The application is for the construction of a non-habitable outbuilding that will be appurtenant to the existing dwelling on a development site identified as being prone to bushfire. The shed will be constructed a minimum 6.5m to the south-east of the dwelling. While the application does not comply with any of the listed exemptions, the application does not propose a habitable building, subdivision, a hazardous or vulnerable use within a bushfire-prone area making this Code not applicable.

C14.0 Potentially Contaminated Land Code

Not Applicable

C14.1 Purpose of the Potentially Contaminated Land Code

The purpose of the Potentially Contaminated Land Code is:

C14.1.1: To ensure that Use or development of potentially contaminated land does not adversely impact on human health or the environment.

C14.2 Application of this Code

C14.2.1: This Code applies to a sensitive Use, a Use listed in a Use Class in Table C14.1 as one of the specified Uses, or development, on land that:

(a) is shown on an overlay map in the relevant Local Provisions Schedule as within an area of potentially contaminated land;

(b) the Planning Authority knows to have been used for a potentially contaminating activity, by reference to:

a. a notice issued in accordance with Part 5A of the *Environmental Management and Pollution Control Act 1994*; or

b. a previous permit;

(c) the Planning Authority reasonably suspects may be contaminated by reference to:

a. a notice issued in accordance with Part 5A of the *Environmental Management and Pollution Control Act 1994*; or

b. advice from the Director that it is likely that contamination has migrated onto the land; or

(d) has been identified as having been used, or may have been used, for a potentially contaminating activity, or as land onto which it is likely that contamination from a potentially contaminating activity has migrated:

a. in a report lodged with the application; or

b. in a report prepared by a site contamination practitioner in response to a request under section 54 of the Act.

C14.2.2: The Planning Authority may only make a request under Clause C14.2.1(d)(ii) where it reasonably believes, based on information in its possession that the land has been used, or may have been used, for one of the potentially contaminating activities listed in Table C14.2, or as land onto which it is likely that contamination from a potentially contaminating activity has migrated.

C14.4 Use or Development Exempt from this Code

C14.4.1: The number of criteria listed as exempt from this Code is extensive and will therefore not be listed. Suffice to say, the list was reviewed and none are applicable to this application.

The development site has only ever been utilised for residential purposes since the dwelling was constructed in 1975. For this reason it is put to the Planning Authority this site has never knowingly been used for any activity that was likely to be potentially contaminating, ensuring this Code is not applicable.

C15.0 Landslip Hazard Code

Not Applicable

C15.1 Code Purpose

The purpose of the Landslip Hazard Code is:

C15.1.1: To ensure that a tolerable risk can be achieved and maintained for the type, scale and intensity and intended life of Use or development on land within a landslip hazard area.

C15.2 Application of this Code

C15.2.1: This Code applies to:

(a) use or development of land within a landslip hazard area; or

(b) use or development of land identified in a report, that is lodged with an application, or required in response to a request under section 54 of the Act, as having potential to cause or contribute to a landslip.

C15.2.2: The Planning Authority may only make a request under Clause C15.2.1(b) where it reasonably believes, based on information in its possession, that the use or development of land has the potential to cause or contribute to landslip.

C15.4 Use or Development Exempt from this Code

C15.4.1: The number of criteria listed as exempt from this Code is extensive and will therefore not be listed. Suffice to say, the list was reviewed and none are applicable to this application.

As the development site is not identified on any Planning Scheme mapping or overlays as being prone to landslip or within a landslip hazard area, it is put to the Planning Authority this Code is not applicable to this application.

C16.0 Safeguarding of Airports Code

Not Applicable

C16.1 Code Purpose

The purpose of the Safeguarding of Airports Code is:

C16.1.1: To safeguard the operation of airports from incompatible use or development.

C16.1.2: To provide for use and development that is compatible with the operation of airports in accordance with the appropriate future airport noise exposure patterns and with safe air navigation for aircraft approaching and departing an airport.

C16.2 Application of this Code

C16.2.1: This Code applies to:

(a) a sensitive Use within an airport noise exposure area and

(b) development within an airport obstacle limitation area.

C16.4 Use or Development Exempt from this Code

C16.4.1 The following use or development is exempt from this Code:

(a) development that is not more than the AHD height specified for the site of the development in the relevant airport obstacle limitation area.

As the development site is not identified as being within either an airport noise exposure area or airport obstacle limitation area, it is put to the Planning Authority this Code is inapplicable.

5. State Policies

5.1: State Policy on the Protection of Agricultural Land 2009

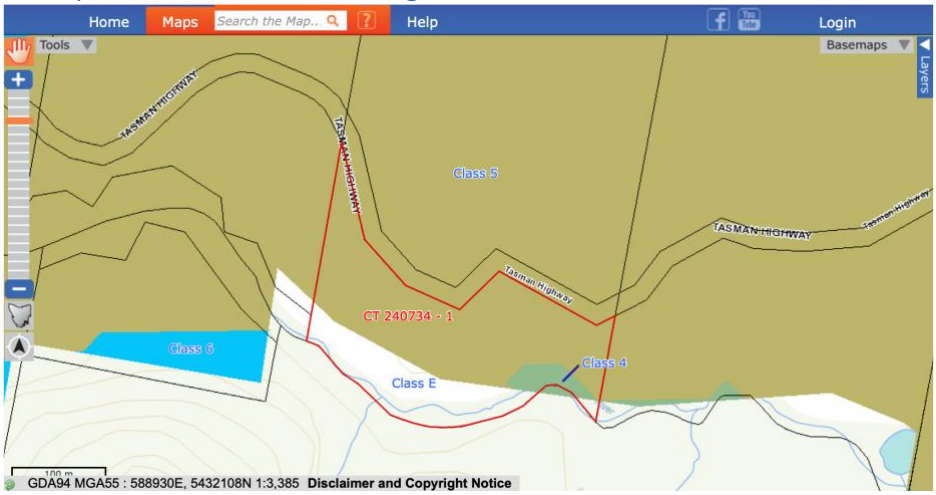


Figure 10: LISTmap Soil Classifications

The purpose of the *State Policy on the Protection of Agricultural Land 2009* is for the conservation and protection of agricultural land for the sustainable use and development of agriculture and particularly, prime agricultural land (PAL). Figure 10 above demonstrates the development site is located on land zoned Rural and Class 5 under the DPIPWE Modelled Land Capability Classification system.

The LIST states Class 4 land is "*…well suited to grazing but is limited to occasional cropping or a very restricted range of crops…*"; Class 5 land has "*…slight to moderate limitations to pastoral use but is unsuitable for cropping, although some areas on easier slopes may be cultivated for pasture establishment…*" while Class E or also referred to as Class 7 land, is not private freehold or leased Crown Land which has not been classified.

It is put to the Planning Authority the development site has previously been assessed by appropriately qualified professionals as not suitable for agricultural purposes and is therefore better suited to the continued Residential Use. Therefore this Policy has not been addressed.

5.2: State Policy on Water Quality Management 1997

This Policy applies to all surface waters, including coastal and ground waters other than privately owned waters not accessible to the public and are not connected to, or flow directly into, waters that are accessible to the public or waters in tanks, pipes or cisterns. Based on the recommendation received from Council's Development Services Coordinator, the stormwater collection tank overflow will be discharged to a point outside of the minor tributary running below the development site. It is put to the Planning Authority the quality of all nearby waters will not be adversely impacted by the proposed development and in accordance with this State Policy.

6. Conclusion

The submitted application is seeking discretionary Planning approval for the demolition of an existing 72m^2 wooden shed with concrete slab and the construction of a 16m by 12m by 6m, 3 bay pre-fabricated, non-habitable shed with a 10^o gabled roof and concrete foundation, with vehicle manoeuvring area and stormwater disposal. The proposed shed will be appurtenant to the existing dwelling, providing covered and secure storage for the developer's personal vehicles as well as items associated with maintaining the property. Internal access to the structure consisting of 3 bays, will be via a personnel door in the northern wall, 3 Rolladors in the eastern wall and a single Rollador in the western wall.

As the demolition of the existing 12m by 6m by 3m or 72m^2 shed will be approved with the construction of the replacement shed in this application, it is a Permitted Use.

This submission has been written in conjunction with the accompanying documents and demonstrates compliance with the relevant development standards uses of the *Tasmanian Planning Scheme – Break O'Day*. As the proposal is discretionary on 3 sub-clauses, the application is submitted for assessment and approval in accordance with Section 57 of the *Land Use Planning and Approvals Act 1993*.

7. Appendices

- Development Application Form;
- Plans for Planning Application:
- Planning Report;
- Certificate of Title 240734 – 1:
    - Folio Text;
    - Folio Plan;
    - Property Report
    - Unregistered Dealings (Short Report);
- Signed BODC Building Surveyor Appointment Form;
- Form 35 – Certificate of the Responsible Designer;

149A Hobart Road
KINGS MEADOWS, TAS 7249
Phone 0437 120 410
Sheds n Homes Launceston
ABN: 61 653 472 416
www.shedsnhomes.com.au

QUOTATION

Ryan Miller
27261 Tasman Highway
Goulds Country
TAS7216
Australia

Quote # : rebtl2508075
Date : 29 Aug 2025
Salesman : Rebecca Thomson
Phone : 0437 120 410
Email : rebecca.thomson@shedsnhomes.com.au

Thank you for the opportunity to provide you with information for your proposed building. We have set out below the specifications and the information for your approval.

BUILDING SPECIFICATIONS

Building Class	10a A non-habitable building including a private garage, carport, shed or the like. (Refer NCC A6G11)
Span	Main Building: 12 m
Length	16 m (3 Bays: 5.5 m, 6 m, 4.5 m)
Height	5 m
Roof Type	Gable, 10 degrees
Roof	COLORBOND® steel CORODEK® 0.42 BMT sheeting, BlueScope
Walls & Trim	COLORBOND® steel TRIMCLAD® 0.42 BMT sheeting, BlueScope
Weight	6700.00 kg

KIT PRICE

Steel Building Kit	$46,727.27
GST	$4,672.73
Total Kit Price	**$51,400.00**

DELIVERY

From Launceston, TAS	$0.00

TOTAL PRICE

Kit Price	$51,400.00
Delivery	FREE*
Grand Total	**$51,400.00**

Anything that has been discussed or implied that is not detailed in this quote or general specifications has not been allowed for in the quote price. If you require anything extra to the above, then please contact us and we will send you a revised quotation.

DELIVERY

Delivery location: <-41.25876, 148.062>
Address for Reference Purposes: 27261 Tasman Highway Goulds Country TAS 7216 Australia
Conditions apply, refer to General Specifications below for more information

PAYMENT SCHEDULE

- 15% initial deposit to be paid to receive all appropriate plans, engineering specifications & certificates.
- 45% further deposit to be paid to commence manufacturing.
- 40% final payment to be paid 10 working days prior to the confirmed delivery date of your building.

BUILDING DETAILS

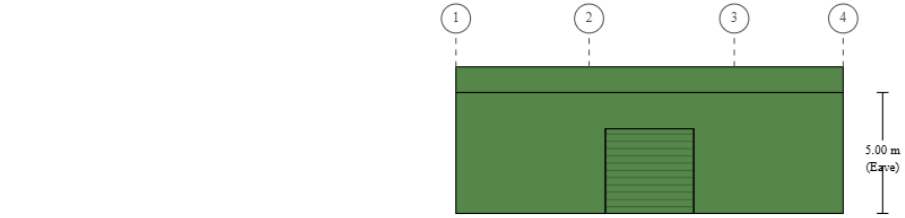
Building Class	10a A non-habitable building including a private garage, carport, shed or the like. (Refer NCC A6G11)
Weight	Approximately: 6700.00 kg
Span	Main Building: 12 m
Length	16 m (3 Bays: 5.5 m, 6 m, 4.5 m)
Height	5 m
Roof Type	Gable, 10 degrees
Roof	COLORBOND® steel CORODEK® 0.42 BMT sheeting, BlueScope
Walls & Trims	COLORBOND® steel TRIMCLAD® 0.42 BMT sheeting, BlueScope
Gutters	COLORBOND® GUTTER-01. We have calculated the number of [Supplied by Others] downpipes required for: Left Side = 3. Right Side = 3.
Roller Doors	Two (2) COLORBOND® steel 2.5m high x 3.05m wide roller doors (roller door is not wind rated). Door height will necessitate a manual system (by owner) to reach the top of the door for opening and closing. One (1) COLORBOND® steel 4.48m high x 4.25m wide roller door supplied with a planetary gearing system (roller door is not wind rated). One (1) COLORBOND® steel 3.5m high x 3.65m wide roller door supplied with a planetary gearing system (roller door is not wind rated). An internal chain drive has been added to the door to assist with opening and closing the door at heights. Refer to the General Specification (# Access Doors) in relation to opening sizes. The Roller Doors are boxed or steel wrapped for protection during transport. Refer to the Building information for details on Industrial Door Handing.
PA Doors	One (1) Larnec 2040h x 820w Single skin metal clad pre-hung door with COLORBOND® steel® steel facings and fold-down vertical sides for strength and appearance. Powder coated welded RHS frame. Supplied with a Lever/Knob entrance set. 180 degrees opening and reversible handing;
Insulation	Lightweight 60mm glass wool insulation blanket (R1.3) with a reinforced laminated thermofoil face to one side. Sufficient insulation to the roof of the main building will be provided. Additionally, sufficient wire to the roof of the main building will be provided. Wire is provided to the roof area only.
Bracing	The building will have Apex braces. Estimated internal apex clearance is: 5.125m.
Roof Purlins & Wall Girts	Z sections bolted to rafters & columns with a minimum overlap of 10% of the bay width. The roof purlins are Z150, the side girts are Z150 and the end girts are Z100.
Fixing to Concrete	Screw-Bolts fitted after concrete is cured.

SPECIFIC INCLUSIONS

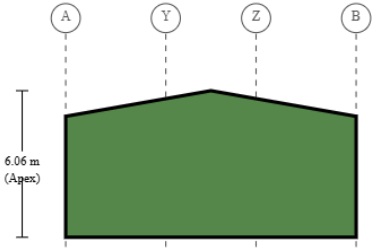
- Determination of the design criteria by the engineer. This includes assessment in 8 cardinal directions to determine the site design wind speed based on the building orientation.
- Engineering certification of the steel building to the appropriate Australian Standards.
- Engineers certification letter plus Completion of Form 35 solely for certifying the Structural matters associated with the Steel Framed Building and Foundation Design as described in the drawings provided.
- Slab or Pier designs for soil classes A, S, M, H1 and H2.
- Materials as nominated above supplied as per the attached "General Specification".
- BlueScope - product warranties of up to 15 years apply.

SPECIFIC EXCLUSIONS

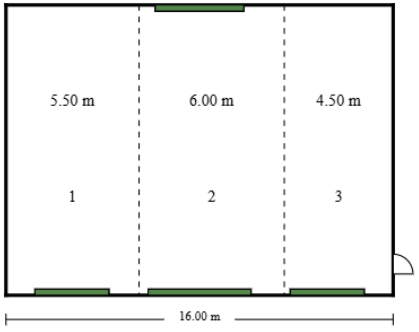
- Drawings and providing of any other forms or additional information to be added to forms other than detailed above. eg BushFire Compliance forms.
- Consent authority including any building, development or construction certificate application(s).
- Construction of the steel building, its foundations plus inspections or certification of any site works. (building is supplied as a kit).
- Insurance of the steel building once delivered to site or collected from depot.

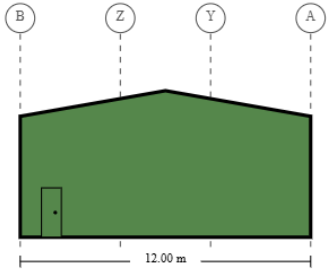


Left Side

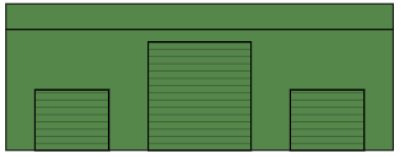


Left End





Right End



Right Side

Purchaser Name: Ryan Miller		Building Layout Ref# rebtl2508075	Seller: Sheds n Homes Launceston Name: Rebecca Thomson Phone: 0437 120 410 Fax: Email: rebecca.thomson@shedsnhomes.com.au
Site Location:			
Ref # rebtl2508075	Print Date: 29/08/25		

SHEDS n HOMES
SHEDS MADE TOUGH

www.shedsnhomes.com.au

BUILDING INFORMATION

The design criteria for the exact location and orientation has been positioned and assessed by your trained sales consultant. The NCC version used is 2022. This code was published on 1st October 2022 and is due to be updated on 1st May 2025. Any change to the NCC version required by your certifier will result in additional costs for engineering certification and to meet the requirements of the NCC. This assessment is subject to the certifying engineers site specific analysis using google earth. Final assessment by the engineer may result in a change to the materials and price. If the location or orientation needs to be changed, advise your sales consultant and obtain a new quotation.

From the site location and the usage information we have at hand, it is likely that the building is subject to a Marine Influence and/or Industrial Influence. We refer you to BlueScope Technical Bulletins (in particular but not limited to TB1A, TB1B, TB4, TB17, TB30 and TB35) to consider the environmental conditions and the materials that have been specified in your quotation. BlueScope warranties and any other supplier warranties will be limited under certain conditions. If you contact BlueScope on 1800 800 789, they will be able to discuss this further with you. Should you wish to consider changing to materials with a longer warranty or service life, your sales consultant will be able to assist.

The Ridge capping (flashing over the apex of the building) will be provided suitable to Scribe In. SA HB 39 (Installation code for metal roof) provides guidelines and nominates that ridge capping should be scribed in. The NCC does not call up this standard, so it is not mandatory. If you do not want to Scribe In your ridge capping, please advise your sales consultant to remove it from your quotation.

DESIGN CRITERIA

Exact Location Used	Geographic Co-ordinates of <-41.25903, 148.06195>. Refer to the image below showing this location and the left side orientation.
Address for Reference Purposes	27261 Tasman Highway Goulds Country TAS 7216 Australia
Building Orientation	Left Side of building orientated to 263° (westerly direction)
NCC Version	NCC 2022
Design Wind Criteria for the Highest Cardinal Direction	Importance Level 2 with a Vr of 45.00 m/s ; Region A4; TC = 2.36; Mt = 1; Mc = 1; Ms = 1.0; giving a Vdes of 40.5 m/s.
Earthquake	An Earthquake Acceleration Co-efficient (Z) of up to 0.08 has been allowed for in the design of the building, however wind is the determining design factor.
Other Design Factors	No Snow Loading allowed.

LOCATION & ORIENTATION FOR DETERMINING THE DESIGN CRITERIA

Due to ongoing product development, the seller reserves the right to make design and engineering changes up to the point of scheduling manufacture. The engineer's final design requirements may override anything nominated.

Standards & Codes -All buildings are designed in accordance with test results, computer analysis, NCC, AS/NZS 1170, AS 3600, AS 4100 and AS 4600. Where more than 1 version of any code is applicable, the code to be used shall be at the engineers discretion.

Design Criteria - Prior to issuing an engineering certification,using Google Earth, the engineer carries out a site specific check based solely on the nominate coordinates and orientation. A structural design check is also done. Changes to the design criteria may result in a price increase or decrease. Unless nominated, no allowance has been made for solar panels, earthquake or snow loading. The building is not suitable for lining with gyprock.

Dimensions - all dimensions nominated are nominal sizes only Length and span are to inside of sheeting. Height is to top of gutter. Length and span may vary when sides are fully open by up to 200mm per side/end. If an exact opening or clearance is required, then this must be specifically nominated as "exact size" in the quotation.

Environmental Characteristics - All components of the steel building are designed to suit the conditions generally described as Non aggressive. Care must be taken with any steel building to ensure that regular maintenance is carried out. The suitable conditions and Maintenance requirements are defined in the various BlueScope Technical Bulletins.

Roof & Wall Sheeting - COLORBOND® steel or ZINCALUME® steel as nominated. TCT refers to Total Coated Thickness. BMT refers to Base Metal Thickness. Refer to BlueScope TB-1a&1b

GALVASPAN® steel Sections - GALVASPAN® steel C-sections, Z-sections, purlins and girts have a minimum coating of 350-gsm (Z350) and a minimum yield strength of 450MPa. Refer to BlueScope TB-17

Brackets - All brackets are made with a minimum coating of 350-gsm (Z350) and a minimum yield strength of 450Mpa or greater.

Fasteners - All major connections including Z purlins and girts are bolted. All other connections are tec screwed. Roof screws with cyclonic washers are ONLY provided where the building is rated cyclonic. Should conditions be severe (ISO Category 4 or 5), the purchaser should advise the seller of any special requirements. (Refer to BlueScope TB-16 and manufacturers warranty data.)

Bracing

Wall & Roof : Cross and Fly bracing as per the engineering plans, steel strapping will be supplied unless otherwise nominated. In open bays, a double eave purlin is provided for bracing purposes. Subject to engineering cross bracing in some open bays and over windows may be required.

Apex: Where nominated by the engineering, apex braces are supplied. Apex braces will reduce the apex clearance height. rafters.

Knee Braces: Where nominated by the engineering, lateral and/or transverse knee braces are provided. Knee braces will reduce the clearance heights.

End Wall Mullions - Fixed at 90 degrees to the columns and inside the rafter. These will reduce internal clearance.

Gutters - Unless otherwise nominated, the gutter type supplied will be nominated by our supplier as the most common type for the area. All Rainwater and drainage designs are the responsibility of the purchaser/owner. Residential gutters and downpipes where supplied are based on average rainfall for the state and may not be sufficient for your building size or usage. Please speak to your building designer or contractor to ensure gutters are fit for purpose. No consideration for door openings or other obstructions. Any changes to the design due to obstructions is the responsibility of the purchaser.

Piers and Slab - Designs are for a safe bearing value >= 100kPa. (400kPa ultimate). Where a concrete slab, or concrete slab and piers is nominated, the wall sheeting will be supplied to extend 35 mm past the slab (building height + 35 mm). When concrete piers only are nominated, wall sheeting is provided to building height. Where a 50mm step down is nominated, the wall sheeting is not extended any further.

Fixing Method - The fixing method nominated is for the main side columns. Other columns are supplied as per engineering design.
The Engineers design may override your request.

Marking, Cutting and Drilling - Most components are marked for easy identification and placement. Most are also cut to length and drilled to suit bolt placement. It will be necessary to cut and/or drill some components on site.

Sheeted Portals and Mullions - All end wall mullions provide critical support to portal frames and cannot be repositioned or removed under any circumstances without engineering approval.

Communications - By requesting a quote, you agree to our Privacy Policy which states that we can notify you about special offers, products or services available from us or our participating partners. You can unsubscribe from these marketing newsletters at any time.

 # symbol indicates items that are only included when specifically nominated in your quotation.

 # Access Doors - All roller doors, sectional doors, shutters, steel sliding or bifold doors and PA doors are NOT wind rated. Roller doors can be supplied wind rated at an additional cost. The sizes quoted are approximate door sizes - NOT clear opening sizes. Clear opening sizes may be reduced due to the building height, widths, motors or chains. At least 70mm in height will be lost due to the 'lead in'. All roller door keys (where included) are keyed alike, unless otherwise stated. All Stable shutters will be provided in the same colour as the wall colour. Sliding doors are supplied so that each door will slide across the door bay plus one other bay as per shed layout.

 # Colours - Not all colours are available from all manufacturing depots. 0.40 TCT wall sheeting has limited colours in most areas.

 # Delivery - Delivery is quoted to within the normal delivery runs. Alternatively delivery is to be ex works. Unloading of the whole kit is not included where any length exceeds 11.8m. Semi trailer access required. Where a body truck is requested, it is subject to availability. Should a body truck be requested, and it is not available for the site, then the building shall be either ex works or delivered to an alternative address by a semi trailer. Any additional fees for delivery due to the requirement of escort vehicle/s.
 # Insulation + Wire - Of the type nominated in the quote.

 # Pricing - Pricing is valid for 30 days, unless notified of an impending price rise where the price rise date will become the new validation date. *Purchase agreements are also subject to price rises.*
 # Roller Door - Industrial and residential roller doors may have a slightly different profile.
 # Roller Door Transport Protection - All doors are wrapped by the manufacturer in their recommended method for regular road transport. Any damage to a door will be accessed in accordance with the AGDA guide to visual inspection of garage doors.

BUYER PROTECTION

These are our guarantees to you

NO QUESTIONS ASKED GUARANTEE

Sheds n Homes guarantees that your steel kit building will be suppplied in full and undamaged. Careful cross-checking is in place to ensure this happens first time. However, in the event that there are any missing or damaged components, we will arrange for these to be replaced at the first available opportunity.

For for more information, visit:
www.shedsnhomes.com.au/no-questions-asked-guarantee

GUARANTEE OF SUPPLY

By making all payments directly to the account of Sheds n Homes Australia in accordance with the invoices issued, Sheds n Homes Australia guarantees that you will receive the kit building, as ordered by you through your Sheds n Homes Distributor, as described in your purchase agreement. This guarantee has been developed to provide our customers with the confidence of dealing with a brand that has national strength and financial security - whilst still buying locally.

For full terms and conditions, visit the Sheds n Homes website:
www.shedsnhomes.com.au/guarantee-of-supply

BLUESCOPE STEEL GUARANTEE

Sheds n Homes guarantees that your steel kit building will be manufactured in Australia and that all structural components supplied will be made entirely from premium hi-tensile Australian 450MPa or greater, BlueScope Steel.

For for more information, visit:
www.shedsnhomes.com.au/steel-guarantee

SITE SPECIFIC ENGINEERING

Once your local Sheds n Homes store has created your building design, it is then certified and cross-checked by a specialist team at head office. This ensures that all factors have been correctly identified to ensure that in the event of a serious weather event, your structure will withstand the forces of a design event.

For for more information, visit:
www.shedsnhomes.com.au/site-specific-engineering

SHEDSAFE ACCREDITED

ShedSafe is a new industry benchmark for Australian manufactured steel sheds. It is an independent accreditation program designed to assist shed buyers in making an informed purchase decision. ShedSafe accreditation means that both the shed manufacturer and seller are committed to ensuring sheds meet Australian Standards and are the best fit for your site and circumstance.

For for more information, visit:
www.shedsnhomes.com.au/shedsafe

FREECALL: 1800 764 764 **www.shedsnhomes.com.au**