

Exhibited

This planning application is open for
public comment until
25 May 2026

Reference no	PLN-26-0078
Site	93 DEVON HILLS ROAD DEVON HILLS
Proposed Development	Outbuilding (Shed)
Zone	10.0 Low Density Residential
Use class	Residential

Written representations may be made during this time to the General Manager;
mailed to PO Box 156, Longford, Tasmania 7301,
delivered to Council offices or
a pdf letter emailed to planning@nmc.tas.gov.au

(no special form required)

Exhibited



PLANNING APPLICATION

FOR BUILDINGS, WORKS AND CHANGE OF USE
(E.g. Residential houses, sheds, carports, retaining walls, visitor accommodation, commercial development, signage etc.)

Office Use Only:

The Proposal

Description of proposal: PROPOSED SHED DESIGNED BY OTHERS

Driveway construction material:

EXISTING APPROVED DRIVEWAY

The Land

Site address:

93 DEVON HILLS RD DEVON HILLS TAS 7300

Title reference:

38127/159

Existing buildings on site:

Existing Dwelling & Shed

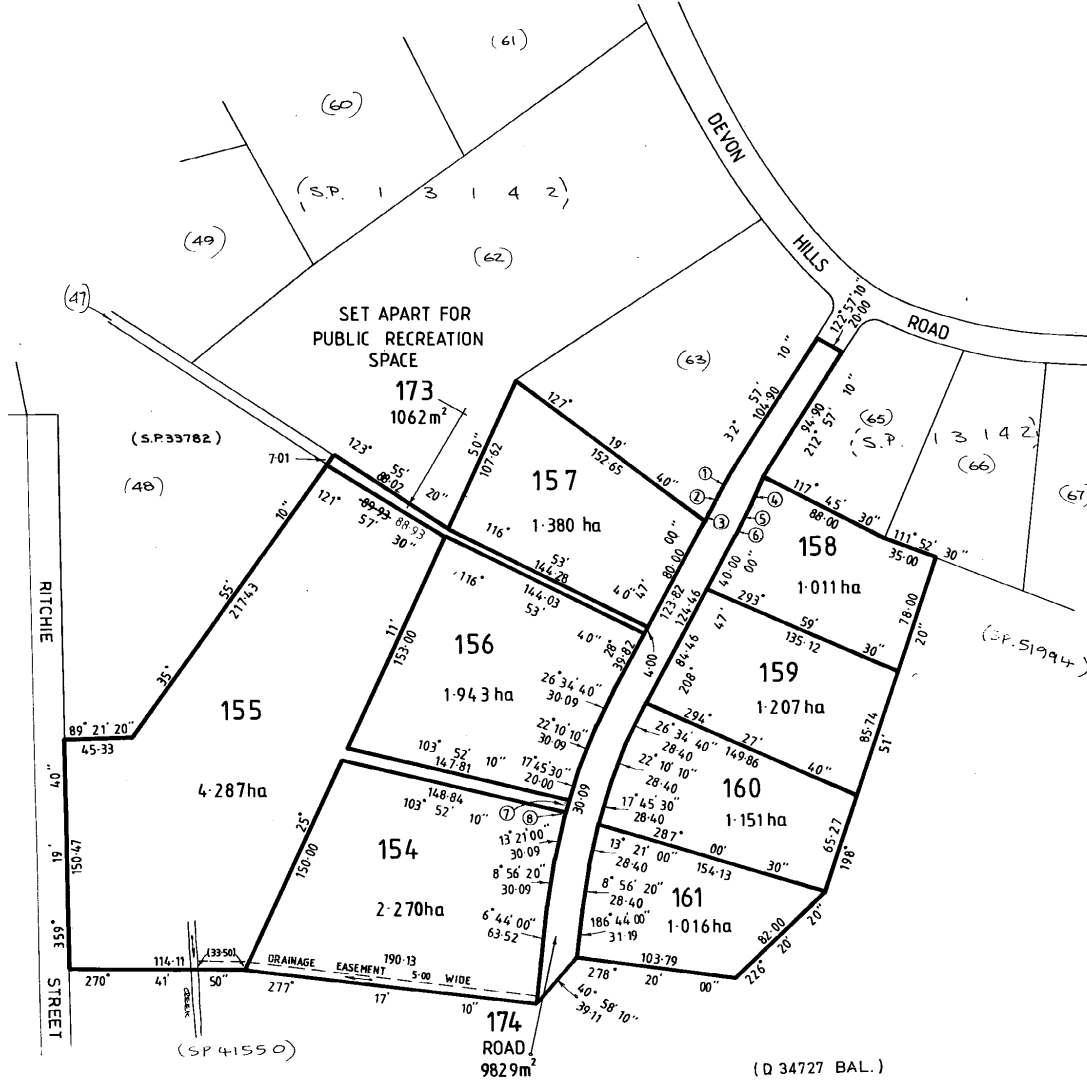
Existing use of site:

Residential

**Applicant justification of any variation/discretion to the
*Tasmanian Planning Scheme – Northern Midlands***

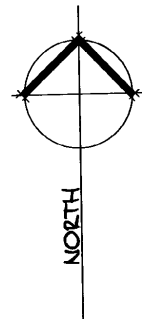
05-K-1110

Owner: DRANA COURT PTY. LTD.	PLAN OF SURVEY by Surveyor... EDWARD MURAE PEDLEY of CAMPBELL-SMITH, PHELPS, PEDLEY PTY. LTD of 60 ELPHIN RD. LAUNCESTON of land situated in the LAND DISTRICT OF CORNWALL PARISH OF BREADALBANE PERTH SCALE 1:2500 MEASUREMENTS IN METRES	Registered Number: SP.38127
Title Reference: C.T. Vol 4185 Fol 5		Approved - 3 FEB 1989 Effective from: <i>Edward Murae Pedley</i> Recorder of Titles
Grantee: PART OF 1321 ACRES GRANTED TO ROBERT CAMPBELL PART OF 100 AC. LOC. TO DONALD McLEOD.		



SHORT LINE TABLE

1	13-74	31° 04' 40"
2	13-74	27° 19' 40"
3	7-00	25° 27' 10"
4	22-42	206° 48' 00"
5	12-30	27° 19' 40"
6	7-64	25° 27' 10"
7	7-86	17° 45' 30"
8	2-23	17° 45' 30"



DRAWING SCHEDULE

A000	COVER PAGE
A101	LOCALITY AND SITE PLAN
A301	ELEVATION #1
A302	ELEVATION #2
S01	RETAINING WALL DETAIL

PROJECT INFORMATION

BUILDING DESIGNER:	GRANT JAMES PFEIFFER
ACCREDITATION No:	CC2211T
ZONE:	10.0 LOW DENSITY RESIDENTIAL
BUILDING CLASS:	CLASS 10
LAND TITLE REFERENCE NUMBER:	38127/159
DESIGN WIND SPEED:	ASSUME "N2"
SOIL CLASSIFICATION:	ASSUME "H1"
CLIMATE ZONE:	7
BUSHFIRE-PRONE BAL RATING:	N/A
ALPINE AREA:	N/A
CORROSION ENVIRONMENT:	LOW
FLOODING:	NO
LANDSLIP:	NO
DISPERSIVE SOILS:	UNKNOWN
SALINE SOILS:	UNKNOWN
SAND DUNES:	NO
MINE SUBSIDENCE:	NO
LANDFILL:	NO
GROUND LEVELS:	REFER PLAN
ORG LEVEL:	75mm ABOVE GROUND LEVEL

REVISION SCHEDULE			
REVISION NO	DESCRIPTION	DATE	ISSUED BY

SK1	Revision 1	25.03.26	C.R
A	Revision 2	02.04.26	C.R

Area Schedule (Gross Building)		
Name	Area	Area (sq)
PROPOSED SHED	150.00 m ²	16.15
	150.00 m ²	16.15

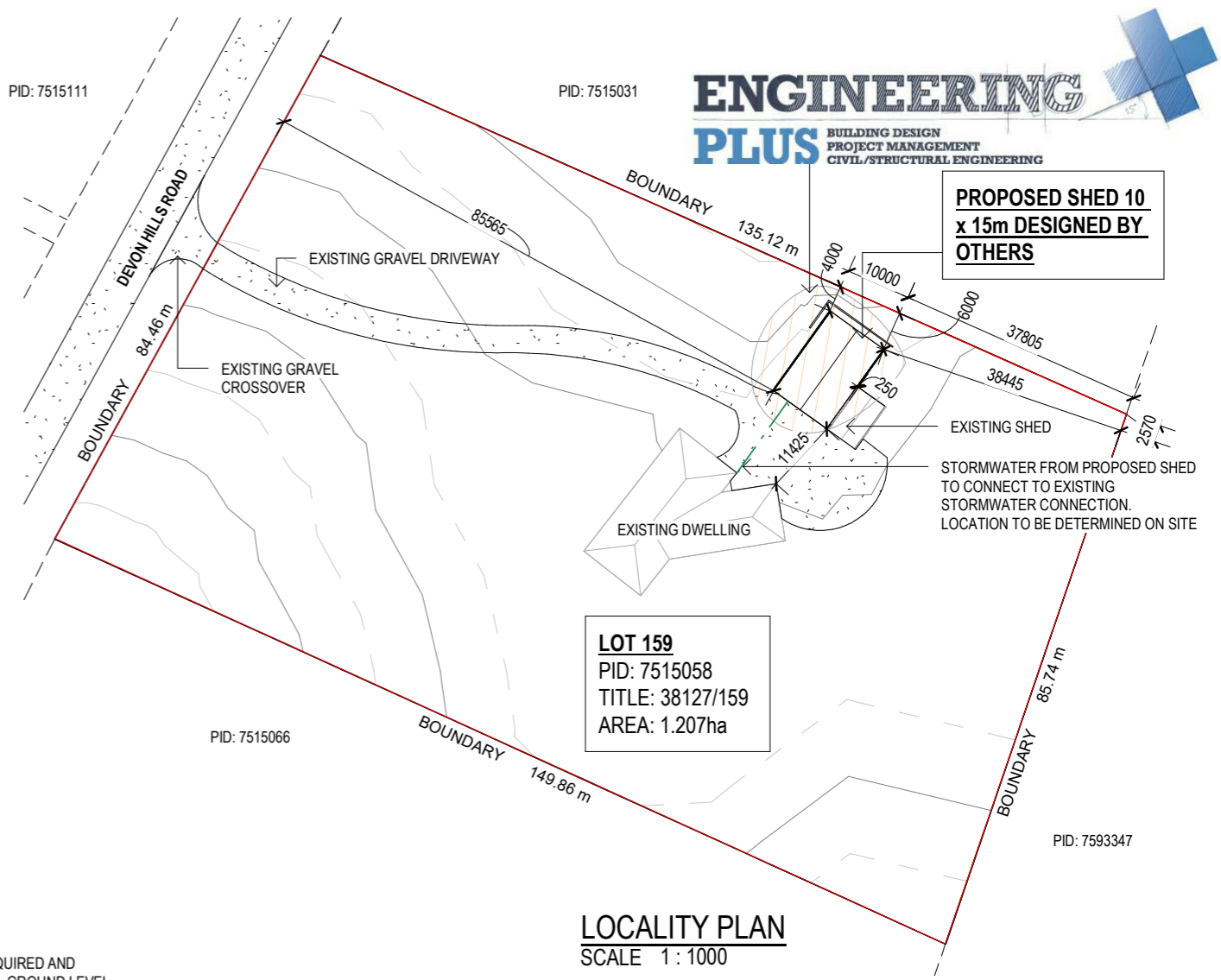
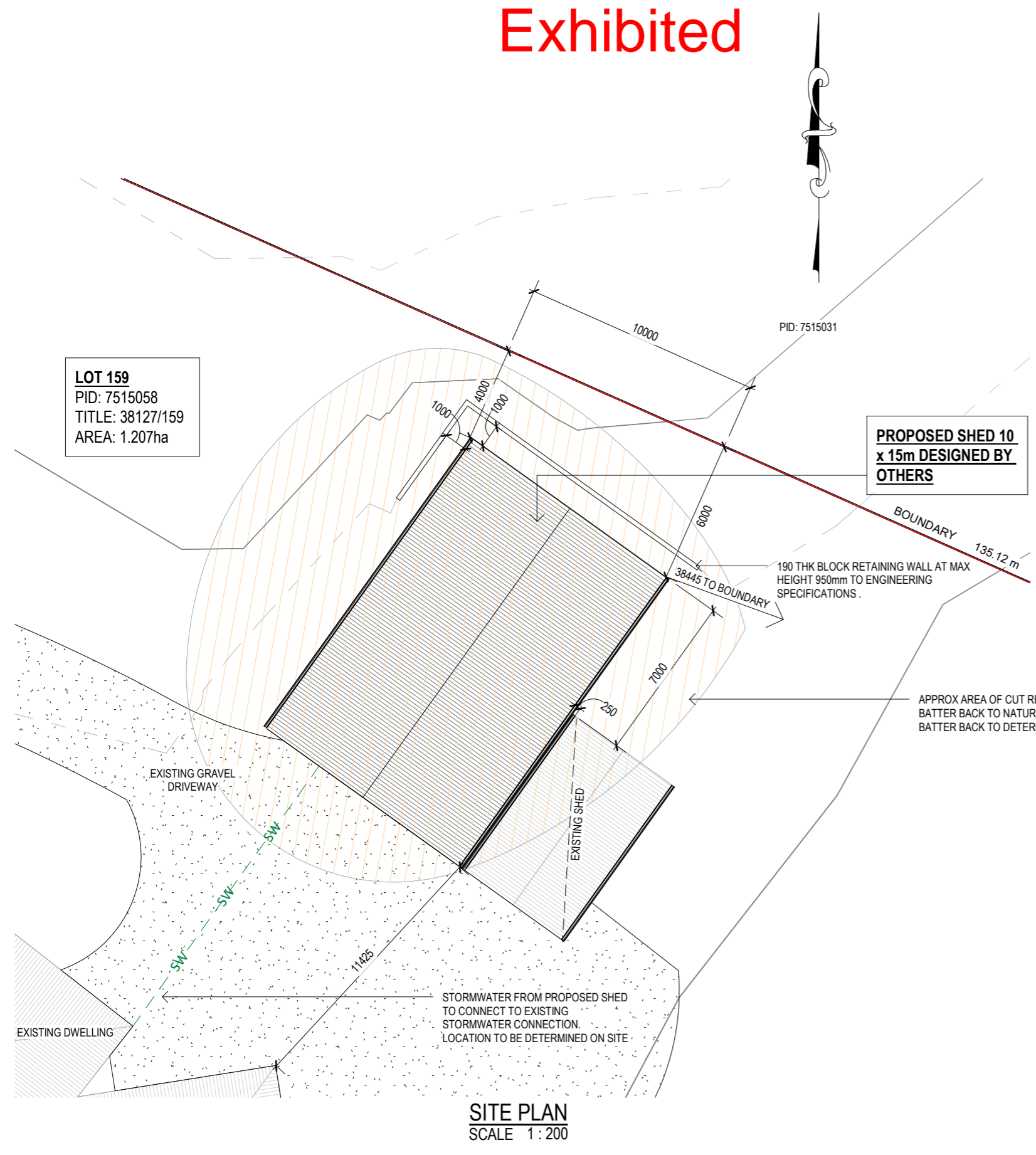
ISSUED FOR DEVELOPMENT APPROVAL PROPOSED SHED DESIGNED BY OTHERS

PROJECT NO: EP2026-088

C . & . T BEAUMONT
 93 DEVON HILLS RD
 DEVON HILLS TAS 7300

NORTHERN MIDLANDS COUNCIL

Exhibited



LOT 159
PID: 7515058
TITLE: 38127/159
AREA: 1.207ha

PROPOSED SHED 10 x 15m DESIGNED BY OTHERS

PROPOSED SHED 10 x 15m DESIGNED BY OTHERS

LOT 159
PID: 7515058
TITLE: 38127/159
AREA: 1.207ha

LOCALITY PLAN
SCALE 1:1000

190 THK BLOCK RETAINING WALL AT MAX HEIGHT 950mm TO ENGINEERING SPECIFICATIONS.

APPROX AREA OF CUT REQUIRED AND BATTER BACK TO NATURAL GROUND LEVEL. BATTER BACK TO DETERMINE ON SITE

STORMWATER FROM PROPOSED SHED TO CONNECT TO EXISTING STORMWATER CONNECTION. LOCATION TO BE DETERMINED ON SITE

SITE PLAN
SCALE 1:200

LEGEND	
	SEWER
	EXISTING SEWER
	WATER
	EXISTING WATER
	STORMWATER
	EXISTING STORMWATER
	LOW LANDSLIP ZONE
	MEDIUM LANDSLIP ZONE
	HIGH LANDSLIP ZONE
	WATERWAY AND COASTAL PROTECTION ZONE
	BUSHFIRE MANAGEMENT ZONE
	FILLED AND BATTER BACK REGION
	CUT AND BATTER BACK REGION

NOTE:
THE ENTIRETY OF THE PROPERTY LOT SITS WITHIN AIRPORT OBSTACLE LIMITATION (211 AHD) & BUSHFIRE ZONE

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 SHED TO BE DIRECTED INTO EXISTING STORMWATER SYSTEM TO LOCAL COUNCIL REQUIREMENTS & AS3500

info@engineeringplus.com.au
Ph 03 6337 7021
ENGINEERING PLUS BUILDING DESIGN PROJECT MANAGEMENT CIVIL/STRUCTURAL ENGINEERING

NOTE:
ALL WORKS ARE TO COMPLY WITH BUT NOT LIMITED TO THE LATEST NATIONAL CONSTRUCTION CODE (NCC) OF AUSTRALIA AND RELEVANT LOCAL AUTHORITIES, UNLESS SPECIFIED. IN SUCH CASES, A RELEVANT REPORT WILL BE PRESENTED. MEASUREMENTS INDICATED ON DRAWINGS ARE CLEAR DIMENSIONS TO STRUCTURAL FRAMELINE AND DO NOT INCLUDE PLASTERBOARD LININGS OR INTERNAL FINISHES. UNLESS OTHERWISE STATED, ALL PROPOSED INTERNAL WALLS ARE SHOWN AS STRUCTURAL STUDS ONLY.
BUILDER IS TO VERIFY ALL INTERNAL WIDTHS AND CLEARANCES PRIOR TO CONSTRUCTION TO ENSURE STRICT COMPLIANCE WITH CURRENT NCC STANDARDS. SPECIAL ATTENTION MUST BE GIVEN TO MINIMUM CLEAR WIDTHS FOR ACCESSIBLE CORRIDORS, DOORWAYS, AND SANITARY COMPARTMENT REQUIREMENTS. BUILDERS MUST VERIFY ALL MEASUREMENTS, SERVICES, MATERIALS, AND LEVELS ON-SITE PRIOR TO CONSTRUCTION AND NOTIFY ENGINEERING PLUS OF ANY ERRORS OR DISCREPANCIES FOUND. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS. DO NOT PROCEED WHERE DISCREPANCIES EXIST BETWEEN ENGINEERING AND ARCHITECTURAL DRAWINGS. ENGINEERING PLUS DOES NOT ACCEPT ANY RESPONSIBILITY FOR MISCONSTRUCTION RESULTING FROM A FAILURE TO VERIFY SITE CONDITIONS OR ADHERE TO THE NCC STANDARDS MENTIONED ABOVE.

Accredited Building Designer
Designer Name : G. Pfeiffer
Accreditation No : CC2211T
Revision Number : A
Revision Description : Revision 2
Revision Date : 02.04.26
Revision Issued By : C.R

Date Drawn: 25.03.26
Drawn: C. Ren
Checked: R. Hall
Approved: J. Pfeiffer
Scale: As Shown @ A3

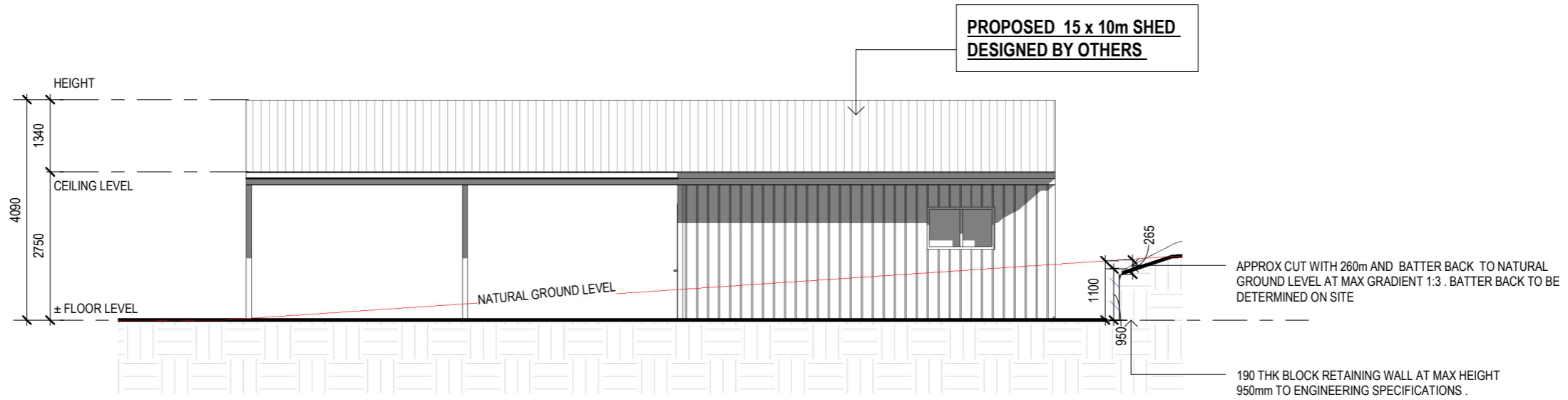
Client: C. & T. BEAUMONT
Project: PROPOSED SHED DESIGNED BY OTHERS
Address: 93 DEVON HILLS RD
DEVON HILLS TAS 7300

DEVELOPMENT APPROVAL EP2026-088 **A101**

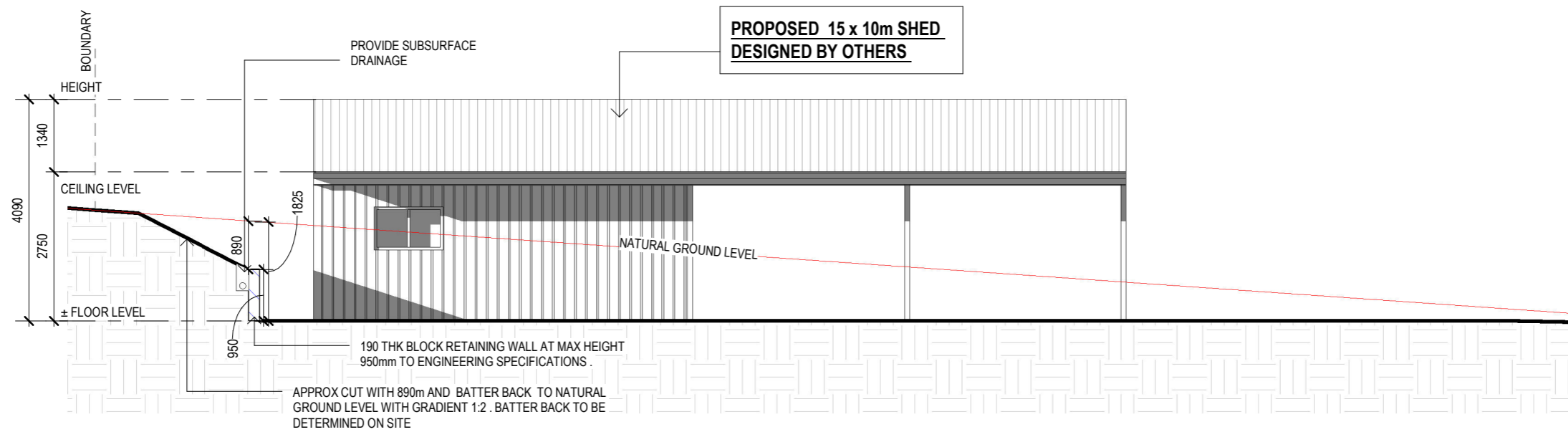
EAVE WIDTH - 600MM

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



EAST ELEVATION
 SCALE 1 : 100



WEST ELEVATION
 SCALE 1 : 100

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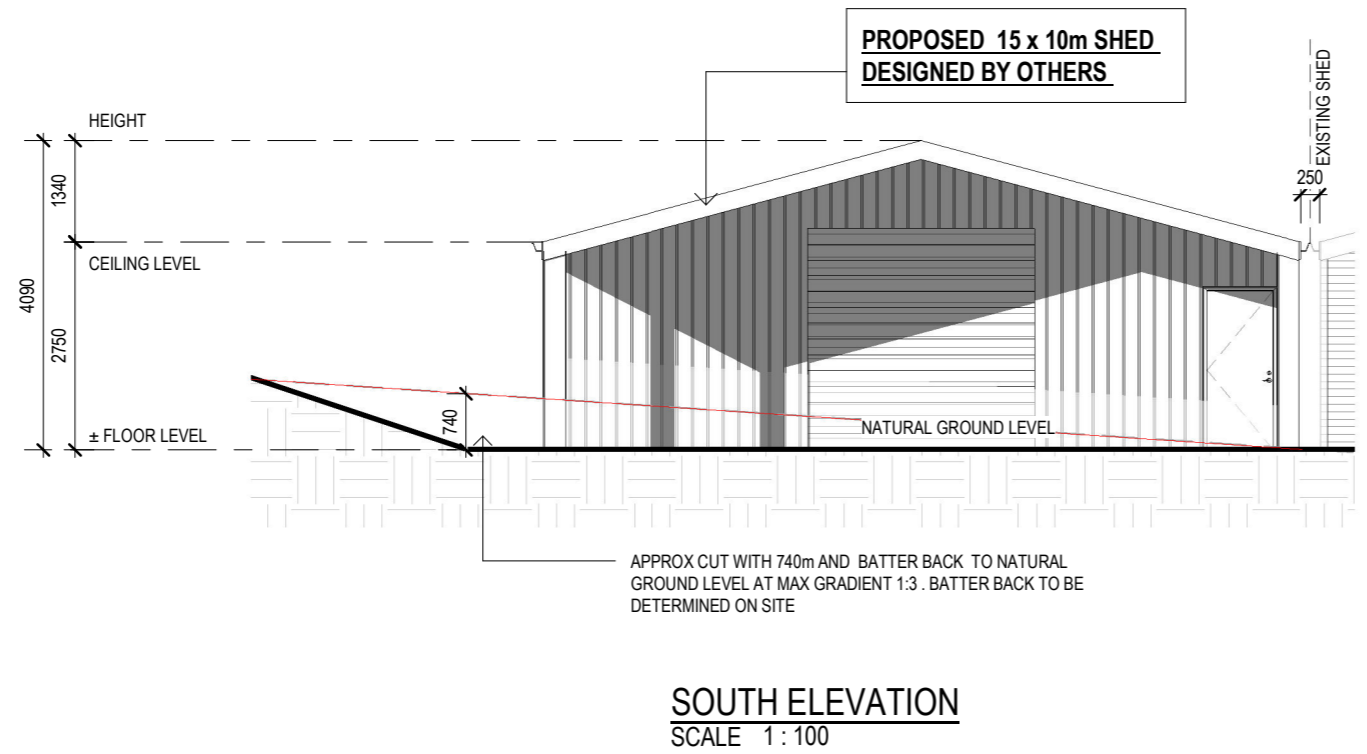
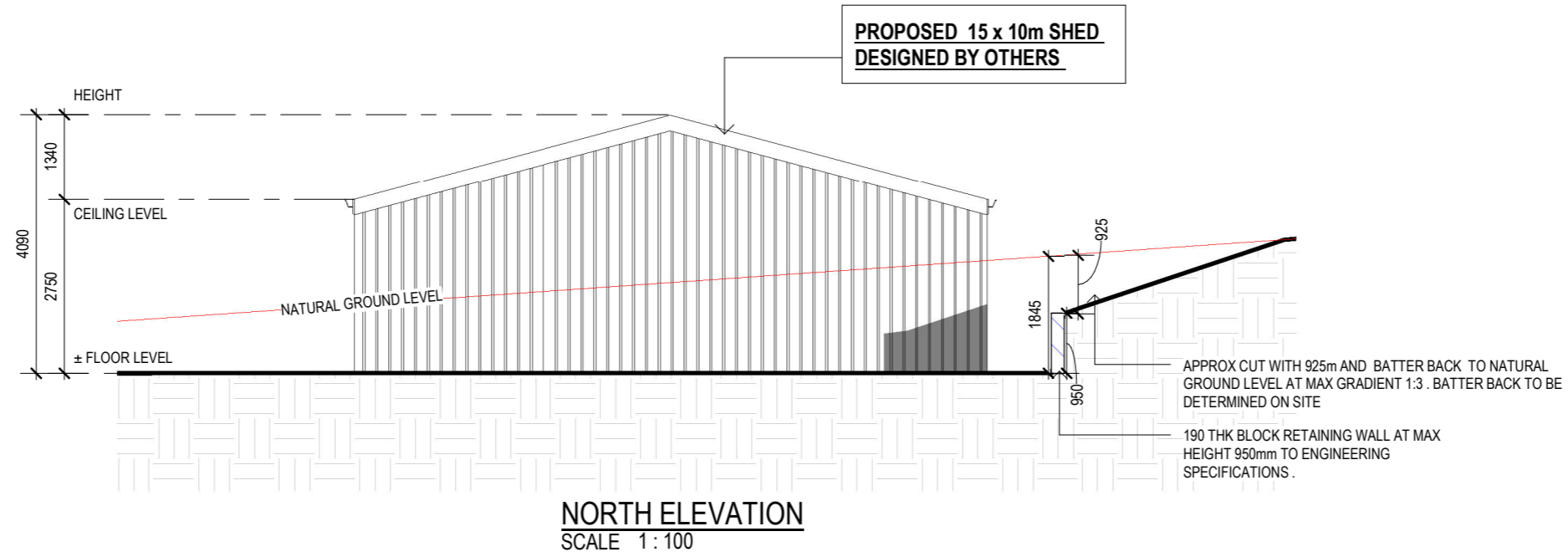
Date Drawn: 25.03.26
 Drawn: Designer
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 Approved: J. Pfeiffer
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DEVELOPMENT APPROVAL

EP2026-088

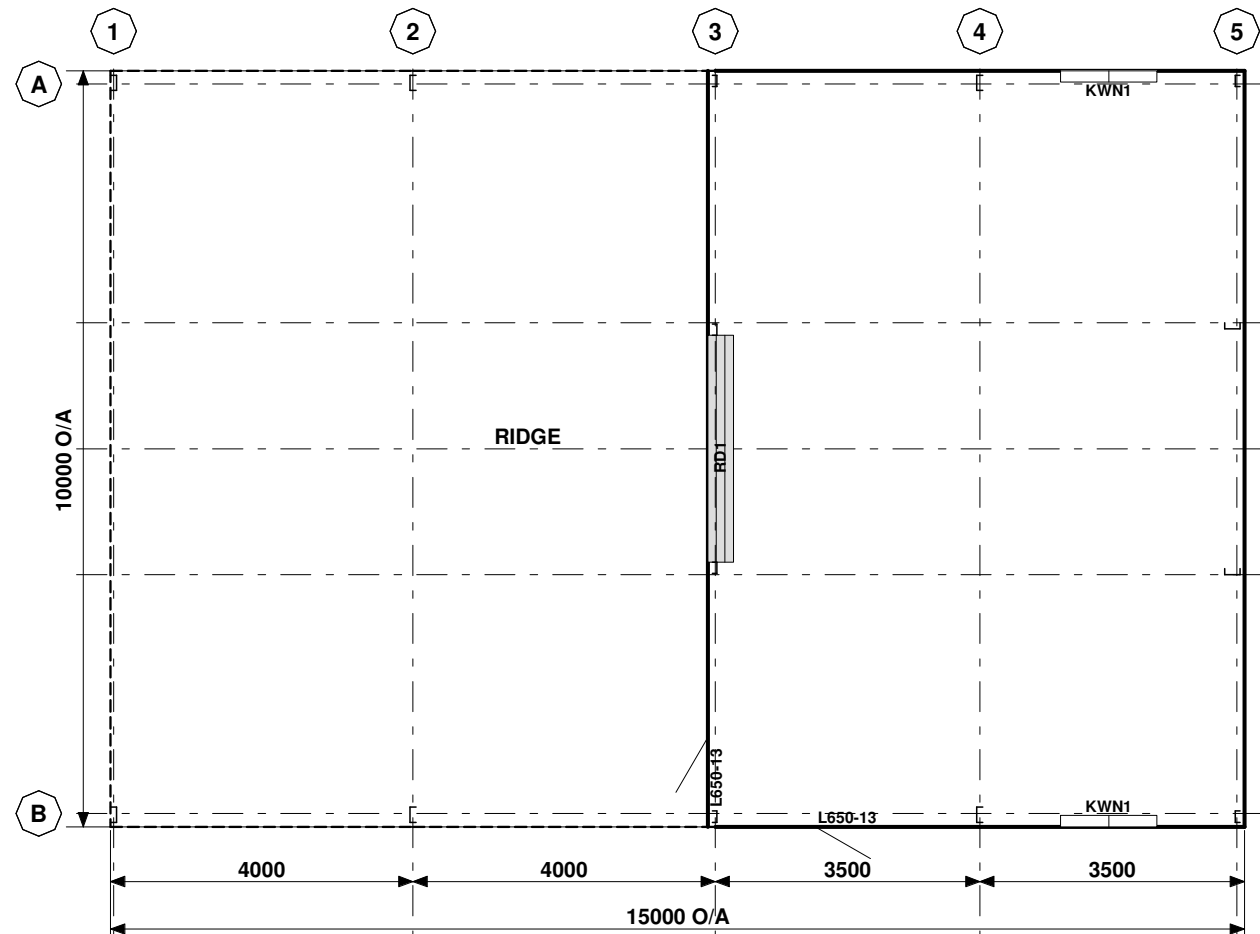
A301



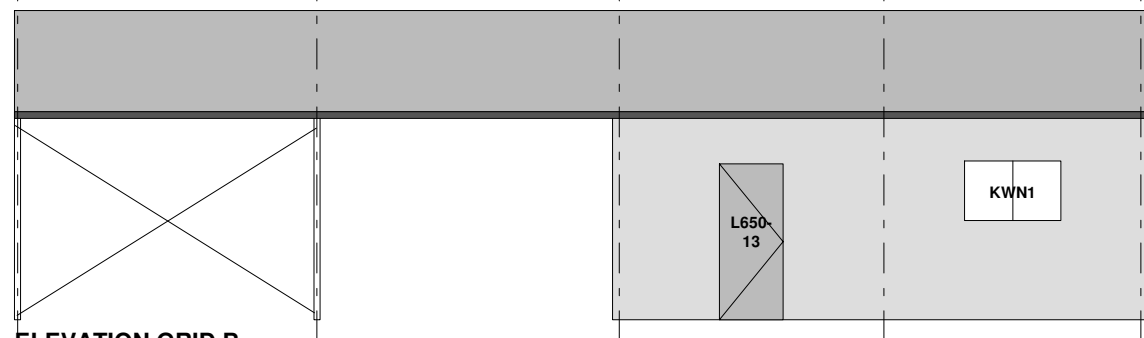
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ENGINEERING PLUS
BUILDING DESIGN PROJECT MANAGEMENT CIVIL/STRUCTURAL ENGINEERING

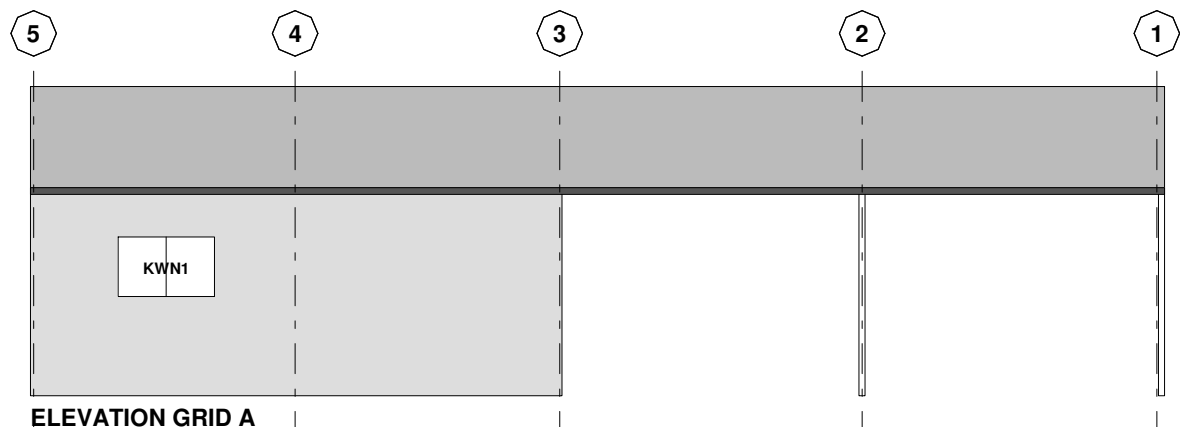
Accredited Building Designer Designer Name : G. Pfeiffer Accreditation No : CC2211T Revision Number : A Revision Description : Revision 2 Revision Date : 02.04.26 Revision Issued By : C.R	Date Drawn: 25.03.26 Drawn: Designer Checked: Checker Approved: J. Pfeiffer Scale: As Shown @ A3	Client: C . & . T BEAUMONT Project: PROPOSED SHED DESIGNED BY OTHERS Address: 93 DEVON HILLS RD DEVON HILLS TAS 7300
DEVELOPMENT APPROVAL		EP2026-088
		A302



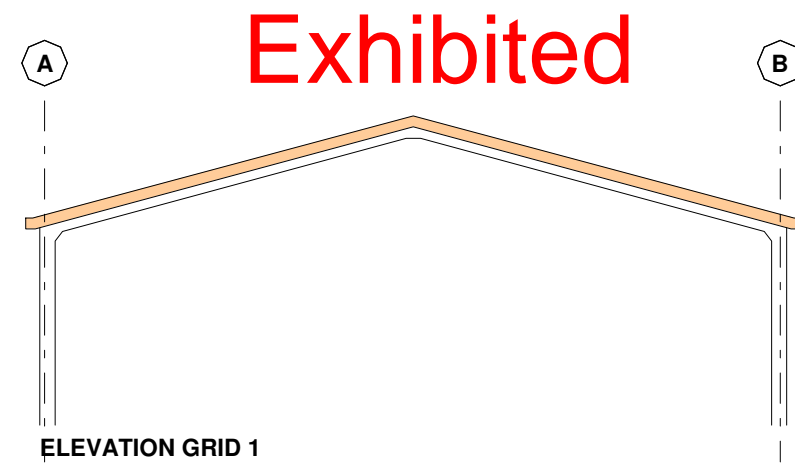
FRAME ROOF PLAN



ELEVATION GRID B



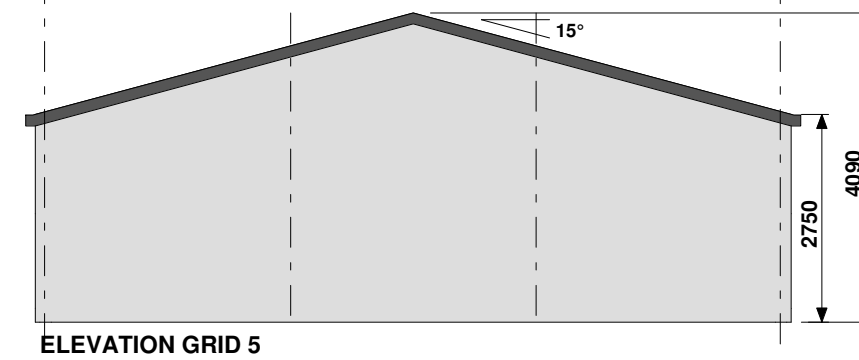
ELEVATION GRID A



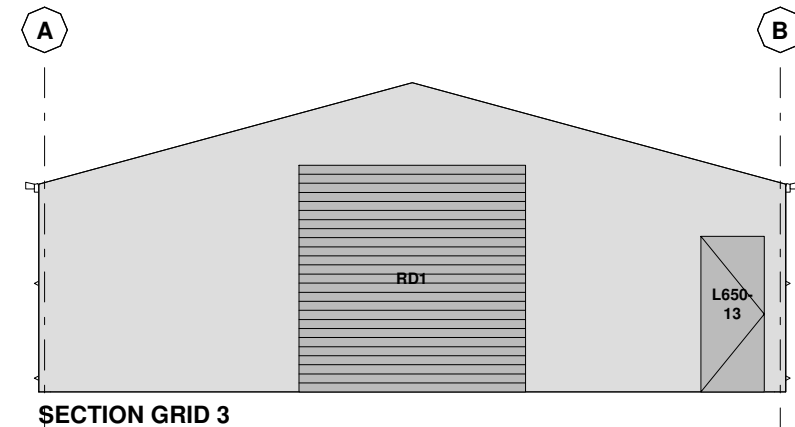
ELEVATION GRID 1



SECTION GRID 2, 4



ELEVATION GRID 5



SECTION GRID 3

IMPORTANT: IT WAS ACCEPTED TO PLACE BRACING OVER WINDOWS.



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CLADDING

ITEM	PROFILE (min)	FINISH	COLOUR
ROOF	CUSTOM ORB 0.42 BMT	CB	MO
WALLS	TRIMDEK 0.42 BMT	CB	PB
CORNERS	-	CB	PB
BARGE	-	CB	SM
GUTTER	HI-QUAD	CB	SM

0.35bmt=0.40tct; 0.42bmt=0.47tct; 0.48bmt=0.53tct

ACCESSORY SCHEDULE & LEGEND

QTY	MARK	DESCRIPTION
1	RD1	S/Line R.D - W/Lock C2. A 2925 high x 3000 wide Clear Opening C/B
2	L650-13	Larne Door & Frame Kit, 650/37, Std. 2040 x 820 C/Bond
2	KWN1	AMI - Reg A & B, 790x1274 CLR, Window Kit (BDSP)

Accredited Practitioner

Alexander Filonov
CC4719P
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HAMILTON NSW 2303
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01/04/2026

ARCHITECTURAL DRAWING ONLY, FOR BUILDING PERMIT STAGE

CLIENT
Charles Beaumont

SITE
93 Devon Hills Road
DEVON HILLS TAS 7300

BUILDING
DELUXE
10000 SPAN x 2750 EAVE x 15000 LONG

TITLE
GENERAL ARRANGEMENT

SCALE	DRAWING NUMBER	REV	PAGE
A3 SHEET 1:100	443296-GA	B	1/6

STRUCTURAL STEELWORK SCHEDULE			CONNECTIONS		
MARK	DESCRIPTION	SECTION	BASE	EAVES	TOP
C1	COLUMN - UNCLAD FRAME	C20019	FB2	KN3	
C2	COLUMN - CLAD FRAME	C15010	FB1	KN2	
C3	COLUMN - END	C20015	EB2		ER1
CS	COLUMN STIFFENER	C10012			
R1	RAFTER - UNCLAD FRAME	C20019		KN3	AP2
R2	RAFTER - CLAD FRAME	C15010	RA1	KN2	AP1
DM2	MULLION - ROLLER DOOR	Z15010 + C15010	EB1	DM2	MC1
RH1	HEAD - ROLLER DOOR	TS6175 + TS6175	RH1		
Bw6	BRACING - SIDE WALL	M12 rod	RB1		
Bw7	BRACING - SIDE WALL	35x 1.5 strap	SB1		
Be	BRACING - END WALL	35x 1.5 strap	SB1		
Br1	BRACING - ROOF	35x 1.5 strap	SB2		
LB1	BRACE - LATERAL FLY	95 x 0.6 STRAP	LB1		
F1	FASCIA	C10012	FS2		
P1	PURLINS	TS6110 @ 900	BL1		
G1	GIRTS - SIDE	TS6110 @ 1335	BL1		
G2	GIRTS - END	TS6175 @ 1335	BL1		

BRACING

SIDE WALL CROSS BRACING AS SHOWN ON THESE DRAWINGS CAN BE MOVED TO OTHER BAYS ON THE SAME SIDE WALL PROVIDED:

- HEIGHT TO WIDTH RATIO IN THE TARGET BAY DOES NOT EXCEED 2
- WIDTH OF THE TARGET BAY DOES NOT EXCEED WIDTH OF THE BAY WHERE BRACING IS SHOWN
- THERE ARE NO DOORS AND WINDOWS IN THE TARGET BAY
- ROD BRACING CAN BE MOVED TO CLAD OR UNCLAD BAYS**
- STRAP BRACING CAN BE MOVED ONLY TO CLAD BAYS

GENERAL

- THIS IS A STANDARDISED DESIGN SUITABLE FOR LIGHT INDUSTRIAL, COMMERCIAL & RURAL BUILDINGS TO STANDARDS & REQUIREMENTS PROVIDED BY RANBUILD.
- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH RANBUILD ASSEMBLY GUIDE.
- ANY DISCREPANCY SHALL BE REFERED TO THE ENGINEER BEFORE PROCEEDING WITH WORK.
- ALL MATERIALS & WORKMANSHIP SHALL BE IN ACCORDANCE WITH RELEVANT & CURRENT SAA CODES & WITH BY-LAWS & ORDINANCES OF THE RELEVANT BUILDING AUTHORITIES EXCEPT WHERE VARIED BY THE PROJECT SPECIFICATION.
- ALL DIMENSIONS SHOWN SHOULD BE VERIFIED BY THE BUILDER ON SITE. ENGINEERS DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS.
- DURING CONSTRUCTION THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION & NO PART SHALL BE OVERSTRESSED. TEMPORARY BRACING SHALL BE PROVIDED BY THE BUILDER TO KEEP THE WORKS & EXCAVATIONS STABLE AT ALL TIMES.
- UNLESS NOTED OTHERWISE ALL LEVELS ARE IN METRES & ALL DIMENSIONS ARE IN MILLIMETRES.
- THE STRUCTURAL COMPONENTS DETAILED ON THESE DRAWINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE RELEVANT SAA CODES & NORMAL ENGINEERING PRACTICE.
- ARCHITECTURAL ELEMENTS TO HAVE A MINIMUM OF 20mm CLEARANCE OF THE STRUCTURE & ARE TO BE ARTICULATED.
- IT IS COMMON SENSE TO WORK SAFELY AND TO PROTECT YOURSELF AND OTHERS FROM ACCIDENTS ON SITE. TO DO THIS, YOU MUST ENSURE YOU HAVE IN PLACE SAFE WORK PRACTICES AND APPROPRIATE EQUIPMENT. SAFETY INVOLVES PERSONAL PROTECTION OF EYES, OF SKIN(FROM SUNBURN) AND OF HEARING(FROM NOISE). FALL PROTECTION MUST ALSO BE IN PLACE AS APPLICABLE INCLUDING SAFETY MESH, PERSONAL HARNESSSES AND PERIMETER GUARDRAILS. IT IS RECOMMENDED THAT YOU FAMILIARIZE YOURSELF WITH APPLICABLE LAWS, REGULATIONS, RULES, GUIDELINES, CODES OF PRACTICE AND STANDARDS AND THAT YOU ADHERE STRICTLY TO THEM.

STRUCTURAL STEEL SPECIFICATION

- ALL STRUCTURAL STEELWORK TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING SAA CODES & SPECIFICATIONS. AS4100 STEEL STRUCTURES CODE AS/NZS 4600 COLD FORMED STEEL STRUCTURES CODE. AS1111 COMMERCIAL BOLTS & SCREWS. AS2887 FARM STRUCTURES (WHERE APPLICABLE).
- PROPRIETARY PRODUCTS ARE TO BE IN ACCORDANCE WITH THE RESPECTIVE MANUFACTURERS INSTRUCTIONS.

FRAME ASSEMBLY

- CORRECT FRAME ASSEMBLY IS IMPORTANT TO ACHIEVE OPTIMUM PERFORMANCE OF THE STRUCTURE
- FULLY TENSION BOLTS AT KNEE & APEX JOINTS AS SPECIFIED BEFORE STANDING FRAMES.
- FULLY TENSION BOLTS AT BASE CONNECTIONS AS SPECIFIED IMMEDIATELY AFTER STANDING THE FRAME.
- ROOF & WALL BRACING PROVIDE STRUCTURAL STABILITY WHERE SPECIFIED & MUST BE INSTALLED BEFORE THE CLADDING.

SELF DRILLING SCREWS

- QUALITY AND MECHANICAL PROPERTIES OF STRUCTURAL SCREWS MUST COMPLY WITH AS3566.1.
- ALL TEK SCREWS SHALL BE NO. 12 - 14 X 20 U.N.O
- THE MINIMUM DISTANCE OF EDGE/END SCREWS MUST HAVE AN EDGE DISTANCE OF 1.5 X SCREW DIAMETER FROM THE EDGE.
- THE MINIMUM DISTANCE OF SCREW TO SCREW SPACING MUST NOT BE LESS THAN 3 X SCREW DIAMETER BETWEEN ANY SCREWS.

HIGH TENSILE BOLTS

- ALL BOLTS SHALL BE M16 / 8.8 / S U.N.O
- CONNECTIONS WITH 8.8S BOLTS SPECIFIED ARE DESIGNED AS FRICTION TYPE JOINTS & BOLTS, NUTS & WASHERS SHALL COMPLY WITH THE RELEVANT REQUIREMENTS OF AS1252.
- 8.8/S BOLTS TO BE INSTALLED IN ACCORDANCE WITH AS4100 & TENSIONED BY AN APPROVED METHOD TO PRODUCE THE FOLLOWING SHANK TENSIONS

BOLT SIZE	SHANK TENSION (kN)
M12	50
M16	90

- FOR THIS DESIGN AN ACCEPTABLE TENSIONING METHOD IS SNUG TIGHT (PODGER SPANNER TIGHT) PLUS HALF A TURN.

CLADDING

- ALL ROOF AND WALL CLADDING TO BE INSTALLED IN ACCORDANCE WITH AS1562.1 AND THE MANUFACTURER'S INSTRUCTIONS.
- ROOF AND WALL CLADDING ARE STRUCTURAL DIAPHRAGM BRACINGS. UNDER NO CIRCUMSTANCES SHOULD THE CLADDING BE REMOVED WITHOUT WRITTEN APPROVAL FROM A PRACTICING STRUCTURAL ENGINEER.

DESIGN LOADING

- THE STRUCTURAL COMPONENTS SHOWN ON THESE DRAWINGS HAVE BEEN DESIGNED FOR THE FOLLOWING LOAD CONDITIONS COMPLYING WITH RELEVANT AUSTRALIAN STANDARDS INCLUDING AS/NZS 1170.2:2021:-

ROOF DEAD LOAD	SELF WEIGHT ONLY
ROOF LIVE LOAD	(1.8/A+0.12) BUT NOT LESS THAN 0.25kPa AND 1.1kN
WIND LOAD REGION	A1-A5
TERRAIN CATEGORY	2.5
IMPORTANCE LEVEL	2
Ms	1.0
Mt	1.06
INTERNAL PRESSURE COEFFICIENTS	Cpi = -0.3 or 0.0 (ENCLOSED)
SITE CLASS	M (CLAY)
GROUND SNOW LOAD Sg	0.5 kPa
COASTAL DISTANCE	N/A

- ALL DOORS AND WINDOWS SHALL HAVE THE SAME CYCLONIC WIND LOAD RATING AS THE REST OF THE BUILDING ENVELOPE, INCLUDING RESISTANCE TO FLYING DEBRIS AS SPECIFIED IN AS1170.2:2021 AND AS/NZS 4505-2012. DOORS AND WINDOWS SHALL BE CLOSED DURING STORMS. DOORS SHALL BE INSTALLED WITH WIND LOCKS IN CYCLONIC AREAS. SUPPORTING DOCUMENTATION INCLUDING TEST REPORTS SHALL BE AVAILABLE FROM DOORS AND WINDOWS MANUFACTURERS TO CONFIRM LOAD RATING AND ENSURE COMPLIANCE WITH ABOVE MENTIONED STANDARDS AND BCA. DOORS ARE ALSO REQUIRED TO BE SUPPLIED WITH A STICKER THAT SHOWS A RANGE OF INFORMATION INCLUDING THE DESIGN PRESSURE OF THE DOOR ACCORDING TO AS/NZS 4505-2012 REQUIREMENTS.

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DRAWING SCHEDULE

- 443296-GA GENERAL ARRANGEMENT
- ENG1/1-443296 STEEL FRAME SCHEDULE AND NOTES, COVER PAGE
- ENG2/1-443296 STEEL FRAME DIAGRAMS
- ENG3/1-443296 CONNECTION DETAILS
- ENG4/1-443296 RC SLAB PLAN
- ENG5/1-443296 RC SLAB DETAILS, CONCRETE SPECIFICATION, SITE NOTES

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Accredited Practitioner

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FOR BUILDING PERMIT STAGE

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SITE

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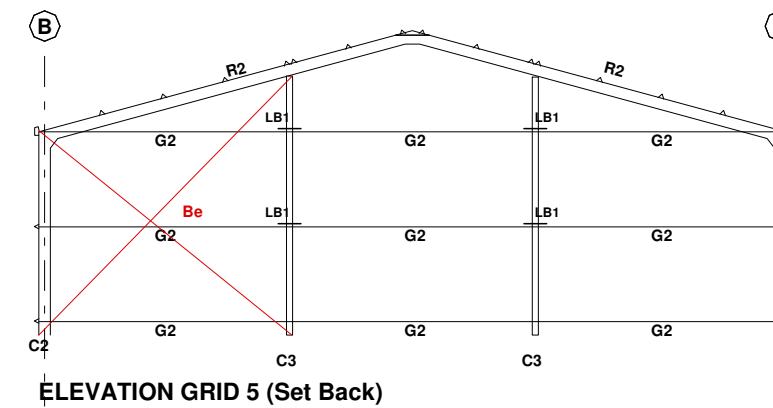
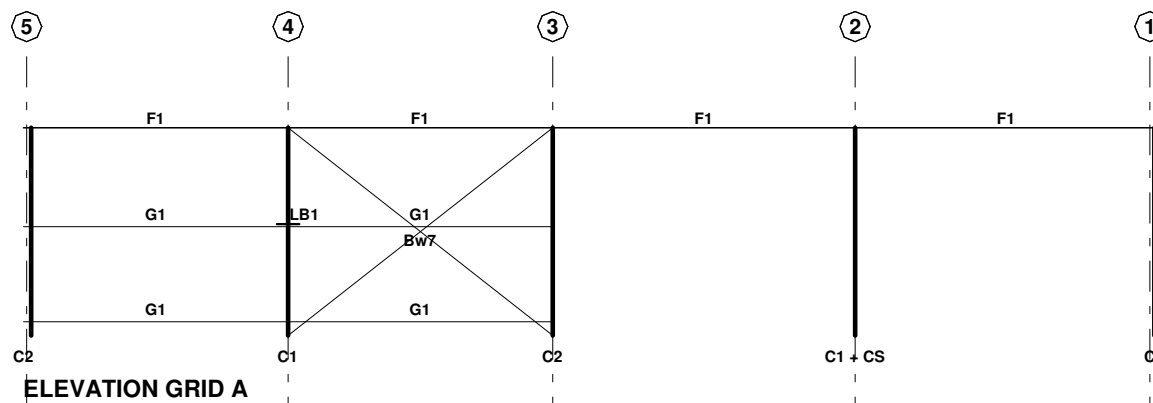
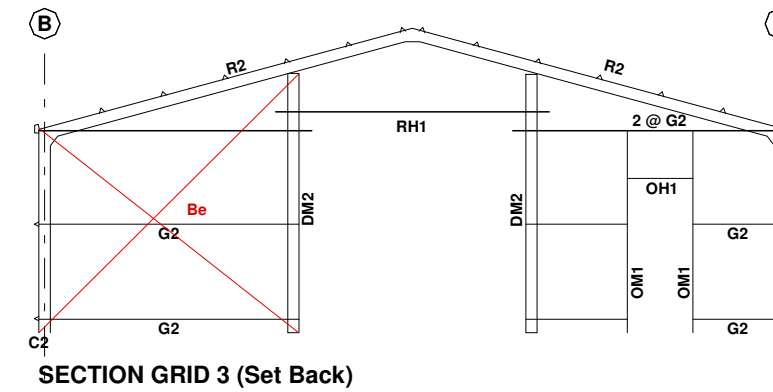
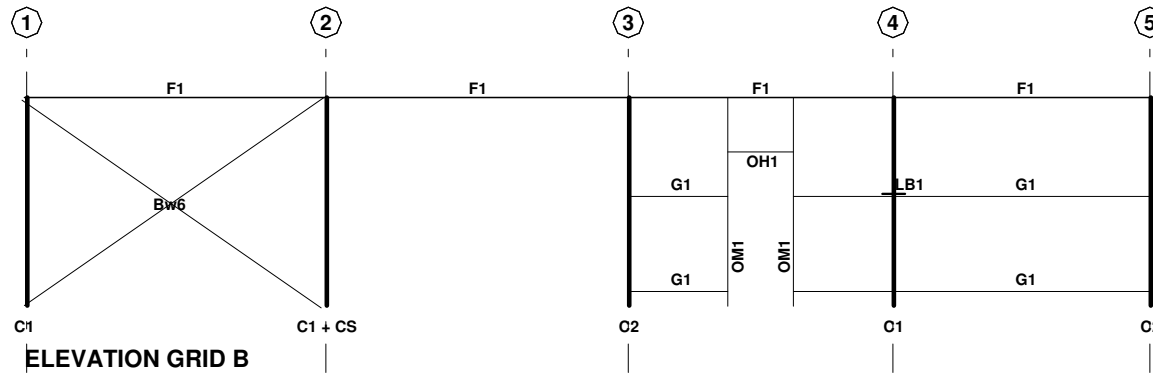
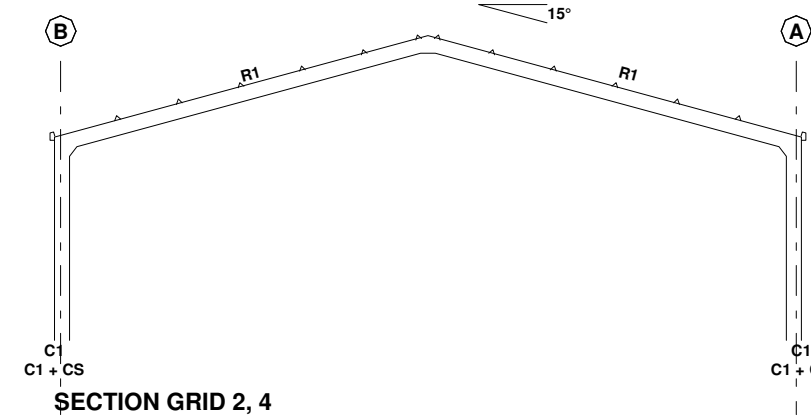
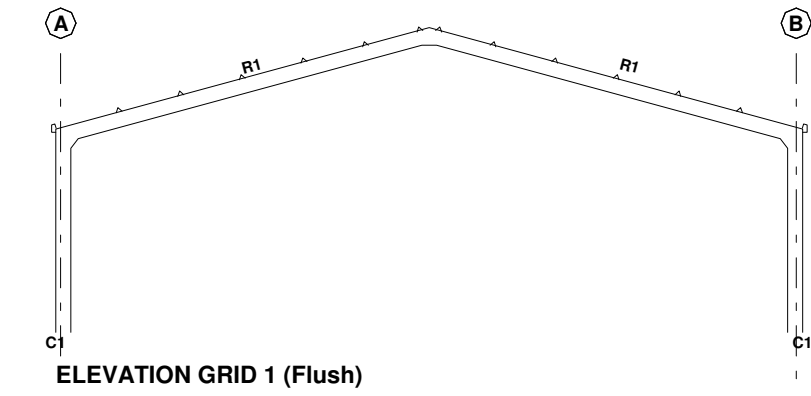
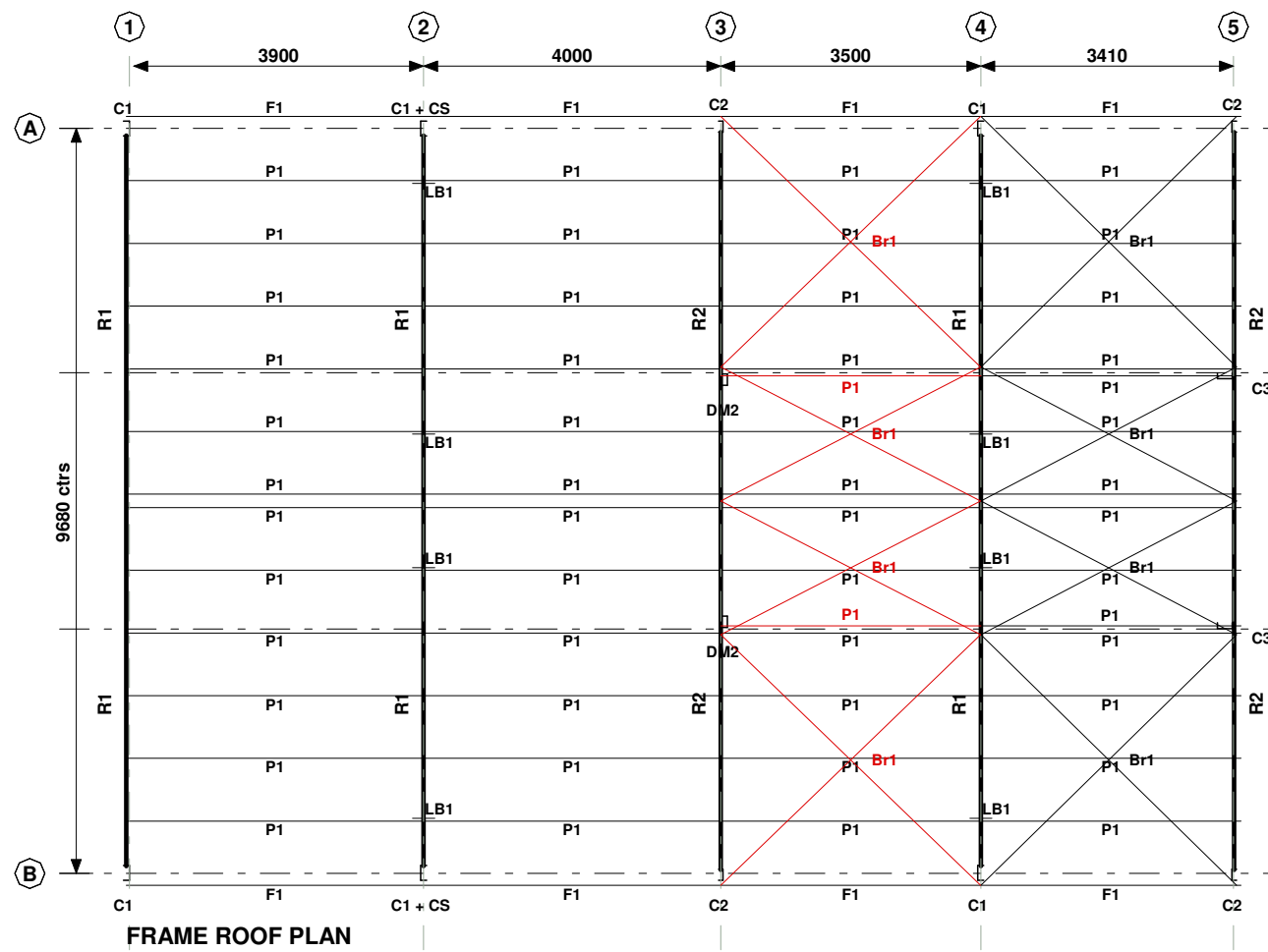
STEEL FRAME SCHEDULE AND NOTES, COVER PAGE

SCALE	DRAWING NUMBER	REV	PAGE
N/A	ENG1/1-443296	B	2/6

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01/04/2026

FOR BUILDING PERMIT STAGE

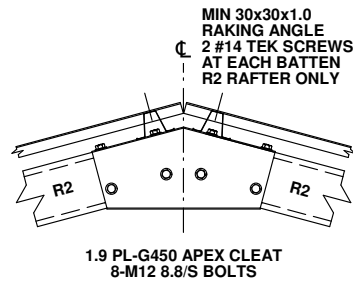
CLIENT
Charles Beaumont
SITE
**93 Devon Hills Road
DEVON HILLS TAS 7300**

BUILDING
**DELUXE
10000 SPAN x 2750 EAVE x 15000 LONG**

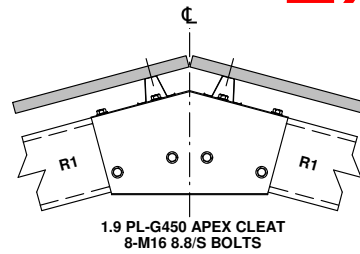
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STEEL FRAME DIAGRAMS

SCALE A3 SHEET 1:100	DRAWING NUMBER ENG2/1-443296	REV B	PAGE 3/6
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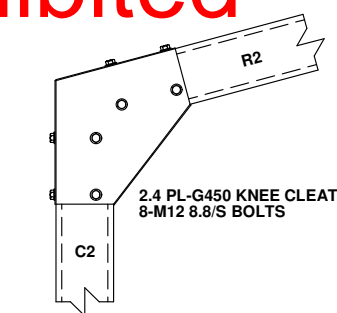
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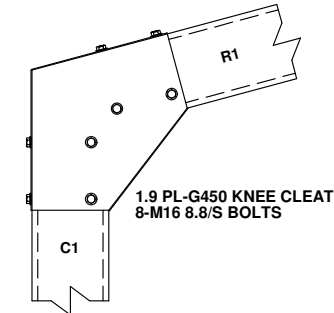
APEX CONNECTION - AP1



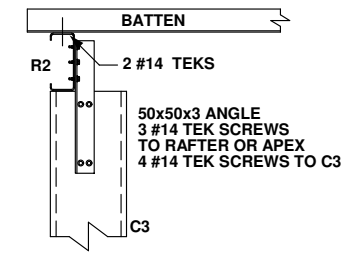
APEX CONNECTION - AP2



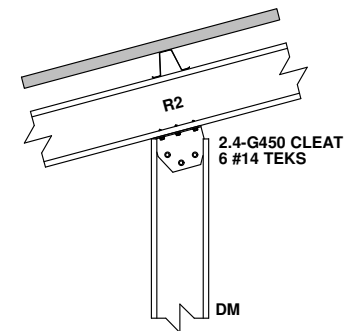
KNEE CONNECTION - KN2



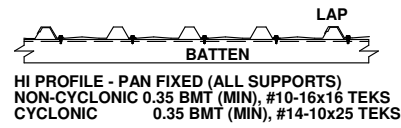
KNEE CONNECTION - KN3



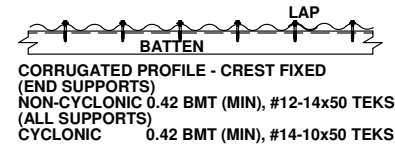
E/W COLUMN TO RAFTER CONNECTION - ER1



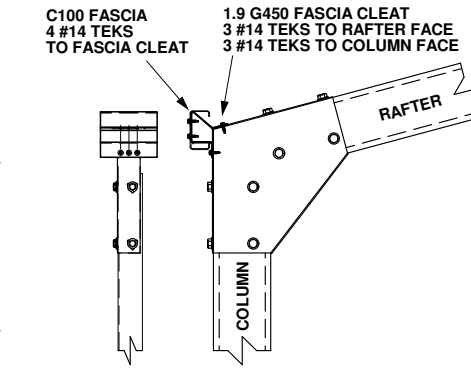
RD MULLION CAP - MC1



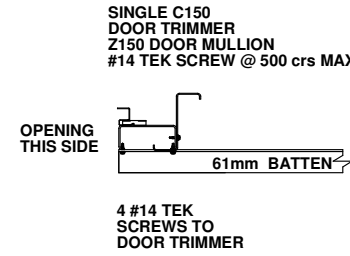
WALL CLADDING SHEAR DIAPHRAGM - WC1



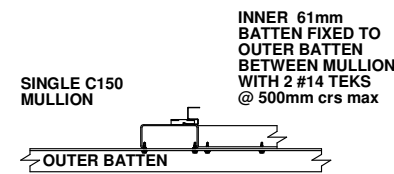
ROOF CLADDING SHEAR DIAPHRAGM - RC2



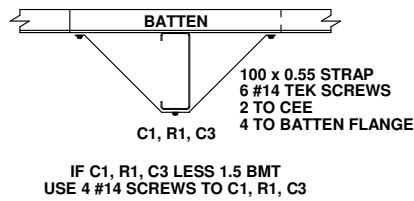
FASCIA CONNECTION - FS2



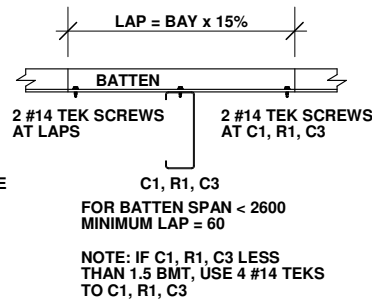
RD MULLION - DM2



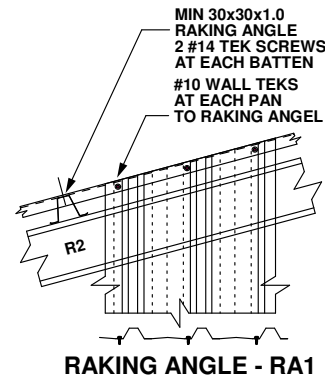
RD HEAD - RH1



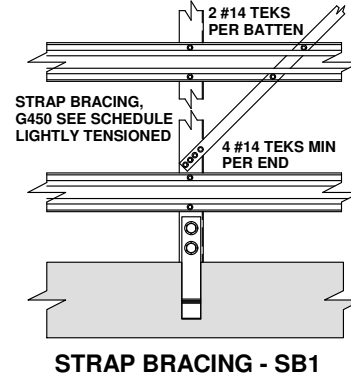
LATERAL BRACE - LB1



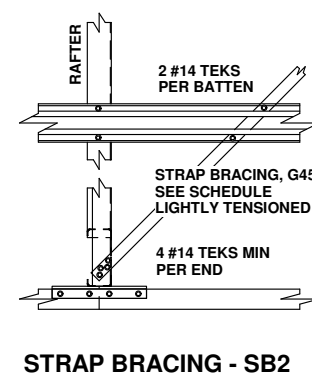
BATTEN LAP - BL1



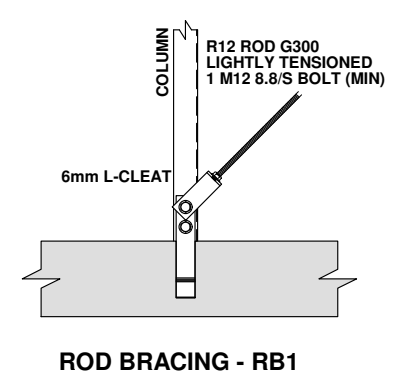
RAKING ANGLE - RA1



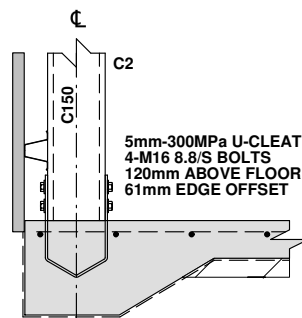
STRAP BRACING - SB1



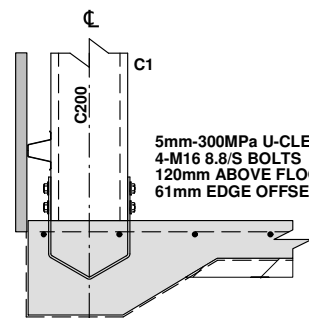
STRAP BRACING - SB2



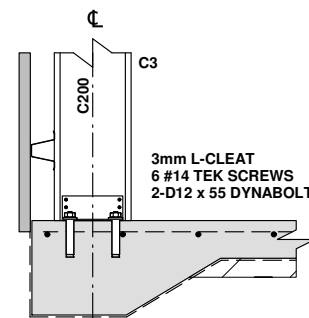
ROD BRACING - RB1



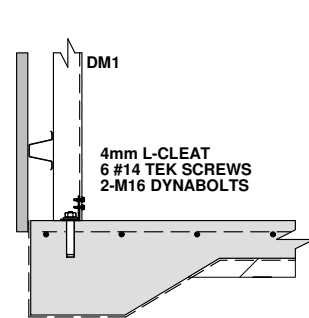
FIXED BASE - FB1



FIXED BASE - FB2



E/W COLUMN BASE - EB2



RD MULLION BASE - EB1

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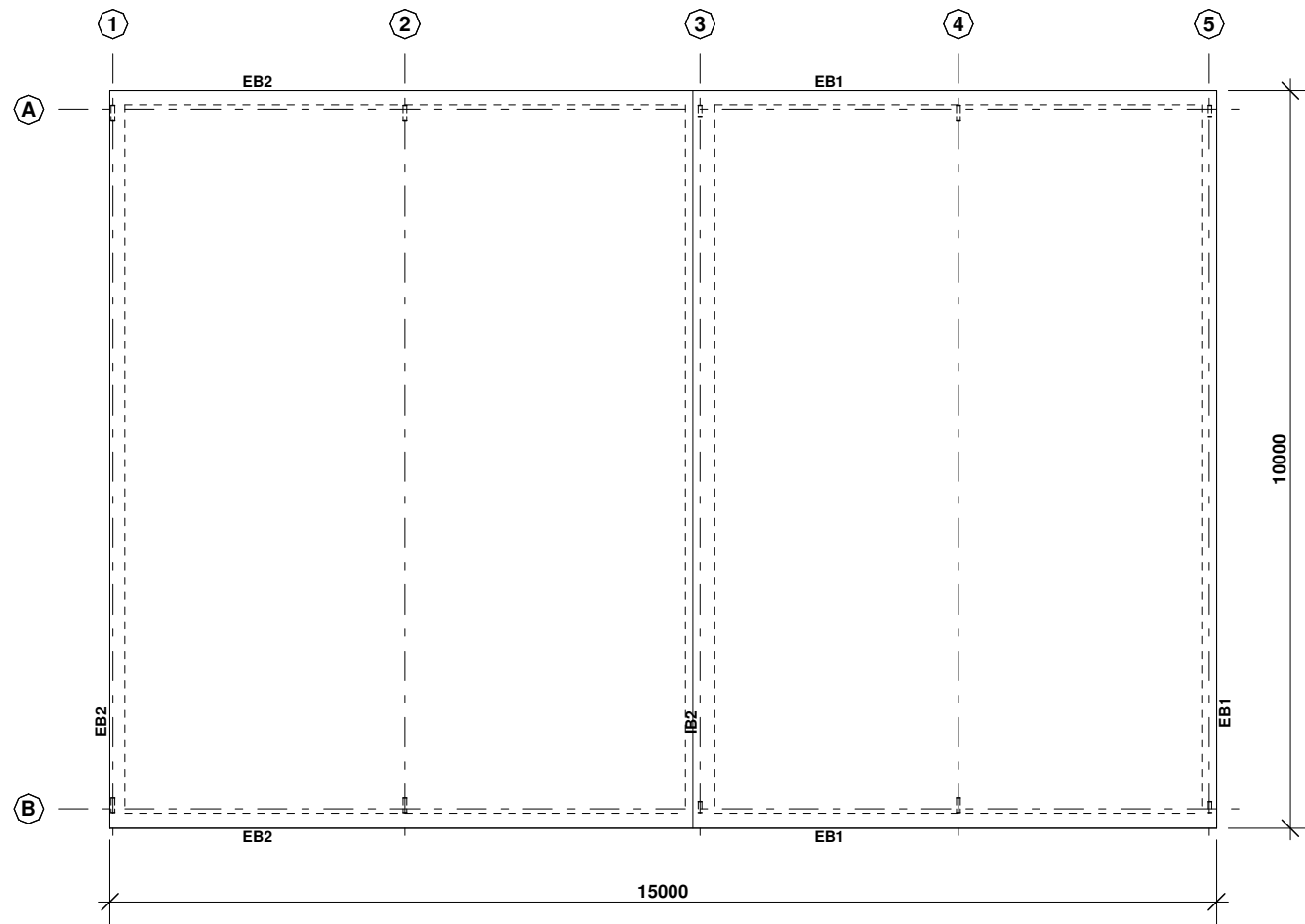
TITLE
CONNECTION DETAILS

SCALE A3 SHEET 1:20	DRAWING NUMBER ENG3/1-443296	REV B	PAGE 4/6
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RANBUILD

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RC SLAB

THIS GENERAL PURPOSE RC FLOOR DESIGN IS SUITABLE FOR STRUCTURES USED FOR DOMESTIC, FARM AND COMMERCIAL NON-HABITABLE BUILDINGS SUCH AS GARAGES, STORAGE SHEDS, BARNs, STABLES ETC. THE DESIGN IS NOT SUITABLE FOR STRUCTURES CONVERTED FOR USE AS A DWELLING. ALL DIMENSIONS SHOULD BE CHECKED AND VERIFIED PRIOR TO COMMENCEMENT OF ANY WORKS.

SEE ERECTION INSTRUCTIONS FOR ADDITIONAL NOTES.

REFERENCE

SEE SLAB DETAIL DRAWING FOR:-

- SITE FOUNDATION CLASSIFICATION NOTES
- MINIMUM SITE PREPARATION NOTES
- CONCRETE SPECIFICATION NOTES
- CONCRETE REINFORCEMENT NOTES
- SLAB ON GRADE NOTES
- DETAIL S1/EB1 - SLAB EDGE TYPE 1
- DETAIL S1/EB2 - SLAB EDGE TYPE 2
- DETAIL S1/A - SLAB CONTROL JOINT
- DETAIL S1/C - SLAB CONSTRUCTION JOINT

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CLIENT

Charles Beaumont

SITE

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BUILDING

**DELUXE
10000 SPAN x 2750 EAVE x 15000 LONG**

TITLE

RC SLAB & ISOLATED PAD PLAN

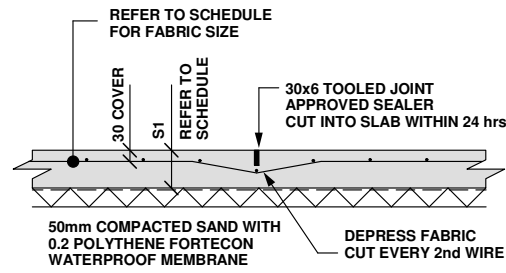
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A3 SHEET 1:100
1:20

DRAWING NUMBER
ENG4/1-443296

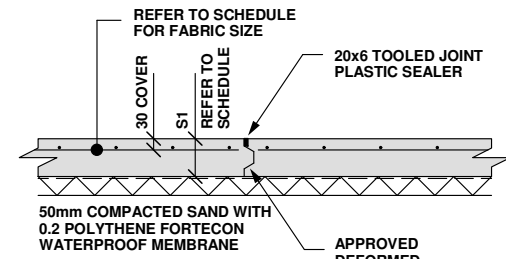
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PAGE
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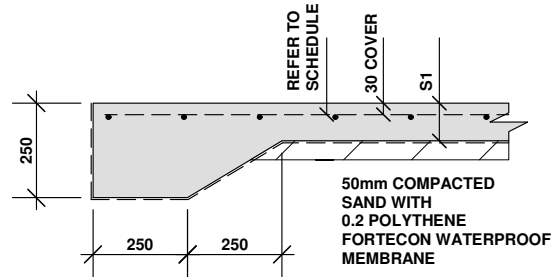
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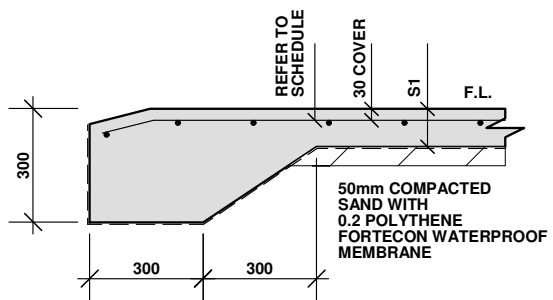
S1/A
CONTROL JOINTS MUST BE SUPPLIED AT NOT GREATER THAN 4.5M OR CONCRETE POUR AT A RATIO OF NOT MORE THAN 1:1.2 IN ANY DIRECTION.



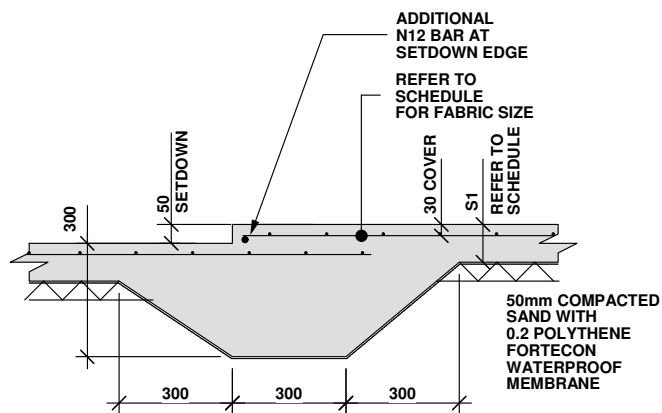
S1/C
CONSTRUCTION JOINTS MUST BE SUPPLIED WHERE AN UNBROKEN RUN OF CONCRETE POUR EXCEEDS 30M IN ANY DIRECTION.



DET S1/EB1 FOR RC SLAB
NOT SUITABLE AT OPENINGS
SUBJECT TO VEHICLE TRAFFIC



DET S1/EB2
REQUIRED AT OPENINGS
SUBJECT TO VEHICLE TRAFFIC



DET S1/IB1

SITE FOUNDATION CLASSIFICATION

TWO COMMON FOUNDATION CONDITIONS & SITE CLASSIFICATIONS IN ACCORDANCE WITH AS2870 ARE USED FOR THE STANDARDISED FOOTING DESIGNS AS FOLLOWS:-

- STIFF CLAY CONFORMING TO AS2870 CLASS M.
MINIMUM SAFE BEARING CAPACITY - 100 kPa.
SHAFT ADHESION - 20 kPa
- DENSE SAND CONFORMING TO AS2870 CLASS A/S.
MINIMUM SAFE BEARING CAPACITY - 100 kPa.
- A SITE SPECIFIC GEOTECHNICAL INVESTIGATION IS RECOMMENDED & IF CONDITIONS OTHER THAN ASSUMED ARE ENCOUNTERED A DIFFERENT FOOTING DESIGN MAY BE REQUIRED & SHOULD BE REFERRED TO A QUALIFIED LOCAL ENGINEER.
- ALL FOOTINGS TO BE FOUNDED IN NATURAL GROUND.
- NO FOOTING TO BE FOUNDED ON FILL MATERIAL.
- REFERENCE SHOULD BE MADE TO CSIRO PUBLICATION 10.91 GUIDE TO HOME OWNERS ON FOUNDATION MAINTENANCE & FOOTING PERFORMANCE

MINIMUM SITE PREPARATION

- STRIP SITE OF ALL TOP SOIL & DISCARD TO SPOIL. THE EXPOSED SURFACE TO BE PROOF ROLLED & AREAS REMAINING SOFT OR SPONGY ARE TO BE EXCAVATED TO SPOIL.
- PLACE APPROVED GRANULAR FILL MATERIAL TO THE REQUIRED BUILDING PLATFORM LEVEL IN LAYERS NOT EXCEEDING 200mm AND COMPACT BY ROLLING WITH SUITABLE EQUIPMENT TO ACHIEVE A DRY DENSITY RATIO OF 98% STANDARD COMPACTION TO AS1289 - E1.1 AT OPTIMUM MOISTURE CONTENT. THE TOP 200mm TO BE COMPACTED TO 100% STANDARD DRY DENSITY.
- THE COMPACTION OF ALL FILL MATERIAL TO BE INSPECTED AND APPROVED BY A RESPONSIBLE GEOTECHNICAL CONSULTANT.

CONCRETE REINFORCEMENT

- REINFORCEMENT IS REPRESENTED DIAGRAMATICALLY & NOT NECESSARILY IN TRUE PROJECTION.
- REINFORCEMENT NOTATION:-
N DENOTES HOT ROLLED DEFORMED BAR.
SL DENOTES HARD DRAWN WELDED WIRE FABRIC. THE NUMBER IMMEDIATELY FOLLOWING BAR NOTATION IS THE NOMINAL DIAMETER IN mm.
- PROVIDE BAR SUPPORTS OR SPACERS TO GIVE THE FOLLOWING COVER TO ALL REINFORCEMENT UNLESS NOTED OTHERWISE.
FOOTINGS 80 BOTTOM, 65 TOP & SIDES
SLABS 30 BOTTOM, 20 TOP
BEAMS 40 BOTTOM & SIDES TO STIRRUPS. TOP COVER AS DETAILED
- PROVIDE 2N12 DIAGONAL CORNER BARS 900 LONG AT ALL RE-ENRANT CORNERS OF OPENINGS IN SLABS AND THESE BARS TO BE POSITIONED 30mm FROM THE CORNER.

CONCRETE SPECIFICATION

- CARRY OUT ALL WORK IN ACCORDANCE WITH THE CURRENT ISSUE OF AS3600 & THE SPECIFICATION.
- CONCRETE SIZES SHOWN DO NOT INCLUDE FINISH & MUST NOT BE REDUCED OR HOLED IN ANY WAY WITHOUT THE ENGINEERS APPROVAL. DEPTH OF BEAMS INCLUDE SLAB THICKNESS.
- SLABS & BEAMS ARE TO BE POURED TOGETHER.
- CONSOLIDATE BY VIBRATION.
- SLAB CONCRETE TO BE AS SHOWN IN SLAB ON GRADE CRITERIA.
- BORED PIER CONCRETE SHALL HAVE $F_c = 20$ MPa, MAXIMUM AGGREGATE SIZE = 20 mm, SLUMP = 100 mm, EXCEPT FOR BCA CLASSES 2 TO 9 BUILDINGS CONCRETE SHALL HAVE $F_c = 32$ MPa.
- PROVIDE 0.2 POLYTHENE FORTICON WATERPROOF MEMBRANE UNDER ALL SLABS WITH LAPPED & TAPED JOINTS.
- PLACE PUMP MIX CONCRETE AS SPECIFIED BELOW TO ACCURATE LEVELS AS PER ARCHITECTS SPECIFICATION.
- PROVIDE CONTROL JOINTS AS INDICATED BY NEATLY SAW CUTTING 40 x 6 GROOVES WITHIN 12 HOURS OF THE FINAL FLOAT OF THE CONCRETE.
- CURE SLAB FOR 7 DAYS AFTER PLACEMENT BY MAINTAINING A CONTINUOUSLY WET SURFACE BY APPROVED METHODS. FLOODING & COVERING WITH POLYTHENE IMMEDIATELY AFTER FINISHING IS AN APPROVED METHOD.
- SEALING OF JOINTS TO BE CARRIED OUT ONE MONTH MINIMUM AFTER CURING IS COMPLETE.
- PROVIDE PROPER STORMWATER DRAINAGE AWAY FROM THE BUILDING.

SLAB ON GRADE CRITERIA	
CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS (MPa)	20
FLEXURAL STRENGTH AT 90 DAYS (MPa)	5
SLUMP (mm)	100
AGGREGATE MAXIMUM SIZE (MM)	20
CEMENT TYPE	SL
CEMENT CONTENT (kg/cubic metre) MIN	320
FLY ASH CONTENT (kg/cubic metre) MAX	70
WATER / CEMENT RATIO (MAX)	0.45
MICROSTRAIN AT 56 DAYS	600
FLOOR FINISH - BURNISHED STEEL TROWEL	NON SLIP
FLOOR TOLERANCE	CLASS B

- FOR OTHER LOAD CONDITIONS A DESIGN VARIATION IS REQUIRED & SHOULD BE REFERRED TO A QUALIFIED LOCAL ENGINEER.

DIMENSION SCHEDULE

S1	100RC SLAB
FABRIC	SL62T mesh

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TITLE **RC SLAB DETAILS, CONCRETE SPECIFICATION, SITE NOTES**

SCALE A3 SHEET 1:20	DRAWING NUMBER ENG5/1-443296	REV B	PAGE 6/6
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