



Devonport City Council

PUBLIC NOTICE

APPLICATION FOR PLANNING PERMIT

Section 57(3) Land Use Planning Approvals Act 1993

An application for a planning permit has been made which may affect you.

Application Details

Application Number:	PA2025.0140
Proposed Use or Development:	Residential (outbuilding)
Address of the Land:	9 Berrigan Road, Miandetta
Date of Notice:	05/11/2025

You are invited to view the application and any documents and plans accompanying it on the ground floor of the paranaple centre at 137 Rooke Street, Devonport or on Council's website www.devonport.tas.gov.au

Any person may make a representation relating to the application in accordance with section 57(5) of the *Land Use Planning Approvals Act 1993*, during a period of 14 days commencing on the date of this notice.

Your representation must:

- be received by close of business on **18/11/2025**;
- be in writing; and
- addressed to the Chief Executive Officer, Devonport City Council:
 - P.O. Box 604, Devonport, Tasmania, 7310; or
 - townplanning@devonport.tas.gov.au

If you make a representation then Council must consider your submission before making its decision on the application.

PAYMENT SCHEDULE

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

BUILDING DETAILS

Building Class	10a A non-habitable building including a private garage, carport, shed or the like. (Refer NCC A6G11)
Weight	Approximately: 1900.00 kg
Span	Main Building: 8 m
Length	7 m (2 Bays of 3.5 m each)
Height	3 m
Roof Type	Gable, 22.5 degrees
Roof	COLORBOND® steel CORODEK® 0.42 BMT sheeting, BlueScope
Walls & Trims	COLORBOND® steel TRIMCLAD® 0.42 BMT sheeting, BlueScope
Gutters	Guttering has been removed from the building.
Roller Doors	One (1) COLORBOND® steel 2.5m high x 4m wide roller door (roller door is not wind rated). An internal chain drive has been added to the door to assist with opening and closing the door at heights. Refer to the General Specification (# Access Doors) in relation to opening sizes. The Roller Door is boxed or steel wrapped for protection during transport.
Window Openings	One (1) 2100h x1810w glass sliding door and One (1) 790h x1274w window (the supply of windows is included).
Bracing	The building will have Apex braces. Estimated internal apex clearance is: 3.830m.
Roof Purlins & Wall Girts	Z sections bolted to rafters & columns with a minimum overlap of 10% of the bay width. The purlins and girts are Z100.
Fixing to Concrete	Screw-Bolts fitted after concrete is cured.

SPECIFIC INCLUSIONS

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

SPECIFIC EXCLUSIONS

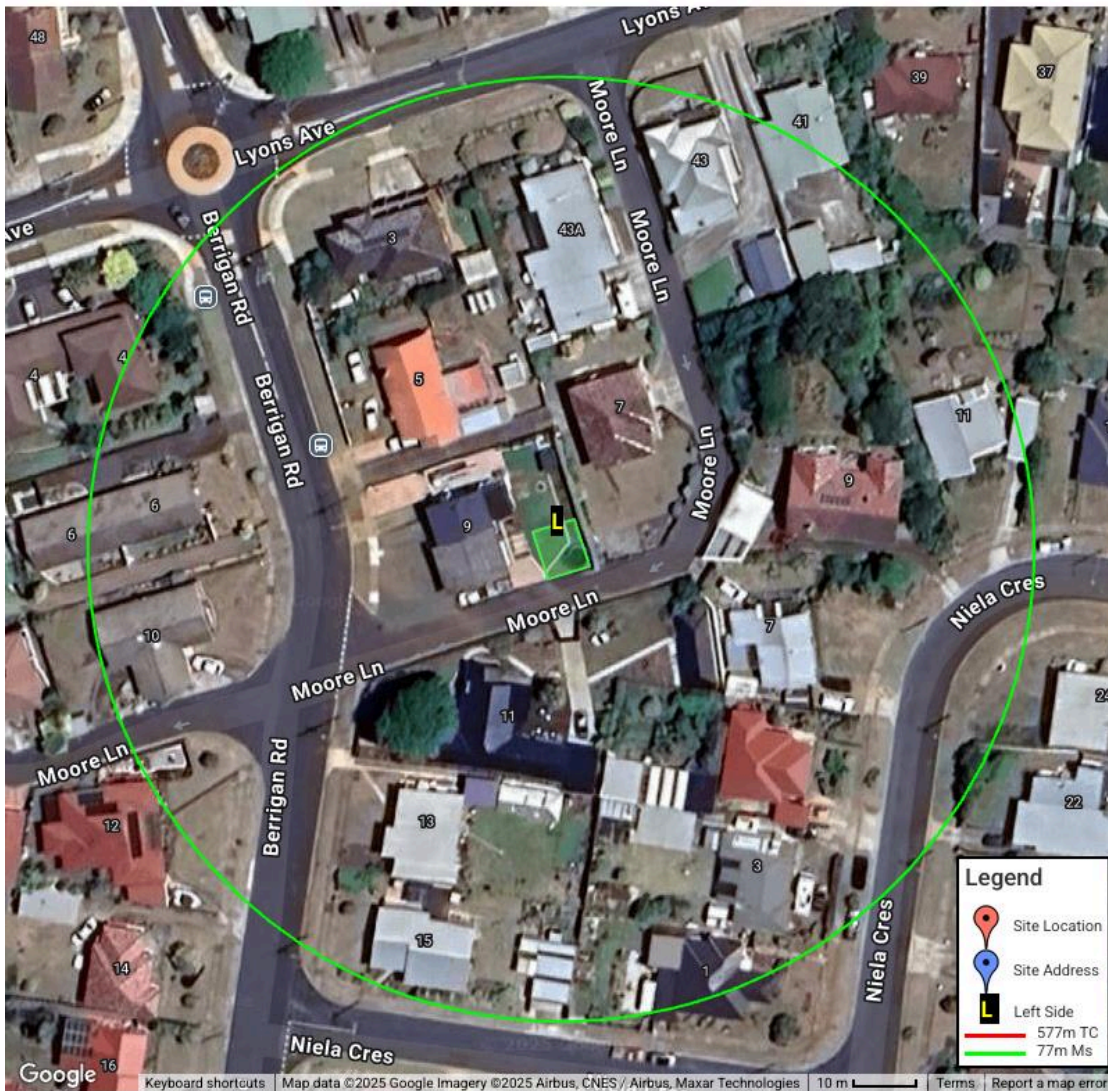
- Drawings and providing of any other forms or additional information to be added to forms other than detailed above. eg BushFire Compliance forms.
- Consent authority including any building, development or construction certificate application(s).
- Construction of the steel building, its foundations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



DESIGN CRITERIA

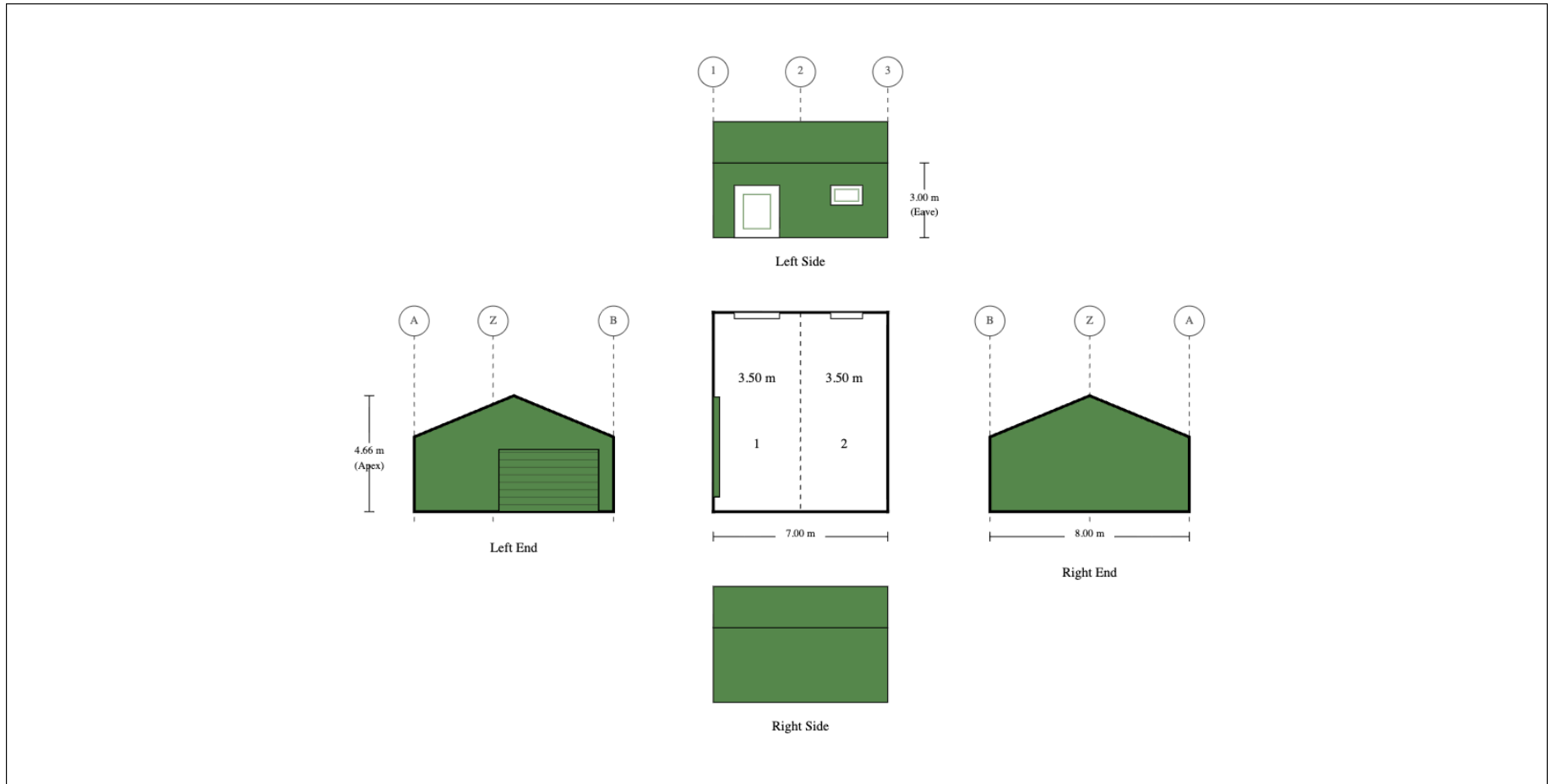
Exact Location Used	Geographic Co-ordinates of <-41.19306, 146.35596>. Refer to the image below showing this location and the left side orientation.
Address for Reference Purposes	9 Berrigan Road Miandetta TAS 7310 Australia
Building Orientation	Left Side of building orientated to 343° (northerly direction)
NCC Version	NCC 2022
Design Wind Criteria for the Highest Cardinal Direction	Importance Level 2 with a Vr of 45.00 m/s ; Region A4; TC = 3.0; Mt = 1.1; Mc = 1; Ms = 0.85; giving a Vdes of 34.9 m/s.
Earthquake	An Earthquake Acceleration Co-efficient (Z) of up to 0.08 has been allowed for in the design of the building, however wind is the determining design factor.
Other Design Factors	No Snow Loading allowed.

LOCATION & ORIENTATION FOR DETERMINING THE DESIGN CRITERIA





www.shedsnhomes.com.au



Purchaser Name: Brad Wilson		Building Layout <small>Ref# JERHUB2509007</small>	Seller: Sheds n Homes North West	
Site Location:			Name: Jeremy Hubbard	
Ref #JERHUB2509007	Print Date: 05/09/25		Phone: 0418 143 439	
			Fax:	
			Email: jeremy.hubbard@shedsnhomes.com.au	

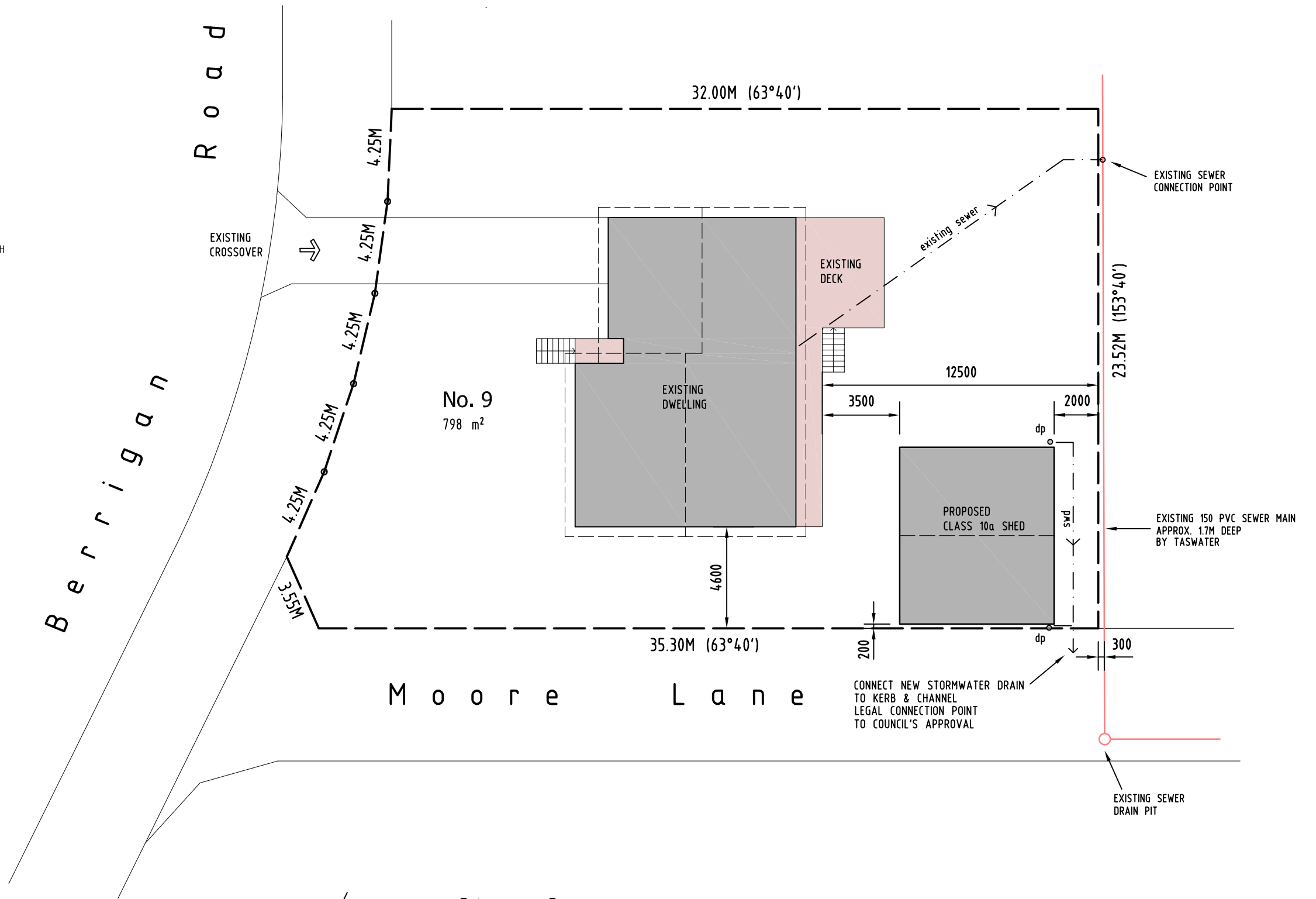


STORMWATER DRAINAGE NOTES:

- SW01** STORMWATER LAYOUT IS INDICATIVE AND IS A GUIDE ONLY. BUILDER / PLUMBER TO NOTIFY THIS OFFICE WITH ANY VARIATIONS OR CHANGES TO THIS LAYOUT.
- SW02** CONNECT NEW DOWNPIPES TO EXISTING STORMWATER SYSTEM VIA 100MM DIA UPVC STORMWATER PIPE LAID WITH A MINIMUM 1:100 FALL, DISCHARGED TO THE SATISFACTION OF THE APPROPRIATE AUTHORITY. BUILDER TO ENSURE ADEQUACY OF EXISTING STORMWATER SYSTEM AND CONNECTION TO LEGAL POINT OF DISCHARGE. LOCATION OF EXISTING SWD TO BE VERIFIED ON SITE BY BUILDER / CONTRACTOR.
- SW03** ALL STORMWATER DRAINAGE WORKS TO BE IN ACCORDANCE WITH A.S. 3500 AND THE RELEVANT AUTHORITY'S REQUIREMENTS.
- SW04** ENSURE 100MM COVER TO PIPES UNDER SOIL AND 50MM UNDER CONCRETE PAVING AND 100MM UNDER AREAS SUBJECT TO LIGHT VEHICLE TRAFFIC (MEASURED TO UNDERSIDE OF PAVING).
- SW05** THE EXTERNAL FINISHED SURFACE SURROUNDING THE BUILDING MUST BE DRAINED TO MOVE SURFACE WATER AWAY FROM THE BUILDING AND GRADED TO GIVE A SLOPE OF NOT LESS THAN 50 MM OVER THE FIRST 1000 MM FROM THE BUILDING AS PER A.S. 2870.
- SW06** LOCATION & ADEQUACY OF SERVICE CONNECTION POINTS & METERS TO BE VERIFIED ON SITE BY BUILDER / PLUMBER PRIOR TO CARRYING OUT ANY BUILDING WORKS.

LEGEND:

- dp ○ 90MM DIA. UPVC DOWNPIPE (ALT: 100 X 50 COLORBOND DOWNPIPE)
- swd → NEW 100 DIA. UPVC STORM WATER DRAIN PIPE MIN 1:100 FALL CONNECT TO KERB & CHANNEL LEGAL CONNECTION POINT TO COUNCIL'S APPROVAL



site plan

1:200
SITE IS RELATIVELY FLAT

NOTE:
REFER TO SEPARATE SHED PLANS BY SHED SUPPLIER

REV	AMENDMENT	DATE
A	DA ISSUE	10.10.25
B	TASWATER RAI	21.10.25

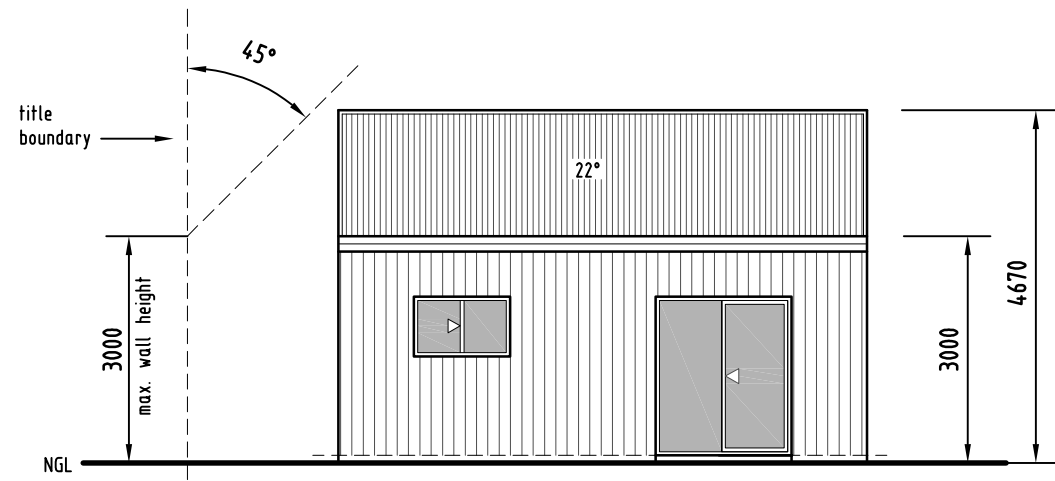
PROJECT
PROPOSED CLASS 10a SHED
9 BERRIGAN ROAD,
MIANDETTA 7310

DRAWING
SITE PLAN
CLIENT
B. & C. WILSON

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DESIGN TW	DRAWN TW	DATE 9.10.25
SCALE AS SHOWN	SHEET No. 01 (OF 2)	REF No. 0790DA-B

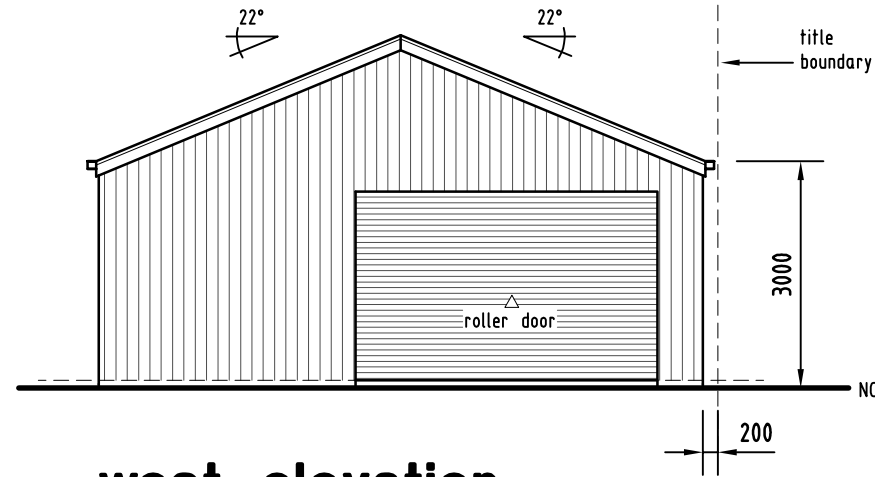
Building Services Provider
Licence CC7455
Email. timwilsondraft@outlook.com
Mob: 0437 002 026

Tim Wilson Design & Drafting



north elevation

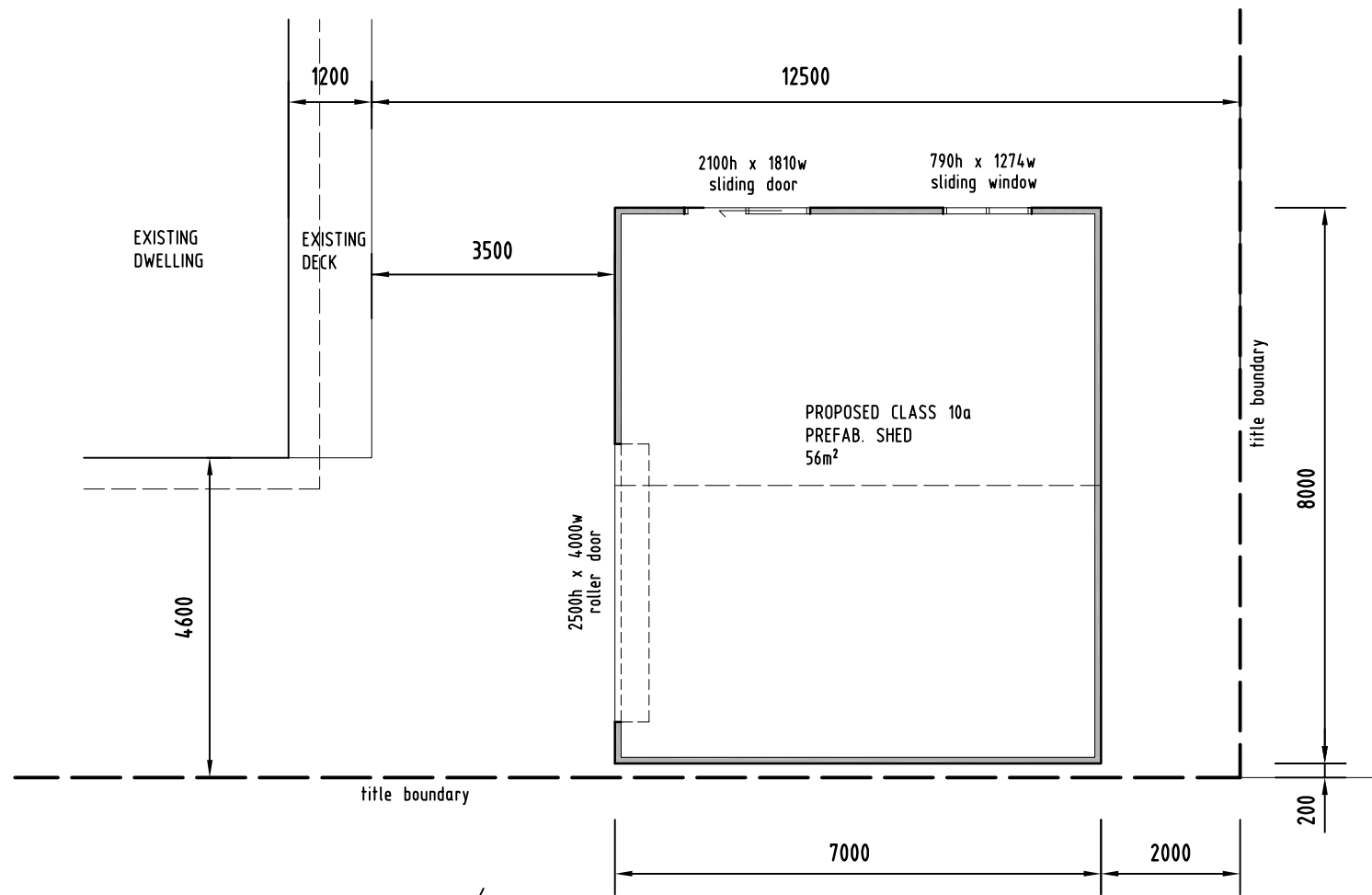
SCALE - 1:100



west elevation

SCALE - 1:100

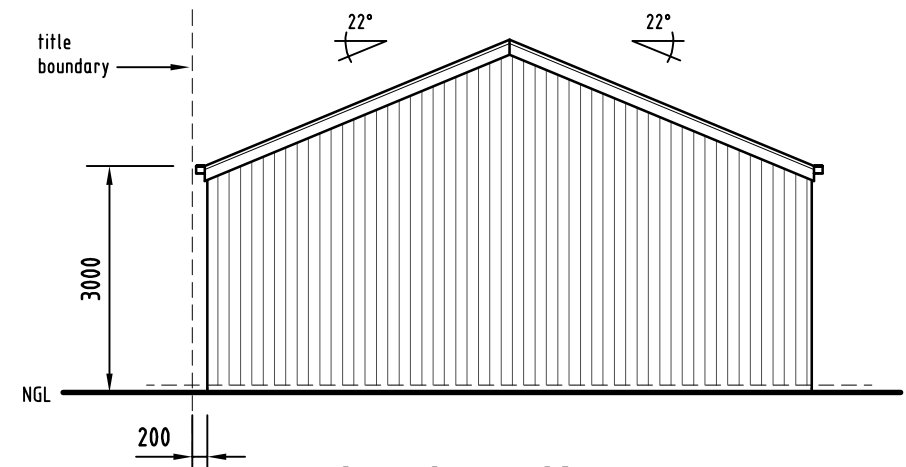
- external finishes**
- COLORBOND 0.42 CORDEK ROOF AT 22° PITCH
 - COLORBOND BARGE & GUTTER
 - COLORBOND 0.42 TRIMCLAD WALLS
 - COLORBOND ROLLER DOOR
 - ALUMINIUM FRAMED WINDOWS & DOORS



floor plan

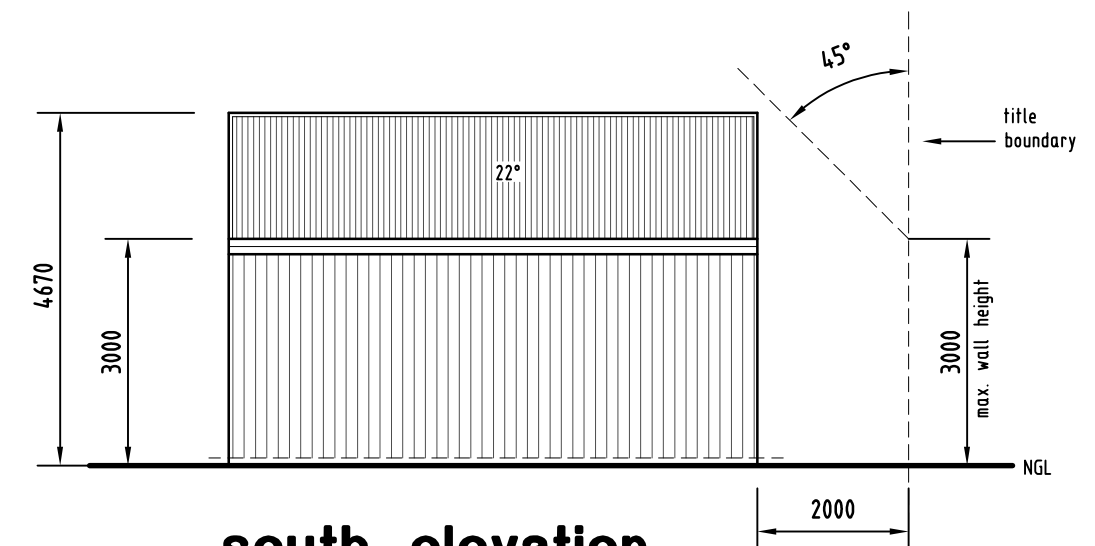
1:200

NOTE:
REFER TO SEPARATE SHED PLANS BY
SHED SUPPLIER



east elevation

SCALE - 1:100



south elevation

SCALE - 1:100

REV	AMENDMENT	DATE
A	DA ISSUE	10.10.25
B	TASWATER RAI	21.10.25

PROJECT
PROPOSED CLASS 10a SHED
9 BERRIGAN ROAD,
MIANDETTA 7310

DRAWING SHED PLAN & ELEVATIONS
CLIENT B. & C. WILSON

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DESIGN TW	DRAWN TW	DATE 9.10.25
SCALE AS SHOWN	SHEET No. 02 (OF 2)	REF No. 0790DA-B

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Mob: 0437 002 026

wilson .

9 Bennett Rd.



13/05/2020 12:23

21.19571° N, 72.8084° E

9 Berrigan Rd.

wilson

