PLAN 2

PLANNING APPLICATION PLN-20-0260

39 CHURCH STREET, ROSS

ATTACHMENTS

A Application & plans, correspondence with applicant

B Referral response

C Representation and objections

1-118

PLANNING APPLICATION

Proposal

Description of proposal: Proposed Shed

(attach additional sheets if necessary)

If applying for a subdivision which creates a new road, please supply three proposed names for the road, in order of preference:

1..... 2..... 3.....

Site address: 39 Church Street, Ross, 7209

CT no: .....

Estimated cost of project $19,000 *(include cost of landscaping, car parks etc for commercial/industrial uses)*

Are there any existing buildings on this property? *Yes* / ~~No~~
If yes – main building is used as Main residence and existing garage.

If variation to Planning Scheme provisions requested, justification to be provided:

Heritage Precinct

(attach additional sheets if necessary)

Is any signage required? N/A
(if yes, provide details)

PROPOSED SHED
39 CHURCH STREET, ROSS, 7209.

DRAWING #	DRAWING
CHRC39-1	COVER PAGE
CHRC39-2	SITE PLAN

1-119

Amended
17.11.20

COUNCIL		ZONE		ENERGY STAR RATING	N/A
NORTHERN MIDLANDS		HERITAGE PRECINCT		BAL RATING	N/A
PROPOSED SHED	117.00	LAND TITLE REFERENCE	133355/1	DESIGN WIND CLASS	ASSUMED "N2"
		PROPERTY ID	1961196	SOIL CLASSIFICATION	ASSUMED "H-1"
		LOT SIZE (M^2)	1520	CLIMATE ZONE	7
		PLANNING OVERLAY	HERITAGE PRECINCT & URBAN GROWTH BOUNDARY	ALPINE AREA	N/A
				CORROSION ENV'	N/A

ATTACHMENTS

EXHIBITED

DESIGN TO LIVE
MITCHELL LLOYD
ACC # 371799313
ABN. 71 615 812 747
PH. 6344 7319
E. info@designtolive.com.au

CLIENT/S:
BRIAN & CANDYCE HURREN

SITE ADDRESS:
39 CHURCH STREET,
ROSS, 7209.

DRAWING
COVER PAGE

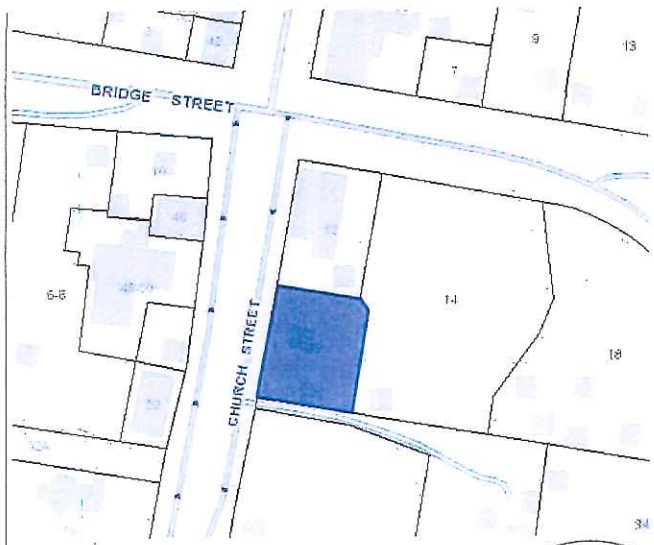
I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.

SIGNATURE: **DATE:**

SIGNATURE: **DATE:**

REV.	DATE	DESCRIPTION
R1	21/10/2020	FOR REVIEW

DESIGNER	M.L.	JOB NUMBER	CRCH39
DRAWN	BHS	DRAWING	1/2
CHECKED	M.L.	SCALE (@A3)	NTS



LOCALITY PLAN NOT TO SCALE

1–120

Amended
17.11.20

TITLE BOUNDARY - 31.53m

TITLE BOUNDARY - 5.47m

SEWER MAIN

WATER MAIN

SEWER MAIN

CHURCH STREET

TITLE BOUNDARY - 42.84m

TITLE BOUNDARY - 38.89m

N

EXISTING DWELLING

FFL: 0.00

PROPOSED SHED
117.00 m²
FFL:-0.35

MINIMUM CUT OF 400mm

MINIMUM FILL OF 300mm

STORMWATER FROM PROPOSED SHED TO BE CONNECTED INTO EXISTING STORMWATER LINE AND DIRECTED TO DISCHARGE POINT

EXISTING SHED

EXISTING CROSSOVER

EXISTING SEALED DRIVEWAY

TITLE BOUNDARY - 35.98m

EXHIBITED

DESIGN TO LIVE
MITCHELL LLOYD
ACC # 371799313
ABN. 71 615 812 747
PH. 6344 7319
E. info@designtolive.com.au

CLIENT/S:
BRIAN & CANDYCE HURREN

SITE ADDRESS:
39 CHURCH STREET,
ROSS, 7209.

DRAWING
SITE PLAN

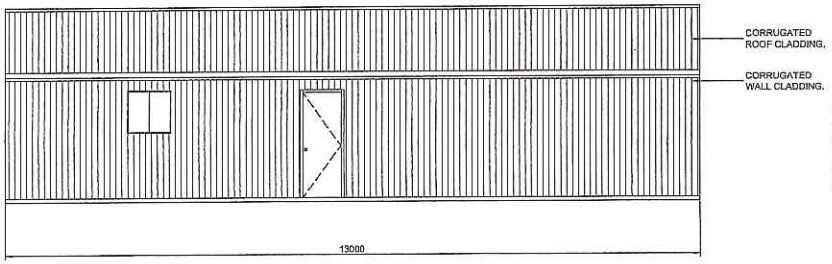
I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.

SIGNATURE: **DATE:**

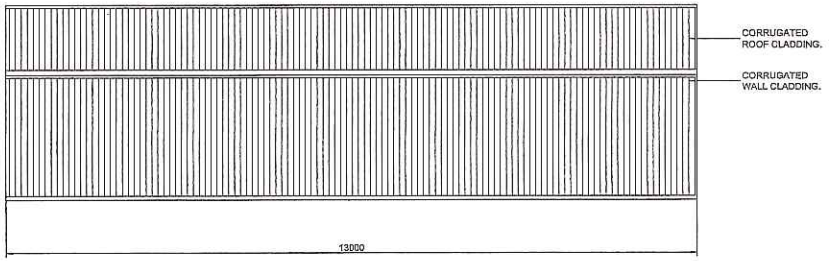
SIGNATURE: **DATE:**

REV.	DATE	DESCRIPTION
R1	21/10/2020	FOR REVIEW

DESIGNER	M.L.	JOB NUMBER	CRCH39
DRAWN	BHS	DRAWING	2/2
CHECKED	M.L.	SCALE (@A3)	1:200,

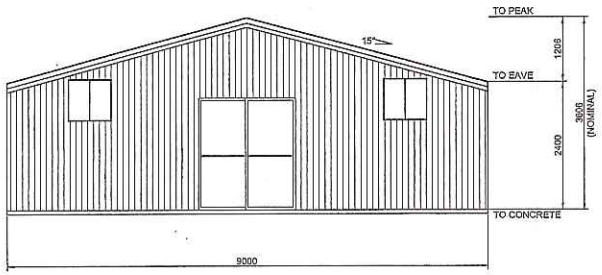


1/6 SIDEWALL EXTERIOR ELEVATION
SCALE: 1 = 100

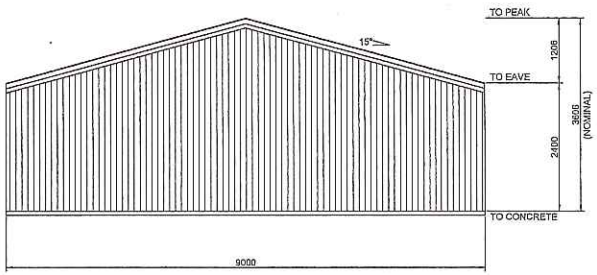


2/6 SIDEWALL EXTERIOR ELEVATION
SCALE: 1 = 100

1-121



4/6 ENDWALL EXTERIOR ELEVATION
SCALE: 1 = 100



3/6 ENDWALL EXTERIOR ELEVATION
SCALE: 1 = 100

Amended
17.11.20

EXHIBITED

BUILDING COLOURS

WALL	PAPERBARK
ROOF	PAPERBARK
P.A. DOOR	PAPERBARK
WINDOW	PAPERBARK
GLASS SLIDING DOOR	PAPERBARK
DOWNPIPE	PAPERBARK
GUTTER	PAPERBARK
CORNER FLASHING	PAPERBARK
BARGE FLASHING	PAPERBARK
OPENING FLASHING	PAPERBARK

SHEET 6 OF 7
JOB NO. SKSG30753
NCC 2019
DATE 17/11/2020
CHECKED TM
DRAWN FDS

STEEL BUILDING BY
FOR
AT

(CONTACT)
SKYLINE ROOFING PTY LTD
03 6334 5535
CANDY & BRIAN HURREN
39 CHURCH ST
ROSS

fairdinkum SHEDS

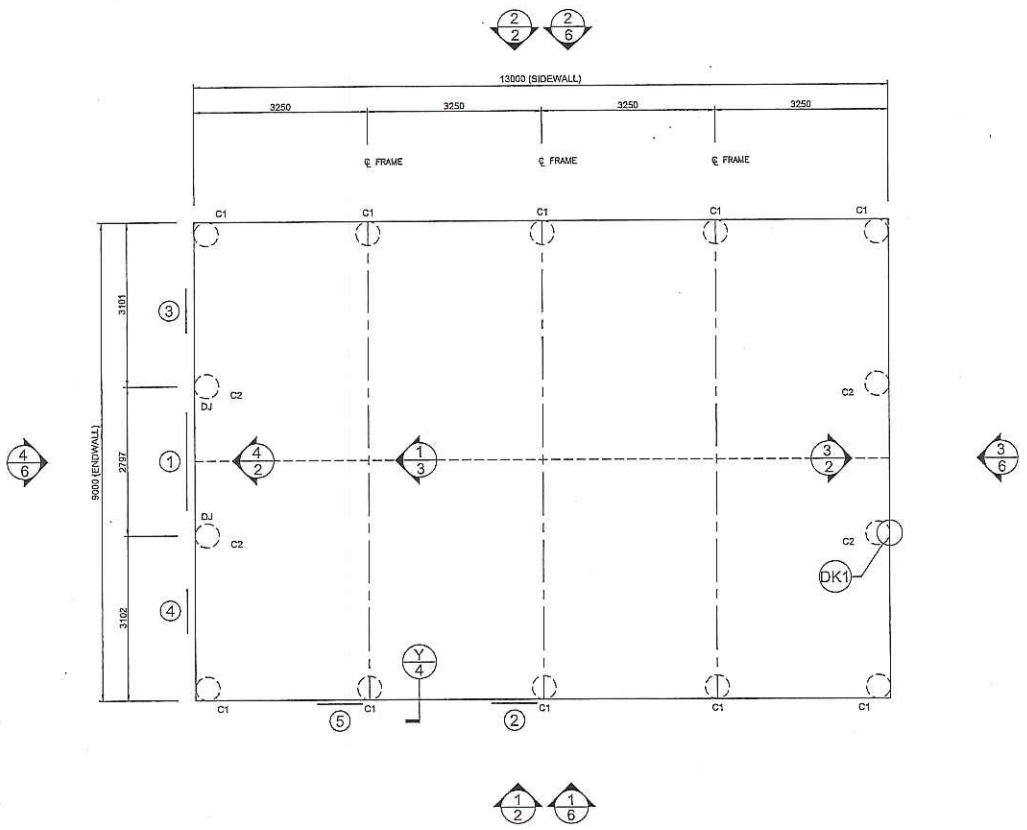
NORTHERN CONSULTING engineers
Civil & Structural Engineers
50 Punari Street
Currajong, Qld 4812
Fax: 07 4725 5850
Email: design@nceng.com.au
ABN 341 008 173 56

Registered Chartered Professional Engineer — Regn. No. 2558980
Registered Professional Engineer (Civil & Structural) QLD — Regn. No. 9985
Registered Certifying Engineer (Structural) N.T. — Regn. No. 116373ES
Registered Engineer - (Civil) VIC — Regn. No. EC36692
Registered Engineer - (Civil) TAS — Regn. No. CC5648M

Mr Timothy Roy Messer BE MIEAust RPEQ
Registered Professional Engineer 2558980
Signature
Date 17/11/2020
Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register

IF IN DOUBT, ASK.

1-122



1/1 FOUNDATION PLAN AND MEMBER LAYOUT
SCALE: 1 = 100

Amended
17.11.20

EXHIBITED

DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. ALL DIMENSIONS TO BE VERIFIED ON SITE.

Roof has been designed for Light Weight Ceilings & Roofs Loading. Allowing for an Additional Roof Loading of 13.00kg/m^2 .
Builder to Confirm Additional Roof Loading Selected is Acceptable for the Design.
DJ - INDICATES DOOR JAMBS AT THESE LOCATIONS. REFER TO SHEET #4 ON THE DOOR SCHEDULE FOR SIZES

MEMBER LEGEND

C1	C20015
C2	C15012

SHEET 1 OF 7
JOB NO. SKSG30753
NCC 2019
DATE 17/11/2020
CHECKED TM
DRAWN FDS

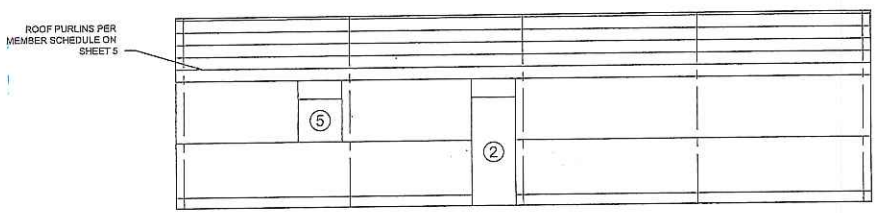
STEEL BUILDING BY (CONTACT)
SKYLINE ROOFING PTY LTD
03 6334 5535
FOR
CANDY & BRIAN HURREN
AT
39 CHURCH ST, ROSS 7209

fairdinkum SHEDS

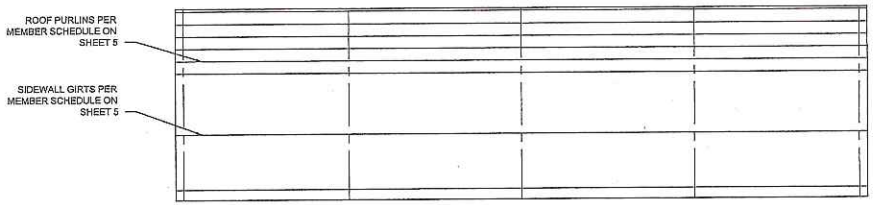
NORTHERN CONSULTING engineers
Civil & Structural Engineers
50 Punari Street
Currajong, Qld 4812
Fax: 07 4725 5850
Email: design@nceng.com.au
ABN 341 008 173 56

Registered Chartered Professional Engineer	Regn. No. 2558980
Registered Professional Engineer (Civil & Structural) QLD	Regn. No. 9985
Registered Certifying Engineer (Structural) N.T.	Regn. No. 116373ES
Registered Engineer - (Civil) VIC	Regn. No. EC36092
Registered Engineer - (Civil) TAS	Regn. No. CC5648M

Mr Timothy Roy Messer BE MIEAust RPEQ
Registered Professional Engineer 2558980
Signature T. Messer
Date 17/11/2020
Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register

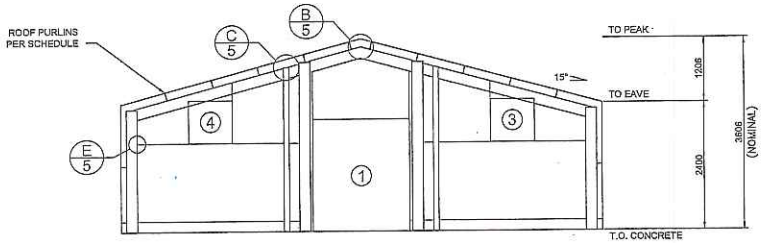


1/2 SIDEWALL EXTERIOR ELEVATION
SCALE: 1 = 100



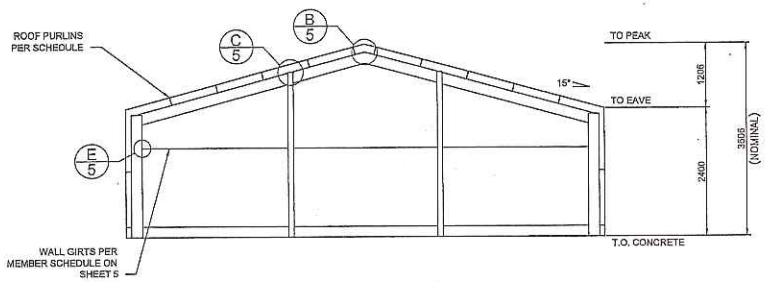
2/2 SIDEWALL EXTERIOR ELEVATION
SCALE: 1 = 100

1-123



Amended
17.11.20

4/2 ENDWALL INTERIOR ELEVATION
SCALE: 1 = 100



3/2 ENDWALL INTERIOR ELEVATION
SCALE: 1 = 100

DIAGONAL X BRACING NOT REQUIRED IN THIS BUILDING.
CLADDING DIAPHRAGM SUFFICIENT.

EXHIBITED

SHEET 2 OF 7
JOB NO. SKSG30753 | NCC 2019
DATE 17/11/2020
CHECKED TM
DRAWN FDS

STEEL BUILDING BY
(CONTACT)
SKYLINE ROOFING PTY LTD
03 6334 5535
FOR
CANDY & BRIAN HURREN
AT
39 CHURCH ST
ROSS

SHED SAFE accredited

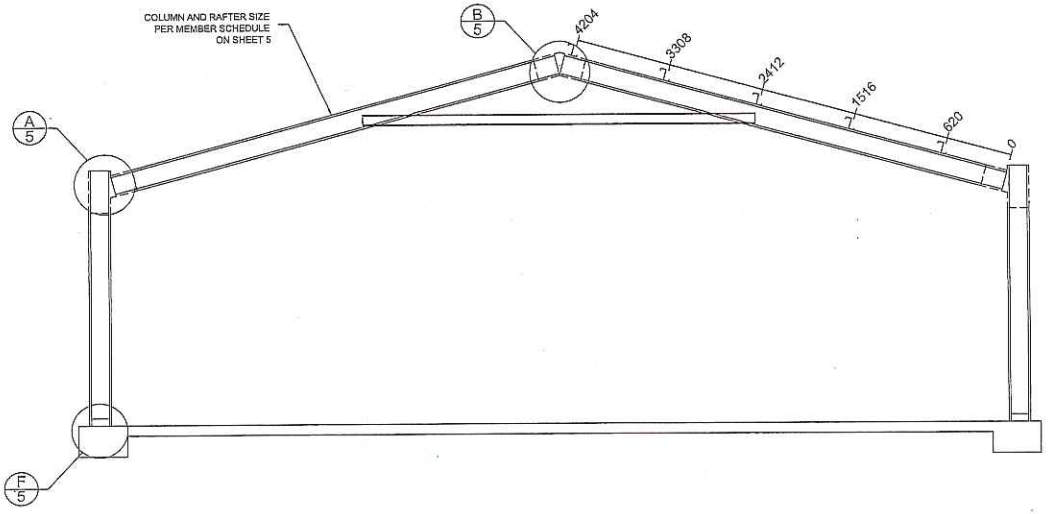
fairdinkum SHEDS

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

Registered Chartered Professional Engineer — Regn. No. 2558980
Registered Professional Engineer (Civil & Structural) QLD — Regn. No. 9985
Registered Certifying Engineer (Structural) N.T. — Regn. No. 116373ES
Registered Engineer - (Civil) VIC — Regn. No. EC36692
Registered Engineer - (Civil) TAS — Regn. No. CC5548M

Mr Timothy Roy Messer BE MIEAust RPEQ
Registered Professional Engineer 2558980
Signature T. Messer
Date 17/11/2020
Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register

1-124



1/3 INTERNAL FRAME SECTION
SCALE: 1=50

Amended
17.11.20

EXHIBITED

Refer to Sheet #4 for concrete specification.

SHEET 3 OF 7

JOB NO. SKSG30753 NCC 2019

DATE 17/11/2020

CHECKED TM

DRAWN FDS

STEEL BUILDING BY

(CONTACT)
SKYLINE ROOFING PTY LTD
03 6334 5535

FOR
CANDY & BRIAN HURREN

AT
39 CHURCH ST
ROSS

SHED SAFE accredited

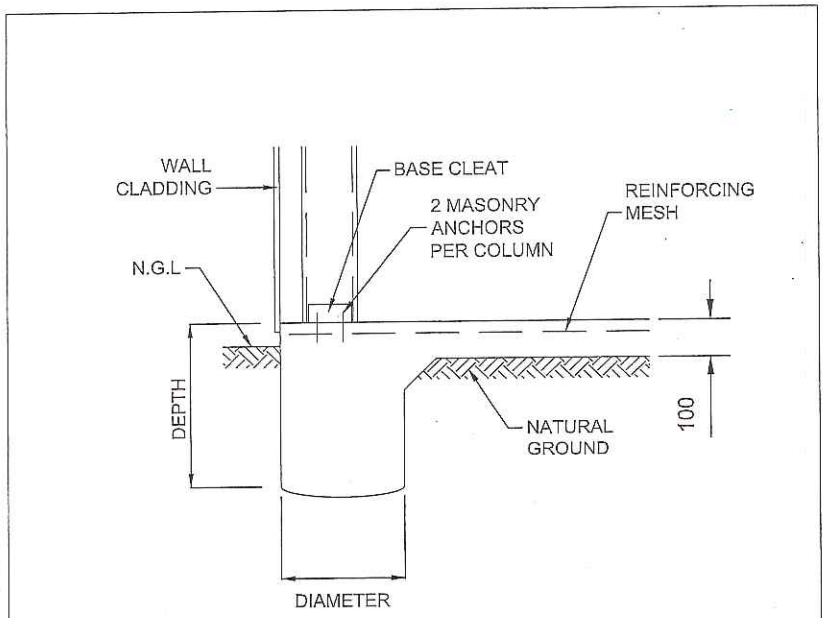
fairdinkum SHEDS

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

Registered Chartered Professional Engineer — Regn. No. 2558980
Registered Professional Engineer (Civil & Structural) QLD — Regn. No. 9985
Registered Certifying Engineer (Structural) N.T. — Regn. No. 116373ES
Registered Engineer - (Civil) VIC — Regn. No. EC36692
Registered Engineer - (Civil) TAS — Regn. No. CC5548M

Mr Timothy Roy Messer BE MIEAust RPEQ
Registered Professional Engineer 2558980
Signature T. Messer
Date 17/11/2020
Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register

1-125



450 x 300

Diameter x Depth (mm)

N.G.L - NATURAL GROUND LINE

Y	BORED LOCAL THICKENING DETAIL	DWG NO: SBOMA

STRUCTURAL GENERAL NOTES

1. GOVERNING CODE : NATIONAL CONSTRUCTION CODE (NCC), LOADING TO AS1170 - ALL SECTIONS. BUILDING SUITABLE AS EITHER A PRIVATE GARAGE CLASS 10A, OR A FARM SHED (CLASS 7 OR 8), UNLESS OTHERWISE SPECIFICALLY NOTED. FOR USE AS A FARM SHED, IT MUST MEET THE FOLLOWING REQUIREMENTS:
   - BE LESS THAN 2000 SQM IN AREA (INCLUSIVE OF ANY MEZZANINE FLOOR AREA).
   - MUST BE LOCATED ON A FARM AND USED IN CONNECTION WITH FARMING PURPOSES.
   - BUILDING IS NOT TO BE OCCOUPIED FREQUENTLY NOR FOR EXTENDED PERIODS BY PEOPLE, WITH A MAXIMUM OF 1 PERSON PER 200 SQM OR 2 PERSONS MAXIMUM IN TOTAL WHICHEVER IS THE LESSER.
2. DRAWING OWNERSHIP :
   THESE DRAWINGS REMAIN THE PROPERTY OF FBHS (AUST) PTY LIMITED. ENGINEERING SIGNATURE AND CERTIFICATION IS ONLY VALID WHEN BUILDING IS SUPPLIED BY A DISTRIBUTOR OF FBHS. DRAWINGS ARE PROVIDED FOR THE DUAL PURPOSE OF OBTAINING BUILDING PERMITS AND AIDING CONSTRUCTION. ANY OTHER USE OR REPRODUCTION IS PROHIBITED WITHOUT WRITTEN APPROVAL FROM FBHS.
3. DRAWING SIGNATURE REQUIREMENTS :
   THESE DRAWINGS ARE NOT VALID UNLESS SIGNED BY THE ENGINEER. THE ENGINEER ACCEPTS NO LIABILITY OR RESPONSIBILITY FOR DRAWINGS WITHOUT A SIGNATURE. EACH TITLE BLOCK CONTAINS A WATER MARK UNDER THE CUSTOMERS NAME CONTAINING THE DATE OF PRODUCTION OF THE DRAWINGS; THE DRAWINGS ARE TO BE SUBMITTED TO COUNCIL WITHIN 21 DAYS OF THIS DATE. THIS IS TO ENSURE THAT ONLY CURRENT DRAWINGS ARE IN CIRCULATION.
4. CONTRACTOR RESPONSIBILITIES :
   CERTIFIER AND CONTRACTOR TO CONFIRM [ON SITE] THAT THE WIND LOADINGS APPLIED TO THIS DESIGN ARE TRUE AND CORRECT FOR THE ADDRESS STATED IN THE TITLE BLOCK.
   CONTRACTOR SHALL VERIFY AND CONFIRM ALL EXISTING CONDITIONS AND DIMENSIONS. ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS PRIOR TO START OF WORK.
   CONTRACTOR MUST NOT MAKE ANY DEVIATION FROM THE PROVIDED PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM ONE THE UNDERSIGNING ENGINEERS. THE ENGINEER / FBHS TAKE NO RESPONSIBILITY FOR CHANGES MADE WITHOUT WRITTEN APPROVAL.
   CONTRACTOR IS RESPONSIBLE FOR ENSURING NO PART OF THE STRUCTURE BECOMES OVERSTRESSED DURING CONSTRUCTION.
   BUILDING IS NOT STRUCTURALLY ADEQUATE UNTIL THE INSTALLATION OF ALL COMPONENTS AND DETAILS SHOWN IS COMPLETED IN ACCORDANCE WITH THESE DRAWINGS.
   THE INDICATED DRAWING SCALES ARE APPROXIMATE. DO NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES.
   FOR FUTHER DIRECTIONS ON CONSTRUCTION THE CONTRACTOR SHOULD CONSULT THE APPROPRIATE INSTRUCTION MANUAL.
5. ENGINEERING :
   THE ENGINEER / FBHS ARE NOT ACTING AS PROJECT MANAGERS FOR THIS DEVELOPMENT, AND WILL NOT BE PRESENT DURING CONSTRUCTION.
   THE UNDERSIGNING ENGINEERS HAVE REVIEWED THIS BUILDING FOR CONFORMITY ONLY TO THE STRUCTURAL DESIGN PORTIONS OF THE GOVERNING CODE. THE PROJECT MANAGER IS RESPONSIBLE FOR ADDRESSING ANY OTHER CODE REQUIREMENTS APPLICABLE TO THIS DEVELOPMENT.
   THESE DOCUMENTS ARE STAMPED ONLY AS TO THE COMPONENTS SUPPLIED BY FBHS. IT IS THE RESPONSIBILITY OF THE PURCHASER TO COORDINATE DRAWINGS PROVIDED BY FBHS WITH OTHER PLANS AND/OR OTHER COMPONENTS THAT ARE PART OF THE OVERALL PROJECT. IN CASES OF DISCREPANCIES, THE LATEST DRAWINGS PROVIDED BY FBHS SHALL GOVERN.
   NO ALTERATIONS TO THIS STRUCTURE (INCLUDING REMOVAL OF CLADDING) ARE TO BE UNDERTAKEN WITHOUT THE CONSENT OF THE CERTIFYING ENGINEER.
   OPENINGS SUCH AS WINDOWS AND DOORS NEED TO BE INSTALLED AS PER THE PRODUCT MANUFACTURER'S INFORMATION/DETAILS.
6. INSPECTIONS :
   NO SPECIAL INSPECTIONS ARE REQUIRED BY THE GOVERNING CODE ON THIS JOB. ANY OTHER INSPECTIONS REQUESTED BY THE LOCAL BUILDING DEPARTMENT SHALL BE CONDUCTED AT THE OWNER'S EXPENSE.
7. 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.
8. CLASS 10a or Class 7 ROOFING DESIGNS:
   THE FOUNDATION DOCUMENTED IS ALSO APPROPRIATE FOR CLASS 10a or CLASS 7 BUILDING DESIGNS ON 'M-D', 'H1', 'H-D' OR 'E' CLASS SOILS, IF TOTAL SLAB AREA IS UNDER 100m SQUARE AND THE MAXIMUM SLAB DIMENSION (LENGTH AND WIDTH) IS LESS THAN OR EQUAL TO 12m.
   PLEASE BE AWARE THAT THE SLAB DESIGN FOR H & E CLASS SOILS IN THESE INSTANCES ARE DESIGNED TO EXPERIENCE SOME CRACKING. THIS CRACKING IS NOT CONSIDERED A STRUCTURAL FLAW OR DESIGN ISSUE, AND IS SIMPLY COSMETIC IN NATURE. IF THIS IS A CONCERN TO THE CLIENT IT IS ADVISED THEY DISCUSS OTHER OPTIONS WITH THE RELEVANT DISTRIBUTOR PRIOR TO THE PCURING OF THE SLAB.
9. 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 & B1, 25MPa FOR EXPOSURE A2 & B2 AND 32MPa 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.
10. STRUCTURAL STEEL REQUIREMENTS :
    ALL STRUCTURAL STEEL, INCLUDING SHEETING THOUGH EXCLUDING CONCRETE REINFORCING, SHALL CONFORM TO AS 1397 (GAUGE <= 1mm fy = 550MPa, GAUGE > 1mm < 1.5mm fy = 500MPa, GAUGE >= 1.5mm fy = 450MPa).
    NO WELDING IS TO BE PERFORMED ON THIS BUILDING.
    ALL STRUCTURAL MEMBERS AND CONNECTIONS DESIGNED TO AS4600. ALL BOLT HOLE DIAMETERS TO STRAMIT GENERAL PUNCHINGS.
11. FOOT TRAFFIC :
    FOR ERECTION AND MAINTENANCE PLEASE NOTE THE FOLLOWING DEFINED FOOT TRAFFIC ZONES:
    - CORRUGATED: WALK ONLY WITHIN 200MM OF SCREW LINES. FEET SPREAD OVER AT LEAST TWO RIBS.
    - MONOCLAD: WALK ONLY IN PANS, OR ON RIBS AT SCREW LINES.

PROJECT DESIGN CRITERIA

ROOF LIVE LOAD:	0.25 kPa
BASIC WIND SPEED:	VR 45 m/s
SITE WIND SPEED:	VsitB 40.5 m/s
WIND REGION:	Reg A
TOPOGRAPHY FACTOR, Mt:	1
SHIELDING FACTOR, Ms:	1
MAX GROUND SNOW LOAD:	N/A
MAX ROOF SNOW LOAD:	N/A
SITE ALTITUDE:	N/A
TERRAIN CATEGORY:	TCat 2.13
SOIL SAFE BEARING CAPACITY:	100 kPa
RETURN PERIOD:	1:500
LIMITING CPI 1:	-0.3
LIMITING CPI 2:	0
IMPORTANCE LEVEL:	2

DETAIL KEYS

DK1	ENDWALL VERTICAL MULLION (SEE DETAIL C/5 FOR TOP CONN. AND F/5 FOR BASE CONN.)
DK2	FLYBRACING PER DETAIL L/5
DK3	X-BRACING IN ROOF ABOVE (SEE DETAIL M/5)
DK4	DOUBLE X-BRACING IN ROOF ABOVE (SEE DETAIL M/5)

DOOR SCHEDULE

DOOR	WIDTH	HEIGHT	OPENING TYPE	HEADER GIRT	OPENING JAMBS	WIND RATED
1	1810	2100	2.1SH X 1.81 XO STANDARD GLASS SLIDING DOOR	SINGLE	C15012P	YES
2	820	2040	EXTERNAL PA DOOR 180 DEG	SINGLE		YES
3	820	790	WINDOW	SINGLE		YES
4	820	790	WINDOW	SINGLE		YES
5	820	790	WINDOW	SINGLE		YES

NOTES: 1) SEE SHEET 5 FOR DOOR OPENING FRAMING INFORMATION.
2) ALL DOOR SCHEDULE MEASUREMENTS ARE ACTUAL DOOR/WINDOW SIZE NOT OPENING SIZE.

Amended
17.11.20

EXHIBITED

SHEET 4 OF 7
JOB NO. SKSG30753
NCC 2019
DATE 17/11/2020
CHECKED TM
DRAWN FDS

STEEL BUILDING BY (CONTACT)
SKYLINE ROOFING PTY LTD
03 6334 5535
FOR CANDY & BRIAN HURREN
AT 39 CHURCH ST
ROSS

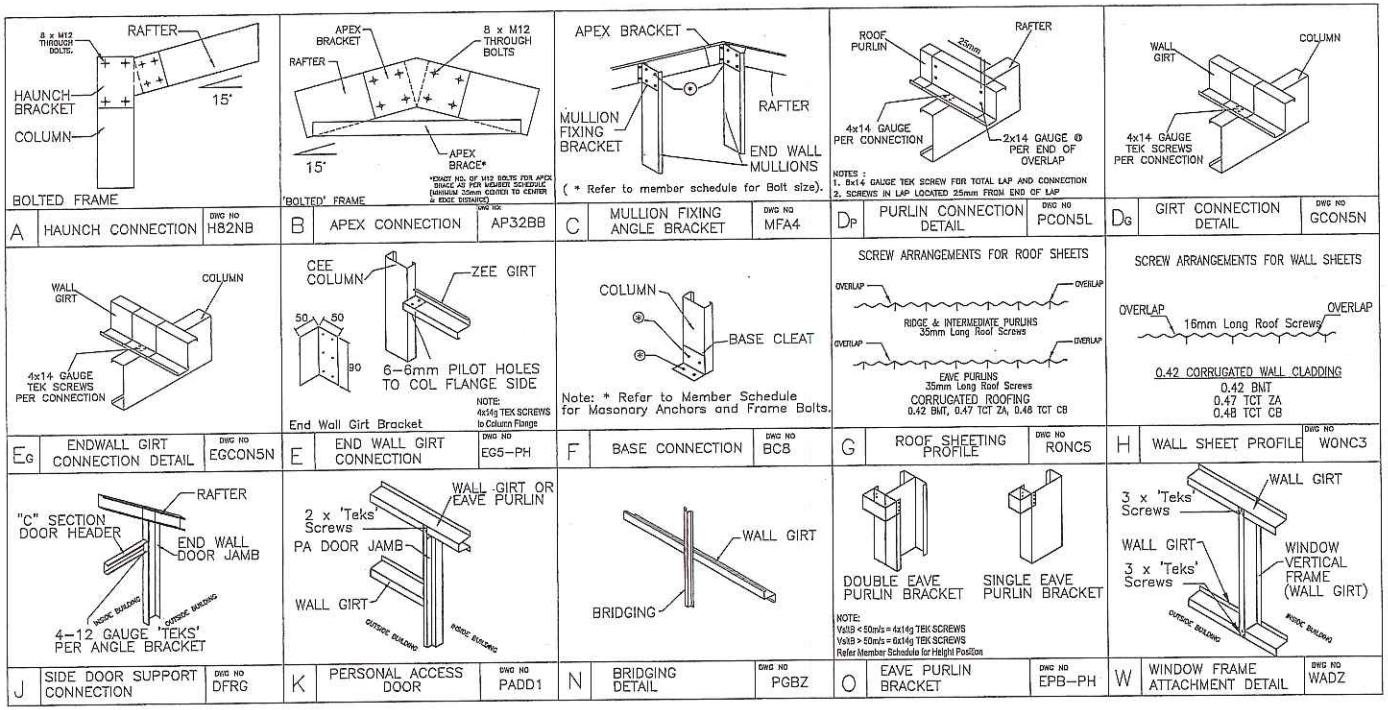
SHED SAFE accredited

fairdinkum SHEDS

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

Registered Chartered Professional Engineer — Regn. No. 2558980
Registered Professional Engineer (Civil & Structural) QLD — Regn. No. 9985
Registered Certifying Engineer (Structural) N.T. — Regn. No. 116373ES
Registered Engineer - (Civil) VIC — Regn. No. EC36692
Registered Engineer - (Civil) TAS — Regn. No. CC5648M

Mr Timothy Roy Messer BE MIEAust RPEQ
Registered Professional Engineer 2558980
Signature T. Messer
Date 17/11/2020
Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register



1-126

MEMBER AND MATERIAL SCHEDULE

1	END WALL RAFTER	Single C20015
2	C.S. FRAME RAFTER	Single C20019
3	END FRAME COLUMN (C1)	Single C20015
4	C.S. FRAME COLUMN (C1)	Single C20015
5	MULLION (C2)	Single C15012
6	C.S. FRAME APEX BRACE	Single C10010 @ 3.67 LONG 2 bolts each end
7	APEX POSITION FROM RAFTER END	1.86m
8	ANCHOR BOLTS (# PER DETS.)	Sleeve Anchor 16.0x110 Z/Y
9	EAVE PURLIN	C10015 (Eave Purlin Bracket 0mm from top of column)
10	TYP. ROOF PURLIN SIZE	Z10010
11	MAIN BLDG. PURLIN SPACING	0.896 m. (5 rows) (Max Allow. 1.000m)
12	MAIN BLDG. PURLIN LENGTH	3.58 m. (0.33m Overlap)
13	TYP. SIDEWALL GIRT SIZE	Z10010 (1 rows of bridging)
14	MAIN BLDG. SIDEWALL GIRT SPACING	1.049 m. (2 rows) (Max Allow. 1.713m)
15	MAIN BLDG. SIDEWALL GIRT LENGTH	9.35 m. (0.1m Overlap)
16	SIDEWALL GIRT BRIDGING	Tophat 64 x 0.75
17	TYP. ENDWALL GIRT SIZE	Z10010
18	MAIN BLDG. ENDWALL GIRT SPACING	1.474 m. (2 rows) (Max Allow. 1.793m)
19	MAIN BLDG. ENDWALL GIRT LENGTH	2.9 m. (0.1m Overlap)
20	FRAME SCREW FASTENERS	14-13x22 Hex C/S (SP HD S/16" Hex Drive)
21	FRAME BOLT FASTENERS	Purlin Assy M12x30 Z/P
22	X-BRACING STRAP AND FASTENERS	None required for this building. Cladding Diaphragm Sufficient.
23	WALL COLOUR	PAPERBARK
24	ROOF COLOUR	PAPERBARK
25	P.A. DOOR COLOUR	PAPERBARK
26	WINDOW COLOUR	PAPERBARK
27	GLASS SLIDING DOOR COLOUR	PAPERBARK
28	DOWNPIPE COLOUR	PAPERBARK
29	GUTTER COLOUR	PAPERBARK
30	CORNER FLASHING COLOUR	PAPERBARK
31	BARGE FLASHING COLOUR	PAPERBARK
32	OPENING FLASHING COLOUR	PAPERBARK
33	OPEN BAY HEADER HEIGHT	0.3

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

Amended
17.11.20

EXHIBITED

SHEET 5 OF 7
JOB NO. SKSG30753
NCC 2019
DATE 17/11/2020
CHECKED TM
DRAWN FDS

STEEL BUILDING BY
FOR
AT

(CONTACT)
SKYLINE ROOFING PTY LTD
03 6334 5535
CANDY & BRIAN HURREN
39 CHURCH ST
ROSS

SHED SAFE ACCREDITED

fairdinkum SHEDS

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

Registered Chartered Professional Engineer — Regn. No. 2558980
Registered Professional Engineer (Civil & Structural) QLD — Regn. No. 9985
Registered Certifying Engineer (Structural) N.T. — Regn. No. 116373ES
Registered Engineer - (Civil) VIC — Regn. No. EC36692
Registered Engineer - (Civil) TAS — Regn. No. CC5648M

Mr Timothy Roy Messer BE MIEAust RPEQ
Registered Professional Engineer 2558980
Signature .....
Date 17/11/2020
Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register

Amended
17.11.20

GUIDE TO THE INSTALLATION OF TEMPORARY BRACING

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

NOTES:

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

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

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

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

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

TILT UP METHOD

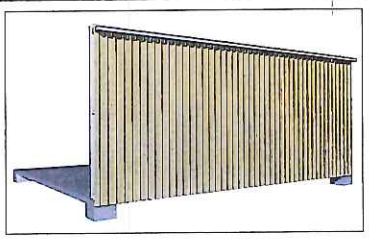
FOR STRUCTURES UNDER 9M SPAN, LESS THAN 3M HIGH AND LESS THAN 12M LONG

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

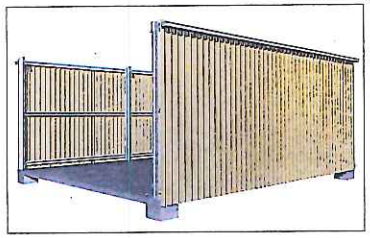
FRAME FIRST METHOD

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

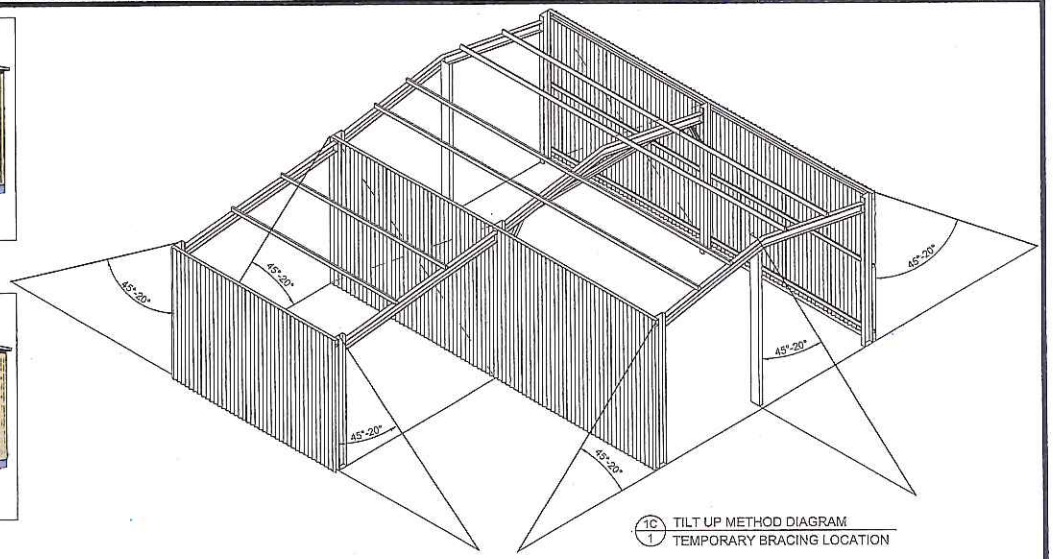
A. ASSEMBLE PORTAL FRAMES ON THE GROUND (WITH KNEE AND APEX BRACES IF AND WHERE APPLICABLE). LIFT THE FIRST PORTAL FRAME ASSEMBLY INTO POSITION. FIX OFF TEMPORARY END BRACING (REFER TO DIAGRAM). FIX BASE CLEATS.
B. PROP APEX UNTIL ENDWALL MULLION AND APEX TEMPORARY BRACE ARE FIXED OFF. IF NO MULLION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



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

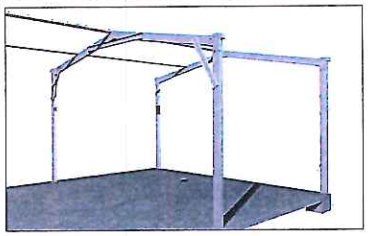


1B SECOND SIDEWALL FRAME
1 REFER 1C FOR TEMPORARY BRACING LOCATION

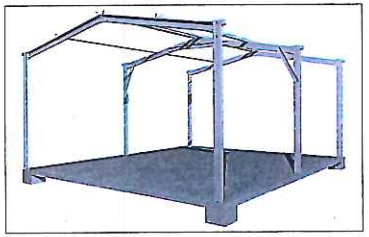


1C TILT UP METHOD DIAGRAM
1 TEMPORARY BRACING LOCATION

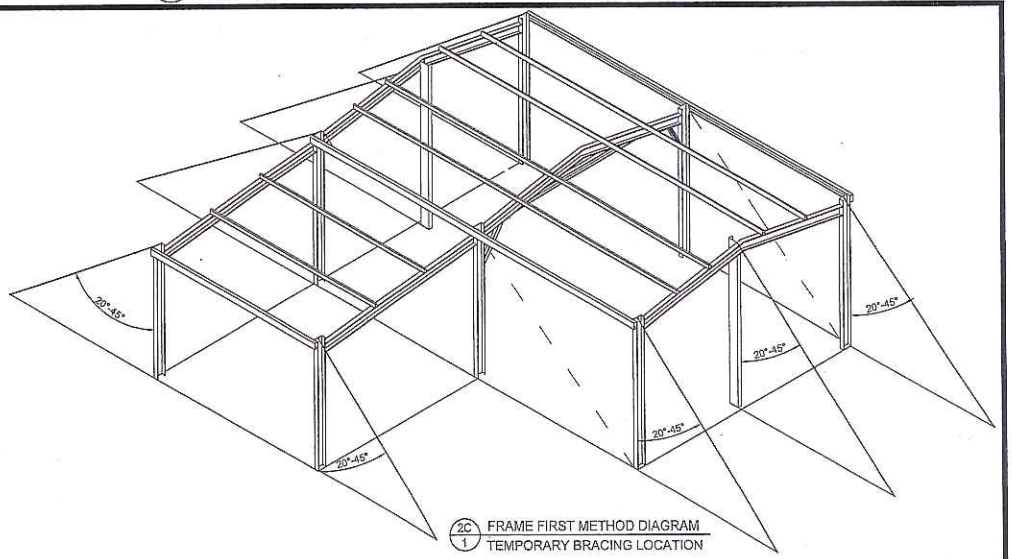
1 TILT UP METHOD DIAGRAM
1 SCALE: NTS



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



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



2C FRAME FIRST METHOD DIAGRAM
1 TEMPORARY BRACING LOCATION

2 FRAME FIRST METHOD DIAGRAM
1 SCALE: NTS

EXHIBITED

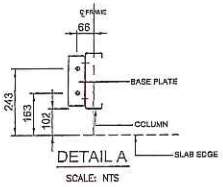
SHEET 7 OF 7	JOB NO. SKSG30753	DATE 17/11/2020	CHECKED TM	DRAWN FDS	STEEL BUILDING BY	(CONTACT) SKYLINE ROOFING PTY LTD 03 6334 5535
	NCC 2019				FOR	CANDY & BRIAN HURREN
					AT	39 CHURCH ST 19 ROSS

fairdinkum SHEDS

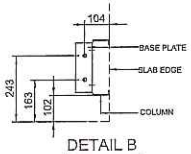
NORTHERN CONSULTING engineers
Civil & Structural Engineers
50 Punari Street
Currajong, Qld 4812
Fax: 07 4725 5850
Email: design@nceng.com.au
ABN 341 008 173 56

Registered Chartered Professional Engineer	Regn. No. 2558980
Registered Professional Engineer (Civil & Structural) QLD	Regn. No. 9985
Registered Certifying Engineer (Siructural) N.T.	Regn. No. 116373ES
Registered Engineer - (Civil) VIC	Regn. No. EC36692
Registered Engineer - (Civil) TAS	Regn. No. CC5548M

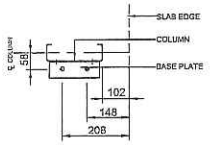
Mr Timothy Roy Messer BE MIEAust RPEQ
Registered Professional Engineer 2558980
Signature T. Messer
Date 17/11/2020
Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register



DETAIL A
SCALE: NTS

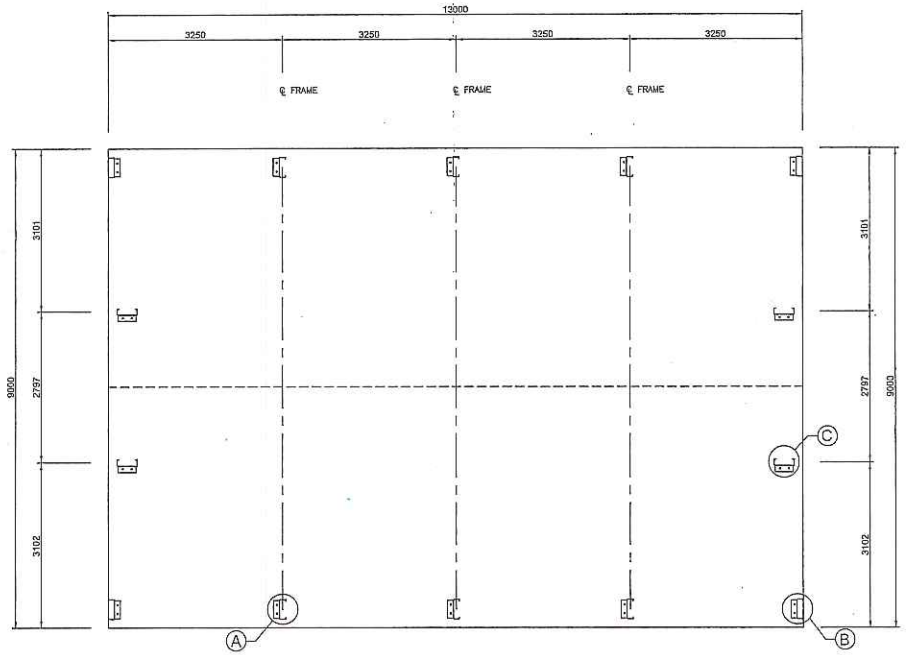


DETAIL B
SCALE: NTS



DETAIL C
SCALE: NTS

1-128



1/1 BOLT LAYOUT PLAN
SCALE: 1 = 100

Amended
17.11.20

EXHIBITED

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

NOT PART OF COUNCIL APPLICATION DOCUMENTATION

JOB NO.	DATE	CHECKED	DRAWN
SKSG30753	17/11/2020	TM	FDS

STEEL BUILDING BY
SKYLINE ROOFING PTY LTD
03 6334 5535
FOR
CANDY & BRIAN HURREN
AT
39 CHURCH ST,
ROSS

17 NOV 2020

SHED SAFE accredited

fairdinkum SHEDS

BOLT LAYOUT PLAN

Stephen Robinson
7 Bridge Street
Ross 7209
Ph.
18 December 2020

General Manager
Northern Midlands Council
PO Box 156
Longford 7301
(By email only)

Representation to planning application:
PLN-20-0260. 39 Church Street Ross. Shed (heritage precinct)

Dear Mr Jennings and Councillors,

I am concerned that a Colourbond clad shed might be built in the heart of the heritage precinct in Ross. A shed of this size and height will be visible from many points in the vicinity and will be a distraction to the historical ambiance and architecture in the area.

I have no objection to a shed being erected at this site but myself and many other residents (who will not comment publicly) would be pleased if an alternative suitable design and cladding for this building in the heritage precinct was proposed.

Kind Regards
Steve Robinson

Dear Mayor Knowles, Councillors et al,

Re: Ross Heritage Precinct - Planning PLN-20-0260

Living in the Heritage Precinct of Ross I was somewhat dismayed to discover second hand that there is this application before Council for the construction of a large Colorbond shed right in the middle of the precinct in a very visible location from both Bridge Street and the School Oval standpoint..

I live in Bridge Street opposite the School Oval and the last thing I need is such an eyesore. Also many tourists park in our broad street to visit our town and its famous "four corners" along with our equally famous Bridge and Cenotaph. Of course many stop to avail themselves of the new toilet block that the Council built with much care and effort to fit with its heritage surroundings. Visiting the toilets will be overwhelmed by this massive shed as a backdrop detracting from the toilets heritage fit. The School Oval is often used for gatherings and events with attendees being confronted by the big shed.

The shed is extremely large at 13 metres by 9 metres and there is no information provided about its use or purpose.

As an Architect (retired) I would be very surprised if the council would allow this to proceed as to date the council has been very conscientious about what happens in Heritage Precincts. Many people within the precinct have spent considerable sums of money ensuring their properties are built and/or modified to meet the council requirements in this regard following the Local Historic Heritage Code of "The Northern Midlands Interim Planning Scheme 2013". This Code (Sections E13.6.7 and Table E13.1 of E13.6.9) is quite emphatic about cladding and roofing pitch and materials as well as the colour.

In fact one cannot construct a Colorbond fence in the Precinct let alone a huge very visible Colorbond shed. Also something of this size, colour and in this location surely would require sign-off by the appropriate Heritage organizations.

I look forward to hearing how you addressed this matter.

Incidentally I am very disappointed that I only heard about this matter secondhand this week. I do not know how far this has progressed through your processes. I would have hoped this could have been brought to the attention to the whole community or at least to those impacted sooner. Be that as it may, I wish to register my objection to this proposal.

Yours sincerely

8 January 2021

Keith Jolly
9 Bridge Street
Ross TAS 7209

From: Catriona Dowling <[redacted]
Sent: Thursday, 7 January 2021 3:58 PM
To: Northern Midlands Council <council@nmc.tas.gov.au>
Subject: Planning

Dear Mayor & Councillors
A number of residents are very concerned that council planning office has made the following discretionary.
PLN -20-0260 39 church st Ross.
In the photo enclosed is new toilet block Council went to great expense to build.
This very large tin shed application is planned to be built on the boundary.
It is not within NM Planning scheme Code E13.6.7.
Please let me know the date of meeting this will be voted on as a large number of residents wish to attend.
Sincerely
Tru Dowling

NORTHERN MIDLANDS COUNCIL

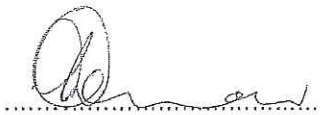
REPORT FROM:	**HERITAGE ADVISER, DAVID DENMAN**
DATE:	**30 November 2020**
REF NO:	**PLN-20-0260; 400500.171**
SITE:	**39 Church Street, Ross**
PROPOSAL:	**Shed (heritage precinct)**
APPLICANT:	**Brian & Candyce Hurren**
REASON FOR REFERRAL:	**HERITAGE PRECINCT** ***Local Historic Heritage Code*** ***Heritage Precincts Specific Area Plan***

Do you have any objections to the proposal: **No**

Do you have any other comments on this application?

The shed will be screened from street view by the existing house and garage.
The trees surrounding the site, and on the lot, will also mitigate the visual impact of the shed.
I recommend the external colour of the walls and roof be dark to medium grey.
I have no objections to the proposal

Email referral as word document to David Denman – david@denman.studio
Attach public exhibition documents
Subject line: Heritage referral PLN-20-0260 - 39 Church Street, Ross



David Denman (Heritage Adviser)

Date: 16/12/2020

Assessment against E13.0 (Local Historic Heritage Code)

E13.1 Purpose

E13.1.1 The purpose of this provision is to:

a) protect and enhance the historic cultural heritage significance of local heritage places and heritage precincts; and

b) encourage and facilitate the continued use of these items for beneficial purposes; and

c) discourage the deterioration, demolition or removal of buildings and items of assessed heritage significance; and

d) ensure that new use and development is undertaken in a manner that is sympathetic to, and does not detract from, the cultural significance of the land, buildings and items and their settings; and

e) conserve specifically identified heritage places by allowing a use that otherwise may be prohibited if this will demonstratively assist in conserving that place

E13.2 Application of the Code

E13.2.1 This code applies to use or development of land that is:

a) within a Heritage Precinct;

b) a local heritage place;

c) a place of identified archaeological significance.

E13.3 Use or Development Exempt from this Code

E13.3.1 The following use or development is exempt from this code:

a) works required to comply with an Emergency Order issued under Section 162 of the Building Act 2000;

b) electricity, optic fibre and telecommunication cables and gas lines to individual buildings;

c) internal alterations to buildings if the interior is not included in the historic heritage significance of the place or precinct;

d) maintenance and repairs that do not involve removal, replacement or concealment of any external building fabric;

e) repainting of an exterior surface that has been previously painted, in a colour similar to that existing;

f) the planting, clearing or modification of vegetation for safety reasons where the work is required for the removal of dead, or treatment of disease, or required to remove unacceptable risk to the public or private safety, or where vegetation is causing or threatening to cause damage to a building or structure; and

g) the maintenance of gardens, unless there is a specific listing for the garden in Table E13.1 or Table E13.2.

Comment:

The subject site is within *a Heritage Precinct.*

E13.5 USE STANDARDS

E13.5.1 Alternative Use of heritage buildings

Objective: To ensure that the use of heritage buildings provides for their conservation.	
Acceptable Solutions	***Performance Criteria***
A1 No acceptable solution.	*P1 Notwithstanding Clause 8.9, a permit may be granted for any use of a locally listed heritage place where:* *a) it can be demonstrated that the proposed use will not adversely impact on the significance of a heritage place; and* *b) the amenity impacts of both the proposed use on the surrounding areas and from the surrounding area on the proposed use are considered acceptable; and* *c) a report by heritage professional states that it is necessary for conservation purposes or the continued maintenance of the building or where there is an overriding public benefit.*

Comment: N/a

E13.6 DEVELOPMENT STANDARDS

E13.6.1 Demolition

Objective: To ensure that the demolition or removal of buildings and structures does not impact on the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.	
Acceptable Solutions	***Performance Criteria***
A1 Removal of non-original cladding to expose original cladding.	*P1.1 Existing buildings, parts of buildings and structures must be retained except:* *a) where the physical condition of place makes restoration inconsistent with maintaining the cultural significance of a place in the long term; or* *b) the demolition is necessary to secure the long-term future of a building or structure through renovation, reconstruction or rebuilding; or* *c) there are overriding environmental, economic considerations in terms of the building or practical considerations for its removal, either wholly or in part; or* *d) the building is identified as non-contributory within a precinct identified in Table E13.1: Heritage Precincts, if any; and* *P1.2 Demolition must not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.*

Comment: N/a

E13.6.2 Subdivision and development density

Objective: To ensure that subdivision and development density does not impact on the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.	
Acceptable Solutions	***Performance Criteria***
A1 No acceptable	*P1 Subdivision must:*

solution.	*a) be consistent with and reflect the historic development pattern of the precinct or area; and* *b) not facilitate buildings or a building pattern unsympathetic to the character or layout of buildings and lots in the area; and* *c) not result in the separation of building or structures from their original context where this leads to a loss of historic heritage significance; and* *d) not require the removal of vegetation, significant trees of garden settings where this is assessed as detrimental to conserving the historic heritage significance of a place or heritage precinct; and* *e) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.*

Comment: N/a

E13.6.3 Site Cover

Objective: To ensure that site coverage is consistent with historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts, if any.

Acceptable Solutions	***Performance Criteria***
A1 Site coverage must be in accordance with the acceptable development criterion for site coverage within a precinct identified in Table E13.1: Heritage Precincts, if any.	*P1 The site coverage must:* *a) be appropriate to maintaining the character and appearance of the building or place, and the appearance of adjacent buildings and the area; and* *b) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.*

Comment: Satisfies the performance criteria.

E13.6.4 Height and Bulk of Buildings

Objective: To ensure that the height and bulk of buildings are consistent with historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.

Acceptable Solutions	***Performance Criteria***
A1 New building must be in accordance with the acceptable development criteria for heights of buildings or structures within a precinct identified in Table E13.1: Heritage Precincts, if any.	*P1.1 The height and bulk of any proposed buildings must not adversely affect the importance, character and appearance of the building or place, and the appearance of adjacent buildings; and* *P1.2 Extensions proposed to the front or sides of an existing building must not detract from the historic heritage significance of the building; and* *P1.3 The height and bulk of any proposed buildings must not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.*

Comment: Satisfies the performance criteria.

E13.6.5 Fences

Objective: To ensure that fences are designed to be sympathetic to, and not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.	
Acceptable Solutions	***Performance Criteria***
A1 New fences must be in accordance with the acceptable development criteria for fence type and materials within a precinct identified in Table E13.1: Heritage Precincts, if any.	*P1 New fences must:* *a) be designed to be complementary to the architectural style of the dominant buildings on the site or* *b) be consistent with the dominant fencing style in the heritage precinct; and* *c) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.*

Comment: N/a

E13.6.6 Roof Form and Materials

Objective: To ensure that roof form and materials are designed to be sympathetic to, and not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.	
Acceptable Solutions	***Performance Criteria***
A1 Roof form and materials must be in accordance with the acceptable development criteria for roof form and materials within a precinct identified in Table E13.1: Heritage Precincts, if any.	*P1 Roof form and materials for new buildings and structures must:* *a) be sympathetic to the historic heritage significance, design and period of construction of the dominant existing buildings on the site; and* *b) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.*

Comment: Satisfies the performance criteria.

E13.6.7 Wall materials

Objective: To ensure that wall materials are designed to be sympathetic to, and not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.	
Acceptable Solutions	***Performance Criteria***
A1 Wall materials must be in accordance with the acceptable development criteria for wall materials within a precinct identified in Table E13.1: Heritage Precincts, if any.	*P1 Wall material for new buildings and structures must:* *a) be complementary to wall materials of the dominant buildings on the site or in the precinct; and* *b) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.*

Comment: Satisfies the performance criteria.

E13.6.8 Siting of Buildings and Structures

Objective: To ensure that the siting of buildings, does not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.	
Acceptable Solutions	***Performance Criteria***
A1 New buildings and structures must be in accordance with the acceptable development criteria for setbacks of buildings and structures to the road within a precinct identified in Table E13.1: Heritage Precincts, if any.	*P1 The front setback for new buildings or structure must:* *a) be consistent with the setback of surrounding buildings; and* *b) be set at a distance that does not detract from the historic heritage significance of the place; and* *c) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.*

Comment: Satisfies the performance criteria.

E13.6.9 Outbuildings and Structures

Objective: To ensure that the siting of outbuildings and structures does not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.	
Acceptable Solutions	***Performance Criteria***
A1 Outbuildings and structures must be: *a) set back an equal or greater distance from the principal frontage than the principal buildings on the site; and* *b) in accordance with the acceptable development criteria for roof form, wall material and site coverage within a precinct identified in Table E13.1: Heritage Precincts, if any.*	*P1 New outbuildings and structures must be designed and located;* *a) to be subservient to the primary buildings on the site; and* *b) to not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.*

Comment: Satisfies the performance criteria.

E13.6.10 Access Strips and Parking

Objective: To ensure that access and parking does not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.	
Acceptable Solutions	***Performance Criteria***
A1 Car parking areas for non-residential purposes must be: *a) located behind the primary buildings on the site; or* *b) in accordance with the acceptable*	*P1 Car parking areas for non-residential purposes must not:* *a) result in the loss of building fabric or the removal of gardens or vegetated areas where this would be detrimental to the*

development criteria for access and parking as within a precinct identified in Table 1: Heritage Precincts, if any.	*setting of a building or its historic heritage significance; and* *b) detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.*

Comment: N/a

E13.6.11 Places of Archaeological Significance

Objective: To ensure that places identified in Table E13.3 as having archaeological significance are appropriately managed.	
Acceptable Solutions	***Performance Criteria***
A1 No acceptable solution.	*P1 For works impacting on places listed in Table E13.3:* *a) it must be demonstrated that all identified archaeological remains will be identified, recorded and conserved; and* *b) details of survey, sampling and recording techniques technique be provided; and* *c) that places of identified historic heritage significance will not be destroyed unless there is no prudent and feasible alternative.*

Comment: N/a

E13.6.12 Tree and Vegetation Removal

Objective: To ensure that the removal, destruction or lopping of trees or the removal of vegetation does not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.	
Acceptable Solutions	***Performance Criteria***
A1 No acceptable solution.	*P1 The removal of vegetation must not:* *a) unreasonably impact on the historic cultural significance of the place; and* *b) detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.*

Comment: N/a

E13.6.13 Signage

Objective: To ensure that signage is appropriate to conserve the historic heritage significance of local heritage places and precincts.	
Acceptable Solutions	***Performance Criteria***
A1 Must be a sign identifying the number, use, heritage significance, name or occupation of the owners of the property not greater	*P1 New signs must be of a size and location to ensure that:* *a) period details, windows, doors and other architectural details are not covered or removed; and* *b) heritage fabric is not removed or destroyed through attaching signage; and* *c) the signage does not detract from the setting of a heritage place or does not unreasonably impact on the view of the place from pubic viewpoints; and*

than 0.2m².	*d) signage does not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.*

Comment: N/a

E13.6.14 Maintenance and Repair

Objective *To ensure that maintenance and repair of buildings is undertaken to be sympathetic to, and not detract from the historic cultural heritage significance of local heritage places and precincts.*
Acceptable Solution
New materials and finishes used in the maintenance and repair of buildings match the materials and finishes that are being replaced.

Comment: N/a

Table E13.1: Local Heritage Precincts

For the purpose of this table, Heritage Precincts refers to those areas listed, and shown on the Planning Scheme maps as Heritage Precincts.

Existing Character Statement - Description and Significance
EVANDALE HERITAGE PRECINCT CHARACTER STATEMENT *The Evandale Heritage Precinct is unique because it is the core of an intact nineteenth century townscape, with its rich and significant built fabric and village atmosphere. Its historic charm, tree lined streets and quiet rural setting all contribute to its unique character. Its traditional buildings are an impressive mix of nineteenth and early twentieth century architectural styles while its prominent elements are its significant trees, the Water Tower and the Church spires. The original street pattern is an important setting for the Precinct, with views along traditional streetscapes, creating an historic village atmosphere that is still largely intact. Period residential buildings, significant trees, picket fences, hedgerows and cottage gardens are all complementary, contributing to the ambience of a nineteenth century village. The main roads into and out of Evandale create elevated views to the surrounding countryside which give context to the town and the Precinct, and contribute to its character. The quiet village feel of the town is complemented by a mix of businesses meeting local needs, tourism and historic interpretation. Evandale's heritage ambience has been acknowledged, embraced and built on by many of those who live in or visit the village.* ***ROSS HERITAGE PRECINCT CHARACTER STATEMENT*** *The Ross Heritage Precinct is unique because it is the intact core of a nineteenth century townscape, with its rich and significant built fabric and the village atmosphere. Its historic charm, wide tree lined streets and quiet rural environment all contribute to its unique character. Its traditional buildings comprise simple colonial forms that are predominantly one storey, while the prominent elements are its significant trees and Church spires. Most commercial activities are located in Church Street as the main axis of the village, which directs attention to the War Memorial and the Uniting Church on the hill. The existing and original street pattern creates linear views out to the surrounding countryside. The quiet rural feel of the township is complemented by a mix of businesses serving local needs, tourism and historic interpretation. Ross' heritage ambience has been acknowledged, embraced and built on by many of those who*

live in or visit the village.

PERTH HERITAGE PRECINCT CHARACTER STATEMENT

The Perth Heritage Precinct is unique because it is still the core of a small nineteenth century riverside town, built around the thoroughfare from the first bridge to cross the South Esk River, and which retains its historic atmosphere. It combines significant colonial buildings, compact early river's edge residential development, and retains the small-scale commercial centre which developed in the nineteenth century at the historic crossroads and river crossing for travel and commerce between Hobart, Launceston and the North West. Perth's unique rural setting is complemented by its mix of businesses still serving local and visitor's needs. Perth's heritage ambience is acknowledged by many of those who live in or visit the town, and will be enhanced by the eventual construction of the Midland Highway bypass.

LONGFORD HERITAGE PRECINCT CHARACTER STATEMENT

The Longford Heritage Precinct is unique because it is the core of an intact nineteenth century townscape, rich with significant structures and the atmosphere of a centre of trade and commerce for the district. Traditional commercial buildings line the main street, flanked by two large public areas containing the Christ Church grounds and the War Memorial. The street then curves gently at Heritage Corner towards Cressy, and links Longford to the surrounding rural farmland, creating views to the surrounding countryside and a gateway to the World Heritage listed Woolmers and Brickendon estates. Heritage residential buildings are tucked behind the main street comprising traditional styles from the mid nineteenth century to the early twentieth century, including significant street trees, picket fences and cottage gardens. The rural township feel is complemented by a mix of businesses serving local needs, tourism and historic interpretation. Longford's heritage ambience has been acknowledged, embraced and built on by many of those who live in or visit the town.

CAMPBELL TOWN HERITAGE PRECINCT CHARACTER STATEMENT

The Campbell Town Heritage Precinct is unique because it is the core of a substantially intact nineteenth century townscape, with its significant built fabric, and its atmosphere of a traditional resting place on the main road between the north and south. Its wide main street, historic buildings and resting places for travellers all contribute to its unique character. High Street has remained as the main commercial focus for the town, continuing to serve the needs of residents, visitors and the agricultural community. The War Memorial to the north marks the approach to the business area which terminates at the historic bridge over the Elizabeth River; a significant landscape feature. Traditional buildings in the Precinct include impressive examples of colonial architecture. The historic Valentine's Park is the original foreground for 'The Grange' and provides a public outdoor resting place for visitors and locals at the heart of the town. Campbell Town's heritage ambience has been acknowledged, embraced and built on by many of those who live in or visit the town.

Management Objectives

To ensure that new buildings, additions to existing buildings, and other developments which are within the Heritage Precincts do not adversely impact on the heritage qualities of the streetscape, but contribute positively to the Precinct.

To ensure developments within street reservations in the towns and villages having Heritage

Precincts do not to adversely impact on the character of the streetscape but contribute positively to the Heritage Precincts in each settlement.

Comment: The proposal is consistent with the Heritage Precinct Character Statement and satisfies the Management Objectives.

Assessment against F2.0 (Heritage Precincts Specific Area Plan)	
F2.1	**Purpose of Specific Area Plan**
F2.1.1	In addition to, and consistent with, the purpose of E13.0 Local Historic Heritage Code, the purpose of this Specific Area Plan is to ensure that development makes a positive contribution to the streetscape within the Heritage Precincts.
F2.2	**Application of Specific Area Plan**
F2.2.1	This Specific Area Plan applies to those areas of land designated as Heritage Precincts on the Planning Scheme maps.
F2.2.2	The following development is exempt from this Specific Area Plan:
a)	works required to comply with an Emergency Order issued under section 162 of the Building Act 2000;
b)	electricity, optic fibre and telecommunications cables, and water, sewerage, drainage connections and gas lines to individual buildings;
c)	maintenance and repairs that do not involve removal, replacement or concealment of any external building fabric;
d)	repainting of an exterior surface that has been previously painted, in a colour similar to that existing;
e)	the planting, clearing or modification of vegetation for safety reasons where the work is required for the removal of dead wood, or treatment of disease, or required to remove unacceptable risk to the public or private safety, or where vegetation is causing or threatening to cause damage to a building or structure; and
f)	the maintenance of gardens, unless there is a specific listing for the garden in Table E13.1 or Table E13.2.
F2.3	**Definitions**
F2.3.1	Streetscape For the purpose of this specific area plan 'streetscape' refers to the street reservation and all design elements within it, and that area of a private property from the street reservation; including the whole of the frontage, front setback, building façade, porch or verandah, roof form, and side fences; and includes the front elevation of a garage, carport or outbuilding visible from the street (refer Figure F2.1 and F2.2).
F2.3.2	Heritage-Listed Building For the purpose of this Plan 'heritage-listed building' refers to a building listed in Table F2.1 or listed on the Tasmanian Heritage Register.
F2.4	**Requirements for Design Statement**
F2.4.1	In addition to the requirements of clause 8.1.3, a design statement is required in support of the application for any new building, extension, alteration or addition, to ensure that development achieves consistency with the existing streetscape and common built forms that create the character of the streetscape.
F2.4.2	The design statement must identify and describe, as relevant to the application, setbacks, orientation, scale, roof forms, plan form, verandah styles, conservatories, architectural details, entrances and doors, windows, roof covering, roof plumbing, external wall materials, paint colours, outbuildings, fences and gates within the streetscape. The elements described must be shown to be the basis for the design of any new development.

F2.4.3 *The design statement must address the subject site and the two properties on both sides, the property opposite the subject site and the two properties both sides of that.*

Comment: Although the subject site is within the Heritage Precincts Specific Area Plan, the proposal will not have an effect on the streetscape.

NORTHERN
MIDLANDS
COUNCIL

Our ref: PLN-20-0260

17 November 2020

39 Church Street
ROSS TAS 7209
By email: hurrenbc@gmail.com

Dear Mr & Mrs Hurren

Additional Information Required for Planning Application PLN-20-0260
Shed (heritage precinct) at 39 Church Street, Ross

I refer to the abovementioned application, which has been reviewed by Council's planners. The following information is required to allow consideration of your application under the Heritage Precincts Specific Area Plan of the *Northern Midlands Interim Planning Scheme 2013*:

- Advice of the roof pitch of the existing house.
- Amended plans showing the shed with:
  - A roof pitch of 15° or 22°, whichever is closest to the roof pitch of the house.
  - Gutter profile of OG, D mould (quad), half round or matching the gutters of the existing house.
  - Downpipes of round zincalume natural, round colorbond, or round PVC round painted.
  - Windows with a vertical orientation. For example, a window 790mm high x 816mm wide with a central vertical mullion will give a vertical orientation.
  - Window heads at least 300mm below the eave line.

The following is considered necessary to meet the performance criteria of the Specific Area Plan. Amended plans showing the following are strongly recommended:

- External walls of vertical custom orb.
- The windows placed centrally between the edge of the glass door and the edge of the wall.

In in accordance with Section 54 of the *Land Use Planning and Approvals Act* 1993, the statutory period for processing the application will not recommence until the requested information has been satisfactorily supplied.

Please send any emails to planning@nmc.tas.gov.au and include the reference PLN-20-0260. If you have any questions, please contact Council's Planning Section on 6397 7301 or by email.

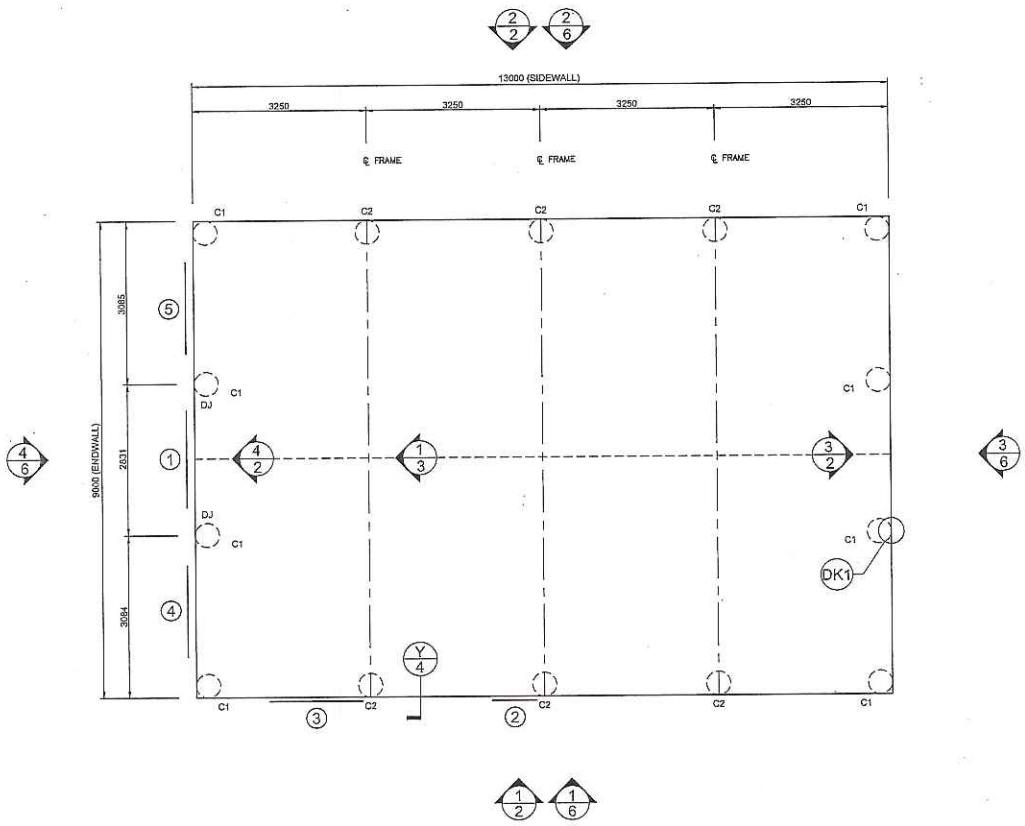
Yours sincerely

P Godier.

Paul Godier
Senior Planner

IF IN DOUBT, ASK.

1-145



1/1 FOUNDATION PLAN AND MEMBER LAYOUT
SCALE: 1 = 100

Superseded

Roof has been designed for Light Weight Ceilings & Roofs Loading. Allowing for an Additional Roof Loading of 13.00kg/m^2 .
Builder to Confirm Additional Roof Loading Selected is Acceptable for the Design.
DJ - INDICATES DOOR JAMBS AT THESE LOCATIONS. REFER TO SHEET #4 ON THE DOOR SCHEDULE FOR SIZES

MEMBER LEGEND

C1	C15012
C2	C15024

DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. ALL DIMENSIONS TO BE VERIFIED ON SITE.

SHEET 1 OF 7 | JOB NO. SKSG30753 | NCC 2019 | DATE 24/9/2020 | CHECKED TM | DRAWN FDS

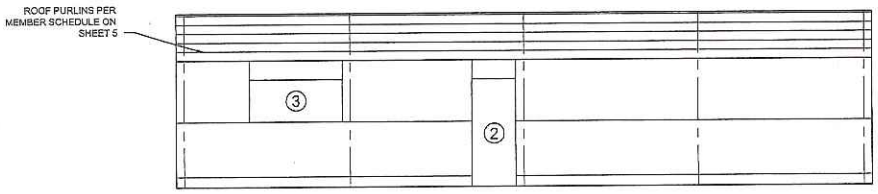
STEEL BUILDING BY (CONTACT)
SKYLINE ROOFING PTY LTD
03 6334 5835
FOR CANDY & BRIAN HURREN
AT 39 CHURCH ST
ROSS

fairdinkum SHEDS

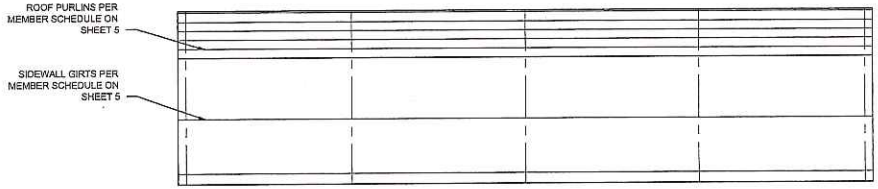
NORTHERN CONSULTING engineers
Civil & Structural Engineers
50 Punari Street
Currajong, Qld 4812
Fax: 07 4725 5850
Email: design@nceng.com.au
ABN 341 008 173 56

Registered Chartered Professional Engineer — Regn. No. 2558980
Registered Professional Engineer (Civil & Structural) QLD — Regn. No. 9955
Registered Certifying Engineer (Structural) N.T. — Regn. No. 116373ES
Registered Engineer - (Civil) VIC — Regn. No. EC36692
Registered Engineer - (Civil) TAS — Regn. No. CC5648M

Mr Timothy Roy Messer BE MIEAust RPEQ
Registered Professional Engineer 2558980
Signature T. Messer
Date 24/9/2020
Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register

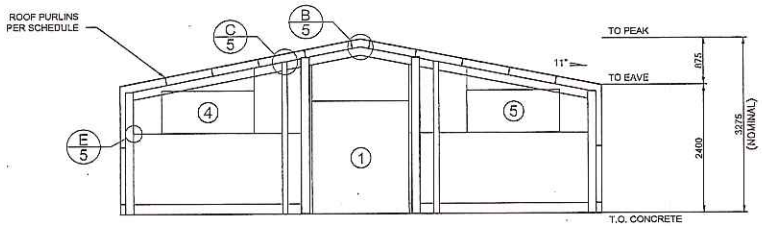


1/2 SIDEWALL EXTERIOR ELEVATION
SCALE: 1 = 100

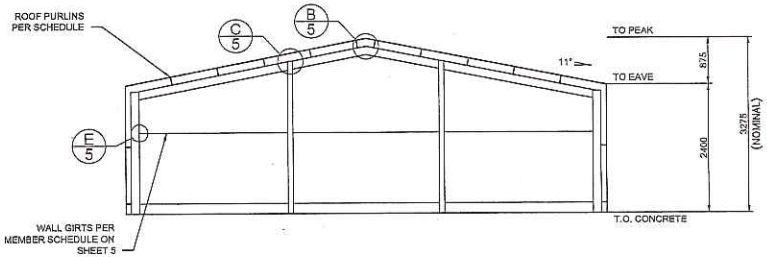


2/2 SIDEWALL EXTERIOR ELEVATION
SCALE: 1 = 100

1–146



4/2 ENDWALL INTERIOR ELEVATION
SCALE: 1 = 100



3/2 ENDWALL INTERIOR ELEVATION
SCALE: 1 = 100

DIAGONAL X BRACING NOT REQUIRED IN THIS BUILDING.
CLADDING DIAPHRAGM SUFFICIENT.

Superseded

SHEET 2 OF 7

JOB NO. SKSG30753
NCC 2019

DATE 24/9/2020

CHECKED TM

DRAWN FDS

STEEL BUILDING BY

FOR

AT

(CONTACT)
SKYLINE ROOFING PTY LTD
03 6334 5535
CANDY & BRIAN HURREN
39 CHURCH ST
ROSS

SHED SAFE accredited

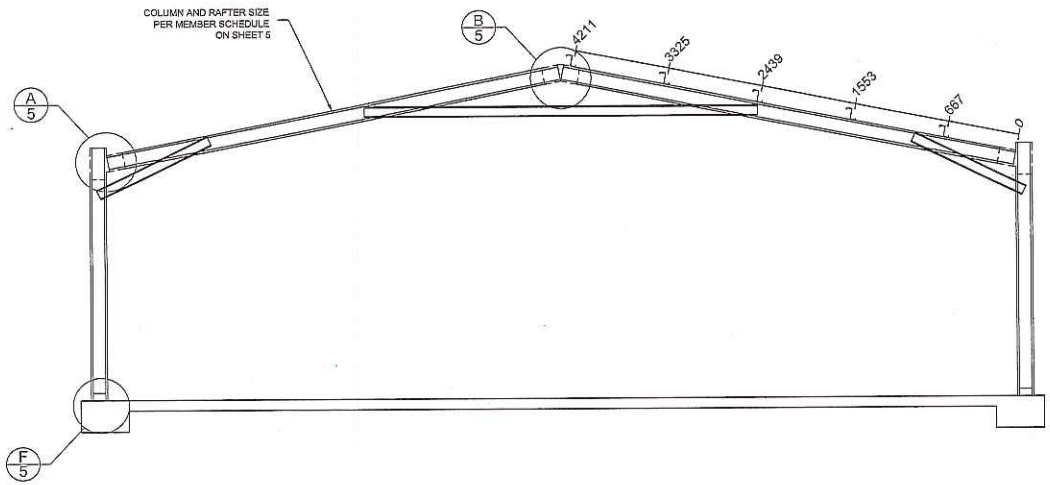
fairdinkum SHEDS

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

Registered Chartered Professional Engineer — Regn. No. 2558880
Registered Professional Engineer (Civil & Structural) QLD — Regn. No. 9985
Registered Certifying Engineer (Structural) N.T. — Regn. No. 116373ES
Registered Engineer - (Civil) VIC — Regn. No. EC36692
Registered Engineer - (Civil) TAS — Regn. No. CC5648M

Mr Timothy Roy Messer BE MIEAust RPEQ
Registered Professional Engineer 2558980
Signature T. Messer
Date 24/9/2020
Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register

1-147



1/3 INTERNAL FRAME SECTION
SCALE: 1 = 50

Superseded

Refer to Sheet #4 for concrete specification.

SHEET 3 OF 7

JOB NO. SKSG30753 | NCC 2019

DATE 24/9/2020

CHECKED TM

DRAWN FDS

STEEL BUILDING BY

FOR

AT

(CONTACT)
SKYLINE ROOFING PTY LTD
03 6334 5535
CANDY & BRIAN HURREN
39 CHURCH ST
ROSS

SHED SAFE accredited

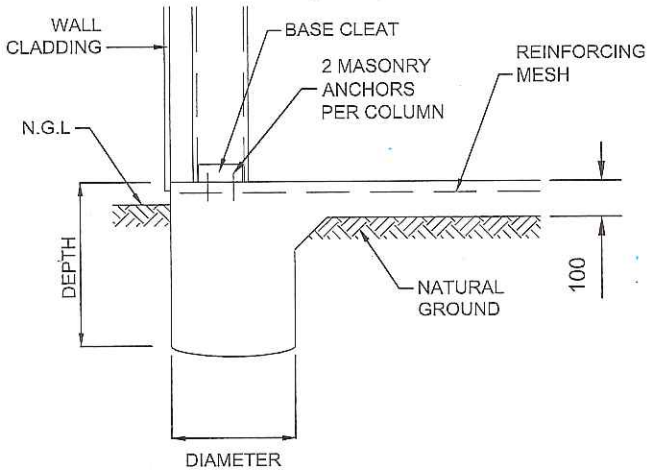
fairdinkum SHEDS

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

Registered Chartered Professional Engineer		Regn. No. 2558980
Registered Professional Engineer (Civil & Structural) QLD		Regn. No. 9985
Registered Certifying Engineer (Structural) N.T.		Regn. No. 116373ES
Registered Engineer - (Civil) VIC		Regn. No. EC36692
Registered Engineer - (Civil) TAS		Regn. No. CC5646M

Mr Timothy Roy Messer BE MIEAust RPEQ
Registered Professional Engineer 2558980
Signature T. Messer
Date 24/9/2020
Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register

1-148



450 x 300
Diameter x Depth (mm)

N.G.L - NATURAL GROUND LINE

Y	BORED LOCAL THICKENING DETAIL	DWG NO: SBOMA

STRUCTURAL GENERAL NOTES

1. GOVERNING CODE : NATIONAL CONSTRUCTION CODE (NCC), LOADING TO AS1170 - ALL SECTIONS. BUILDING SUITABLE AS EITHER A PRIVATE GARAGE CLASS 10A, OR A FARM SHED (CLASS 7 OR 8),UNLESS OTHERWISE SPECIFICALLY NOTED.
FOR USE AS A FARM SHED, IT MUST MEET THE FOLLOWING REQUIREMENTS:
   - BE LESS THAN 2000 SQM IN AREA (INCLUSIVE OF ANY MEZZANINE FLOOR AREA).
   - MUST BE LOCATED ON A FARM AND USED IN CONNECTION WITH FARMING PURPOSES.
   - BUILDING IS NOT TO BE OCCOUPIED FREQUENTLY NOR FOR EXTENDED PERIODS BY PEOPLE, WITH A MAXIMUM OF 1 PERSON PER 200 SQM OR 2 PERSONS MAXIMUM IN TOTAL WHICHEVER IS THE LESSER.
2. DRAWING OWNERSHIP :
THESE DRAWINGS REMAIN THE PROPERTY OF FBHS (AUST) PTY LIMITED. ENGINEERING SIGNATURE AND CERTIFICATION IS ONLY VALID WHEN BUILDING IS SUPPLIED BY A DISTRIBUTOR OF FBHS. DRAWINGS ARE PROVIDED FOR THE DUAL PURPOSE OF OBTAINING BUILDING PERMITS AND AIDING CONSTRUCTION. ANY OTHER USE OR REPRODUCTION IS PROHIBITED WITHOUT WRITTEN APPROVAL FROM FBHS.
3. DRAWING SIGNATURE REQUIREMENTS :
THESE DRAWINGS ARE NOT VALID UNLESS SIGNED BY THE ENGINEER. THE ENGINEER ACCEPTS NO LIABILITY OR RESPONSIBILITY FOR DRAWINGS WITHOUT A SIGNATURE. EACH TITLE BLOCK CONTAINS A WATER MARK UNDER THE CUSTOMERS NAME CONTAINING THE DATE OF PRODUCTION OF THE DRAWINGS; THE DRAWINGS ARE TO BE SUBMITTED TO COUNCIL WITHIN 21 DAYS OF THIS DATE. THIS IS TO ENSURE THAT ONLY CURRENT DRAWINGS ARE IN CIRCULATION.
4. CONTRACTOR RESPONSIBILITIES :
CERTIFIER AND CONTRACTOR TO CONFIRM (ON SITE) THAT THE WIND LOADINGS APPLIED TO THIS DESIGN ARE TRUE AND CORRECT FOR THE ADDRESS STATED IN THE TITLE BLOCK.
CONTRACTOR SHALL VERIFY AND CONFIRM ALL EXISTING CONDITIONS AND DIMENSIONS. ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS PRIOR TO START OF WORK.
CONTRACTOR MUST NOT MAKE ANY DEVIATION FROM THE PROVIDED PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM ONE THE UNDERSIGNING ENGINEERS. THE ENGINEER / FBHS TAKE NO RESPONSIBILITY FOR CHANGES MADE WITHOUT WRITTEN APPROVAL.
CONTRACTOR IS RESPONSIBLE FOR ENSURING NO PART OF THE STRUCTURE BECOMES OVERSTRESSED DURING CONSTRUCTION.
BUILDING IS NOT STRUCTURALLY ADEQUATE UNTIL THE INSTALLATION OF ALL COMPONENTS AND DETAILS SHOWN IS COMPLETED IN ACCORDANCE WITH THESE DRAWINGS.
THE INDICATED DRAWING SCALES ARE APPROXIMATE. DO NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES.
FOR FUTHER DIRECTIONS ON CONSTRUCTION THE CONTRACTOR SHOULD CONSULT THE APPROPRIATE INSTRUCTION MANUAL.
5. ENGINEERING :
THE ENGINEER / FBHS ARE NOT ACTING AS PROJECT MANAGERS FOR THIS DEVELOPMENT, AND WILL NOT BE PRESENT DURING CONSTRUCTION.
THE UNDERSIGNING ENGINEERS HAVE REVIEWED THIS BUILDING FOR CONFORMITY ONLY TO THE STRUCTURAL DESIGN PORTIONS OF THE GOVERNING CODE. THE PROJECT MANAGER IS RESPONSIBLE FOR ADDRESSING ANY OTHER CODE REQUIREMENTS APPLICABLE TO THIS DEVELOPMENT.
THESE DOCUMENTS ARE STAMPED ONLY AS TO THE COMPONENTS SUPPLIED BY FBHS. IT IS THE RESPONSIBILITY OF THE PURCHASER TO COORDINATE DRAWINGS PROVIDED BY FBHS WITH OTHER PLANS AND/OR OTHER COMPONENTS THAT ARE PART OF THE OVERALL PROJECT. IN CASES OF DISCREPANCIES, THE LATEST DRAWINGS PROVIDED BY FBHS SHALL GOVERN.
NO ALTERATIONS TO THIS STRUCTURE (INCLUDING REMOVAL OF CLADDING) ARE TO BE UNDERTAKEN WITHOUT THE CONSENT OF THE CERTIFYING ENGINEER.
OPENINGS SUCH AS WINDOWS AND DOORS NEED TO BE INSTALLED AS PER THE PRODUCT MANUFACTURER'S INFORMATION/DETAILS.
6. INSPECTIONS :
NO SPECIAL INSPECTIONS ARE REQUIRED BY THE GOVERNING CODE ON THIS JOB. ANY OTHER INSPECTIONS REQUESTED BY THE LOCAL BUILDING DEPARTMENT SHALL BE CONDUCTED AT THE OWNER'S EXPENSE.
7. 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 DEPARMENT, 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.
8. CLASS 10a or Class 7 FOOTING DESIGNS:
THE FOUNDATION DOCUMENTED IS ALSO APPROPRIATE FOR CLASS 10a or CLASS 7 BUILDING DESIGNS ON 'M-D', 'H', 'H-D' OR 'E' CLASS SOILS, IF TOTAL SLAB AREA IS UNDER 100m SQUARE AND THE MAXIMUM SLAB DIMENSION (LENGTH AND WIDTH) IS LESS THAN OR EQUAL TO 12m.
PLEASE BE AWARE THAT THE SLAB DESIGN FOR H & E CLASS SOILS IN THESE INSTANCES ARE DESIGNED TO EXPERIENCE SOME CRACKING. THIS CRACKING IS NOT CONSIDERED A STRUCTURAL FLAW OR DESIGN ISSUE, AND IS SIMPLY COSMETIC IN NATURE. IF THIS IS A CONCERN TO THE CLIENT IT IS ADVISED THEY DISCUSS OTHER OPTIONS WITH THE RELEVANT DISTRIBUTOR PRIOR TO THE POURING OF THE SLAB.
9. 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 & B1, 25MPa FOR EXPOSURE A2 & B2 AND 32MPa 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.
10. 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 STRMIT GENERAL PUNCHINGS.
11. FOOT TRAFFIC :
FOR ERECTION AND MAINTENANCE PLEASE NOTE THE FOLLOWING DEFINED FOOT TRAFFIC ZONES:
- CORRUGATED: WALK ONLY WITHIN 200MM OF SCREW LINES. FEET SPREAD OVER AT LEAST TWO RIBS.
- MONOCLAD: WALK ONLY IN PANS, OR ON RIBS AT SCREW LINES.

PROJECT DESIGN CRITERIA

ROOF LIVE LOAD:	0.25 kPa
BASIC WIND SPEED:	VR 45 m/s
SITE WIND SPEED:	VsitB 40.4 m/s
WIND REGION:	Reg A
TOPOGRAPHY FACTOR, Mt:	1
SHIELDING FACTOR, Ms:	1
MAX GROUND SNOW LOAD:	N/A
MAX ROOF SNOW LOAD:	N/A
SITE ALTITUDE:	N/A
TERRAIN CATEGORY:	TCat 2.15
SOIL SAFE BEARING CAPACITY:	100 kPa
RETURN PERIOD:	1:500
LIMITING CPI 1:	-0.3
LIMITING CPI 2:	0
IMPORTANCE LEVEL:	2

DETAIL KEYS

DK1	ENDWALL VERTICAL MULLION (SEE DETAIL C/5 FOR TOP CONN. AND F/5 FOR BASE CONN.)
DK2	FLYBRACING PER DETAIL L/5
DK3	X-BRACING IN ROOF ABOVE (SEE DETAIL M/5)
DK4	DOUBLE X-BRACING IN ROOF ABOVE (SEE DETAIL M/5)

DOOR SCHEDULE

DOOR	WIDTH	HEIGHT	OPENING TYPE	HEADER GIRT	OPENING JAMBS	WIND RATED
1	1810	2100	2.1Hx1.81 XO STANDARD GLASS SLIDING DOOR	SINGLE	C1501SP	YES
2	820	2040	EXTERNAL PA DOOR 180 DEG	SINGLE		YES
3	1730	790	WINDOW	SINGLE		YES
4	1730	790	WINDOW	SINGLE		YES
5	1730	790	WINDOW	SINGLE		YES

NOTES: 1) SEE SHEET 5 FOR DOOR OPENING FRAMING INFORMATION.
2) ALL DOOR SCHEDULE MEASUREMENTS ARE ACTUAL DOOR/WINDOW SIZE NOT OPENING SIZE.

Superseded

SHEET 4 OF 7	JOB NO. SKSG30753	DATE 24/9/2020	CHECKED TM	DRAWN FDS	STEEL BUILDING BY (CONTACT) SKYLINE ROOFING PTY LTD 03 6334 5535	FOR CANDY & BRIAN HURREN	AT 39 CHURCH ST, ROSS 7209

NCC 2019

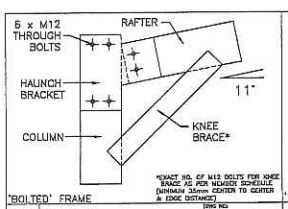
fairdinkum SHEDS

SHED SAFE accredited

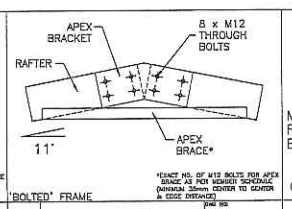
NORTHERN CONSULTING engineers
Civil & Structural Engineers
50 Punari Street
Currajong, Qld 4812
Fax: 07 4725 5850
Email: design@nceng.com.au
ABN 341 008 173 56

Registered Chartered Professional Engineer	Regn. No. 2558980
Registered Professional Engineer (Civil & Structural) QLD	Regn. No. 9985
Registered Certifying Engineer (Structural) N.T.	Regn. No. 116373ES
Registered Engineer - (Civil) VIC	Regn. No. EC36592
Registered Engineer - (Civil) TAS	Regn. No. CC5648M

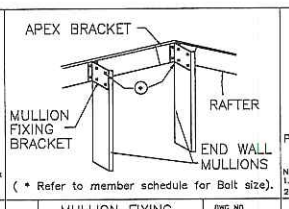
Mr Timothy Roy Messer BE MIEAust RPEQ
Registered Professional Engineer 2558980
Signature T. Messer
Date 24/9/2020
Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register



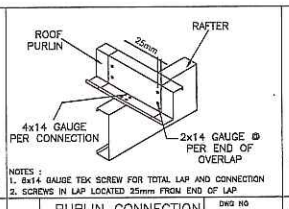
A	HAUNCH CONNECTION	DWG NO K21BB



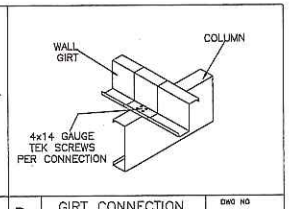
B	APEX CONNECTION	DWG NO AP21BB



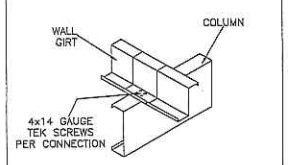
C	MULLION FIXING ANGLE BRACKET	DWG NO MFA4



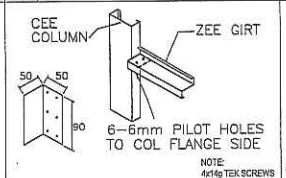
DP	PURLIN CONNECTION DETAIL	DWG NO PCON5L



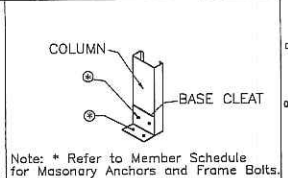
DG	GIRT CONNECTION DETAIL	DWG NO GCON5N



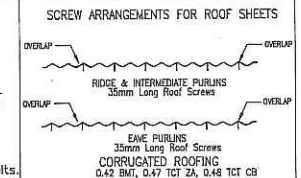
EG	ENDWALL GIRT CONNECTION DETAIL	DWG NO EGCON5N



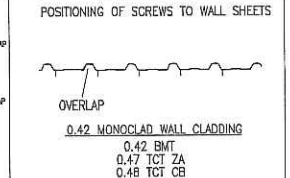
E	END WALL GIRT CONNECTION	DWG NO EG5-PH



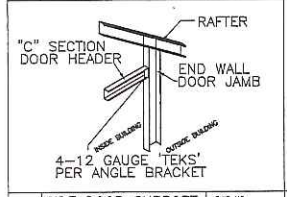
F	BASE CONNECTION	DWG NO BC7



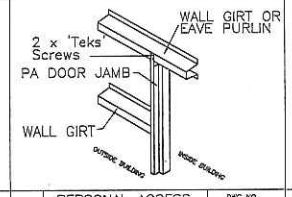
G	ROOF SHEETING PROFILE	DWG NO RONC5



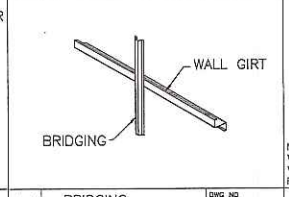
H	WALL SHEET PROFILE	DWG NO W1NC4



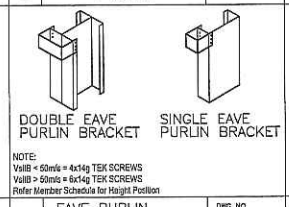
J	SIDE DOOR SUPPORT CONNECTION	DWG NO DFRG



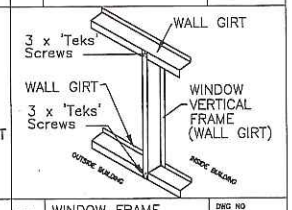
K	PERSONAL ACCESS DOOR	DWG NO PADD1



N	BRIDGING DETAIL	DWG NO PGBZ



O	EAVE PURLIN BRACKET	DWG NO EPB-PH



W	WINDOW FRAME ATTACHMENT DETAIL	DWG NO WADZ

1-149

MEMBER AND MATERIAL SCHEDULE

1	END WALL RAFTER	Single C15012
2	C.S. FRAME RAFTER	Single C15024
3	END FRAME COLUMN (C1)	Single C15012
4	C.S. FRAME COLUMN (C2)	Single C15024
5	MULLION (C1)	Single C15012
6	C.S. FRAME KNEE BRACE	Single C10015 @ 1.29 LONG 3 bolts each end
7	KNEE BRACE HEIGHT UP COLUMN	1.89m
8	KNEE BRACE LENGTH UP RAFTER	1.01m
9	C.S. FRAME APEX BRACE	Single C10015 @ 3.67 LONG 2 bolts each end
10	APEX POSITION FROM RAFTER END	1.83m
11	ANCHOR BOLTS (# PER DETS.)	Sleeve Anchor 12.0x75 Z/Y
12	EAVE PURLIN	C10015 (Eave Purlin Bracket 0mm from top of column)
13	TYP. ROOF PURLIN SIZE	Z10010
14	MAIN BLDG. PURLIN SPACING	0.886 m. (5 rows) (Max Allow. 1.000m)
15	MAIN BLDG. PURLIN LENGTH	3.58 m. (0.33m Overlap)
16	TYP. SIDEWALL GIRT SIZE	Z10010 (1 rows of bridging)
17	MAIN BLDG. SIDEWALL GIRT SPACING	1.049 m. (2 rows) (Max Allow. 1.720m)
18	MAIN BLDG. SIDEWALL GIRT LENGTH	3.35 m. (0.1m Overlap)
19	SIDEWALL GIRT BRIDGING	Tophat 64 x 0.75
20	TYP. ENDWALL GIRT SIZE	Z10010
21	MAIN BLDG. ENDWALL GIRT SPACING	1.309 m. (2 rows) (Max Allow. 2.000m)
22	MAIN BLDG. ENDWALL GIRT LENGTH	2.93 m. (0.1m Overlap)
23	FRAME SCREW FASTENERS	14-13x22 Hex C/S (SP HD 5/16" Hex Drive)
24	FRAME BOLT FASTENERS	Purlin Assy M12x30 Z/P
25	X-BRACING STRAP AND FASTENERS	None required for this building. Cladding Diaphragm Sufficient.
26	WALL COLOUR	PAPERBARK
27	ROOF COLOUR	PAPERBARK
28	P.A. DOOR COLOUR	PAPERBARK
29	WINDOW COLOUR	PAPERBARK
30	GLASS SLIDING DOOR COLOUR	PAPERBARK
31	DOWNPIPE COLOUR	PAPERBARK
32	GUTTER COLOUR	PAPERBARK
33	CORNER FLASHING COLOUR	PAPERBARK
34	BARGE FLASHING COLOUR	PAPERBARK
35	OPENING FLASHING COLOUR	PAPERBARK
36	OPEN BAY HEADER HEIGHT	0.3

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

Superseded

SHEET 5 OF 7 | JOB NO. SKSG30753 | NCC 2019 | DATE 24/9/2020 | CHECKED TM | DRAWN FDS

STEEL BUILDING BY (CONTACT)
SKYLINE ROOFING PTY LTD
03 6334 5535
FOR CANDY & BRIAN HURREN
AT 39 CHURCH ST
ROSS

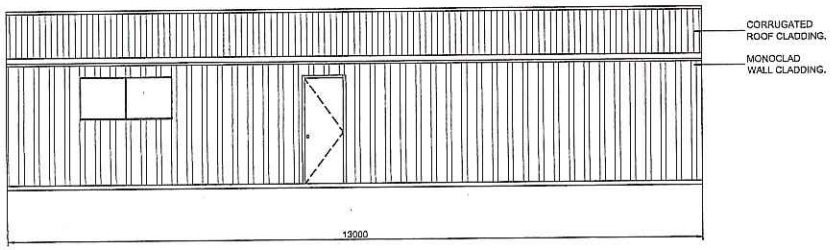
SHED SAFE accredited

fairdinkum SHEDS

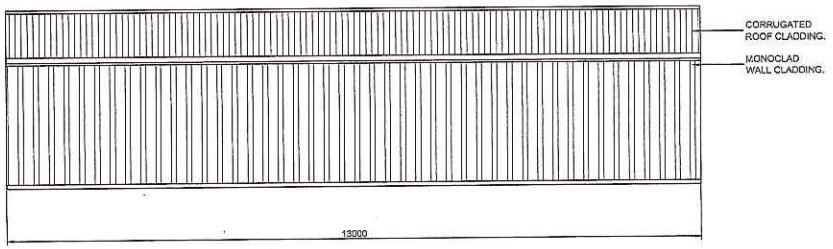
NORTHERN CONSULTING engineers
Civil & Structural Engineers
50 Punari Street
Currajong, Qld 4812
Fax: 07 4725 5850
Email: design@nceng.com.au
ABN 341 008 173 56

Registered Chartered Professional Engineer — Regn. No. 2558980
Registered Professional Engineer (Civil & Structural) QLD — Regn. No. 9965
Registered Certifying Engineer (Structural) N.T. — Regn. No. 116373ES
Registered Engineer - (Civil) VIC — Regn. No. EC36692
Registered Engineer - (Civil) TAS — Regn. No. CC5648M

Mr Timothy Roy Messer BE MIEAust RPEQ
Registered Professional Engineer 2558980
Signature T. Messer
Date 24/9/2020
Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register

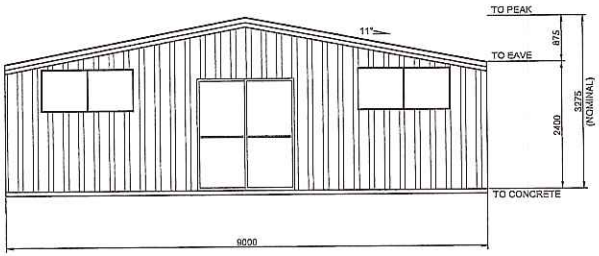


1/6 SIDEWALL EXTERIOR ELEVATION
SCALE: 1 = 100

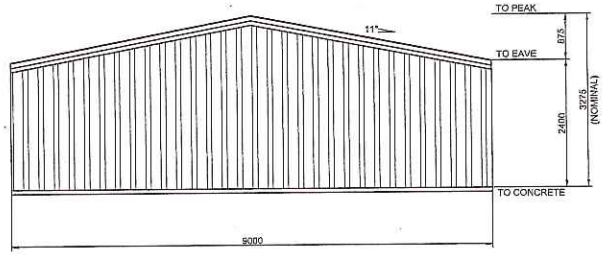


2/6 SIDEWALL EXTERIOR ELEVATION
SCALE: 1 = 100

1-150



4/6 ENDWALL EXTERIOR ELEVATION
SCALE: 1 = 100



3/6 ENDWALL EXTERIOR ELEVATION
SCALE: 1 = 100

Superseded

BUILDING COLOURS	
WALL	PAPERBARK
ROOF	PAPERBARK
P.A. DOOR	PAPERBARK
WINDOW	PAPERBARK
GLASS SLIDING DOOR	PAPERBARK
DOWNPIPE	PAPERBARK
GUTTER	PAPERBARK
CORNER FLASHING	PAPERBARK
BARGE FLASHING	PAPERBARK
OPENING FLASHING	PAPERBARK

SHEET 6 OF 7
JOB NO. SKSG30753 NCC 2019
DATE 24/9/2020
CHECKED TM
DRAWN FDS

STEEL BUILDING BY (CONTACT)
SKYLINE ROOFING PTY LTD
03 6334 5535
FOR
CANDY & BRIAN HURREN
AT
39 CHURCH ST
ROSS

fairdinkum SHEDS

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

Registered Chartered Professional Engineer	Regn. No. 2558980
Registered Professional Engineer (Civil & Structural) QLD	Regn. No. 9985
Registered Certifying Engineer (Structural) N.T.	Regn. No. 116373ES
Registered Engineer - (Civil) VIC	Regn. No. EC36692
Registered Engineer - (Civil) TAS	Regn. No. CC5648M

Mr Timothy Roy Messer BE MIEAust RPEQ
Registered Professional Engineer 2558980
Signature .....
Date 24/9/2020
Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register

GUIDE TO THE INSTALLATION OF TEMPORARY BRACING

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

NOTES:

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

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

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

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

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

TILT UP METHOD

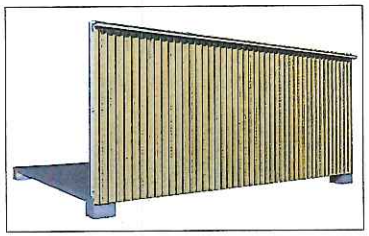
FOR STRUCTURES UNDER 9M SPAN, LESS THAN 3M HIGH AND LESS THAN 12M LONG

A. ~~ASS~~EMBLE THE FIRST SIDEWALL FRAME (COMPLETE WITH WALL SHEETING, BRACING ~~AND~~ GUTTER) ON THE GROUND AND LIFT ASSEMBLED SIDEWALL FRAME INTO POSITION. ~~FIX~~ OFF TEMPORARY SIDE BRACING TO EACH END (REFER TO DIAGRAM). FIX BASE CLEATS.
B. A~~T~~SEMBLE THE SECOND SIDEWALL FRAME AS PER FIRST SIDEWALL FRAME. ~~LIFT~~ INTO POSITION. FIX OFF TEMPORARY WALL BRACING TO EACH END (REFER TO DIAGRAM) FIX BASE CLEATS.
C. FIX GABLE END RAFTERS TO COLUMNS TO TIE WALLS. PROP APEX UNTIL ENDWALL MULLION AND APEX TEMPORARY BRACE ARE FIXED OFF. IF NO MULLION IS REQUIRED THEN PROP AND BRACE APEX UNTIL CLADDING IS COMPLETE.
D. INSTALL REMAINING RAFTERS. AS EACH RAFTER PAIR IS INSTALLED, AT LEAST ONE PURLIN PER 3M OF RAFTER LENGTH IS TO BE INSTALLED TO SECURE RAFTERS.
E. INSTALL REMAINING PURLINS
F. INSTALL KNEE AND APEX BRACES IF AND WHERE APPLICABLE.
G. REPEAT FOR LEANTO'S.

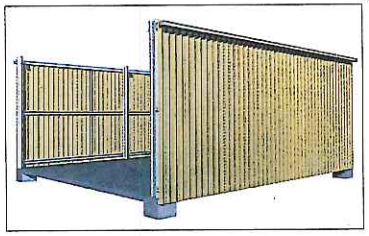
FRAME FIRST METHOD

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

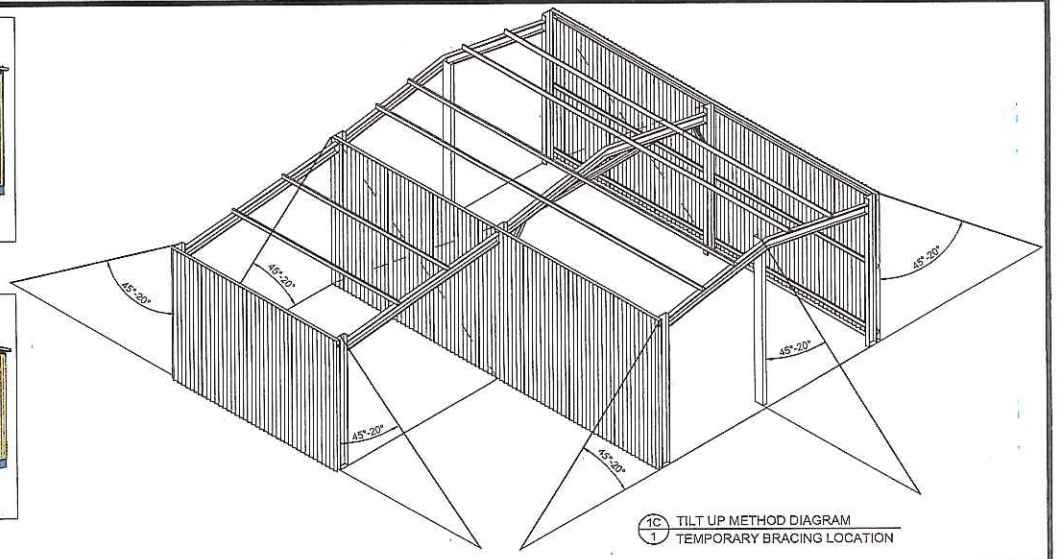
A. ASSEMBLE PORTAL FRAMES ON THE GROUND (WITH KNEE AND APEX BRACES IF AND WHERE APPLICABLE). LIFT THE FIRST PORTAL FRAME ASSEMBLY INTO POSITION. FIX OFF TEMPORARY END BRACING (REFER TO DIAGRAM). FIX BASE CLEATS.
B. PROP APEX UNTIL ENDWALL MULLION AND APEX TEMPORARY BRACE ARE FIXED OFF. IF NO MULLION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



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

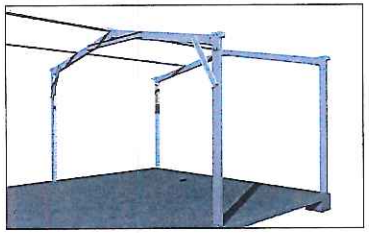


1B / 1 SECOND SIDEWALL FRAME
REFER 1C FOR TEMPORARY BRACING LOCATION

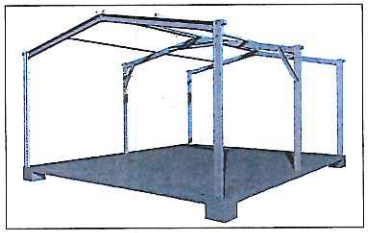


1C / 1 TILT UP METHOD DIAGRAM
TEMPORARY BRACING LOCATION

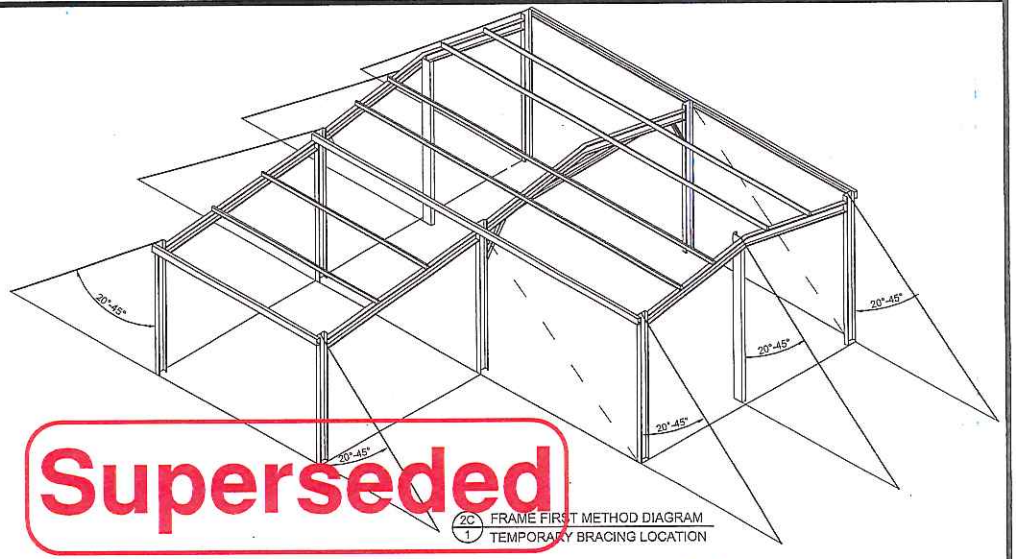
1 / 1 TILT UP METHOD DIAGRAM
SCALE: NTS



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



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



Superseded

2C / 1 FRAME FIRST METHOD DIAGRAM
TEMPORARY BRACING LOCATION

2 / 1 FRAME FIRST METHOD DIAGRAM
SCALE: NTS

SHEET 1 OF 1	JOB NO. SKSG30753	DATE 24/9/2020	CHECKED TM	DRAWN FDS	STEEL BUILDING BY (CONTACT) SKYLINE ROOFING PTY LTD 03 6334 5535
	NCC 2019				FOR CANDY & BRIAN HURREN
					AT 39 CHURCH ST ROSS 7209

SHED SAFE accredited

fairdinkum SHEDS

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

Registered Chartered Professional Engineer — Regn. No. 2558980
Registered Professional Engineer (Civil & Structural) QLD — Regn. No. 9985
Registered Certifying Engineer (Structural) N.T. — Regn. No. 116373ES
Registered Engineer - (Civil) VIC — Regn. No. EC36932
Registered Engineer - (Civil) TAS — Regn. No. CC5648M

Mr Timothy Roy Messer BE MIEAust RPEQ
Registered Professional Engineer 2558980
Signature T. Messer
Date 24/9/2020
Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register