

Exhibited

This planning application is open for
public comment until
04 August 2026

Reference no	PLN-26-0143
Site	13 KEPPOCH LANE PERTH
Proposed Development	Single Dwelling & Outbuilding (Shed)
Zone	11.0 Rural Living
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)



NORTHERN
MIDLANDS
COUNCIL

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:

Convention house and shed centrally located on block

Living area 170m² pg.

Total Area 255m² pg.

6.5% of block pg.

Driveway construction material:

Compacted gravel drive way

The Land

Site address:

13 Keppoch Lane,
Perth, Tas, 9300

Title reference:

C/T: 186410

Existing buildings on site:

No

Existing use of site:

No

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

OWNER JCBGP PTY LTD		PLAN OF SURVEY		Registered Number
FOLIO REFERENCE C.T. 37065/100 C.T. 18088/7, C.T. 18088/1		BY SURVEYOR R.M. PECK		SP 186410
GRANTEE PART OF 23°3'33" AND PART OF LOT 1 GRANTED TO FREDRICK JAMES HOUGHTON WHOLE OF 22°2'11.1/2" GRANTED TO GEORGE GRIFFITHS AND WHOLE OF 5°3'34" GRANTED TO WILLIAM HOYLE		LOCATION TOWN OF PERTH CORNWALL - PERTH		APPROVED EFFECTIVE FROM - 8 APR 2024 <i>Ren</i> Recorder of Titles
SCALE 1:3000		LENGTHS IN METRES		
MAPSHEET MUNICIPAL CODE No (123)	LAST UPI No	LAST PLAN No. D37065 & P18088	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

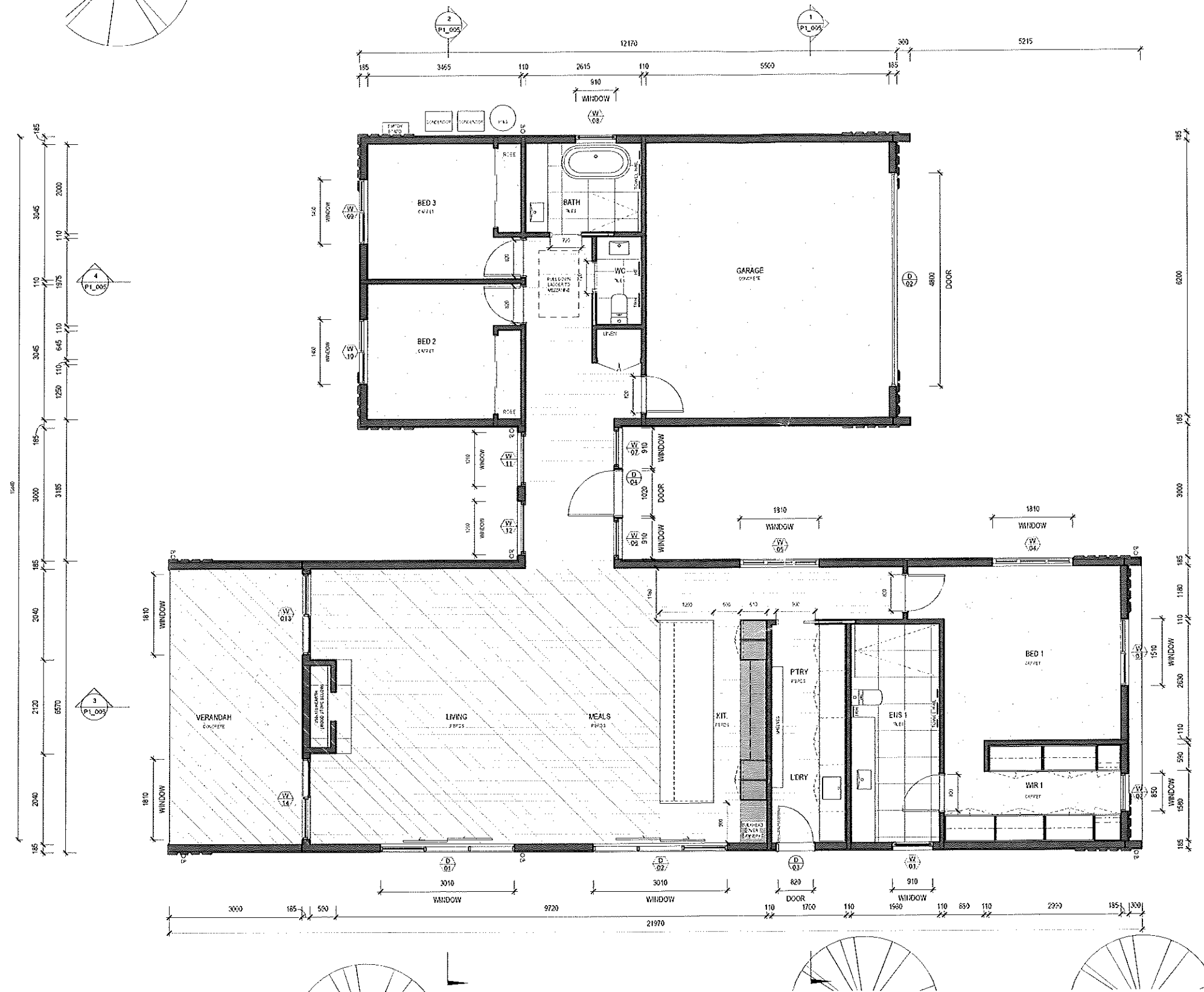
6ty° 23.142

1. 5777m²
26. 6754m² PUBLIC OPEN SPACE
2. 1.040ha
3. 1.046ha
4. 1.045ha
5. 1.041ha
7. 1.059ha (SP 37065)
8. 1.108ha
9. 1.086ha
10. 1.128ha
11. 1.088ha
12. 1.072ha
13. 1.048ha
14. 1.112ha
15. 1.043ha (SP 18088)
16. 5275m²
17. 1.093ha
18. 1.559ha
19. 5399m²
20. 1.001ha
21. 1.000ha
22. 1.131ha
23. 5290m²
24. 5859m²
25. 5398m²

MIDLAND HIGHWAY (P 2802)
HAGGERSTON ROAD
100 ROAD 9599m²
SINCLAIR STREET
MULGRAVE STREET (P 17456)
DRAINAGE EASEMENT "A" 8.00 WIDE (SP 11520)
WAYLEAVE EASEMENT "B" 6.00 WIDE (CREATED BY N206178) (SP 11520)

(P 18088)
(S.P.183432)
(SP 143775)
(P 18088)
(SP 184317)
(SP 157855)

<i>R.M. Peck</i> REGISTERED LAND SURVEYOR	11/01/24 DATE	<i>[Signature]</i> COUNCIL DELEGATE	14/3/2024 DATE
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PROVIDE ARTIFICIAL LIGHTING IN ACCORDANCE WITH CLAUSE 3.12.5.5 OF THE NATIONAL CONSTRUCTION CODE 2011 NOT EXCEEDING THE FOLLOWING REQUIREMENTS: IN A CLASS 1A BUILDING SWAF RESIDENCE (22MF) = 1110 WATTS VERANDAH OR BALCONY ATTACHED 4W/MF VERANDAH PERGOLA (2MF) = 0 WATTS IN A CLASS 1A SWAF GARAGEW/SHOP (2MF) = 0 WATTS

NOTE: 2040 INTERNAL DOOR HEIGHT TYPICAL 2700 CEILING HEIGHT UNLESS NOTED OTHERWISE.

DENOTES SMOKE DETECTOR INSTALL AS PER PART 3.7.2 OF THE NCC AND TO COMPLY WITH AS3786. DENOTES MECHANICAL VENTILATION DUCTED EXTERNALLY AND SHALL PROVIDE 23% CLEAN AIR (42% TO LAUNDRY)

NOTE: SARKING TO BE PROVIDED TO ENTIRE ROOF IN ACCORDANCE WITH AS 4200.1. EAVE CONSTRUCTION IS TO COMPLY WITH PART 3.7.1.7 OF THE NCC 2019 VOL 2. WATERPROOFING TO VET AREA FLOORINGS TO COMPLY WITH PART 3.8.1.1 OF THE NCC 2019 VOL 2. SUBFLOOR VENTS TO BE PROVIDED AT MAX 1500XRS TO BCA REQUIREMENTS. PROVIDE TERMITE PROTECTION TO AS3920.

AREA SCHEDULE	
NAME	GROSS AREA (m ²)
GROUND FLOOR	# (m ²)

AREA NOTE: AREAS ARE TAKEN FROM EXTERNAL FACE OF STRUCTURAL WALL FRAMING. DIMENSIONS FOR INTERNAL ROOMS TAKEN TO INSIDE FACE OF STRUCTURAL WALL BEFORE LINING

BASE SPECIFICATIONS:

INTERNAL WALL & CEILING FINISHES:	
GROUND LEVEL	PAINTED PLASTERBOARD
LOFT/MEZZANINE	PAINTED PLASTERBOARD

INSULATION RATINGS FOR BATTS:

WALLS	R3.5
CEILING	R4.0

FLOOR COVERINGS LEGEND:

	CARPET
	TILES
	BURNISHED CONCRETE
	PARTICLE BOARD

APPLIANCES LEGEND:

HEATING/AC UNIT: REVERSE CYCLE, SPLIT SYSTEM
MAKE: TBC
MODEL: TBC

HOT WATER SERVICE: ELECTRIC HEAT PUMP
MAKE: RICHM MODEL
CYCL TO 2XCL

COOKTOP: INDUCTION COOKTOP
MAKE: TBC
MODEL: TBC

OVERH ELECTRIC
MAKE: TBC
MODEL: TBC

LEGEND:

	DOWNPIPE LOCATIONS
	CEILING EXHAUST FANS

SMOKE ALARM TO COMPLY WITH NCC REQUIREMENTS AND AS 3786

1200mm x 900mm CIRCULATION NCC COMPLIANCE

HATCH INDICATES RAYED CEILINGS

HATCH INDICATES DROPPED CEILINGS / BULKHEADS

STRUCTURAL BRACING CANNOT BE MOVED OTHERWISE CUSTOM DESIGN REQUIRED.

RAYED CEILING EXTENT

AREA SCHEDULE	
SITE AREA	= 5283.5M ²
FLOOR AREA	= 72M ²
GARAGE	= 37.5M ²
TERRACE	= 19.5M ²
MEZZANINE	= 42.5M ²
SHED	= 72M ²
SITE COVERAGE	= 201M ² 3.8%

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DRAWINGS PREPARED BY OR ARCHITECTURE Pty Ltd

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REV	NOTES	DATE
A	WSP	29.05.2026
B	WINDOW AMENDMENTS	18.02.2025
C	DRAWING UPDATES	27.05.2025

PROJECT NAME & DESCRIPTION
BHDB: Damien & Sharyn Causby

SITE: LOT 23, SP185410 - 13 KEPPOCH LAKE, PERTH, TAS, 7300
CLIENT: DM & SL CAUSBY

TITLE
FLOOR PLAN

PROJECT OVERVIEW
TOWN PLANNING

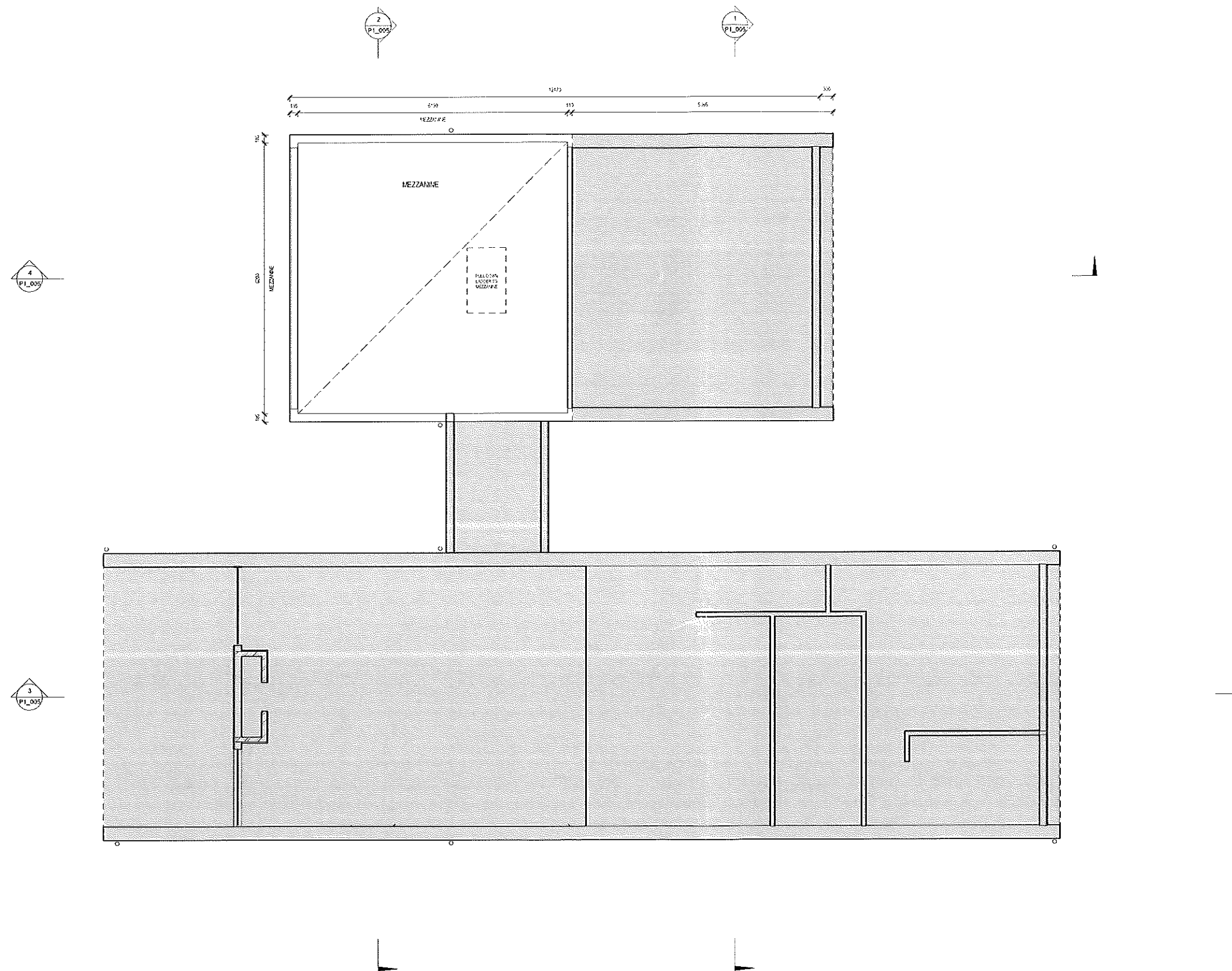
List to be used for construction purposes

Job No. BHDB_01
Drawn by: CRA
Rev Date: 27.05.2025

Scale: 1:50 @ A1

Drawing No. P1_001
Rev C





PROVIDE ARTIFICIAL LIGHTING IN ACCORDANCE WITH CLAUSE 3.12.5.5 OF THE NATIONAL CONSTRUCTION CODE 2011 NOT EXCEEDING THE FOLLOWING REQUIREMENTS: IN A CLASS 1A BUILDING SWAMP RESIDENCE (222M) = 1110 WATTS VERANDAH OR BALCONY ATTACHED 4WAF VERANDAH PERGOLA (33F) = 0 WATTS IN A CLASS 10A SWAMP GARAGE/SHOP (6M) = 0 WATTS

NOTE: 2040 INTERNAL DOOR HEIGHT TYPICAL 2700 CEILING HEIGHT UNLESS NOTED OTHERWISE.

150 DENOTES SMOKE DETECTOR INSTALL AS PER PART 3.7.2 OF THE ICC AND TO COMPLY WITH AS3786. DENOTES MECHANICAL VENTILATION DUCTED EXTERNALLY AND SHALL PROVIDE 22% CLEAN AIR (4/5 TO LAUNDRY)

NOTE: SARKING TO BE PROVIDED TO ENTIRE ROOF IN ACCORDANCE WITH AS 4200.1. EAVE CONSTRUCTION IS TO COMPLY WITH PART 3.7.1.7 OF THE N.C.C 2019 VOL 2. WATERPROOFING TO WET AREA FLOORING TO COMPLY WITH PART 3.8.1.1 OF THE N.C.C 2019 VOL 2. SURFLOOR VENTS TO BE PROVIDED AT MAX 1500CRS TO BCA REQUIREMENTS. PROVIDE TERMITES PROTECTION TO AS3550.

AREA SCHEDULE	
NAME	GROSS AREA (m ²)
GROUND FLOOR	# (m ²)

AREA NOTE: AREAS ARE TAKEN FROM EXTERNAL FACE OF STRUCTURAL WALL FRAMING. DIMENSIONS FOR INTERNAL ROOMS TAKEN TO INSIDE FACE OF STRUCTURAL WALL BEFORE LINING

BASE SPECIFICATIONS:	
INTERNAL WALL & CEILING FINISHES:	
GROUND LEVEL	PAINTED PLASTERBOARD
LOFT/MEZZANINE	PAINTED PLASTERBOARD

INSULATION RATINGS FOR BATTS:	
WALLS	R3.5
CEILING	R4.0

FLOOR COVERINGS LEGEND:	
	CARPET
	TILES
	BURNISHED CONCRETE
	PARTICLE BOARD

APPLIANCES LEGEND:	
HEATING/AC UNIT: REVERSE CYCLE, SPLIT SYSTEM	
MAKE:	TBC
MODEL:	TBC
HOT WATER SERVICE: ELECTRIC HEAT PUMP	
MAKE:	ROHMAI
MODEL:	CT6KL TO 20CL

COOKTOP: INDUCTION COOKTOP	
MAKE:	TBC
MODEL:	TBC

OVEN: ELECTRIC	
MAKE:	TBC
MODEL:	TBC

LEGEND:	
	DOWNPIPE LOCATIONS
	CEILING EXHAUST FANS
SMOKE ALARM TO COMPLY WITH ICC REQUIREMENTS AND AS 3785	

	1200mm x 900mm CIRCULATION ICC COMPLIANCE
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HATCH INDICATES RAKED CEILINGS

HATCH INDICATES DROPPED CEILINGS / BULKHEADS

STRUCTURAL BRACING CANNOT BE MOVED OTHERWISE CUSTOM DESIGN REQUIRED.

RAKED CEILING EXTENT

REV	NOTES	DATE
A	WP	23/05/2026
B	WINDOW AMENDMENTS	18/06/2026
C	DRAWING UPDATES	27/06/2026

PROJECT NAME & DESCRIPTION	
BHDB Damien & Sharyn Gausby	
AT	

SITE: LOT 23, SP185410 - 13 KEPPOCH LANE, PERTH, TAS, 7300
CLIENT: DM & SL CAUSBY

TITLE	
MEZZANINE PLAN	

PROJECT OVERVIEW	
TOWN PLANNING	

Not to be used for construction purposes

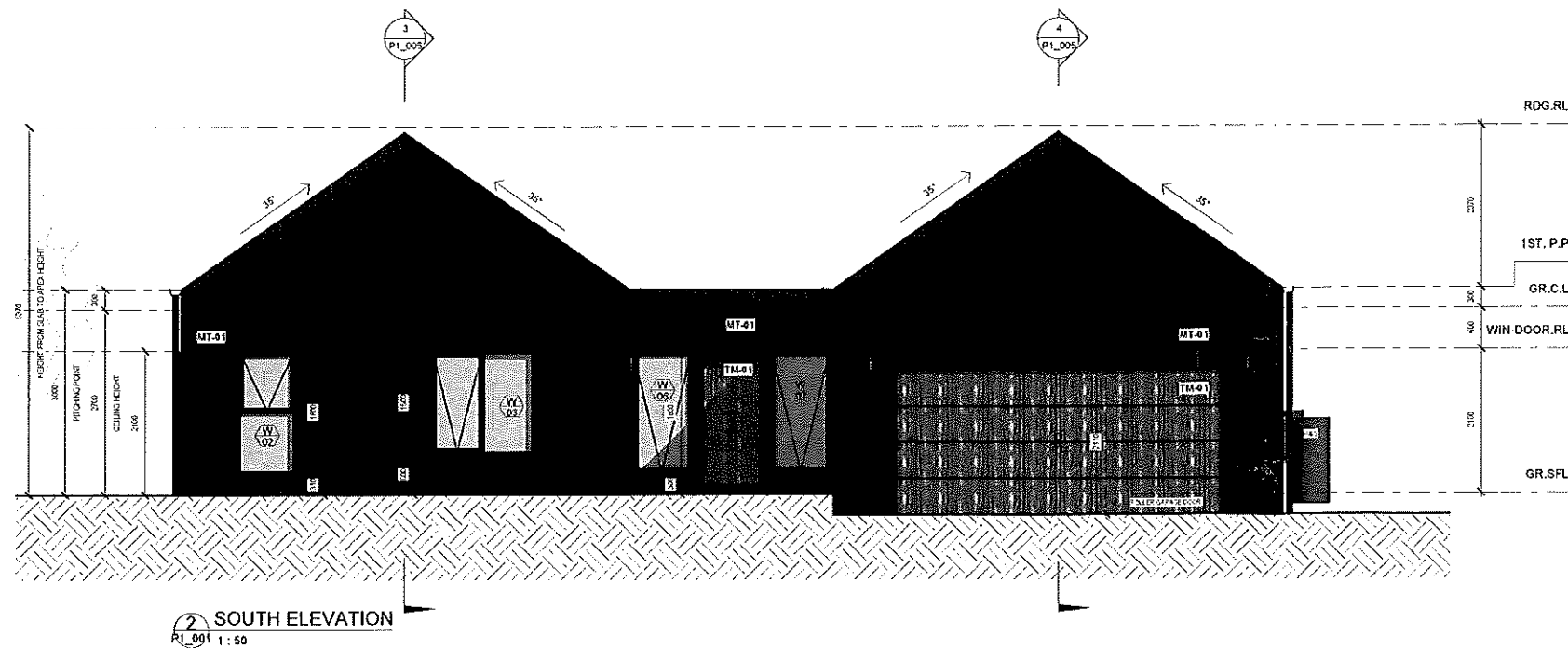
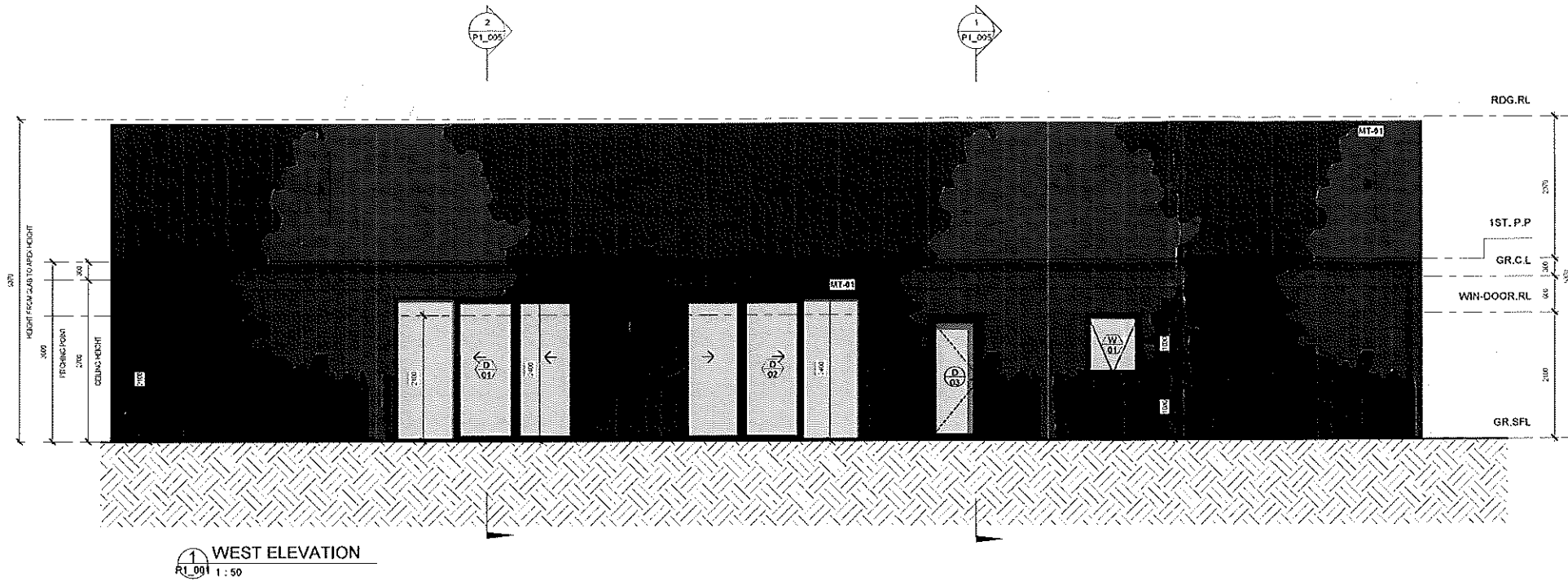
Job No.	BHDB_01	Scale	1:50 @ A1
Drawn by	AUTOS	Drawing No.	P1_002
Rev Date	27/06/2026	Rev	C

ABBREVIATIONS:	
RDG.RL	RIDGE RELATIVE LEVEL
L1.SFL	LEVEL 1 STRUCTURAL FLOOR LEVEL
GR.CL	GROUND CEILING LEVEL
WIN-DOOR.RL	WINDOW & DOOR RELATIVE LEVEL
GR.SFL	GROUND FLOOR STRUCTURAL FLOOR
CL	CEILING HEIGHT LEVEL
PP	PITCHING POINT
HWS	HOT WATER SERVICE

MATERIAL LEGEND
MT-01 - WALL CLADDING COLORBOND CUSTOM ORB STANDARD FINISH, COLOUR MONUMENT

MT-01 - ROOF COLORBOND CUSTOM ORB STANDARD FINISH, COLOUR MONUMENT

TM-01 - TIMBER LOOK TO UNDERSIDE OF EAVE AND ROLLER DOOR



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REV	NOTES	DATE
A	WVP	29/05/2026
B	WINDOW AMENDMENTS	18/06/2026
C	DRAWING UPDATES	27/09/2026

PROJECT NAME & DESCRIPTION
BHDB Damien & Sharyn Causby
AT

SITE: LOT 23, SP126410 - 13 KEOPOCH LAKE, PERTH, TAS, 7309
CLIENT: DM & SL CAUSBY

TITLE
PROPOSED ELEVATIONS

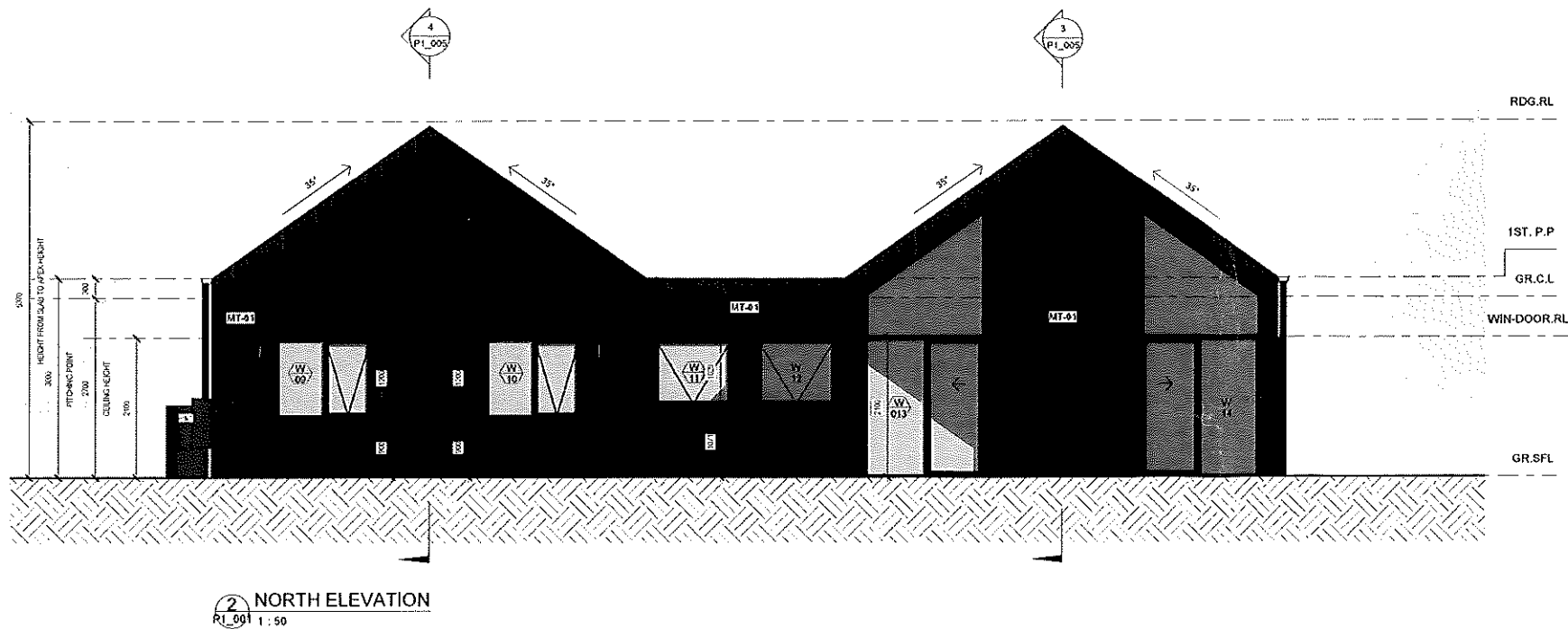
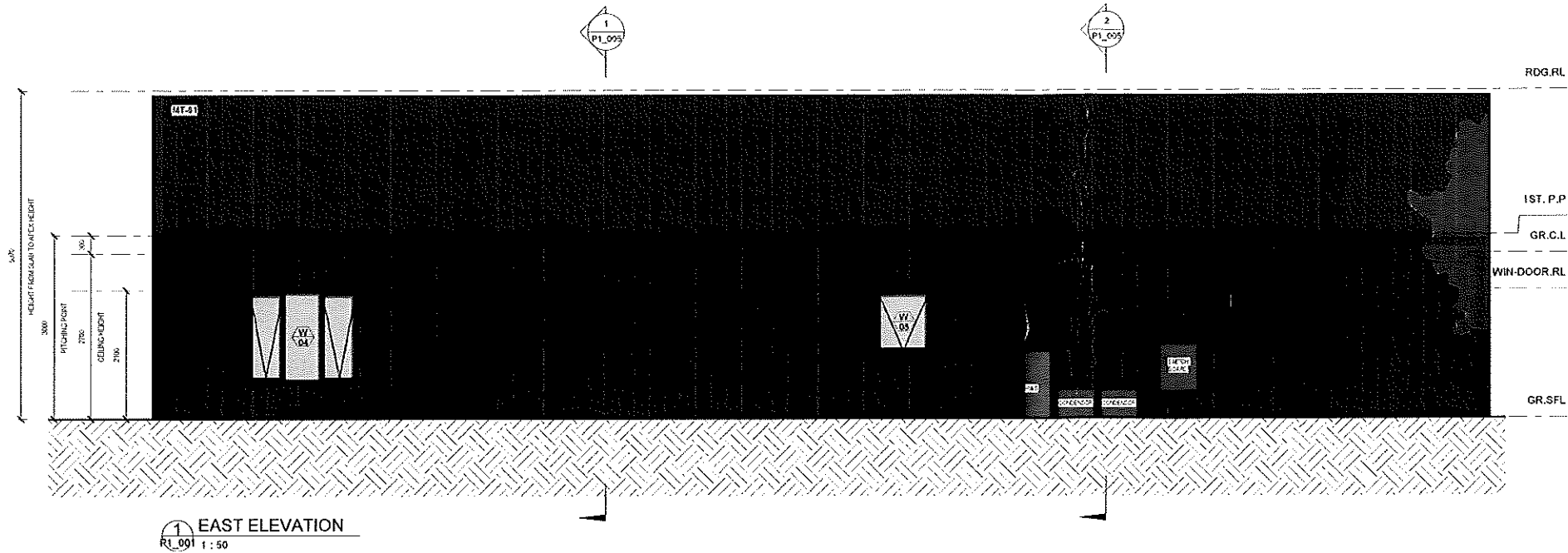
PROJECT OVERVIEW
TOWN PLANNING

Not to be used for construction purposes

Job No.	BHDB_01	Scale	1:50 @ A1
Drawn by	Author	Drawing No.	Rev
Rev Date	27/05/2026	P1_003	C



ABBREVIATIONS:	
RDG.RL	RIDGE RELATIVE LEVEL
L1.SFL	LEVEL 1 STRUCTURAL FLOOR LEVEL
GR.CL	GROUND CEILING LEVEL
WIN-DOOR.RL	WINDOW & DOOR RELATIVE LEVEL
GR.SFL	GROUND FLOOR STRUCTURAL FLOOR
CL	CEILING HEIGHT LEVEL
PP	PITCHING POINT
HWS	HOT WATER SERVICE



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REV	NOTES
A	WP
B	WINDOW AMENDMENTS
C	DRAWING UPDATES

DATE
23.05.2026
18.05.2026
27.05.2026

PROJECT NAME & DESCRIPTION
BHDB Damien & Sharyn Causby
AT

SITE: LOT 33, SP182410 - 13 KEPPOCH LANE, PERTH, TAS, 7360
CLIENT: DM & SL CAUSBY

TITLE
PROPOSED ELEVATIONS

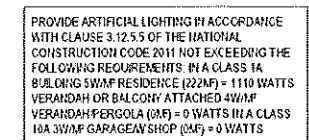
PROJECT OVERVIEW
TOWN PLANNING

Not to be used for construction purposes

Job No.	BHDB_01	Scale	1:50 @ A1
Drawn by	Author	Drawing No.	P1_004
Rev Date	27.05.2026	Rev	C



BARN HOME DESIGN & BUILD
DESIGNING AND BUILDING COOL STUFF



NOTE: 2040 INTERNAL DOOR HEIGHT TYPICAL
2760 CEILING HEIGHT UNLESS NOTED
OTHERWISE.

(SD) DENOTES SMOKE DETECTOR INSTALL AS PER PART 3.7.2 OF THE NCC AND TO COMPLY WITH AS3786. DENOTES MECHANICAL VENTILATION DUCTED EXTERIALLY AND SHALL PROVIDE 25% CLEAN AIR (40% TO LAUNDRY)

NOTE: SARKING TO BE PROVIDED TO ENTIRE ROOF IN ACCORDANCE WITH AS 4290.1. EAVE CONSTRUCTION IS TO COMPLY WITH PART 3.7.1.7 OF THE N.C.C 2019 VOL 2. WATERPROOFING TO WET AREA FLOORING TO COMPLY WITH PART 3.8.1.1 OF THE N.C.C 2019 VOL 2. SUBFLOOR VENTS TO BE PROVIDED AT MAX 1500GRS TO BCA REQUIREMENTS. PROVIDE TERMITE PROTECTION TO AS3550.

AREA SCHEDULE	
NAME	GROSS AREA (m ²)
GROUND FLOOR	## (m ²)

AREA NOTE: AREAS ARE TAKEN FROM EXTERNAL FACE OF STRUCTURAL WALL FRAMING. DIMENSIONS FOR INTERNAL ROOMS TAKEN TO INSIDE FACE OF STRUCTURAL WALL BEFORE LINING

BASE SPECIFICATIONS:

INTERNAL WALL & CEILING FINISHES:

GROUND LEVEL	PAINTED PLASTERBOARD
LOFT/MEZZAINE	PAINTED PLASTERBOARD

INSULATION RATINGS FOR BATTS:

WALLS	R3.5
CEILING	R4.0

FLOOR COVERINGS LEGEND:

 CARPET
 TILES
 BURNISHED CONCRETE
 PARTICLE BOARD

APPLIANCES LEGEND:

HEATING/AC UNIT: REVERSE CYCLE, SPLIT SYSTEM
MAKE: TBC
MODEL: TBC

HOT WATER SERVICE: ELECTRIC HEAT PUMP
MAKE: RINNAI MODEL:
C18N TO 2001

COOKTOP, INDUCTION COOKTOP
MAKE: TBC
MODEL: TBC

OVEN ELECTRIC
MAKE: TBC
MODEL: TBC

LEGEND:

 DOWNPIPE LOCATIONS
 CEILING EXHAUST FANS

SMOKE ALARM TO COMPLY WITH NCC
REQUIREMENTS AND AS 3786

 1200mm x 900mm CIRCULATION NCC COMPLIANCE

HATCH INDICATES RAKED CEILINGS

HATCH INDICATES DROPPED CEILINGS /
BULKHEADS

STRUCTURAL BRACING CANNOT BE MOVED
OTHERWISE CUSTOM DESIGN REQUIRED.

RAISED CEILING EXTENT



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REV	NOTES
A	WIP
B	WINDOW AMENDMENTS
C	DRAWING UPDATES

DATE
29.05.2025
18.05.2026
27.05.2026

PROJECT NAME & DESCRIPTION
BHDB: Damien & Sharyn Causby
AT

SITE: LOT 23, SP186410 - 13 KEPPOCH LANE, PERTH, TAS, 7300
CLIENT: DM & SL CAUSBY

TITLE SITE PLAN

PROJECT OVERVIEW

TOWN PLANNING

Not to be used for construction purposes

Job No.	BHDS_01
Drawn by.	ORA
Rev Date.	27/05/2020

Scale,	As indicated @ A1
Drawing No.	Rev
P1 006	C



General 1.1 These drawings are

a) Jointly owned by Easy Shed and Venn Engineering Pty Ltd

b) Provided for the sole purpose of obtaining building approval and guiding construction of a single building at the job address shown in the title block

c) Prohibited to be used for any other purpose without written authorisation from Easy Shed and Venn Engineering Pty Ltd.

d) Only valid if signed by the engineer and must not be altered in any way without signed approval from the engineer.

e) Produced to scale but dimensions shall not be obtained by measuring the drawings. All dimensions are in millimeters unless stated otherwise.

The engineer accepts no liability or responsibility for the contents of drawings that are invalid. 1.3 The word "the engineer" used in these notes refers to an employee or nominated representative of Venn Engineering Pty Ltd.

The engineer is not the project manager or site supervisor for this project. It is the responsibility of the project manager or site supervisor in charge to ensure that the non-structural requirements of the Governing Building Code are considered and appropriately designed. This includes, but not limited to, fire & bushfire design, access requirements, future roof access requirements, lighting, glazing and electrical design, etc.

Structural Design 2.1 The structural framing components detailed in these drawings have been designed in accordance with the following documents for the design criteria detailed in these notes Governing Building Code Loading Standards

2022 National Construction Code – Building Code of Australia Volume 2 and 2022 Housing Provisions Standard

AS/NZS 1170.0:2002(+A5)
AS/NZS 1170.1:2002(+A2)

AS/NZS 1170.2:2021

Cold formed Steel member standard AS/NZS 4600:2018

These drawings are also the limit of the Structural Design, any requirements for additional structural design of other items included in the project are specifically excluded if not shown on these drawings. This includes, but not limited to, requirements for additional loads that aren't specified including flood design loads, additional roof loads from solar panels, retaining walls required on site, driveway design etc. 2.3 These structural drawings and specifications represent the finished structure. The building is not considered complete until the installation of all components and details shown herein are installed according to the manufacturer's instructions and are to be made to this structure without written approval of the engineer. This includes, but not limited to, modification to the plans and/or specifications, be the installation of additional openings, increased roof loads, skylight roof sheets or removal of cladding. If changes are made without written approval, such changes shall the legal and financial responsibility of the contractor or sub-contractors involved and it shall be their full responsibility to replace or repair the condition of the building as directed by the engineer.

3.0 Design Criteria Building

class..... 10a

Building Importance level..... 2

Wind region..... A4

Terrain category..... 3

Topographic multiplier..... 1

Shielding multiplier..... 0.83

Ultimate design wind speed..... 31.0 m/s

Snow load..... 0.00 kPa

Slab imposed load..... 2.5 kPa or 9kN applied over 0.3x0.3m area (light vehicles)

Allowable bearing capacity of foundation supporting footings..... 100 kPa

Allowable bearing capacity of foundation supporting slab..... 50 kPa

Allowable skin friction of foundation..... 25 kPa

Soil Type..... Non-aggressive (not saline or acid sulfate)

4.0 Installation Building Contractor Responsibilities 4.1 The contractor shall verify and confirm all site conditions and dimensions. Any discrepancies between drawings and site conditions shall be referred to the engineer for decision before proceeding with the work.

4.2 All workmanship and materials are to be in accordance with the Governing Building Code including all relevant Australian Standards and local statutory authorities except where varied by the contract documents.

4.3 The contractor shall be responsible for maintaining the structure in a stable condition and ensuring no part is overstressed under construction activities. They shall provide all temporary bracing, shoring or other means to avoid excessive stresses and to hold structural elements in place during erection. These temporary provisions shall remain in place until sufficient permanent members are erected to ensure the safety of partially erected structures. The contractor is responsible for meeting all laws regulating the erection of steel buildings including, but not limited to, Safe Work Australia guidelines.

4.4 The contractor shall be responsible for the location of all services in the vicinity of the works. Any services shown are provided for information only. The contractor shall confirm the location of all services prior to commencing and shall be responsible for the repair of any damage caused to services, as well as any loss incurred because of the damage to any service.

5.0 Foundation 6.0 Concrete

5.1 The bearing capacity of the foundation supporting the footings and slab shall be confirmed before any concrete is placed.

5.2 No earth or debris is to fall into the footings or piers before and during placing of concrete.

5.3 All footings shall be located centrally under walls and columns unless noted otherwise. 5.4 Concrete embedment depths do not apply to locations where any uncompacted fill or disturbed ground exists or where walls of the excavation will not stand without support. Request further advice from the engineer in these circumstances. 5.5 Fill used for the support of a slab on ground shall be controlled fill or rolled fill as in accordance with clause 6.4.2 of AS 2870-2011.

5.6 Slabs less than 100sq.m in plan area are suitable for AS 2870-2011 site classes A, S & M. For larger slabs or for site classes M-D, H1, H1-D, H2, H2-D, E & E-D, the slab may experience cracking more than is considered normally acceptable. The cracking is considered of aesthetic concern only and should not affect the structural performance of the slab or shed. If this is not desired, contact the engineer for further advice.

6 Concrete placement and workmanship shall be in accordance with AS 3600-2018 & AS 2870-2011. 6.2 Concrete shall be

a) N25 with slump of 100 mm in accordance with AS 1379-2007, with 20 mm maximum nominal aggregate size and no admixtures.

b) consolidated by mechanical vibration. c) Cured for a minimum of 7 days using continuous ponding with potable water.

6 No holes, chases or embedment of pipes other than those shown on the drawings shall be made in concrete members without prior approval of the engineer.

7 **Reinforcement** 7.1 Reinforcement shall comply with AS/NZ 4671-2019.

7 Reinforcement is represented diagrammatically and not necessarily shown in true projection. 7.3 Welding of reinforcement shall not be permitted without the approval of the engineer.

7 All reinforcement shall be securely supported in its correct position ensuring the correct cover during placing of concrete by approved bar chairs, spacers or support bars. Approved chairs include stainless steel or plastic bar chairs for bottom reinforcement and plastic tipped wire bar chairs for top reinforcement. All chairs to be spaced at maximum of 750mm centres.

7 Cover to reinforcement shall be:

a) 50mm for surfaces of concrete in contact with the ground; b) 30mm for top surfaces of slabs fully enclosed by the building without open bays or

b) 60mm for top surfaces of slabs more than 1 km from the coastline with open bays. d) For buildings with open bays within 1km of the coast, contact the engineer for cover and concrete grade requirements. 7.6 Reinforcement shall be lapped 500mm for 12mmØ bars and 800mm for 16mmØ bars.

7 Mesh reinforcement shall be lapped such that the two outermost wires of one sheet overlap the two outermost wires of the other sheet by 25 mm.

7 Hooks, bends and cogs to be in accordance with AS 3600-2018 unless noted otherwise on drawings. **8.0 Anchor Bolts**

8 All anchors bolts shall be installed in accordance with the manufacturer's installation instructions.

8 Drill holes using a percussion drill (coring not permitted) to the correct hole diameter and depth as specified in the drawings.

8 Thoroughly clean and blow the dust out of the holes using the cleaning accessories prescribed by the manufacturer's instructions. 8.4 Substitution of anchors bolts and chemical epoxy adhesive is not permitted unless written confirmation from the engineer is provided. 8.5 For chemical anchors, ensure load is not applied to the anchors whilst epoxy adhesive is curing.

9 **Light Gauge Cold-formed Steel**

9 All light gauge cold-formed steel shall comply with AS 1397-2021 and be the following grades Thickness(mm) Steel grade (yield stress, MPa) Protective coating (g/m2)

BMT ≤ 1.0mm G550 Z350

1.0mm < BMT ≤ 1.5mm G500 Z350

1.5mm ≤ BMT ≤ 3.0mm G450 Z350

Welding of light gauge cold-formed steel shall not be permitted. 9.3 Column and rafter members shall not be drilled or notched without prior approval of the engineer.

9.4 Holes may be drilled through any girt or purlin member within the middle third of the depth of that member and not within 600mm of member end unless noted otherwise.

9.5 All bolts used to connect light gauge cold-formed steel members shall be a) Zinc coated M12 (min.) grade 4.6 snug tightened complying to AS 1111.1-2015 & AS 1112.3-2015 unless noted otherwise. b) Spaced no less than 3 bolt diameters between centres.

9.6 Located no less than 1.5 bolt diameters from bolt centre to the end or edge of any light gauge member. 9.6

All screws used to connect light gauge cold formed steel members (excluding sheeting) shall be

a) 4.8 (min.) self-drilling screws complying with AS 3566.1-2002. b) Corrosion resistance class 4 in accordance with AS 3566.2-2002 for buildings within 1 km from the coastline with open bays or class 3 otherwise.

9.7 Spaced no less than 3 bolt diameters between centres. d) Located no less than 1.5 bolt diameters from bolt centre to the end or edge of any light gauge member.

10.0 Roof & Wall Sheeting 10.1 Roof & wall sheeting shall comply with AS 1397-2018 and have suitable corrosion protection complying with Table 7.2.2a of the 2022 Housing Provisions Standard.

10.2 During construction and maintenance, no foot traffic shall occur within end spans of sheeting, foot traffic shall occur a) Evenly across at least two ribs for corrugated profiled sheeting or in the pans for pan-type profiled sheeting. 10.3 Any roof skylights shall be approved by the engineer

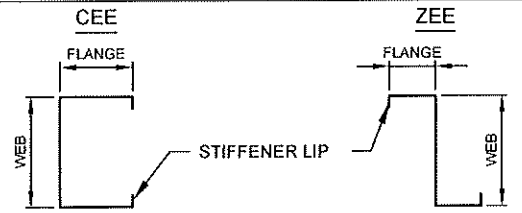
10.4 Safety mesh shall be installed in accordance with the building code

11.0 Door & Window Components

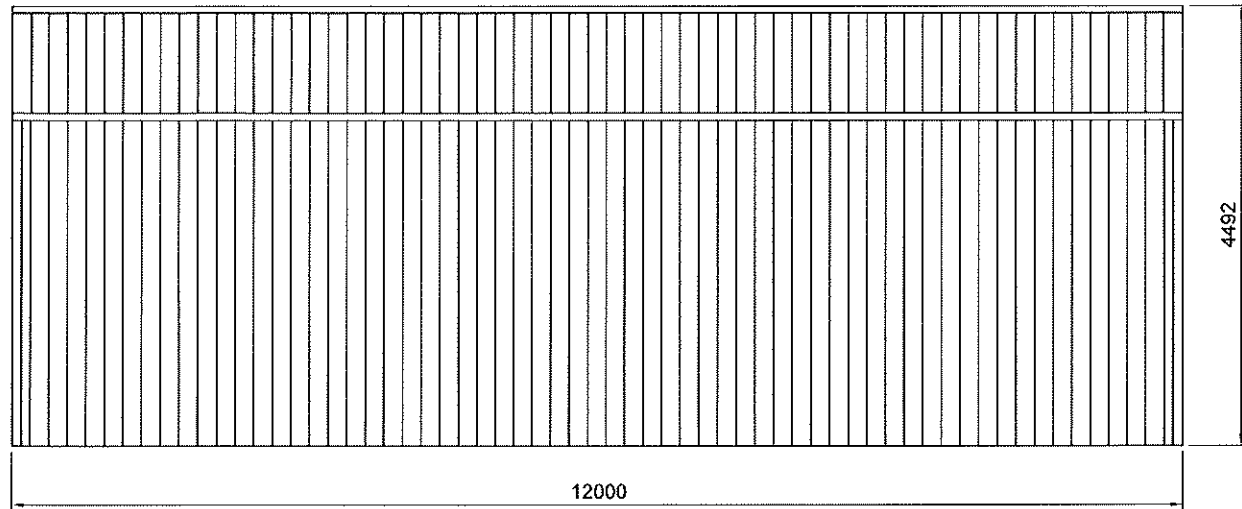
11.1 Wind-locked roller doors are assumed to remain in-place and resist the ultimate limit state wind loading except for in cyclonic regions

11.2 Wind-locked roller doors are assumed to have failed at the ultimate limit state wind loading 11.3 Personal access doors shall be rated for the wind loading parameters stated in the design criteria (see section 3.0) 11.4 All windows shall be in accordance with AS 1288-2021 & AS 2047-2014(+A2) as appropriate for the wind loading parameters stated in the design criteria (see section 3.0)

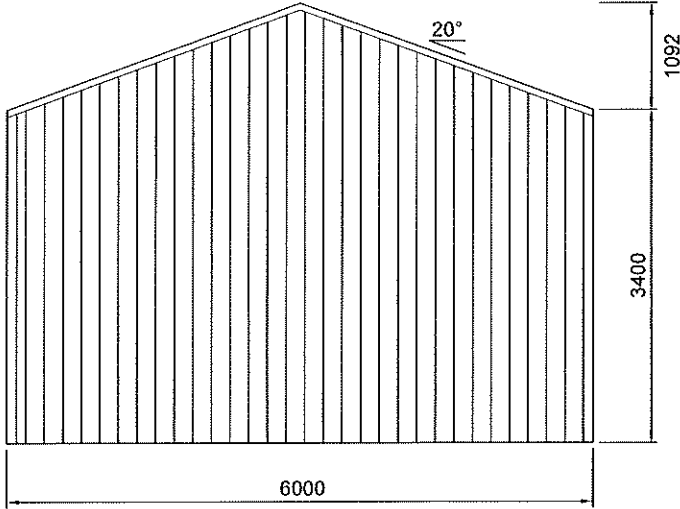
COMPONENT DIAGRAM



TYP. = TYPICAL U.N.O. = UNLESS NOTED OTHERWISE

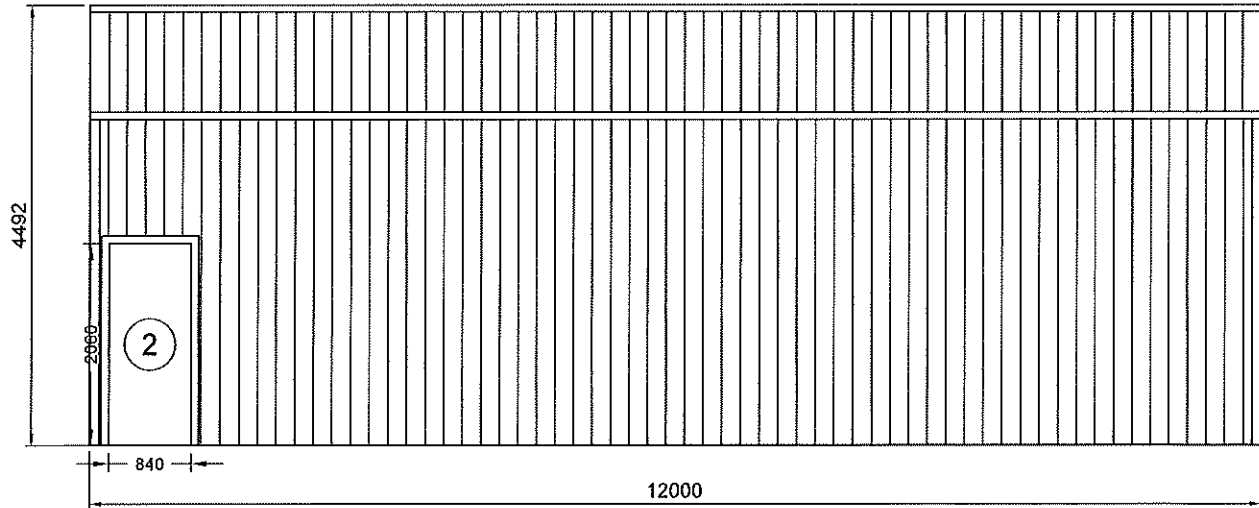


2 SIDEWALL B BUILDING ELEVATION
2 SCALE: 1:75

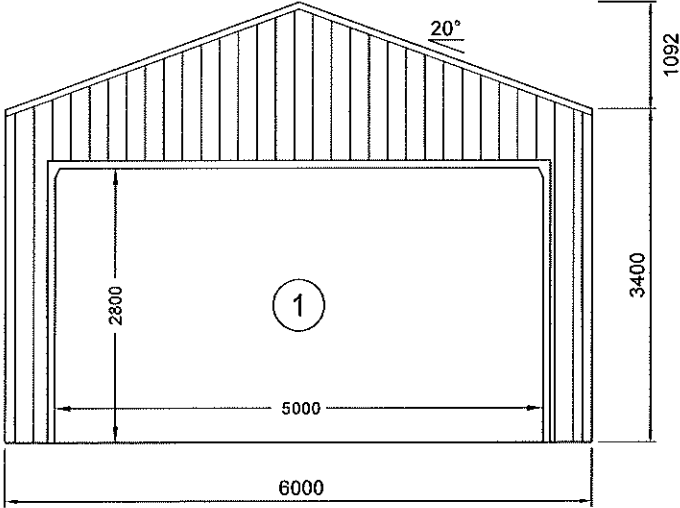


Exhibited

3 REAR BUILDING ELEVATION
2 SCALE: 1:75



1 SIDEWALL A BUILDING ELEVATION
2 SCALE: 1:75

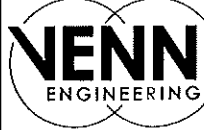


4 FRONT BUILDING ELEVATION
2 SCALE: 1:75

REV	DATE	DESCRIPTION
A	22-10-2025	-



ANOTHER
COLD FORMED BUILDING
DESIGNED BY
ACT BUILDING SYSTEMS



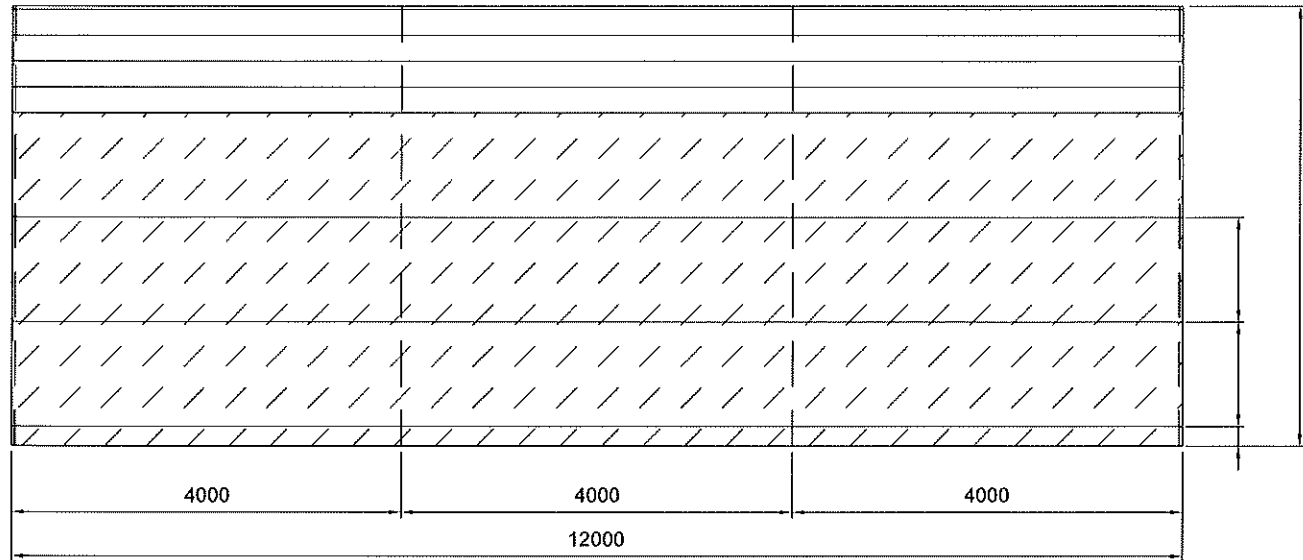
PO Box 3084 THIRROUL NSW 2515
sheds@venn.engineering
ABN 39 626 802 257

Signed 22-10-2025 Grant J. Woodhouse
NER RPEQ Registered EA Chartered Professional Engineer (No. 2353009) Registered Professional Engineer QLD (No. 14384)
Registered Civil Engineer Building Practitioner VIC (No. PE0902459)
Registered Certifying Engineer (Building) NT (No. 303371E3) Building
Services Provider (Engineer Civil) TAS (No. 699350425)

Customer Name: Damian Causby
Site Address: 10 Greenway Avenue
Norwood,
TAS, 7250

DATE 22-10-2025
JOB NO. EALB1018022190
SHEET 2 of 10

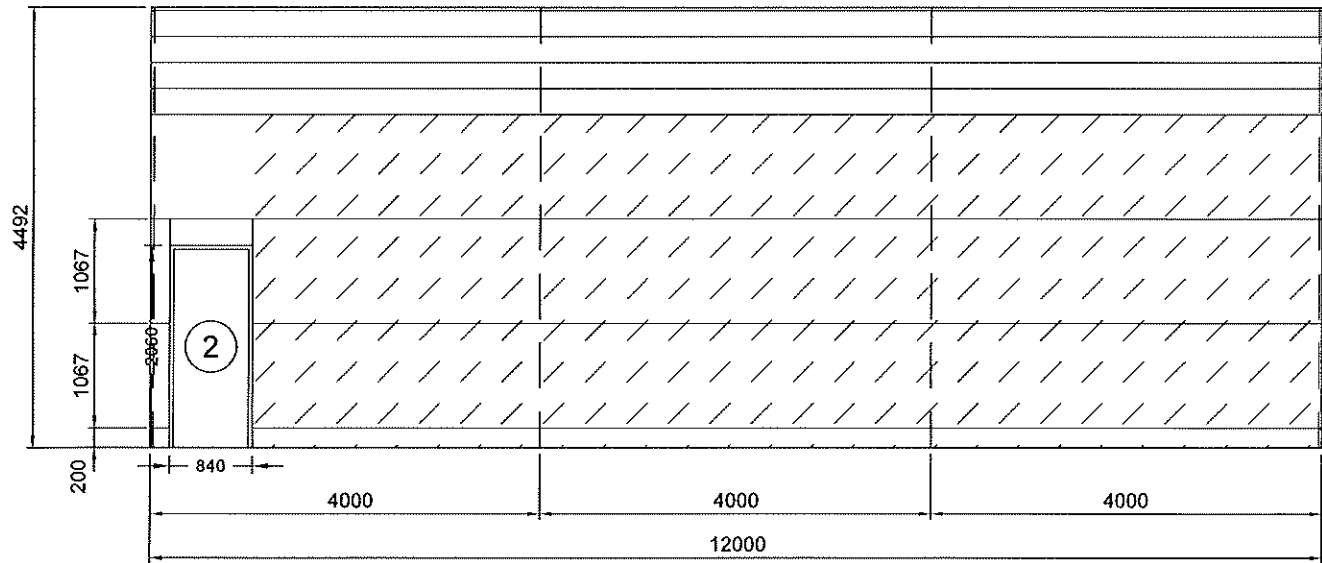
Exhibited



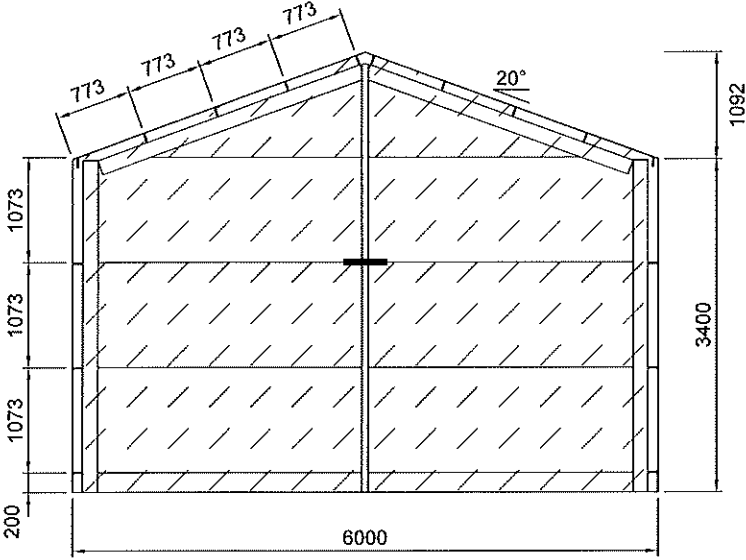
2 SIDEWALL B FRAMING ELEVATION
3 SCALE: 1:75

DIAPHRAGM SCHEDULE SHEETING IN
DIAPHRAGM SECTIONS (SHOWN AS HATCHED
AREA ON ELEVATIONS) NOT TO BE CUT
UNDER ANY CIRCUMSTANCES

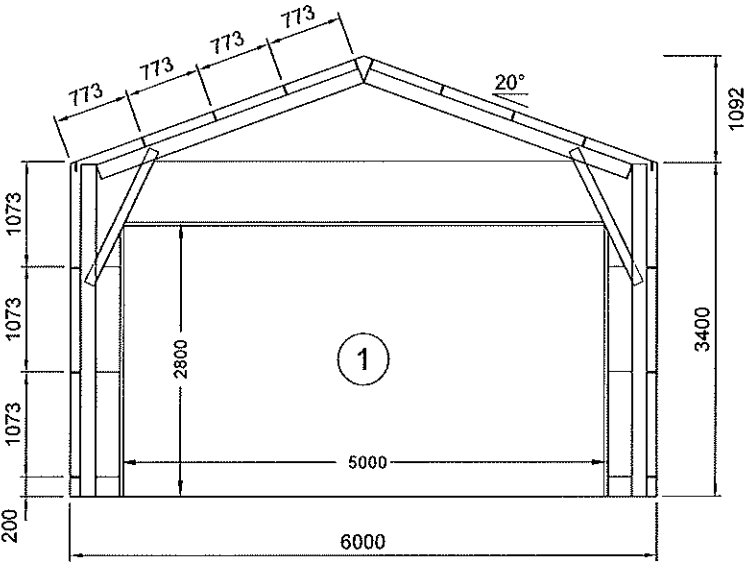
WALL	DISTANCE FROM WALL EDGE
Sidewall 'A'	1040-12000
Sidewall 'B'	0-12000
Endwall 'B'	0-6000



1 SIDEWALL A FRAMING ELEVATION
3 SCALE: 1:75



3 REAR FRAMING ELEVATION
3 SCALE: 1:75 FRAME #4



4 FRONT FRAMING ELEVATION
3 SCALE: 1:75 FRAME #1