
Application for Planning

S.57 Land Use Planning and Approvals Act 1993

The following application has been received:

Application No.: **DA2024057**

Location: **105 Stubbs Road, Turners Beach**

Proposal: **Residential - shed**

Performance Criteria: **Site coverage**

The application may be inspected at the Administration Centre, 19 King Edward Street, Ulverstone during Office hours and on the council's website: www.centralcoast.tas.gov.au. Any person may make representation in relation to the applications (in accordance with S.57(5) of the Act) by writing to the General Manager, PO Box 220, Ulverstone 7315 or by email to admin@centralcoast.tas.gov.au and quoting the Application No. *Any representations received by the Council are classed as public documents and will be made available to the public where applicable under the Local Government (Meeting Procedures) Regulations 2015.*

The representation must be made on or before **30 April 2024**

Date of Notification: **13 April 2024**

CENTRAL COAST COUNCIL

PO Box 220
 19 King Edward Street
 ULVERSTONE TASMANIA 7315
 Ph: (03) 6429 8900
 Email: planning@centralcoast.tas.gov.au
 www: centralcoast.tas.gov.au



CENTRAL COAST COUNCIL

Land Use Planning and Approvals Act 1993
Tasmanian Planning Scheme – Central Coast
PLANNING PERMIT APPLICATION

CENTRAL COAST COUNCIL LAND USE PLANNING	
Received:	29/02/2024
Application No:	DA2024057
Doc ID:	479129

Office use only:

Zone:

Permit Pathway – NPR/Permitted/Discretionary

Use or Development Site:

Site Address

105 Stubbs Road
 Turners Beach TAS 7315

Certificate of
Title Reference

156781/3

Land Area

2.653ha

Heritage Listed Property

NO



YES

**Applicant(s)**

First Name(s)

Ashleigh

Surname(s)

Atkinson

Company name
(if applicable)

Tasbuilt Homes

Contact No:

0416 181722

Postal Address:

6 Integrity Drive
 Westbury TAS 7303

Email address:

ashleigha@tasbuiltgroup.com.au

Please tick box to receive correspondence and any relevant information regarding your application via email.

**Owner(s)** (note – if more than one owner, all names must be indicated)

First Name(s)

Michael
 Holly

Middle Names(s)

James
 Jane

Surname(s)

Clarke
 Bird

Company name (if applicable)

Postal Address:

105 Stubbs Road, Turners Beach TAS
 7315

PERMIT APPLICATION INFORMATION (If insufficient space for proposed use and development, please attach separate documents)

"USE" is the purpose or manner for which land is utilised.

Proposed Use

Use Class
Office use only

"Development" is the works required to facilitate the proposed use of the land, including the construction or alteration or demolition of buildings and structures, signs, any change in ground level and the clearing of vegetation.

Proposed Development (please submit all documentation in PDF format to planning@centralcoast.tas.gov.au separating A4 documents & forms from A3 documents).

28m x 9m Shed to be constructed.

Value of the development – (to include all works on site such as outbuildings, sealed driveways and fencing)

\$ 32,000 Estimate/ Actual

Total floor area of the development 252 m²

Declaration of Notice to Landowner

If land is NOT in the applicant's ownership

I Ashleigh, declare that the owner/each of the owners of the land has been notified of the intention to make this permit application under section 52(1) of the *Land Use Planning and Approvals Act 1993*.

Signature of Applicant A. Ashleigh

Date 29/02/24

If the application involves land within a Strata Corporation

I _____, declare that the owner/each of the owners of the body corporation has been notified of the intention to make this permit application.

Signature of Applicant

Date

If the application involves land owned or administered by the CENTRAL COAST COUNCIL

Central Coast Council consents to the making of this permit application.

General Managers Signature _____ Date _____

If the permit application involves land owned or administered by the CROWN

I, _____ the Minister
responsible for the land, consent to the making of this permit application.

Minister (Signature) _____ Date _____

NB: If the site includes land owned or administered by the Central Coast Council or by a State government agency, the consent in writing (a letter) from the Council or the Minister responsible for Crown land must be provided at the time of making the application - and this application form must be signed by the Council or the Minister responsible.

Applicants Declaration

I/ we Ashleigh Atkinson - Taxbuilt Homes
declare that the information I have given in this permit application to be true and correct to the best of my knowledge.

Signature of Applicant/s  Date 29/02/24

Office Use Only	
Planning Permit Fee	\$
Public Notice Fee	\$
Permit Amendment / Extension Fee	\$
No Permit Required Assessment Fee	\$
TOTAL	\$
Validity Date	

SEARCH OF TORRENS TITLE

VOLUME 156781	FOLIO 3
EDITION 4	DATE OF ISSUE 11-Aug-2020

CENTRAL COAST COUNCIL **CENTRAL COAST COUNCIL**
LAND USE PLANNING

Received: **29/02/2024**

Application No: **DA2024057**

Doc ID: **479127**

SEARCH DATE : 28-Jan-2021

SEARCH TIME : 07.02 AM

DESCRIPTION OF LAND

Parish of ABBOTSHAM Land District of DEVON
 Lot 3 on Sealed Plan 156781
 Derivation : Part of Lot 6511, 140 Acres Gtd to James Smith.
 Prior CT 251710/1

SCHEDULE 1

M832672 TRANSFER to MICHAEL JAMES CLARKE and HOLLY JANE BIRD
 Registered 11-Aug-2020 at 12.01 PM

SCHEDULE 2

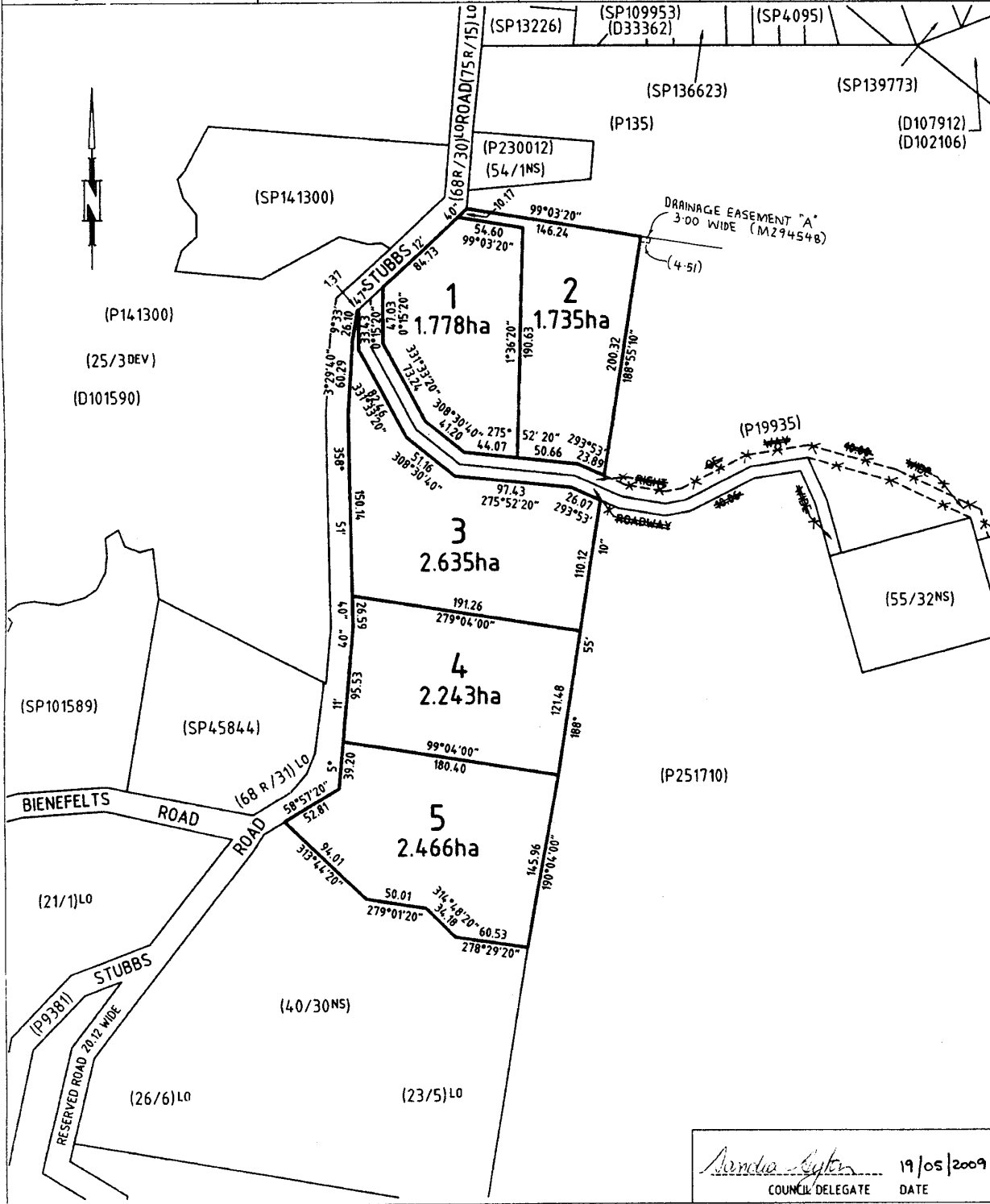
Reservations and conditions in the Crown Grant if any
 SP156781 FENCING COVENANT in Schedule of Easements
 SP156781 COUNCIL NOTIFICATION under Section 83(5) of the Local
 Government (Building and Miscellaneous Provisions)
 Act 1993.
 E228435 MORTGAGE to Commonwealth Bank of Australia
 Registered 11-Aug-2020 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: A & B Stubbs Pty Ltd	PLAN OF SURVEY	REGISTERED NUMBER SP156781
FOLIO REFERENCE: C.T.251710/1		BY SURVEYOR: Adrian Wade Eberhardt of PEACOCK, DARCEY & ANDERSON PTY LTD SURVEYORS, ENGINEERS & PLANNERS 6 QUEEN STREET, BURNIE
GRANTEE: Part of Lot 6511, 140 Acres, gtd. to James Smith, PART OF LOT 6824 (SBA) GTD TO JAMES SMITH.	LOCATION: LAND DISTRICT OF DEVON PARISH OF ABBOTSHAM	APPROVED EFFECTIVE FROM: 10 JUN 2009
SCALE: 1: 3000	LENGTHS IN METRES	SURVEYORS REF. 14164
		<i>Alice Kawa</i> Recorder of Titles

MAPSHEET MUNICIPAL CODE No (42 4-54) 104	LAST UP/No G.C.3 35	LAST PLAN No P251710	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
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Sandra Syten 19/05/2009
 COUNCIL DELEGATE DATE

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 156781

PAGE 1 OF 1 PAGE/S

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.

~~**BURDENING EASEMENTS:**~~

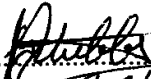
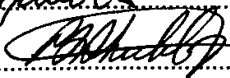
- ~~1. The balance land is subject to a right of carriageway for Donald Norman Cameron over the land marked "Right of Way" on Diagram No. 69002.~~
- ~~2. The balance land is subject to a right of carriageway (appurtenant to Lot 1 on Plan No. 19935) over the right of way 10.00 metres wide marked A-B-C on Plan No. 19935.~~
- ~~3. The balance land is subject to a pipeline easement in favour of the North-West Regional Water Authority over the land marked "Pipeline Easement 10.00 wide" on Plan No. 19935.~~

FENCING COVENANTS:

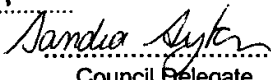
The owner of each lot shown on the plan covenants with the vendor, A & B Stubbs Pty Ltd ACN 009 489 445, that the vendor shall not be required to fence.

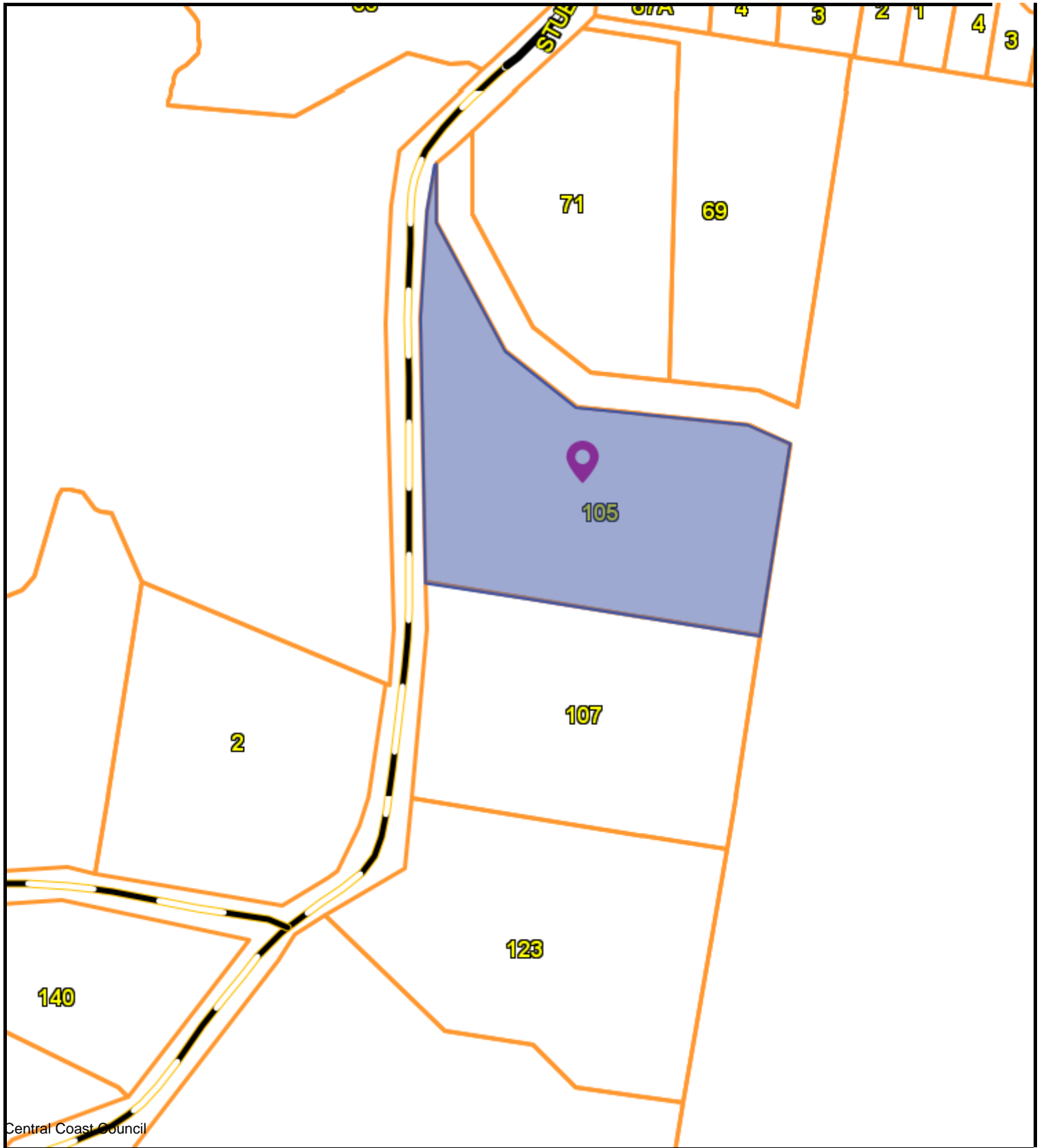
Executed by:

A & B Stubbs Pty Ltd ACN 009 489 445
Pursuant to Section 127 (1) of the Corporations Act 2001
As the Registered Proprietor of the Land comprised in
Folio of the Register Volume 251710 Folio 1

Director.....
Secretary.....

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: A & B Stubbs Pty Ltd FOLIO REF: 251710/1 SOLICITOR & REFERENCE: Friend & Jones:MGH.81219	PLAN SEALED BY: Central Coast Council DATE: 18 MAY 2009 SUB 2007. 3 REF NO.  Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	



Central Coast Council



CENTRAL COAST COUNCIL
 19 King Edward St
 Ulverstone
 TAS 7315
 Telephone: 03 6429 8900
 admin@centralcoast.tas.gov.au



11-Apr-2024

**105 STUBBS ROAD,
 TURNERS BEACH
 DA2024057**

IMPORTANT

This map was produced on the GEOCENTRIC DATUM OF AUSTRALIA 1994 (GDA94), which has superseded the Australian Geographic Datum of 1984 (AGD66/84). Heights are referenced to the Australia Height Datum (AHD). For most practical purposes GDA94 coordinates, and satellite derived (GPS) coordinates based on the World Geodetic Datum 1984 (WGS84), are the same.

Disclaimer

This map is not a precise survey document

All care is taken in the preparation of this plan; however, Central Coast Council accepts no responsibility for any misprints, errors, omissions or inaccuracies. The information contained within this plan is for pictorial representation only. Do not scale. Accurate measurement should be undertaken by survey.

© The List 2023.

© Central Coast Council 2023.

50 m

Scale =
1:2940.840

DRAWING SCHEDULE

A00	COVER PAGE
A01	LOCALITY PLAN
A02	SITE PLAN

PROJECT INFORMATION


BUILDING DESIGNER:	GRANT JAMES PFEIFFER
ACCREDITATION No:	CC2211T
LAND TITLE REFERENCE NUMBER:	156781/3
EXISTING DWELLING AREA:	315.60m ²
EXISTING ENTRY AREA:	6.36m ²
EXISTING ALFRESCO AREA:	64.98m ²
PROPOSED SHED AREA:	252.00m ²
DESIGN WIND SPEED:	N2
SOIL CLASSIFICATION:	S
CLIMATE ZONE:	7
BUSHFIRE-PRONE BAL RATING:	12.5
ALPINE AREA:	N/A
CORROSION ENVIRONMENT:	MEDIUM
FLOODING:	NO
LANDSLIP:	LOW
DISPERSIVE SOILS:	NO
SALINE SOILS:	NO
SAND DUNES:	NO
MINE SUBSIDENCE:	NO
LANDFILL:	NO
GROUND LEVELS:	REFER PLAN
ORG LEVEL:	75mm ABOVE GROUND LEVEL

PROPOSED SHED

M.CLARKE & H.BIRD
105 STUBBS RD,
TURNERS BEACH TAS 7315

CENTRAL COAST COUNCIL

ISSUED FOR REVIEW

 CENTRAL COAST COUNCIL LAND USE PLANNING	
Received:	10/04/2024
Application No:	DA2024057
Doc ID:	482555

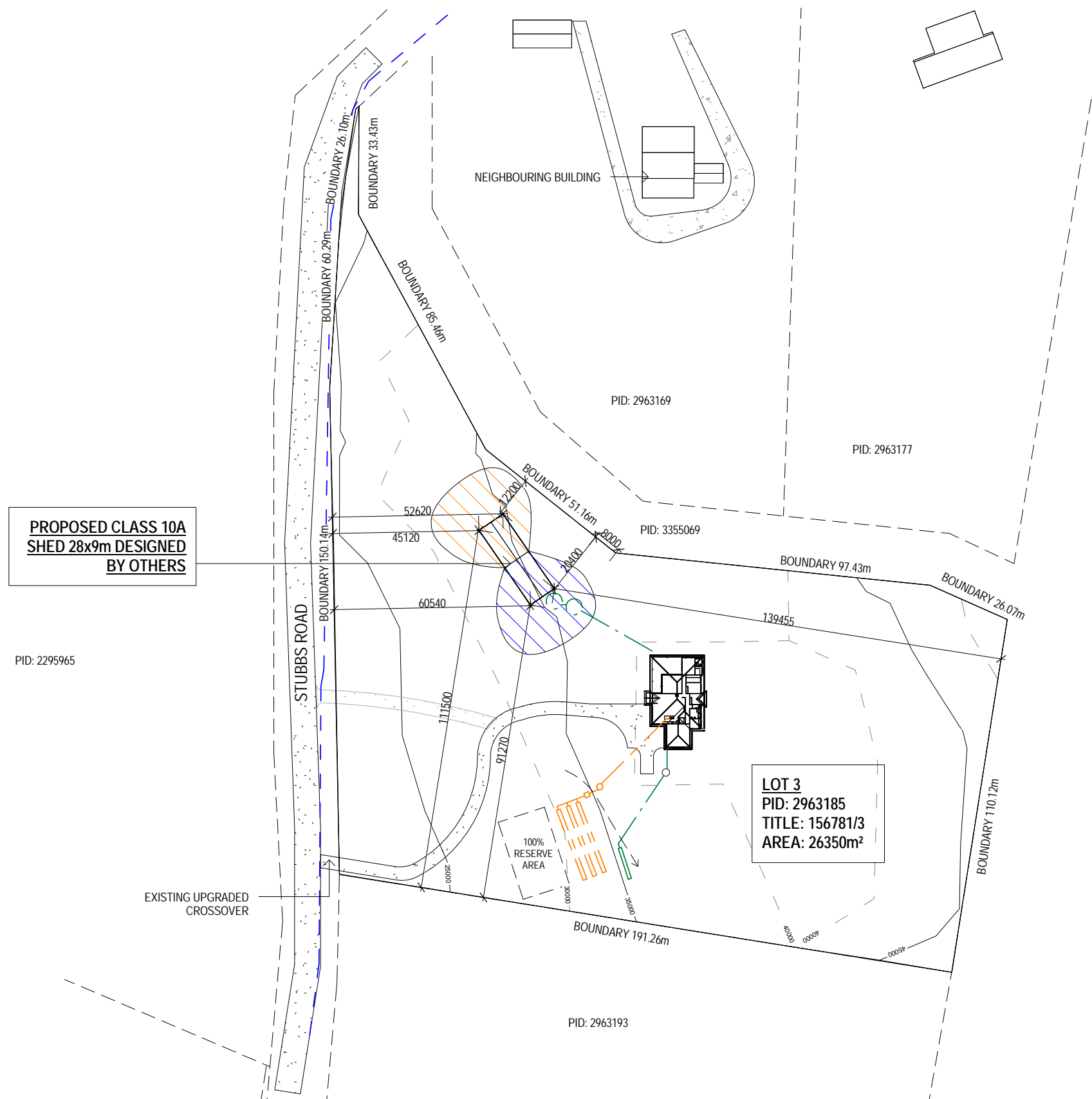


- SIGN SIMILAR TO ABOVE PICTURE TO BE PERMANENTLY FIXED TO THE STATIC WATER SUPPLY
- SIGN SIZE DIMENSIONS
- MIN. 300mm x 300mm
- LETTERING TO BE UPPERCASE AND NOT LESS THAN 100mm IN HEIGHT

- BAL NOTES:**
- FIREFIGHTING WATER SUPPLY TO BE A MIN. 10000L PER BUILDING TO BE PROTECTED. THIS VOLUME OF WATER MUST NOT BE USED FOR ANY OTHER PURPOSE INCLUDING FIRE FIGHTING SPRINKLER OR SPRAY SYSTEMS
 - WATER TANK MUST BE METAL, CONCRETE OR LAGGED BY NON-COMBUSTIBLE MATERIALS AND ALL ABOVE GROUND PIPES & FITTINGS TO BE MADE FROM NON-RUSTING, NON-COMBUSTIBLE AND NON-DEFORMING MATERIALS
 - TANK TO BE LOCATED A MINIMUM 6.0m FROM DWELLING AND WITHIN 3.0m OF A HARDSTAND AREA
 - WATER TANK OR CONNECTION POINT TO BE FITTED WITH A MALE 64mm 5v THREAD COUPLING WITH MINIMUM DELIVERY OF 270L PER MINUTE

A MODIFIED 4C ACCESS ROAD IS AN ALL-WEATHER ROAD WHICH COMPLIES WITH THE AUSTRALIAN ROAD RESEARCH BOARD "UNSEALED ROADS MANUAL – GUIDELINES TO GOOD PRACTICE", 3RD EDITION, MARCH 2009 AS A CLASSIFICATION 4C ACCESS ROAD AND THE FOLLOWING MODIFIED REQUIREMENTS:

- ALL-WEATHER CONSTRUCTION;
- LOAD CAPACITY OF AT LEAST 20 TONNES, INCLUDING FOR BRIDGES AND CULVERTS;
- MINIMUM CARRIAGEWAY WIDTH OF 4 METRES;
- MINIMUM VERTICAL CLEARANCE OF 4 METRES;
- MINIMUM HORIZONTAL CLEARANCE OF 0.5 METRES FROM THE EDGE OF THE CARRIAGEWAY;
- CROSS FALLS OF LESS THAN 3° (1:20 OR 5%);
- DIPS LESS THAN 7° (1:8 OR 12.5%) ENTRY AND EXIT ANGLE;
- CURVES WITH A MINIMUM INNER RADIUS OF 10 METRES;
- MAXIMUM GRADIENT OF 15° (1:3.5 OR 28%) FOR SEALED ROADS, AND 10° (1:5.5 OR 18%) FOR UNSEALED ROADS; AND
- TERMINATE WITH A TURNING AREA FOR FIRE APPLIANCES PROVIDED BY ONE OF THE FOLLOWING:
 - A TURNING CIRCLE WITH A MINIMUM INNER RADIUS OF 10 METRES;
 - A PROPERTY ACCESS ENCIRCLING THE BUILDING; OR
 - A HAMMERHEAD 'T' OR 'Y' TURNING HEAD 4 METRES WIDE AND 8 METRES LONG.



PROPOSED CLASS 10A SHED 28x9m DESIGNED BY OTHERS

**LOT 3
 PID: 2963185
 TITLE: 156781/3
 AREA: 26350m²**

**LOCALITY PLAN
 SCALE 1 : 1500**

ISSUED FOR REVIEW

Copyright ©

Client: **M. CLARKE & H. BIRD**

Project: **PROPOSED SHED**

Address: **105 STUBBS RD, TURNERS BEACH, TAS 7315**

Mob 0417 362 783 or 0417 545 813
 jack@engineeringplus.com.au
 trin@engineeringplus.com.au



CENTRAL COAST COUNCIL LAND USE PLANNING

Received: 10/04/2024
 Application No: DA2024057
 Doc ID: 482555

-	ISSUED FOR REVIEW	04.04.24	C.L
0	ISSUED FOR CONSTRUCTION	23.12.20	S.C
A	ISSUED FOR APPROVAL	23.10.20	S.C
-	ISSUED FOR REVIEW	24.08.20	S.C
-	ISSUED FOR REVIEW	11.08.20	S.C
Rev:	Amendment:	Date:	Int:

Date Drawn: 11.08.20
 Drawn: S.Chin
 Checked: A. Taylor
 Approved: J. Pfeiffer
 Scale: As Shown @ A3

Accredited Building Designer
 Designer Name: **J. Pfeiffer**
 Accreditation No: **CC2211T**

Drawing No: **365020**
 A01
 Rev: -



CENTRAL COAST COUNCIL
LAND USE PLANNING

Received: 10/04/2024
 Application No: DA2024057
 Doc ID: 482555

LEGEND	
	SEWER
	WATER
	STORMWATER

DRAINAGE
 ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF NATIONAL PLUMBING AND DRAINAGE CODE AS3500 AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

ISSUED FOR REVIEW

Copyright ©

Client: M.CLARKE & H. BIRD
 Project: PROPOSED SHED
 Address: 105 STUBBS RD,
 TURNERS BEACH, TAS 7315

Mob 0417 362 783 or 0417 545 813
 jack@engineeringplus.com.au
 trin@engineeringplus.com.au

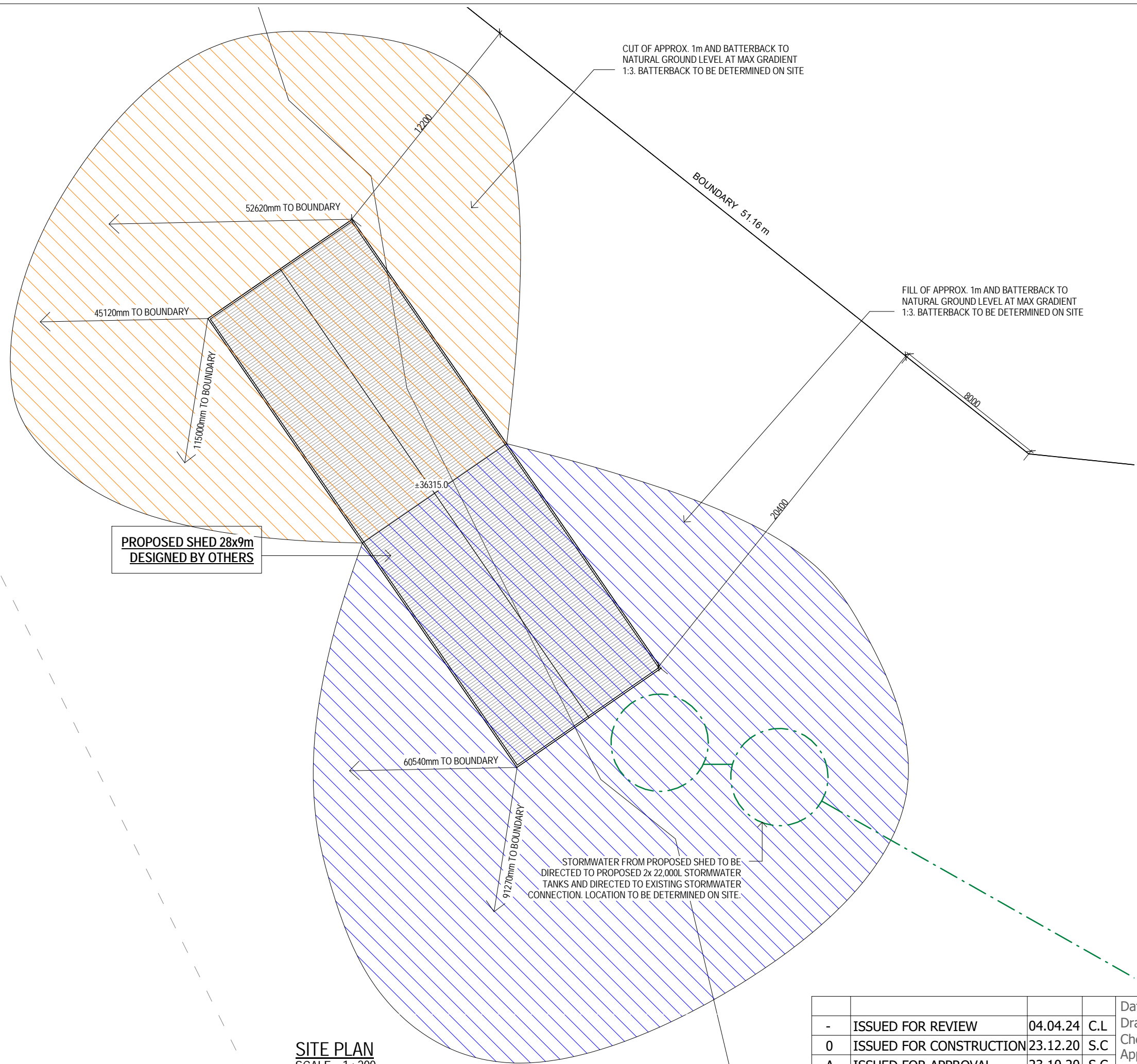
ENGINEERING PLUS
 BUILDING DESIGN
 PROJECT MANAGEMENT
 CIVIL/STRUCTURAL ENGINEERING

-	ISSUED FOR REVIEW	04.04.24	C.L
0	ISSUED FOR CONSTRUCTION	23.12.20	S.C
A	ISSUED FOR APPROVAL	23.10.20	S.C
-	ISSUED FOR REVIEW	24.08.20	S.C
-	ISSUED FOR REVIEW	11.08.20	S.C
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Date Drawn: 11.08.20
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 Approved: J. Pfeiffer
 Scale: As Shown @ A3

Accredited Building Designer
 Designer Name: J.Pfeiffer
 Accreditation No: CC2211T

Drawing No: 365020
 A02
 Rev: -



SITE PLAN
 SCALE 1:200



QUOTATION

Michael Clarke
105 Stubbs Rd
Turners Beach
TAS, 7315
Australia

Reference # : MITDON2311174-3
Date : 05 Feb 2024

Dear Michael,

Thank you for the opportunity to quote you on your new steel building. The features and benefits of this quotation refer to the supply of a kit only, based on the information discussed to date. Your steel building will be manufactured locally in Launceston, Tasmania.

If you have any questions, please don't hesitate to call us.

Kind Regards,

Mitchell Donnelly*
Sales
ph: 1300 943 377
email: mitchell.donnelly@sheds.com.au



Pricing

Kit Price	\$32,136.36
GST	\$3,213.64
Delivery	FREE*
Pay-on-Time discount	(\$3,540.00)#
TOTAL (inc GST)	\$31,810.00

*Free delivery offer applies to delivery fees for the standard delivery area. Any additional fees for delivery due to the requirement of escort vehicle/s or when the delivery address is outside the standard delivery area are not included in this promotion. 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.

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 steel building.



The price covers entirely our offer. Anything discussed or implied but not specifically referenced in this quote, does not form part of our offer. Please contact us for a revised quote if there are any amendments or inclusions you require.

All payments must be made directly to Wide Span Sheds as per the payment details on our invoice. An invoice is issued on acceptance of this quotation along with the purchase agreement.

The discount offered is dependent on completion of the purchase agreement within 10 days of issue and final payment being made on time.

Details of your Wide Span Sheds Building

Building Class	10 A non-habitable building or structure. (Refer NCC A6G11)
Weight	Approximately: 5,200 kg
Span	Main Building: 9 metres
Length	28 metres (7 Bays of 4 metres each)
Height	4.2 metres
Roof Type	Gable, 10 degree pitch
Roof	COLORBOND® steel TRIMCLAD® 0.42 BMT (0.47TCT) sheeting, BlueScope
Walls & Trims	COLORBOND® steel TRIMCLAD® 0.42 BMT (0.47TCT) sheeting, BlueScope
Gutters	GUTTER-115-Unslotted. Nominal downpipe spacing = 4m.
Open Bays	Seven (7) 4m open bays - along the sides of the steel building. Refer to Layout (attached) for location & height clearances.
Bracing	The building will have Knee and Apex braces. Clearances are subject to the engineer's final design requirements. Estimated internal knee clearances are: Main Building 3.355m. Estimated internal apex clearance is: 4.446m.
Roof Purlins & Wall Girts	Z sections bolted to rafters & columns with a minimum overlap of 10% of the bay width.
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.
- A comprehensive step by step Construction Kit. This kit is specific to your building and gives step by step, simple to follow instructions on how to build your building.
- Engineering certification of the steel building to the appropriate Australian Standards.
- 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.

Specific Exclusions

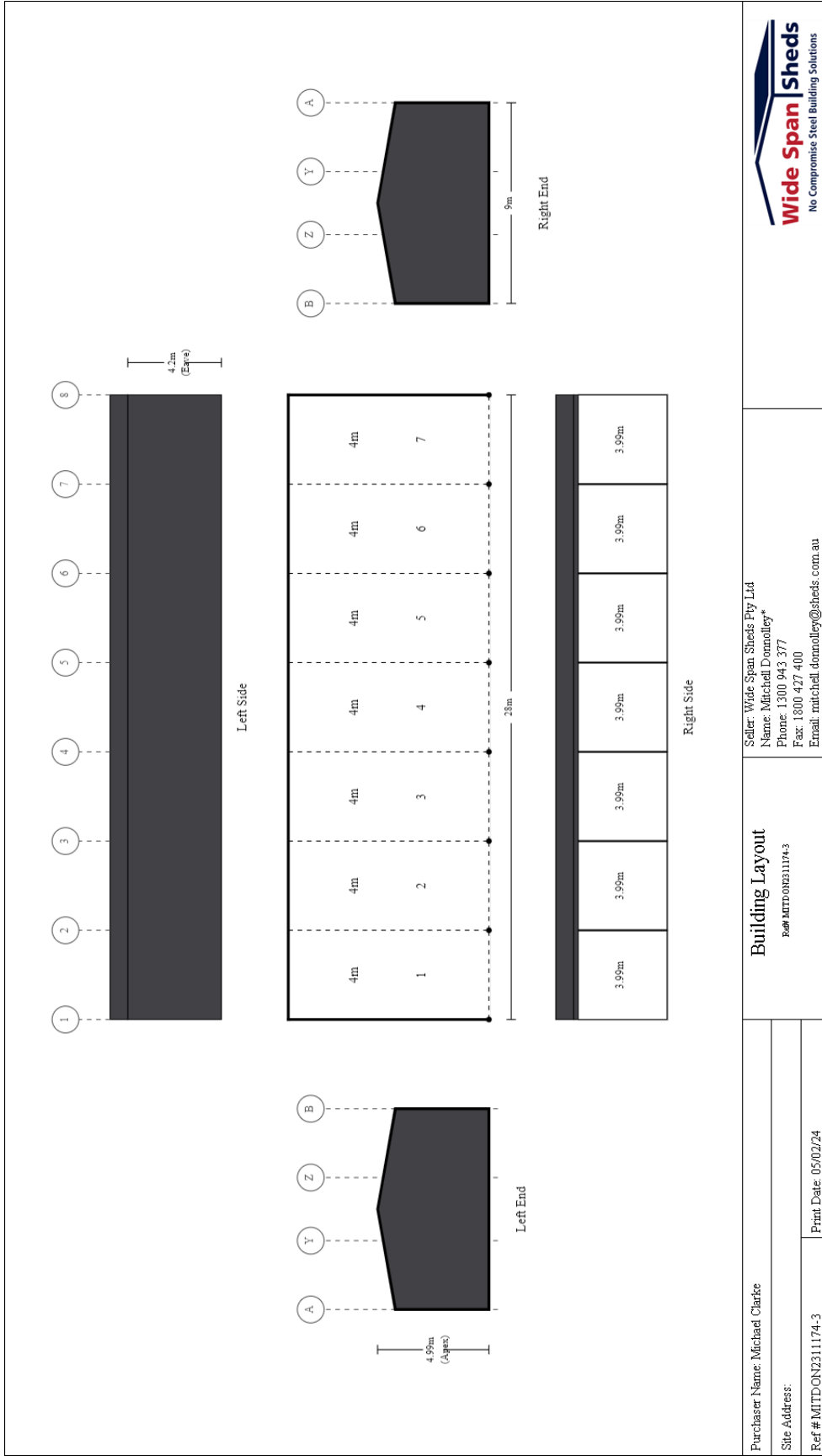
- Drawings other than detailed above.
- Consent authority including any building, development or construction certificate application(s).
- Construction of the steel building and any foundations (building is supplied as a kit).
- Insurance of the steel building once delivered to site or collected from depot.




NO COMPROMISE STEEL BUILDING SOLUTIONS

www.sheds.com.au

Building Layout



Purchaser Name: Michael Clarke Site Address: Ref #MITDON211174-3	Building Layout Ref #MITDO0231174-3		Seller: Wide Span Sheds Ply Ltd Name: Mitchell Donnoley* Phone: 1300 943 377 Fax: 1800 427 400 Email: mitchell.donnoley@sheds.com.au	 No Compromise Steel Building Solutions
	Ref #MITDON211174-3	Print Date: 05/02/24		



NO COMPROMISE STEEL BUILDING SOLUTIONS

www.sheds.com.au

Design Criteria

Exact Location	Geographic Co-ordinates of <-41.1712, 146.22127>. Refer to the image below showing this location.
Address Provided	105 Stubbs Rd Turners Beach TAS 7315 Australia
Building Orientation	Left Side of building orientated to 50° (northeasterly direction)
NCC Version	NCC 2022
Design Wind Criteria for the Highest Cardinal Direction	Importance Level 2 with a Vr of 45 m/s; Region A3; TC = 2.79; Mt = 1.03; Mc = 1; Ms = 1.0; giving a Vdes of 39.5 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.
Other Design Factors	No Snow Loading allowed.



NO COMPROMISE STEEL BUILDING SOLUTIONS

www.sheds.com.au



Building Information



NO COMPROMISE STEEL BUILDING SOLUTIONS

www.sheds.com.au

The design criteria nominated has been assessed by your trained sales consultant. This assessment is subject to the certifying engineers confirmation. Final assessment by the engineer may result in a change to the materials and price.

From the site location and the usage information we have at hand, it is likely that the building is subject to a Marine Influence and/or Industrial Influence. We refer you to BlueScope Technical Bulletins (in particular but not limited to TB1A, TB1B, TB4, TB17, TB30 and TB35) to consider the environmental conditions and the materials that have been specified in your quotation. BlueScope warranties and any other supplier warranties will be limited under certain conditions. If you contact BlueScope on 1800 800 789, they will be able to discuss this further with you. Should you wish to consider changing to materials with a longer warranty or service life, your sales consultant will be able to assist.

The Ridge capping (flashing over the apex of the building) will be provided suitable to Scribe In. SA HB 39 provides guidelines and nominates that ridge capping should be scribed in. The NCC does not call up this standard, so it is not mandatory. If you do not want to Scribe In your ridge capping, please advise your sales consultant to remove it from your quotation.

Due to ongoing product development, the seller reserves the right to make design and engineering changes up to the point of scheduling manufacture. The engineer's final design requirements may override anything nominated.

Standards & Codes - All buildings are designed in accordance with test results, computer analysis, NCC, AS/NZS 1170, AS 3600, AS 4100 and AS 4600. Where more than 1 version of any code is applicable, the code to be used shall be at the engineers discretion.

Design Criteria - Prior to issuing engineering certification, the engineer does a site specific check of the wind speed and a structural design check. This design takes into account the building's position on site and orientation. Changes to the site wind speed may result in a price increase or decrease. Unless nominated, no allowance has been made for solar panels, earthquake or snow loading. The building is not suitable for lining with gyprock. Unless nominated, no allowance has been made for earthquake or snow loading. The building is not suitable for lining with gyprock.

Dimensions - all dimensions nominated are nominal sizes only Length and span are to inside of sheeting. Height is to top of gutter. Length and span may vary when sides are fully open by up to 200mm per side/end. If an exact opening or clearance is required, then this must be specifically nominated as "exact size" in the quotation.

Environmental Characteristics - All components of the steel building are designed to suit the conditions generally described as Non aggressive. Care must be taken with any steel building to ensure that regular maintenance is carried out. The suitable conditions and Maintenance requirements are defined in the various BlueScope Technical Bulletins.

Roof & Wall Sheeting - COLORBOND® steel or ZINCALUME® steel as nominated. TCT refers to Total Coated Thickness. BMT refers to Base Metal Thickness. Refer to BlueScope TB-1a&1b

GALVSPAN® steel Sections - GALVSPAN® steel C-sections, Z-sections, purlins and girts have a minimum coating of 350-gsm (Z350) and a minimum yield strength of 450MPa. Refer to BlueScope TB-17

Brackets - All brackets are made with a minimum coating of 350-gsm (Z350) and a minimum yield strength of 450Mpa or greater

Fasteners - All major connections including Z purlins and girts are bolted. All other connections are tec screwed. Roof screws with cyclonic washers are ONLY provided where the building is rated cyclonic. Should conditions be severe (ISO Category 4 or 5), the purchaser should advise the seller of any special requirements. (Refer to BlueScope TB-16 and manufacturers warranty data.)

Bracing

Wall & Roof : Cross and Fly bracing as per the engineering plans, steel strapping will be supplied unless otherwise nominated. In open bays, a double eave purlin is provided for bracing purposes. Subject to engineering cross bracing in some open bays and over windows may be required.

Apex: Where nominated by the engineering, apex braces are supplied. Apex braces will reduce the apex clearance height. rafters.

Knee Braces: Where nominated by the engineering, lateral and/or transverse knee braces are provided. Knee braces will reduce the clearance heights.

End Wall Mullions - Fixed at 90 degrees to the columns and inside the rafter. These will reduce internal clearance.

Gutters - Unless otherwise nominated, the gutter type supplied will be nominated by our supplier as the most common type for the area. 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. No consideration for door openings or other obstructions. Any changes to the design due to obstructions is the responsibility of the purchaser.

Piers and Slab - Designs are for a safe bearing value $\geq 100\text{kPa}$. (400kPa ultimate). Where a concrete slab, or concrete slab and piers is nominated, the wall sheeting will be supplied to extend 40 mm past the slab (building height + 40 mm). When concrete piers only are nominated, wall sheeting is provided to building height. Where a 50mm step down is nominated, the wall sheeting is not extended any further.

Fixing Method - The fixing method nominated is for the main side columns. Other columns are supplied as per engineering design. The Engineers design may override your request.

Marking, Cutting and Drilling - Most components are marked for easy identification and placement. Most are also cut to length and drilled to suit bolt placement. It will be necessary to cut and/or drill some components on site.

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.

Communications - By requesting a quote, you agree to our Privacy Policy which states that we can notify you about special offers, products or services available from us or our participating partners. You can unsubscribe from these marketing newsletters at any time.

symbol indicates items that are only included when specifically nominated in your quotation.

Access Doors - All roller doors, sectional doors, shutters, steel sliding or bifold doors and PA doors are NOT wind rated. Roller doors can be supplied wind rated at an additional cost. The sizes quoted are approximate door sizes - NOT clear opening sizes. Clear opening sizes may be reduced due to the building height, widths, motors or chains. At least 70mm in height will be lost due to the 'lead in'. All roller door keys (where included) are keyed alike, unless otherwise stated. All Stable shutters will be provided in the same colour as the wall colour. Sliding doors are supplied so that each door will slide across the door bay plus one other bay as per shed layout.

Colours - Not all colours are available from all manufacturing depots. 0.40 TCT wall sheeting has limited colours in most areas.

Delivery - Delivery is quoted to within the normal delivery runs. Additional fees apply where the address is off the run. Alternatively delivery is to be ex works. Unloading of the whole kit is not included where any length exceeds 11.8m. Semi trailer access required. Where a body truck is requested it is subject to availability. Should a body truck be requested and it is not available for the site then the building shall be either ex works or delivered to an alternative address by a semi trailer.

Pricing - Pricing is valid for 30 days, unless notified of an impending price rise where the price rise date will become the new validation date. *Purchase agreements are also subject to price rises.*



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