

## **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 2025 / 00010
<b>Applicant</b>	G F Lanham
<b>Proposal</b>	Residential – Construction of a Carport
<b>Location</b>	1 Short Street, Fingal

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).

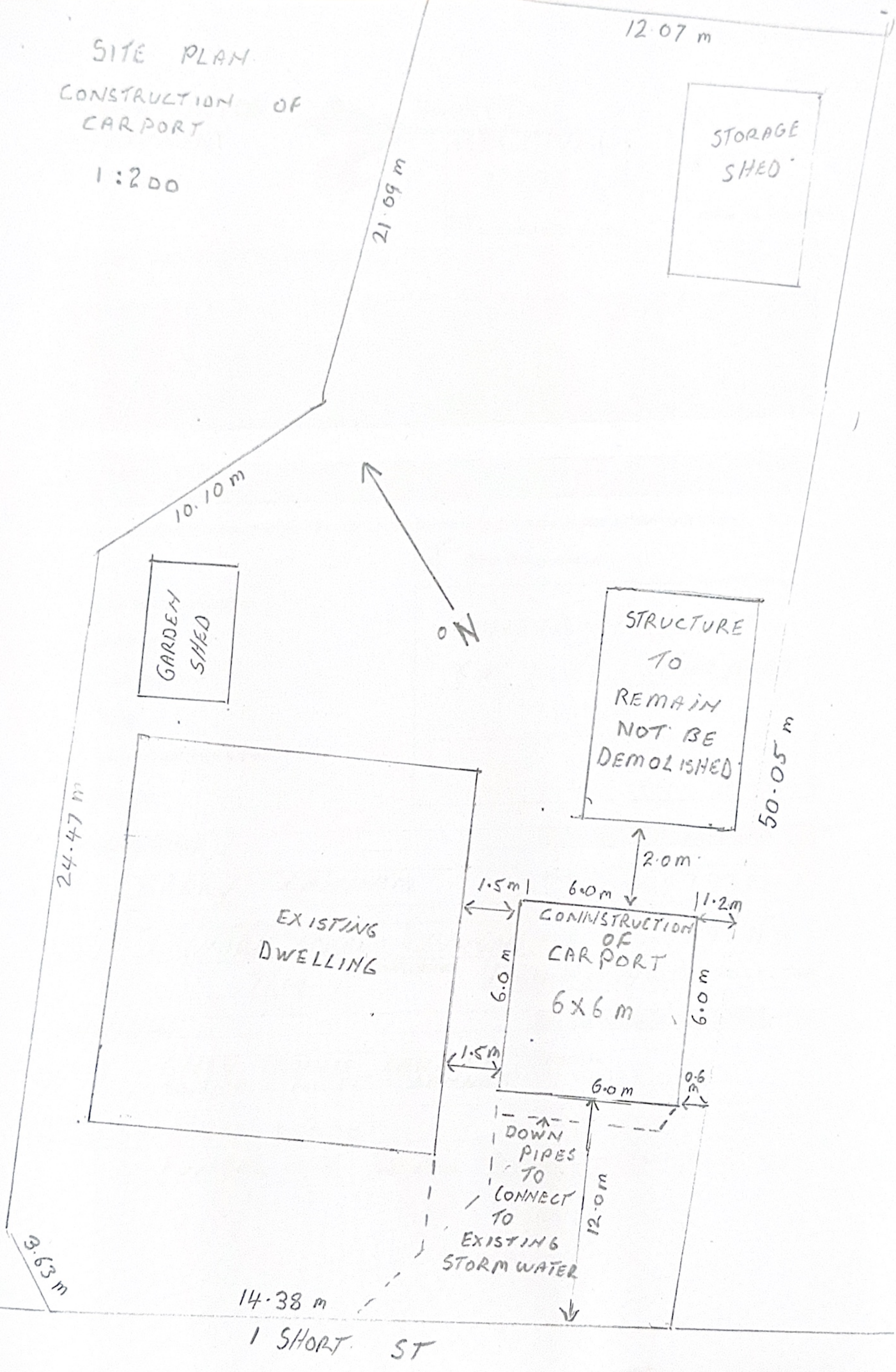
Representations must be submitted in writing to the General Manager, Break O'Day Council, 32 -34 Georges Bay Esplanade, St Helens 7216 or emailed to [admin@bodc.tas.gov.au](mailto:admin@bodc.tas.gov.au), and referenced with the Application Number in accordance with section 57(5) of the abovementioned Act during the fourteen (14) day advertised period commencing on Saturday 15 March, 2025 **until 5pm Friday 28 March, 2025**.

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



SITE PLAN  
CONSTRUCTION OF  
CARPORT

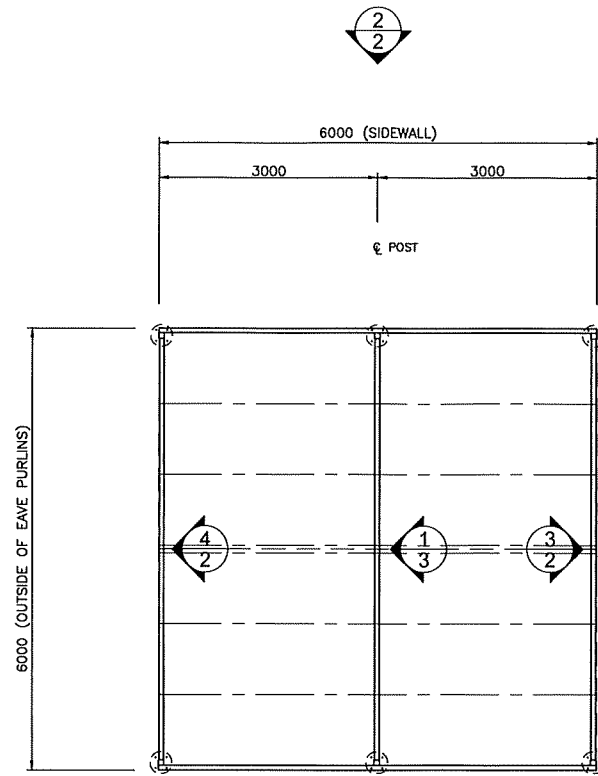
1:200





1 SHORT ST



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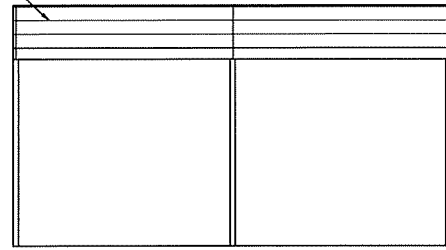


1 FOUNDATION PLAN  
1 SCALE: 1:100

SHEET <b>1</b> OF <b>5</b>	JOB NO. SKSG36365	DATE	CHECKED TM	DRAWN FDS	STEEL BUILDING BY <b>SKYLINE SHEDS TASMANIA PTY LTD</b> (CONTACT) 03 6334 5535 <b>GARRY LANHAM</b> 1 SHORT STREET FINGAL		 Civil & Structural Engineers 50 Punari Street Currajong, Qld 4812 Fax: 07 4725 5850 Email: design@nceng.com.au ABN 341 008 173 56	Mr Timothy Roy Messer BE MIEAust RPEQ
								Registered Chartered Professional Engineer Registered Professional Engineer (Civil & Structural) QLD Registered Certifying Engineer (Structural) N.T. Registered Engineer - (Civil) VIC Registered Engineer - (Civil) TAS

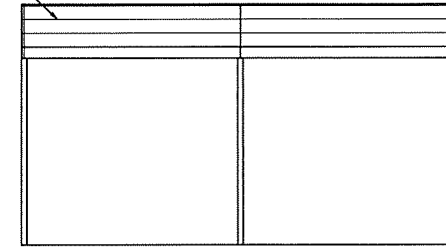
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ROOF PURLINS PER MEMBER SCHEDULE ON SHEET 5



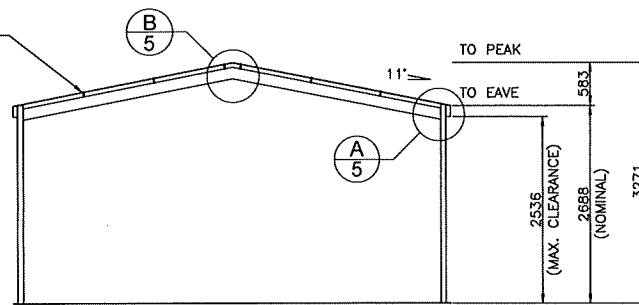
1 SIDEWALL EXTERIOR ELEVATION  
SCALE: 1:100

ROOF PURLINS PER MEMBER SCHEDULE ON SHEET 5



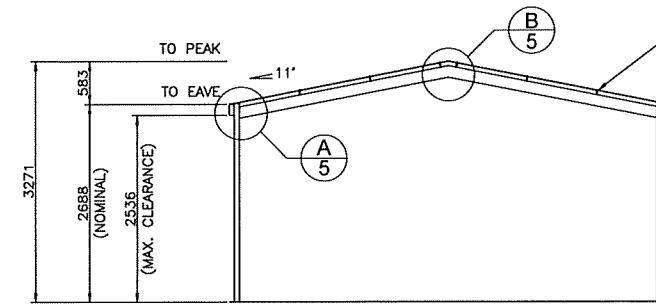
2 SIDEWALL EXTERIOR ELEVATION  
SCALE: 1:100

ROOF PURLINS PER MEMBER SCHEDULE ON SHEET 5



3 ENDWALL INTERIOR ELEVATION  
SCALE: 1:100

ROOF PURLINS PER MEMBER SCHEDULE ON SHEET 5



4 ENDWALL INTERIOR ELEVATION  
SCALE: 1:100

2 OF 5 SHEET  
JOB NO. SKSG36365  
DATE  
CHECKED TM  
DRAWN FDS

STEEL BUILDING BY (CONTACT)  
**SKYLINE SHEDS TASMANIA PTY LTD**  
FOR 03 6334 5535  
AT **GARRY LANHAM**  
1 SHORT STREET  
FINGAL



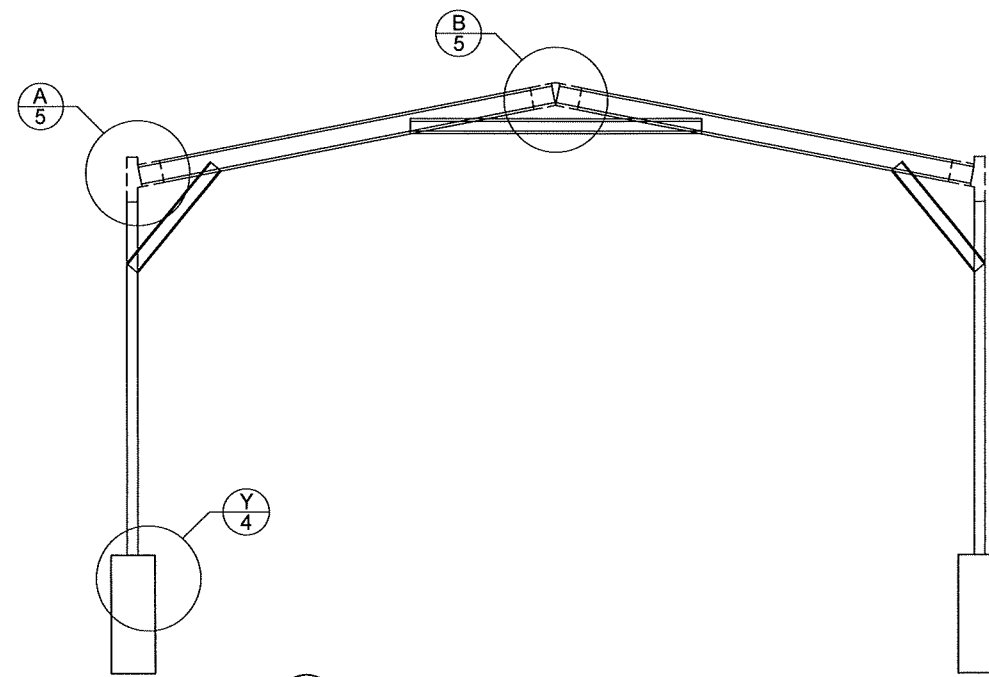
**NORTHERN CONSULTING** engineers  
Civil & Structural Engineers  
50 Punari Street  
Currajong, Qld 4812  
Fax: 07 4725 5850  
Email: design@nceng.com.au  
ABN 341 008 173 56

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

Regn. No. 2558980  
Regn. No. 9985  
Regn. No. 116373ES  
Regn. No. PE0002216  
Regn. No. CC5848M

Mr Timothy Roy Messer BE MIEAust RPEQ  
Signature *T. Messer*  
Date 16/1/2025  
Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register

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1 INTERNAL FRAME SECTION  
3 SCALE: 1:50

(Refer to Sheet #4 for concrete specification).

SHEET <b>3</b> OF <b>5</b>	JOB NO. SKSG36365	DATE	CHECKED TM	DRAWN FDS	STEEL BUILDING BY (CONTACT) <b>SKYLINE SHEDS TASMANIA PTY LTD</b> 03 6334 5535 <b>GARRY LANHAM</b> 1 SHORT STREET FINGAL		 Civil & Structural Engineers 50 Punari Street Currajong, Qld 4812 Fax: 07 4725 5850 Email: design@nceng.com.au ABN 341 008 173 56	Mr Timothy Roy Messer BE MIEAust RPEQ Signature <i>T. Messer</i> Date 16/1/2025 Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register	
					Registered Chartered Professional Engineer Registered Professional Engineer (Civil & Structural) QLD Registered Certifying Engineer (Structural) N.T. Registered Engineer - (Civil) VIC Registered Engineer - (Civil) TAS			Regn. No. 2558980 Regn. No. 9885 Regn. No. 118373ES Regn. No. PE0002216 Regn. No. CC5648M	

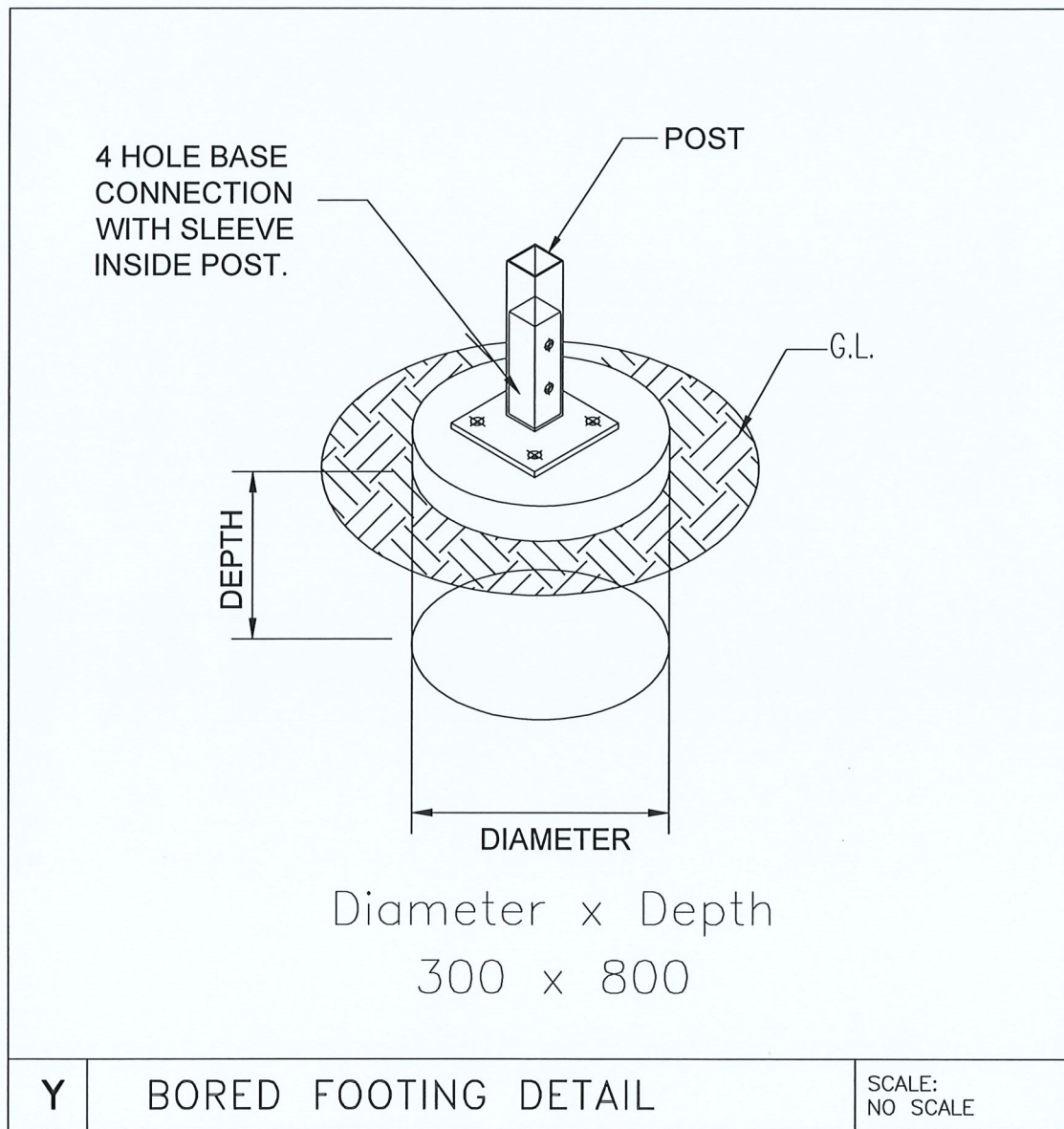


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**STRUCTURAL GENERAL NOTES**

- COVERING CODE** : BUILDING CODE OF AUSTRALIA (BCA), LOADING TO AS1170 - ALL SECTIONS.
- DRAWING OWNERSHIP** : THESE DRAWINGS REMAIN THE PROPERTY OF AG&S BUILDING SYSTEMS PTY. LTD (AG&S). ENGINEERING SIGNATURE AND CERTIFICATION IS ONLY VALID WHEN BUILDING IS SUPPLIED BY A DISTRIBUTOR OF AG&S. DRAWINGS ARE PROVIDED FOR THE DUAL PURPOSE OF OBTAINING BUILDING PERMITS AND AIDING CONSTRUCTION. ANY OTHER USE OR REPRODUCTION IS PROHIBITED WITHOUT WRITTEN APPROVAL FROM AG&S.
- DRAWING SIGNATURE REQUIREMENTS** : THESE DRAWINGS ARE NOT VALID UNLESS SIGNED BY THE ENGINEER. THE ENGINEER ACCEPTS NO LIABILITY OR RESPONSIBILITY FOR DRAWINGS WITHOUT A SIGNATURE. EACH TITLE BLOCK CONTAINS A WATER MARK UNDER THE CUSTOMER'S NAME CONTAINING THE DATE OF PRODUCTION OF THE DRAWINGS; THE DRAWINGS ARE TO BE SUBMITTED TO COUNCIL WITHIN 21 DAYS OF THIS DATE. THIS IS TO ENSURE THAT ONLY CURRENT DRAWINGS ARE IN CIRCULATION.
- CONTRACTOR RESPONSIBILITIES** : CERTIFIER AND CONTRACTOR TO CONFIRM (ON SITE) THAT THE WIND LOADINGS APPLIED TO THIS DESIGN ARE TRUE AND CORRECT FOR THE ADDRESS STATED IN THE TITLE BLOCK. CONTRACTOR SHALL VERIFY AND CONFIRM ALL EXISTING CONDITIONS AND DIMENSIONS. ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS PRIOR TO START OF WORK. CONTRACTOR MUST NOT MAKE ANY DEVIATION FROM THE PROVIDED PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM ONE THE UNDERSIGNING ENGINEERS. THE ENGINEER / AG&S TAKE NO RESPONSIBILITY FOR CHANGES MADE WITHOUT WRITTEN APPROVAL. CONTRACTOR IS RESPONSIBLE FOR ENSURING NO PART OF THE STRUCTURE BECOMES OVERSTRESSED DURING CONSTRUCTION. BUILDING IS NOT STRUCTURALLY ADEQUATE UNTIL THE INSTALLATION OF ALL COMPONENTS AND DETAILS SHOWN IS COMPLETED IN ACCORDANCE WITH THESE DRAWINGS. THE INDICATED DRAWING SCALES ARE APPROXIMATE. DO NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES. FOR FURTHER DIRECTIONS ON CONSTRUCTION THE CONTRACTOR SHOULD CONSULT THE APPROPRIATE INSTRUCTION MANUAL.
- ENGINEERING** : THE ENGINEER / AG&S ARE NOT ACTING AS PROJECT MANAGERS FOR THIS DEVELOPMENT, AND WILL NOT BE PRESENT DURING CONSTRUCTION. THE UNDERSIGNING ENGINEERS HAVE REVIEWED THIS BUILDING FOR CONFORMITY ONLY TO THE STRUCTURAL DESIGN PORTIONS OF THE GOVERNING CODE. THE PROJECT MANAGER IS RESPONSIBLE FOR ADDRESSING ANY OTHER CODE REQUIREMENTS APPLICABLE TO THIS DEVELOPMENT. THESE DOCUMENTS ARE STAMPED ONLY AS TO THE COMPONENTS SUPPLIED BY AG&S. IT IS THE RESPONSIBILITY OF THE PURCHASER TO COORDINATE DRAWINGS PROVIDED BY AG&S WITH OTHER PLANS AND/OR OTHER COMPONENTS THAT ARE PART OF THE OVERALL PROJECT. IN CASES OF DISCREPANCIES, THE LATEST DRAWINGS PROVIDED BY AG&S SHALL GOVERN.
- INSPECTIONS** : NO SPECIAL INSPECTIONS ARE REQUIRED BY THE GOVERNING CODE ON THIS JOB. ANY OTHER INSPECTIONS REQUESTED BY THE LOCAL BUILDING DEPARTMENT SHALL BE CONDUCTED AT THE OWNER'S EXPENSE.
- SOIL REQUIREMENTS** : SITE CLASSIFICATION TO BE A, S OR M ONLY. SOIL SAFE BEARING CAPACITY VALUE INDICATED ON DRAWING SHEET 4 OCCURS AT 100mm BELOW FINISH GRADE, EXISTING NATURAL GRADE, OR AT FROST DEPTH SPECIFIED BY LOCAL BUILDING DEPARTMENT, WHICHEVER IS THE LOWEST ELEVATION. REGARDLESS OF DETAIL Y ON SHEET 4 THE MINIMUM FOUNDATION DEPTH SHOULD BE 100MM INTO NATURAL GROUND OR BELOW FROST DEPTH SPECIFIED BY LOCAL COUNCIL. ROLLED OR COMPACTED FILL MAY BE USED UNDER SLAB, COMPACTED IN 150mm LAYERS TO A MAXIMUM DEPTH OF 900mm. CONCRETE FOUNDATION EMBEDMENT DEPTHS DO NOT APPLY TO LOCATIONS WHERE ANY UNCOMPACTED FILL OR DISTURBED GROUND EXISTS OR WHERE WALLS OF THE EXCAVATION WILL NOT STAND WITHOUT SUPPLEMENTAL SUPPORT, IN THIS CASE SEEK FURTHER ENGINEERING ADVICE.
- CLASS 10a FOOTING DESIGNS** : THE FOUNDATION DOCUMENTED IS APPROPRIATE FOR CLASS 10a BUILDING DESIGNS ON 'M-D', 'H', 'H-D' OR 'E' CLASS SOILS, IF TOTAL SLAB AREA IS UNDER 10m<sup>2</sup> AND THE MAXIMUM SLAB DIMENSION (LENGTH AND WIDTH) IS LESS THAN 12m. PLEASE BE AWARE THAT THE SLAB DESIGN FOR H & E CLASS SOILS IN THESE INSTANCES ARE DESIGNED TO EXPERIENCE SOME CRACKING. THIS CRACKING IS NOT CONSIDERED A STRUCTURAL FLAW OR DESIGN ISSUE, AND IS SIMPLY COSMETIC IN NATURE. IF THIS IS A CONCERN TO THE CLIENT IT IS ADVISED THEY DISCUSS OTHER OPTIONS WITH THE RELEVANT DISTRIBUTOR PRIOR TO THE POURING OF THE SLAB. FOR PAD ONLY DESIGNS BUILDING DIMENSION PREVAILS OVER SLAB DIMENSIONS.
- CONCRETE REQUIREMENTS** : ALL CONCRETE DETAILS AND PLACEMENT SHALL BE PERFORMED IN ACCORDANCE WITH AS2870 AND AS3600. CONCRETE SHALL HAVE A MIN. 28-DAY STRENGTH OF 20MPa FOR EXPOSURE A1, 25MPa FOR EXPOSURE A2, 32MPa FOR EXPOSURE B1, 40MPa FOR EXPOSURE B2 AND 50MPa FOR EXPOSURE C, IN ACCORDANCE WITH SECTION 4, AS3600. CEMENT TO BE TYPE A. MAX AGGREGATE SIZE OF 20mm. SLUMP TO BE 80mm +/- 15mm. SLABS TO BE CURED FOR 7 DAYS BY WATERING OR COVERING WITH A PLASTIC MEMBRANE, AFTER WHICH CONSTRUCTION CAN BEGIN, DUE CARE GIVEN NOT TO OVER-TIGHTEN HOLD DOWN BOLTS. GIVEN ALLOWABLE SOIL TYPES 1 LAYER OF SL72 REINFORCING MESH IS TO BE INSTALLED ON STANDARD SLABS WITH A MINIMUM 30MM COVER FROM CONCRETE SURFACE. CONCRETE REINFORCING TO CONFORM TO AS 1302, AS1303 & AS 1304. ALL REINFORCING COVER TO BE A MINIMUM OF 30mm.
- STRUCTURAL STEEL REQUIREMENTS** : ALL STRUCTURAL STEEL, INCLUDING SHEETING THOUGH EXCLUDING CONCRETE REINFORCING, SHALL CONFORM TO AS 1397 (GAUGE <= 1mm fy = 550MPa, GAUGE > 1mm < 1.5mm fy = 500MPa, GAUGE >= 1.5mm fy = 450MPa). NO WELDING IS TO BE PERFORMED ON THIS BUILDING. ALL STRUCTURAL MEMBERS AND CONNECTIONS DESIGNED TO AS4600. ALL BOLT HOLE DIAMETERS TO STRAIT GENERAL FINISHES.

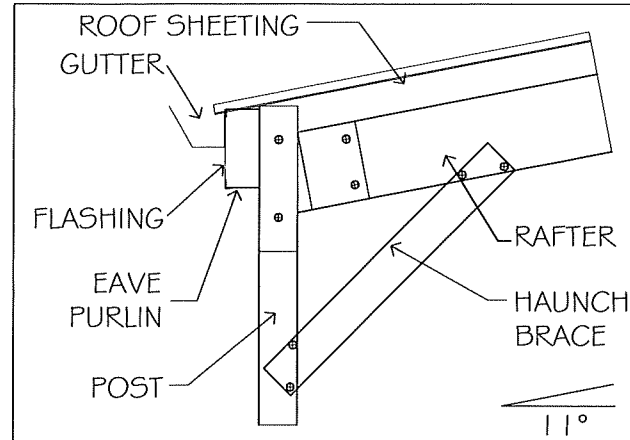
PROJECT DESIGN CRITERIA	
ROOF LIVE LOAD:	0.25 kPa
BASIC WIND SPEED:	VR 57 m/s
WIND REGION:	Reg B
TERRAIN CATEGORY:	TCat 2
SEISMIC ZONE:	4
SOIL SAFE BEARING CAPACITY:	100 kPa
IMPORTANCE LEVEL:	2



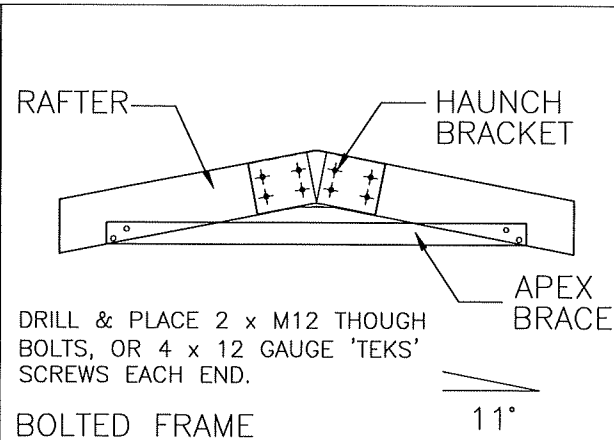
SHEET <div style="font-size: 2em; font-weight: bold;">4</div> OF <div style="font-size: 2em; font-weight: bold;">5</div>	JOB NO. SKSG36365	DATE  	CHECKED TM	DRAWN FDS	STEEL BUILDING BY (CONTACT) <b>SKYLINE SHEDS TASMANIA PTY LTD</b> 03 6334 5535 <b>GARRY LANHAM</b> 1 SHORT STREET FINGAL	 Civil & Structural Engineers 50 Punari Street Currarong, Qld 4812 Fax: 07 4725 5850 Email: design@nceng.com.au ABN 341 008 173 56 Registered Chartered Professional Engineer Registered Professional Engineer (Civil & Structural) QLD Registered Certifying Engineer (Structural) N.T. Registered Engineer - (Civil) VIC Registered Engineer - (Civil) TAS	Mr Timothy Roy Messer BE MIEAust RPEQ  Signature ..... Date ..... 16/1/2025 ..... Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register
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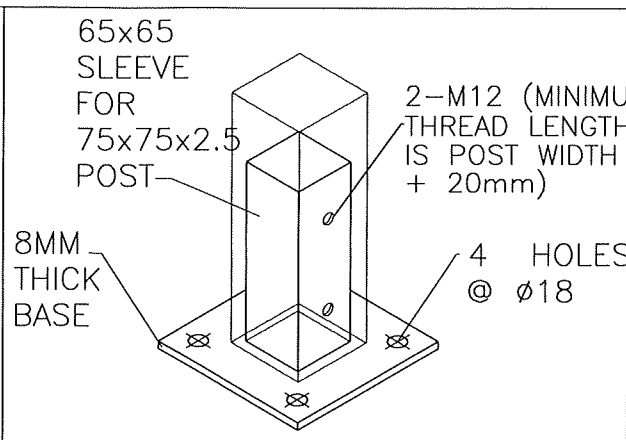
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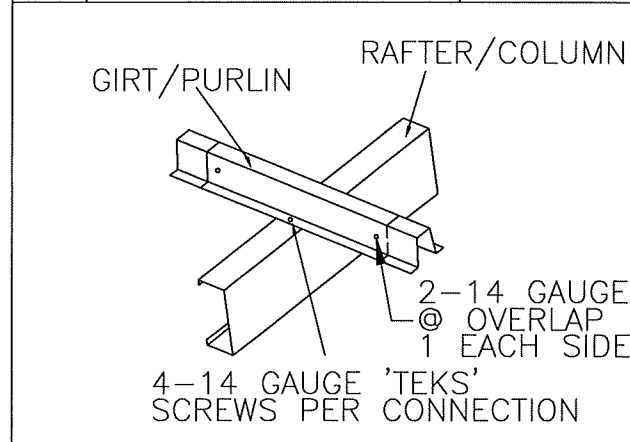
**A** HAUNCH CONNECTION DWG NO H1851BBG



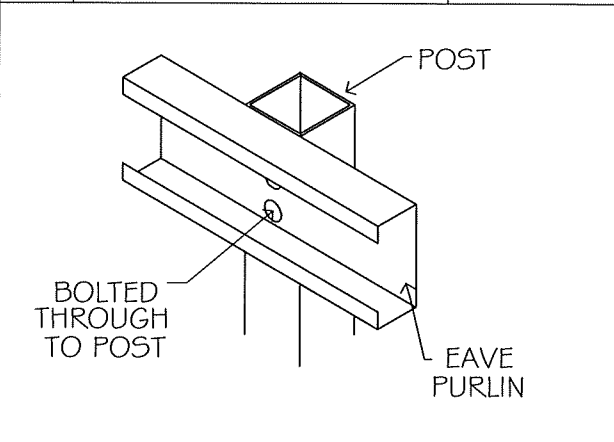
**B** APEX CONNECTION DWG NO A51BB



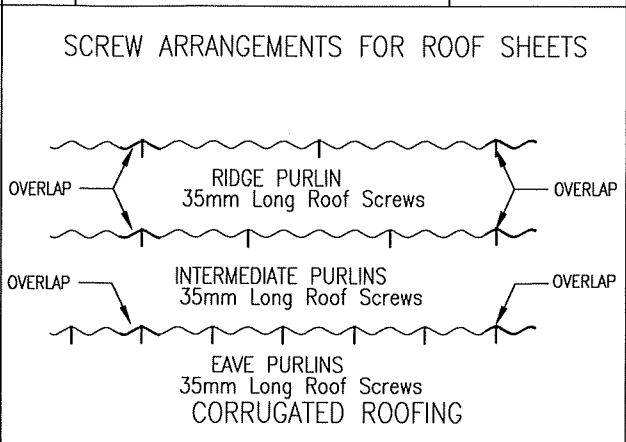
**R** BASE CONNECTION DETAIL DWG NO CBC18



**C** ROOF PURLIN CONNECTION DWG NO CSCONG



**D** EAVE PURLIN CONNECTION DWG NO CEPB



**G** ROOF SHEETING PROFILE DWG NO RO

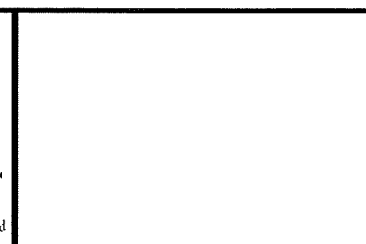
MEMBER AND MATERIAL SCHEDULE

1	C.S. FRAME RAFTER	Single C15015
2	C.S. FRAME POST	Single Post 75x75x2.5 SHS 2.70m stock length
3	POST CUT LENGTH	2.7m
4	C.S. FRAME KNEE BRACE	Single C10010
5	C.S. FRAME APEX BRACE	Single C10010
6	ANCHOR BOLTS (# PER DETS.)	Sleeve Anchor 16.0x110 G/Y
7	POST BOLTS	Hex 4.6 Gal M12x100
8	EAVE PURLIN	C15019 (9mm below post)
9	ROOF PURLIN	Tophat 64 x 1.0
10	ROOF PURLIN SPACING	0.979 m. (1.3m Max.)
11	ROOF CLADDING	Corrugated TCT 0.47, CB
12	ROOF CLADDING FASTENERS	12-14x35 H/Grip C/S CB
13	FRAME SCREW FASTENERS	14-13x22 Hex C/S (SP HD 5/16" Hex Drive)
14	FRAME BOLT FASTENERS	Purlin Assy M12x30 Z/P
15	ROOF COLOUR	WOODLAND_GREY
16	DOWNPIPE COLOUR	WOODLAND_GREY
17	GUTTER COLOUR	WOODLAND_GREY
18	BARGE COLOUR	WOODLAND_GREY

C.S. = CLEARSPAN

5	OF	5
SHEET		
JOB NO.	SKSG36365	
DATE		
CHECKED	TM	
DRAWN	FDS	

STEEL BUILDING BY (CONTACT)  
**SKYLINE SHEDS TASMANIA PTY LTD**  
 03 6334 5535  
**GARRY LANHAM**  
 1 SHORT STREET  
 FINGAL



**NORTHERN CONSULTING**  
 engineers  
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 50 Punari Street  
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Registered Chartered Professional Engineer  
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 Registered Certifying Engineer (Structural) N.T.  
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Regn. No. 2559980  
 Regn. No. 9985  
 Regn. No. 116373ES  
 Regn. No. PE0002216  
 Regn. No. CC5648M

Mr Timothy Roy Messer BE MIEAust RPEQ  
 Signature *T. Messer*  
 Date 16/1/2025  
 Registered on the NPER in the areas of practice  
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 Engineers Register