

## PLANNING NOTICE

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

<b>APP NO.:</b>	PA\26\0169
<b>APPLICANT:</b>	A Beswick
<b>SITE:</b>	23 Browne Street, Hadspen (CT: 12129/1)
<b>PROPOSAL:</b>	Extension to Single dwelling (deck) & Residential outbuildings (garage & carport) - setbacks, building envelope.

The application can be inspected until **Thursday, 16 April 2026**, 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.

Notified on 28 March 2026.

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="23 Browne St"/>	Certificate of Title:	<input type="text" value="12129/1"/>
Suburb:	<input type="text" value="Hadspen, TAS"/>	<input type="text" value="7290"/>	Lot No: <input type="text" value="1"/>
Land area:	<input type="text" value="694 m&lt;sup&gt;2&lt;/sup&gt;"/>	<i>m<sup>2</sup> / ha</i>	
Present use of land/building:	<input type="text" value="Residential"/>	<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 12129	FOLIO 1
EDITION 7	DATE OF ISSUE 10-Aug-2016

SEARCH DATE : 07-Sep-2023

SEARCH TIME : 08.06 AM

DESCRIPTION OF LAND

Town of HADSPEN

Lot 1 on Sealed Plan 12129

Derivation : Part of 5A-0R-9Ps. Section H. Gtd. to R.D. Dyer

Prior CT 3751/41

SCHEDULE 1

M556159 M587113 ROBYN LEE CHUGG Registered 10-Aug-2016 at  
noon

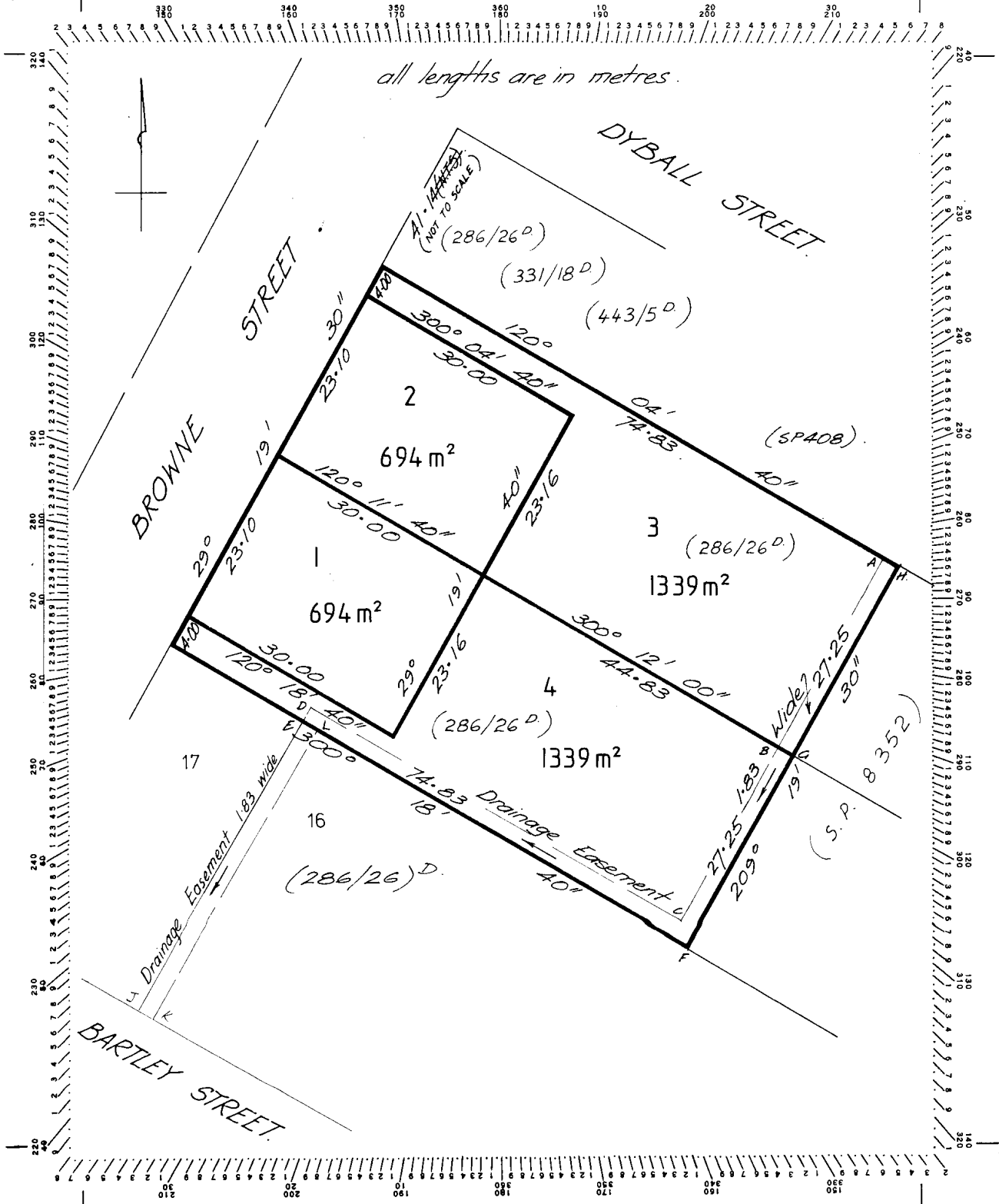
SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
SP 12129 FENCING COVENANT in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: <i>Raymond Kelly, George Henry Shearing &amp; Elaine Margaret Shearing</i>	PLAN OF SURVEY by Surveyor <i>G.L. Walkern</i> of land situated in the <b>TOWN OF HADSPEN</b> SEC. H. SCALE 1: 500	Registered Number: <b>12129</b> 23 FEB 1979  Recorder of titles
Title Reference: <i>C.T. 3142/67 &amp; C.T. 3142/68</i>		
Grantee: <i>Part of 5<sup>10</sup> 29<sup>0</sup> Richard David Dyer</i>		





SCHEDULE OF EASEMENTS

**S.P**  
Plan No. **12129**

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

EASEMENTS

*JM* Lot 4 is subject to a right of drainage (appurtenant to Lot 3 and to Two acres One rood ~~fourteen~~ <sup>and five tenth</sup> perches of land on Diagram Number 286/26) over the drainage easement marked B C D E L F G hereon.

*JM* Lot 3 is subject to a right of drainage (appurtenant to Two acres One rood Fourteen ~~perches~~ <sup>and five tenth</sup> of land on Diagram 286/26) over the drainage easement marked A B G H hereon.

Lot 4 is together with a right of drainage over the drainage easement marked E J K L hereon.

Lot 3 is together with a right of drainage over the drainage easement marked B C D E J K L F G hereon.

*JM* FENCING PROVISION COVENANT :

The Owner of each lot on the plan covenants with the Vendors (Raymond Kelly, George Henry Shearing and Elaine Margaret Shearing) that the Vendors shall not be required to fence.

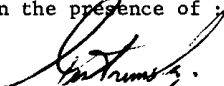
SIGNED by RAYMOND KELLY the registered )  
proprietor of the land contained in -- )  
Certificate of Title Volume 3142 Folio 67 )  
in the presence of :- )

*b. McKinnell  
law clerk  
Launceston.*


SIGNED by GEORGE HENRY SHEARING and )  
ELAINE MARGARET SHEARING the registered )  
proprietors of the land contained in -- )  
Certificate of Title Volume 3142 Folio )  
68 in the presence of :- )

*b. McKinnell,  
law clerk,  
Launceston.*

12129

SIGNED by the COMMERCIAL BANK OF )  
AUSTRALIA LIMITED the Mortgagee )  
of the land contained in Certificate )  
of Title Volume 3142 Folio 68 under )  
Mortgage No. A 615848 by its Attorney )  
GORDON WILLIAM LAWRENCE )  
----- )  
who hereby certifies that he has -- )  
received no notice of revocation of )  
Power No. 22901 )  
----- )  
granted to him in the presence of : )  
Bank Officer,  )  
Hobart. )

**THE COMMERCIAL BANK  
OF AUSTRALIA LIMITED**  
BY ITS ATTORNEY

  
WHO HEREBY CERTIFIES THAT HE  
HAS RECEIVED NO NOTICE OF  
REVOCATION OF POWER No.  
22901 GRANTED TO HIM.

12129

Certified correct for the purposes of the Real Property Act 1862, as amended.

Subdivider/Solicitor for the Subdivider

This is the schedule of easements attached to the plan of RAYMOND KELLY & GEORGE  
(Insert Subdivider's Full Name)

HENRY & ELAINE MARGARET SWERING affecting land in

G.T. 3142/67 & G.T. 3142/68  
(Insert Title Reference)

Sealed by MUNICIPALITY OF WESTBOROUGH on 11<sup>TH</sup> DECEMBER 1978

[Signature]  
Council Clerk/Town Clerk

10384

# DRAWING SCHEDULE

A00	COVER PAGE
A01	SITE PLAN
A02	EXISTING AND DEMOLITION PLAN - GROUND FLOOR
A03	EXISTING AND DEMOLITION PLAN - FIRST FLOOR
A04	CONSTRUCTION PLAN - FIRST FLOOR
A05	FLOOR PLAN - FIRST FLOOR
A06	3D PERSPECTIVE #1
A07	3D PERSPECTIVE #2

# PROJECT INFORMATION

BUILDING DESIGNER:	GRANT JAMES PFEIFFER
ACCREDITATION No:	CC2211T
LAND TITLE REFERENCE NUMBER:	12129/1
BUILDING CLASS:	1A & 10A
DESIGN WIND SPEED:	'N2'
SOIL CLASSIFICATION:	ASSUMED 'H1'
CLIMATE ZONE:	7
BUSHFIRE-PRONE BAL RATING:	N/A
ALPINE AREA:	N/A
CORROSION ENVIRONMENT:	LOW
FLOODING:	NO
LANDSLIP:	N/A
DISPERSIVE SOILS:	NO
SALINE SOILS:	NO
SAND DUNES:	NO
MINE SUBSIDENCE:	NO
LANDFILL:	NO
GROUND LEVELS:	REFER PLAN
ORG LEVEL:	75mm ABOVE GROUND LEVEL

Area Schedule (Gross Building)

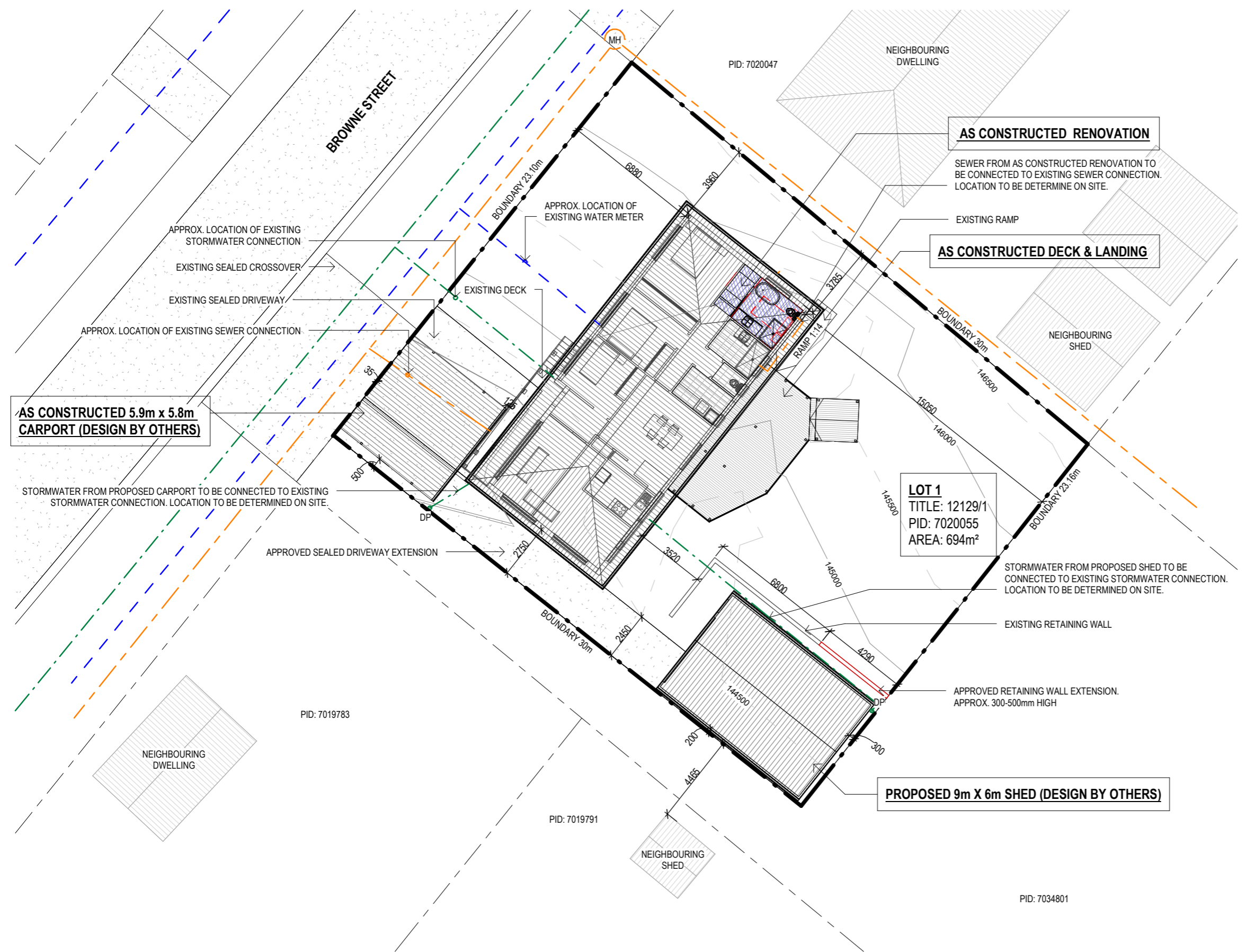
Name	Area	Area (sq)
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AS CONSTRUCTED DECK AND LANDING	39.20 m <sup>2</sup>	4.22
AS CONSTRUCTED RENOVATION	11.07 m <sup>2</sup>	1.19
EXISTING DWELLING	125.47 m <sup>2</sup>	13.51
PROPOSED SHED	54.00 m <sup>2</sup>	5.81
	263.96 m <sup>2</sup>	28.41

# PROPOSED SHED AND AS CONSTRUCTED DECK, CARPORT AND RENOVATION

ROBYN LEE CHUGG  
 23 BROWNE STREET  
 HADSPEN TAS 7290

MEANDER VALLEY COUNCIL

# ISSUED FOR APPROVAL



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

**NOTE**  
 STORMWATER FROM AS CONSTRUCTED RENOVATION TO BE DIRECTED INTO EXISTING SEWER & STORMWATER SYSTEM TO LOCAL COUNCIL REQUIREMENTS & AS3500

LEGEND	
	SEWER
	WATER
	STORMWATER

**SITE PLAN**  
 SCALE 1:200

**ISSUED FOR APPROVAL**

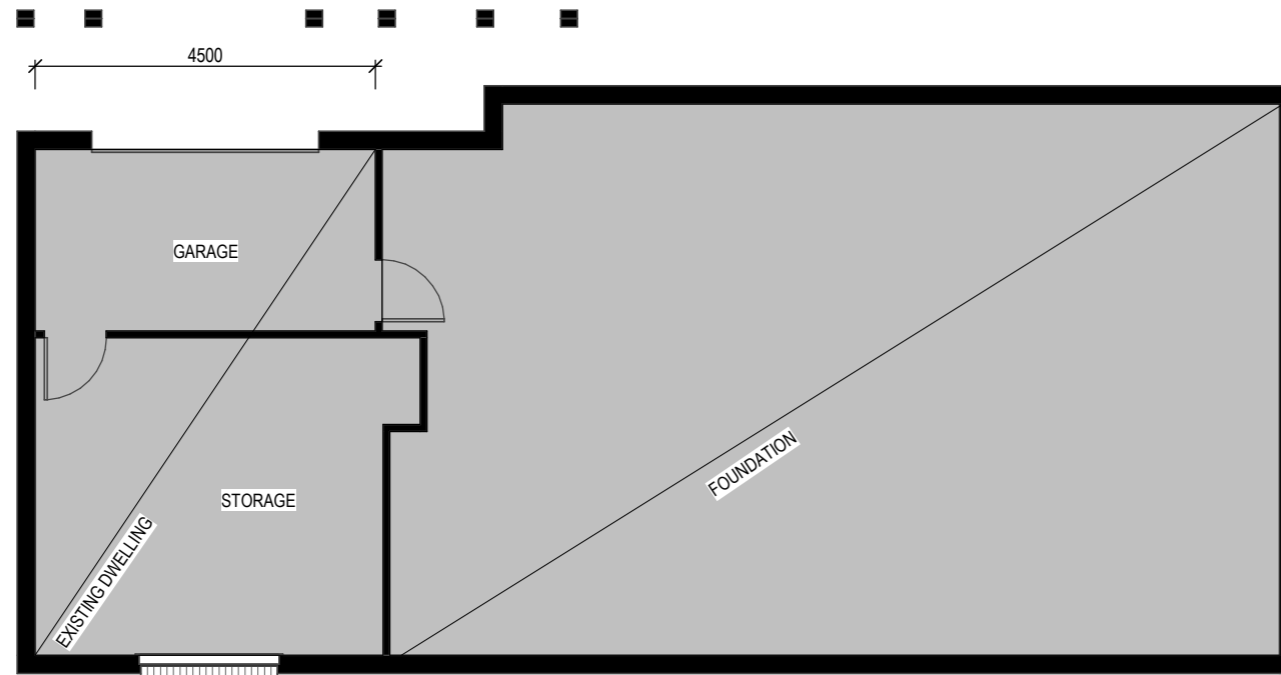
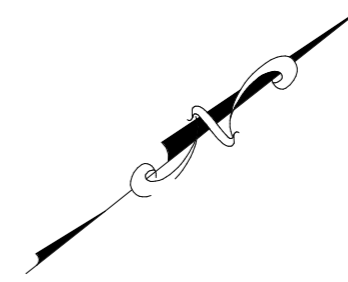
Copyright ©

Client: **ROBYN LEE CHUGG**  
 Project: **PROPOSED SHED AND AS CONSTRUCTED DECK, CARPORT & RENOVATION**  
 Address: **23 BROWNE STREET, HADSPEN TAS 7290**

Office: 6331 7021  
 info@engineeringplus.com.au

C	ISSUED FOR APPROVAL	16.12.25	K.P.	Date Drawn: 11.11.25
-	MINOR AMENDMENT	16.12.25	K.P.	Drawn: K. Peck
B	ISSUED FOR APPROVAL	04.12.25	K.P.	Checked: R. HALL
-	INTERNAL CHANGES	02.12.25	K.P.	Approved: J. Pfeiffer
-	ISSUED FOR REVIEW	11.11.25	K.P.	Scale: As Shown @ A3
0	ISSUED FOR CONSTRUCTION	14.12.23	E.T.	Accredited Building Designer
Rev:	Amendment:	Date:	Int:	Designer Name: J. Pfeiffer
				Accreditation No: CC2211T

Drawing No: **23823** Rev **C**  
 A01/A06



**EXISTING AND DEMOLITION PLAN - GROUND FLOOR**  
 SCALE 1 : 100

NO RENOVATION ARE CONDUCTED TO THE GROUND FLOOR. ALL RENOVATION WORK ARE CONFERRED TO THE FIRST FLOOR.

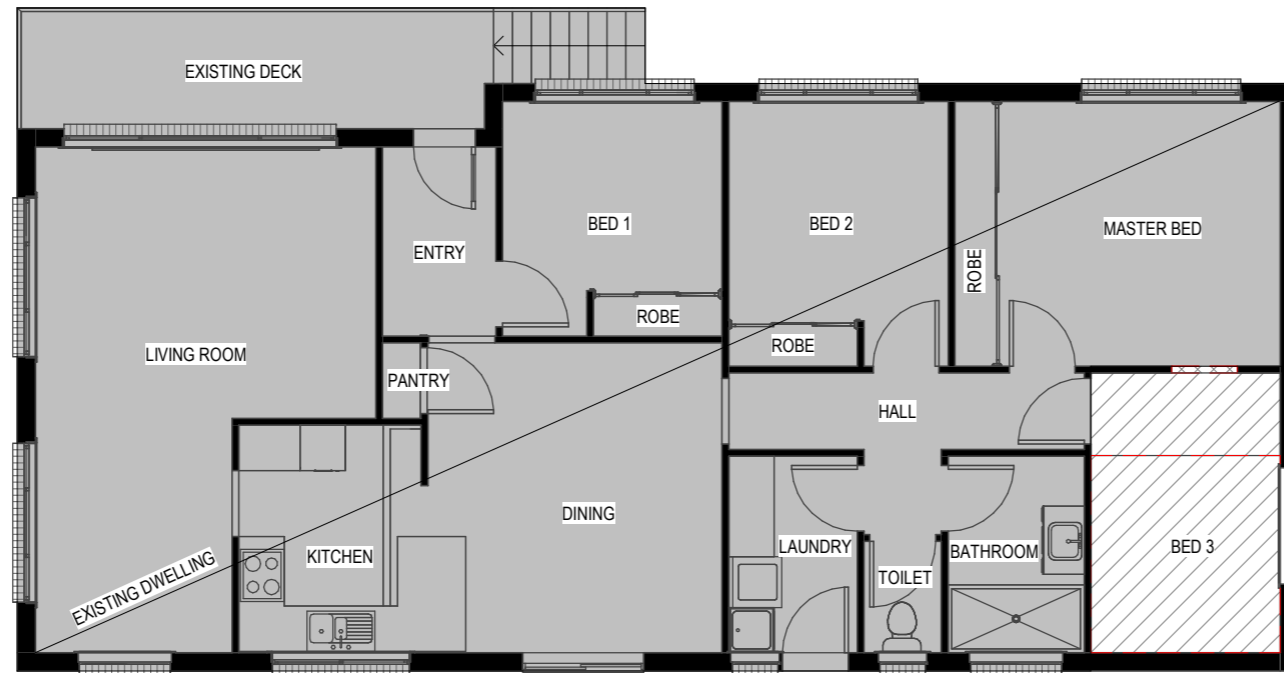
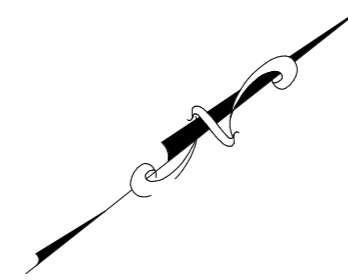
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FLOOR COVERINGS	
	CARPET

**EXISTING & DEMOLITION PLAN - FIRST FLOOR**  
 SCALE 1:100

**ISSUED FOR APPROVAL**

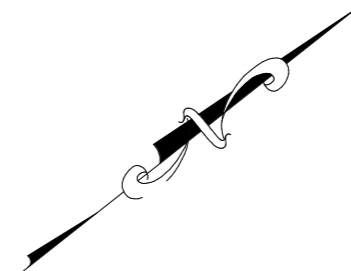
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Drawing No: **23823** A03/A06 Rev **C**

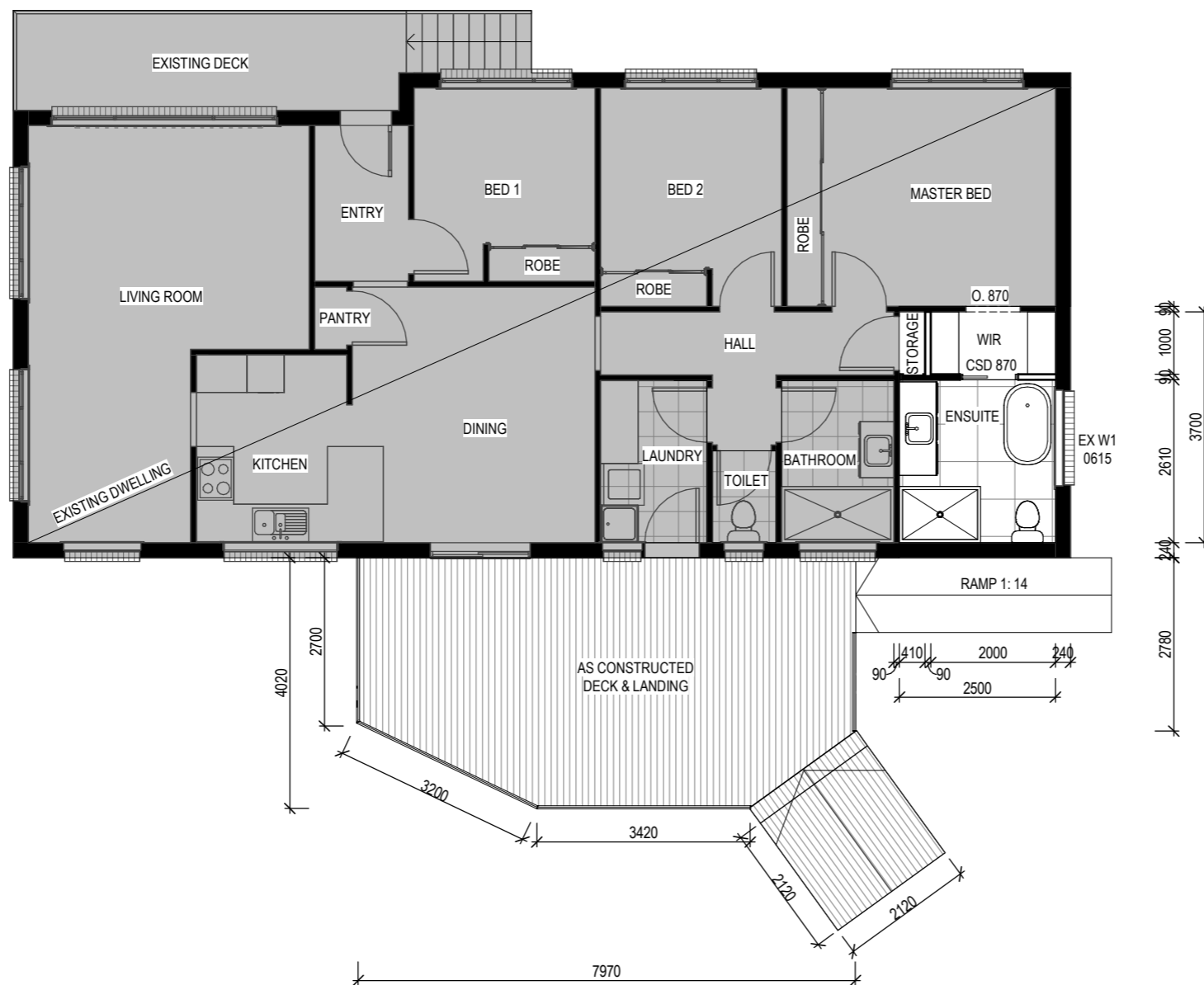


**WINDOW SCHEDULE**

MARK HEIGHT WIDTH TYPE

EX W1 600 1500 DG

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



**CONSTRUCTION PLAN - FIRST FLOOR**  
 SCALE 1:100

**ISSUED FOR APPROVAL**

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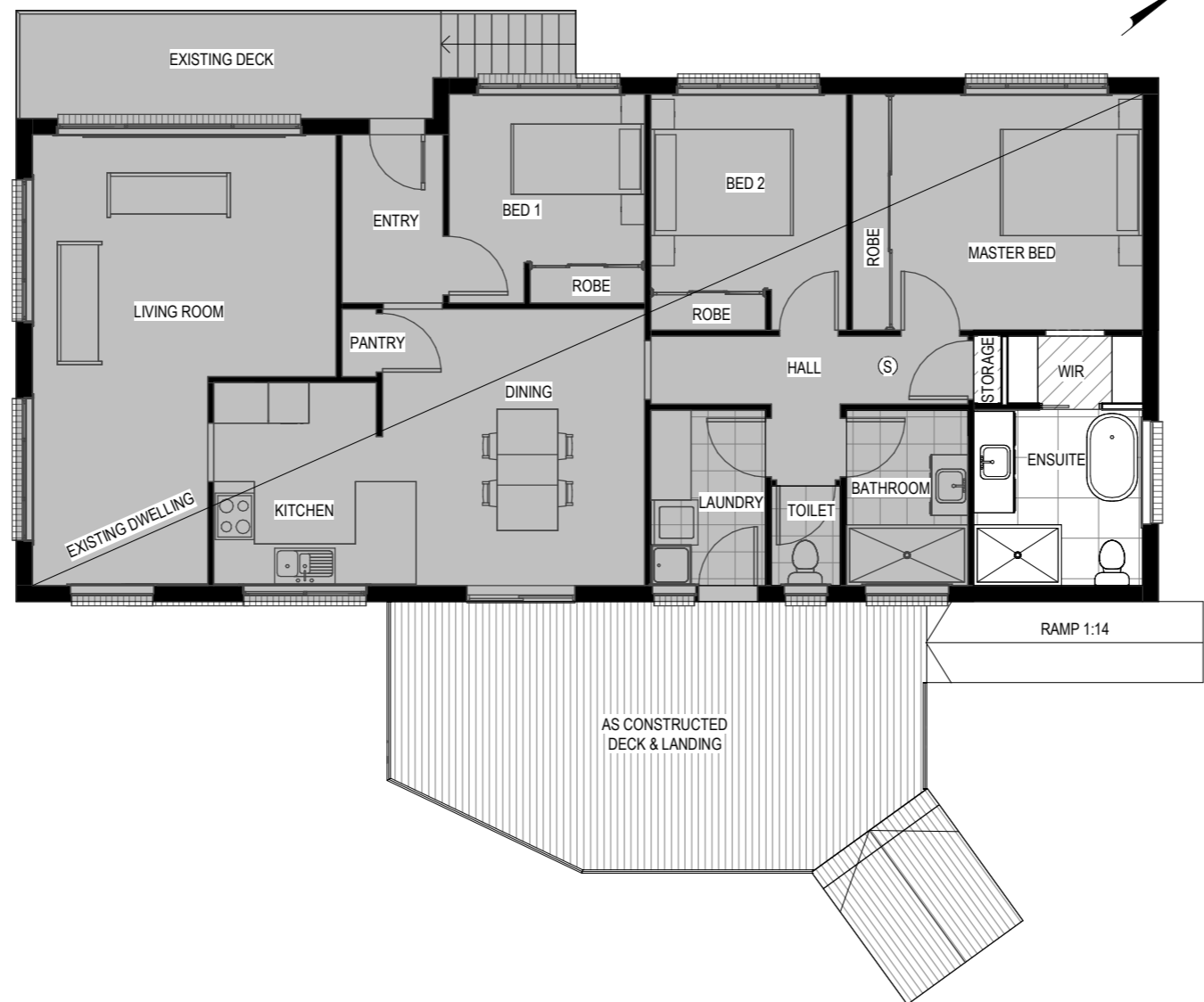
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Drawing No: **23823** Rev **C**  
 A04/A06



FLOOR COVERINGS	
	CARPET
	TILE

**SMOKE ALARMS**  
 PROVIDE AND INSTALL SMOKE ALARMS & HARD WIRE TO BUILDING POWER SUPPLY TO AS 3786. CEILING MOUNTED WITH 9VDC ALKALINE BATTERY BACKUP TO LOCATIONS INDICATED ON PLAN AND IN ACCORDANCE WITH ABCB OF H3D6 - PART 9.5.2

(S) - DENOTES INTERCONNECTED SMOKE DETECTORS

**FLOOR PLAN - FIRST FLOOR**  
 SCALE 1 : 100

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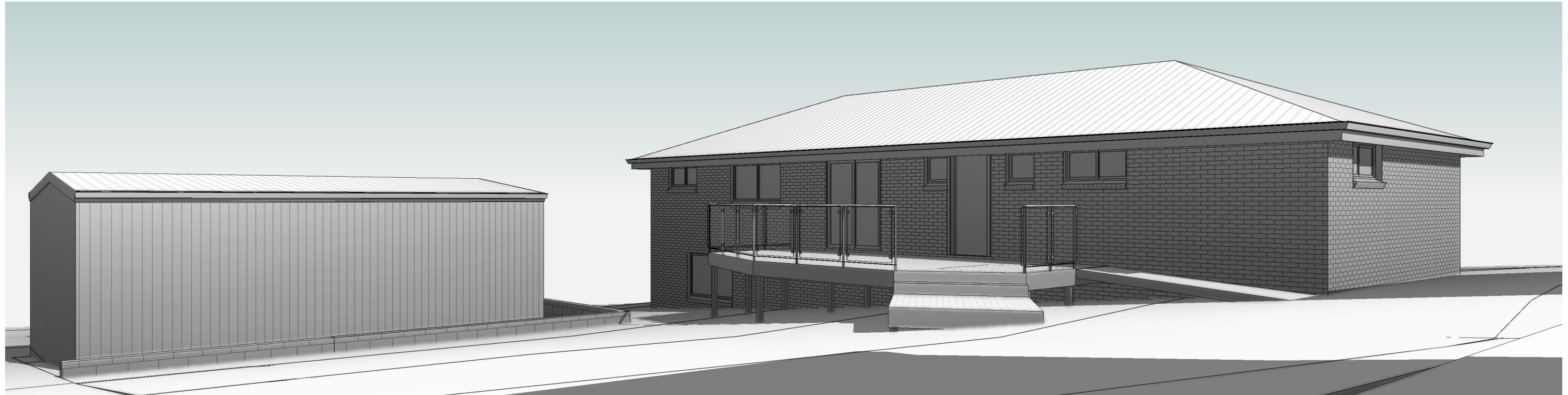
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Drawing No: **23823** A05/A06 C  
 Rev: **C**



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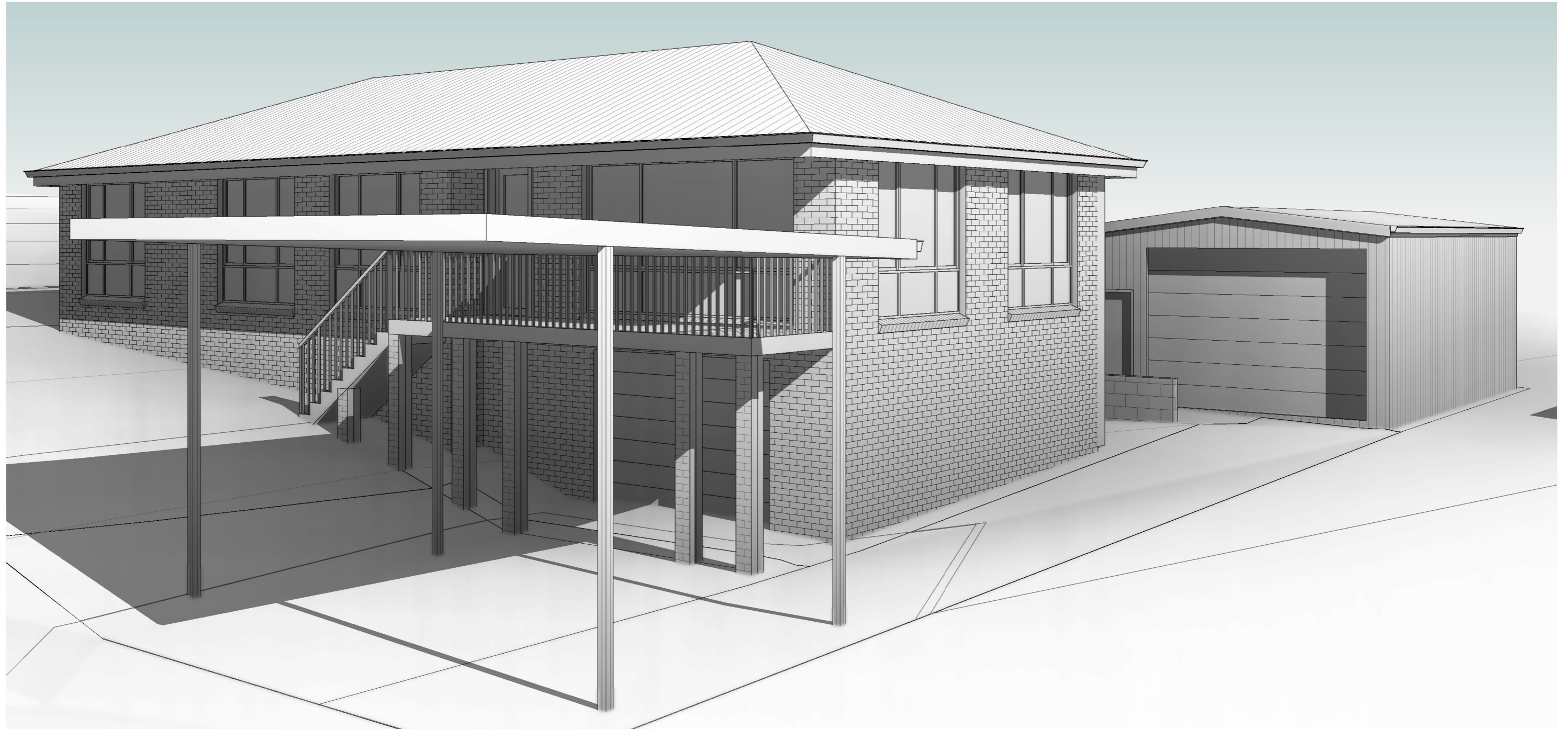
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 A06/A06 C



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Drawing No: **23823** Rev  
 A07/A06 C

# skyline sheds

"Your One Stop Shop For Sheds In Tasmania"

0434 969 789  
info@skylinesheds.com.au

## Customers Details

Date	21-10-2025	Quote Reference #	1021376917.
Customer Name	Clint Pease		
Mail Address	23 Brown Rd, Hadspen TAS 7250		
Email Address	clint@projeckt.com.au		
Phone		Mobile	

## Building Specification

Building Size	9.000 m (L) x 6.000 m (W) x 3.500 m (H)			
Roof Pitch	10 deg			
Wall Cladding	SteelClad .42bmt Colorbond	Colour	Classic Cream	
Roof Cladding	Corrugated .42bmt Colorbond	Colour	Cottage Green	
Trim & Colour Details	Barge	Cottage Green	Ridge Cap	Cottage Green
	Gutters	Cottage Green	Corner Trim	Classic Cream
	Downpipe	PVC POPS ONLY		
Roller Doors	1x 3000H x 4100W Opening Taurean Series B Roller Door			
Access Doors	1x 2040X820 PA Sentry 650/37 STD Door 0.82 x 2.04m (180 deg swing) Monument			
Other Inclusions	Mesh 1800x150x300 2.0 added in the follow areas: Roof Foil Sisalation 30m Type 456 added in the follow areas: Roof			

## Materials

Column	C15015	Rafter	C15015
Roof Purlin	Z10010		
Side Wall Girt	Z10010		
End Wall Girt	Z10010		

## SHEDSAFE - Site Specification

Site Address	23 Brown Rd, Hadspen TAS 7250
Wind Design Speed	33.3 m/s
Wind Region	A4
Importance Level	2
Terrain Category	2.5

Building Class	10a
Shielding	0.85
Topography	1

## Complete Project Summary

### Project Quote (incl GST)

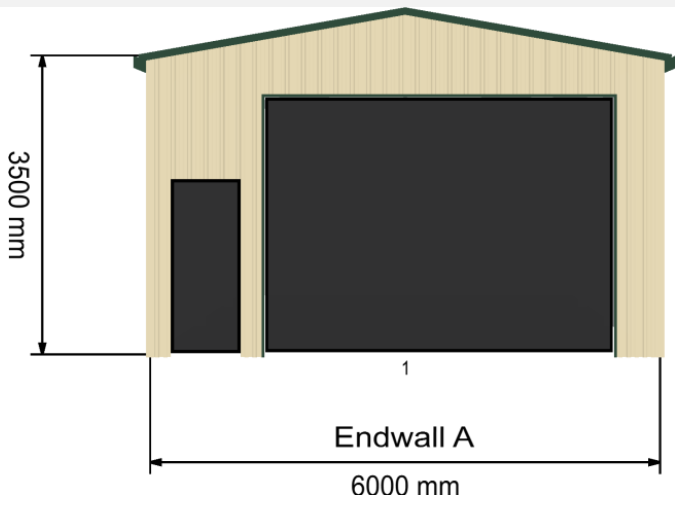
Kit Supply & Delivery to site	\$13,037.73
Install/Erection	\$7,000.00

### Complete Project Summary

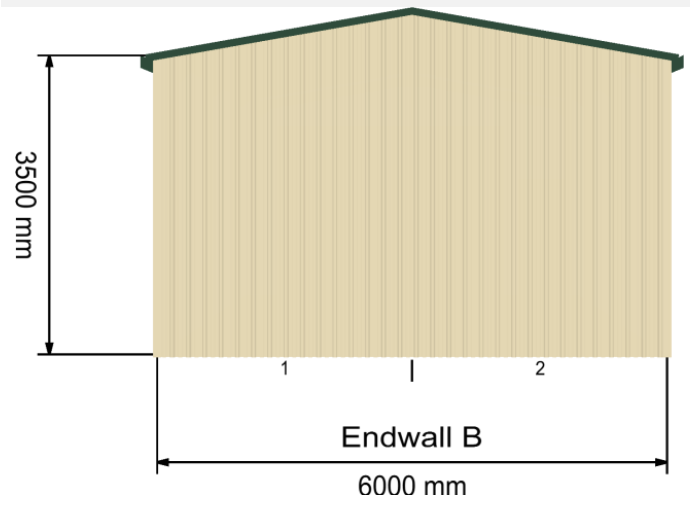
<b>Total Project (Incl. GST)</b>	<b>\$20,037.73</b>
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## Building Specification – Drawings

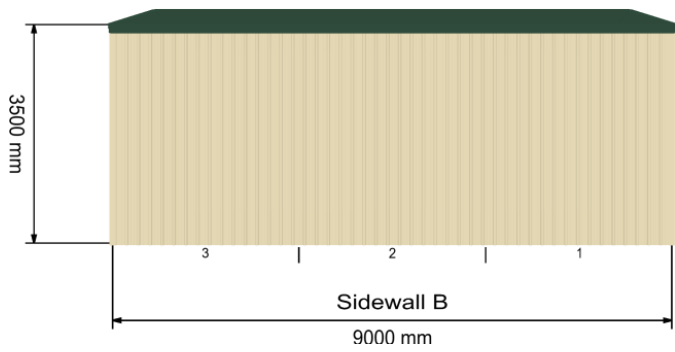
Front



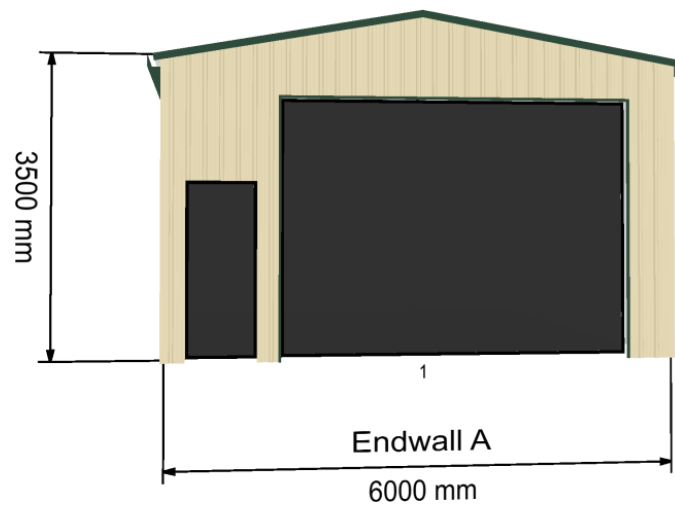
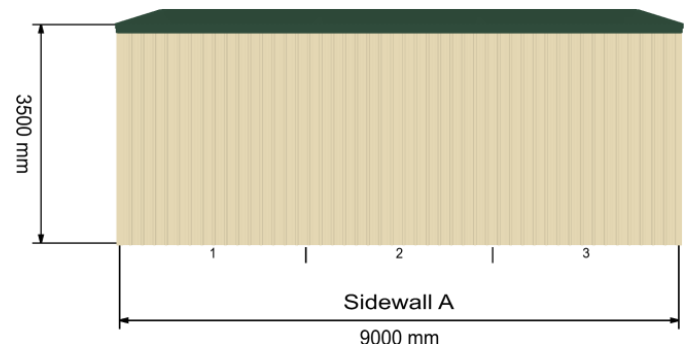
Rear



Left Side



Right Side



## Fees Overview

<b>Payment Schedule Customers</b>
15% Payment <b>to release Engineered shed plans only</b> - Non Refundable
60% Payment on order of Shed Kit – Non Refundable
Final 25% Due one week prior to shed kit delivery – Non Refundable
\$500 deposit on slab invoiced at time of order with remaining balance due 48hrs prior to slab pour.
\$500 deposit on Build invoiced at time of order with remaining balance due 48hrs prior to build starting.

Quote will only be valid from the date of receipt and may be amended due to price increases, errors and or omissions.

Notes: This quote is valid for thirty days (30) from date of issue.

### Quote Acceptance.

CUSTOMER'S SIGNATURE ..... (Print name here.....)

DATED .....

## **TERMS & CONDITIONS OF SALE**

### **PAYMENTS**

**AMOUNT:** The customer shall pay the Skyline Sheds Tasmania amount (s) stated as per payment terms accompanying this agreement

**GOODS:** The Supplier is not obliged to deliver any goods unless the customer has paid all amounts in full.

**RECOVERY OF DEBT:** The customer must pay to Skyline Sheds Tasmania all debt collection costs, including any legal fees associated with the recovery or attempted recovery of any amount due to the Supplier under the Agreement.

**PRICE INCREASE:** Skyline Sheds Tasmania will hold this order valid for 30 days and the price firm for this period. Should any increases in costs be experienced prior to approval being obtained and the customer does not take delivery prior to the expiry date, the customer will pay all increases in costs.

### **DELIVERY**

**SHORTAGES:** In the case of kit purchases, the customer shall inspect the goods immediately on delivery and shall within Five (5) days of delivery give notice in writing to the company of any shortages in relation thereto. If the customer fails to give such notice, then the customer shall be deemed to have accepted the goods as being delivered in their entirety and the Agreement is finalised provided all monies under the Agreement have been paid in full.

**INSURANCES:** Once the said goods have been delivered to site, the owner of the property is then responsible for the security of the said goods and is liable for any loss or damage thereto. If the customer arranges transport, such risk to the company shall only extend up to the time of loading of the goods and delivery shall be deemed to be taken thereupon.

**DELAYED DELIVERY:** The delivery date agreed is subject to the availability of material, labour, industrial disputes and unseasonal weather conditions. The company will not be held liable for any delays caused by incalculable issues.

**SITE ACCESS:** The customer will at his expense provide, or cause to be provided full and clear truck access to the delivery site. If this is not provided, delivery will be made on the front lawn or nature strip.

### **BUILDING APPROVAL**

**OBTAINING FINAL INSPECTION IS THE SOLE RESPONSIBILITY OF THE CUSTOMER:** This will need to be arranged when the customer has the stormwater connected in accordance with council requirements. Time limitations will apply: ideally final inspection should be carried out within 2 months from completion. Any costs associated with approvals over those stated on this Agreement are to be paid for by the customer including any late or re-inspection fees.

**THE CUSTOMER CAN NOT PROCEED WITH ANY WORKS WITHOUT PERMISSION:** The customer must not carry out any works pertinent to this Agreement until all approvals have been received from the relevant approval authorities and any conditions of signed Agreement have been agreed to and met by the customer. The company will take no responsibility for any premature action by the customer.

### **ERECTION**

**DOWNPIPES ARE CONNECTED TO GUTTERING AND STOP AT TOP OF FLOOR ONLY:** Any and all stormwater drainage from that point is the sole responsibility of the customer.

### **WARRANTIES**

**THIRD PARTIES WARRANTIES:** Where the term 'structure' is referred to herein it means, the steel structure only and does not include sheeting, trims, doors, windows, or rainwater goods. The warranties for these components are provided by the relevant manufactures and are varied and limited. **WARNING:** Severe coastal conditions will reduce the life of all components by corrosion and will be excluded from all warranties.

**MAINTENANCE:** The customer must keep all garden beds, soils or acidic material away from metal cladding and components of the building or corrosion may occur which will reduce the life of the products and void all manufacturer's warranties.

**DEFECTS LIABILITY PERIOD:** The Company agrees for a period of twelve months from the date of signed Agreement to rectify any faults or damage caused by materials or workmanship in the manufacture of the structure. The company will not be responsible for any faults or damage caused by negligence of the customer, his servants, or agents or by the customer performing any work or having performed any work on the structure.

### **GENERAL**

**EXTENSION OF CONSTRUCTION TIME:** If the progress of work is delayed as a result of any variations to the Agreement, any industrial action or civil commotion affecting the Agreement, unavailability of material necessary to the execution of the Agreement, any delays brought about in obtaining the relevant authorized approvals exceeding 14 days from the date of this Agreement, any delays brought about by the owner or any other cause beyond the reasonable control of the company, then the company may, within a reasonable time, claim an extension in the number of calendar days equal to the period of delay.

**MARKETING:** the customer hereby grants the company and any person authorized by the company permission to film or photograph the building and without restraint allow its use for any promotional purposes without any recall to the company whether legal or monetary.

**TERMINATION:** should the customer or the company wish to terminate the Agreement after signing same, they must give written instructions providing 7 days' notice and they must state the grounds on which termination is sought. It is at the company's sole discretion to accept or reject the termination. Regardless, the customer will be obliged to pay all the costs expended to the date on the Agreement plus the profit margin that the company would have made on the Agreement, which could exceed the money paid on the Agreement to that date.

**ADDITIONAL CHARGES FOR MOST COMMON ISSUES**

**CUSTOM SLAB DESIGN:** If required the foundation data must be obtained before entering into this contract. Alternatively, all concrete floors will be designed to suit "class 10 buildings" and up to Class M soil and will assume founding into natural ground. If Skyline Sheds Tasmania is to obtain the foundation data, this must be requested in writing and all costs associated with the soil report and associated slab design be paid in addition to the standard slab design. A copy must be given to the customer upon payment of the costs incurred in obtaining the data. Similarly, if there is any fill on the site, deeper and or extra piers may be required at a cost to the owner.

**HARD DIGGINGS:** If when excavating the site the company discovers that if required the hire of machinery or extra labour such as Jack hammering, Rock breaking, etc. the customer will pay these extra costs in addition to the Agreement price.

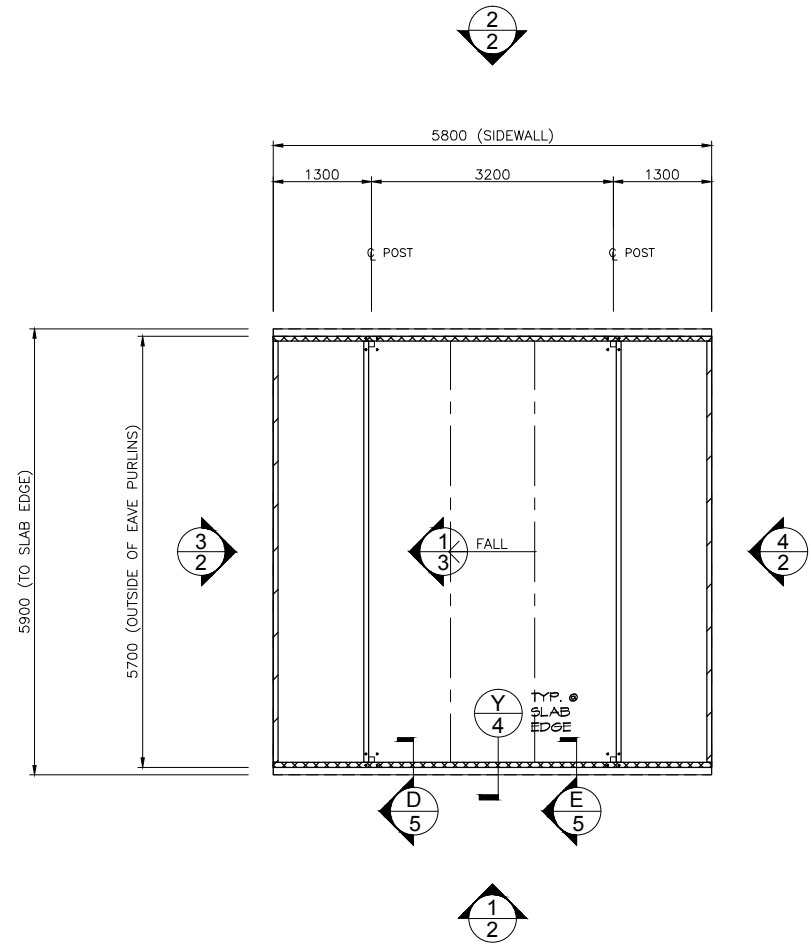
**HIDDEN OBSTRUCTIONS:** If during construction, services are damaged requiring repair such as telecommunications, electrical, storm water, etc. the customer will pay the costs associated with the repair in addition to the Agreement price. It is the customer's responsibility to advise the company of the existence of any such obstructions and to arrange (and pay any associated costs) for the relocation of same as required.

**SITE PREPARATIONS:** If the site is to be levelled by the customer and site is not level within 50mm the costs associated with providing a level building platform including the supply and placement of fill and construction of concrete piers will be paid as extra variation to the Agreement price.

**APPROVAL OR ASSET PROTECTION FEES:** If approval or asset protection for the building can only be obtained with amendments or additional information, thus incurring additional costs as required by the local council or certifier, the customer will pay all the extra costs associated above the fees included in the original Agreement price.

**SITE CLEAN UP (OWNER'S RESPONSIBILITY):** If the customer requires the company to remove the packaging or left over materials and any soil/rubbish associated with the works, from the site, unless noted otherwise in the Agreement the customer will pay these costs including labour and dump fees in addition to the Agreement price.

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1 FOUNDATION PLAN  
SCALE: 1:100

LEGEND:

- ROOF PURLIN
- BEAM
- ▨ RAFTER
- ▨ EAVE PURLIN

1 OF 5	SHEET
	JOB NO. SKSG33700
	DATE 25/11/2022
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Currajong, Qld 4812  
Fax: 07 4725 5850  
Email: design@nceng.com.au  
ABN 341 008 173 56

Registered Chartered Professional Engineer  
Registered Professional Engineer (Civil & Structural) QLD  
Registered Certifying Engineer (Structural) N.T.  
Registered Engineer - (Civil) VIC  
Registered Engineer - (Civil) TAS

Regn. No. 2558980  
Regn. No. 9985  
Regn. No. 116373ES  
Regn. No. EC36692  
Regn. No. CC5648M

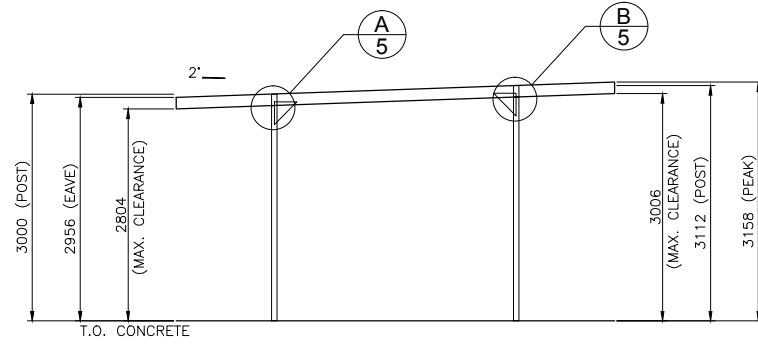
Mr Timothy Roy Messer BE MIEAust RPEQ  
Registered Professional Engineer 2558980

Signature *T. Messer*

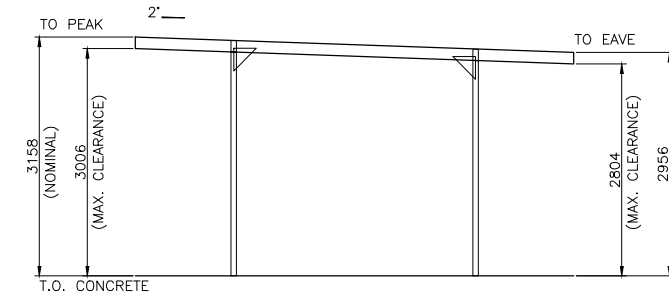
Date 25/11/2022

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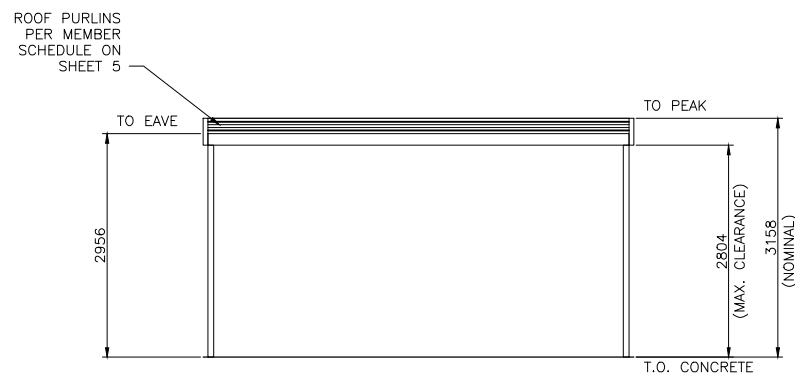
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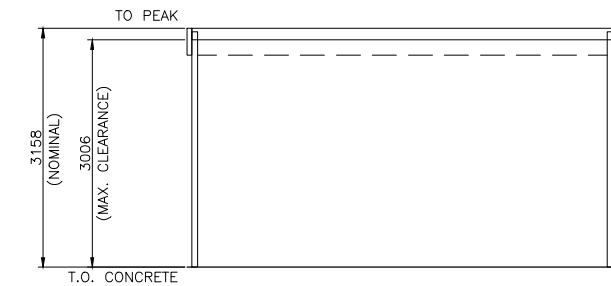
1 SIDEWALL EXTERIOR ELEVATION  
2 SCALE: 1:100



2 SIDEWALL EXTERIOR ELEVATION  
2 SCALE: 1:100



3 ENDWALL EXTERIOR ELEVATION  
2 SCALE: 1:100



4 ENDWALL EXTERIOR ELEVATION  
2 SCALE: 1:100

2 OF 5  
SHEET  
JOB NO. SKSG33700  
DATE 25/11/2022  
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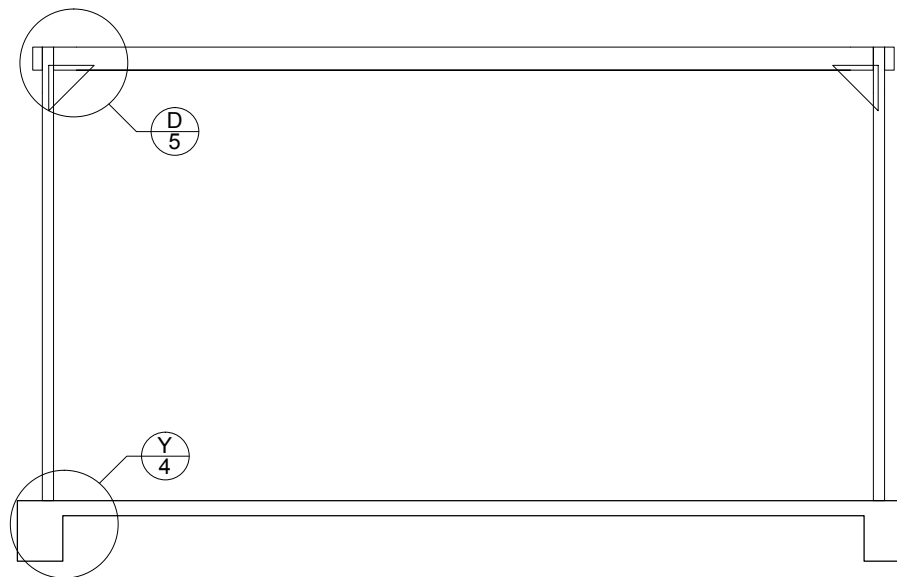
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Mr Timothy Roy Messer BE MIEAust RPEQ  
Registered Professional Engineer 2558980  
Signature *T. Messer*  
Date 25/11/2022  
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1 INTERNAL FRAME SECTION  
 3 SCALE: 1:50

(Refer to Sheet #4 for concrete specification).

3 OF 5 SHEET  
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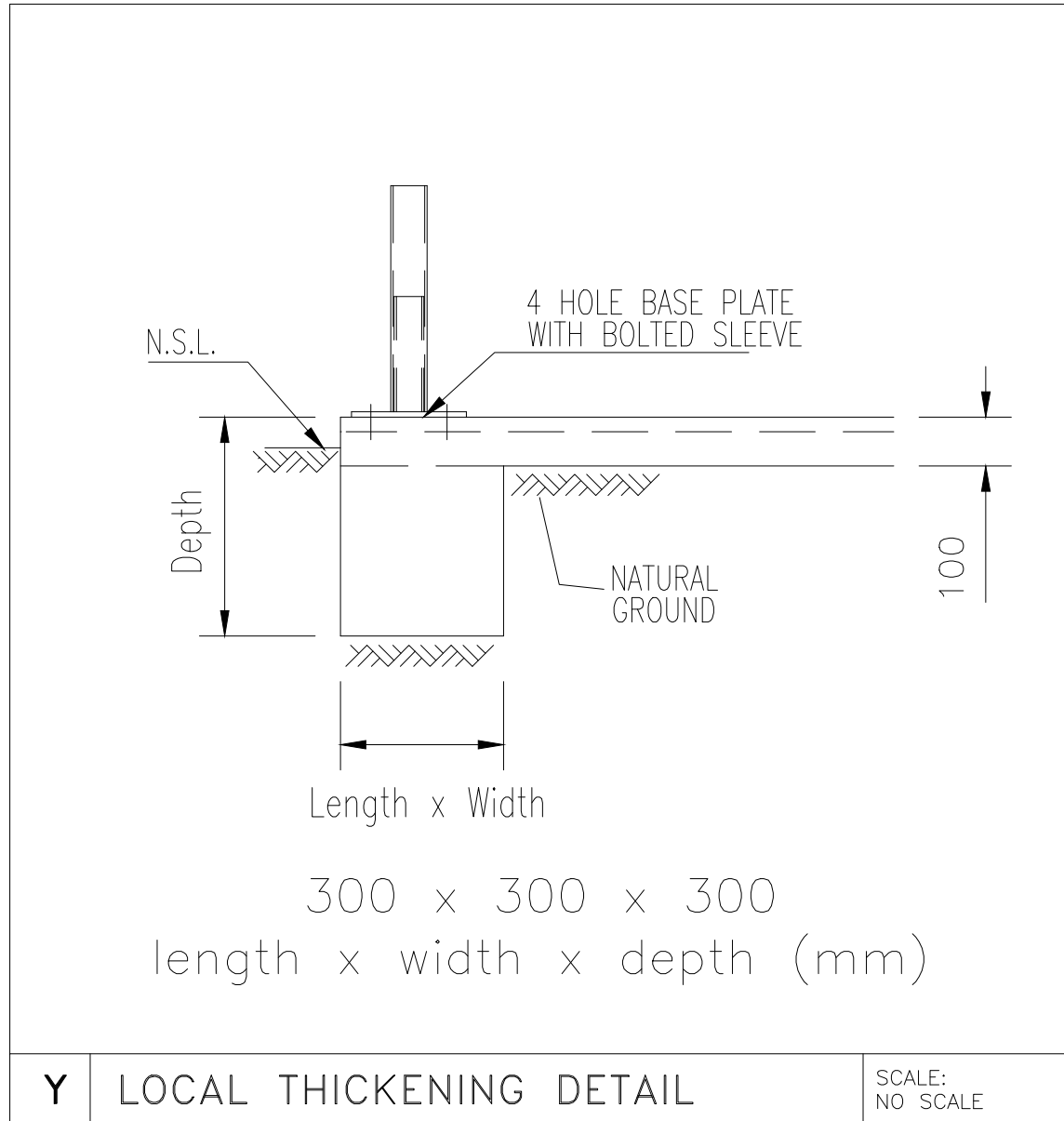
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**STRUCTURAL GENERAL NOTES**

- GOVERNING CODE** : BUILDING CODE OF AUSTRALIA (BCA), LOADING TO AS1170 - ALL SECTIONS.
- DRAWING OWNERSHIP** : THESE DRAWINGS REMAIN THE PROPERTY OF AG&S BUILDING SYSTEMS PTY. LTD (AG&S). ENGINEERING SIGNATURE AND CERTIFICATION IS ONLY VALID WHEN BUILDING IS SUPPLIED BY A DISTRIBUTOR OF AG&S. DRAWINGS ARE PROVIDED FOR THE DUAL PURPOSE OF OBTAINING BUILDING PERMITS AND AIDING CONSTRUCTION. ANY OTHER USE OR REPRODUCTION IS PROHIBITED WITHOUT WRITTEN APPROVAL FROM AG&S.
- DRAWING SIGNATURE REQUIREMENTS** : THESE DRAWINGS ARE NOT VALID UNLESS SIGNED BY THE ENGINEER. THE ENGINEER ACCEPTS NO LIABILITY OR RESPONSIBILITY FOR DRAWINGS WITHOUT A SIGNATURE. EACH TITLE BLOCK CONTAINS A WATER MARK UNDER THE CUSTOMERS NAME CONTAINING THE DATE OF PRODUCTION OF THE DRAWINGS; THE DRAWINGS ARE TO BE SUBMITTED TO COUNCIL WITHIN 21 DAYS OF THIS DATE. THIS IS TO ENSURE THAT ONLY CURRENT DRAWINGS ARE IN CIRCULATION.
- CONTRACTOR RESPONSIBILITIES** : CERTIFIER AND CONTRACTOR TO CONFIRM (ON SITE) THAT THE WIND LOADINGS APPLIED TO THIS DESIGN ARE TRUE AND CORRECT FOR THE ADDRESS STATED IN THE TITLE BLOCK. CONTRACTOR SHALL VERIFY AND CONFIRM ALL EXISTING CONDITIONS AND DIMENSIONS. ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS PRIOR TO START OF WORK. CONTRACTOR MUST NOT MAKE ANY DEVIATION FROM THE PROVIDED PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM ONE THE UNDERSIGNING ENGINEERS. THE ENGINEER / AG&S TAKE NO RESPONSIBILITY FOR CHANGES MADE WITHOUT WRITTEN APPROVAL. CONTRACTOR IS RESPONSIBLE FOR ENSURING NO PART OF THE STRUCTURE BECOMES OVERSTRESSED DURING CONSTRUCTION. BUILDING IS NOT STRUCTURALLY ADEQUATE UNTIL THE INSTALLATION OF ALL COMPONENTS AND DETAILS SHOWN IS COMPLETED IN ACCORDANCE WITH THESE DRAWINGS. THE INDICATED DRAWING SCALES ARE APPROXIMATE. DO NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES. FOR FURTHER DIRECTIONS ON CONSTRUCTION THE CONTRACTOR SHOULD CONSULT THE APPROPRIATE INSTRUCTION MANUAL.
- ENGINEERING** : THE ENGINEER / AG&S ARE NOT ACTING AS PROJECT MANAGERS FOR THIS DEVELOPMENT, AND WILL NOT BE PRESENT DURING CONSTRUCTION. THE UNDERSIGNING ENGINEERS HAVE REVIEWED THIS BUILDING FOR CONFORMITY ONLY TO THE STRUCTURAL DESIGN PORTIONS OF THE GOVERNING CODE. THE PROJECT MANAGER IS RESPONSIBLE FOR ADDRESSING ANY OTHER CODE REQUIREMENTS APPLICABLE TO THIS DEVELOPMENT. THESE DOCUMENTS ARE STAMPED ONLY AS TO THE COMPONENTS SUPPLIED BY AG&S. IT IS THE RESPONSIBILITY OF THE PURCHASER TO COORDINATE DRAWINGS PROVIDED BY AG&S WITH OTHER PLANS AND/OR OTHER COMPONENTS THAT ARE PART OF THE OVERALL PROJECT. IN CASES OF DISCREPANCIES, THE LATEST DRAWINGS PROVIDED BY AG&S SHALL GOVERN.
- INSPECTIONS** : NO SPECIAL INSPECTIONS ARE REQUIRED BY THE GOVERNING CODE ON THIS JOB. ANY OTHER INSPECTIONS REQUESTED BY THE LOCAL BUILDING DEPARTMENT SHALL BE CONDUCTED AT THE OWNER'S EXPENSE.
- SOIL REQUIREMENTS** : SITE CLASSIFICATION TO BE A, S OR M ONLY. SOIL SAFE BEARING CAPACITY VALUE INDICATED ON DRAWING SHEET 4 OCCURS AT 100mm BELOW FINISH GRADE, EXISTING NATURAL GRADE, OR AT FROST DEPTH SPECIFIED BY LOCAL BUILDING DEPARTMENT, WHICHEVER IS THE LOWEST ELEVATION. REGARDLESS OF DETAIL Y ON SHEET 4 THE MINIMUM FOUNDATION DEPTH SHOULD BE 100MM INTO NATURAL GROUND OR BELOW FROST DEPTH SPECIFIED BY LOCAL COUNCIL. ROLLED OR COMPACTED FILL MAY BE USED UNDER SLAB, COMPACTED IN 150mm LAYERS TO A MAXIMUM DEPTH OF 900mm. CONCRETE FOUNDATION EMBEDMENT DEPTHS DO NOT APPLY TO LOCATIONS WHERE ANY UNCOMPACTED FILL OR DISTURBED GROUND EXISTS OR WHERE WALLS OF THE EXCAVATION WILL NOT STAND WITHOUT SUPPLEMENTAL SUPPORT, IN THIS CASE SEEK FURTHER ENGINEERING ADVICE.
- CLASS 10a FOOTING DESIGNS** : THE FOUNDATION DOCUMENTED IS APPROPRIATE FOR CLASS 10a BUILDING DESIGNS ON 'M-D', 'H', 'H-D' OR 'E' CLASS SOILS, IF TOTAL SLAB AREA IS UNDER 100m<sup>2</sup>sqm AND THE MAXIMUM SLAB DIMENSION (LENGTH AND WIDTH) IS LESS THAN 12m. PLEASE BE AWARE THAT THE SLAB DESIGN FOR H & E CLASS SOILS IN THESE INSTANCES ARE DESIGNED TO EXPERIENCE SOME CRACKING. THIS CRACKING IS NOT CONSIDERED A STRUCTURAL FLAW OR DESIGN ISSUE, AND IS SIMPLY COSMETIC IN NATURE. IF THIS IS A CONCERN TO THE CLIENT IT IS ADVISED THEY DISCUSS OTHER OPTIONS WITH THE RELEVANT DISTRIBUTOR PRIOR TO THE POURING OF THE SLAB. FOR PAD ONLY DESIGNS BUILDING DIMENSION PREVAILS OVER SLAB DIMENSIONS.
- CONCRETE REQUIREMENTS** : ALL CONCRETE DETAILS AND PLACEMENT SHALL BE PERFORMED IN ACCORDANCE WITH AS2870 AND AS3600. CONCRETE SHALL HAVE A MIN. 28-DAY STRENGTH OF 20MPa FOR EXPOSURE A1 & B1, 25MPa FOR EXPOSURE A2 & B2 AND 32MPa FOR EXPOSURE C. CEMENT TO BE TYPE A. MAX AGGREGATE SIZE OF 20mm. SLUMP TO BE 80mm +15mm. SLABS TO BE CURED FOR 7DAYS BY WATERING OR COVERING WITH A PLASTIC MEMBRANE, AFTER WHICH CONSTRUCTION CAN BEGIN, DUE CARE GIVEN NOT TO OVER-TIGHTEN HOLD DOWN BOLTS. GIVEN ALLOWABLE SOIL TYPES 1 LAYER OF F72 REINFORCING MESH IS TO BE INSTALLED ON STANDARD SLABS WITH A MINIMUM 30MM COVER FROM CONCRETE SURFACE. CONCRETE REINFORCING TO CONFORM TO AS 1302, AS1303 & AS 1304. ALL REINFORCING COVER TO BE A MINIMUM OF 30mm.
- STRUCTURAL STEEL REQUIREMENTS** : ALL STRUCTURAL STEEL, INCLUDING SHEETING THOUGH EXCLUDING CONCRETE REINFORCING, SHALL CONFORM TO AS 1397 (GAUGE <= 1mm fy = 50MPa, GAUGE > 1mm < 1.5mm fy = 50MPa, GAUGE >= 1.5mm fy = 450MPa). NO WELDING IS TO BE PERFORMED ON THIS BUILDING. ALL STRUCTURAL MEMBERS AND CONNECTIONS DESIGNED TO AS4600. ALL BOLT HOLE DIAMETERS TO STRAMIT GENERAL PUNCHINGS.

PROJECT DESIGN CRITERIA
ROOF LIVE LOAD: 0.25 kPa
BASIC WIND SPEED: VR 45 m/s
WIND REGION: Reg A
TERRAIN CATEGORY: TCat 2
SEISMIC ZONE: 4
SOIL SAFE BEARING CAPACITY: 100 kPa
IMPORTANCE LEVEL: 2



4 OF 5 SHEET

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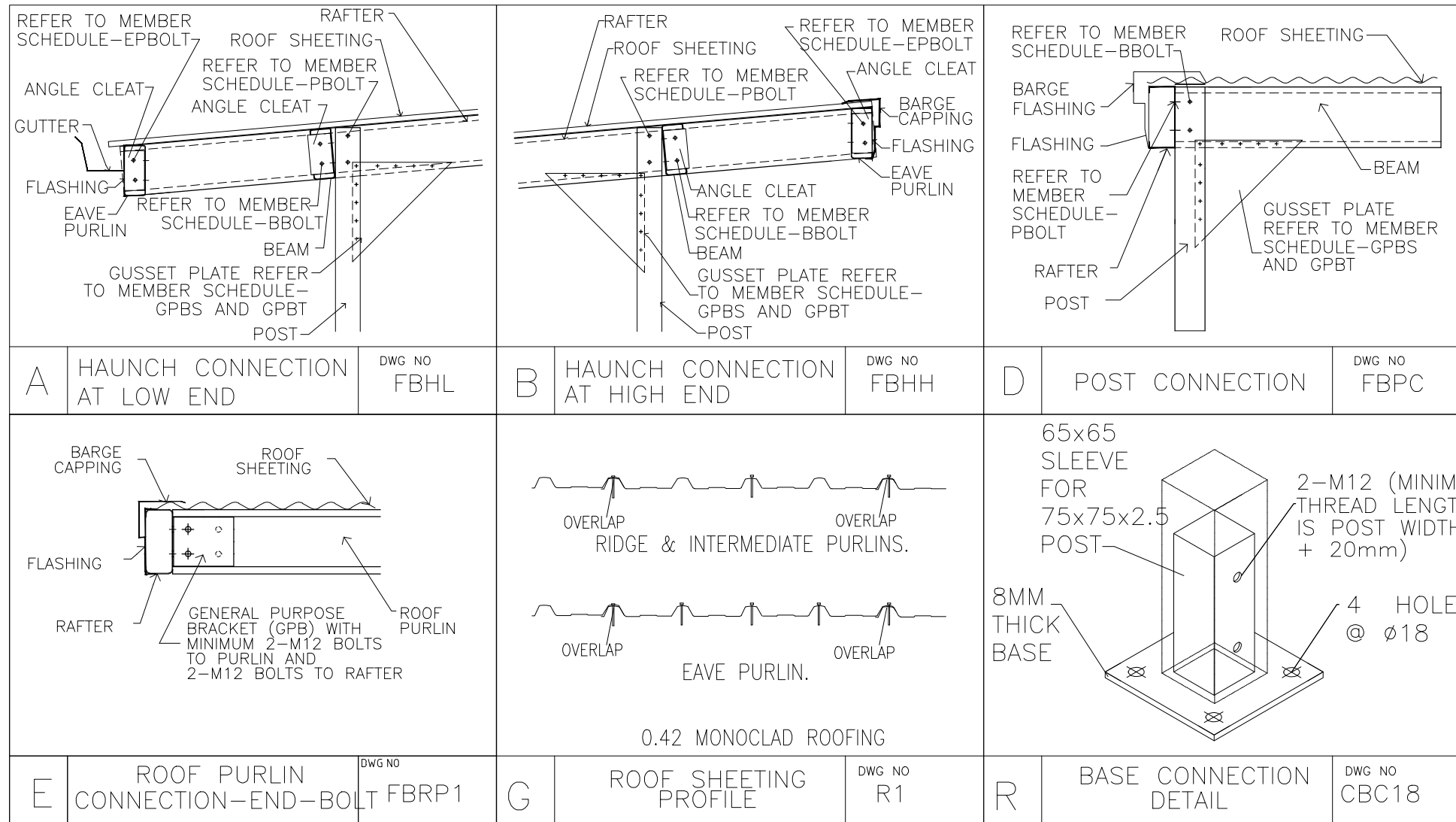
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Signature *T. Messer*

Date 25/11/2022

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**MEMBER AND MATERIAL SCHEDULE**

1	C.S. FRAME RAFTER	Single C15024
2	C.S. FRAME POST(LOW)	Single Post 75x75x2.5 SHS 3.00m stock length
3	POST(LOW) CUT LENGTH	3.0m
4	C.S. FRAME POST(HIGH)	Single Post 75x75x2.5 SHS 3.25m stock length
5	POST(HIGH) CUT LENGTH	3.11m *
6	ANCHOR BOLTS (# PER DETS.)	Sleeve Anchor 16.0x110 G/Y
7	POST SLEEVE BOLTS	Hex 4.6 Gal M12x100
8	EAVE PURLIN	C15024
9	BEAMS	C15024
10	ROOF PURLIN	C15024
11	ROOF PURLIN SPACING	1.114 m. (1.5m Max.)
12	ROOF CLADDING	Monoclad TCT 0.47, CB
13	ROOF CLADDING FASTENERS	12-14x45 H/Grip C/S CB
14	FRAME SCREW FASTENERS	14-13x22 Hex C/S (SP HD 5/16' Hex Drive)
15	FRAME BOLT FASTENERS	Purlin Assy M12x30 Z/P
16	GUSSET PLATE BRACKET SIZE (GPBS)	300 x 300
17	GUSSET PLATE BRACKET TEKS (GPBT)	8x14-13x22 Hex C/S (SP HD 5/16' Hex Drive)
18	POST BOLTS (PBOLT)	2xHex 4.6 Gal M12x100
19	ROOF PURLIN BOLTS (RPBOLT)	4xPurlin Assy M12x30 Z/P
20	EAVE PURLIN BOLTS (EPBOLT)	4xPurlin Assy M12x30 Z/P
21	BEAM BOLTS (BBOLT)	4xPurlin Assy M12x30 Z/P
22	ROOF COLOUR	MONUMENT
23	DOWNPIPE COLOUR	MONUMENT
24	GUTTER COLOUR	MONUMENT
25	BARGE COLOUR	MONUMENT

C.S. = CLEARSPAN

\* MID POSTS TO BE CUT TO SUIT ACTUAL HEIGHT USING THE CUT LENGTH OF THE HIGH POSTS

5 OF 5  
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Engineers Register

# 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:

'Fair Dinkum Sheds' Structural Design Drawing (5 in total)  
SKSG33700

Relevant  
Calculations:

Relevant  
calculations:

References:

NCC 2019, AS/NZ4600-2018,  
AS1170,AS1170.0,AS1170.1,AS1170.2,AS1170.3,AS1170.4,  
AS2870-2011, AS3600-2018

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

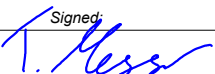
**Structure plus foundation.**

Scope and/or Limitations

Vu (Limit State Design) < or = 40.95 m/s.

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

Qualified Person:

Signed:  


Mr Timothy Roy Messer

Certificate No:

CC5648M

Date:

25/11/2022

# CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94  
Section 106  
Section 129  
Section 155

To :  Owner Name  
 Address  
  Suburb/postcode

Form **35**

## Designer Details:

Name:  Category: **Structural & Building Designer**  
 Business name:   
 Business address:  Phone No:   
  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 Services Designer
	<input checked="" type="checkbox"/> Structural design	Structural Engineer
	<input type="checkbox"/> Fire Safety design	Fire Engineer
	<input type="checkbox"/> Civil design	Civil Engineer
	<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 Services Designer
	<input type="checkbox"/> Plumbing design	Plumber
	<input type="checkbox"/> Other (specify)	

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

Other details :

Design documents provided: [Redacted]

The following documents are provided with this Certificate -

Document description :

Drawing numbers : 1 to 5	Prepared by : Fair Dinkum Sheds	Date : 25/11/2022
Schedules :	Prepared by :	Date :
Specifications :	Prepared by :	Date :
Computations :	Prepared by :	Date :
Performance solution proposals :	Prepared by :	Date :
Test reports :	Prepared by :	Date :

Standards, codes or guidelines relied on in design process : [Redacted]

NCC 2019, AS/NZ4600-2018  
AS1170,AS1170.0,AS1170.1,AS1170.2,AS1170.3,AS1170.4  
AS2870-2011,AS3600-2018  
NCC Building Classification = Class 10a

Any other relevant documentation : [Redacted]

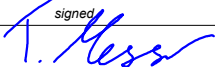
[Empty box for other relevant documentation]

Attribution as designer: [Redacted]

I **Tim Messer** 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.

Designer: Name : (print) **Tim Messer** signed  Date **25/11/2022**

Licence No: **CC5648M (Structural & Building Designer)**

Assessment of Certificate 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 ..... 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)

Designer:

Name : (print)

signed

Date