DEVELOPMENT APPLICATION

PDPLANPMTD-2025/056945

PROPOSAL: Outbuilding (Single Dwelling)

LOCATION: 3 Starlight Drive, Cambridge

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 08 December 2025

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 08 December 2025. In addition to legislative requirements, plans and documents can also be viewed at www.ccc.tas.gov.au during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to clarence@ccc.tas.gov.au. Representations must be received by Council on or before 08 December 2025.

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at www.ccc.tas.gov.au or at the Council offices.

City of Clarence
38 Bligh St Rosny Park
PO Box 96
Rosny Park TAS, 7018

03 6217 9500
clarence@ccc.tas.gov.au
ccc.tas.gov.au

Application for Development / Use or Subdivision

Use this form to obtain planning approval for developing or using land, including subdividing it into smaller lots or lot consolidation.

Proposal: 7x12m Class 10a outbuilding for private storage

Location: 3 Starlight Drive, Cambridge, Tas, 7170

Personal Information Removed

City of Clarence
38 Bligh St Rosny Park
PO Box 96
Rosny Park TAS, 7018

03 6217 9500
clarence@ccc.tas.gov.au
ccc.tas.gov.au

Is the property on the Tasmanian Heritage Register? Yes ☐ No ☒

If yes, we recommend you discuss your proposal with Heritage Tasmania prior to lodgement as exemptions may apply which may save you time on your proposal.

If you had pre-application discussions with City of Clarence, please provide planner's name:

Current use of site: Dwelling

Does the proposal involve land administered or owned by the Crown or Council? Yes ☐ No ☒

Declaration

- I have read the Certificate of Title and Schedule of Easements for the land and am satisfied that this application is not prevented by any restrictions, easements or covenants.
- I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application
- I declare that, in accordance with Section 52 of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their signed consent is attached.
- I declare that the information in this declaration is true and correct.

Acknowledgement

- I acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process; for display purposes during public consultation; and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.

Personal Information Removed

Please refer to the development/use and subdivision checklist on the following pages to determine what documentation must be submitted with your application.

TASTECH SHEDS
Premium Steel Sheds

RANBUILD
ACCREDITED DEALER

Agent Authorisation

Project Address:	3 STARLIGHT DR CAMBRIDGE TAS 7170

I/we

Personal Information Removed

hereby appoint the following person/company representative

Agent Name:	TasTech Sheds (Ranbuild Hobart)
Postal Address:	65 South Arm Road, Rokeby, 7019
Phone Number:	(03) 6263 5800
Email Address:	ranbuild@tastechsheds.com.au

Personal Information Removed

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
153312	3
EDITION	DATE OF ISSUE
3	11-Oct-2025

SEARCH DATE : 06-Nov-2025
SEARCH TIME : 02.58 PM

DESCRIPTION OF LAND

City of CLARENCE
Lot 3 on Sealed Plan 153312
Derivation : Part of 62A-0R-12Ps Located to William Stanley
Prior CT 124083/1

SCHEDULE 1

N280295 TRANSFER to LINDA VERA LAMPRECHT and CRAIG STEPHEN WRIGHT Registered 11-Oct-2025 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP153312 EASEMENTS in Schedule of Easements
SP153312 COVENANTS in Schedule of Easements
SP153312 FENCING COVENANT in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER ~~G.S. MARTIN AND D. MARTIN~~
BALLYVERGAN PTY LTD

FOLIO REFERENCE 124083-1

GRANTEE
PART OF 62-0-12 LOCATED TO WILLIAM STANLEY

PLAN OF SURVEY

BY SURVEYOR J.B.MEDBURY
J.B.MEDBURY P/L SURVEYORS
OF 224 CAMPBELL STREET, HOBART

LOCATION
CITY OF CLARENCE

SCALE 1: 2500 LENGTHS IN METRES

REGISTERED NUMBER
SP153312

APPROVED
EFFECTIVE FROM 4 FEB 2008

Alice Kava
Recorder of Titles

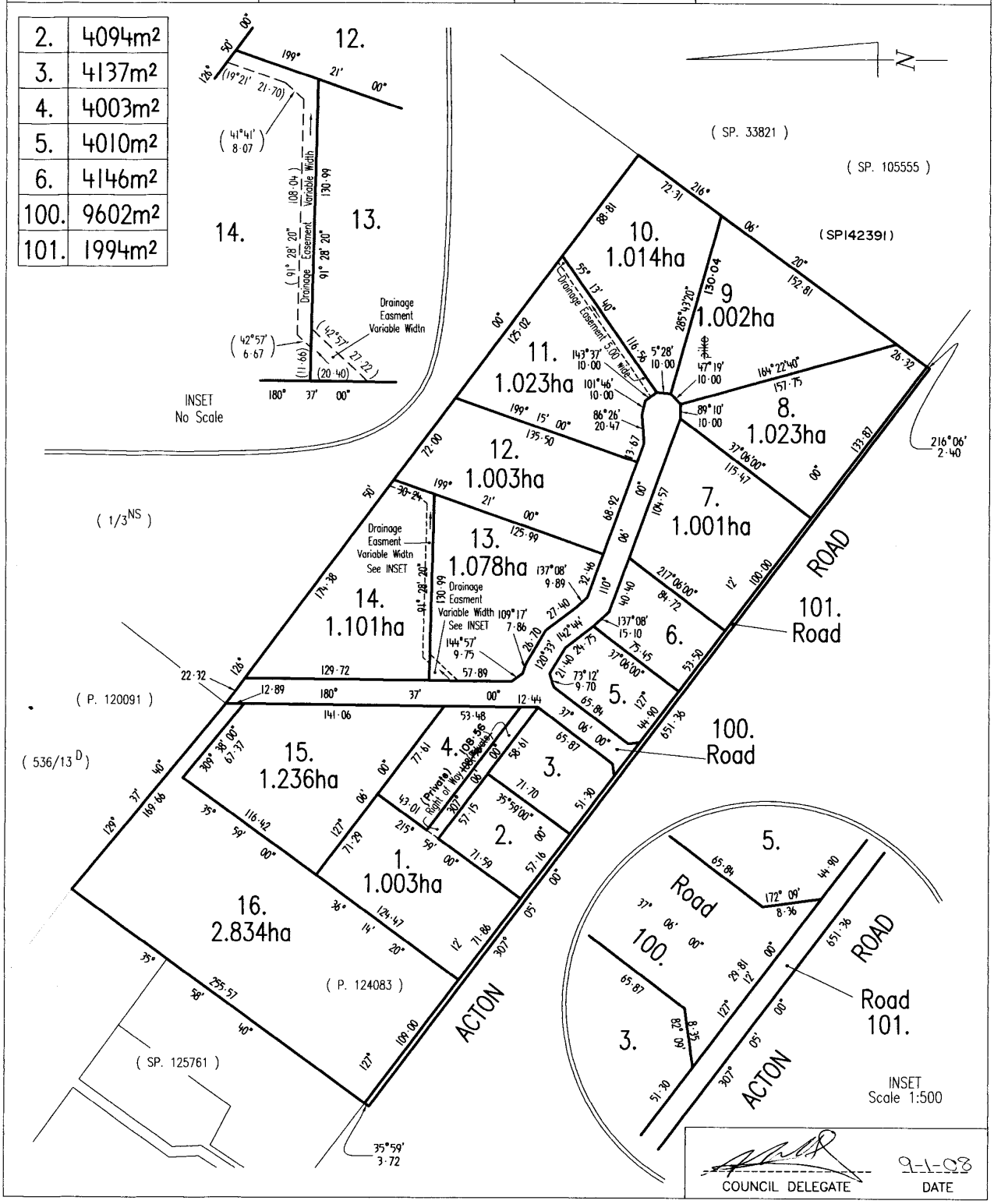
MAPSHEET MUNICIPAL CODE No. 107 (5225-25)

LAST UPI No. 1400175

LAST PLAN No. P124083

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

2.	4094m²
3.	4137m²
4.	4003m²
5.	4010m²
6.	4146m²
100.	9602m²
101.	1994m²



SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 153312

EASEMENTS AND PROFITS

Each lot on the plan is together with:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
(2) any easements or profits a prendre described hereunder.
Each lot on the plan is subject to:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
(2) any easements or profits a prendre described hereunder.
The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Lot 1 is subject to a right of carriageway (appurtenant to lots 2, 3 & 4) over the land marked RIGHT OF WAY (PRIVATE) passing through that lot on the plan

Lot 2 is together with a right of carriageway over the land marked RIGHT OF WAY (PRIVATE) shown on the plan

Lot 3 is together with a right of carriageway over the land marked RIGHT OF WAY (PRIVATE) shown on the plan

Lot 4 is together with a right of carriageway over the land marked RIGHT OF WAY (PRIVATE) shown on the plan

Covenants

The owner of each lot on the plan covenants with Ballyvergan Pty Ltd and the owners for the time being of every other lot on the plan to the intent that the burden of this covenant may run with and bind the covenantors lot and every part thereof and that the benefit thereof may be annexed to and devolve with each and every part of every other lot on the plan to observe the following stipulations-

1. Not to place a mobile home, caravan or re-locatable home for use as a residence on such lot
2. Not to erect a dwelling with a floor area of less than 140 square metres on such lot

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: BALLYVERGAN P/L FOLIO REF: 124083/1 SOLICITOR & REFERENCE: IAN CREESE LAWYERS	PLAN SEALED BY: CLARENCE CITY COUNCIL DATE: 9-1-2008 SD-2003/58 REF NO. Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 2 PAGES	Registered Number SP 153312
SUBDIVIDER: BALLYVERGAN P/L FOLIO REFERENCE: 124083/1	

3. Not to clad, finish or paint a dwelling in a colour or material that contrasts with the rural environment on such lot.
4. Not to park or garage a vehicle that exceeds 10 tonnes in weight on such lot
5. Not to conduct a business on such lot that creates noise contours that are audible beyond such lot

The owner lots 1 to 15 on the plan covenant with Ballyvergan Pty Ltd and the owners for the time being of every other lot on the plan to the intent that the burden of this covenant may run with and bind the covenantors lot and every part thereof and that the benefit thereof may be annexed to and devolve with each and every part of every other lot on the plan to observe the following stipulations-

1. Not to erect more than residential dwelling on such lot.

Fencing covenant

In respect to the lots on the plan the subdivider (Ballyvergan Pty Ltd) shall not be required to fence

Executed BALLYVERGAN PTY LTD being the registered)
proprietor in folio of the Register volume 124083 folio 1)
under section 127 of the Corporations Act 2001 by being)
signed by two directors-)

Director: ..... Director
T. Hookway

Director: ..... Secretary
Stirling Hookway

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

CONSTRUCTION TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND AUSTRALIAN STANDARDS WHERE APPLICABLE

DO NOT SCALE OFF PLAN

BUILDER TO CHECK ALL DIMENSIONS ON SITE BEFORE STARTING WORKS

PLEASE REPORT ANY ERRORS OR INCONSISTENCIES TO TASTECH BUILDING SYSTEMS

ANY CHANGES TO THIS DOCUMENT TO BE CONFIRMED BY TASTECH BUILDING SYSTEMS

DESCRIPTION OF LAND

City of CLARENCE
Lot 3 on Sealed Plan 153312
Derivation : Part of 62A-0R-12Ps Located to William Stanley
Prior CT 124083/1

N

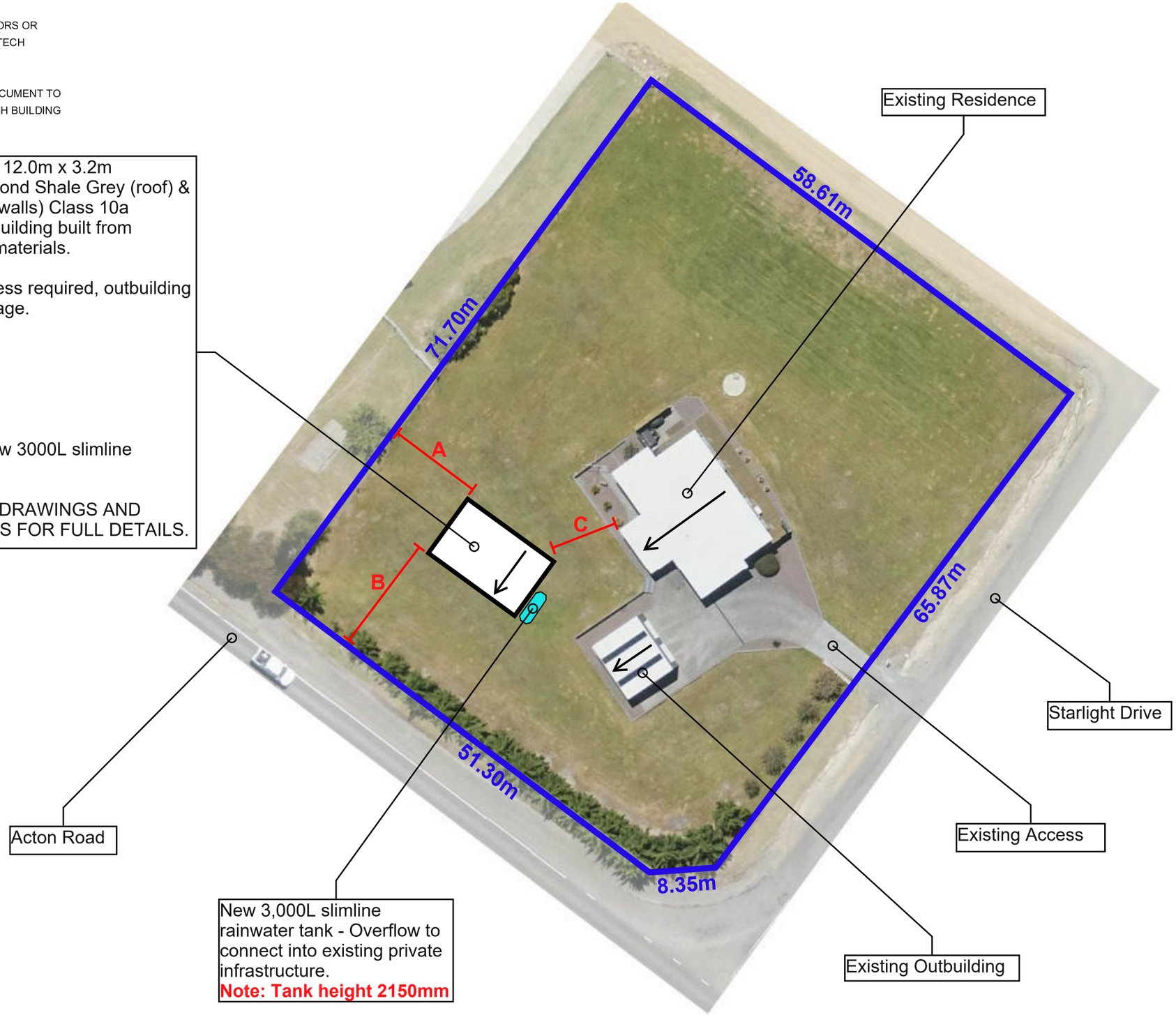
Proposed 7.0m x 12.0m x 3.2m (spouting) Colorbond Shale Grey (roof) & Woodland Grey (walls) Class 10a freestanding outbuilding built from noncombustible materials.

No vehicular access required, outbuilding is for private storage.

Positioning:
A - 10.0m
B - 15.0m
C - 8.7m

Stormwater to new 3000L slimline rainwater tank.

SEE RANBUILD DRAWINGS AND SPECIFICATIONS FOR FULL DETAILS.



PROJECT TITLE:
Wright Shed

ADDRESS:
3 Starlight Drive,
Cambridge, Tas, 7170

DRAWING NUMBER:
RB1186_SITE

JOB NUMBER:
RB1186

CLIENT:
Craig Wright &
Linda Lamprecht

DATE:
18/11/2025 - REV1

SCALE: NTS
DRAWN: HM

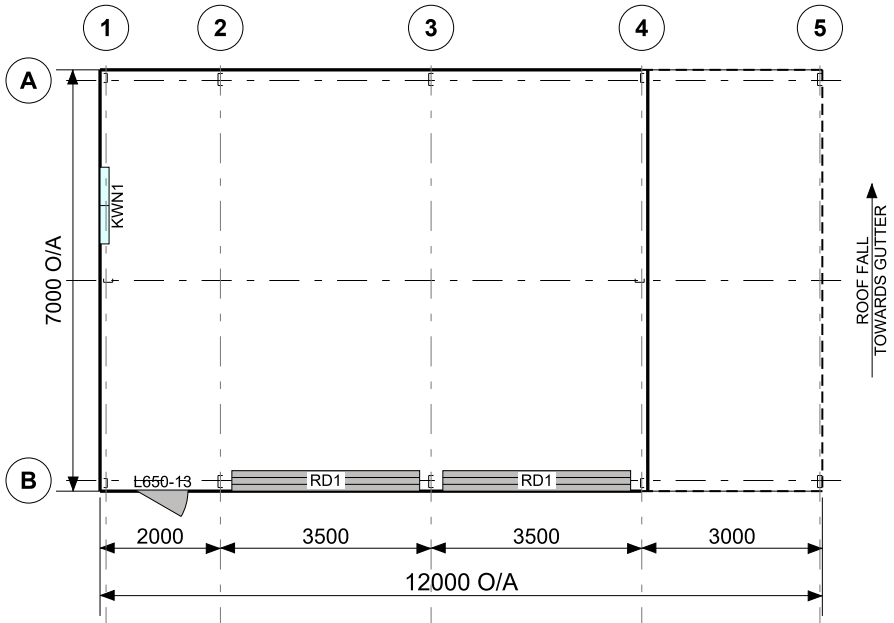
TASTECH SHEDS
Premium Steel Sheds

65 SOUTH ARM ROAD
ROKEBY, TAS, 7019

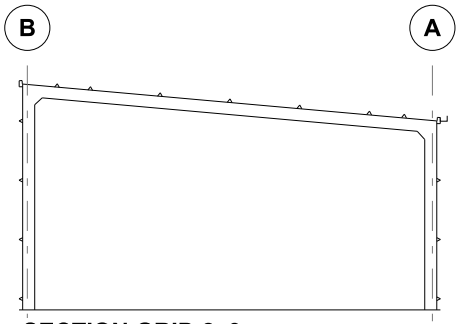
(03) 6263 5800

ranbuild@tastechsheds.com.au

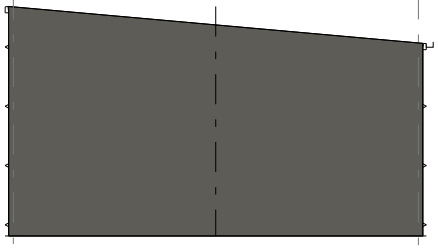
RANBUILD
ACCREDITED DEALER



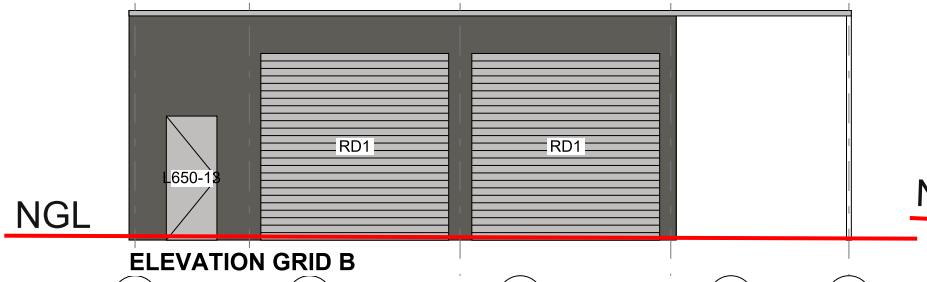
FRAME ROOF PLAN



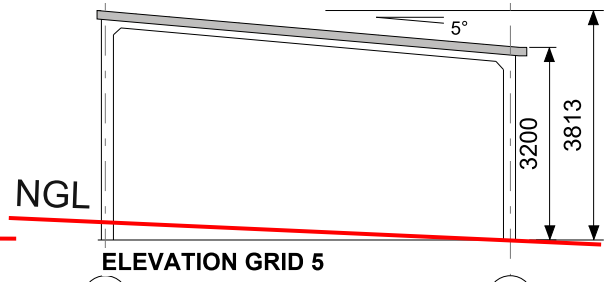
SECTION GRID 2, 3



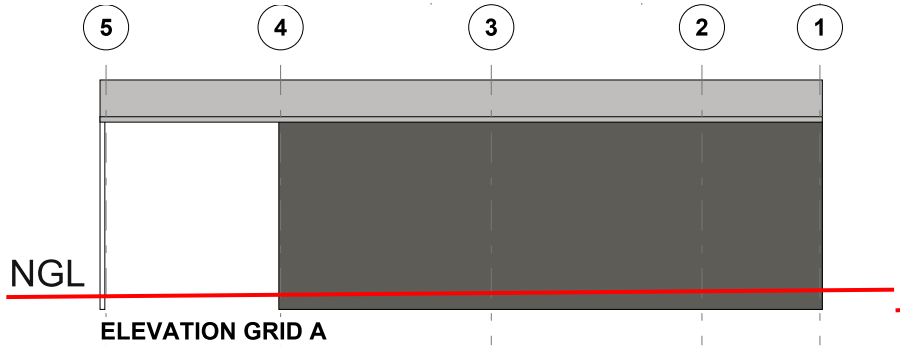
SECTION GRID 4



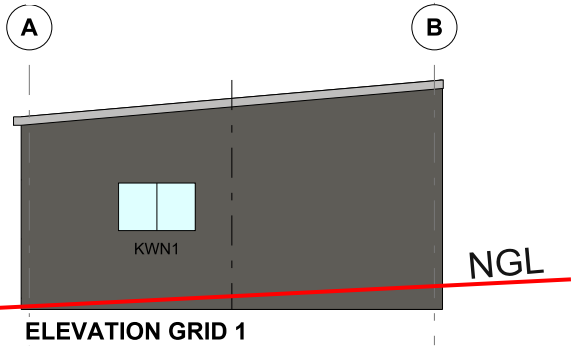
ELEVATION GRID B



ELEVATION GRID 5



ELEVATION GRID A



ELEVATION GRID 1

RANBUILD

CLADDING

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

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

ACCESSORY SCHEDULE & LEGEND

QTY	MARK	DESCRIPTION
2	RD1	Taurean, Domestic PR1ME Series A 3025 high x 3120 wide Clear Opening C/B
1	L650-13	Larnec Door & Frame Kit, 650/37, Std. 2040 x 820 C/ Bond
1	KWN1	AMI - Reg A & B, 790x1274 CLR, Window Kit (BDSP)

ARCHITECTURAL DRAWING ONLY, NOT FOR CONSTRUCTION USE

CLIENT
Craig Wright

SITE
3 Starlight Drive
CAMBRIDGE TAS 7170

BUILDING
DELUXE SKILLION
7000 SPAN x 3200/3813 EAVE x 12000 LONG

TITLE
FLOOR PLAN & ELEVATION

SCALE	DRAWING NUMBER	REV	PAGE
A4 SHEET 1:125	**BRWT4-7660**	**A**	**1/1**

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Craig Wright *Owner name*

3 Starlight Drive *Address*

CAMBRIDGE TAS 7170 *Suburb/postcode*

Designer details:

Name: ALEXANDER FILONOV

Category: Engineer Civil, Building Designer

Business name: LYSAGHT BUILDING SOLUTIONS

Phone No: 02 4962 4311

Business address: PO Box 170

HAMILTON NSW 2303

Fax No: 02 4962 3421

Licence No: CC 4719P

Email address: alexander.filonov@bluescopesteel.com

Details of the proposed work:

[redacted]

signer's project erence No. 440814

Lot No:

Type of work: Building work ☑ Plumbing work ☐ *(X all applicable)*

Description of work:

New building

(new building / alteration / addition / repair / removal / re-erection water / sewerage / stormwater / on-site wastewater management system / backflow prevention / other)

Description of the Design Work (Scope, limitations or exclusions): *(X all applicable certificates)*

Certificate Type:	Certificate	Responsible Practitioner
	☑ Building design	Architect or Building Designer
	☑ Structural design	Engineer or Civil Designer
	☐ Fire Safety design	Fire Engineer
	☐ Civil design	Civil Engineer or Civil Designer
	☐ Hydraulic design	Building Services Designer
	☐ Fire service design	Building Services Designer
	☐ Electrical design	Building Services Designer
	☐ Mechanical design	Building Service Designer
	☐ Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
	☐ Other (specify)	
Deemed-to-Satisfy: ☑		Performance Solution: ☐ (X the appropriate box)
Other details: Structural design of Steel frame Reinforced Concrete Footings for new building		

Design documents provided:

The following documents are provided with this Certificate –
Document description:

Drawing numbers:	Prepared by: Ranbuild RDS	Date: 5/11/2025

- The shed shall be built according to dwg.:
  - 440814 - GA Rev B
  - ENG1/1 - 440814 Rev B
  - ENG2/1 - 440814 Rev B
  - ENG3/1 - 440814 Rev B
  - ENG4/1 - 440814 Rev B
  - ENG5/1 - 440814 Rev B
  - ENG6/1 - 440814 Rev B

All Drawing listed above in this Form 35 are issued for engineering purposes only. Additional Form 35 is required to be issued by a licenced Building Designer to address all other design aspects in accordance to Building Act 2016 - Director's Determination - Director's Specified List

Attachment 1:	Prepared by: Ranbuild	Date: 5/11/2025
440814 ENG REV B		

Schedules:	Prepared by:	Date:

Specifications:	Prepared by:	Date:
Importance Level: 2 Building Class: 10a		

Computations:	Prepared by:	Date:

Performance solution proposals:	Prepared by:	Date:

Test reports:	Prepared by:	Date:

Standards, codes or guidelines relied on in design process:	
BCA PLUS Architectural elevations and plan ONLY Alexander Filonov has not been engaged to undertake any geotechnical condition to determine site classification and any inspections of the work to ensure the drawings and specifications with this certificate are complied with.	

Any other relevant documentation:	

Attribution as designer:	

I ALEXANDER FILONOV am responsible for the design of that part of the work as described in this certificate;

The documentation relating to the design includes sufficient information for the assessment of the work in accordance with the *Building Act 2016* and sufficient detail for the builder or plumber to carry out the work in accordance with the documents and the Act;

This certificate confirms compliance and is evidence of suitability of this design with the requirements of the National Construction Code.

	Name: (print)	*Signed*	*Date*
Designer:	ALEXANDER FILONOV		5/11/2025
Licence No:	CC 4719P		

Assessment of Certifiable Works: (TasWater)

Note: single residential dwellings and outbuildings on a lot with an existing sewer connection are not considered to increase demand and are not certifiable.

If you cannot check ALL of these boxes, LEAVE THIS SECTION BLANK.

TasWater must then be contacted to determine if the proposed works are Certifiable Works.

I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

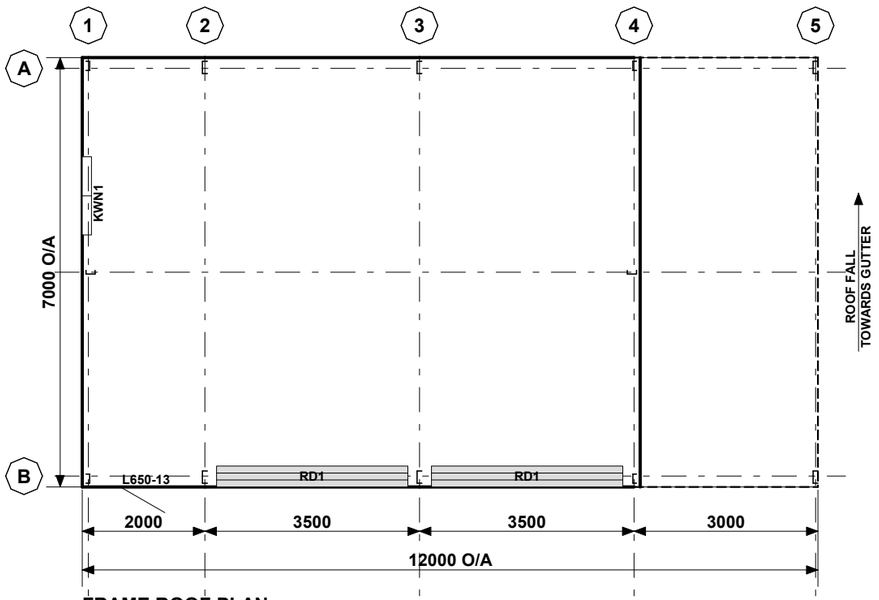
- ☐ The works will not increase the demand for water supplied by TasWater
- ☐ The works will not increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure
- ☐ The works will not require a new connection, or a modification to an existing connection, to be made to TasWater's infrastructure
- ☐ The works will not damage or interfere with TasWater's works
- ☐ The works will not adversely affect TasWater's operations
- ☐ The work are not within 2m of TasWater's infrastructure and are outside any TasWater easement
- ☐ I have checked the LISTMap to confirm the location of TasWater infrastructure
- ☐ If the property is connected to TasWater's water system, a water meter is in place, or has been applied for to TasWater.

Certification:

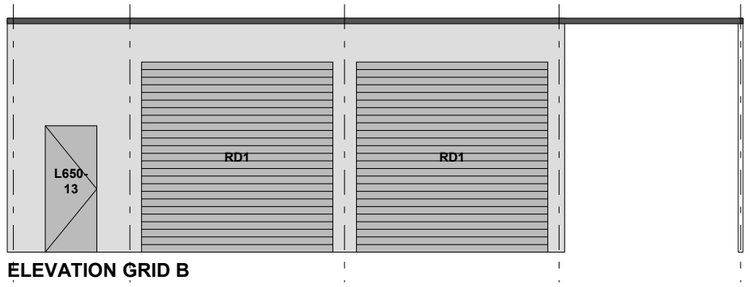
I ALEXANDER FILONOV being responsible for the proposed work, am satisfied that the works described above are not Certifiable Works, as defined within the *Water and Sewerage Industry Act 2008*, that I have answered the above questions with all due diligence and have read and understood the Guidelines for TasWater CCW Assessments.

Note: the Guidelines for TasWater Certification of Certifiable Works Assessments are available at: www.taswater.com.au

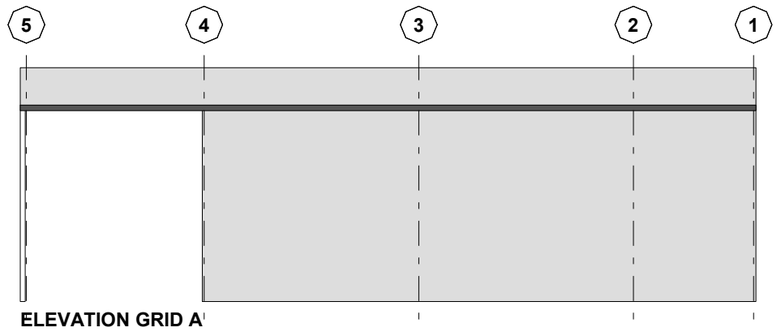
	Name: (print)	*Signed*	*Date*
Designer:	ALEXANDER FILONOV		5/11/2025



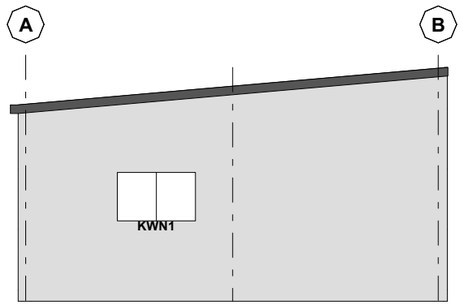
FRAME ROOF PLAN



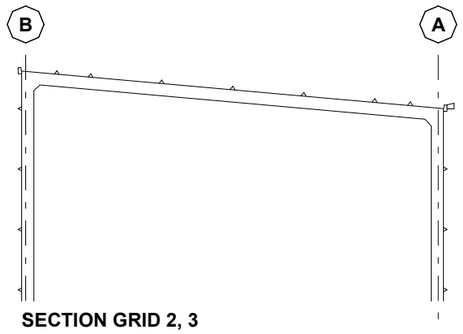
ELEVATION GRID B



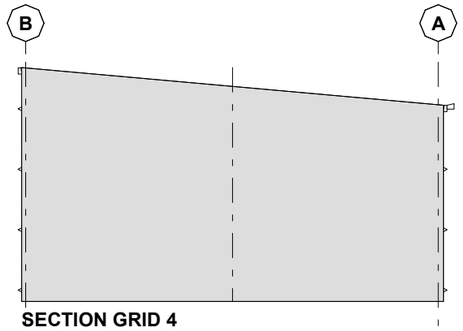
ELEVATION GRID A



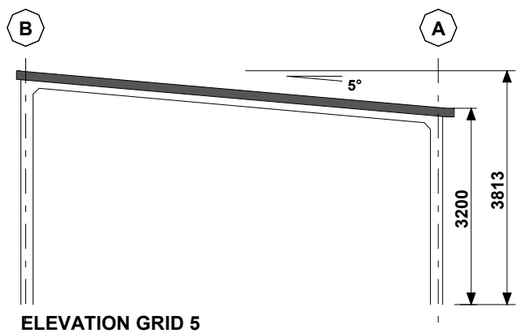
ELEVATION GRID 1



SECTION GRID 2, 3



SECTION GRID 4



ELEVATION GRID 5

RANBUILD

CLADDING

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

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

ACCESSORY SCHEDULE & LEGEND

QTY	MARK	DESCRIPTION
2	RD1	Taurean, Domestic PR1ME Series A 3025 high x 3120 wide Clear Opening C/B
1	L650-13	Larnec Door & Frame Kit, 650/37, Std. 2040 x 820 C/Bond
1	KWN1	AMI - Reg A & B, 790x1274 CLR, Window Kit (BDSP)

Accredited Practitioner
Alexander Filonov
CC4719P
LEVEL 1, 12 BEAUMONT ST
HAMILTON NSW 2303
+61 2 4962 4311
05/11/2025

ARCHITECTURAL DRAWING ONLY, FOR BUILDING PERMIT STAGE

CLIENT
Craig Wright

SITE
3 Starlight Drive
CAMBRIDGE TAS 7170

BUILDING
DELUXE SKILLION
7000 SPAN x 3200/3813 EAVE x 12000 LONG

TITLE
GENERAL ARRANGEMENT

SCALE	DRAWING NUMBER	REV	PAGE
A3 SHEET 1:100	440814-GA	B	1/7

STRUCTURAL STEELWORK SCHEDULE			CONNECTIONS		
MARK	DESCRIPTION	SECTION	BASE	EAVES	TOP
C1	COLUMN - UNCLAD FRAME	C20015	BC4	KN3, KN7	
C2	COLUMN - CLAD FRAME	C15010	BC3	KN1, KN5	
C3	COLUMN - END	C15015	EB1		ER1
R1	RAFTER - UNCLAD FRAME	C20015		KN3	KN7
R2	RAFTER - CLAD FRAME	C15012	RA2	KN1	KN5
DM1	MULLION - ROLLER DOOR	C15010	EB1	DM1	MC4
RH1	HEAD - ROLLER DOOR	TS6175 + TS6175	RH1		
OM1	OPENING MULLION	63x35x1.0 C-Channel			
OH1	OPENING HEAD	63x35x1.0 C-Channel			
Bw	BRACING - SIDE WALL	DIAPHRAGM			
Be	BRACING - END WALL	DIAPHRAGM			
Br	BRACING - ROOF	DIAPHRAGM			
LB1	BRACE - LATERAL FLY	95 x 0.6 STRAP	LB1		
F1	FASCIA	C10010	FS2		
P1	PURLINS	TS6175 @ 1250	BL1		
G1	GIRTS - SIDE	TS6175 @ 1380	BL1		
G2	GIRTS - END	TS6160 @ 1380	BL1		

GENERAL

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

STRUCTURAL STEEL SPECIFICATION

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

FRAME ASSEMBLY

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

SELF DRILLING SCREWS

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

HIGH TENSILE BOLTS

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

BOLT SIZE	SHANK TENSION (kN)
M12	50
M16	90

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

CLADDING

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

DESIGN LOADING

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

ROOF DEAD LOAD	SELF WEIGHT ONLY
ROOF LIVE LOAD	(1.8/A+0.12) BUT NOT LESS THAN 0.25kPa AND 1.1kN
WIND LOAD REGION	A1-A5
TERRAIN CATEGORY	2.5
IMPORTANCE LEVEL	2
Ms	0.91
Mt	1.0
INTERNAL PRESSURE COEFFICIENTS	Cpi = -0.65 or +0.7 (OPEN)
SITE CLASS	M (CLAY)
GROUND SNOW LOAD Sg	0.5 kPa
COASTAL DISTANCE	N/A

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

COPYRIGHT NOTE

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

RANBUILD

DRAWING SCHEDULE

Accredited Practitioner
Alexander Filonov
CC4719P
LEVEL 1, 12 BEAUMONT ST
HAMILTON NSW 2303
+61 2 4962 4311
05/11/2025

FOR BUILDING PERMIT STAGE

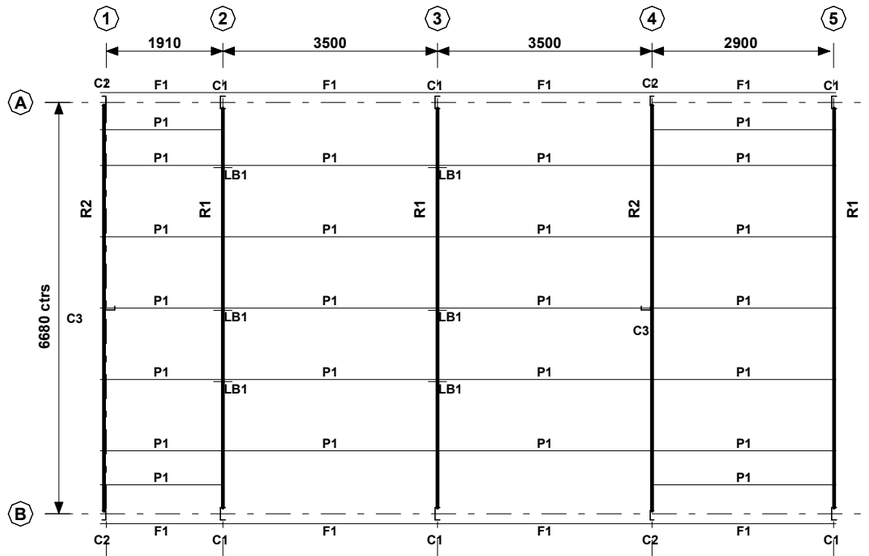
CLIENT
Craig Wright

SITE
3 Starlight Drive
CAMBRIDGE TAS 7170

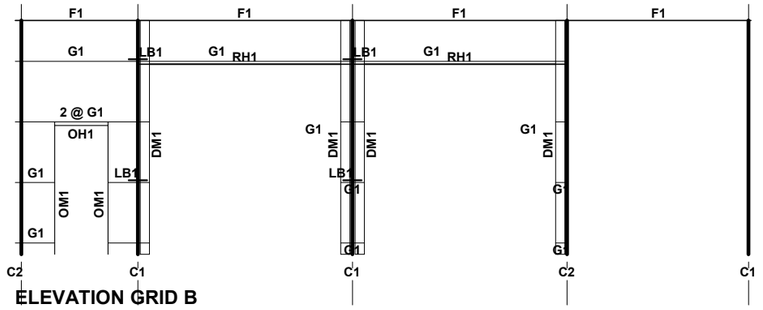
BUILDING
DELUXE SKILLION
7000 SPAN x 3200/3813 EAVE x 12000 LONG

TITLE
STEEL FRAME SCHEDULE AND NOTES, COVER PAGE

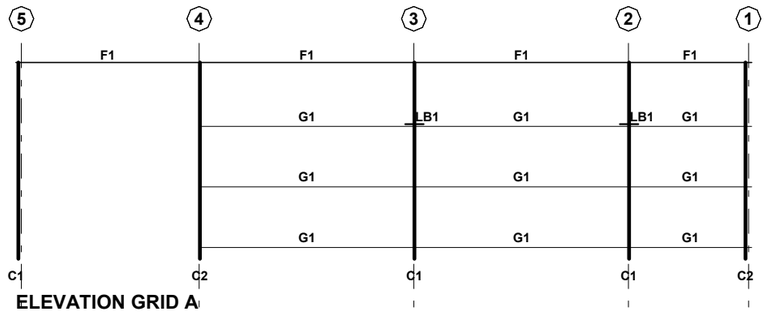
SCALE	DRAWING NUMBER	REV	PAGE
N/A	ENG1/1-440814	B	2/7



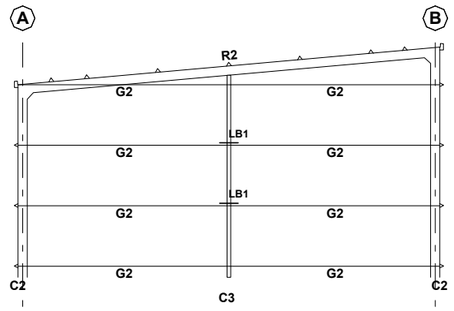
FRAME ROOF PLAN



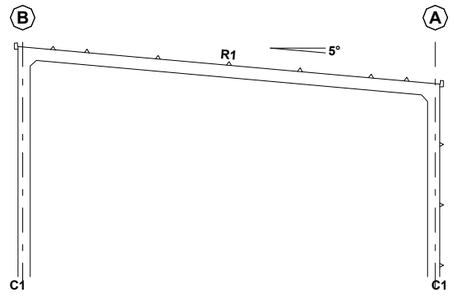
ELEVATION GRID B



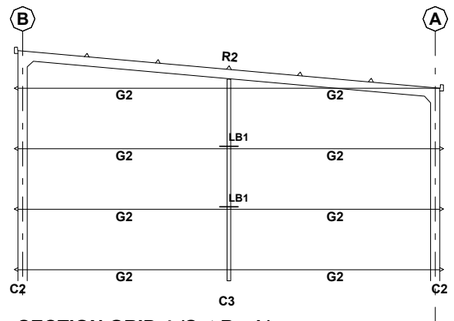
ELEVATION GRID A



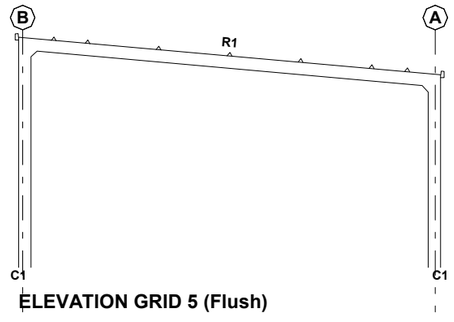
ELEVATION GRID 1 (Set Back)



SECTION GRID 2, 3



SECTION GRID 4 (Set Back)



ELEVATION GRID 5 (Flush)

Accredited Practitioner
Alexander Filonov
CC4719P
LEVEL 1, 12 BEAUMONT ST
HAMILTON NSW 2303
+61 2 4962 4311
05/11/2025

FOR BUILDING PERMIT STAGE

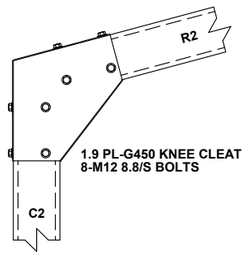
CLIENT
Craig Wright

SITE
3 Starlight Drive
CAMBRIDGE TAS 7170

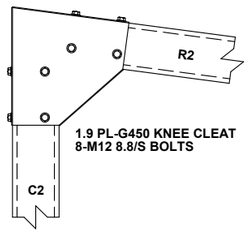
BUILDING
DELUXE SKILLION
7000 SPAN x 3200/3813 EAVE x 12000 LONG

TITLE
STEEL FRAME DIAGRAMS

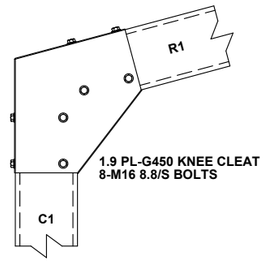
SCALE	DRAWING NUMBER	REV	PAGE
A3 SHEET 1:100	ENG2/1-440814	B	3/7



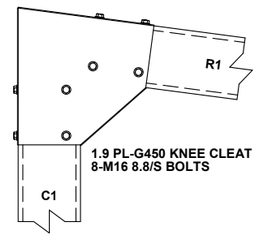
KNEE CONNECTION - KN1



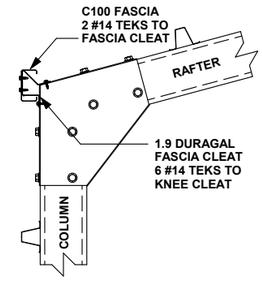
KNEE CONNECTION - KN5



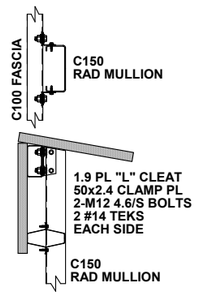
KNEE CONNECTION - KN3



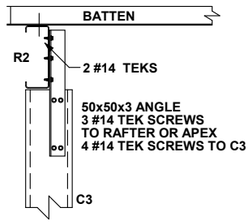
KNEE CONNECTION - KN7



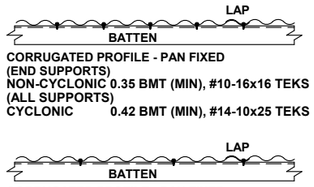
FASCIA CONNECTION - FS2



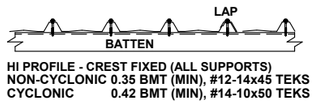
RD MULLION CAP - MC4



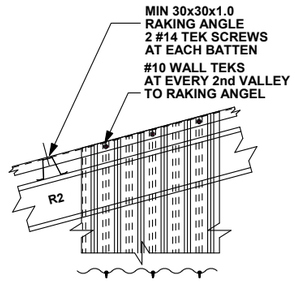
E/W COLUMN TO RAFTER CONNECTION - ER1



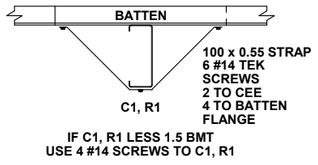
WALL CLADDING SHEAR DIAPHRAGM - WC2



ROOF CLADDING SHEAR DIAPHRAGM - RC1

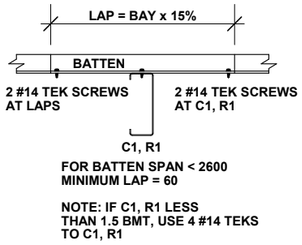


RAKING ANGLE - RA2



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

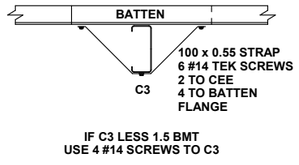
LATERAL BRACE - LB1



FOR BATTEN SPAN < 2600
MINIMUM LAP = 60

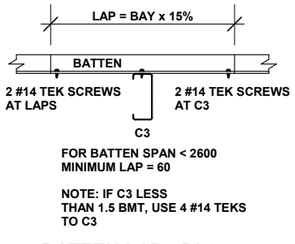
NOTE: IF C1, R1 LESS
THAN 1.5 BMT, USE 4 #14 TEKS
TO C1, R1

BATTEN LAP - BL1



IF C3 LESS 1.5 BMT
USE 4 #14 SCREWS TO C3

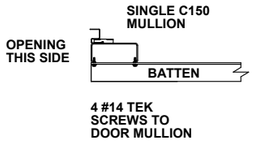
LATERAL BRACE - LB2



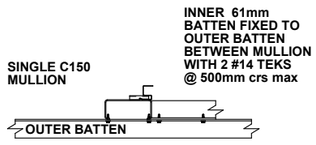
FOR BATTEN SPAN < 2600
MINIMUM LAP = 60

NOTE: IF C3 LESS
THAN 1.5 BMT, USE 4 #14 TEKS
TO C3

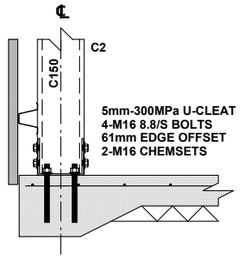
BATTEN LAP - BL2



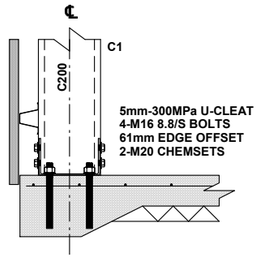
RD MULLION - DM1



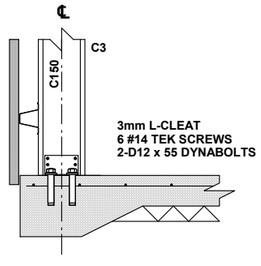
RD HEAD - RH1



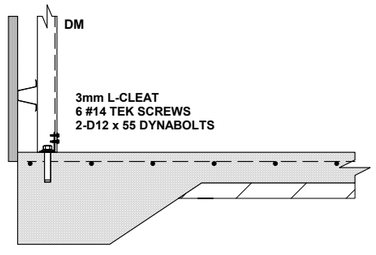
BASE CONNECTION - BC3



BASE CONNECTION - BC4



E/W COLUMN BASE - EB1



RD MULLION BASE - EB2

Accredited Practitioner
Alexander Filonov
CC4719P
LEVEL 1, 12 BEAUMONT ST
HAMILTON NSW 2303
+61 2 4962 4311
05/11/2025

FOR BUILDING PERMIT STAGE

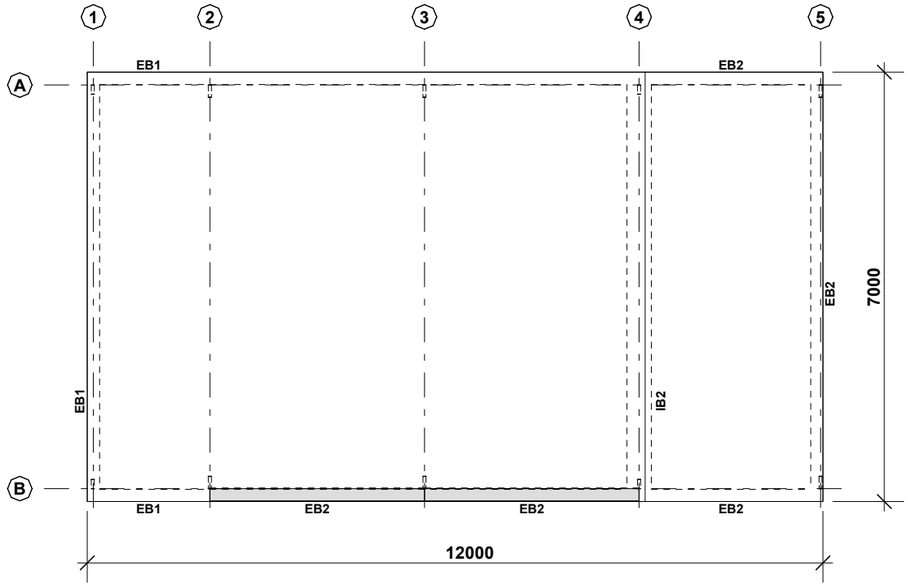
CLIENT
Craig Wright

SITE
3 Starlight Drive
CAMBRIDGE TAS 7170

BUILDING
DELUXE SKILLION
7000 SPAN x 3200/3813 EAVE x 12000 LONG

TITLE
CONNECTION DETAILS

SCALE	DRAWING NUMBER	REV	PAGE
A3 SHEET 1:20	ENG3/1-440814	B	4/7



RC SLAB

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

SEE ERECTION INSTRUCTIONS FOR ADDITIONAL NOTES.

REFERENCE

SEE SLAB DETAIL DRAWING FOR:-

- SITE FOUNDATION CLASSIFICATION NOTES
- MINIMUM SITE PREPARATION NOTES
- CONCRETE SPECIFICATION NOTES
- CONCRETE REINFORCEMENT NOTES
- SLAB ON GRADE NOTES
- DETAIL S1/EB1 - SLAB EDGE TYPE 1
- DETAIL S1/EB2 - SLAB EDGE TYPE 2
- DETAIL S1/IB1 - INTERNAL BEAM TYPE 1
- DETAIL S1/IB2 - INTERNAL BEAM TYPE 2
- DETAIL S1/A - SLAB CONTROL JOINT
- DETAIL S1/C - SLAB CONSTRUCTION JOINT

Accredited Practitioner
Alexander Filonov
CC4719P
LEVEL 1, 12 BEAUMONT ST
HAMILTON NSW 2303
+61 2 4962 4311
05/11/2025

FOR BUILDING PERMIT STAGE

CLIENT
Craig Wright

SITE
3 Starlight Drive
CAMBRIDGE TAS 7170

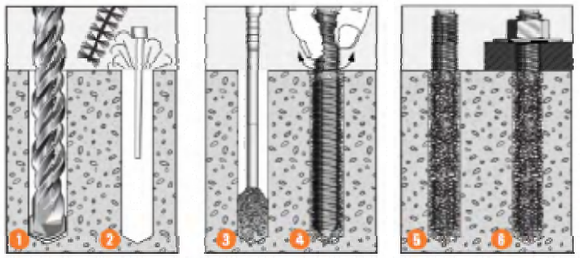
BUILDING
DELUXE SKILLION
7000 SPAN x 3200/3813 EAVE x 12000 LONG

TITLE
RC SLAB PLAN

SCALE	DRAWING NUMBER	REV	PAGE
A3 SHEET 1:100	ENG4/1-440814	B	5/7

CHEMICAL ANCHOR INSTALLATION (CHEMSET)

Installation



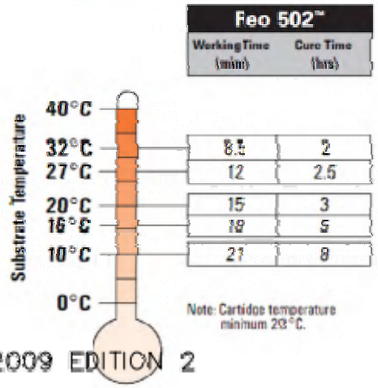
1. Drill recommended diameter and depth hole.
2. Clean hole with hole cleaning brush. Remove all debris using hole blower.
3. Insert mixing nozzle to bottom of hole. Fill hole to 3/4 the hole depth slowly, ensuring no air pockets form.
4. Insert **Ramset**™ ChemSet™ Anchor Stud/rebar to bottom of hole while turning.
5. Allow ChemSet™ Reo 502™ to cure as per setting times.
6. Attach fixture.

Installation temperature limits:
- Substrate: 5°C to 40°C.
- Adhesive: 20°C to 32°C.

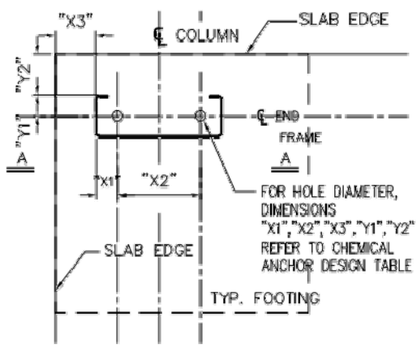
Load should not be applied to anchor until the chemical has sufficiently cured as specified.

Service temperature limits:
-10°C to 80°C.

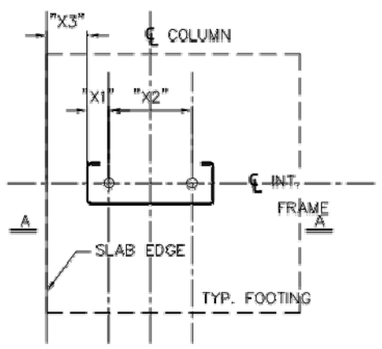
Setting Times



REF: RAMSET SPECIFIERS RESOURCE BOOK 2009 EDITION 2



TYP. END FRAME ANCHOR BOLT LAYOUT

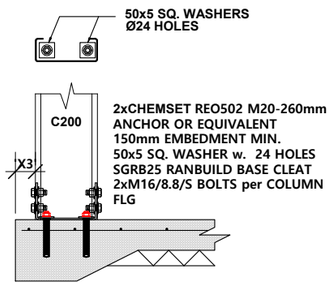


TYP. INT FRAME ANCHOR BOLT LAYOUT

GRID No.	GIRT TYPE	DISTANCE "X3"	DISTANCE "Y2"
1	TS61	61mm	83mm
3, B, C	TS61	61mm	61mm

COLUMN SIZE	HOLE DIAMETER	MIN ANCHOR EMBEDMENT	ANCHOR SIZE	ANCHOR TORQUE	DISTANCE "X1"	DISTANCE "X2"	DISTANCE "Y1"	SINGLE ANCHOR STRENGTH LIMIT STATE DESIGN CAPACITY	
								TENSION Ø Nur	SHEAR ØVur
C200	24mm	150mm	M20 - 260mm	180Nm	36mm	130mm	38mm	64.5KN	18.5KN

NOTE:
ANCHOR DESIGN CAPACITIES ARE STRICTLY BASED UPON THE ANCHOR SIZES, EMBEDMENT LENGTHS, TORQUE REQUIREMENTS, GEOMETRICAL DIMENSIONS PRESENTED IN THIS DRAWING AND 28 DAYS CONCRETE COMPRESSIVE STRENGTH OF 25Mpa ONLY. NO ALTERATION IS ALLOWED WITHOUT OFFICAL WRITTEN CONFIRMATION FROM BLUESCOPE LYSAGHT TECHNOLOGY.



Accredited Practitioner
Alexander Filonov
CC4719P
LEVEL 1, 12 BEAUMONT ST
HAMILTON NSW 2303
+61 2 4962 4311
05/11/2025

FOR BUILDING PERMIT STAGE

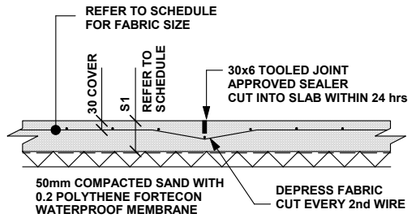
CLIENT
Craig Wright

SITE
3 Starlight Drive
CAMBRIDGE TAS 7170

BUILDING
DELUXE SKILLION
7000 SPAN x 3200/3813 EAVE x 12000 LONG

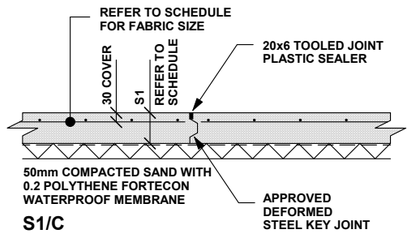
TITLE
CHEMSET DETAILS

SCALE	DRAWING NUMBER	REV	PAGE
A3 SHEET 1:20	ENG5/1-440814	B	6/7



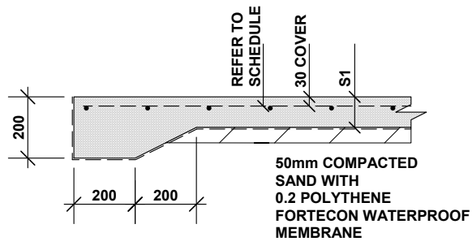
S1/A

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



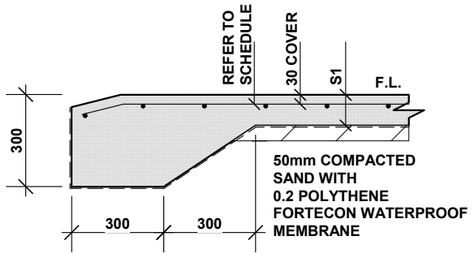
S1/C

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



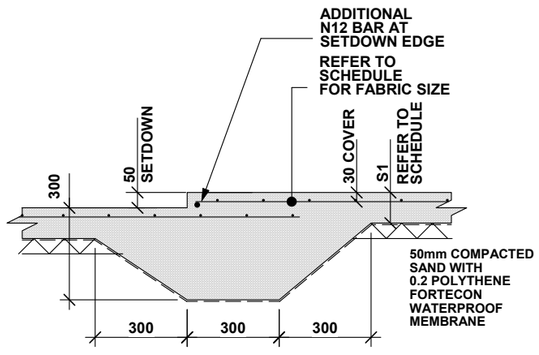
DET S1/EB1 FOR RC SLAB

NOT SUITABLE AT OPENINGS
SUBJECT TO VEHICLE TRAFFIC



DET S1/EB2

REQUIRED AT OPENINGS
SUBJECT TO VEHICLE TRAFFIC



DET S1/IB2

SITE FOUNDATION CLASSIFICATION

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

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

MINIMUM SITE PREPARATION

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

CONCRETE REINFORCEMENT

- REINFORCEMENT IS REPRESENTED DIAGRAMATICALLY & NOT NECESSARILY IN TRUE PROJECTION.
- REINFORCEMENT NOTATION:-

  N DENOTES HOT ROLLED DEFORMED BAR.

  SL DENOTES HARD DRAWN WELDED WIRE FABRIC. THE NUMBER IMMEDIATELY FOLLOWING BAR NOTATION IS THE NOMINAL DIAMETER IN mm.

- PROVIDE BAR SUPPORTS OR SPACERS TO GIVE THE FOLLOWING COVER TO ALL RIENFORCEMENT UNLESS NOTED OTHERWISE.

  FOOTINGS 80 BOTTOM, 65 TOP & SIDES
  SLABS 30 BOTTOM, 20 TOP
  BEAMS 40 BOTTOM & SIDES TO STIRRUPS. TOP COVER AS DETAILED

- PROVIDE 2N12 DIAGONAL CORNER BARS 900 LONG AT ALL RE-ENTRANT CORNERS OF OPENINGS IN SLABS AND THESE BARS TO BE POSITIONED 30mm FROM THE CORNER.

CONCRETE SPECIFICATION

- CARRY OUT ALL WORK IN ACCORDANCE WITH THE CURRENT ISSUE OF AS3600 & THE SPECIFICATION.
- CONCRETE SIZES SHOWN DO NOT INCLUDE FINISH & MUST NOT BE REDUCED OR HOLED IN ANY WAY WITHOUT THE ENGINEERS APPROVAL. DEPTH OF BEAMS INCLUDE SLAB THICKNESS.
- SLABS & BEAMS ARE TO BE POURED TOGETHER.
- CONSOLIDATE BY VIBRATION.
- SLAB CONCRETE TO BE AS SHOWN IN SLAB ON GRADE CRITERIA.
- BORED PIER CONCRETE SHALL HAVE F'c = 20 MPa, MAXIMUM AGGREGATE SIZE = 20 mm, SLUMP = 100 mm,
  EXCEPT FOR BCA CLASSES 2 TO 9 BUILDINGS CONCRETE SHALL HAVE F'c = 32MPa.

SLABS ON GRADE

- SLABS TO BE PLACED OVER 25 CONSOLIDATED SAND OVER PREPARED SUBGRADE.
- PROVIDE 0.2 POLYTHENE FORTICON WATERPROOF MEMBRANE UNDER ALL SLABS WITH LAPPED & TAPED JOINTS.
- PLACE PUMP MIX CONCRETE AS SPECIFIED BELOW TO ACCURATE LEVELS AS PER ARCHITECTS SPECIFICATION.
- PROVIDE CONTROL JOINTS AS INDICATED BY NEATLY SAW CUTTING 40 x 6 GROOVES WITHIN 12 HOURS OF THE FINAL FLOAT OF THE CONCRETE.
- CURE SLAB FOR 7 DAYS AFTER PLACEMENT BY MAINTAINING A CONTINUOUSLY WET SURFACE BY APPROVED METHODS. FLOODING & COVERING WITH POLYTHENE IMMEDIATLY AFTER FINISHING IS AN APPROVED METHOD.
- SEALING OF JOINTS TO BE CARRIED OUT ONE MONTH MINIMUM AFTER CURING IS COMPLETE.
- PROVIDE PROPER STORMWATER DRAINAGE AWAY FROM THE BUILDING.

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

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

DIMENSION SCHEDULE

S1	100RC SLAB
FABRIC	SL62T mesh

RANBUILD

Accredited Practitioner
Alexander Filonov
CC4719P
LEVEL 1, 12 BEAUMONT ST
HAMILTON NSW 2303
+61 2 4962 4311
05/11/2025

FOR BUILDING PERMIT STAGE

CLIENT
Craig Wright

SITE
3 Starlight Drive
CAMBRIDGE TAS 7170

BUILDING
DELUXE SKILLION
7000 SPAN x 3200/3813 EAVE x 12000 LONG

TITLE CONCRETE SPECIFICATION, SITE NOTES

SCALE	DRAWING NUMBER	REV	PAGE
A3 SHEET 1:20	ENG6/1-440814	B	7/7