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 / 00190
Applicant	Engineering Plus
Proposal	Residential - Construction of an Additional Dwelling (Multiple Dwelling) with attached Decks and Garage and Construction of a Separate Shed, Retaining Wall and New Crossover
Location	4 Oceanvista Drive, St Helens (CT 148882/1)

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

Representations must be submitted in writing to the General Manager, Break O'Day Council, 32 -34 Georges Bay Esplanade, St Helens 7216 or emailed to admin@bodc.tas.gov.au, and referenced with the Application Number in accordance with section 57(5) of the abovementioned Act during the fourteen (14) day advertised period commencing on Saturday 14th November 2026 **until 5pm Friday 27th November 2026.**

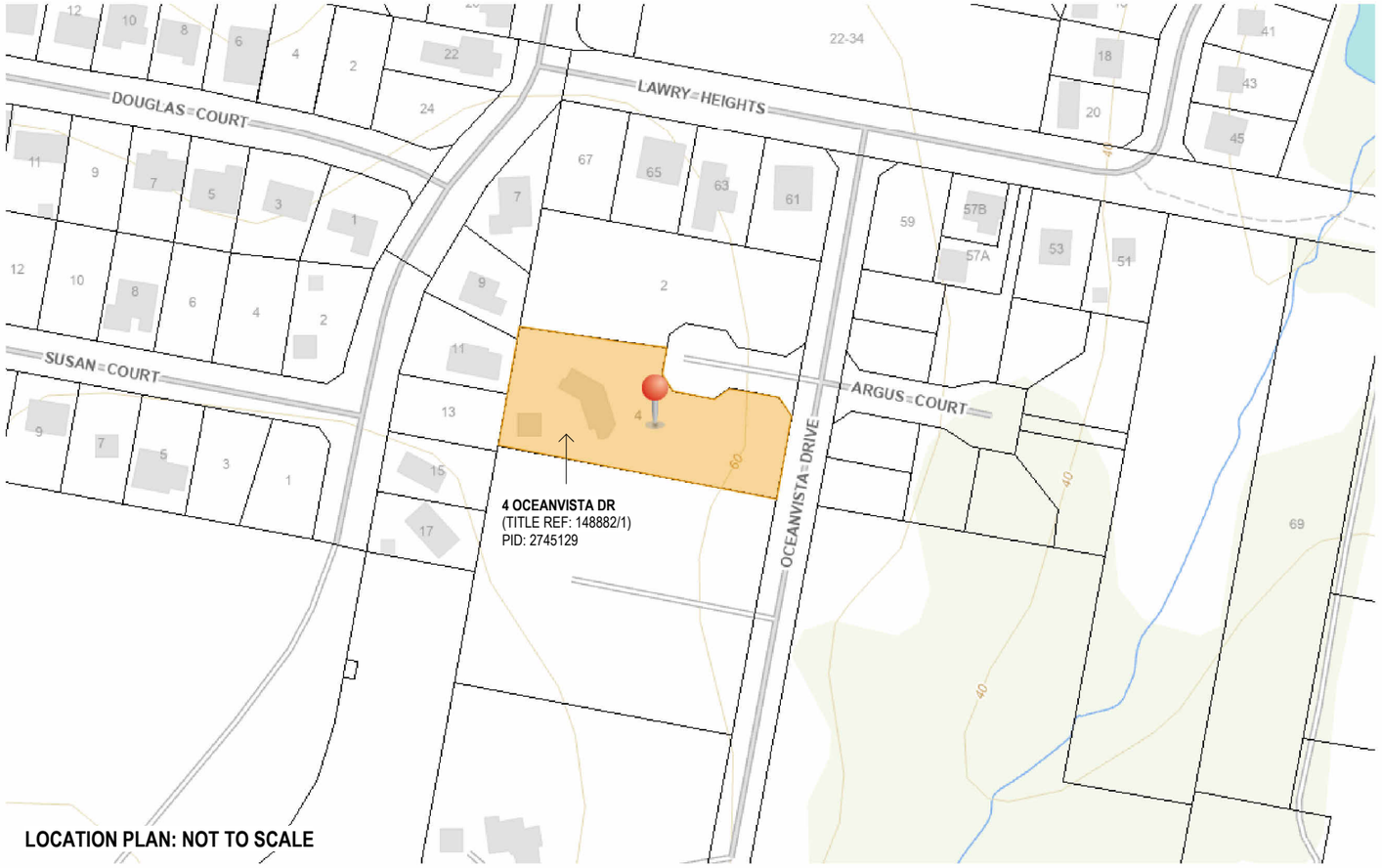
John Brown
GENERAL MANAGER

DRAWING SCHEDULE

A000	COVER PAGE	C	19/10/2026
A101	SITE PLAN (FULL)	C	19/10/2026
A102	SITE PLAN (PART)	C	19/10/2026
A201	DIMENSION PLAN	B	24/09/2026
A202	FLOOR PLAN	C	19/10/2026
A301	ELEVATION #1	B	24/09/2026
A302	ELEVATION #2	B	24/09/2026
A400	3D PERSPECTIVE 1	B	24/09/2026
A402	3D PERSPECTIVE 2	B	24/09/2026
A403	3D PERSPECTIVE 3	B	24/09/2026
A404	3D PERSPECTIVE 4	B	24/09/2026
A900	SHADOW DIAGRAMS	B	24/09/2026

PROJECT INFORMATION

BUILDING DESIGNER:	GRANT JAMES PFEIFFER
ACCREDITATION No:	CC2211T
ZONE:	8.0 GENERAL RESIDENTIAL
BUILDING CLASS:	CLASS 1A & 10A
LAND TITLE REFERENCE NUMBER:	148882/1
DESIGN WIND SPEED:	ASSUME "N2"
SOIL CLASSIFICATION:	ASSUME "H1"
CLIMATE ZONE:	7
BUSHFIRE-PRONE BAL RATING:	NO
ALPINE AREA:	N/A
CORROSION ENVIRONMENT:	HIGH
FLOODING:	NO
LANDSLIP:	NO



LOCATION PLAN: NOT TO SCALE

ISSUED FOR DEVELOPMENT APPLICATION

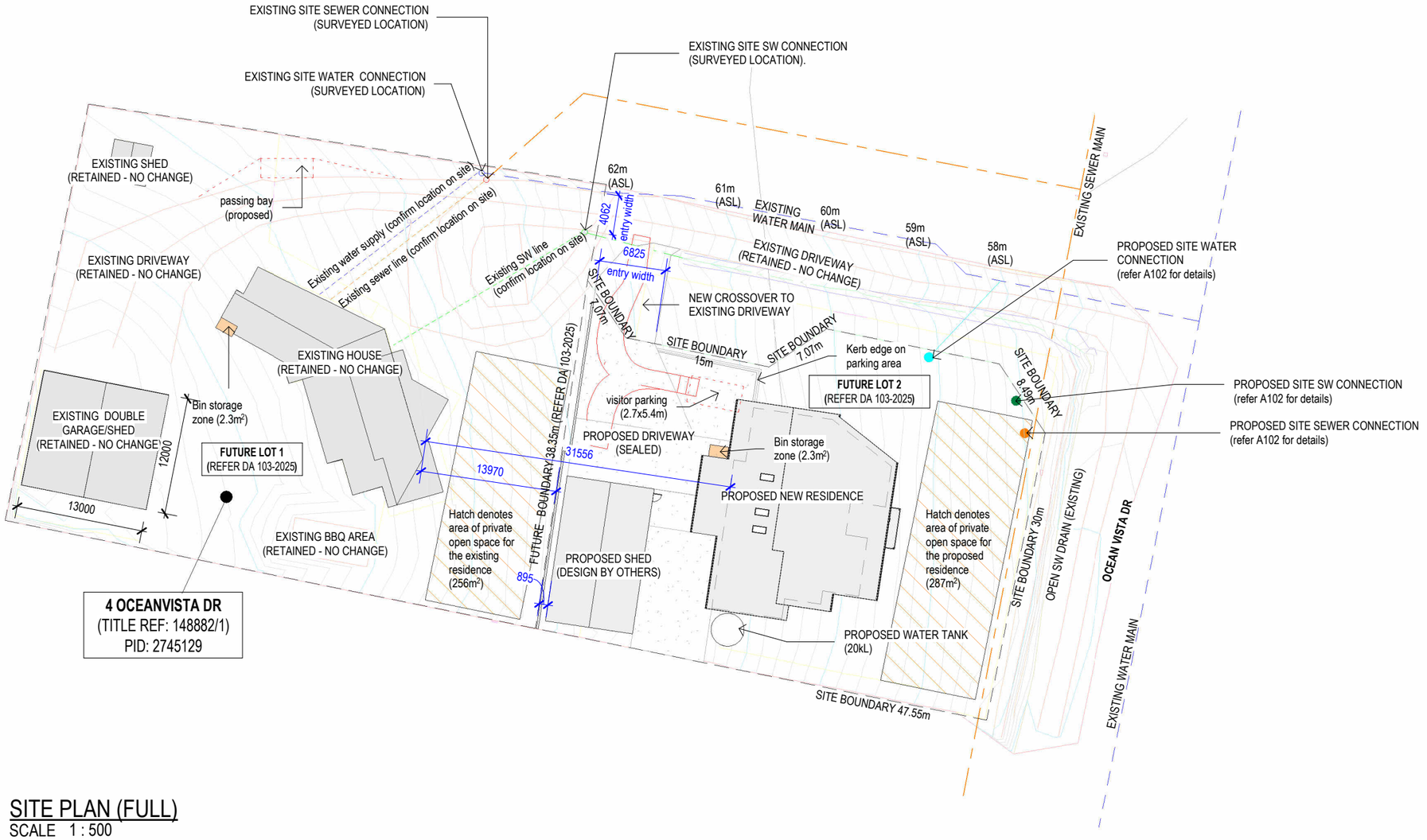
PROPOSED DWELLING & SHED

PROJECT NO: EP2026-119

C. & T. RICHARDSON
4 OCEANVISTA DR ST HELENS TAS 7216

BREAK O' DAY COUNCIL

81 Elizabeth Street, Launceston, Tasmania 7250,
03 6331 7021 info@engieeringplus.com.au



SITE PLAN (FULL)
SCALE 1 : 500

DRAINAGE
ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF NATIONAL PLUMBING AND DRAINAGE CODE AS3500 AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

NOTE
STORMWATER FROM PROPOSED DWELLING AND SHED TO BE DIRECTED INTO EXISTING STORMWATER SYSTEM TO LOCAL COUNCIL REQUIREMENTS & AS3500

SETOUT:
SETOUT IS TO BE DONE BY A SUITABLY CERTIFIED SURVEYOR.

SITE AREA SCHEDULE:

EXISTING SITE AREA:	4046m²
EXISTING RESIDENCE (APPROX):	227.6m²
EXISTING SHEDS (APPROX):	172.0m²
PROPOSED RESIDENCE:	248.6m²
PROPOSED DECKS (TOTAL):	42.7m²
PROPOSED SHED:	133.3m²
TOTAL SITE COVERAGE:	**824.2m²**
SITE COVERAGE = 20.4%	

NOTE:

ALL WORKS ARE TO COMPLY WITH BUT NOT LIMITED TO THE LATEST NATIONAL CONSTRUCTION CODE (NCC) OF AUSTRALIA AND RELEVANT LOCAL AUTHORITIES, UNLESS SPECIFIED. IN SUCH CASES, A RELEVANT REPORT WILL BE PRESENTED. MEASUREMENTS INDICATED ON DRAWINGS ARE CLEAR DIMENSIONS TO STRUCTURAL FRAMELINE AND DO NOT INCLUDE PLASTERBOARD LININGS OR INTERNAL FINISHES. UNLESS OTHERWISE STATED, ALL PROPOSED INTERNAL WALLS ARE SHOWN AS STRUCTURAL STUDS ONLY.
BUILDER IS TO VERIFY ALL INTERNAL WIDTHS AND CLEARANCES PRIOR TO CONSTRUCTION TO ENSURE STRICT COMPLIANCE WITH CURRENT NCC STANDARDS. SPECIAL ATTENTION MUST BE GIVEN TO MINIMUM CLEAR WIDTHS FOR ACCESSIBLE CORRIDORS, DOORWAYS, AND SANITARY COMPARTMENT REQUIREMENTS. BUILDERS MUST VERIFY ALL MEASUREMENTS, SERVICES, MATERIALS, AND LEVELS ON-SITE PRIOR TO CONSTRUCTION AND NOTIFY ENGINEERING PLUS OF ANY ERRORS OR DISCREPANCIES FOUND. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS. DO NOT PROCEED WHERE DISCREPANCIES EXIST BETWEEN ENGINEERING AND ARCHITECTURAL DRAWINGS. ENGINEERING PLUS DOES NOT ACCEPT ANY RESPONSIBILITY FOR MISCONSTRUCTION RESULTING FROM A FAILURE TO VERIFY SITE CONDITIONS OR ADHERE TO THE NCC STANDARDS MENTIONED ABOVE.

info@engineeringplus.com.au
Ph 03 6337 7021
ENGINEERING PLUS
BUILDING DESIGN
PROJECT MANAGEMENT
CIVIL/STRUCTURAL ENGINEERING

Accredited Building Designer

Designer Name	: G. Pfeiffer
Accreditation No	: CC2211T
Revision Number	:C
Revision Description	:DA RFI 2
Revision Date	:19/10/2026
Revision Issued By	:SU

Date Drawn:	Issue Date
Drawn:	C.R
Checked:	R.H
Approved:	J. Pfeiffer
Scale:	As Shown @ A3

Client:	C. & T. RICHARDSON
Project:	PROPOSED DWELLING & SHED
Page:	SITE PLAN (FULL)
Address:	4 OCEANVISTA DR ST HELENS TAS 7216

DEVELOPMENT APPLICATION | **EP2026-119** | **A101**

4 OCEANVISTA DR
(FUTURE LOT 1)
(TITLE REF: 148882/1)
PID: 2745129

62m (ASL)

NEW DRIVEWAY ENTRY

B85 SWEEP PATH

6 (2590 L)

60m (ASL)

CONNECT TO EXISTING UNDERGROUND POWER

EXISTING WATER MAIN

NEW WATER SUPPLY LINE

EXISTING CROSSOVER (RETAINED)

SITE BOUNDARY 7.07m

SITE BOUNDARY 15m

SITE BOUNDARY 7.07m

SITE BOUNDARY 18m

58m (ASL)

63m (ASL)

EXISTING UNDERGROUND POWER TO EXISTING RESIDENCE TO BE RE-ROUTED

DRIVEWAY (approx 345m²)

1:28 (2°) FALL

8700

visitor parking (2.7x5.4m)

A302 1

4370

PROPOSED SITE WATER SUPPLY CONNECTION
NEW DN20 DOMESTIC CONNECTION WITH WATER METER TO BE INSTALLED BY TASWATER AT THE DEVELOPER'S COST

815

7185

59m (ASL)

SITE BOUNDARY 8.49m

EXISTING SEWER LINE

700

PROPOSED SITE SW CONNECTION

4440

OPEN SW DRAIN (EXISTING)

A301 4

POWER TO NEW RESIDENCE

NEW SW LINE TO SITE CONNECTION

Building line under

PROPOSED SITE SEWER CONNECTION TO BE INSTALLED BY TASWATER AT THE DEVELOPER'S COST

EXISTING UNDERGROUND POWER LINE FROM RESIDENCE

fall

17585

61,800

SW PIT

fall

fall

3170

450

NEW SEWER LINE TO SITE SEWER CONNECTION

CONNECT TO EXISTING UNDERGROUND POWER

4 OCEANVISTA DR
(FUTURE LOT 2)
(TITLE REF: 148882/1)
PID: 2745129

Sky

Sky

Sky

PROPOSED RESIDENCE

NEW UNDERGROUND POWER CONNECTION TO LOT 2

2 A301

6000

13470

fall

3804

1:16 (3.5°) FALL

Building line under

Building line under

12720

SITE BOUNDARY 30m

FUTURE TITLE BOUNDARY 38.35m - REFER DA 103-2025

PROPOSED SHED (15x9m)

12624

HATCH DENOTES 3m WIDE DRAINAGE EASEMENT (EXISTING)

OCEANVISTA DRIVE

SW PIT

1:19 (3°) FALL

NEW SW LINE TO SITE CONNECTION

895

5630

20,000L Rainwater tank

3 A302

63m (ASL)

62m (ASL)

61m (ASL)

60m (ASL)

SITE BOUNDARY 47.55m

59m (ASL)

EXISTING SEWER LINE

North

SITE PLAN (PART)
SCALE 1 : 200

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Ph 03 6337 7021
ENGINEERING PLUS BUILDING DESIGN PROJECT MANAGEMENT CIVIL/STRUCTURAL ENGINEERING

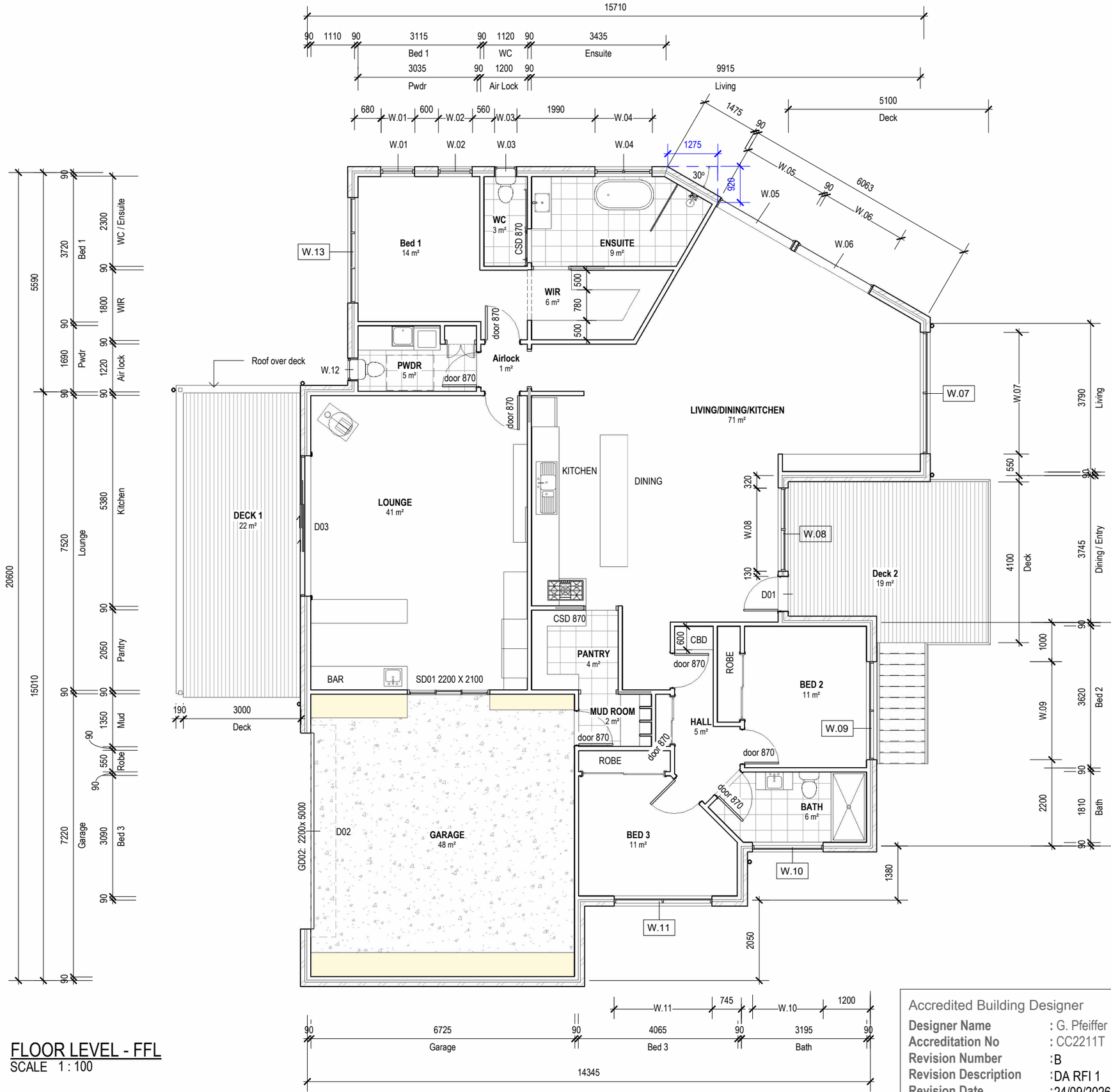
Accredited Building Designer

Designer Name	: G. Pfeiffer
Accreditation No	: CC2211T
Revision Number	:C
Revision Description	:DA RFI 2
Revision Date	:19/10/2026
Revision Issued By	:SU

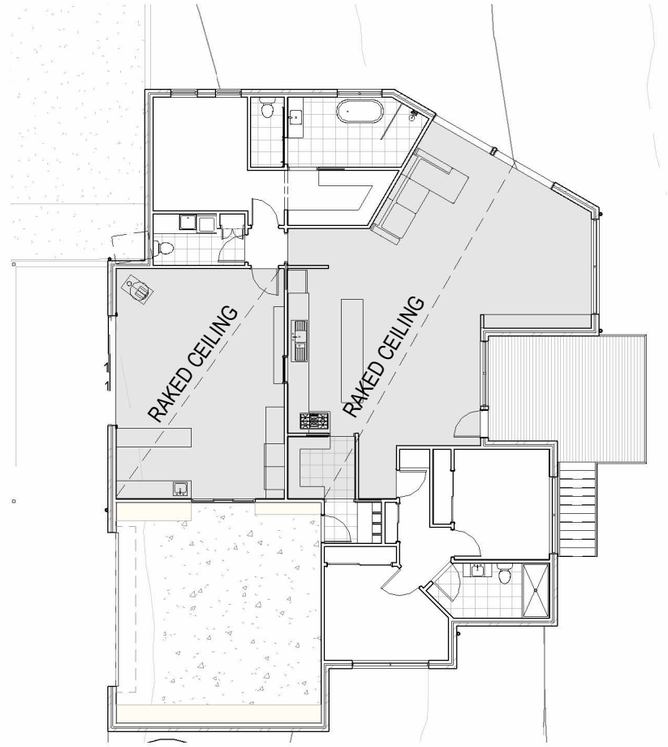
Date Drawn:	Issue Date
Drawn:	C.R
Checked:	R.H
Approved:	J. Pfeiffer
Scale:	As Shown @ A3

Client:	C. & T. RICHARDSON
Project:	PROPOSED DWELLING & SHED
Page:	SITE PLAN (PART)
Address:	4 OCEANVISTA DR ST HELENS TAS 7216

DEVELOPMENT APPLICATION | **EP2026-119** | **A102**



FLOOR LEVEL - FFL
SCALE 1 : 100



FLOOR PLAN (CEILING)
SCALE 1 : 200

North

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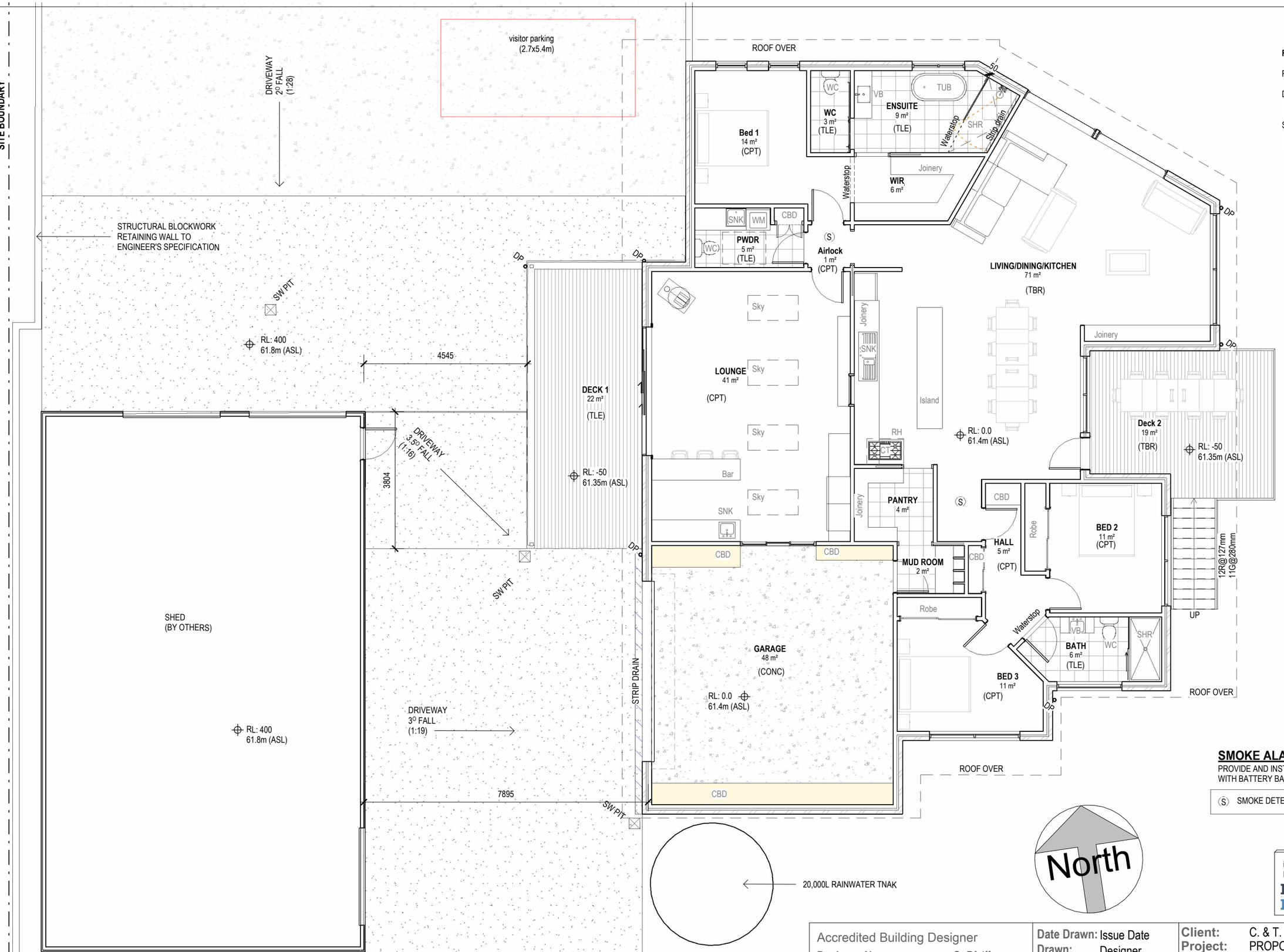
Accredited Building Designer

Designer Name	: G. Pfeiffer
Accreditation No	: CC2211T
Revision Number	:B
Revision Description	:DA RFI 1
Revision Date	:24/09/2026
Revision Issued By	:SU

Date Drawn:	Issue Date
Drawn:	Designer
Checked:	Checker
Approved:	J. Pfeiffer
Scale:	As Shown @ A3

Client:	C. & T. RICHARDSON
Project:	PROPOSED DWELLING & SHED
Page:	DIMENSION PLAN
Address:	4 OCEANVISTA DR ST HELENS TAS 7216

DEVELOPMENT APPLICATION | **EP2026-119** | **A201**



FLOOR PLAN KEY:

RL:	Relative level
DP:	Downpipe: 90mm PVC Paint finish to match wall colour
SKY:	Skylight; Velux (or similar) fixed 700x1400 (M08)

FLOOR COVERINGS	
CPT	CARPET
CONC	CONCRETE
TBR	TIMBER DECKING
TLE	TILE
VYL	VINYL TIMBER FLOORING

SMOKE ALARMS

PROVIDE AND INSTALL HARD WIRED SMOKE ALARMS WITH BATTERY BACKUP TO AS 3786 AND NCC STANDARDS

(S) SMOKE DETECTOR

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FLOOR PLAN
SCALE 1 : 100

DISCLAIMER

ALL WINDOWS & DOORS SHOWN ON PLAN ARE APPROX. BASED OFF STANDARD MANUFACTURING SIZES. ALL WINDOW DIMENSIONS TO BE CONFIRMED ON SITE BY BUILDER PRIOR TO ORDERING AND MANUFACTURING.

IF WINDOW HEIGHT IS GREATER THAN 2.0m TO HAVE PERMANENTLY FIXED ROBUST SCREEN INSTALLED OR HAVE AN OPENING RESTRICTED TO 125mm.

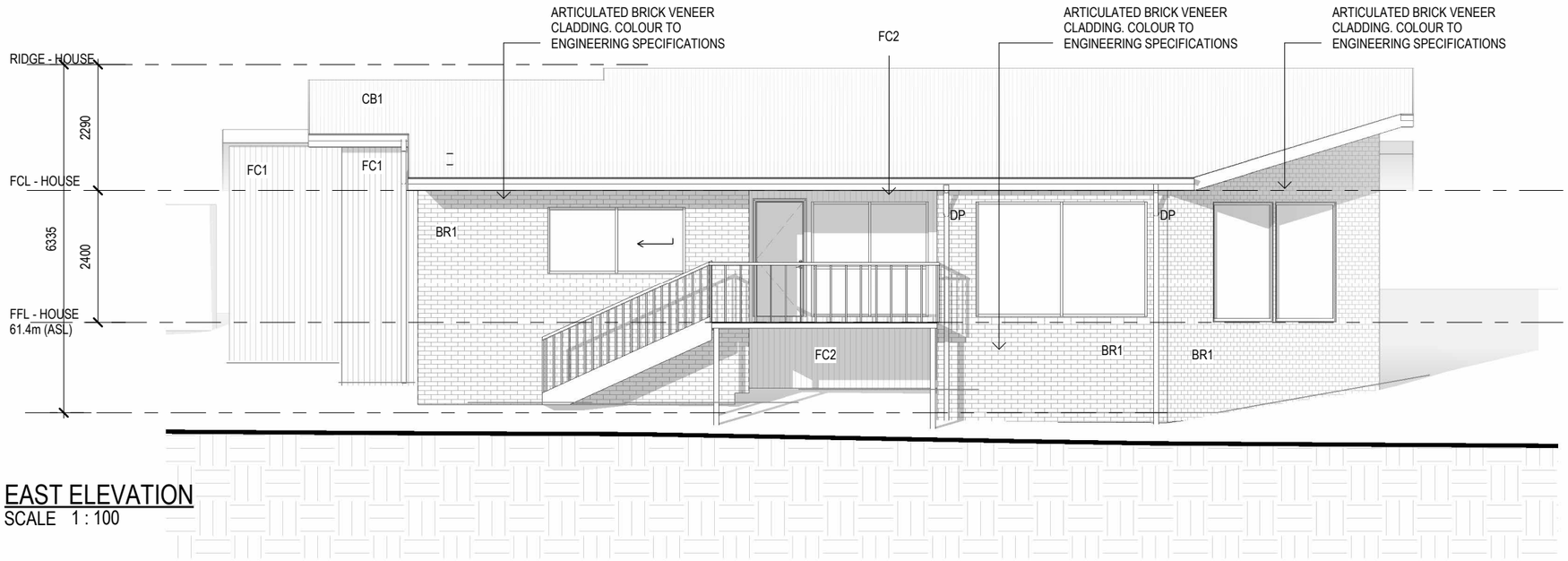
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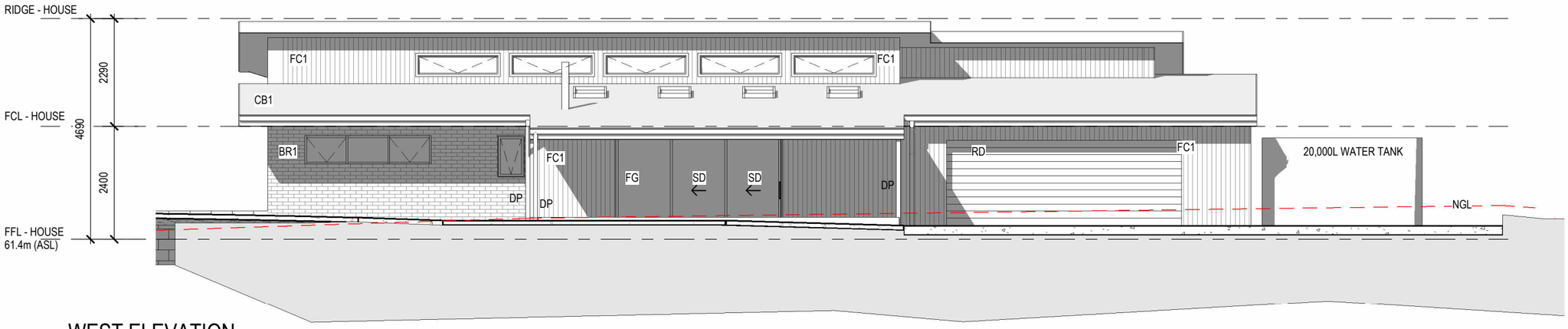
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Checked:	Checker
Approved:	J. Pfeiffer
Scale:	As Shown @ A3

Client:	C. & T. RICHARDSON
Project:	PROPOSED DWELLING & SHED
Page:	FLOOR PLAN
Address:	4 OCEANVISTA DR ST HELENS TAS 7216

DEVELOPMENT APPLICATION | **EP2026-119** | **A202**



EAST ELEVATION
SCALE 1 : 100



WEST ELEVATION
SCALE 1 : 100

ELEVATION LEGEND:

FFL:	Finished floor level
FCL:	Finished ceiling level
RL:	Relative level
NGL:	Natural ground level
DP:	Downpipe: 90mm PVC Paint finish to match wall colour
SKY:	Skylight; Velux (or similar) fixed 700x1400 (M08)

CLADDING SCHEDULE:

FC1:	Fibre-cement sheet; James Hardie **'OBLIQUE'** Texture paint finish in **WHITE**
FC2:	Fibre-cement sheet; Cemintel **'Territory WOODLANDS'** Finish in **BIRCH**
BR1:	Masonry brick; Stretcher bond, Texture paint finish in **WHITE**
CB1:	Metal roof sheet; 0.48 BMT Colorbond **'CUSTOM ORB'** Finish in Dulux colour **SURFMIST**
CB2:	Metal roof sheet; 0.48 BMT Colorbond **'CUSTOM ORB'** Finish in Dulux colour **MONUMENT**

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ENGINEERING PLUS
BUILDING DESIGN PROJECT MANAGEMENT CIVIL/STRUCTURAL ENGINEERING

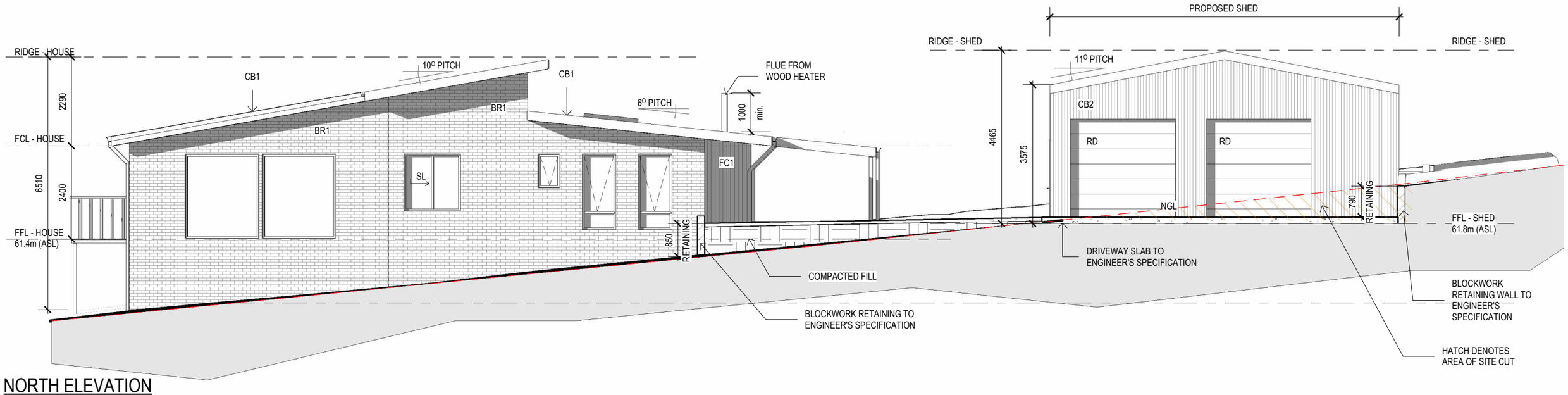
Accredited Building Designer

Designer Name	: G. Pfeiffer
Accreditation No	: CC2211T
Revision Number	:B
Revision Description	:DA RFI 1
Revision Date	:24/09/2026
Revision Issued By	:SU

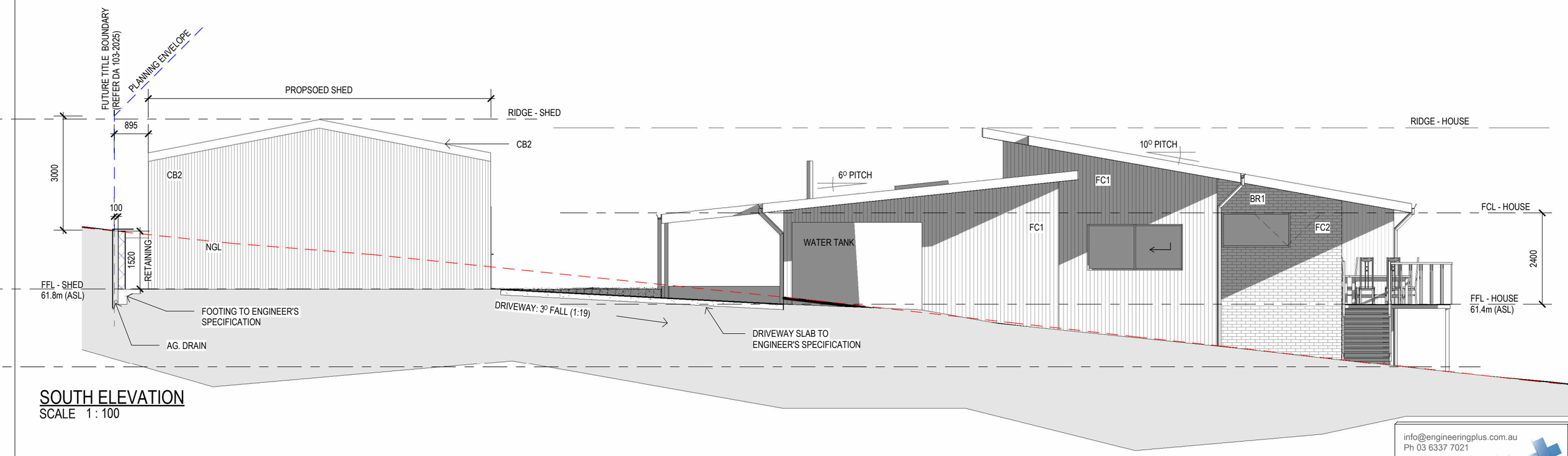
Date Drawn:	Issue Date
Drawn:	Designer
Checked:	Checker
Approved:	J. Pfeiffer
Scale:	As Shown @ A3

Client:	C. & T. RICHARDSON
Project:	PROPOSED DWELLING & SHED
Page:	ELEVATION #1
Address:	4 OCEANVISTA DR ST HELENS TAS 7216

DEVELOPMENT APPLICATION | **EP2026-119** | **A301**



NORTH ELEVATION
SCALE 1 : 100



SOUTH ELEVATION
SCALE 1 : 100

ELEVATION LEGEND:

FFL:	Finished floor level
FCL:	Finished ceiling level
RL:	Relative level
NGL:	Natural ground level
DP:	Downpipe: 90mm PVC Paint finish to match wall colour
SKY:	Skylight; Velux (or similar) fixed 700x1400 (M08)

CLADDING SCHEDULE:

FC1:	Fibre-cement sheet; James Hardie **'OBLIQUE'** Texture paint finish in **WHITE**
FC2:	Fibre-cement sheet; Cemintel **'Territory WOODLANDS'** Finish in **BIRCH**
BR1:	Masonry brick; Stretcher bond, Texture paint finish in **WHITE**
CB1:	Metal roof sheet; 0.48 BMT Colorbond **'CUSTOM ORB'** Finish in Dulux colour **SURFMIST**
CB2:	Metal roof sheet; 0.48 BMT Colorbond **'CUSTOM ORB'** Finish in Dulux colour **MONUMENT**

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Date Drawn:	Issue Date
Drawn:	Designer
Checked:	Checker
Approved:	J. Pfeiffer
Scale:	As Shown @ A3

Client:	C. & T. RICHARDSON
Project:	PROPOSED DWELLING & SHED
Page:	ELEVATION #2
Address:	4 OCEANVISTA DR ST HELENS TAS 7216

DEVELOPMENT APPLICATION | **EP2026-119** | **A302**



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Accredited Building Designer

Designer Name	: G. Pfeiffer
Accreditation No	: CC2211T
Revision Number	:B
Revision Description	:DA RFI 1
Revision Date	:24/09/2026
Revision Issued By	:SU

Date Drawn:	Issue Date
Drawn:	Designer
Checked:	Checker
Approved:	J. Pfeiffer
Scale:	As Shown @ A3

Client:	C. & T. RICHARDSON
Project:	PROPOSED DWELLING & SHED
Page:	3D PERSPECTIVE 1
Address:	4 OCEANVISTA DR ST HELENS TAS 7216

DEVELOPMENT APPLICATION | **EP2026-119** | **A400**



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Accredited Building Designer

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Accreditation No	: CC2211T
Revision Number	:B
Revision Description	:DA RFI 1
Revision Date	:24/09/2026
Revision Issued By	:SU

Date Drawn:	Issue Date
Drawn:	Designer
Checked:	Checker
Approved:	J. Pfeiffer
Scale:	As Shown @ A3

Client:	C. & T. RICHARDSON
Project:	PROPOSED DWELLING & SHED
Page:	3D PERSPECTIVE 2
Address:	4 OCEANVISTA DR ST HELENS TAS 7216

DEVELOPMENT APPLICATION | **EP2026-119** | **A402**



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Accredited Building Designer

Designer Name	: G. Pfeiffer
Accreditation No	: CC2211T
Revision Number	:B
Revision Description	:DA RFI 1
Revision Date	:24/09/2026
Revision Issued By	:SU

Date Drawn:	Issue Date
Drawn:	Designer
Checked:	Checker
Approved:	J. Pfeiffer
Scale:	As Shown @ A3

Client:	C. & T. RICHARDSON
Project:	PROPOSED DWELLING & SHED
Page:	3D PERSPECTIVE 3
Address:	4 OCEANVISTA DR ST HELENS TAS 7216

DEVELOPMENT APPLICATION | **EP2026-119** | **A403**



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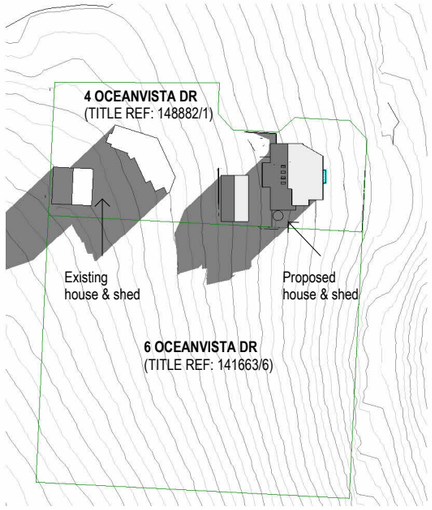
Accredited Building Designer

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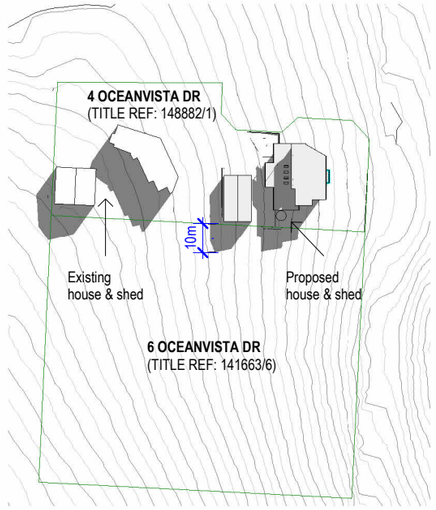
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Checked:	Checker
Approved:	J. Pfeiffer
Scale:	As Shown @ A3

Client:	C. & T. RICHARDSON
Project:	PROPOSED DWELLING & SHED
Page:	3D PERSPECTIVE 4
Address:	4 OCEANVISTA DR ST HELENS TAS 7216

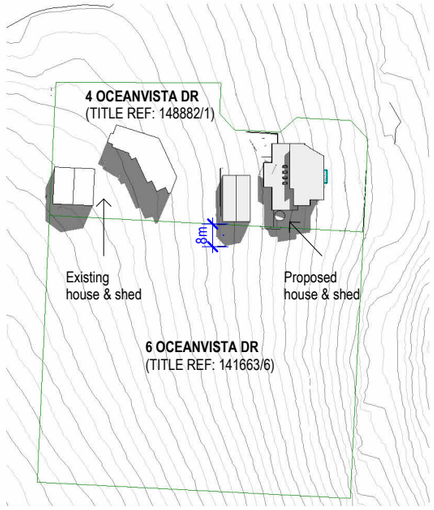
DEVELOPMENT APPLICATION | **EP2026-119** | **A404**



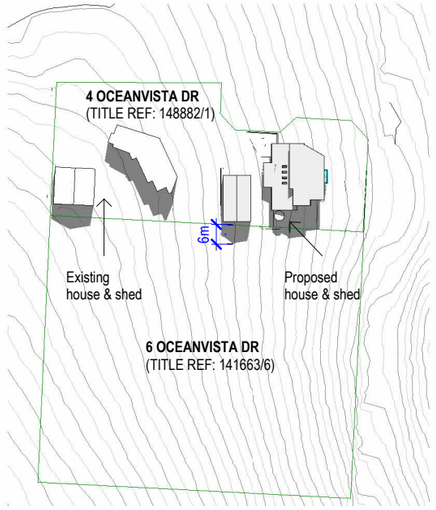
1 June 21_ 9am



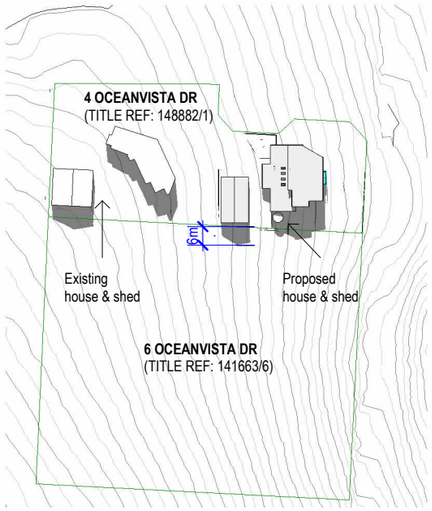
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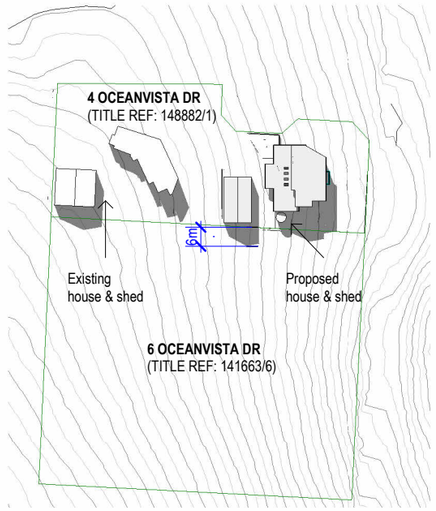
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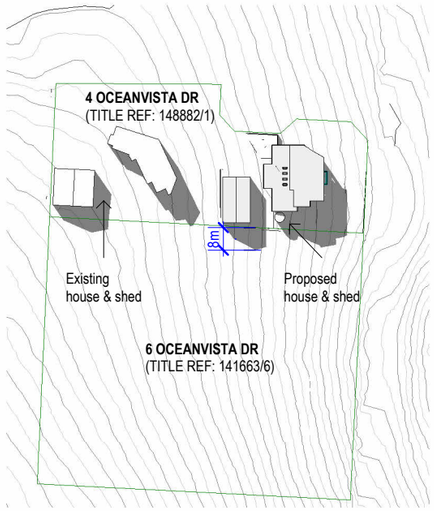
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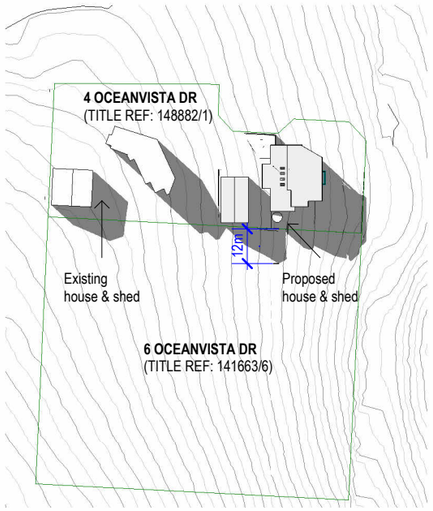
5 June 21_ 1pm



6 June 21_ 2pm



7 June 21_ 3pm



8 June 21_ 4pm

North

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ENGINEERING PLUS
BUILDING DESIGN
PROJECT MANAGEMENT
CIVIL /STRUCTURAL ENGINEERING

Accredited Building Designer

Designer Name	: G. Pfeiffer
Accreditation No	: CC2211T
Revision Number	:B
Revision Description	:DA RFI 1
Revision Date	:24/09/2026
Revision Issued By	:SU

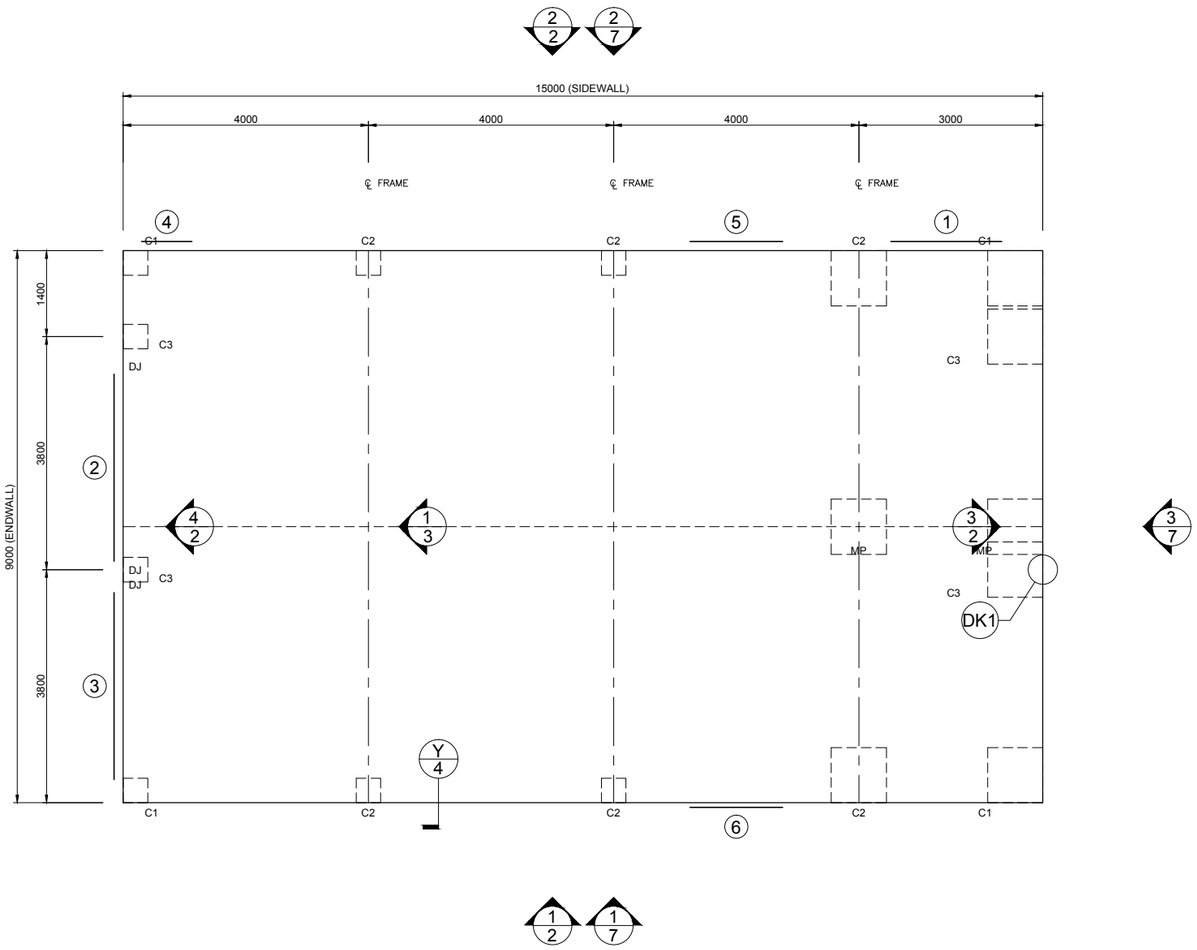
Date Drawn:	Issue Date
Drawn:	Designer
Checked:	Checker
Approved:	J. Pfeiffer
Scale:	As Shown @ A3

Client:	C. & T. RICHARDSON
Project:	PROPOSED DWELLING & SHED
Page:	SHADOW DIAGRAMS
Address:	4 OCEANVISTA DR ST HELENS TAS 7216

DEVELOPMENT APPLICATION | **EP2026-119** | **A900**

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IF IN DOUBT, ASK.

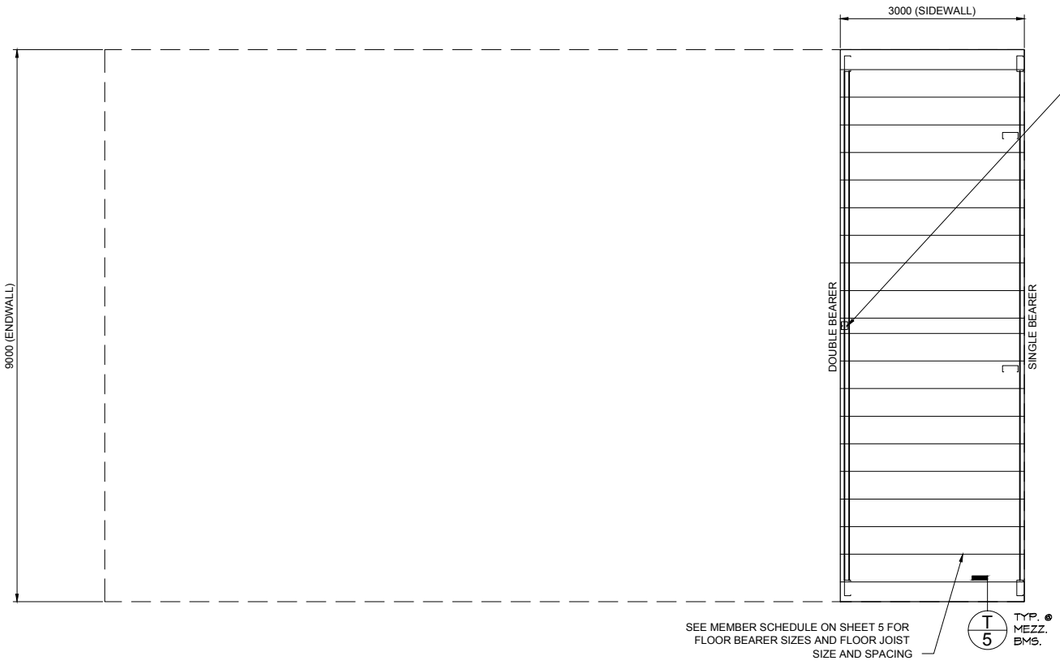


1 / 1 FOUNDATION PLAN AND MEMBER LAYOUT
SCALE: 1 = 100

			BALUSTRADE DESIGN LOADS				
			BALUSTRADE TOP EDGE			BALUSTRADE INFILL	
OCCUPANCY	STANDARD	BUILDING ELEMENT	HORIZONTAL	VERTICAL	ANY DIRECTION	HORIZONTAL	ANY DIRECTION
DOMESTIC/RESIDENTIAL	AS1170	INTERNAL MEZZANINE / STAIR BALUSTRADE	0.35kN/m	0.35kN/m	0.6kN	0.5kPa	0.25kN
DOMESTIC/RESIDENTIAL	AS1170	EXTERNAL MEZZANINE / STAIR BALUSTRADE	0.75kN/m	0.75kN/m	0.6kN	1kPa*	0.5kN
STORAGE	AS1170	MEZZANINE / STAIR BALUSTRADE	0.75kN/m	0.75kN/m	0.6kN	1kPa	0.5kN
FARM BUILDINGS/ SHEDS	AS1657	INTERNAL MEZZANINE / STAIR BALUSTRADE	0.33kN/m	0.33kN/m	0.55kN/m	0.5kPa	0.25kN

NOTE:
1. BALUSTRADE STRUCTURE AND DIMENSIONS ARE TO BE IN ACCORDANCE WITH NCC 2022
2. ALL LOADS ARE CONSIDERED 'LIVE LOADS' AND ARE TO HAVE APPLICABLE SAFETY FACTORS APPLIED TO STRENGTH CALCULATIONS
3. DESIGNER TO ALSO CONSIDER WIND LOADS IN CALCULATIONS. SPECIFIED VALUE DENOTES MINIMUM LIVE LOAD ONLY.
4. STAIR DESIGN, MATERIALS, AND INSTALLATION TO BE IN ACCORDANCE WITH THE BCA (Building Code of Australia).
5. DESIGN, MATERIALS, AND INSTALLATION OF ALL GUARDRAILS OR WALLS AT EXPOSED EDGES OF MEZZANINE FLOOR TO BE PROVIDED BY OTHERS.

NOTE: PARTICLE BOARD AT MEZZANINE FLOOR, ATTACH TO STEEL FRAMING WITH SCREWS @ 150 c/c AT PANEL EDGES, 300 c/c IN FIELD. FLOORING TO BE GLUED TO JOISTS USING CONSTRUCTION ADHESIVE.



2 / 1 MEZZANINE FLOOR FRAMING PLAN
SCALE: 1 = 100
DESIGN LIVE LOAD: 3 kPa

DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. ALL DIMENSIONS TO BE VERIFIED ON SITE.

MEMBER LEGEND

C1	C20015
C2	C20024
C3	C15019
MP	2C15024

DJ - INDICATES DOOR JAMBS AT THESE LOCATIONS. REFER TO SHEET #4 ON THE DOOR SCHEDULE FOR SIZES

SHEET 1 OF 7
JOB NO. FDLC101829
DATE 5/8/2026
CHECKED TM
DRAWN FDB

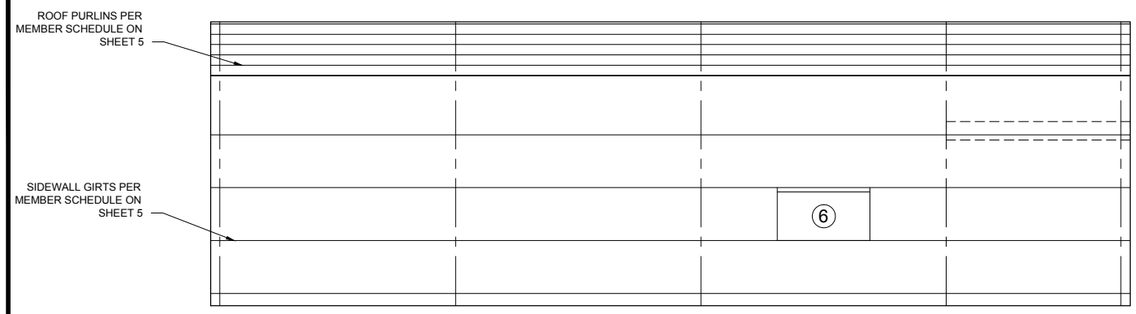
STEEL BUILDING BY (CONTACT)
FAIR DINKUM BUILDS LAUNCESTON
03 6334 5535
FOR
RICHARDSON (CHRIS)
AT
4 OCEAN VISTA DRIVE
ST HELENS

NORTHERN CONSULTING engineers
Civil & Structural Engineers
50 Punari Street
Currajong, Qld 4812
Fax: 07 4725 5850
Email: design@nceng.com.au
ABN 341 008 173 56

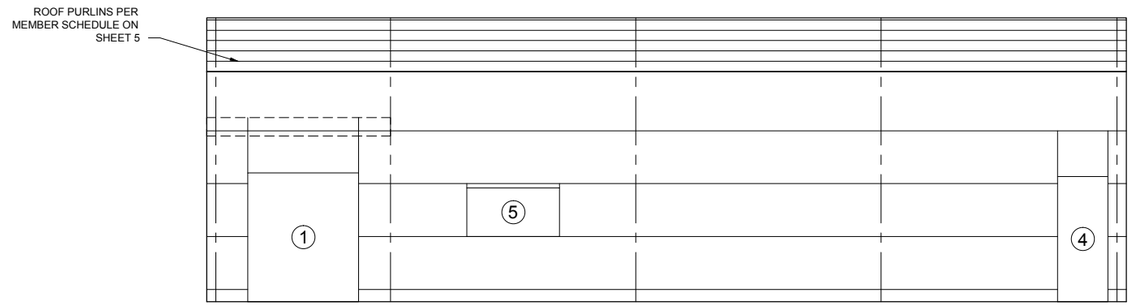
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Registered Professional Engineer (Civil & Structural) QLD — Regn. No. 9985
Registered Certifying Engineer (Structural) N.T. — Regn. No. 116373ES
Registered Engineer - (Civil) VIC — Regn. No. PE0002216
Registered Engineer - (Civil) TAS — Regn. No. CC5648M

Mr Timothy Roy Messer BE MIEAust RPEQ
Signature .....
Date 5/8/2026
Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register

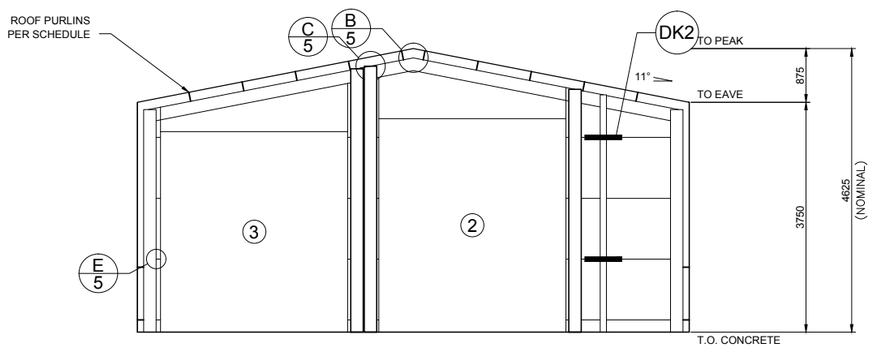
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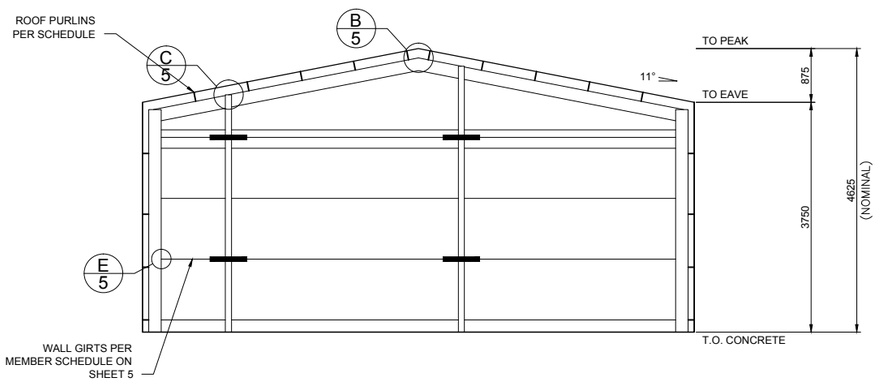
1/2 SIDEWALL EXTERIOR ELEVATION
SCALE: 1 = 100



2/2 SIDEWALL EXTERIOR ELEVATION
SCALE: 1 = 100



4/2 ENDWALL INTERIOR ELEVATION
SCALE: 1 = 100



3/2 ENDWALL INTERIOR ELEVATION
SCALE: 1 = 100

DIAGONAL X BRACING NOT REQUIRED IN THIS BUILDING.
CLADDING DIAPHRAGM SUFFICIENT. FLY BRACING IS INCLUDED TO BE PLACED ON EVERY SECOND PURLIN AND GIRT ON ENDWALL MULLIONS, INTERNAL COLUMNS AND INTERNAL RAFTERS.

SHEET 2 OF 7

JOB NO. FDLC101829

DATE 5/8/2026

CHECKED TM

DRAWN FDB

STEEL BUILDING BY (CONTACT)
FAIR DINKUM BUILDS LAUNCESTON
03 6334 5535

FOR
RICHARDSON (CHRIS)

AT
4 OCEAN VISTA DRIVE
ST HELENS

SHED SAFE accredited

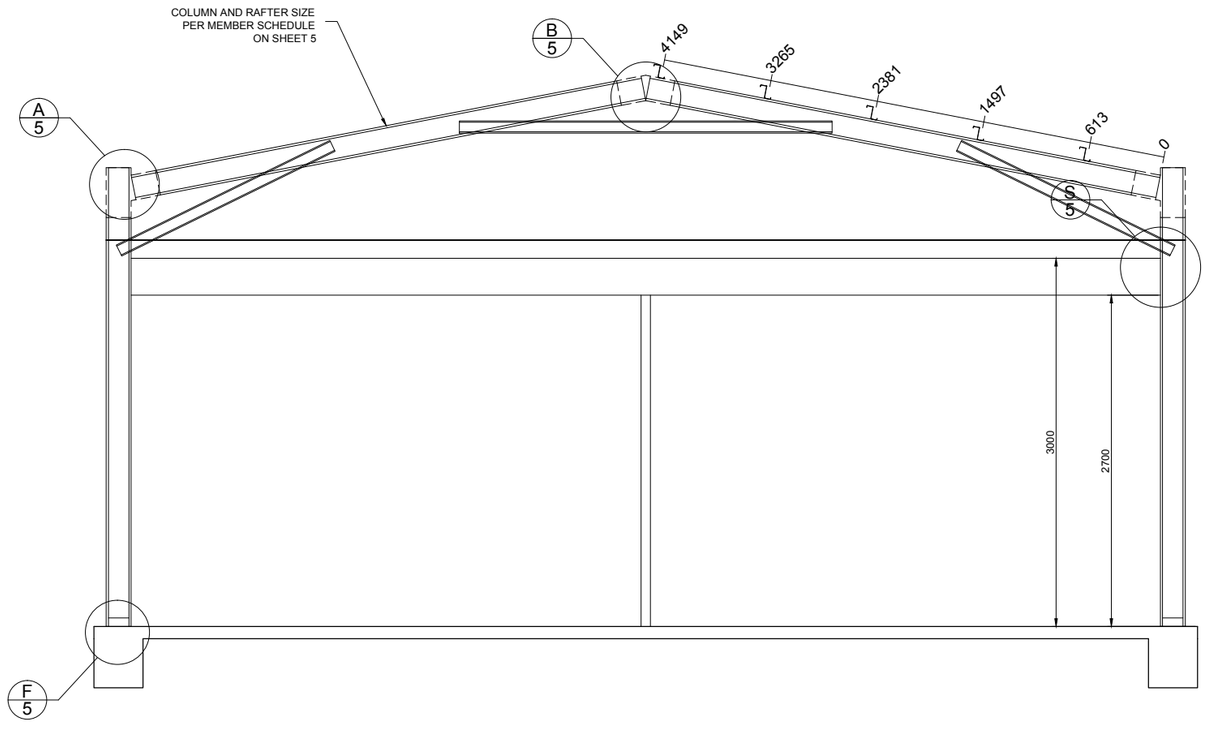
FAIR DINKUM BUILDS™

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Signature .....
Date 5/8/2026
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1/3 INTERNAL FRAME SECTION
SCALE: 1 = 50

Refer to Sheet #4 for concrete specification.

SHEET 3 OF 7

JOB NO. FDLC101829

DATE 5/8/2026

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STEEL BUILDING BY (CONTACT)
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03 6334 5535

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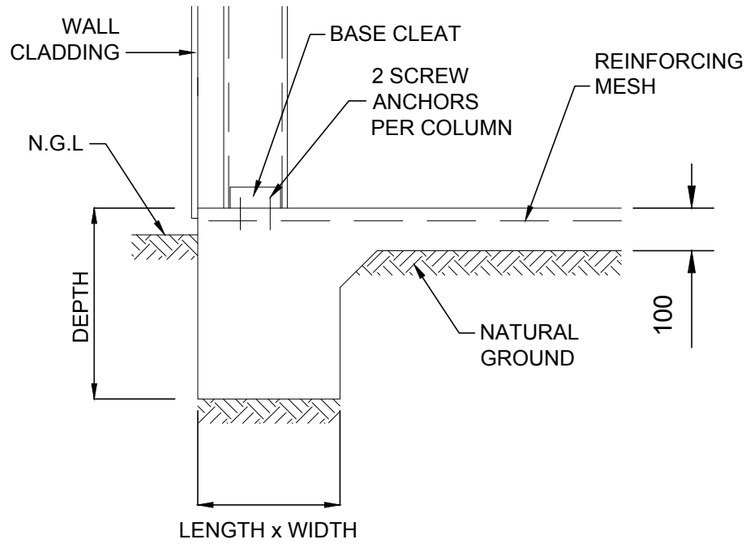
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Signature T. Messer
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LENGTH x WIDTH

400 x 400 x 500 (900 x 900 x 600 Under Mezz)
Length x Width x Depth (mm)

N.G.L - NATURAL GROUND LINE

Y	BLOCK LOCAL THICKENING DETAIL	DWG NO: SBLMA

STRUCTURAL GENERAL NOTES

1. **GOVERNING CODE** : NATIONAL CONSTRUCTION CODE (NCC), LOADING TO AS1170 - ALL SECTIONS. BUILDING SUITABLE AS EITHER A PRIVATE GARAGE CLASS 10A, OR A FARM SHED (CLASS 7 OR 8),UNLESS OTHERWISE SPECIFICALLY NOTED. FOR USE AS A FARM SHED, IT MUST MEET THE FOLLOWING REQUIREMENTS:
   - BE LESS THAN 2000 SQM IN AREA (INCLUSIVE OF ANY MEZZANINE FLOOR AREA).
   - MUST BE LOCATED ON A FARM AND USED IN CONNECTION WITH FARMING PURPOSES.
   - BUILDING IS NOT TO BE OCCOUPIED FREQUENTLY NOR FOR EXTENDED PERIODS BY PEOPLE, WITH A MAXIMUM OF 1 PERSON PER 200 SQM OR 2 PERSONS MAXIMUM IN TOTAL WHICHEVER IS THE LESSER.
2. **DRAWING OWNERSHIP** :
   THESE DRAWINGS REMAIN THE PROPERTY OF FBHS (AUST) PTY LIMITED. ENGINEERING SIGNATURE AND CERTIFICATION IS ONLY VALID WHEN BUILDING IS SUPPLIED BY A DISTRIBUTOR OF FBHS. DRAWINGS ARE PROVIDED FOR THE DUAL PURPOSE OF OBTAINING BUILDING PERMITS AND AIDING CONSTRUCTION. ANY OTHER USE OR REPRODUCTION IS PROHIBITED WITHOUT WRITTEN APPROVAL FROM FBHS.
3. **DRAWING SIGNATURE REQUIREMENTS** :
   THESE DRAWINGS ARE NOT VALID UNLESS SIGNED BY THE ENGINEER. THE ENGINEER ACCEPTS NO LIABILITY OR RESPONSIBILITY FOR DRAWINGS WITHOUT A SIGNATURE. EACH TITLE BLOCK CONTAINS A WATER MARK UNDER THE CUSTOMERS NAME CONTAINING THE DATE OF PRODUCTION OF THE DRAWINGS; THE DRAWINGS ARE TO BE SUBMITTED TO COUNCIL WITHIN 21 DAYS OF THIS DATE. THIS IS TO ENSURE THAT ONLY CURRENT DRAWINGS ARE IN CIRCULATION.
4. **CONTRACTOR RESPONSIBILITIES** :
   CERTIFIER AND CONTRACTOR TO CONFIRM [ON SITE] THAT THE WIND LOADINGS APPLIED TO THIS DESIGN ARE TRUE AND CORRECT FOR THE ADDRESS STATED IN THE TITLE BLOCK.
   CONTRACTOR SHALL VERIFY AND CONFIRM ALL EXISTING CONDITIONS AND DIMENSIONS. ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS PRIOR TO START OF WORK.
   CONTRACTOR MUST NOT MAKE ANY DEVIATION FROM THE PROVIDED PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM ONE THE UNDERSIGNING ENGINEERS. THE ENGINEER / FBHS TAKE NO RESPONSIBILITY FOR CHANGES MADE WITHOUT WRITTEN APPROVAL.
   CONTRACTOR IS RESPONSIBLE FOR ENSURING NO PART OF THE STRUCTURE BECOMES OVERSTRESSED DURING CONSTRUCTION.
   BUILDING IS NOT STRUCTURALLY ADEQUATE UNTIL THE INSTALLATION OF ALL COMPONENTS AND DETAILS SHOWN IS COMPLETED IN ACCORDANCE WITH THESE DRAWINGS.
   THE INDICATED DRAWING SCALES ARE APPROXIMATE. DO NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES.
   FOR FUTHER DIRECTIONS ON CONSTRUCTION THE CONTRACTOR SHOULD CONSULT THE APPROPRIATE INSTRUCTION MANUAL.
5. **ENGINEERING** :
   THE ENGINEER / FBHS ARE NOT ACTING AS PROJECT MANAGERS FOR THIS DEVELOPMENT, AND WILL NOT BE PRESENT DURING CONSTRUCTION.
   THE UNDERSIGNING ENGINEERS HAVE REVIEWED THIS BUILDING FOR CONFORMITY ONLY TO THE STRUCTURAL DESIGN PORTIONS OF THE GOVERNING CODE. THE PROJECT MANAGER IS RESPONSIBLE FOR ADDRESSING ANY OTHER CODE REQUIREMENTS APPLICABLE TO THIS DEVELOPMENT.
   THESE DOCUMENTS ARE STAMPED ONLY AS TO THE COMPONENTS SUPPLIED BY FBHS. IT IS THE RESPONSIBILITY OF THE PURCHASER TO COORDINATE DRAWINGS PROVIDED BY FBHS WITH OTHER PLANS AND/OR OTHER COMPONENTS THAT ARE PART OF THE OVERALL PROJECT. IN CASES OF DISCREPANCIES, THE LATEST DRAWINGS PROVIDED BY FBHS SHALL GOVERN.
   NO ALTERATIONS TO THIS STRUCTURE (INCLUDING REMOVAL OF CLADDING) ARE TO BE UNDERTAKEN WITHOUT THE CONSENT OF THE CERTIFYING ENGINEER.
   OPENINGS SUCH AS WINDOWS AND DOORS NEED TO BE INSTALLED AS PER THE PRODUCT MANUFACTURER'S INFORMATION/DETAILS.
   THE BUILDING IS DESIGNED AS A STAND-ALONE BUILDING, NOT RELYING ON ANY ADJACENT BUILDING. IF THE PERMANENT OPENING IS OBSTRUCTED BY ANY ADJACENT BUILDING AND WITHIN A DISTANCE OF 0.5M OF SAID OPENING, THE DESIGN SHOULD BE REFERRED TO THE DESIGN ENGINEER FOR REVIEW OF INTERNAL PRESSURES AND POSSIBLE REDESIGN.
6. **INSPECTIONS** :
   NO SPECIAL INSPECTIONS ARE REQUIRED BY THE GOVERNING CODE ON THIS JOB. ANY OTHER INSPECTIONS REQUESTED BY THE LOCAL BUILDING DEPARTMENT SHALL BE CONDUCTED AT THE OWNER'S EXPENSE.
7. **SOIL REQUIREMENTS** :
   SITE CLASSIFICATION TO BE A, S OR M ONLY. SOIL SAFE BEARING CAPACITY VALUE INDICATED ON DRAWING SHEET 4 OCCURS AT 100mm BELOW FINISH GRADE, EXISTING NATURAL GRADE, OR AT FROST DEPTH SPECIFIED BY LOCAL BUILDING DEPARTMENT, WHICHEVER IS THE LOWEST ELEVATION. REGARDLESS OF DETAIL Y ON SHEET 4 THE MINIMUM FOUNDATION DEPTH SHOULD BE 100MM INTO NATURAL GROUND OR BELOW FROST DEPTH SPECIFIED BY LOCAL COUNCIL.
   ROLLED OR COMPACTED FILL MAY BE USED UNDER SLAB, COMPACTED IN 150mm LAYERS TO A MAXIMUM DEPTH OF 900mm.
   CONCRETE FOUNDATION EMBEDMENT DEPTHS DO NOT APPLY TO LOCATIONS WHERE ANY UNCOMPACTED FILL OR DISTURBED GROUND EXISTS OR WHERE WALLS OF THE EXCAVATION WILL NOT STAND WITHOUT SUPPLEMENTAL SUPPORT, IN THIS CASE SEEK FURTHER ENGINEERING ADVICE.
8. **CLASS 10a or Class 7 FOOTING DESIGNS:**
   THE FOUNDATION DOCUMENTED IS ALSO APPROPRIATE FOR CLASS 10a or CLASS 7 BUILDING DESIGNS ON 'M-D', 'H', 'H-D' OR 'E' CLASS SOILS, IF TOTAL SLAB AREA IS UNDER 100m SQUARE AND THE MAXIMUM SLAB DIMENSION (LENGTH AND WIDTH) IS LESS THAN OR EQUAL TO 12m.
   PLEASE BE AWARE THAT THE SLAB DESIGN FOR H & E CLASS SOILS IN THESE INSTANCES ARE DESIGNED TO EXPERIENCE SOME CRACKING. THIS CRACKING IS NOT CONSIDERED A STRUCTURAL FLAW OR DESIGN ISSUE, AND IS SIMPLY COSMETIC IN NATURE. IF THIS IS A CONCERN TO THE CLIENT IT IS ADVISED THEY DISCUSS OTHER OPTIONS WITH THE RELEVANT DISTRIBUTOR PRIOR TO THE POURING OF THE SLAB.
9. **CONCRETE REQUIREMENTS** :
   ALL CONCRETE DETAILS AND PLACEMENT SHALL BE PERFORMED IN ACCORDANCE WITH AS2870 AND AS3600.CONCRETE SHALL HAVE A MIN. 28-DAY STRENGTH OF 20MPa FOR EXPOSURE A1, 25MPa FOR EXPOSURE A2, 32MPa FOR EXPOSURE B1, 40MPa FOR EXPOSURE B2 AND 50MPa FOR EXPOSURE C, IN ACCORDANCE WITH SECTION 4, AS3600. CEMENT TO BE TYPE A. MAX AGGREGATE SIZE OF 20mm. SLUMP TO BE 80mm +-15mm. SLABS TO BE CURED FOR 7 DAYS BY WATERING OR COVERING WITH A PLASTIC MEMBRANE, AFTER WHICH CONSTRUCTION CAN BEGIN, DUE CARE GIVEN NOT TO OVER-TIGHTEN HOLD DOWN BOLTS. GIVEN ALLOWABLE SOIL TYPES 1 LAYER OF SL72 REINFORCING MESH IS TO BE INSTALLED ON STANDARD SLABS WITH A MINIMUM 30MM COVER FROM CONCRETE SURFACE. CONCRETE REINFORCING TO CONFORM TO AS 1302, AS1303 & AS 1304. ALL REINFORCING COVER TO BE A MINIMUM OF 30mm.
10. **STRUCTURAL STEEL REQUIREMENTS** :
    ALL STRUCTURAL STEEL, INCLUDING SHEETING THOUGH EXCLUDING CONCRETE REINFORCING, SHALL CONFORM TO AS 1397 (GAUGE <= 1mm fy = 550MPa, GAUGE > 1mm < 1.5mm fy = 500MPa, GAUGE >= 1.5mm fy = 450MPa).
    NO WELDING IS TO BE PERFORMED ON THIS BUILDING.
    ALL STRUCTURAL MEMBERS AND CONNECTIONS DESIGNED TO AS4600. ALL BOLT HOLE DIAMETERS TO STRAMIT GENERAL PUNCHINGS.
11. **FOOT TRAFFIC** :
    FOR ERECTION AND MAINTENANCE PLEASE NOTE THE FOLLOWING DEFINED FOOT TRAFFIC ZONES:
    - CORRUGATED: WALK ONLY WITHIN 200MM OF SCREW LINES. FEET SPREAD OVER AT LEAST TWO RIBS.
    - MONOCLAD: WALK ONLY IN PANS, OR ON RIBS AT SCREW LINES.
12. **METAL SHEETING COMPLIANCE:**
    METAL ROOFING TO COMPLY WITH AS1562.1

PROJECT DESIGN CRITERIA

ROOF LIVE LOAD:	0.25 kPa
BASIC WIND SPEED:	VR 45 m/s
SITE WIND SPEED:	VsitB 40.9 m/s
WIND REGION:	Reg A4
TOPOGRAPHY FACTOR, Mt:	1.09
SHIELDING FACTOR, Ms:	1
MAX GROUND SNOW LOAD:	N/A
MAX ROOF SNOW LOAD:	N/A
SITE ALTITUDE:	N/A
TERRAIN CATEGORY:	TCat 2.95
SOIL SAFE BEARING CAPACITY:	100 kPa
RETURN PERIOD:	1:500
LIMITING CPI 1:	-0.6
LIMITING CPI 2:	0.6
IMPORTANCE LEVEL:	2

DETAIL KEYS

- DK1 ENDWALL VERTICAL MULLION (SEE DETAIL C/5 FOR TOP CONN. AND F/5 FOR BASE CONN.)
- DK2 FLYBRACING PER SCHEDULE C/6
- DK3 X-BRACING IN ROOF ABOVE (SEE DETAIL M/5)
- DK4 DOUBLE X-BRACING IN ROOF ABOVE (SEE DETAIL M/5)

SCHEDULE OF OPENINGS

DOOR	OPENING SIZE MAX WIDTH	OPENING SIZE MAX HEIGHT	OPENING TYPE	HEADER GIRT	OPENING JAMBS	WIND RATED
1	1810	2100	2.10H X 1.81 XO STANDARD GLASS SLIDING DOOR	SINGLE	XSRDZ10030	YES
2	3050	3480*	3.50H X 3.15 CB PLANETARY GEAR *SERIES B	SINGLE	C20015P	NO
3	3050	3270*	3.50H X 3.15 CB PLANETARY GEAR *SERIES B	SINGLE	C20015P	NO
4	820	2040	EXTERNAL PA DOOR 180 DEG	SINGLE		YES
5	1510	790	WINDOW	SINGLE		YES
6	1510	790	WINDOW	SINGLE		YES

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

* ROLLER DOOR OPENING HEIGHT DEPENDENT ON FINAL BUILD LOCATION.

SHEET 4 OF 7 | JOB NO. FDLC101829 | DATE 5/8/2026 | CHECKED TM | DRAWN FDB

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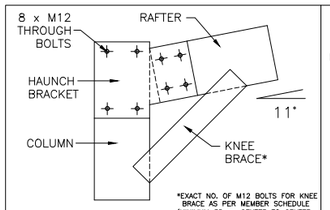
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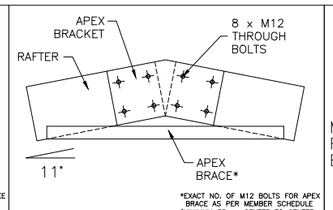
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Date .....5/8/2026.....
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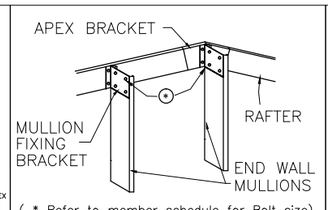
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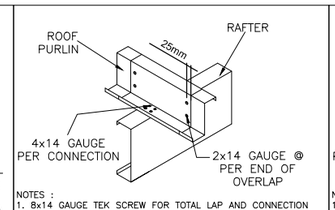
A | HAUNCH CONNECTION | DWG NO: K31BB



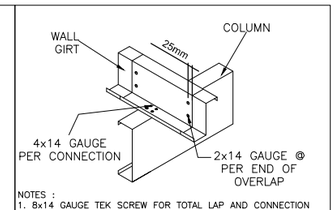
B | APEX CONNECTION | DWG NO: AP31BB



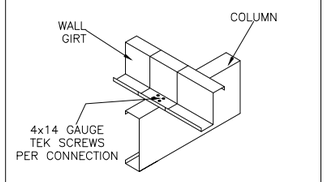
C | MULLION FIXING ANGLE BRACKET | DWG NO: MFA6



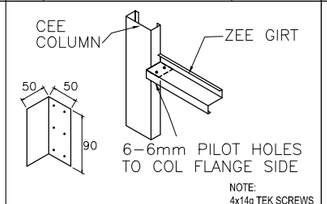
D_P | PURLIN CONNECTION DETAIL | DWG NO: PCON5L



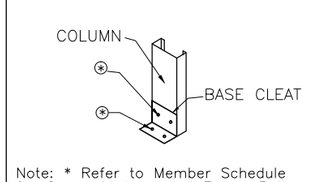
D_G | GIRT CONNECTION DETAIL | DWG NO: GCON5L



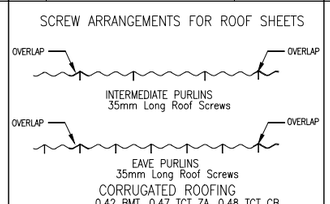
E_G | ENDWALL GIRT CONNECTION DETAIL | DWG NO: EGCON5N



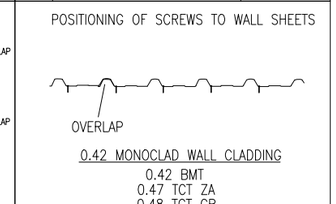
E | END WALL GIRT CONNECTION | DWG NO: EG5-PH



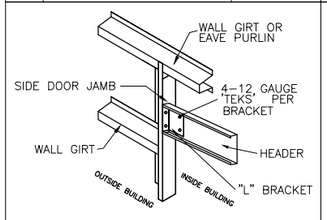
F | BASE CONNECTION | DWG NO: BC10



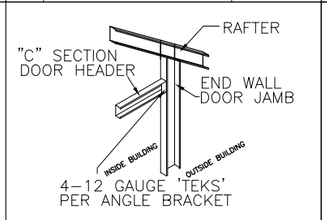
G | ROOF SHEETING PROFILE | DWG NO: R0NC3



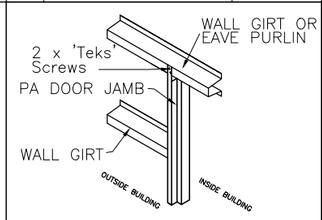
H | WALL SHEET PROFILE | DWG NO: W1NC4



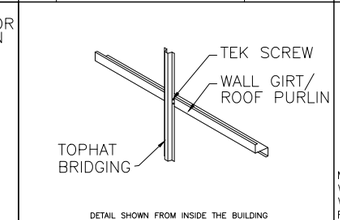
I | SIDE DOOR SUPPORT CONNECTION | DWG NO: DFRS



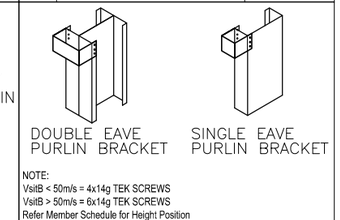
J | SIDE DOOR SUPPORT CONNECTION | DWG NO: DFRG



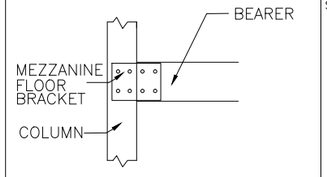
K | PERSONAL ACCESS DOOR | DWG NO: PADD1



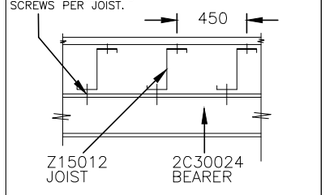
N | BRIDGING DETAIL | DWG NO: PGBZ



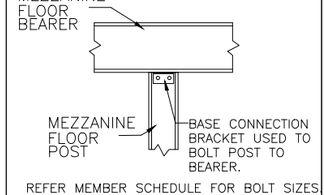
O | EAVE PURLIN BRACKET | DWG NO: EPB-PH



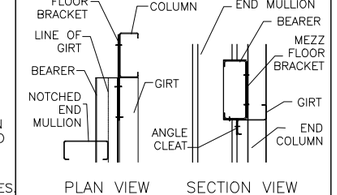
S | MEZZANINE FLOOR BRACKET | DWG NO: MZC



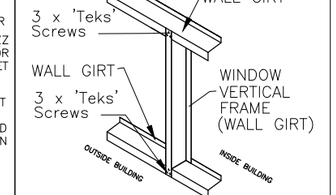
T | 'Z' SECTION FLOOR JOISTS | DWG NO: MZS



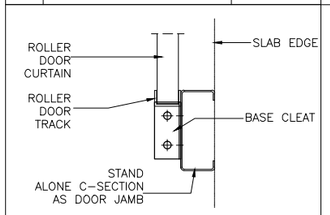
R | MEZZANINE FLOOR POST CONNECTION | DWG NO: MZP4



M_E | MEZZANINE ENDWALL CONNECTION=B>ECZ | DWG NO: BGTECZ



W | WINDOW FRAME ATTACHMENT DETAIL | DWG NO: WADZ



U | SINGLE DOORS TO SINGLE ROLLER DOOR JAMB | DWG NO: SDSRM

MEMBER AND MATERIAL SCHEDULE

1	END WALL RAFTER	Single C20015
2	C.S. FRAME RAFTER	Single C20015
3	END FRAME COLUMN (C1)	Single C20015
4	C.S. FRAME COLUMN (C2)	Single C20024
5	MULLION (C3)	Single C15019
6	C.S. FRAME KNEE BRACE	Single C15012 @ 2.09 LONG 4 bolts each end
7	KNEE BRACE HEIGHT UP COLUMN	3.02m
8	KNEE BRACE LENGTH UP RAFTER	1.71m
9	C.S. FRAME APEX BRACE	Single C15012 @ 3.04 LONG 2 bolts each end
10	APEX POSITION FROM RAFTER END	1.51m
11	ANCHOR BOLTS (# PER DETS.)	Screw Anchor 16mm x 100 Galv
12	EAVE PURLIN	C10010 (Eave Purlin Bracket 0mm from top of column)
13	TYP. ROOF PURLIN SIZE	Z10010 (1 rows of bridging)
14	MAIN BLDG. PURLIN SPACING	0.884 m. (5 rows) (Max Allow. 0.989m)
15	ROOF PURLIN BRIDGING	Tophat 64 x 0.75
16	TYP. SIDEWALL GIRT SIZE	Z10010
17	MAIN BLDG. SIDEWALL GIRT SPACING	0.862 m. (4 rows) (Max Allow. 0.889m)
18	TYP. ENDWALL GIRT SIZE	Z10010 (1 rows of bridging)
19	MAIN BLDG. ENDWALL GIRT SPACING	0.992 m. (4 rows) (Max Allow. 1.139m)
20	MAIN BLDG. ENDWALL GIRT LENGTH (BAY 1)	1.2 m. (0.1m Overlap)
21	MAIN BLDG. ENDWALL GIRT LENGTH (BAY 2)	3.9 m. (0.1m Overlap)
22	MAIN BLDG. ENDWALL GIRT LENGTH (BAY 3)	3.6 m. (0.1m Overlap)
23	ENDWALL GIRT BRIDGING	Tophat 64 x 0.75
24	FRAME SCREW FASTENERS	14-13x22 Hex C/S (SP HD 5/16' Hex Drive)
25	FRAME BOLT FASTENERS	Purlin Assy M12x30 Z/P
26	X-BRACING STRAP AND FASTENERS	Single Bracing Strap Per Roll Light
27	MEZZANINE FLOOR BEARERS	2C30024
28	MEZZANINE FLOOR JOISTS	Z15012 @ 0.45m.
29	MEZZANINE POSTS	2C15024
30	WALL COLOUR	SURFMIST
31	ROOF COLOUR	MONUMENT
32	ROLLER DOOR COLOUR	MONUMENT
33	P.A. DOOR COLOUR	SURFMIST
34	WINDOW COLOUR	MONUMENT
35	GLASS SLIDING DOOR COLOUR	MONUMENT
36	DOWNPIPE COLOUR	N/A - downpipes by others
37	GUTTER COLOUR	MONUMENT
38	CORNER FLASHING COLOUR	SURFMIST
39	BARGE FLASHING COLOUR	MONUMENT
40	OPENING FLASHING COLOUR	SURFMIST
41	OPEN BAY HEADER HEIGHT	0.5

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

PURLIN AND GIRT LENGTHS

BAY	WIDTH	PURLIN LENGTH	GIRT LENGTH
1	4m	4.2 m. (0.2m Lap)	4.2 m. (0.2m Lap)
2	4m	4.4 m. (0.4m Lap)	4.4 m. (0.4m Lap)
3	4m	4.35 m. (0.35m Lap)	4.35 m. (0.35m Lap)
4	3m	3.2 m. (0.2m Lap)	3.2 m. (0.2m Lap)

SHEET 5 OF 7 | JOB NO. FDLC101829 | DATE 5/8/2026 | CHECKED TM | DRAWN FDB

STEEL BUILDING BY (CONTACT)
FAIR DINKUM BUILDS LAUNCESTON
03 6334 5535
FOR
RICHARDSON (CHRIS)
AT
4 OCEAN VISTA DRIVE
ST HELENS

SHED SAFE accredited

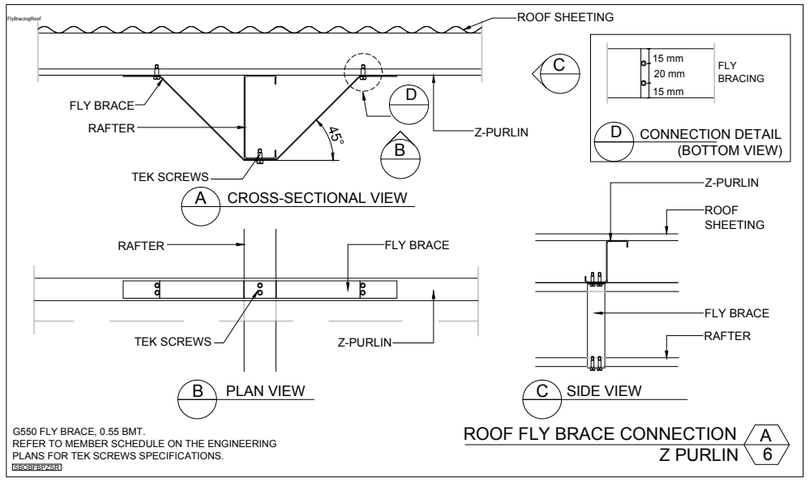
FAIR DINKUM BUILDS

NORTHERN CONSULTING engineers
Civil & Structural Engineers
50 Punari Street
Currajong, Qld 4812
Fax: 07 4725 5850
Email: design@nceng.com.au
ABN 341 008 173 56

Registered Chartered Professional Engineer — Regn. No. 2558980
Registered Professional Engineer (Civil & Structural) QLD — Regn. No. 9985
Registered Certifying Engineer (Structural) N.T. — Regn. No. 116373ES
Registered Engineer - (Civil) VIC — Regn. No. PE0002216
Registered Engineer - (Civil) TAS — Regn. No. CC5648M

Mr Timothy Roy Messer BE MIEAust RPEQ
Signature .....
Date 5/8/2026
Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register

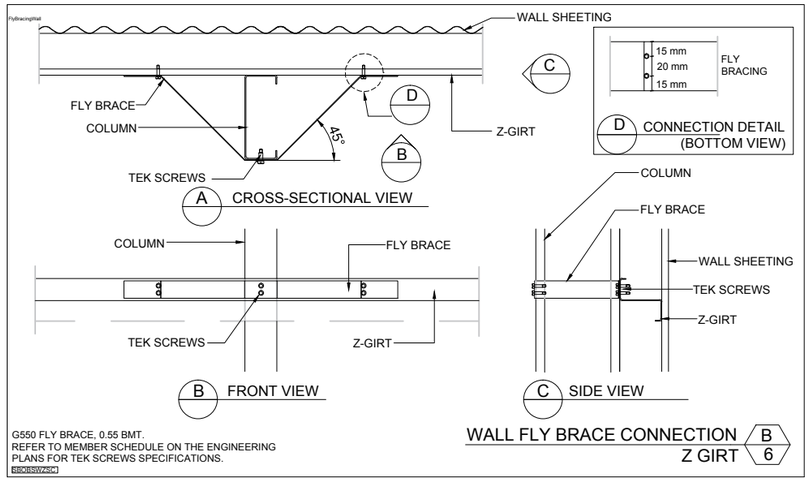
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G550 FLY BRACE, 0.55 BMT.
REFER TO MEMBER SCHEDULE ON THE ENGINEERING PLANS FOR TEK SCREWS SPECIFICATIONS.

SBCHSFBZSR

ROOF FLY BRACE CONNECTION Z PURLIN — A/6



G550 FLY BRACE, 0.55 BMT.
REFER TO MEMBER SCHEDULE ON THE ENGINEERING PLANS FOR TEK SCREWS SPECIFICATIONS.

SBCHSWZSR

WALL FLY BRACE CONNECTION Z GIRT — B/6

FlyBracingSchedule

FLY BRACING SCHEDULE

FRAME	GIRT/PURLIN	PRODUCT
C150	Z100	FBS150100ZA0573
C200	Z100	FBS200100ZA0729

REFER TO MEMBER SCHEDULE ON THE ENGINEERING PLANS FOR TEK SCREWS SPECIFICATIONS.

SBCHFBS

FLY BRACE SCHEDULE — C/6

SHEET 6 OF 7
JOB NO. FDLC101829
DATE 5/8/2026
CHECKED TM
DRAWN FDB

STEEL BUILDING BY (CONTACT)
FAIR DINKUM BUILDS LAUNCESTON
03 6334 5535
FOR
RICHARDSON (CHRIS)
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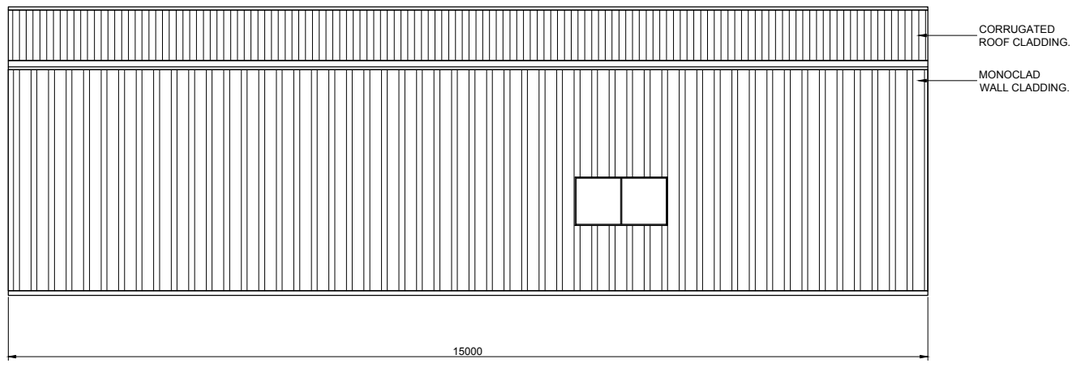
FAIR DINKUM BUILDS™

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50 Punari Street
Currajong, Qld 4812
Fax: 07 4725 5850
Email: design@nceng.com.au
ABN 341 008 173 56

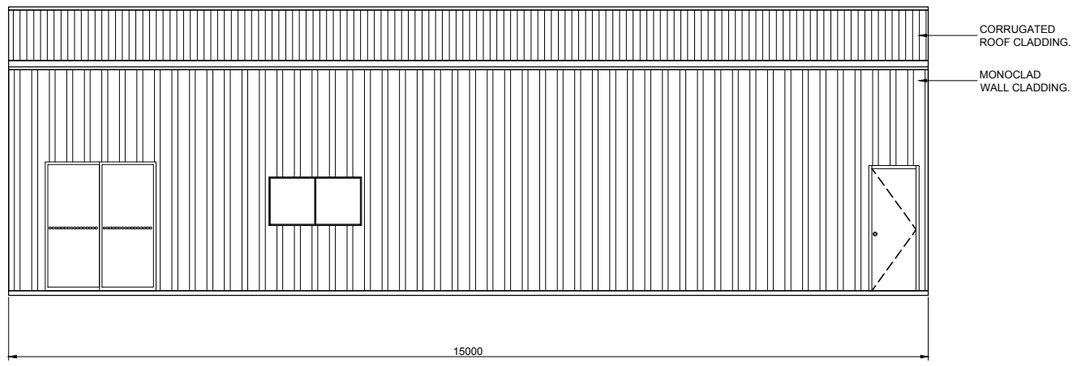
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Registered Professional Engineer (Civil & Structural) QLD — Regn. No. 9985
Registered Certifying Engineer (Structural) N.T. — Regn. No. 116373ES
Registered Engineer - (Civil) VIC — Regn. No. PE0002216
Registered Engineer - (Civil) TAS — Regn. No. CC5648M

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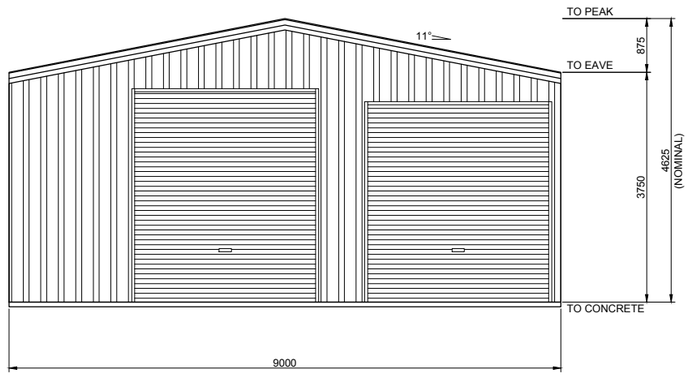
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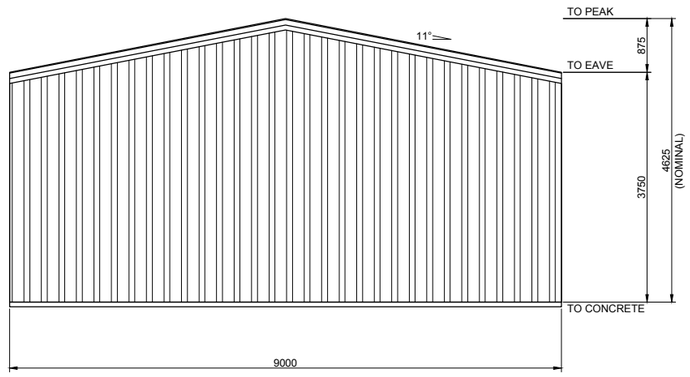
1/7 SIDEWALL EXTERIOR ELEVATION
SCALE: 1 = 100



2/7 SIDEWALL EXTERIOR ELEVATION
SCALE: 1 = 100



4/7 ENDWALL EXTERIOR ELEVATION
SCALE: 1 = 100



3/7 ENDWALL EXTERIOR ELEVATION
SCALE: 1 = 100

BUILDING COLOURS

WALL	SURFMIST
ROOF	MONUMENT
ROLLER DOOR	MONUMENT
P.A. DOOR	SURFMIST
WINDOW	MONUMENT
GLASS SLIDING DOOR	MONUMENT
DOWNPIPE	N/A - downpipes by others
GUTTER	MONUMENT
CORNER FLASHING	SURFMIST
BARGE FLASHING	MONUMENT
OPENING FLASHING	SURFMIST

SHEET 7 OF 7

JOB NO. FDLC101829

DATE 5/8/2026

CHECKED TM

DRAWN FDB

STEEL BUILDING BY (CONTACT)
FAIR DINKUM BUILDS LAUNCESTON
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GUIDE TO THE INSTALLATION OF TEMPORARY BRACING

(REFER TO INSTALLATION GUIDE MANUAL FOR THE TWO METHODS OF CONSTRUCTION)

NOTES:

BRACING MATERIALS - THE SHED ERECTOR TO SUPPLY SPECIFIC BRACING. SUITABLE RIGID MEMBERS CAPABLE OF TENSION AND COMPRESSION OR OPPOSING CHAINS OR OPPOSING LOAD RATED RATCHET STRAPS TO BE USED. (RIGID BRACING AS SHOWN ON DIAGRAM) ROPE BRACING SUITABLE ONLY FOR SMALLER STRUCTURES IN IDEAL CONDITIONS.

BRACING LOCATION - TEMPORARY BRACING TO BE ERECTED AS CLOSE TO 45 DEGREE ANGLE AND FIXED TO THE TOP OF THE COLUMN OR MULLION TO ACHIEVE THE OPTIMUM EFFECTIVENESS. IF THERE IS NOT ENOUGH SPACE FOR A 45 DEGREE ANGLE, THEN 20 DEGREE ANGLE IS TO BE THE MINIMUM ANGLE ALLOWED (REFER TO DIAGRAM). RIGID TEMPORARY BRACING MEMBER TO BE BOLTED TO HEAVY ANGLE PEGS HAMMERED INTO THE GROUND OR TO A BRACKET, MASONRY ANCHORED TO THE SLAB.

BRACING REMOVAL - TEMPORARY BRACING TO REMAIN IN PLACE UNTIL CLADDING IS FULLY INSTALLED WHERE POSSIBLE. IN NO CASE SHOULD TEMPORARY BRACING BE REMOVED UNTIL ALL PURLINS, GIRTS (AND PERMANENT CROSS BRACING WHERE USED) ARE FIXED.

SITE SAFETY - DUE CONSIDERATION TO BE GIVEN TO SITE SAFETY IN REGARD TO LOCATIONS OF BRACING AND PEGS.

GUIDE APPLICATION - TEMPORARY BRACING AS DESCRIBED IS A MINIMUM REQUIREMENT FOR AN AVERAGE, STANDARD SITE CONDITION. PROVIDE ADDITIONAL BRACING FOR MORE SEVERE AND/OR HIGH EXPOSURE SITE CONDITIONS.
ADDITIONAL BRACING TO BE USED AS AND WHERE NECESSARY TO ENSURE THAT ENTIRE FRAME IS RIGID THROUGHOUT CONSTRUCTION.
RESPONSIBILITY FOR ENSURING STABILITY OF STRUCTURE REMAINS WITH THE BUILDER.

TILT UP METHOD

FOR STRUCTURES UNDER 9M SPAN, LESS THAN 3M HIGH AND LESS THAN 12M LONG

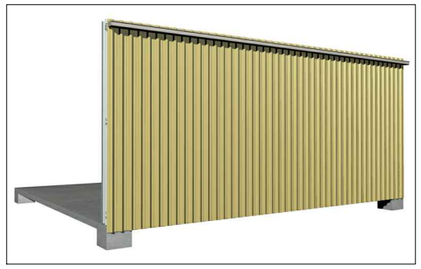
A. ASSEMBLE THE FIRST SIDEWALL FRAME (COMPLETE WITH WALL SHEETING, BRACING AND GUTTER) ON THE GROUND AND LIFT ASSEMBLED SIDEWALL FRAME INTO POSITION. FIX OFF TEMPORARY SIDE BRACING TO EACH END (REFER TO DIAGRAM). FIX BASE CLEATS.
B. ASSEMBLE THE SECOND SIDEWALL FRAME AS PER FIRST SIDEWALL FRAME. LIFT INTO POSITION. FIX OFF TEMPORARY WALL BRACING TO EACH END (REFER TO DIAGRAM) FIX BASE CLEATS.
C. FIX GABLE END RAFTERS TO COLUMNS TO TIE WALLS. PROP APEX UNTIL ENDWALL MULLION AND APEX TEMPORARY BRACE ARE FIXED OFF. IF NO MULLION IS REQUIRED THEN PROP AND BRACE APEX UNTIL CLADDING IS COMPLETE.
D. INSTALL REMAINING RAFTERS. AS EACH RAFTER PAIR IS INSTALLED, AT LEAST ONE PURLIN PER 3M OF RAFTER LENGTH IS TO BE INSTALLED TO SECURE RAFTERS.
E. INSTALL REMAINING PURLINS
F. INSTALL KNEE AND APEX BRACES IF AND WHERE APPLICABLE.
G. REPEAT FOR LEANTO'S.

FRAME FIRST METHOD

FOR STRUCTURES OVER 9M SPAN, GREATER THAN 3M HIGH AND GREATER THAN 12M LONG

A. ASSEMBLE PORTAL FRAMES ON THE GROUND (WITH KNEE AND APEX BRACES IF AND WHERE APPLICABLE). LIFT THE FIRST PORTAL FRAME ASSEMBLY INTO POSITION. FIX OFF TEMPORARY END BRACING (REFER TO DIAGRAM). FIX BASE CLEATS.
B. PROP APEX UNTIL ENDWALL MULLION AND APEX TEMPORARY BRACE ARE FIXED OFF. IF NO MULLION IS REQUIRED THEN PROP AND BRACE APEX UNTIL CLADDING IS COMPLETE.
C. THE SECOND PORTAL FRAME ASSEMBLY TO BE LIFTED INTO POSITION. FIX EAVE PURLINS AND AT LEAST ONE PURLIN PER 3M OF RAFTER TO SECURE FRAME ASSEMBLY. FIX BASE CLEATS. FIX TEMPORARY SIDEWALL BRACING.
D. STAND REMAINING PORTAL FRAME ASSEMBLY AS PER STEP C, FIXING TEMPORARY SIDE WALL BRACING TO EVERY SECOND BAY. BRACE OTHER END PORTAL FRAME AS PER FIRST PORTAL FRAME.
E. INSTALL REMAINING PURLINS AND GIRTS.
F. REPEAT FOR LEANTO'S.

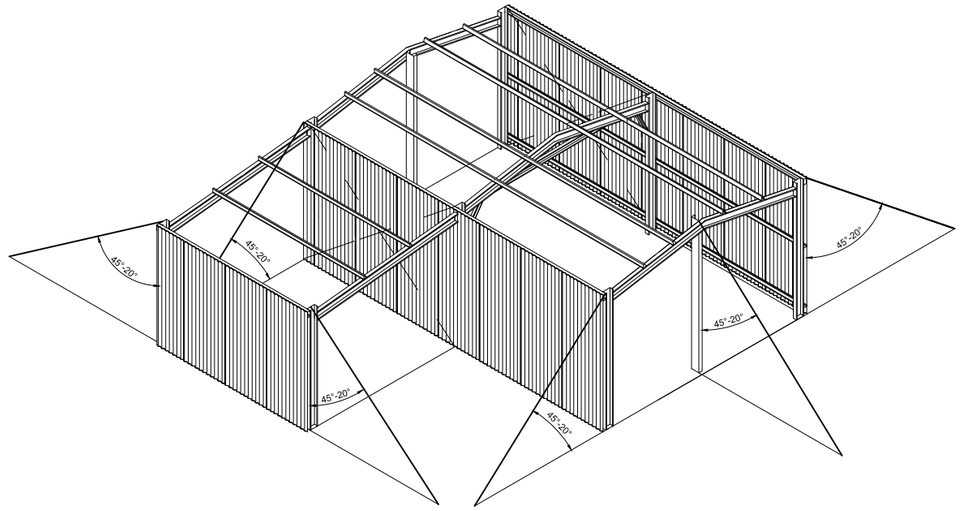
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1A / 1 FIRST SIDEWALL FRAME
REFER 1C FOR TEMPORARY BRACING LOCATION



1B / 1 SECOND SIDEWALL FRAME
REFER 1C FOR TEMPORARY BRACING LOCATION



1C / 1 TILT UP METHOD DIAGRAM
TEMPORARY BRACING LOCATION

1 / 1 TILT UP METHOD DIAGRAM
SCALE: NTS

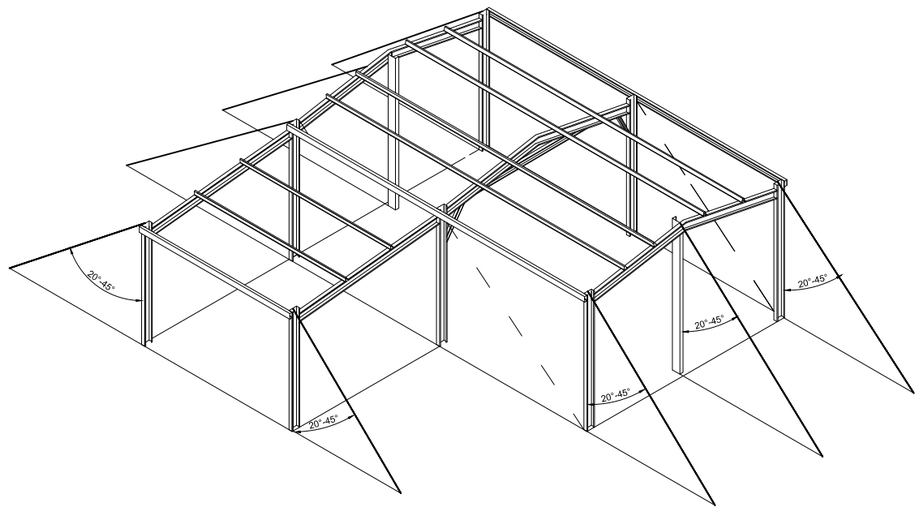
DOWNLOAD YOUR SAFETY PACK NOW
Please review prior to commencing your build



2A / 1 FIRST & SECOND PORTAL FRAME ASSEMBLY
REFER 2C FOR TEMPORARY BRACING LOCATION



2B / 1 COMPLETE PORTAL FRAME ASSEMBLY
REFER 2C FOR TEMPORARY BRACING LOCATION



2C / 1 FRAME FIRST METHOD DIAGRAM
TEMPORARY BRACING LOCATION

2 / 1 FRAME FIRST METHOD DIAGRAM
SCALE: NTS

JOB NO.	DATE	CHECKED	DRAWN
FDLC101829	5/8/2026	TM	FDB

STEEL BUILDING BY
FAIR DINKUM BUILDS LAUNCESTON
03 6334 5535
FOR
RICHARDSON (CHRIS)
AT
4 OCEAN VISTA DRIVE
ST HELENS

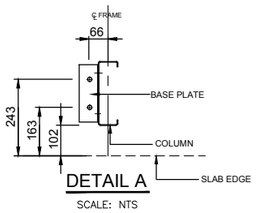
5/8/2026

SHED SAFE accredited

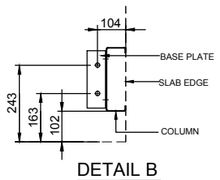
FAIR DINKUM BUILDS

TEMP BRACING

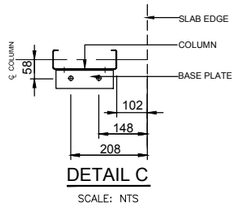
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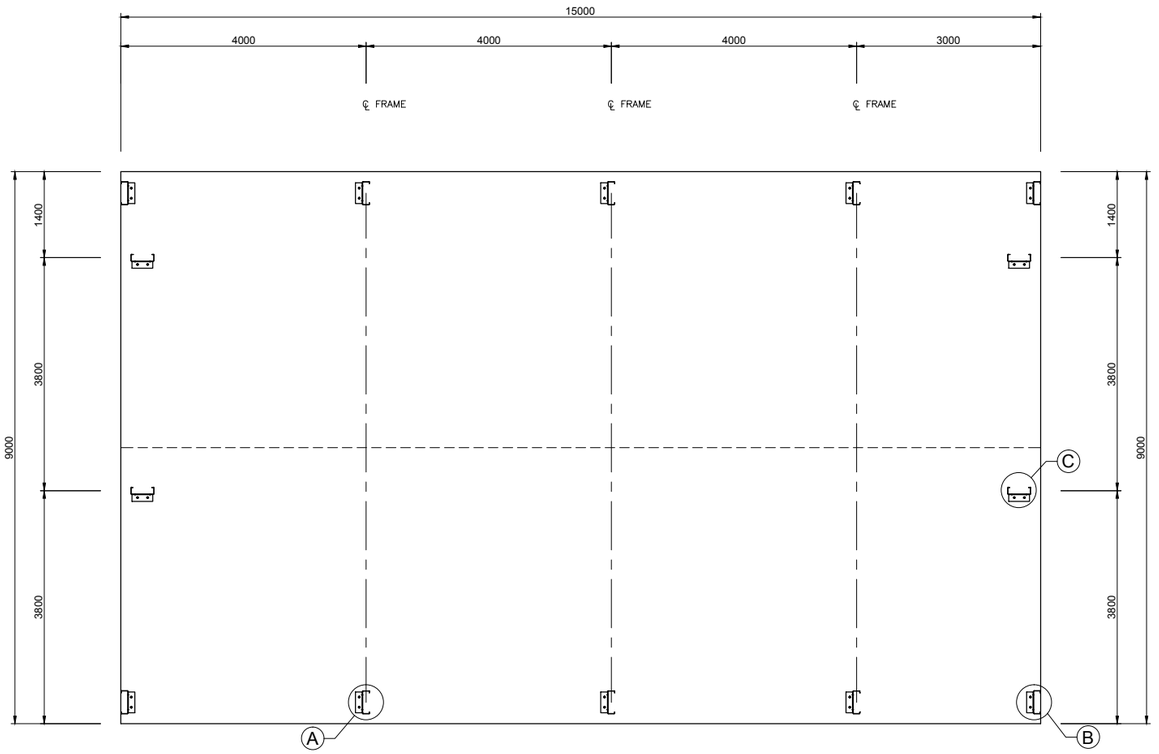
DETAIL A
SCALE: NTS



DETAIL B
SCALE: NTS



DETAIL C
SCALE: NTS



1/1 BOLT LAYOUT PLAN
SCALE: 1 = 100

NOT PART OF COUNCIL APPLICATION DOCUMENTATION

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

JOB NO. FDLC101829
DATE 5/8/2026
CHECKED TM
DRAWN FDB

STEEL BUILDING BY
FAIR DINKUM BUILDS LAUNCESTON
03 6334 5535
FOR
RICHARDSON (CHRIS)
AT
4 OCEAN VISTA DRIVE
ST HELENS

5/8/2026

BOLT LAYOUT PLAN

To,
Break O'Day Council
Attention: Planning Department
Date: 23 September 2026

Subject: Development application planning assessment

Project: New residence
Address: 4 Oceanvista Dr, St Helens

Project Overview:
Engineering Plus has prepared this report in support of a planning permit application under *Section 57 of the Land Use Planning and Approval Act 1993 (the 'Act')* to develop land at 4 Oceanvista Dr St Helens (*'the site'*).

The proposal is for a new dwelling (multi-residential) and associated shed at the site. The site is to be subdivided in the future so that the existing residence and existing sheds will be on one lot and the residence and shed proposed in this application will be on a separate lot. For this application it is to be treated as a multi-residential application on the parent title (Title Ref: 148882/1).

The site has the following conditions:
- Zoned as '8.0 General Residential' under the Tasmanian Planning Scheme.
- Planning Overlays:
  - Priority vegetation area
  - Airport obstacle limitation area
- Planning Authority: Break O'Day Council.
- Site area:
  - 148882/1: 4046m^2
  - Proposed site coverage = 20.4%

Proposed development:
- Construction of a new single story, 3 bedroom family residence.
- Construction of a new shed associated with the new residence
- Construction of a new driveway for the new residence
- Connection of services for the new residence.

Project history:
The site currently has an existing family residence which is to be retained as is with no changes and a second family residence is to be constructed on the front part of the site. The is current planning approval for the sub division of the site to form 2 new lots, but that sub division will be completed in the future and is separate to this application. This application is as a discretionary multi-residential development on the parent title.

Planning Assessment – 8.0 General Residential:
Engineering Plus has undertaken an assessment of the Tasmanian Planning Scheme and believe this application meets requirements for discretionary approval under the Scheme. Regarding the request for additional information dated 14th September 2026, we make the following submissions:

S. 8.4.2 – Setbacks and building envelope for all dwellings

A1 – Complies:

A2 – Complies:

P3 – Complies:

(a) It is our submission that the proposed outbuild (shed) does not cause unreasonable loss of amenity to neighbouring properties on the following basis:
  (i) The property to the south (at 6 Oceanvista Dr) is currently vacant and no shadow is cast on properties with habitable rooms.
  (ii) There is no overshadowing of private open space associated with a residence (refer A900 – Shadow Diagrams)
  (iii) The shadow diagrams on A900 demonstrate that on the winter solstice (June 21) the shadow being cast on the vacant property at 6 Oceanvista Dr by the proposed residence and shed is minimal from 10am onwards.
  (iv) With regard to visual bulk: The proposed shed is a proprietary residential shed (by Fair Dinkum Sheds) and is of a similar height and volume to the existing shed on the site. The proposed shed is also of similar size, height and bulk to other sheds in the surrounding area including the one on the property immediately behind the site (at 13 Cabrooga Dr). The shed has deliberately been located behind the proposed residence so that it is set away from the street frontage and is hidden behind the proposed residence.

(b) The separation between the two dwellings is over 31m and the separation between the existing residence and the proposed shed is over 13.9m (refer A10 – SITE PLAN). This is more than separation between residential units in the surrounding area.

(c) The shadow diagrams show that there is no overshadowing of solar panels on other residences.

S. 8.4.3 - Site coverage and private open space for all dwelling

A1 – Complies:

(a) Site coverage is 20.4% (refer area schedule on A101 – SITE PLAN (FULL)

(b) Each dwelling has over 250m2 each of private open space (refer A101 – SITE PLAN).

S. 8.4.8 - Waste storage for multiple dwellings

A1 – Complies:

(a) Compliant bin storage zones have been indicated on the site plan (Refer A101 – SITE PLAN).

C2.5.1 - Car parking numbers

A1 – Complies:

- Each dwelling has off street parking for at least 2 car per dwelling and 1 additional visitor parking space for each dwelling which is above requirements specified in table C2.1.

C2.6.1 Construction of parking areas

P1 – Complies:

(a) The use is residential and as such will not experience high numbers of vehicle movements and turn-over of vehicles. The proposed driveway for the new residence is to be sealed and provides for onsite turning and manoeuvring. The existing driveway serving the existing residence is constructed from compacted gravel that has been in use for years (since the construction of the house). It has functioned effectively with no issues arising from stormwater run-off, dust generation or sedimentation. The existing driveway is in excellent condition as evidenced by the photographs below (see figures 1 and 2).



Figure 1: Existing driveway from the front deck of the existing residence.



Figure 2: Existing gravel driveway from the street entry.

Regarding the existing gravel driveway we make the following submissions:

- The existing compacted gravel driveway has proven to be effective and should not need to be sealed given that it has been in use for many years and has presented no issues for the residents or for neighbouring properties or council infrastructure.

- The addition of a second residence on the site will not impact on the use of the existing driveway as the new driveway will be sealed and connects to the sealed road. As such vehicles for the proposed residence would not use any part of the existing gravel drive so there would be no additional usage placed on it.
- The existing driveway will not receive additional traffic or use as a result of this proposal and there is no reason why it would start to create issues as a result of this development.

(b) Both driveways work with the existing topography of the site, minimising the need for site cut and fill.

(c) The proposed driveway has a drainage system. The existing driveway would be used in the same manner as it currently is and as it has been since construction of the residence. There have been no issues or complaints arising from this driveway with regard to drainage.

(d) The proposed driveway is to be sealed and will not cause sediment or debris. The existing driveway has not caused issues with sediment to date and there is no reason why it would start to do so.

(e) The proposed driveway is to be sealed and cannot cause dust. The existing driveway is compacted gravel rather than unsealed dirt. It is not dusty has not caused issues with dust generation to date. There is no reason why it would start to do so.

(f) The proposed driveway is sealed and will not impact on the existing driveway in any way. The existing driveway has been in use for many years and presented no problems. It will not receive additional traffic or use and there is no reason why it would start to create issues as a result of this development.

C2.6.2 Design and layout of parking areas

A1.1 – Complies (refer A101 and A102)

(i) Driveway gradients comply with AS2890.1

(ii) Onsite turning allows for vehicle to enter and exit in a forward direction

(iii) Driveway entry widths are more than 3m (per table C2.2). Passing bay indicated on A101 for existing residence, proposed residence driveway is less than 30m.

(iv) Carparking spaces comply with requirements of table C2.3

(v) Complies with table C2.3

(vi) Complies – garage areas (existing and proposed) have ceiling heights of more than 2.1m.

(vii) Visitor parking space signage indicated on A101.

A1.2 – N/A: Access parks are not required for single class 1a detached residences.

Conclusion:

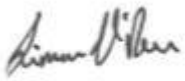
Based on the above listed points, it is our submission that this proposal meets requirements under the Tasmanian Planning Scheme for a discretionary permit. The proposal has been carefully considered and designed to minimise impacts where possible and comply with planning requirements within the existing site conditions and limitations.

The proposal does not adversely impact adjoining properties and is consistent with the established character of the surrounding area.

Please refer to the accompanying design drawing set relating to this application.

If any additional information or clarification regarding this submission is required please contact me at Engineering Plus.

Kind regards,



Simon U'Ren
Senior Architect RAIA BSc B EnvDes M Arch

Ph: 6331 7021
Email: simon@engineeringplus.com.au