



Public Notice Details

Planning Application Details

Application No	DA2500140
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Property Details

Property Location	19 Chevalier Street Campania
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Application Information

Application Type	Discretionary Development Application
Development Category	Outbuilding
Advertising Commencement Date	15/10/25
Advertising Closing Period	30/10/25
If the Council Offices are closed during normal office hours within the above period, the period for making representations is extended.	

Enquiries regarding this Application can be made via to Southern Midlands Council on (03) 6254 5050 or by emailing planningenquires@southernmidlands.tas.gov.au. Please quote the development application number when making your enquiry.

Representations on this application may be made to the General Manager in writing either by

Post: PO Box 21, Oatlands Tas 7120
Email: mail@southernmidlands.tas.gov.au
Fax: 03 6254 5014

All representations must include the authors full name, contact number and postal address and be received by the advertising closing date.



06 OCT 2025

Received

Bernie
Cot

File No:

Doc Id:

APPLICATION FOR PLANNING PERMIT DEVELOPMENT / USE

Use this form to apply for a permit in accordance with section 57 and 58 of the *Land Use Planning and Approvals Act 1993*

Proposed
use/development:
(Provide details of
proposed works and use).

SHED BUILD

Location of
Development:
(If the development
includes more than one
site, or is over another
property include address
of both Properties).

19 CHEVALIER STREET, CAMPANIA, TAS, 7026

Certificate of Title/s
Volume Number/Lot
Number:

Land Owners Name:

SETT VAUGHAN SEEHUSEN & HOMES TASMANIA.

Full Name/s or Full Business/Company Name

Applicant's Name:

SETT VAUGHAN SEEHUSEN

Full Name/s or Full Business/ Company Name (ABN if registered business or company name)

Contact details:

Postal address for correspondence: 19 CHEVALIER STREET, CAMPANIA, TAS, 7026

Telephone or Mobile: 0420 546 608

Email address: jettseehusen@hotmail.com

(Please note it is your responsibility to provide your correct email address and to check your email for communications from the Council.)

Details
Tax Invoice for
application fees to be
in the name of:
(if different from
applicant)

SETT SEEHUSEN

Full Name/s or Full Business or Company Name and ABN if registered business or company name

Print email address

ABN

What is the estimated value of all the new work proposed

\$ 25,000



For Commercial Planning Permit Applications Only

Signage:

Is any signage proposed?

Yes

☐

No

☐

If yes, attach details: size, location and art work

Business Details:

Existing hours of operation

Hours	am	to	pm
Weekdays			
Sat			
Sun			

Proposed hours of new operation

Hours	am	to	pm
Weekdays			
Sat			
Sun			

Number of existing employees:

Number of proposed new employees:

Traffic Movements:

Number of commercial vehicles serving the site at present

Approximate number of commercial vehicles servicing the site in the future

Number of Car Parking Spaces:

How many car spaces are currently provided

How many new car spaces are proposed

Is the development to be staged:

Please tick ✓ answer

Yes

☐

No

☐

Please attach any additional information that may be required by Part 6.1 *Application Requirements* of the Tasmanian Planning Scheme – Southern Midlands.

Signed Declaration

I/we as owner of the land or person with consent of the owner hereby declare that:

1. I/we have read the Certificate of Title and Schedule of Easements for the land and I/we are satisfied that this application is not prevented by any restrictions, easements or covenants.
2. I/we provide permission by or on behalf of the applicant for Council officers to enter the site to assess the application.
3. The information given in this application is true and accurate. I/we understand that the information and materials provided with this application may be made available to the public. I/we understand that the Council may make such copies of the information and materials as, in its opinion, are necessary to facilitate a thorough consideration of the application.
4. I/we have secured the necessary permission from the copyright owner to communicate and reproduce the plans submitted with the application for assessment. I/we indemnify the Southern Midlands Council for any claim or action taken against it regarding a breach of copyright in respect of any of the information or material provided.
5. I/we declare that, in accordance with Section 52(1) 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 consent is attached and the application form signed by the Minister of the Crown responsible and/or the General Manager of the Council.

Applicant Signature
(If not the Title Owner)

Applicant Name (please print)

Date

Land Owner(s) Signature

Land Owners Name (please print)

Date



Land Owner(s) Signature

Land Owners Name (please print)

SETH SEEHAUSEN

Date

6/10/25

PRIVACY STATEMENT

The Southern Midlands Council abides by the Personal Information Protection Act 2004 and views the protection of your privacy as an integral part of its commitment towards complete accountability and integrity in all its activities and programs.

Collection of Personal Information: The personal information being collected from you for the purposes of the Personal Information Protection Act, 2004 and will be used solely by Council in accordance with its Privacy Policy. Council is collecting this information from you in order to process your application.

Disclosure of Personal Information: Council will take all necessary measures to prevent unauthorised access to or disclosure of your personal information. External organisations to whom this personal information will be disclosed as required under the Building Act 2000. This information will not be disclosed to any other external agencies unless required or authorised by law.

Correction of Personal Information: If you wish to alter any personal information you have supplied to Council please telephone the Southern Midlands Council on (03) 62545050. Please contact the Council's Privacy Officer on (03) 6254 5000 if you have any other enquires concerning Council's privacy procedures.



SITE PLAN

Easysshed Quotation for Jett Seehusen Quote Reference #99611308



30% OFF

BIG SHED BONANZA!

**BIG Sheds.
BIGGER Savings.
BIGGEST Sale Yet.**

Order by 30th September and get your shed delivered before Christmas!

Kit Price

Description	Subtotal
Purchase Engineering Plans Only	\$550.00 inc. GST
Promotional Shed Kit Price (Inc GST) (Valid until September 30 th)	\$13,814.00
*Engineering Plans Included *Delivery to Site Included	

Easysshed Finance

Flexible Payment Plans for Everyone

Buy now, Pay Later! [Ask our team how.](#)

To convert this quote to an order please sign and return to your Sales Consultant. Thank you.
Price is subject to Final engineering assessment.
GST Included in the Total price.

Signature: Jett seehusen

Why choose Easysshed

With over 40 years of industry experience we can honestly say we will provide you with the best quality, at the best price, and availibilty.



300,000+ Happy Customers

Most 5 star rated shed brand in Australia.



Lifetime Warranty

Quality that lasts a lifetime, guaranteed.



Aussie made and owned

Family owned and operated for over 40 years.



Easysshed Quotation for Jett Seehusen Quote Reference #99611308



Building Specification

NCC Building Class	10a - https://www.abcb.gov.au/sites/default/files/resources/2022/UTNCC-Building-classifications.PDF
Building Dimensions	7.600 m (W) x 9.000 m (L) x 3.300 m (H)
Main Frame Details	Main = C25019, Roof Purlin = Z10019, Wall Girt = Z10019
Number of Sidewall Bays	2 - Varies
Number of Endwall Bays	2 - 3.800 m
Main Frame Knee Brace	The frame has a knee brace at approximately N/A from slab.
Building Fixed to	100mm Slab with Bored Footings
Base Fixing	Bolt Down Anchor Brackets
Apex Height	3.970 m
Roof Pitch	10 deg
Wall Cladding	Monoclad 0.47 TCT Colour
Roof Cladding	Monoclad 0.47 TCT Colour
Gutters	Hi Front Gutter
Down Pipes	Downpipe 100x50mm 1.8m Colour
Base Trim	None
Roller Doors	1x 2800H x 5000W Opening Taurean Series AA Roller Door Basalt
Roller Door Inclusions	1x Metal Wrap Packaging 5 metre
Access Doors	1x PA Door 2040h x 820w Colour Basalt
Windows	None
Openings Only	None
Insulation	Closed Cell Foam Shed Insulation - 1350mm x 22.25m (30m2) added in the follow areas: Roof
Skylights	None - GREY TINT ONLY
Mezzanine Bays	N/A
Mezzanine Floor Height	N/A Height is to the top of Yellow Tongue flooring (Steel Work only supplied – Flooring, Stairs and Handrails Not supplied by Easysshed)
Lean-to A Span	N/A
Lean-to A Height	N/A
Lean-to B Span	N/A
Lean-to B Height	N/A
Lean-to on Endwall A	N/A
Lean-to on Endwall B	N/A
Ground Snow load	N/A
Additional Roof Load Applied	N/A
Extras Inc in Your Quote	N/A

Please check your building selection before signing.

Signature: Jett seehusen



Easysshed Quotation for Jett Seehusen Quote Reference #99611308



Colour Selection

Wall Colour	Dover White
Roof Colour	Basalt
Trim Colour	Varies
End Barge Colour	Basalt
Ridge Cap Colour	Basalt
Corner Trim Colour	Dover White
Opening Trim Colour	Basalt
Gutter Colour	Basalt
Down Pipe Colour	Downpipe 100x50mm 1.8m Colour
Roller Door Colour	1x 2800H x 5000W Opening Taurean Series AA Roller Door Basalt
Personal Access Door Colour	1x PA Door 2040h x 820w Colour Basalt
Window Colour	None

Classic Colours



Additional Colours



Colour Disclaimer: Colours are indicative only and may vary due to screen settings or printing methods. Final product colours may differ slightly. Visit <https://bigsheds.easysshed.com.au/colour-range> to learn more.

Please check your colour specification before signing.

Signature: Jett seehusen



Easyshed Quotation for Jett Seehusen Quote Reference #99611308



Let's Accessorise

Take your Big Shed to the next level with accessories built for durability and convenience. Customise your Big Shed further with these upgrades to best suit your needs.



Skylights

Brighten up your shed with skylights!



Roller Door Motors

Upgrade your shed with a roller door motor for effortless access.



Insulation

High-quality roof and wall closed cell insulation can reduce heat in the summer.



Whirlybirds

Improve airflow and reduce heat build-up with whirlybirds.



Vermin Proofing

Keep pests out and secure your shed with vermin-proofing.



Blanket Insulation

Comfort all-year round. Keeps temperature steady and moisture out.



Sliding Door

No hinge, no problem. Experience smooth access, easy as.



Easyshed Quotation for Jett Seehusen Quote Reference #99611308

easyshed
make life *easy!*

30% OFF

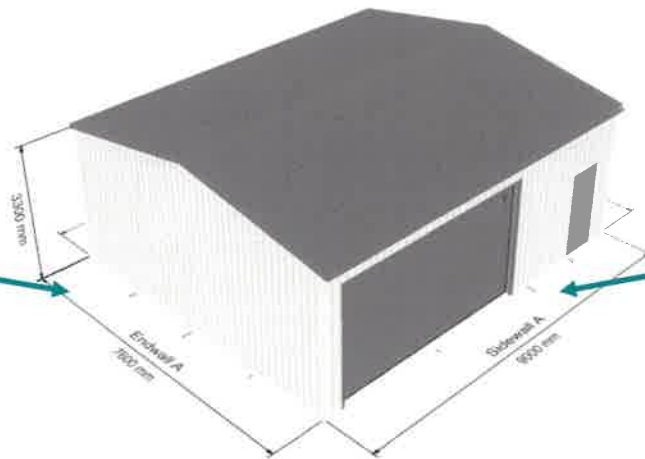
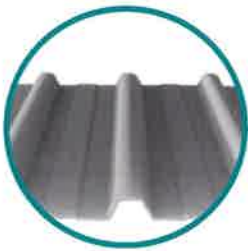
BIG SHED BONANZA!

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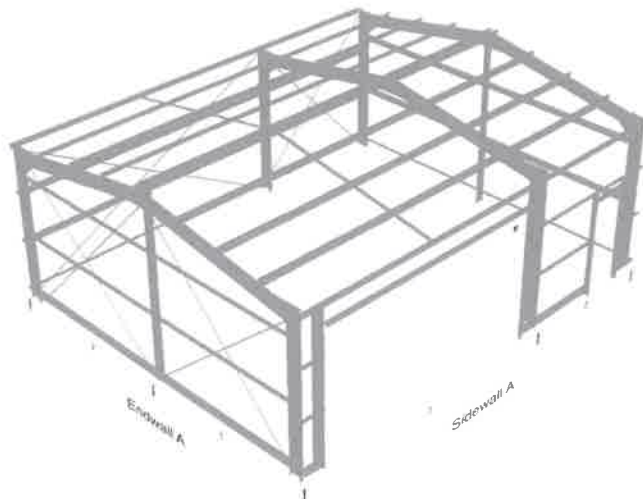
Order by 30th September and get your shed delivered before Christmas!

Drawings:

Monoclad



Corrugated



Easysshed Quotation for Jett Seehusen Quote Reference #99611308



30% OFF

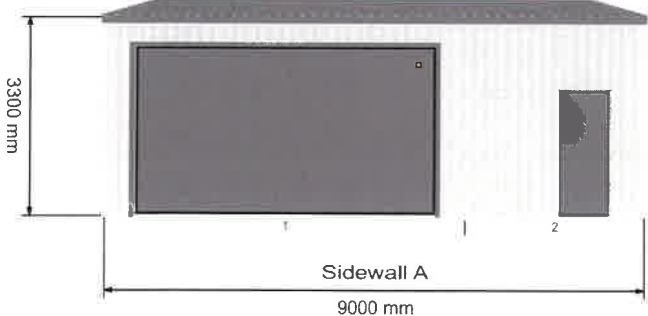
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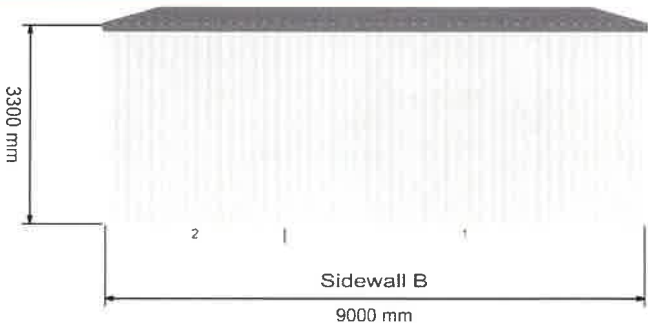
Order by 30th September and get your shed delivered before Christmas!

Drawings:

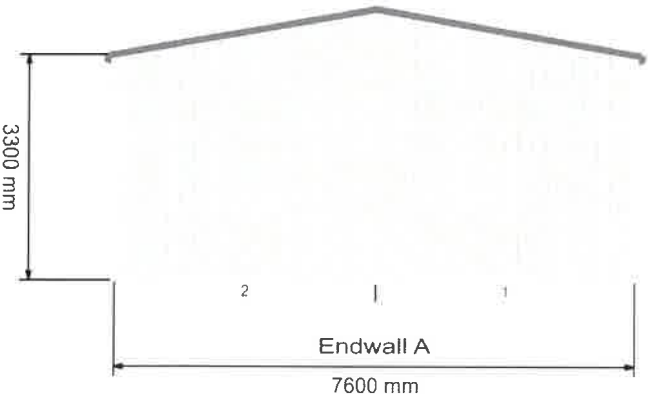
Side Wall A



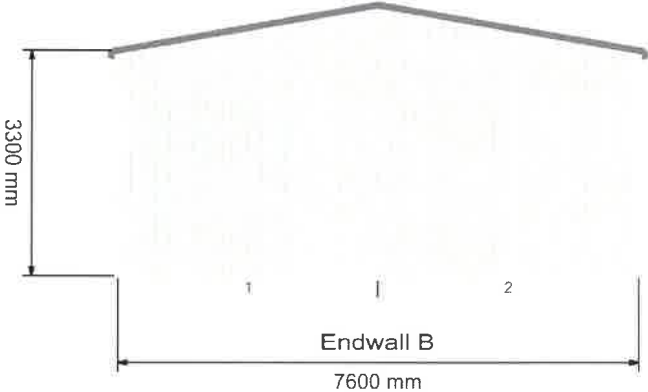
Side Wall B



End Wall A



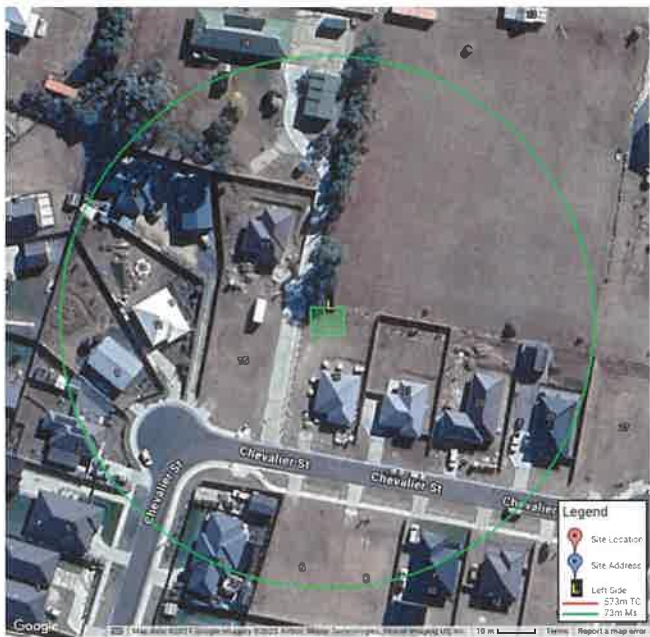
End Wall B



Whilst the colours above are reasonably accurate, they might vary from the colours chosen, as such they should not be relied upon as an accurate representation, rather, genuine colour swatches should be used for colour representations.

Site Specification

Site Address	19 Chevalier St, Campania TAS 7026
Design Wind Speed	34.1 m/s
Wind Region	A4
Importance Level	2
Terrain Category	2.5
Shielding	0.87
Topography	1
Site Altitude	71 m
Ground Snow Load	N/A

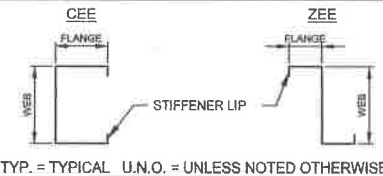


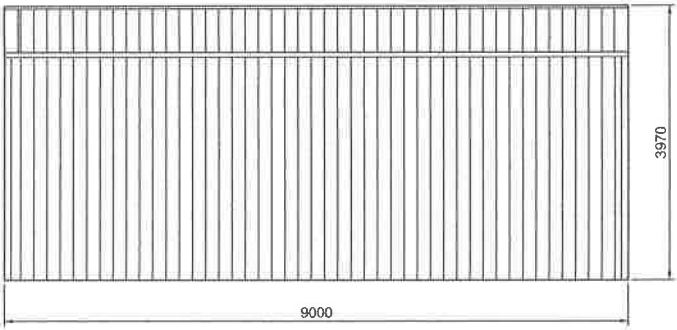
STRUCTURAL GENERAL NOTES

- 1.0 General**
- 1.1 These drawings are
- a) Jointly owned by Easy Shed and Venn Engineering Pty Ltd
 - b) Provided for the sole purpose of obtaining building approval and guiding construction of a single building at the job address shown in the title block
 - c) Prohibited to be used for any other purpose without written authorisation from Easy Shed and Venn Engineering Pty Ltd.
 - d) Only valid if signed by the engineer and must not be altered in any way without signed approval from the engineer.
 - e) Produced to scale but dimensions shall not be obtained by measuring the drawings. All dimensions are in millimeters unless stated otherwise.
- 1.2 The engineer accepts no liability or responsibility for the contents of drawings that are invalid.
- 1.3 The word 'the engineer' used in these notes refers to an employee or nominated representative of Venn Engineering Pty Ltd.
- 1.4 The engineer is not the project manager or site supervisor for this project. It is the responsibility of the project manager or site supervisor in charge to ensure that the non-structural requirements of the Governing Building Code are considered and appropriately designed. This includes, but not limited to, fire & bushfire design, access requirements, future roof access requirements, lighting, glazing and electrical design, etc.
- 2.0 Structural Design**
- 2.1 The structural framing components detailed in these drawings have been designed in accordance with the following documents for the design criteria detailed in these notes
- | | |
|-------------------------|--|
| Governing Building Code | 2022 National Construction Code – Building Code of Australia Volume 2 and 2022 Housing Provisions Standard |
| Loading Standards | AS/NZS 1170.0:2002(+A5)
AS/NZS 1170.1:2002(+A2)
AS/NZS 1170.2:2002
AS/NZS 4500:2018 |
- Cold formed Steel member standard** AS/NZS 4500:2018
- 2.2 These drawings are also the limit of the Structural Design, any requirements for additional structural design of other items included in the project are specifically excluded, if not shown on these drawings. This includes, but not limited to, requirements for additional loads that aren't specified including flood design loads, additional roof loads from solar panels, retaining walls required on site, driveway design etc.
- 2.3 These structural drawings and specifications represent the finished structure. The building is not considered complete until the installation of all components and details shown herein are installed according to the drawings.
- 2.4 No alterations are to be made to this structure without written approval of the engineer. This includes, but not limited to, modification to the plans and/or specifications, be the installation of additional openings, increased roof loads, skylight roof sheets or removal of cladding. If changes are made without written approval, such changes shall be the legal and financial responsibility of the contractor or sub-contractors involved and it shall be their full responsibility to replace or repair the condition of the building as directed by the engineer.
- 3.0 Design Criteria**
- | | |
|---|--|
| Building class..... | 10a |
| Building Importance level..... | 2 |
| Wind region..... | A4 |
| Terrain category..... | 2.5 |
| Topographic multiplier..... | 1 |
| Shielding multiplier..... | 0.87 |
| Ultimate design wind speed..... | 34.1 m/s |
| Snow load..... | 0.00 kPa |
| Slab imposed load..... | 2.5 kPa or 9kN applied over 0.3x0.3m area (light vehicles) |
| Allowable bearing capacity of foundation supporting footings..... | 100 kPa |
| Allowable bearing capacity of foundation supporting slab..... | 50 kPa |
| Allowable skin friction of foundation..... | 25 kPa |
| Soil Type..... | Non-aggressive (not saline or acid sulfate) |
- 4.0 Installation Building Contractor Responsibilities**
- 4.1 The contractor shall verify and confirm all site conditions and dimensions. Any discrepancies between drawings and site conditions shall be referred to the engineer for decision before proceeding with the work.
- 4.2 All workmanship and materials are to be in accordance with the Governing Building Code including all relevant Australian Standards and local statutory authorities except where varied by the contract documents.
- 4.3 The contractor shall be responsible for maintaining the structure in a stable condition and ensuring no part is overstressed under construction activities. They shall provide all temporary bracing, shoring or other means to avoid excessive stresses and to hold structural elements in place during erection. These temporary provisions shall remain in place until sufficient permanent members are erected to ensure the safety of partially erected structures.
- 4.4 The contractor is responsible for meeting all laws regulating the erection of steel buildings including, but not limited to, Safe Work Australia guidelines. The contractor shall be responsible for the location of all services in the vicinity of the works. Any services shown are provided for information only. The contractor shall confirm the location of all services prior to commencing and shall be responsible for the repair of any damage caused to services, as well as any loss incurred because of the damage to any service.
- 5.0 Foundation**
- 5.1 The bearing capacity of the foundation supporting the footings and slab shall be confirmed before any concrete is placed.
- 5.2 No earth or debris is to fall into the footings or piers before and during placing of concrete.
- 5.3 All footings shall be located centrally under walls and columns unless noted otherwise.
- 5.4 Concrete embedment depths do not apply to locations where any uncompacted fill or disturbed ground exists or where walls of the excavation will not stand without support. Request further advice from the engineer in these circumstances.
- 5.5 Fill used for the support of a slab on ground shall be controlled fill or rolled fill as in accordance with clause 6.4.2 of AS 2870-2011.
- 5.6 Slabs less than 100sq.m in plan area are suitable for AS 2870-2011 site classes A, S & M. For larger slabs or for site classes M-D, H1, H1-D, H2, H2-D, E & E-D, the slab may experience cracking more than is considered normally acceptable. The cracking is considered of aesthetic concern only and should not effect the structural performance of the slab or shed. If this is not desired, contact the engineer for further advice.

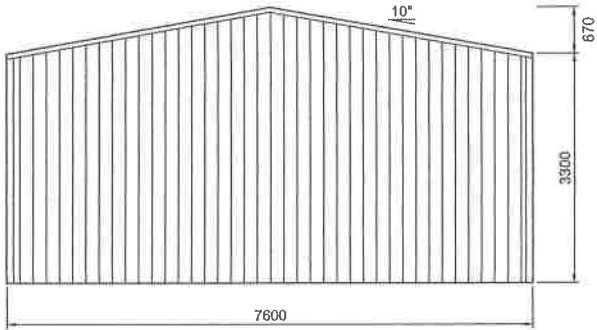
- 6.0 Concrete**
- 6.1 Concrete placement and workmanship shall be in accordance with AS 3600-2018 & AS 2870-2011.
- 6.2 Concrete shall be
- a) N25 with slump of 100 mm in accordance with AS 1379-2007, with 20 mm maximum nominal aggregate size and no admixtures.
 - b) consolidated by mechanical vibration.
 - c) Cured for a minimum of 7 days using continuous ponding with potable water.
- 6.3 No holes, chases or embedment of pipes other than those shown on the drawings shall be made in concrete members without prior approval of the engineer.
- 7.0 Reinforcement**
- 7.1 Reinforcement shall comply with AS/NZ 4671-2019.
- 7.2 Reinforcement is represented diagrammatically and not necessarily shown in true projection.
- 7.3 Welding of reinforcement shall not be permitted without the approval of the engineer.
- 7.4 All reinforcement shall be securely supported in its correct position ensuring the correct cover during placing of concrete by approved bar chairs, spacers or support bars. Approved chairs include stainless steel or plastic bar chairs for bottom reinforcement and plastic tipped wire bar chairs for top reinforcement. All chairs to be spaced at maximum of 750mm centres.
- 7.5 Cover to reinforcement shall be:
- a) 50mm for surfaces of concrete in contact with the ground;
 - b) 30mm for top surfaces of slabs fully enclosed by the building without open bays or
 - c) 60mm for top surfaces of slabs more than 1 km from the coastline with open bays.
 - d) For buildings with open bays within 1km of the coast, contact the engineer for cover and concrete grade requirements.
- 7.6 Reinforcement shall be lapped 500mm for 12mmØ bars and 600mm for 16mmØ bars.
- 7.7 Mesh reinforcement shall be lapped such that the two outermost wires of one sheet overlap the two outermost wires of the other sheet by 25 mm.
- 7.8 Hooks, bends and cogs to be in accordance with AS 3600-2018 unless noted otherwise on drawings.
- 8.0 Anchor Bolts**
- 8.1 All anchors bolts shall be installed in accordance with the manufacturer's installation instructions.
- 8.2 Drill holes using a percussion drill (coring not permitted) to the correct hole diameter and depth as specified in the drawings.
- 8.3 Thoroughly clean and blow the dust out of the holes using the cleaning accessories prescribed by the manufacturer's instructions.
- 8.4 Substitution of anchors bolts and chemical epoxy adhesive is not permitted unless written confirmation from the engineer is provided.
- 8.5 For chemical anchors, ensure load is not applied to the anchors whilst epoxy adhesive is curing.
- 9.0 Light Gauge Cold-formed Steel**
- 9.1 All light gauge cold-formed steel shall comply with AS 1397-2021 and be the following grades
- | Thickness(mm) | Steel grade (yield stress, MPa) | Protective coating (g/m2) |
|---------------------|---------------------------------|---------------------------|
| BMT ≤ 0.9mm | G550 | Z350 |
| 1.0mm < BMT ≤ 1.5mm | G550 | Z350 |
| 1.5mm < BMT ≤ 3.0mm | G450 | Z350 |
- 9.2 Welding of light gauge cold-formed steel shall not be permitted.
- 9.3 Columns and rafter members shall not be drilled or notched without prior approval of the engineer.
- 9.4 Round holes may be drilled through any girt or purlin member within the middle third of the depth of that member and not within 600mm of member end unless noted otherwise.
- 9.5 All bolts used to connect light gauge cold-formed steel members shall be
- a) Zinc coated M12 (min.) grade 4.6 snug tightened complying to AS 1111.1-2015 & AS 1112.3-2015 unless noted otherwise.
 - b) Spaced no less than 3 bolt diameters between centres.
 - c) Located no less than 1.5 bolt diameters from bolt centre to the end or edge of any light gauge member.
- 9.6 All screws used to connect light gauge cold formed steel members (excluding sheeting) shall be
- a) 10g (min.) self-drilling screws complying with AS 3550.1-2002.
 - b) Corrosion resistance class 4 in accordance with AS 3550.2-2002 for buildings within 1 km from the coastline with open bays or class 3 otherwise.
 - c) Spaced no less than 3 bolt diameters between centres.
 - d) Located no less than 1.5 bolt diameters from bolt centre to the end or edge of any light gauge member.
- 10.0 Roof & Wall Sheeting**
- 10.1 Roof & wall sheeting shall comply with AS 1397-2018 and have suitable corrosion protection complying with Table 7.2.2a of the 2022 Housing Provisions Standard.
- 10.2 During construction and maintenance, no foot traffic shall occur within end spans of sheeting, foot traffic shall occur
- a) Evenly across at least two ribs for corrugated profiled sheeting or
 - b) In the pans for pan-type profiled sheeting.
- 10.3 Any roof skylights shall be approved by the engineer
- 10.4 Safety mesh shall be installed in accordance with the building code
- 11.0 Door & Window Components**
- 11.1 Wind-locked roller doors are assumed to remain in-place and resist the ultimate limit state wind loading except for in cyclonic regions
- 11.2 Non-wind-locked roller doors are assumed to have failed at the ultimate limit state wind loading
- 11.3 Personal access doors shall be rated for the wind loading parameters stated in the design criteria (see section 3.0)
- 11.4 All windows shall be in accordance with AS 1288-2021 & AS 2047-2014(+A2) as appropriate for the wind loading parameters stated in the design criteria (see section 3.0)

COMPONENT DIAGRAM

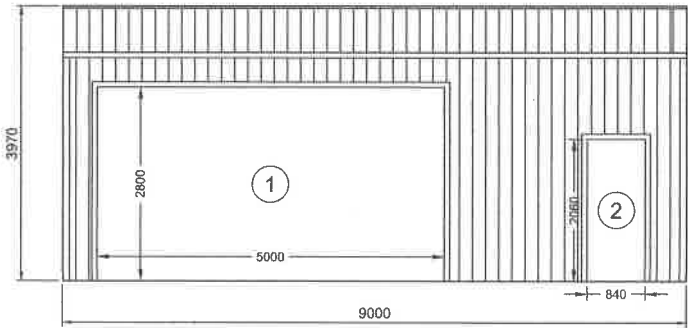




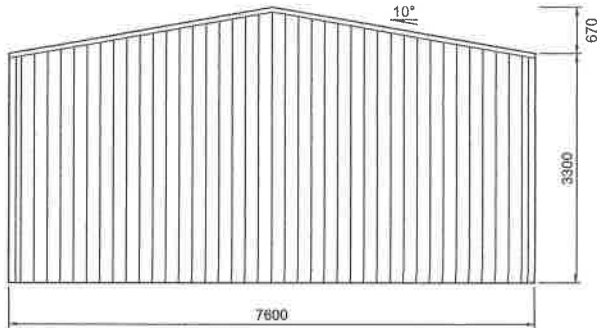
2
2 SIDEWALL B BUILDING ELEVATION
SCALE: 1:75



3
2 REAR BUILDING ELEVATION
SCALE: 1:75



1
2 SIDEWALL A BUILDING ELEVATION
SCALE: 1:75



4
2 FRONT BUILDING ELEVATION
SCALE: 1:75

REV	DATE	DESCRIPTION
A	02-10-2025	-



ANOTHER
COLD FORMED BUILDING
DESIGNED BY
ACT BUILDING SYSTEMS

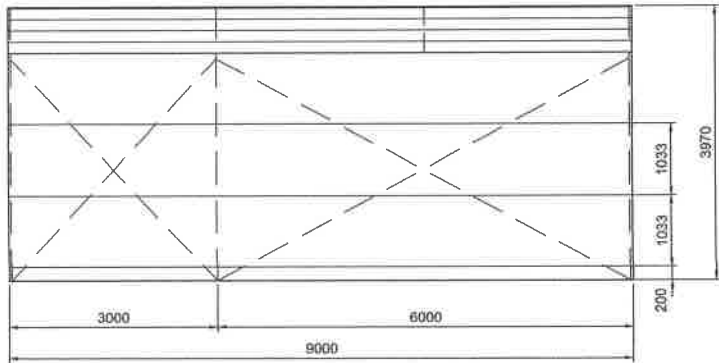


PO Box 3084
THIRROUL NSW 2515
sheds@venn.engineering
ABN 39 626 802 257

Signed Date 02-10-2025
Grant J Wood MCE/Asst CPENG/HER RPEQ
Registered EA Chemical/Professional Engineer (No. 236090)
Registered Professional Engineer (S.A. No. 14189)
Registered Civil Engineer Building Practitioner VIC (No. VE0002948)
Registered Civil Engineering Practitioner (S.A. No. 200471412)
Building Services Provider (Engineer Code) 150 (No. 900044023)

Customer Name: Jett Seehusen
Site Address: 19 Chevalier St
Campania,
TAS, 7026

DATE 02-10-2025
JOB NO. EALB99611308
SHEET 2 of 10

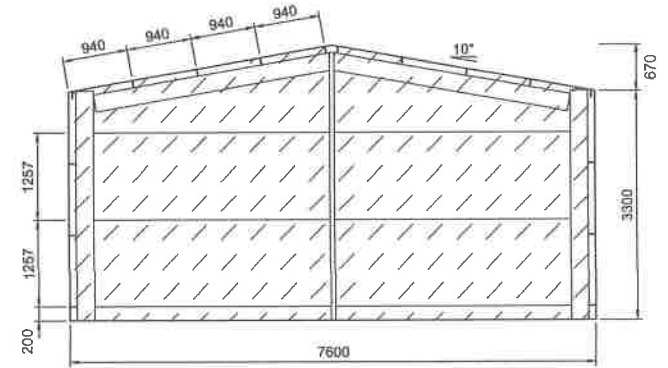


2 SIDEWALL B FRAMING ELEVATION

SCALE: 1:75

DIAPHRAGM SCHEDULE
SHEETING IN DIAPHRAGM SECTIONS (SHOWN
AS HATCHED AREA ON ELEVATIONS) NOT TO
BE CUT UNDER ANY CIRCUMSTANCES

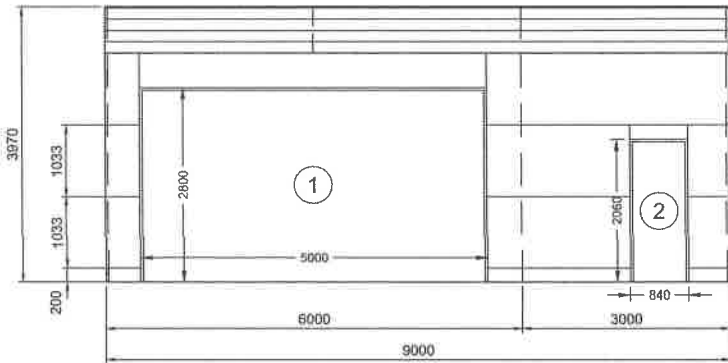
WALL	DISTANCE FROM WALL EDGE
Endwall 'B'	0-7600



3 REAR FRAMING ELEVATION

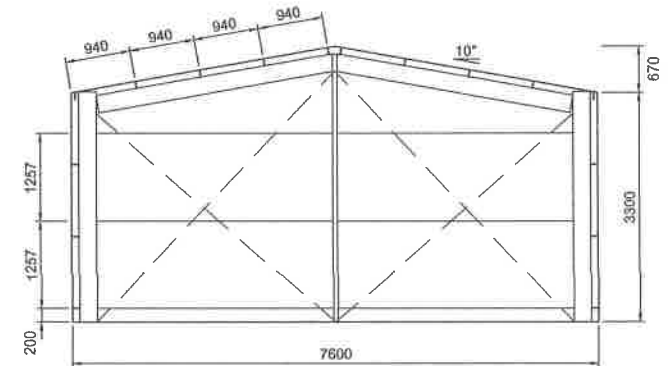
SCALE: 1:75

FRAME #3



1 SIDEWALL A FRAMING ELEVATION

SCALE: 1:75



4 FRONT FRAMING ELEVATION

SCALE: 1:75

FRAME #1

REV	DATE	DESCRIPTION
A	02-10-2025	-

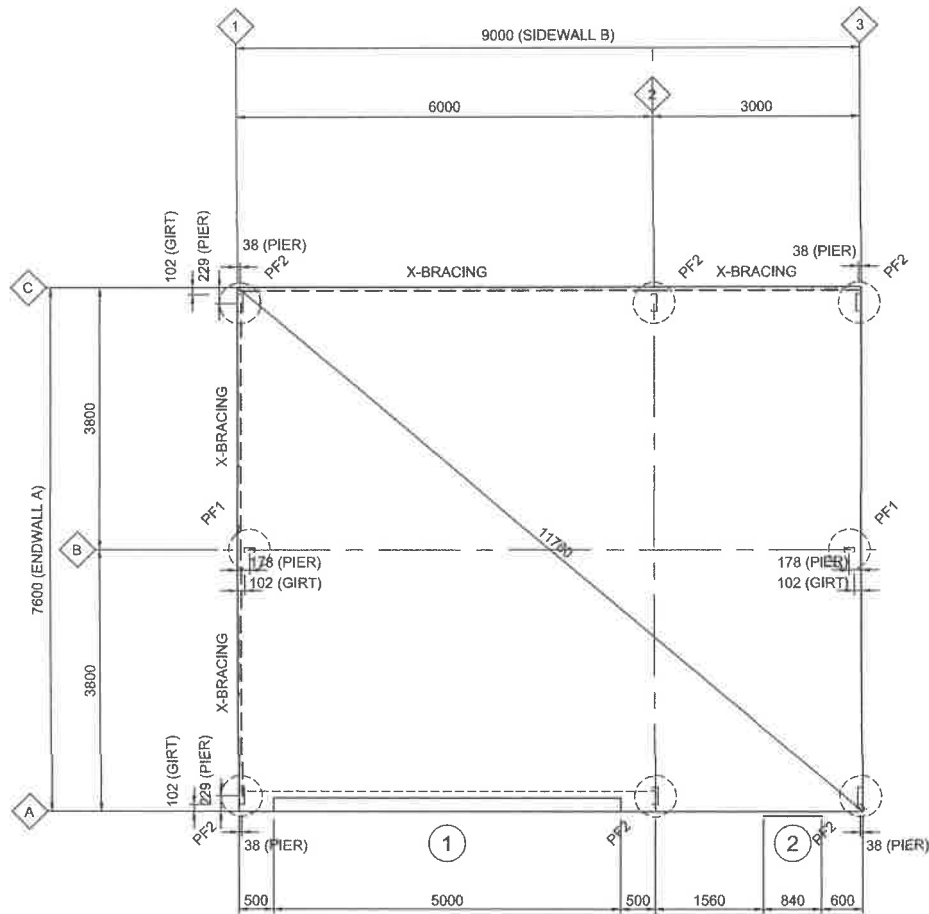


PO Box 3084
THIRROUL NSW 2515
sheds@venn.engineering
ABN 39 626 802 257

Signed  Date 02-10-2025
Grant J Wood MEng CPEng NER RPEQ
Registered Professional Engineer (No. 360389)
Registered Professional Engineer (No. 14586)
Registered Civil Engineer Building Practitioner (No. 160830888)
Registered Consulting Engineer (No. 14586) (No. 360389)
Building Services Practitioner (Engineer) (No. 14586) (No. 360389)

Customer Name: Jett Seehusen
Site Address: 19 Chevalier St
Campania,
TAS, 7026

DATE 02-10-2025
JOB NO. EALB99611308
SHEET 3 of 10



1 FOOTING/SLAB FLOOR PLAN

SCALE: 1:75 PF1 - 600Ø REINFORCED CONCRETE PIERS TO DETAIL
PF2 - 600Ø REINFORCED CONCRETE PIERS TO DETAIL

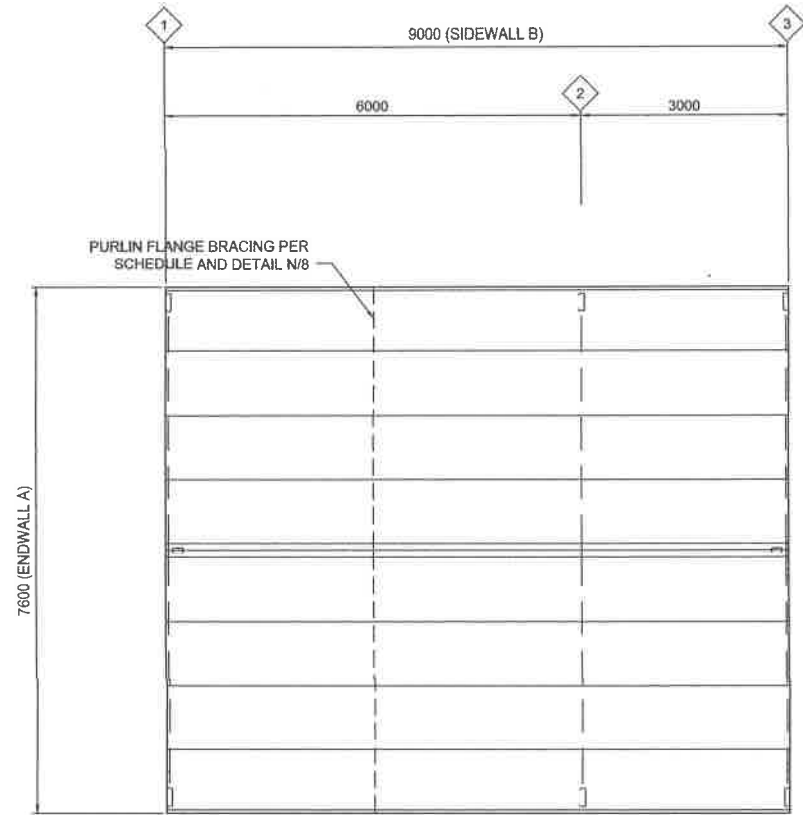
SLAB IS DESIGNED FOR CARS AND LIGHT VANS
NOT EXCEEDING 3500kg GROSS MASS

CONCRETE CONTROL JOINTS SHALL BE PROVIDED IN SLAB TO DETAIL AT
NOT MORE THAN 10m CENTRES IN EACH DIRECTION, APPROXIMATELY
EQUALLY SPACED AND LOCATED APPROXIMATELY MIDWAY BETWEEN
COLUMNS/MULLIONS

PURLIN FLANGE BRACING SCHEDULE

	BAY #1
Main Roof	M/S

M/S = MIDSPAN



2 ROOF FRAMING PLAN

SCALE: 1:75

ROOF SHEETING IS USED AS DIAPHRAGM TO BRACE THE
BUILDING AND IS NOT TO BE CUT UNDER ANY CIRCUMSTANCES

REV	DATE	DESCRIPTION
A	02-10-2025	

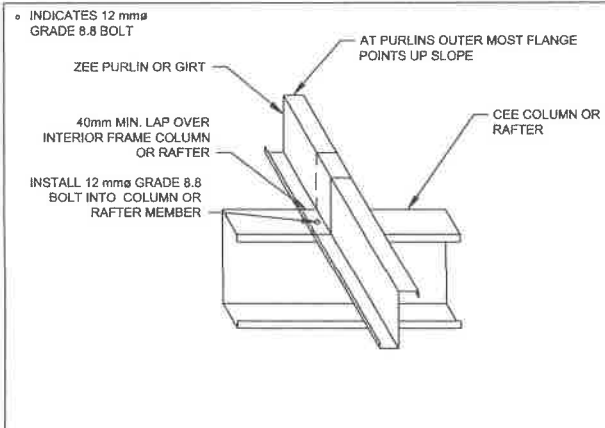


PO Box 3084
THIRROUL NSW 2515
sheds@venn.engineering
ABN 39 626 802 257

Signed  Date 02-10-2025
Grant J Wood M.E.Aust C.P.Eng N.E.R.P.E.Q.
Engineer EA Structural Professional Engineer (No. 2762508)
Engineer Professional Engineer (E.A.) No. 16364
Engineer Civil Engineer Building Practitioner (No. 16364)
Engineer Civil Engineering (No. 16364) No. 16364
Building Services Practitioner (Engineer Civil) No. 16364

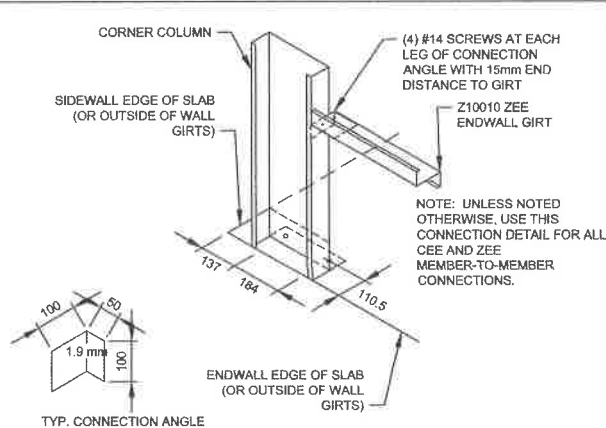
Customer Name: Jett Seehusen
Site Address: 19 Chevalier St
Campania,
TAS, 7026

DATE 02-10-2025
JOB NO. EALB99611308
SHEET 4 of 10



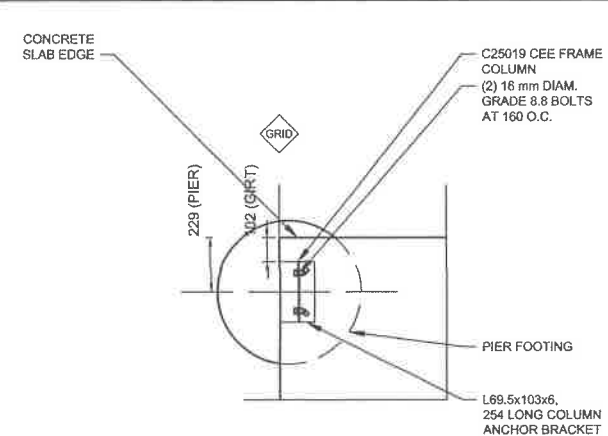
D

ZEE PURLIN/GIRT CONNECTION



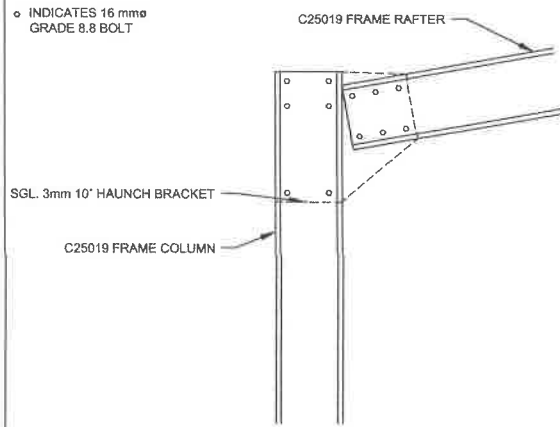
E

GIRTS IN-LINE CORNER COLUMN CONNECTIONS



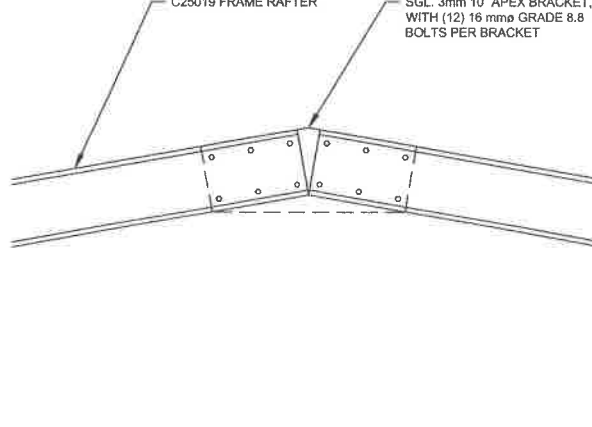
F1

CORNER COLUMN BASE DETAIL



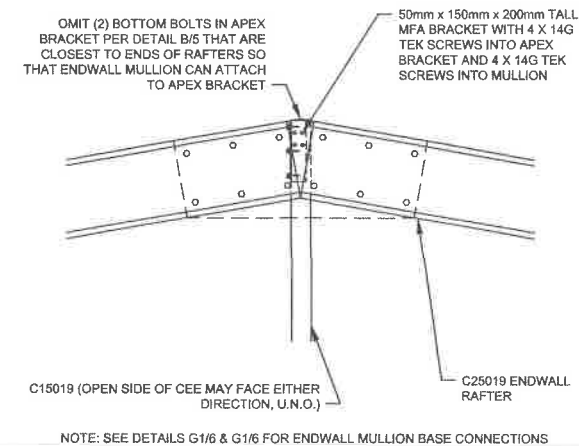
A

HAUNCH CONNECTION



B

APEX CONNECTION

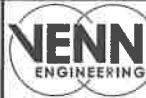


C

ENDWALL MULLION TO RAFTER PEAK CONDITION

DETAIL DIMENSIONS ARE SHOWN IN MM UNLESS SPECIFIED OTHERWISE

REV	DATE	DESCRIPTION
A	02-10-2025	-

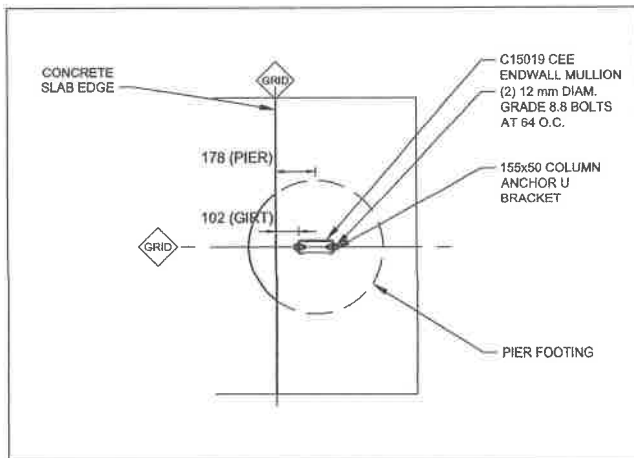


PO Box 3084
THIRROUL NSW 2515
sheds@venn.engineering
ABN 39 626 802 257

Signed Date 02-10-2025
Grant J Wood MEAust CPEng MERA SPEQ
Registered EA-Engineered Professional Engineer (No. 2383004)
Registered Professional Engineer (No. 143341)
Registered Civil Engineer (Building Products) (No. 1902)
Registered Civil Engineering (Structural) (No. 1902)
Registered Structural Engineer (No. 1902)

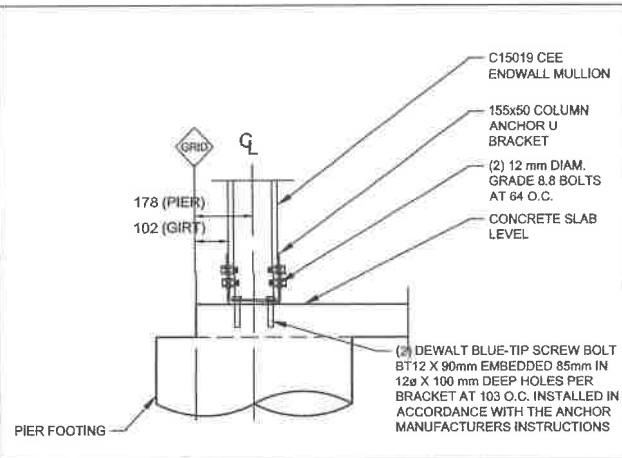
Customer Name: Jett Seehusen
Site Address: 19 Chevalier St
Campania,
TAS, 7026

DATE 02-10-2025
JOB NO. EALB99611308
SHEET 5 of 10



G1

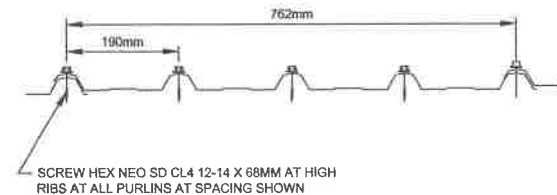
ENDWALL MULLION BASE DETAIL



G2

ENDWALL MULLION BASE DETAIL 2

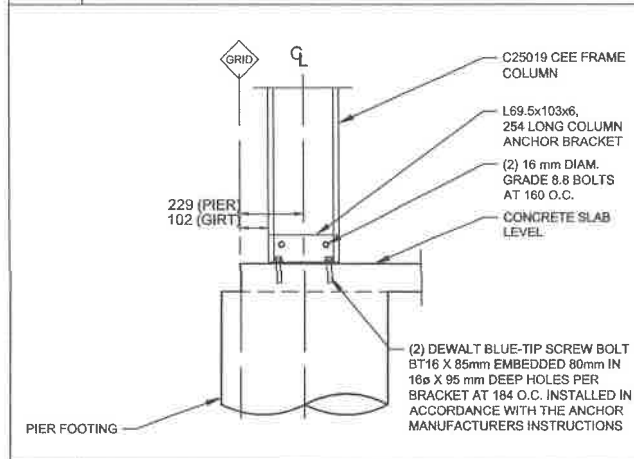
NOTE: ONLY STRUCTURAL INFORMATION IS INCLUDED IN THIS DETAIL. CONSULT PANEL MANUFACTURER FOR ADD'L WEATHERTIGHTNESS RECOMMENDATIONS.



Stramit
Monoclad 0.42

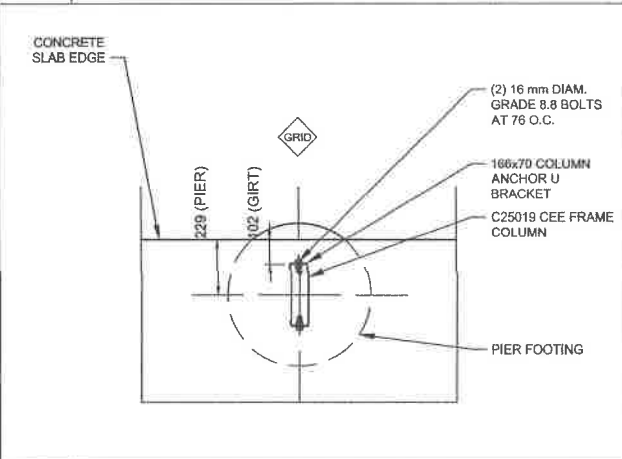
H

ROOF SHEETING



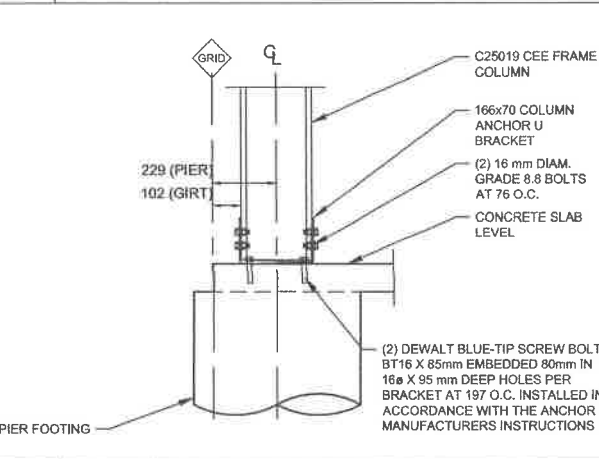
F2

CORNER COLUMN BASE DETAIL 2



F3

FRAME COLUMN BASE DETAIL



F4

FRAME COLUMN BASE DETAIL 2

DETAIL DIMENSIONS ARE SHOWN IN MM UNLESS SPECIFIED OTHERWISE

REV	DATE	DESCRIPTION
A	02-10-2025	-



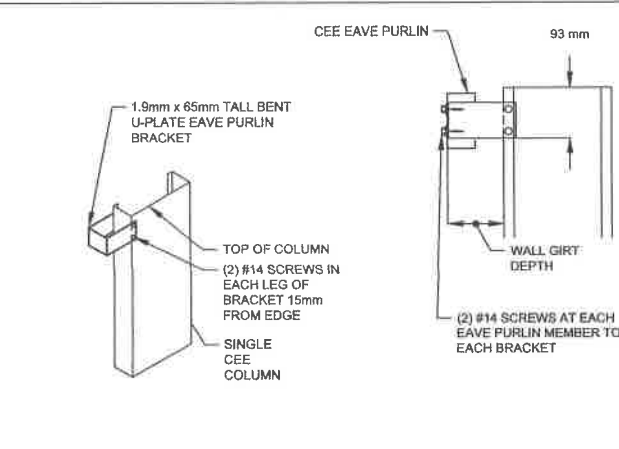
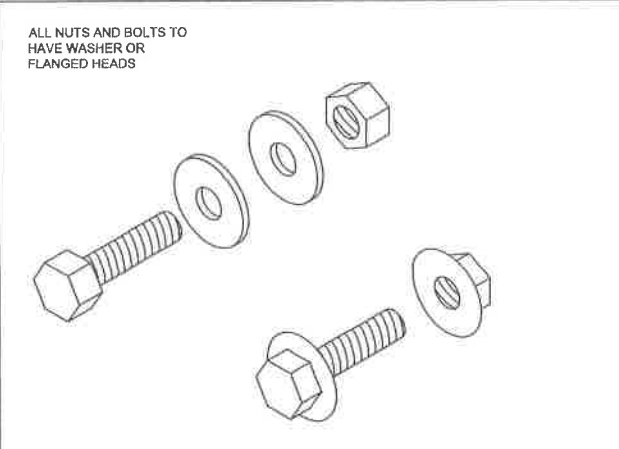
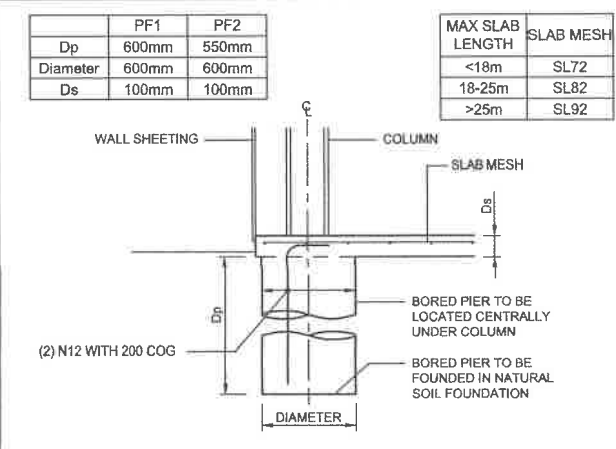
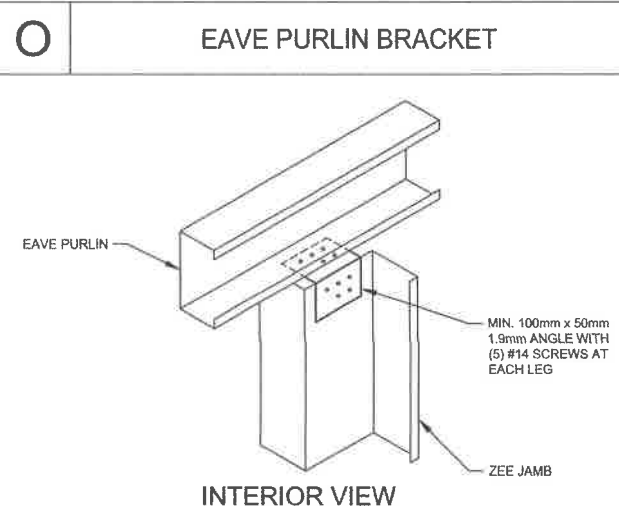
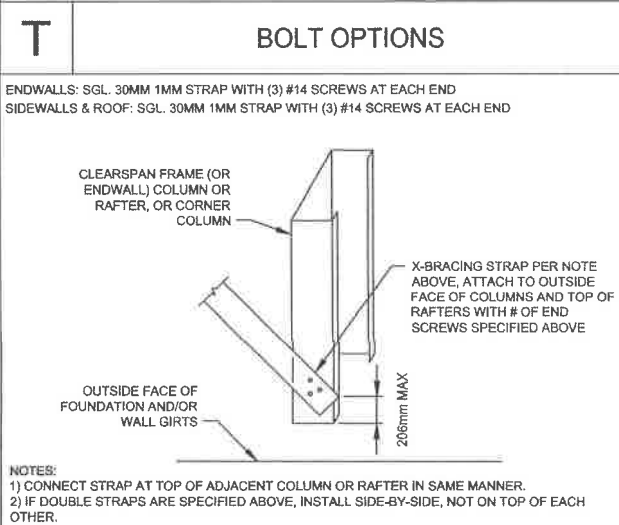
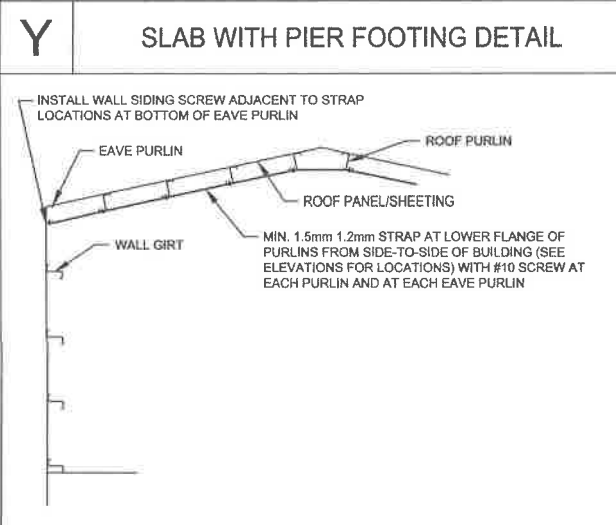
PO Box 3004
THIRROOL NSW 2515
sheds@venn.engineering
ABN 39 625 802 257

Signed *Grant J Wood* Date 02-10-2025

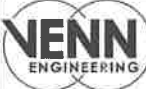
Grant J Wood MESAust CPENG AER RPEQ
Registered Ex-Contract Professional Engineer (No. 234388)
Registered Professional Engineer (SE) (No. 14184)
Registered Civil Engineer Building Practitioner (No. 194940998)
Registered Drafting Engineer (MESAust) (No. 37027103)
Building Services Practitioner (Engineer) (No. 144144, 40880407)

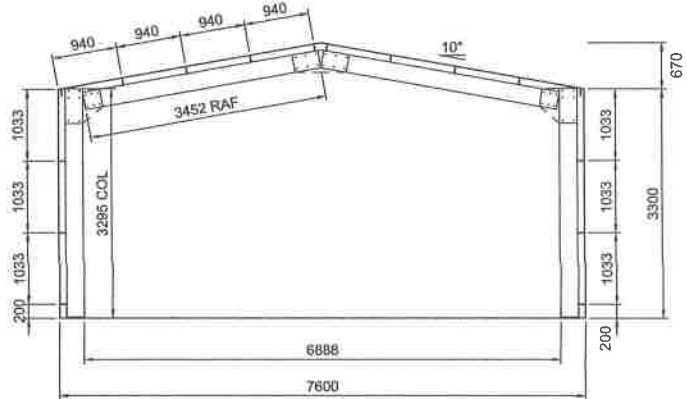
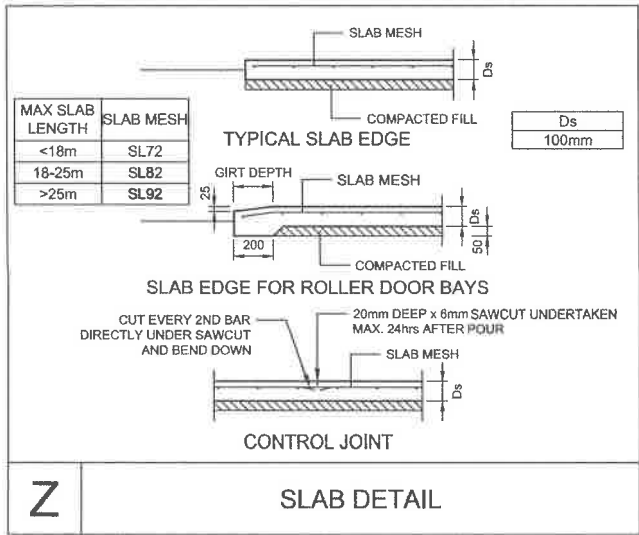
Customer Name: Jett Seehusen
Site Address: 19 Chevalier St
Campania,
TAS, 7026

DATE 02-10-2025
JOB NO. EALB99611308
SHEET 6 of 10

		ALL NUTS AND BOLTS TO HAVE WASHER OR FLANGED HEADS 		<table><tr><td></td><td>PF1</td><td>PF2</td></tr><tr><td>Dp</td><td>600mm</td><td>550mm</td></tr><tr><td>Diameter</td><td>600mm</td><td>600mm</td></tr><tr><td>Ds</td><td>100mm</td><td>100mm</td></tr></table>  <table><tr><td>MAX SLAB LENGTH</td><td>SLAB MESH</td></tr><tr><td><18m</td><td>SL72</td></tr><tr><td>18-25m</td><td>SL82</td></tr><tr><td>>25m</td><td>SL92</td></tr></table>			PF1	PF2	Dp	600mm	550mm	Diameter	600mm	600mm	Ds	100mm	100mm	MAX SLAB LENGTH	SLAB MESH	<18m	SL72	18-25m	SL82	>25m	SL92
	PF1	PF2																							
Dp	600mm	550mm																							
Diameter	600mm	600mm																							
Ds	100mm	100mm																							
MAX SLAB LENGTH	SLAB MESH																								
<18m	SL72																								
18-25m	SL82																								
>25m	SL92																								
O	EAVE PURLIN BRACKET	T	BOLT OPTIONS	Y	SLAB WITH PIER FOOTING DETAIL																				
		ENDWALLS: SGL. 30MM 1MM STRAP WITH (3) #14 SCREWS AT EACH END SIDEWALLS & ROOF: SGL. 30MM 1MM STRAP WITH (3) #14 SCREWS AT EACH END  NOTES: 1) CONNECT STRAP AT TOP OF ADJACENT COLUMN OR RAFTER IN SAME MANNER. 2) IF DOUBLE STRAPS ARE SPECIFIED ABOVE, INSTALL SIDE-BY-SIDE, NOT ON TOP OF EACH OTHER.																							
L2	ZEE JAMB TO EAVE PURLIN CONNECTION	M	ROOF AND WALL X-BRACING CONNECTION	N	PURLIN FLANGE BRACING																				

DETAIL DIMENSIONS ARE SHOWN IN MM UNLESS SPECIFIED OTHERWISE

REV	DATE	DESCRIPTION	 	 PO Box 3084 THEROUL NSW 2515 sheds@venn.engineering ABN 39 626 802 257	Signed  Date 02-10-2025 Grant J Wood AEA/ASD CPE/NG NER IP/ELQ Registered SA Chartered Professional Engineer (No. 230008) Registered Professional Engineer (S.E. 494 14484) Registered Civil Engineer Building Professional VIC (No. PE0002446) Registered Consulting Engineer (Professional) NT (No. 38607 1014) Building Services Provider Engineer (Civil) TAS (No. 400004524)	Customer Name: Jett Seehusen Site Address: 19 Chevalier St Campania, TAS, 7026	DATE 02-10-2025 JOB NO. EALB99611308 SHEET 8 of 10
A	02-10-2025	-					



1 **INTERNAL FRAMING ELEVATION**
9 SCALE: 1:75 FRAME #2

DETAIL DIMENSIONS ARE SHOWN IN MM UNLESS SPECIFIED OTHERWISE

REV	DATE	DESCRIPTION
A	02-10-2025	-



PO Box 3084
THIRROUL NSW 2515
sheds@venn.engineering
ABN 39 626 802 257

Signed *Grant J Wood* Date 02-10-2025
Grant J Wood MIEAust CP Eng NER RPEQ
Registered EA Chartered Professional Engineer (No. 230009)
Registered Professional Engineer (E.D. No. 14584)
Registered Civil Engineer Building Practitioner VIC (No. P20202398)
Registered Consulting Engineer (Mechanical) (No. 28007 830)
Building Services Provider (Engineer) (No. 800204022)

Customer Name: Jett Seehusen
Site Address: 19 Chevalier St
Campania,
TAS, 7026

DATE 02-10-2025
JOB NO. EALB99611308
SHEET 9 of 10

MEMBER SCHEDULE			
COMPONENT			TYPE
CLEAR SPAN PORTAL (FRAME 2)	MEMBER	RAFTER	Single C25019
		COLUMN	Single C25019
		APEX BRACE	-
		KNEE BRACE	-
	BASE CONNECTION	BRACKET TYPE	Base cleat bolt down bracket BC.250
ANCHOR BOLTS		(2) Dewalt Blue-tip screw bolt BT16 x 85mm embedded 80mm	
ENDWALL PORTAL (FRAME 1)	MEMBER	RAFTER	Single C25019
		COLUMN	Single C25019
		APEX BRACE	-
		KNEE BRACE	-
	BASE CONNECTION	BRACKET TYPE	Angle base connection ABC.C250.160
ANCHOR BOLTS		(2) Dewalt Blue-tip screw bolt BT16 x 85mm embedded 80mm	
ENDWALL B PORTAL (FRAME 3)	MEMBER	RAFTER	Single C25019
		COLUMN	Single C25019
		APEX BRACE	-
		KNEE BRACE	-
	BASE CONNECTION	BRACKET TYPE	Angle base connection ABC.C250.160
ANCHOR BOLTS		(2) Dewalt Blue-tip screw bolt BT16 x 85mm embedded 80mm	
ENDWALL MULLION	MEMBER	COLUMN	Single C15019
	BASE CONNECTION	BRACKET TYPE	Base cleat bolt down bracket BC.150
		ANCHOR BOLTS	(2) Dewalt Blue-tip screw bolt BT12 x 90mm embedded 85mm
ROOF PURLINS		MEMBER	Single Z10019 @ 940mm centres
EAVE PURLIN		MEMBER	Single C10019
SIDEWALL GIRTS		MEMBER	Single Z10019 @ 1033mm centres
ENDWALL GIRTS		MEMBER	Single Z10010 @ 1257mm centres
OPENING (1)	MEMBER	JAMB	Single Z15019
		HEADER/SILL	Single C10012
	BASE CONNECTION	BRACKET TYPE	Angle base connection ABC.C150.60
ANCHOR BOLTS		(2) Dewalt Blue-tip screw bolt BT12 x 75mm embedded 70mm	
OPENING (2)	MEMBER	JAMB	Single Unlipped 102 x 1.5 Cee
		HEADER/SILL	Single C10012
	BASE CONNECTION	BRACKET TYPE	Angle base connection ABC.SINGLE
		ANCHOR BOLTS	(1) Dewalt Blue-tip screw bolt BT12 x 75mm embedded 70mm
X-BRACING	STRAP		30mm x 1.0 strap

REV	DATE	DESCRIPTION
A	02-10-2025	-



PO Box 3064
THIRROUL NSW 2515
sheds@venn.engineering
ABN 39 626 802 257

Signed
Grant J Wood M.E.Aust. CPEng NER RPEQ
Registered SA Chartered Professional Engineer (No. 238058)
Registered Professional Engineer (No. 161494)
Registered Civil Engineer Building Practitioner (No. 180000499)
Registered Consulting Engineer (No. 180111621)
Building Services Practitioner (Engineer) (No. 180000499)

Customer Name: Jett Seehusen
Site Address: 19 Chevalier St
Campania,
TAS, 7026

DATE 02-10-2025
JOB NO. EALB99611308
SHEET 10 of 10

Generic Temporary Bracing Information

The installation of temporary bracing is critical to avoid building collapse or damaging structural movement during construction. This collapse can occur with no notice and as such the installation of appropriate temporary bracing is critical to avoid damage, injury, and possible death. Determination, procurement, and correct installation of temporary bracing is the responsibility of the builder / primary contractor / installer.

Bracing Materials

The constructor / installer is to supply suitably sized materials for temporary bracing. These materials are generally capable of tension, but in some circumstances will need to be capable of tension and compression. Load rated ratchet strapping of an appropriate size can be used to temporarily 'x-brace' bays in both directions, until the final bracing systems are fully installed. This is especially critical for buildings where X Bracing is not required in the final structure due to the use of moment frames or diaphragm bracing.

Temporary Bracing Location

The location of Temporary bracing will depend on the installation method used. Installation should be completed in accordance with the Construction Package, Engineering Plans, and Instruction Manuals. If the Frame First Method (most common) is used, then the use of tension only bracing and creating temporarily braced bays as per Fig 1 and Fig 2. can be used. As a basic guide, a minimum of every 4th bay should have temporary bracing installed as per Fig 2.

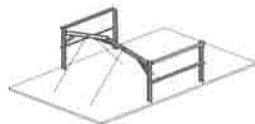


Fig 1. Frame First Temporary Bracing on First Rafter Installed



Fig 2. Temporary Bracing Installed as X Bracing

If the Tilt Up Method Is used (where walls are constructed on the ground And then tilted into place), then the tops of columns are braced with a tension and compression brace in the same direction Fig 3. Then rafters and purlins can be installed with temporary bracing holding rafters in place (similar to Fig 1) until final bracing of diaphragm sheeting is installed.

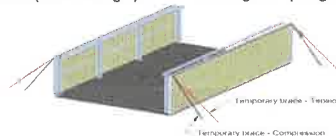


Fig 3. Tilt Up Method - Temporary Bracing

Typically, braces should be positioned diagonally across the structure from the top to the bottom, intersecting near the midpoint to provide stability, optimally at a 45-degree angle but no less than a 20-degree angle. The connection strength of temporary bracing is a critical consideration and these connections must be capable of resisting the potentially substantial temporary bracing loads – whether this connection point be to the building, the foundations or to the ground. Dependent upon building size this may include heavy angles and post installed concrete anchors. The temporary bracing methods used must be capable of fully stabilising the structure during the construction process.

Additional Temporary Bracing

The temporary bracing described is a minimum requirement for a standard-sized building in average conditions. Additional consideration should be given to larger building spans and/or challenging site conditions. There may also be an increased risk in relation to partially completed buildings and exposed sites. It is recommended that extra temporary bracing is utilized if moderate wind speeds are expected on site. Additional support elements, such as steel cables may need to be introduced that can be attached to the building's framework and anchored to the ground or other stable structures to provide extra stability. The frame should remain rigid throughout and such responsibility lies with the constructor. Buildings should not be left in a partially completed state longer than necessary.

Bracing Removal

The temporary bracing should not be removed until all purlins, girts and permanent cross bracing, diaphragm bracing or moment frames where used are installed. The temporary bracing is to remain in place where possible, until the roof and wall cladding is fully installed. If you need any further information regarding the installation of temporary bracing or are at all unsure of the necessary requirements for this specific building, there are guides available through various industry bodies:

<https://www.safeworkaustralia.gov.au/ 'Construction work – steel erection. Information sheet', 2016.>

<https://www.steel.org.au/ 'Structural steelwork fabrication and erection code of practice', 2014.>

<https://www.standards.org.au/ AS/NZS 5131:2016 'Structural steelwork – Fabrication and erection.>

Support is also available at support@actbuildingsystems.com.

THE ABOVE INFORMATION REGARDING TEMPORARY BRACING DOES NOT FORM PART OF THE ENGINEERING CERTIFICATION FOR THIS DESIGN AND IS PROVIDED AS A GUIDE TO AID INSTALLATION ONLY.

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Jett Seehusen
19 Chevalier St
Campania, TAS 7026

Owner name
Address
Suburb/postcode

Designer details:

Name: Grant Wood
Business name: Venn Engineering Pty Ltd
Business address: PO Box 3084
Thirroul, NSW 2515
Licence No: 690930425
Email address: sheds@venn.engineering

Category: Engineer civil
Phone No: 02 4244 7038
Fax No: -

Details of the proposed work:

Owner/Applicant: Jett Seehusen
Address: 19 Chevalier St
Campania, TAS 7026

Designer's project reference No: EALB99611308
Lot No:

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

Description of work:

New class 10a building (non-habitable shed) with importance lvl 2 of size 7.600m span x 9.000m long x 3.300m eaves height. The building consists of cold formed steel framing members and cladding along with reinforced concrete pavement slab on ground where shown.

(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:

The design complies with the following deemed-to-satisfy parts of 2022 NCC-BCA Vol. 2 & Housing Provisions:

- Part H1D4(1)(a)(ii) for resistance of concrete (AS3600)
- Housing provision 2.2.4 for resistance of fastenings in concrete (AS5216)
- Part H1D6(3)(c) for resistance of cold-formed steel members (AS/NZS4600)
- Housing provision 2.2.3(a), (b) & (c) for the following actions to AS/NZS1170 parts 1 to 4:
 - o Imposed: 2.5 kPa to slab (light vehicles) where slab is shown
 - o Wind: Importance level 2, Region A4, Terrain Cat. 2.50, Topographic (Mt) 1.00, Shielding (Ms) 0.87 and Site wind speed ($V_{sit,\beta}$) 34.10 m/s
 - o Snow: 0.00 kPa
 - o Earthquake: Design category I

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers:	Prepared by:	Date:
EALB99611308 sheets 1 to 10 revision A	Venn Engineering Pty Ltd	02/10/2025
Schedules:	Prepared by:	Date:
Specifications:	Prepared by:	Date:
Computations:	Prepared by:	Date:
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by:	Date:

Standards, codes or guidelines relied on in design process:

2022 National Construction Code – Building Code of Australia Volume 2 & Housing Provisions
 Australian Standard for Structural design Actions parts 0, 1, 2, 3 & 4 (AS/NZS 1170)
 Australian Standard for Cold-formed Steel Structures (AS/NZS 4600:2018)
 Australian Standard for Concrete Structures (AS 3600:2018)
 Australian Standard for Post-installed Fasteners in Concrete (AS 5216:2021)
 Australian Steel Institute Design Guide Portal Frame Steel Sheds and Garages 2nd edition June 2014

Any other relevant documentation:

Attribution as designer:

I, Grant Wood, 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.

	<i>Name: (print)</i>	<i>Signed</i>	<i>Date</i>
Designer:	Grant Wood		02/10/2025
Licence No:	690930425		

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 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

	<i>Name: (print)</i>	<i>Signed</i>	<i>Date</i>
Designer:			

SEARCH OF TORRENS TITLE

VOLUME 182675	FOLIO 4
EDITION 3	DATE OF ISSUE 04-Dec-2023

SEARCH DATE : 06-Oct-2025
SEARCH TIME : 04.13 PM

DESCRIPTION OF LAND

Parish of STAFFA Land District of MONMOUTH
Lot 4 on Sealed Plan 182675
Derivation : Part of Lot 13, 153A-3R-36P (Campania Estate) Gtd.
to Herbert James Paul
Prior CT 178220/201

SCHEDULE 1

N160804 & N160812 TRANSFER to HOMES TASMANIA of three
thousand five hundred and thirty undivided 1/10000
shares and JETT VAUGHAN SEEHUSEN of six thousand four
hundred and seventy undivided 1/10000 shares as
tenants in common Registered 04-Dec-2023 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP182675 COVENANTS in Schedule of Easements
SP182675 FENCING COVENANT in Schedule of Easements
SP159788 & SP162016 FENCING PROVISION in Schedule of Easements
SP15390 & SP178220 FENCING COVENANT in Schedule of Easements
E369316 MORTGAGE to B&E Ltd Registered 04-Dec-2023 at 12.02
PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: RODNEY ERIC SCAIFE, JUDITH NANCY SCAIFE, ANDREW ROBERT GLOVER, KATHRYN ELIZABETH GLOVER

FOLIO REFERENCE:

C.T.178220/201 & C.T.178220/200

GRANTEE: PART OF LOT 13 (153A-3R-36P) (130A-1R-36Ps) (CAMPANIA ESTATE) GRANTED TO HERBERT JAMES PAUL

PLAN OF SURVEY

BY SURVEYOR ANDREW STEPHEN BIRCH
ROGERSON AND BIRCH SURVEYORS
UNIT 1 - 2 KENNEDY DRIVE, CAMBRIDGE PARK
PH 6248-5898 MOB. 0419-594-966

LAND DISTRICT OF MONMOUTH
PARISH OF STAFFA

SCALE 1: 1000

LENGTHS IN METRES

REGISTERED NUMBER

SP182675

APPROVED
EFFECTIVE FROM 22 MAR 2022

Recorder of Titles

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

