



Meander Valley Council  
Working Together

## PLANNING NOTICE

An application has been received for a Permit under s.57 of the Land Use Planning Approvals Act 1993:

APPLICANT:	<b>The Shed Company Launceston - PA\26\0108</b>
PROPERTY ADDRESS:	<b>Unit 1/71 Meander Valley Road WESTBURY (CT: 185333/1)</b>
DEVELOPMENT:	<b>Extension to Multiple dwelling (patio) - waterway.</b>

The application can be inspected until **Tuesday, 18 November 2025**, at [www.meander.tas.gov.au](http://www.meander.tas.gov.au) or at the Council Office, 26 Lyall Street, Westbury (during normal office hours).

Written representations may be made during this time addressed to the General Manager, PO Box 102, Westbury 7303, or by email to [planning@mvc.tas.gov.au](mailto:planning@mvc.tas.gov.au). Please include a contact phone number. Please note any representations lodged will be available for public viewing.

If you have any questions about this application please do not hesitate to contact Council's Planning Department on 6393 5320.

Dated at Westbury on 1 November 2025.

Jonathan Harmey  
**GENERAL MANAGER**

# APPLICATION FORM

## PLANNING PERMIT

### Land Use Planning and Approvals Act 1993

- Application form & details **MUST** be completed **IN FULL**.
- Incomplete forms will not be accepted and may delay processing and issue of any Permits.

#### OFFICE USE ONLY

Property No:	<input type="text"/>	Assessment No:	<input type="text"/>	-	<input type="text"/>	-	<input type="text"/>
DA\	<input type="text"/>	PA\	<input type="text"/>	PC\	<input type="text"/>		

- Is your application the result of an illegal building work?  Yes  No Indicate by ✓ box
- Have you already received a Planning Review for this proposal?  Yes  No
- Is a new vehicle access or crossover required?  Yes  No

#### PROPERTY DETAILS:

Address:	<input type="text" value="Unit 1 71 Meander Valley Road"/>	Certificate of Title:	<input type="text" value="185333"/>
Suburb:	<input type="text" value="Westburey Tas"/>	<input type="text" value="7303"/>	Lot No: <input type="text" value="1"/>
Land area:	<input type="text" value="547m2"/>	<i>m<sup>2</sup> / ha</i>	
Present use of land/building:	<input type="text" value="Residential dwelling"/>	<i>(vacant, residential, rural, industrial, commercial or forestry)</i>	

- Does the application involve Crown Land or Private access via a Crown Access Licence:  Yes  No
- Heritage Listed Property:  Yes  No

#### DETAILS OF USE OR DEVELOPMENT:

- Indicate by ✓ box
- |   |  |                                      |                                     |
|---|--|--------------------------------------|-------------------------------------|
| <input checked="" type="checkbox"/> Building work | <input type="checkbox"/> Change of use | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Demolition |
| <input type="checkbox"/> Forestry                 | <input type="checkbox"/> Other         |                                      |                                     |

Total cost of development (inclusive of GST):  *Includes total cost of building work, landscaping, road works and infrastructure*

Description of work:

Use of building:  *(main use of proposed building – dwelling, garage, farm building, factory, office, shop)*

New floor area:  m<sup>2</sup>      New building height:  m

Materials: External walls:  Colour:

Roof cladding:  Colour:

SEARCH OF TORRENS TITLE

VOLUME 185333	FOLIO 1
EDITION 5	DATE OF ISSUE 28-Mar-2025

SEARCH DATE : 29-Oct-2025

SEARCH TIME : 02.21 PM

DESCRIPTION OF LAND

Town of WESTBURY

Lot 1 on Strata Plan [185333](#) and a general unit entitlement operating for all purposes of the Strata Scheme being a 10 undivided 1/40 interest

Derived from Strata Plan [185333](#)

Derivation : Part of 14A-3R-8P Gtd. to F.A. Marriott

SCHEDULE 1

[N216950](#) TRANSFER to CLARE SLATER and DIANE MAE BROWN  
Registered 16-Nov-2024 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
The registered proprietor holds the lot and unit entitlement  
subject to any interest noted on common property  
Folio of the Register volume [185333](#) folio 0  
SP [43423](#) FENCING COVENANT in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 185333	FOLIO 0
EDITION 1	DATE OF ISSUE 23-Jun-2023

SEARCH DATE : 29-Oct-2025

SEARCH TIME : 02.21 PM

DESCRIPTION OF LAND

Town of WESTBURY

The Common Property for Strata Scheme [185333](#)

Derivation : Part of 14A-3R-8P Gtd. to F.A. Marriott

Prior CT [43423/4](#)

SCHEDULE 1

STRATA CORPORATION NUMBER [185333](#), 71 MEANDER VALLEY ROAD,  
WESTBURY

SCHEDULE 2

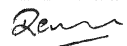
Reservations and conditions in the Crown Grant if any

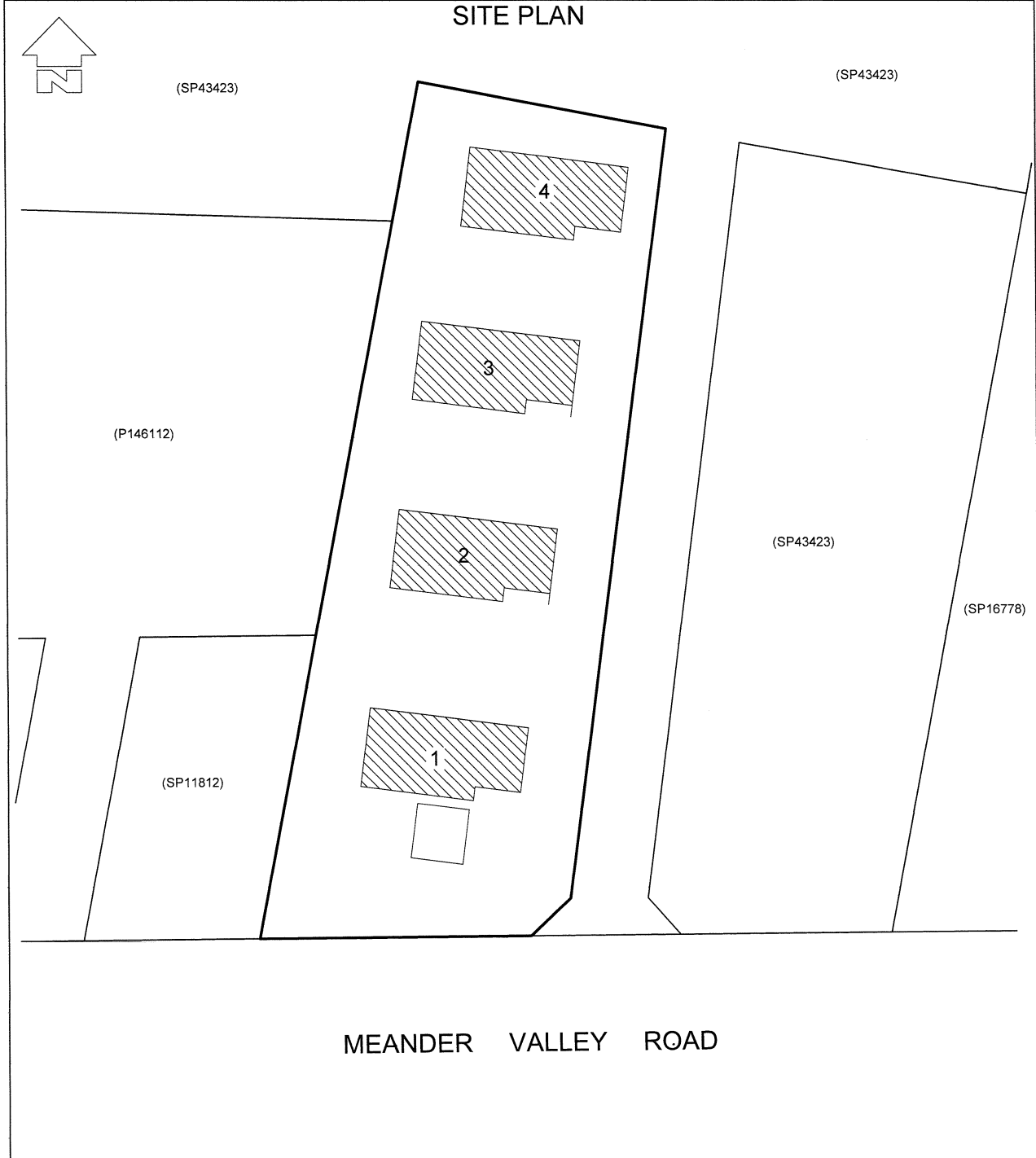
SP [43423](#) FENCING COVENANT in Schedule of Easements


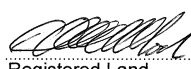
[N243049](#) APPLICATION by owners to amend strata plan [185333](#) by  
adding to building footprint on Lot 1 Registered  
28-Mar-2025 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

TOWN: WESTBURY SUBURB/LOCALITY: FOLIO REFERENCE F/R 43423/4  SITE COMPRISES THE WHOLE OF LOT 4 ON PLAN NO.SP43423	NEW <b>STRATA PLAN</b>  SHEET 1 OF 3 SHEETS (PURSUANT TO N243049)		Registered Number  <b>185333</b>
	NAME OF STRATA SCHEME 71 MEANDER VALLEY ROAD, WESTBURY		STRATA TITLES ACT 1998 REGISTERED <b>23 JUN 2023</b>   RECORDER OF TITLES
	SCALE 1 : 400	LENGTHS IN METRES	



NOTES:(1) ALL BUILDINGS ON THE SITE TO BE SHOWN ON SHEET 1 (2) BUILDING TO SITE BOUNDARY OFFSETS OF LESS THAN 2.00 METRES TO BE SHOWN ON SHEET 1	 Council Delegate	20/10/2024 Date	 Registered Land Surveyor	18/10/2024 Date
	STAGED/COMMUNITY DEVELOPMENT SCHEME No. (IF APPLICABLE)	N/A		
LODGED BY :- RAE & PARTNERS (L)				

NEW STRATA PLAN

STRATA TITLES ACT 1998

Registered Number

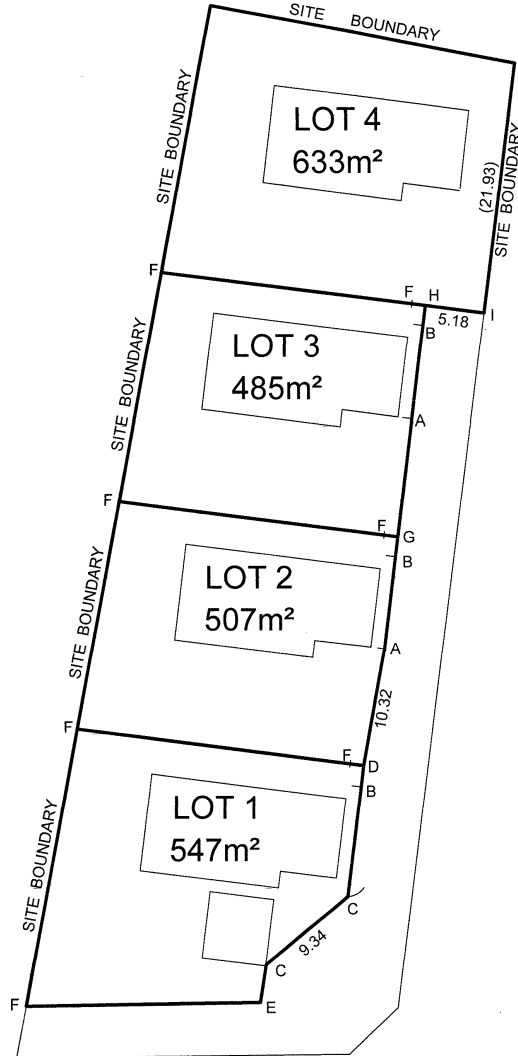
SHEET 2 OF 3 SHEETS  
(PURSUANT TO N243049)

*M. Pall*  
Council Delegate Date 20/10/2024

185333



SCALE 1 : 400



THE HORIZONTAL LOT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES DEFINED BY :-

- SITE BOUNDARIES
- THE CENTRELINE OF THE METAL FENCES LABELLED FE & FF
- THE EDGE OF THE CONCRETE DRIVEWAY LABELLED EC
- THE OPEN BOUNDARIES LABELLED CC, BD, DF, DA, BG, GF, GA, BH, HF & HI THAT ARE DEFINED BY DESCRIPTION AND/OR MEASUREMENT
- THE LINE OF THE OUTER EDGE OF THE CONCRETE PATHS LABELLED AB & BC

- THE POINTS LABELLED A & B ARE THE CORNERS OF THE CONCRETE PATHS
- THE POINTS LABELLED C ARE THE CORNERS OF THE CONCRETE DRIVEWAY
- THE POINTS LABELLED D, G & H ARE THE INTERSECT OF THE CENTRELINE OF THE METAL FENCES AND THE LINE OF THE OUTER EDGE OF THE CONCRETE PATHS
- THE OPEN BOUNDARIES LABELLED BD, BG & BH ARE THE PROLONGATION OF THE LINE OF OUTER EDGE OF THE CONCRETE PATH
- THE OPEN BOUNDARIES LABELLED DF, GF, HF & IF ARE THE PROLONGATION OF THE CENTRELINE OF THE FENCES

THE VERTICAL LOT BOUNDARIES EXTEND FROM 2.00 METRES BELOW GROUND LEVEL TO 10.00 METRES ABOVE GROUND LEVEL

THE MEASUREMENTS SHOWN IN BRACKETS ARE FOR BOUNDARY FIXATION PURPOSES ONLY

*[Signature]* 18/10/2024  
Registered Land Surveyor Date












prepared for **Bluescope Steel Limited**  
 by **gama consulting pty ltd**  
 Suite 3/83 Fullarton Road,  
 Kent Town SA 5067  
 (08) 7123 4050  
 admin@gamaconsulting.com.au  
 www.gamaconsulting.com.au  
 ABN: 83 607 495796

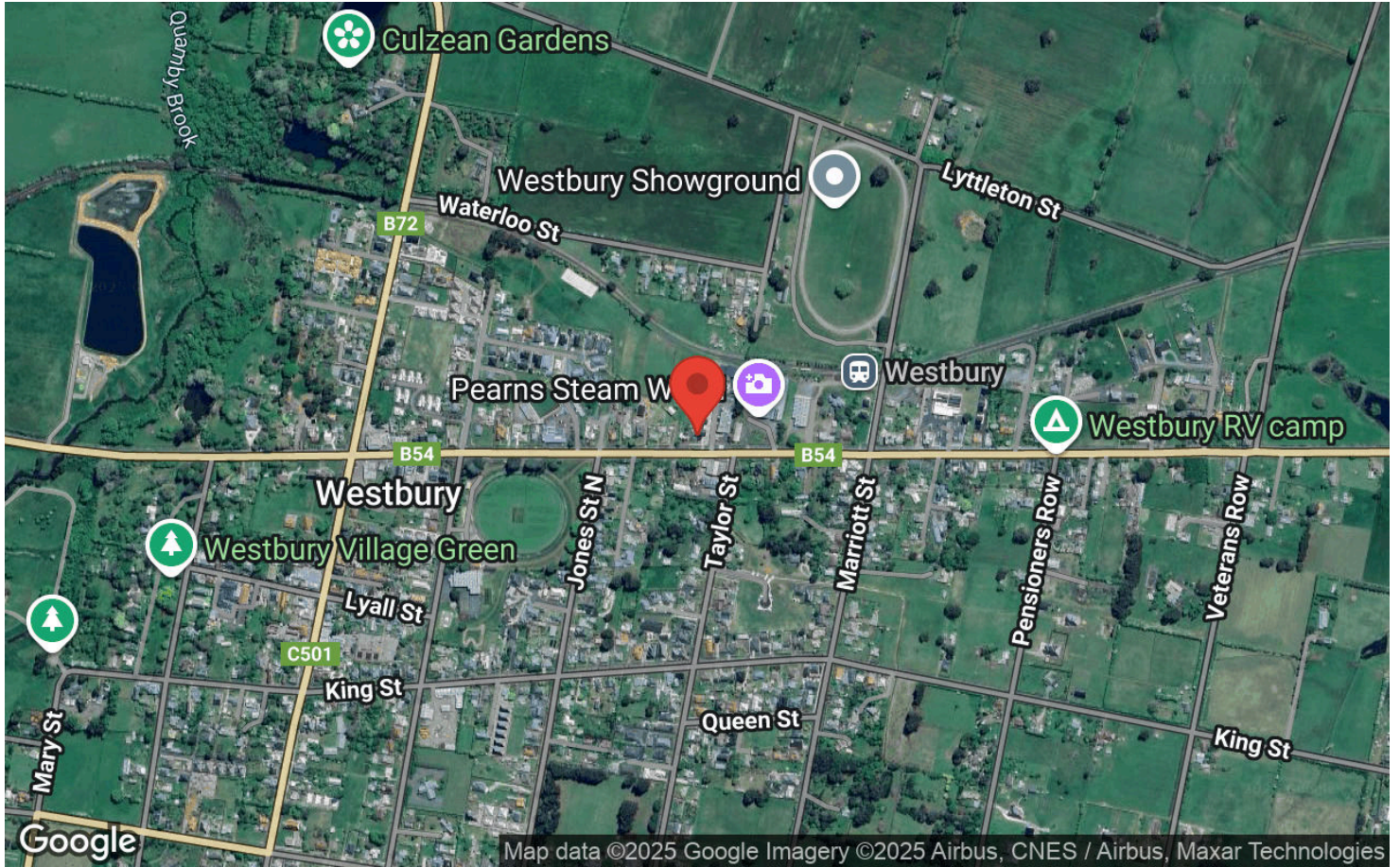
JOB REFERENCE	#OUCL00063	CLIENT NAME	Di Brown
PREPARED BY	Ray H	SITE ADDRESS	1/71 Meander Valley Road, Westbury TAS, Australia
OF	Outside Concepts	STRUCTURE USE	Domestic

# LYSAGHT STRUCTURAL DESIGN DOCUMENTATION

	ENCLOSURES	Pages
	Wind Assessment Summary	1
	Design Summary	2
	Layouts - Plan Layout, Isometrics & Elevations	3 - 6
	AREA 1 Flat Roof Design & Member Calculations	7
	Footing Design	8
	General Steel Work Specifications and Notes	10
	Lysaght Engineering Design Certificate	11

## Engineers Notes

- Wind Speed Assessment has been carried out by a third party unless noted otherwise.



Site: 1/71 Meander Valley Road, Westbury TAS, Australia

### - WIND DATA ASSESSMENT (AS1170.2 provided by REVOLUTIO PTY LTD) -

Design Life	Importance Level	Annual Prob. of Exceedance	Region	Elevation	Ref. Height (z)	Critical Direction	Regional Wind Speed (V <sub>r</sub> )
25 Years	2	v250	A4	175.5m	2.4m	NORTH WEST	43m/s
Terrain/Cat Mult (M <sub>z.cat</sub> )	Shielding Multi (M <sub>s</sub> )	Topographical Multi (M <sub>t</sub> )	Cyclone Multi (F <sub>c,d</sub> )	Freestream Pressure (q <sub>z,p</sub> )	Sides Blocked		
0.83	1	1	NA	0.92 kPa	1		

## JOB DETAILS

<b>Job #</b>	OUCL00063
<b>Customer</b>	Di Brown
<b>Distributor</b>	Outside Concepts
<b>Site Address</b>	1/71 Meander Valley Road, Westbury TAS, Australia
<b>Phone</b>	
<b>Delivery Date</b>	To be confirmed
<b>Delivery Notes</b>	please call when delivering 0459 304 444

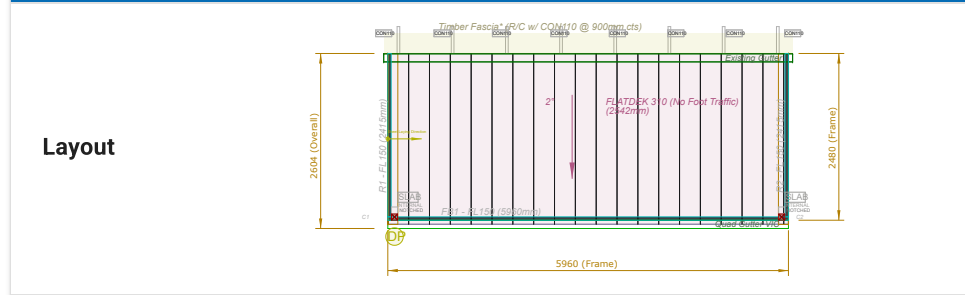
## SITE DETAILS

<b>Attachment</b>	Fascia with Receiver Channel (Timber Fascia)
-------------------	---

## EXISTING STRUCTURES

<b>Frame Type</b>	Timber Frame - Brick Veneer
<b>Roof Type</b>	Sheet

## 1. Flat Roof



**Colours**

Roofsheets:	Monument/Surfmist
Beams:	Monument
Columns:	Monument
Skylights:	Opal
Gutter:	Monument
Downpipes:	White

**Frame Size**

5960mm x 2480mm  
Pitching Height: 2400mm

**Roofing**

FLATDEK 310 (No Foot Traffic) @ 2° forwards

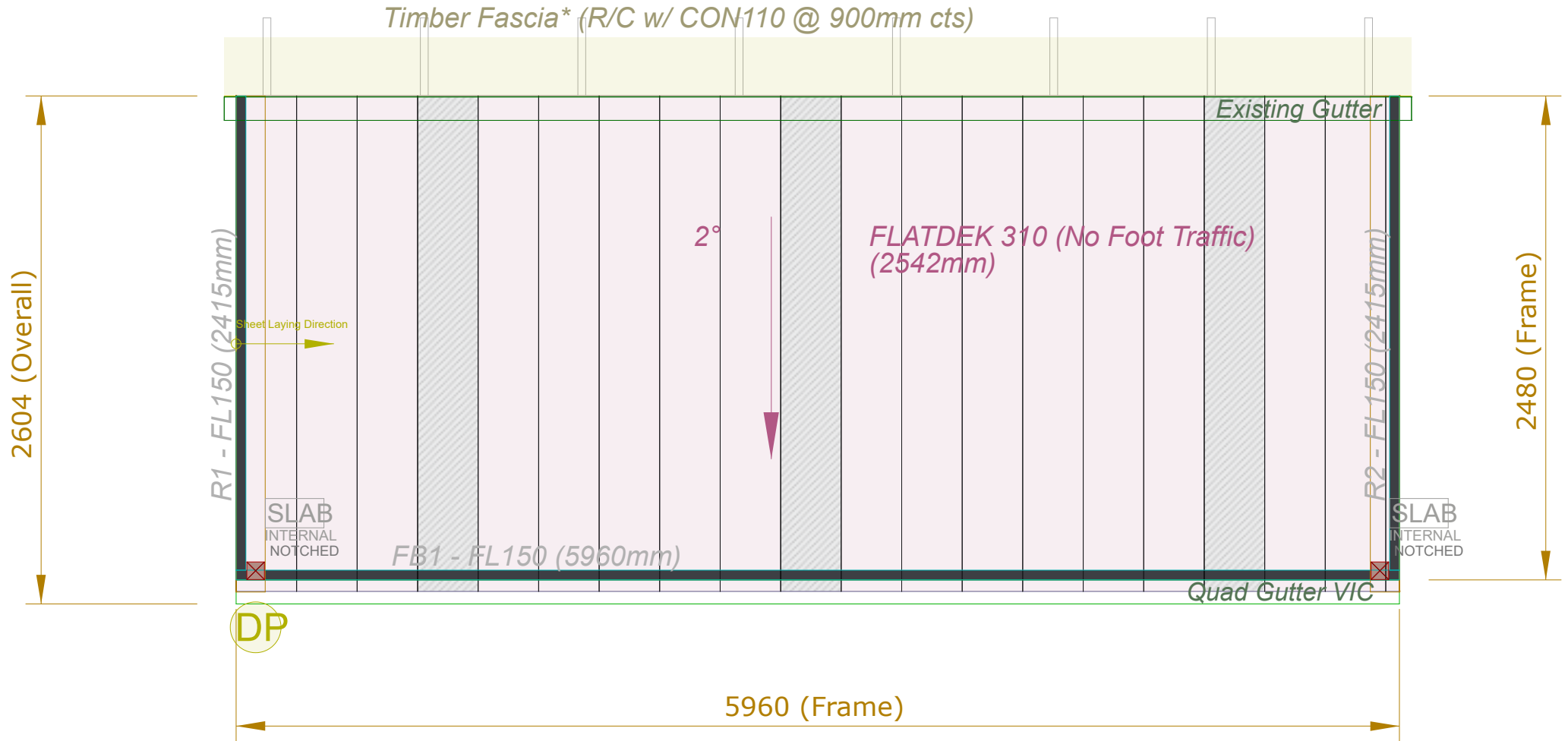
**Beams & Posts**

Fascia:	150mm x 50mm Firmlok
Rafter:	150mm x 50mm Firmlok
Posts:	SHS 90mm x 2mm

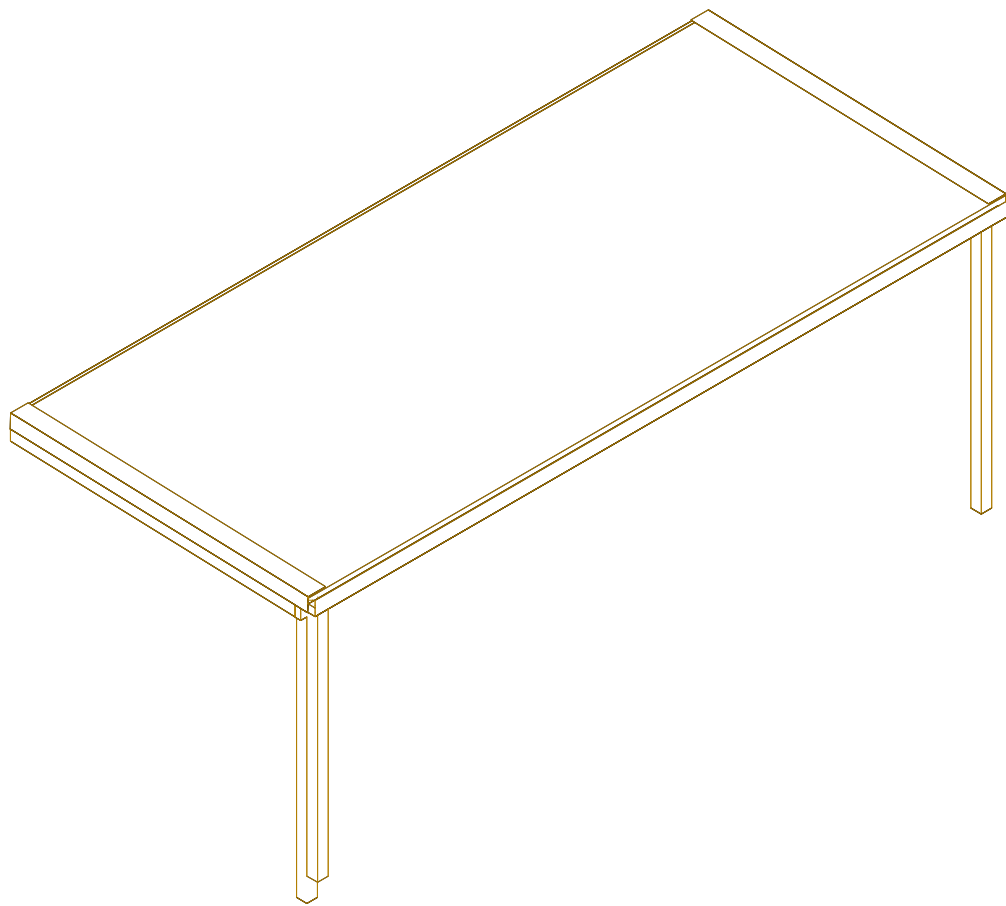
**Gutters & Downpipes**

Quad Gutter VIC with Lysaght 90mm Round PVC Downpipe

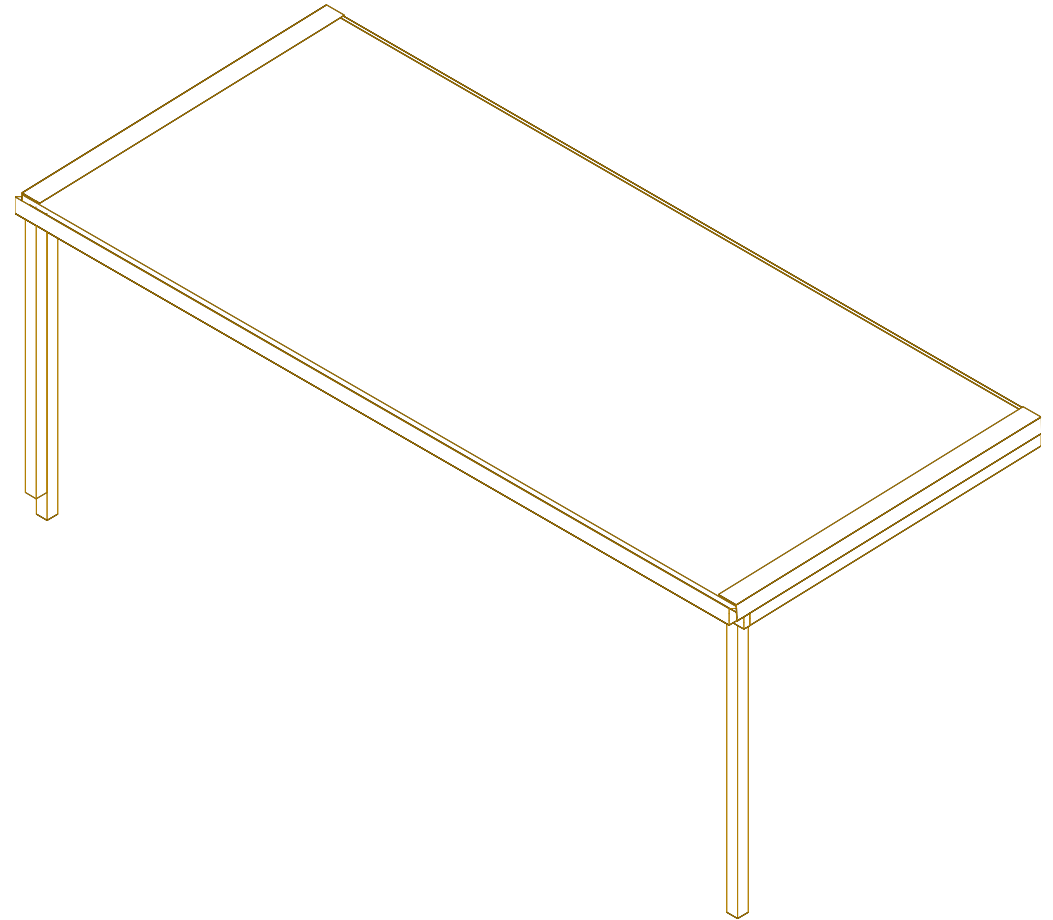
**Other Details**



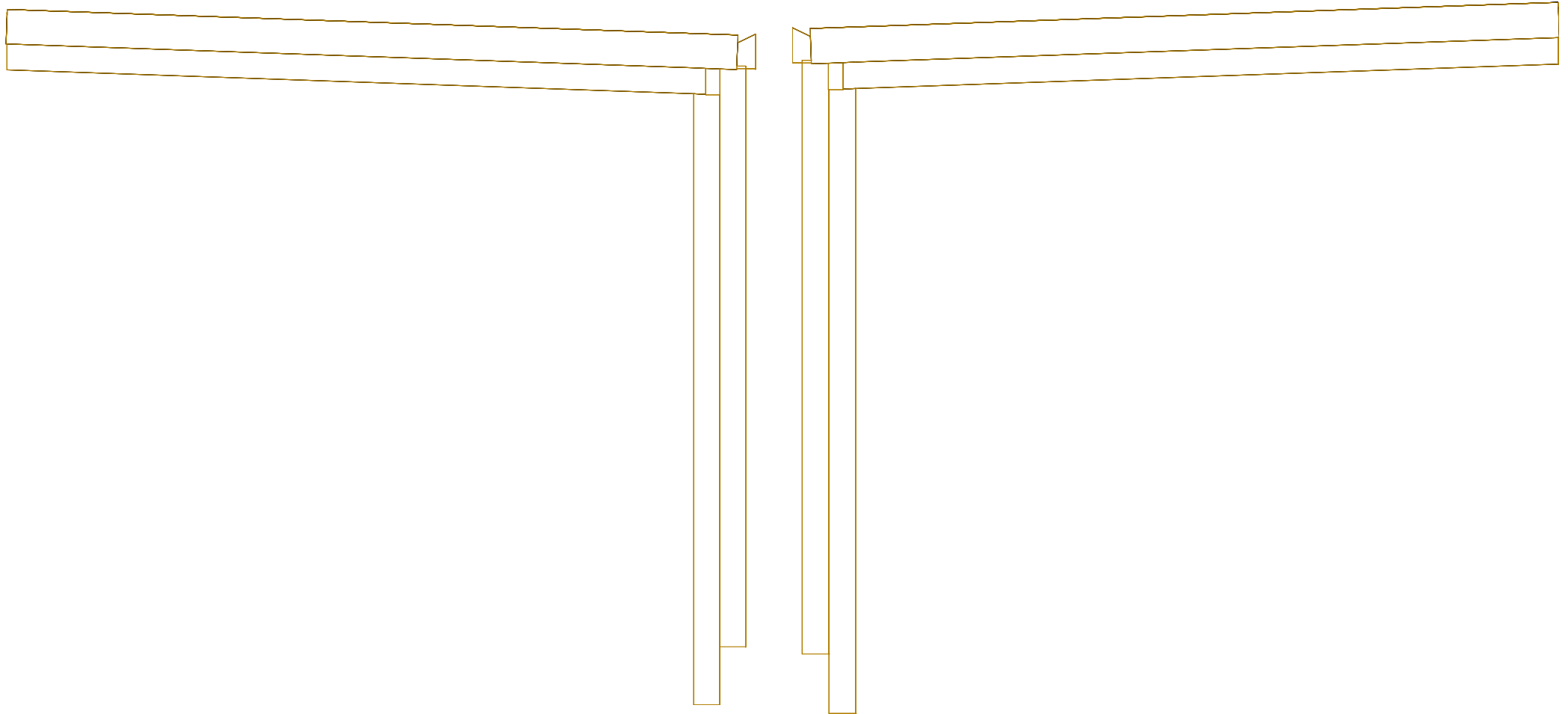
Full Plan Layout



Isometric 1



Isometric 2

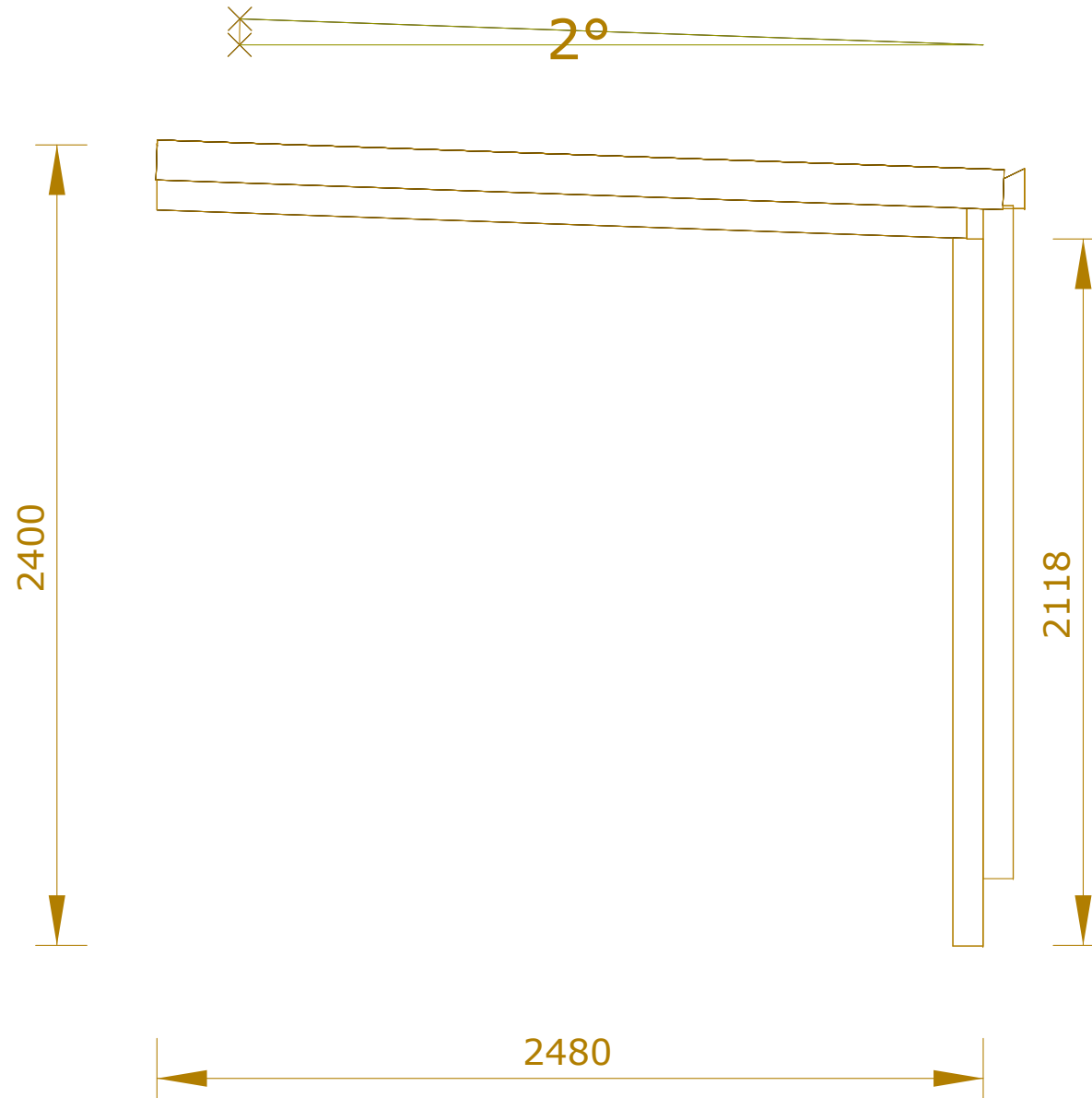


Left Elevation

Right Elevation

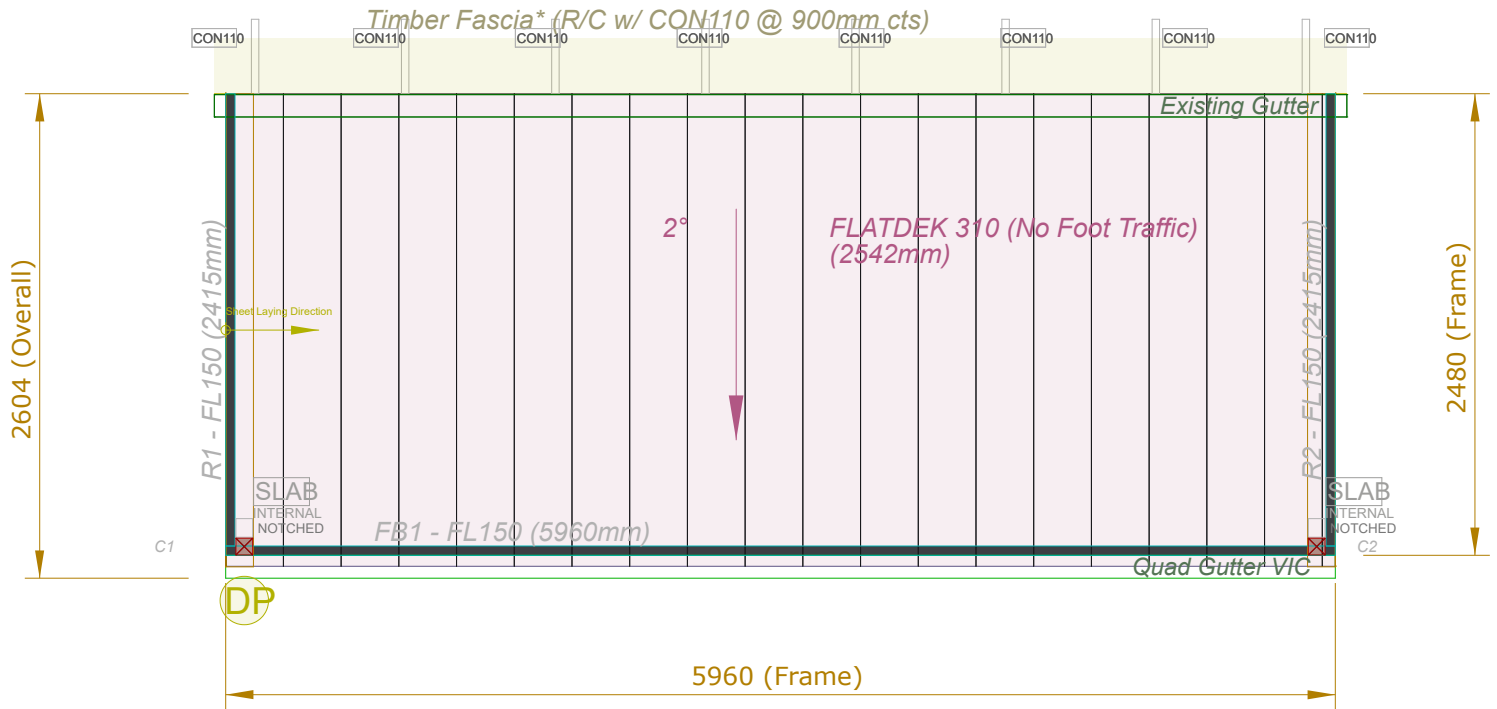


Area 1 - Flat Roof Front Elevation



Area 1 - Flat Roof Left Elevation

## AREA 1 FLAT ROOF MEMBER LAYOUT



### - AREA 1 INDIVIDUAL BEAM MEMBER CAPACITY RESULTS -

Member Ref	Member Type	Member Size	Max Span	Max Capacity Ratios (cf 1.03)		
				Shear	Bending Moment	Deflection
FB1	Fascia Beam	FL15015	5960mm	0.19	0.34	0.37
R1, R2	Rafter	FL15015	2415mm	0.01	0.01	0.00

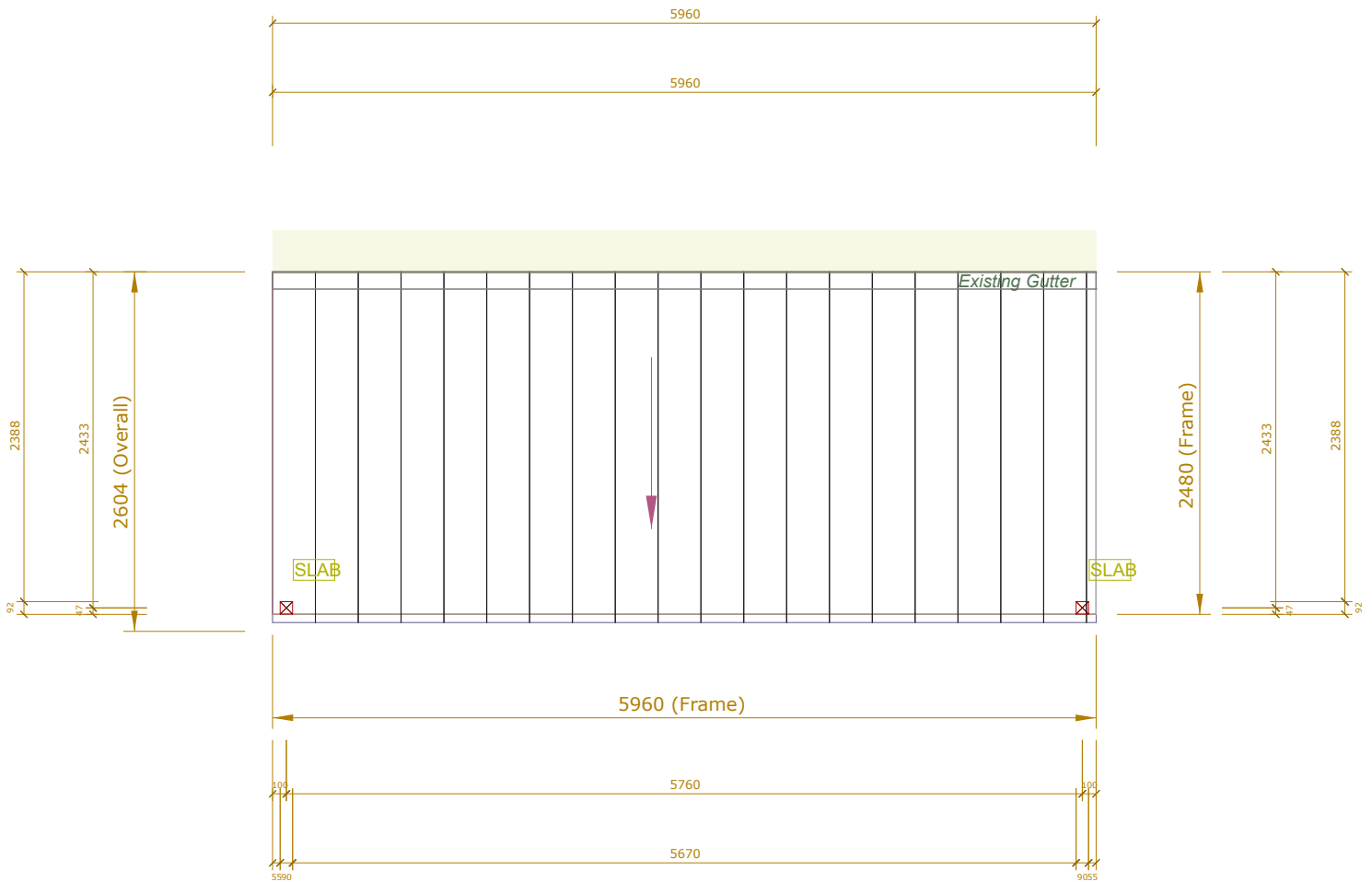
### - AREA 1 COLUMN MEMBER CAPACITY RESULTS -

Member Ref	Member Type	Member Size	Height	Max Capacity Ratios (cf 1.03)	
				Strength	Deflection
C1,C2	Column	90x90x2.0	2268mm	0.03	0.08

## Engineers Notes

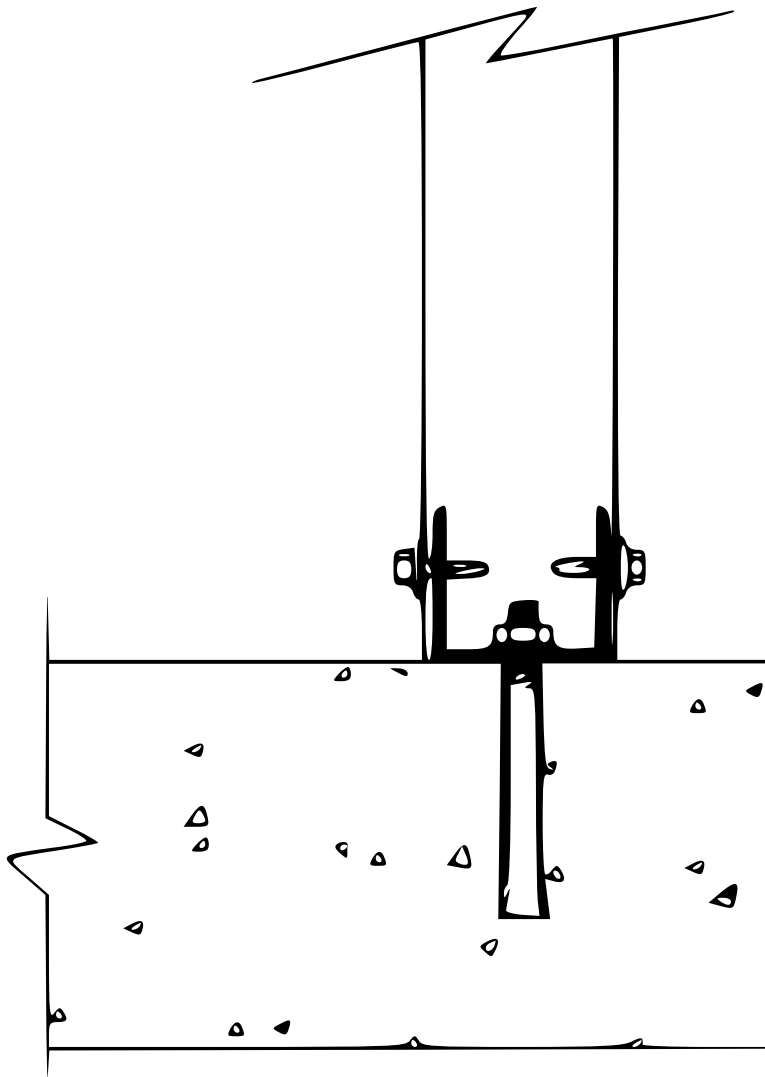
- Builder is to verify Soil type.
- The footing designs in this software are not suitable for Class P sites - please seek further advice from a suitably qualified professional.
- If soil type is undetermined, use the 'SAND' footing size. Excluding aforementioned Class P sites
- **Concrete slabs are not covered by this engineering. It is the Builder's responsibility to ensure that where posts are required to be bolted to a slab that it is capable of resisting both the dead load and uplift forces the structure will impose. Where there is any doubt, the Builder shall seek the advice of a suitably qualified person prior to construction.**
- If adjacent to retaining wall seek advice from suitably qualified professional

### - FOOTING LAYOUT -



### - FOOTING PARAMETERS -

[Area 1 has no bored piers: This section is intentionally left blank]



## Engineers Notes

- All connections in accordance with the Lysaght Living Installation guides and details (U.N.O.)
- The Builder is to verify the connection type selected is appropriate for the existing structure, prior to commencement.
- **Where the structure is attached to an existing building, the structural adequacy of the existing building and the connection type selected, is excluded from this engineering. Where there is any doubt, the Builder shall seek the advice of a suitably qualified professional/engineer prior to construction.**
- When attaching to an existing structure using rafter attachment brackets (including risers) or flyover brackets as shown on the plan, the spacings indicated are nominal. The engineering allows for minor adjustments to suit actual site conditions. Furthermore, no such bracket is to be placed within 400mm of any incoming rafter or beam from the design. Where there is any doubt about the placement of these brackets arising from the above conditions, advice should be obtained from a suitably qualified professional.
- All dimensions & structured layout to be verified by Builders. If any discrepancies are noted, please contact Lysaght prior to proceeding.

## General Notes

- Do not scale from the structural drawings.
- During construction, the Builder shall be responsible for ensuring the structural integrity of the build, preventing any one part of the structure from being overstressed during the construction process and ensuring the structure is maintained in a stable condition.
- Insulated panel roofs are defined as combustible. The NCC2022/ABCB Housing provisions have requirements for fire separation between Class 1 & 10 structures on boundaries. Those provisions will require the roof sheeting to be a specified minimum distance off the Boundary. Please check with your local Authority/Certifier to determine the required distance applicable to the job.

## Steelwork Notes

- Structural steelwork shall be erected in accordance with AS4100, the Steel Structures code and AS3828, the Guidelines for the Erection of Building Steelwork code. The details depicted on the drawings and sketches are to suit the completed in-service condition. The Builder shall be responsible for the safe erection of all steelwork, and shall ensure that all steelwork is securely supported and fastened to ensure it can adequately withstand all loading liable to be encountered during erection.
- All steelwork design has been based on steel of Australian mill origin. The substitution for imported or unidentified steel is not permitted.
- All steelwork to comply with the following codes:- AS4100, AS4600 and AS2327.2. All welding to comply with AS1554-parts 1 & 2.
- Unless indicated otherwise all fillet welds shall be 6mm and continuous all round for the full extent of the edges in contact. Unless noted otherwise, where plates are less than 6mm use weld to suit the material thickness.
- **The software has allowed for fixings to walls and slabs where applicable. It is up to the Builder to determine if the fixings supplied are suitable for the application. Where there is any doubt, seek advice from a suitably qualified professional.**
- The Builder shall coordinate with the concrete contractor for all footing setdowns and rebates.
- Unless otherwise noted, column base plates and spreader plates shall be uniformly supported by non-shrink grout beds under the plates

## Surface Treatment

- Protect all steel work against corrosion in accordance with the corrosion protection requirements of the National Construction Code Series (NCC) 2022 Volume Two Clause H1D6 (5) (d). Visual steelwork to be painted to architect's painting schedule.

## Referenced Standards

- AS1111, AS1112, AS1163, AS1237, AS1252, AS1562.1, AS1594, AS2870, AS3600, AS3678 and AS3679.

**gama consulting pty ltd**  
Suite 3/83 Fullarton Road,  
Kent Town SA 5067  
**email**  
admin@gamaconsulting.com.au  
**p** (08) 7123 4050  
**w** www.gamaconsulting.com.au



**DATE:** 6 June 2021  
**LYSAGHT QUOTE NO.:** OUCL00063

To whom it may concern,

**Subject:** Lysaght Living Designer – Engineering Software  
**Project Number:** Gama - 17419

---

We hereby confirm that the engineering design of the excel formulations of the following

- Lysaght Living Designer; Engineering Solution Version: 13 March 2020

Which has been incorporated by others in the Lysaght Living Designer software comply with the structural requirements of the NCC (Building Code of Australia) Volume 2 2022 & ABCB Housing Provisions.

This interim certification is valid from 01 May 2025 to 01 May 2026. The certificate issued within the interim period remains valid from the date of this certificate, or until there are any significant changes in the National Construction Code present edition NCC 2022.

Regards,

A handwritten signature in blue ink, appearing to read 'Matthew Mammone', is written over a faint, large 'INTERIM' watermark.

**Matthew Mammone**  
MIEAust; NRER; RBP (VIC): PE0002861; RPEQ (QLD): 18537;  
BSP (TAS): 979609393; BPB (NT): 243890ES  
Director  
**Gama Consulting Pty Ltd**

# CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To:  *Owner /Agent*  
 *Address*  
  *Suburb/postcode*

Form **55**

## Qualified person details:

Qualified person:   
Address:     *Phone No:*  
 *Fax No:*  
Licence No:  *Email address:*   
Qualifications and Insurance details:  *(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)*  
Speciality area of expertise:  *(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)*

## Details of work:

Address:     *Lot No:*  
 *Certificate of title No:*  
The assessable item related to this certificate:  *(description of the assessable item being certified)*  
*Assessable item includes –*

- a material;
- a design
- a form of construction
- a document
- testing of a component, building system or plumbing system
- an inspection, or assessment, performed

## Certificate details:

Certificate type:  *(description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)*

This certificate is in relation to the above assessable item, at any stage, as part of - *(tick one)*

building work, plumbing work or plumbing installation or demolition work:

or

a building, temporary structure or plumbing installation:

In issuing this certificate the following matters are relevant –

Documents:

Computation software for the range of attached and freestanding carports and verandahs as prepared and issued by Gama Consulting Pty. Ltd. (Project No. 17419 dated 13 March 2020).

Relevant calculations:

BSL Project No: OUCL00063  
Documentation: STRUCTURAL DESIGN DOCUMENTATION; Pages 1 to 11

References:

*Substance of Certificate: (what it is that is being certified)*

I certify that the structural design of all members as shown on the drawings and listed in the Member Summary sheets complies with the following provisions of the Regulations and Building Code of Australia, AS/NZS 1720.0, .1, .2, AS3600, AS4100, AS4600

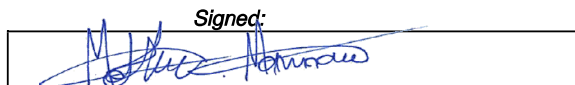
*Scope and/or Limitations*

The following items are excluded from this certificate

- Soil properties
- Environmental and topographic conditions of the site
- Proprietary members and compartments not listed in the reference documents.

**I certify the matters described in this certificate.**

Qualified person:

Signed: 

Certificate No:

979609393

Date:

Oct 17, 2025

# CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94  
Section 106  
Section 129  
Section 155

Form **35**

To:  Owner name  
 Address  
  Suburb/postcode

## Designer details:

Name:  Category:   
 Business name:  Phone No:   
 Business address:   
  Fax No:   
 Licence No:  Email address:

## Details of the proposed work:

**Owner/Applicant**  Designer's project reference No.   
**Address:**  Lot No:   
   
**Type of work:** Building work  Plumbing work  (X all applicable)

### Description of work:

(new building / alteration / addition / repair / removal / re-erection / water / sewerage / stormwater / on-site wastewater management system / backflow prevention / other)

### Description of the Design Work (Scope, limitations or exclusions): (X all applicable certificates)

Certificate Type:	Certificate	Responsible Practitioner
	<input checked="" type="checkbox"/> Building design	Architect or Building Designer
	<input checked="" type="checkbox"/> Structural design	Engineer or Civil Designer
	<input type="checkbox"/> Fire Safety design	Fire Engineer
	<input type="checkbox"/> Civil design	Civil Engineer or Civil Designer
	<input type="checkbox"/> Hydraulic design	Building Services Designer
	<input type="checkbox"/> Fire service design	Building Services Designer
	<input type="checkbox"/> Electrical design	Building Services Designer
	<input type="checkbox"/> Mechanical design	Building Service Designer
	<input type="checkbox"/> Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
	<input type="checkbox"/> Other (specify)	

Deemed-to-Satisfy:  Performance Solution:  (X the appropriate box)

Other details:

**Design documents provided:**

The following documents are provided with this Certificate –

*Document description:*

Drawing numbers:	Prepared by:	Date:
Computation software for the range of freestanding carports as prepared and issued by Gama Consulting Pty Ltd (Project No. 17419 dated 13 March 2020).		
Schedules:	Prepared by:	Date:
Specifications:	Prepared by:	Date:
Computations:	Prepared by:	Date:
BSL Project No: OUCL00063 Documentation: STRUCTURAL DESIGN DOCUMENTATION; Pages 1 to 11		
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by:	Date:

**Standards, codes or guidelines relied on in design process:**

The design covers the applicable clauses in the NCC 2022 Volume 2 (Building Code of Australia) specifically clauses H1P1 & H1D2 and the ABCB Housing Provisions.

The relevant year is the one which is current at the time of design.

The certificate covers the design of the above structures based on the following Australian Standards. See the Engineering Certification for the version of the codes used below.

- AS 4055-2021 - Wind Load on Housing
- AS/NZS 1170.0&1:2002 - Structural Design Actions
- AS/NZS 1170.2:2021 - Wind Actions
- AS 2870-2011 - Residential Slabs and Footings
- AS 4100-2020 - Steel Structures Code
- AS/NZS 4600:2018 - Cold-Formed Steel Structures
- AS 1562.1:2018 Design and installation of sheet roof and wall cladding Part 1: Metal

**Any other relevant documentation:**

Matthew Mammone has not been engaged to undertake any geotechnical condition to determine site classification and any inspections of the work to ensure the drawings and specifications with this certificate are complied with.

The following items are excluded from this certificate

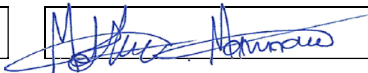
- Soil properties
- Environmental and topographic conditions of the site
- Proprietary members and compartments not listed in the reference documents

**Attribution as designer:**

I Matthew Mammone am responsible for the design of that part of the work as described in this certificate;

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

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

	<i>Name: (print)</i>	<i>Signed</i>	<i>Date</i>
Designer:	<input type="text" value="Matthew Mammone"/>		<input type="text" value="Oct 17, 2025"/>
Licence No:	<input type="text" value="979609393"/>		

**Assessment of Certifiable Works: (TasWater)**

**Note: single residential dwellings and outbuildings on a lot with an existing sewer connection are not considered to increase demand and are not certifiable.**

**If you cannot check ALL of these boxes, LEAVE THIS SECTION BLANK.**

**TasWater must then be contacted to determine if the proposed works are Certifiable Works.**

**I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:**

- The works will not increase the demand for water supplied by TasWater
- The works will not increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure
- The works will not require a new connection, or a modification to an existing connection, to be made to TasWater's infrastructure
- The works will not damage or interfere with TasWater's works
- The works will not adversely affect TasWater's operations
- The work are not within 2m of TasWater's infrastructure and are outside any TasWater easement
- I have checked the LISTMap to confirm the location of TasWater infrastructure
- If the property is connected to TasWater's water system, a water meter is in place, or has been applied for to TasWater.

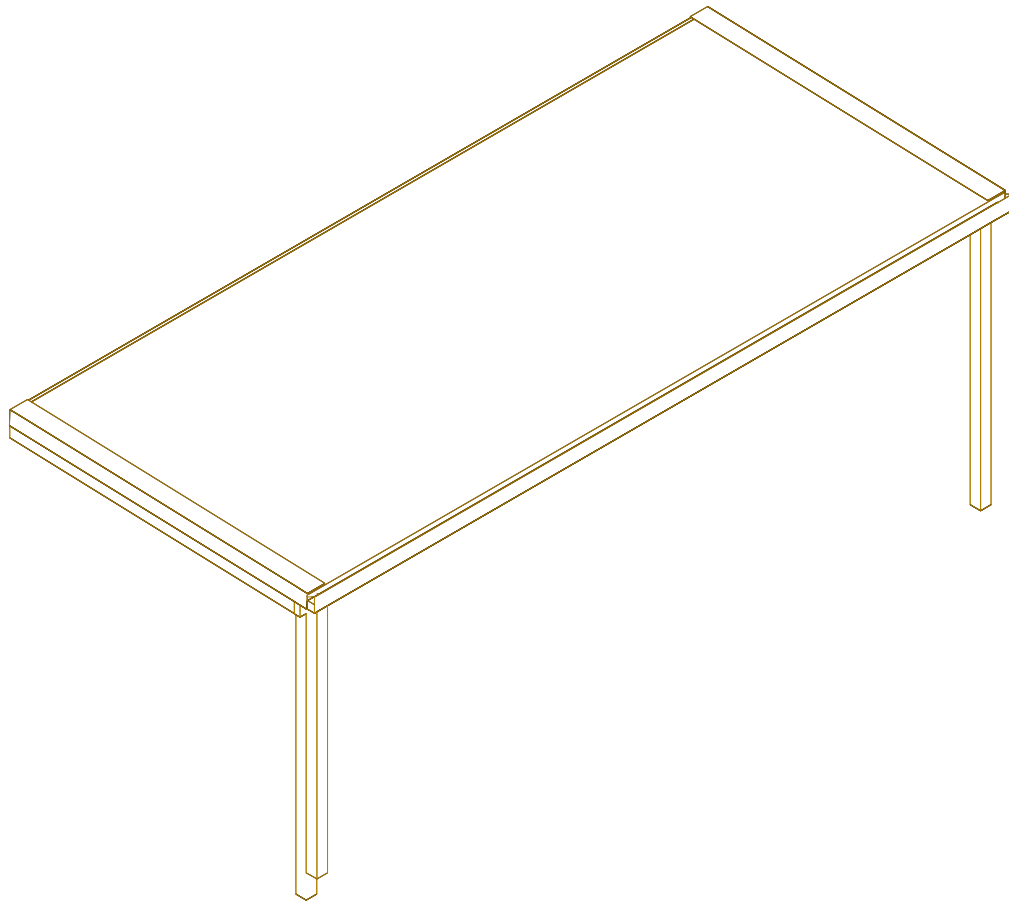
**Certification:**

I Matthew Mammone being responsible for the proposed work, am satisfied that the works described above are not Certifiable Works, as defined within the *Water and Sewerage Industry Act 2008*, that I have answered the above questions with all due diligence and have read and understood the Guidelines for TasWater CCW Assessments.

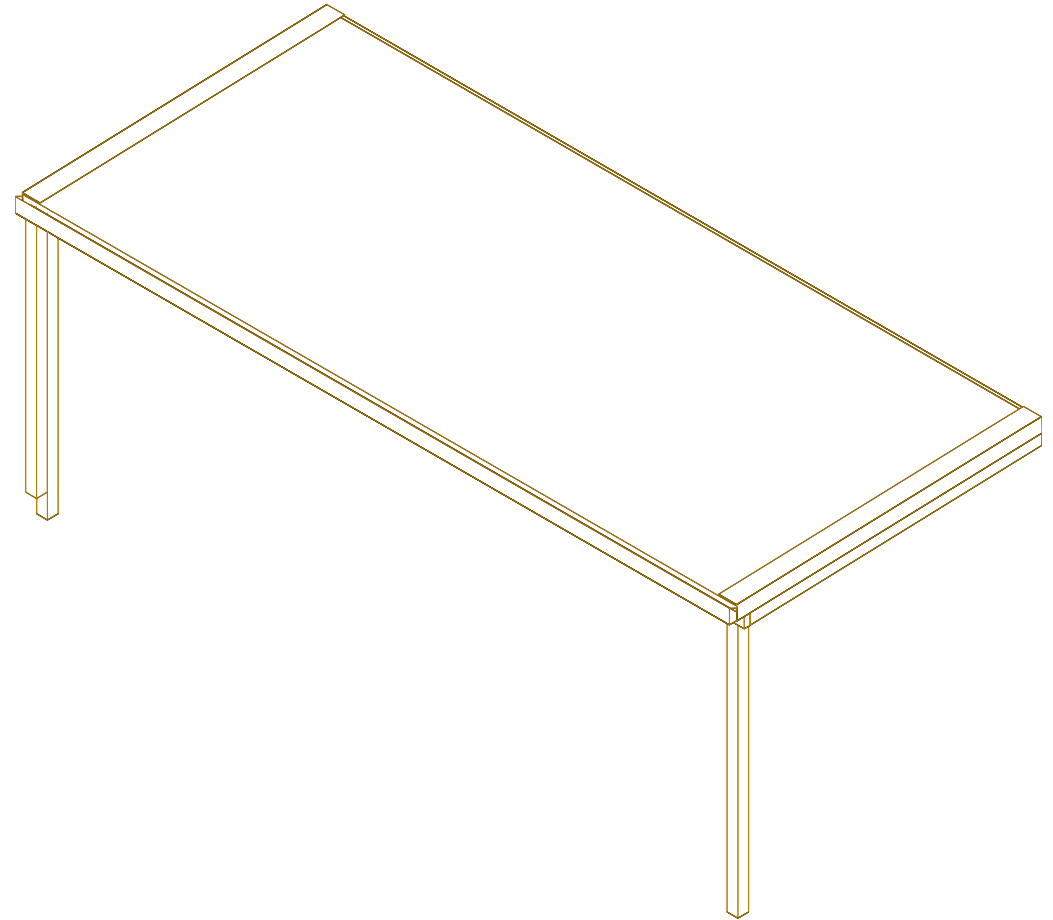
Note: the Guidelines for TasWater Certification of Certifiable Works Assessments are available at: [www.taswater.com.au](http://www.taswater.com.au)

	<i>Name: (print)</i>	<i>Signed</i>	<i>Date</i>
Designer:	<input type="text" value="Matthew Mammone"/>		<input type="text" value="Oct 17, 2025"/>

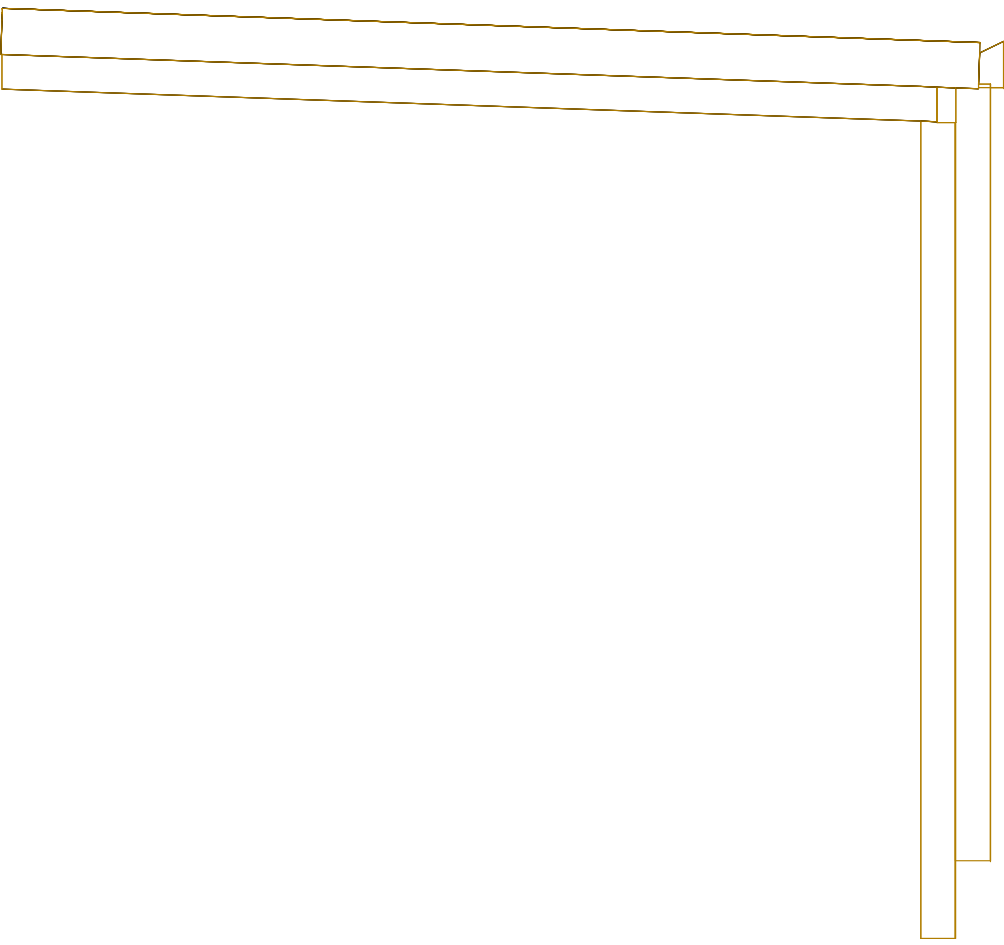
This form and signature are valid until the 30th of June 2024



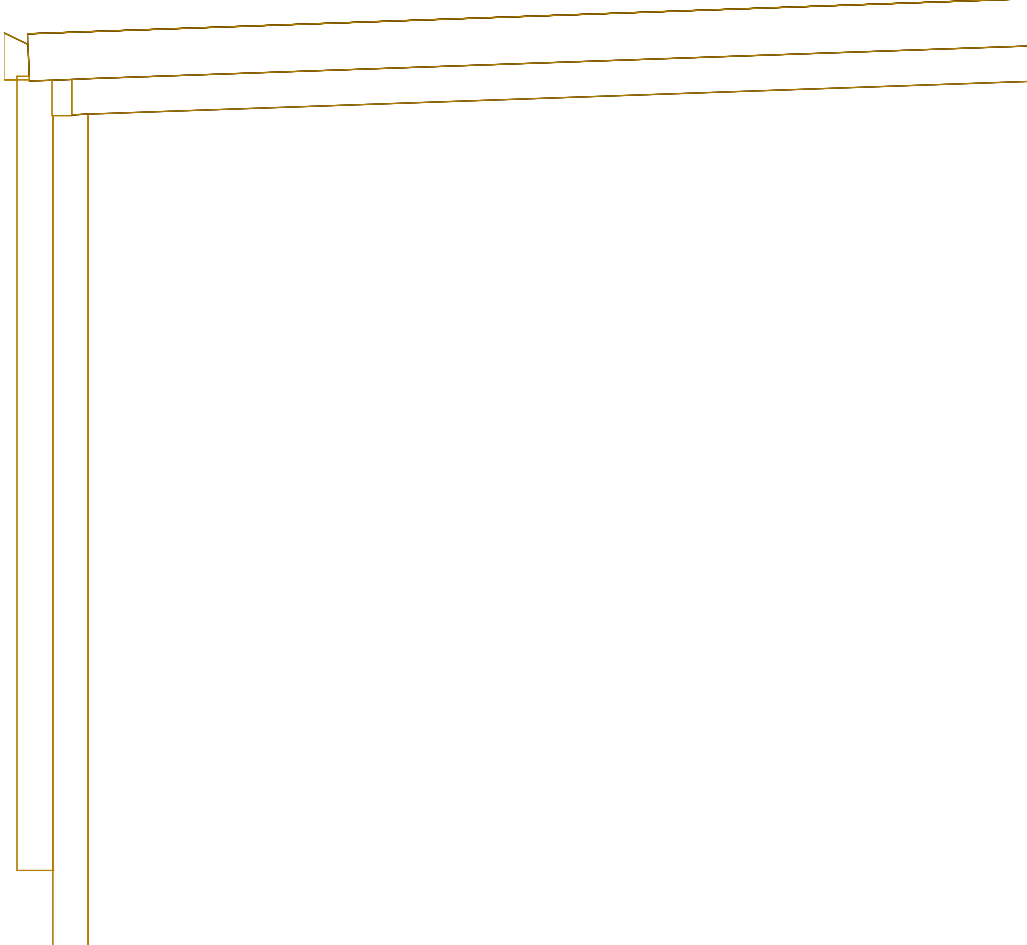
Isometric 1



Isometric 2



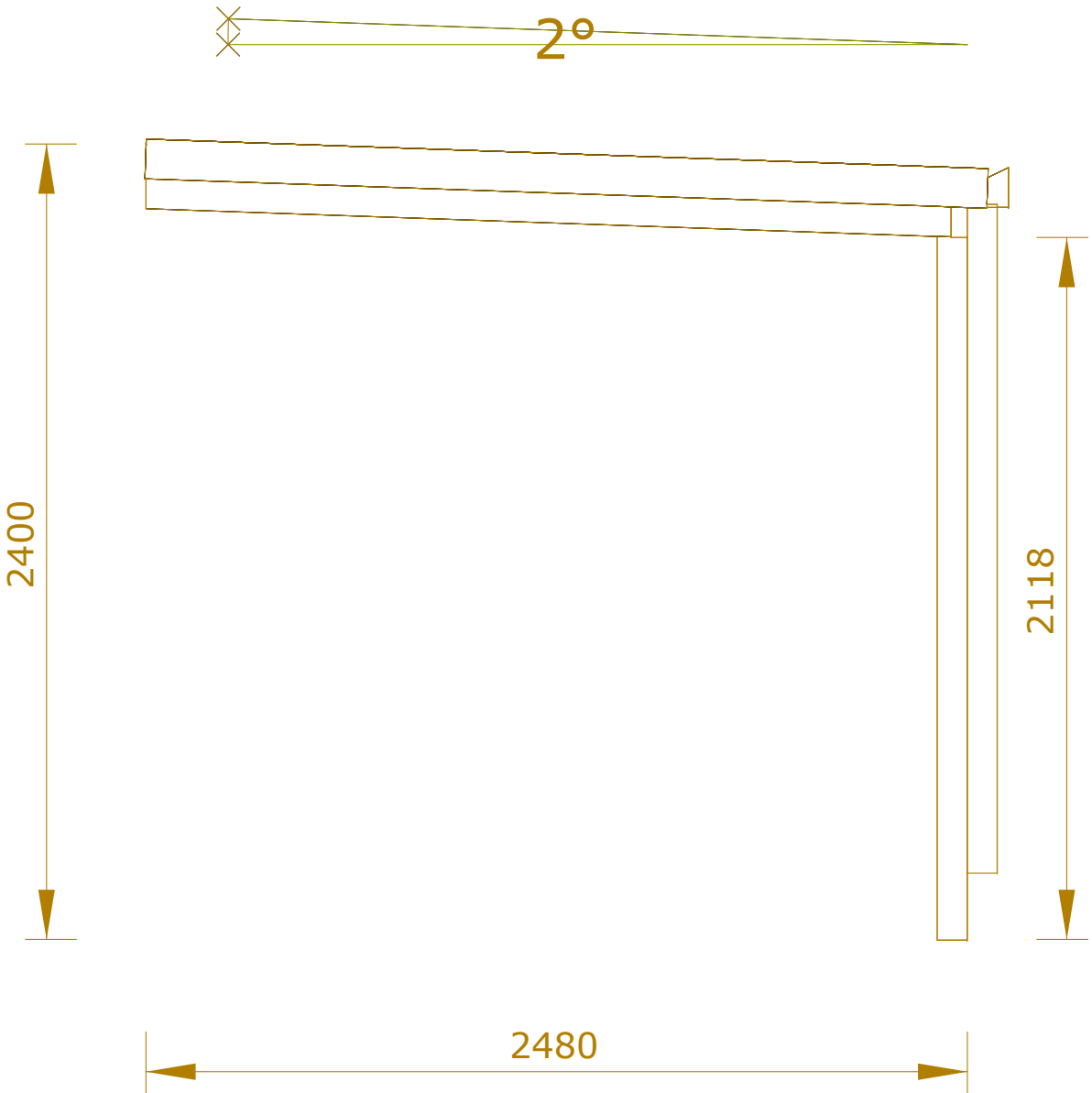
Left Elevation



Right Elevation



Area 1 - Flat Roof Front Elevation



Area 1 - Flat Roof Left Elevation

prepared for **Bluescope Steel Limited**  
 by **gama consulting pty ltd**  
 Suite 3/83 Fullarton Road,  
 Kent Town SA 5067  
 (08) 7123 4050  
 admin@gamaconsulting.com.au  
 www.gamaconsulting.com.au  
 ABN: 83 607 495796

JOB REFERENCE

#OUCL00063

CLIENT NAME

Di Brown

PREPARED BY

Ray H

SITE ADDRESS

1/71 Meander Valley Road, Westbury  
 TAS, Australia

OF

Outside Concepts

STRUCTURE USE

Domestic

## LYSAGHT MEMBER ENGINEERING SUMMARY

### ENCLOSURES

Pages

Wind Assessment Summary

1

AREA 1 Flat Roof Design & Member Calculations

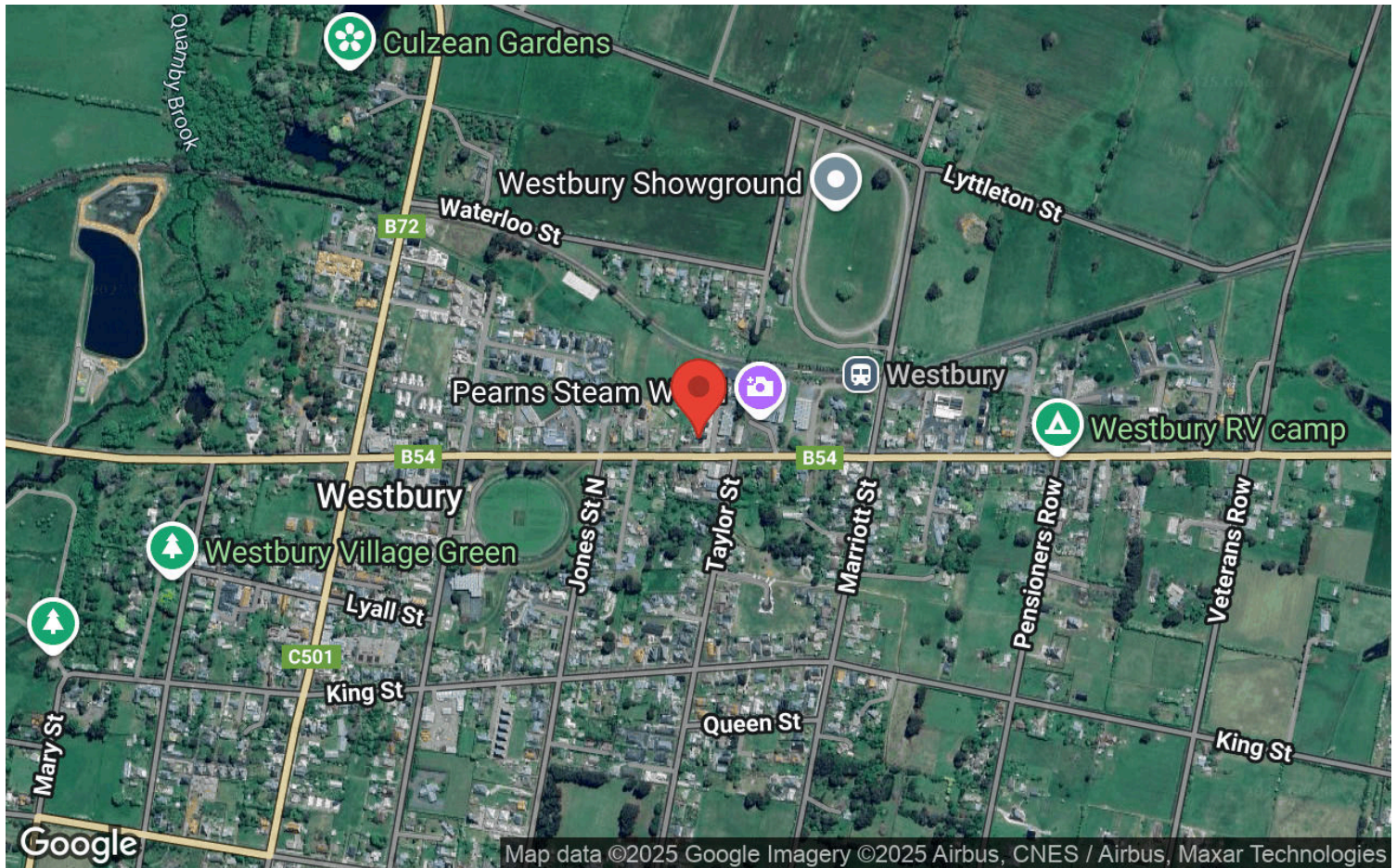
2

General Steel Work Specifications and Notes

2

## Engineers Notes

- Wind Speed Assessment has been carried out by a third party unless noted otherwise.

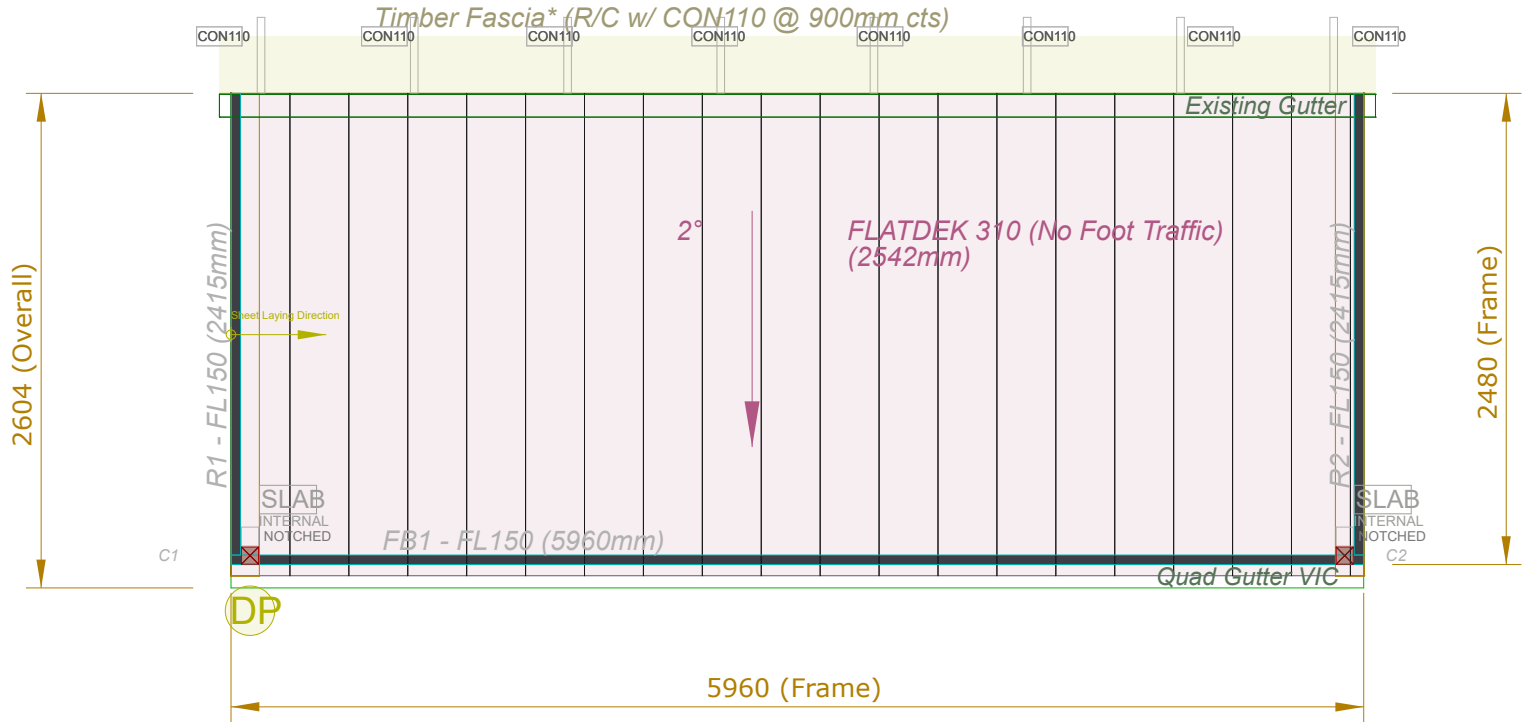


Site: 1/71 Meander Valley Road, Westbury TAS, Australia

### - WIND DATA ASSESSMENT (AS1170.2 provided by REVOLUTIO PTY LTD) -

Design Life	Importance Level	Annual Prob. of Exceedance	Region	Elevation	Ref. Height (z)	Critical Direction	Regional Wind Speed (V <sub>r</sub> )
25 Years	2	v250	A4	175.5m	2.4m	NORTH WEST	43m/s
Terrain/Cat Mult (M <sub>z,cat</sub> )	Shielding Multi (Ms)	Topographical Multi (Mt)	Cyclone Multi (Fc,d)	Freestream Pressure (qz,p)	Sides Blocked		
0.83	1	1	NA	0.92 kPa	1		

## AREA 1 FLAT ROOF MEMBER LAYOUT



### - AREA 1 INDIVIDUAL BEAM MEMBER CAPACITY RESULTS -

Member Ref	Member Type	Member Size	Max Span	Max Capacity Ratios (cf 1.03)		
				Shear	Bending Moment	Deflection
FB1	Fascia Beam	FL15015	5960mm	0.19	0.34	0.37
R1, R2	Rafter	FL15015	2415mm	0.01	0.01	0.00

### - AREA 1 COLUMN MEMBER CAPACITY RESULTS -

Member Ref	Member Type	Member Size	Height	Max Capacity Ratios (cf 1.03)	
				Strength	Deflection
C1,C2	Column	90x90x2.0	2268mm	0.03	0.08

## Engineers Notes

- All connections in accordance with the Lysaght Living Installation guides and details (U.N.O.)
- The Builder is to verify the connection type selected is appropriate for the existing structure, prior to commencement.
- **Where the structure is attached to an existing building, the structural adequacy of the existing building and the connection type selected, is excluded from this engineering. Where there is any doubt, the Builder shall seek the advice of a suitably qualified professional/engineer prior to construction.**
- When attaching to an existing structure using rafter attachment brackets (including risers) or flyover brackets as shown on the plan, the spacings indicated are nominal. The engineering allows for minor adjustments to suit actual site conditions. Furthermore, no such bracket is to be placed within 400mm of any incoming rafter or beam from the design. Where there is any doubt about the placement of these brackets arising from the above conditions, advice should be obtained from a suitably qualified professional.
- All dimensions & structured layout to be verified by Builders. If any discrepancies are noted, please contact Lysaght prior to proceeding.

## General Notes

- Do not scale from the structural drawings.
- During construction, the Builder shall be responsible for ensuring the structural integrity of the build, preventing any one part of the structure from being overstressed during the construction process and ensuring the structure is maintained in a stable condition.
- Insulated panel roofs are defined as combustible. The NCC2022/ABC Housing provisions have requirements for fire separation between Class 1 & 10 structures on boundaries. Those provisions will require the roof sheeting to be a specified minimum distance off the Boundary. Please check with your local Authority/Certifier to determine the required distance applicable to the job.

## Steelwork Notes

- Structural steelwork shall be erected in accordance with AS4100, the Steel Structures code and AS3828, the Guidelines for the Erection of Building Steelwork code. The details depicted on the drawings and sketches are to suit the completed in-service condition. The Builder shall be responsible for the safe erection of all steelwork, and shall ensure that all steelwork is securely supported and fastened to ensure it can adequately withstand all loading liable to be encountered during erection.
- All steelwork design has been based on steel of Australian mill origin. The substitution for imported or unidentified steel is not permitted.
- All steelwork to comply with the following codes:- AS4100, AS4600 and AS2327.2. All welding to comply with AS1554-parts 1 & 2.
- Unless indicated otherwise all fillet welds shall be 6mm and continuous all round for the full extent of the edges in contact. Unless noted otherwise, where plates are less than 6mm use weld to suit the material thickness.
- **The software has allowed for fixings to walls and slabs where applicable. It is up to the Builder to determine if the fixings supplied are suitable for the application. Where there is any doubt, seek advice from a suitably qualified professional.**
- The Builder shall coordinate with the concrete contractor for all footing setdowns and rebates.
- Unless otherwise noted, column base plates and spreader plates shall be uniformly supported by non-shrink grout beds under the plates

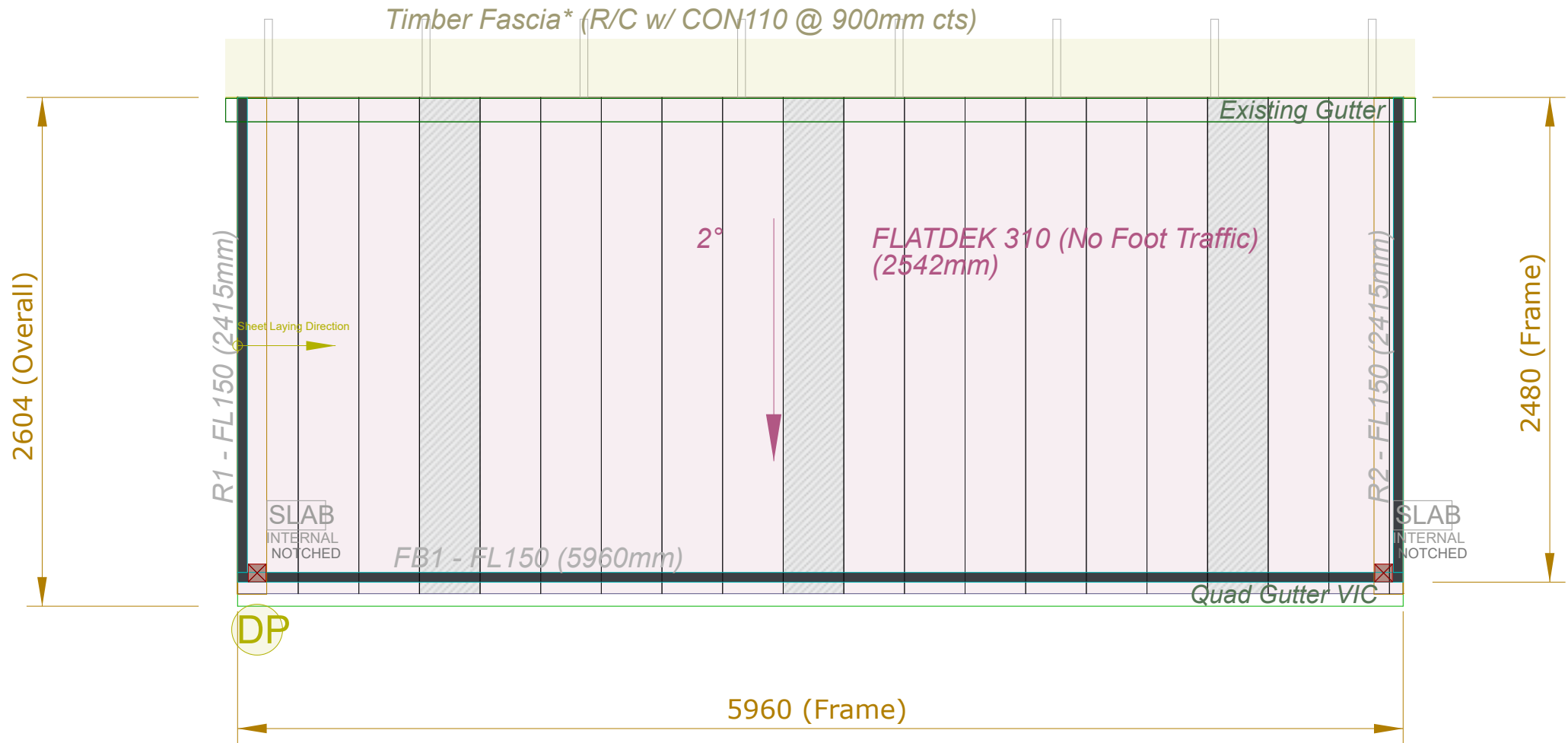
## Surface Treatment

- Protect all steel work against corrosion in accordance with the corrosion protection requirements of the National Construction Code Series (NCC) 2022 Volume Two Clause H1D6 (5) (d). Visual steelwork to be painted to architect's painting schedule.

## Referenced Standards

- AS1111, AS1112, AS1163, AS1237, AS1252, AS1562.1, AS1594, AS2870, AS3600, AS3678 and AS3679.





Full Plan Layout