Eden Street
Riverside Tasmania 7250
Telephone: (03) 6323 9300
Facsimile: (03) 6323 9349

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE ONLY		
	Application Number	PA2025255
	Assess No:	A11454
	PID No:	2964583

Applicant Name:	Engineering Plus					
Applicant Contact Name						
Postal Address:						
Contact Phone:	**Home**		**Work**		**Mobile**	
Email Address:						

Planning Application Lodgement Checklist

The following documents have been submitted to support the consideration of this application:

1. A current copy of the property title text, folio plan and schedule of easements ☐
2. A completed application form including a detailed description of the proposal ☐
3. A complete plan set: ☐
   - a) **Floor plans** ☐
   - b) **Elevations** (from all orientations/sides and showing natural ground level and finished surface level) ☐
   - c) **Site Plan** showing: ☐

- Orientation
- All title boundaries
- Location of buildings and structure (both existing and proposed)
- Setbacks from all boundaries
- Native vegetation to be removed
- Onsite services, connections and drainage details (including sewer, water and stormwater)
- Cut and/or Fill
- Car parking and access details (including construction material of all trafficable areas)
- Fence details
- Contours

4. Other:

If submitting plans in over the counter please ensure they are A3.
All plans must be to scale.

WEST TAMAR COUNCIL

Application Number: «Application_Number»

APPLICANT DETAILS

Applicant Name:	Allira Beswick obo Engineering Plus

Note: *Full name(s) of person(s) or company making the application and postal address for correspondence.*

LAND DETAILS

Owner/Authority Name: *(as per certificate of title)*	G. & D. Barwick
Location / Address:	3 Triglia CT, Legana TAS 7277
Title Reference:	157280/243
Zone(s):	10.0 General Residential zone

Existing Development/Use:	Residential
Existing Developed Area:	NA

Are any of the components in this Application seeking retrospective approval? **E.g. Use and/or development that has commenced without a Planning Permit.**	**YES** ☐ **NO** ☒
(If yes please specify the relevant components):	

DEVELOPMENT APPLICATION DETAILS

Proposed Use:	Residential: ☑	Visitor Accommodation: ☐	Commercial: ☐	Other: ☐
	Description of Use: New Shed			

Development Type:	Building work: ☑	Demolition: ☐	Subdivision: ☐	Other: ☐
	Proposed Shed			

New or Additional Area:	77.0m2	
Estimated construction cost of the proposed development:	$40,000	
Building Materials:	Wall Type: colorbond	Colour: monument
	Roof Type: colorbond	Colour: monument

WEST TAMAR COUNCIL

Application Number: «Application_Number»

VISITOR ACCOMMODATION ❑N/A

Gross Floor Area to be used per lot:		**Number of Bedrooms to be used:**	
Number of Carparking Spaces:		**Maximum Number of Visitors at a time:**	

SUBDIVISION ❑N/A

Subdivision creating additional lots ☐

Boundary adjustment with no additional lots created ☐

Number of Lots (existing) :		**Number of Lots (proposed) :**	
Description:			
If applying for a subdivision which creates a new road(s), please supply three proposed names for the road(s), in order of preference:			
1.			
2.			
3.			

COMMERCIAL, INDUSTRIAL OR OTHER NON-RESIDENTIAL DEVELOPMENT/USE ❑N/A

Hours of Operation:	Monday / Friday:		To	
	Saturday:		To	
	Sunday:		To	

Existing Car Parking:	
Proposed Car Parking:	

Number of Employees: ***(Existing)***	
Number of Employees: ***(Proposed)***	

Type of Machinery installed:	
Details of trade waste and method of disposal:	

WEST TAMAR COUNCIL

Application Number: «Application_Number»

APPLICANT DECLARATION

Owner: *As the owner of the land, I declare that the information contained in this application is a true and accurate representation of the proposal and I consent to this application being submitted and for Council Officers to conduct inspections as required for the proposal,*

Name (print)	*Signed*	*Date*

Applicant: *(if not the owner)* *As the applicant, I declare that I have notified the owner of my intention to make this application* and that *the information contained in this application is a true and accurate representation of the proposal,*

Allira Beswick obo Engineering Plus		18/08/25
Name (print)	*Signed*	*Date*

Please Note: If the application involves Crown Land you will need to provide a letter of consent and this form signed by the Minister, or a delegated officer of the Crown with a copy of the delegation.

Crown Consent *(if required)*

Name (print)	*Signed*	*Date*

Chief Executive Officer *(if required)*

Name (print)	*Signed*	*Date*

If the subject site is accessed via a right of way, the owner of the ROW must also be notified of the application.

Right of Way Owner:

As the applicant, I declare that I have notified the owner of the land encumbered by the Right Of Way, of my intent to lodge this application that will affect their land.

Name (print)	*Signed*	*Date*

OWNER DANBURY HEIGHTS PTY. LTD.

FOLIO REFERENCE C.T.149335–1

GRANTEE PART OF 3200 ACRES GRANTED TO DANIEL SUTTON.

PLAN OF SURVEY

BY SURVEYOR R.V.TAIT

LOCATION

LAND DISTRICT OF DEVON
PARISH OF STANLEY

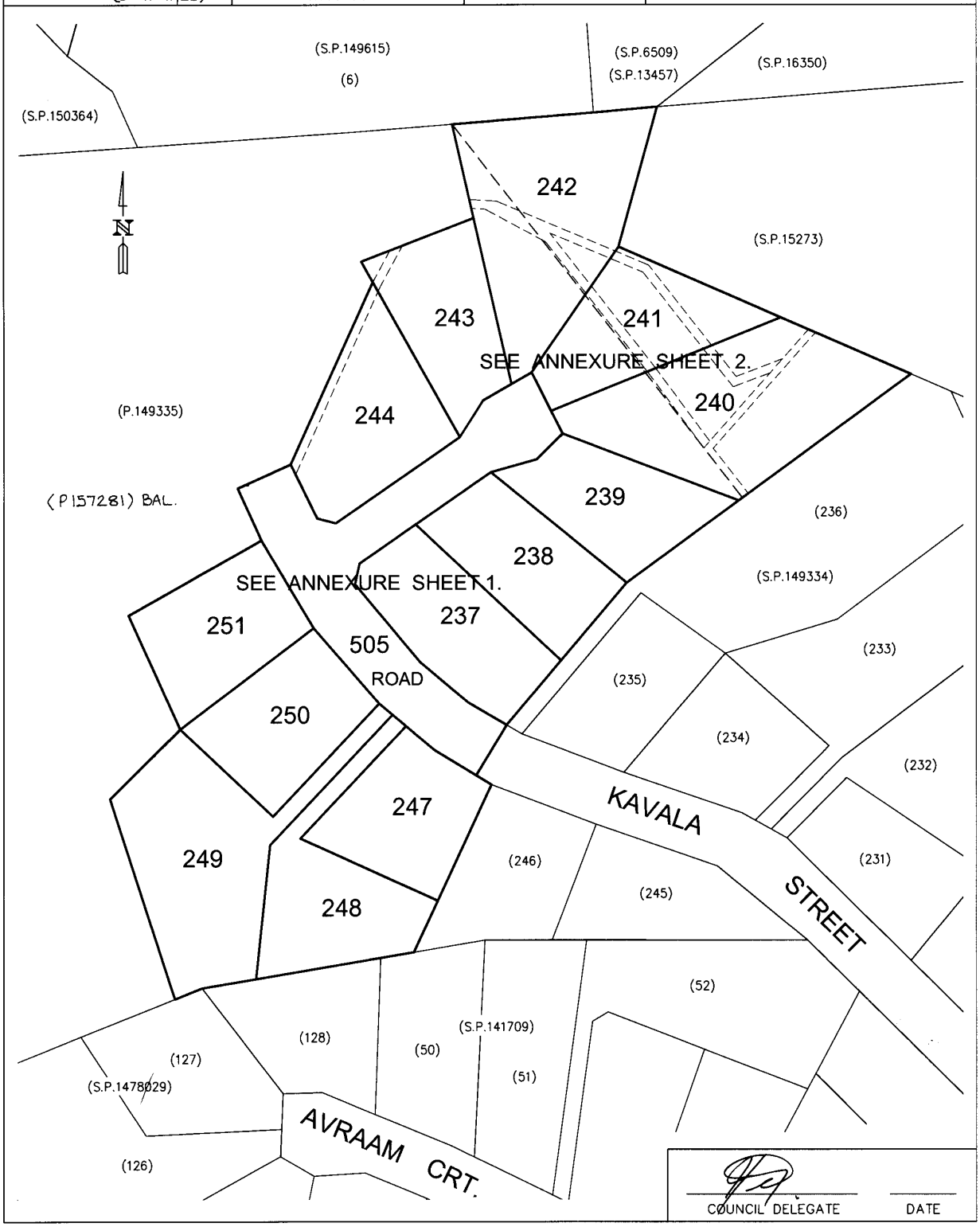
G. J. WALKEM & CO.

SCALE 1:1250 LENGTHS IN METRES

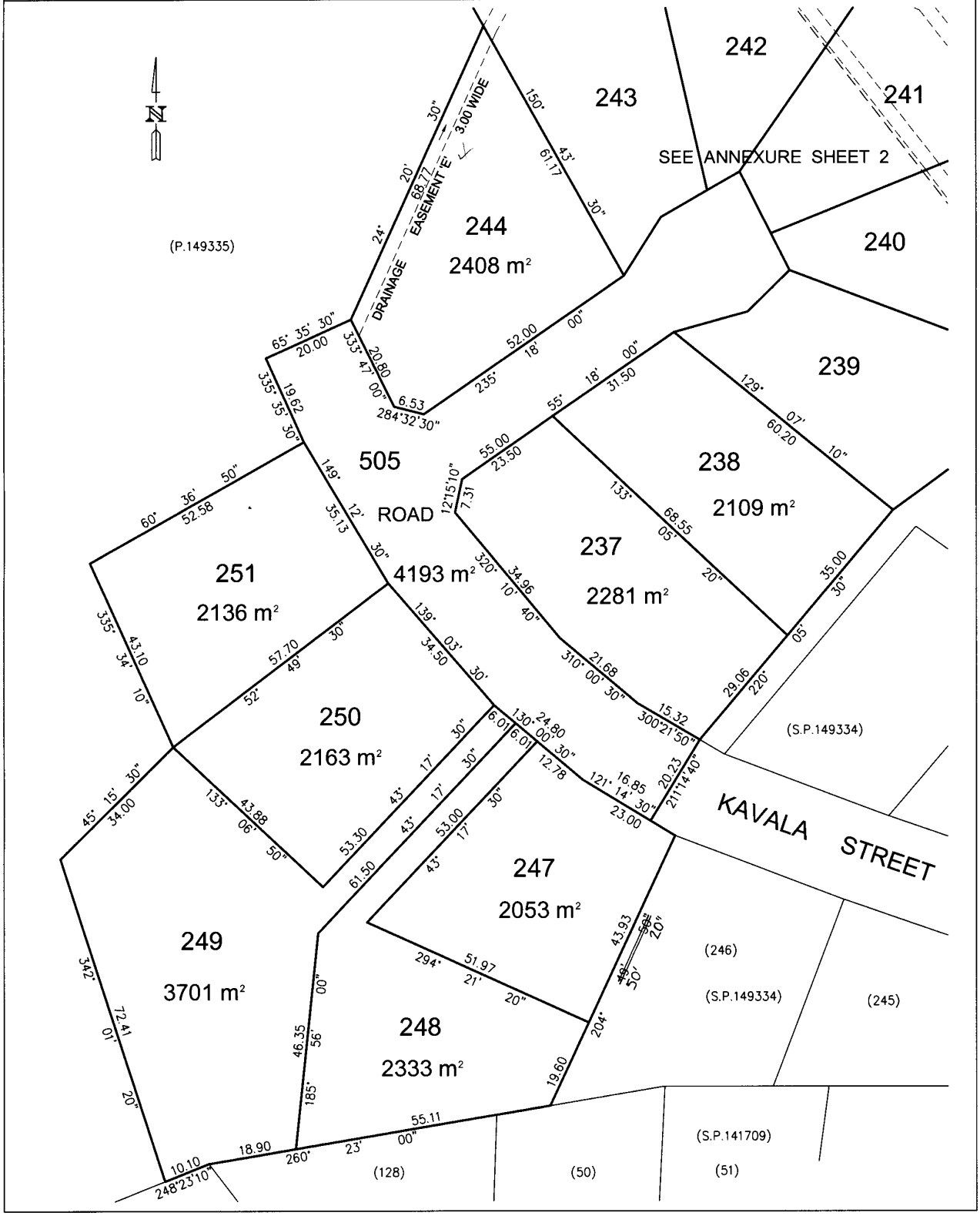
REGISTERED NUMBER
SP157280

~~APPROVED~~ EFFECTIVE FROM 26 JUN 2009
Alice Kawa
Recorder of Titles

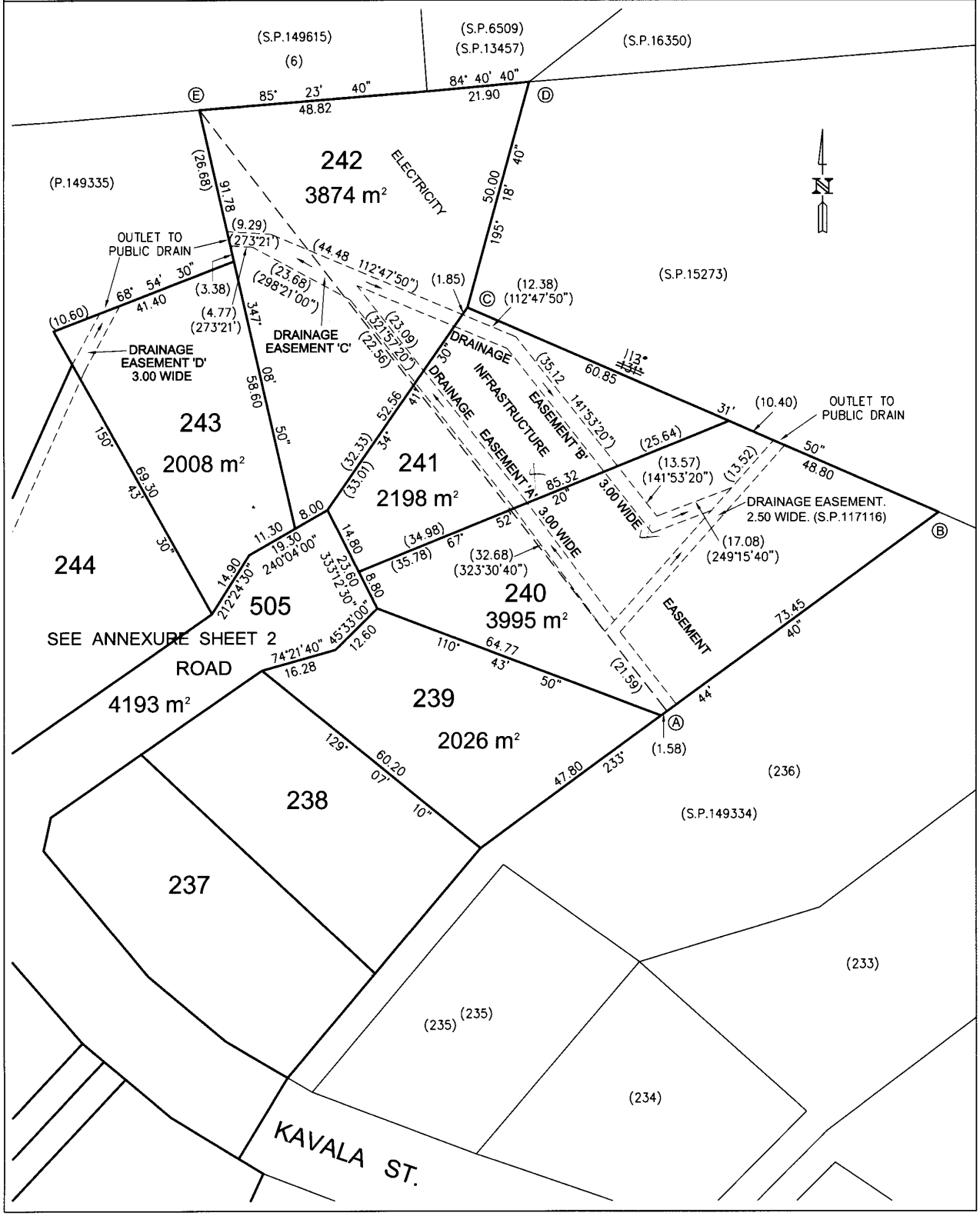
MAPSHEET MUNICIPAL CODE No 129(5041-11,22)	LAST UPI No HYN 44	LAST PLAN No P.149335	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 2 SHEETS	OWNER DANBURY HEIGHTS PTY. LTD. FOLIO REFERENCE C.T.149335-1 SCALE 1: 750 LENGTH IN METRES	Registered Number SP157280
SIGNED FOR IDENTIFICATION PURPOSES Council Delegate / Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET Registered Land Surveyor / 19/5/09 Date	APPROVED 26 JUN 2009 EFFECTIVE FROM Alice Kava Recorder of Titles



PLAN OF SURVEY ANNEXURE SHEET SHEET 2 OF 2 SHEETS	OWNER DANBURY HEIGHTS PTY. LTD. FOLIO REFERENCE C.T.149335-1 SCALE 1: 750 LENGTH IN METRES	Registered Number SP157280
SIGNED FOR IDENTIFICATION PURPOSES Council Delegate Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET Registered Land Surveyor 19/5/09 Date	APPROVED EFFECTIVE FROM 26 JUN 2009 Recorder of Titles



SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 157280

EASEMENTS AND PROFITS

Each lot on the plan is together with:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
(2) any easements or profits a prendre described hereunder.
Each lot on the plan is subject to:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
(2) any easements or profits a prendre described hereunder.
The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Each lot on the plan which was formerly part of lot 1 on P149335 is together with a right of drainage over the Drainage Easements shown on ~~P149335~~ the plan .

Lot 240 on the plan which was formerly part of lot 1 on P148109 is subject to a right of drainage (appurtenant to lots 55, 56, 57 and 500 on SP117116) over DRAINAGE EASEMENT 2.50 WIDE shown on the plan.

Lot 240 on the plan is subject to a right of drainage in favour of West Tamar Council over DRAINAGE EASEMENT 2.50 WIDE shown on the plan as passing through such lot.

Each of lots 240, 241 and 242 on the plan is subject to a right of drainage in favour of West Tamar Council over DRAINAGE EASEMENT 'A' 3.00 WIDE shown on the plan as passing through such lot.

Each of lots 240, 241 and 242 on the plan is subject to a right of drainage in favour of West Tamar Council over DRAINAGE EASEMENT 'B' 3.00 WIDE shown on the plan as passing through such lot.

Lot 242 on the plan is subject to a right of drainage in favour of West Tamar Council over DRAINAGE EASEMENT 'C' shown on the plan as passing through such lot.

Lot 243 on the plan is subject to a right of drainage in favour of West Tamar Council over DRAINAGE EASEMENT 'D' 3.00 WIDE shown on the plan as passing through such lot.

Lot 244 on the plan is subject to a right of drainage in favour of West Tamar Council over DRAINAGE EASEMENT 'E' 3.00 WIDE shown on the plan as passing through such lot.

.....
Danbury Heights Pty Ltd
Director

.....
Danbury Heights Pty Ltd
~~Director~~/Secretary

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Danbury Heights Pty Ltd ACN 009 506 003 FOLIO REF: FR 149335/1 SOLICITOR & REFERENCE: David Cordell (Dan08218)	PLAN SEALED BY: West Tamar Council DATE: 12/1/05 REF NO. Council Delegate

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 2 PAGES	Registered Number SP157280
SUBDIVIDER: Danbury Heights Pty Ltd ACN 009 506 003 FOLIO REFERENCE: FR 149335/1	

Each of lots 240, 241 and 242 on the plan are subject to an electricity infrastructure easement (as herein defined) in favour of Transend Networks Pty Ltd ABN 57 082 586 892 ('Transend') over ELECTRICITY INFRASTRUCTURE EASEMENT shown on the plan as passing through such lots and marked ABCDE.

FENCING COVENANT

The owner of each lot on the plan covenants with the vendor Danbury Heights Pty Ltd ACN 009 506 003 that the vendor shall not be required to fence.

INTERPRETATION

'Electricity infrastructure easement' means:-

FIRSTLY the full and free right and liberty for Transend and its successors and its and their servants agents and contractors at all times hereafter:

(a) **TO** clear the lands marked **ELECTRICITY INFRASTRUCTURE EASEMENT** (hereinafter called 'the servient land') and to lay, erect, construct, install and operate, in, upon, over, along and under the servient land towers, poles, wires, cables, apparatus, appliances and other ancillary work (hereinafter collectively called 'electricity infrastructure') for the transmission of electrical energy and for purposes incidental thereto.

(b) **TO** inspect, maintain, repair, modify, add to, replace and remove the electricity infrastructure.

(c) **TO** cause or permit electrical energy to flow or be transmitted or distributed through the electricity infrastructure.

(d) **TO** cut away remove and keep clear of the electricity infrastructure all trees and other obstructions or erections of any nature whatsoever which may at any time overhang, encroach upon or be in or on the servient land and which may in the opinion of Transend or its successors endanger or interfere with the proper operation of the electricity infrastructure.

(e) **TO** enter into and upon the servient land for all or any of the above purposes with or without all necessary plant equipment and machinery and the means of transporting the same and if necessary to cross the remainder of the land, where practicable in consultation with the registered proprietors, for the purpose of access and egress to and from the servient land.

SECONDLY the benefit of a covenant for Transend and its successors with the registered proprietors for themselves and their successors in title not to erect any buildings or place any structures or objects within the servient land without the prior written consent of Transend or its successors to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement hereinbefore described.

Duly executed by **DANBURY HEIGHTS PTY LTD ACN 009 506 003**, the registered proprietor of the land comprised in Folio of the Register Volume 149335 Folio 1, in accordance with Section 127 of the Corporations Act 2001

Signature	Signature
ANTHONY THOROGOOD	IAN ROBERT WRIGHT
Print Name in Full	Print Name in Full
DIRECTOR	~~DIRECTOR~~/SECRETARY

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

DRAWING SCHEDULE

A00	COVER PAGE
A01	SITE PLAN
A02	ELEVATIONS #1
A03	ELEVATIONS #2
A04	3D PERSPECTIVES

DEVELOPMENT AREA	
Name	Area
EXISTING DWELLING	308.88 m²
EXISTING OUTBUILDING	20.24 m²
EXISTING SHED	73.20 m²
PROPOSED SHED	77.00 m²
	479.32 m²

PROJECT INFORMATION

BUILDING DESIGNER:	GRANT JAMES PFEIFFER
ACCREDITATION No:	CC2211T
ZONE:	10.0 GENERAL RESIDENTIAL ZONE
BUILDING CLASS:	CLASS 10
LAND TITLE REFERENCE NUMBER:	157280/243
DESIGN WIND SPEED:	N2
SOIL CLASSIFICATION:	ASSUME 'M'
CLIMATE ZONE:	7
BUSHFIRE-PRONE BAL RATING:	ASSUME "BAL-LOW"
ALPINE AREA:	N/A
CORROSION ENVIRONMENT:	LOW
FLOODING:	NO
LANDSLIP:	N/A
DISPERSIVE SOILS:	UNKNOWN
SALINE SOILS:	UNKNOWN
SAND DUNES:	NO
MINE SUBSIDENCE:	NO
LANDFILL:	NO
GROUND LEVELS:	REFER PLAN
ORG LEVEL:	75mm ABOVE GROUND LEVEL

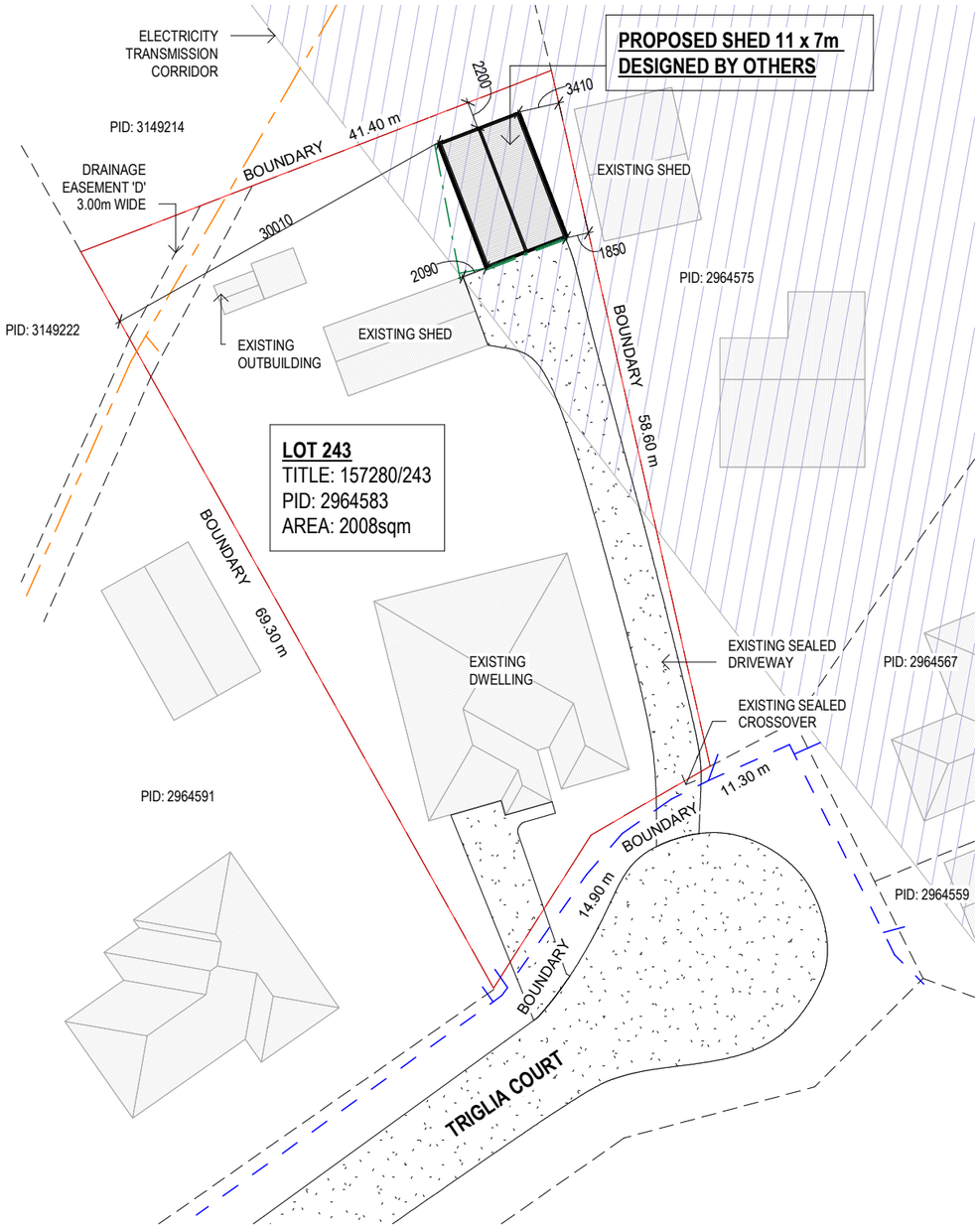
PROPOSED SHED

G. & D. BARWICK
3 TRIGLIA COURT,
LEGANA TAS 7277

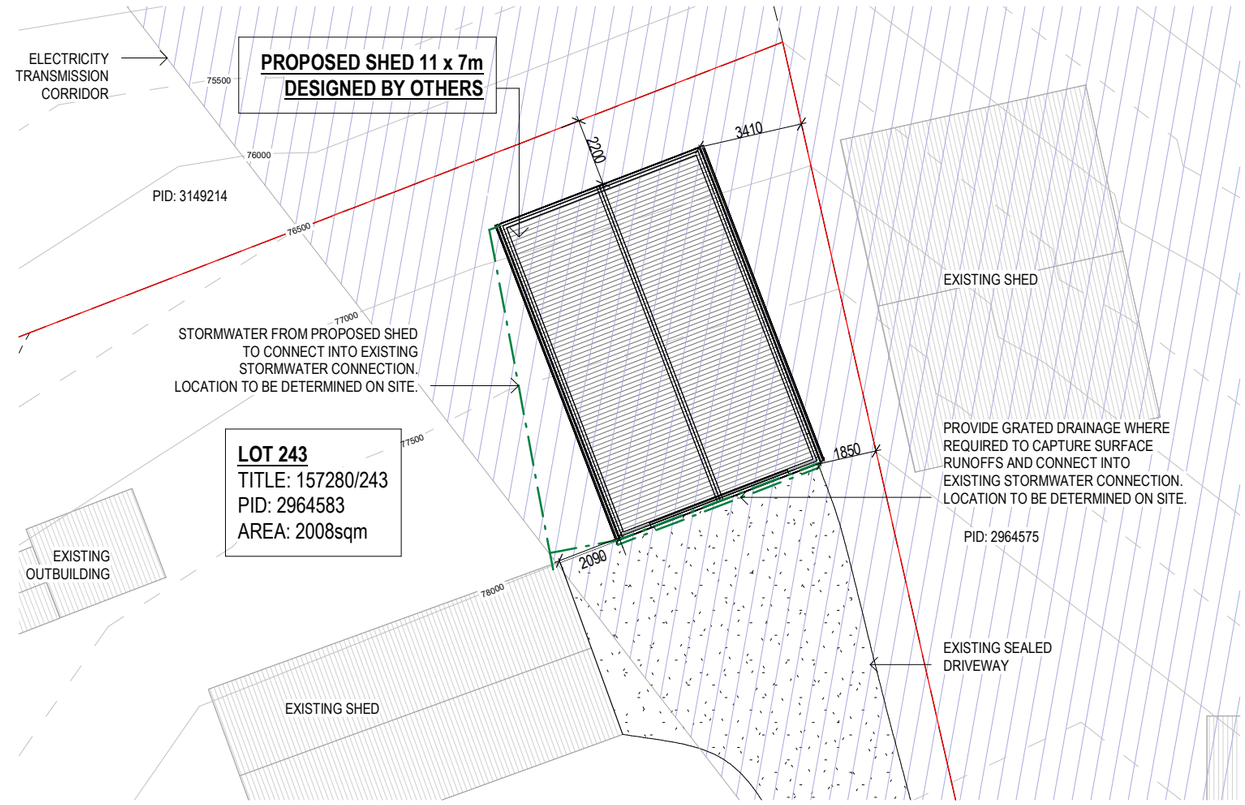
WEST TAMAR COUNCIL

ISSUED FOR APPROVAL

81 Elizabeth Street, Launceston, Tasmania 7250 info@engineeringplus.com.au
Office No: 6331 7021



LOCALITY PLAN
SCALE 1 : 500



SITE PLAN
SCALE 1 : 200

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

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

LEGEND	
	SEWER
	WATER
	STORMWATER

NOTE:
ENTIRETY OF PROPERTY IS WITHIN BUSHFIRE ZONE AND PRIORITY VEGETATION AREA.

NOTE:
BUILDERS TO VERIFY ALL MEASUREMENTS, SERVICES AND LEVELS ON-SITE PRIOR TO CONSTRUCTION AND NOTIFY ENGINEERING PLUS OF ANY ERRORS AND DISCREPANCIES FOUND ON SITE. ENGINEERING PLUS DO NOT ACCEPT ANY RESPONSIBILITY FOR MISCONSTRUCTION.

- SIGN SIMILAR TO ABOVE PICTURE TO BE PERMANENTLY FIXED TO THE STATIC WATER SUPPLY
- SIGN SIZE DIMENSIONS
- MIN. 300mm x 300mm
- LETTERING TO BE UPPERCASE AND NOT LESS THAN 100mm IN HEIGHT

BAL NOTES:
- FIREFIGHTING WATER SUPPLY TO BE A MIN. 10000L PER BUILDING TO BE PROTECTED. THIS VOLUME OF WATER MUST NOT BE USED FOR ANY OTHER PURPOSE INCLUDING FIRE FIGHTING SPRINKLER OR SPRAY SYSTEMS
- WATER TANK MUST BE METAL, CONCRETE OR LAGGED BY NON-COMBUSTABLE MATERIALS AND ALL ABOVE GROUND PIPES & FITTINGS TO BE MADE FROM NON-RUSTING, NON-COMBUSTIBLE AND NON-DEFORMING MATERIALS
- TANK TO BE LOCATED A MINIMUM 6.0m FROM DWELLING AND WITHIN 3.0m OF A HARDSTAND AREA
- WATER TANK OR CONNECTION POINT TO BE FITTED WITH A MALE 64mm 5v THREAD COUPLING WITH MINIMUM DELIVERY OF 270L PER MINUTE

A MODIFIED 4C ACCESS ROAD IS AN ALL-WEATHER ROAD WHICH COMPLIES WITH THE AUSTRALIAN ROAD RESEARCH BOARD "UNSEALED ROADS MANUAL – GUIDELINES TO GOOD PRACTICE", 3RD EDITION, MARCH 2009 AS A CLASSIFICATION 4C ACCESS ROAD AND THE FOLLOWING MODIFIED REQUIREMENTS:
- ALL-WEATHER CONSTRUCTION;
- LOAD CAPACITY OF AT LEAST 20 TONNES, INCLUDING FOR BRIDGES AND CULVERTS;
- MINIMUM CARRIAGEWAY WIDTH OF 4 METRES;
- MINIMUM VERTICAL CLEARANCE OF 4 METRES;
- MINIMUM HORIZONTAL CLEARANCE OF 0.5 METRES FROM THE EDGE OF THE CARRIAGEWAY;
- CROSS FALLS OF LESS THAN 3° (1:20 OR 5%);
- DIPS LESS THAN 7° (1:8 OR 12.5%) ENTRY AND EXIT ANGLE;
- CURVES WITH A MINIMUM INNER RADIUS OF 10 METRES;
- MAXIMUM GRADIENT OF 15° (1:3.5 OR 28%) FOR SEALED ROADS, AND 10° (1:5.5 OR 18%) FOR UNSEALED ROADS; AND
- TERMINATE WITH A TURNING AREA FOR FIRE APPLIANCES PROVIDED BY ONE OF THE FOLLOWING:

- A TURNING CIRCLE WITH A MINIMUM INNER RADIUS OF 10 METRES
- A PROPERTY ACCESS ENCIRCLING THE BUILDING; OR
- A HAMMERHEAD "T" OR "Y" TURNING HEAD 4 METRES WIDE AND 8 METRES L

Rev:	Amendment:	Date:	Int:
A	ISSUED FOR APPROVAL	18.08.25	W.T
-	ISSUED FOR REVIEW	03.07.25	W.T

ISSUED FOR REVIEW

Client: G. & D. BARWICK
Project: PROPOSED SHED
Address: 3 TRIGLIA CT, LEGANA TAS 7277

Date Drawn: 18.08.25
Drawn: W. Tan
Checked: C. Lim
Approved: J. Pfeiffer
Scale: As Shown @ A3

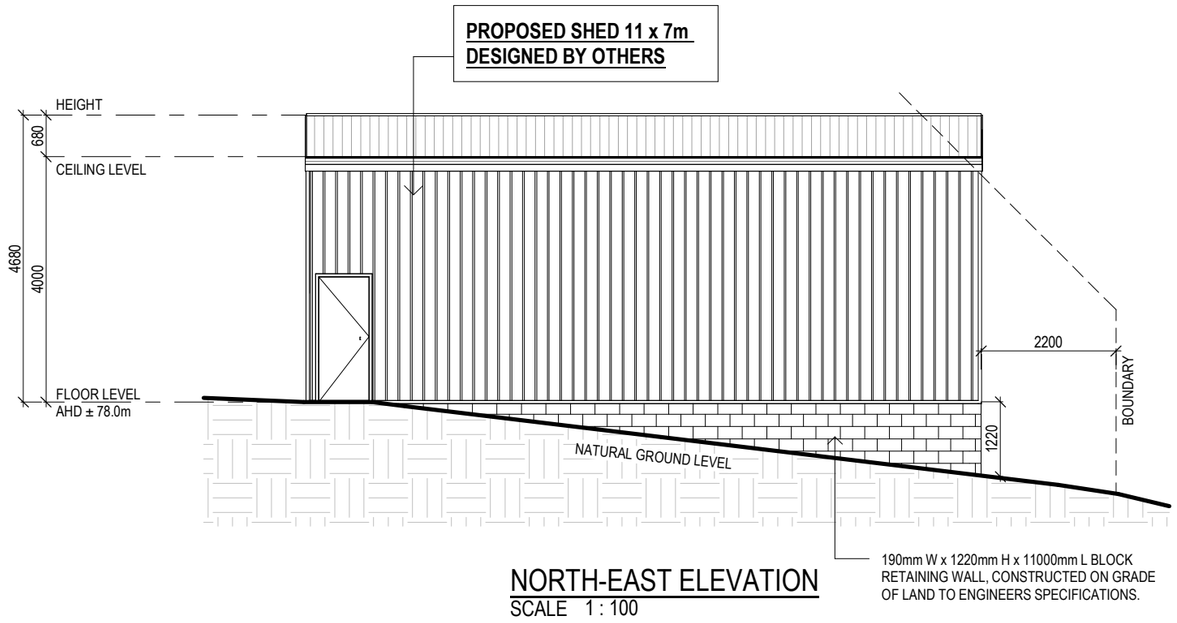
Office: 6331 7021
info@engineeringplus.com.au
ENGINEERING PLUS BUILDING DESIGN PROJECT MANAGEMENT CIVIL/STRUCTURAL ENGINEERING
Accredited Building Designer
Designer Name: J.Pfeiffer
Accreditation No: CC2211T

Drawing No: 2025-214 A01 / A04
Rev: A

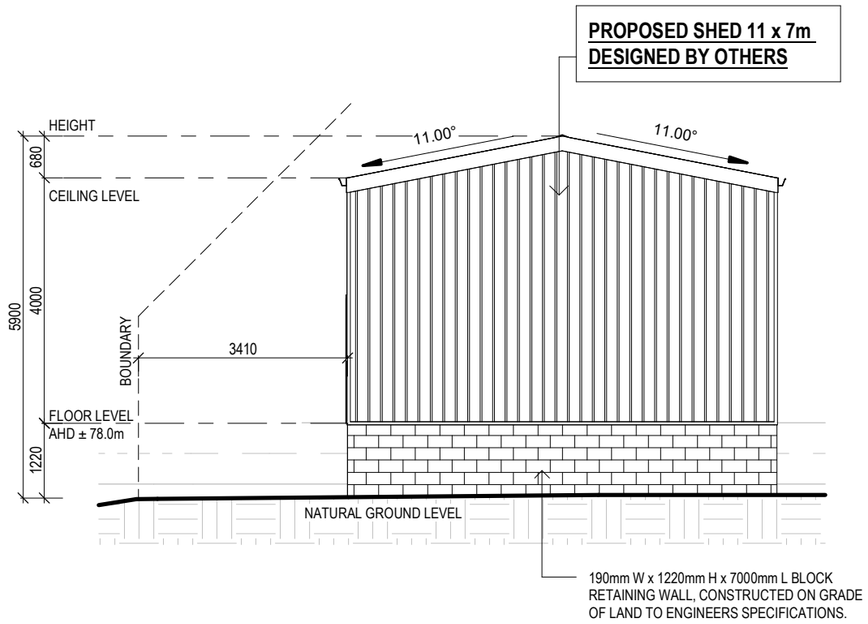
EAVE & SOFFIT CONSTRUCTION ABCB VOLUME 2 PART 7.4.5
EAVE WIDTH - 600MM

SOFFIT / EAVE LINED WITH 'HARDIFLEX' CEMENT SHEETING

- TRIMMERS LOCATED WITHIN 1200 MM OF EXTERNAL CORNERS TO BE SPACED @ 500 MM CENTERS, REMAINDER OF SHEET - 700 MM CENTERS
- FASTENER / FIXINGS WITHIN 1200 MM OF EXTERNAL CORNERS @ 200 MM CENTERS, REMAINDER OF SHEET - 300 MM CENTERS



NORTH-EAST ELEVATION
SCALE 1 : 100



NORTH-WEST ELEVATION
SCALE 1 : 100

SELECTED ALUMINIUM FRAMED WINDOWS - ABCB VOLUME 2 PART 8.3

POWDER COATED ALUMINIUM WINDOW & DOOR FRAMES, UNLESS OTHERWISE NOTED.

TASMANIAN OAK REVEALS AND TRIMS. ALL FLASHING AND FIXINGS TO MANUFACTURERS SPECIFICATIONS.

GLAZING & FRAME CONSTRUCTION TO AS 2047 & AS 1288

ALL FIXINGS AND FLASHINGS TO MANUFACTURERS REQUIREMENTS

ISSUED FOR REVIEW

Rev:	Amendment:	Date:	Int:
A	ISSUED FOR APPROVAL	18.08.25	W.T
-	ISSUED FOR REVIEW	03.07.25	W.T

Date Drawn: 18.08.25
Drawn: W. Tan
Checked: C. Lim
Approved: J. Pfeiffer
Scale: As Shown @ A3

Client: G. & D. BARWICK
Project: PROPOSED SHED
Address: 3 TRIGLIA CT, LEGANA TAS 7277

Office: 6331 7021
info@engineeringplus.com.au
ENGINEERING PLUS BUILDING DESIGN PROJECT MANAGEMENT CIVIL/STRUCTURAL ENGINEERING
Accredited Building Designer
Designer Name: J.Pfeiffer
Accreditation No: CC2211T

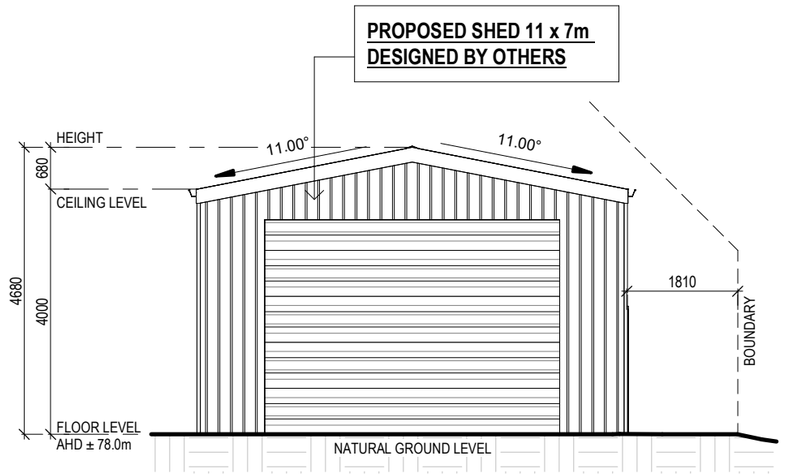
Drawing No: 2025-214 A02 / A04
Rev: A

SUB FLOOR VENTILATION. NCC VOL 2 PART 6.2.1

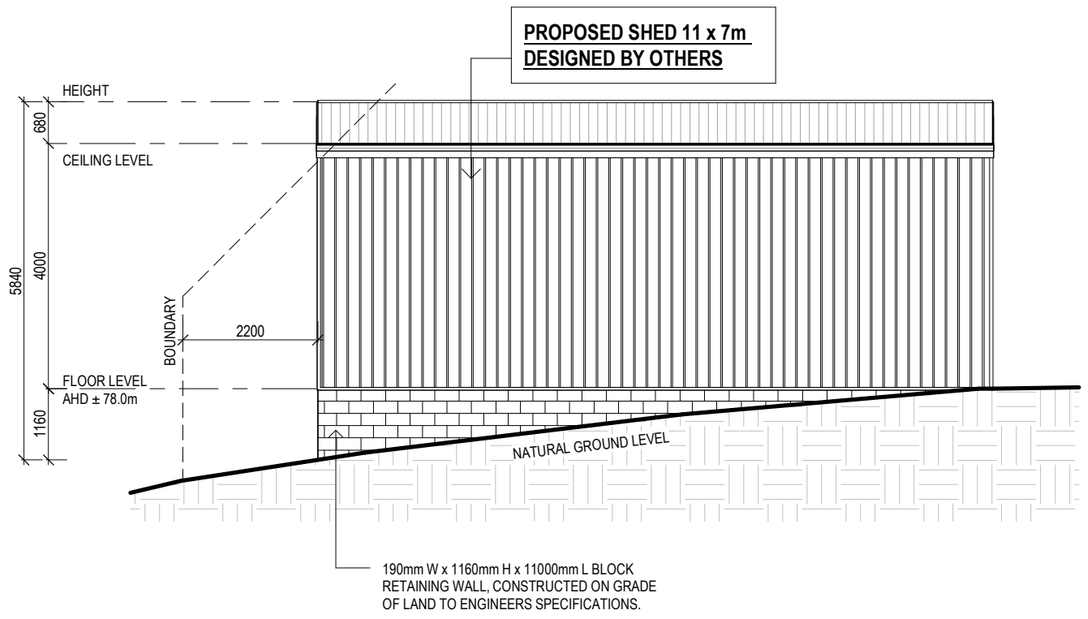
- A MINIMUM OF 150 MM OF SUB FLOOR CLEARANCE IS TO BE PROVIDED BETWEEN FINISHED SURFACE LEVEL & THE UNDERSIDE OF THE FLOOR BEARER.
- A MINIMUM OF 6000 MM2 PER METRE OF SUB FLOOR VENTILATION IS TO BE UNIFORMLY DISTRIBUTED AROUND THE EXTERNAL AND INTERNAL WALLS OF THE BUILDING.
- VENTS TO BE LOCATED NO GREATER THAN 600 MM FROM AN INTERNAL OR EXTERNAL CORNER.

PRYDA 230X75 - 52 HOLE VENT MAXIMUM SPACING 1050 MM ALONG WALL OR
PRYDA 230X165 - 117 HOLE VENT MAXIMUM SPACING 2350 MM ALONG WALL

ADDITIONAL VENTILATION PROVISIONS TO BE INSTALLED WHERE OBSTRUCTIONS SUCH AS CONCRETE VERANDAH'S, DECKS, PATIOS AND PAVING ARE INSTALLED & OBSTRUCT VENTILATION.



SOUTH-EAST ELEVATION
SCALE 1 : 100



SOUTH-WEST ELEVATION
SCALE 1 : 100

STAIR CONSTRUCTION. ABCB VOLUME 2 PART 11.2

- TREADS: 240 MM
- RISERS: 180 MM
- TREATED PINE TIMBER STAIR MATERIAL TO AS1684
- TREATMENT LEVELS H4 FOR INGROUND USE & H3 FOR ABOVE GROUND USE.
- ALL FIXINGS FITTING BRACKETS AND CONNECTORS TO BE GALVANISED.
- STRINGER: 300X50 F5 TREATED PINE
- TREADS: 240X45 F5 TREATED PINE MAXIMUM TREAD SPAN 1000

ISSUED FOR REVIEW

Rev:	Amendment:	Date:	Int:
A	ISSUED FOR APPROVAL	18.08.25	W.T
-	ISSUED FOR REVIEW	03.07.25	W.T

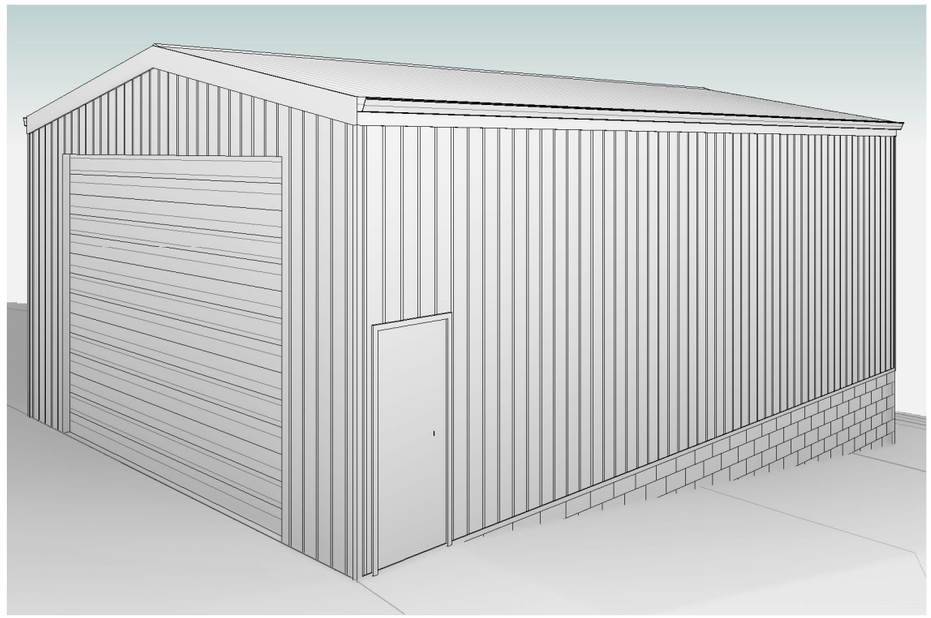
Date Drawn: 18.08.25
Drawn: W. Tan
Checked: C. Lim
Approved: J. Pfeiffer
Scale: As Shown @ A3
Accredited Building Designer
Designer Name: J.Pfeiffer
Accreditation No: CC2211T

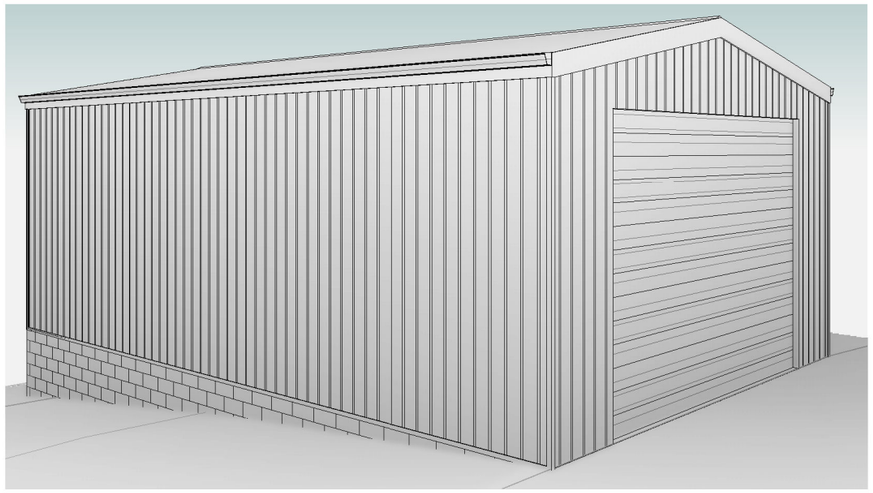
Client: G. & D. BARWICK
Project: PROPOSED SHED
Address: 3 TRIGLIA CT,
LEGANA TAS 7277

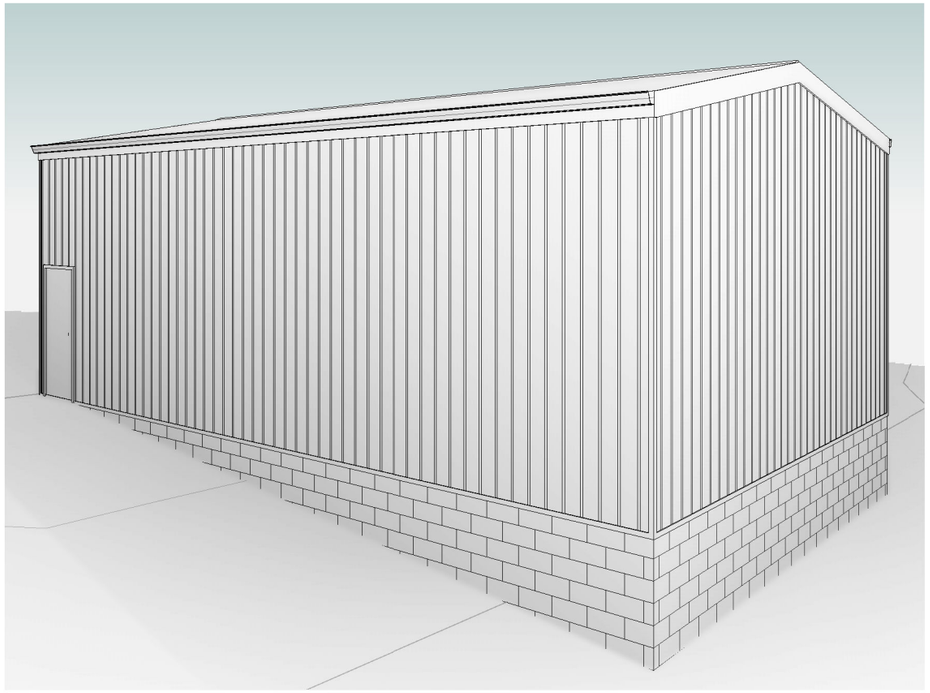
Office: 6331 7021
info@engineeringplus.com.au

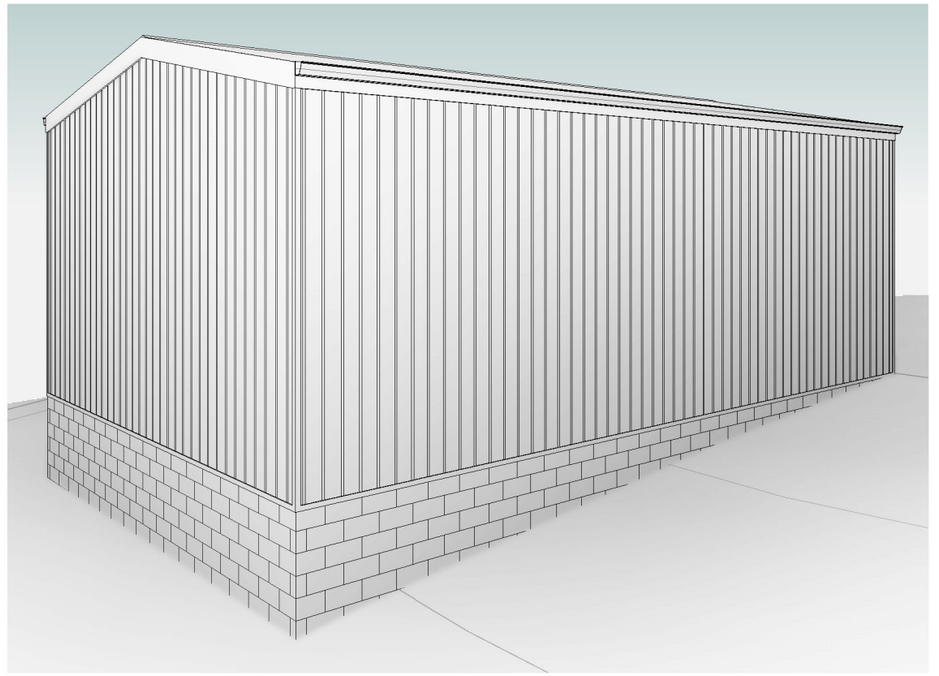
Drawing No: 2025-214 A03 / A04
Rev: A

ENGINEERING PLUS
BUILDING DESIGN
PROJECT MANAGEMENT
CIVIL/STRUCTURAL ENGINEERING









A	ISSUED FOR APPROVAL	18.08.25	W.T
-	ISSUED FOR REVIEW	03.07.25	W.T
Rev:	Amendment:	Date:	Int:

Date Drawn: 18.08.25
Drawn: W. Tan
Checked: C. Lim
Approved: J. Pfeiffer
Scale: As Shown @ A3

Accredited Building Designer
Designer Name: J.Pfeiffer
Accreditation No: CC2211T

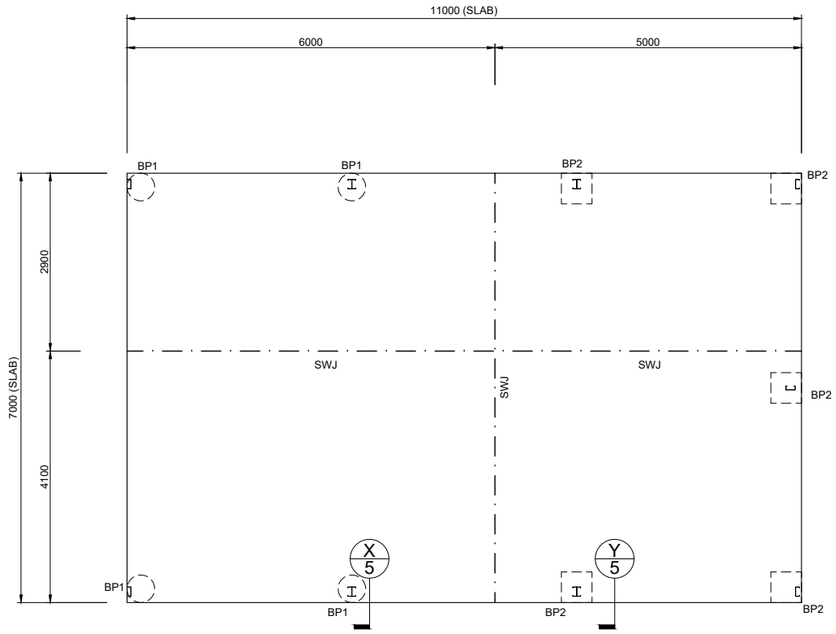
ISSUED FOR REVIEW

Client: G. & D. BARWICK
Project: PROPOSED SHED
Address: 3 TRIGLIA CT,
LEGANA TAS 7277

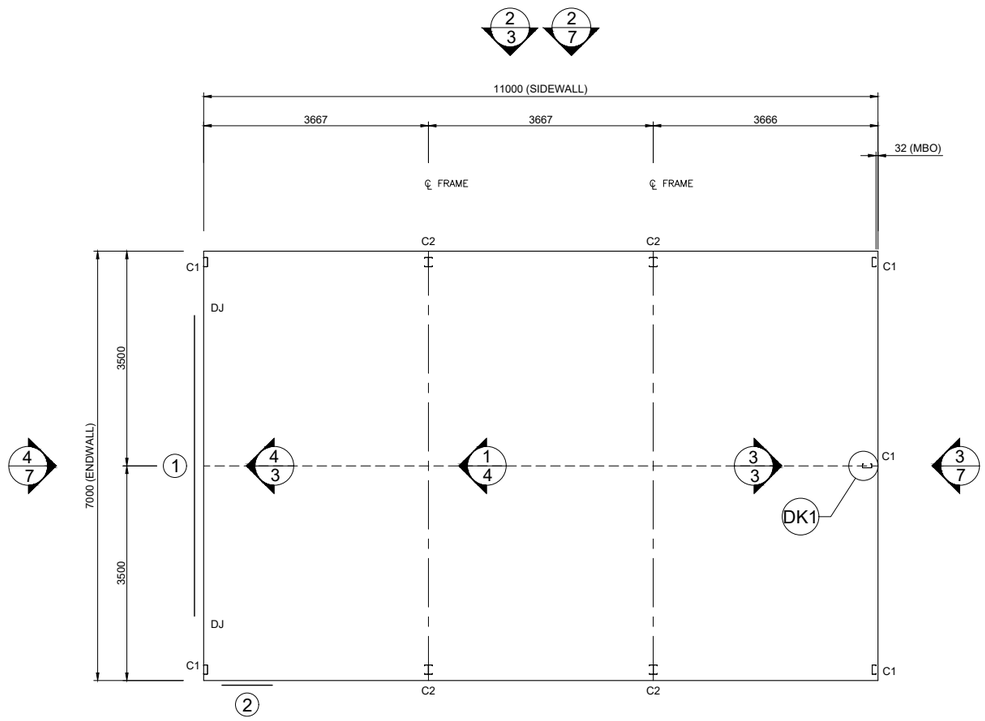
Office: 6331 7021
info@engineeringplus.com.au
ENGINEERING PLUS
BUILDING DESIGN
PROJECT MANAGEMENT
CIVIL/STRUCTURAL ENGINEERING

Drawing No: 2025-214 A04 / A04
Rev: A

IF IN DOUBT, ASK.



1/1 FOUNDATION AND SLAB PLAN
SCALE: 1 = 100



2/1 ROOF PLAN AND MEMBER LAYOUT
SCALE: 1 = 100

PROJECT DESIGN CRITERIA

ROOF LIVE LOAD:	0.25 kPa
BASIC WIND SPEED:	VR 45 m/s
SITE WIND SPEED:	VsitB 35.7 m/s
WIND REGION:	Reg A4
TOPOGRAPHY FACTOR, Mt:	1.06
SHIELDING FACTOR, Ms:	0.86
MAX GROUND SNOW LOAD:	N/A
MAX ROOF SNOW LOAD:	N/A
SITE ALTITUDE:	N/A
TERRAIN CATEGORY:	TCat 2.5
SOIL SAFE BEARING CAPACITY:	100 kPa
RETURN PERIOD:	1:500
LIMITING CPI 1:	-0.66
LIMITING CPI 2:	0.74
IMPORTANCE LEVEL:	2

DETAIL KEYS

DK1 ENDWALL VERTICAL MULLION (SEE DETAIL C/6 FOR TOP CONN. AND F/6 FOR BASE CONN.)

DK2 FLYBRACING PER DETAIL L/6

SCHEDULE OF OPENINGS

DOOR	OPENING SIZE MAX		OPENING TYPE	HEADER GIRT	OPENING JAMBS	WIND RATED
	WIDTH	HEIGHT				
1	4900	3650*	3.90H X 5.00 CB PLANETARY GEAR *SERIES B	SINGLE	J23519	NO
2	820	2040	EXTERNAL PA DOOR 180 DEG	SINGLE		YES

NOTES: 1) SEE SHEET 6 FOR DOOR OPENING FRAMING INFORMATION.
2) ALL DOOR SCHEDULE MEASUREMENTS ARE ACTUAL DOOR/WINDOW SIZE NOT OPENING SIZE.

* ROLLER DOOR OPENING HEIGHT DEPENDENT ON FINAL BUILD LOCATION.

CHANGES:
- REFER NCE ENGINEERING REFERENCE - FDPJ17560

NOTES:
- SLAB DESIGNED FOR CLASS '10a' STRUCTURE ONLY
- SLAB DESIGNED FOR CLASS 'H1' SOIL SITE CLASSIFICATION WITH DOMESTIC SLAB LOADING UP TO 3kPa
- SWJ - SAWN JOINT DETAIL, MIN. 600mm AWAY FROM COLUMN
- DJ - INDICATES DOOR JAMBS AT THESE LOCATIONS. REFER TO ON THE DOOR SCHEDULE FOR SIZES

MEMBER LEGEND

C1	C15019
C2	2C15019

SHEET 1 OF 7
JOB NO. SKSG33524
DATE 29/07/2025
CHECKED TM
DRAWN DT

STEEL BUILDING BY (CONTACT)
SKYLINE SHEDS TASMANIA PTY LTD
03 6334 5535
FOR
GREG BARWICK
AT
3 TRIGLIA COURT
LEGANA, TASMANIA, 7277

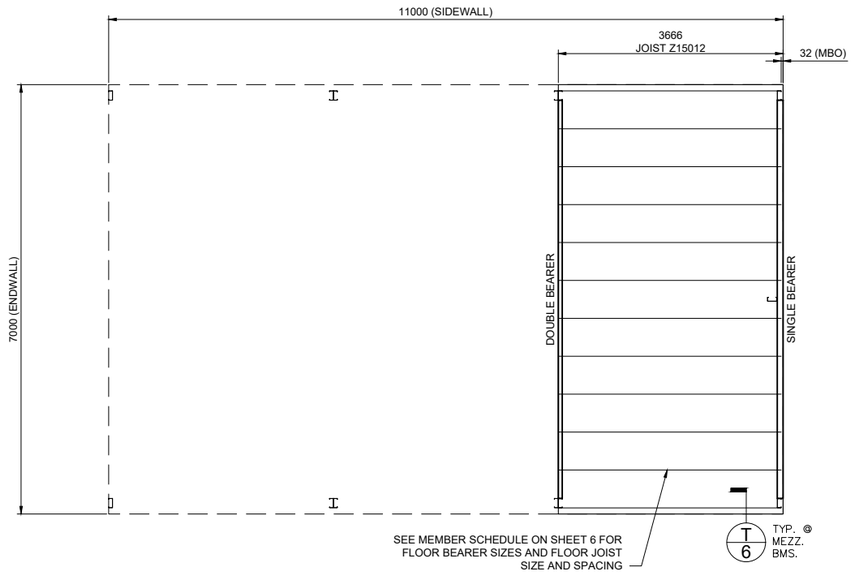
SHED SAFE accredited

fair dinkum builds™

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

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

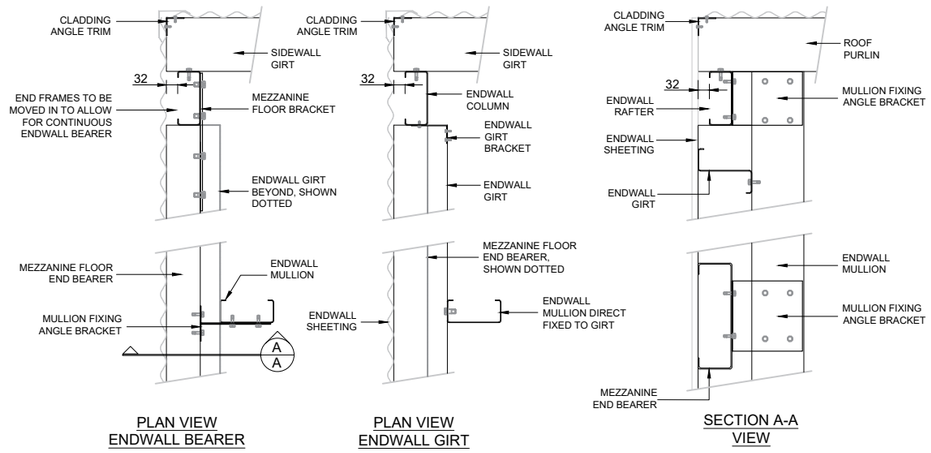
Mr Timothy Roy Messer BE MIEAust RPEQ
Signature .....
Date 29/07/2025
Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register



1/2 MEZZANINE FLOOR FRAMING PLAN

SCALE: 1 = 100

DESIGN LIVE LOAD: 2 kPa



2/2 END WALL MEZZANINE BEARER OFFSET (MBO) DETAIL

SCALE: 1 = NTS

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

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

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

SHEET 2 OF 7

JOB NO. SKSG33524

DATE 29/07/2025

CHECKED TM

DRAWN DT

STEEL BUILDING BY (CONTACT)

SKYLINE SHEDS TASMANIA PTY LTD

03 6334 5535

FOR GREG BARWICK

AT 3 TRIGLIA COURT
LEGANA, TASMANIA 7277

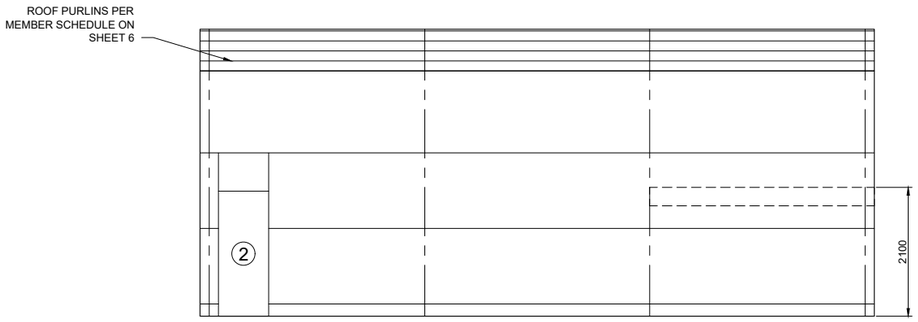
SHED SAFE accredited

fair dinkum builds™

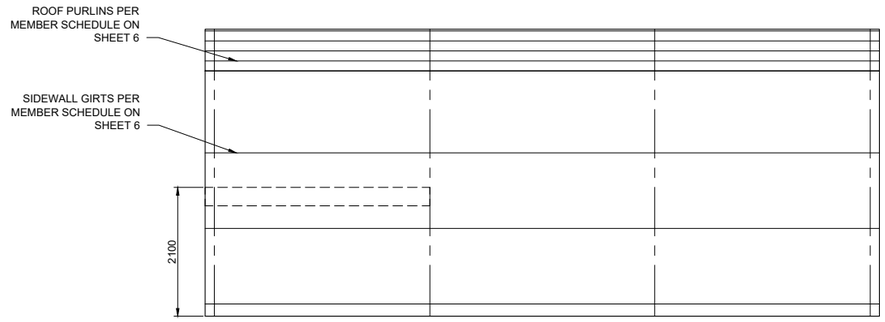
NORTHERN CONSULTING engineers
Civil & Structural Engineers
50 Punari Street
Currajong, Qld 4812
Fax: 07 4725 5850
Email: design@nceng.com.au
ABN 341 008 173 56

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

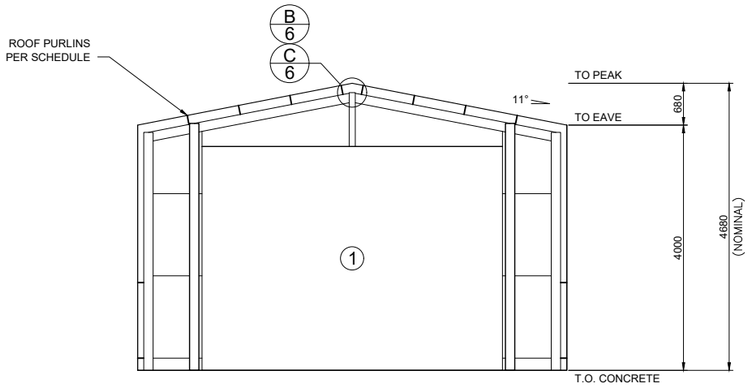
Mr Timothy Roy Messer BE MIEAust RPEQ
Signature .....
Date 29/07/2025
Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register



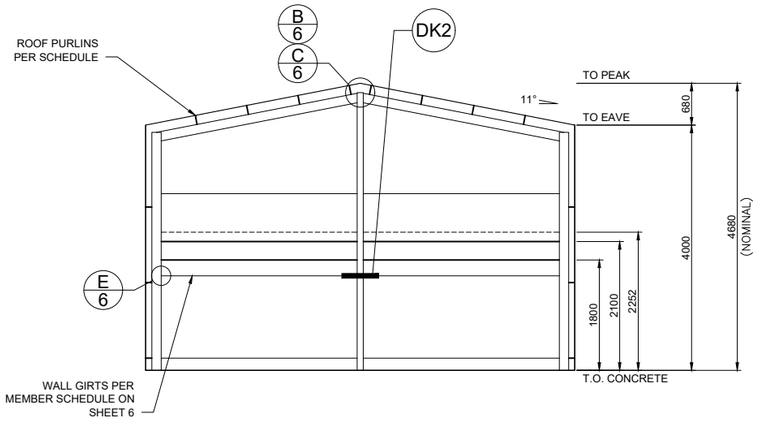
1/3 SIDEWALL EXTERIOR ELEVATION
SCALE: 1 = 100



2/3 SIDEWALL EXTERIOR ELEVATION
SCALE: 1 = 100



4/3 ENDWALL INTERIOR ELEVATION
SCALE: 1 = 100



3/3 ENDWALL INTERIOR ELEVATION
SCALE: 1 = 100

NOTES:
- CLADDING DIAPHRAGM SUFFICIENT. FLY BRACING IS INCLUDED TO BE PLACED ON EVERY SECOND PURLIN AND GIRT ON ENDWALL MULLIONS, INTERNAL COLUMNS AND INTERNAL RAFTERS.

SHEET 3 OF 7
JOB NO. SKSG33524
DATE 29/07/2025
CHECKED TM
DRAWN DT

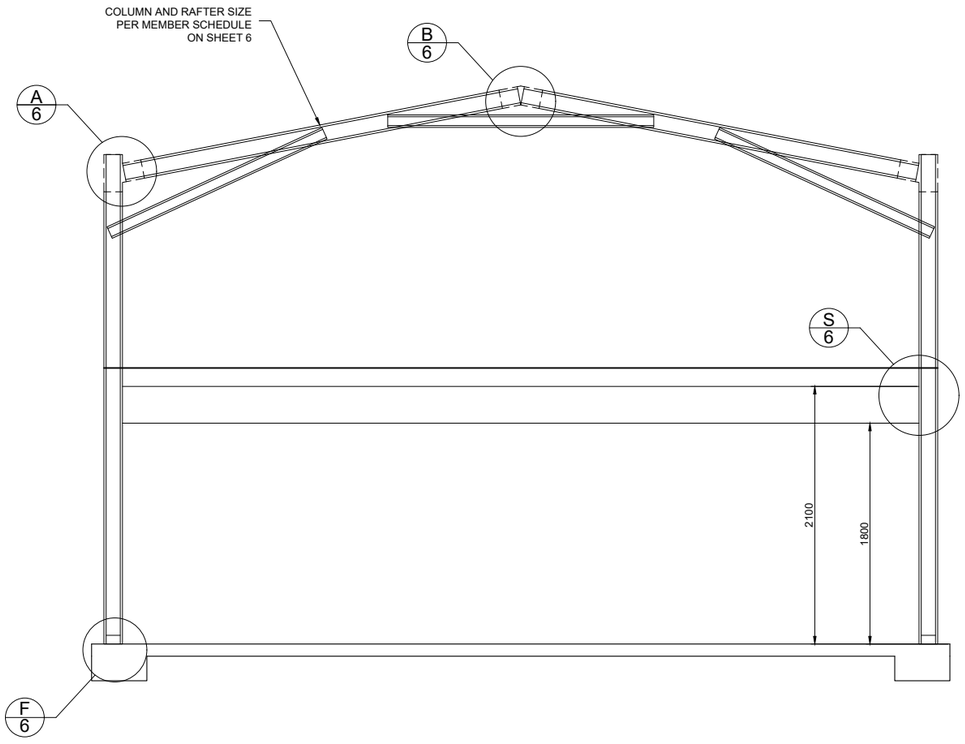
STEEL BUILDING BY (CONTACT)
SKYLINE SHEDS TASMANIA PTY LTD
03 6334 5535
FOR
GREG BARWICK
AT
3 TRIGLIA COURT
LEGANA, TASMANIA 7277

SHED SAFE accredited
fair dinkum builds™

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

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

Mr Timothy Roy Messer BE MIEAust RPEQ
Signature .....
Date 29/07/2025
Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register



1/4 INTERNAL FRAME SECTION
SCALE: 1 = 50

STRUCTURAL GENERAL NOTES

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

SHEET 4 OF 7 | JOB NO. SKSG33524 | DATE 29/07/2025 | CHECKED TM | DRAWN DT

STEEL BUILDING BY (CONTACT)
SKYLINE SHEDS TASMANIA PTY LTD
03 6334 5535
FOR GREG BARWICK
AT 3 TRIGLIA COURT
LEGANA, TASMANIA 7277

SHED SAFE accredited
fair dinkum builds™

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

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

Mr Timothy Roy Messer BE MIEAust RPEQ
Signature .....
Date 29/07/2025
Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register

ENGINEERING SPECIFICATION:

GENERAL

This drawing shall be read in conjunction with Fair Dinkum Homes and Sheds Drawings.

Allow for falls to wastes, set downs for tiles & weather steps.

At all times during construction water must be drained away from the building. Ponding must not be allowed to remain along the sides of the building or in trenches close to the building.

All downpipes, tap outlets, condensate, drains etc. are to be drained away from the building and discharged to an outfall or an area remote from the building.

Refer to engineer for footings details if site conditions other than assumed are encountered.

The ground and slabs are to be treated for termites in accordance with Australian Standards and council requirements. (Optional for Class 10a structures).

Damp-proofing membranes to be provided under slab in South Australia and areas prone to rising damp and salt attack. (Optional for Class 10a structures).

A site specific Geotechnical investigation is recommended.

All footings are to be placed into firm, natural, undisturbed ground unless written approval is received from the engineer.

The builder is to check for soft spots that may exist under footings and contact the engineer if in doubt to the foundation quality. All vegetation and soft soil beneath slabs and footings are to be removed before construction of filling commences. In the circumstance where trees beneath or close to the building pad are to be removed, they shall be removed wholly (including the main roots). Holes that are created due to removal of vegetation should be filled with soil matching the composition of the existing surrounding soil. If in doubt about the requirements for backfilling excavations resulting from removal of soft spots or tree stumps, contact the engineer.

Fill beneath slabs is to be granular, CBR as per table and compacted in layers of 150mm maximum to a minimum of 95% minimum dry density ratio (based on standard compaction) for cohesive soils, and to a minimum density index of 70% for cohesion less soils. Maximum fill depth 900mm, refer to engineer if greater depth of fill is required. It is the builder's responsibility to test the compaction to ensure compliance. All earth work to be in accordance with AS3798-2007.

CONCRETE

All concrete details and placement shall be performed in accordance with AS3600.

Minimum strength, Footings N25 MPa, Internal Slabs N25 MPa, Exposed Slabs N32 MPa. Maximum slump to be 80mm, max. 20mm aggregate. All concrete is to be mechanically vibrated and cured by an approved method for a minimum of 3 days. We recommend curing of slabs with ULTRA-CURE liquid membrane forming curing compound. For concrete members poured within 1km of the coast or for members in contact with water, tidal or splash zones refer to engineer for additional requirements.

Concrete NOT to be poured in temperatures below 5°C OR above 35°C.

Provide 2-N16 bars 1500mm long to u/s of mesh adjacent re-entrant corners. Where reinforcement has been cut to provide for services, an equivalent amount of trimming reinforcement is to be placed each side of the service.

Reinforcement is to be supported on approved bar chairs at 800 max. centres in both directions.

Unless otherwise noted, the following minimum reinforcement splices are required:

N12 – 600mm lap
N16 – 800mm lap

Reinforcing fabric – One grid overlap plus 25mm.
Trench mesh – 600mm

SERVICE

Avoid services beneath slabs wherever possible. Where services are placed beneath slabs:

- Provide 40mm of flexible sealant / lagging between pipes and penetrated concrete.
- Provide a flexible joint each side of the concrete and another within 500mm upstream and downstream, creating a short length of pipe each side of the short pipe through the concrete.

Service trench inverts are to slope away from the footings and be backfilled and compacted with clay from the site. Flexible joints are to be provided where services adjoin the building.

LANDSCAPING & MAINTENANCE

Trees must be kept well away from the building. Recommended minimum distance of af least the height of a mature tree and 1.5 times this for a group of trees.

The builder should instruct the owner of his/her responsibility for maintenance of the area around the building in accordance with CSIRO sheet No. 10-91, especially with respect to surface water, trees and plumbing leaks.

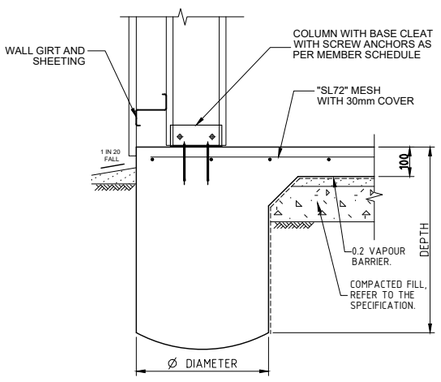
SLAB DESIGN LOADINGS

DOMESTIC
– Domestic storage (up to 3kPa)
– Foot traffic
– Garages mainly for private cars (up to 4.5t GVM)

– Ground conditions min. 100 kPa & 3 CBR.
– Refer to Engineer if tiled flooring or internal walls are to be used within the structure.

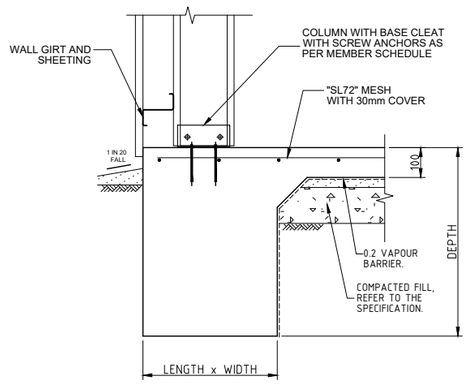
SITE CLASS	SLAB LOADING	CONCRETE STRENGTH	ADDITIONAL SITE FILL	UNDER SLAB FILL	SLAB THICKNESS	SLAB REINFORCEMENT	RECOMMENDED JOINT SPACING	DSWJ/SJ JOINT REINFORCEMENT REQUIREMENTS	FOOTINGS AT COLUMN/ MULLION LOCATION	ADDITIONAL INFORMATION
H1	Domestic	25 MPa	N/A	N/A	As per Multibuild design information	SL72 mesh, 30 top cover	6m (9m max.)	R12 Bars at 300 max. cts.	As per Multibuild design information	Edge thickening not required for domestic applications but recommended

*Alternative to additional site fill, refer to engineer for internal/external beam layout



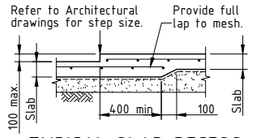
DIAMETER x DEPTH
Ø 450 x 300 (mm)

X/5 BORED PIER (BP1) DETAIL
SCALE: NTS

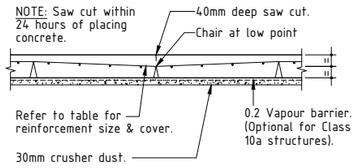


LENGTH x WIDTH x DEPTH (mm)
500 x 500 x 700 (mm)

Y/5 BLOCK PAD (BP2) DETAIL
SCALE: NTS



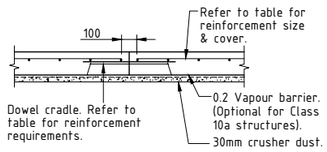
TYPICAL SLAB RECESS



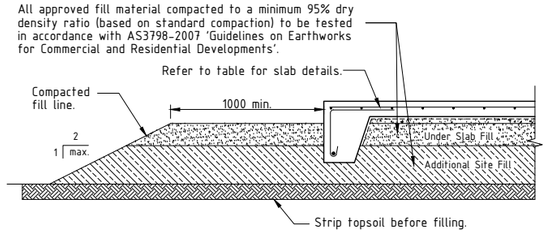
SAWN JOINT (SWJ)

JOINTING NOTES :
1. A DSWJ or SJ joint MUST BE provided in lieu of every THIRD SWJ joint.
2. Joints to be located min. 600 from column locations.
3. Crack inducer is recommended for slabs greater than 150 thick,
4. Where possible, joints should be located to create square slab panels. Maximum recommended ratio of sides is 1.5:1.

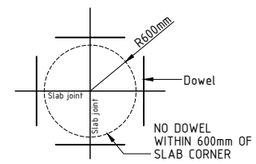
ADDITIONAL DETAILS, TO BE USED AS REQUIRED:



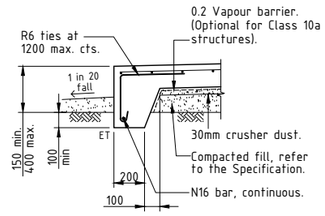
SLAB JOINT (SJ)



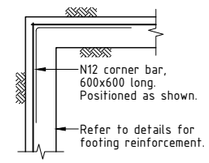
TYPICAL FILL UNDER SHED SLAB PROFILE



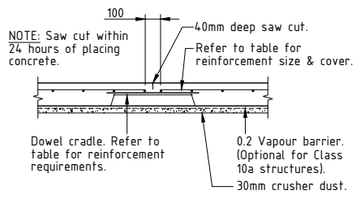
SLAB JOINT INTERSECTION DETAIL



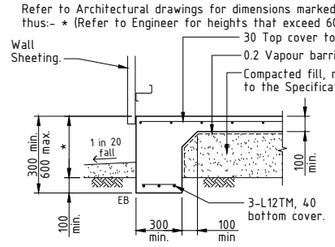
EDGE THICKENING (ET)



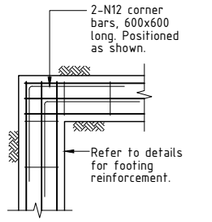
ET FOOTING CORNERS



DOWELLED SAWN JOINT (DSWJ)



EDGE BEAM-TYPICAL (EB)
EDGE THICKENING (ET) ALTERNATIVE



FOOTING CORNERS BOTTOM REINFORCEMENT

TYPICAL SLAB AND FOOTING LAYOUTS FOR 'H1' CLASS SITES

For NCC class 10a buildings

SHEET	5 OF 7
JOB NO.	SKSG33524
DATE	29/07/2025
CHECKED	TM
DRAWN	DT

STEEL BUILDING BY (CONTACT)
SKYLINE SHEDS TASMANIA PTY LTD
03 6334 5535
FOR GREG BARWICK
AT 3 TRIGLIA COURT
LEGANA, TASMANIA 7277

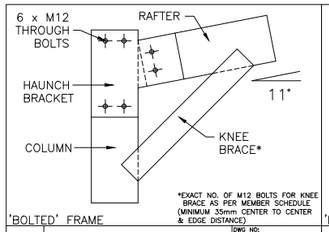
SHED SAFE accredited

fair dinkum builds™

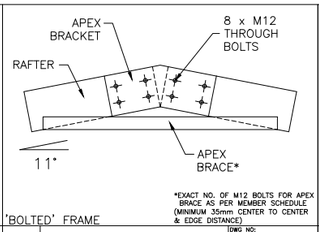
NORTHERN CONSULTING engineers
Civil & Structural Engineers
50 Punari Street
Currajong, Qld 4812
Fax: 07 4725 5850
Email: design@nceng.com.au
ABN 341 008 173 56

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

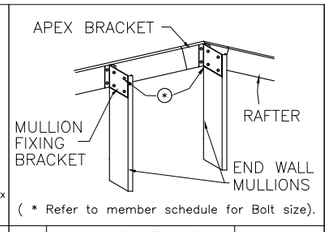
Mr Timothy Roy Messer BE MIEAust RPEQ
Signature .....
Date 29/07/2025
Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register



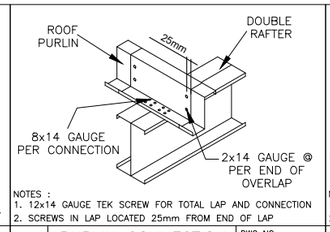
A	HAUNCH CONNECTION	DWG NO: K21BB



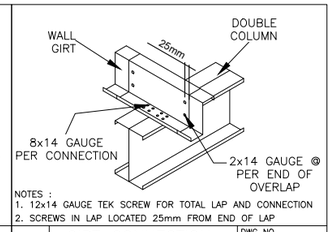
B	APEX CONNECTION	DWG NO: AP21BB



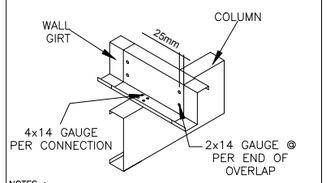
C	MULLION FIXING ANGLE BRACKET	DWG NO MFA6



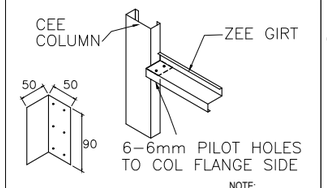
D_P	PURLIN CONNECTION DETAIL	DWG NO PCON5LD



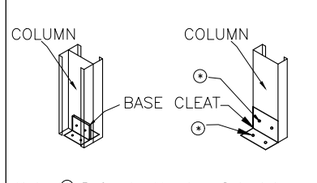
D_G	GIRT CONNECTION DETAIL	DWG NO GCON5LD



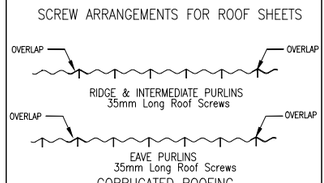
E_G	ENDWALL GIRT CONNECTION DETAIL	DWG NO EGCON5L



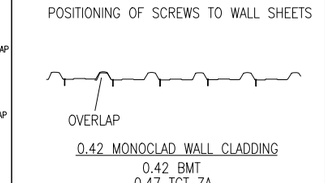
E	END WALL GIRT CONNECTION	DWG NO EG5–PH



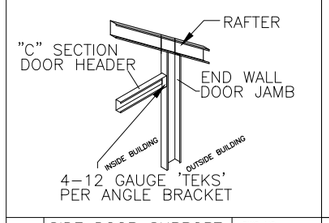
F	BASE CONNECTION	DWG NO BC23



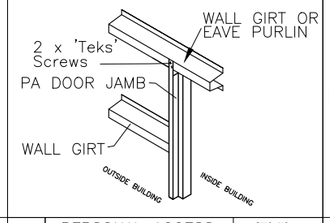
G	ROOF SHEETING PROFILE	DWG NO RONC5



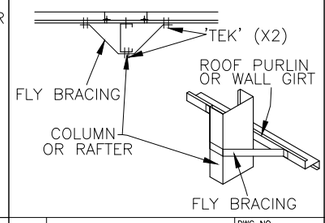
H	WALL SHEET PROFILE	DWG NO W1NC4



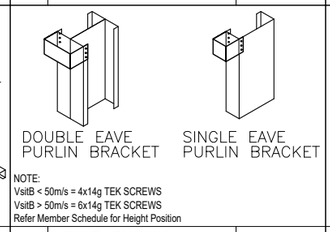
J	SIDE DOOR SUPPORT CONNECTION	DWG NO DFRG



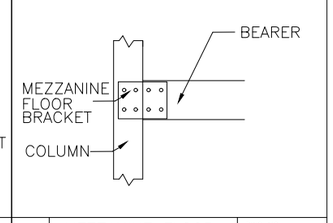
K	PERSONAL ACCESS DOOR	DWG NO PADD1



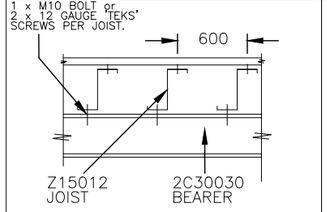
L	FLYBRACING	DWG NO FBRZ



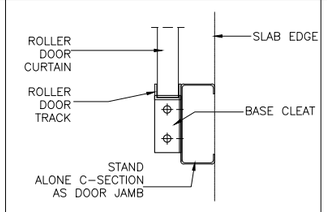
O	EAVE PURLIN BRACKET	DWG NO EPB–PH



S	MEZZANINE FLOOR BRACKET	DWG NO MZC



T	'Z' SECTION FLOOR JOISTS	DWG NO MZS



U	SINGLE DOORS TO SINGLE ROLLER DOOR JAMB	DWG NO SDSRM

MEMBER AND MATERIAL SCHEDULE

			ITEM TO CHANGE IN BOM
1	END WALL RAFTER	Single C15019	
2	C.S. FRAME RAFTER	Double C15015	
3	END FRAME COLUMN (C1)	Single C15019	
4	C.S. FRAME COLUMN (C2)	Double C15019	
5	MULLION (C1)	Single C15019	
6	C.S. FRAME KNEE BRACE	Single C10015 @ 1.93 LONG 3 bolts each end	
7	KNEE BRACE HEIGHT UP COLUMN	3.37m	
8	KNEE BRACE LENGTH UP RAFTER	1.62m	
9	C.S. FRAME APEX BRACE	Single C10015 @ 2.17 LONG 2 bolts each end	
10	APEX POSITION FROM RAFTER END	1.07m	
11	ANCHOR BOLTS (# PER DETS.)	Screw Anchor 12mm x 100 Galv	
12	EAVE PURLIN	C10015 (Eave Purlin Bracket 0mm from top of column)	X
13	TYP. ROOF PURLIN SIZE	Z10010 (1 rows of bridging)	
14	MAIN BLDG. PURLIN SPACING	0.853 m. (4 rows) (Max Allow. 1.000m)	
15	MAIN BLDG. PURLIN LENGTH	4.03 m. (0.37m Overlap)	
16	TYP. SIDEWALL GIRT SIZE	Z10010	
17	MAIN BLDG. SIDEWALL GIRT SPACING	1.232 m. (3 rows) (Max Allow. 1.264m)	
18	MAIN BLDG. SIDEWALL GIRT LENGTH	4.03 m. (0.37m Overlap)	
19	TYP. ENDWALL GIRT SIZE	Z10010	
20	MAIN BLDG. ENDWALL GIRT SPACING	1.341 m. (3 rows) (Max Allow. 1.970m)	
21	MAIN BLDG. ENDWALL GIRT LENGTH	3.41 m. (0.16m Overlap)	
22	FRAME SCREW FASTENERS	14-13x22 Hex C/S (SP HD 5/16' Hex Drive)	
23	FRAME BOLT FASTENERS	Purlin Assy M12x30 Z/P	
24	X-BRACING STRAP AND FASTENERS	None required for this building. Cladding Diaphragm Sufficient.	
25	MEZZANINE FLOOR BEARERS	2C30030	
26	MEZZANINE FLOOR JOISTS	Z15012 @ 0.6m.	
27	WALL COLOUR	SURFMIST	
28	ROOF COLOUR	SURFMIST	
29	ROLLER DOOR COLOUR	SURFMIST	
30	P.A. DOOR COLOUR	SURFMIST	
31	DOWNPIPE COLOUR	SURFMIST	
32	GUTTER COLOUR	SURFMIST	
33	CORNER FLASHING COLOUR	SURFMIST	
34	BARGE FLASHING COLOUR	SURFMIST	
35	OPENING FLASHING COLOUR	SURFMIST	
36	OPEN BAY HEADER HEIGHT	0.3	

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

SHEET 9 OF 7

JOB NO. SKSG33524

DATE 29/07/2025

CHECKED TM

DRAWN DT

STEEL BUILDING BY (CONTACT)
SKYLINE SHEDS TASMANIA PTY LTD
03 6334 5535

FOR
GREG BARWICK

AT
3 TRIGLIA COURT
LEGANA, TASMANIA 7277

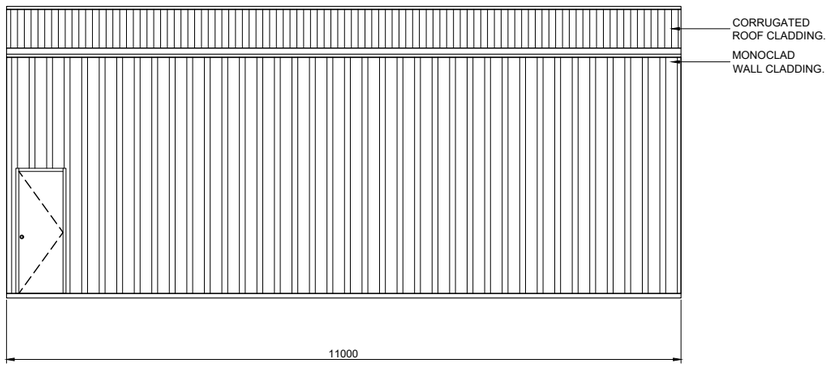
SHED SAFE accredited

fair dinkum builds™

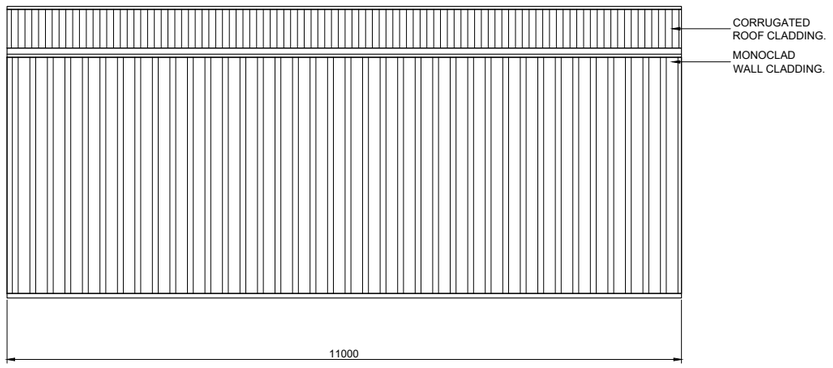
NORTHERN CONSULTING engineers
Civil & Structural Engineers
50 Punari Street
Currajong, Qld 4812
Fax: 07 4725 5850
Email: design@nceng.com.au
ABN 341 008 173 56

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

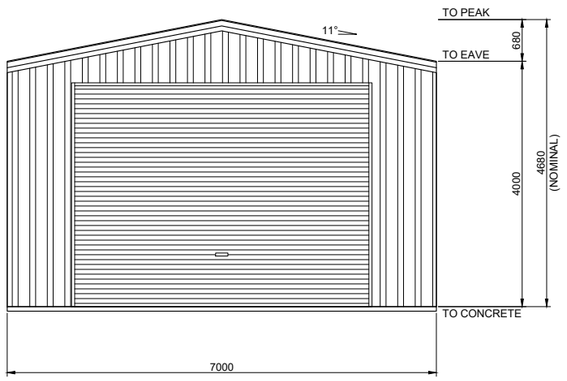
Mr Timothy Roy Messer BE MIEAust RPEQ
Signature .....
Date 29/07/2025
Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register



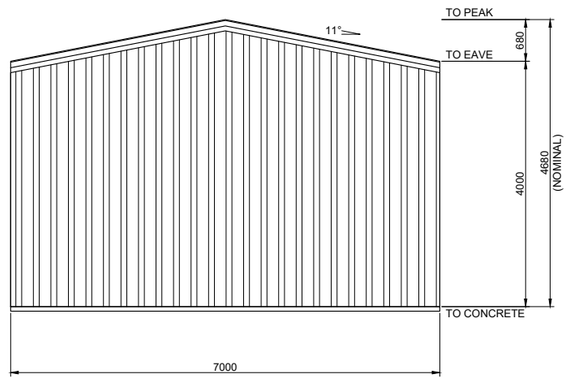
1/7 SIDEWALL EXTERIOR ELEVATION
SCALE: 1 = 100



2/7 SIDEWALL EXTERIOR ELEVATION
SCALE: 1 = 100



4/7 ENDWALL EXTERIOR ELEVATION
SCALE: 1 = 100



3/7 ENDWALL EXTERIOR ELEVATION
SCALE: 1 = 100

BUILDING COLOURS

WALL	SURFMIST
ROOF	SURFMIST
ROLLER DOOR	SURFMIST
P.A. DOOR	SURFMIST
DOWNPIPE	SURFMIST
GUTTER	SURFMIST
CORNER FLASHING	SURFMIST
BARGE FLASHING	SURFMIST
OPENING FLASHING	SURFMIST

SHEET 7 OF 7

JOB NO. SKSG33524

DATE 29/07/2025

CHECKED TM

DRAWN DT

STEEL BUILDING BY (CONTACT)
SKYLINE SHEDS TASMANIA PTY LTD
03 6334 5535

FOR
GREG BARWICK

AT
3 TRIGLIA COURT
LEGANA, TASMANIA 7277

fair dinkum builds™

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

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

Mr Timothy Roy Messer BE MIEAust RPEQ
Signature .....
Date 29/07/2025
Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register

GUIDE TO THE INSTALLATION OF TEMPORARY BRACING

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

NOTES:

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

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

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

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

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

TILT UP METHOD

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

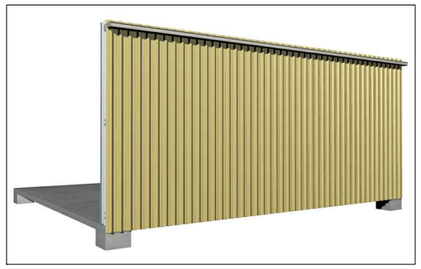
A. ASSEMBLE THE FIRST SIDEWALL FRAME (COMPLETE WITH WALL SHEETING, BRACING AND GUTTER) ON THE GROUND AND LIFT ASSEMBLED SIDEWALL FRAME INTO POSITION. FIX OFF TEMPORARY SIDE BRACING TO EACH END (REFER TO DIAGRAM). FIX BASE CLEATS.
B. ASSEMBLE THE SECOND SIDEWALL FRAME AS PER FIRST SIDEWALL FRAME. LIFT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

FRAME FIRST METHOD

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

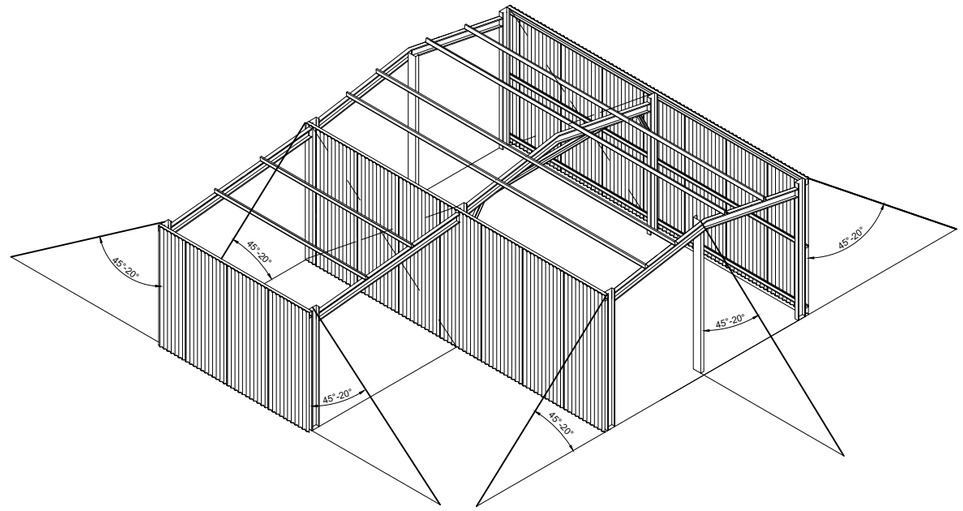
A. ASSEMBLE PORTAL FRAMES ON THE GROUND (WITH KNEE AND APEX BRACES IF AND WHERE APPLICABLE). LIFT THE FIRST PORTAL FRAME ASSEMBLY INTO POSITION. FIX OFF TEMPORARY END BRACING (REFER TO DIAGRAM). FIX BASE CLEATS.
B. PROP APEX UNTIL ENDWALL MULLION AND APEX TEMPORARY BRACE ARE FIXED OFF. IF NO MULLION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

NOT PART OF COUNCIL APPLICATION DOCUMENTATION



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

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

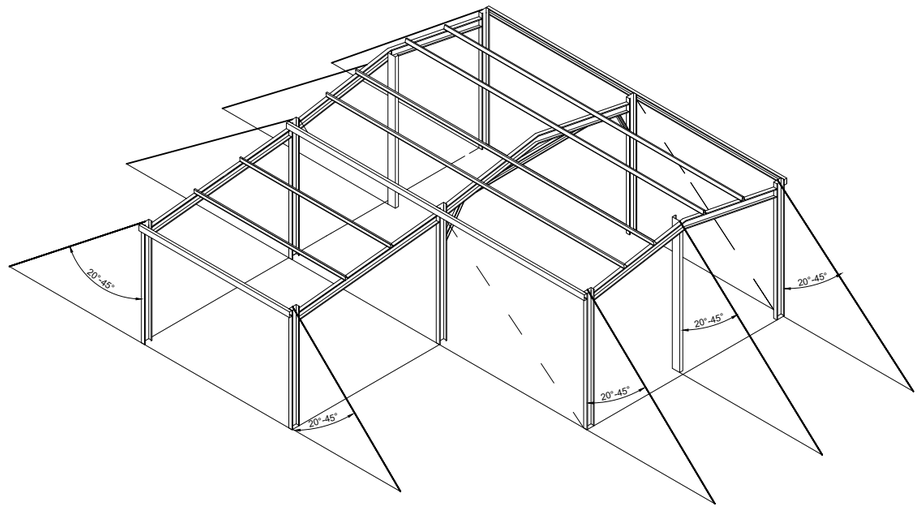


1C / 1 TILT UP METHOD DIAGRAM
TEMPORARY BRACING LOCATION

1 / 1 TILT UP METHOD DIAGRAM
SCALE: NTS

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

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



2C / 1 FRAME FIRST METHOD DIAGRAM
TEMPORARY BRACING LOCATION

2 / 1 FRAME FIRST METHOD DIAGRAM
SCALE: NTS

JOB NO.	DATE	CHECKED	DRAWN
SKSG33524	29/07/2025	TM	DT

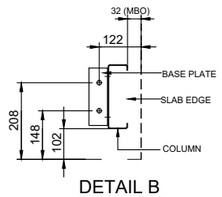
STEEL BUILDING BY
SKYLINE SHEDS TASMANIA PTY LTD
03 6334 5535
FOR
GREG BARWICK
AT
3 TRIGLIA COURT
LEGANA, TASMANIA 7277

29/07/2025

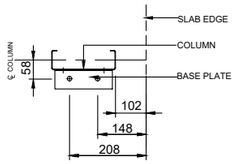
SHED SAFE accredited

fair dinkum builds™

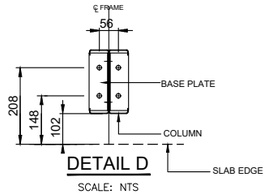
TEMP BRACING



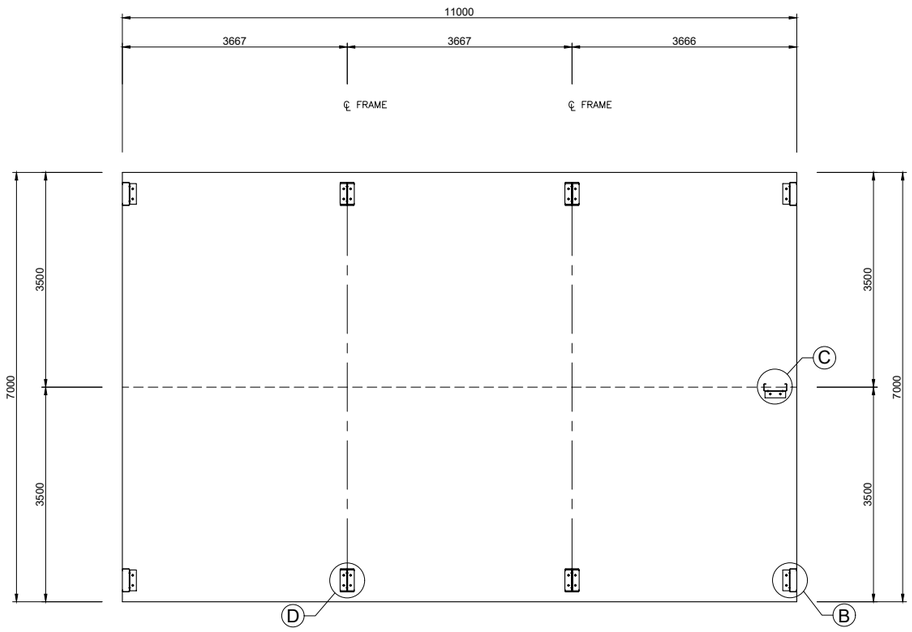
DETAIL B
SCALE: NTS



DETAIL C
SCALE: NTS



DETAIL D
SCALE: NTS



1/1 BOLT LAYOUT PLAN
SCALE: 1 = 100

NOT PART OF COUNCIL APPLICATION DOCUMENTATION

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

JOB NO. SKSG33524
DATE 29/07/2025
CHECKED TM
DRAWN DT

STEEL BUILDING BY
SKYLINE SHEDS TASMANIA PTY LTD
03 6334 5535
FOR
GREG BARWICK
AT
3 TRIGLIA COURT
LEGANA, TASMANIA 7277

29/07/2025

BOLT LAYOUT PLAN