



Public Notice Details

Application Details

Application No	DA2600121
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Property Details

Property Location	16 Owens Hill Road Bagdad
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Application Information

Application Type	Discretionary Development Application
Development Category	Outbuilding (Shed)
Advertising Commencement Date	9/10/26
Advertising Closing Period	23/10/26

If the Council Offices are closed during normal office hours within the above period, the period for making representations is extended.

If you need any further information, you're welcome to contact the Planning Department. A planner in the Development and Environmental Services section can be reached on 6254 5050 or at planningenquiries@southernmidlands.tas.gov.au.

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.

25/9/26

Property Identification Number (PID) : 9901122
Certificate of Title Reference (Volume/Folio) :188332/13
Total Area: 700 sqm
Planning Scheme: Tasmanian Planning Scheme
Planning Zones: Village
Planning Code Overlay: Bushfire-prone areas

Proposed Floor Area: 143.28m2, 15.42 Squares
Proposed Deck Area: 31.72m2, 3.41 Squares
Proposed Total Area: 175m2, 18.83 Squares

Site Coverage Percentage = 25.00%

Line of Setback

450sq SW Pit, connect to Stormwater

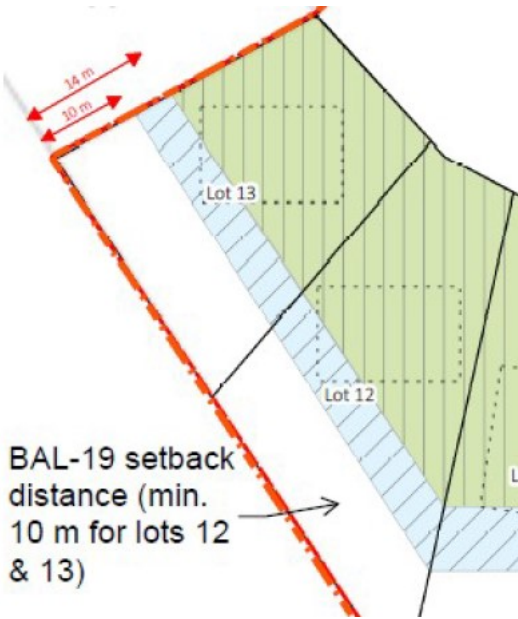
2.6 DESIGN OF DOMESTIC DRIVEWAYS

2.6.1 Width
The minimum width of domestic driveways shall be 3.0 m. On curved driveways other than at turns into garages or parking spaces the width shall be increased as given for domestic property in Table 2.2.
For apron widths at turns into enclosed garages, see Clause 5.4.
Minimum aisle or apron widths for turns into open sided parking shall be as for user Class 1 or 1A requirements in Figure 2.2.

2.6.2 Gradients
The maximum gradient of domestic driveways shall be 1 in 4 (25%). The maximum gradient of the associated access driveway across a property line or building alignment shall be 1 in 20 (5%) and across a footpath as specified in Clause 3.3(d).
Grade changes across a footpath and within the property shall be designed and checked in accordance with Appendix C to ensure that vehicles will not scrape their undersides when negotiating them. Transitions may be required (see Clause 2.5.3(d)). Checks may be required along one or both edges of a driveway as well as along the centre line if there are changes in the cross slope at or near a grade change.

NOTE: It is recognized that limiting domestic driveway grades to 25 percent maximum may not be practicable in some particularly hilly residential locations. The services of a professionally qualified person with appropriate experience may be required to make a judgement as to whether a particular grade line design is safe and environmentally sustainable.

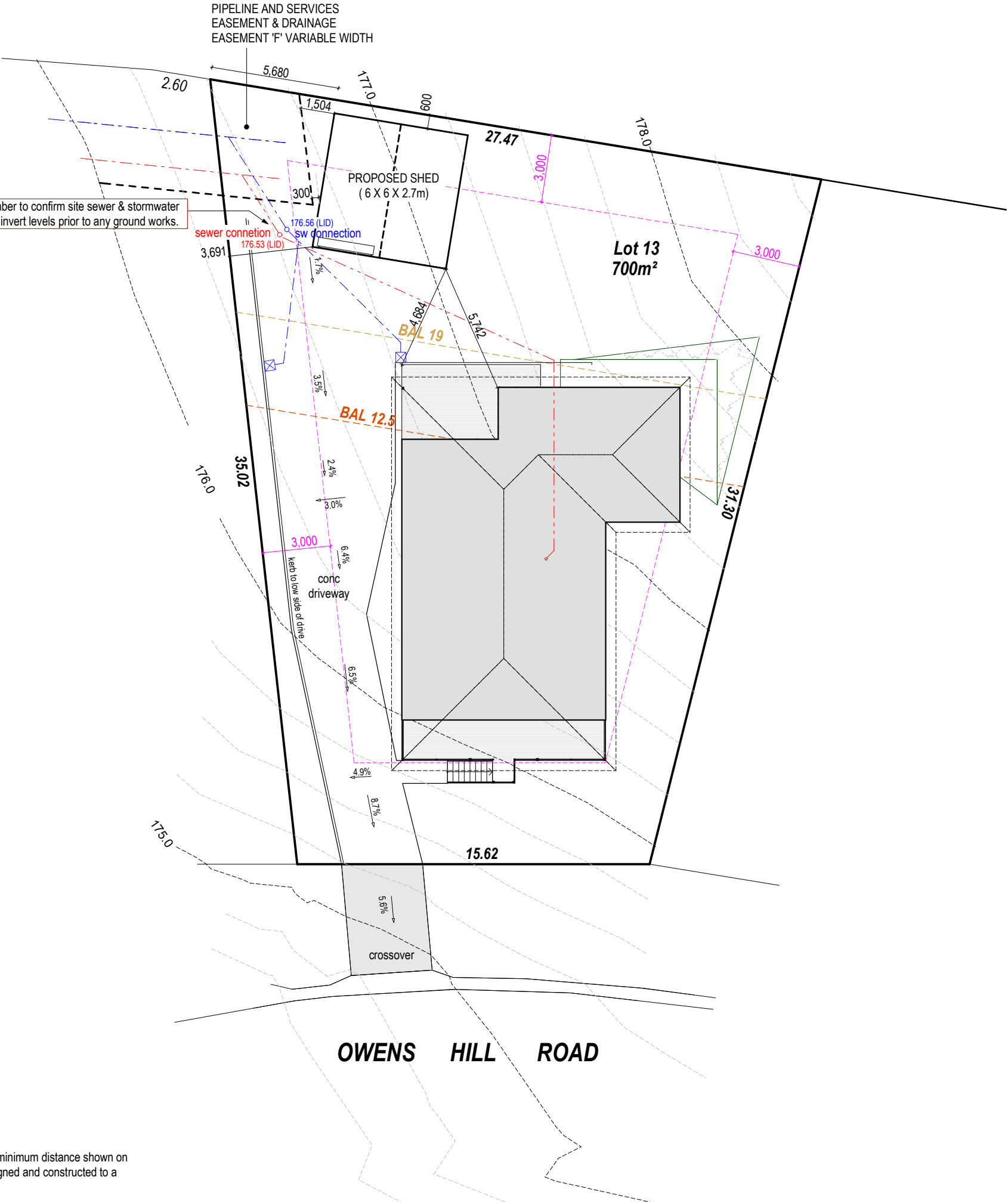
REFER TO SUBDIVISION BUSHFIRE REPORT



4.2 Construction standards

A future habitable building located within the specified building area, setback the minimum distance shown on the BHMP and provided with the requisite hazard management area is to be designed and constructed to a minimum of BAL-19 (lots 7 – 13), BAL-12.5 (lot 6) standard under AS 3959-2018.

Important Note: Plumber to confirm site sewer & stormwater drainage connection invert levels prior to any ground works.



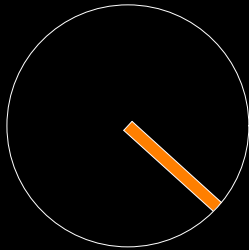
Belinda Weston
Mark day

155 Fergusson Rd,
Brighton. TAS. 7030

Ph : 03 62680063

M : 0409 537 337
or 0434 147 747

Email :
duodesign@bigpond.com



JOB : PROPOSED
NEW RESIDENCE

AT : LOT 13, No. 16
OWENS HILL ROAD
BAGDAD TAS 7030

FOR : NATASHA BOOTH

DRAWING TITLE :

PROPOSED
SITE PLAN

DRAWN:	DATE:	DWG NO. :
MJD	14.9.2026	
SCALE:	ISSUE:	01
1:200	DA	



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ENGINEERING SCHEDULE

CERTIFIED STEEL PORTAL FRAME SHED DESIGN IN ACCORDANCE WITH NCC 2022 FOR SITE WIND SPEED "40.21m/s", WIND REGION "A4", TERRAIN CATEGORY "2.5", IMPORTANCE LEVEL "2"

Internal Pressure: 0.5
Design Snow Load: 0.00 KPa, Roof Snow Load: 0.00 KPa

Customer: Hamish Barron
Site Address: 16 Owens Hill Road, Bagdad TAS 7030

Main Building: Span: 6, Length: 6, Height: 2.7, Roof Pitch: 11 degrees
The length being comprised of 2 bays, the largest bay is 3m bays.
Left LeanTo: NA
Right LeanTo: NA

Total Kit Weight: 919.81kg

INTERNAL PORTALS	END PORTALS
Column: C15015 Rafter: C15015 Knee Brace: NA Knee Brace Length: NA Apex Brace: NA Apex Brace Length: NA	Column: C15015 Rafter: C15015 Knee Brace: NA Knee Brace Length: NA Apex Brace: NA Apex Brace Length: NA Endwall Mullion: C15015

LEFT LEAN TO PORTALS	RIGHT LEAN TO PORTALS
Internal Column: NA Internal Rafter: NA End Column: NA End Rafter: NA Knee Brace: NA Knee Brace Length: NA	Internal Column: NA Internal Rafter: NA End Column: NA End Rafter: NA Knee Brace: NA Knee Brace Length: NA

NOTE: All unclad intermediate columns are always back to back (refer to drawing: Floor Plan).

PURLINS AND GIRTS		
Eave Purlin: C10010 Side Wall Girts: TH64075 Front End Wall Girts: TH64075 Back End Wall Girts: TH64075 Roof Purlins: TH64075	Max Spacing: 1250 Max Spacing: 1250 Max Spacing: 1250 Max Spacing: 1000	Overlap: 10% Overlap: 10% Overlap: 10% Overlap: 10%

NOTE: Girt spacing will vary to a maximum 1.25m where window/s are located.

FASTENERS
Sleeve Anchor Bolts: M12x75 Sleeve Anchor Yellow Zinc Frame Bolts: M12x30 Purlin Assembly Zinc (Mild) Frame Screws: Frame Screw 14x14x22 Cross Bracing Strap: NA Open Bay Header Height: NA

COLOUR SCHEDULE
Roof Sheets: Off White External Wall Sheets: Off White Roller Doors: Off White Flashings: Off White PA Doors: NA Windows: NA

DOMESTIC & LIGHT INDUSTRIAL STEEL PORTAL FRAME SHED STRUCTURES

This structure is designed in compliance with AS4600, AS3600 and AS1170 1 to 4 as Importance Level 2 with a Live Load of 0.25kPa as "Air Leaky Structures" providing stability when openings are prevalent.

The structures are clad with corrugated pre-painted finish, 0.42mm walls and 0.42mm roof (compliant with AS1562.1 Metal) over cold formed 450 to 550mPa galvanized steel C sections primary frames.

Primary framing is fastened together with 4.6 Class galvanized bolts adequately tensioned on ground prior to erection.

Secondary framing steel bracing, with purlins and girts lapped, are all tek fastened to primary steel with a minimum of two (2) teks per connection as specified in details.

All rainwater products are compliant with AS2179.1 (Metal).

ENGINEERING

The undersigning engineer has checked that the design of the structure complies with relevant current Australian Standards as stated above and the following i.e AS4671- 2001 Steel Reinforcing materials, AS3600 - Concrete structures. However, he will not be present during construction, neither will he conduct inspections nor construction supervision.

The class 10a buildings are designed for erection on pad footings or slab based on soil of classification "A"- "P" with minimum bearing capacity 100kPa (i.e. organic soil is to be removed to a suitable material below natural surface).

Where (suitable) fill is required to level the site, it should be placed and compacted in layers of 150mm maximum.

Concrete pad footings and slab supply and placement is to be in compliance with AS2870-2011 Residential Slabs & Footings, AS3600-2018 Concrete Structures for A2 and B2 exposure (i.e. 25mPa strength @ 28 days strength) with recommended slump 75 to 80mm for light pneumatic tyred traffic all trafficable floors.

25mm deep concrete saw cut, to be made into the surface of the concrete slab every 6m in width or length as crack control joints.

For sites where these conditions are considered to be inadequate, a customized foundation design for the structure can be supplied to suit a specific purpose.

CONSTRUCTION

Erection of the structure is to be in compliance with local and state ordinances,

Occupational Health and Safety Regulations and with plans provided.

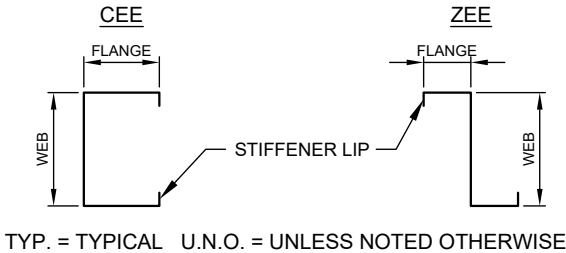
GENERAL

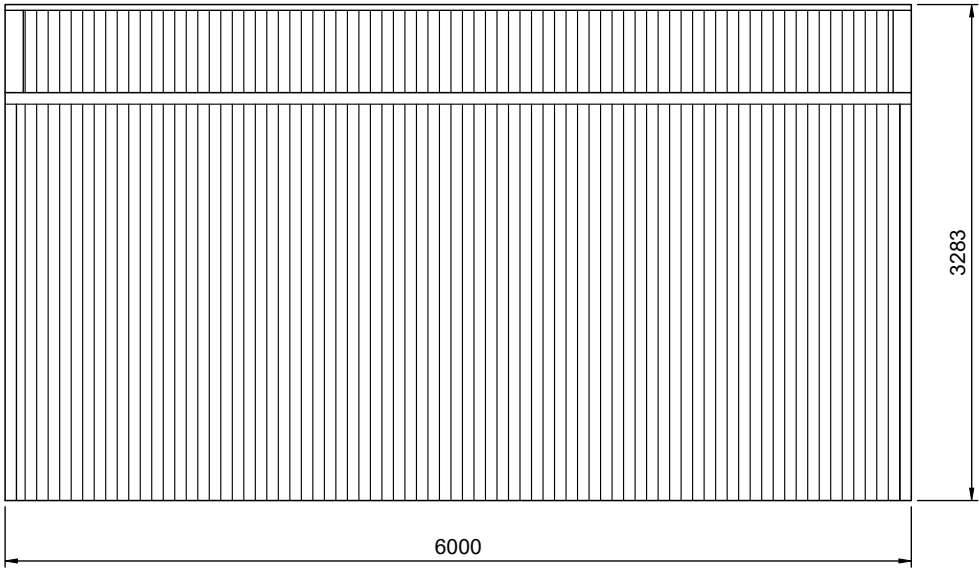
The designs as portrayed on the drawings remain the intellectual property of Best Sheds Pty Ltd and are provided for building approval and construction purposes only.

SNOW LOAD

Following conditions only apply to buildings with snow loading:
No maintenance or roof traffic permitted on the roof while there is snow present.
No other structure to be erected within 500mm of the gutters of this building.

COMPONENT DIAGRAM

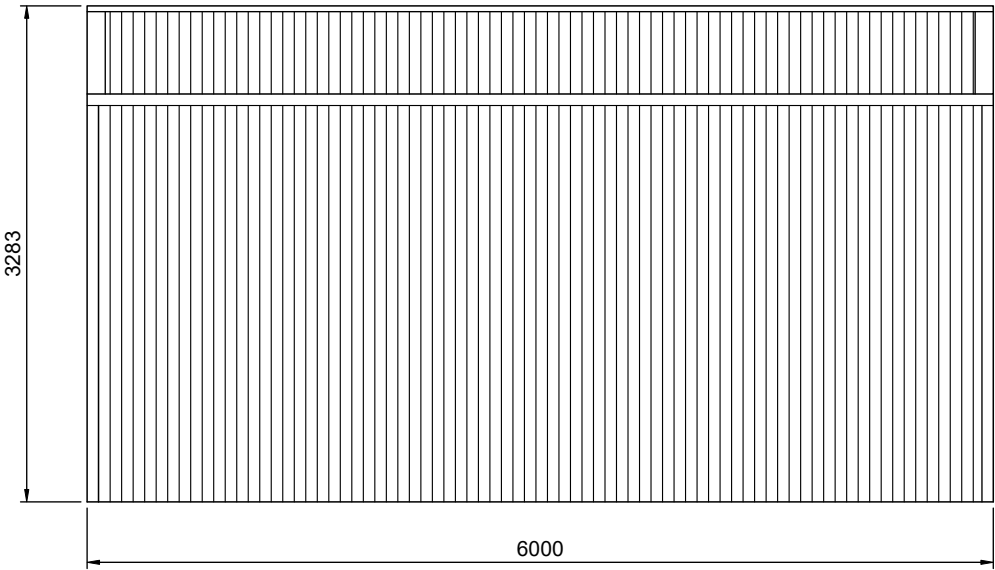




2
2

LEFT ELEVATION

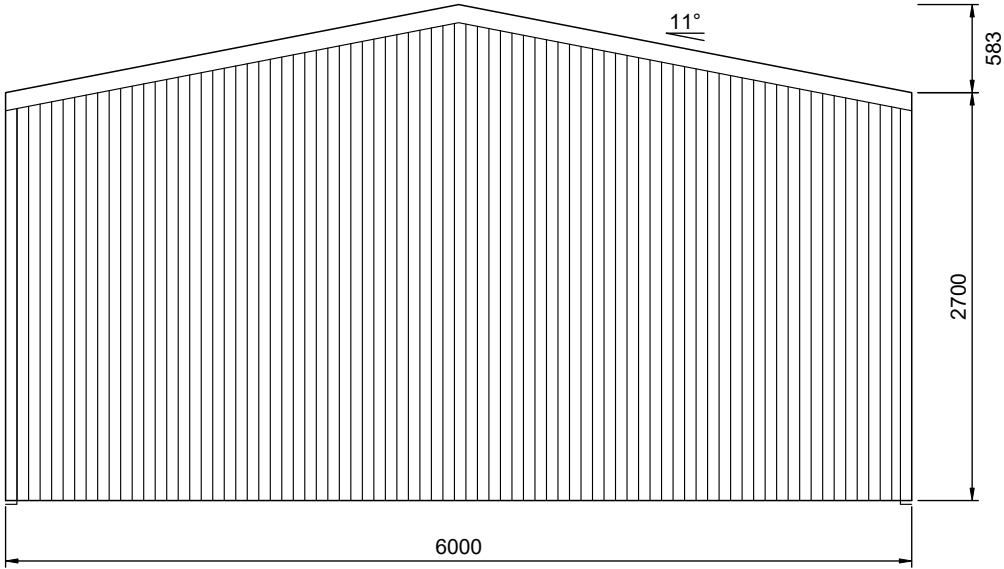
SCALE: 1:50



1
2

RIGHT ELEVATION

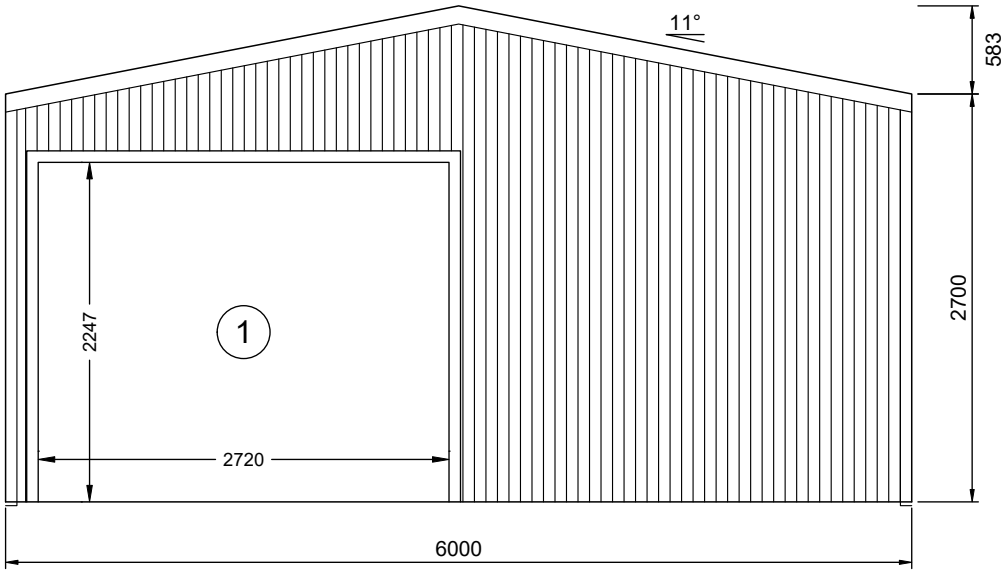
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3
2

REAR ELEVATION

SCALE: 1:50



4
2

FRONT ELEVATION

SCALE: 1:50



151 Smeaton Grange Road,
Smeaton Grange, NSW, 2567
Phone: 02 4648 7777
Fax: 02 4648 7700
Email: sales@bestsheds.com.au



CIVIL & STRUCTURAL ENGINEERS
COMMERCIAL - INDUSTRIAL - RESIDENTIAL - FORENSIC - STEEL DETAILING
CAMILO PINEDA MORENO
Bend MIEAust RPEng
RPEQ 15562 TBP PE003976 (VIC)

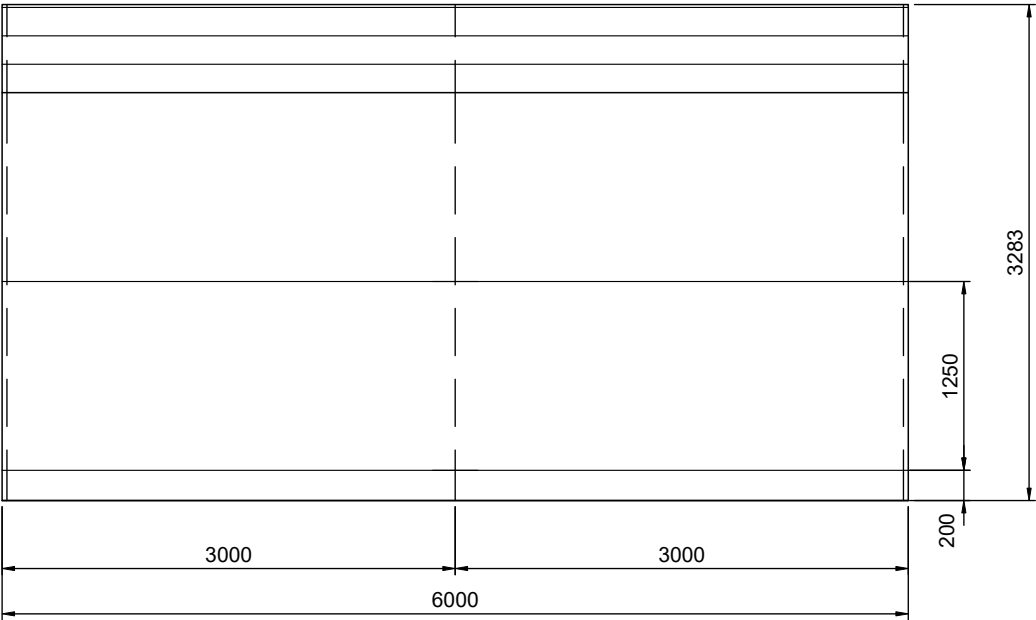
Signature:

Date: 10.09.2026

Customer Name: Hamish Barron
Site Address: 16 Owens Hill Road
Bagdad,
TAS, 7030

DATE 10-09-2026
JOB NO. 2833919222
SHEET 2 of 7

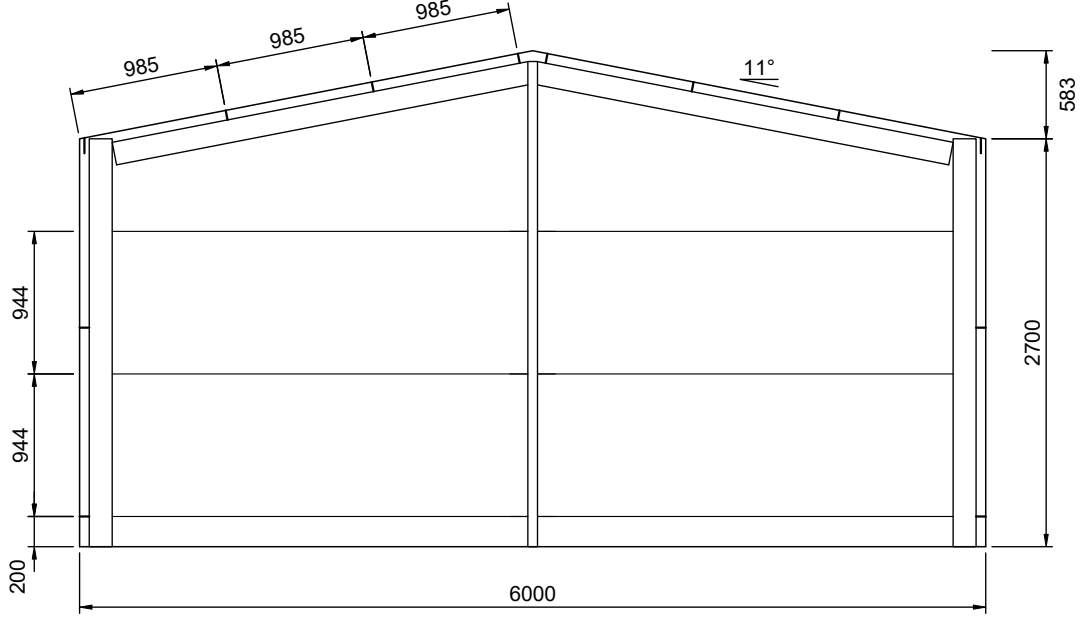
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25/9/26



2
3

LEFT ELEVATION

SCALE: 1:50

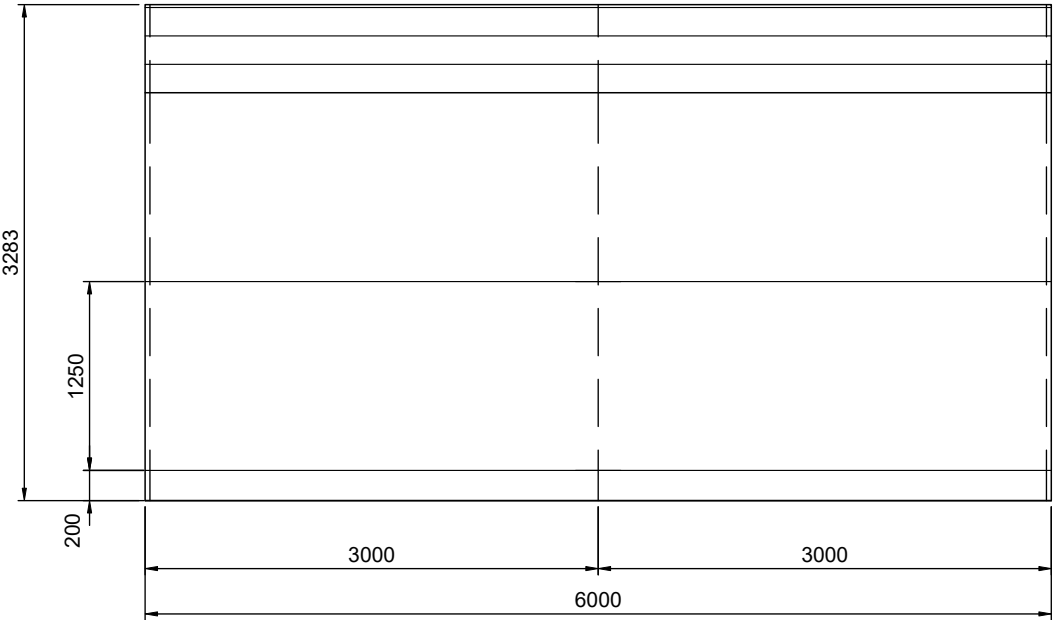


3
3

REAR ELEVATION

SCALE: 1:50

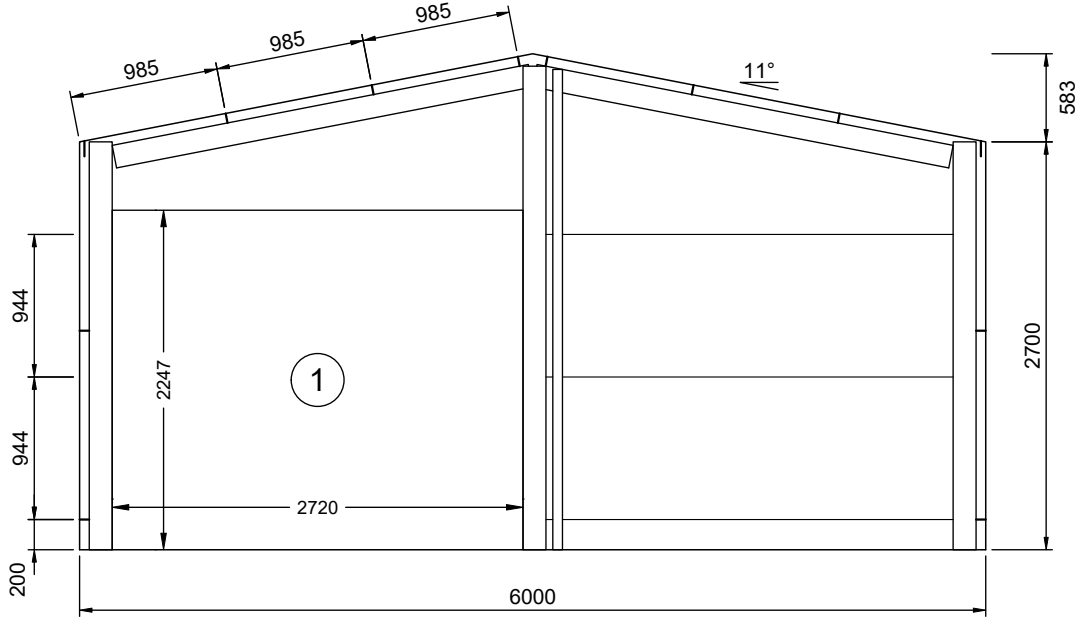
FRAME #3



1
3

RIGHT ELEVATION

SCALE: 1:50



4
3

FRONT ELEVATION

SCALE: 1:50

FRAME #1



151 Smeaton Grange Road,
Smeaton Grange, NSW, 2567
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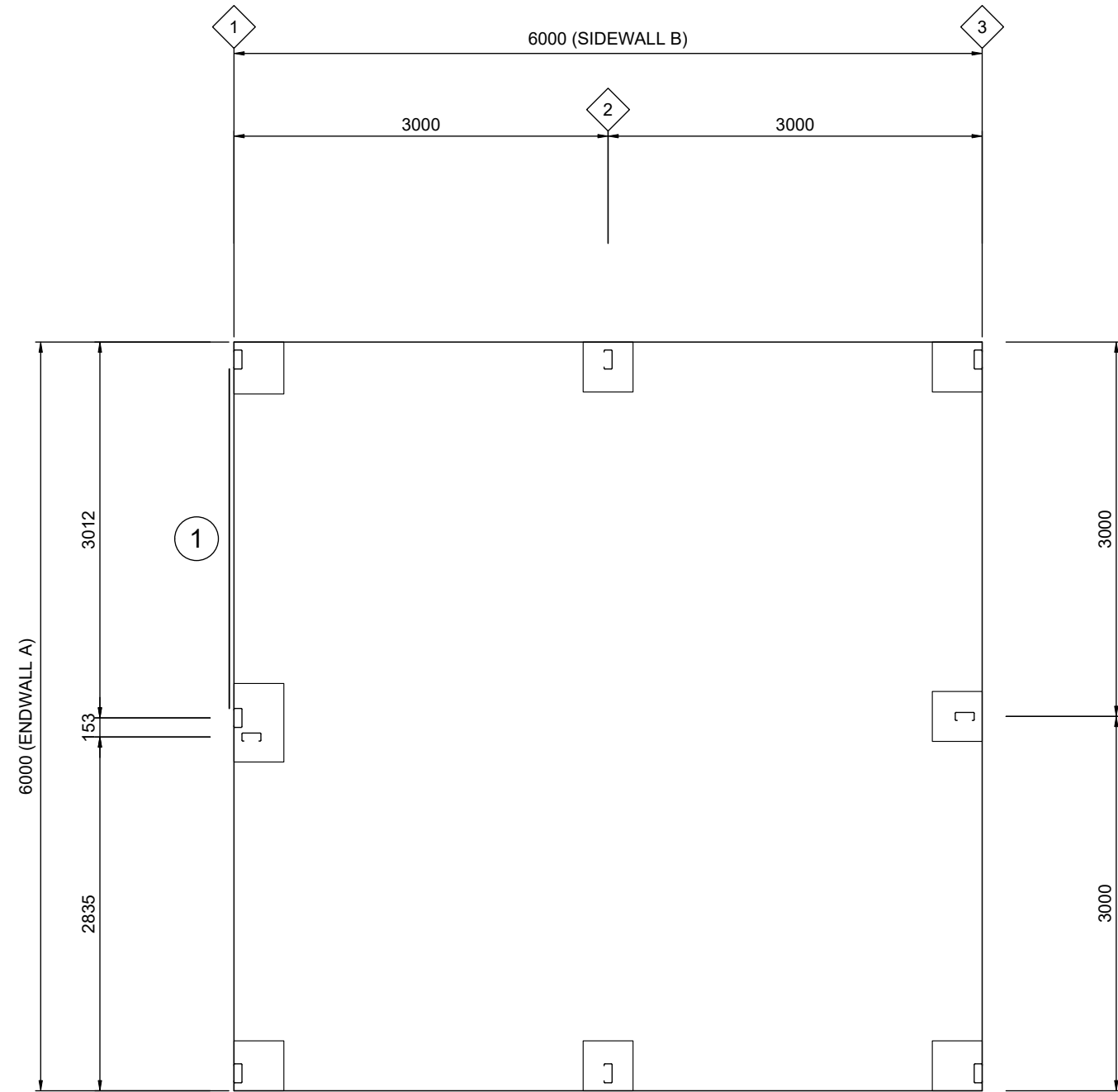
CIVIL & STRUCTURAL ENGINEERS
COMMERCIAL - INDUSTRIAL - RESIDENTIAL - FORENSIC - STEEL DETAILING
CAMILO PINEDA MORENO
Bend MIEAust RPEng
RPEQ 15562 TBP PE003976 (VIC)

Signature:

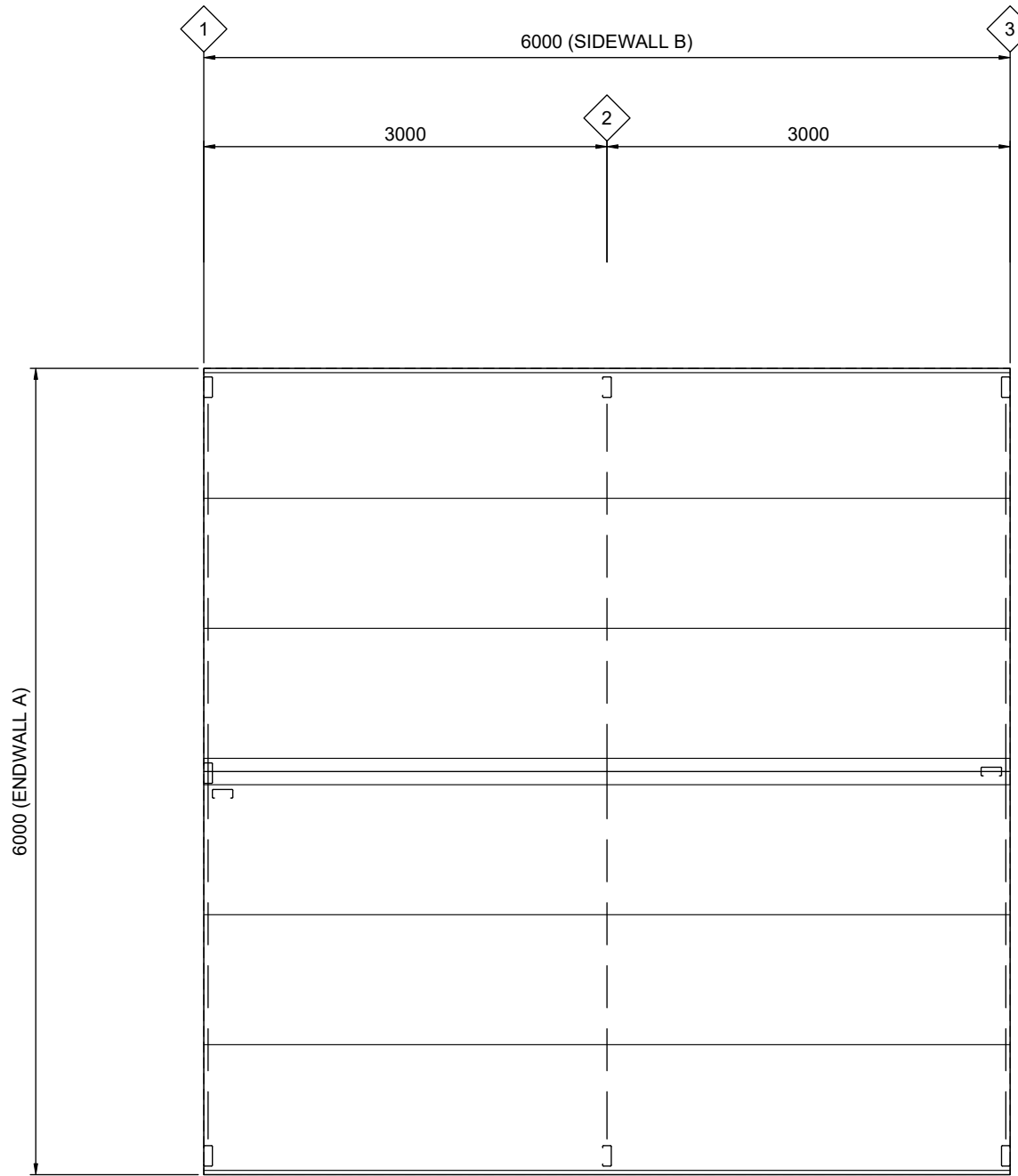
Date: 10.09.2026

Customer Name: Hamish Barron
Site Address: 16 Owens Hill Road
Bagdad,
TAS, 7030

DATE 10-09-2026
JOB NO. 2833919222
SHEET 3 of 7



1 FLOOR PLAN
4 SCALE: 1:50



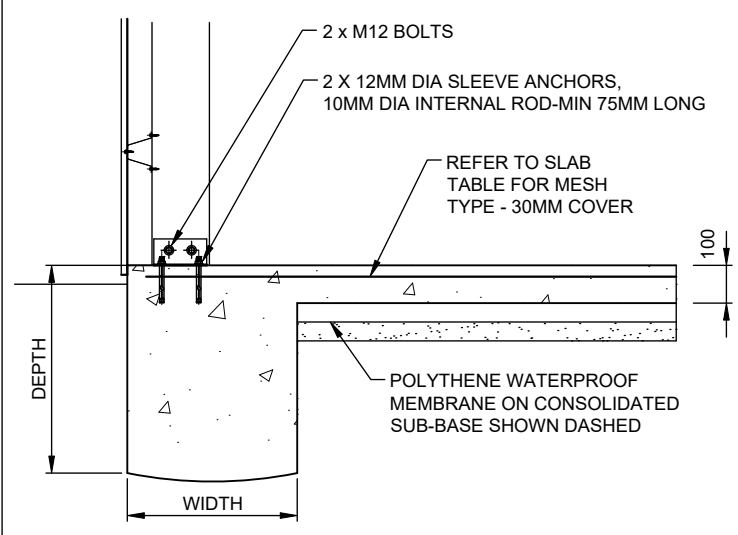
2 ROOF FRAMING PLAN
4 SCALE: 1:50

RECEIVED
25/9/26

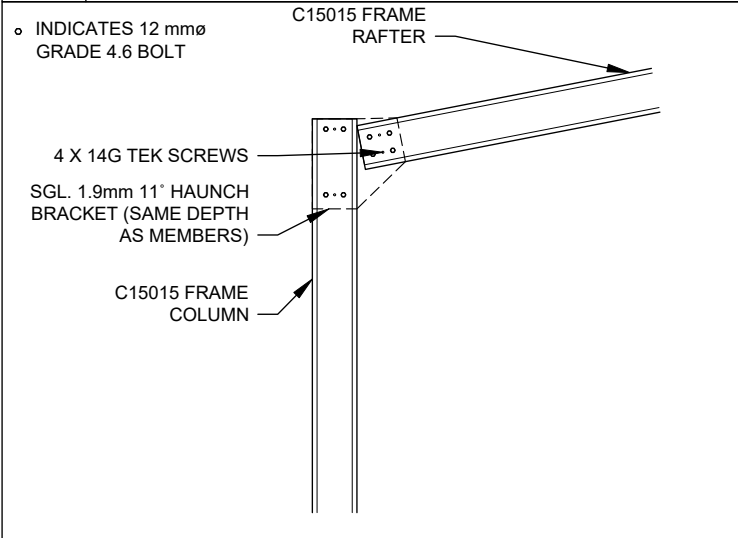
SLAB FOUNDATIONS DOMESTIC / LIGHT INDUSTRIAL (100mm MINIMUM CONCRETE SLAB INCLUDED)					
SOIL CLASSIFICATION (COMPACTED)	REINFORCING IN SLAB	EDGE BEAM	PIER	EDGE BEAM (slab thickness not included)	
	MESH REINFORCING	TRENCH MESH	ø x DEPTH	DEPTH	WIDTH
A, S, & M	SL72	---	450 x 400	---	---
M - D	SL82	L11TM3	---	300	300
H TO H - D	SL82	L11TM3	---	400	300
E TO E - D	SL82	L11TM4	---	400	400
P (DROP EDGE BEAM OR STANDARD EDGE BEAM WITH PIERS UNDER COLUMNS 300 INTO FIRM GROUND)	SL82	L11TM4	450ø	400	400

THICKNESS: 100MM WITH MINIMUM 30MM COVER. REFER TO SLAB FOUNDATION TABLE FOR REINFORCING SPECIFICATION

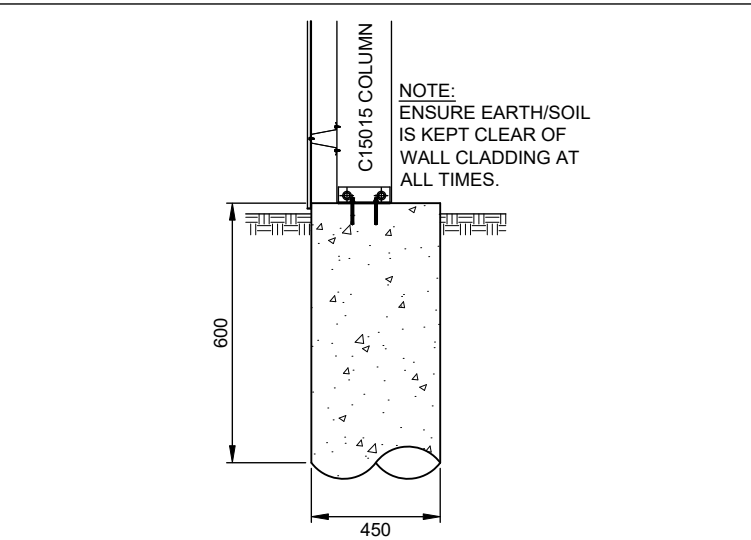
STRENGTH: 25mPa



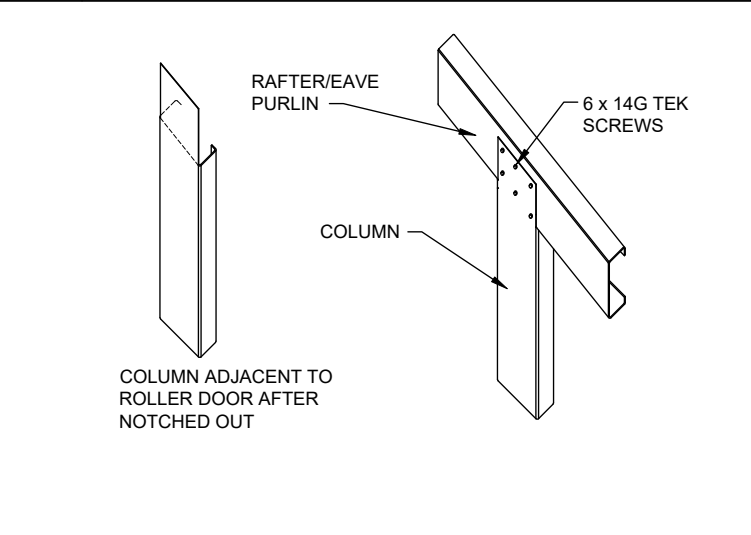
Y SLAB DETAIL



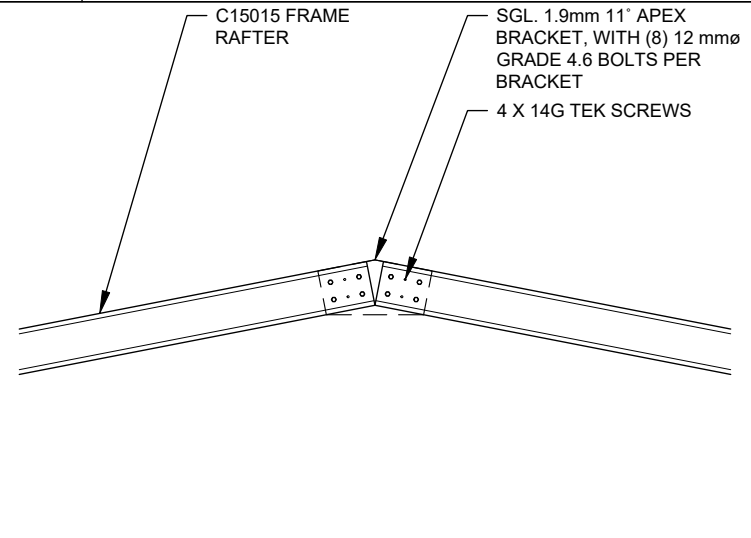
A HAUNCH CONNECTION



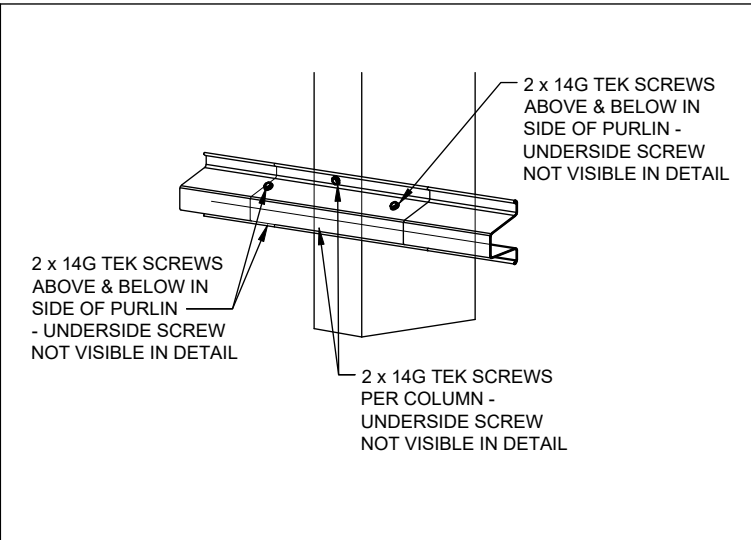
Z ALTERNATE PIER DETAIL



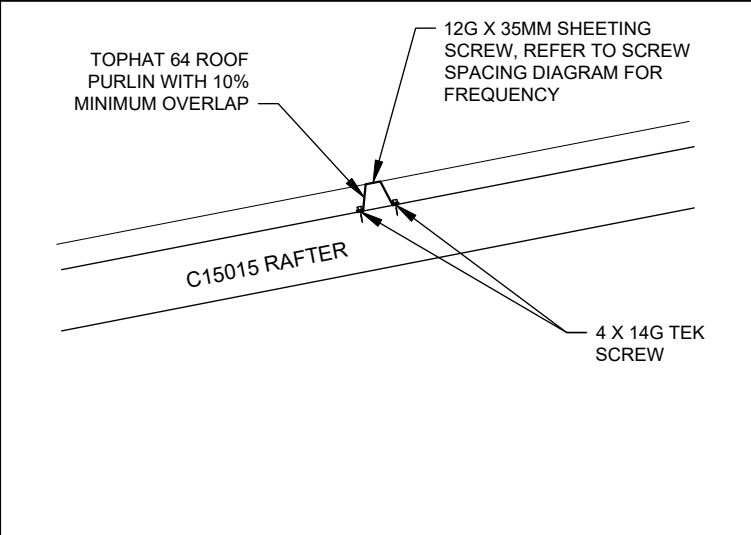
D ENDWALL MULLION ROTATED



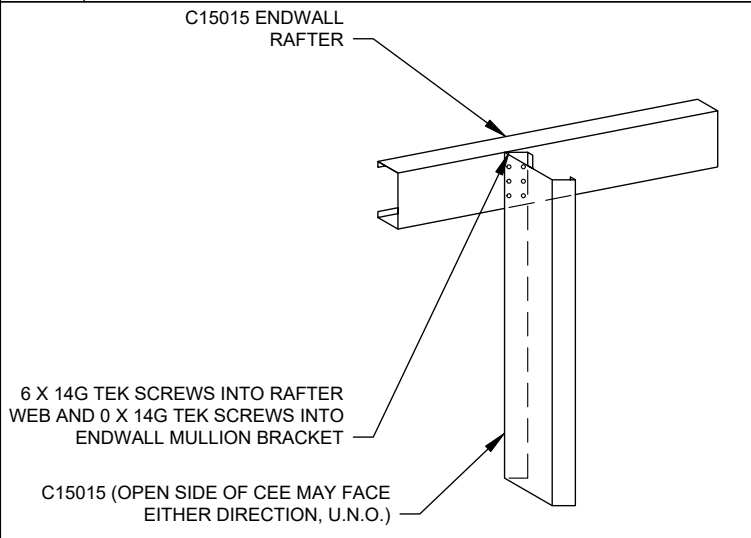
B APEX CONNECTION



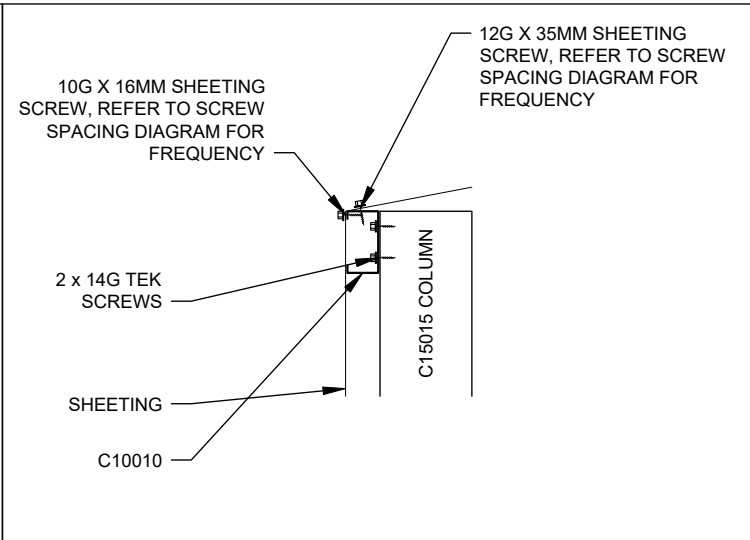
G TOP HAT CONNECTION



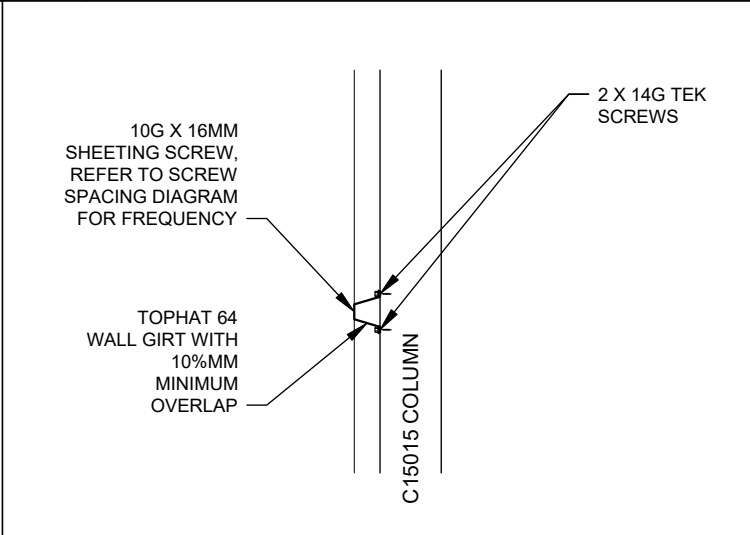
E PURLIN CONNECTION



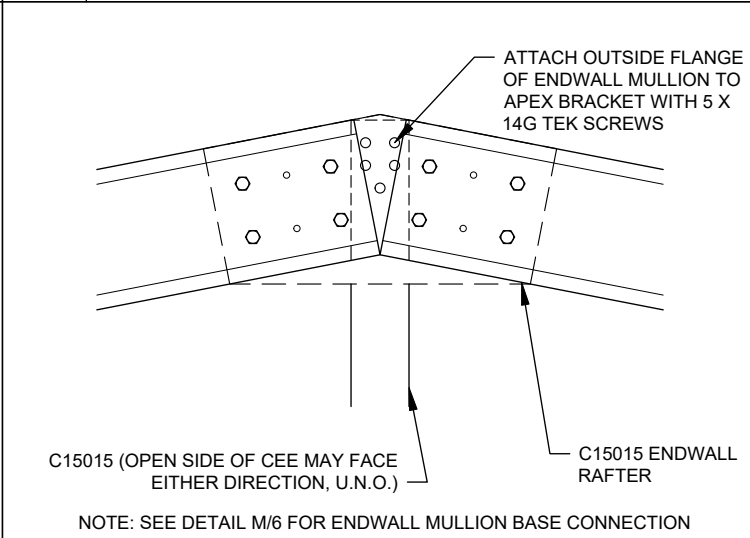
C1 ENDWALL MULLION TO RAFTER



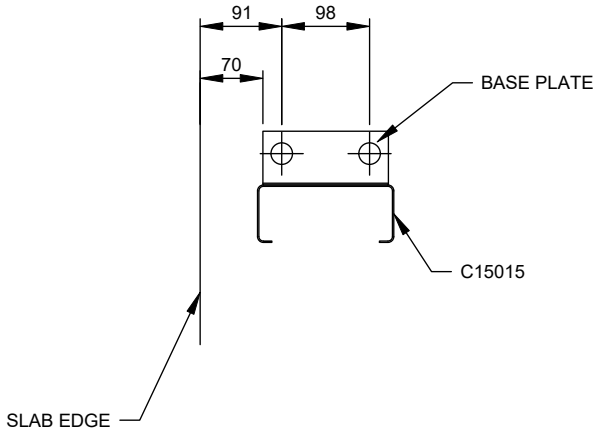
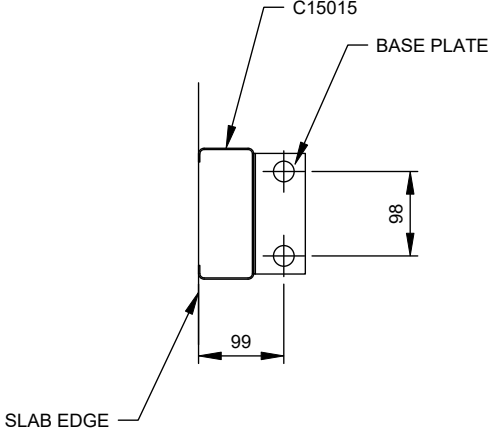
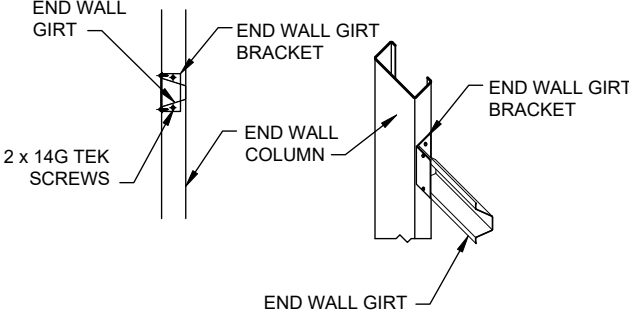
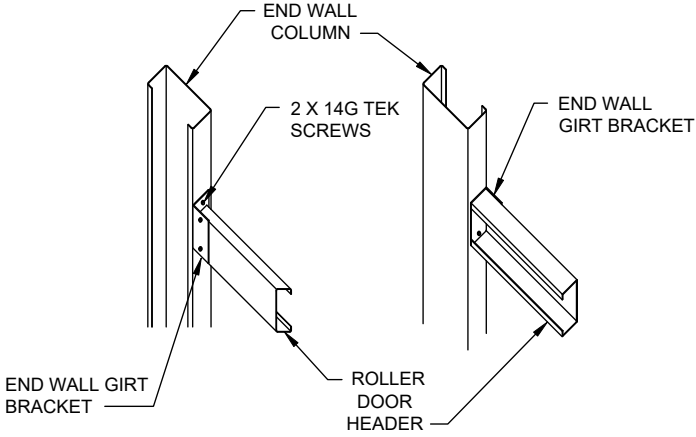
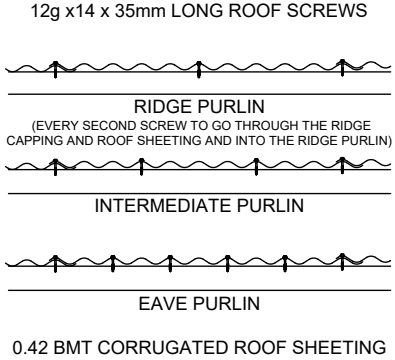
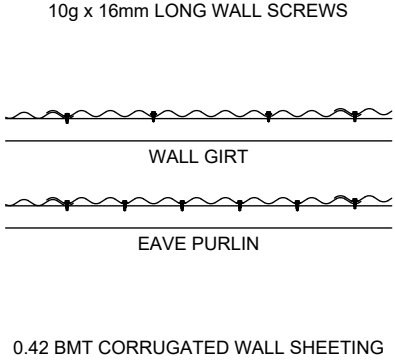
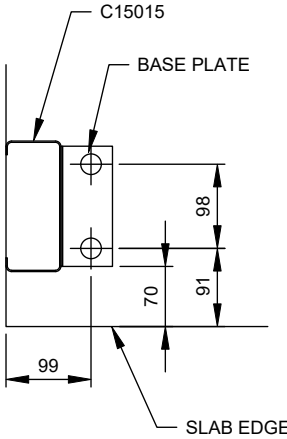
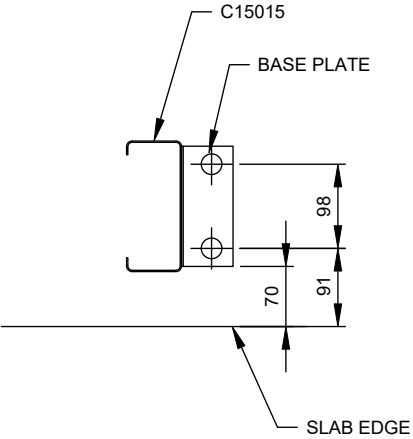
H EAVE CONNECTION

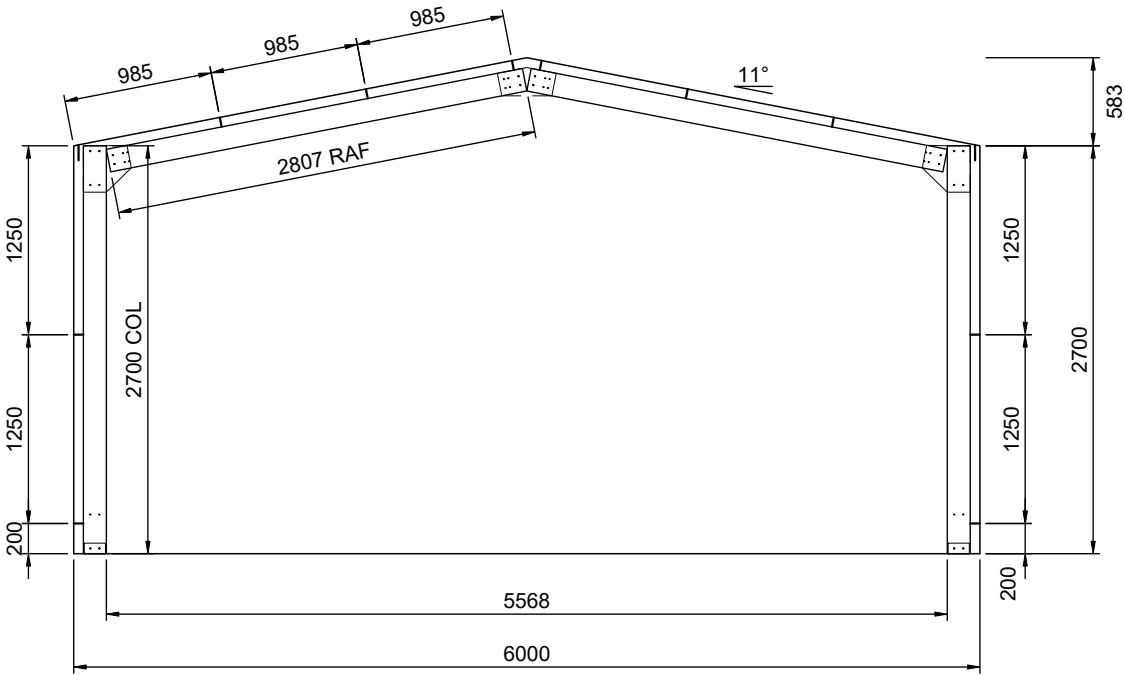


F GIRT CONNECTION



C3 ENDWALL MULLION TO RAFTER PEAK CONDITION

							
M	ENDWALL MULLION BASE	N	ROTATED ENDWALL MULLION BASE	O	ENDWALL GIRT BRACKET	P	END DOOR HEADER AND JAMB
							
I	ROOF SHEETING	J	WALL SHEETING	K	CORNER COLUMN BASE	L	INTERNAL COLUMN BASE



1
7

TYP. FRAME CROSS-SECTION

SCALE: 1:50

FRAME #2