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 / 00197 |
| **Applicant** | Spectura Studio |
| **Proposal** | Residential – Retrospective Approval of Carport, Shed, Shed with Attached Awning and Retaining Wall |
| **Location** | 49 Riverview Road, Scamander (C/T 14768/81) |

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 10th January 2026 **until 5pm Monday 2nd February 2026.**

**John Brown**
**GENERAL MANAGER**

Scale 1:1000
10 0 10 20 30 40 50 60 70 80 90 100m

# SITE DETAILS

ADDRESS: 49 Riverview Road Scamander TAS 7215
LOT/DP: 14768/81
COUNCIL: Break O'Day Council
ZONING: Landscape Conservation
SITE AREA: 23887²

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

ISSUE LIST

| Issue | Description | Date |
|---|---|---|
| A | Development Application | 16/10/2025 |
| B | Development Application - LGA RFI | 5/12/2025 |
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PROJECT
Ancillary Buildings - Sheds, Carport

PROJECT ADDRESS:
14768/81
49 Riverview Road Scamander TAS 7215

CLIENT
Christopher Wilson

SHEET SIZE **A3**
A00

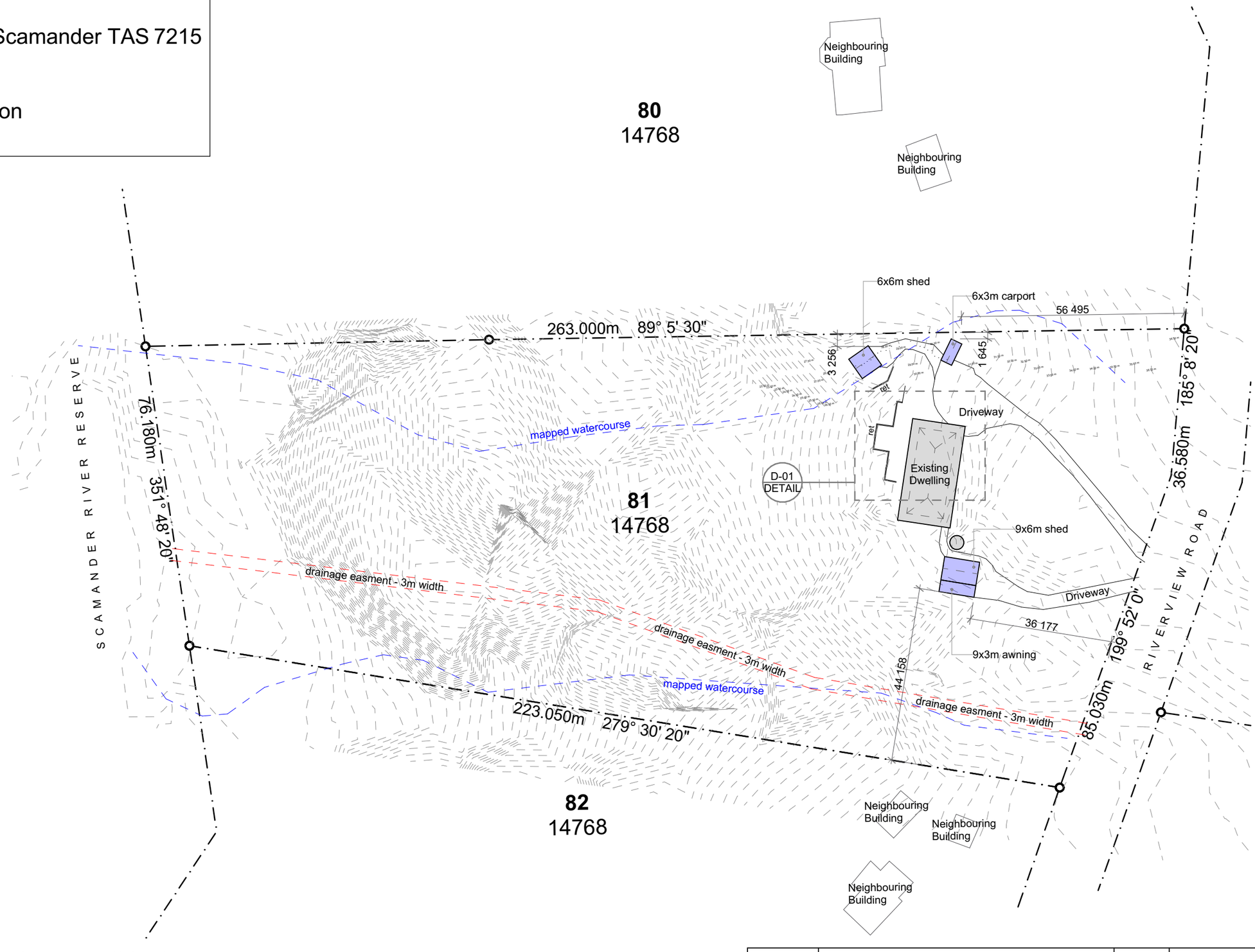
N

Site Plan
SCALE: 1:1000
PROJECT NUMBER: A218

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

DRAWN BY: MP
CHECKED BY: MP
DATE: Friday, 5 December 2025
BDA&T: 6521






## Proposed Site Plan

Scale 1:1000

| SHEET No. | DRAWING TITLE | ISSUE | DATE |
|---|---|---|---|
| A00 | Site Plan | B | 5/12/2025 12:12 PM |
| A01 | Retaining Wall Detail | B | 5/12/2025 12:12 PM |

Scale 1:1000

10 0 10 20 30 40 50 60 70 80 90 100m

# SITE DETAILS

ADDRESS: 49 Riverview Road Scamander TAS 7215
LOT/DP: 14768/81
COUNCIL: Break O'Day Council
ZONING: Landscape Conservation
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NOTE:
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DISCREPENCIES TO BE REFERRED TO THE BUILDING DESIGNER BEFORE PROCEEDING.

ISSUE LIST

| Issue | Description | Date |
|---|---|---|
| B | Development Application - LGA RFI | 5/12/2025 |
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PROJECT
Ancillary Buildings - Sheds, Carport

PROJECT ADDRESS:
14768/81
49 Riverview Road Scamander TAS 7215

CLIENT
Christopher Wilson

SHEET SIZE **A3**

A01

N

Retaining Wall Detail
SCALE: 1:100

PROJECT NUMBER: A218

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

DRAWN BY: MP
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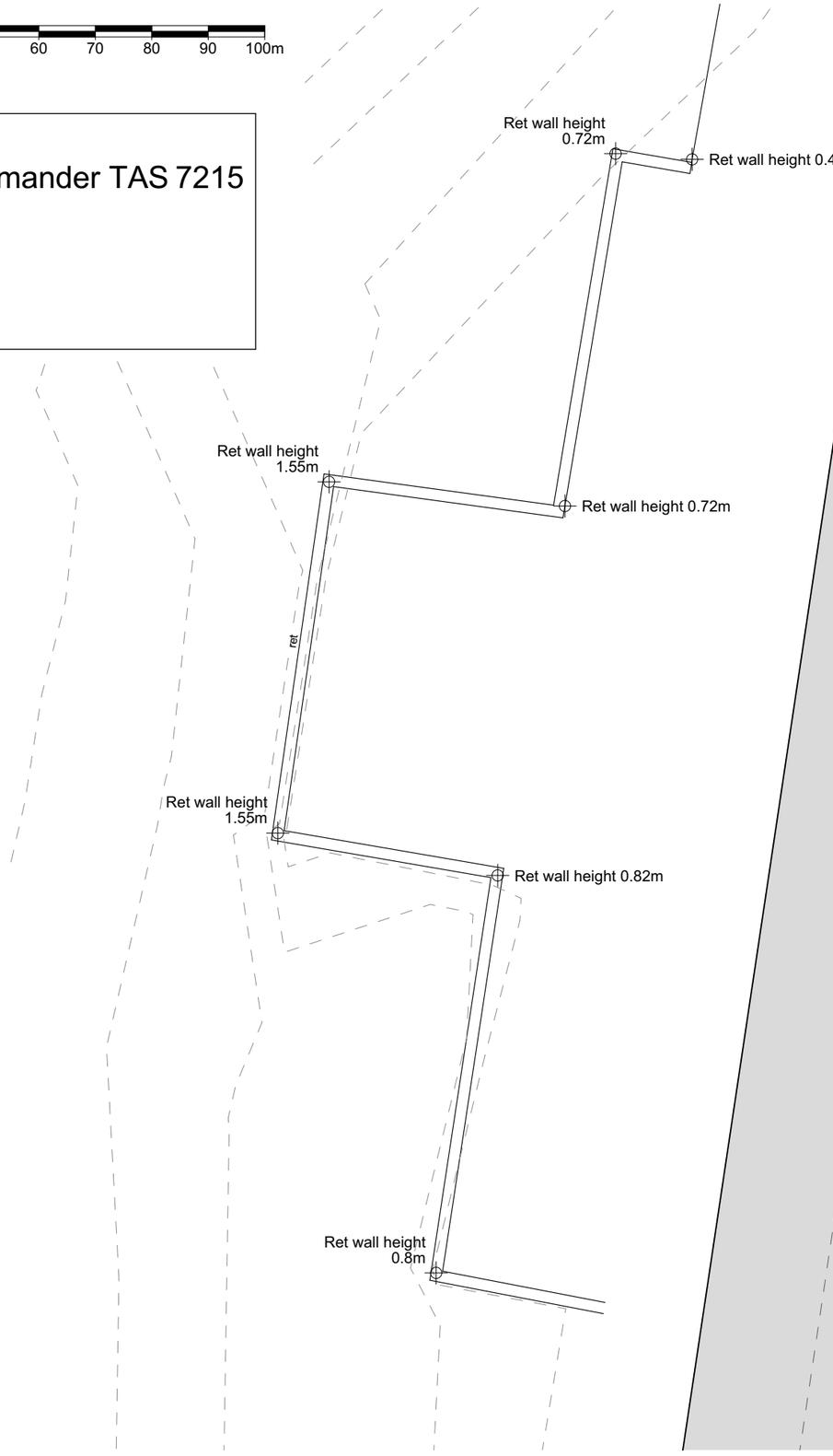
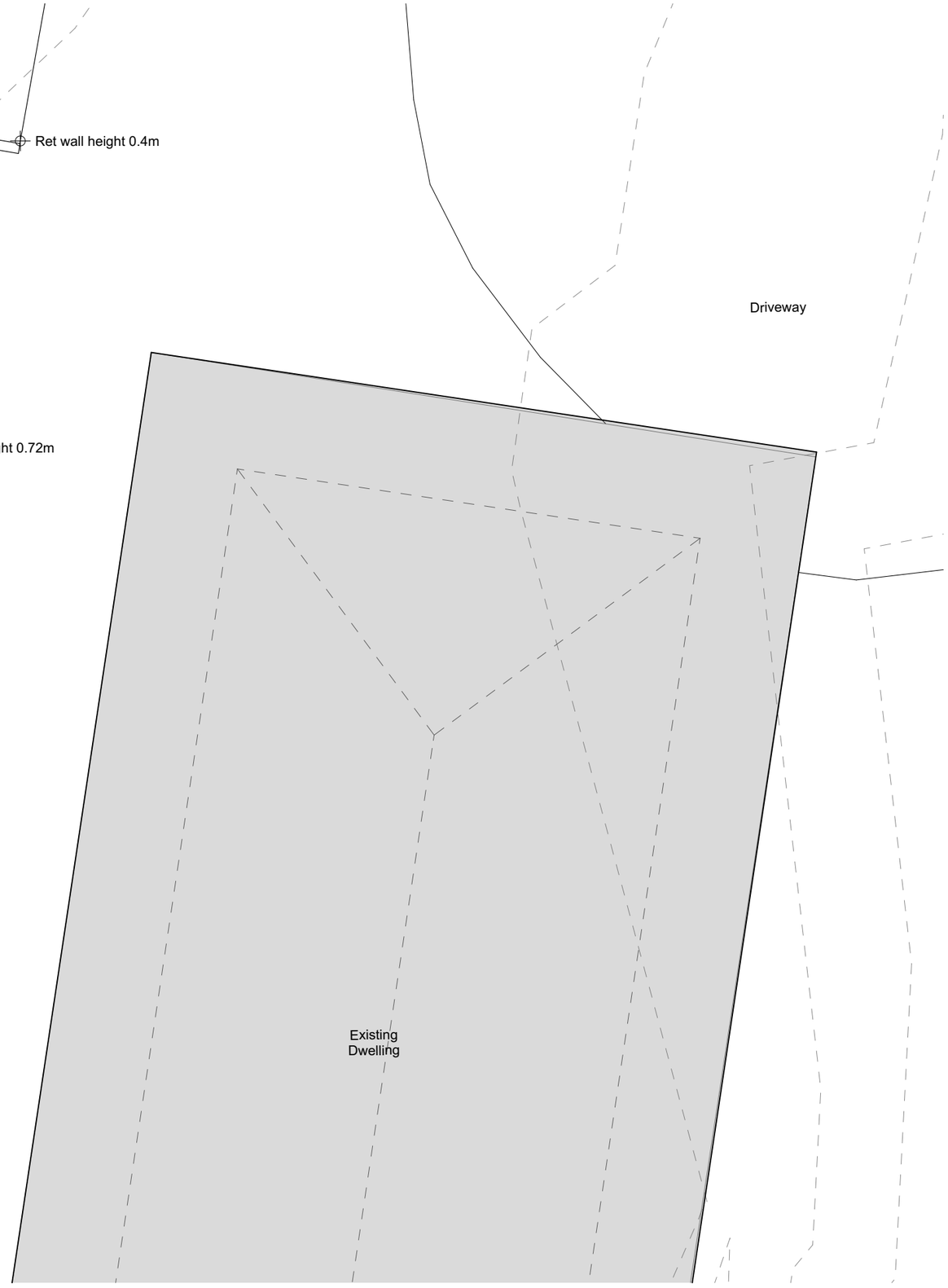



DETAIL
Scale 1:100




| SHEET No. | DRAWING TITLE | ISSUE | DATE |
|---|---|---|---|
| A00 | Site Plan | B | 5/12/2025 12:12 PM |
| A01 | Retaining Wall Detail | B | 5/12/2025 12:12 PM |

## GENERAL NOTES

These documents show the general arrangement of the building and include some items not supplied (refer to the quotation for nomination of all items to be provided). All items not nominated therein shall be supplied and installed by others.

The plans provided here are the latest at the time of print. Earlier plans provided may have become outdated due to engineering changes and should not be used. The plans and drawings are extensive and give all the information needed for a competent person to erect the building. The building is not designed to stand up by itself when it is partially complete. Consequently, construction bracing is critical during erection.

The owner has been requested to check off the BOM after the building delivery. You should check that you are able to locate all materials nominated in the BOM. You should also confirm that the length and size (including thickness), nominated in the BOM is what has been provided. Any missing items are the responsibility of the client once correct delivery has been confirmed as per Terms and Conditions of Sale.

## DESIGN CRITERIA

These building plans have been prepared to comply with the standards nominated in the engineer's letter. All plans are not to Scale.

## ADDITIONAL DOCUMENTATION TO BE SUPPLIED BY PURCHASER/OWNER

The Purchaser/Owner is responsible for:
*Provision of Soils Report for the site and in the building area on which the building is to be erected
*Site Plan and Drainage Plans
*Any other plans not covered by these engineering plans requested by the local Council or the authority

## BUILDING CONSTRUCTION REQUIREMENTS

The Purchaser/Owner is to be ensured that all building construction is carried out in accordance with the Plans, the Construction Manual and the Bill of Materials (BOM).

## SLAB AND/OR PIER DETAILS - GENERAL

* The minimum size of Piers under the columns and End Wall Mullions are nominated on the Material Specifications Plan. When the slab and piers are poured as one pour, the depth of the pier is to the bottom of the slab.

* Pier Reinforcement: for any piers over 1100mm, deformed bar to within 100mm of base and minimum 75mm top cover. Minimum side cover 75mm, maximum 100mm. Rod to be caged horizontally at least twice and at a maximum of 300mm spacing.Tie with a minimum of 6mm diameter cage tie. Where pier diameter is less than 450mm diameter, use 4 N12. For diameters equal to and over 450mm, use 4 N16.* Where columns or end wall mullions have been removed, piers are not required.
* End wall mullion spacing may move due to location of openings or doors. Check layout and component position plan, and relocate piers as required.

* The Slab Plan indicates those parts of the slab which are 50mm below main slab/piers.
* Footings and slabs, including internal and edge beams, must be founded on natural soil with a minimum allowable bearing capacity of 100kPa. Design covers soil classifications of A, S, M, H1 or H2 for a class 10 building.
* The footing designs have been calculated with adhesion values of 0kPa, 25kPa and 50kPa for clay soils and dense sand soils only.
* A site specific geotechnical investigation has not been performed. The builder will need to verify the soil type and conditions.
* Site conditions different to those specified require a modified design.
* Sub grade shall be excavated and compacted to a minimum of 100% standard dry density ratio and within 2% of the OMC to comply with AS2159.
* Designs are in accordance with AS 3600:2018
* All concrete to be in accordance with AS 3600:2018. Minimum 25 Mpa, with 80mm slump.
* Concrete should be cured for 7 days before commencing construction of the building.

### Concrete Slab

#### For Class A, S or M Sites

* Slab thickness to be a minimum of 100mm with SL 72 mesh and 40mm top cover.

* Concrete piers under Roller Doors Jambs to be a minimum size as below:
C15019 - 300mm dia x 375mm deep, centered to the C Section
Where heavy traffic is to go through the roller doors, it is recommended that the slab edge should be thickened to 200mm deep by 300mm wide for the length between the mullions. Place an additional section of SL 72 mesh, 50mm from the base in all thickenings.

#### For Class H1 or H2 Sites

* Slab thickness to be a minimum of 100mm with SL 82 mesh and 40mm top cover.

* Perimeter beams 400mm deep x 300mm wide with Y12 3 bar Trench Mesh to the perimeter of the building.
* Internal beams 400mm deep by 300mm wide with Y12 3 bar Trench Mesh at a max spacing of 6.2m.
* Concrete piers under Roller Doors Jambs to be a minimum size as below:
C15019 - 300mm dia x 500mm deep, centered to the C Section

### Concrete Piers Only

#### For Class A, S or M Sites

* Concrete piers under Roller Door Jambs to be a minimum size as below:
C15019 - 300mm dia x 750mm deep, centered to the C Section

#### For Class H1 or H2 Sites

* Concrete piers under Roller Door Jambs to be a minimum size as below:
C15019 - 300mm dia x 1000mm deep, centered to the C Section

## BRACING NOTES

* Refer to Connection Details.
* Knee bracing clearance from FFL is X = Main Building: 3.184m (Left Side), 2.620m (Right Side) .
* All Cross Bracing is achieved with 1.2mm Strap G450.
* Cross bracing is to be fixed taut and secured with 14.20 x 22 frame screws at each end, quantity as per connection details.
* Fly bracing to be fixed to the purlins/girts on all mid portal rafters, columns and end wall mullions. Fly bracing is to be fitted to every second purlin/girt, or, on every one, where the spacing between fly braces would exceed the maximum specified below for the relevant column/rafter size:
  - C150 - maximum 1800mm spacing
  - C200, C250 - maximum 2200mm spacing
  - C300 - maximum 2800mm spacing
  - C350 - maximum 2800mm spacing
  - C400 - maximum 2800mm spacing

Initial measurement is from the haunch of the column/rafter, and from the rafter for any end wall mullions.
* Where windows/GSD are placed in any bay where cross bracing is shown, then
a) this can be replaced by moving the bracing to another bay OR
b) due to the bracing provided by the window jambs, where space permits, bracing should be placed under and over the window.
* All bracing strap ends to be located as close as practical to structural member's (columns, rafters, mullions) centerline.

## BOLTS

* Unless otherwise nominated, all bolts are grade 4.6
* All tensioned bolts shall be tensioned using the part turn method (refer to AS4100). For the erector, full details are in the construction manual.

## Roller Doors

All comments regarding roller doors are based from inside the building looking out.

## OTHER MATERIALS NOTES

* All Sheeting, Flashing and framing screws are Climaseal 4.
* All purlin material has Z350 zinc coating with minimum strength of 450MPa.

| Revision | Date | Initial |
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| | | |

Purchaser Name: Chris Wilson

Site Address: 49 Riverview Rd Scamander TAS 7215 Australia

Drawing # SLAN213027 - 2

Print Date: 19/07/2021

General Notes



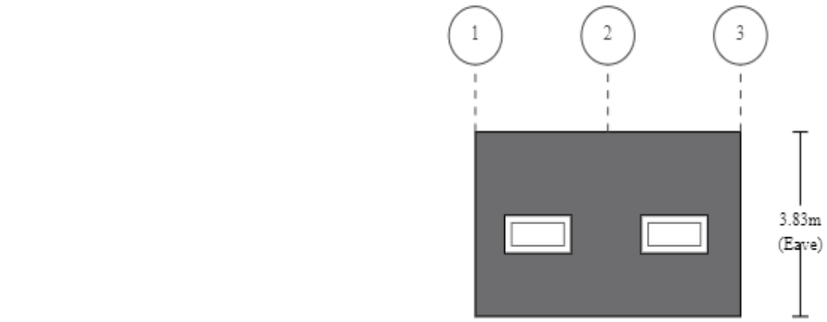

Seller: Sheds n Homes Launceston
Name: Alteco Pty Ltd
Phone: 0437120410
Fax:
Email: ian.thomson@shedsnhomes.com.au

Apex Engineering Group PTY LTD
ACN 632 588 562
MIE Aust. (Registered NER Structural) 5276680
QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;
Practising Professional Structural & Civil Engineers

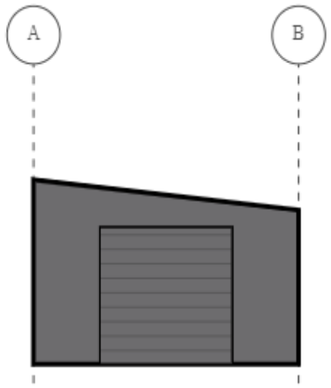
Signature:

J. Ronaldson

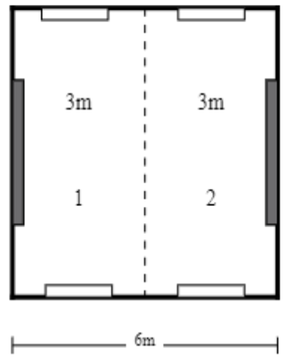
Date: 19/07/21

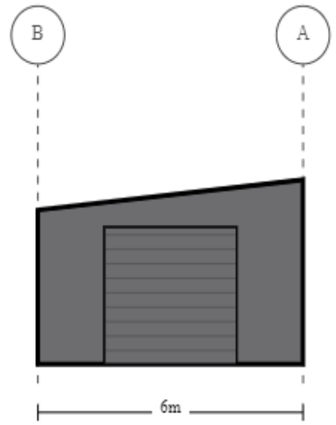



Left Side

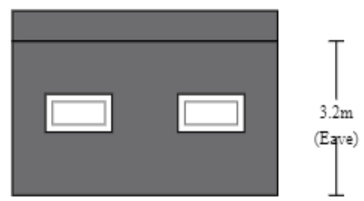



Left End




Right End




Right Side

| | | | |
|---|---|---|---|
| Purchaser Name: Chris Wilson | | **Layout**<br>Not to Scale<br>© Copyright Steelx IP Pty Ltd | Seller: Sheds n Homes Launceston<br>Alteco Pty Ltd<br>Phone: 0437120410<br>Fax:<br>Email: ian.thomson@shedsnhomes.com.au | Apex Engineering Group PTY LTD<br>ACN 632 588 562<br>MIE Aust. (Registered NER Structural) 5276680<br>QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;<br>Practising Professional Structural & Civil Engineers |
| Site Address: 49 Riverview Rd Scamander TAS 7215 Australia | | | | Signature: J. Ronaldson<br>Date: 19/07/21 |
| Drawing # SLAN213027 - 3 | Print Date: 19/07/21 | | | |

## MATERIAL SPECIFICATIONS

**For further information regarding the tabulated values shown, refer to the General Notes**

**Building Dimensions**

| Categories | Span | Length | Pitch | Height | Grid(s) | Portal(s) |
|---|---|---|---|---|---|---|
| Main Building | 6 | 6 | 6 | 3.2 | A - B | 1 - 3 |

**Portal Frame Elements**

| Grid / Portal Number | | 1 | 2 | 3 |
|---|---|---|---|---|
| Columns | A | C15012 | C15019 | C15012 |
| | B | C15012 | C15019 | C15012 |
| Rafters | A - B | C15012 | C15012 | C15012 |
| Knee Braces | A - B | | C15012 @ 1.02m | |
| | B - A | | C15012 @ 1.02m | |

**Bay Section Elements**

| Grid / Bay Number | | 1 | 2 | Maximum |
|---|---|---|---|---|
| Bay Widths | | 3 | 3 | |
| Roof Purlins (refer to Purlin And Girt Plan) | | TH64 | TH64 | |
| Roof Purlin Spacing (End) | A - B | 0.9 | 0.9 | 0.900 |
| Roof Purlin Spacing (Internal Spans) | A - B | 1.046 | 1.046 | 1.200 |
| Eave Girt | A | TH64100 | TH64100 | |
| Eave Purlin | B | C10010 | C10010 | |
| Side Girts (refer to Purlin And Girt Plan) | | TH64 | TH64 | |
| Side Girts Spacing (End) | A | 1.2 | 1.2 | 1.700 |
| | B | 0.99 | 0.99 | 1.700 |
| Side Girts Spacing (Internal) | A | 1.2 | 1.2 | 1.700 |
| | B | 0.99 | 0.99 | 1.700 |

**End Bay Section Elements**

| Grid / Portal Number | | 1 | 3 | Maximum |
|---|---|---|---|---|
| End Girts (refer to Purlin And Girt Plan) | | TH64 | TH64 | |
| End Girts Spacing (End) | A - B | 1.485 | 1.485 | 1.700 |
| | A - Z | - | - | 1.700 |
| | Z - B | - | - | 1.700 |
| End Girts Spacing (Internal) | A - B | 1.485 | 1.485 | 1.700 |
| | A - Z | - | - | 1.700 |
| | Z - B | - | - | 1.700 |
| Roller Door Header | A - B | HEADER1 | HEADER1 | |
| | A - Z | - | - | |
| | Z - B | - | - | |
| Roller Door Jambs | A - B | C15019 | C15019 | |
| | A - Z | - | - | |
| | Z - B | - | - | |

**Cladding Elements**

| Category | Colour | Product |
|---|---|---|
| Roof Sheeting | Wallaby | CORODEK® 0.42 BMT (0.47TCT) |
| Roof Flashings | COLORBOND® steel | BlueScope 0.55 BMT |
| Wall Sheeting | Wallaby | TRIMCLAD® 0.42 BMT (0.47TCT) |
| Wall Flashing | COLORBOND® steel | BlueScope 0.55 BMT |

**Pier Sizes**

| | | | Depth (m) - when NO Slab | | Depth (m) - with Slab | |
|---|---|---|---|---|---|---|
| Adhesion (kPa) | Soil Description | Diameter (m) | BP1 | BP2 | BP1 | BP2 |
| | | 0.3 | 1.1 | 1.7 | 0.45 | 0.45 |

| Revision | Date | Initial |
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Purchaser Name: Chris Wilson

Site Address: 49 Riverview Rd Scamander TAS 7215 Australia

Drawing # SLAN213027 - 4

Print Date: 19/07/2021

Specification Sheet





Seller: Sheds n Homes Launceston
Name: Alteco Pty Ltd
Phone: 0437120410
Fax:
Email: ian.thomson@shedsnhomes.com.au

Apex Engineering Group PTY LTD
ACN 632 588 562
MIE Aust. (Registered NER Structural) 5276680
QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;
Practising Professional Structural & Civil Engineers

Signature:

J. Ronaldson

Date: 19/07/21

## MATERIAL SPECIFICATIONS

**For further information regarding the tabulated values shown, refer to the General Notes**

**Pier Sizes (Continue)**

| | | | Depth (m) - when NO Slab | | Depth (m) - with Slab | |
|---|---|---|---|---|---|---|
| Adhesion (kPa) | Soil Description | Diameter (m) | BP1 | BP2 | BP1 | BP2 |
| 0 | Sandy Soil | 0.45 | 0.8 | 1.2 | 0.45 | 0.45 |
| | | 0.6 | 0.6 | 0.9 | 0.45 | 0.45 |
| 25 | Soft to Firm Clay | 0.3 | 0.7 | 1 | 0.45 | 0.45 |
| | | 0.45 | 0.7 | 0.9 | 0.45 | 0.45 |
| | | 0.6 | 0.6 | 0.9 | 0.45 | 0.45 |
| 50 | Stiff to Very Stiff Clay | 0.3 | 0.7 | 0.9 | 0.45 | 0.45 |
| | | 0.45 | 0.7 | 0.9 | 0.45 | 0.45 |
| | | 0.6 | 0.6 | 0.9 | 0.45 | 0.45 |

| Revision | Date | Initial |
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Drawing # SLAN213027 - 4

Print Date: 19/07/2021

Specification Sheet

PAGINATION



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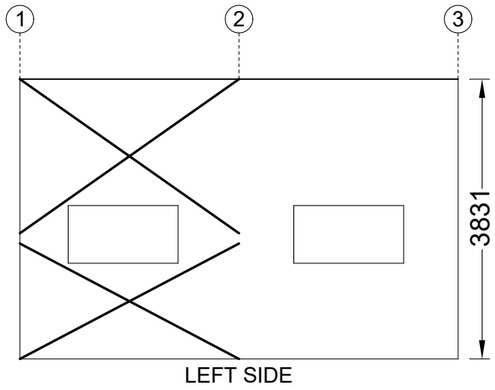
Practising Professional Structural & Civil Engineers

Signature:

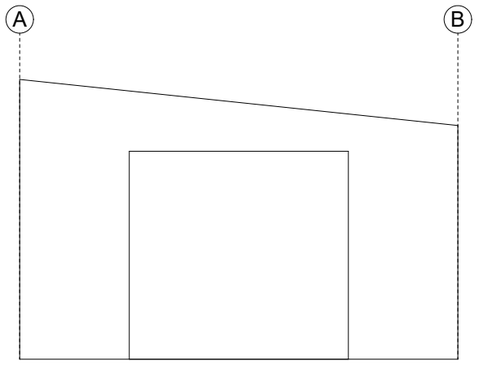
J. Ronaldson

Date: 19/07/21

**Cross Bracing is achieved with 1.2mm Strap. Refer to Connection Details.**




LEFT SIDE

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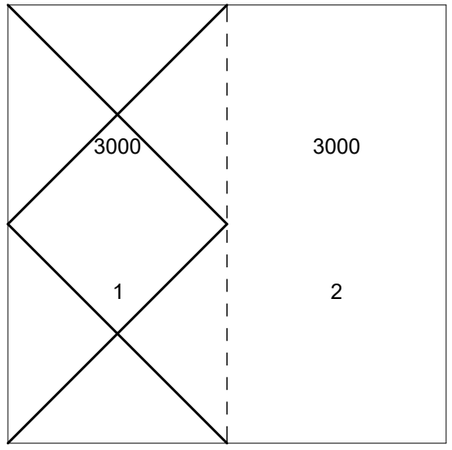


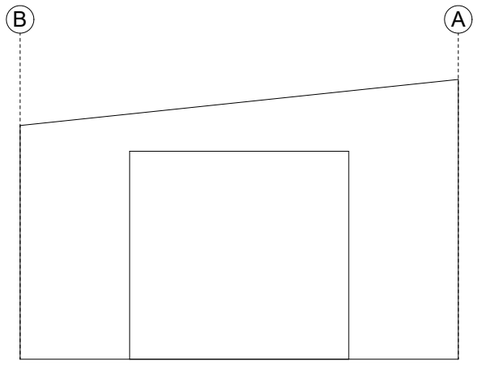


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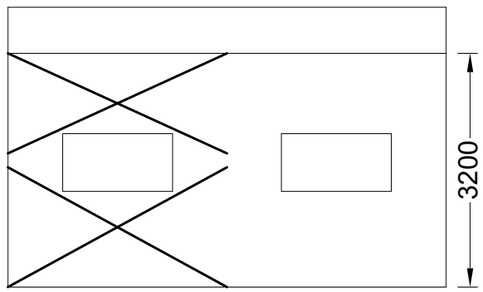


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Purchaser Name: Chris Wilson

Site Address: 49 Riverview Rd Scamander TAS 7215 Australia

Drawing # SLAN213027 - 5

Print Date: 19/07/2021

Bracing

NOT TO SCALE

Page 1 of 1



Seller: Sheds n Homes Launceston
Name: Alteco Pty Ltd
Phone: 0437120410
Fax:
Email: ian.thomson@shedsnhomes.com.au

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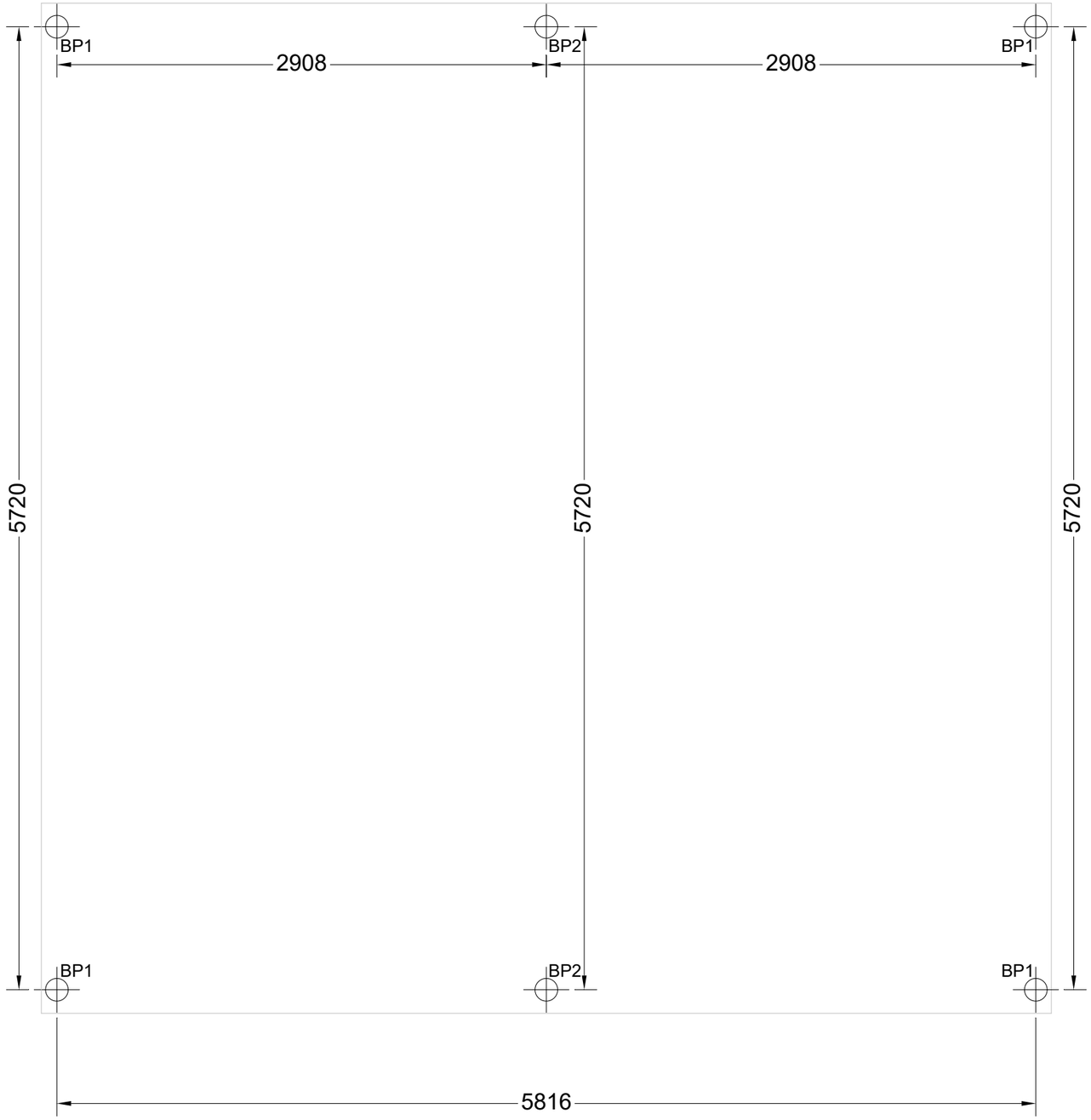
Practising Professional Structural & Civil Engineers

Signature:

J. Ronaldson

Date: 19/07/21

**These dimensions are provided as a guide only. It is the responsibility of the concreter to confirm that all dimensions are correct.**
**Refer to Material Specifications Plan for BP dimensions.**

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Purchaser Name: Chris Wilson

Site Address: 49 Riverview Rd Scamander TAS 7215 Australia

Drawing # SLAN213027 - 6

Print Date: 19/07/2021

Concrete Piers

PIER MEASUREMENT ONLY

NOT TO SCALE

Page 1 of 1



Seller: Sheds n Homes Launceston
Name: Alteco Pty Ltd
Phone: 0437120410
Fax:
Email: ian.thomson@shedsnhomes.com.au

Apex Engineering Group PTY LTD
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Signature:

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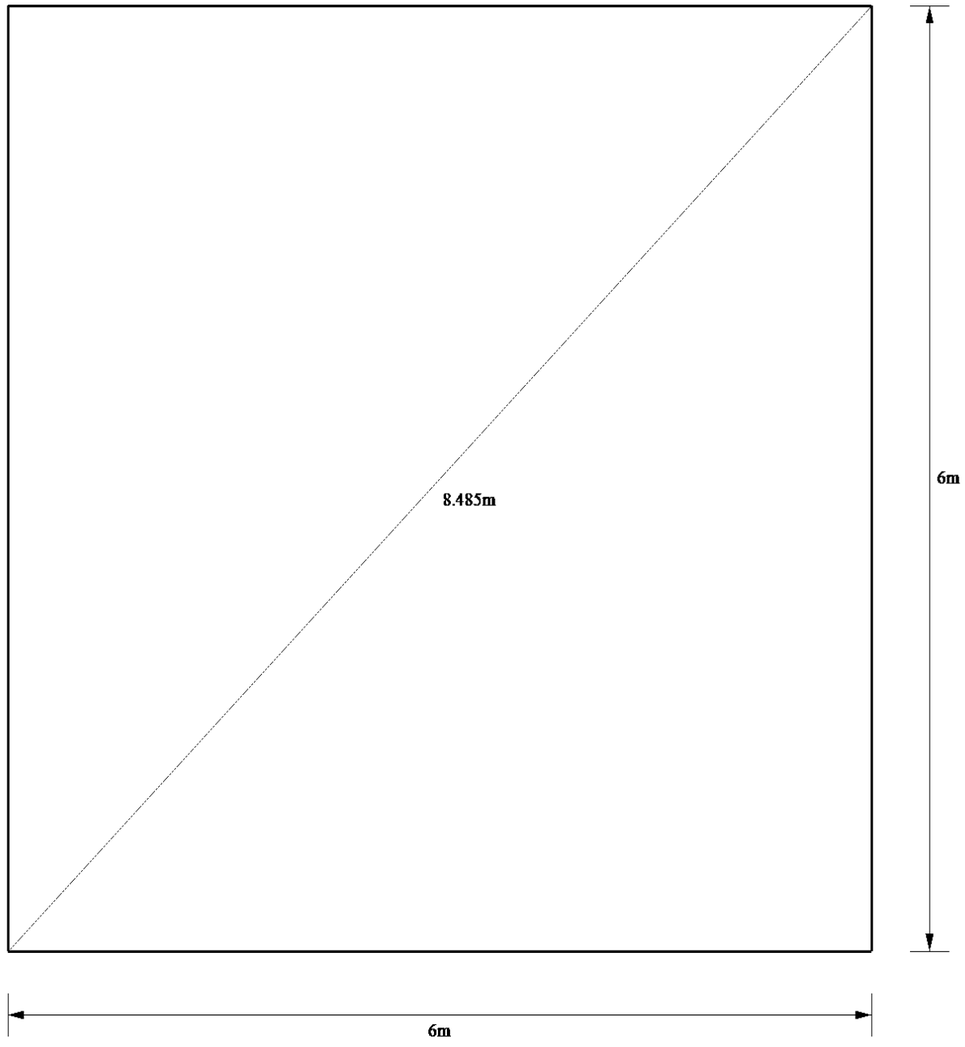
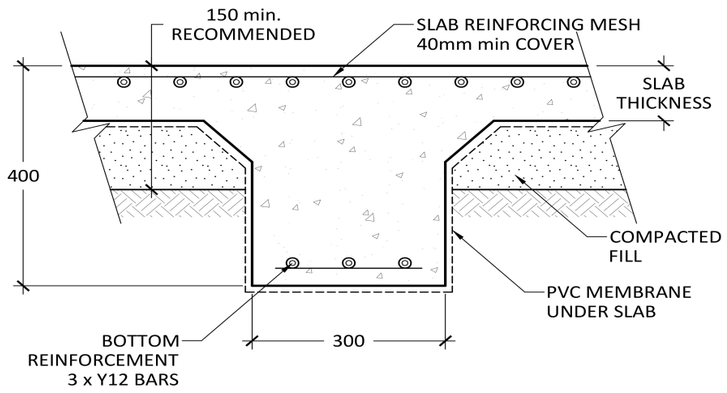
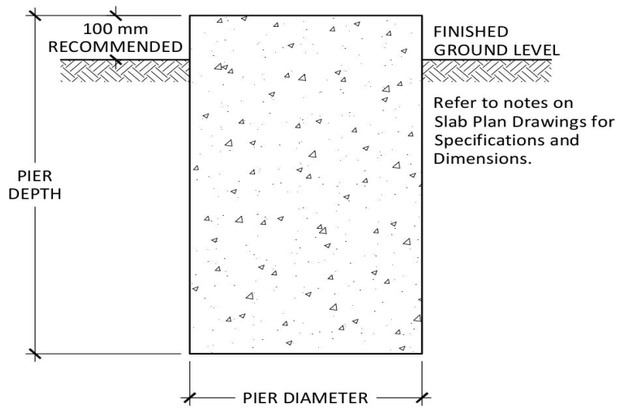


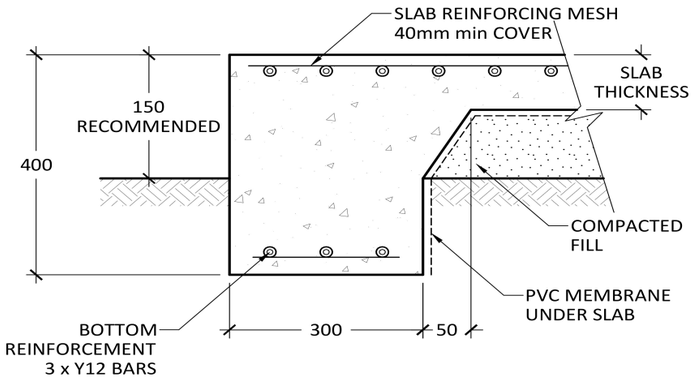

| | | | |
|---|---|---|---|
| Purchaser Name: Chris Wilson | **Slab Dimensions**<br>**Also refer to Concrete Piers Plan**<br>Not to Scale<br>© Copyright Steelx IP Pty Ltd | Seller: Sheds n Homes Launceston<br>Alteco Pty Ltd<br>Phone: 0437120410<br>Fax:<br>Email: ian.thomson@shedsnhomes.com.au | Apex Engineering Group PTY LTD<br>ACN 632 588 562<br>MIE Aust. (Registered NER Structural) 5276680<br>QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;<br>Practising Professional Structural & Civil Engineers |
| Site Address: 49 Riverview Rd Scamander TAS 7215 Australia | | | |
| Drawing # SLAN213027 - 7 / Print Date: 19/07/21 | | | Signature: J. Ronaldson<br>Date: 19/07/21 |



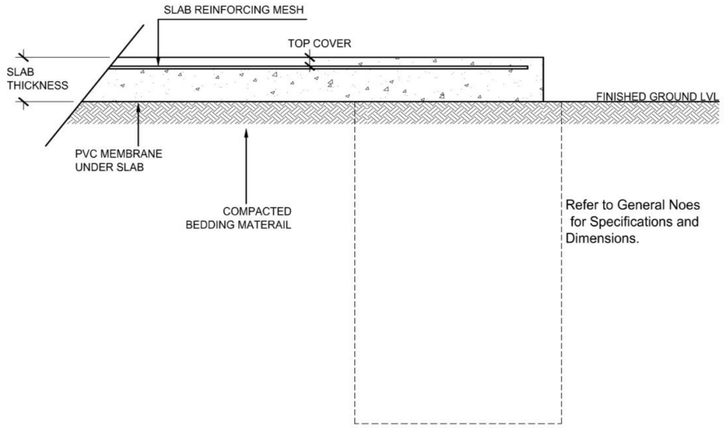

INTERNAL BEAM
(H1 & H2 SOIL TYPE, OPTIONAL A, S & M)



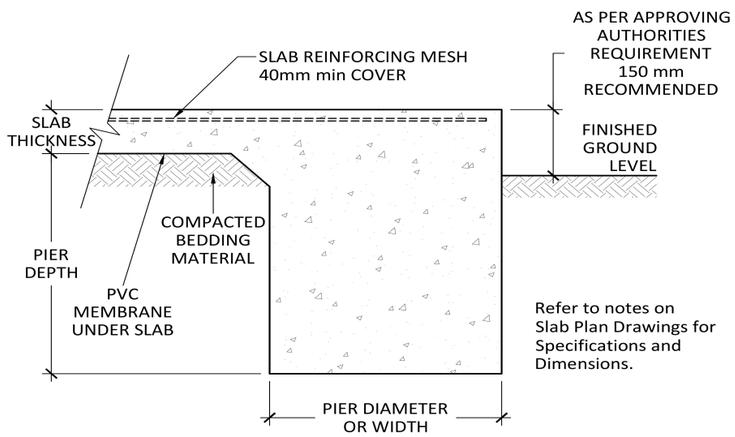

BORED PIER



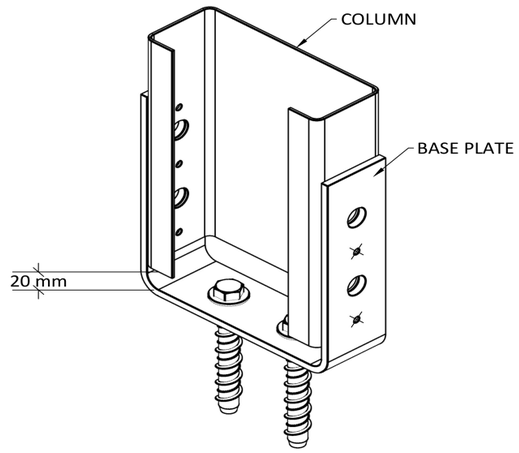

PERIMETER BEAM
(H1 & H2 SOIL TYPE, OPTIONAL A, S & M)




SLAB DETAIL BETWEEN PIERS
(Class A , S & M)



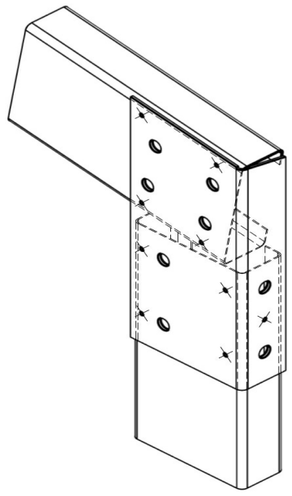

SLAB AND PIER DETAIL




FIXING BOLTS - 2 of M12 x 100 SCREWBOLT
○ FIXING BOLTS - 4 of M12 x 30
× FIXING SCREWS - 4 of 12.24 x 38 Series 500

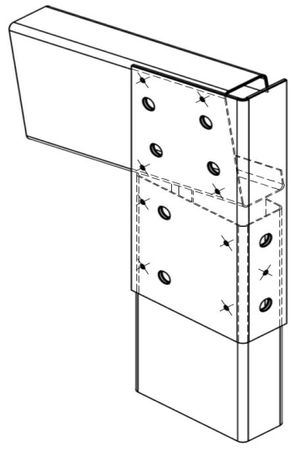
C150 COLUMN FIXING

| | | | |
|---|---|---|---|
| Purchaser Name: Chris Wilson | | **Connection Details**<br>Not to Scale<br>Page 1 of 5<br> | Seller: Sheds n Homes Launceston<br>Alteco Pty Ltd<br>Phone: 0437120410<br>Fax:<br>Email: ian.thomson@shedsnhomes.com.au | Apex Engineering Group PTY LTD<br>ACN 632 588 562<br>MIE Aust. (Registered NER Structural) 5276680<br>QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;<br>Practising Professional Structural & Civil Engineers<br><br>Signature: J. Ronaldson<br>Date: 19/07/21 |
| Site Address: 49 Riverview Rd Scamander TAS 7215 Australia | | | | |
| Drawing # SLAN213027 - 8 | Print Date: 19/07/21 | | | |



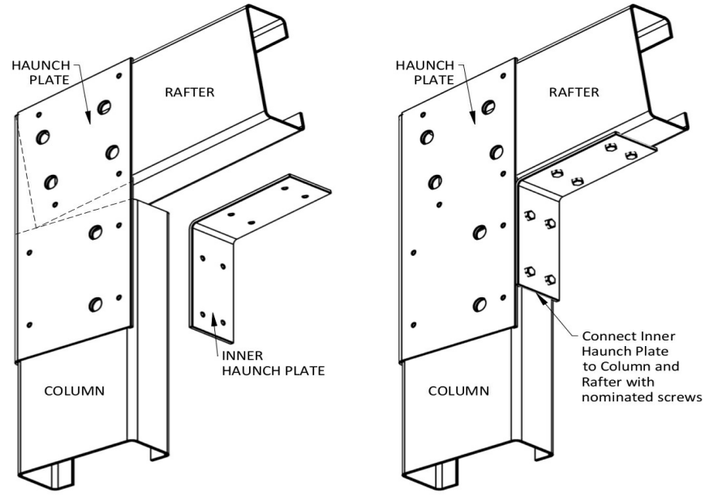
○ FIXING BOLTS - 8 of M12 x 30
× FIXING SCREWS - 9 of 14.20 x 22

## HAUNCH BRACKET - C150, 6°



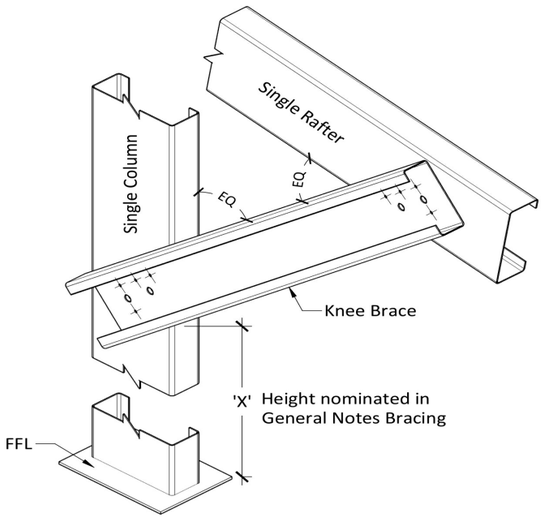
○ FIXING BOLTS - 8 of M12 x 30
× FIXING SCREWS - 9 of 14.20 x 22

## HAUNCH BRACKET - C150, 6°



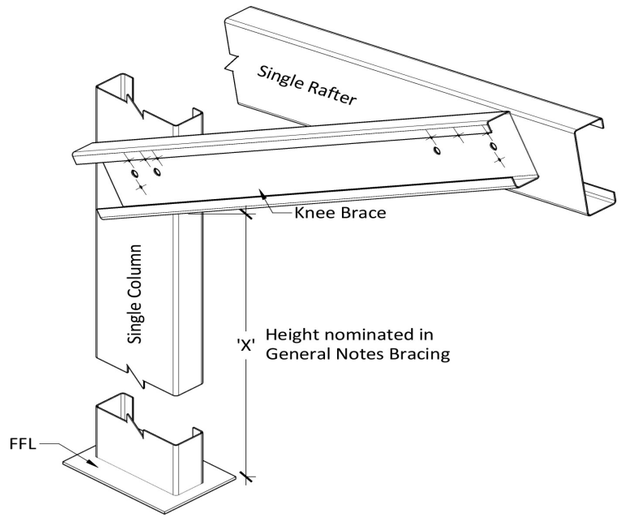

× FIXING SCREWS - 8 of 14.20 x 22

## INNER HAUNCH BRACKET - SINGLE RAFTER



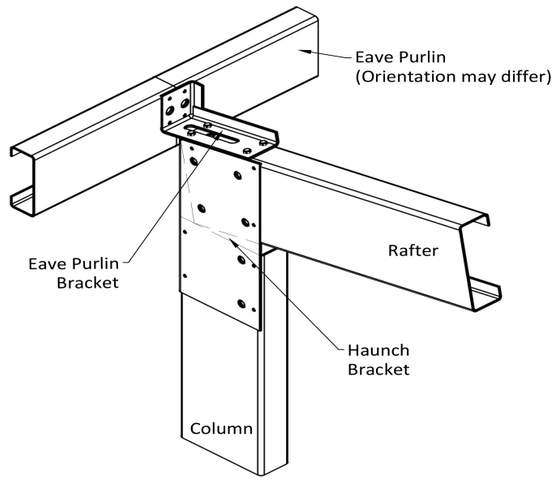

○ FIXING BOLTS - 4 of M12 x 30
× FIXING SCREWS - 8 of 14.20 x 22

## C150 KNEE BRACE FOR SINGLE COLUMN + SINGLE RAFTER




○ FIXING BOLTS - 4 of M12 x 30
× FIXING SCREWS - 8 of 14.20 x 22

## C150 KNEE BRACE FOR SINGLE COLUMN + SINGLE RAFTER




× FIXING SCREWS - 4 of 14.20 x 22

## EAVE PURLIN BRACKET TO RAFTER

| | | | |
|---|---|---|---|
| Purchaser Name: Chris Wilson | | **Connection Details**<br>Not to Scale<br>Page 2 of 5<br> | Seller: Sheds n Homes Launceston<br>Alteco Pty Ltd<br>Phone: 0437120410<br>Fax:<br>Email: ian.thomson@shedsnhomes.com.au |
| Site Address: 49 Riverview Rd Scamander TAS 7215 Australia | | | |
| Drawing # SLAN213027 - 8 | Print Date: 19/07/21 | | |

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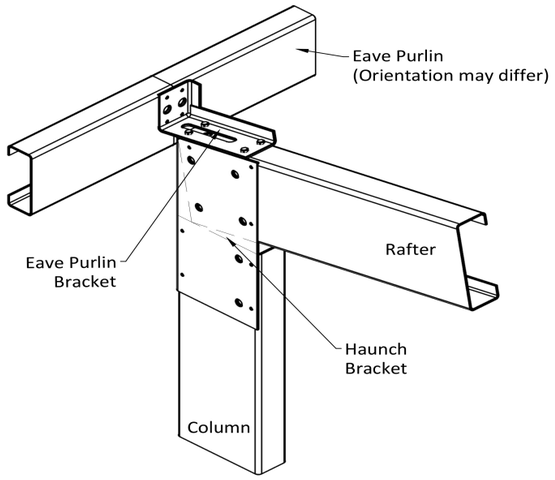
QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;
Practising Professional Structural & Civil Engineers

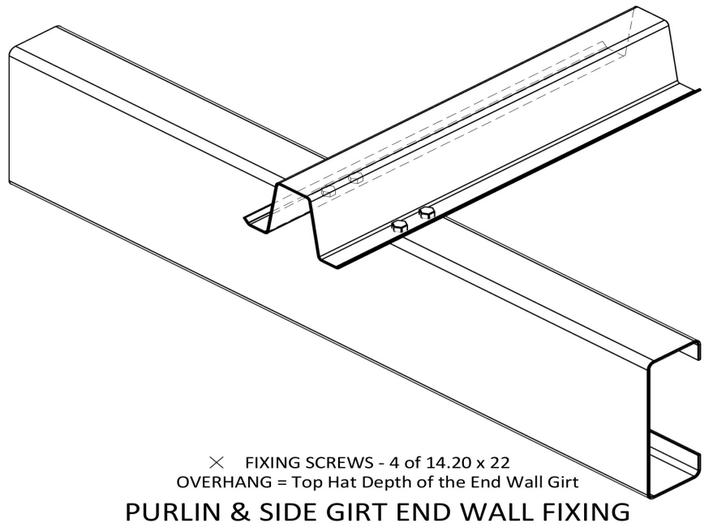
Signature: J. Ronaldson

Date: 19/07/21



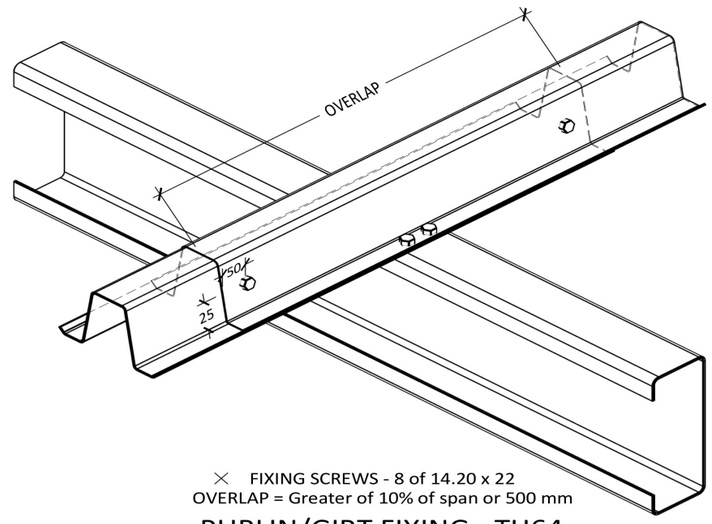

× FIXING SCREWS - 4 of 14.20 x 22

EAVE PURLIN BRACKET TO RAFTER



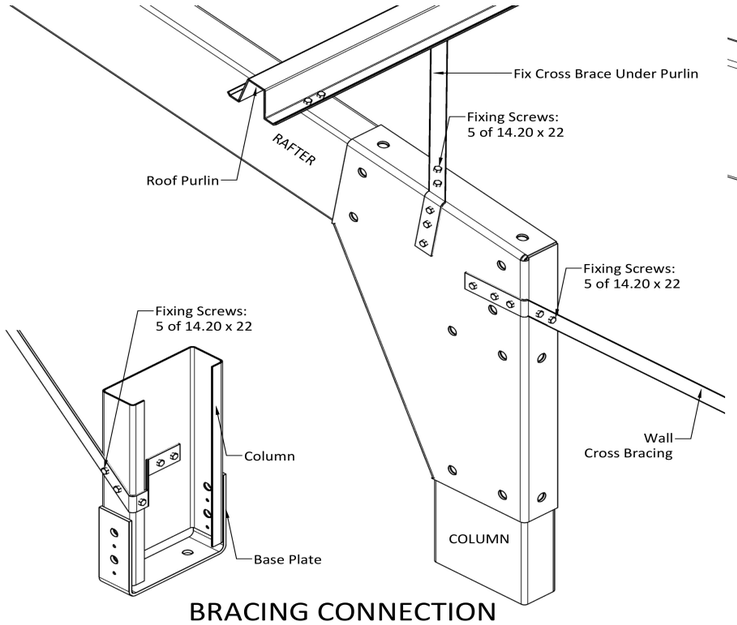
× FIXING SCREWS - 4 of 14.20 x 22
OVERHANG = Top Hat Depth of the End Wall Girt

PURLIN & SIDE GIRT END WALL FIXING
TOP HAT - SINGLE COLUMN OR RAFTER

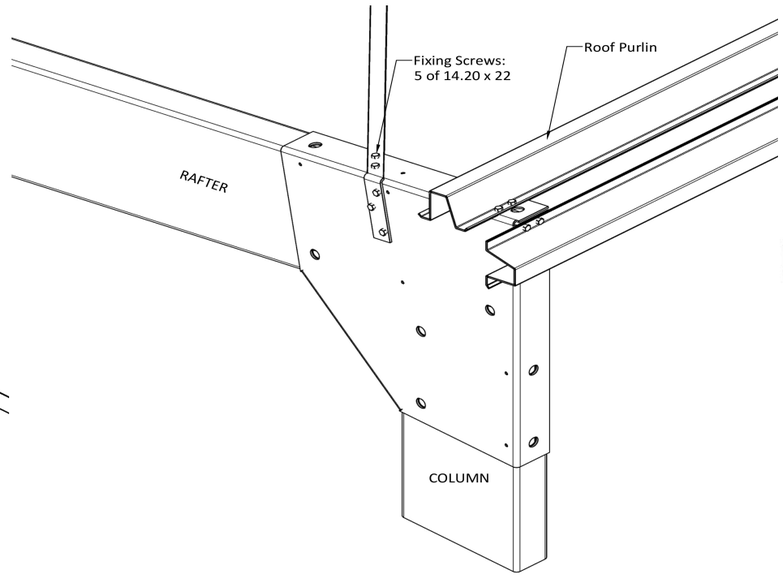



× FIXING SCREWS - 8 of 14.20 x 22
OVERLAP = Greater of 10% of span or 500 mm

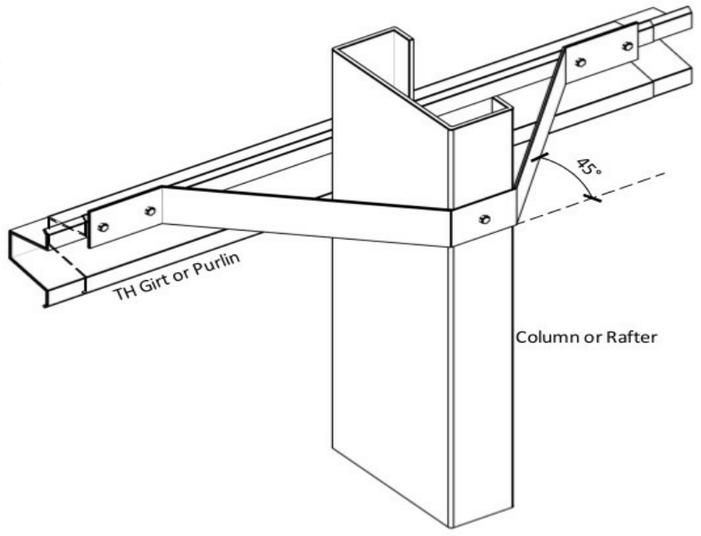
PURLIN/GIRT FIXING - TH64
WITH SINGLE COLUMN OR RAFTER




BRACING CONNECTION




BRACING CONNECTION AT HIGH END (SKILLION)




FIXING SCREWS - 5 of 14.20 x 22

FLY BRACING

| | | | |
|---|---|---|---|
| Purchaser Name: Chris Wilson | | **Connection Details**<br>Not to Scale<br>Page 3 of 5<br> | Seller: Sheds n Homes Launceston<br>Alteco Pty Ltd<br>Phone: 0437120410<br>Fax:<br>Email: ian.thomson@shedsnhomes.com.au |
| Site Address: 49 Riverview Rd Scamander TAS 7215 Australia | | | |
| Drawing # SLAN213027 - 8 | Print Date: 19/07/21 | | |

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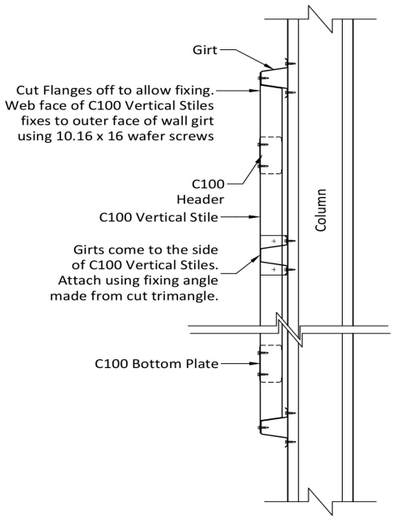
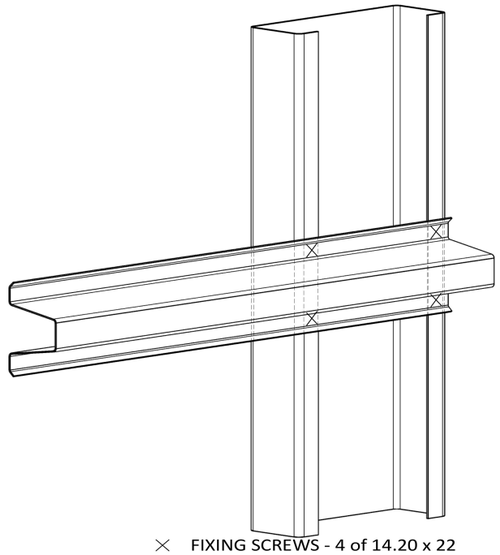
Practising Professional Structural & Civil Engineers

Signature: J. Ronaldson

Date: 19/07/21

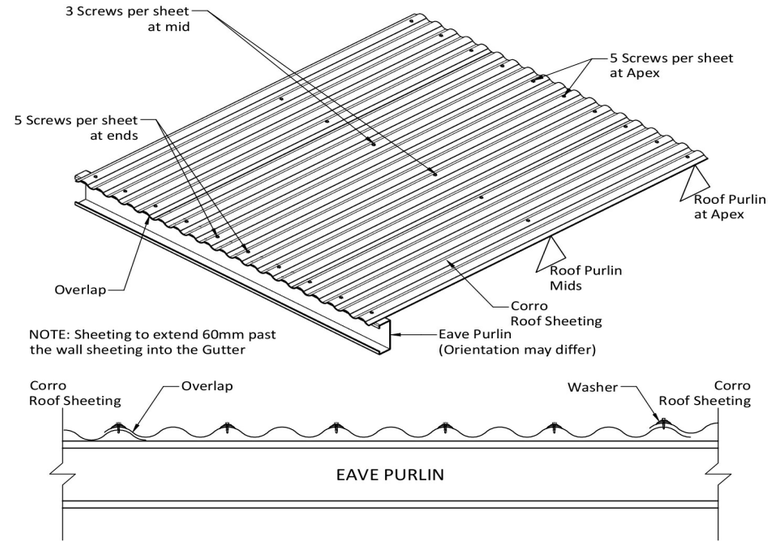



Note: Top of Window 2100 above GL



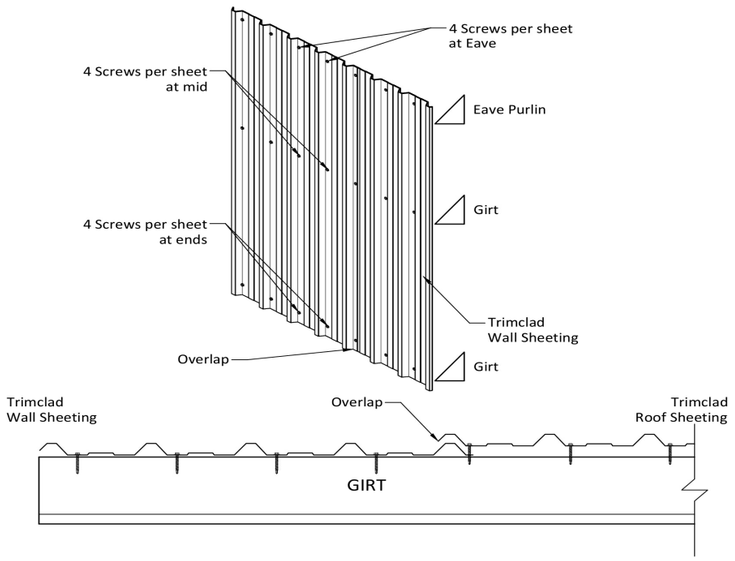
× FIXING SCREWS - 4 of 14.20 x 22

## GIRT FIXING TO MULLIONS - TOP HAT




Roofing Screws - 12.14 x 35 Hex Seal High Grip with Cyclonic Washer

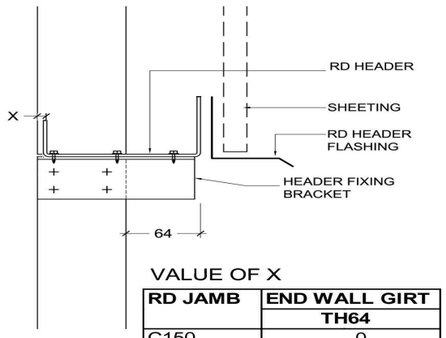
## CORRO ROOF SHEET FIXING




Wall Screws - 10.16 x 16 Hex

## WALL SHEETING CONNECTION DETAILS

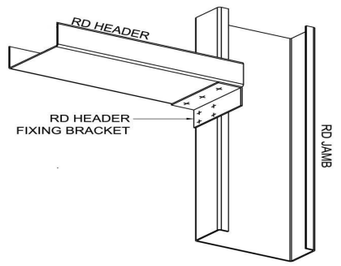
| | | | |
|---|---|---|---|
| Purchaser Name: Chris Wilson | **Connection Details**<br>Not to Scale<br>Page 4 of 5<br> | Seller: Sheds n Homes Launceston<br>Alteco Pty Ltd<br>Phone: 0437120410<br>Fax:<br>Email: ian.thomson@shedsnhomes.com.au | Apex Engineering Group PTY LTD<br>ACN 632 588 562<br>MIE Aust. (Registered NER Structural) 5276680<br>QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;<br>Practising Professional Structural & Civil Engineers |
| Site Address: 49 Riverview Rd Scamander TAS 7215 Australia | | | Signature: J. Ronaldson<br>Date: 19/07/21 |
| Drawing # SLAN213027 - 8 / Print Date: 19/07/21 | | | |




VALUE OF X

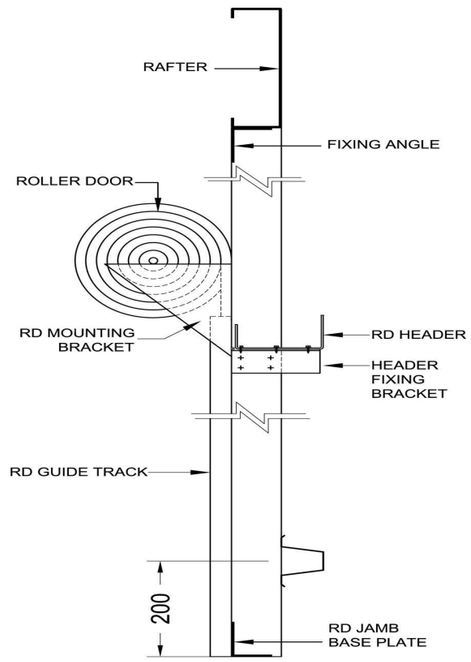
| RD JAMB | END WALL GIRT |
|---|---|
| | TH64 |
| C150 | 0 |
| C200 | - 12 |
| C250 | - 12 |

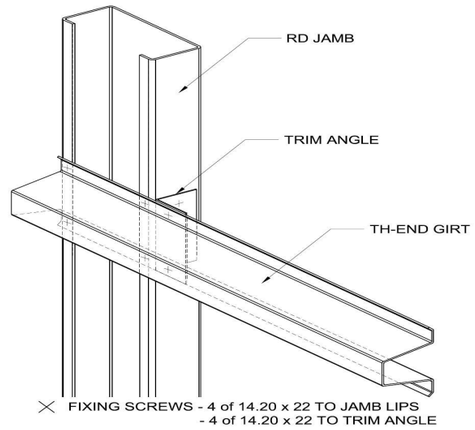
NOTE:
+ = projection of header into the building
- = distance in from door jamb web




× FIXING SCREWS - 7 of 14.20 x 22
GIRT FIXING TO PA DOOR JAMB

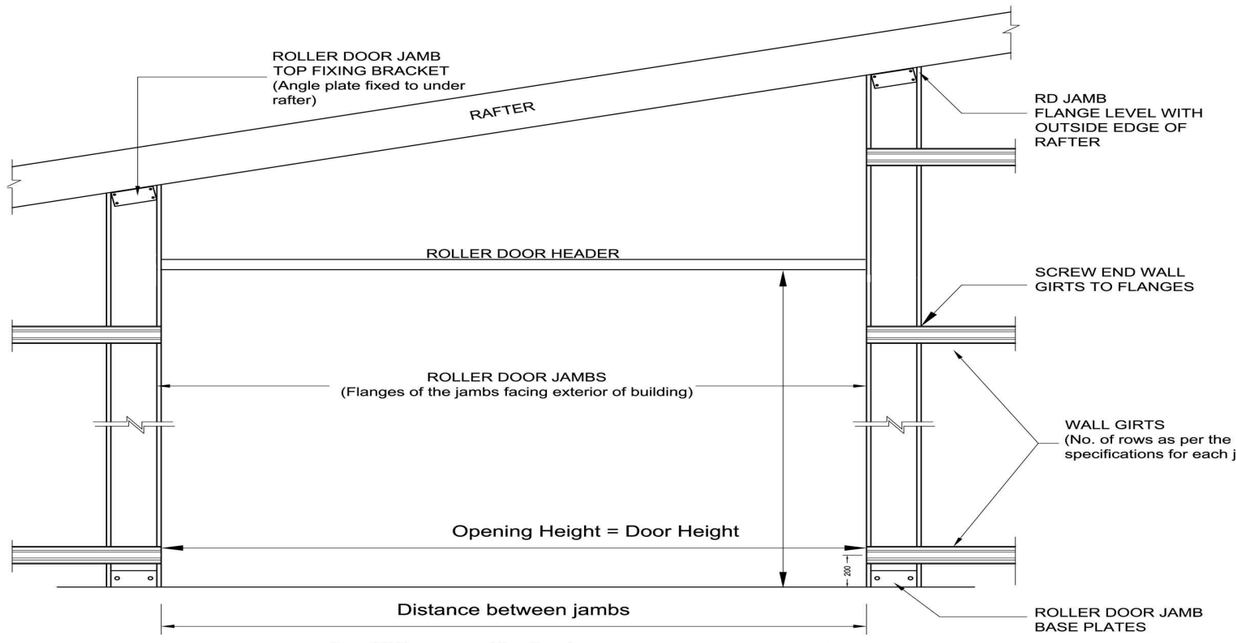
RD HEADER FIXING BRACKET



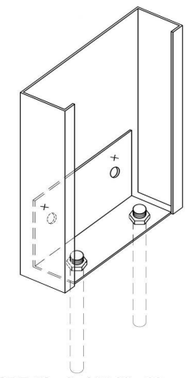




× FIXING SCREWS - 4 of 14.20 x 22 TO JAMB LIPS
- 4 of 14.20 x 22 TO TRIM ANGLE

GIRT FIXING TO ROLLER DOOR JAMBS

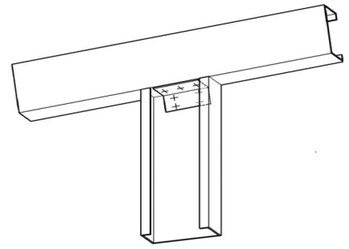



| Door Width | Max Opening |
|---|---|
| ≤ 3.1m | Door width - 50mm |
| >3.1m & ≤5.1m | Door width - 100mm |



× FIXING SCREWS - 2 of 14.20 x 22
○ FIXING BOLTS - 2 of M12 x 30 - FOR C150 & C200 JAMBS
○ FIXING BOLITS - 2 of M16 x 30 - FOR C250 & C300 JAMBS
2 of M12 X 75 DYNABOLTS - FOR C150 & C200 JAMBS
2 of M16 x 110 DYNABOLTS - FOR C250 & 300 JAMBS

ROLLER DOOR JAMB BASE PLATE



○ FIXING BOLTS - NIL
× FIXING SCREWS - 7 x 14.20 x 22

ROLLER DOOR JAMB TOP FIXING

# ROLLER DOOR DETAILS

(Door under 4.0m)

Gable end wall ONLY

| | | | |
|---|---|---|---|
| Purchaser Name: Chris Wilson | | **Connection Details**<br>Not to Scale<br>Page 5 of 5<br> | Seller: Sheds n Homes Launceston<br>Alteco Pty Ltd<br>Phone: 0437120410<br>Fax:<br>Email: ian.thomson@shedsnhomes.com.au |
| Site Address: 49 Riverview Rd Scamander TAS 7215 Australia | | | |
| Drawing # SLAN213027 - 8 | Print Date: 19/07/21 | | |

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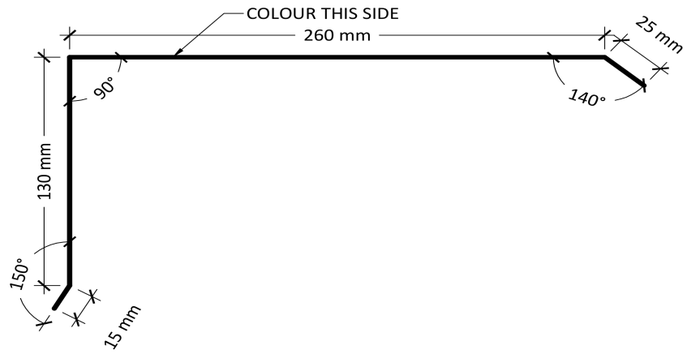
Practising Professional Structural & Civil Engineers

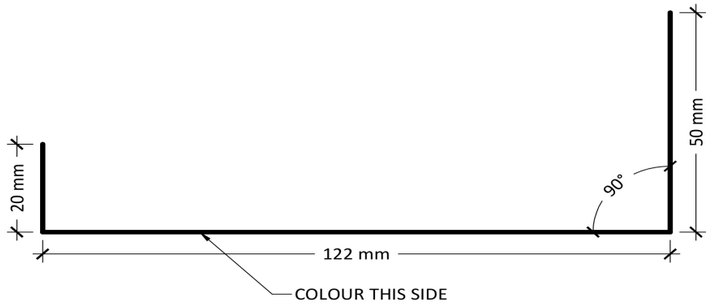
Signature: J. Ronaldson

Date: 19/07/21



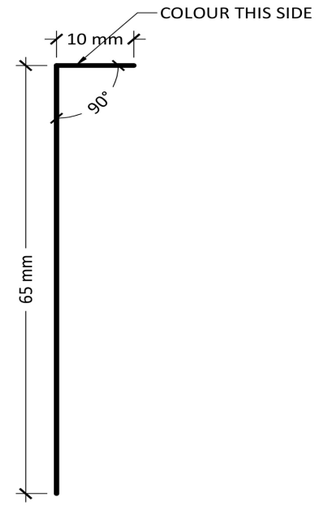

Barge Capping - Trimclad

XF11




RD Head Cover Flashing

XF116

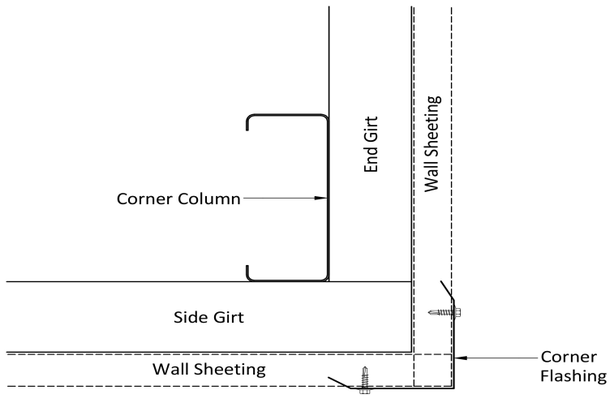



RD Side - Cover Flash

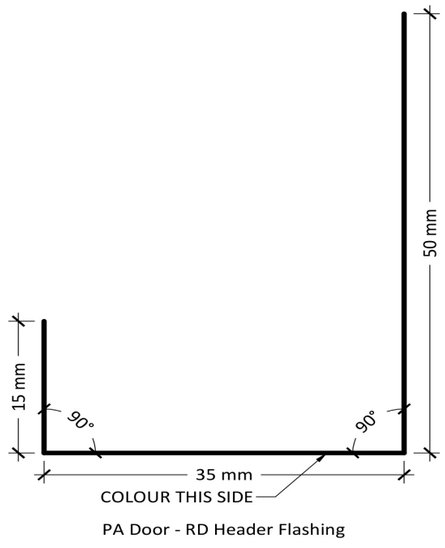
XF18


100 x 100 - Corner Flashing

XF21




Corner Flashing XF21 - Connection




PA Door - RD Header Flashing

XF24

| | | | |
|---|---|---|---|
| Purchaser Name: Chris Wilson | | **Flashing Fixing Details**<br>Not to Scale<br>Page 1 of 2<br>© Copyright Steelx IP Pty Ltd | Seller: Sheds n Homes Launceston<br>Alteco Pty Ltd<br>Phone: 0437120410<br>Fax<br>Email: ian.thomson@shedsnhomes.com.au | Apex Engineering Group PTY LTD<br>ACN 632 588 562<br>MIE Aust. (Registered NER Structural) 5276680<br>QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;<br>Practising Professional Structural & Civil Engineers |
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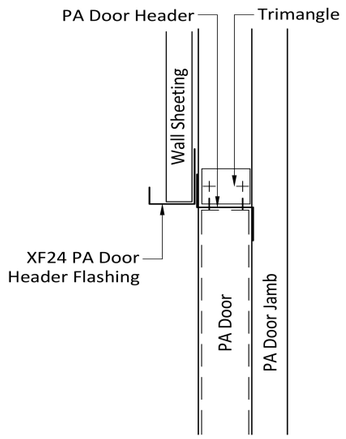
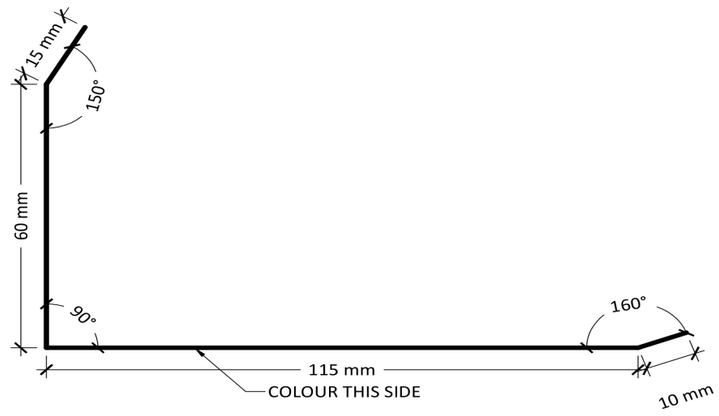
| Drawing # SLAN213027 - 9 | Print Date: 19/07/21 | | | |

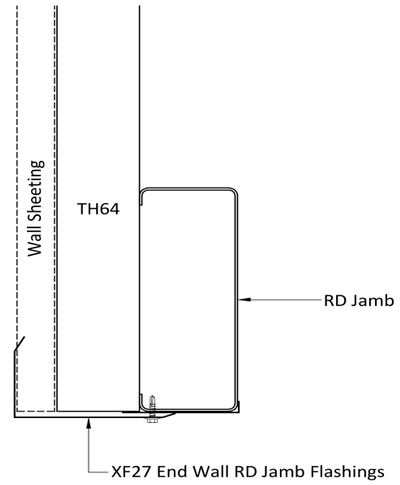



PA Door Header Flashing - XF24

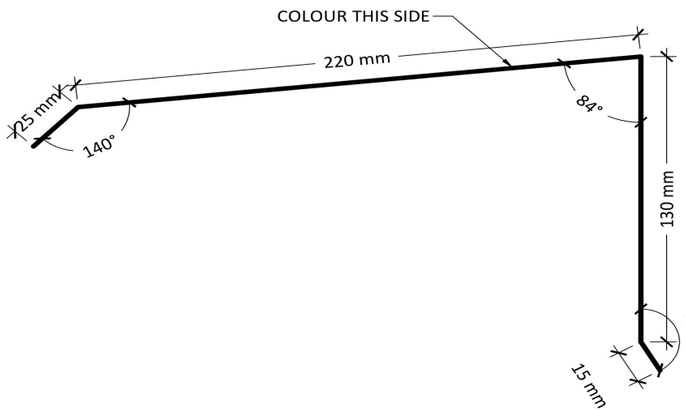



Roller Door Side Flashing - End Walls

XF27

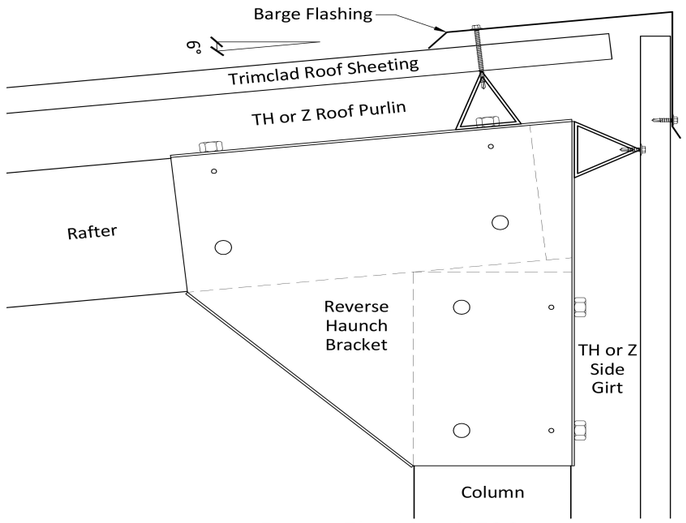



End Wall RD Jamb Flashing XF27/18




Barge Capping - Trimclad

XF80

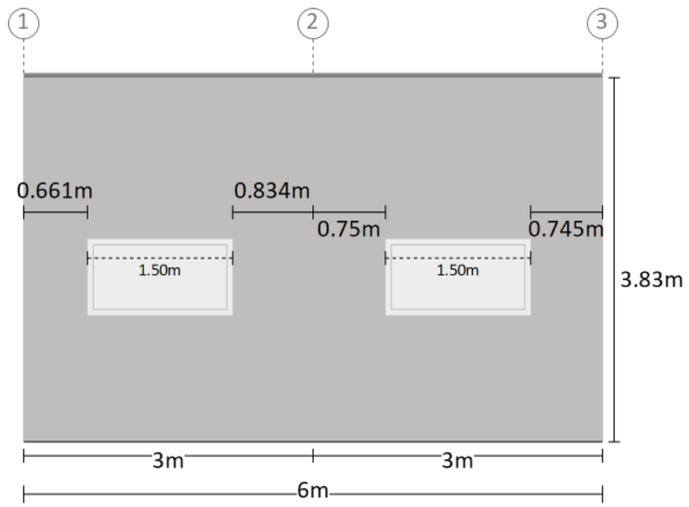



Barge Flashing XF80

| | | | |
|---|---|---|---|
| Purchaser Name: Chris Wilson | | **Flashing Fixing Details**<br>Not to Scale<br>Page 2 of 2<br>© Copyright Steelx IP Pty Ltd | Seller: Sheds n Homes Launceston<br>Alteco Pty Ltd<br>Phone: 0437120410<br>Fax:<br>Email: ian.thomson@shedsnhomes.com.au | Apex Engineering Group PTY LTD<br>ACN 632 588 562<br>MIE Aust. (Registered NER Structural) 5276680<br>QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;<br>Practising Professional Structural & Civil Engineers<br><br>Signature: J. Ronaldson<br>Date: 19/07/21 |
| Site Address: 49 Riverview Rd Scamander TAS 7215 Australia | | | | |
| Drawing # SLAN213027 - 9 | Print Date: 19/07/21 | | | |

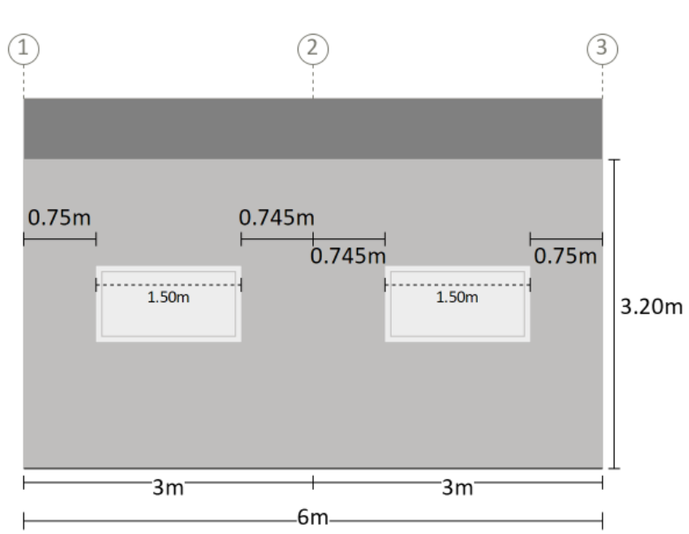
This setout is provided as a guide only. It is the responsibility of the concreter/erector to confirm that all dimensions are correct.

## Left Side




Measurements are from the outside of end girts (end bays) and/or centre of columns (mid bays) to inside of component opening size.

## Right Side




Measurements are from the outside of end girts (end bays) and/or centre of columns (mid bays) to inside of component opening size.

| | | | |
|---|---|---|---|
| Purchaser Name: Chris Wilson | | **Component Position**<br>Not to Scale<br>Page 1 of 2<br>© Copyright SteelxIP Pty Ltd | Seller: Sheds n Homes Launceston<br>Alteco Pty Ltd<br>Phone: 0437120410<br>Fax:<br>Email: ian.thomson@shedsnhomes.com.au |
| Site Address: 49 Riverview Rd Scamander TAS 7215 Australia | | | |
| Drawing # SLAN213027 - 10 | Print Date: 19/07/21 | | |

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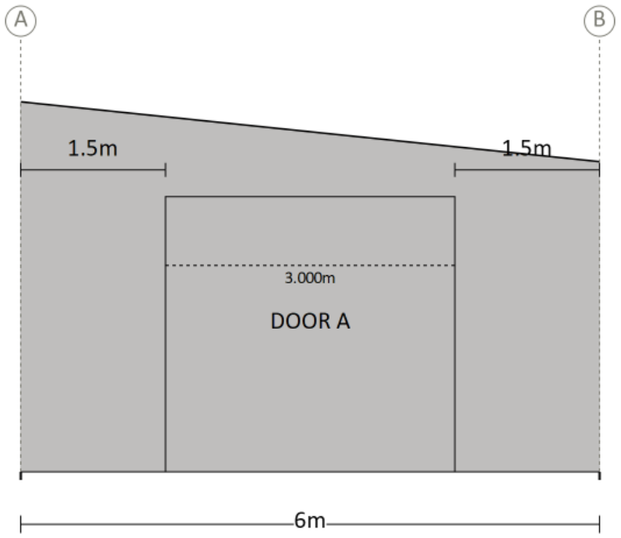
Practising Professional Structural & Civil Engineers

Signature: J. Ronaldson

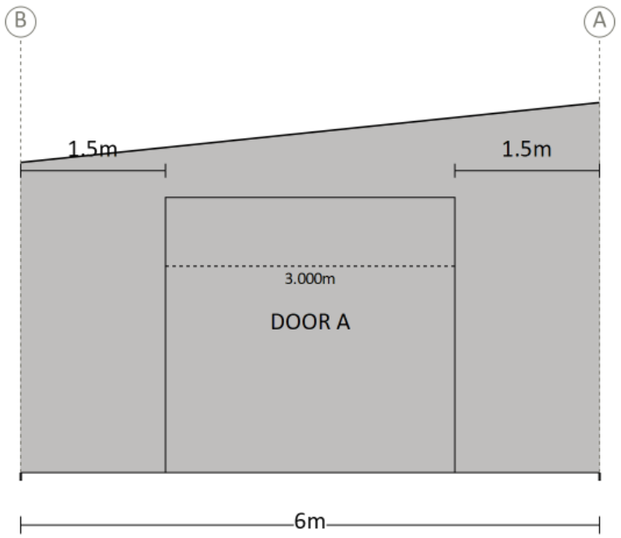
Date: 19/07/21

## Left End




Measurements are from the outside of side girts to the inside of component opening size.

## Right End




Measurements are from the outside of side girts to the inside of component opening size.

| | | | |
|---|---|---|---|
| Purchaser Name: Chris Wilson | | **Component Position**<br>Not to Scale<br>Page 2 of 2<br> | Seller: Sheds n Homes Launceston<br>Alteco Pty Ltd<br>Phone: 0437120410<br>Fax:<br>Email: ian.thomson@shedsnhomes.com.au | Apex Engineering Group PTY LTD<br>ACN 632 588 562<br>MIE Aust. (Registered NER Structural) 5276680<br>QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;<br>Practising Professional Structural & Civil Engineers<br><br>Signature: J. Ronaldson<br>Date: 19/07/21 |
| Site Address: 49 Riverview Rd Scamander TAS 7215 Australia | | | | |
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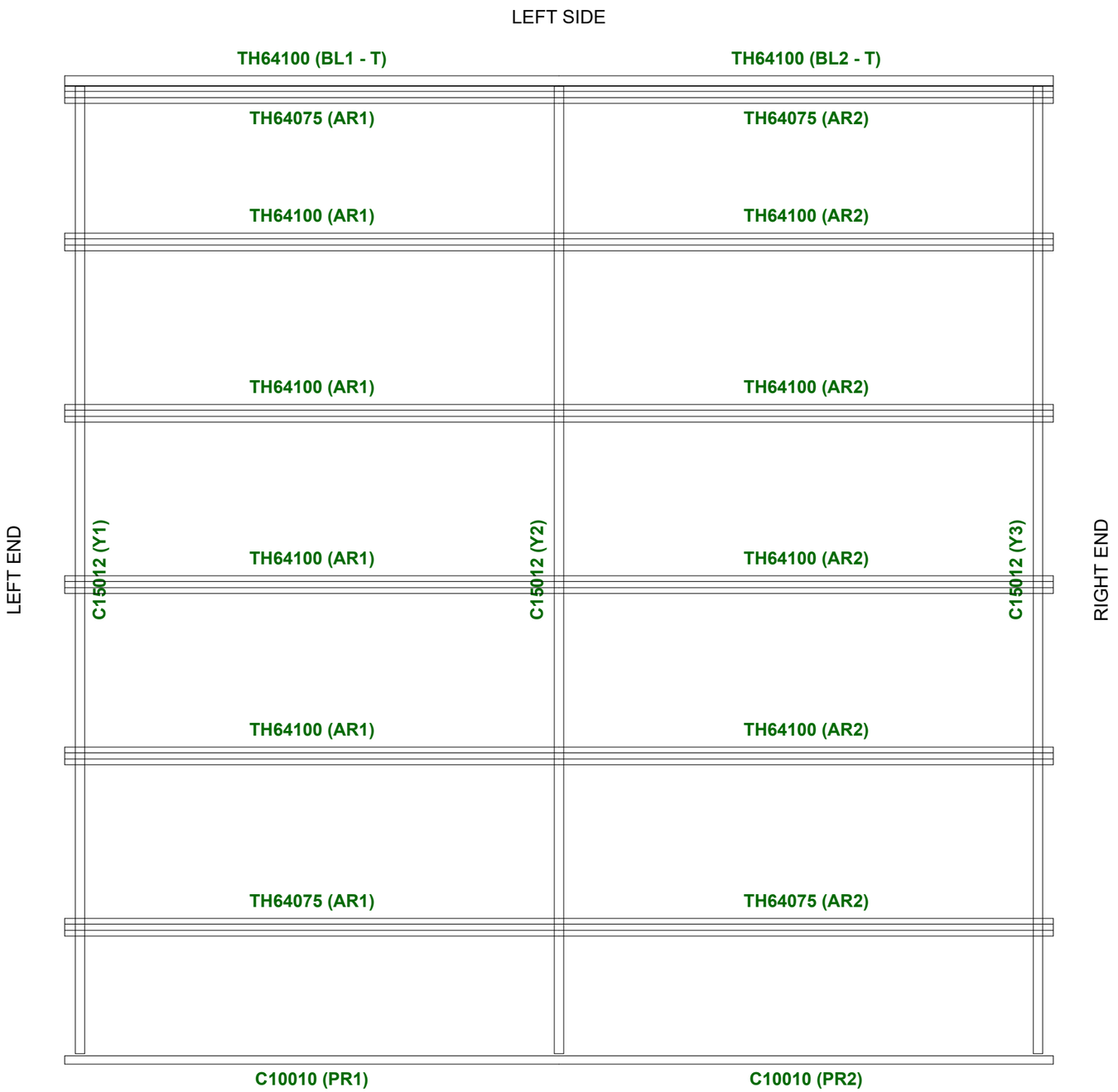
# ROOF (TOP VIEW)

Notes:
Brackets are not shown. Refer to Specification Details for more information. Opening members not labeled.

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Purchaser Name: Chris Wilson

Site Address: 49 Riverview Rd Scamander TAS 7215 Australia

Drawing # SLAN213027 - 11

Print Date: 19/07/2021

Purlin and Girt Plan

NOT TO SCALE





Seller: Sheds n Homes Launceston
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Practising Professional Structural & Civil Engineers

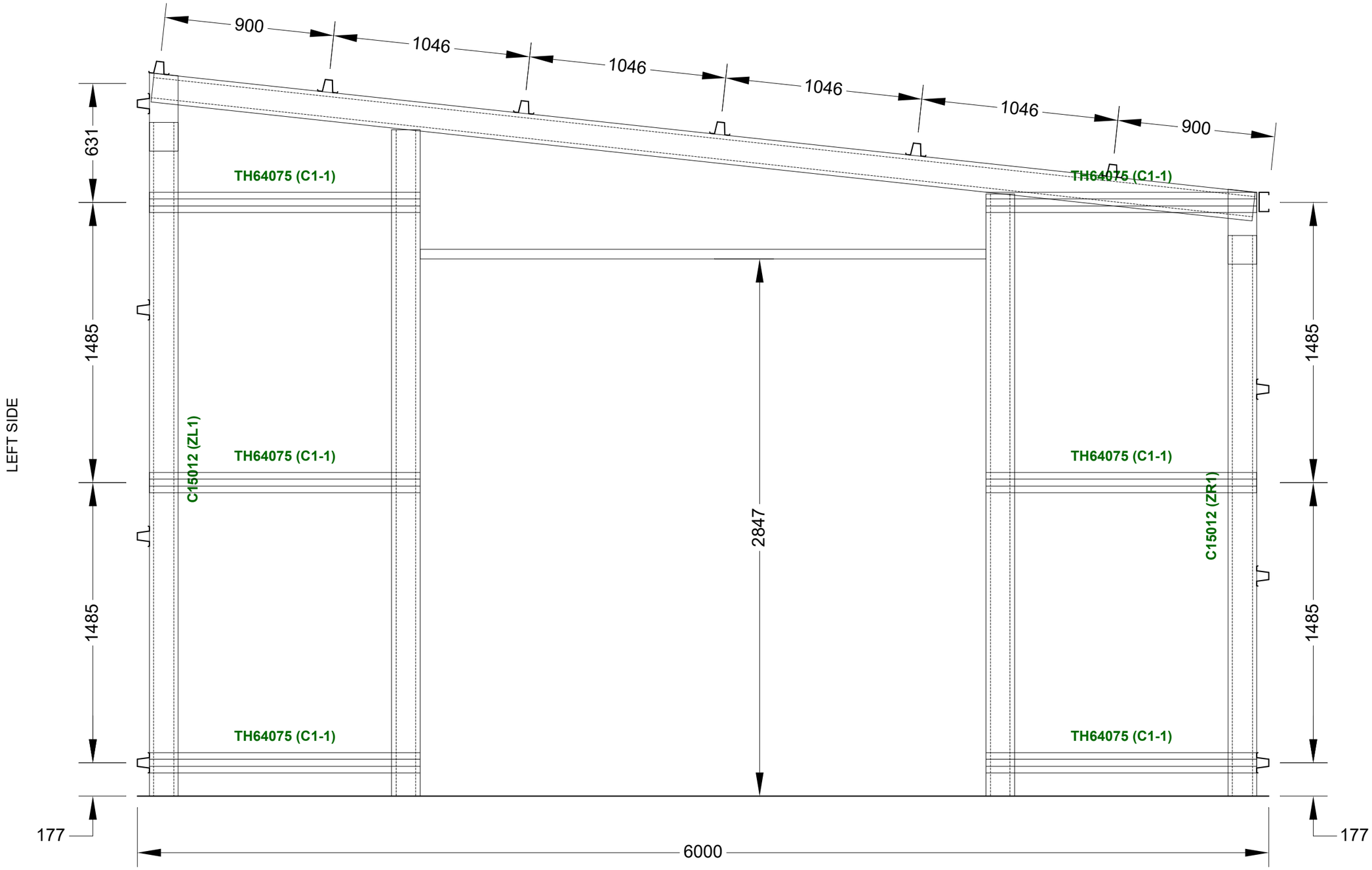
Signature:

J. Ronaldson

Date: 19/07/21

# LEFT END ELEVATION

Notes:
Brackets are not shown. Refer to Specification Details for more information. Opening members not labeled.




| Revision | Date | Initial | | | | |
|---|---|---|---|---|---|---|
| | | | Purchaser Name: Chris Wilson | | Purlin and Girt Plan | Seller: Sheds n Homes Launceston<br>Name: Alteco Pty Ltd<br>Phone: 0437120410<br>Fax:<br>Email: ian.thomson@shedsnhomes.com.au | Apex Engineering Group PTY LTD<br>ACN 632 588 562<br>MIE Aust. (Registered NER Structural) 5276680<br>QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;<br>Practising Professional Structural & Civil Engineers<br>Signature: J. Ronaldson<br>Date: 19/07/21 |
| | | | Site Address: 49 Riverview Rd Scamander TAS 7215 Australia | | NOT TO SCALE | |
| | | | Drawing # SLAN213027 - 11 | Print Date: 19/07/2021 | Page 2 of 4 | |
| | | | | |  | |

## GENERAL NOTES

These documents show the general arrangement of the building and include some items not supplied (refer to the quotation for nomination of all items to be provided). All items not nominated therein shall be supplied and installed by others.

The plans provided here are the latest at the time of print. Earlier plans provided may have become outdated due to engineering changes and should not be used. The plans and drawings are extensive and give all the information needed for a competent person to erect the building. The building is not designed to stand up by itself when it is partially complete. Consequently, construction bracing is critical during erection.

The owner has been requested to check off the BOM after the building delivery. You should check that you are able to locate all materials nominated in the BOM. You should also confirm that the length and size (including thickness), nominated in the BOM is what has been provided. Any missing items are the responsibility of the client once correct delivery has been confirmed as per Terms and Conditions of Sale.

## DESIGN CRITERIA

These building plans have been prepared to comply with the standards nominated in the engineer's letter. All plans are not to Scale.

## ADDITIONAL DOCUMENTATION TO BE SUPPLIED BY PURCHASER/OWNER

The Purchaser/Owner is responsible for:
*Provision of Soils Report for the site and in the building area on which the building is to be erected
*Site Plan and Drainage Plans
*Any other plans not covered by these engineering plans requested by the local Council or the authority

## BUILDING CONSTRUCTION REQUIREMENTS

The Purchaser/Owner is to be ensured that all building construction is carried out in accordance with the Plans, the Construction Manual and the Bill of Materials (BOM).

## SLAB DETAILS - GENERAL

* The minimum size of Piers under the columns and End Wall Mullions are nominated on the Material Specifications Plan. When the slab and piers are poured as one pour, the depth of the pier is to the bottom of the slab.

* Pier Reinforcement: for any piers over 1100mm, deformed bar to within 100mm of base and minimum 75mm top cover. Minimum side cover 75mm, maximum 100mm. Rod to be caged horizontally at least twice and at a maximum of 300mm spacing.Tie with a minimum of 6mm diameter cage tie. Where pier diameter is less than 450mm diameter, use 4 N12. For diameters equal to and over 450mm, use 4 N16.

**Concrete Slab**

* Footings and slabs, including internal and edge beams, must be founded on natural soil with a minimum allowable bearing capacity of 100kPa. Design covers soil classifications of A, S, M, H1 or H2 for a class 10 building.
* The footing designs have been calculated with adhesion values of 0kPa, 25kPa and 50kPa for clay soils and dense sand soils only.
* A site specific geotechnical investigation has not been performed. The builder will need to verify the soil type and conditions.
* Site conditions different to those specified require a modified design.
* Sub grade shall be excavated and compacted to a minimum of 100% standard dry density ratio and within 2% of the OMC to comply with AS2159.
* Designs are in accordance with AS 3600:2018
* All concrete to be in accordance with AS 3600:2018. Minimum 25 Mpa, with 80mm slump.
* Concrete should be cured for 7 days before commencing construction of the building.
* Refer to connection details.
* Saw construction joints to be 25mm deep x 5mm wide. Saw cuttings shall take place no later than 24 hours after pouring. Saw construction joints to be placed at a maximum spacing of 6.3m (in both the length and the span). Care should be taken to avoid construction cuts intersecting where any fixing to the slab is to be made.
* Where columns or end wall mullions have been removed, piers are not required.
* End wall mullion spacing may move due to location of openings or doors. Check layout and component position plan, and relocate piers as required.
* The Slab Plan indicates those parts of the slab which are 50mm below main slab/piers.

**For Class A, S or M Sites**

* Slab thickness to be a minimum of 100mm with SL 72 mesh and 40mm top cover.

* Concrete piers under Roller Doors Jambs to be a minimum size as below:
C15019 - 300mm dia x 375mm deep, centered to the C Section
Where heavy traffic is to go through the roller doors, it is recommended that the slab edge should be thickened to 200mm deep by 300mm wide for the length between the mullions. Place an additional section of SL 72 mesh, 50mm from the base in all thickenings.

**For Class H1 or H2 Sites**

* Slab thickness to be a minimum of 100mm with SL 82 mesh and 40mm top cover.

* Perimeter beams 400mm deep x 300mm wide with Y12 3 bar Trench Mesh to the perimeter of the building.
* Internal beams 400mm deep by 300mm wide with Y12 3 bar Trench Mesh at a max spacing of 6.2m.
* Concrete piers under Roller Doors Jambs to be a minimum size as below:
C15019 - 300mm dia x 500mm deep, centered to the C Section

## BRACING NOTES

* Refer to Connection Details.

* Knee bracing clearance from FFL is X = Main Building: 2.534m (Left Side), 2.806m (Right Side) .
* All Cross Bracing is achieved with 1.2mm Strap G450.
* Cross bracing is to be fixed taut and secured with 14.20 x 22 frame screws at each end, quantity as per connection details.
* Fly bracing to be fixed to the purlins/girts on all mid portal rafters, columns and end wall mullions. Fly bracing is to be fitted to every second purlin/girt, or, on every one, where the spacing between fly braces would exceed the maximum specified below for the relevant column/rafter size:
  - C150 - maximum 1800mm spacing
  - C200, C250 - maximum 2200mm spacing
  - C300 - maximum 2800mm spacing
  - C350 - maximum 2800mm spacing
  - C400 - maximum 2800mm spacing

Initial measurement is from the haunch of the column/rafter, and from the rafter for any end wall mullions.
* Open bays to have fly bracing fitted to every available girt supporting the header sheets.
* Where windows/GSD are placed in any bay where cross bracing is shown, then
a) this can be replaced by moving the bracing to another bay OR
b) due to the bracing provided by the window jambs, where space permits, bracing should be placed under and over the window.
* All bracing strap ends to be located as close as practical to structural member's (columns, rafters, mullions) centerline.

## BOLTS

* Unless otherwise nominated, all bolts are grade 4.6
* All tensioned bolts shall be tensioned using the part turn method (refer to AS4100). For the erector, full details are in the construction manual.

## Roller Doors

All comments regarding roller doors are based from inside the building looking out.

## OTHER MATERIALS NOTES

* All Sheeting, Flashing and framing screws are Climaseal 4.
* All purlin material has Z350 zinc coating with minimum strength of 450MPa.

| Revision | Date | Initial |
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| | | |

Purchaser Name: Chris Wilson

Site Address: 49 Riverview Rd Scamander TAS 7215 Australia

Drawing # SLAN213028 - 2

Print Date: 19/07/2021

General Notes





Seller: Sheds n Homes Launceston
Name: Alteco Pty Ltd
Phone: 0437120410
Fax:
Email: ian.thomson@shedsnhomes.com.au

Apex Engineering Group PTY LTD
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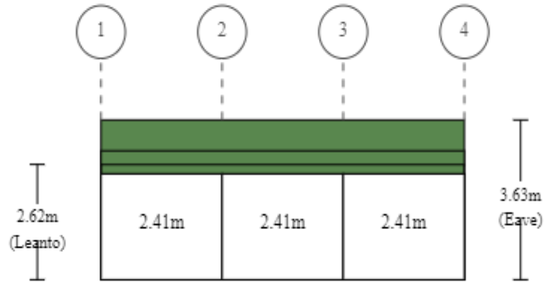
QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;
Practising Professional Structural & Civil Engineers

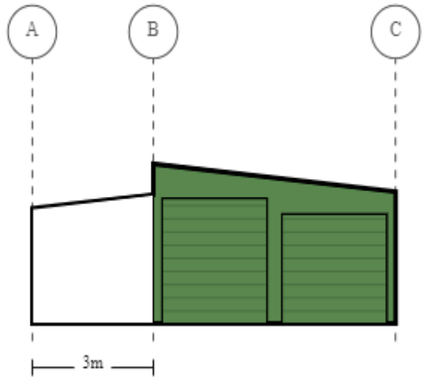
Signature:

J. Ronaldson

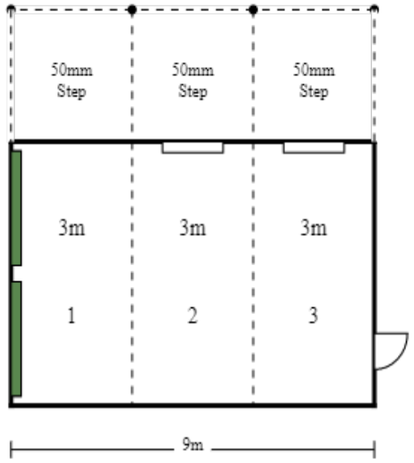
Date: 19/07/21

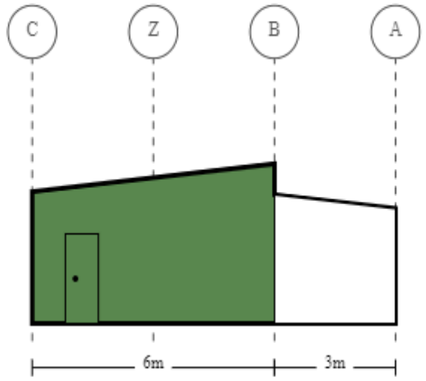



Left Side




Left End




Right End


Right Side

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|---|---|---|---|
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| Site Address: 49 Riverview Rd Scamander TAS 7215 Australia | | | | Signature: J. Ronaldson<br>Date: 19/07/21 |
| Drawing # SLAN213028 - 3 | Print Date: 19/07/21 | | | |

## MATERIAL SPECIFICATIONS

**For further information regarding the tabulated values shown, refer to the General Notes**

**Building Dimensions**

| Categories | Span | Length | Pitch | Height | Grid(s) | Portal(s) |
|---|---|---|---|---|---|---|
| Main Building | 6 | 9 | 6 | 3 | B - C | 1 - 4 |
| Left Leanto | 3 | 9 | 6 | 2.615 | A - B | 1 - 4 |

**Portal Frame Elements**

| Grid / Portal Number | | 1 | 2 | 3 | 4 |
|---|---|---|---|---|---|
| Columns | A | C15012 | C15012 | C15012 | C15012 |
| | B | C15019 | C15019 | C15019 | C15012 |
| | C | C15019 | C15019 | C15019 | C15012 |
| Rafters | A - B | C15012 | C15012 | C15012 | C15012 |
| | B - C | C15012 | C15012 | C15012 | C15012 |
| End Wall Mullions | Z | - | - | - | C15015 |
| Knee Braces | B - C | | C15012 @ 1.3m | C15012 @ 1.3m | |
| | C - B | | | | |

**Bay Section Elements**

| Grid / Bay Number | | 1 | 2 | 3 | Maximum |
|---|---|---|---|---|---|
| Bay Widths | | 3 | 3 | 3 | |
| Roof Purlins (refer to Purlin And Girt Plan) | | TH64 | TH64 | TH64 | |
| Roof Purlin Spacing (End) | A - B | 0.9 | 0.9 | 0.9 | 0.900 |
| | B - C | 0.9 | 0.9 | 0.9 | 0.900 |
| Roof Purlin Spacing (Internal Spans) | A - B | 1.167 | 1.167 | 1.167 | 1.200 |
| | B - C | 1.046 | 1.046 | 1.046 | 1.200 |
| Eave Purlin | A | 2C10010 | 2C10010 | 2C10010 | |
| Eave Girt | B | TH64075 | TH64075 | TH64075 | |
| Eave Purlin | C | C10010 | C10010 | C10010 | |
| Side Girts (refer to Purlin And Girt Plan) | | TH64 | TH64 | TH64 | |
| Side Girts Spacing (End) | A | 1.7 | 1.7 | 1.7 | 1.700 |
| | B | 1.134 | 1.134 | 1.134 | 1.700 |
| | C | 1.385 | 1.385 | 1.385 | 1.700 |
| Side Girts Spacing (Internal) | A | 1.7 | 1.7 | 1.7 | 1.700 |
| | B | 1.134 | 1.134 | 1.134 | 1.700 |
| | C | 1.385 | 1.385 | 1.385 | 1.700 |

**End Bay Section Elements**

| Grid / Portal Number | | 1 | 4 | Maximum |
|---|---|---|---|---|
| End Girts (refer to Purlin And Girt Plan) | | TH64 | TH64 | |
| End Girts Spacing (End) | A - B | - | - | 1.700 |
| | B - C | 1.385 | - | 1.700 |
| | B - Z | - | 1.385 | 1.700 |
| | Z - C | - | 1.385 | 1.700 |
| End Girts Spacing (Internal) | A - B | - | - | 1.700 |
| | B - C | 1.385 | - | 1.700 |
| | B - Z | - | 1.385 | 1.700 |
| | Z - C | - | 1.385 | 1.700 |
| Roller Door Header | B - C | HEADER1 | - | |
| | B - Z | - | - | |
| | Z - C | - | - | |
| Roller Door Jambs | B - C | C15019 | - | |
| | B - Z | - | - | |
| | Z - C | - | - | |
| PA Door Header | B - C | - | - | |

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Purchaser Name: Chris Wilson

Site Address: 49 Riverview Rd Scamander TAS 7215 Australia

Drawing # SLAN213028 - 4

Print Date: 19/07/2021

Specification Sheet





Seller: Sheds n Homes Launceston
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Practising Professional Structural & Civil Engineers

Signature:

J. Ronaldson

Date: 19/07/21

## MATERIAL SPECIFICATIONS

**For further information regarding the tabulated values shown, refer to the General Notes**

**End Bay Section Elements (Continue)**

| Grid / Portal Number | | 1 | 4 | Maximum |
|---|---|---|---|---|
| | B - Z | - | - | |
| | Z - C | - | C10010 | |
| PA Door Jambs | B - C | - | - | |
| | B - Z | - | - | |
| | Z - C | - | C10010 | |

**Cladding Elements**

| Category | Colour | Product |
|---|---|---|
| Roof Sheeting | Wallaby | CORODEK® 0.42 BMT (0.47TCT) |
| Roof Flashings | COLORBOND® steel | BlueScope 0.55 BMT |
| Wall Sheeting | Wallaby | TRIMCLAD® 0.42 BMT (0.47TCT) |
| Wall Flashing | COLORBOND® steel | BlueScope 0.55 BMT |

**Pier Sizes**

| | | | Depth (m) - with Slab | | | | |
|---|---|---|---|---|---|---|---|
| Adhesion (kPa) | Soil Description | Diameter (m) | BP1 | BP2 | BP3 | BP4 | BP5 |
| 0 | Sandy Soil | 0.3 | 0.45 | 0.45 | 0.45 | 0.45 | 0.45 |
| | | 0.45 | 0.45 | 0.45 | 0.45 | 0.45 | 0.45 |
| | | 0.6 | 0.45 | 0.45 | 0.45 | 0.45 | 0.45 |
| 25 | Soft to Firm Clay | 0.3 | 0.45 | 0.45 | 0.45 | 0.45 | 0.45 |
| | | 0.45 | 0.45 | 0.45 | 0.45 | 0.45 | 0.45 |
| | | 0.6 | 0.45 | 0.45 | 0.45 | 0.45 | 0.45 |
| 50 | Stiff to Very Stiff Clay | 0.3 | 0.45 | 0.45 | 0.45 | 0.45 | 0.45 |
| | | 0.45 | 0.45 | 0.45 | 0.45 | 0.45 | 0.45 |
| | | 0.6 | 0.45 | 0.45 | 0.45 | 0.45 | 0.45 |

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Purchaser Name: Chris Wilson

Site Address: 49 Riverview Rd Scamander TAS 7215 Australia

Drawing # SLAN213028 - 4

Print Date: 19/07/2021

Specification Sheet

PAGINATION



Seller: Sheds n Homes Launceston
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Email: ian.thomson@shedsnhomes.com.au

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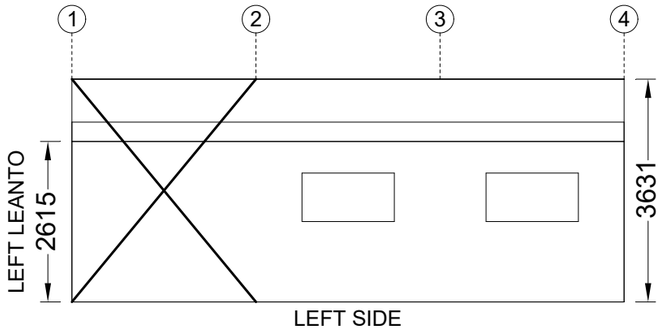
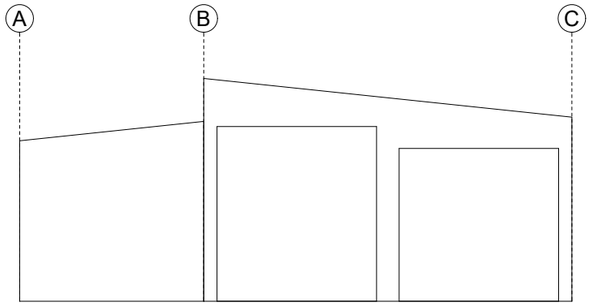
**Cross Bracing is achieved with 1.2mm Strap. Refer to Connection Details.**




LEFT SIDE

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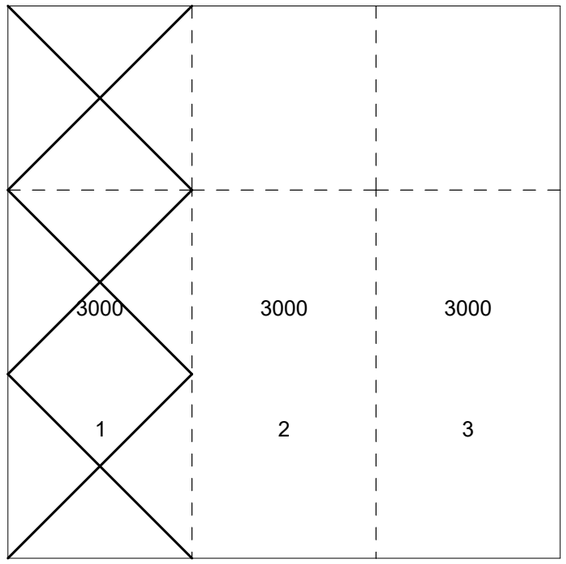


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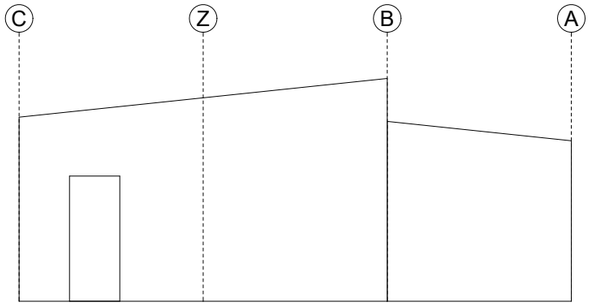
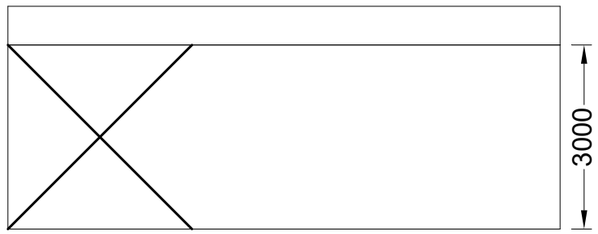



RIGHT END




RIGHT SIDE

| Revision | Date | Initial |
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Purchaser Name: Chris Wilson

Site Address: 49 Riverview Rd Scamander TAS 7215 Australia

Drawing # SLAN213028 - 5

Print Date: 19/07/2021

Bracing

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Page 1 of 1



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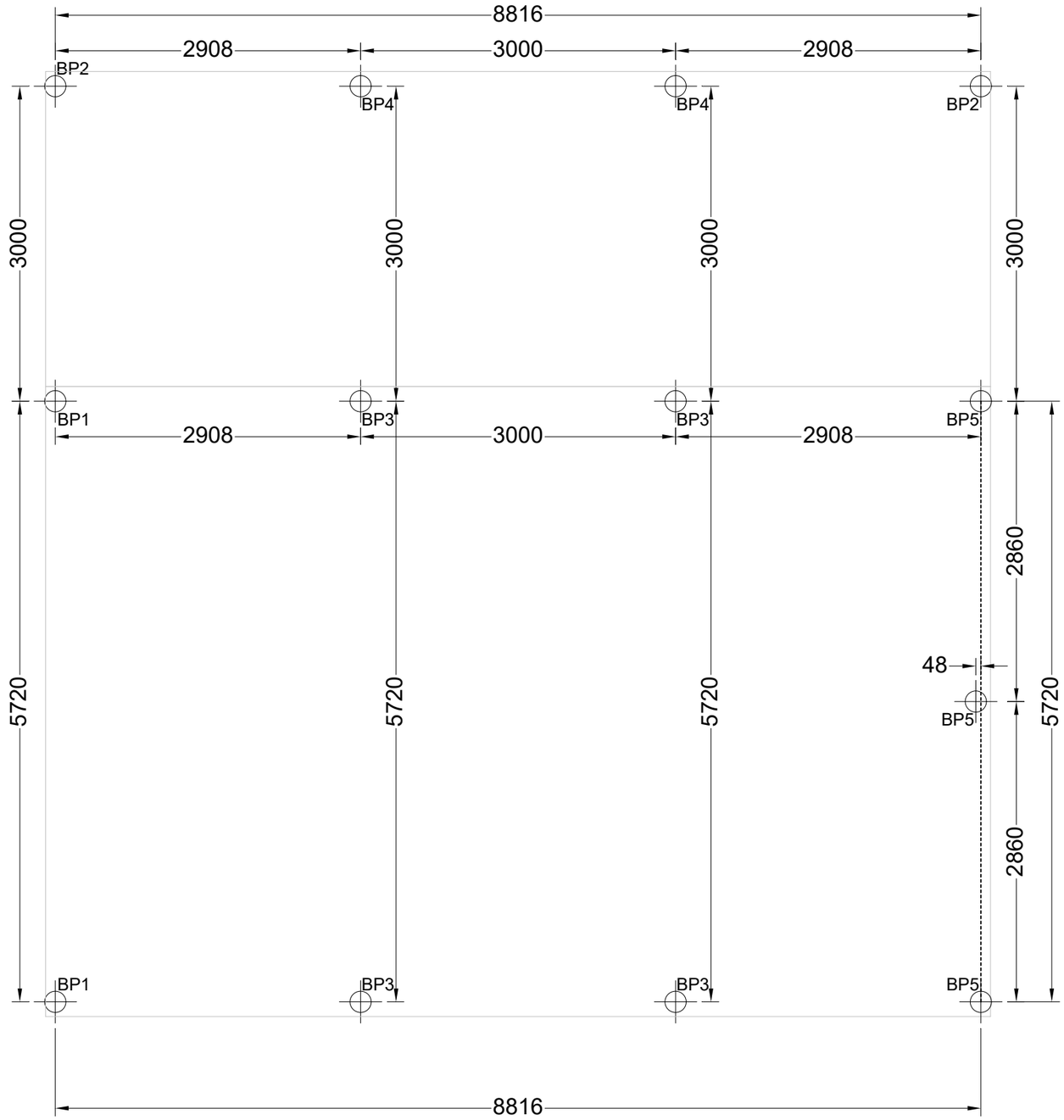
Apex Engineering Group PTY LTD
ACN 632 588 562
MIE Aust. (Registered NER Structural) 5276680
QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;
Practising Professional Structural & Civil Engineers

Signature:

J. Ronaldson

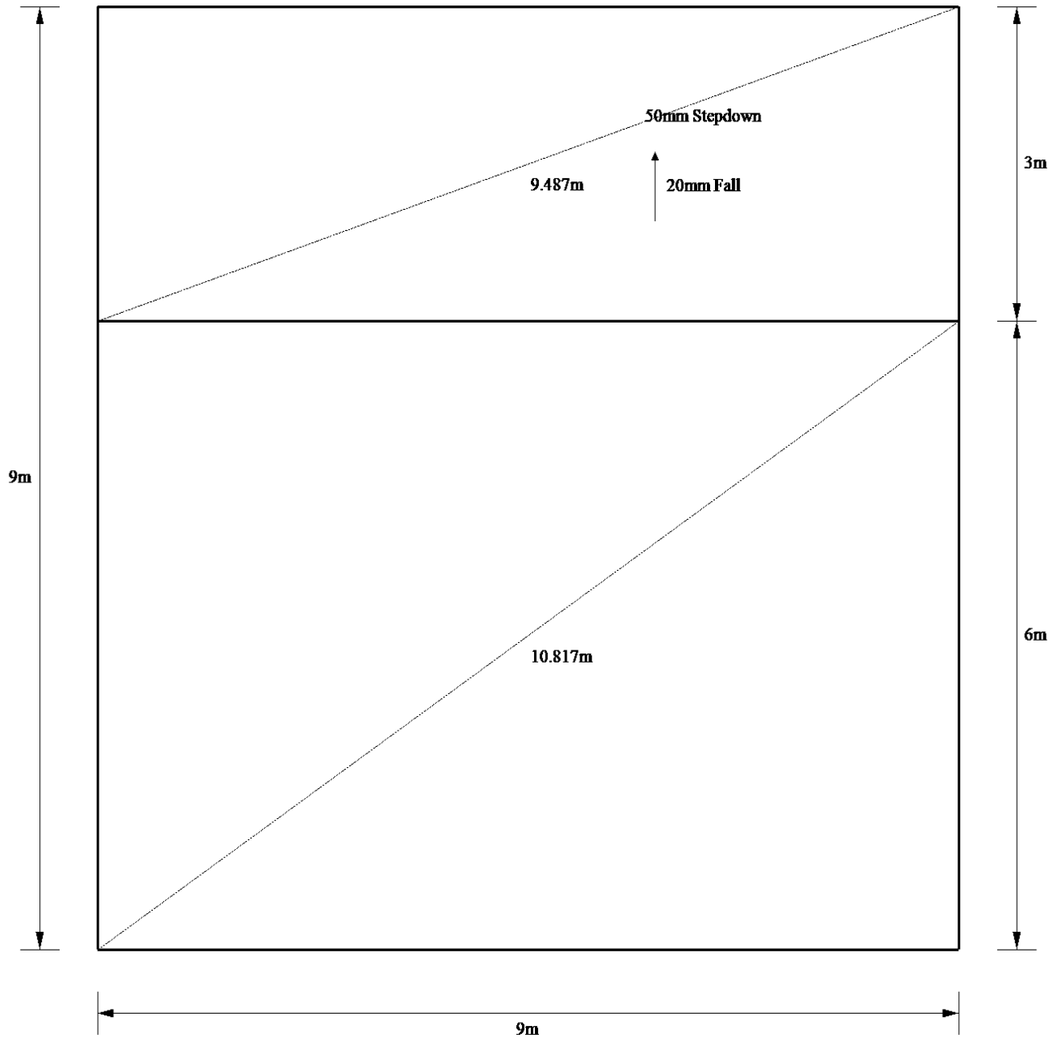
Date: 19/07/21

**These dimensions are provided as a guide only. It is the responsibility of the concreter to confirm that all dimensions are correct.**
**Refer to Material Specifications Plan for BP dimensions.**
**Refer to Slab Plan for concrete stepdowns.**

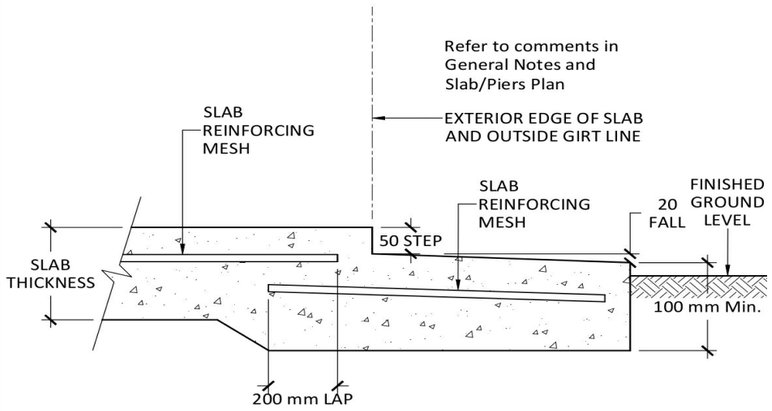



| Revision | Date | Initial | Purchaser Name: Chris Wilson | | Concrete Piers<br>PIER MEASUREMENT ONLY<br>NOT TO SCALE<br>Page 1 of 1<br>©Copyright Steelx IP Pty Ltd | Seller: Sheds n Homes Launceston<br>Name: Alteco Pty Ltd<br>Phone: 0437120410<br>Fax:<br>Email: ian.thomson@shedsnhomes.com.au | Apex Engineering Group PTY LTD<br>ACN 632 588 562<br>MIE Aust. (Registered NER Structural) 5276680<br>QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;<br>Practising Professional Structural & Civil Engineers<br>Signature: J. Ronaldson<br>Date: 19/07/21 |
|---|---|---|---|---|---|---|---|
| | | | Site Address: 49 Riverview Rd Scamander TAS 7215 Australia | | | | |
| | | | Drawing # SLAN213028 - 6 | Print Date: 19/07/2021 | | | |

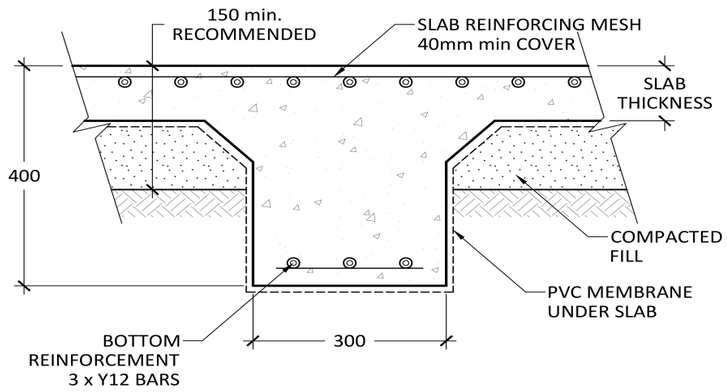
These dimensions are provided as a guide only. It is the responsibility of the concreter to confirm that all dimensions are correct.



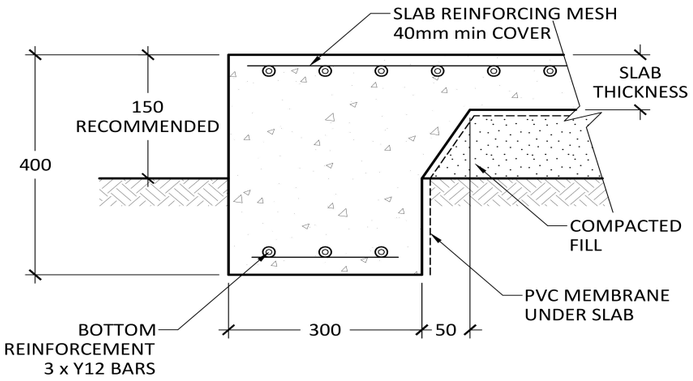

| | | | |
|---|---|---|---|
| Purchaser Name: Chris Wilson | | **Slab Dimensions**<br>**Also refer to Concrete Piers Plan**<br>Not to Scale<br>© Copyright Steelx IP Pty Ltd | Seller: Sheds n Homes Launceston<br>Alteco Pty Ltd<br>Phone: 0437120410<br>Fax:<br>Email: ian.thomson@shedsnhomes.com.au | Apex Engineering Group PTY LTD<br>ACN 632 588 562<br>MIE Aust. (Registered NER Structural) 5276680<br>QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;<br>Practising Professional Structural & Civil Engineers<br><br>Signature: J. Ronaldson<br>Date: 19/07/21 |
| Site Address: 49 Riverview Rd Scamander TAS 7215 Australia | | | | |
| Drawing # SLAN213028 - 7 | Print Date: 19/07/21 | | | |



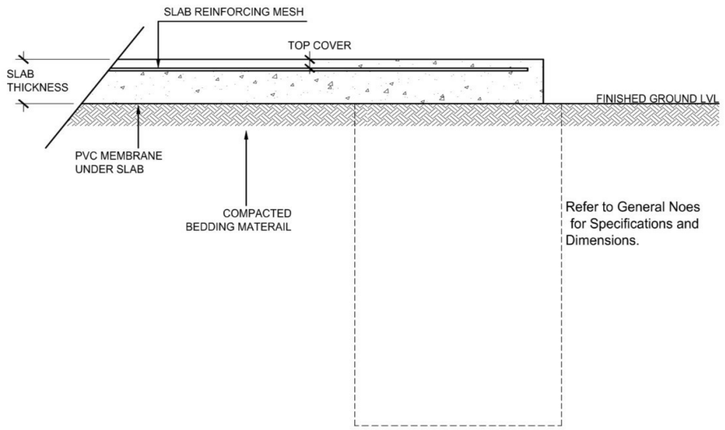

CONCRETE SLAB with
50 mm STEP DOWN



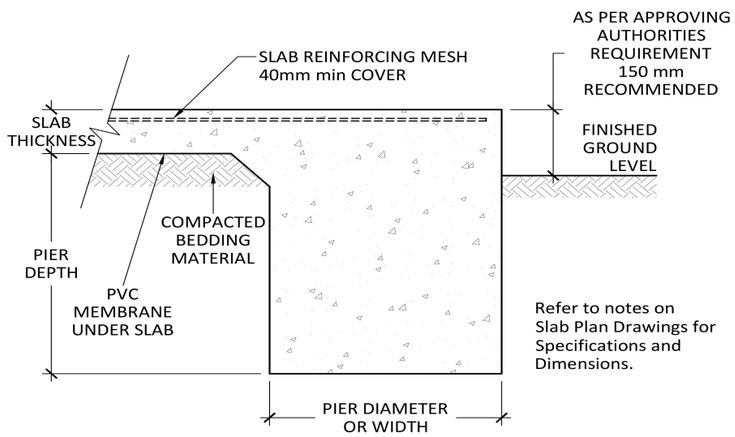

INTERNAL BEAM
(H1 & H2 SOIL TYPE, OPTIONAL A, S & M)



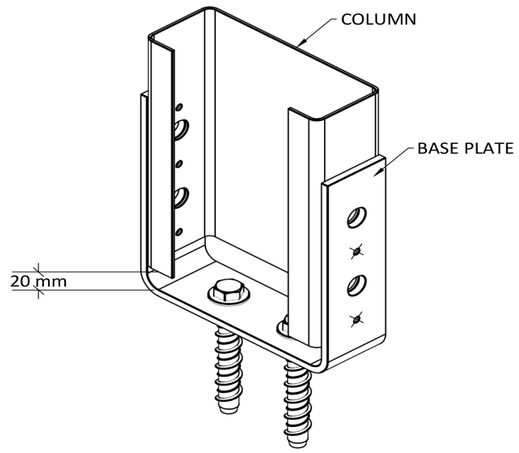

PERIMETER BEAM
(H1 & H2 SOIL TYPE, OPTIONAL A, S & M)




SLAB DETAIL BETWEEN PIERS
(Class A , S & M)



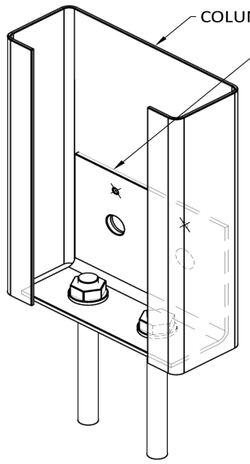

SLAB AND PIER DETAIL




FIXING BOLTS - 2 of M12 x 100 SCREWBOLT
○ FIXING BOLTS - 4 of M12 x 30
× FIXING SCREWS - 4 of 12.24 x 38 Series 500

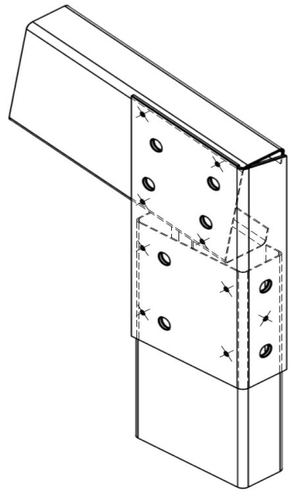
C150 COLUMN FIXING

| | | | |
|---|---|---|---|
| Purchaser Name: Chris Wilson | | **Connection Details**<br>Not to Scale<br>Page 1 of 6<br> | Seller: Sheds n Homes Launceston<br>Alteco Pty Ltd<br>Phone: 0437120410<br>Fax:<br>Email: ian.thomson@shedsnhomes.com.au | Apex Engineering Group PTY LTD<br>ACN 632 588 562<br>MIE Aust. (Registered NER Structural) 5276680<br>QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;<br>Practising Professional Structural & Civil Engineers<br><br>Signature: J. Ronaldson<br>Date: 19/07/21 |
| Site Address: 49 Riverview Rd Scamander TAS 7215 Australia | | | | |
| Drawing # SLAN213028 - 8 | Print Date: 19/07/21 | | | |



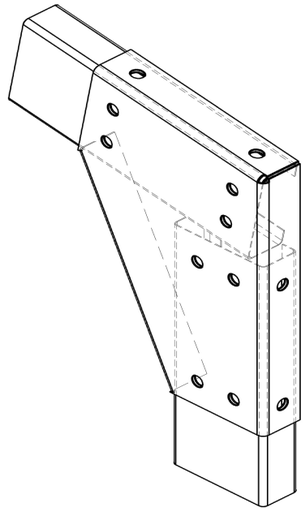

FIXING BOLTS - 2 of M12 x 80 TRUEBOLT
○ FIXING BOLTS - 2 of M12 x 30
× FIXING SCREWS - 2 of 14.20 x 22

## C150 MULLION BASE PLATE



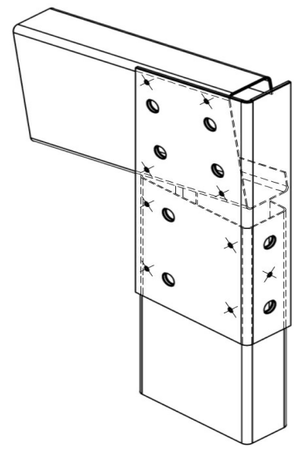
○ FIXING BOLTS - 8 of M12 x 30
× FIXING SCREWS - 9 of 14.20 x 22

## HAUNCH BRACKET - C150, 6°



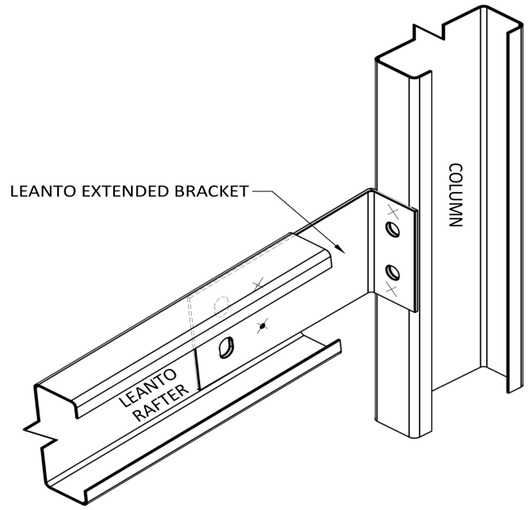
○ FIXING BOLTS - 12 of M12 x 30 (8.8)

## KNEE HAUNCH BRACKET (HS&HT) - C150, 6°



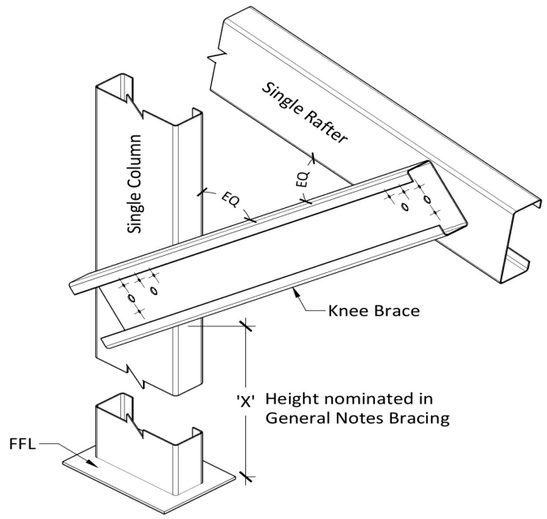
○ FIXING BOLTS - 8 of M12 x 30
× FIXING SCREWS - 9 of 14.20 x 22

## HAUNCH BRACKET - C150, 6°




○ FIXING BOLTS - 4 of M12 x 30
× FIXING SCREWS - 4 of 14.20 x 22

## LEANTO EXTENDED CONNECTION DETAIL




○ FIXING BOLTS - 4 of M12 x 30
× FIXING SCREWS - 8 of 14.20 x 22

## C150 KNEE BRACE FOR SINGLE COLUMN + SINGLE RAFTER

| | | | |
|---|---|---|---|
| Purchaser Name: Chris Wilson | | **Connection Details**<br>Not to Scale<br>Page 2 of 6<br> | Seller: Sheds n Homes Launceston<br>Alteco Pty Ltd<br>Phone: 0437120410<br>Fax:<br>Email: ian.thomson@shedsnhomes.com.au |
| Site Address: 49 Riverview Rd Scamander TAS 7215 Australia | | | |
| Drawing # SLAN213028 - 8 | Print Date: 19/07/21 | | |

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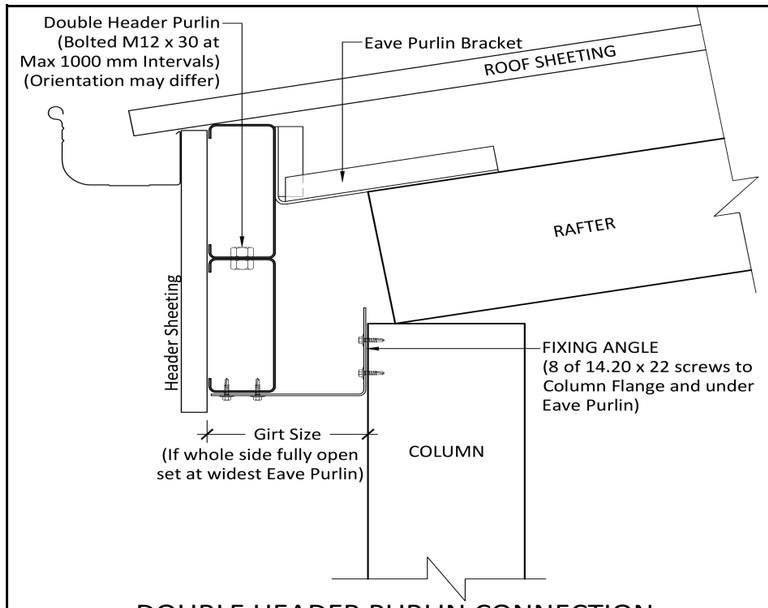
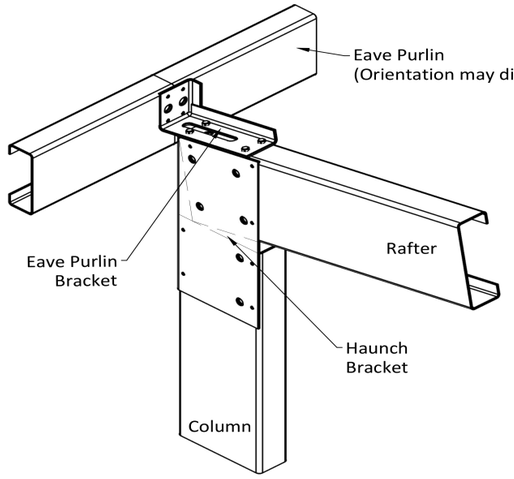
Practising Professional Structural & Civil Engineers

Signature: J. Ronaldson

Date: 19/07/21

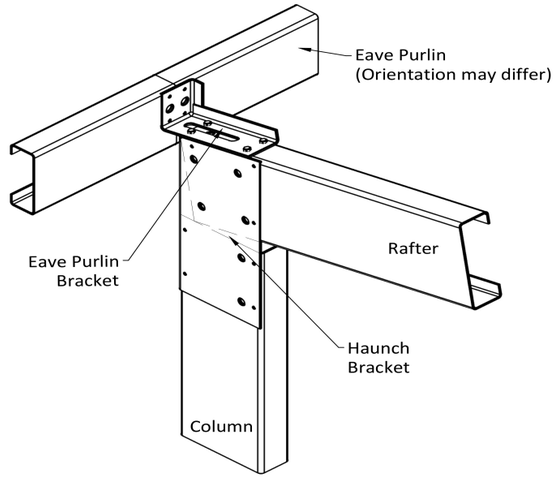



## DOUBLE HEADER PURLIN CONNECTION



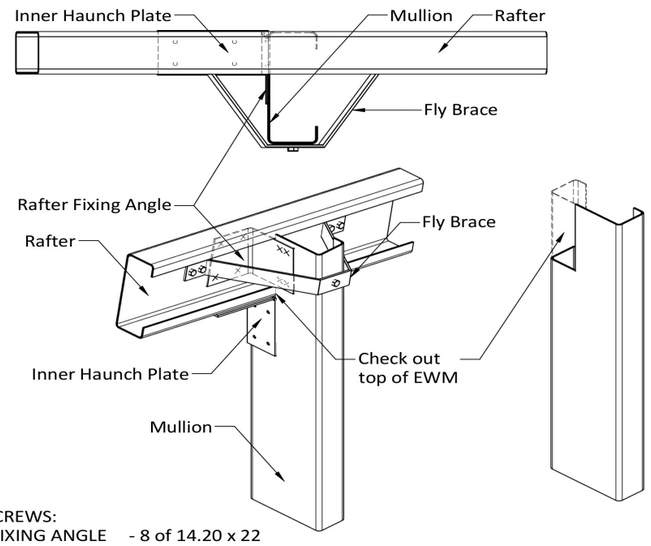

× FIXING SCREWS - 4 of 14.20 x 22

## EAVE PURLIN BRACKET TO RAFTER



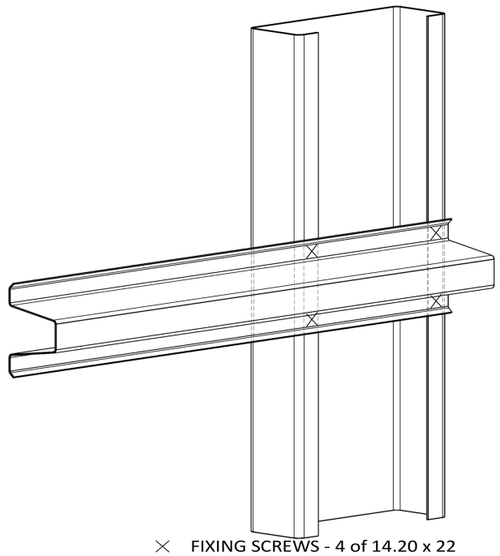

× FIXING SCREWS - 4 of 14.20 x 22

## EAVE PURLIN BRACKET TO RAFTER



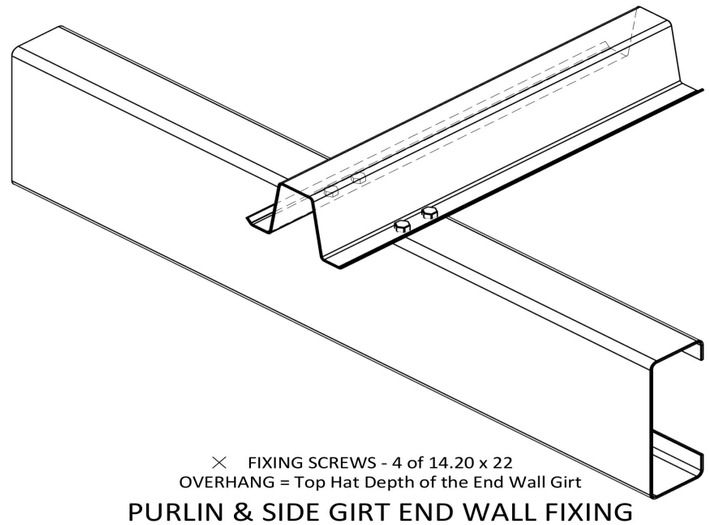

FIXING SCREWS:
RAFTER FIXING ANGLE - 8 of 14.20 x 22
INNER HAUNCH PLATE - 8 of 14.20 x 22
FLY BRACE - 5 of 14.20 x 22

## END WALL MULLION TO RAFTER



× FIXING SCREWS - 4 of 14.20 x 22

## GIRT FIXING TO MULLIONS - TOP HAT



× FIXING SCREWS - 4 of 14.20 x 22
OVERHANG = Top Hat Depth of the End Wall Girt

## PURLIN & SIDE GIRT END WALL FIXING
## TOP HAT - SINGLE COLUMN OR RAFTER

| | | | |
|---|---|---|---|
| Purchaser Name: Chris Wilson | | **Connection Details**<br>Not to Scale<br>Page 3 of 6<br> | Seller: Sheds n Homes Launceston<br>Alteco Pty Ltd<br>Phone: 0437120410<br>Fax:<br>Email: ian.thomson@shedsnhomes.com.au |
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| Drawing # SLAN213028 - 8 | Print Date: 19/07/21 | | |

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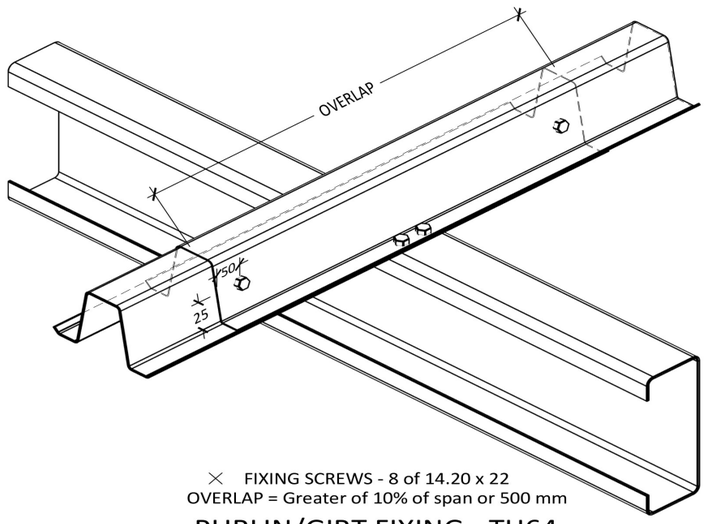
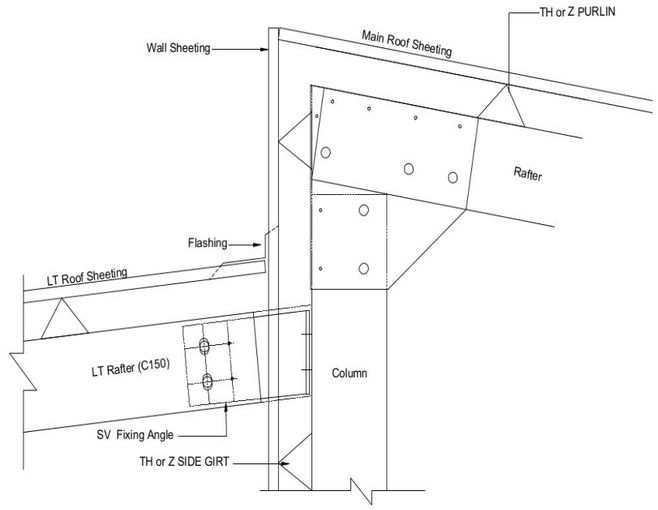
Signature: J. Ronaldson

Date: 19/07/21

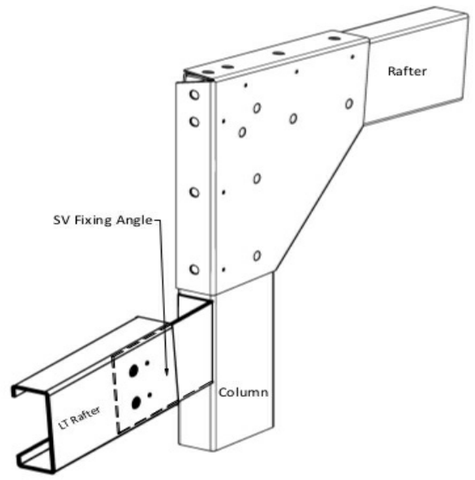



× FIXING SCREWS - 8 of 14.20 x 22
OVERLAP = Greater of 10% of span or 500 mm

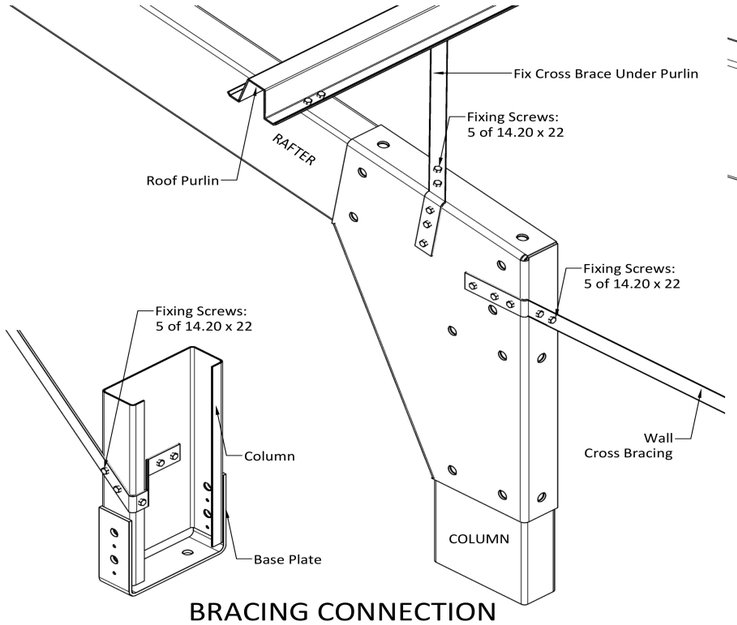
## PURLIN/GIRT FIXING - TH64 WITH SINGLE COLUMN OR RAFTER



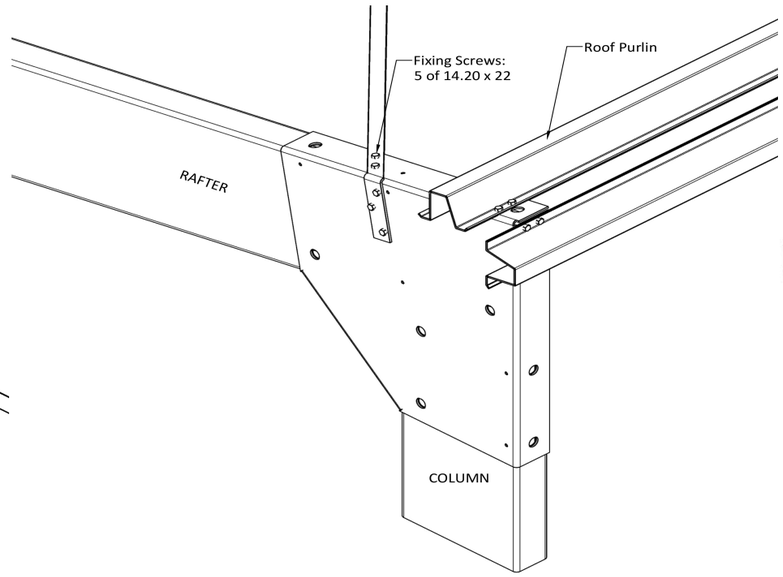

## LEANTO INNER



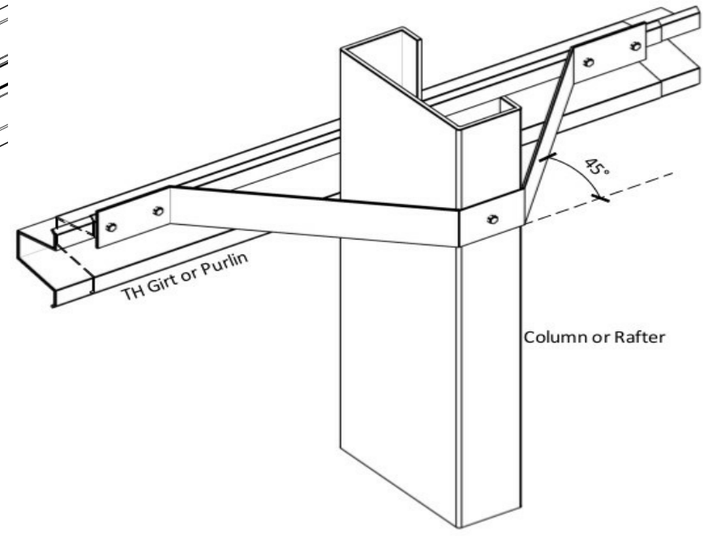

## LEANTO CONNECTION - WITH WALL SHEETING 3D




## BRACING CONNECTION



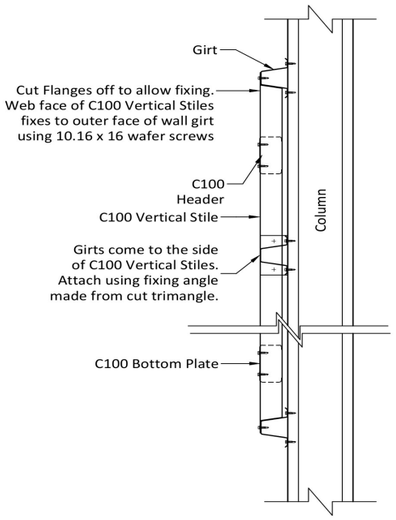

## BRACING CONNECTION AT HIGH END (SKILLION)



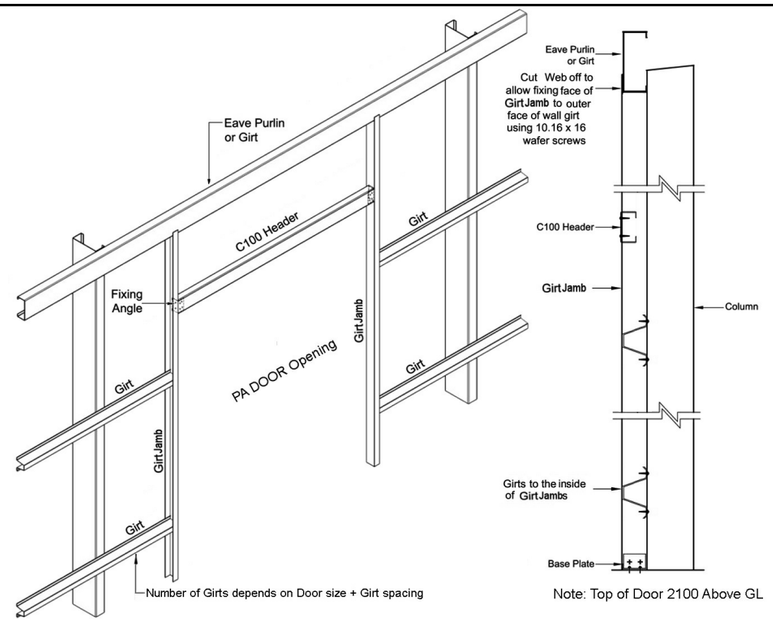

FIXING SCREWS - 5 of 14.20 x 22

## FLY BRACING

| | | | | |
|---|---|---|---|---|
| Purchaser Name: Chris Wilson | | **Connection Details**<br>Not to Scale<br>Page 4 of 6<br>© Copyright Steelx IP Pty Ltd | Seller: Sheds n Homes Launceston<br>Alteco Pty Ltd<br>Phone: 0437120410<br>Fax:<br>Email: ian.thomson@shedsnhomes.com.au | Apex Engineering Group PTY LTD<br>ACN 632 588 562<br>ME Aust. (Registered NER Structural) 5276680<br>QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;<br>Practising Professional Structural & Civil Engineers<br><br>Signature: J. Ronaldson<br>Date: 19/07/21 |
| Site Address: 49 Riverview Rd Scamander TAS 7215 Australia | | | | |
| Drawing # SLAN213028 - 8 | Print Date: 19/07/21 | | | |

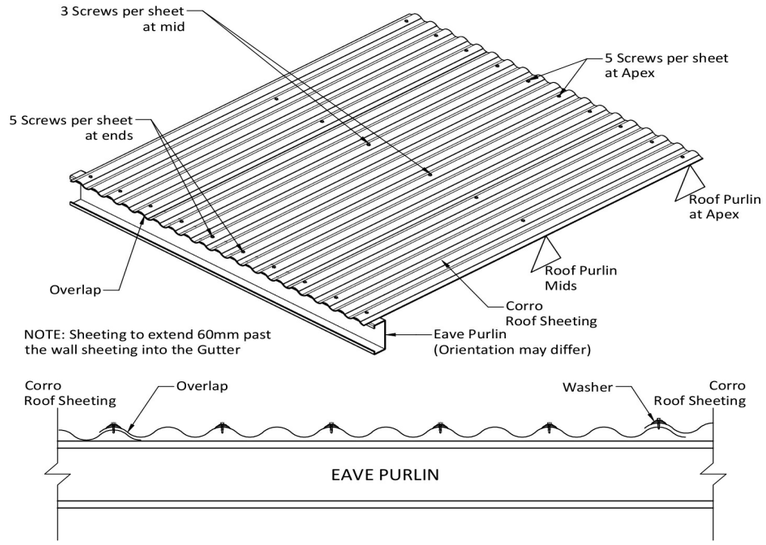



Note: Top of Window 2100 above GL



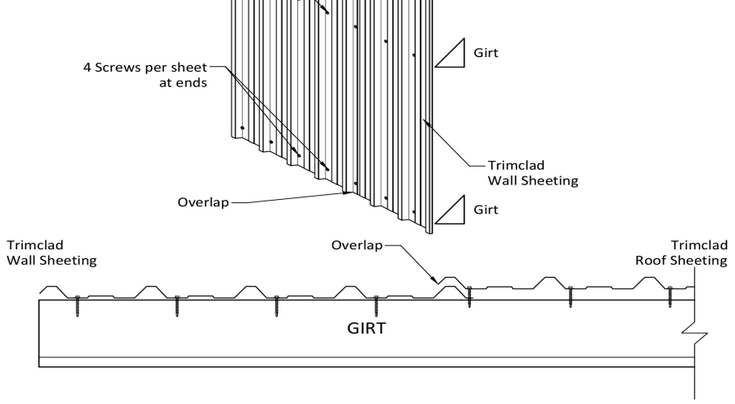

Note: Top of Door 2100 Above GL

PA DOOR (PRE HUNG) CONNECTION DETAILS




Roofing Screws - 12.14 x 35 Hex Seal High Grip with Cyclonic Washer

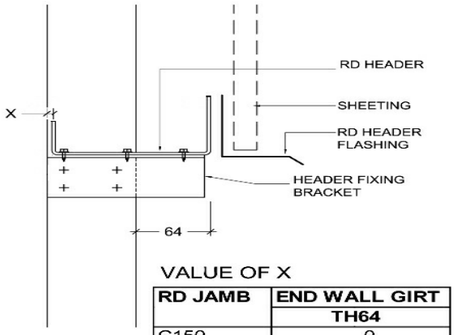
CORRO ROOF SHEET FIXING




Wall Screws - 10.16 x 16 Hex

WALL SHEETING CONNECTION DETAILS

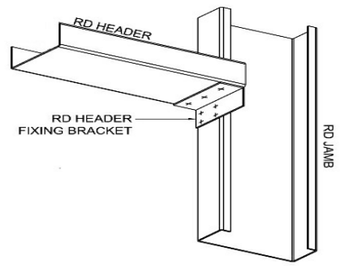
| | | | |
|---|---|---|---|
| Purchaser Name: Chris Wilson | | **Connection Details**<br>Not to Scale<br>Page 5 of 6<br> | Seller: Sheds n Homes Launceston<br>Alteco Pty Ltd<br>Phone: 0437120410<br>Fax:<br>Email: ian.thomson@shedsnhomes.com.au | Apex Engineering Group PTY LTD<br>ACN 632 588 562<br>MIE Aust. (Registered NER Structural) 5276680<br>QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;<br>Practising Professional Structural & Civil Engineers<br><br>Signature: J. Ronaldson<br>Date: 19/07/21 |
| Site Address: 49 Riverview Rd Scamander TAS 7215 Australia | | | | |
| Drawing # SLAN213028 - 8 | Print Date: 19/07/21 | | | |




VALUE OF X

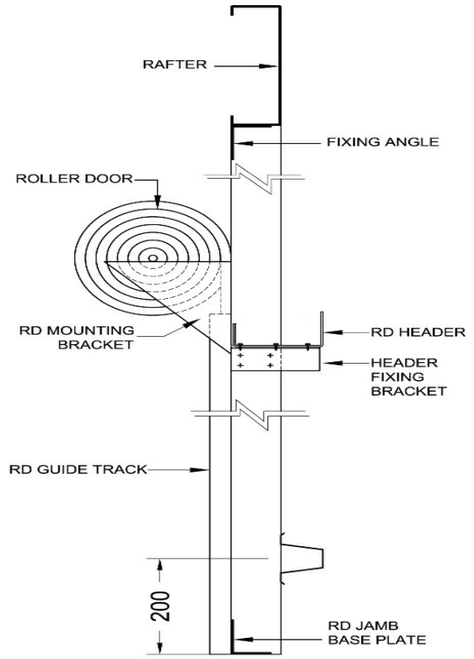
| RD JAMB | END WALL GIRT |
|---|---|
| | TH64 |
| C150 | 0 |
| C200 | - 12 |
| C250 | - 12 |

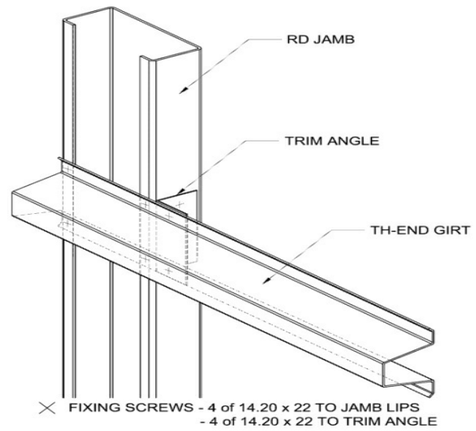
NOTE:
+ = projection of header into the building
- = distance in from door jamb web




× FIXING SCREWS - 7 of 14.20 x 22
GIRT FIXING TO PA DOOR JAMB

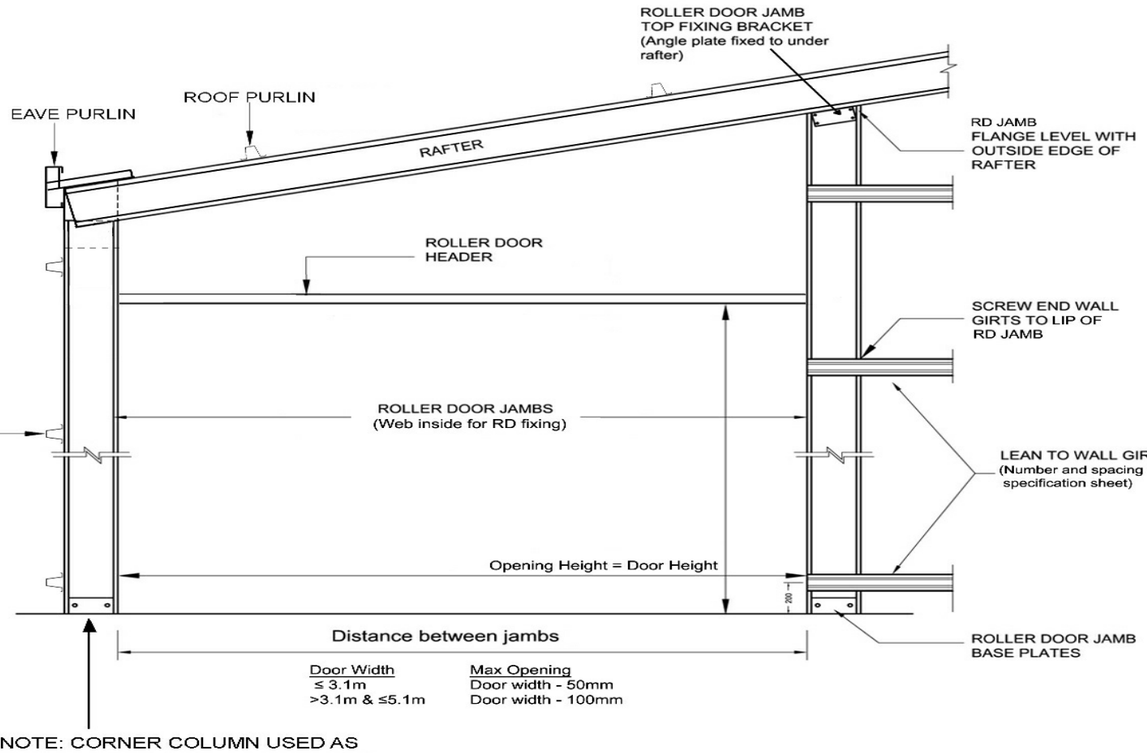
RD HEADER FIXING BRACKET



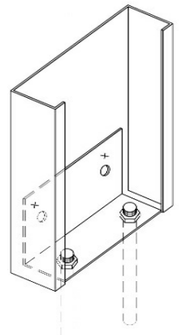

× FIXING SCREWS - 4 of 14.20 x 22 TO JAMB LIPS
- 4 of 14.20 x 22 TO TRIM ANGLE

GIRT FIXING TO ROLLER DOOR JAMBS



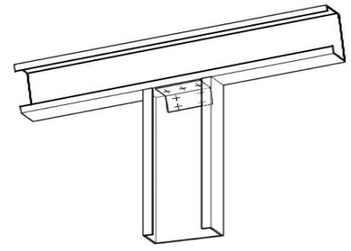

| Door Width | Max Opening |
|---|---|
| ≤ 3.1m | Door width - 50mm |
| >3.1m & ≤5.1m | Door width - 100mm |

NOTE: CORNER COLUMN USED AS ROLLER DOOR JAMB. COLUMN WEB TO FACE INTO BUILDING.



× FIXING SCREWS - 2 of 14.20 x 22
○ FIXING BOLTS - 2 of M12 x 30 - FOR C150 & C200 JAMBS
○ FIXING BOLITS - 2 of M16 x 30 - FOR C250 & C300 JAMBS
2 of M12 X 75 DYNABOLTS - FOR C150 & C200 JAMBS
2 of M16 x 110 DYNABOLTS - FOR C250 & 300 JAMBS

ROLLER DOOR JAMB BASE PLATE



○ FIXING BOLTS - NIL
× FIXING SCREWS - 7 x 14.20 x 22

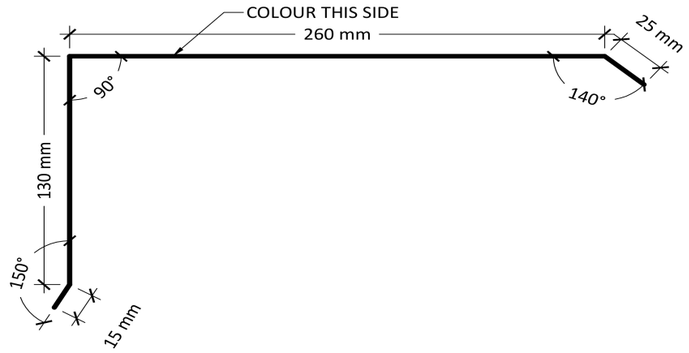
ROLLER DOOR JAMB TOP FIXING

# ROLLER DOOR DETAILS

(Door under 4.0m)

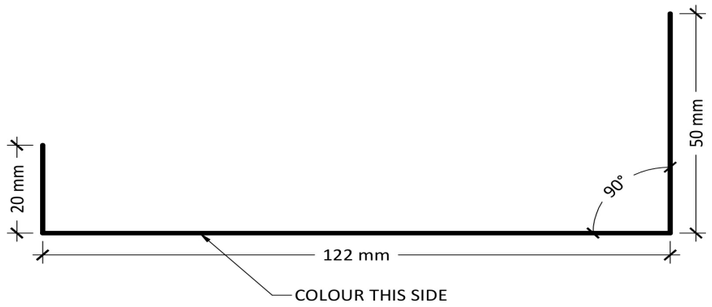
Gable end wall ONLY

| | | | |
|---|---|---|---|
| Purchaser Name: Chris Wilson | | **Connection Details**<br>Not to Scale<br>Page 6 of 6<br> | Seller: Sheds n Homes Launceston<br>Alteco Pty Ltd<br>Phone: 0437120410<br>Fax:<br>Email: ian.thomson@shedsnhomes.com.au | Apex Engineering Group PTY LTD<br>ACN 632 588 562<br>ME Aust. (Registered NER Structural) 5276680<br>QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;<br>Practising Professional Structural & Civil Engineers |
| Site Address: 49 Riverview Rd Scamander TAS 7215 Australia | | | | |
| Drawing # SLAN213028 - 8 | Print Date: 19/07/21 | | | Signature: J. Ronaldson<br>Date: 19/07/21 |



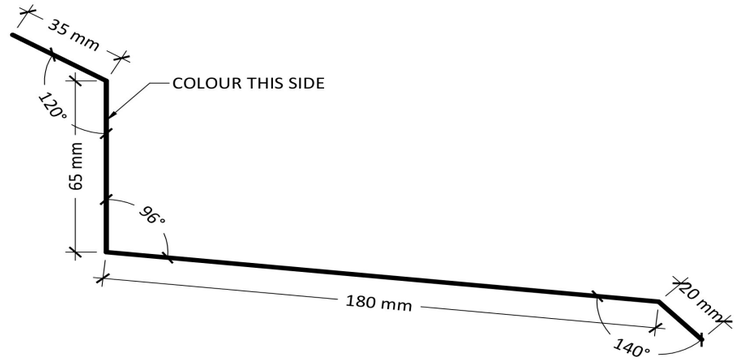

Barge Capping - Trimclad

XF11



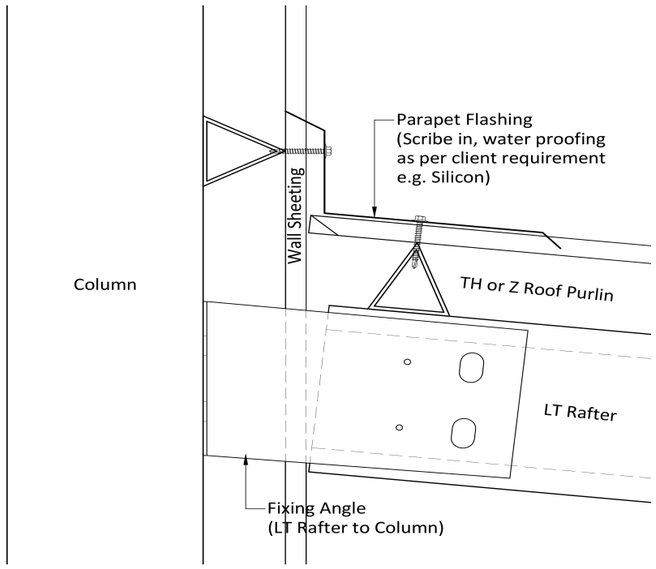

RD Head Cover Flashing

XF116

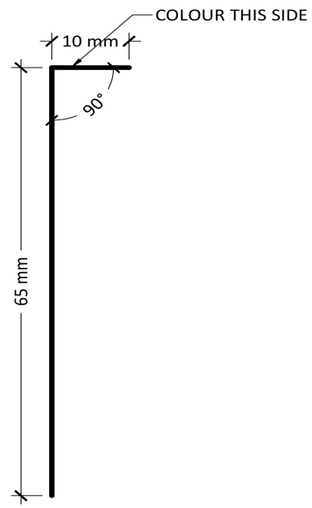



Parapet Flashing - 6°

XF161

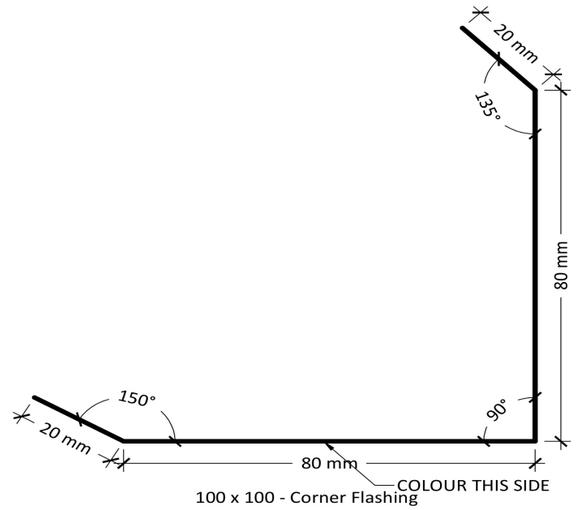



Parapet Flashing XF161 - Connection




RD Side - Cover Flash

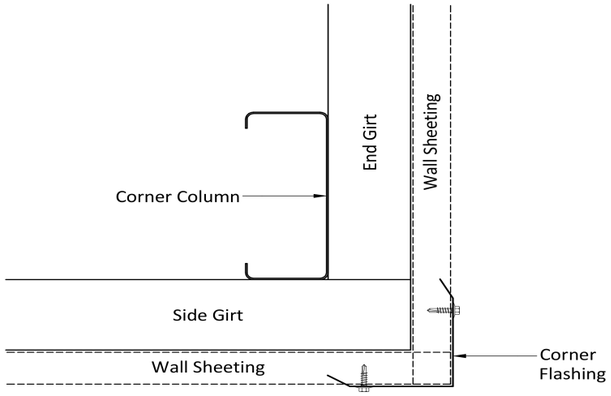
XF18



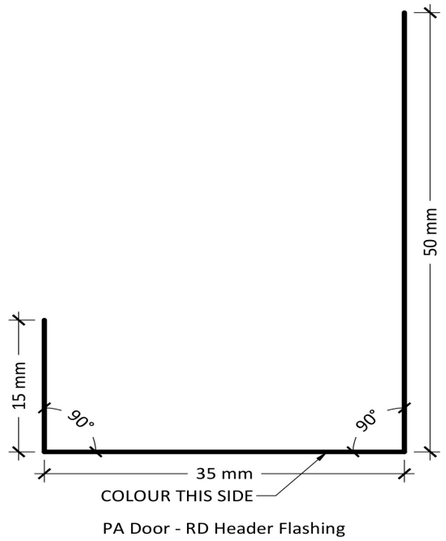

100 x 100 - Corner Flashing

XF21

| | | | |
|---|---|---|---|
| Purchaser Name: Chris Wilson | | **Flashing Fixing Details**<br>Not to Scale<br>Page 1 of 3<br> | Seller: Sheds n Homes Launceston<br>Alteco Pty Ltd<br>Phone: 0437120410<br>Fax<br>Email: ian.thomson@shedsnhomes.com.au | Apex Engineering Group PTY LTD<br>ACN 632 588 562<br>MIE Aust. (Registered NER Structural) 5276680<br>QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;<br>Practising Professional Structural & Civil Engineers<br><br>Signature: J. Ronaldson<br>Date: 19/07/21 |
| Site Address: 49 Riverview Rd Scamander TAS 7215 Australia | | | | |
| Drawing # SLAN213028 - 9 | Print Date: 19/07/21 | | | |

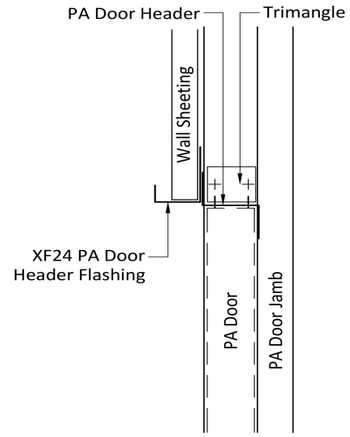



Corner Flashing XF21 - Connection

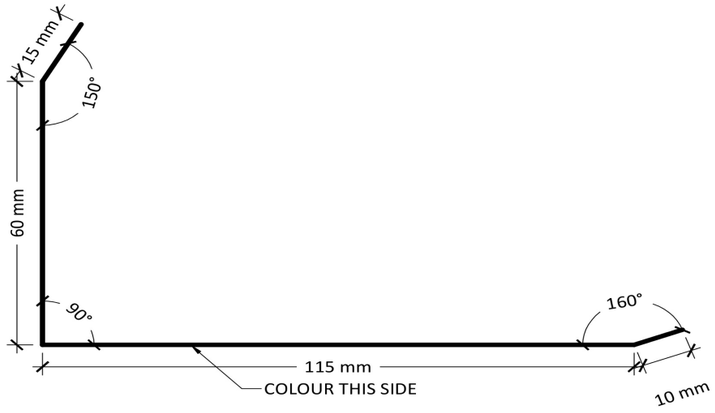



PA Door - RD Header Flashing

XF24

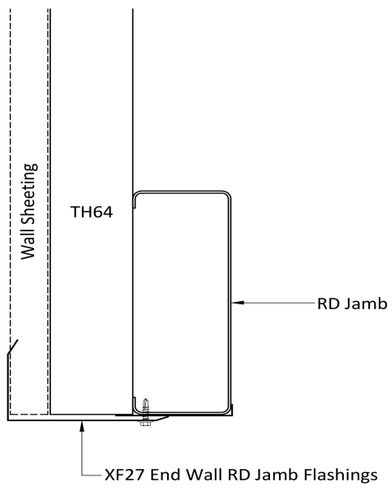



PA Door Header Flashing - XF24

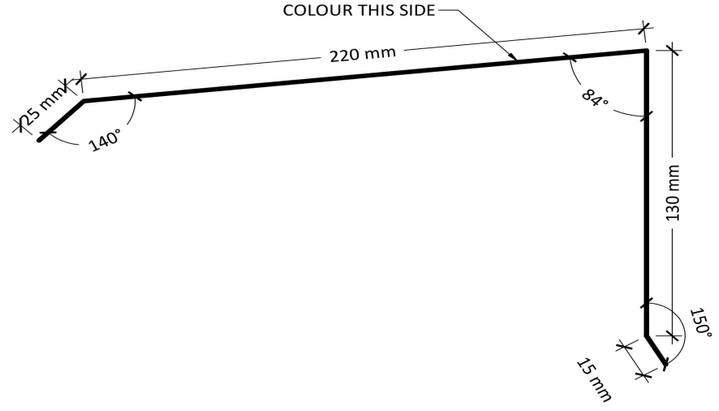



Roller Door Side Flashing - End Walls

XF27




End Wall RD Jamb Flashing XF27/18




Barge Capping - Trimclad

XF80

| | | | |
|---|---|---|---|
| Purchaser Name: Chris Wilson | | **Flashing Fixing Details**<br>Not to Scale<br>Page 2 of 3<br>© Copyright Steelx IP Pty Ltd | Seller: Sheds n Homes Launceston<br>Alteco Pty Ltd<br>Phone: 0437120410<br>Fax:<br>Email: ian.thomson@shedsnhomes.com.au |
| Site Address: 49 Riverview Rd Scamander TAS 7215 Australia | | | |
| Drawing # SLAN213028 - 9 | Print Date: 19/07/21 | | |

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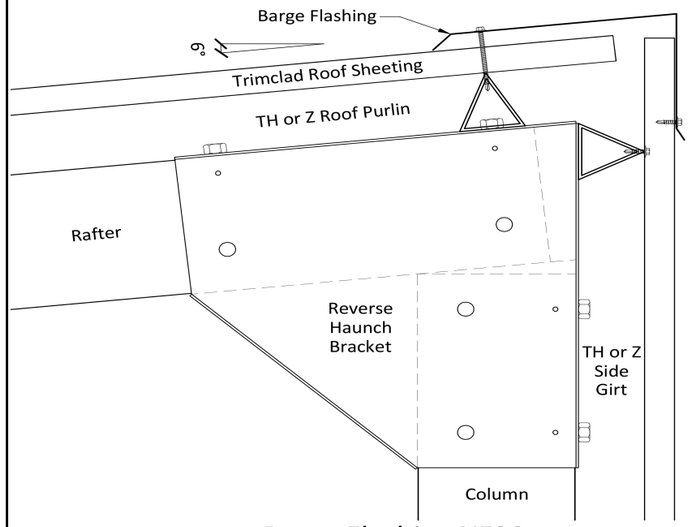
Practising Professional Structural & Civil Engineers

Signature:

J. Ronaldson

Date: 19/07/21




Barge Flashing XF80

| | | | |
|---|---|---|---|
| Purchaser Name: Chris Wilson | **Flashing Fixing Details**<br>Not to Scale<br>Page 3 of 3<br> | Seller: Sheds n Homes Launceston<br>Alteco Pty Ltd<br>Phone: 0437120410<br>Fax:<br>Email: ian.thomson@shedsnhomes.com.au | Apex Engineering Group PTY LTD<br>ACN 632 588 562<br>MIE Aust. (Registered NER Structural) 5276680<br>QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;<br>Practising Professional Structural & Civil Engineers |
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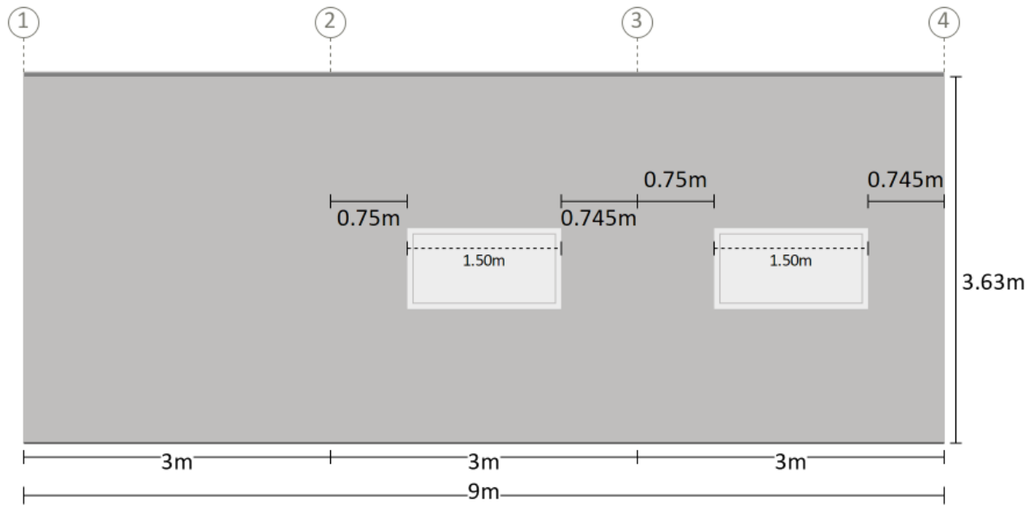
| Drawing # SLAN213028 - 9 / Print Date: 19/07/21 | | | |

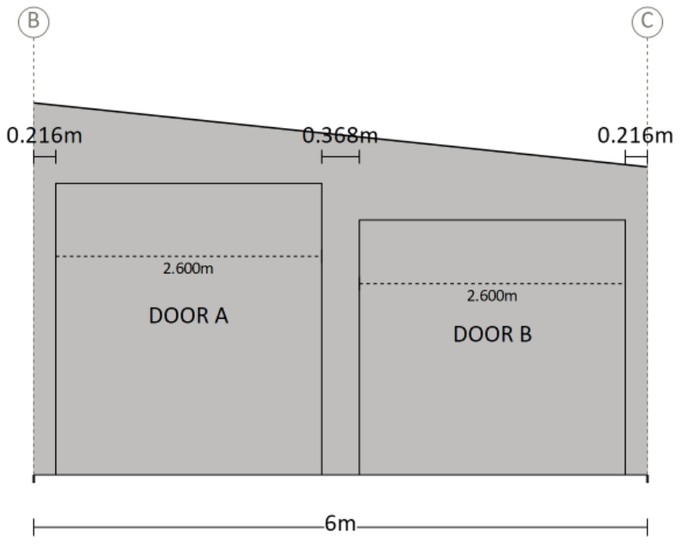
This setout is provided as a guide only. It is the responsibility of the concreter/erector to confirm that all dimensions are correct.

## Left Side




Measurements are from the outside of end girts (end bays) and/or centre of columns (mid bays) to inside of component opening size.

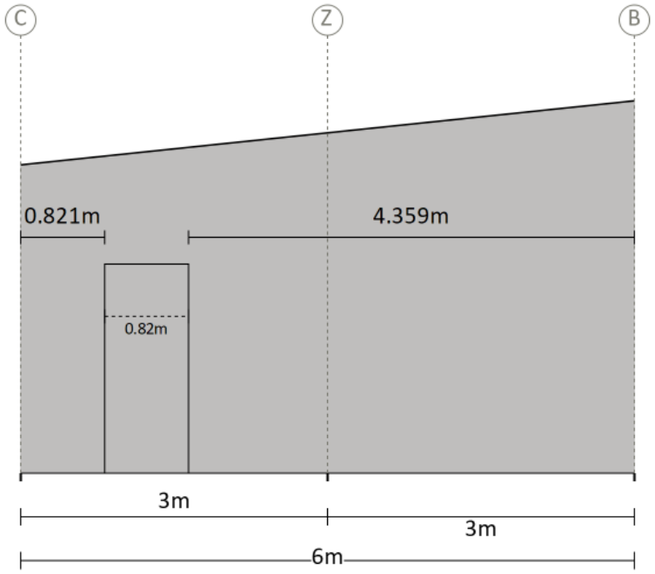
## Left End




Measurements are from the outside of side girts to the inside of component opening size.

| | | | |
|---|---|---|---|
| Purchaser Name: Chris Wilson | **Component Position**<br>Not to Scale<br>Page 1 of 2<br> | Seller: Sheds n Homes Launceston<br>Alteco Pty Ltd<br>Phone: 0437120410<br>Fax:<br>Email: ian.thomson@shedsnhomes.com.au | Apex Engineering Group PTY LTD<br>ACN 632 588 562<br>MIE Aust. (Registered NER Structural) 5276680<br>QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;<br>Practising Professional Structural & Civil Engineers |
| Site Address: 49 Riverview Rd Scamander TAS 7215 Australia | | | |
| Drawing # SLAN213028 - 10 / Print Date: 19/07/21 | | | Signature: J. Ronaldson<br>Date: 19/07/21 |

Right End




Measurements are from the outside of side girts to the inside of component opening size.

| | | | |
|---|---|---|---|
| Purchaser Name: Chris Wilson | **Component Position**<br>Not to Scale<br>Page 2 of 2<br>© Copyright SteelxIP Pty Ltd | Seller: Sheds n Homes Launceston<br>Alteco Pty Ltd<br>Phone: 0437120410<br>Fax:<br>Email: ian.thomson@shedsnhomes.com.au | Apex Engineering Group PTY LTD<br>ACN 632 588 562<br>MIE Aust. (Registered NER Structural) 5276680<br>QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;<br>Practising Professional Structural & Civil Engineers |
| Site Address: 49 Riverview Rd Scamander TAS 7215 Australia | | | Signature: J. Ronaldson<br>Date: 19/07/21 |
| Drawing # SLAN213028 - 10 / Print Date: 19/07/21 | | | |

## GENERAL NOTES

These documents show the general arrangement of the building and include some items not supplied (refer to the quotation for nomination of all items to be provided). All items not nominated therein shall be supplied and installed by others.

The plans provided here are the latest at the time of print. Earlier plans provided may have become outdated due to engineering changes and should not be used. The plans and drawings are extensive and give all the information needed for a competent person to erect the building. The building is not designed to stand up by itself when it is partially complete. Consequently, construction bracing is critical during erection.

The owner has been requested to check off the BOM after the building delivery. You should check that you are able to locate all materials nominated in the BOM. You should also confirm that the length and size (including thickness), nominated in the BOM is what has been provided. Any missing items are the responsibility of the client once correct delivery has been confirmed as per Terms and Conditions of Sale.

## DESIGN CRITERIA

These building plans have been prepared to comply with the standards nominated in the engineer's letter. All plans are not to Scale.

The structure has been designed to allow for less than 50% of the cross-section exposed to the wind under the roof to be blocked by goods or materials in accordance with AS/NZS1170.2 2011.Blocking more than 50 % of the cross - section under the roof with goods or materials will change the loads on the structure which have not been allowed for.

## ADDITIONAL DOCUMENTATION TO BE SUPPLIED BY PURCHASER/OWNER

The Purchaser/Owner is responsible for:

*Provision of Soils Report for the site and in the building area on which the building is to be erected

*Site Plan and Drainage Plans

*Any other plans not covered by these engineering plans requested by the local Council or the authority

## BUILDING CONSTRUCTION REQUIREMENTS

The Purchaser/Owner is to be ensured that all building construction is carried out in accordance with the Plans, the Construction Manual and the Bill of Materials (BOM).

## SLAB AND/OR PIER DETAILS - GENERAL

* The minimum size of Piers under the columns and End Wall Mullions are nominated on the Material Specifications Plan. When the slab and piers are poured as one pour, the depth of the pier is to the bottom of the slab.

* Pier Reinforcement: for any piers over 1100mm, deformed bar to within 100mm of base and minimum 75mm top cover. Minimum side cover 75mm, maximum 100mm. Rod to be caged horizontally at least twice and at a maximum of 300mm spacing.Tie with a minimum of 6mm diameter cage tie. Where pier diameter is less than 450mm diameter, use 4 N12. For diameters equal to and over 450mm, use 4 N16.* Where columns or end wall mullions have been removed, piers are not required.
* End wall mullion spacing may move due to location of openings or doors. Check layout and component position plan, and relocate piers as required.
* The Slab Plan indicates those parts of the slab which are 50mm below main slab/piers.
* Footings and slabs, including internal and edge beams, must be founded on natural soil with a minimum allowable bearing capacity of 100kPa. Design covers soil classification A, S or M for a class 10a building.
* The footing designs have been calculated with adhesion values of 0kPa, 25kPa and 50kPa for clay soils and dense sand soils only.
* A site specific geotechnical investigation has not been performed. The builder will need to verify the soil type and conditions.
* Site conditions different to those specified require a modified design.
* Sub grade shall be excavated and compacted to a minimum of 100% standard dry density ratio and within 2% of the OMC to comply with AS2159.
* Designs are in accordance with AS 3600:2018
* All concrete to be in accordance with AS 3600:2018. Minimum 25 Mpa, with 80mm slump.
* Concrete should be cured for 7 days before commencing construction of the building.

### Concrete Slab

### For Class A, S or M Sites

* Slab thickness to be a minimum of 100mm with SL 72 mesh and 40mm top cover.

## BRACING NOTES

* Refer to Connection Details.
* All Cross Bracing is achieved with 1.2mm Strap G450.
* Cross bracing is to be fixed taut and secured with 14.20 x 22 frame screws at each end, quantity as per connection details.
* Fly bracing to be fixed to the purlins/girts on all mid portal rafters, columns and end wall mullions. Fly bracing is to be fitted to every second purlin/girt, or, on every one, where the spacing between fly braces would exceed the maximum specified below for the relevant column/rafter size:
    - C150 - maximum 1800mm spacing
    - C200, C250 - maximum 2200mm spacing
    - C300 - maximum 2800mm spacing
    - C350 - maximum 2800mm spacing
    - C400 - maximum 2800mm spacing
* All bracing strap ends to be located as close as practical to structural member's (columns, rafters, mullions) centerline.

## BOLTS

* Unless otherwise nominated, all bolts are grade 4.6
* All tensioned bolts shall be tensioned using the part turn method (refer to AS4100). For the erector, full details are in the construction manual.

## OTHER MATERIALS NOTES

* All Sheeting, Flashing and framing screws are Climaseal 4.
* All purlin material has Z350 zinc coating with minimum strength of 450MPa.

| Revision | Date | Initial | | |
|---|---|---|---|---|
| | | | Purchaser Name: Chris Wilson | |
| | | | Site Address: 49 Riverview Rd Scamander TAS 7215 Australia | |
| | | | | |
| | | | Drawing # SLAN213029 - 2 | Print Date: 19/07/2021 |
| | | | | |

General Notes





Seller: Sheds n Homes Launceston
Name: Alteco Pty Ltd
Phone: 0437120410
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Email: ian.thomson@shedsnhomes.com.au

Apex Engineering Group PTY LTD
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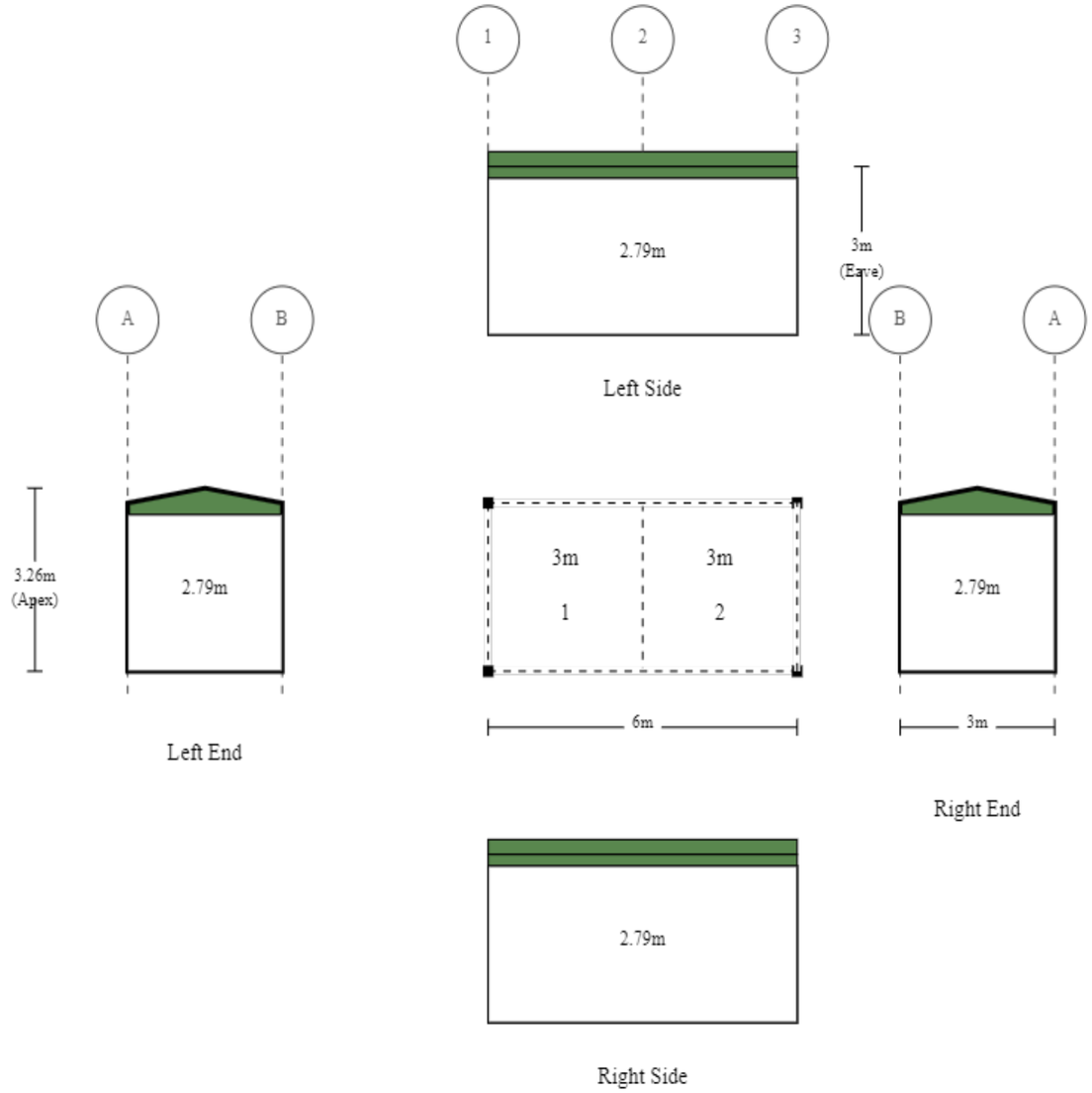
MIE Aust. (Registered NER Structural) 5276680
QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;
Practising Professional Structural & Civil Engineers

Signature: J. Ronaldson

Date: 19/07/21




| | | | |
|---|---|---|---|
| Purchaser Name: Chris Wilson | | **Layout**<br>Not to Scale<br> | Seller: Sheds n Homes Launceston<br>Alteco Pty Ltd<br>Phone: 0437120410<br>Fax<br>Email: ian.thomson@shedsnhomes.com.au | Apex Engineering Group PTY LTD<br>ACN 632 588 562<br>ME Aust. (Registered NER Structural) 5276680<br>QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;<br>Practising Professional Structural & Civil Engineers<br><br>Signature: J. Ronaldson<br>Date: 19/07/21 |
| Site Address: 49 Riverview Rd Scamander TAS 7215 Australia | | | | |
| Drawing # SLAN213029 - 3 | Print Date: 19/07/21 | | | |

## MATERIAL SPECIFICATIONS

**For further information regarding the tabulated values shown, refer to the General Notes**

**Building Dimensions**

| Categories | Span | Length | Pitch | Height | Grid(s) | Portal(s) |
|---|---|---|---|---|---|---|
| Main Building | 3 | 6 | 10 | 3 | A - B | 1 - 3 |

**Portal Frame Elements**

| Grid / Portal Number | | 1 | 2 | 3 |
|---|---|---|---|---|
| Columns | A | SHS1030 | - | SHS1030 |
| | B | SHS1030 | - | SHS1030 |
| Rafters | A - Apex | C15012 | C15012 | C15012 |
| | Apex - B | C15012 | C15012 | C15012 |

**Bay Section Elements**

| Grid / Bay Number | | 1 | 2 | Maximum |
|---|---|---|---|---|
| Bay Widths | | 3 | 3 | |
| Roof Purlins (refer to Purlin And Girt Plan) | | TH64 | TH64 | |
| Roof Purlin Spacing (End) | A - Apex | 0.736 | 0.736 | 0.900 |
| | Apex - B | 0.736 | 0.736 | 0.900 |
| Roof Purlin Spacing (Internal Spans) | A - Apex | 0.736 | 0.736 | 1.200 |
| | Apex - B | 0.736 | 0.736 | 1.200 |
| Beam Overs | A | C20015 | C20015 | |
| | B | C20015 | C20015 | |
| Side Girts Spacing (End) | A | 0.11 | 0.11 | 1.320 |
| | B | 0.11 | 0.11 | 1.320 |
| Side Girts Spacing (Internal) | A | 0.11 | 0.11 | 1.320 |
| | B | 0.11 | 0.11 | 1.320 |

**End Bay Section Elements**

| Grid / Portal Number | | 1 | 3 | Maximum |
|---|---|---|---|---|
| End Girts (refer to Purlin And Girt Plan) | | C200 | C200 | |
| End Girts Spacing (End) | A - B | 0.11 | 0.11 | 1.320 |
| End Girts Spacing (Internal) | A - B | 0.11 | 0.11 | 1.320 |

**Cladding Elements**

| Category | Colour | Product |
|---|---|---|
| Roof Sheeting | Wallaby | CORODEK® 0.42 BMT (0.47TCT) |
| Wall Sheeting | Wallaby | TRIMCLAD® 0.42 BMT (0.47TCT) |

**Pier Sizes**

| | | | Depth (m) - when NO Slab | Depth (m) - with Slab |
|---|---|---|---|---|
| Adhesion (kPa) | Soil Description | Diameter (m) | BP1 | BP1 |
| 0 | Sandy Soil | 0.3 | 0.6 | 0.45 |
| | | 0.45 | 0.6 | 0.45 |
| | | 0.6 | 0.6 | 0.45 |
| 25 | Soft to Firm Clay | 0.3 | 0.6 | 0.45 |
| | | 0.45 | 0.6 | 0.45 |
| | | 0.6 | 0.6 | 0.45 |
| 50 | Stiff to Very Stiff Clay | 0.3 | 0.6 | 0.45 |
| | | 0.45 | 0.6 | 0.45 |
| | | 0.6 | 0.6 | 0.45 |

| Revision | Date | Initial |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |

Purchaser Name: Chris Wilson

Site Address: 49 Riverview Rd Scamander TAS 7215 Australia

Drawing # SLAN213029 - 4

Print Date: 19/07/2021

Specification Sheet





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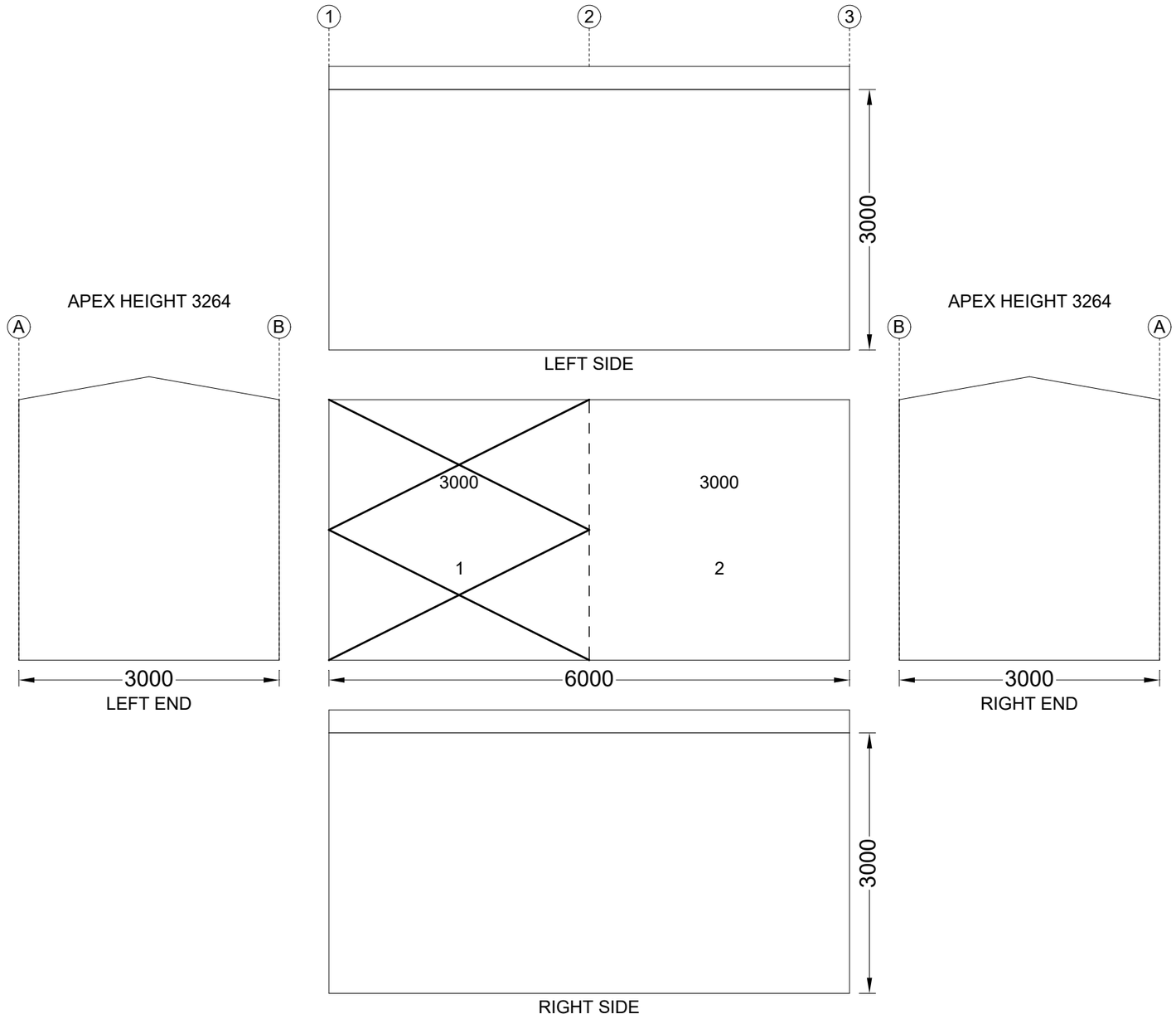
Signature:

J. Ronaldson

Date: 19/07/21

**Cross Bracing is achieved with 1.2mm Strap. Refer to Connection Details.**




| Revision | Date | Initial |
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| | | |

Purchaser Name: Chris Wilson

Site Address: 49 Riverview Rd Scamander TAS 7215 Australia

Drawing # SLAN213029 - 5

Print Date: 19/07/2021

Bracing

NOT TO SCALE

Page 1 of 1



Seller: Sheds n Homes Launceston
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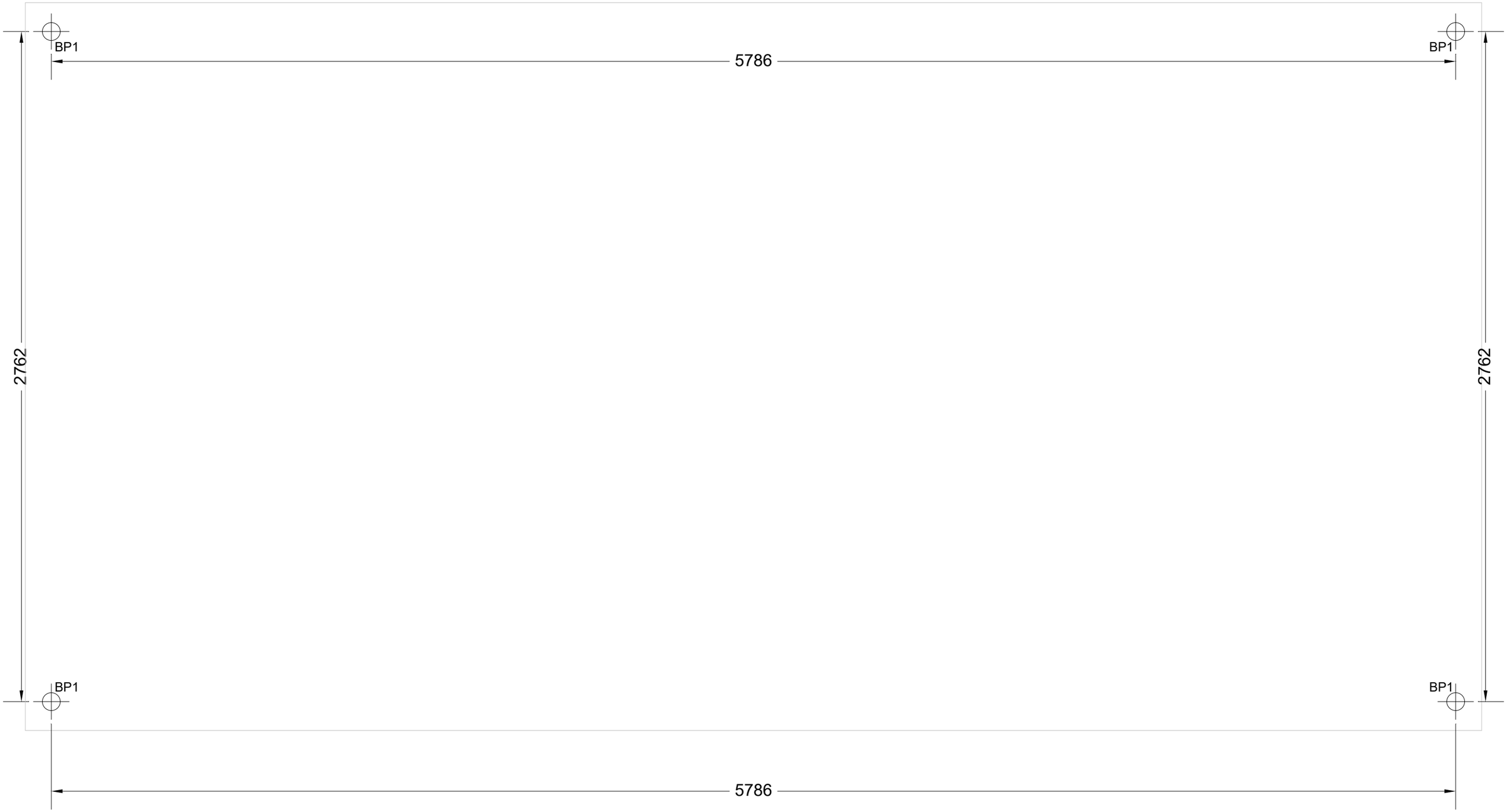
Practising Professional Structural & Civil Engineers

Signature:

J. Ronaldson

Date: 19/07/21

**These dimensions are provided as a guide only. It is the responsibility of the concreter to confirm that all dimensions are correct.**
**Refer to Material Specifications Plan for BP dimensions.**




| Revision | Date | Initial |
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| | | |

Purchaser Name: Chris Wilson

Site Address: 49 Riverview Rd Scamander TAS 7215 Australia

Drawing # SLAN213029 - 6

Print Date: 19/07/2021

Concrete Piers

PIER MEASUREMENT ONLY

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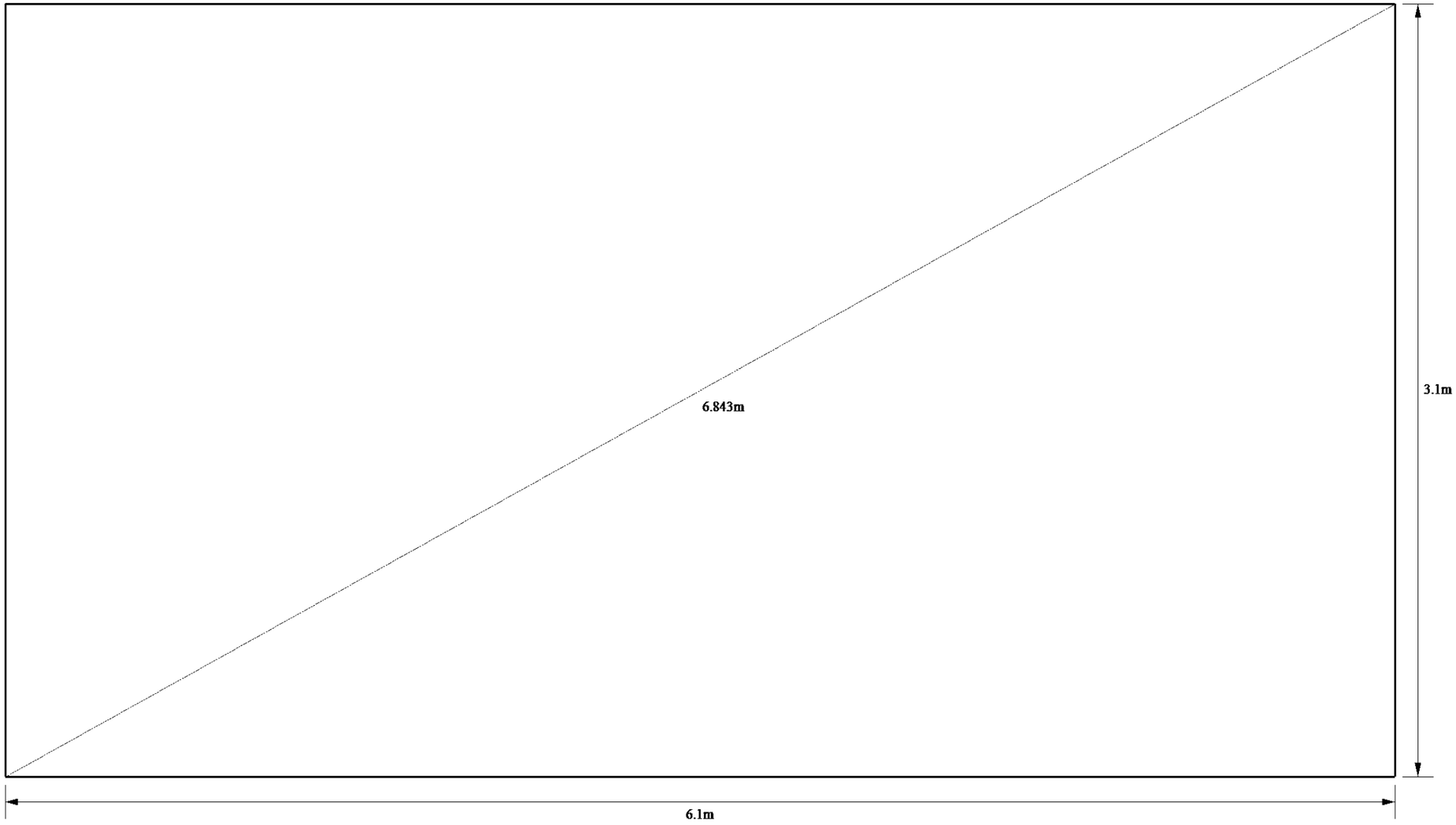
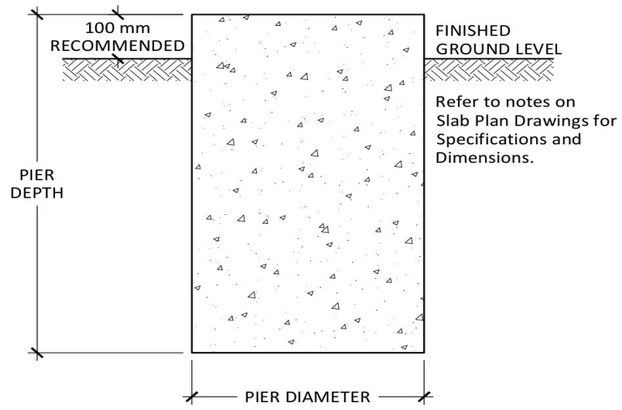
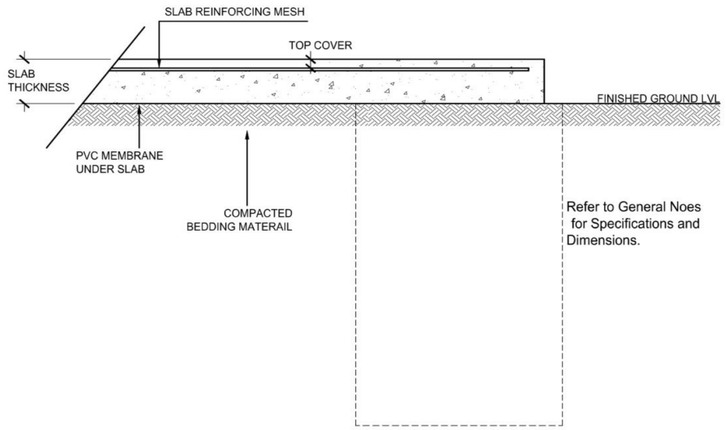
These dimensions are provided as a guide only. It is the responsibility of the concreter to confirm that all dimensions are correct.



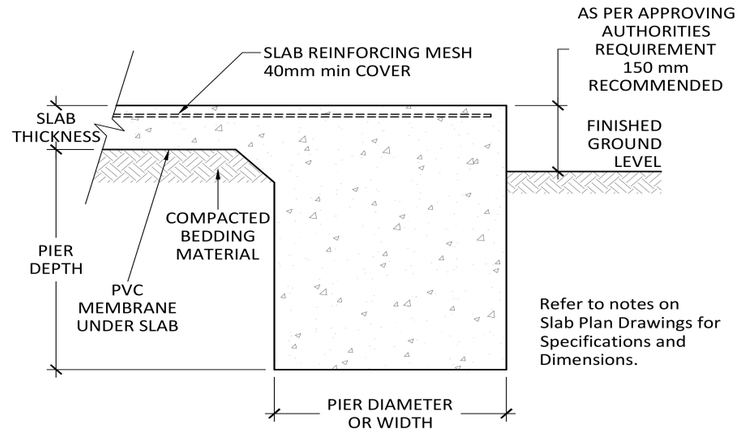

| | | | |
|---|---|---|---|
| Purchaser Name: Chris Wilson | **Slab Dimensions**<br>**Also refer to Concrete Piers Plan**<br>Not to Scale<br>© Copyright SteelxIP Pty Ltd | Seller: Sheds n Homes Launceston<br>Alteco Pty Ltd<br>Phone: 0437120410<br>Fax:<br>Email: ian.thomson@shedsnhomes.com.au | Apex Engineering Group PTY LTD<br>ACN 632 588 562<br>MIE Aust. (Registered NER Structural) 5276680<br>QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;<br>Practising Professional Structural & Civil Engineers<br><br>Signature: J. Ronaldson<br>Date: 19/07/21 |
| Site Address: 49 Riverview Rd Scamander TAS 7215 Australia | | | |
| Drawing # SLAN213029 - 7 / Print Date: 19/07/21 | | | |



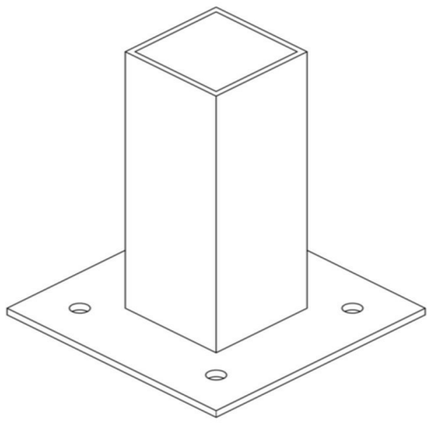

BORED PIER




SLAB DETAIL BETWEEN PIERS
(Class A , S & M)

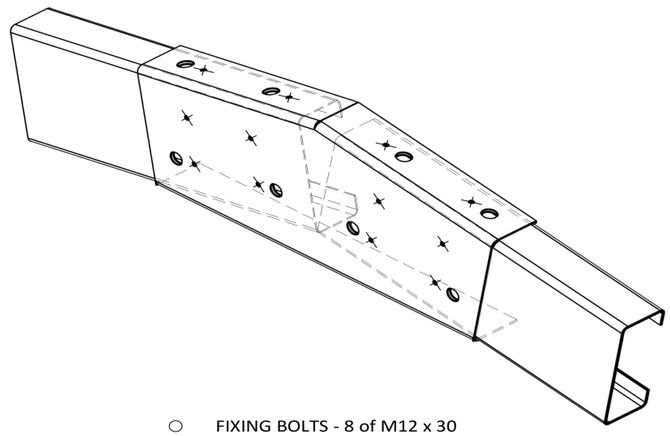



SLAB AND PIER DETAIL



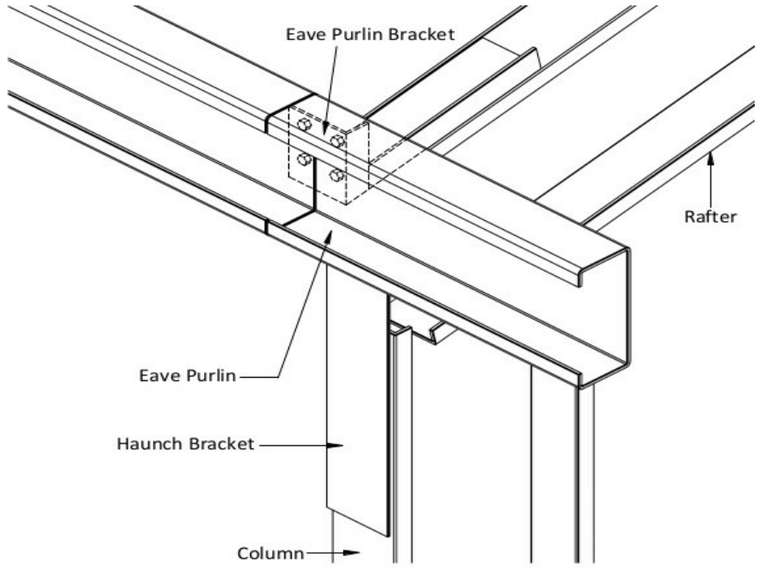
FIXING BOLT - 4 of M16 x 111 Galv

COLUMN BASE PLATE - CARPORT



○ FIXING BOLTS - 8 of M12 x 30
× FIXING SCREWS - 12 of 14.20 x 22

APEX PLATE, C150, 10°




FIXING SCREWS - 4 of 14.20 x 22

EAVE PURLIN TO EAVE PURLIN BRACKET

| | | | |
|---|---|---|---|
| Purchaser Name: Chris Wilson | | **Connection Details**<br>Not to Scale<br>Page 1 of 3<br> | Seller: Sheds n Homes Launceston<br>Alteco Pty Ltd<br>Phone: 0437120410<br>Fax:<br>Email: ian.thomson@shedsnhomes.com.au |
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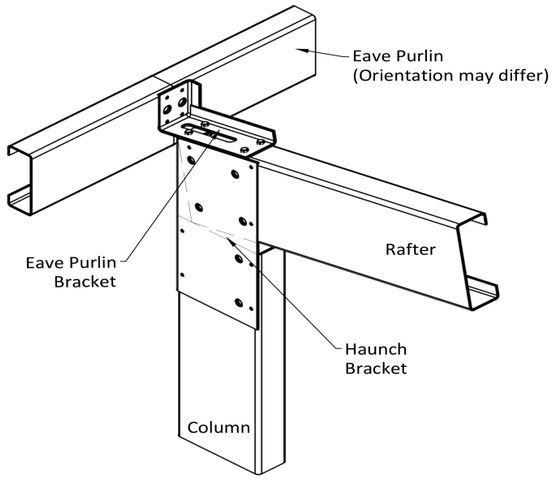
Practising Professional Structural & Civil Engineers

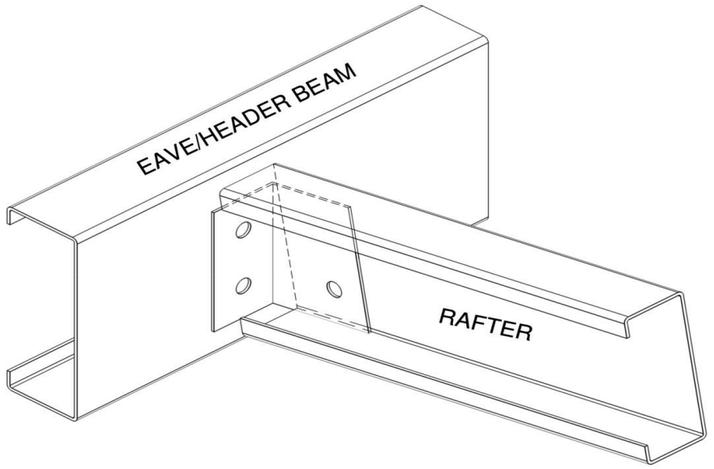
Signature: J. Ronaldson

Date: 19/07/21



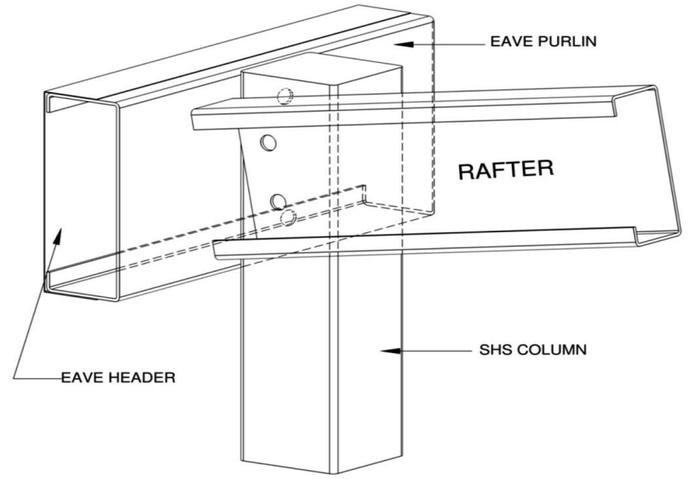

× FIXING SCREWS - 4 of 14.20 x 22

## EAVE PURLIN BRACKET TO RAFTER



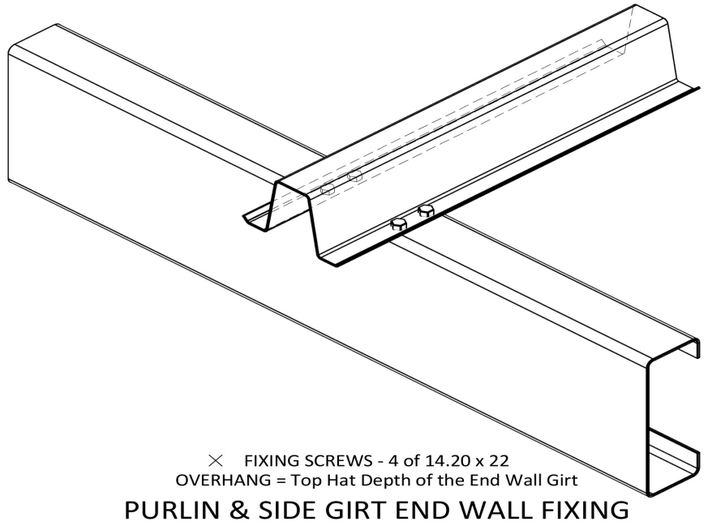

○ FIXING BOLTS - 4 OF M12 x 30

## RAFTER TO EAVE/HEADER CONNECTION C150 - 10deg



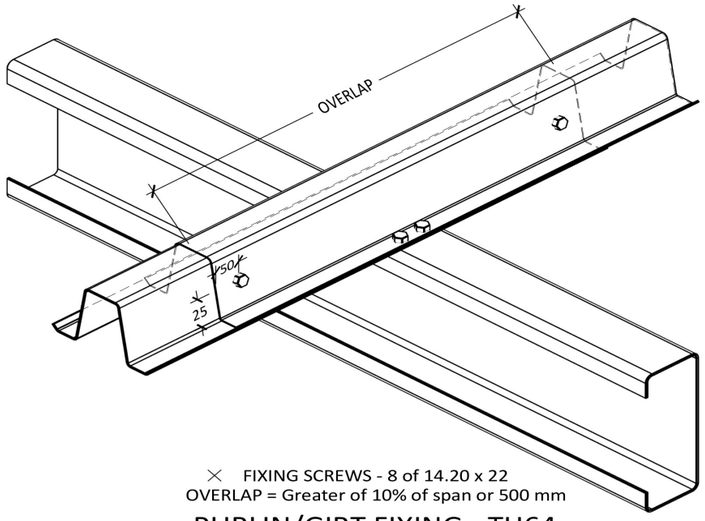

○ FIXING BOLTS : 4 OF M12x30

## RAFTER TO EAVE/COLUMN CONNECTION - C150 ,10deg



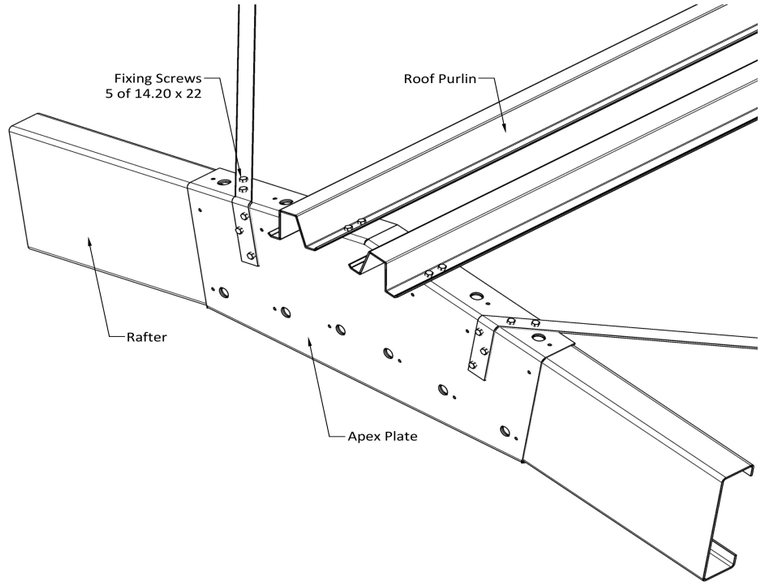
× FIXING SCREWS - 4 of 14.20 x 22
OVERHANG = Top Hat Depth of the End Wall Girt

## PURLIN & SIDE GIRT END WALL FIXING TOP HAT - SINGLE COLUMN OR RAFTER



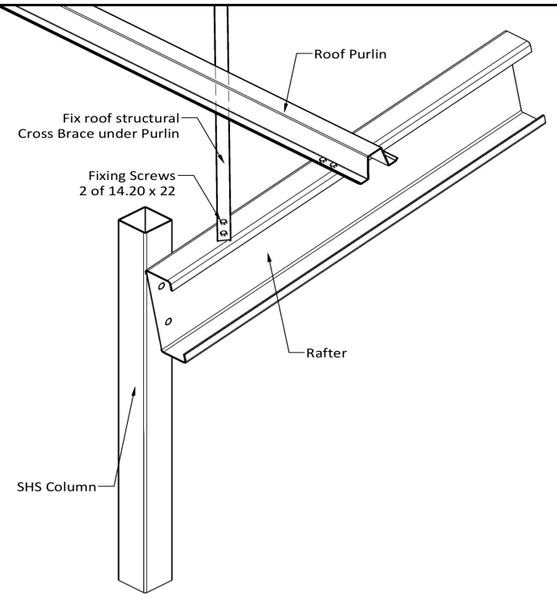

× FIXING SCREWS - 8 of 14.20 x 22
OVERLAP = Greater of 10% of span or 500 mm

## PURLIN/GIRT FIXING - TH64 WITH SINGLE COLUMN OR RAFTER

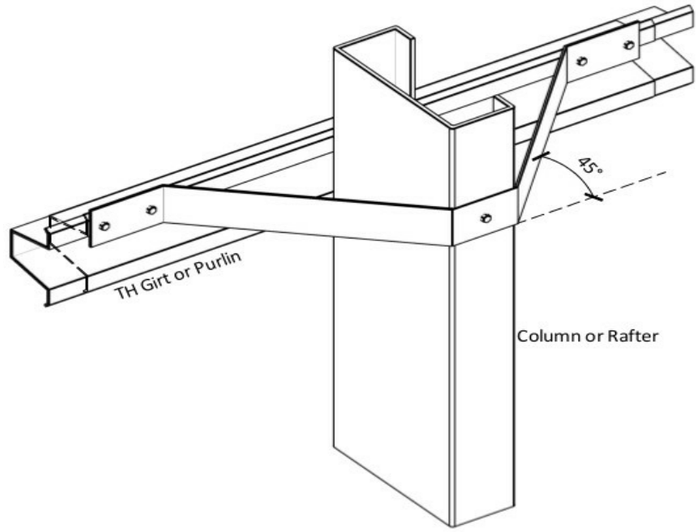



## BRACING CONNECTION AT APEX

| | | | | |
|---|---|---|---|---|
| Purchaser Name: Chris Wilson | | **Connection Details**<br>Not to Scale<br>Page 2 of 3<br> | Seller: Sheds n Homes Launceston<br>Alteco Pty Ltd<br>Phone: 0437120410<br>Fax:<br>Email: ian.thomson@shedsnhomes.com.au | Apex Engineering Group PTY LTD<br>ACN 632 588 562<br>ME Aust. (Registered NER Structural) 5276680<br>QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;<br>Practising Professional Structural & Civil Engineers<br><br>Signature: J. Ronaldson<br>Date: 19/07/21 |
| Site Address: 49 Riverview Rd Scamander TAS 7215 Australia | | | | |
| Drawing # SLAN213029 - 8 | Print Date: 19/07/21 | | | |

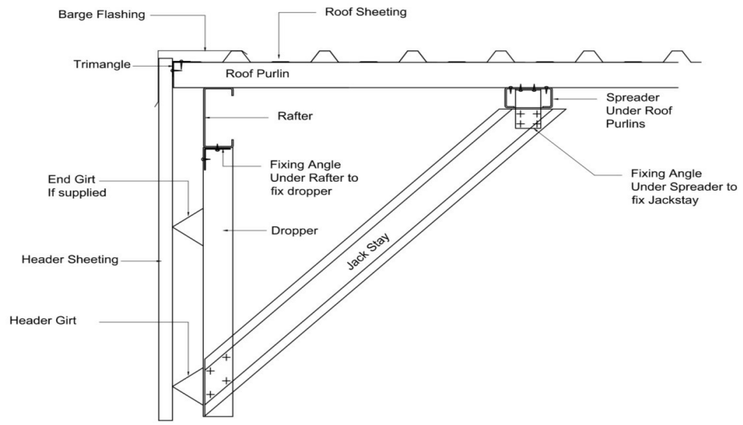



BRACING CONNECTION DETAIL

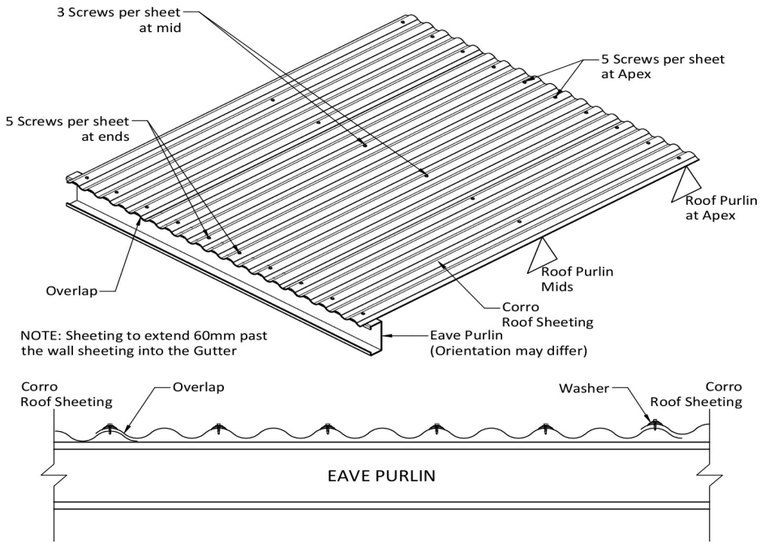



FIXING SCREWS - 5 of 14.20 x 22

FLY BRACING




JACKSTAYS - GABLE INFILL CONNECTION




Roofing Screws - 12.14 x 35 Hex Seal High Grip with Cyclonic Washer

CORRO ROOF SHEET FIXING

| | | | |
|---|---|---|---|
| Purchaser Name: Chris Wilson | | **Connection Details**<br>Not to Scale<br>Page 3 of 3<br> | Seller: Sheds n Homes Launceston<br>Alteco Pty Ltd<br>Phone: 0437120410<br>Fax:<br>Email: ian.thomson@shedsnhomes.com.au |
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Signature: J. Ronaldson

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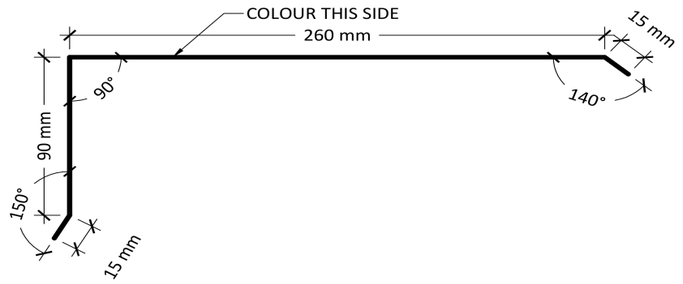
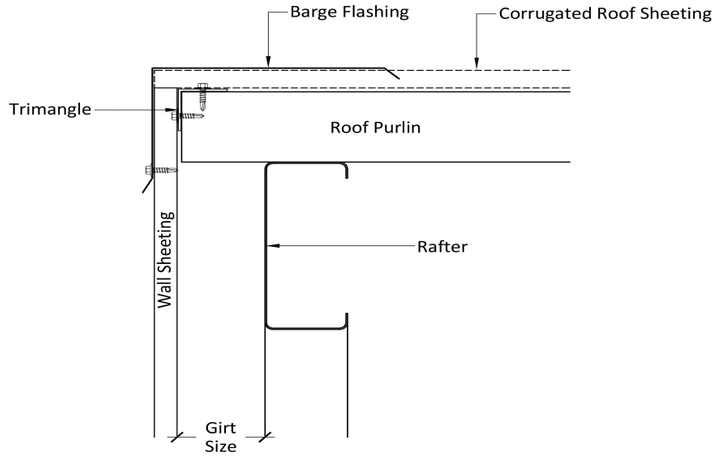
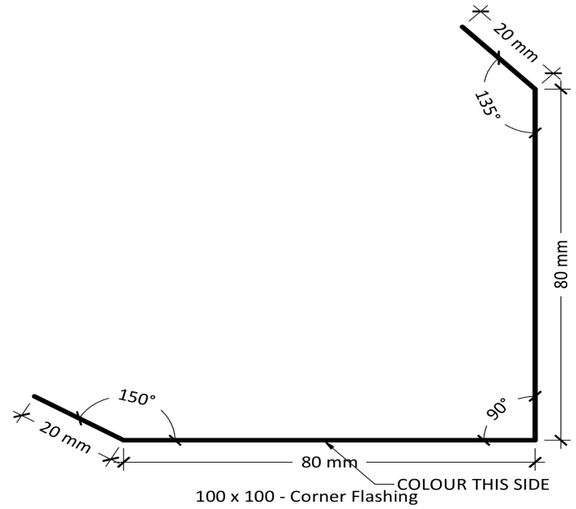



Barge Capping - Corodek

XF10

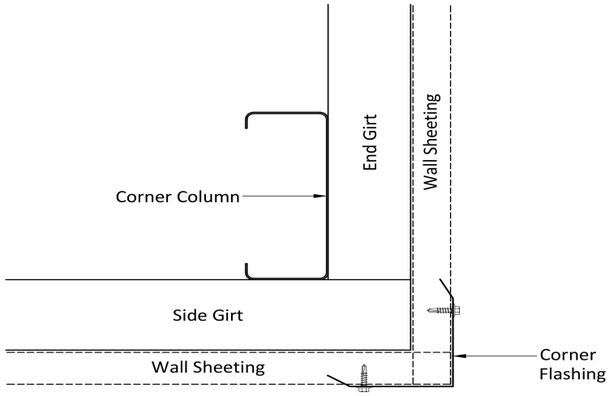



Barge Flashing XF10 - Sheeting Gable

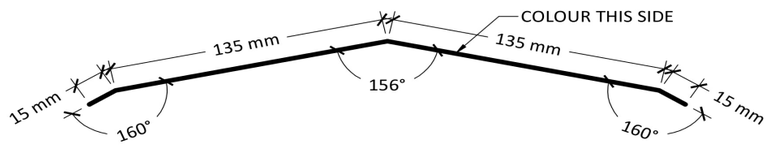



100 x 100 - Corner Flashing

XF21

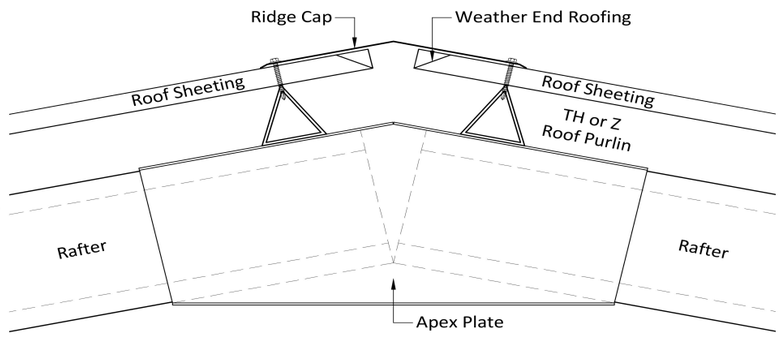



Corner Flashing XF21 - Connection




12° Ridge Flashing (150)

XF82




Ridge Cap - XF82

| | | | |
|---|---|---|---|
| Purchaser Name: Chris Wilson | | **Flashing Fixing Details**<br>Not to Scale<br>Page 1 of 2<br>© Copyright Steelx IP Pty Ltd | Seller: Sheds n Homes Launceston<br>Alteco Pty Ltd<br>Phone: 0437120410<br>Fax:<br>Email: ian.thomson@shedsnhomes.com.au | Apex Engineering Group PTY LTD<br>ACN 632 588 562<br>MIE Aust. (Registered NER Structural) 5276680<br>QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;<br>Practising Professional Structural & Civil Engineers |
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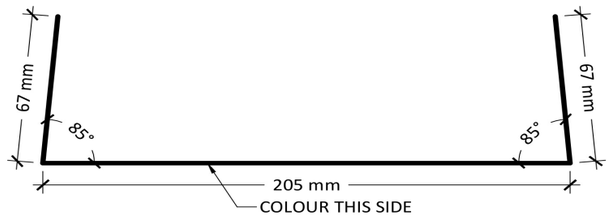
| Drawing # SLAN213029 - 9 | Print Date: 19/07/21 | | | Signature: J. Ronaldson<br>Date: 19/07/21 |




C200 Eave Beam Header Flashing

XF951

| | | | |
|---|---|---|---|
| Purchaser Name: Chris Wilson | **Flashing Fixing Details**<br>Not to Scale<br>Page 2 of 2<br> | Seller: Sheds n Homes Launceston<br>Alteco Pty Ltd<br>Phone: 0437120410<br>Fax:<br>Email: ian.thomson@shedsnhomes.com.au | Apex Engineering Group PTY LTD<br>ACN 632 588 562<br>MIE Aust. (Registered NER Structural) 5276680<br>QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;<br>Practising Professional Structural & Civil Engineers |
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| Drawing # SLAN213029 - 9 / Print Date: 19/07/21 | | | |

Planning Ahead Tasmania

# EXISTING CARPORT, SHEDS AND RETAINING WALL – SUPPORTING SUBMISSION

49 Riverview Road, Scamander

December 2025

# Table of Contents



**Attachment 1: Natural Values Report**

| BASIC PLANNING OVERVIEW | |
|---|---|
| DESCRIPTION OF PROJECT: | **Existing Carport, Sheds and Retaining Wall** |
| PROPERTY ADDRESS: | 49 Riverview Road SCAMANDER |
| TITLE No: | 14768/81 |
| PROPERTY ID: | 6422386 |
| PLANNING INSTRUMENT: | Tasmanian Planning Scheme – Break O'Day |
| APPLICABLE ZONE(S): | Landscape Conservation |
| APPLICABLE CODE(S): | Parking and Sustainable Transport |
| | Natural Assets |
| | Landslip Hazard |
| SPECIFIC AREA PLAN: | N/A |

# 1 Overview

This submission provides planning appraisal support for development of an existing carport, two (2) sheds and retaining wall, ancillary to an existing single dwelling, upon land at 49 Riverview Road, Scamander (Folio of the Register 14768/81).

The subject land is entirely identified within the Landscape Conservation Zone under the Break O'Day Council's Planning Scheme (the 'Tasmanian Planning Scheme – Break O'Day') and comprises a total area of 2.373 hectares. The land is provided with frontage to Riverview Road, a local road (sealed) maintained by the Break O'Day Council.

This report provides a planning appraisal of the proposal against relevant statutory provisions of the Tasmanian Planning Scheme – Break O'Day.

**Figure 1**: Aerial image identifying spatial proportions of F/R 14768/81 (Source: LISTmap).

## 2 Site Details

| | | | | |
|---|---|---|---|---|
| **Address:** | 49 Riverview Road, Scamander | | | |
| **Title No:** | 14768/81 | | | |
| **Landowner:** | Christopher Wilson | | | |
| **Dimensions:** | **Area** | | **Average Width** | **Average Depth** |
| | 2.373 hectares | | Approx. 80 m | Approx. 240 m |
| **Slope:** | **Grade** | | **Elevation** | **Direction** |
| | Moderate Slope | | 2-37 AHD | east to west |
| **Existing Use or Development:** | Single Dwelling and associated outbuildings. | | | |
| **Vegetation:** | • Dry eucalypt forest and woodland (*Eucalyptus sieberi* forest and woodland not on granite) upon the western site area; and<br>• Modified (urban complex) and regenerating native vegetation upon the eastern site are. | | | |
| **Services:** | **Water** | | **Sewer** | **Stormwater** |
| | Serviced Area | | Unserviced Area | Unserviced Area |
| | **Connection** | | **Connection** | **Connection** |
| | Existing | | Not Applicable | Not Applicable |
| **Vehicle Access:** | **Road** | | **Access Type** | **Vehicle Crossing** |
| | Riverview Road | | Direct Frontage | Existing |
| **Surrounding Use and Development** | **North** | Single Dwelling and associated outbuildings (Landscape Conservation Zone) | | |
| | **South** | Single Dwelling and associated outbuildings (Landscape Conservation Zone) | | |
| | **East** | Single Dwelling and associated outbuildings (Landscape Conservation Zone) | | |
| | **West** | Natural and Cultural Values Management (Environmental Management Zone) | | |

## 3 Description of Proposal

The subject land is located at 49 Riverview Road, Scamander. It is situated within the established environmental living cluster area adjacent Riverview Road, approximately 1 kilometre southwest the town centre of Scamander. The land possesses a moderate gradient, with a downhill incline occurring from east to west (toward Millstream Arm of Scamander River). An existing single dwelling and associated outbuildings are located upon the site, with the development curtilage of the buildings situated upon the northeast portion of the land.

The subject land is 2.373 hectares in area and is entirely identified within the Landscape Conservation Zone under the Tasmanian Planning Scheme – Break O'Day. Land to the north, east and south of the subject site is also identified within the Landscape Conservation Zone, supporting existing single dwellings and associated outbuildings on larger allotments. Land to the west of the site is identified within the Environmental Management Zone and supports land managed for natural and cultural values (identified as a 'Public Reserve' within the meaning of the *Crown Lands Act 1976*).

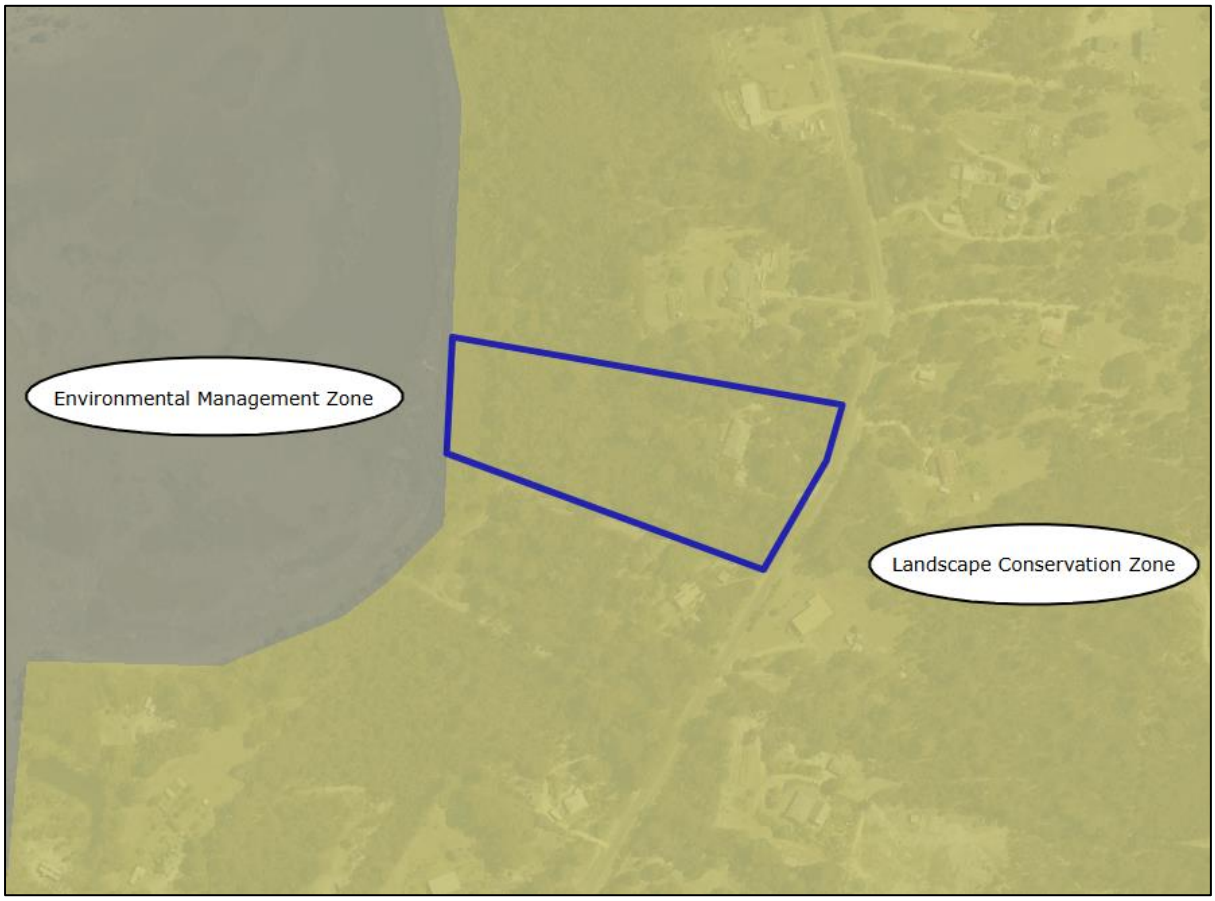



**Figure 2**: Site and surrounding land zoning configuration under the Tasmania Planning Scheme – Break O'Day (Source: LISTmap).

The existing development upon the land that is the focus of this planning application comprises three (3) buildings (a carport and two sheds) and a retaining wall. The carport comprises a floor area of 18 sq/m (6 m length, 3 m width), a maximum building height of 3.26 m, and the roofing is clad of colorbond. The 'northern' shed comprises a floor area of 36 sq/m (6 m length, 6 m width), a maximum building height of 3.78 m, and is clad with colorbond walls and roofing. The shed is utilised for domestic storage purposes (ancillary to the existing single dwelling use of the subject land). The 'southern' shed comprises a floor area of 81 sq/m (9 m length, 9 m width – inclusive of lean-to), a maximum building height of 3.63 m, and is clad with colorbond walls and roofing. The shed is utilised for domestic storage purposes (ancillary to the existing single dwelling use of the subject land). The retaining wall is a maximum of 1.55 m in height and is situated to the west of the dwelling.

Vehicle access to the carport and sheds is provided via the site's existing (unsealed) driveway network, extending from a single access point onto Riverview Road. The structures – being non-habitable, Class 10 structures – do not act to intensify the existing access point onto Riverview Road. Figures 3 to 8 below illustrate the development site.

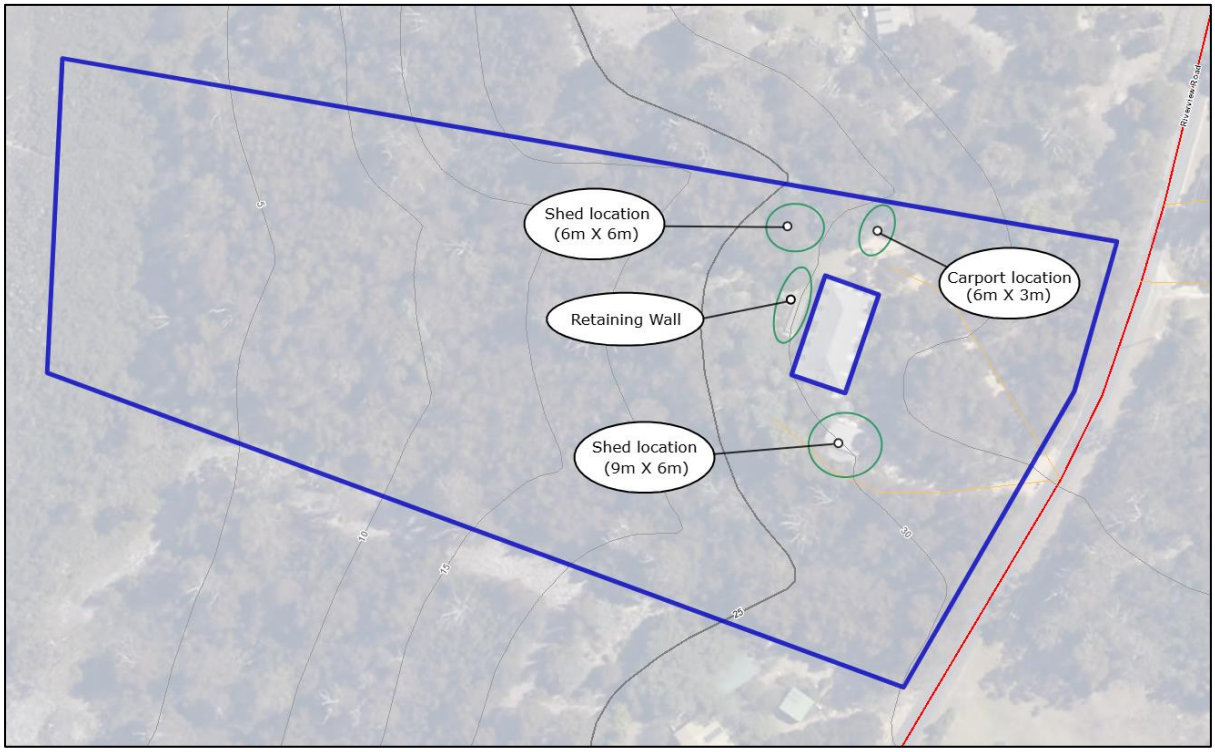



**Figure 3**: Aerial image identifying location of subject carport, retaining wall and sheds (with 5 contours) and relationship to existing dwelling (Source: LISTmap).

**Figure 4**: Image of existing 6m X 3m carport (photo taken 08/10/25).

**Figure 5**: Image of existing 6m X 6m 'northern' shed (photo taken 08/10/25).

**Figure 6**: Image of existing 9m X 9m 'southern' shed (photo taken 08/10/25).

**Figure 7**: Image of western periphery of retaining wall, facing southeast (photo taken 24/12/25).

**Figure 8**: Image of southwestern periphery of retaining wall, facing north (photo taken 24/12/25).

# 4 Planning Assessment – *Tasmanian Planning Scheme – Break O'Day*

## 4.1 Assessment Overview

| | |
|---|---|
| **Applicable Zone(s):** | Landscape Conservation |
| **Use Status:** | Single Dwelling (permitted use via applicability of Clause 7.2.1) |
| **Development Status:** | Discretionary (relying on performance criteria) |
| **Applicable Code(s):** | Parking and Sustainable Transport |
| | Natural Assets |
| | Landslip Hazard |
| **Applicable Specific Area Plan(s)** | N/A |

## 4.2 Zone Assessment

### *4.2.1 Use Standards – **Performance Criteria** – Landscape Conservation Zone*

| 22.0 Landscape Conservation Zone | | | |
|---|---|---|---|
| **22.3** | **Use Standards** | | |
| **Clause** | **Acceptable Solution** | **Assessment** | **Compliance** |
| **22.3.3** | **Discretionary use** | | |
| P1 | Use listed as Discretionary must be compatible with landscape values, having regard to:<br>(a) the nature, scale and extent of the use;<br>(b) the characteristics and type of the use;<br>(c) the landscape values of the site;<br>(d) the landscape value of the surrounding area; and<br>(e) measures to minimise or mitigate impacts. | **Under Table 22.2 of the Tasmanian Planning Scheme – Break O'Day, use of land for a single dwelling (residential) is identified as a discretionary use.**<br><br>**Noting that the subject development does not act to establish a new use (being incidental to the single dwelling use of the subject land), or otherwise substantially intensify the existing use of the land, it is submitted that the development is consistent with the provisions provided at Clause 7.2.1, thus rendering the use of the carport and sheds as being considered of 'permitted' use status.** | **Not Applicable** |

*4.2.2 Development Standards for Dwellings – **Acceptable Solutions** – Landscape Conservation Zone*

| 22.0 Landscape Conservation Zone | | | |
|---|---|---|---|
| **22.4** | **Development Standards for Buildings and Works** | | |
| Clause | Acceptable Solution | Assessment | Compliance |
| **22.4.1** | **Site Coverage** | | |
| A1 | Site coverage must be not more than 400m². | Site coverage of development upon the land (noting the existing water tank is an exempt structure pursuant to Clause 4.6.14 of the Tasmanian Planning Scheme – Break O'Day) comprises an area of approximately 475 sq/m. The proposal must therefore rely on demonstrating compliance with the corresponding performance criteria provided at Clause 22.4.1 P1. Assessment of the proposal against this performance criteria is outlined at Section 4.2.3 of this report. | Does not Comply |
| **22.4.2** | **Building height, siting and exterior finishes** | | |
| A1 | Building height must be not more than 6m. | All three buildings and the retaining wall comprised within the application are less than 6 metres each in building height. | Complies |
| A2 | Buildings must have a setback from a frontage of not less than 10m. | All three buildings and the retaining wall comprised within the application are setback in excess of 10 metres from the frontage of Riverview Road. | Complies |
| A3 | Buildings must have a setback from side and rear boundaries of not less than 20m. | Both the 'northern' (6m X 6m) shed and the carport are each less than 20 metres from the side (northern) boundary. The 'southern' shed and the portion of the retaining wall that does not comply with the exemption criteria for retaining walls (provided at Clause 4.6.8) are each in excess of 20 metres from side and rear boundaries. The development must therefore rely on demonstrating compliance with the corresponding performance criteria provided at Clause 22.4.2 P3. Assessment of the proposal against this performance criteria is outlined at Section 4.2.3 of this report. | Does not Comply |
| A4 | Buildings for a sensitive use must be separated from the boundary of an adjoining Rural Zone or Agriculture Zone a distance of:<br>(a) not less than 200m; or | The buildings are not used for a sensitive use. Clause 11.4.2 A4 therefore is not applicable to the application. | Not Applicable |

| 22.0 Landscape Conservation Zone | | | |
|---|---|---|---|
| **22.4** | **Development Standards for Buildings and Works** | | |
| **Clause** | **Acceptable Solution** | **Assessment** | **Compliance** |
| | (b) if the setback of an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building. | | |
| A5 | Exterior building finishes must have a light reflectance value not more than 40%, in dark natural tones of grey, green or brown. | **Each of the buildings have a light reflectance value of 40% or less and have been finished in dark natural tones of grey/brown (colorbond wallaby).** | **Complies** |
| **22.4.4** | **Landscape protection** | | |
| A1 | Building and works must be located within a building area, if shown on a sealed plan. | **The building area is illustrated upon the sealed plan pertaining to the title.** | **Not Applicable** |
| A2 | Buildings and works must:<br>(a) be located within a building area, if shown on a sealed plan; or<br>(b) be an alteration or extension to an existing building providing it is not more than the existing building height; and<br>(c) not include cut and fill greater than 1m; and<br>(d) be not less than 10m in elevation below a skyline or ridgeline. | **The development is unable to satisfy A2 and must rely on demonstrating compliance with the corresponding performance criteria provided at Clause 22.4.4 P2.1 and P2.2. Assessment of the proposal against this performance criteria is outlined at Section 4.2.3 of this report.** | **Does not Comply** |

*4.2.3 Development Standards for Dwellings – **Performance Criteria** – Landscape Conservation Zone*

**Note**: For context, most of the performance criteria require regard to be had to the factors listed in their respective subclauses. The process of having regard to these factors requires that they must be considered and given due weight in the assessment of compliance. It does not necessitate strict compliance with each criterion.[1]

| 22.0 Landscape Conservation Zone | | | |
|---|---|---|---|
| **22.4** | **Development Standards for Buildings and Works** | | |
| **Clause** | **Performance Criteria** | **Assessment** | **Compliance** |
| **22.4.1** | **Site Coverage** | | |

[1] See, e.g., *B Paterson & Ors v Hobart City Council and Tasmania Wild Experience Pty Ltd* [2020] TASRMPAT 24 at [45] & [72].

| 22.0 Landscape Conservation Zone | | | |
|---|---|---|---|
| **22.4** | **Development Standards for Buildings and Works** | | |
| **Clause** | **Performance Criteria** | **Assessment** | **Compliance** |
| P1 | Site coverage must be compatible with the landscape values of the site and surrounding area, having regard to:<br>(a) the topography of the site;<br>(b) the capacity of the site to absorb run-off;<br>(c) the size and shape of the site;<br>(d) the existing buildings and any constraints imposed by existing development;<br>(e) the need to remove vegetation;<br>(f) the location of development in relation to cleared areas; and<br>(g) the location of development in relation to natural hazards. | The existing carport and sheds, in combination with the existing dwelling, comprise a total site coverage of approximately 475m², which equates to only 2% of the overall 2.373 hectare site. The subject development is well integrated with the site's natural and physical characteristics and presents at a scale that is not inconsistent with the established pattern of residential allotments in the surrounding area.<br><br>As noted, the property features a moderate slope, descending east to west toward the Scamander River. The buildings are located on the gently sloping, elevated northeastern portion of the land, below the ridgeline and within the established residential curtilage. This siting allows the development to blend with the landform and limits its visibility from surrounding public vantage points, thereby maintaining the natural topographic profile that defines the area's landscape character.<br><br>The extent of impervious surfaces is minimal, with the vast majority of the site remaining vegetated or permeable. The land readily absorbs and retains stormwater runoff without generating concentrated discharge or erosion, and no new point discharges or drainage infrastructure are required. The property's size and shape comfortably accommodate the existing buildings with sufficient setbacks to boundaries and Riverview Road, ensuring the scale of development remains proportionate and unobtrusive within the broader landscape.<br><br>All development is contained within the previously cleared portion of the site, clustered around the existing dwelling and accessed via an established driveway network. This approach avoids further land disturbance or the need for vegetation removal. The Natural Values | Complies |

| 22.0 Landscape Conservation Zone | | | |
|---|---|---|---|
| **22.4** | **Development Standards for Buildings and Works** | | |
| Clause | Performance Criteria | Assessment | Compliance |
| | | Report (provided at Attachment 1 of this report) confirms that no threatened flora or vegetation communities occur within 500 metres of the property, and the surrounding dry eucalypt forest remains unaffected.<br><br>The site is also appropriately located outside mapped natural hazard areas, including landslip or flood-prone land. Its gentle slope, stable soils and setback from the Scamander River Public Reserve ensure a low risk to both the natural environment and built structures.<br><br>Overall, the existing development represents a low-impact, well-sited and visually recessive cluster of buildings that are sympathetic to the landform, vegetation and natural features of the area. The limited site coverage, subdued colour palette and containment of works within formerly cleared areas ensure the development is compatible with the landscape values of the site and surrounding area. It is submitted that the development therefore demonstrates compliance with the applicable performance criterion provided at Clause 22.4.1 P1 accordingly. | |
| **22.4.2** | **Building height, siting and exterior finishes** | | |
| P3 | Buildings must be sited to not cause an unreasonable loss of amenity, or impact on landscape values of the site, having regard to:<br>(a) the topography of the site;<br>(b) the size, shape and orientation of the site;<br>(c) the side and rear setbacks of adjacent buildings;<br>(d) the height, bulk and form of existing and proposed buildings;<br>(e) the need to remove vegetation as part of the development; | The existing carport and sheds at 49 Riverview Road, Scamander have been sited in a manner that ensures they do not cause an unreasonable loss of amenity or adversely impact the landscape values of the site and surrounding area.<br><br>The topography of the land features a moderate slope descending from east to west toward the Scamander River, with the development located on the more-gentle elevated northeast portion of the property. This position allows the structures to sit naturally within the landform and well below the skyline, | Complies |

| 22.0 Landscape Conservation Zone | | | |
|---|---|---|---|
| 22.4 | Development Standards for Buildings and Works | | |
| Clause | Performance Criteria | Assessment | Compliance |
| | (f) the appearance when viewed from roads and public places; and<br><br>(g) the landscape values of the surrounding area. | avoiding any intrusive or dominant visual effect.<br><br>The size, shape and orientation of the site – being a large, rectangular allotment of 2.37 hectares – provide substantial space for the buildings to be sited with sufficient setbacks from all property boundaries and from adjacent dwellings. This spatial separation ensures privacy, maintains open view corridors and protects the amenity of neighbouring properties.<br><br>In terms of height, bulk and form, the buildings are low-profile, single-storey structures, consistent in scale and character with other residential outbuildings in the locality. The use of subdued, natural colour tones assists the development in visually recessing into the surrounding landscape rather than contrasting against it.<br><br>The sheds and carport are located within an historically cleared area of the property, clustered around the existing dwelling and existing driveway network. This placement avoids unnecessary disturbance to the surrounding dry eucalypt woodland and maintains the integrity of native vegetation across the site.<br><br>When viewed from Riverview Road or other public vantage points, the buildings are well screened by existing vegetation and the natural topographic rise of the land. Their visual impact is minimal and compatible with the low-density, vegetated landscape character typical of the Landscape Conservation Zone.<br><br>The siting, form and presentation of the existing carport and sheds achieve a sympathetic integration with the site's landscape qualities, preserving both the natural values of the property and the amenity of nearby residents. It is | |

| 22.0 Landscape Conservation Zone | | | |
|---|---|---|---|
| **22.4** | **Development Standards for Buildings and Works** | | |
| Clause | Performance Criteria | Assessment | Compliance |
| | | submitted that the development therefore demonstrates compliance with the applicable performance criterion provided at Clause 22.4.2 P3 accordingly. | |
| **22.4.4** | **Landscape protection** | | |
| P2.1 | Buildings and works must be located to minimise impacts on landscape values, having regard to:<br>(a) the topography of the site;<br>(b) the size and shape of the site;<br>(c) the proposed building height, size and bulk;<br>(d) any constraints imposed by existing development;<br>(e) visual impact when viewed from roads and public places; and<br>(f) any screening vegetation. | The existing carport and sheds at 49 Riverview Road, Scamander have been located to ensure that impacts on the site's landscape values are minimised and that the natural qualities of the property remain visually and environmentally dominant.<br><br>The topography of the site features a moderate east-west slope toward the Scamander River. The buildings are positioned on the upper, moderately sloping portion of the land, below the ridgeline and outside visually prominent areas. This siting allows the structures to follow the natural contours of the land, reducing the need for cut or fill and ensuring they sit comfortably within the landscape profile.<br><br>Given the large size and regular shape of the 2.373 hectare allotment, there is ample opportunity to accommodate development while retaining extensive areas of natural vegetation. The buildings occupy a small proportion of the overall site area (approximately 2%), which preserves the open and vegetated character that defines the locality.<br><br>In terms of height, size and bulk, the structures are modest and low-profile, each well below the 6-metre building height standard, and finished in dark, recessive tones that visually blend with the surrounding vegetation. Their scale and form are consistent with other ancillary buildings in the Landscape Conservation Zone and do not compete with the natural landscape setting.<br><br>The layout responds to existing development constraints, with the | Complies |
| P2.2 | If the building and works are less than 10m in elevation below a skyline or ridgeline, there are no other suitable building areas. | | |

| 22.0 Landscape Conservation Zone | | | |
|---|---|---|---|
| 22.4 | Development Standards for Buildings and Works | | |
| Clause | Performance Criteria | Assessment | Compliance |
| | | carport and sheds clustered around the existing dwelling and internal driveway. This consolidates built form within the established curtilage and avoids the need for additional disturbance elsewhere on the property.<br><br>When viewed from Riverview Road or nearby public vantage points, the development is largely screened by the site's existing vegetation and topographic fall, resulting in a subdued visual presence. The screening vegetation, including native eucalypt and understorey species, provides an effective buffer that softens views of the buildings and maintains the dominance of natural features across the site.<br><br>Overall, the carport and sheds are sensitively located and appropriately scaled, ensuring minimal visual and environmental impact and a high level of compatibility with the landscape character of the area.<br><br>It is submitted that the development therefore demonstrates compliance with the applicable performance criterion provided at Clause 22.4.4 P2.1 and P2.2 accordingly. | |

## 4.3 Code Assessments

The following Codes have been assessed as being applicable[2] to the proposal:

- Parking and Sustainable Transport Code
- Natural Assets Code

The following sections provide an assessment of the applicable standards of the code.

[2] The development is exempted from consideration of Clause C15.7.1 of the Landslip Hazard Code via its applicability to Clause C15.4.1(d)(i).

*4.3.1 Use Standards – **Acceptable Solutions** - Parking and Sustainable Transport Code*

| C2.0 Parking and Sustainable Transport Code | | | |
|---|---|---|---|
| **C2.5** | **Use Standards** | | |
| **Clause** | **Acceptable Solution** | **Assessment** | **Compliance** |
| **C2.5.1** | **Car parking numbers** | | |
| A1 | The number of on-site car parking spaces must be no less than the number specified in Table C2.1, less the number of car parking spaces that cannot be provided due to the site including container refund scheme space, excluding if:<br>...<br><br>(d) it relates to an intensification of an existing use or development or a change of use where:<br>(i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or<br>(ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows:<br><br>**N = A + (C- B)**<br><br>N = Number of on-site car parking spaces required<br><br>A = Number of existing on site car parking spaces<br><br>B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1 | **The use of the carport is ancillary to the single dwelling use of the land. The existing single dwelling is already provided with car parking space provision adequate to service the use and compliant with the requirements of Table C2.1. The development (sheds included) has not acted to intensify the existing residential use of the land (i.e. it is not for human habitation purposes). The development subject to the application therefore satisfies the requirements of Clause C2.5.1 A1 accordingly.** | **Complies** |

| C2.0 Parking and Sustainable Transport Code | | | |
|---|---|---|---|
| **C2.5** | **Use Standards** | | |
| **Clause** | **Acceptable Solution** | **Assessment** | **Compliance** |
| | C = Number of on-site car parking spaces required for the proposed use or development specifie d in Table C2.1. | | |

*4.3.2 Development Standards – **Acceptable Solutions** - Parking and Sustainable Transport Code*

| C2.0 Parking and Sustainable Transport Code | | | |
|---|---|---|---|
| **C2.6** | **Development Standards for Buildings and Works** | | |
| **Clause** | **Acceptable Solution** | **Assessment** | **Compliance** |
| **C2.6.1** | **Construction of Parking Areas** | | |
| A1 | All parking, access ways, manoeuvring and circulation spaces must:<br>(a) be constructed with a durable all weather pavement;<br>(b) be drained to the public stormwater system, or contain stormwater on the site; and<br>(c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement. | The access way to the carport and sheds is an existing access that has been in-situ for numerous years. The carport and sheds are not being relied upon for the purposes of supplementing adequate car parking space provision for the existing use, noting existing car parking provision is available in immediate proximity to the dwelling. However, the access network is not consistent with A1(c) and requires consideration under Clause C2.6.1 P1. Assessment of the development against this performance criteria is outlined at Section 4.3.3 of this report. | Does not Comply |
| **C2.6.2** | **Design and Layout of Parking Areas** | | |
| A1.1 | Parking, access ways, manoeuvring and circulation spaces must either:<br>(a) comply with the following:<br>(i) have a gradient in accordance with *Australian Standard AS 2890 - Parking facilities, Parts 1-6*; | As noted, the access way to the carport is provided by an existing driveway network that has been in-situ for numerous years. This access width is nominally 4-5 metres, satisfying the requirements of Table C2.2 accordingly. Although the carport and sheds are not being relied upon for the purposes of supplementing adequate car parking space provision for the existing single | Complies |

| C2.0 Parking and Sustainable Transport Code | | | |
|---|---|---|---|
| **C2.6** | **Development Standards for Buildings and Works** | | |
| **Clause** | **Acceptable Solution** | **Assessment** | **Compliance** |
| | (ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces;<br>(iii) have an access width not less than the requirements in Table C2.2;<br>(iv) have car parking space dimensions which satisfy the requirements in Table C2.3;<br>(v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces;<br>(vi) have a vertical clearance of not less than 2.1m above the parking surface level; and<br>(vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or<br>(b) comply with *Australian Standard AS 2890- Parking facilities, Parts 1-6.* | **dwelling use (with existing car parking provision is available in immediate proximity to the dwelling), it is noted that the vehicle-accessible dimensions of each structure satisfy the car parking space dimension (including adjacent access and manoeuvring width) requirements provided at Table C2.3.** | |
| **C2.6.3** | **Number of Accesses for Vehicles** | | |
| A1 | The number of accesses provided for each frontage must:<br>(a) be no more than 1; or<br>(b) no more than the existing number of accesses,<br>whichever is the greater. | **An existing single access point onto Riverview Road services the site and will continue to be relied upon for the purposes of the development.** | **Complies** |

*4.3.3 Development Standards – **Performance Criteria** - Parking and Sustainable Transport Code*

| C2.0 Parking and Sustainable Transport Code | | | |
|---|---|---|---|
| **C2.6** | **Development Standards for Buildings and Works** | | |
| Clause | Performance Criteria | Assessment | Compliance |
| **C2.6.1** | **Construction of Parking Areas** | | |
| P1 | All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to:<br>(a) the nature of the use;<br>(b) the topography of the land;<br>(c) the drainage system available;<br>(d) the likelihood of transporting sediment or debris from the site onto a road or public place;<br>(e) the likelihood of generating dust; and<br>(f) the nature of the proposed surfacing. | The carport and sheds are accessed via an existing internal driveway that extends from the Riverview Road frontage. The access is already formed and has been in place for many years, ensuring it is readily identifiable and capable of accommodating the low-intensity traffic associated with ancillary residential vehicle storage (cars, boats, camper vans).<br><br>The nature of the use – being for domestic storage and occasional vehicle access – means traffic volumes are low and unlikely to generate adverse impacts. The development site is relatively gently sloping, with stable ground conditions that minimise the potential for erosion or wash-out. Drainage is managed on-site, with the access and surrounding land capable of containing runoff without reliance on external drainage infrastructure.<br><br>Because of the compacted surface condition, the likelihood of sediment or debris being transported onto Riverview Road is minimal, as is the generation of dust. The all-weather surface provides reliable access in varying conditions without significant maintenance requirements. The existing surfacing – while unsealed – provides a durable and functional pavement suitable for the intended ancillary residential use.<br><br>It is submitted that the development therefore demonstrates compliance with the applicable performance criterion provided at Clause C2.6.1 P1 accordingly. | Complies |

*4.3.4 Development Standards for Buildings and Works – **Acceptable Solutions** – Natural Assets*

| C7.0 Natural Assets Code | | | |
|---|---|---|---|
| **C7.6** | **Development Standards for Buildings and Works** | | |
| Clause | Acceptable Solution | Assessment | Compliance |
| **C7.6.1** | **Buildings and works within a waterway and coastal protection area or a future coastal refugia area** | | |
| A1 | Buildings and works within a waterway and coastal protection area must:<br>(a) be within a building area on a sealed plan approved under this planning scheme;<br>(b) in relation to a Class 4 watercourse, be for a crossing or bridge not more than 5m in width; or<br>(c) if within the spatial extent of tidal waters, be an extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway that is not more than 20% of the area of the facility existing at the effective date. | The constructed carport and northern shed are each located within an area identified as a waterway and coastal protection area, and which is not a building area that has been approved on a sealed plan under the Tasmanian Planning Scheme – Break O'Day. The proposal must therefore rely on demonstrating compliance with the corresponding performance criteria provided at Clause C7.6.1 P1.1. Assessment of the proposal against this performance criteria is outlined at Section 4.3.5 of this report. | Does not Comply |
| A3 | Development within a waterway and coastal protection area or a future coastal refugia area must not involve a new stormwater point discharge into a watercourse, wetland or lake. | The development does not comprise any new stormwater point discharge into a watercourse, wetland or lake. | Complies |
| **C7.6.2** | **Clearance within a priority vegetation area** | | |
| A1 | Clearance of native vegetation within a priority vegetation area must be within a building area on a sealed plan approved under this planning scheme. | The constructed carport and northern shed are each located within an area identified as a priority vegetation area, and which is not a building area that has been approved on a sealed plan under the Tasmanian Planning Scheme – Break O'Day. The proposal must therefore rely on demonstrating compliance with the corresponding performance criteria provided at Clause C7.6.2 P1.1 and P1.2. Assessment of the proposal against this performance criteria is outlined at Section 4.3.5 of this report. | Does not Comply |

*4.3.5 Development Standards for Buildings and Works – **Performance Criteria** – Natural Assets*

| C7.0 Natural Assets Code | | | |
|---|---|---|---|
| **C7.6** | **Development Standards for Buildings and Works** | | |
| Clause | Performance Criteria | Assessment | Compliance |
| **C7.6.1** | **Buildings and works within a waterway and coastal protection area or a future coastal refugia area** | | |
| P1.1 | Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to:<br>(a) impacts caused by erosion, siltation, sedimentation and runoff;<br>(b) impacts on riparian or littoral vegetation;<br>(c) maintaining natural streambank and streambed condition, where it exists;<br>(d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;<br>(e) the need to avoid significantly impeding natural flow and drainage;<br>(f) the need to maintain fish passage, where known to exist;<br>(g) the need to avoid land filling of wetlands;<br>(h) the need to group new facilities with existing facilities, where reasonably practical;<br>(i) minimising cut and fill;<br>(j) building design that responds to the particular size, shape, contours or slope of the land;<br>(k) minimising impacts on coastal processes, including sand movement and wave action;<br>(l) minimising the need for future works for the protection of natural assets, infrastructure and property;<br>(m) the environmental best practice guidelines in the *Wetlands and Waterways Works Manual*; and | **The constructed carport and northern shed are each located within the upper elevations of a mapped waterway and coastal protection area. Both structures have been constructed and located above the physical watercourse (an ephemeral drainage line) and in a manner that avoids and minimises adverse impacts on natural assets.**<br><br>**The levelled development pads for both structures and the connecting compacted driveway network limit the potential for soil disturbance. In erecting the structures, no cut or fill was undertaken beyond what already existed, and the site's natural drainage patterns continue to disperse runoff across vegetated ground before reaching the mapped watercourse. There is no evidence of sedimentation or concentrated discharge arising from the works.**<br><br>**The structures are each positioned above the riparian zone of the mapped watercourse, and no riparian vegetation has been removed or modified. Existing native vegetation along the watercourse remains intact and continues to provide soil stabilisation and habitat function.**<br><br>**The carport and shed (with a cumulative floor area of 54 sq/m) are modest in scale, with minimal cut and fill and a design that follows the existing contours of the land. Their placement adjacent to the existing dwelling consolidates development within an already cleared and stable portion of the site, consistent with the principle of grouping new facilities with existing** | Complies |

| C7.0 Natural Assets Code | | | |
|---|---|---|---|
| **C7.6** | **Development Standards for Buildings and Works** | | |
| Clause | Performance Criteria | Assessment | Compliance |
| | (n) the guidelines in the *Tasmanian Coastal Works Manual*. | **structures to limit incremental disturbance.**<br><br>**The dark, recessive finishes and low building height further reduce visual prominence and avoid the need for future stabilisation or protective works. The location and form of the development align with environmental best practice and the guidance contained in the *Wetlands and Waterways Works Manual* and *Tasmanian Coastal Works Manual*, ensuring long-term protection of natural assets, infrastructure, and property.**<br><br>**Overall, the development represents a low-impact and environmentally responsive outcome, effectively maintaining the natural character, hydrological function, and ecological integrity of the site and surrounding area. It is submitted that the development therefore demonstrates compliance with the applicable performance criterion provided at Clause C7.6.1 P1.1 accordingly.** | |
| **C7.6.2** | **Clearance within a priority vegetation area** | | |
| P1.1 | Clearance of native vegetation within a priority vegetation area must be for:<br>(a) an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmania Fire Service or an accredited person;<br>(b) buildings and works associated with the construction of a single dwelling or an associated outbuilding;<br>(c) subdivision in the General Residential Zone or Low Density Residential Zone;<br>(d) use or development that will result in significant long term social and | **The subject structures are each ancillary to the existing single dwelling situated upon the subject land. Vegetation removal for the purposes of the proposed development satisfies P1.1 (b) of Clause C7.6.2 accordingly.** | Complies |

| C7.0 Natural Assets Code | | | |
|---|---|---|---|
| C7.6 | Development Standards for Buildings and Works | | |
| Clause | Performance Criteria | Assessment | Compliance |
| | economic benefits and there is no feasible alternative location or design;<br>(e) clearance of native vegetation where it is demonstrated that on-going pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence; or<br>(f) the clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site. | | |
| P1.2 | Clearance of native vegetation within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to:<br>(a) the design and location of buildings and works and any constraints such as topography or land hazards;<br>(b) any particular requirements for the buildings and works;<br>(c) minimising impacts resulting from bushfire hazard management measures through siting and fire-resistant design of habitable buildings;<br>(d) any mitigation measures implemented to minimise the residual impacts on priority vegetation;<br>(e) any on-site biodiversity offsets; and<br>(f) any existing cleared areas on the site. | As noted, the constructed carport and northern shed are each located within an area identified as a priority vegetation area. Both structures have been constructed and sited in a manner that minimises impacts on priority vegetation, in accordance with the intent of the Natural Assets Code under the Tasmanian Planning Scheme – Break O'Day.<br><br>The design and location of the buildings respond sensitively to the site's gentle east-west slope and established development pattern. Both structures are positioned within an historically cleared and maintained area on the elevated northeastern portion of the property, immediately adjoining the existing dwelling and internal driveway. This siting takes advantage of previously disturbed land (see Figure 7, below) and avoids intrusion into the dry eucalypt woodland that occupies the western section of the site. As a result, the works have not required extensive cut or fill, nor any modification of the natural landform.<br><br>The carport and northern shed are modest, low-profile structures that occupy a very small proportion of the overall 2.37 hectare site. The Natural | Complies |

| C7.0 Natural Assets Code | | | |
|---|---|---|---|
| C7.6 | Development Standards for Buildings and Works | | |
| Clause | Performance Criteria | Assessment | Compliance |
| | | Values Report confirms there are no threatened flora species within 500 metres of the property and no threatened vegetation communities within 1 kilometre. The existing vegetation within the development footprint area comprises regenerating native woodland and modified urban complex, ensuring that the siting of the works has not disturbed areas of ecological significance.<br><br>Bushfire hazard management has been appropriately addressed through the use of the site's existing cleared curtilage, providing natural defensible space without the need for additional vegetation removal. The non-habitable nature of the carport and sheds, combined with their modest scale and recessive exterior finishes, further reduces environmental and visual impacts.<br><br>No residual impacts on priority vegetation have been identified, and no on-site biodiversity offsets are required. The clustering of the buildings around the existing dwelling consolidates built form and prevents further fragmentation of native vegetation, maintaining the natural character and ecological integrity of the site.<br><br>Overall, the existing carport and sheds have been sited to align with the site's natural and physical attributes, avoiding unnecessary disturbance while preserving the landscape and biodiversity values of the property. The development represents a low-impact and environmentally responsible outcome. It is submitted that the development therefore demonstrates compliance with the applicable performance criterion provided at Clause C7.6.2 P1.2 accordingly. | |

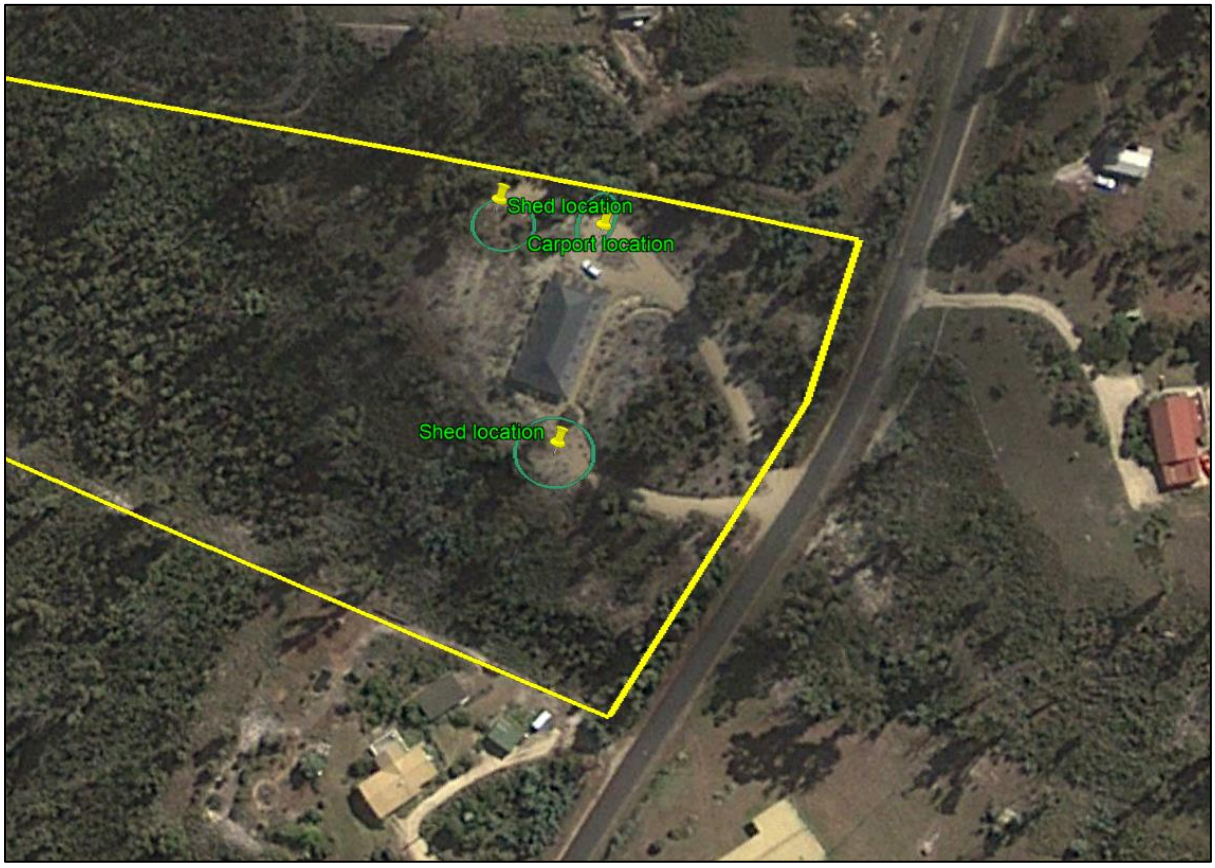



**Figure 7**: Aerial imagery illustrating the cleared condition of the development site, as of Sept 2010 (Source: Google Earth).

# 5 Conclusion

The existing carport and sheds at 49 Riverview Road, Scamander have been designed and sited in a way that aligns closely with the intent and requirements of the Tasmanian Planning Scheme – Break O'Day. The development sits comfortably within the natural landscape, remaining well below the ridgeline. By locating the buildings within the previously cleared northeastern portion of the site – clustered around the existing dwelling and access driveway – the development avoids unnecessary disturbance to vegetation or landform.

Each structure is modest in scale, uses subdued tones, and is screened by existing vegetation, ensuring a low visual impact from Riverview Road and surrounding properties. The placement of the buildings takes advantage of the site's natural contours and stable ground, meaning that stormwater runoff is naturally contained without risk of erosion or sedimentation. The submitted Natural Values Report confirms that there are no threatened flora or vegetation communities within 500 metres of the site, and that the surrounding dry eucalypt woodland remains undisturbed.

Overall, the carport and sheds maintain the ecological, hydrological, and scenic qualities of the site. The development integrates effectively with the land's natural and physical features, meets the relevant performance criteria of the Landscape Conservation Zone and Natural Assets Code, and achieves a high level of consistency with the Tasmanian Planning Scheme – Break O'Day. It represents a sensitive and

environmentally responsible form of development that preserves the area's landscape character and environmental values.

# Natural Values Atlas Report

*Authoritative, comprehensive information on Tasmania's natural values.*

| | |
|---|---|
| Reference: | |
| Requested For: | |
| Report Type: | Summary Report |
| Timestamp: | 07:53:26 PM Wednesday 08 October 2025 |
| Threatened Flora: | buffers Min: 500m Max: 5000m |
| Threatened Fauna: | buffers Min: 500m Max: 5000m |
| Raptors: | buffers Min: 500m Max: 5000m |
| Tasmanian Weed Management Act Weeds: | buffers Min: 500m Max: 5000m |
| Priority Weeds: | buffers Min: 500m Max: 5000m |
| TASVEG: | buffer 1000m |
| Threatened Communities: | buffer 1000m |
| Tasmanian Reserve Estate: | buffer 1000m |

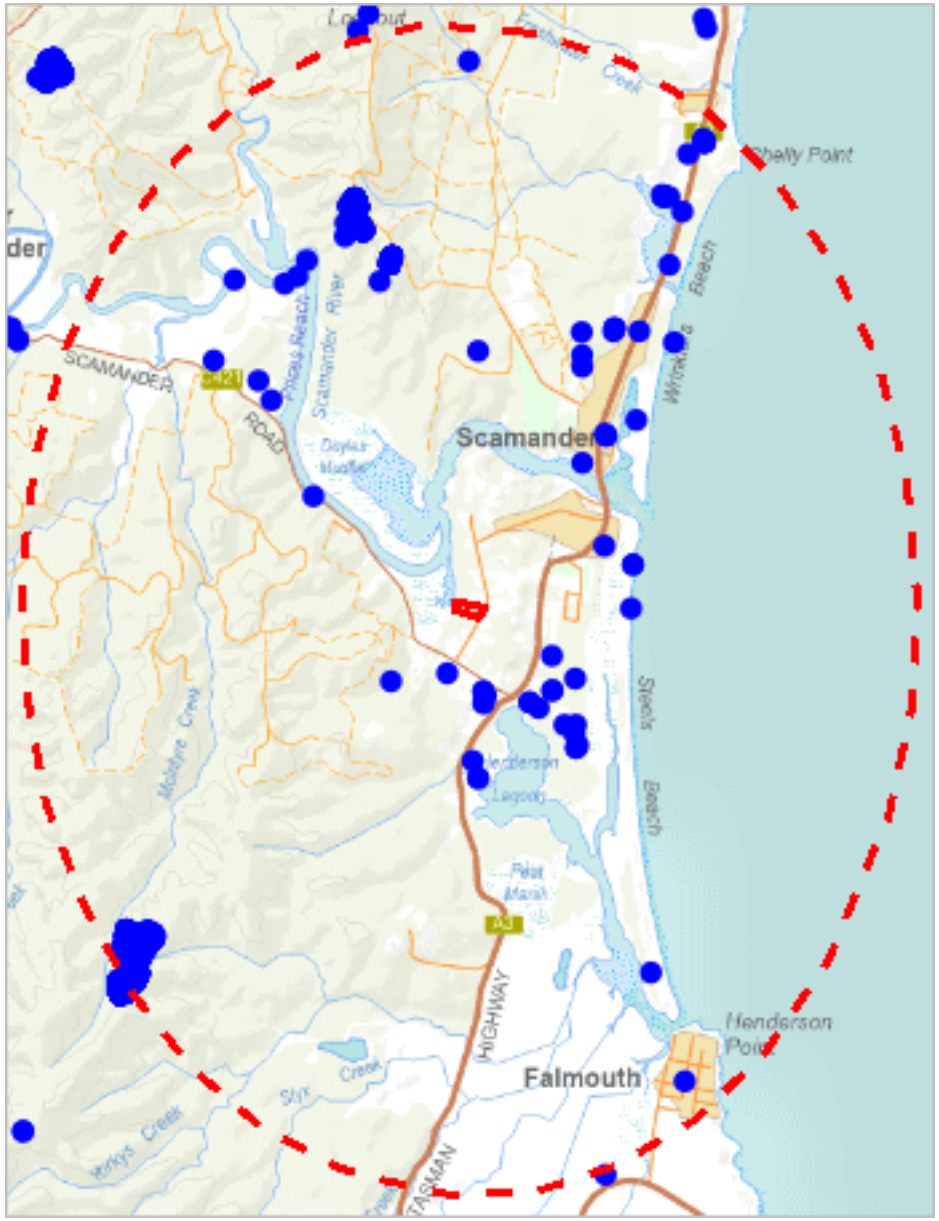

The centroid for this query GDA94: 604303.0, 5408295.0 falls within:

Property: 6422386

*** No threatened flora found within 500 metres ***

# Threatened flora within 5000 metres

608423, 5413606




600195, 5402967

Please note that some layers may not display at all requested map scales

# Threatened flora within 5000 metres

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels

# Threatened flora within 5000 metres

## Verified Records

| Species | Common Name | SS | NS | Bio | Observation Count | Last Recorded |
|---|---|---|---|---|---|---|
| Acacia ulicifolia | juniper wattle | r | | n | 18 | 11-Sep-2022 |
| Asperula subsimplex | water woodruff | r | | n | 1 | 18-Aug-2009 |
| Austrostipa blackii | crested speargrass | r | | n | 1 | 04-Sep-2009 |
| Caladenia filamentosa | daddy longlegs | r | | n | 4 | 09-Nov-1992 |
| Conospermum hookeri | tasmanian smokebush | v | VU | e | 5 | 11-Sep-2022 |
| Euphrasia collina subsp. deflexifolia | eastern eyebright | r | | e | 1 | 03-Aug-1876 |
| Glycine microphylla | small-leaf glycine | v | | n | 1 | 11-Jan-2024 |
| Hibbertia calycina | lesser guineaflower | v | | n | 3480 | 03-Sep-2018 |
| Hibbertia virgata | twiggy guineaflower | r | | n | 10 | 01-Sep-2016 |
| Hovea corrickiae | glossy purplepea | r | | n | 1 | 14-Jan-2015 |
| Lepidium hyssopifolium | soft peppercress | e | EN | n | 1 | 01-Oct-1992 |
| Liparophyllum exaltatum | erect marshwort | r | | n | 2 | 28-Apr-2022 |
| Pomaderris phylicifolia subsp. ericoides | revolute narrowleaf dogwood | r | | n | 1 | 16-Nov-2014 |
| Prostanthera rotundifolia | roundleaf mintbush | v | | n | 18 | 07-Nov-2021 |
| Ruppia megacarpa | largefruit seatassel | r | | n | 1 | 11-Nov-1995 |
| Schenkia australis | spike centaury | r | | n | 1 | 08-Nov-1945 |
| Scutellaria humilis | dwarf skullcap | r | | n | 1 | 26-Nov-1879 |
| Thelymitra malvina | mauvetuft sun-orchid | e | | n | 2 | 21-Nov-1990 |
| Viola caleyana | swamp violet | r | | n | 1 | 01-Jan-1896 |
| Xanthorrhoea arenaria | sand grasstree | v | VU | e | 2 | 11-Oct-1933 |
| Zieria littoralis | downy zieria | r | | n | 1 | 01-Aug-1956 |
| Zieria veronicea subsp. veronicea | pink zieria | e | | n | 10 | 18-Oct-2022 |

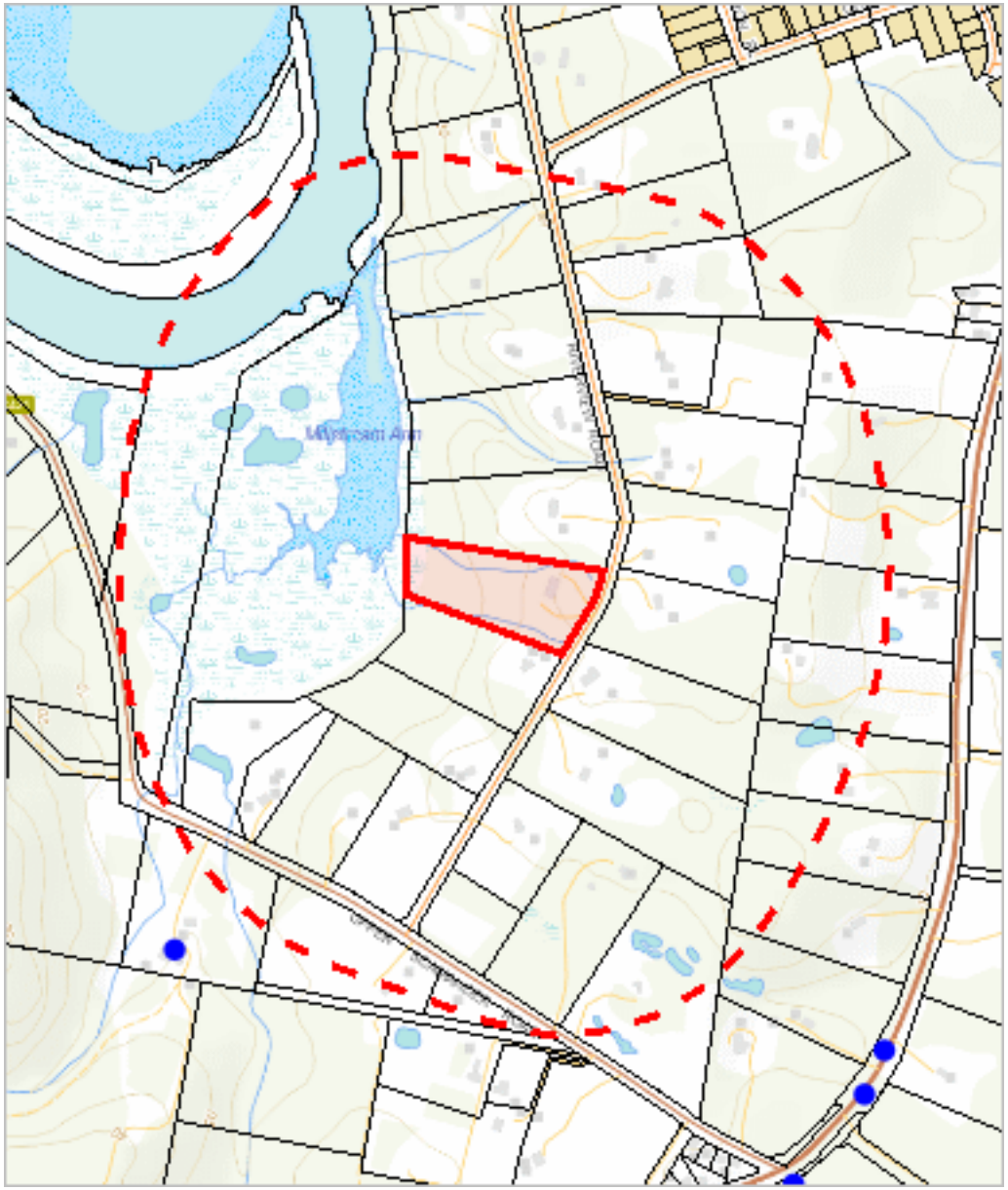
## Unverified Records

No unverified records were found!

For more information about threatened species, please contact Threatened Species Enquiries.
Telephone: 1300 368 550
Email: ThreatenedSpecies.Enquiries@nre.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

# Threatened fauna within 500 metres

604973, 5409073



603637, 5407504

Please note that some layers may not display at all requested map scales

# Threatened fauna within 500 metres

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels

## Threatened fauna within 500 metres

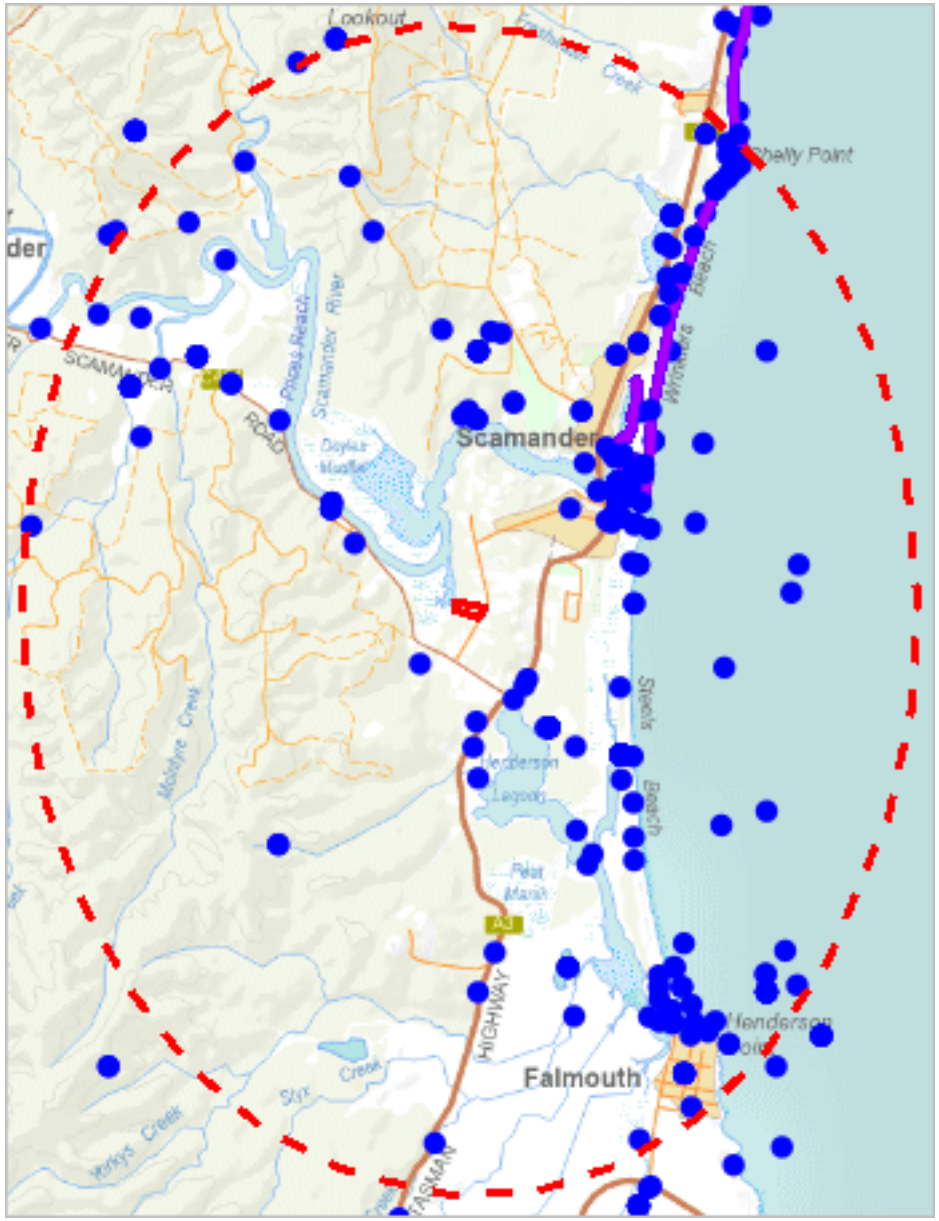
(based on Range Boundaries)

| Species | Common Name | SS | NS | BO | Potential | Known | Core |
|---|---|---|---|---|---|---|---|
| Lathamus discolor | swift parrot | e | CR | mbe | 1 | 0 | 1 |
| Prototroctes maraena | australian grayling | v | VU | ae | 1 | 0 | 0 |
| Antipodia chaostola | chaostola skipper | e | EN | ae | 5 | 0 | 0 |
| Pseudemoia pagenstecheri | tussock skink | v | | n | 1 | 0 | 0 |
| Tyto novaehollandiae subsp. castanops | masked owl (Tasmanian) | e | VU | e | 1 | 0 | 1 |
| Haliaeetus leucogaster | white-bellied sea-eagle | v | | n | 2 | 0 | 0 |
| Galaxiella pusilla | eastern dwarf galaxias | v | VU | n | 1 | 0 | 0 |
| Dasyurus maculatus subsp. maculatus | spotted-tailed quoll | r | VU | n | 1 | 0 | 0 |
| Litoria raniformis | green and gold frog | v | VU | ae | 1 | 0 | 1 |
| Accipiter novaehollandiae | grey goshawk | e | | n | 1 | 0 | 0 |
| Sarcophilus harrisii | tasmanian devil | e | EN | e | 1 | 0 | 0 |
| Aquila audax subsp. fleayi | tasmanian wedge-tailed eagle | e | EN | e | 1 | 0 | 0 |
| Tasmanipatus barretti | giant velvet worm | r | | e | 0 | 1 | 0 |
| Pseudomys novaehollandiae | pookila or new holland mouse | e | VU | n | 1 | 0 | 0 |
| Dasyurus viverrinus | eastern quoll | | EN | n | 0 | 0 | 1 |

For more information about threatened species, please contact Threatened Species Enquiries.
Telephone: 1300 368 550
Email: ThreatenedSpecies.Enquiries@nre.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

# Threatened fauna within 5000 metres

608423, 5413606




600195, 5402967

Please note that some layers may not display at all requested map scales

# Threatened fauna within 5000 metres

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels

# Threatened fauna within 5000 metres

## Verified Records

| Species | Common Name | SS | NS | Bio | Observation Count | Last Recorded |
|---|---|---|---|---|---|---|
| Accipiter novaehollandiae | grey goshawk | e | | n | 5 | 22-Apr-2023 |
| Aquila audax | wedge-tailed eagle | pe | PEN | n | 12 | 21-Feb-2023 |
| Aquila audax subsp. fleayi | tasmanian wedge-tailed eagle | e | EN | e | 13 | 24-May-2024 |
| Arctocephalus forsteri subsp. doriferus | new zealand fur seal | r | | n | 2 | 12-Jul-2000 |
| Arctocephalus tropicalis | sub-antarctic fur seal | e | VU | n | 1 | 24-Jun-2021 |
| Balaenoptera musculus | blue whale | e | EN | m | 1 | 24-Feb-2015 |
| Botaurus poiciloptilus | australasian bittern | | EN | n | 2 | 01-Mar-1988 |
| Calidris ferruginea | curlew sandpiper | | CR | n | 1 | 08-Jan-2017 |
| Caretta caretta | loggerhead turtle | e | EN | n | 1 | 20-May-2017 |
| Charadrius mongolus | lesser sand plover | | EN | n | 1 | 29-May-2009 |
| Dasyurus maculatus | spotted-tailed quoll | r | VU | n | 3 | 14-Jul-2018 |
| Dasyurus viverrinus | eastern quoll | | EN | n | 22 | 07-May-2024 |
| Dermochelys coriacea | leatherback turtle | v | VU | n | 2 | 25-Feb-1986 |
| Eubalaena australis | southern right whale | e | EN | m | 37 | 01-Sep-2020 |
| Gazameda gunnii | Gunn's screw shell | v | | ae | 1 | 23-Jan-1985 |
| Haliaeetus leucogaster | white-bellied sea-eagle | v | | n | 33 | 16-Dec-2023 |
| Hirundapus caudacutus | white-throated needletail | | VU | n | 2 | 03-Feb-2023 |
| Lathamus discolor | swift parrot | e | CR | mbe | 4 | 06-Jan-2017 |
| Limosa lapponica subsp. baueri | western alaskan bar-tailed godwit | | EN | n | 2 | 27-Oct-1992 |
| Litoria raniformis | green and gold frog | v | VU | ae | 2 | 25-Nov-2010 |
| Macronectes giganteus | southern giant-petrel | v | EN | n | 1 | 06-Nov-1982 |
| Prototroctes maraena | australian grayling | v | VU | ae | 7 | 28-Mar-1979 |
| Sarcophilus harrisii | tasmanian devil | e | EN | e | 4 | 24-Aug-2024 |
| Sterna albifrons subsp. sinensis | little tern | pe | | | 4 | 01-Jan-1977 |
| Sterna nereis subsp. nereis | fairy tern | pv | PVU | | 1 | 01-Jan-1973 |
| Sterna striata | white-fronted tern | v | | n | 2 | 02-Jan-1995 |
| Sternula albifrons subsp. sinensis | little tern | e | | n | 51 | 08-Aug-2020 |
| Sternula nereis subsp. nereis | fairy tern | v | VU | n | 104 | 10-Jan-2023 |
| Tasmanipatus barretti | giant velvet worm | r | | e | 12 | 02-Feb-2013 |
| Thalassarche cauta | shy albatross | v | EN | ae | 4 | 03-Feb-2021 |
| Thinornis cucullatus | hooded plover | | PVU | ae | 90 | 06-Dec-2024 |
| Thinornis rubricollis | hooded plover | | VU | n | 162 | 19-Dec-2020 |
| Tringa nebularia | common greenshank | | EN | n | 1 | 01-Jan-1900 |
| Tyto novaehollandiae | masked owl | pe | PVU | n | 2 | 01-Jul-1996 |
| Tyto novaehollandiae subsp. castanops | masked owl (Tasmanian) | e | VU | e | 1 | 05-Mar-2007 |

## Unverified Records

No unverified records were found!

# Threatened fauna within 5000 metres

## (based on Range Boundaries)

| Species | Common Name | SS | NS | BO | Potential | Known | Core |
|---|---|---|---|---|---|---|---|
| Lathamus discolor | swift parrot | e | CR | mbe | 1 | 0 | 1 |
| Prototroctes maraena | australian grayling | v | VU | ae | 2 | 0 | 0 |
| Antipodia chaostola | chaostola skipper | e | EN | ae | 11 | 0 | 0 |
| Pseudemoia pagenstecheri | tussock skink | v | | n | 1 | 0 | 0 |
| Tyto novaehollandiae subsp. castanops | masked owl (Tasmanian) | e | VU | e | 1 | 0 | 1 |
| Haliaeetus leucogaster | white-bellied sea-eagle | v | | n | 5 | 0 | 0 |
| Galaxiella pusilla | eastern dwarf galaxias | v | VU | n | 1 | 0 | 0 |
| Dasyurus maculatus subsp. maculatus | spotted-tailed quoll | r | VU | n | 1 | 0 | 1 |
| Litoria raniformis | green and gold frog | v | VU | ae | 1 | 0 | 1 |
| Accipiter novaehollandiae | grey goshawk | e | | n | 1 | 0 | 0 |
| Sarcophilus harrisii | tasmanian devil | e | EN | e | 1 | 0 | 0 |
| Aquila audax subsp. fleayi | tasmanian wedge-tailed eagle | e | EN | e | 1 | 0 | 0 |
| Tasmanipatus barretti | giant velvet worm | r | | e | 0 | 1 | 0 |
| Pseudomys novaehollandiae | pookila or new holland mouse | e | VU | n | 1 | 0 | 0 |
| Dasyurus viverrinus | eastern quoll | | EN | n | 0 | 0 | 1 |

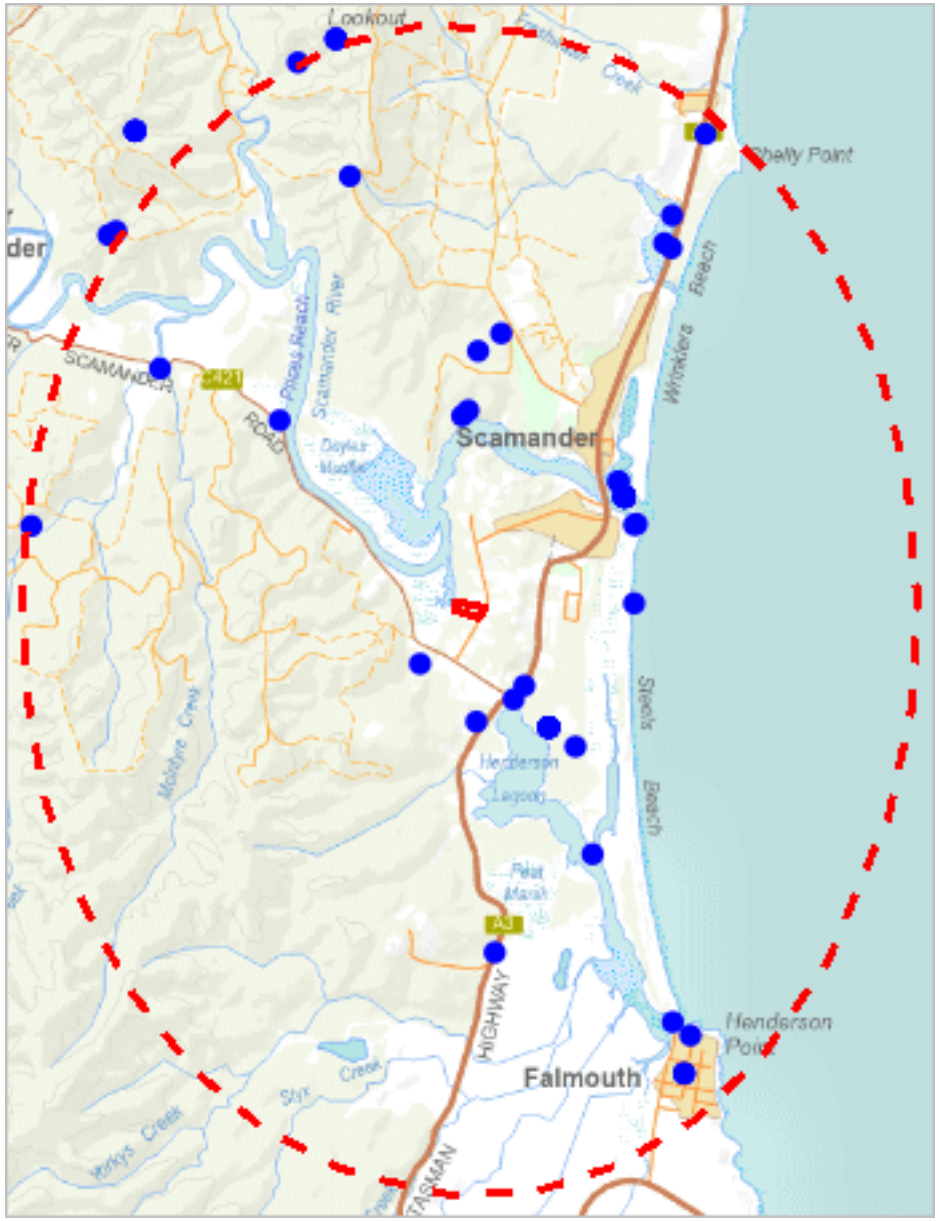
# Threatened fauna within 5000 metres

For more information about threatened species, please contact Threatened Species Enquiries.
Telephone: 1300 368 550
Email: ThreatenedSpecies.Enquiries@nre.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

*** No Raptor nests or sightings found within 500 metres. ***

# Raptor nests and sightings within 5000 metres

608423, 5413606




600195, 5402967

Please note that some layers may not display at all requested map scales

# Raptor nests and sightings within 5000 metres

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels

# Raptor nests and sightings within 5000 metres

## Verified Records

| Nest Id/Location Foreign Id | Species | Common Name | Obs Type | Observation Count | Last Recorded |
|---|---|---|---|---|---|
| 170 | Aquila audax subsp. fleayi | tasmanian wedge-tailed eagle | Nest | 1 | 01-Jan-1985 |
| 172 | Aquila audax subsp. fleayi | tasmanian wedge-tailed eagle | Nest | 1 | 01-Jan-1985 |
| 2264 | Haliaeetus leucogaster | white-bellied sea-eagle | Nest | 1 | 17-Aug-2015 |
| 2846 | Haliaeetus leucogaster | white-bellied sea-eagle | Nest | 1 | 15-Feb-2021 |
| 3470 | Aquila audax subsp. fleayi | tasmanian wedge-tailed eagle | Nest | 1 | 24-May-2024 |
| 731 | Aquila audax subsp. fleayi | tasmanian wedge-tailed eagle | Nest | 5 | 30-Mar-2007 |
| 833 | Aquila audax subsp. fleayi | tasmanian wedge-tailed eagle | Nest | 3 | 20-Sep-2007 |
| | Accipiter novaehollandiae | grey goshawk | Carcass | 1 | 22-Apr-2023 |
| | Accipiter novaehollandiae | grey goshawk | Sighting | 4 | 04-Jan-2023 |
| | Aquila audax | wedge-tailed eagle | Not Recorded | 2 | 16-Jul-2016 |
| | Aquila audax | wedge-tailed eagle | Sighting | 10 | 21-Feb-2023 |
| | Aquila audax subsp. fleayi | tasmanian wedge-tailed eagle | Sighting | 2 | 25-Apr-2022 |
| | Haliaeetus leucogaster | white-bellied sea-eagle | Not Recorded | 11 | 11-Mar-2018 |
| | Haliaeetus leucogaster | white-bellied sea-eagle | Sighting | 20 | 16-Dec-2023 |
| | Tyto novaehollandiae | masked owl | Not Recorded | 1 | 24-Aug-1994 |
| | Tyto novaehollandiae | masked owl | Sighting | 1 | 01-Jul-1996 |

## Unverified Records

No unverified records were found!

# Raptor nests and sightings within 5000 metres

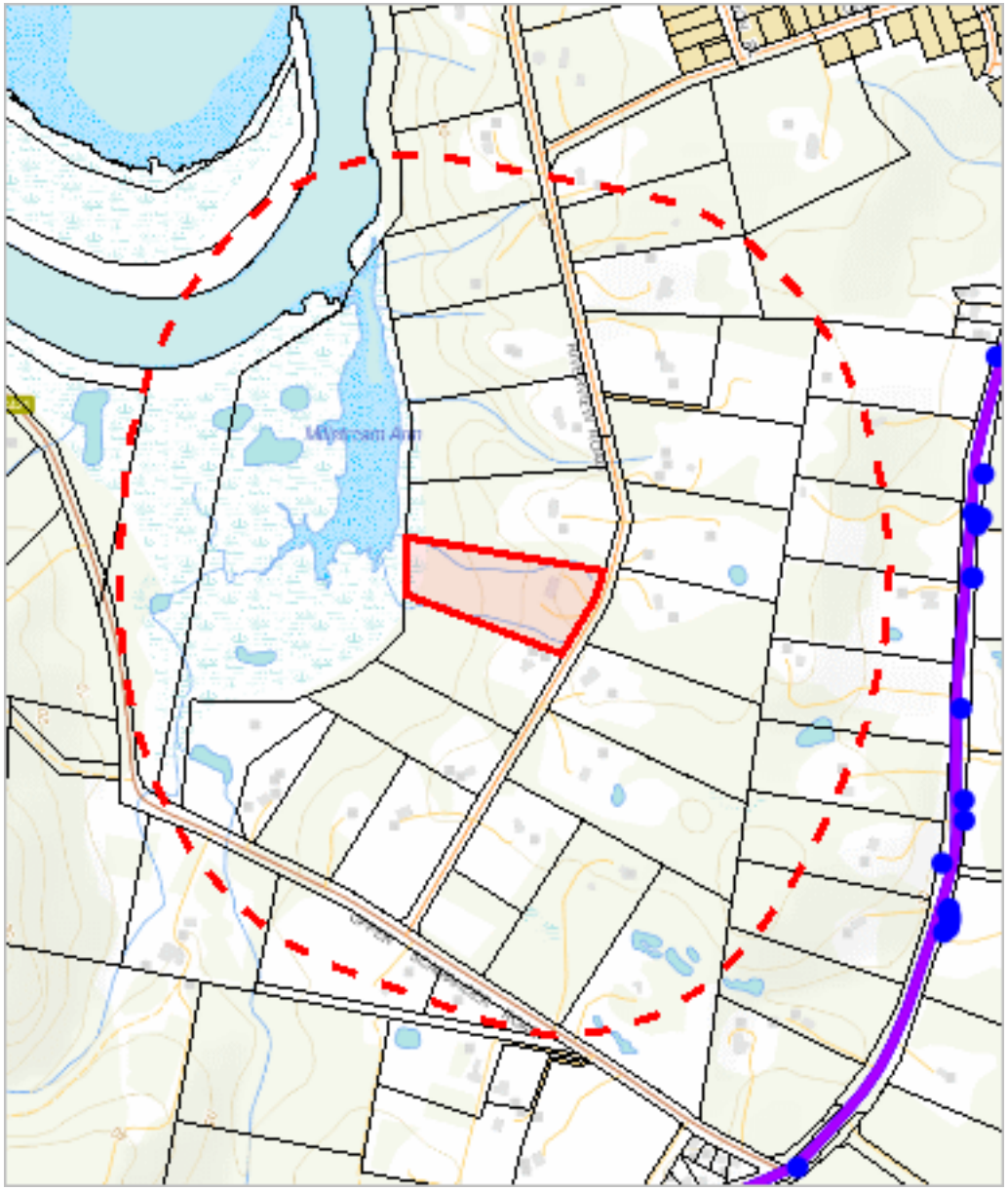
## (based on Range Boundaries)

| Species | Common Name | SS | NS | Potential | Known | Core |
|---|---|---|---|---|---|---|
| Aquila audax subsp. fleayi | tasmanian wedge-tailed eagle | e | EN | 1 | 0 | 0 |
| Accipiter novaehollandiae | grey goshawk | e | | 1 | 0 | 0 |
| Haliaeetus leucogaster | white-bellied sea-eagle | v | | 5 | 0 | 0 |

For more information about raptor nests, please contact Threatened Species Enquiries.
Telephone: 1300 368 550
Email: ThreatenedSpecies.Enquiries@nre.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

# Tas Management Act Weeds within 500 m

604973, 5409073



603637, 5407504

Please note that some layers may not display at all requested map scales

# Tas Management Act Weeds within 500 m

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels

# Tas Management Act Weeds within 500 m

## Verified Records

| Species | Common Name | Observation Count | Last Recorded |
|---|---|---|---|
| Erica lusitanica | spanish heath | 5 | 20-Dec-2022 |
| Rubus anglocandicans | blackberry | 1 | 30-Mar-2021 |
| Rubus fruticosus | blackberry | 1 | 08-Jan-1995 |
| Rubus leucostachys | blackberry | 2 | 30-Mar-2021 |
| Ulex europaeus | gorse | 1 | 08-Jan-1995 |

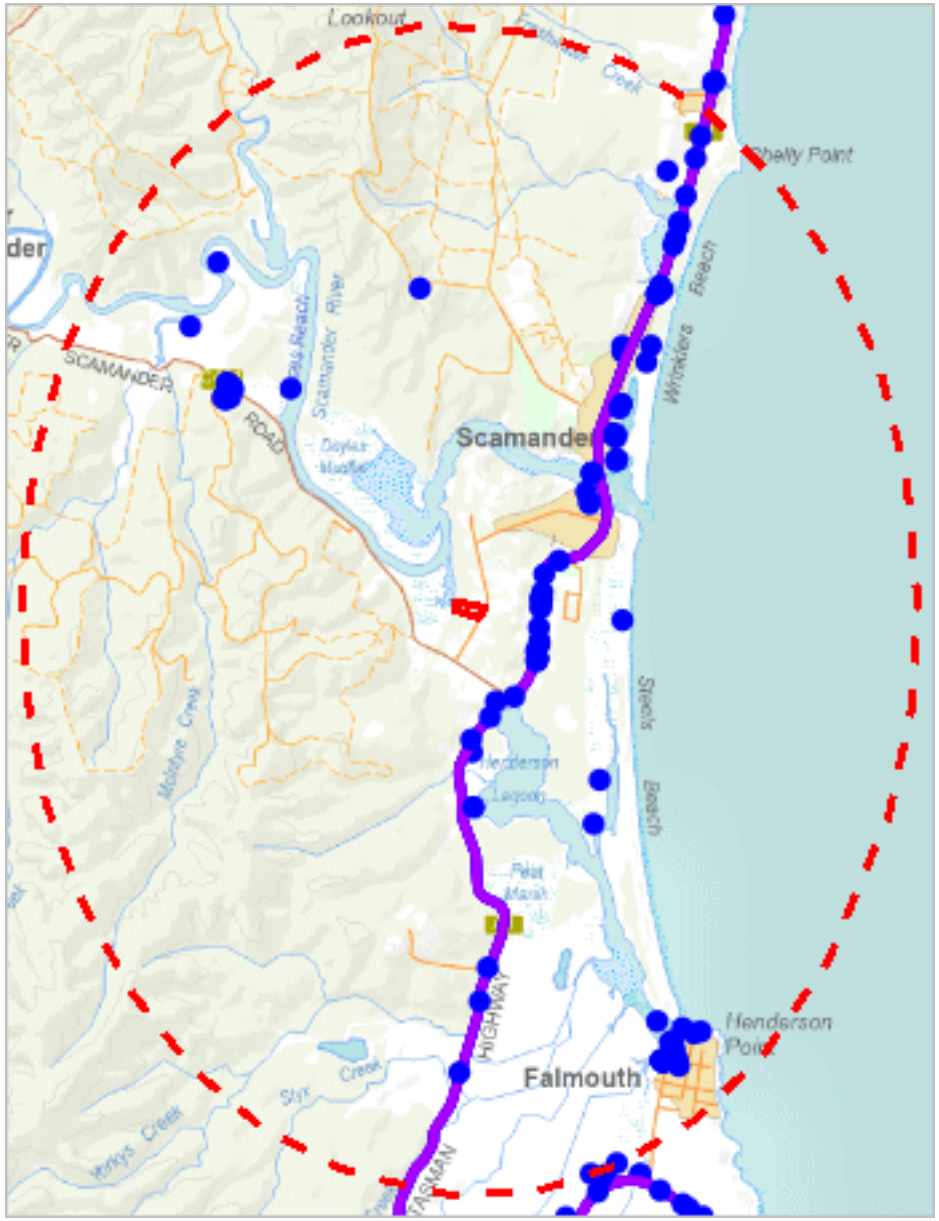
## Unverified Records

For more information about introduced weed species, please visit the following URL for contact details in your area:

https://www.nre.tas.gov.au/invasive-species/weeds

# Tas Management Act Weeds within 5000 m

608423, 5413606




600195, 5402967

Please note that some layers may not display at all requested map scales

# Tas Management Act Weeds within 5000 m

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels

# Tas Management Act Weeds within 5000 m

## Verified Records

| Species | Common Name | Observation Count | Last Recorded |
|---|---|---|---|
| Asparagus asparagoides | bridal creeper | 29 | 02-May-2024 |
| Carthamus lanatus | saffron thistle | 1 | 01-Jan-1993 |
| Chrysanthemoides monilifera subsp. monilifera | boneseed | 8 | 06-Oct-2023 |
| Datura stramonium | common thornapple | 2 | 12-Jun-2019 |
| Erica lusitanica | spanish heath | 22 | 20-Dec-2022 |
| Genista monspessulana | montpellier broom or canary broom | 1 | 27-Apr-2023 |
| Lycium ferocissimum | african boxthorn | 4 | 11-Oct-2022 |
| Marrubium vulgare | white horehound | 1 | 08-Nov-2018 |
| Nassella trichotoma | serrated tussock | 19 | 28-Jul-2022 |
| Onopordum acanthium | scotch thistle | 1 | 01-Jul-1996 |
| Rubus anglocandicans | blackberry | 12 | 30-Mar-2021 |
| Rubus fruticosus | blackberry | 16 | 20-Dec-2022 |
| Rubus leucostachys | blackberry | 5 | 30-Mar-2021 |
| Senecio jacobaea | ragwort | 2 | 28-Jan-1999 |
| Ulex europaeus | gorse | 6 | 20-Mar-2025 |

## Unverified Records

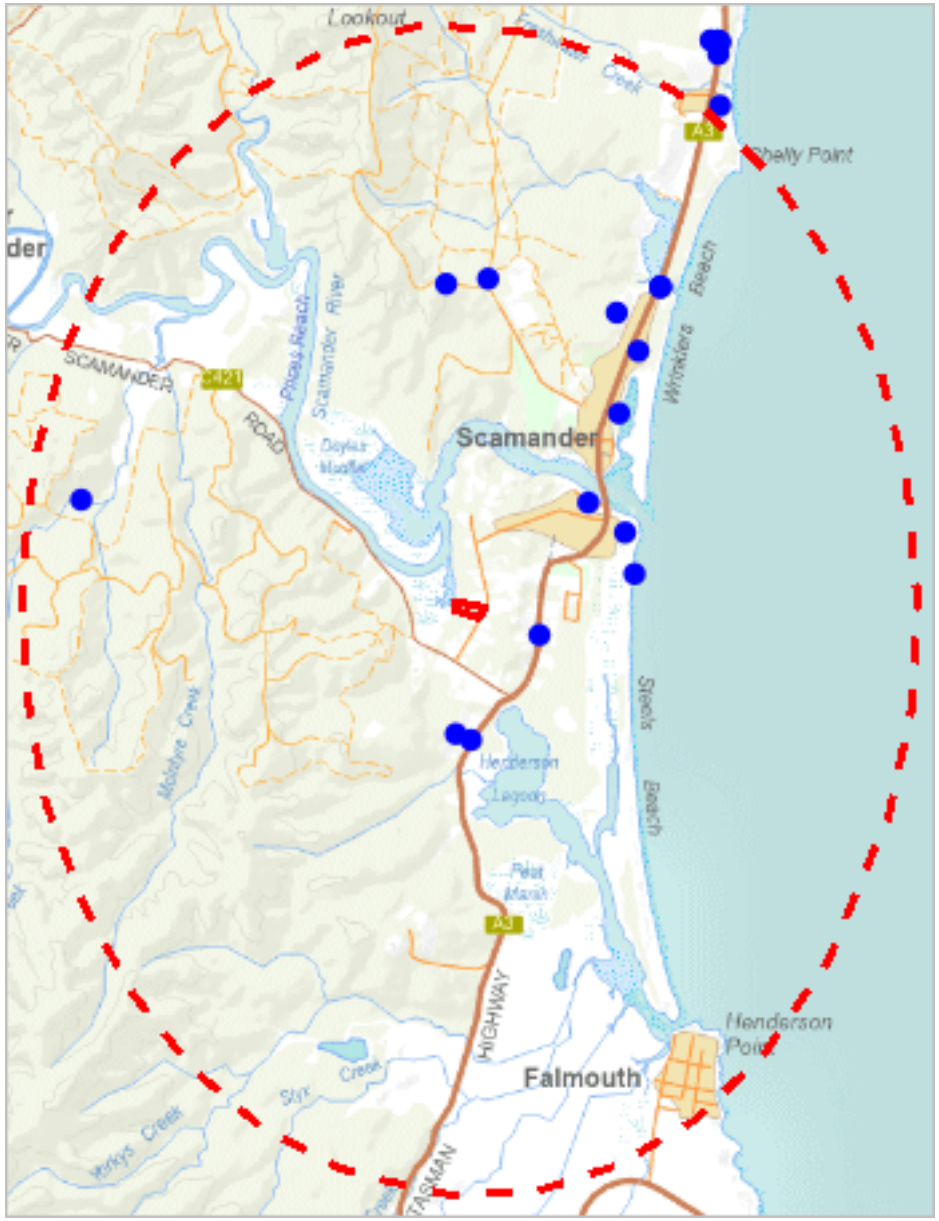
For more information about introduced weed species, please visit the following URL for contact details in your area:

https://www.nre.tas.gov.au/invasive-species/weeds

*** No Priority Weeds found within 500 metres ***

# Priority Weeds within 5000 m

608423, 5413606




600195, 5402967

Please note that some layers may not display at all requested map scales

# Priority Weeds within 5000 m

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels

# Priority Weeds within 5000 m

## Verified Records

| Species | Common Name | Observation Count | Last Recorded |
|---|---|---|---|
| Acacia howittii | sticky wattle | 2 | 20-Mar-2025 |
| Billardiera heterophylla | bluebell creeper | 1 | 23-Nov-2008 |
| Gomphocarpus fruticosus subsp. fruticosus | swanplant | 1 | 07-Apr-2020 |
| Pittosporum undulatum | sweet pittosporum | 5 | 02-May-2024 |
| Polygala myrtifolia | myrtleleaf milkwort | 4 | 01-Jun-2024 |
| Verbascum thapsus | great mullein | 1 | 24-Aug-2024 |
| Watsonia meriana var. bulbillifera | bulbil watsonia | 2 | 10-Nov-2011 |

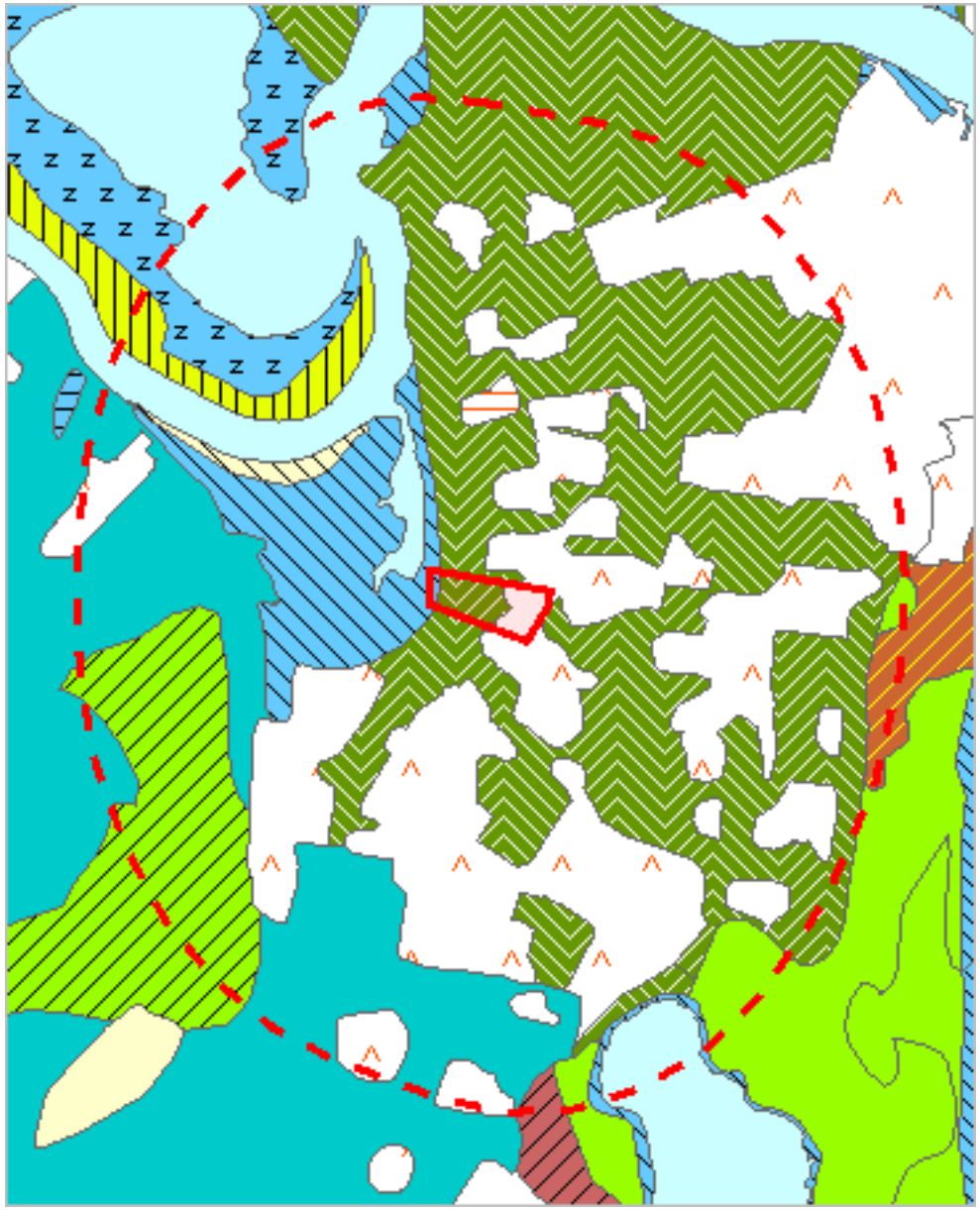
## Unverified Records

For more information about introduced weed species, please visit the following URL for contact details in your area:

https://www.nre.tas.gov.au/invasive-species/weeds

# TASVEG 4.0 Communities within 1000 metres

605356, 5409577



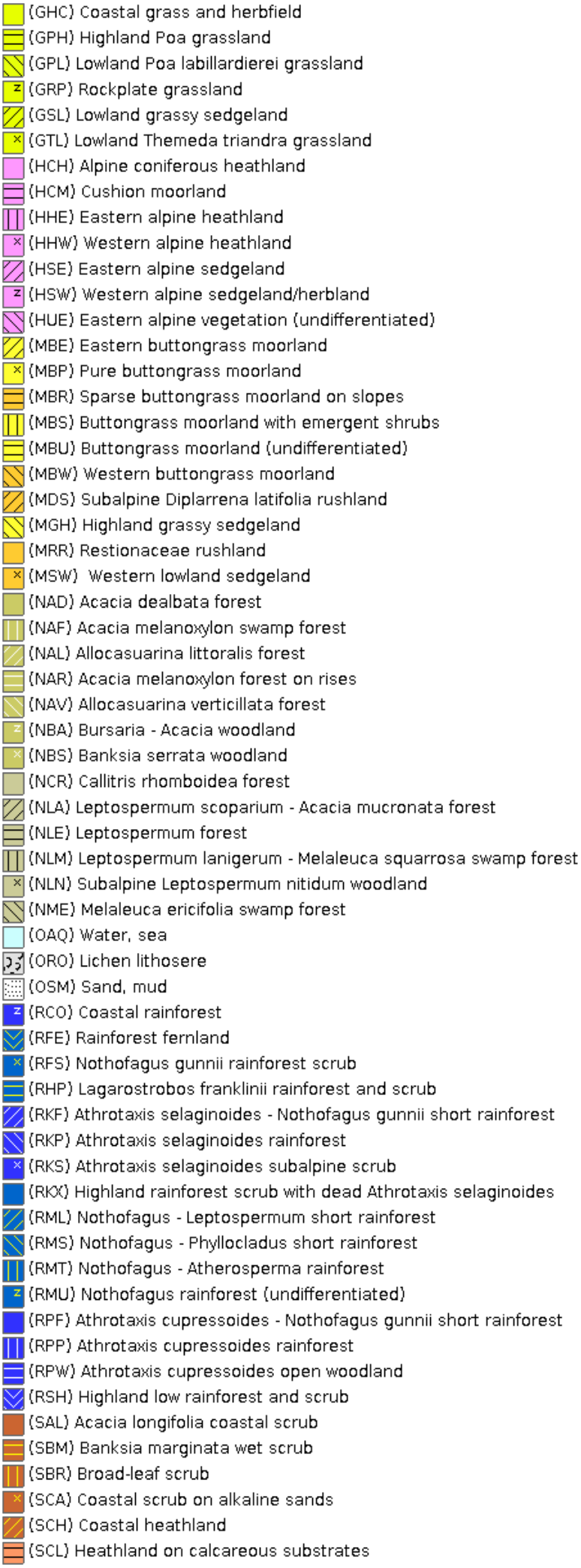
603255, 5407000

Please note that some layers may not display at all requested map scales

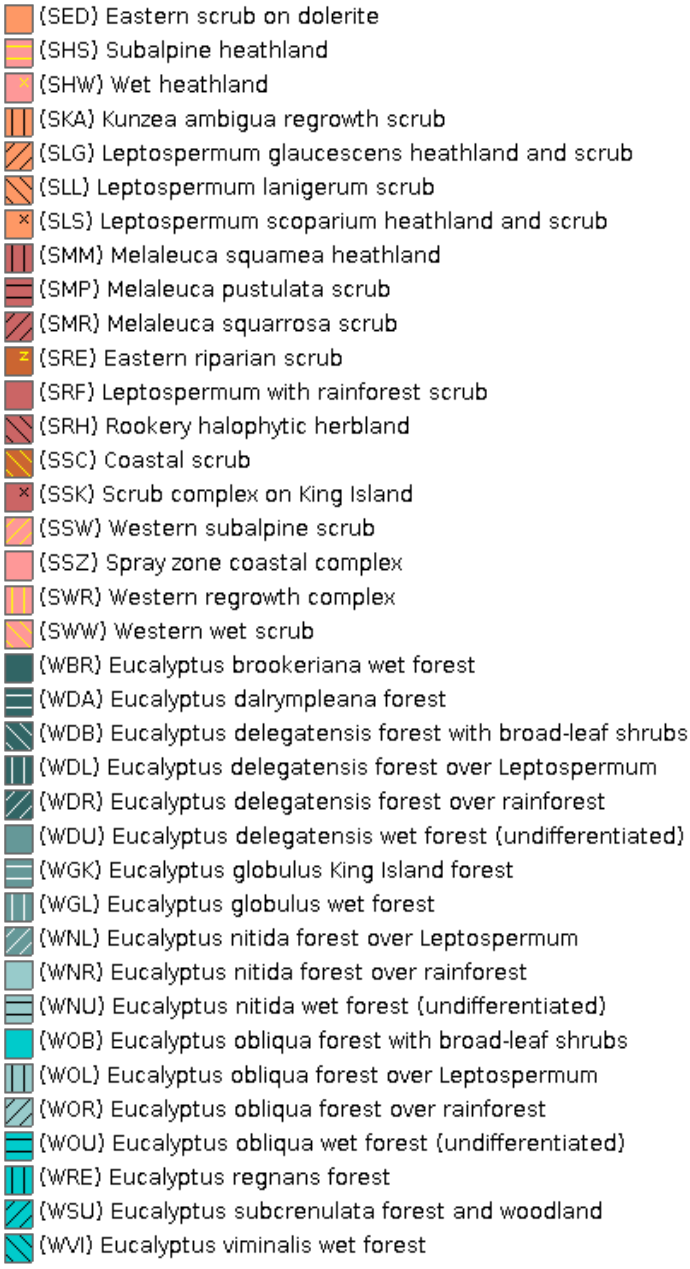
# TASVEG 4.0 Communities within 1000 metres

Legend: TASVEG 4.0

# TASVEG 4.0 Communities within 1000 metres



# TASVEG 4.0 Communities within 1000 metres




Legend: Cadastral Parcels

# TASVEG 4.0 Communities within 1000 metres

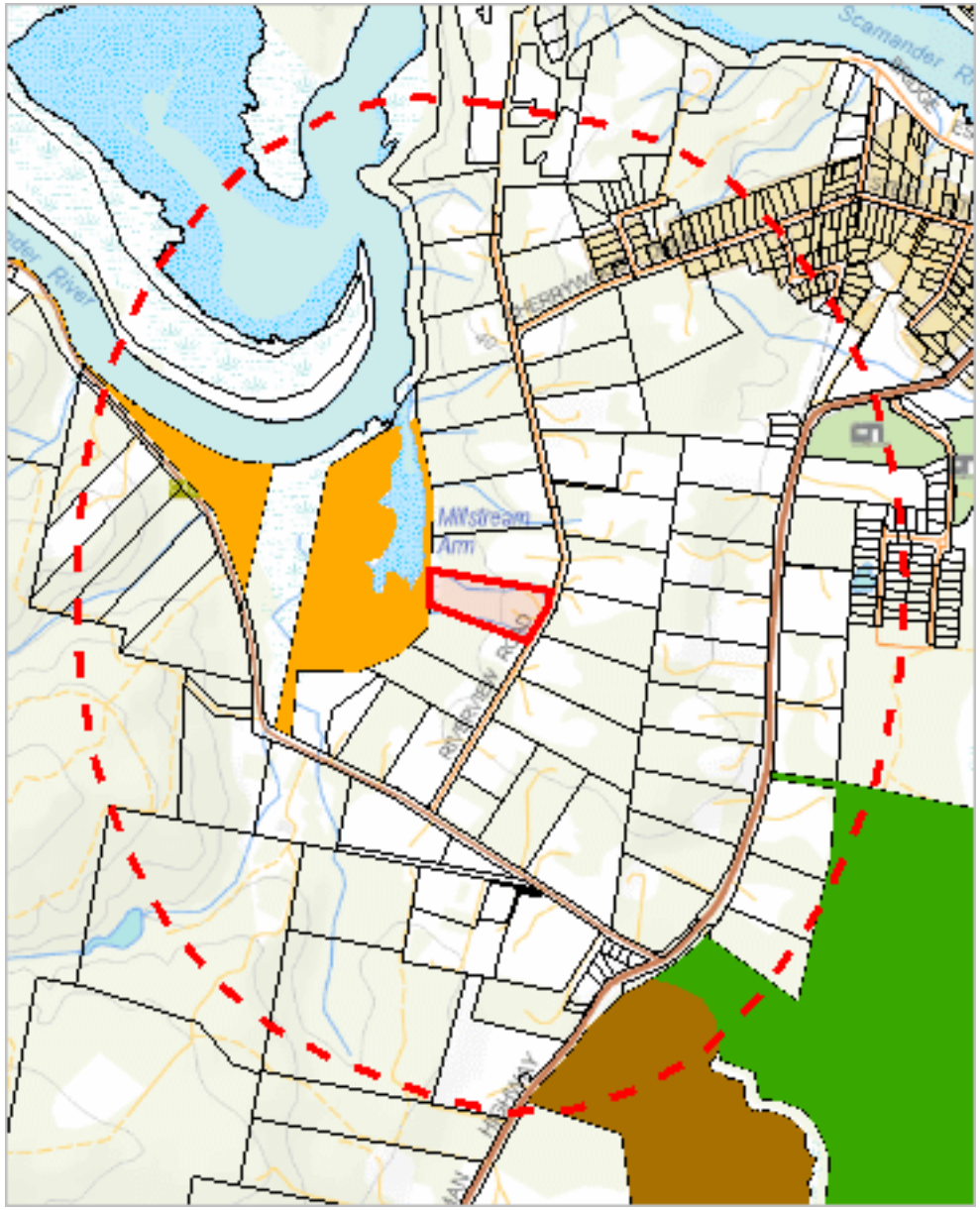
| Code | Community | Canopy Tree |
|---|---|---|
| ARS | (ARS) Saline sedgeland / rushland | |
| ASS | (ASS) Succulent saline herbland | |
| DAC | (DAC) Eucalyptus amygdalina coastal forest and woodland | |
| DAM | (DAM) Eucalyptus amygdalina forest on mudstone | |
| DSO | (DSO) Eucalyptus sieberi forest and woodland not on granite | |
| FRG | (FRG) Regenerating cleared land | |
| FUM | (FUM) Extra-urban miscellaneous | |
| FUR | (FUR) Urban areas | |
| GCL | (GCL) Lowland grassland complex | |
| OAQ | (OAQ) Water, sea | |
| SCH | (SCH) Coastal heathland | |
| SMR | (SMR) Melaleuca squarrosa scrub | |
| WOB | (WOB) Eucalyptus obliqua forest with broad-leaf shrubs | |

For more information contact: Coordinator, Tasmanian Vegetation Monitoring and Mapping Program.
Telephone: (03) 6165 4320
Email: TVMMPSupport@nre.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

*** No threatened Communities (TNVC 2020) found within 1000 metres ***

# Reserves within 1000 metres

605356, 5409577




603255, 5407000

Please note that some layers may not display at all requested map scales

# Reserves within 1000 metres

Legend: Tasmanian Reserve Estate

- Conservation Area
- Conservation Area and Conservation Covenant (NCA)
- Game Reserve
- Historic Site
- Indigenous Protected Area
- National Park
- Nature Reserve
- Nature Recreation Area
- Regional Reserve
- State Reserve
- Wellington Park
- Other Public Authority Land within TWWHA
- Future Potential Production Forest
- Informal Reserve on Permanent Timber Production Zone Land or STT managed land
- Informal Reserve on other public land
- Roadside Conservation Site
- Conservation Covenant (NCA)
- Private Nature Reserve and Conservation Covenant (NCA)
- Private Sanctuary and Conservation Covenant (NCA)
- Private Sanctuary
- Private land within TWWHA
- Private land within other WHA (Convict Sites)
- Management Agreement
- Stewardship Agreement
- Part 5 Agreement (Meander Dam Offset)
- Other Private Reserve

Legend: Cadastral Parcels

# Reserves within 1000 metres

| Name | Classification | Status | Area (HA) |
|---|---|---|---|
| Scamander Conservation Area | Conservation Area | Other Formal Reserve | 5.98839719 |
| Scamander Conservation Area | Conservation Area | Other Formal Reserve | 148.18324422 |
| | Conservation Covenant (NCA) | Private Reserve (Perpetual) | 75.80890462 |
| | Informal Reserve on other public land | Informal Reserve | 0.05373027 |
| | Informal Reserve on other public land | Informal Reserve | 0.09429745 |
| | Informal Reserve on other public land | Informal Reserve | 3.65379327 |
| | Informal Reserve on other public land | Informal Reserve | 9.85219836 |

For more information about the Tasmanian Reserve Estate, please contact the Natural Values Science Services Branch.
Email: LandManagement.Enquiries@nre.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000