

## Development Applications

Notice is hereby given under Section 57(3) of the *Land Use Planning & Approvals Act 1993* that an application has been made to the Break O' Day Council for a permit for the use or development of land as follows:

<b>DA Number</b>	DA 2024 / 00242
<b>Applicant</b>	J Binns
<b>Proposal</b>	Residential – Construction of a Shed
<b>Location</b>	50 St Helens Point Road, St Helens (CT 43185/2)

Plans and documents can be inspected at the Council Office by appointment, 32 – 34 Georges Bay Esplanade, St Helens during normal office hours or online at [www.bodc.tas.gov.au](http://www.bodc.tas.gov.au).

Representations must be submitted in writing to the General Manager, Break O'Day Council, 32 -34 Georges Bay Esplanade, St Helens 7216 or emailed to [admin@bodc.tas.gov.au](mailto:admin@bodc.tas.gov.au), and referenced with the Application Number in accordance with section 57(5) of the abovementioned Act during the fourteen (14) day advertised period commencing on Saturday 18<sup>th</sup> January 2025 **until 5pm Monday 3<sup>rd</sup> February 2025.**

**John Brown**  
**GENERAL MANAGER**

## general notes

### general

all dimensions are in millimetres unless otherwise specified.  
dimensions are to structure not finish.  
verify dimensions and measurements prior to commencement of work.  
reference to manufacturer's specification is to a current approved specification appropriate for the proposed use.  
engineer's specifications take precedence over drawing notes.  
all work to generally comply with the national construction code of australia (NCC), relevant australian standards, codes of practice + the practices set out in the guide to standards and tolerances 2007.  
it is the responsibility of the builder to ensure that suitable materials and construction methods are used, work is undertaken in accordance with the required standards and specifications and that work is finished in a professional manner.

### work health + safety

contractors to comply with state work health + safety act and all relevant codes of practice.

### vehicle access

vehicle crossovers to be provided in accordance with local authority requirements  
contractor to obtain relevant permits for works in road reserve and comply with relevant planning conditions.  
council infrastructure services to be notified prior to commencing works.  
provide 3% crossfall to driveways with stormwater runoff directed to on-site absorption or approved stormwater discharge point.  
concrete driveways to be minimum 120mm 25mpa concrete with saw cuts @ max 4m cen. 24 hours after pour.

### site works

check boundaries, easements + service locations on site prior to commencing works.  
site to be filled/excavated to levels indicated on drawings.  
excavation works to comply with NCC part 3.2 and AS 2870 residential slabs + footings.  
construction area to be cleared of vegetation, top soil and upper strata containing organic matter.  
prepare foundation so footings can be placed on level undisturbed material.  
drains and pipes to be provided as required or indicated to facilitate drainage of water away from building and foundations.  
install site drainage prior to footing excavation where possible.  
grade finished ground levels away from building footings, including areas under decks, 1:20 for 1m around building to a point where ponding won't occur.  
finished ground level below concrete slabs to be as follows:

- 100mm in sandy and well drained areas
- 50mm for paved and concreted areas drained away from building @ 1:20
- 150mm in all other cases

electricity, communication, water, sewer, stormwater + gas services to be connected as per local authority requirements, verify connection locations on site in consultation with owner.  
verify setout of building on site. no part of building works, including eaves, fascia, downpipes, drainage, excavations or any building element, to encroach over property boundary.  
where a building is located on or near a property boundary and the boundary cannot be accurately identified, a registered land surveyor is to be engaged to establish + mark the property boundary/ies.  
where excavation work is to a level below that of an adjoining property, on the property boundary or within 3m of a building on an adjoining property, protection work is to be carried out in accordance with section 121 of the building act and relevant building regulations. where required, obtain agreement with adjoining property owners for protection work in accordance with form 6 prior to commencing works.

### soil + water management notes

connect downpipes to stormwater system as soon as practical.  
works to be scheduled appropriately and stopped if conditions are not suitable, such as during and after heavy rain.  
phase works as required to minimise wind erosion.  
limit disturbance of vegetation to that required for construction of the development  
stockpile top soil separately from subsoil.  
protect stockpiles with geotextile sediment fencing on the low side of stockpiles.  
minimise the time service trenches are left open + progressively backfill trenches with compacted backfill finished 100mm above adjacent ground level.  
limit vehicle movement on disturbed areas.  
prevent transfer of sediment to roadway by sealing crossover where possible, using bunds or parking construction vehicles on street.  
store pollutants well clear of poorly drained areas.  
remove sorted waste in an approved manner by means of suitable transport to an acceptable disposal area.  
maintain waste disposal and collection systems.  
on completion, erosion matting to be installed to slopes and disturbed areas for natural revegetation.

## project information

building designer:	jennifer binns
accreditation no:	CC 1269L
title reference:	c.t. 43185/2
design wind speed:	design for N3
soil classification:	design for M
climate zone:	not applicable
bushfire prone BAL rating:	not applicable
alpine area:	not applicable
corrosion environment:	high
other hazards:	n/a
datum level at kerb:	unknown
ground level:	min. 100 below f.f.l
finished floor level:	project datum
overflow relief gully level:	not applicable

## associated documents

shed plans by others

## Building Areas

proposed shed	63.00
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## note

these drawings are for permit approval purposes and additional information may be required to inform construction.

drawings are subject to owner discretion.

contractors to verify all matters of specification, finish, selection and appearance with owner prior to commencing work and ensure work carried out is acceptable to owner, including design variation and alternatives.

drawings used for construction must carry building surveyor certification.

contractors and prefabricators shall advise appropriately any omission, apparent error, anomaly or unclarity of all documents applicable to this construction.

builder and subcontractors to verify dimensions and levels on site prior to commencing work and ordering.

### IF IN DOUBT ASK

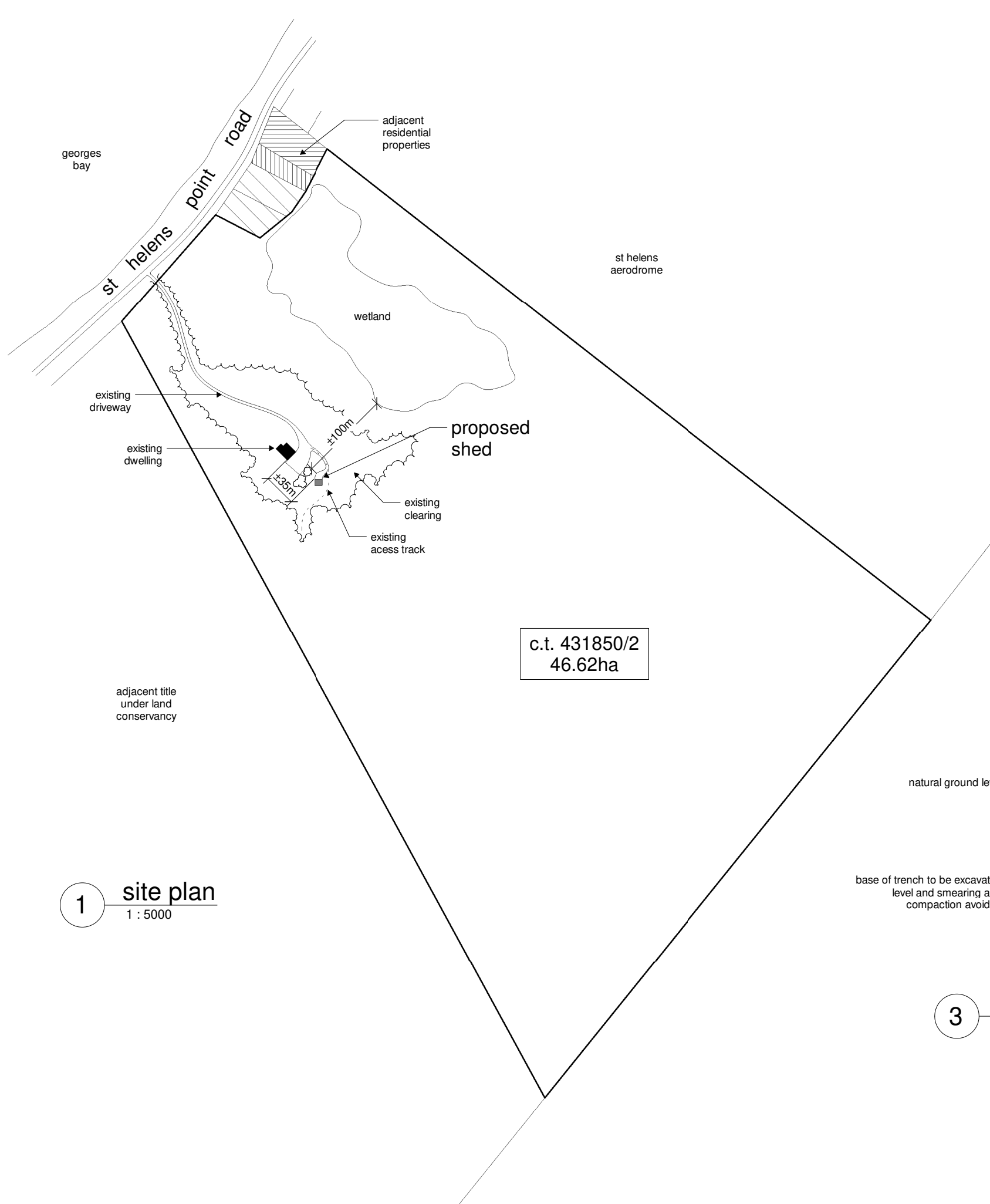
# proposed shed

maraye pty ltd  
50 st helens point road st helens tasmania 7216

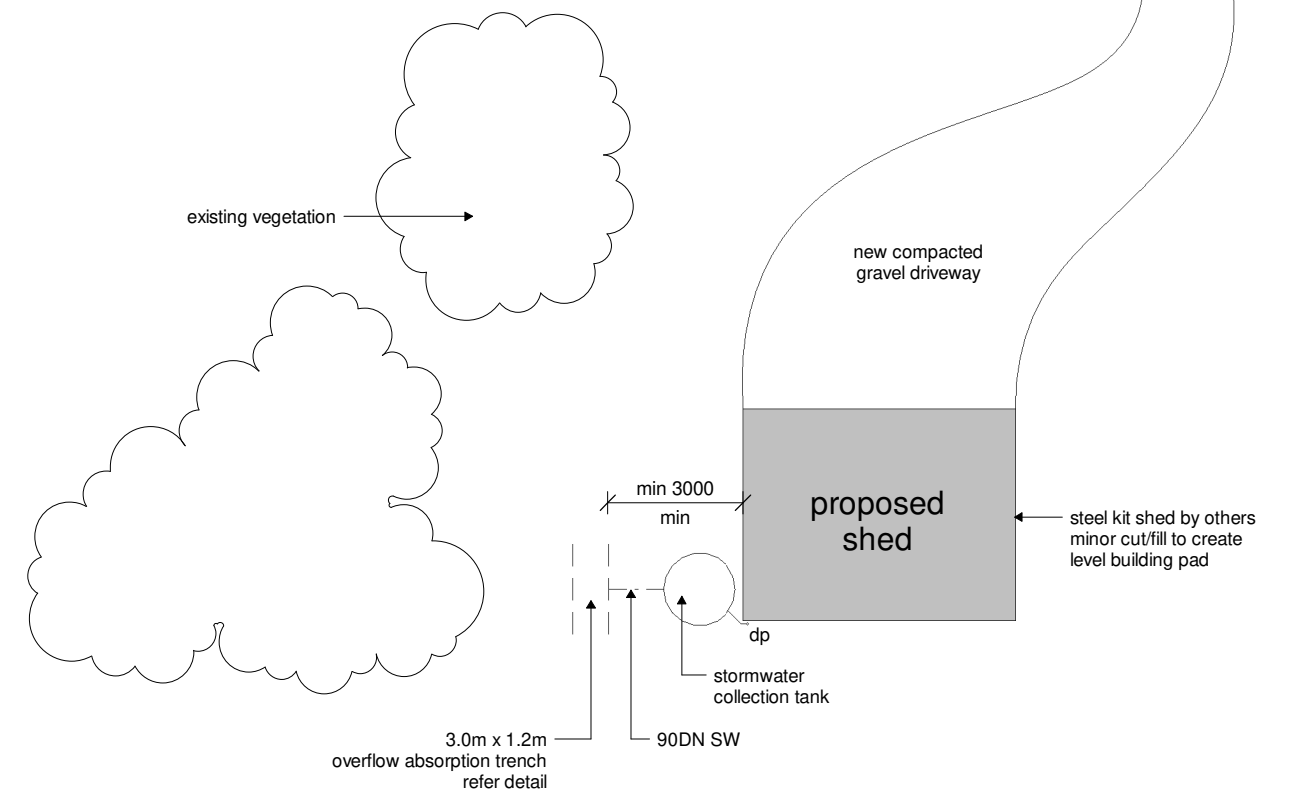
cover sheet	a00
site plan	a01
shed plans by others	attachment



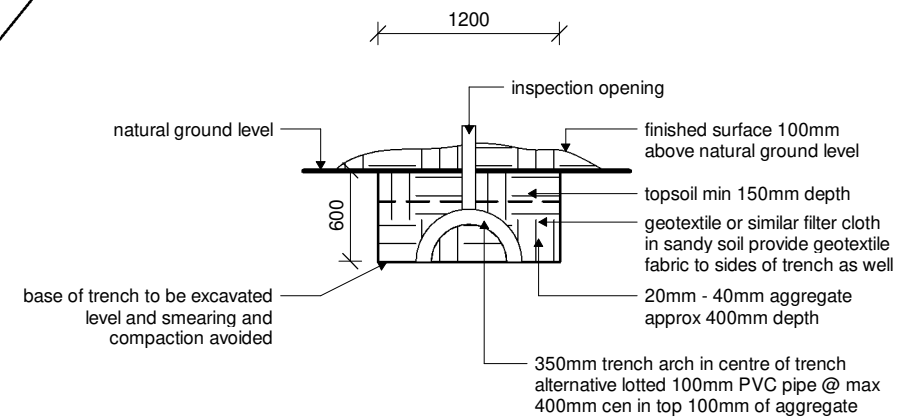
www.jenniferbinnsdesign.com.au  
0439 765 452 : mail@jenniferbinnsdesign.com.au  
52 cecilia street st helens tasmania 7216



**1** site plan  
1 : 5000



**2** site detail  
1 : 250



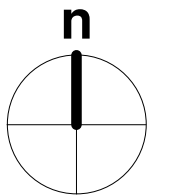
**3** stormwater trench detail  
1 : 50

**notes**

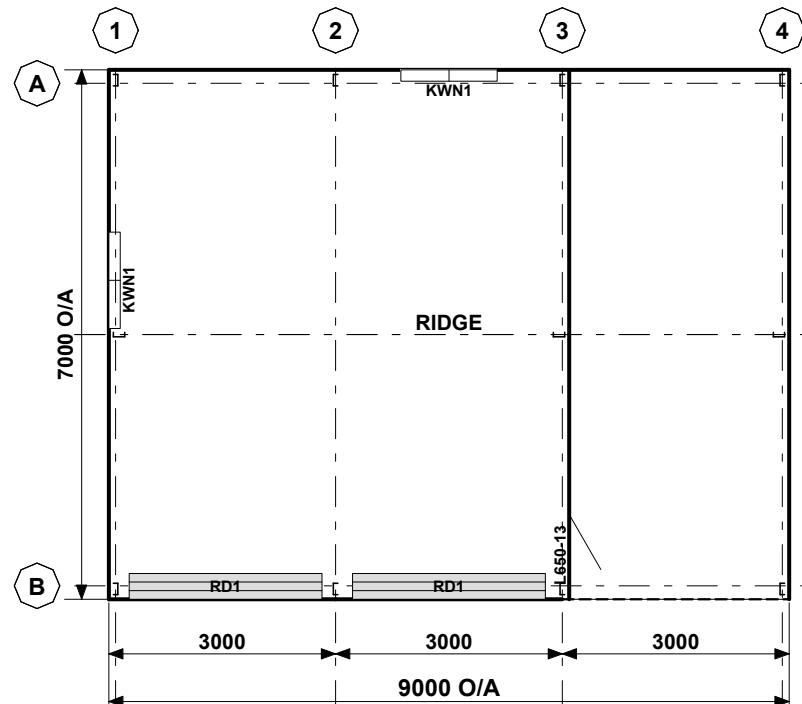
all works to comply with AS 3500 and tasmanian plumbing code

trench construction on slopes up to 20% to allow trench depth range 650mm upslope edge to 450mm down slope edge

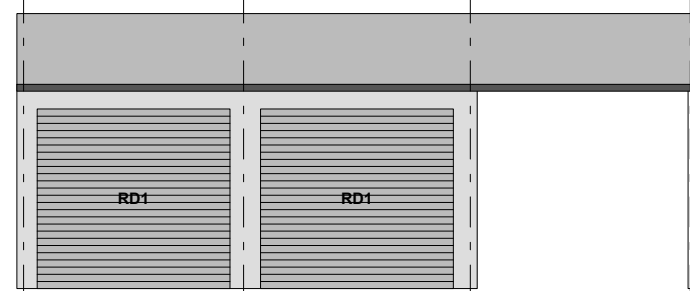
on slopes >10% topsoil cover should be 150mm above natural ground level with a toe no less than 500mm in length to avoid water accumulation upslope ag drain also recommended to divert surface water flow.



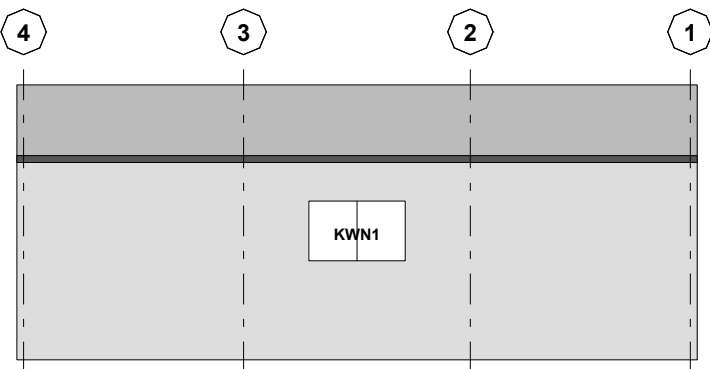
1	revision 1	16.12.24
REV:	DESCRIPTION:	DATE:
PROJECT: <b>proposed shed</b>		
FOR: maraye pty ltd 50 st helens point road st helens TAS 7216		
DRAWING TITLE: <b>site plan</b>		
DRAWING NO: <b>a01</b>	DRAWN BY: JB	DATE: 16.12.24
SCALE: As indicated	PROJECT: 1224MA	
 www.jenniferbinnsdesign.com.au 0439 765 452 : mail @ jenniferbinnsdesign.com.au 52 cecilia street st helens tasmania 7216  BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA		
ACCREDITATION NO:		CC 1269L



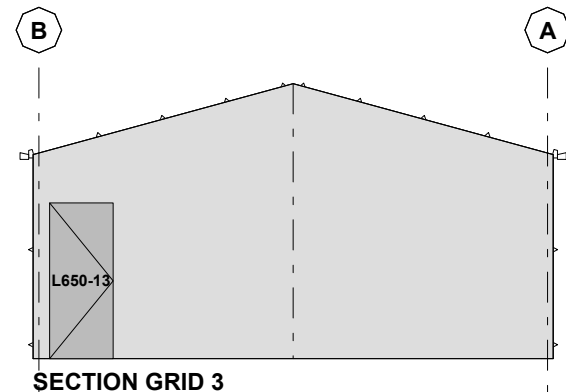
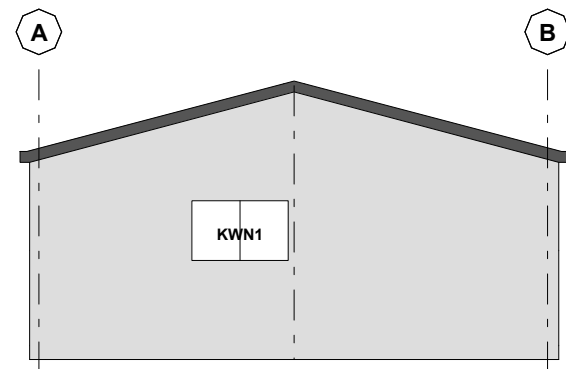
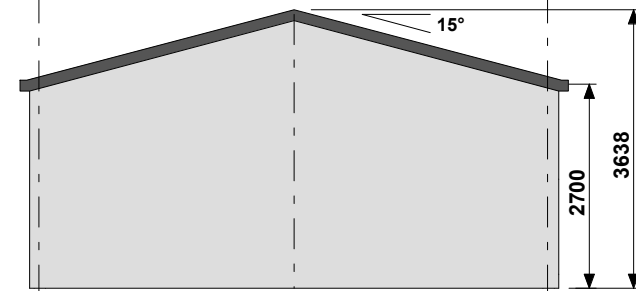
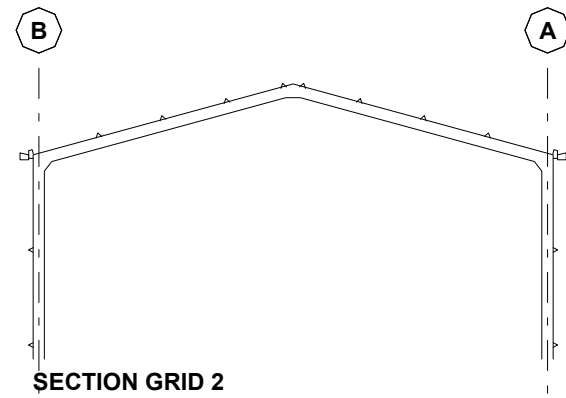
FRAME ROOF PLAN



ELEVATION GRID B



ELEVATION GRID A



**CLADDING**

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

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

**ACCESSORY SCHEDULE & LEGEND**

QTY	MARK	DESCRIPTION
2	RD1	B&D, Firmadoor, R.D, Residential "R1F", 2300 high x 2550 wide Clear Opening C/B
2	KWN1	AMI - Reg A & B, 790x1274 CLR, Window Kit (BDSP)
1	L650-13	Larnec Door & Frame Kit, 650/37, Std. 2040 x 820 C/Bond

**Accredited Practitioner**  
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CC4719P  
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HAMILTON NSW 2303  
+61 2 4962 4311  
4/12/2024

ARCHITECTURAL DRAWING ONLY, FOR BUILDING PERMIT STAGE

**CLIENT**  
Tim Gardner

**SITE**  
50 st helens point road  
ST HELENS TAS 7216

**BUILDING**  
DELUXE  
7000 SPAN x 2700 EAVE x 9000 LONG

**TITLE**  
GENERAL ARRANGEMENT

SCALE	DRAWING NUMBER	REV	PAGE
A3 SHEET 1:100	434888-GA	B	1/6

STRUCTURAL STEELWORK SCHEDULE			CONNECTIONS		
MARK	DESCRIPTION	SECTION	BASE	EAVES	TOP
C1	COLUMN - UNCLAD FRAME	C15015	FB1	KN2	
C2	COLUMN - CLAD FRAME	C15010	FB1	KN2	
C3	COLUMN - END	C15012	EB1		ER1
CS	COLUMN STIFFENER	C10010			
R1	RAFTER - UNCLAD FRAME	C15015		KN2	AP1
R2	RAFTER - CLAD FRAME	C15010	RA1	KN2	AP1
DM1	MULLION - ROLLER DOOR	C15010	EB2	DM1	MC2
RH1	HEAD - ROLLER DOOR	TS6160 + TS6160	RH1		
OM1	OPENING MULLION	63x35x1.0 C-Channel			
OH1	OPENING HEAD	63x35x1.0 C-Channel			
Bw	BRACING - SIDE WALL	35x1.6 strap	SB1		
Be	BRACING - END WALL	35x1.6 strap			
Br	BRACING - ROOF	35x1.6 strap	SB2		
LB1	BRACE - LATERAL FLY	95 x 0.6 STRAP	LB1		
F1	FASCIA	0.75 FB			
P1	PURLINS	TS6110 @ 900	BL1		
G1	GIRTS - SIDE	TS6160 @ 1325	BL1		
G1a		TS6175 @ 1325	BL1		
G2	GIRTS - END	TS6175 @ 1325	BL1		

### 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	1.88
IMPORTANCE LEVEL	2
Ms	0.93
Mt	1.0
INTERNAL PRESSURE COEFFICIENTS	Cpi = -0.65 or +0.7 (OPEN)
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.

### COPYRIGHT NOTE

- THIS DRAWING REMAINS THE INTELLECTUAL PROPERTY OF RANBUILD, AND MUST NOT BE REPRODUCED, COPIED OR MODIFIED WHOLLY OR IN PART WITHOUT THE WRITTEN PERMISSION OF LYSAGHT BUILDING SOLUTIONS PTY LTD trading as RANBUILD



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### DRAWING SCHEDULE

- 434888-GA GENERAL ARRANGEMENT
- ENG1/1-434888 STEEL FRAME SCHEDULE AND NOTES, COVER PAGE
- ENG2/1-434888 STEEL FRAME DIAGRAMS
- ENG3/1-434888 CONNECTION DETAILS
- ENG4/1-434888 RC SLAB PLAN
- ENG5/1-434888 RC SLAB DETAILS, CONCRETE SPECIFICATION, SITE NOTES

### Accredited Practitioner

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ARCHITECTURAL DRAWING ONLY, FOR BUILDING PERMIT STAGE

### CLIENT

Tim Gardner

### SITE

50 st helens point road  
ST HELENS TAS 7216

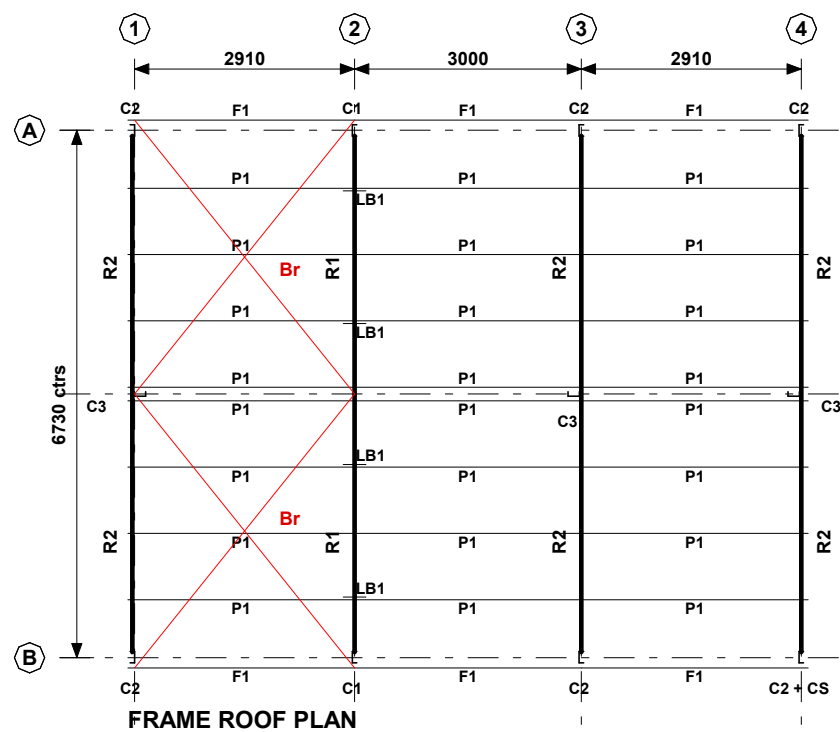
### BUILDING

DELUXE  
7000 SPAN x 2700 EAVE x 9000 LONG

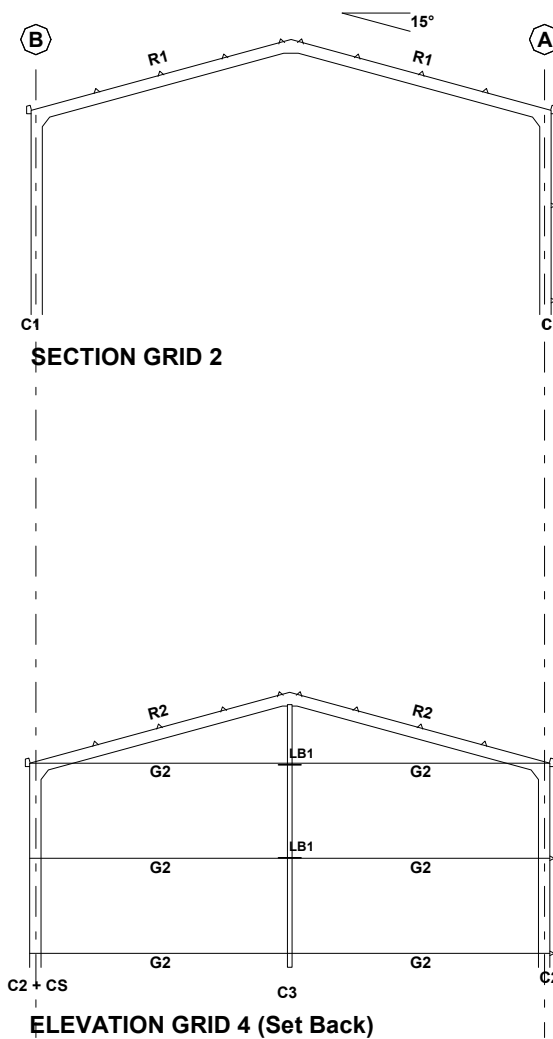
### TITLE

STEEL FRAME SCHEDULE AND NOTES, COVER PAGE

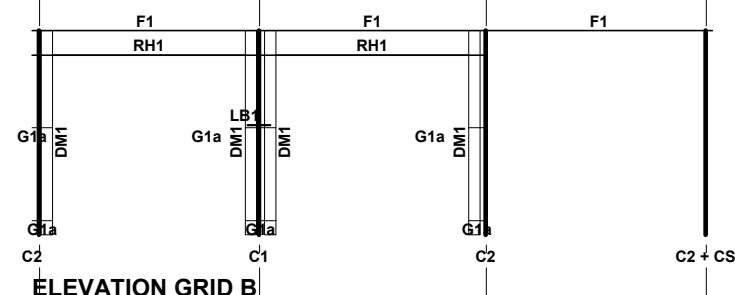
SCALE	DRAWING NUMBER	REV	PAGE
N/A	ENG1/1-434888	B	2/6



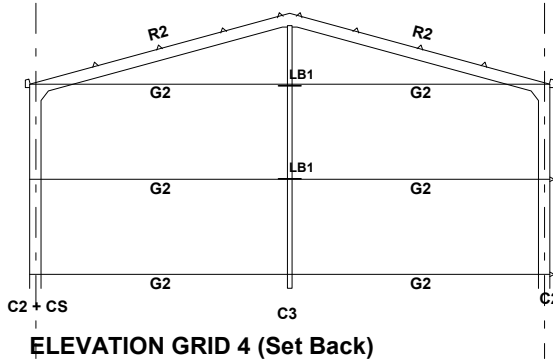
FRAME ROOF PLAN



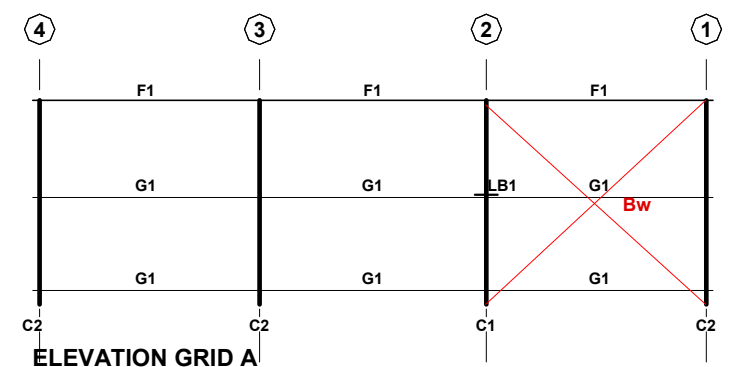
SECTION GRID 2



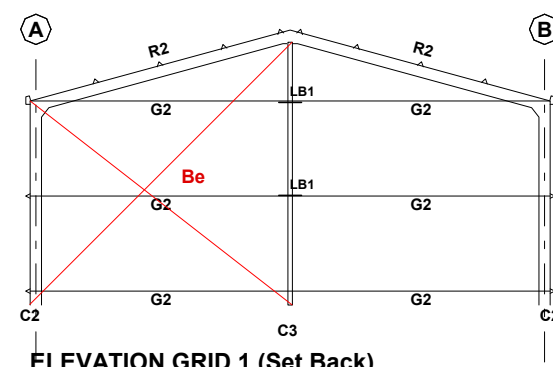
ELEVATION GRID B



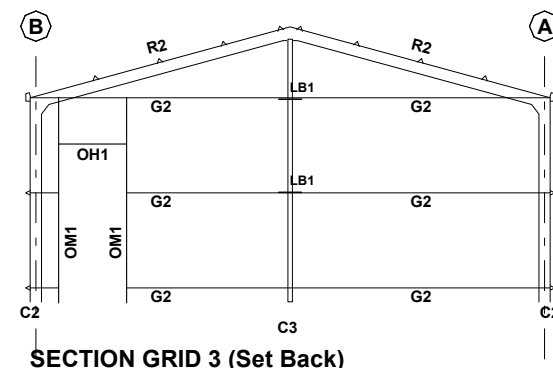
ELEVATION GRID 4 (Set Back)



ELEVATION GRID A



ELEVATION GRID 1 (Set Back)



SECTION GRID 3 (Set Back)

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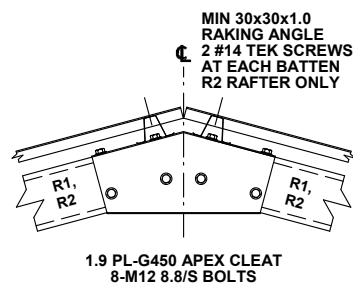
CLIENT  
**Tim Gardner**

SITE  
**50 st helens point road  
ST HELENS TAS 7216**

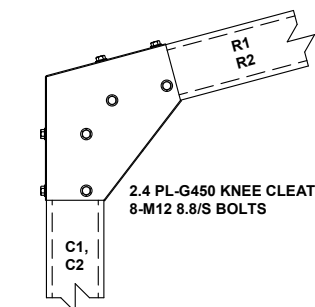
BUILDING  
**DELUXE  
7000 SPAN x 2700 EAVE x 9000 LONG**

TITLE  
**STEEL FRAME DIAGRAMS**

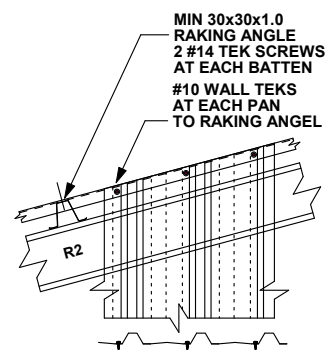
SCALE A3 SHEET 1:100	DRAWING NUMBER ENG2/1-434888	REV B	PAGE 3/6
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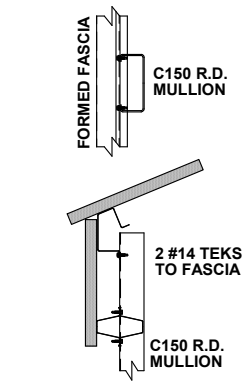
**APEX CONNECTION - AP1**



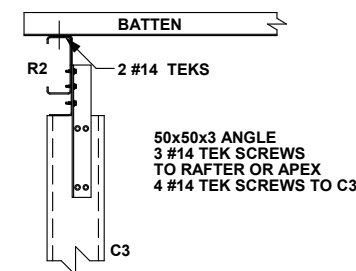
**KNEE CONNECTION - KN2**



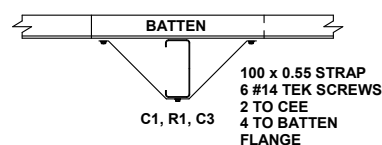
**RAKING ANGLE - RA1**



**RD MULLION CAP - MC2**

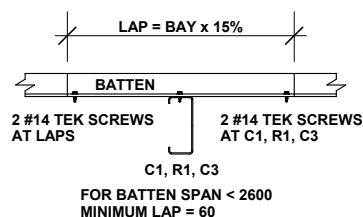


**E/W COLUMN TO RAFTER CONNECTION - ER1**



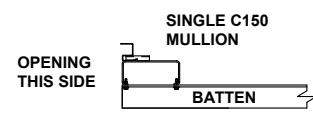
IF C1, R1, C3 LESS 1.5 BMT  
USE 4 #14 SCREWS TO C1, R1, C3

**LATERAL BRACE - LB1**

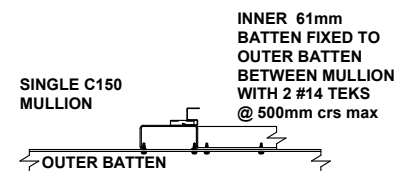


FOR BATTEN SPAN < 2600  
MINIMUM LAP = 60  
NOTE: IF C1, R1, C3 LESS  
THAN 1.5 BMT, USE 4 #14 TEKS  
TO C1, R1, C3

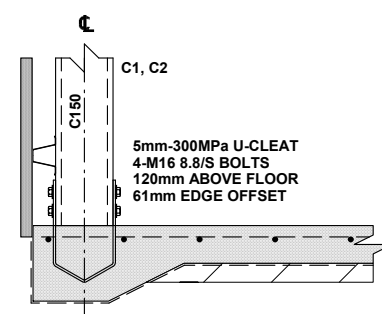
**BATTEN LAP - BL1**



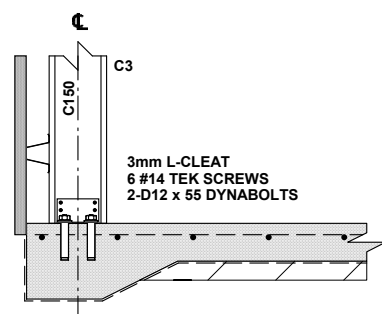
**RD MULLION - DM1**



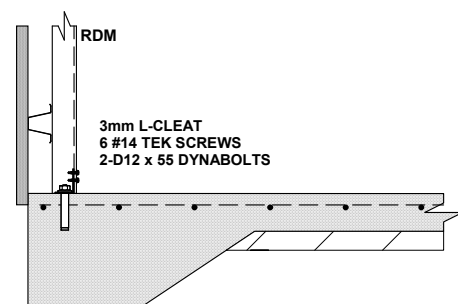
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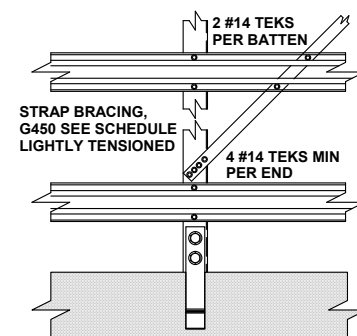
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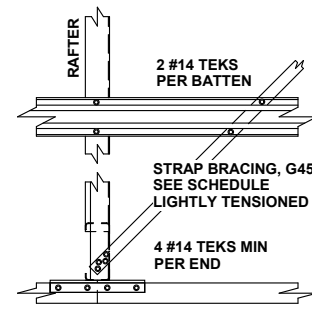
**E/W COLUMN BASE - EB1**



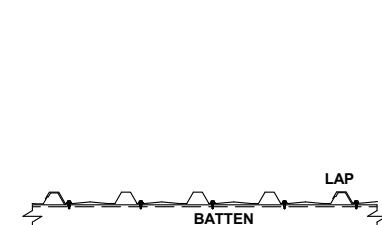
**RD MULLION BASE - EB2**



**STRAP BRACING - SB1**

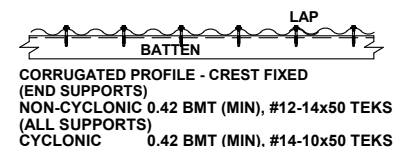


**STRAP BRACING - SB2**



HI PROFILE - PAN FIXED (ALL SUPPORTS)  
NON-CYCLONIC 0.35 BMT (MIN), #10-16x16 TEKS  
CYCLONIC 0.35 BMT (MIN), #14-10x25 TEKS

**WALL CLADDING SHEAR DIAPHRAGM - WC1**



CORRUGATED PROFILE - CREST FIXED (END SUPPORTS)  
NON-CYCLONIC 0.42 BMT (MIN), #12-14x50 TEKS (ALL SUPPORTS)  
CYCLONIC 0.42 BMT (MIN), #14-10x50 TEKS



CORRUGATED PROFILE - CREST FIXED (INTERNAL SUPPORTS)  
NON-CYCLONIC 0.42 BMT (MIN), #12-14x50 TEKS

**ROOF CLADDING SHEAR DIAPHRAGM - RC2**

**Accredited Practitioner**  
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4/12/2024

ARCHITECTURAL DRAWING ONLY, FOR BUILDING PERMIT STAGE

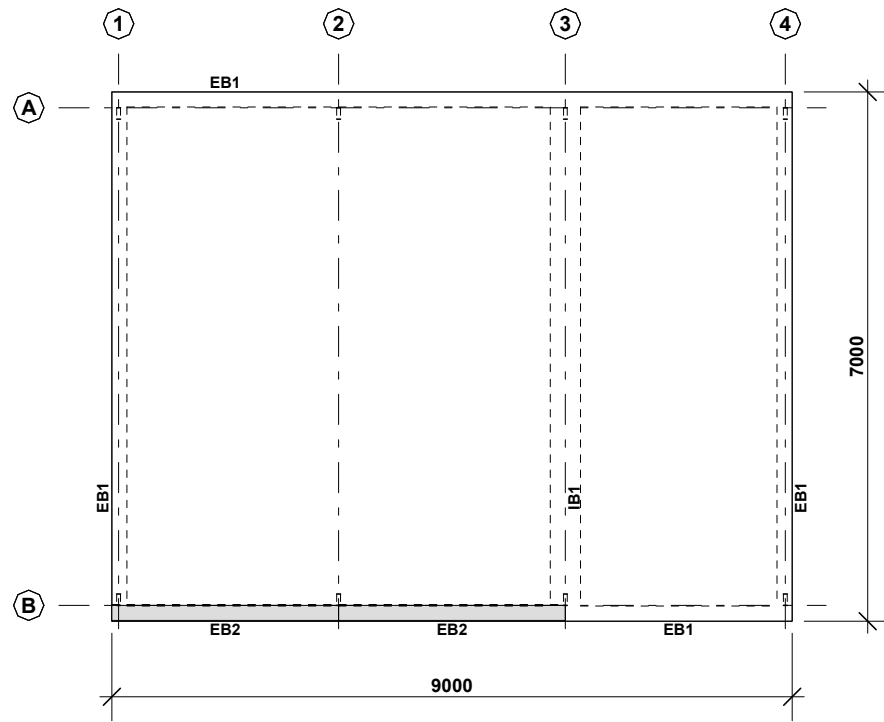
CLIENT  
**Tim Gardner**

SITE  
**50 st helens point road  
ST HELENS TAS 7216**

BUILDING  
**DELUXE  
7000 SPAN x 2700 EAVE x 9000 LONG**

TITLE  
**CONNECTION DETAILS**

SCALE A3 SHEET 1:20	DRAWING NUMBER ENG3/1-434888	REV B	PAGE 4/6
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**RC SLAB**

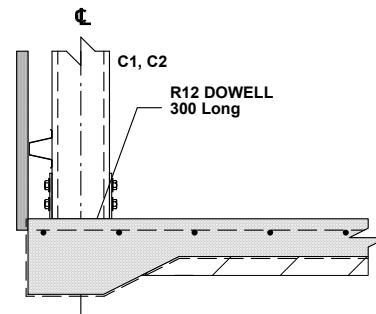
THIS GENERAL PURPOSE RC FLOOR DESIGN IS SUITABLE FOR STRUCTURES USED FOR DOMESTIC, FARM AND COMMERCIAL NON-HABITABLE BUILDINGS SUCH AS GARAGES, STORAGE SHEDS, BARNs, STABLES ETC. THE DESIGN IS NOT SUITABLE FOR STRUCTURES CONVERTED FOR USE AS A DWELLING. ALL DIMENSIONS SHOULD BE CHECKED AND VERIFIED PRIOR TO COMMENCEMENT OF ANY WORKS. IF SLIDING DOORS ARE INCLUDED ON THIS PROJECT, A STRIP FOOTING OR PAD FOOTINGS WILL BE NECESSARY, AND MUST BE POURED IN CONJUNCTION WITH THIS GARAGE'S SLAB OR FOOTINGS.

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



**C150 CAST IN STRAP**

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4/12/2024

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CLIENT  
**Tim Gardner**

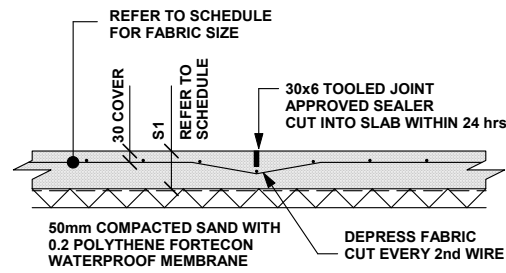
SITE  
**50 st helens point road  
ST HELENS TAS 7216**

BUILDING  
**DELUXE  
7000 SPAN x 2700 EAVE x 9000 LONG**

TITLE  
**RC SLAB PLAN**

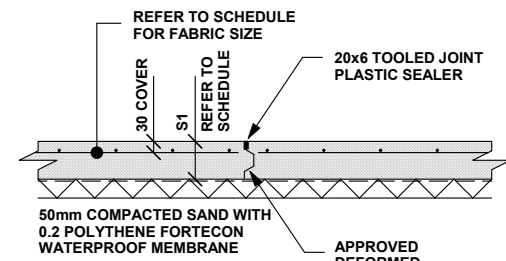
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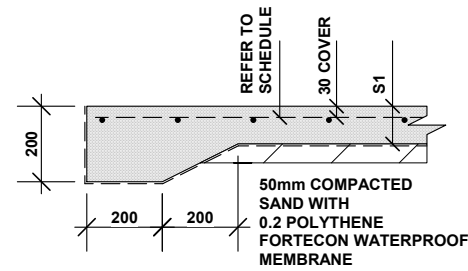
**S1/A**

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.



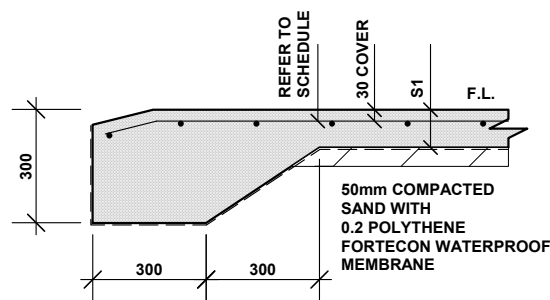
**S1/C**

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



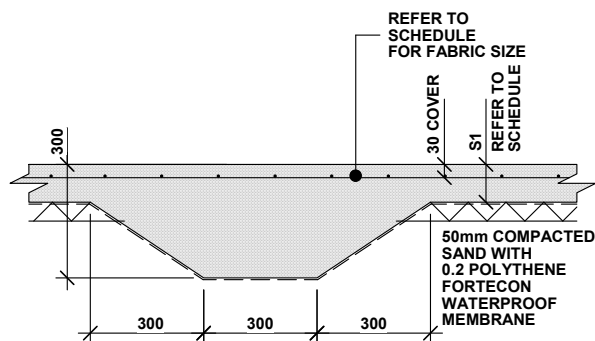
**DET S1/EB1 FOR RC SLAB**

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 COMPACTIONED 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-ENTRANT 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

**Accredited Practitioner**

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4/12/2024

ARCHITECTURAL DRAWING ONLY, FOR BUILDING PERMIT STAGE

**CLIENT**

Tim Gardner

**SITE**

50 st helens point road  
ST HELENS TAS 7216

**BUILDING**

DELUXE  
7000 SPAN x 2700 EAVE x 9000 LONG

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

SCALE  
A3 SHEET 1:20

DRAWING NUMBER  
ENG5/1-434888

REV  
B

PAGE  
6/6

# **proposed shed**

maraye pty ltd  
50 st helens point road st helens tasmania 7216

# **planning compliance report**

January 6 2024

**jennifer binns** building design  
52 cecilia street st helens tasmania 7216  
mail@jenniferbinnsdesign.com.au : 0439 765 452

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## INTRODUCTION

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This report aims to demonstrate compliance with relevant planning standards for a proposed shed for Maraye Pty Ltd at 50 St Helens Point Road St Helens (c.t 43185/2). The report aims to take into consideration the intent, values and objectives of the Tasmanian Planning Scheme and address all scheme standards applicable to this development.

The proposed development relies on a **Performance Solution** to satisfy relevant planning standards. This report is to be read in conjunction with drawings submitted for the development.

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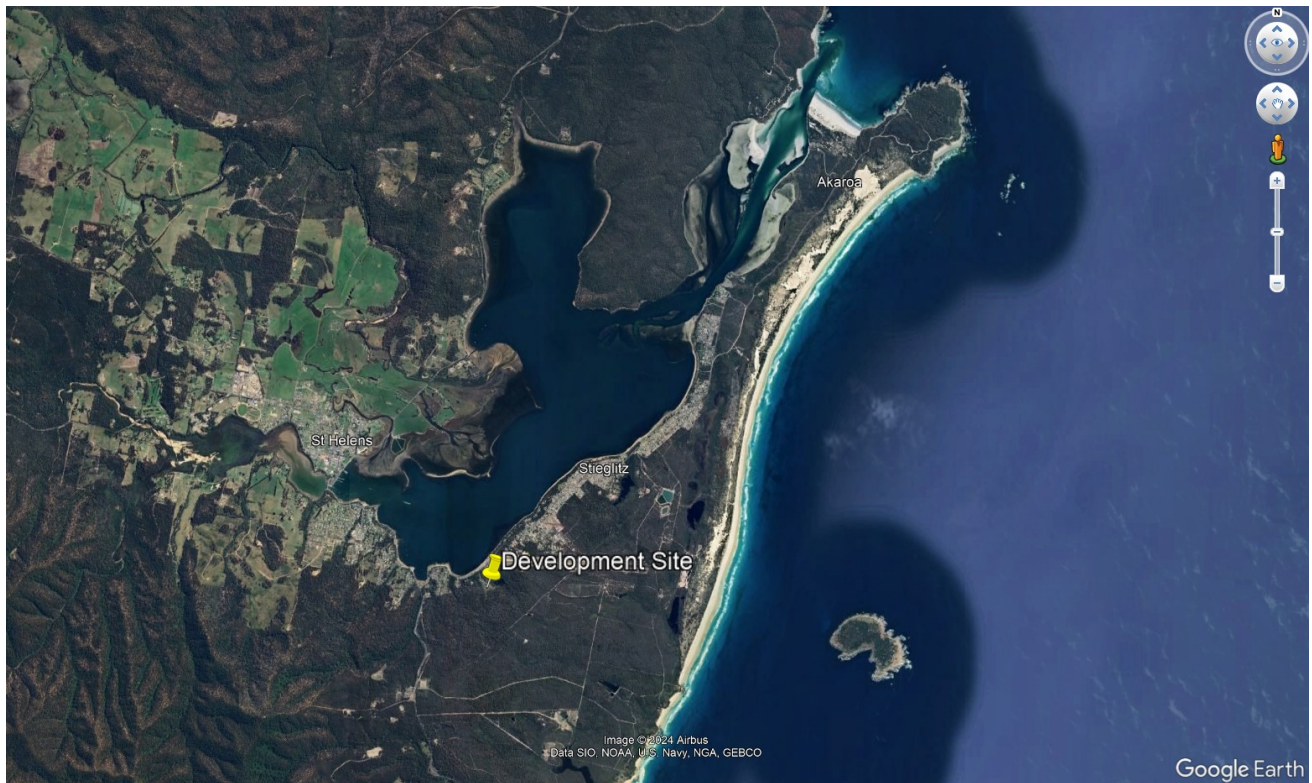
## DEVELOPMENT SITE DETAILS

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The development site is an established rural residential property within the St Helens township. The property has existing vehicle access provisions and an extension is proposed to the existing driveway utilising an existing access track to service the proposed shed. No vegetation removal is required for the development, minor cut and fill is proposed to create a level building pad and stormwater will be managed on site.

The site is subject to a number of overlays including *Priority vegetation*, *Coastal inundation hazard*, *Future coastal refugia area*, *Flood prone area* and *Waterway and coastal protection area*. The proposed shed has been sited within an existing cleared area adjacent to the existing dwelling outside of these overlay areas.

### Zone: Landscape Conservation



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## DEVELOPMENT DETAILS

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This application is for a steel kit shed.

**Total area of development: 63.0m<sup>2</sup>**

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## APPLICABLE PLANNING CODES

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The proposed shed is in the *Residential* use class which in the *Landscape Conservation Zone* is a *Permitted* use.

The following zone standards and codes of the Tasmanian Planning Scheme are applicable to the proposed development:

- **Zone 22.0 LANDSCAPE CONSERVATION ZONE**

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**Table 22.3 LANDSCAPE CONSERVATION USE STANDARDS**

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22.3.1 Community Meeting and Entertainment, Food Services and General Retail and Hire uses**A1 Not Applicable**

The proposed shed is in the *Residential* use class

22.3.2 Visitor Accommodation**A1 Not Applicable**

The proposed shed is in the *Residential* use class

22.3.3 Discretionary Use**P1 Performance Solution**

The proposed shed is within a discretionary use class as there is no building area on the title but the property has an established residential use with a single dwelling. The shed is sited within an existing clearing and is below the height of the surrounding vegetation, it is located to the rear of the existing dwelling, will not be visible from St Helens Point Road and will not adversely impact on the landscape values of the area.

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**Table 22.4 DEVELOPMENT STANDARDS**

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**22.4.1 Site Coverage****A1 Acceptable Solution**

The proposed level of site coverage does not exceed 400m<sup>2</sup>.

**22.4.2 Building height, siting and exterior finishes****A1 Acceptable Solution**

The proposed shed is <6m in height.

**A2 Acceptable Solution**

The proposed shed is not within 10m of the property frontage.

**A3 Acceptable Solution**

The proposed shed is not within 20m of a side or rear boundary.

**A4 Acceptable Solution**

The proposed development is not within 200m of land zoned *Rural* or *Agriculture*.

**A5 Acceptable Solution**

The external cladding of the shed will be a grey colorbond finish with a light reflectance value not more than 40%.

**22.4.3 Access to a road****A1 Not Applicable**

The proposed development is not a new dwelling. The development site has an existing vehicle access point on St Helens Point Road.

**22.4.4 Landscape protection****A1 Not Applicable**

There is no designated building area on the title.

**A2 Acceptable Solution**

The proposed shed is an addition to the existing residence on the site, is sited to the rear of the dwelling and is more than 10m below the adjacent ridgelines. Minor cut and fill is proposed to create a level building pad, this will not exceed 1m in depth.

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**Table 22.5 DEVELOPMENT STANDARDS FOR SUBDIVISION**

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**Not Applicable**

No subdivision of land is proposed.