

## NOTICE OF PROPOSED DEVELOPMENT

Notice is hereby given that an application has been made for planning approval under the Land Use Planning and Approvals Act 1993, for the following development(s):

<b>NUMBER:</b>	DA 117 / 2025
<b>ADDRESS:</b>	8 Anbria Drive, White Beach (CT: 181584/50)
<b>DESCRIPTION:</b>	Construction of a Dwelling & Outbuilding

All plans and documents submitted with the application can be inspected at the Tasman Council Office, Monday to Friday from 8:30am to 4:30pm. In addition to the statutory requirements, some documents, relevant to the assessment of the application are available on the council website by following this link:

<https://tasman.tas.gov.au/advertised-applications/>, by using the QR Code below, or they are available in hard copy upon request by calling Council on (03) 6250 9200 or email [tasman@tasman.tas.gov.au](mailto:tasman@tasman.tas.gov.au) during the period for which representations may be made, until **12 March 2026**.

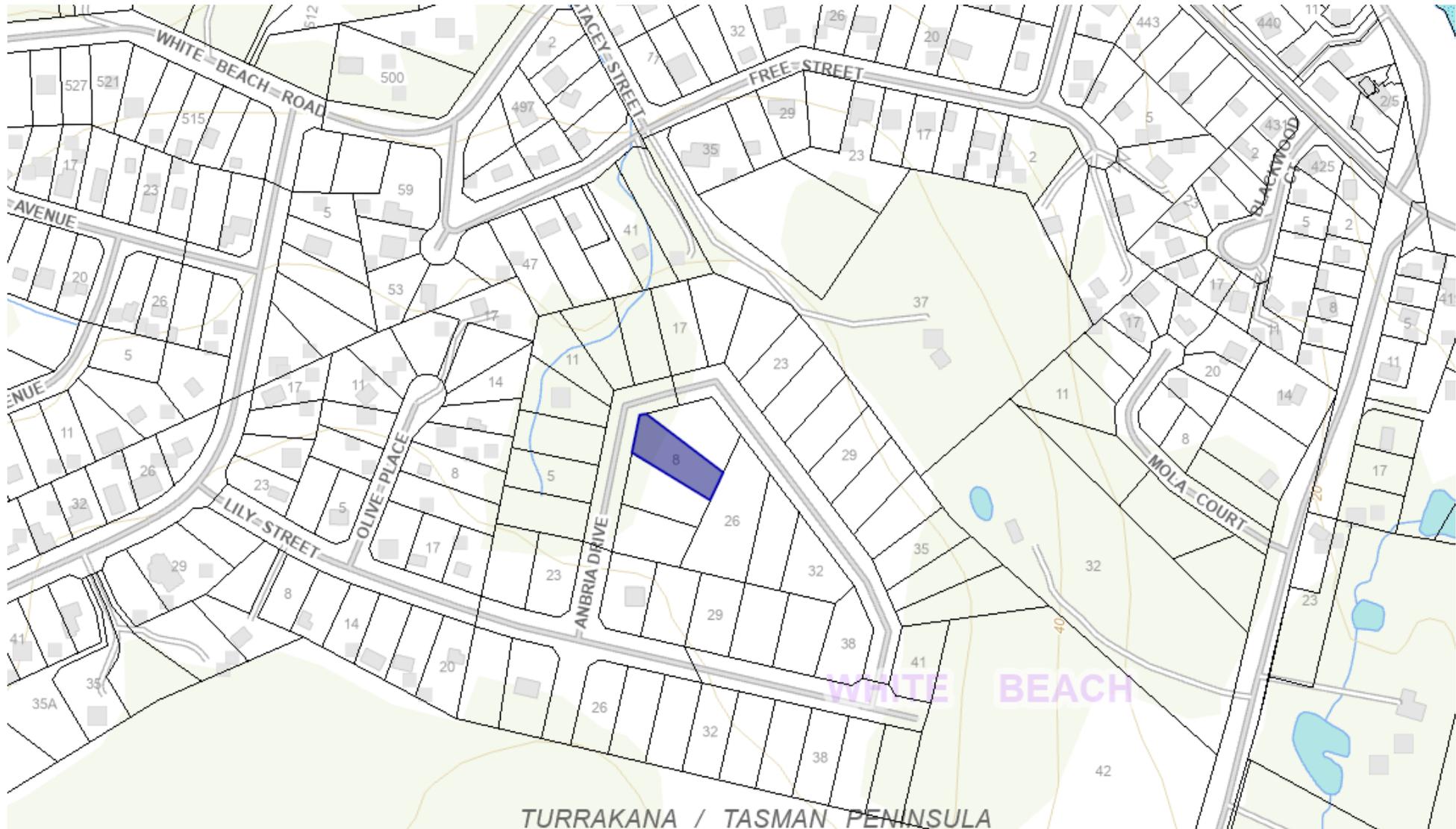
Any person may make a representation relating to the application. Representations are to be made in writing addressed to the General Manager, Tasman Council, 1713 Main Road, Nubeena TAS 7184 or by email to [tasman@tasman.tas.gov.au](mailto:tasman@tasman.tas.gov.au) and will be received no later than **12 March 2026**. Late representations will not be considered.



**Blake Repine**  
**General Manager**  
**Date: 26 February 2026**

DA 117 / 2025, 8 Anbria Drive, White Beach (CT 181584/50) – The relevant plans and documents can be inspected at the Council Offices at 1713 Main Road, Nubeena during normal office hours, or the plans may be viewed on Council’s website at [www.tasman.tas.gov.au](http://www.tasman.tas.gov.au) until the date representations close 12 March 2026.

The below image was sourced from The List: <https://maps.thelist.tas.gov.au/listmap/app/list/map>



# TASMAN COUNCIL

A Natural Escape

## Application for Planning Permit

The personal information requested on this form is being collected by council for purpose set out in the title of the form. The personal information will be used solely by council for the primary purpose or directly related purposes. The applicant understands that personal information is provided for the above mentioned function and that he/she may apply to council for access to and/or amendment of the information. If an application is made under Section 57 of the Land Use Planning and Approvals Act 1993, a copy of the lodgement documents must be made available for any person to inspect during public notification. Please note that any information, reports and plans submitted with an application are treated as public documents and may be reproduced for representatives, referral authorities and any other persons/bodies interested in the proposal. Requests for access or correction should be made to Tasman Council's Customer Service Officer.

\* Indicates mandatory field

### APPLICANT DETAILS\*

FULL NAME	Matthew Mark O'Srien		
POSTAL ADDRESS		POSTCODE	
PHONE (BUSINESS HOURS)		MOBILE:	
EMAIL			

NOTE: All Council correspondence will be emailed to the applicant unless otherwise specified.

### OWNERS DETAILS (IF DIFFERENT TO APPLICANT DETAILS)\*

ENSURE OWNER DETAILS MATCH THE CURRENT CERTIFICATE OF TITLE

FULL NAME			
POSTAL ADDRESS		POSTCODE	
PHONE (BUSINESS HOURS)		MOBILE	

### DESCRIPTION OF PROPOSED DEVELOPMENT\*

<input checked="" type="checkbox"/> New Dwelling	<input type="checkbox"/> Extension/ Addition
<input checked="" type="checkbox"/> New Shed/ Outbuilding	<input type="checkbox"/> Demolition
<input type="checkbox"/> Subdivision/ Boundary Adjustment	<input type="checkbox"/> Visitor Accommodation
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Other (please specify – right)
<input type="checkbox"/> Commercial/ Industrial Building	

Are any of the components in this application seeking retrospective approval?*	<input type="checkbox"/> Yes
E.g. Use and/or development that has commenced without a planning permit. (If yes, please specify the relevant components)	<input checked="" type="checkbox"/> No

PRESENT USE OF LAND/ BUILDING(S)*
Vacant

**LOCATION OF PROPOSED DEVELOPMENT\***

ADDRESS	8 Anbria drive white beach		
CERTIFICATE OF TITLE: FOLIO NUMBER	50	LOT NUMBER	50

<b>FLOOR AREA*</b>	
Existing floor area (square metres):	Proposed floor area (square metres): 126 Stage 1 1A 99 Stage 2 10A
<b>CAR PARKING*</b>	
Number existing	Number proposed

<b>SITE CONTAMINATION*</b>	
Have any potentially contaminating uses been undertaken on this site? (Refer to list provided on page 5)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>TASMANIAN HERITAGE OR ABORIGINAL HERITAGE REGISTER*</b>	
Is this property on the Tasmanian Heritage or Aboriginal Heritage Register?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>VEGETATION REMOVAL*</b>	
Does the proposal require any vegetation removal? If yes, provide details on the site plan.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>VALUE*</b>	
Value of work (inc. GST)	\$28,000

**\*Please complete both declarations if you are making the application but not the owner\***  
**DECLARATION BY APPLICANT\***

I/ we declare that the information given is a true and accurate representation of the proposed development; and I/ we am/ are liable for the payment of Council application processing fees, even in the event of the development not proceeding; and I/ we authorise Tasman Council to provide a copy of my documents relating to this application to any person for the purpose of assessment and public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.	
SIGNATURE OF APPLICANT	Mazin
NAME OF APPLICANT (PLEASE PRINT)	Matthew O'Brien
DATE	31/10/25

**DECLARATION IF APPLICANT IS NOT THE OWNER**

I hereby declare that I am the applicant for the development at the address detailed in this application for a planning permit, and that I have notified the owner/s of the land for which I am making this application, in accordance with Section 52(1a) of the <i>Land Use Planning          and Approvals Act 1993</i> .	
SIGNATURE OF APPLICANT	
NAME OF APPLICANT (PLEASE PRINT)	
DATE	
NAME/S OF OWNER/S NOTIFIED	
DATE	

## DECLARATION IF LAND IS COUNCIL OR CROWN LAND

<p>If the land that is the subject of this application is owned or administered by either the Crown or Tasman Council, the consent of the Minister of the Crown or the General Manager of the Council, whichever is applicable, must be included here. This consent should be completed and signed by either the Minister, the General Manager of Tasman Council, or their delegate (as specified in Subsections 52(1d-1g) of the <i>Land Use Planning and Approvals Act 1993</i>).</p>	
<b>DECLARATION</b>	<p>I, _____</p> <p>being responsible for the administration of land at _____</p> <p>declare that I have given permission for the making of this application.</p>
<b>SIGNATURE OF MINISTER/ GENERAL MANAGER</b>	
<b>DATE</b>	

## NON-RESIDENTIAL DEVELOPMENTS

Note: This section must be completed for all applications for non-residential uses, home occupations and domestic/ residential businesses or other managed/ commercial residential uses (e.g. hostel or motel).

HOURS OF BUSINESS			
CURRENT		PROPOSED	
Monday to Friday		Monday to Friday	
Saturday		Saturday	
Sunday		Sunday	
NUMBER OF EMPLOYEES			
CURRENT		PROPOSED	
Total Employees		Total Employees	
Employees on Site		Employees on Site	
PLANT/ MACHINERY			
<p>Is there any large plant or machinery that would need to be installed or used on site such as refrigeration units and generators? (If yes, please list below the type of machinery and ensure location, dimensions etc are clearly marked on your plans.)</p>			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
OUTDOOR STORAGE/ SEATING/ NUMBER OF BEDS			
<p>Is outdoor storage proposed? (If yes, please ensure that your plans show where the outdoor storage areas are and what type of goods are stored. This information will help us assess the impact of the proposal on the amenity.)</p>			<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>If you are proposing a night club, café or the like, what is the number of seats proposed including the capacity at any bar area?</p>		<p>Please ensure that the arrangements are shown on your plans. This information enables us to assess the car parking arrangements.</p>	
<p>If you are proposing a hotel, motel, visitor accommodation, hostel or the like, what is the number of beds proposed?</p>		<p>Please ensure the beds are clearly indicated on your plans. This information enables us to assess the car parking arrangements.</p>	
GOODS DELIVERIES			
<p>Will there be any goods deliveries to and from the site? (If yes, please estimate the number and type of vehicles and how often they will make trips.)</p>			<input type="checkbox"/> Yes <input type="checkbox"/> No
Type and Size of Vehicle		Number of Vehicles on Site	
Trip Frequency per Month			

**PLANNING PERMIT – APPLICATION CHECKLIST – MANDATORY**

To ensure that we can process your application as quickly as possible, please read the following checklist carefully to ensure that you have provided the following at the time of lodging the application.

If you are unclear on any aspect of your application, please phone **(03) 6250 9200** to discuss or arrange an appointment concerning your proposal. Note that, in accordance with Section 54 of the *Land Use Planning and Approvals Act 1993*, Council may require additional information.

**Please note that the following information is required by Clause 6.1 of the State Planning Provisions. An application will not be considered to be a valid application and will not be processed without the required information as detailed below.**

Please complete the below checklist



**Completed Application Form - Required**

All sections and filled out correctly and owner details match those listed on the title documents  
Application form includes a detailed cost estimate of the proposal



**Written Submission - Required**

Description of the proposed development  
Justification addressing the Performance Criteria (if applicable)



**Title Documents - Required**

Current copy of the Certificate of Title (Folio Plan and Text Page)  
Copies of any restrictive covenants, easements, or other relevant documents.



**Site Plan - Required**

Drawn to scale  
Shows the location of the proposed development including setback distances from boundaries  
Includes existing structures, property boundaries, access points, driveways, parking areas, rainwater tanks and any natural features (vegetation and waterways)



**Floor Plan and Elevations - Required**

Detailed floor plans of the proposed development  
Elevations showing the height and external appearance



**Stormwater and Servicing Plan - Required**

Details on how stormwater will be managed on-site  
Information about connections to utilities (water, sewer, electricity)  
Elevations showing the height and external appearance of all water tanks



**Landscaping Plan - if applicable**

Details of existing vegetation to be retained or removed



**Supporting Reports and Assessments - if applicable**

Bushfire Hazard Management Plan and Report  
Traffic Impact Assessment  
Natural Values Assessment  
Onsite Wastewater Assessment

Dated:

Signed:

Please note the following:

Application fees will be invoiced upon initial assessment, this is within 4 business days of submission.  
If this application results in building works occurring on the property, applicant and/or owner information including name and contact details will be provided to the Office of the Valuer General for the purpose of undertaking a valuation inspection of the property / building works.

<b>POTENTIALLY CONTAMINATING ACTIVITIES</b>	
Agricultural Fertiliser Manufacture	Metal Founders
Asbestos Production and Manufacture	Metal Sprayers
Battery Manufacture and Recycling	Metal Treatments and Picklers
Chemical Manufacture or Formation	Mining and Extractive Industries
Defence Establishments and Training Areas	Pest Controllers (being areas where pest control chemicals are stored or vehicles and tanks used in connection with pest control are washed.)
Drum Reconditioning Wastes	Petroleum and Petrochemical Industries
Dry Cleaning Establishments	Pharmaceutical Manufacture or Formation
Electroplating	Printers
Explosives Production and Storage	Railway Yards
Fuel Depots and Storage Areas	Sanitary and Refining
Galvanisers	Scrap Yards
Gas Works	Service Stations
Gun, Pistol and Rifle Clubs	Smelting and Refining
Hazardous Waste Landfills	Tannery or Fellmongery or Hide Curing Works
Industrial Cleaners	Wood Treatment and Preservation Sites
Lime Burners	

# CERTIFICATE OF TITLE

LAND TITLES ACT 1980



TASMANIA

## TORRENS TITLE

VOLUME		FOLIO
181584		50
EDITION	DATE OF ISSUE	
2	15-Nov-2021	
Page 1		of 1

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.

Recorder of Titles



### DESCRIPTION OF LAND

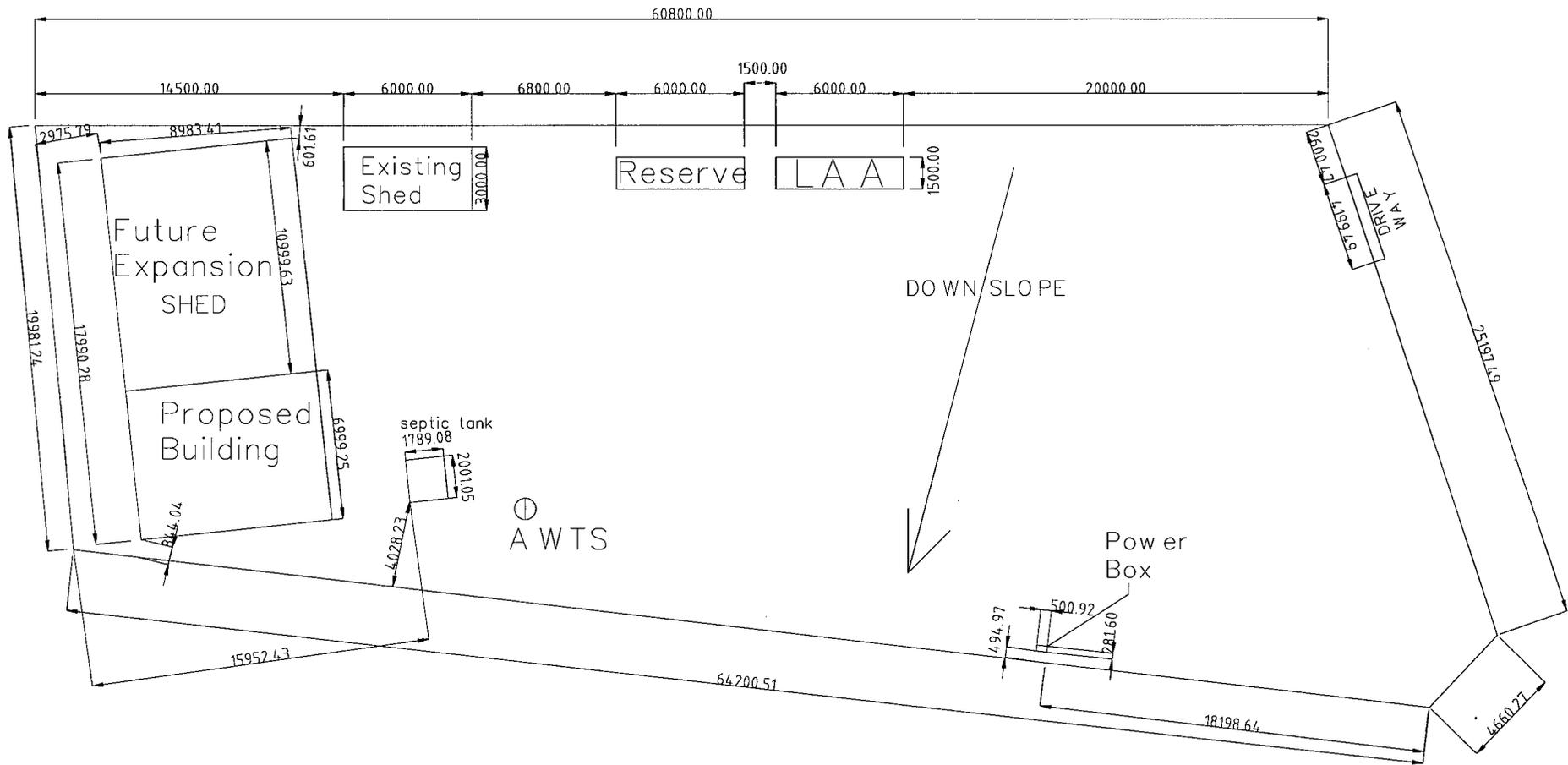
Parish of NUBEENA Land District of PEMBROKE  
Lot 50 on Sealed Plan 181584  
Derivation : Part of Lot 7210, 158 Acres Gtd to Alfred  
McGuinness  
Prior CT 178502/102

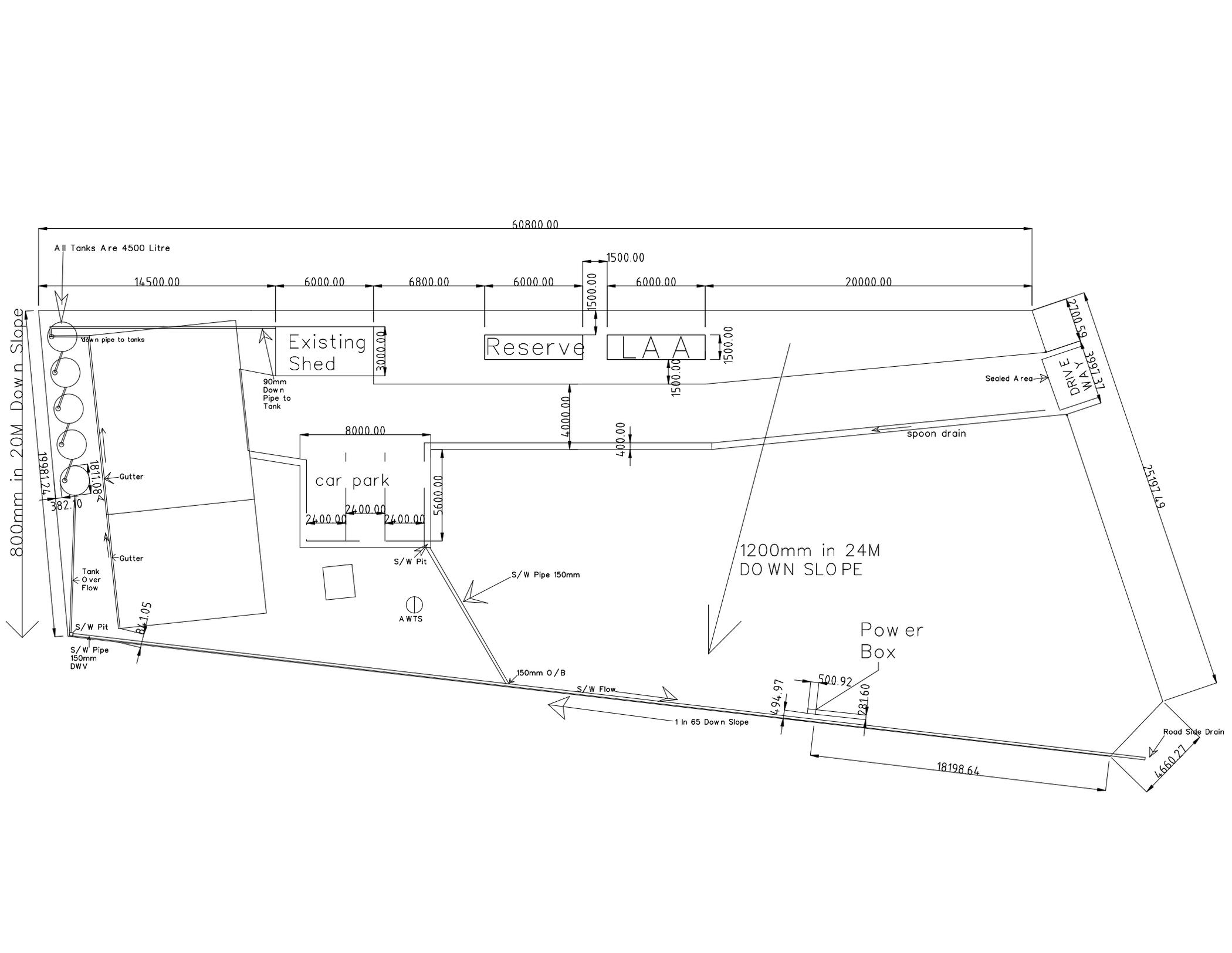
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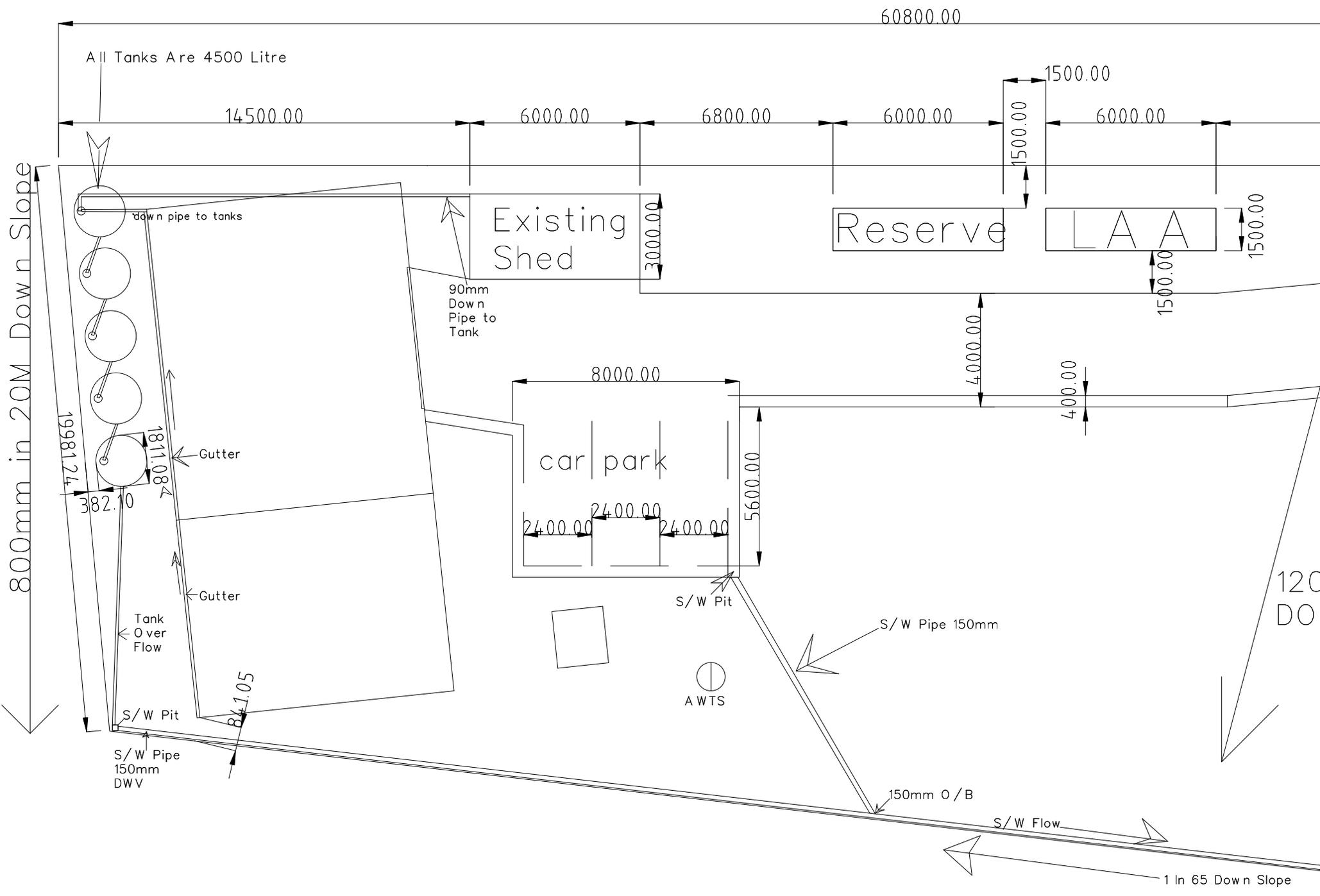
M921593 TRANSFER to MATTHEW MARK O'BRIEN Registered  
15-Nov-2021 at 12.01 PM

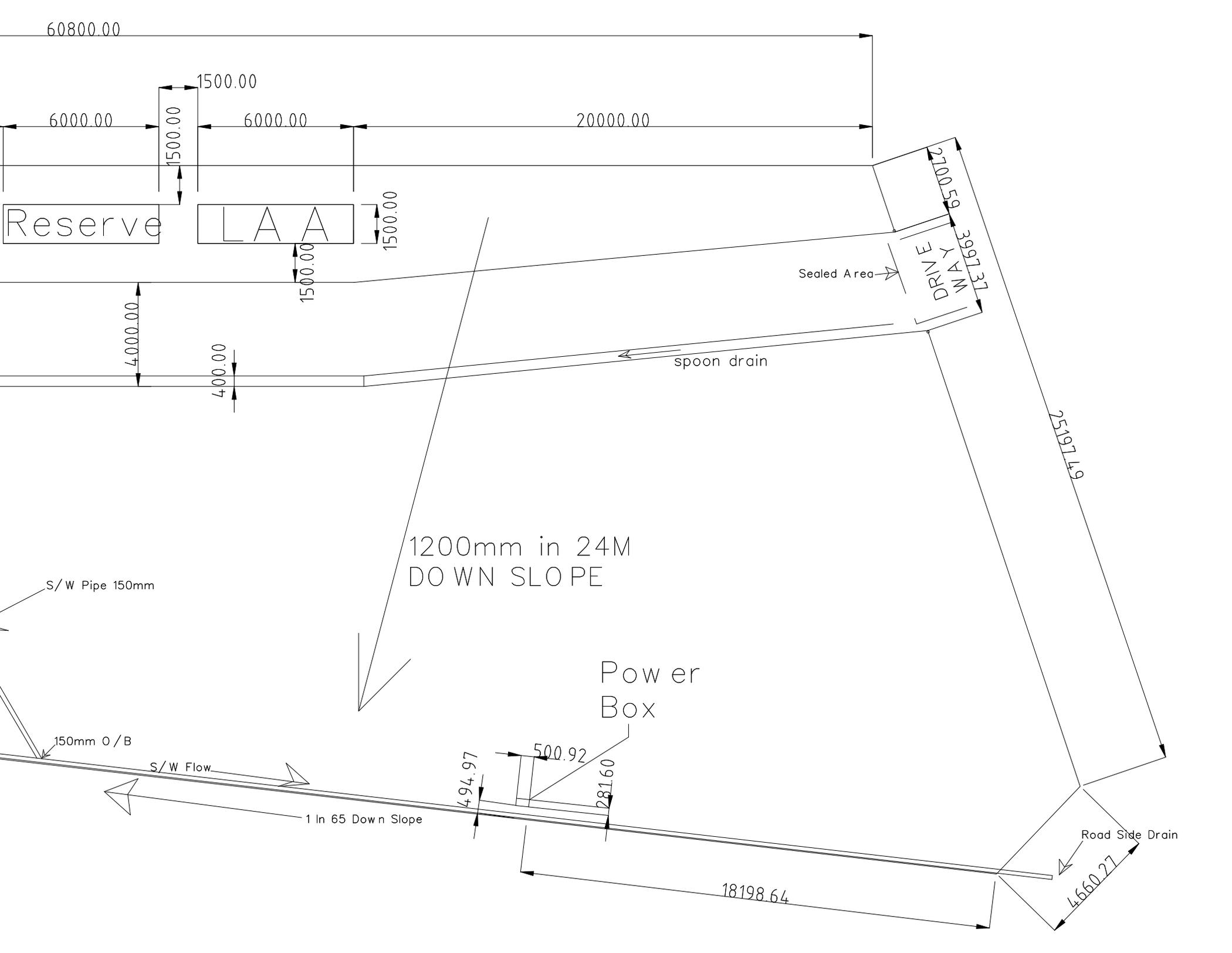
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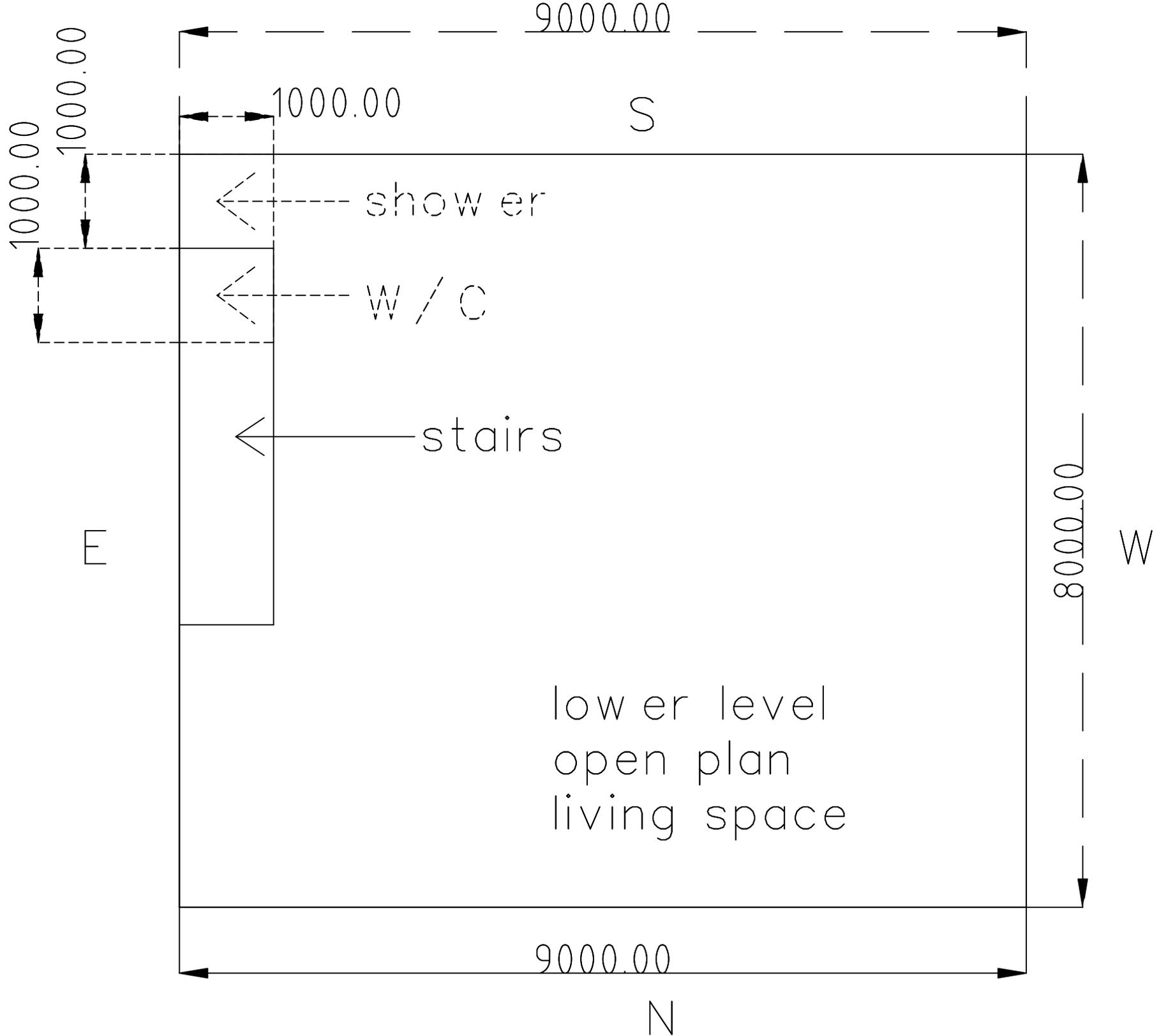
Reservations and conditions in the Crown Grant if any  
SP181584 COVENANTS in Schedule of Easements  
SP181584 FENCING PROVISION in Schedule of Easements  
SP178502 COVENANTS in Schedule of Easements  
SP178502 FENCING PROVISION in Schedule of Easements

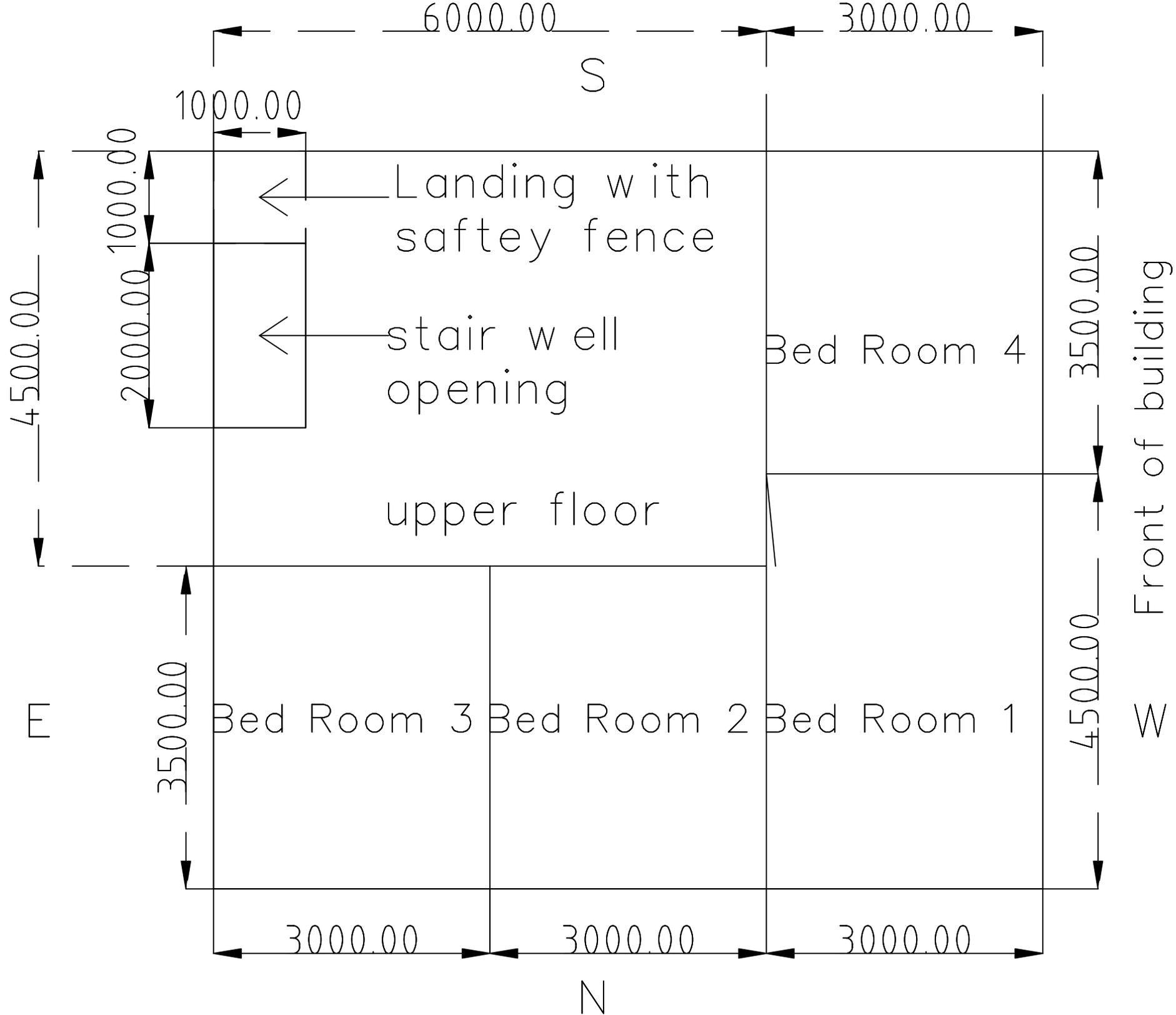


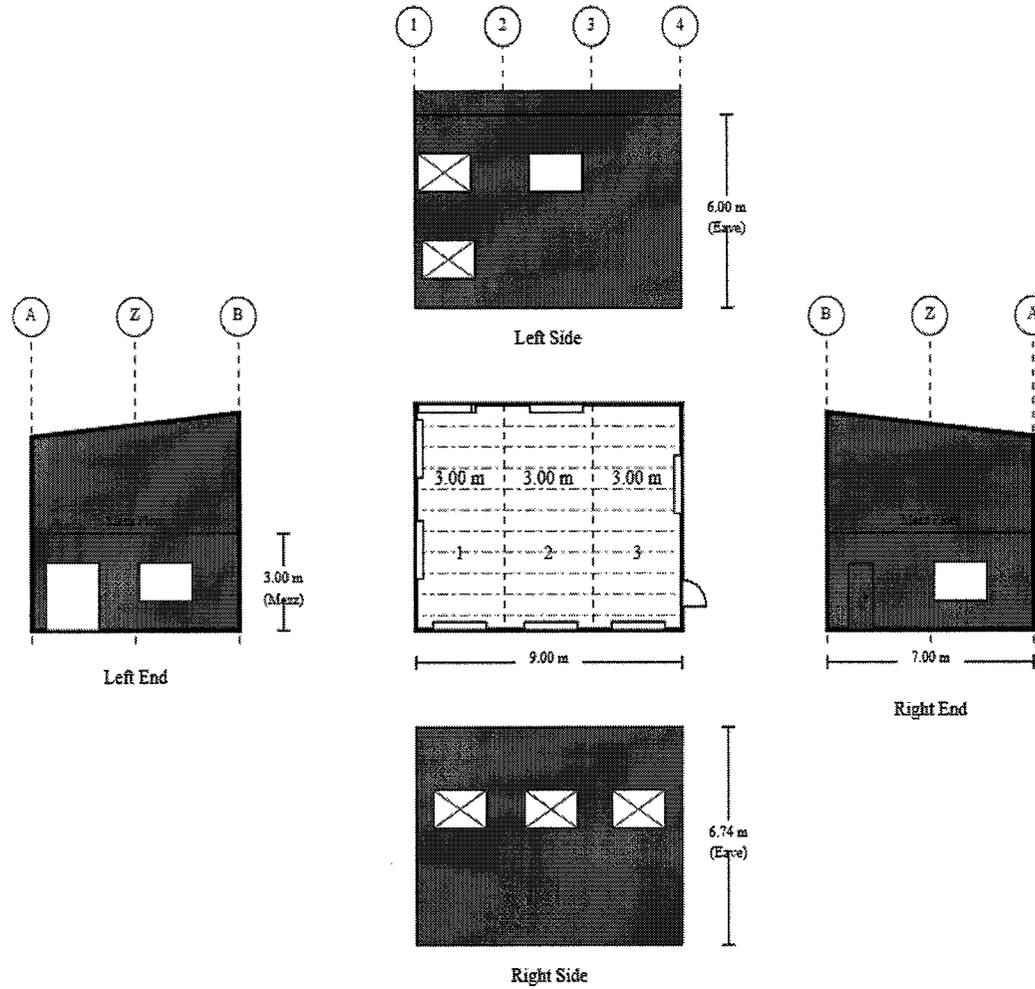












Purchaser Name: Matt O'Brien

Site Location: 8 Anbria Dr White Beach TAS 7184 Australia

Drawing # SHBT250060 - 3

Print Date: 30/10/2025

**Layout**  
**NOT FOR CONSTRUCTION**  
 Not to Scale  
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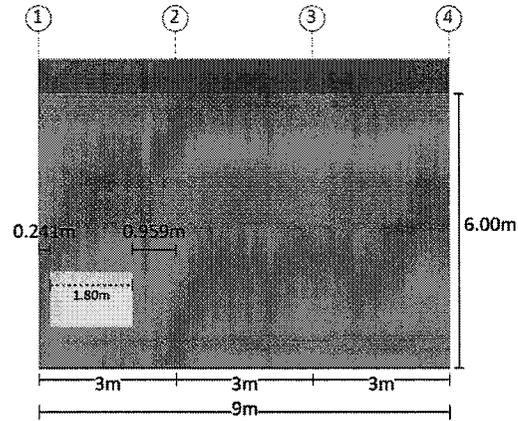
Seller: Sheds N Homes Hobart  
 BLST Pty Ltd  
 Phone: (03) 6263 6545  
 Fax:  
 Email: hobart@shedsnhomes.com.au

Apex Engineering Group PTY LTD  
 ACN 632 588 562  
 ME Aust. (Registered NER Structural) 5276680  
 QLD: RPEQ No. 24223; TAS: 185770492; VIC: PE0003848; N.T: 303557ES;  
 Practising Professional Structural & Civil Engineers

Signature: *J. Ronaldson* Date: John Ronaldson  
 Date: 30/10/2025

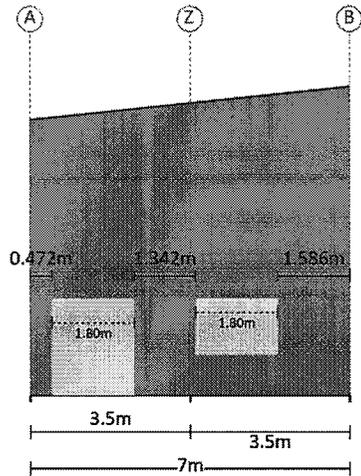
This setout is provided as a guide only. It is the responsibility of the concreter/erector to confirm that all dimensions are correct.

**Left Side**



Measurements are from the outside of end girts (end bays) and/or centre of columns

**Left End**



Measurements are from the outside of side girts to the inside of component opening size.

Purchaser Name: Matt O'Brien

Site Location: 8 Anbria Dr White Beach TAS 7184 Australia

Drawing # SHBT250060 - 12

Print Date: 30/10/2025

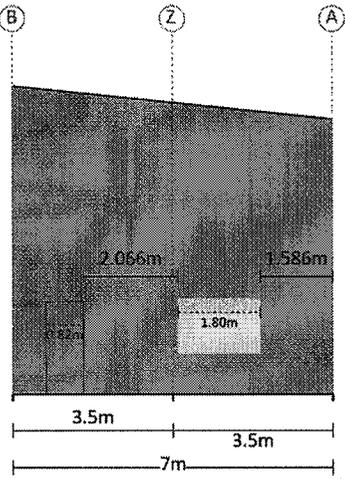
**Component Position**  
**NOT FOR CONSTRUCTION**  
 Not to Scale  
 Page 1 of 2  
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Seller: Sheds N Homes Hobart  
 ELST Pty Ltd  
 Phone: (03) 6263 6545  
 Fax:  
 Email: hobart@shedsnhomes.com.au

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 Practising Professional Structural & Civil Engineers

Signature:  Date: John Ronaldson  
 Date: 30/10/2025

Right End



Measurements are from the outside of side girts to the inside of component opening size.

Purchaser Name: Matt O'Brien

Site Location: 8 Anbria Dr White Beach TAS 7184 Australia

Drawing # SHBT250060 - 12

Print Date: 30/10/2025

**Component Position**

**NOT FOR CONSTRUCTION**

Not to Scale  
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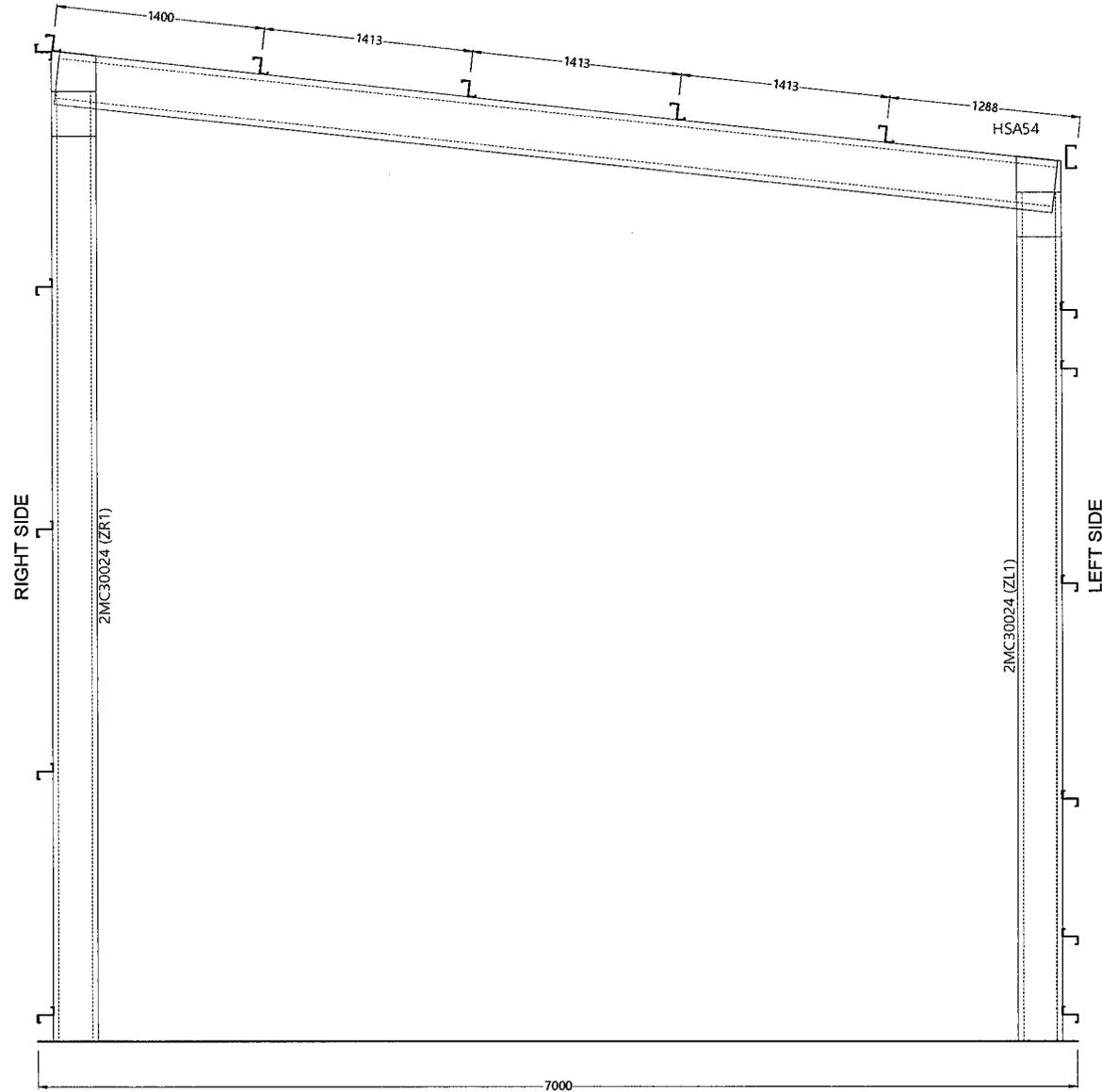
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Signature:  Date: John Ronaldson  
Date: 30/10/2025



Portals 2 to 3

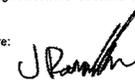
Notes:  
Brackets are not shown. Refer to Specification Details for more information. Opening members not labeled.



Revision	Date	Initial	Purchaser Name: Matt O'Brien	
			Site Location: 8 Anbria Dr White Beach TAS 7184 Australia	
			Drawing # SHBT250060 - 13	Print Date: 30/10/2025

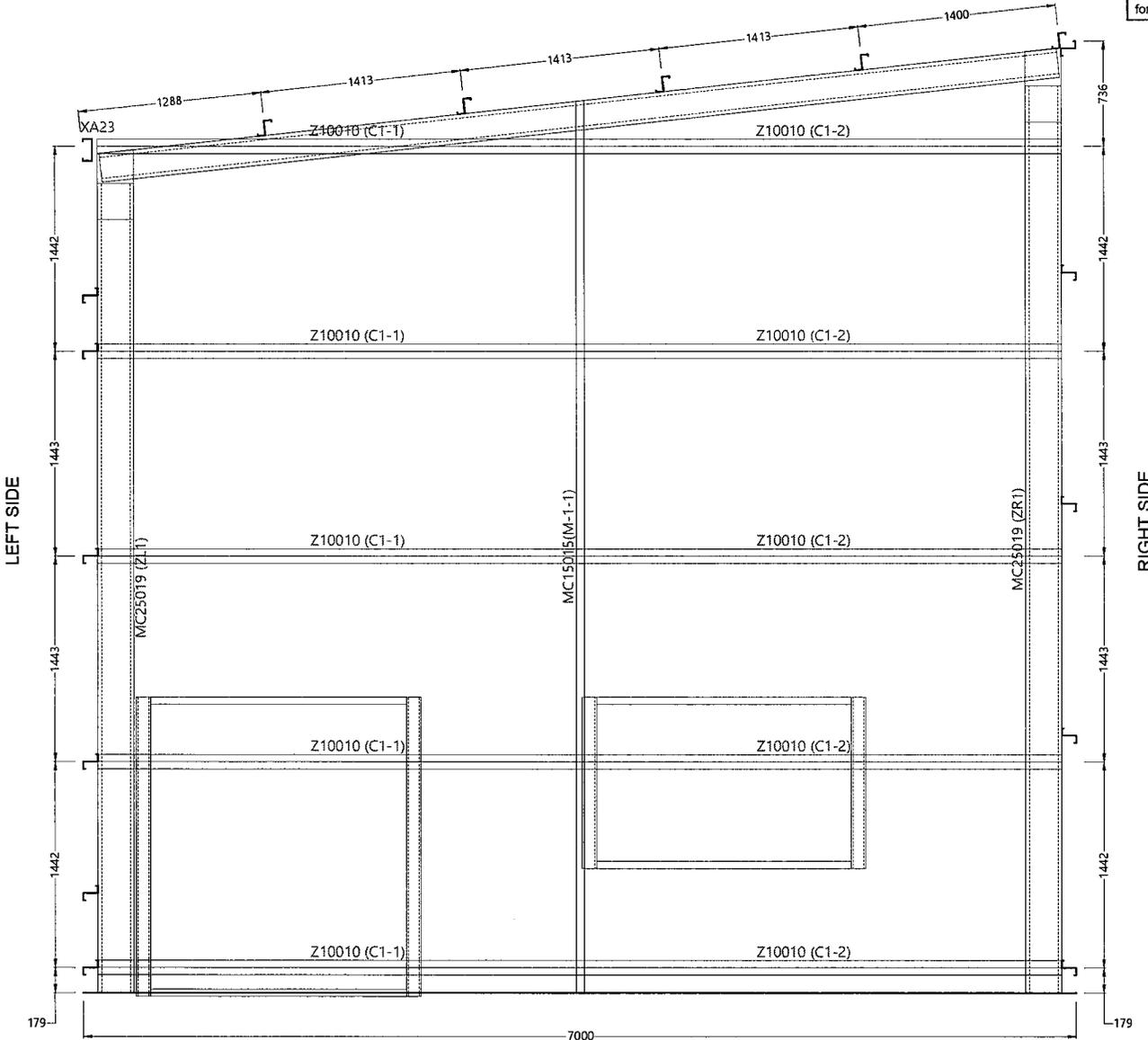
Purlin and Girt Plan  
NOT FOR CONSTRUCTION  
NOT TO SCALE  
Page 2 of 4  
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Name: BLST Pty Ltd  
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Email: hobart@shedsnhomes.com.au

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QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003648; N.T. : 303557ES;  
Practising Professional Structural & Civil Engineers  
Signature:  John Ronaldson  
Date: 30/10/2025

LEFT END ELEVATION

Notes:  
 Brackets are not shown. Refer to Specification Details  
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Revision	Date	Initial	Purchaser Name: Matt O'Brien	
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			Drawing # SHBT250060 - 13	Print Date: 30/10/2025

Purlin and Girt Plan  
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 NOT TO SCALE  
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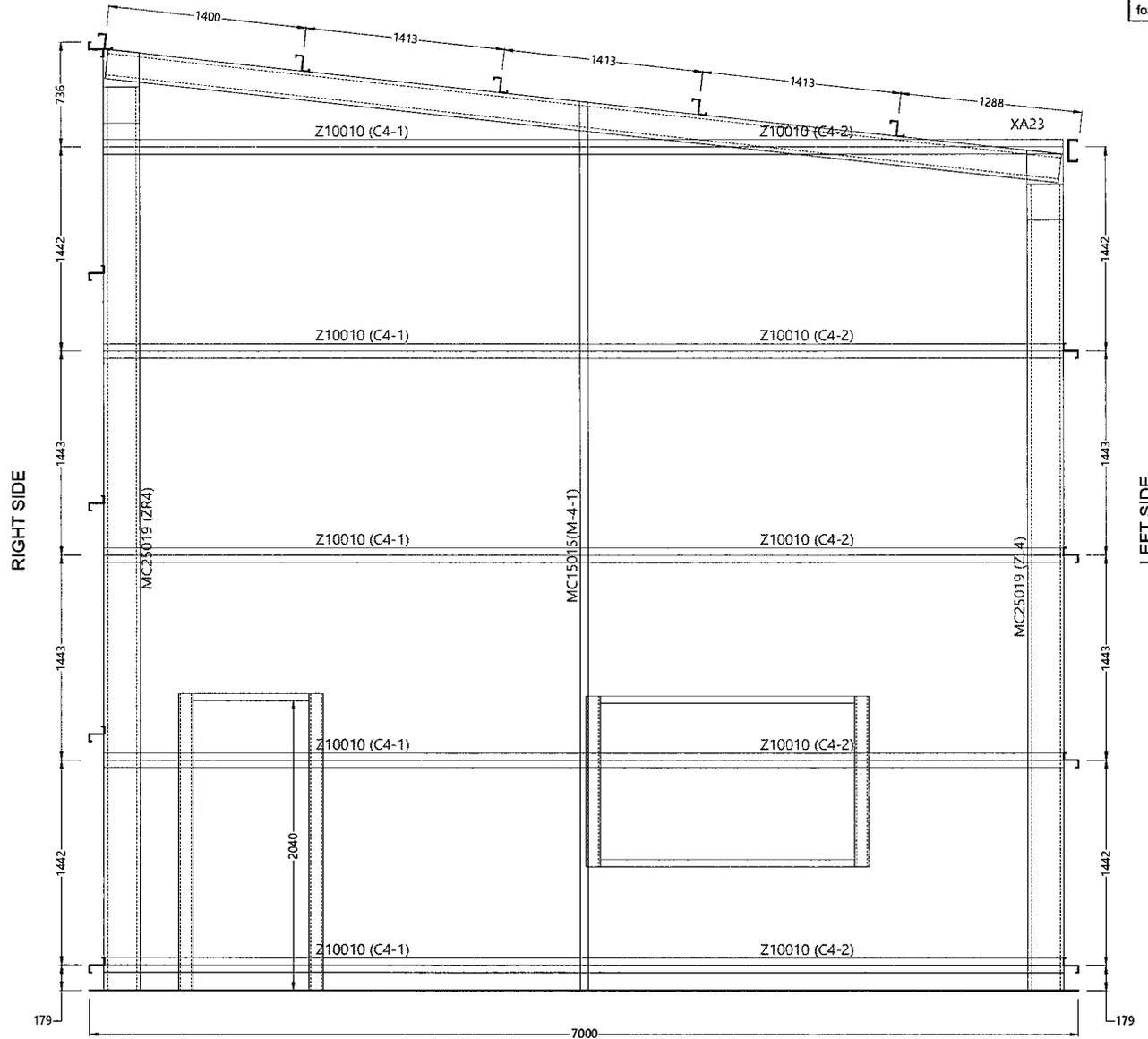
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 Practising Professional Structural & Civil Engineers

Signature: *J. Ronaldson* John Ronaldson  
 Date: 30/10/2025

### RIGHT END ELEVATION

Notes:  
Brackets are not shown. Refer to Specification Details for more information. Opening members not labeled.



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			Drawing # SHBT250060 - 13	Print Date: 30/10/2025

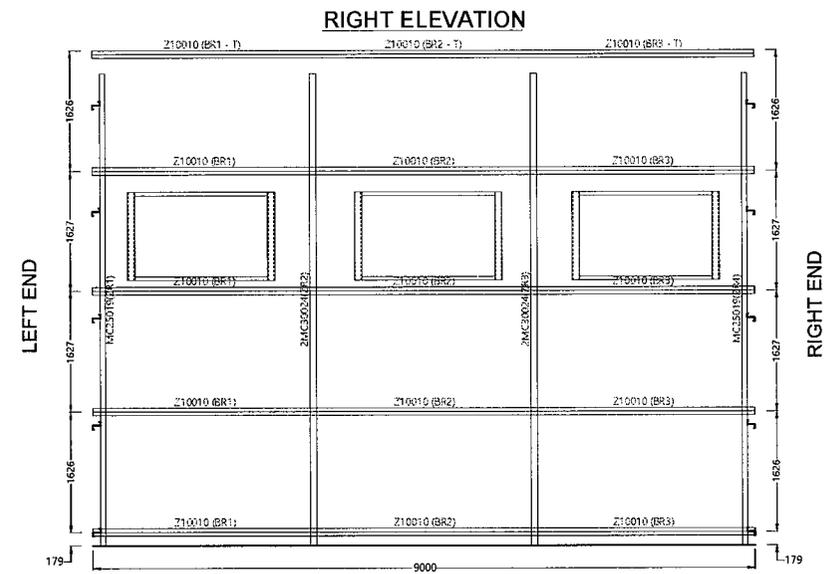
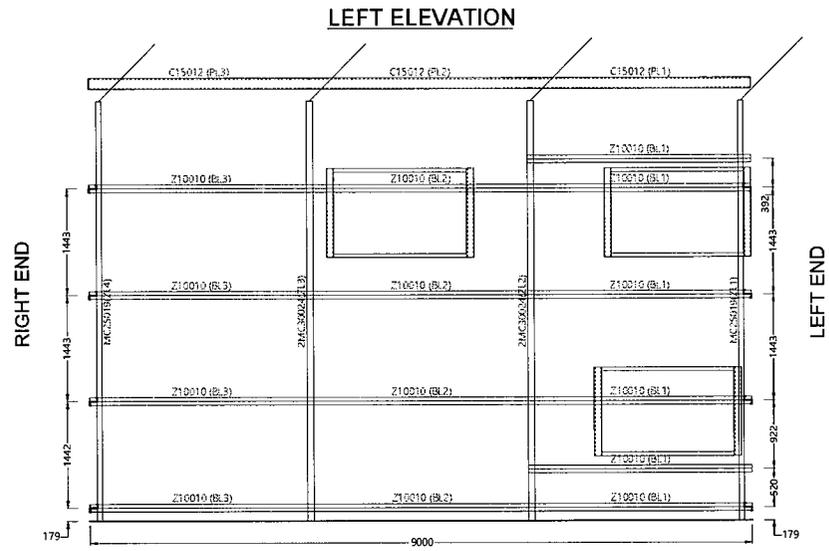
**Purlin and Girt Plan**  
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Notes:  
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 for more information. Opening members not labeled.



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			Drawing # SHT250060 - 13	Print Date: 30/10/2025

**Purlin and Girt Plan**  
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 Page 5 of 5  
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 Practising Professional Structural & Civil Engineers

Signature: *J. Ronaldson* John Ronaldson  
 Date: 30/10/2025

## GENERAL NOTES

These documents show the general arrangement of the building and include some items not supplied (refer to the quotation for nomination of all items to be provided). All items not nominated therein shall be supplied and installed by others.

The plans provided here are the latest at the time of print. Earlier plans provided may have become outdated due to engineering changes and should not be used. The plans and drawings are extensive and give all the information needed for a competent person to erect the building. The building is not designed to stand up by itself when it is partially complete. Consequently, construction bracing is critical during erection.

The owner has been requested to check off the BOM after the building delivery. You should check that you are able to locate all materials nominated in the BOM. You should also confirm that the length and size (including thickness), nominated in the BOM is what has been provided. Any missing items are the responsibility of the client once correct delivery has been confirmed as per Terms and Conditions of Sale.

## LIVABLE HOUSING DESIGN

The Livable Housing Design Standard (LHD) has been created to provide a minimum set of necessary provisions to enable dwellings to better meet the needs of people with mobility limitations. Please contact your Certifier to determine if compliance is necessary. External accessibility features such as step free paths and ramps identified in the LHD are the responsibility of the owner. A copy of the Livable Housing Design Standard can be downloaded from the Resource Library of the Australian Building Codes Board website: [www.abcb.gov.au](http://www.abcb.gov.au)

## DESIGN CRITERIA

These building plans have been prepared to comply with the standards nominated in the engineer's letter. All plans are not to Scale.

## ADDITIONAL DOCUMENTATION TO BE SUPPLIED BY PURCHASER/OWNER

The Purchaser/Owner is responsible for:

- \*Provision of Soils Report for the site and in the building area on which the building is to be erected
- \*Site Plan and Drainage Plans
- \*Any other plans not covered by these engineering plans requested by the local Council or the authority \*Nomination of termite risk management procedures to be undertaken in compliance with NCC Volume 2 Part H1D3
- \* Compliance with specific site constraints e.g.:
  - local estate covenants, building envelopes, plan of development etc.
  - bushfire management requirements(NCC Volume 2 Part H7D4)
- \*Energy efficiency assessment and compliance with all conditions thereof

## RAINWATER AND DRAINAGE

All Rainwater and drainage designs are the responsibility of the purchaser/owner. Residential gutters and downpipes where supplied are based on average rainfall for the state and may not be sufficient for your building size or usage. Please speak to your building designer or contractor to ensure gutters are fit for purpose.

## BUILDING CONSTRUCTION REQUIREMENTS

The Builder and Purchaser are to ensure that all construction is carried out in accordance with the Plans, the Construction Manual and the Bill of Materials (BOM).

It is the responsibility of the builder to ensure that they are familiar with the operational risks and their obligations in carrying out construction work.

The builder must ensure that they have an appropriate Health & Safety Plan (The Plan) compliant with and as required by their local, state and federal regulations. The Plan will need to take into account the site conditions, the size of the building and the experience of the construction personnel. The Plan will, most likely, differ for each project.

The builder must ensure that The Plan is adhered to. Particular attention should be paid to the requirements to ensure that any person working at heights are properly trained and following the requirements as set out by The Plan.

It is recommended that you check with the appropriate authority in your area as to your responsibilities.

## TEMPORARY SUPPORT, LIFTING AND SHORING

The design of temporary propping shoring, lifting and support during construction has not been undertaken and is not included in our engagement. This work is the responsibility of the Contractor undertaking the construction of the building.

## SLAB DETAILS - GENERAL

### Piers

- \* The minimum size of Piers under the columns and End Wall Mullions are nominated on the Material Specifications Plan. When the slab and piers are poured as one pour, the depth of the pier is to the top of the slab.
- \* Column supports for mezzanine bearer internal support columns are not shown and should be of the same size and spacing as the end wall mullion piers.
- \* Where columns or end wall mullions have been removed, piers are not required.
- \* End wall mullion spacing may move due to location of openings or doors. Check layout and component position plan, and relocate piers as required.
- \* The Slab Plan indicates those parts of the slab which are 50mm below main slab/piers.

### Concrete Slab

- \* Refer to separate sheet titled Slab Notes.
- \* Refer to connection details.

### For Class A or S Sites

- \* Slab thickness to be a minimum of 100mm. Slabs under 18m in length SL 72 mesh. Slabs upto 25m in length SL 82 mesh.
- \* Perimeter Beam - Depth of 300mm ; Bottom reinforcement of 3-L8TM
- \* Internal Beam - Not Required
- \* Concrete piers under Mezzanine Mid posts to be a minimum size as below: MC20019 - 450mm dia x 1000mm deep, centered to the C Section

### For Class M Sites

- \* Slab thickness to be a minimum of 100mm. Slabs under 18m in length SL 72 mesh. Slabs upto 25m in length SL 82 mesh.
- \* Perimeter Beam - Depth of 300mm ; Bottom reinforcement of 3-L8TM
- \* Internal Beam - Depth of 300mm ; Bottom reinforcement of 3-L8TM ;Maximum spacing of 4m on the corners and then a maximum of 6.0m
- \* Concrete piers under Mezzanine Mid posts to be a minimum size as below: MC20019 - 450mm dia x 1000mm deep, centered to the C Section

### For Class H1 Sites

- \* Slab thickness to be a minimum of 100mm. Slabs under 18m in length SL 72 mesh. Slabs upto 25m in length SL 82 mesh.
- \* Perimeter Beam - Depth of 400mm ; Bottom reinforcement of 3-L11TM
- \* Internal Beam - Depth of 400mm ; Bottom reinforcement of 3-L11TM ;Maximum spacing of 4m on the corners and then a maximum of 5.0m
- \* Concrete piers under Mezzanine Mid posts to be a minimum size as below: MC20019 - 450mm dia x 1300mm deep, centered to the C Section

### For Class H2 sites

- \* Slab thickness to be a minimum of 100mm. Slabs under 18m in length SL 72 mesh. Slabs upto 25m in length SL 82 mesh.
- \* Perimeter Beam - Depth of 550mm ; Bottom reinforcement of 3-L11TM
- \* Internal Beam - Depth of 550mm ; Bottom reinforcement of 3-L11TM ;Maximum spacing of 4.0m.
- \* Concrete piers under Mezzanine Mid posts to be a minimum size as below: MC20019 - 450mm dia x 1300mm deep, centered to the C Section

## SHEETED PORTALS AND MULLIONS

All end wall mullions provide critical support to portal frames and cannot be repositioned or removed under any circumstances without engineering approval.

## BRACING NOTES

- \* Refer to Connection Details.
- \* All Cross Bracing (End Walls, Roof) is achieved with 30 mm x 1 mm strap G450.
- \* Knee bracing clearance from FFL is X = Main Building: 5.588m (Left Side), 5.526m (Right Side) .
- \* Cross bracing is to be fixed taut and secured with 14.20 x 22 frame screws at each end, quantity as per connection details.

Revision	Date	Initial						
			Purchaser Name: Matt Obrien		General Notes NOT FOR CONSTRUCTION		Seller: Sheds N Homes Hobart Name: BLST Pty Ltd Phone: (03) 6263 6545 Fax: Email: <a href="mailto:hobart@shedsnhomes.com.au">hobart@shedsnhomes.com.au</a>	
			Site Location: 8 Anbria Dr White Beach TAS 7184 Australia					
			Drawing # SHT250060 - 2	Print Date: 30/10/2025				
					Page 1 of 2 ©Copyright Steeb IP Pty Ltd		Apex Engineering Group PTY LTD ACN 632 588 562 MIE Aust. (Registered NER Structural) 5270680 QLD : RPEQ No. 24223; TAS : 185770482; VIC : PE0003848; N.T. : 303557ES; Practising Professional Structural & Civil Engineers	
							Signature: 	John Ronaldson Date: 30/10/2025

\* Fly bracing to be fixed to the purlins/girts on all mid portal rafters, columns and end wall mullions. Fly bracing is to be fitted to every second purlin/girt, or, on every one, where the spacing between fly braces would exceed the maximum specified below for the relevant column/rafter size:

- C150 - maximum 1800mm spacing
- C200, C250 - maximum 2200mm spacing
- C300 - maximum 2800mm spacing
- C350 - maximum 2800mm spacing
- C400 - maximum 2800mm spacing

Initial measurement is from the haunch of the column/rafter, and from the rafter for any end wall mullions.

\* The first fly brace is to be placed at the purlin/girt closest to the haunch or top of the mullion.\* Where windows/GSD are placed in any bay where cross bracing is shown, then

- a) this can be replaced by moving the bracing to another bay OR
- b) due to the bracing provided by the window jambs, where space permits, bracing should be placed under and over the window.

\* All bracing strap ends to be located as close as practical to structural member's (columns, rafters, mullions) centerline.

#### BOLTS

\* Unless otherwise nominated, all bolts are grade 4.6

\* All tensioned bolts shall be tensioned using the part turn method (refer to AS4100). For the erector, full details are in the construction manual.

#### OTHER MATERIALS NOTES

\* All Sheeting, Flashing and framing screws are Climaseal 3.

\* All purlin material has Z350 zinc coating with minimum strength of 450MPa.

#### INTERNAL WALL AND FIXING DETAILS (BY OTHERS)

The building has not been designed for the deflection limitations of plasterboard. Although plasterboard may be used as internal wall and roof linings, excessive cracking is likely to occur should the plasterboard joints be set. When plasterboard is used, dado rails or expansion beads etc. should be considered as an alternative to setting the joints. If it is desired to line any part of the building with plasterboard, then the builder should consult their plasterboard supplier for expert advice. A suitable internal lining would be a plywood wall panel, eg. Rezillience 2.7mm Interior Wall Paneling or similar. Any linings and the fixings for any linings are to be provided by others. The selected wall and ceiling panel should have a weight of no more than 10kg/m2. Refer to manufacturer's fixing specifications for your chosen product and provide additional fixings as required.

#### BUILDING CONSTRUCTION REQUIREMENTS

The Purchaser/Owner is to be ensured that all building construction complies with:

Workplace Health and Safety requirements for the particular State or Territory Building Code of Australia(current edition at time of approval) and all subsequent amendments and standards contained therein, including:

- All glazing to comply with NCC Volume 2 Part H2D7
- Smoke alarms(consumer mains power) to be installed in accordance with NCC Volume 2 Part H3D6 (ABCB 9.5.1)
- Provide lift-off hinges to doors of enclosed sanitary compartments in accordance with NCC Volume 2 Part H4D5 (ABCB 10.4)
- All stairs and balustrades to comply with NCC Volume 2 Part H5. Stairs are provided by owner and designed by others.

#### MOISTURE MANAGEMENT

It is the responsibility of the Builder to ensure appropriate Moisture Management is provided during wall construction through effective use of flashings, sealants and vapour permeable membrane such as vapour permeable sarking, building wraps, vapour retarders and damp-proof course. Before installing cladding, all wall openings, penetrations, intersections, connections, window sills, head and jambs must incorporate appropriate flashing and water proofing materials. Components and their installation that are used to manage moisture in wall construction must, at a minimum, comply with the requirements of relevant standards, building codes and manufacturer's specifications.

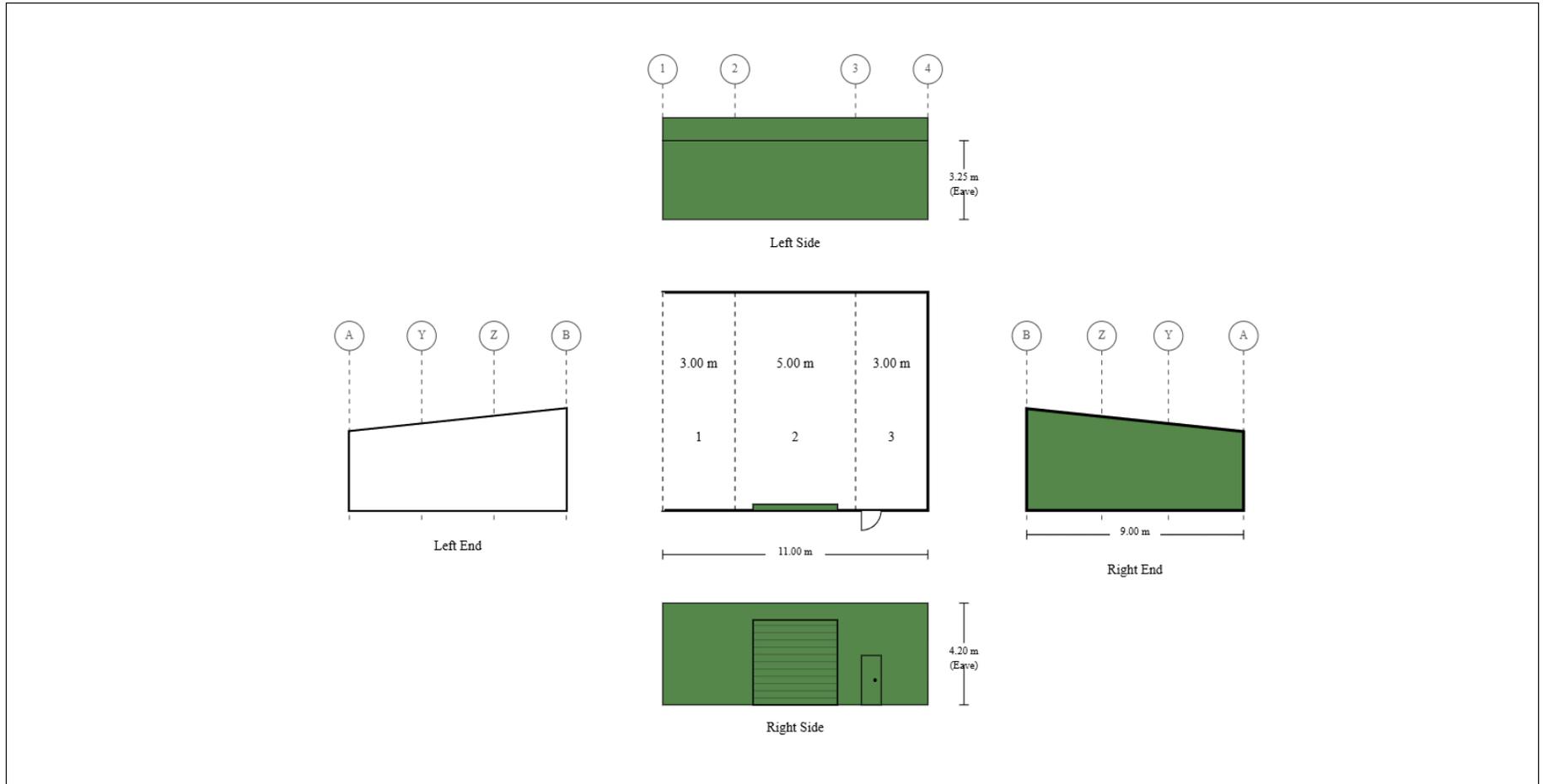
#### MEZZANINE FLOOR

Allowable floor load is 3.0kPa uniformly distributed. (Suitable for a office for general use or General storage up to 1.2m high - No concentrated loads).

Revision	Date	Initial			<b>General Notes</b> NOT FOR CONSTRUCTION  Page 2 of 2 ©Copyright Steelx IP Pty Ltd	Seller: Sheds N Homes Hobart Name: BLST Pty Ltd Phone: (03) 6283 8545 Fax: Email: hobart@shedsnhomes.com.au	Apex Engineering Group PTY LTD ACN 632 588 562 MIE Aust. (Registered NER Structural) 5276680 QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; NT : 303557ES; Practising Professional Structural & Civil Engineers
			Purchaser Name: Matt O'Brien				
			Site Location: 8 Anbria Dr White Beach TAS 7184 Australia				
			Drawing # SHBT250060 - 2	Print Date: 30/10/2025			
					Signature:  John Ronaldson Date: 30/10/2025		



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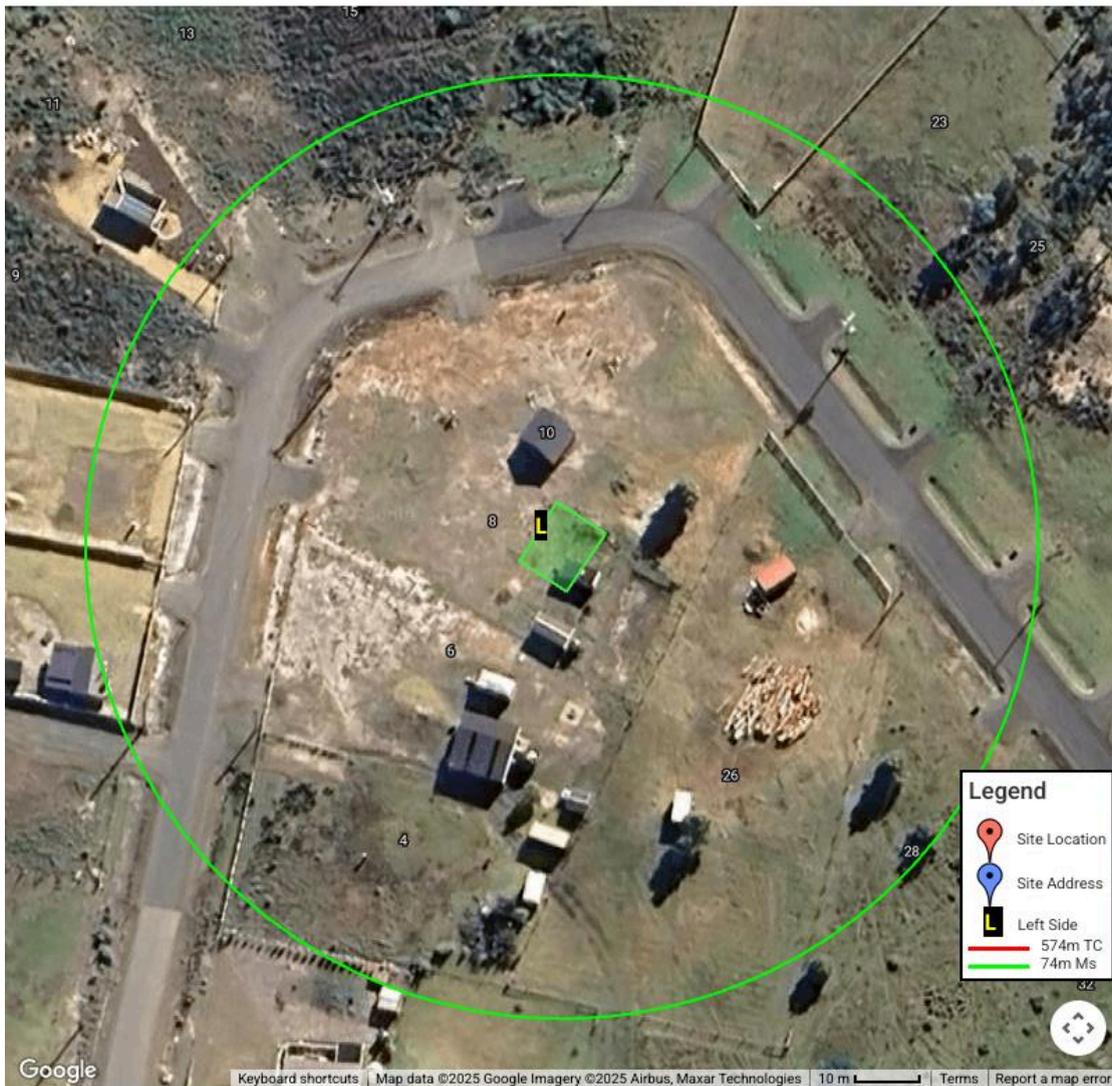
Purchaser Name: Matt O'Brien		<b>Building Layout</b> Ref# SARHAR2511026-4	Seller: Sheds N Homes Hobart	
Site Location:			Name: Sarah Harriss	
Ref # SARHAR2511026-4	Print Date: 04/12/25		Phone: 0408 406 307	
			Fax:	
			Email: sarah.harriss@shedsnhomes.com.au	



## DESIGN CRITERIA

Site Location and Building Orientation	Geographic Co-ordinates of <-43.12588, 147.71579>. Refer to the image below showing this location and the left side orientation.
Address for Reference Purposes	8 Anbria Dr White Beach TAS 7184 Australia
Building Orientation	Left Side of building orientated to 303° (northwesterly direction)
NCC Version	NCC 2022
Design Wind Criteria for the Highest Cardinal Direction	Importance Level 2 with a Vr of 45.00 m/s ; Region A4; TC = 2.98; Mt = 1.12; Mc = 1; Ms = 1.0; giving a Vdes of 41.9 m/s.
Earthquake	An Earthquake Acceleration Co-efficient (Z) of up to 0.08 has been allowed for in the design of the building, however wind is the determining design factor. Any plasterboard must be articulated in accordance with ASNZS 1170.4:2007 and the requirements of the NCC: 2022 Volume 2 Amendment 2.
Other Design Factors	No Snow Loading allowed.

## LOCATION & ORIENTATION FOR DETERMINING THE DESIGN CRITERIA





SHEDS. MADE TOUGH.

57 Covehill Road  
BRIDGEWATER, TAS 7030  
Phone 0408 406 307  
Sheds N Homes Hobart  
ABN 52 660 422 159  
[www.shedsnhomes.com.au](http://www.shedsnhomes.com.au)

## QUOTATION

Matt O'Brien  
8 Anbria Dr  
White Beach  
TAS7184  
Australia

Quote # : SARHAR2511026-4  
Date : 4 Dec 2025  
Manager : Sarah Harriss  
Phone : 0408 406 307  
Email : [sarah.harriss@shedsnhomes.com.au](mailto:sarah.harriss@shedsnhomes.com.au)

Thank you for the opportunity to provide you with information for your proposed building. We have set out below the specifications and the information for your approval.

### BUILDING SPECIFICATIONS

Building Classification	10a A non-habitable building including a private garage, carport, shed or the like. (Refer NCC A6G11)
Span	Main Building: 9 m
Length	11 m (3 Bays: 3 m, 5 m, 3 m)
Height	3.25 m (Low Side) 4.2 m (High Side)
Roof Type	Skillion, 6 degrees
Roof	COLORBOND® steel TRIMCLAD® 0.42 BMT sheeting, BlueScope
Walls & Trim	COLORBOND® steel TRIMCLAD® 0.42 BMT sheeting, BlueScope
Weight (approximately)	2,800 kg

### KIT PRICE

Steel Building Kit	\$20,490.91
GST	\$2,049.09
<b>Total Kit Price</b>	<b>\$22,540.00</b>

### DELIVERY

From Hobart, TAS	\$70.00
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### TOTAL PRICE

Kit Price	\$22,540.00
Delivery	\$70.00
Pay-on-Time discount	\$1,200.00 <sup>#</sup>
<b>Grand Total</b>	<b>\$21,410.00</b>

Anything that has been discussed or implied that is not detailed in this quote or general specifications has not been allowed for in the quote price. If you require anything extra to the above, then please contact us and we will send you a revised quotation.

### DELIVERY

**Delivery location:** <-43.12588, 147.71579>

**Address for Reference Purposes:** 8 Anbria Dr White Beach TAS 7184 Australia

Conditions apply, refer to General Specifications below for more information.

#Pay-on-Time discount is applied so long as the final payment is received 10 working days prior to the advised delivery date.



[www.shedsnhomes.com.au](http://www.shedsnhomes.com.au)

## PAYMENT SCHEDULE

- 15% initial deposit to be paid to receive all appropriate plans, engineering specifications & certificates.
- 45% further deposit to be paid to commence manufacturing.
- 40% final payment to be paid 10 working days prior to the confirmed delivery date of your building.

## BUILDING DETAILS

Building Classification	10a A non-habitable building including a private garage, carport, shed or the like. (Refer NCC A6G11)
Weight	Approximately: 2,800 kg
Span	Main Building: 9 m
Length	11 m (3 Bays: 3 m, 5 m, 3 m)
Height	3.25 m (Low Side), 4.2 m (High Side)
Roof Type	Skillion, 6 degrees
Roof	COLORBOND® steel TRIMCLAD® 0.42 BMT sheeting, BlueScope
Walls & Trims	COLORBOND® steel TRIMCLAD® 0.42 BMT sheeting, BlueScope
Gutters	COLORBOND® GUTTER-01. We have calculated the number of [Supplied by Others] downpipes required for: Left Side = 2.
Roller Doors	One (1) COLORBOND® steel 3.5 m high x 3.5 m wide roller door supplied with a planetary gearing system (roller door is not wind rated). An internal chain drive has been added to the door to assist with opening and closing the door at heights. Refer to the General Specification (# Access Doors) in relation to opening sizes. The Roller Door is boxed or steel wrapped for protection during transport. Refer to the Building information for details on Industrial Door Handling.
PA Doors	One (1) Larnec 2040h x 820w Single skin metal clad door with COLORBOND® steel® steel facings and fold-down vertical sides for strength and appearance. Powder coated welded RHS frame. Supplied with a Lever/Knob entrance set; 180 degrees opening and reversible handing;
Open Gable-Ends	Steel building has sheeting as shown whilst the left-end-wall-mullions have been removed. Refer to the Layout attached.
Bracing	The building will have Knee braces. Clearances are subject to the engineer's final design requirements. Estimated internal knee clearances are: Main Building 2.297m (Left Side), 3.139m (Right Side) .
Roof Purlins & Wall Girts	Z sections bolted to rafters & columns with a minimum overlap of 10% of the bay width. The roof purlins are Z150, the side girts are Z150 and the end girts are Z100.
Fixing to Concrete	Screw-Bolts fitted after concrete is cured.

## SPECIFIC INCLUSIONS

- Determination of the design criteria by the engineer. This includes assessment in 8 cardinal directions to determine the site design wind speed based on the building orientation.
- Engineering certification of the steel building to the appropriate Australian Standards.
- Engineers certification letter plus Completion of Form 35 solely for certifying the Structural matters associated with the Steel Framed Building and Foundation Design as described in the drawings provided.
- Slab or Pier designs for soil classes A, S, M, H1 and H2.
- Materials as nominated above supplied as per the attached "General Specification".
- BlueScope product warranties of up to 15 years apply.

