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

Break O'Day COUNCIL

Development Applications

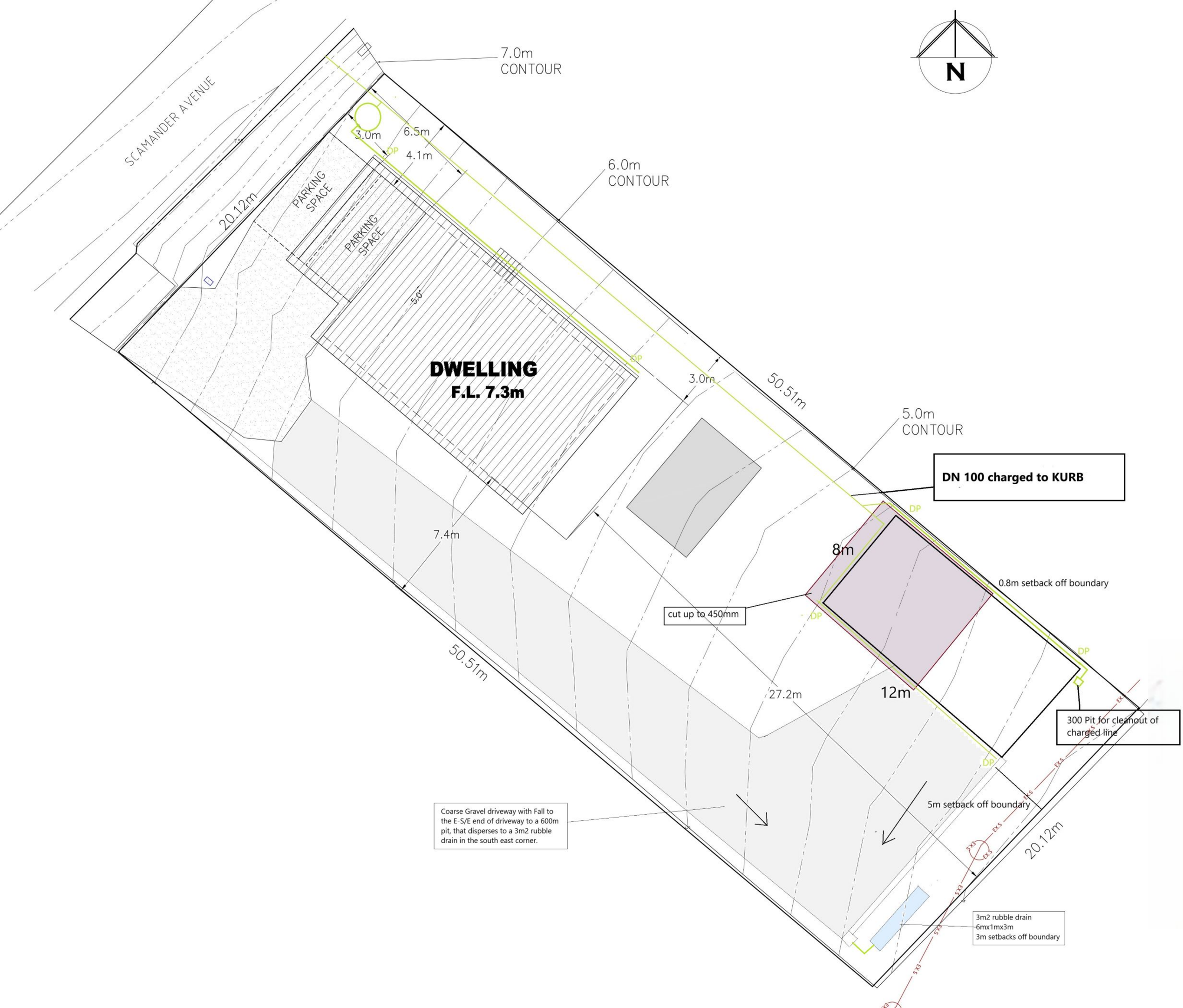
Notice is hereby given under Section 57(3) of the *Land Use Planning & Approvals Act 1993* that an application has been made to the Break O' Day Council for a permit for the use or development of land as follows:

DA Number	DA 2026 / 00011
Applicant	R Shaw
Proposal	Residential - Construction of a Shed
Location	191 Scamander Avenue, Scamander (CT 12619/16)

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 21st February 2026 **until 5pm Tuesday 10th March 2026.**

John Brown
GENERAL MANAGER


N
SCAMANDER AVENUE
7.0m
CONTOUR
6.0m
CONTOUR
5.0m
CONTOUR
3.0m
6.5m
4.1m
DP
20.12m
PARKING SPACE
PARKING SPACE
5.0
DWELLING
F.L. 7.3m
3.0m
50.51m
7.4m
DN 100 charged to KURB
8m
0.8m setback off boundary
cut up to 450mm
50.51m
27.2m
12m
300 Pit for cleanout of charged line
5m setback off boundary
20.12m
Coarse Gravel driveway with Fall to the E-S/E end of driveway to a 600m pit, that disperses to a 3m2 rubble drain in the south east corner.
3m2 rubble drain
6mx1mx3m
3m setbacks off boundary
EX S
EX 3

ENGINEERING SCHEDULE

CERTIFIED STEEL PORTAL FRAME SHED DESIGN IN ACCORDANCE WITH NCC 2022 FOR SITE WIND SPEED "38.42m/s", WIND REGION "A4", TERRAIN CATEGORY "3", IMPORTANCE LEVEL "2"
Internal Pressure: 0.5
Design Snow Load: 0.00 KPa, Roof Snow Load: 0.00 KPa

Customer: Rob Shaw
Site Address: 191 Scamander Avenue, Scamander TAS 7215

Main Building: Span: 8, Length: 12, Height: 3, Roof Pitch: 11 degrees
The length being comprised of 3 bays, the largest bay is 4m bays.
Left LeanTo: NA
Right LeanTo: NA

Total Kit Weight: 2220.81kg

INTERNAL PORTALS	
Column:	2C15015
Rafter:	2C15015
Knee Brace:	2C10010
Knee Brace Length:	1700
Apex Brace:	2C10010
Apex Brace Length:	3300

END PORTALS	
Column:	C15015
Rafter:	C15015
Knee Brace:	NA
Knee Brace Length:	NA
Apex Brace:	NA
Apex Brace Length:	NA
Endwall Mullion:	C15015

LEFT LEAN TO PORTALS	
Internal Column:	NA
Internal Rafter:	NA
End Column:	NA
End Rafter:	NA
Knee Brace:	NA
Knee Brace Length:	NA

RIGHT LEAN TO PORTALS	
Internal Column:	NA
Internal Rafter:	NA
End Column:	NA
End Rafter:	NA
Knee Brace:	NA
Knee Brace Length:	NA

NOTE: All unclad intermediate columns are always back to back (refer to drawing: Floor Plan).

PURLINS AND GIRTS			
Eave Purlin:	C10010		
Side Wall Girts:	TH64100	Max Spacing: 1250	Overlap: 10%
Front End Wall Girts:	TH64100	Max Spacing: 1250	Overlap: 10%
Back End Wall Girts:	TH64100	Max Spacing: 1250	Overlap: 10%
Roof Purlins:	TH64100	Max Spacing: 1000	Overlap: 10%

NOTE: Girt spacing will vary to a maximum 1.25m where window/s are located.

FASTENERS	
Sleeve Anchor Bolts:	M12x75 Sleeve Anchor Yellow Zinc
Frame Bolts:	M12x30 Purlin Assembly Zinc (Mild)
Frame Screws:	Frame Screw 14x14x22
Cross Bracing Strap:	NA
Open Bay Header Height:	NA

COLOUR SCHEDULE	
Roof Sheets:	Monolith
External Wall Sheets:	Slate Grey
Roller Doors:	Slate Grey
Flashings:	Slate Grey
PA Doors:	Monolith
Windows:	NA

DOMESTIC & LIGHT INDUSTRIAL STEEL PORTAL FRAME SHED STRUCTURES
This structure is designed in compliance with AS4600, AS3600 and AS1170 1 to 4 as Importance Level 2 with a Live Load of 0.25kPa as "Air Leaky Structures" providing stability when openings are prevalent.

The structures are clad with corrugated pre-painted finish, 0.42mm walls and 0.42mm roof (compliant with AS1562.1 Metal) over cold formed 450 to 550mPa galvanized steel C sections primary frames.

Primary framing is fastened together with 4.6 Class galvanized bolts adequately tensioned on ground prior to erection.

Secondary framing steel bracing, with purlins and girts lapped, are all tek fastened to primary steel with a minimum of two (2) teks per connection as specified in details.

All rainwater products are compliant with AS2179.1 (Metal).

ENGINEERING
The undersigning engineer has checked that the design of the structure complies with relevant current Australian Standards as stated above and the following i.e AS4671- 2001 Steel Reinforcing materials, AS3600 - Concrete structures. However, he will not be present during construction, neither will he conduct inspections nor construction supervision.

The class 10a buildings are designed for erection on pad footings or slab based on soil of classification "A"-"P" with minimum bearing capacity 100kPa (i.e. organic soil is to be removed to a suitable material below natural surface).

Where (suitable) fill is required to level the site, it should be placed and compacted in layers of 150mm maximum.

Concrete pad footings and slab supply and placement is to be in compliance with AS2870-2011 Residential Slabs & Footings, AS3600-2009 Concrete Structures for A2 and B2 exposure (i.e. 25mPa strength @ 28 days strength) with recommended slump 75 to 80mm for light pneumatic tyred traffic all trafficable floors.

25mm deep concrete saw cut, to be made into the surface of the concrete slab every 6m in width or length as crack control joints.

For sites where these conditions are considered to be inadequate, a customized foundation design for the structure can be supplied to suit a specific purpose.

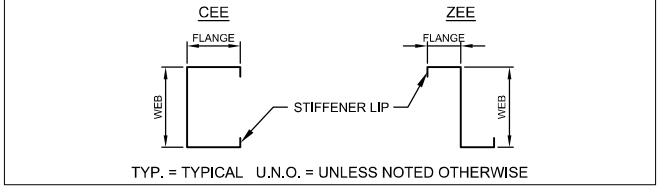
CONSTRUCTION
Erection of the structure is to be in compliance with local and state ordinances,

Occupational Health and Safety Regulations and with plans provided.

GENERAL
The designs as portrayed on the drawings remain the intellectual property of Best Sheds Pty Ltd and are provided for building approval and construction purposes only.

SNOW LOAD
Following conditions only apply to buildings with snow loading:
No maintenance or roof traffic permitted on the roof while there is snow present.
No other structure to be erected within 500mm of the gutters of this building.

COMPONENT DIAGRAM



TYP. = TYPICAL U.N.O. = UNLESS NOTED OTHERWISE

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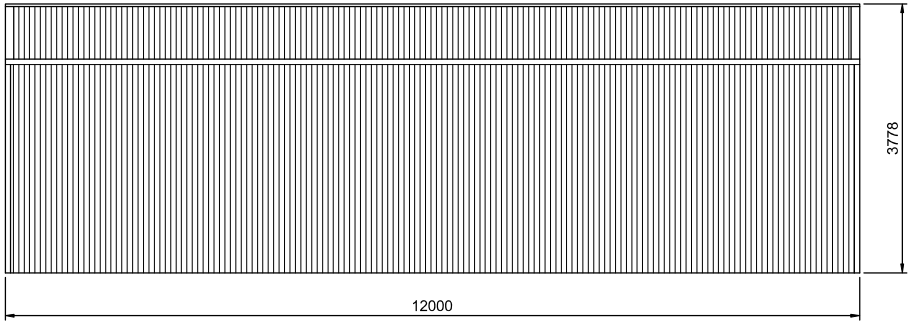
CIVIL & STRUCTURAL ENGINEERS
COMMERCIAL - INDUSTRIAL - RESIDENTIAL - FORENSIC - STEEL DETAILING
CAMILO PINEDA MORENO
Bend MIEAust RPEng
RPEQ 15562 TBP PE003976 (VIC)
Signature:
Date: 01.10.2025

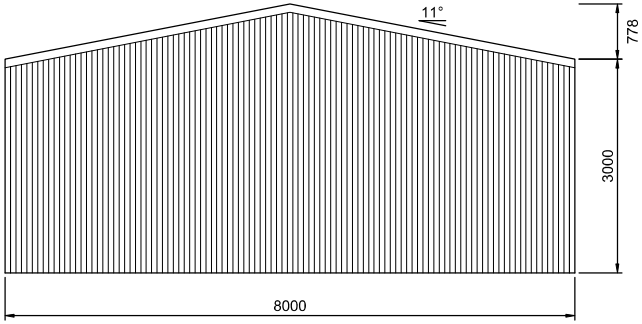
Customer Name: Rob Shaw
Site Address: 191 Scamander Avenue
Scamander,
TAS, 7215

DATE 01-10-2025
JOB NO. 2831197308
SHEET 1 of 7



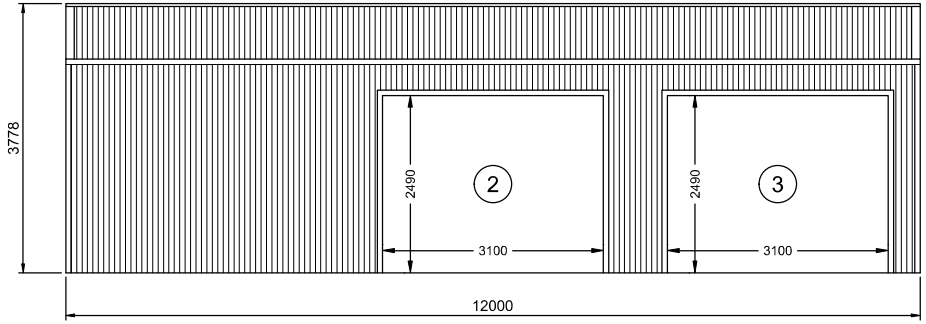
2/2 LEFT ELEVATION

SCALE: 1:75



3/2 REAR ELEVATION

SCALE: 1:75



1/2 RIGHT ELEVATION

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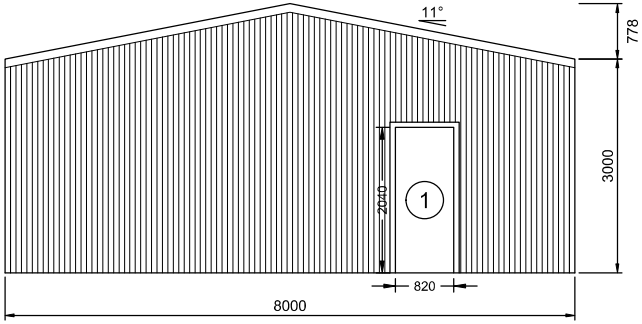

4/2 FRONT ELEVATION

SCALE: 1:75

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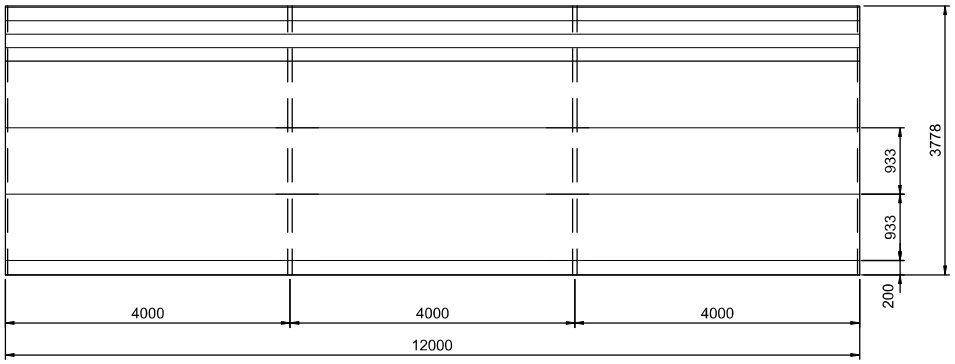
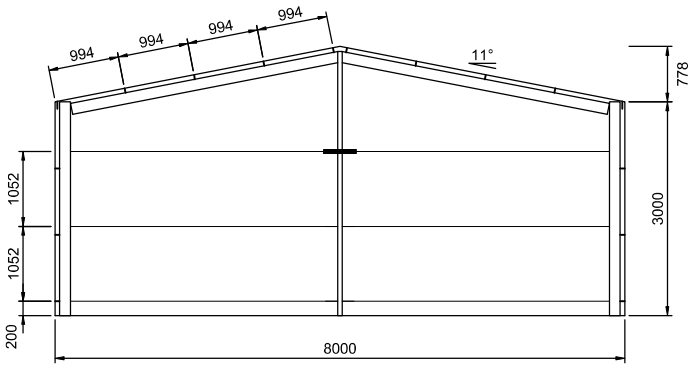
SHEET 2 of 7



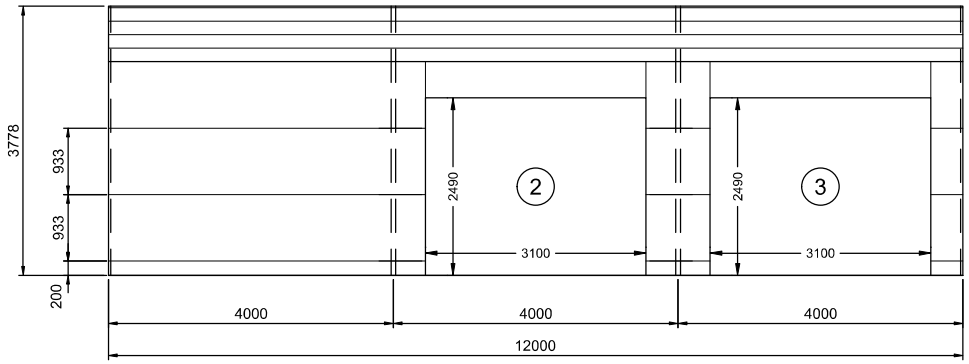
2/3 LEFT ELEVATION

SCALE: 1:75



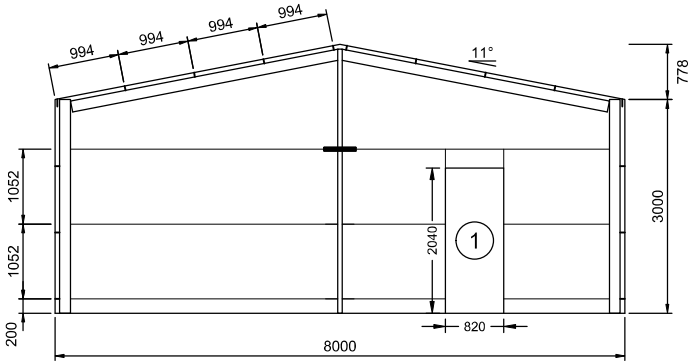
3/3 REAR ELEVATION

SCALE: 1:75 FRAME #4



1/3 RIGHT ELEVATION

SCALE: 1:75



4/3 FRONT ELEVATION

SCALE: 1:75 FRAME #1

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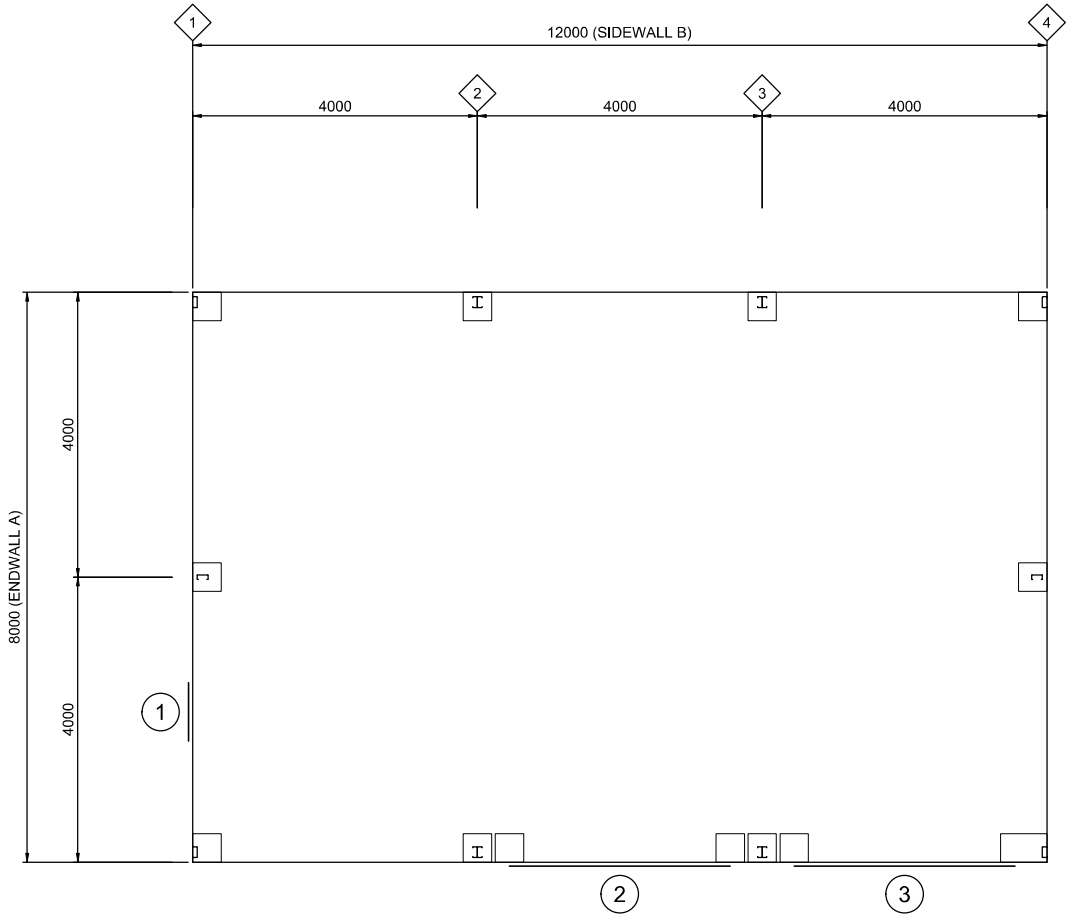
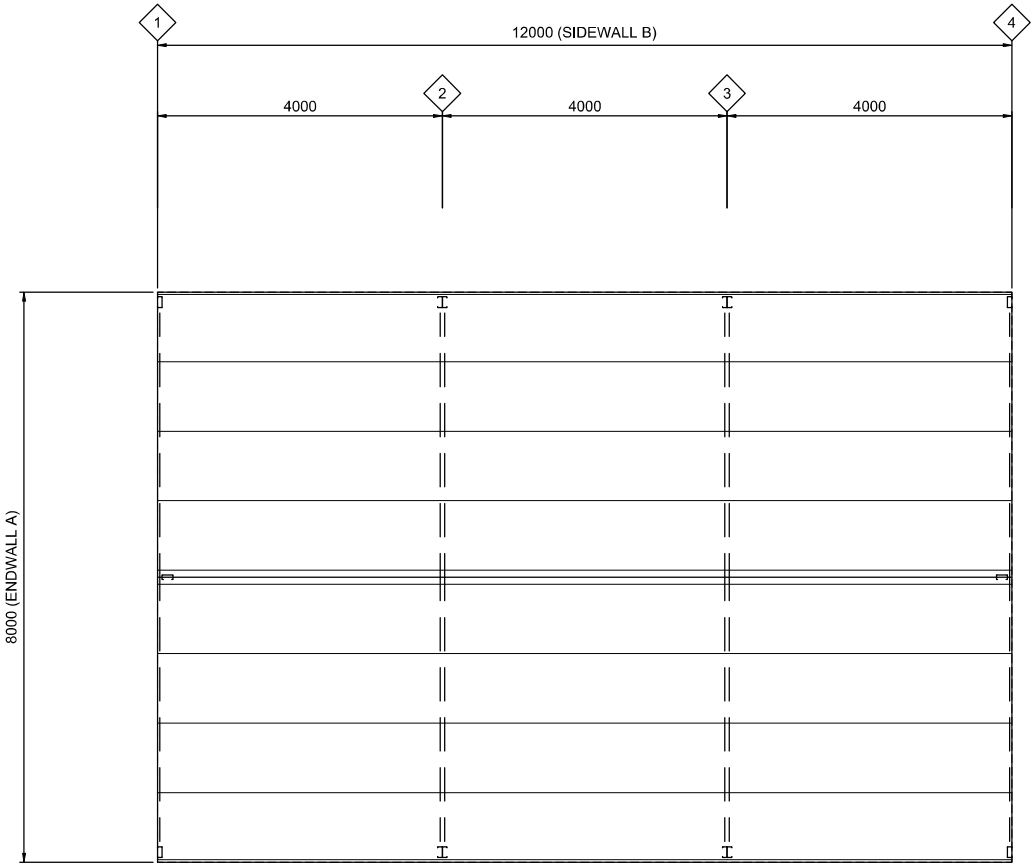
SHEET 3 of 7



1/4 FLOOR PLAN

SCALE: 1:75



2/4 ROOF FRAMING PLAN

SCALE: 1:75

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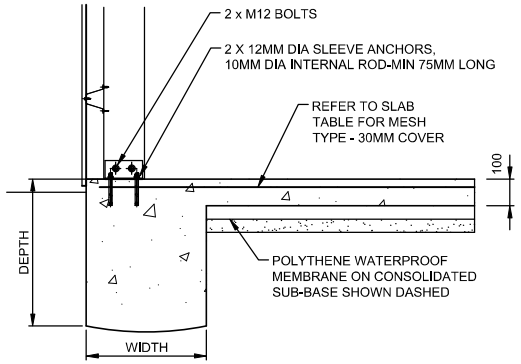
SHEET 4 of 7

SLAB FOUNDATIONS DOMESTIC / LIGHT INDUSTRIAL
(100mm MINIMUM CONRETE SLAB INCLUDED)

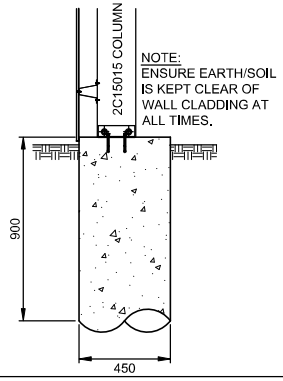
SOIL CLASSIFICATION (COMPACTED)	REINFORCING IN SLAB	EDGE BEAM	PIER	EDGE BEAM (slab thickness not included)	
	MESH REINFORCING	TRENCH MESH	ø x DEPTH	DEPTH	WIDTH
A, S, & M	SL72	---	450 x 400	---	---
M - D	SL82	L11TM3	---	300	300
H TO H - D	SL82	L11TM3	---	400	300
E TO E - D	SL82	L11TM4	---	400	400
P (DROP EDGE BEAM OR STANDARD EDGE BEAM WITH PIERS UNDER COLUMNS 300 INTO FIRM GROUND)	SL82	L11TM4	450ø	400	400

THICKNESS: 100MM WITH MINIMUM 30MM COVER. REFER TO SLAB FOUNDATION TABLE FOR REINFORCING SPECIFICATION

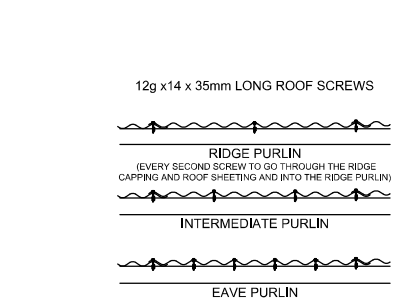
STRENGTH: 25mPa



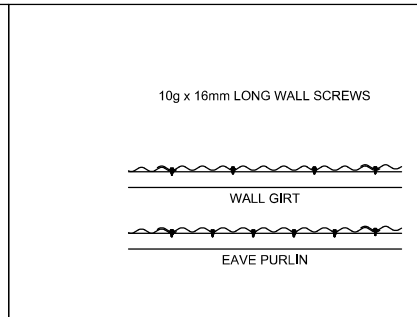
Y SLAB DETAIL



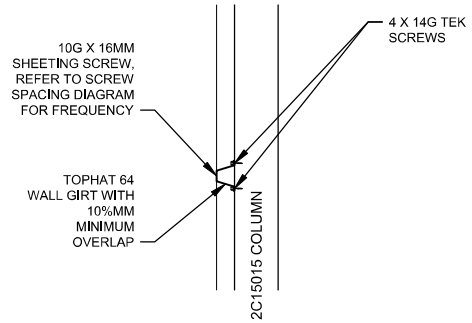
Z ALTERNATE PIER DETAIL



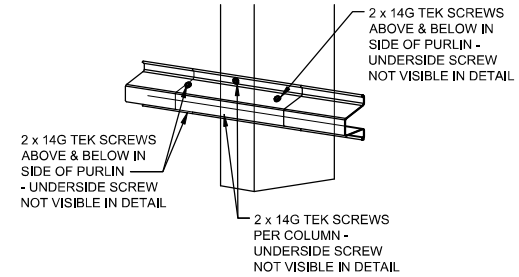
I ROOF SHEETING



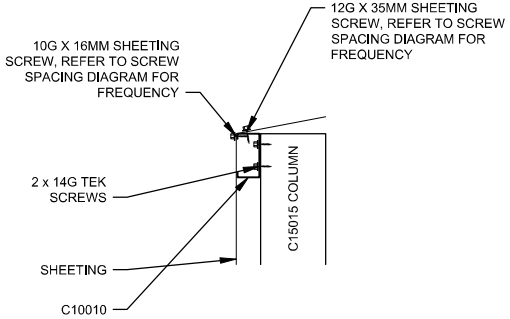
J WALL SHEETING



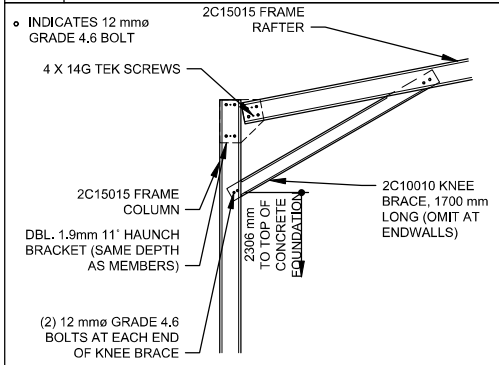
F GIRT CONNECTION



G TOP HAT CONNECTION

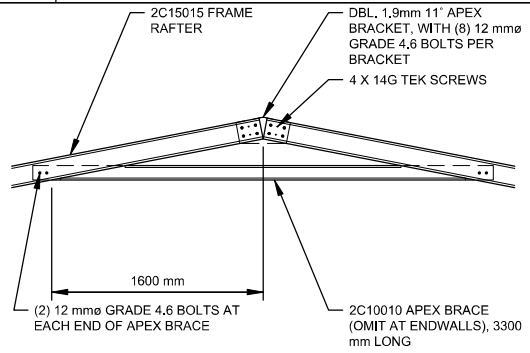


H EAVE CONNECTION



NOTE: ALL DOUBLE COMPONENTS SHALL BE SINGLE AT ENDWALLS.

A HAUNCH CONNECTION



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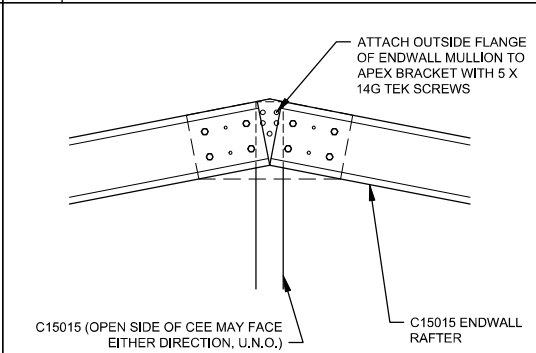
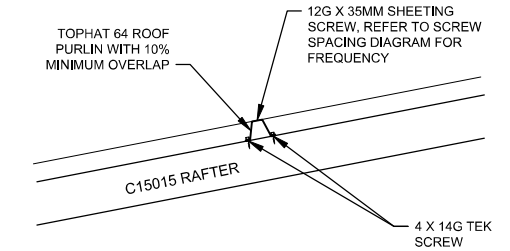
B APEX CONNECTION



NOTE: SEE DETAIL M/6 FOR ENDWALL MULLION BASE CONNECTION

C ENDWALL MULLION TO RAFTER PEAK CONDITION



E PURLIN CONNECTION

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RPEQ 15562 TBP PE003976 (VIC)
Signature:
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Customer Name: Rob Shaw
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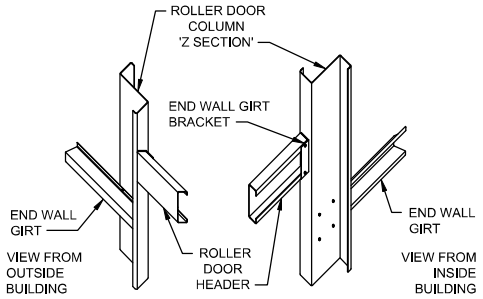
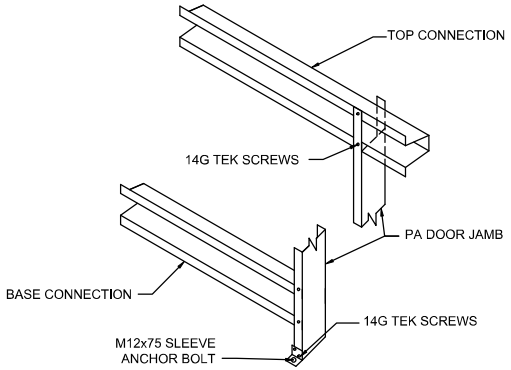
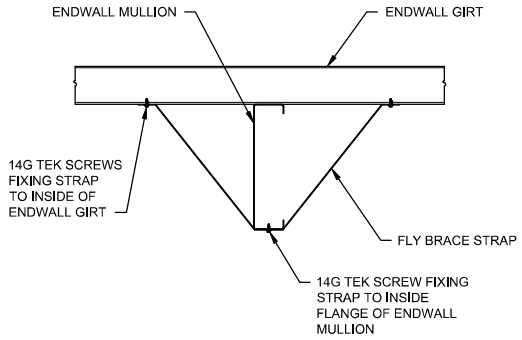
SHEET 5 of 7



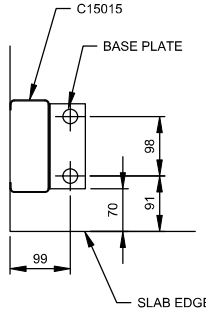
O SIDE DOOR HEADER AND JAMB



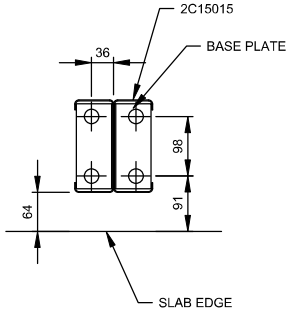
P PA DOOR STYLE CONNECTION



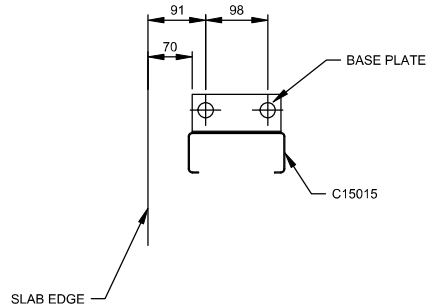
Q FLYBRACE



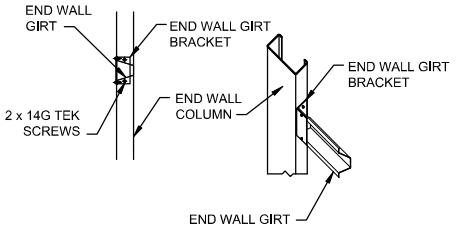
K CORNER COLUMN BASE



L INTERNAL COLUMN BASE



M ENDWALL MULLION BASE



N ENDWALL GIRT BRACKET

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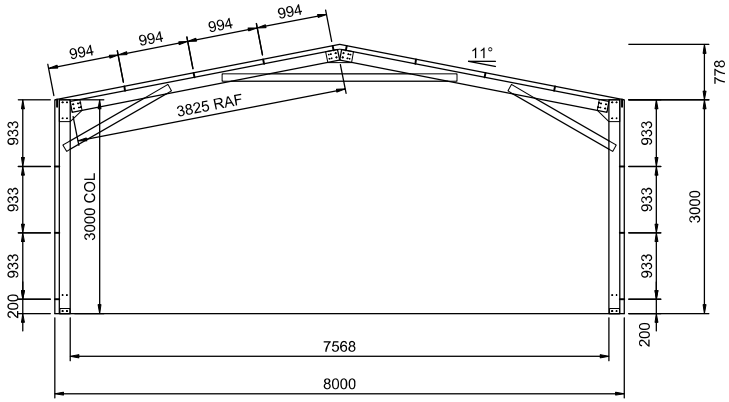

1/7 TYP. FRAME CROSS-SECTION

SCALE: 1:75

FRAMES 2, 3

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EMERALD DESIGN & CONSTRUCTION
CIVIL & STRUCTURAL ENGINEERS
COMMERCIAL - INDUSTRIAL - RESIDENTIAL - FORENSIC - STEEL DETAILING
CAMILO PINEDA MORENO
Bend MIEAust RPEng
RPEQ 15562 TBP PE003976 (VIC)
Signature:
Date: 01.10.2025

Customer Name: Rob Shaw
Site Address: 191 Scamander Avenue
Scamander,
TAS, 7215

DATE 01-10-2025
JOB NO. 2831197308
SHEET 7 of 7

Planning Scheme Response Provided by the Applicant in Relation to P3 of clause *8.4.2 Setbacks and building envelope for all dwellings* from the 8.0 General Residential Zone:

(2/02/2026)

With regard to shading of the neighbouring property,

As per screen shot provided shadows will only affect the adjacent property in the last hour of sunlight, the only effected buildings look to be garden sheds, with no impact on any liveable spaces.

(12/02/2026)

I have attached a photo of the neighbouring property from the proposed shed site and one of their current view, the neighbour's property could probably benefit from having a nice new structure to look at as they otherwise do not have a scenic view as you can tell they have the S/E corner enclosed