

PP217/2019-1

115 Bushbys Road BARONGAROOK

Lot: 32 LP: 125751 V/F: 9303/176

**BUILDINGS AND WORKS COMPRISING
CONSTRUCTION OF OUTBUILDING**

Sheds N Homes Geelong

Officer - Julia Repusic

EXHIBITION FILE

This document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any Copyright.

Submissions to this planning application will be accepted until a decision is made on the application.

If you would like to make a submission relating to a planning permit application, you must do so in writing to the Planning Department



Planning Enquiries
Phone: (03) 5232 9400
Email: inq@colacotway.vic.gov.au
Web: www.colacotway.vic.gov.au

Office Use Only

VicSmart?

Specify class of VicSmart application:

Application No.:

Date Lodged: / /

Application for a Planning Permit

If you need help to complete this form, read MORE INFORMATION at the back of this form.

⚠ Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any concerns, please contact Council's planning department.

⚠ Questions marked with an asterisk (*) must be completed.

⚠ If the space provided on the form is insufficient, attach a separate sheet.

i Click for further information.

Clear Form

Application Type

Is this a VicSmart application?*

No Yes

If yes, please specify which VicSmart class or classes:.....

⚠ If the application falls into one of the classes listed under Clause 92 or the schedule to Clause 94, it is a VicSmart application.

Pre-application Meeting

Has there been a pre-application meeting with a Council planning officer?*

No Yes

If 'Yes', with whom?:

Date:

day / month / year

The Land **i**

Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.:

St. No.:

St. Name:

Bushby's Road

Suburb/Locality:

Barongrook

Postcode:

3249

Formal Land Description *

Complete either A or B.

⚠ This information can be found on the certificate of title

If this application relates to more than one address, attach a separate sheet setting out any additional property details.

A

Lot No.: 32

Lodged Plan

Title Plan

Plan of Subdivision

No.:

125 751

OR

B

Crown Allotment No.:

Section No.:

Parish/Township Name:

The Proposal

⚠ You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application

i For what use, development or other matter do you require a permit?

Erection of a 8m x 20m colorbond shed
3 roller doors and 1 personal access door

Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

i Estimated cost of any development for which the permit is required *

Cost \$ 46,532.00

⚠ You may be required to verify this estimate. Insert '0' if no development is proposed.

If the application is for land within metropolitan Melbourne (as defined in section 3 of the Planning and Environment Act 1987) and the estimated cost of the development exceeds \$1 million (adjusted annually by CPI) the Metropolitan Planning Levy must be paid to the State Revenue Office and a current levy certificate must be submitted with the application. Visit www.sro.vic.gov.au for information.

Existing Conditions **i**

Describe how the land is used and developed now *

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

One dwelling and one shed.

Provide a plan of the existing conditions. Photos are also helpful.

Title Information **i**

Encumbrances on title *

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- Yes (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
- No
- Not applicable (no such encumbrance applies).

Provide a full, current copy of the title for each individual parcel of land forming the subject site. The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.

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Applicant and Owner Details i

Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

Name:		
Title: Mrs	First Name: Justine	Surname: Farley
Organisation (if applicable): Ormno Enterprises		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: 2	St. Name: Ryrie Street
Suburb/Locality: Geelong	State: Vic	Postcode: 3220

Please provide at least one contact phone number *

Contact information for applicant OR contact person below	
Business phone: 5298 1861	Email: geelong@shedsnhomes.com.au
Mobile phone:	Fax:

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Contact person's details*		Same as applicant <input checked="" type="checkbox"/>
Name:		
Title:	First Name:	Surname:
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name:
Suburb/Locality:	State:	Postcode:

Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Name:		Same as applicant <input type="checkbox"/>
Title: Mr	First Name: Bryan	Surname: Richens
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: 115	St. Name: Bushbys Road
Suburb/Locality: Barongarook	State: Vic	Postcode: 3249
Owner's Signature (Optional):	Date:	
	day / month / year	

Information requirements

Contact Council's planning department to discuss the specific requirements for his application and obtain a planning permit checklist.

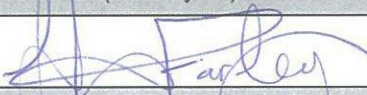
Is the required information provided?

Yes No

Declaration i

This form must be signed by the applicant *

⚠ Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.	
Signature: 	Date: 17/9/19
	day / month / year



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5004 Emerald Islands Dr
Carrara QLD 4211
Fax: 07 5594 2022

SITE SPECIFIC DESIGN CRITERIA ANALYSIS



Prepared for:
Bryan Richens
115 Bushbys Rd
BARONGAROOK VIC 3249

Issued:
15/09/2019

Supplier:
Sheds n Homes Geelong

Building Details:
Span: 8
Length: 20
Avg. Height: 3.953

Assessment Ref:
STX19090269HJ

Certified by:

R. Nancarrow
for and on behalf of
TNC Engineering PTY LTD
(ACN 610 855 260)

Member Institution of Engineers (Aust.), CPEng (NER Structural & Civil) Regn. No. 2741240
Registered Professional Engineer (Structural & Civil) - Queensland: Regn. No. 13750
Registered Professional Engineer (Structural & Civil) - Victoria: Regn. No. EC44684
Registered Building Designer & Professional Engineer (Structural & Civil) - Tasmania: Regn. No. CC6968



Site Location:

Geographic coordinates of

-38.40616,143.62046

Generally described as:

115 Bushbys Rd BARONGAROOK VIC 3249

Executive Summary - Site Specific Analysis

The design analysis of the building has not been considered for each of the 4 orthogonal directions. Hence the maximum wind speed in any of the 8 cardinal directions has been used as the design wind speed. This is a conservative approach.

Each cardinal direction has been considered and the results are summarised below

Factor	N	NE	E	SE	S	SW	W	NW
Wind Region	A1							
Importance level (IL)	2							
Regional Wind Speed (Vr)	45							
Terrain Category (TC)	2.5	2.5	2.5	2.38	2.49	2.42	2.5	2.5
Terrain Category Multiplier (Mz)	0.87	0.87	0.87	0.88	0.87	0.88	0.87	0.87
Shielding Multiplier (Ms)	1	0.91	1	1	1	1	1	0.93
Topographic Multiplier (Mt)	1.05	1	1	1	1	1	1	1
Wind Direction Multiplier 1 (Md1)	0.9	0.8	0.8	0.8	0.85	0.95	1	0.95
Site specific design wind speed (Vsite1)	37	30	31.4	31.7	33.4	37.5	39.2	34.6
Wind Direction Multiplier 2 (Md2)	0.9	0.8	0.8	0.8	0.85	0.95	1	0.95
Site specific design wind speed (Vsite2)	37	30	31.4	31.7	33.4	37.5	39.2	34.6

Design Wind Speed (Vsite1) 39.2 m/s for the resultant forces and overturning moments on the complete building and wind actions on major structural elements.

Design Wind Speed (Vsite2) 39.2 m/s for all other cases, including cladding and immediate supporting members (Purlins and Girts)

Snow Load Nil

Seismic Factor Nil

Durability Alert No



16 September, 2019

To whom it may concern

The actual usage of the building is not able to be ascertained by the engineer. This certification is done in accordance with the purchaser of the building's advice of the building's Importance Level. Any approving authority should confirm that the Importance Level nominated is appropriate for the building's usage.

The structural design of the steel building (as detailed in drawing SGEE190109, see index below) for Bryan Richens to be built at the geographic coordinates of -38.40616 and 143.62046 has been carried out by me. The address of the site has been given as 115 Bushbys Rd BARONGAROOK VIC 3249 Australia.

The design has been done in accordance with the NCC:2019, AS/NZS 4600:2018, AS/NZS 1170.1:2002, AS/NZS 1170.2:2011, AS 4055:2012, AS 4100:1998, AS 2870:2011 and AS 3600:2018.

Design Criteria: Building Class 10, Max Design Wind Speed of 39.2m/s. Refer to ShedSafe Site Specific Design Criteria Analysis. The building class should be confirmed by the certifier. Unless nominated, the building has not been designed for any additional loads including, but not limited to, earthquake, snow, solar panels or lining with any materials.

Drawing Number	Date	Number of Pages	Description
SGEE190109 - 2	16/09/2019	1	General Notes
SGEE190109 - 3	16/09/2019	1	Layout
SGEE190109 - 4	16/09/2019	2	Specification Sheet
SGEE190109 - 5	16/09/2019	1	Bracing
SGEE190109 - 6	16/09/2019	1	Concrete Piers
SGEE190109 - 7	16/09/2019	1	Slab Dimensions
SGEE190109 - 8	16/09/2019	6	Connection Details
SGEE190109 - 9	16/09/2019	3	Flashing Fixing Details
SGEE190109 - 10	16/09/2019	1	Component Position

Some drawings have multiple pages, eg. "1 of 3".

Signed

A handwritten signature in blue ink, appearing to read 'Rob Nancarrow', written over a horizontal line.

R. Nancarrow
 for and on behalf of
 TNC ENGINEERING PTY LTD
 (ACN 610 855 260)

Building Act 1993
Section 238(1)(a)
Building Regulations 2018
Regulation 126

CERTIFICATE OF COMPLIANCE FOR PROPOSED BUILDING WORK

This certificate is issued to Relevant building surveyor

Postal address:

Postcode:

Email:

This certificate is issued in relation to the proposed building work at

Address: 115 Bushbys Rd BARONGAROOK VIC

Postcode: 3249

Nature of proposed building work

Construction of a new building

Storeys contained 1

Rise in storeys 1

Effective height 0m

Type of construction Cold Formed Steel

Version of BCA applicable to certificate 2016

Building classification

Part of building *BCA Classification*

Whole of building *10*

Prescribed class of building work for which this certificate is issued:

Design or part of the design of building work relating to Structural matter.

Documents setting out the design that is certified by this certificate

Document no	Document date	Type of document (e.g. drawings, computations, specifications, calculations etc.)	Number of pages	Prepared by
<i>SGEE190109</i>	<i>16/09/2019</i>	<i>Drawings/ Specifications</i>	<i>17</i>	<i>R.Nancarrow</i>

The design certified by this certificate complies with the following provisions of Building Act 1993, Building Regulations 2018 or National Construction Code

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Act, Regulation or NCC	Section, Regulation, Part, Performance Requirement or other Provision
<i>National Construction Code</i>	<i>NCC: 2019</i> <i>Building ACT 1993, Building Regulation and NCC Volume 1 or 2</i>
<i>Australian Standards</i>	<i>AS/NZS 4600:2018</i> <i>AS/NZS 1170.1:2002</i> <i>AS/NZS 1170.2:2011</i> <i>AS 4055:2012</i> <i>AS 4100:1998</i> <i>AS 2870:2011</i> <i>AS 3600:2018</i>

I prepared the design, or part of the design, set out in the documents listed above.

I certify that the design set out in the documents listed above complies with the provisions set out above.

I believe that I hold the required skills, experience and knowledge to issue this certificate and can demonstrate this if requested to do so.

Engineer

Name: Rohan Nancarrow

Address: 5004 Emerald Islands Drive, Carrara, QLD 4211

Email: engineer@steelx.com.au

Building practitioner registration category and class: ENGINEER – STRUCTURAL & CIVIL

Building practitioner registration no. EC44684

Date of issue of certificate: 16/09/2019

Signature:



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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958 Page 1 of 1

VOLUME 09303 FOLIO 176

Security no : 124079318014V
Produced 16/09/2019 02:12 PM

LAND DESCRIPTION

Lot 32 on Plan of Subdivision 125751.

PARENT TITLES :

Volume 08122 Folio 809 Volume 08178 Folio 256 Volume 08668 Folio 576

Created by instrument LP125751 27/11/1978

REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

BRYAN DOUGLAS RICHENS

GLENYS DENISE RICHENS both of 115 BUSHBYS ROAD BARONGAROOK VIC 3249

AR158840B 22/06/2018

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AR158841Y 22/06/2018
WESTPAC BANKING CORPORATION

COVENANT J391803 23/03/1981

COVENANT J919532 07/05/1982

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP125751 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 115 BUSHBYS ROAD BARONGAROOK VIC 3249

ADMINISTRATIVE NOTICES

NIL

eCT Control 16977H ST GEORGE BANK
Effective from 22/06/2018

DOCUMENT END



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Document Type	Instrument
Document Identification	J919532
Number of Pages (excluding this cover sheet)	4
Document Assembled	16/09/2019 14:15

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J919532

J919532

10-24
456



REGD

10-24
456
157-40
9

10-24 926875 MAY-7-82

COUNTRY PROPERTIES

VICTORIA

TRANSFER OF LAND

TANLON PTY. LTD. of 1 Yarra Street, South Yarra in the State of Victoria being registered as the proprietor of an estate in fee simple in the land hereinafter described subject to the encumbrances notified hereunder IN CONSIDERATION of the sum of EIGHT THOUSAND NINE HUNDRED AND FORTY DOLLARS (8,940.00) paid to it by the Transferee DO HEREBY TRANSFER to HERBERT WILLIAM HARE and NANCY VIOLET HARE both of 32 Hill Street, Belmont Geelong in the said State Engine Driver and Married Woman respectively ALL its estate and interest in ALL that piece of land being Lot 32 Plan of Subdivision No. 125751 being the whole of the land more particularly described in Certificate of Title Volume 9303 Folio 176.

AND the abovenamed ^{Transferee} ~~Purchaser~~ with the intent that the benefit of this covenant shall be attached to and run at law in equity with each and every lot on the said plan of subdivision other than the said lot hereby transferred and that the burden of this covenant shall be annexed to and run at law and in equity with the said lot hereby transferred DOETH HEREBY for itself its successors in title and transferees the registered proprietors for the time being of the said lot hereby transferred and as separate covenants JOINTLY AND SEVERALLY CONVENANTS with the ^{Transferees} ~~Vendors~~ and their transferees the registered proprietor or proprietors for the time being of the land comprised in the said plan of subdivision other than the said lot hereby transferred -

(a) that no dwelling house having an area of less than one hundred square metres will be erected on any of the lots transferred.

(b) that no more than four dogs shall be kept on the lots transferred at any one time.

APR-27-82 849999 27597 LE B 101 *** 157-50

(c) that no pigs are to be brought onto kept or reared on the lots transferred.

(d) that no effluent is to be disposed of on the lot or lots transferred save and except by means of an all wastes septic tank linked with a sub-soil drainage system or in the case of sullage waste by means of a grease trap through which sullage wastes are to pass into a sub-soil drainage system on the lots transferred.

A memorandum of the within instrument has, been entered in the Register Book.

.../2

J.W.
10.6.82



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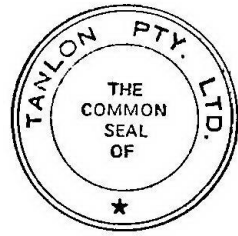
(2)

(e) that no dwelling house is to be erected on the lots transferred within thirty metres from the road frontage to the said lots.

AND-it is intended that this covenant shall be set out as an encumbrance on the Certificate of Title issued or to issue for the said lot hereby transferred and shall run with the land.

DATED this 28 day of APRIL 1982.

THE COMMON SEAL of TANLON PTY. LTD.)
was hereunto affixed in accordance)
with its Articles of Association in)
the presence of:)



Director: *[Handwritten Signature]*

SIGNED by the said HERBERT WILLIAM HARE in the State of Victoria in the presence of:

H.W. Hare

Witness: *N. Napling*

SIGNED by the said NANCY VIOLET HARE in the State of Victoria in the presence of:

N.V. Hare

Witness: *N. Napling*

ENCUMBRANCES REFERRED TO:

As set out at the foot of the said Certificate of Title.



DATED

1982

TANLON PTY. LTD.

- to -

H.W. & N.V. HARE

TRANSFER OF LAND

COUNTRY PROPERTIES
P.O. BOX 54,
EAST DONCASTER 3109
TELEPHONE: 873-5506
REFERENCE: TAN1:176

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Document Type	Instrument
Document Identification	J391803
Number of Pages (excluding this cover sheet)	6
Document Assembled	16/09/2019 14:15

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2.23 \$221

J391803

CONTROL AND C.T. TO ISSUE TO

TANLON P/L

REGD

NO 221.00 H RT T

2-23 860912-23 MAR 81 ORDER ATTACHED

STAMP DUTY VICTORIA

TRANSACTION RECEIPT 305 111 23 MAR 81 \$999V2 812.50

G.N. HEILBRONN
12 CYGNET AVENUE
PIONEER FARMLERS
LOWER TEMPLESIDE

VICTORIA
TRANSFER OF LAND

JBSA \$35
JBSB \$24

3312.50

MADE AVAILABLE TO ISSUE TO CBA

WE GARTH BOYD EVANS Farmer and MARY EVANS Married Woman both of Yeo being

the registered proprietors of an estate in fee simple in the land herein-

after described subject to the encumbrances notified IN CONSIDERATION OF

the sum of ONE HUNDRED AND FIFTY-TWO THOUSAND FIVE HUNDRED DOLLARS (\$152,500.00)

paid to us by the Transferee DO HEREBY TRANSFER to TANLON PTY. LTD. of 1012

Doncaster Road, East Doncaster ALL our estate and interest in ALL those pieces

of land being Lots 60 - 66 inclusive on Plan of Subdivision No. 125752 and

being the whole of the land more particularly described in Certificates of

Title Volume 9303 Folio 192, Volume 7606 Folio 036 and Volume 9303 Folio 193 -

196 inclusive, Lots 72 - 75 inclusive on Plan of Subdivision No. 125752 and

being the whole of the land more particularly described in Certificates of

Title Volume 9303 Folio 201 - 203 and Volume 7606 Folio 036, Lots 67 - 69

inclusive on Plan of Subdivision No. 125752 and being the whole of the land

more particularly described in Certificates of Title Volume 9303 Folio 197 -

199, Lots 36 - 41 inclusive on Plan of Subdivision No. 125752 and being the

whole of the land more particularly described in Certificates of Title Volume

9303 Folio 180 - 185, Lot 49 on Plan of Subdivision No. 125752 and being part

of the land more particularly described in Certificate of Title Volume 8195

Folio 216, Lots 24 - 28 inclusive on Plan of Subdivision No. 125751 and being

the whole of the land more particularly described in Certificates of Title

Volume 9303 Folio 169 - 173, Lots 30 - 35 on Plan of Subdivision No. 125751

and being the whole of the land more particularly described in Certificates of

Title Volume 9303 Folio 174 - 179, Lots 50, 51 and 53 on Plan of Subdivision

No. 122693 and being the whole of the land more particularly described in

Certificates of Title Volume 9232 Folio 448, Volume 9232 Folio 449 and Volume

9232 Folio 451, Lots 58 and 59 on Plan of Subdivision No. 122870 and being the

whole of the land more particularly described in Certificates of Title Volume

9285 Folio 941 and Volume 9285 Folio 942 and Lot 76 on Plan of Subdivision No.

125752 and being the whole of the land more particularly described in

Certificate of Title Volume 9322 Folio 295 and part of the land more particularly

described in Certificates of Title Volume 9447 Folio 185 and Volume 9103

Folio 295 and part of the land more particularly described in Certificates of Title

Volume 9447 Folio 185 and Volume 9103 Folio 295 and part of the land more particularly

described in Certificates of Title Volume 9447 Folio 185 and Volume 9103 Folio 295

and part of the land more particularly described in Certificates of Title Volume 9447

Folio 185 and Volume 9103 Folio 295 and part of the land more particularly described in

AMENDED
1 OCT 1981
With consent of solicitor for

2.6
71.8



1/7/81

6322
9447 (185)
9103
CT 7607
and part of the land more particularly described in Certificates of Title Volume 9447 Folio 185 and Volume 9103 Folio 295 and part of the land more particularly described in Certificates of Title Volume 9447 Folio 185 and Volume 9103 Folio 295 and part of the land more particularly described in Certificates of Title Volume 9447 Folio 185 and Volume 9103 Folio 295

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AND the abovenamed Purchaser with the intent that the benefits of this covenant shall be attached to and run at law and in equity with each and every lot on the said Plan of Subdivisions other than the said lots hereby transferred and that the burden of this covenant shall be annexed to and run at law and in equity with the said lots hereby transferred DOTH HEREBY for itself its successors in title and transferees the registered proprietors for the time being of the said lots hereby transferred and as separate covenants

JOINTLY AND SEVERALLY COVENANTS with the Vendors and their transferees the registered proprietors or proprietors for the time being of the land comprised in the said Plan of Subdivision other than the said lots hereby transferred

- (a) that no dwelling house having an area of less than one hundred square metres will be erected on any of the lots transferred.
- (b) that no pigs are to be brought onto kept or reared on any one of the lots transferred.
- (c) that no more than four dogs shall be kept on the lots transferred at any one time.
- (d) that no effluent is to be disposed of on the lot or lots transferred save and except by means of an all wastes septic tank linked with a sub-soil drainage system or in the case of sullage waste by means of a grease trap through which sullage wastes are to pass into a sub-soil drainage system on the lots transferred.
- (e) that no dwellinghouse is to be erected on ^{ANY ONE OF} the lots transferred within thirty metres from the road frontage to the said lots.

33164
81/3204
ME

S.B.E.
L.C.

AND it is intended that this covenant shall be set out as an encumbrance on the Certificate of Title issued or to issue for each of the said lots hereby transferred and shall run with the land.

DATED this 23rd day of March 1981

SIGNED by the said GARTH BOYD EVANS and)
MARY EVANS in the State of Victoria in)
the presence of:)

G.B. Evans
Mary Evans

THE COMMON SEAL of TANLON PTY. LTD. was)
hereunto affixed in accordance with its)
Articles of Association in the presence)
of:)



[Signature]

DIRECTOR. ENCUMBRANCES REFERRED TO:

As set out at the foot of the said Certificates of Titles.

Examining Draughtsman's Report

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No. 5391803

8 CERTS TO ISSUE /
ALL CERTS FEE 15-24 MTR
PARISH BARONGAROOK
COUNTY POLWARTH
ENC THE COVENANT HERE IN
1 ST CERT TO 4 TH CERT
CONSOL
97V. 8195 F 216 PT
7606 F 036 PT
Being A Lot on
P/S 125752 & Being
PT OF CAS 47 ^B & 47 ^C
1 ST CERT
Being Lot 61
AREA 7461 m ²
2 ND CERT
BEING LOT 62
ENC
A ENCL 98
AREA 7840 m ²
3 RD CERT
Being Lot 75
AREA 3.263 ha.
4 TH CERT
BEING LOT 49
AREA 1.578 ha.
5 TH CERT
CONSOL
97V. 6322 F. 295 (WH)
V. 7606 F. 036 (PT)
V. 8195 F. 216 (PT)
Being Lot 76
AREA 2.974 ha.
CONT. SEE OVER.



DJ391803-2-5

Examining Draughtsman's Report

No.
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6th cert.

9TV.9303 F.177 BAL

Being Pt Lot 33 ON

P/S 125751

AREA 1.030 ha.

7th CERT

9TV.9303 F.178 BAL

BEING PT LOT 34 ON

P/S 125751

AREA 2.630 ha.

8th CERT

9TV.9303 F.179 BAL

BEING PT LOT 35

ON P/S 125751

ENC

"A" Emk 98

AREA 2.924 ha.

NO CERTS AS TO OTHERS.

[Signature] 1/12/81

S/S

8/12/81

EX *[Signature]* 15/12/81

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The Registrar of Titles,
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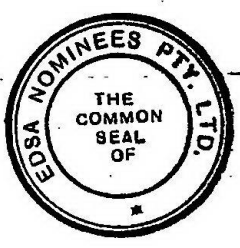
Dear Sir,
re Dealing J241813 lodged 20.11.80
Dealing J363740 lodged 2.3.81
Dealing J391803 lodged 23.3.81
Dealing J391872 lodged 24.3.81

Please hand Control of the abovenamed Dealings to Tanlon Pty. Ltd. and Montran Pty. Ltd., whose registered office is at 1012 Doncaster Road, East Doncaster, and upon completion issue the relevant duplicate Certificates of Title to Tanlon Pty. Ltd. and Montran Pty. Ltd.

Dated this 1st day of June, 1981.

THE COMMON SEAL of EDSA)
NOMINEES PTY. LTD. was)
hereto affixed by authority)
of the directors in the)
presence of:)

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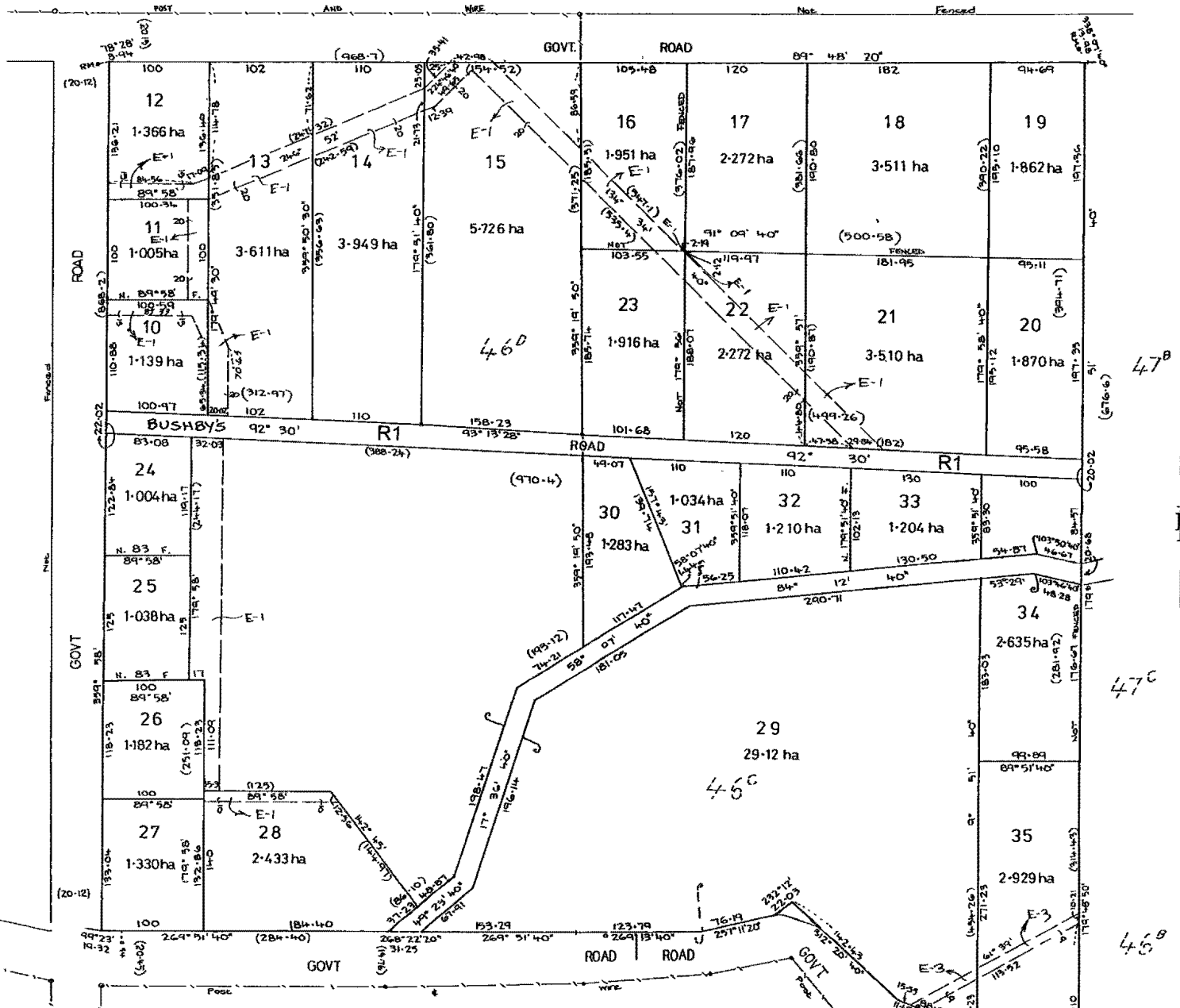
LP125751
EDITION 3
APPROVED 21/7/17

<p>PLAN OF SUBDIVISION OF: CROWN ALLOTMENT 46D & PART OF CROWN ALLOTMENT 46C PARISH: BARONGAROOK COUNTY: POLWARTH</p> <p>50 0 50 100 LENGTHS ARE IN METRES</p>	<p>APPROPRIATIONS</p> <p>Brown - Carriageway & Drains Blue - Sewerage & Drainage Purple - Electricity Supply Purposes</p>	<p>ENCUMBRANCES & OTHER INFORMATION</p> <p>As to ROAD RY THE RIGHTS OF THE PUBLIC TO USE THE SAME AS A PUBLIC HIGHWAY PURSUANT TO PROCLAMATION PUBLISHED IN GOVERNMENT GAZETTE DATED 1985 PAGE 1245</p>
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CIT V. 8668 F.576.
 CIT V. 8178 F.256.
 CIT V. 8122 F.809.

COLOUR CONVERSION
 BLUE = E-1
 BROWN = R1
 PURPLE = E-3

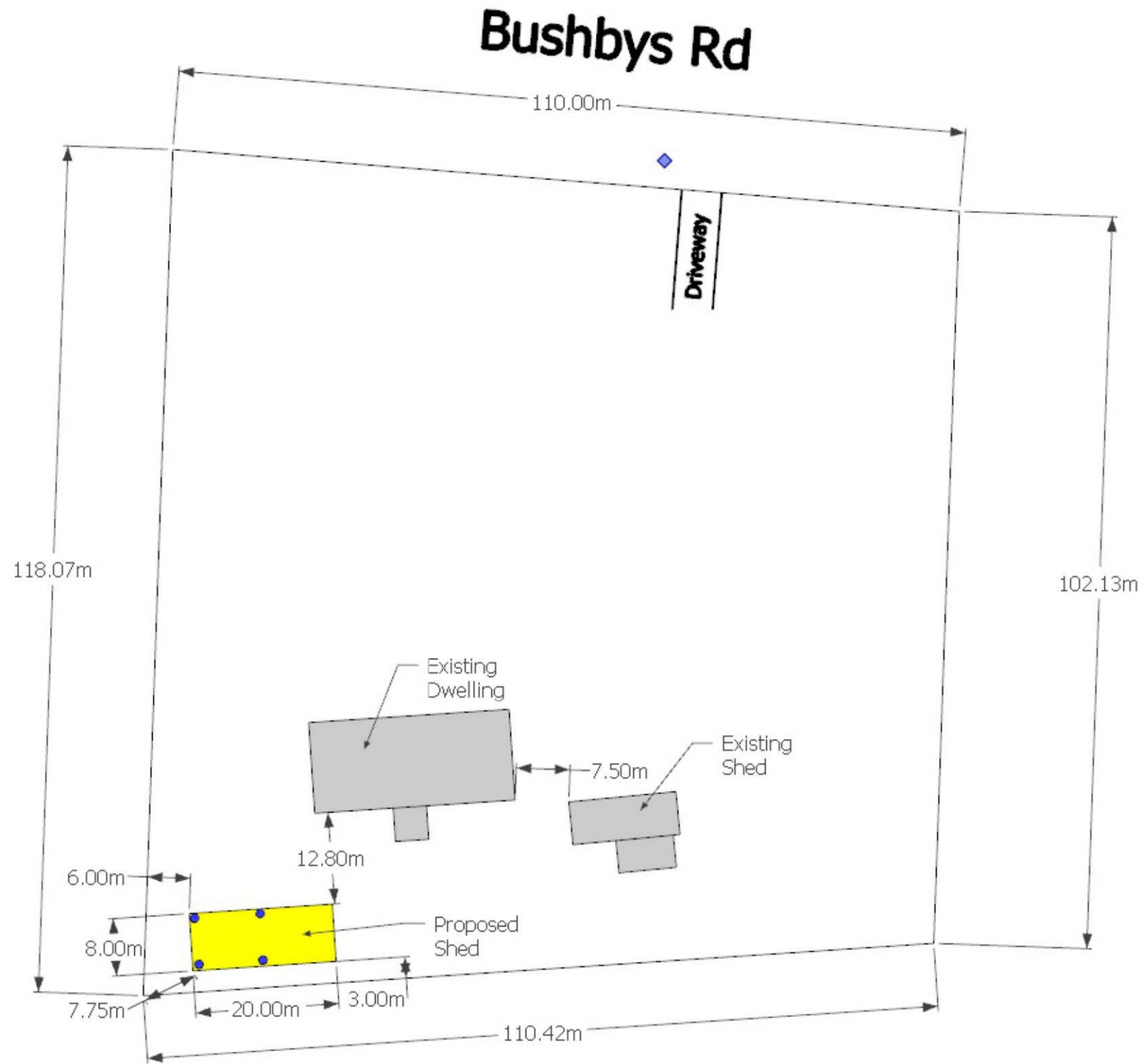
DEPTH LIMITATION 15.24m



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LIST OF MODIFICATIONS

LAND	MODIFICATION	DEALING No:	ART	NEW EDN.
GOVT ROAD	ROAD CLOSURE	L.G.D 3730	<i>AM</i>	2
GOVT ROAD	DISCONTINUED ROAD	L.G.D 1994	<i>AM</i>	2
ROAD R1	ROAD NAME CHANGE	G.GAZ 85 PR 1245	<i>AM</i>	2
ROAD R1	EASEMENT ENHANCED			3



Legend

● Downpipes

Down pipes to be installed in accordance to AS3500 and council requirements.

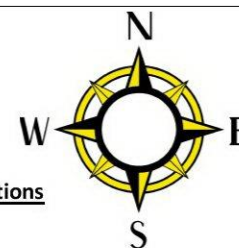
Connected to the existing functional storm water drainage system within the property boundaries

FOOTINGS TO BE FOUNDED MIM. 100MM INTO NATURAL STIFF CLAY

Name: Bryan Richens
 Site Address: 115 Bushbys Road ,
 Barongarook, VIC, 3249
 Job Number: SGEE180040

Scale 1:750
Concrete Slab Shed

Note: add 100mm to the overall height of the proposed shed elevations
 For the concrete thickness above the natural ground level



Site Plan

CLIENT – Bryan Richens

SITE ADDRESS – 115 Bushbys Road BARONGAROOK

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WALLS (EXTERNAL)
Mangrove

ROOF
Mangrove

ROLLER DOORS
Mangrove

GUTTER
Mangrove

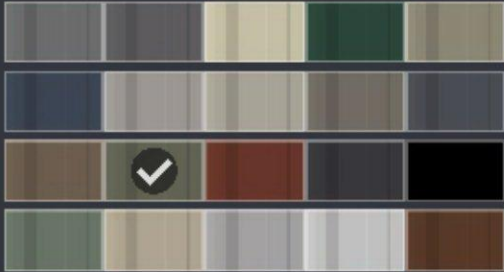
GABLE END CAPPING
Cove


CORNER FLASHING
Cove

OPENING FLASHING
Cove

PA DOORS
Mangrove

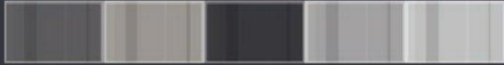
Standard





Matt

Colorbond Matt is a stylish premium colour choice that is available at an additional cost



GENERAL NOTES

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

DESIGN CRITERIA

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

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

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

ADDITIONAL DOCUMENTATION TO BE SUPPLIED BY PURCHASER/OWNER

The Purchaser/Owner is responsible for:

- *Provision of Soils Report for the site and in the building area on which the building is to be erected
- *Site/Drainage Plans
- *Any other plans not covered by these engineering plans requested by the local Council or the authority

BUILDING CONSTRUCTION REQUIREMENTS

The Purchaser/Owner is to be ensured that all building construction is carried out in accordance with the Plans, the Construction Manual and the Bill of Materials (BOM).

SLAB DETAILS - GENERAL

- * **The minimum size of Piers under the columns and End Wall Mullions are nominated on the Material Specifications Plan.** When the slab and piers are poured as one pour, the depth of the pier is to the bottom of the slab.
- * Pier Reinforcement: for any piers over 1100mm, deformed bar to within 100mm of base and minimum 75mm top cover. Minimum side cover 75mm, maximum 100mm. Rod to be caged horizontally at least twice and at a maximum of 300mm spacing. Tie with a minimum of 6mm diameter cage tie. Where pier diameter is less than 450mm diameter, use 4 N12. For diameters equal to and over 450mm, use 4 N16.

Concrete Slab

- * Footings and slabs, including internal and edge beams, must be founded on natural soil with a minimum allowable bearing capacity of 100kPa. Design covers soil classifications of A, S, M, H1 or H2 for a class 10 building.
- * The footing designs have been calculated with adhesion values of 0kPa, 25kPa and 50kPa for clay soils and dense sand soils only.
- * A site specific geotechnical investigation has not been performed. The builder will

need to verify the soil type and conditions.

- * Site conditions different to those specified require a modified design.
- * Sub grade shall be excavated and compacted to a minimum of 100% standard dry density ratio and within 2% of the OMC to comply with AS2159.
- * Designs are in accordance with AS 3600:2009
- * All concrete to be in accordance with AS 3600:2009. Minimum 25 Mpa, with 80mm slump.
- * Concrete should be cured for 7 days before commencing construction of the building.
- * Refer to connection details.
- * Saw construction joints to be 25mm deep x 5mm wide. Saw cuttings shall take place no later than 24 hours after pouring. Saw construction joints to be placed at a maximum spacing of 6.3m (in both the length and the span). Care should be taken to avoid construction cuts intersecting where any fixing to the slab is to be made.
- * Where columns or end wall mullions have been removed, piers are not required.
- * End wall mullion spacing may move due to location of openings or doors. Check layout and component position plan, and relocate piers as required.
- * The Slab Plan indicates those parts of the slab which are 50mm below main slab/piers.

For Class A, S or M Sites

- * Slab thickness to be a minimum of 100mm with SL 82 mesh and 40mm top cover.

* Concrete piers under Roller Door Jambs to be a minimum size as below:

C25019 - 450mm dia x 550mm deep, centered to the C Section

C15019 - 300mm dia x 375mm deep, centered to the C Section

Where heavy traffic is to go through the roller door, it is recommended that the slab edge should be thickened to 200mm deep by 300mm wide for the length between the mullions. Place an additional section of SL 82 mesh, 50mm from the base in all thickenings.

For Class H1 or H2 Sites

- * Slab thickness to be a minimum of 100mm with SL 92 mesh and 40mm top cover.

* Edge beam 400mm deep x 300mm wide with Y12 3 bar Trench Mesh to the perimeter of the building.

* Thickening beams 400mm deep by 300mm wide with Y12 3 bar Trench Mesh at a max spacing of 6.2m.

* Concrete piers under Roller Door Jambs to be a minimum size as below:

C25019 - 450mm dia x 700mm deep, centered to the C Section

C15019 - 300mm dia x 500mm deep, centered to the C Section

BRACING NOTES

- * Refer to Connection Details.
- * Knee bracing clearance from FFL is X = Main Building: 2.381m.
- * All Cross Bracing is achieved with 1.2mm Strap G450.
- * Cross bracing is to be fixed taut and secured with 14.20 x 22 frame screws at each end, quantity as per connection details.
- * Fly bracing to be fixed to the purlins/girts on all mid portal rafters, columns and end wall mullions. Fly bracing is to be fitted to every second purlin/girt, or, on every one, where the spacing between fly braces would exceed the maximum specified below for the relevant column/rafter size:

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

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

- * All bracing strap ends to be located as close as practical to structural members (columns, rafters, mullions) centerline.

BOLTS

- * Unless otherwise nominated, all bolts are grade 4.6
- * All tensioned bolts shall be tensioned using the part turn method (refer to AS4100). For the erector, full details are in the construction manual.

OTHER MATERIALS NOTES

- * All Sheeting, Flashing and framing screws are Climaseal 4.
- * All purlin material has Z350 zinc coating with minimum strength of 450MPa.

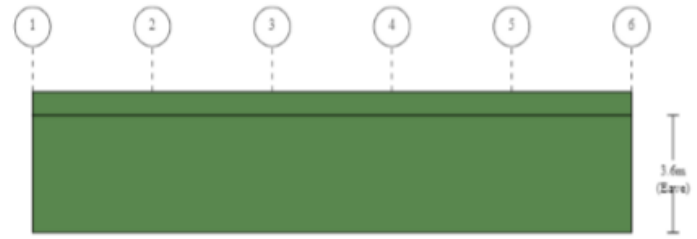
Purchaser Name: Bryan Richens		<p>General Notes</p> <p>Page 1 of 1</p> <p>© Copyright Steelx IP Pty Ltd</p>	<p>Seller: Sheds n Homes Geelong Tough Aussie Sheds Pty Ltd Phone: (03) 5298 1861 Fax Email: geelong@shedsnhomes.com.au</p>	<p>TNC ENGINEERING PTY LTD ACN: 610 855 260 ME Aust. (Registered NER Structural & Civil) 2741240 QLD : RPEQ No. 13750; VIC : EC44684; TAS : CC6968; N.T : 225521ES; Practising Professional Structural & Civil Engineers</p>
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Drawing # SGEE190109 - 2	Print Date: 16/09/19			

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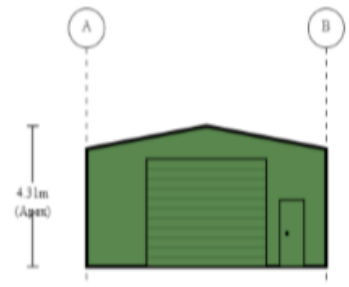
COLOURS

Walls – Trimclad Mangrove

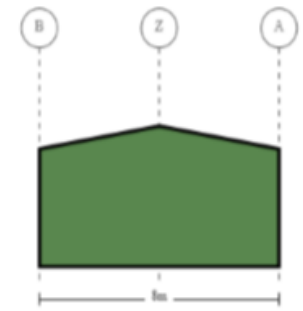
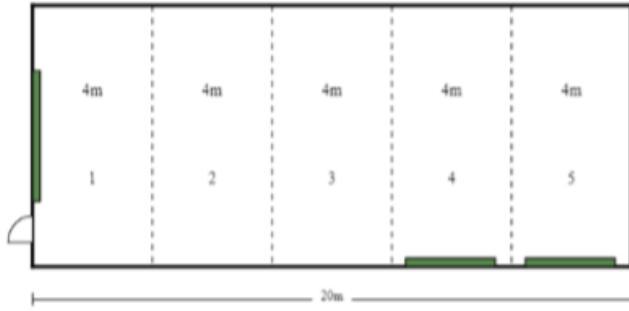
Roof – Corodek Mangrove



Left Side



Left End



Right End



Right Side



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Drawing # SGBE190109-3	Print Date: 16/09/19			

MATERIAL SPECIFICATIONS

For further information regarding the tabulated values shown, refer to the General Notes

Building Dimensions

Categories	Span	Length	Pitch	Height	Grid(s)	Portal(s)
Main Building	8	20	10	3.6	A - B	1 - 6

Portal Frame Elements

Grid / Portal Number		1	2	3	4	5	6
Columns	A	C15015	C15024	C15024	C15024	C15024	C15015
	B	C15015	C15024	C15024	C15024	C15024	C15015
Rafters	A - Apex	C15012	C15015	C15015	C15015	C15015	C15012
	Apex - B	C15012	C15015	C15015	C15015	C15015	C15012
End Wall Mullions	Z	-	-	-	-	-	C15015
Apex Braces	Apex	-	C15015 @ 2.4m	C15015 @ 2.4m	C15015 @ 2.4m	C15015 @ 2.4m	-
Knee Braces	A - Apex	-	C15012 @ 1.7m	C15012 @ 1.7m	C15012 @ 1.7m	C15012 @ 1.7m	-
	Apex - B	-	C15012 @ 1.7m	C15012 @ 1.7m	C15012 @ 1.7m	C15012 @ 1.7m	-

Bay Section Elements

Grid / Bay Number		1	2	3	4	5	Maximum
Bay Widths		4	4	4	4	4	
Roof Purlins	A - Apex	TH64075	TH64075	TH64075	TH64075	TH64075	
	Apex - B	TH64075	TH64075	TH64075	TH64075	TH64075	
Roof Purlin Spacing (End)	A - Apex	0.9	0.9	0.9	0.9	0.9	0.900
	Apex - B	0.9	0.9	0.9	0.9	0.9	0.900
Roof Purlin Spacing (Internal Spans)	A - Apex	1.106	1.106	1.106	1.106	1.106	1.200
	Apex - B	1.106	1.106	1.106	1.106	1.106	1.200
Eave Purlin	A	C10010	C10010	C10010	C10010	C10010	
	B	C10010	C10010	C10010	C10010	C10010	
Side Girts	A	TH64100	TH64100	TH64100	TH64100	TH64100	
	B	TH64100	TH64100	TH64100	TH64100	TH64100	
Side Girts Spacing (End)	A	1.123	1.123	1.123	1.123	1.123	1.380
	B	1.123	1.123	1.123	1.123	1.123	1.380
Side Girts Spacing (Internal)	A	1.123	1.123	1.123	1.123	1.123	1.380
	B	1.123	1.123	1.123	1.123	1.123	1.380
Roller Door Header	B	-	-	-	C10010	C10010	
Roller Door Jamb	B	-	-	-	C15019	C15019	

End Bay Section Elements

Grid / Portal Number		1	6	Maximum
End Girts	A - B	TH64100	-	
	A - Z	-	TH64100	
	Z - B	-	TH64100	
End Girts Spacing (End)	A - B	1.123	-	1.380
	A - Z	-	1.123	1.380
	Z - B	-	1.123	1.380
End Girts Spacing (Internal)	A - B	1.123	-	1.380
	A - Z	-	1.123	1.380
	Z - B	-	1.123	1.380
Roller Door Jamb	A - B	C25019	-	
	A - Z	-	-	
	Z - B	-	-	
PA Door Header	A - B	C10010	-	
	A - Z	-	-	
	Z - B	-	-	
PA Door Jamb	A - B	C10012	-	
	A - Z	-	-	
	Z - B	-	-	

Cladding Elements

Category	Colour	Product
Roof Sheeting	Mangrove	CORODEK® steel 0.42 BMT (0.47TCT)

Purchaser Name: Bryan Richens

Site Address: 115 Bushbys Rd BARONGAROOK VIC 3249 Australia

Drawing # SGEE190109 - 4

Print Date: 16/09/19

Specification Sheet

Page 1 of 2
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Seller: Sheds n Homes Geelong
Tough Aussie Sheds Pty Ltd
Phone: (03) 5298 1861
Fax:
Email: geelong@shedsnhomes.com.au

TNC ENGINEERING PTY LTD
ACN: 610 855 260
ME Aust. (Registered NER Structural & Civil) 2741240
QLD : RPEQ No. 13750; VIC : EC44684; TAS : CC6968; N.T : 225521ES;
Practising Professional Structural & Civil Engineers

Signature:  R. Nancarrow

Date: 16/09/19

MATERIAL SPECIFICATIONS

For further information regarding the tabulated values shown, refer to the General Notes

Cladding Elements

Category	Colour	Product
Roof Flashings	COLORBOND® steel	BlueScope 0.55 BMT
Wall Sheeting	Mangrove	TRIMCLAD® steel 0.42 BMT (0.47TCT)
Wall Flashing	COLORBOND® steel	BlueScope 0.55 BMT

Pier Sizes

Adhesion (kPa)	Soil Description	Diameter (mm)	Depth - with Slab	
			BP1 (mm)	BP2 (mm)
0	Sandy Soil	300	800	1200
		450	450	700
		600	450	450
25	Soft to Firm Clay	300	600	700
		450	450	700
		600	450	450
50	Stiff to Very Stiff Clay	300	500	700
		450	450	700
		600	450	450

Purchaser Name: Bryan Richens

Site Address: 115 Bushbys Rd BARONGAROOK VIC 3249 Australia

Drawing # SGEE190109 - 4

Print Date: 16/09/19

Specification Sheet

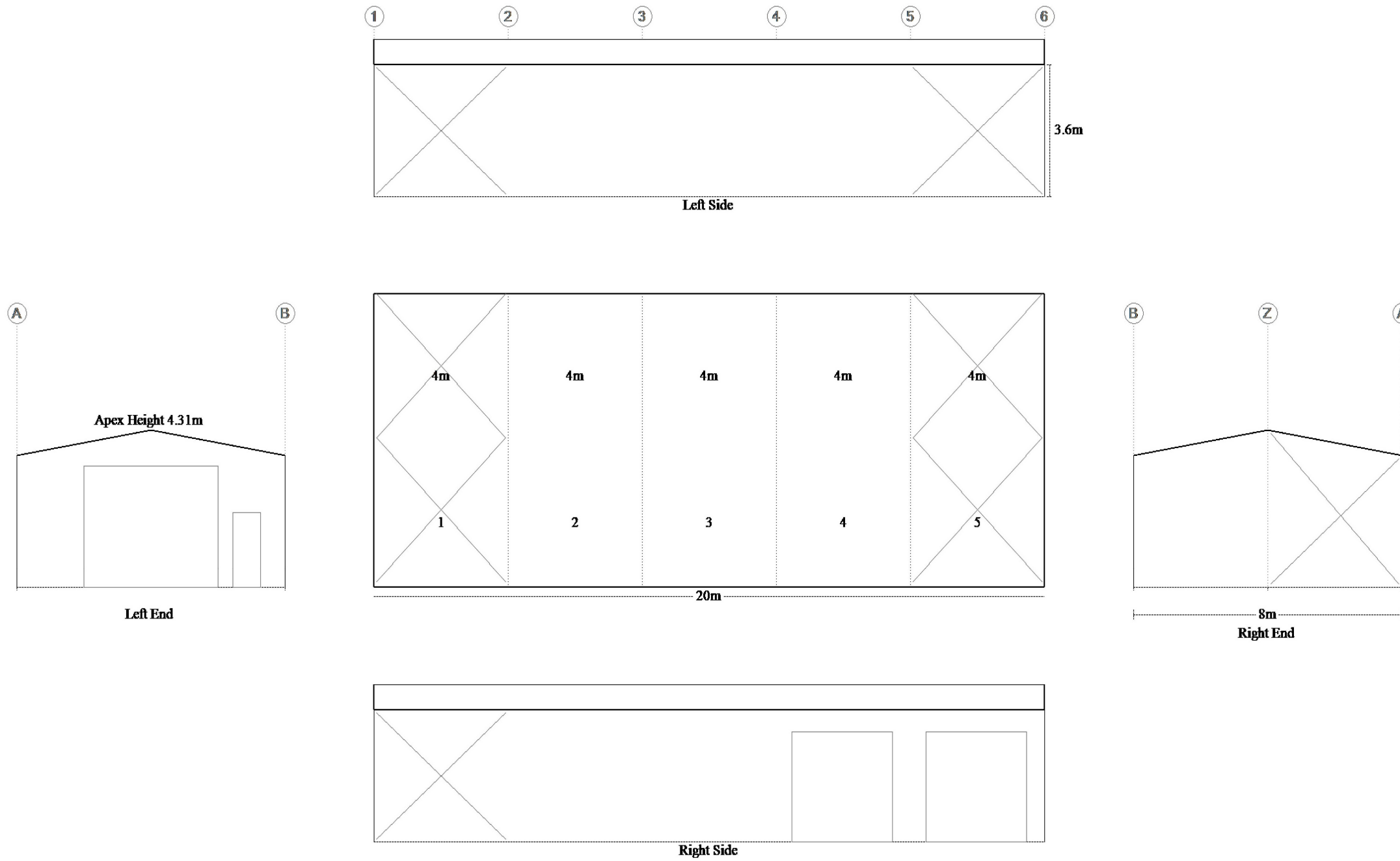
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Tough Aussie Sheds Pty Ltd
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Practising Professional Structural & Civil Engineers

Signature:  R. Nancarrow
Date: 16/09/19

Cross Bracing is achieved with 1.2mm Strap. Refer to Connection Details.



Purchaser Name: Bryan Richens

Site Address: 115 Bushbys Rd BARONGAROOK VIC 3249 Australia

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Bracing
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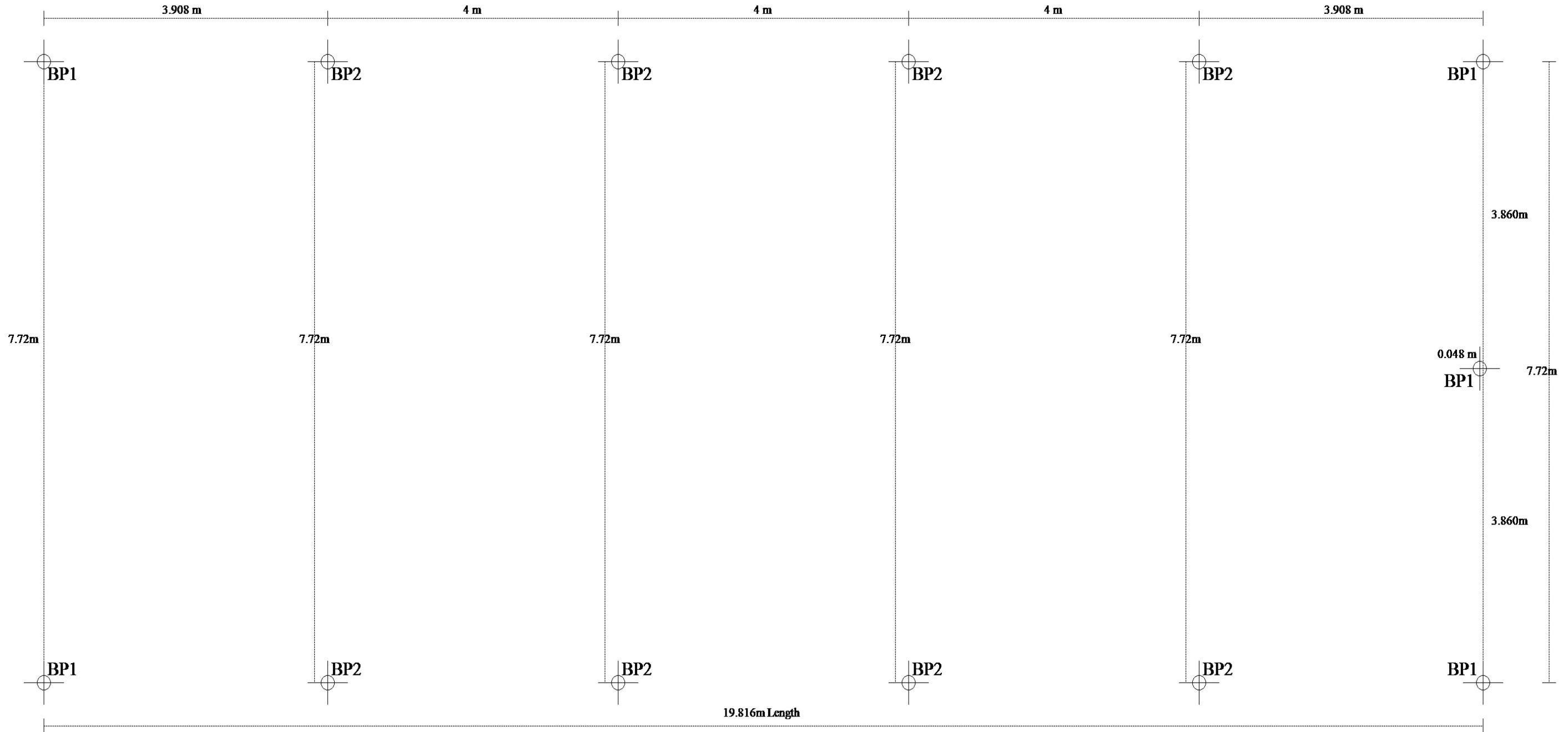
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Tough Aussie Sheds Pty Ltd
Phone: (03) 5298 1861
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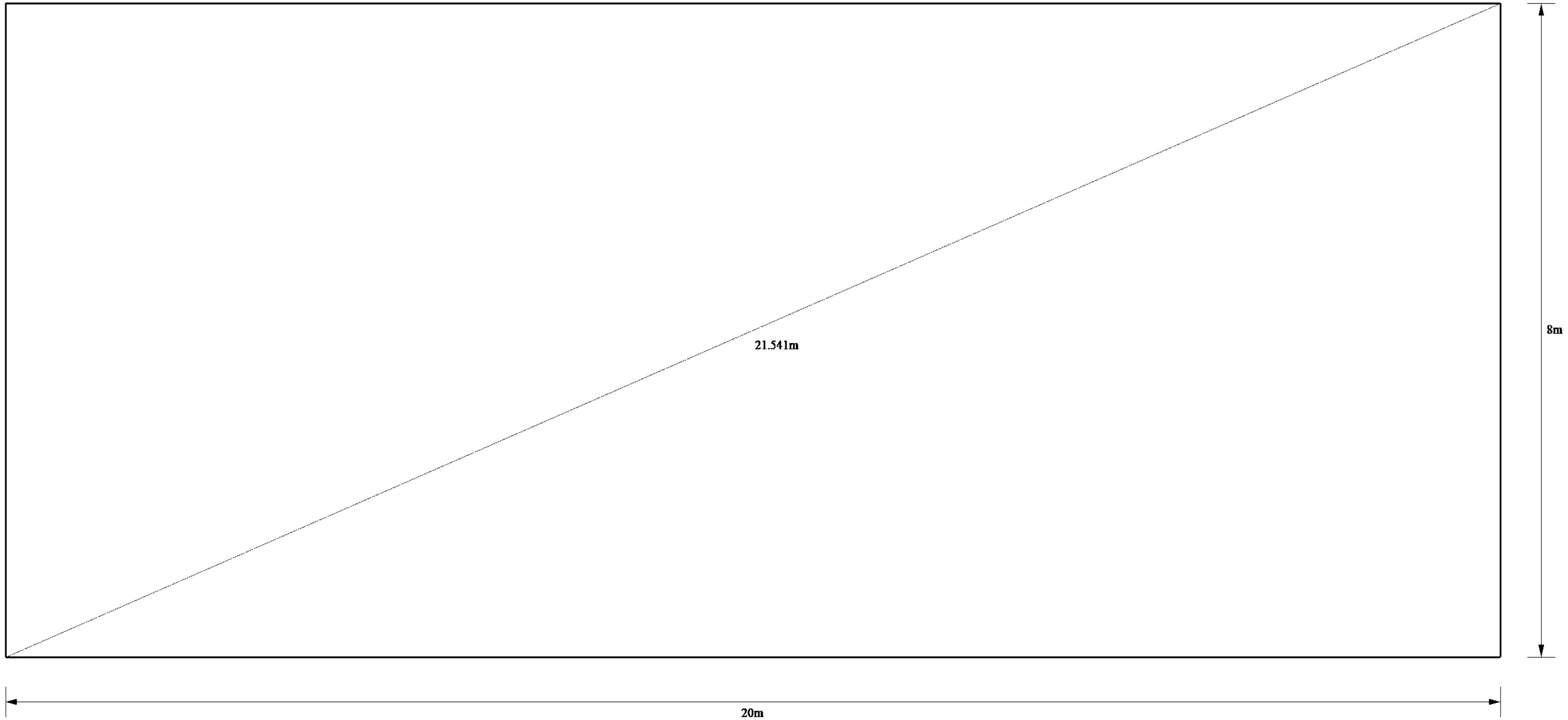
These dimensions are provided as a guide only. It is the responsibility of the concreter to confirm that all dimensions are correct.
Refer to Material Specifications Plan for BP dimensions.



Purchaser Name: Bryan Richens		Concrete Piers PIER MEASUREMENT ONLY Not to Scale © Copyright SteelxIP Pty Ltd	Seller: Sheds n Homes Geelong Tough Aussie Sheds Pty Ltd Phone: (03) 5298 1861 Fax: Email: geelong@shedsnhomes.com.au	TNC ENGINEERING PTY LTD ACN: 610 855 260 ME Aust. (Registered NER Structural & Civil) 2741240 QLD : RPEQ No. 13750; VIC : EC44684; TAS : CC6968; N.T : 225521ES; Practising Professional Structural & Civil Engineers
Site Address: 115 Bushbys Rd BARONGAROOK VIC 3249 Australia				
Drawing # SGEE190109 - 6	Print Date: 16/09/19			

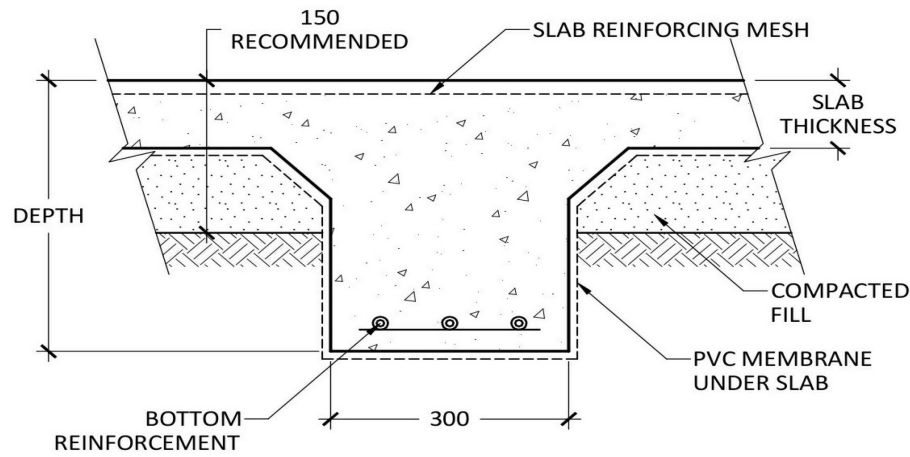
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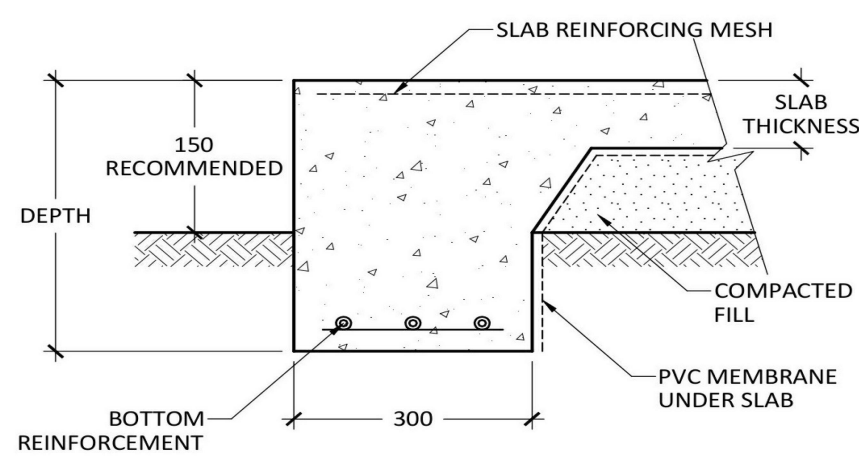


Purchaser Name: Bryan Richens		Slab Dimensions Also refer to Concrete Piers Plan Not to Scale © Copyright Steelx IP Pty Ltd	Seller: Sheds n Homes Geelong Tough Aussie Sheds Pty Ltd Phone: (03) 5298 1861 Fax: Email: geelong@shedsnhomes.com.au	TNC ENGINEERING PTY LTD ACN: 610 855 260 ME Aust. (Registered NER Structural & Civil) 2741240 QLD : RPEQ No. 13750; VIC : EC44684; TAS : CC6968; N.T : 225521ES; Practising Professional Structural & Civil Engineers
Site Address: 115 Bushbys Rd BARONGAROOK VIC 3249 Australia				Signature:  R. Nancarrow
Drawing # SGEE190109 - 7	Print Date: 16/09/19			Date: 16/09/19

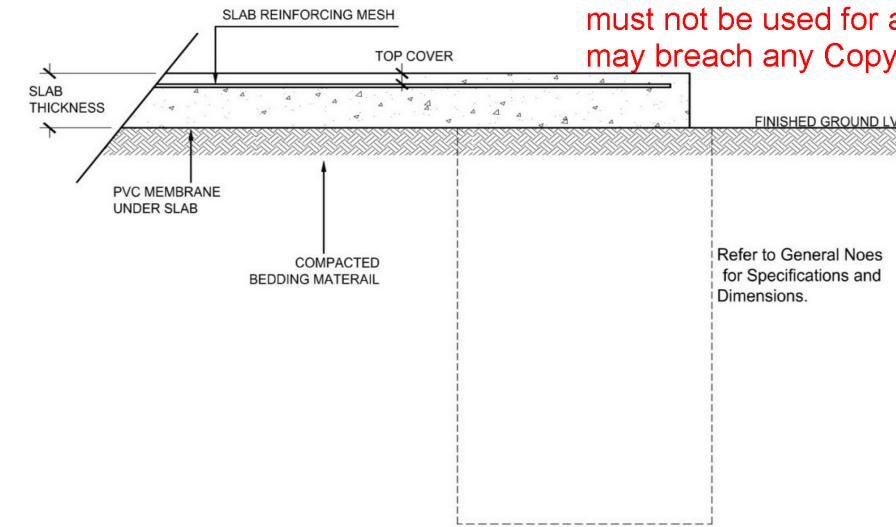
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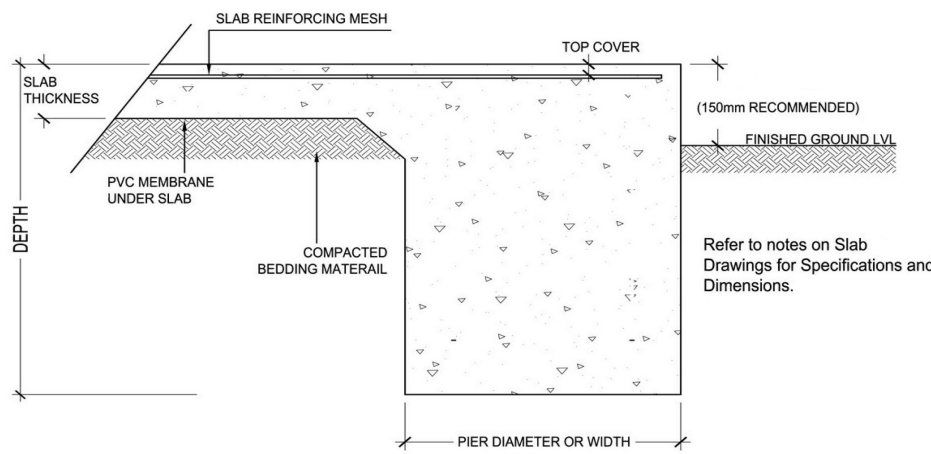
**INTERNAL BEAM
(H1 & H2 SOIL TYPE ONLY)**



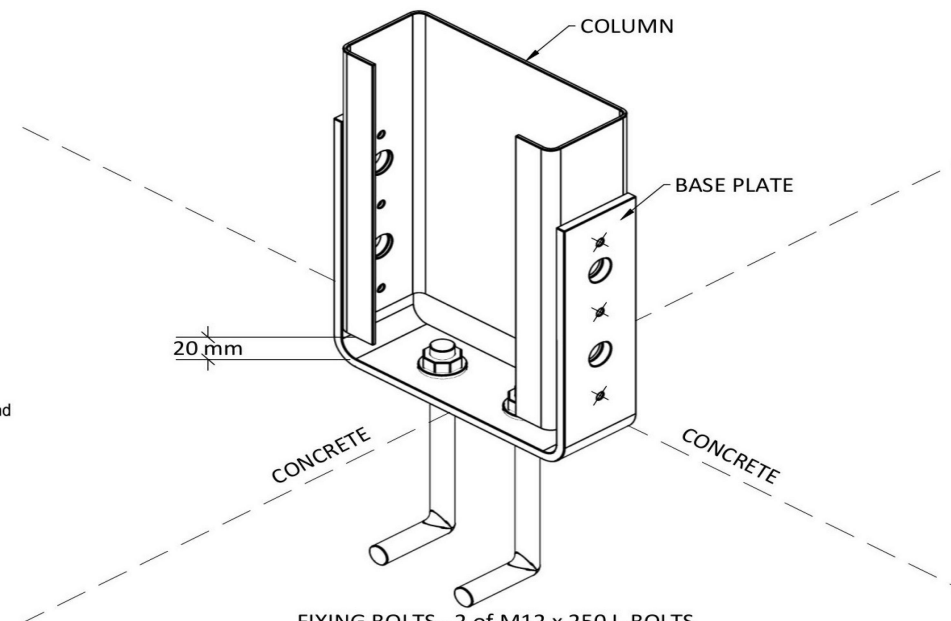
**PERIMETER BEAM
(H1 & H2 SOIL TYPE ONLY)**



**SLAB DETAIL BETWEEN PIERS
(Class A , S & M)**

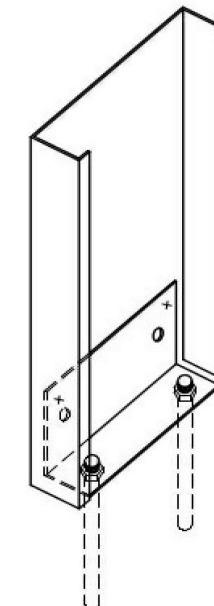


SLAB AND PIER DETAIL



- FIXING BOLTS - 2 of M12 x 250 L-BOLTS
- FIXING BOLTS - 4 of M12 x 30
- × FIXING SCREWS - 6 of 12.14 x 22 Hex

C150 COLUMN FIXING



- × FIXING SCREWS - 2 of 14.20 x 22
- FIXING BOLTS - 2 of M12 x 30
- 2 of TRUEBOLT M12 X 80

C150 MULLION BASE PLATE

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Drawing # SGEE190109 - 8

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Connection Details

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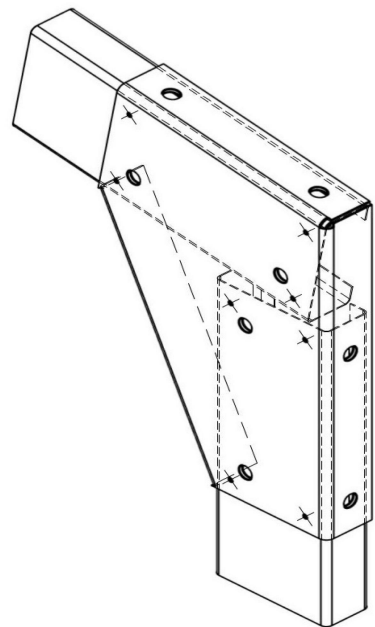
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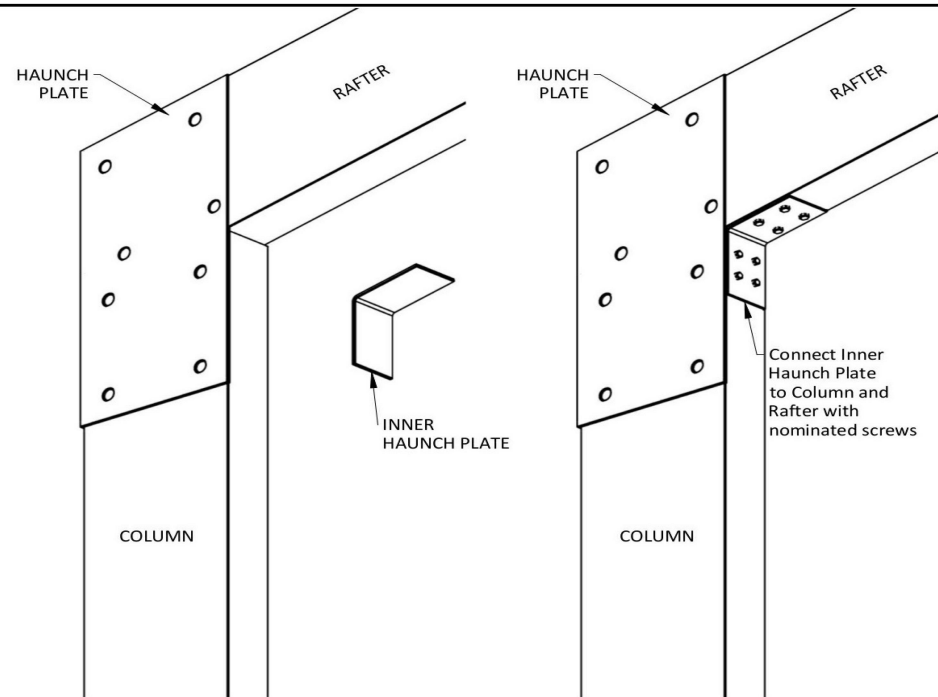
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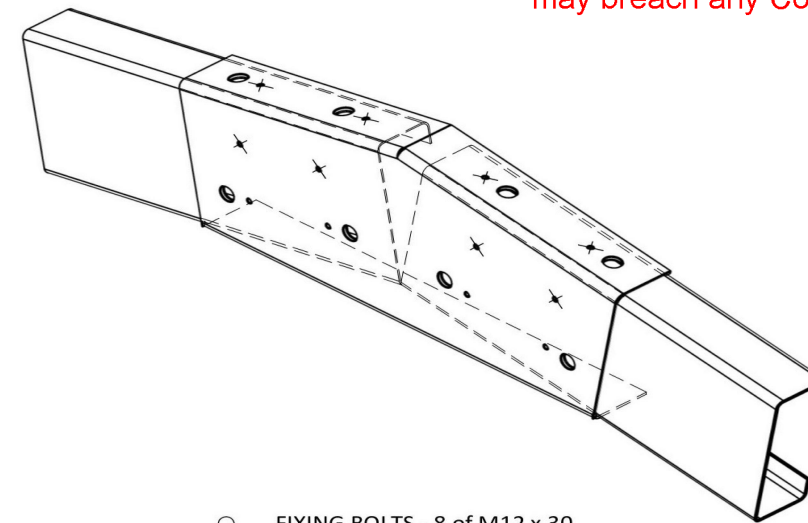
- FIXING BOLTS - 8 of M12 x 30
- × FIXING SCREWS - 8 of 14.20 x 22

HAUNCH BRACKET - C150, 10°



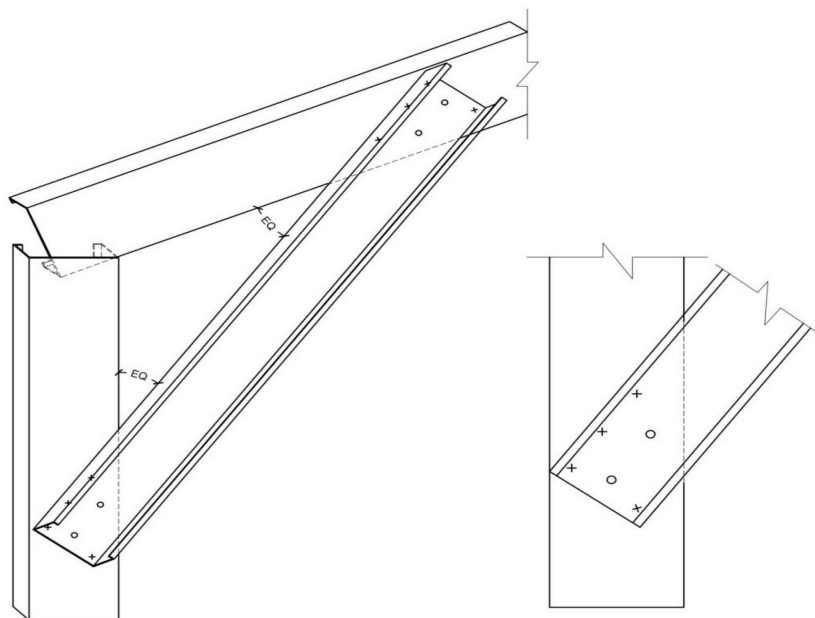
- × FIXING SCREWS - 8 of 14.20 x 22

INNER HAUNCH BRACKET - SINGLE RAFTER



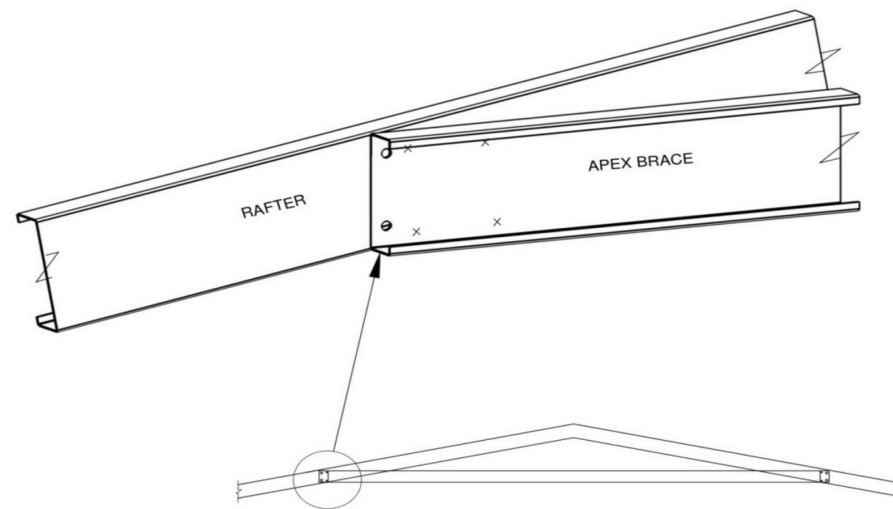
- FIXING BOLTS - 8 of M12 x 30
- × FIXING SCREWS - 8 of 14.20 x 22

APEX PLATE, C150, 10°



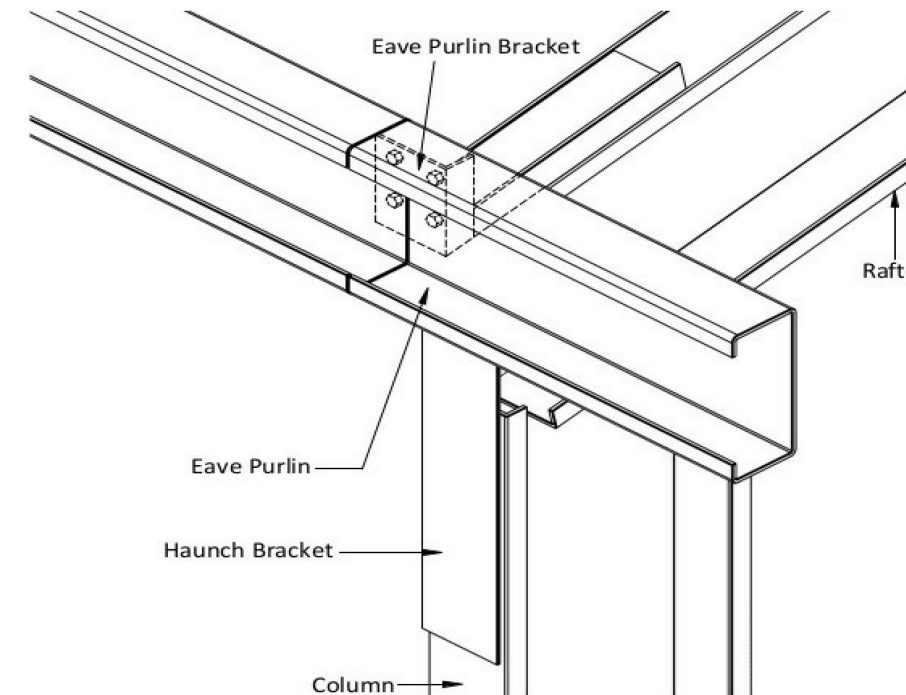
- FIXING BOLTS - 4 of M12 x 30
- × FIXING SCREWS - 8 of 14.20 x 22

KNEE BRACE FOR C150 SINGLE COLUMN - RAFTER



- FIXING BOLTS - 2 of M16 x 40
- × FIXING SCREWS - 4 of 14.20 x 22

APEX BRACE FOR SINGLE RAFTER



- × FIXING SCREWS - 4 of 14.20 x 22

EAVE PURLIN TO EAVE PURLIN BRACKET

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Site Address: 115 Bushbys Rd BARONGAROOK VIC 3249 Australia

Drawing # SGEE190109 - 8

Print Date: 16/09/19

Connection Details

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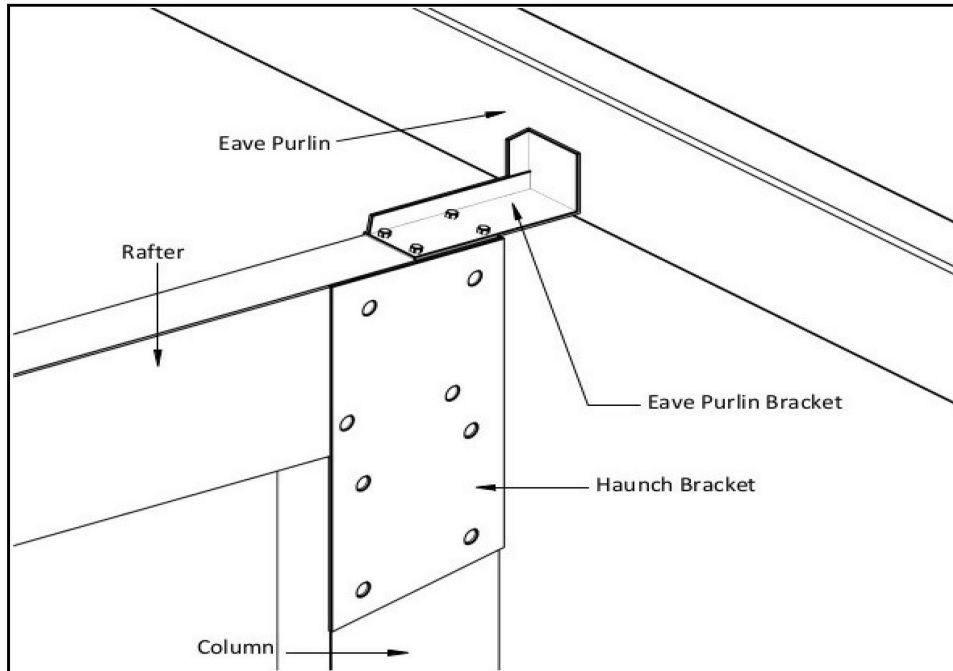
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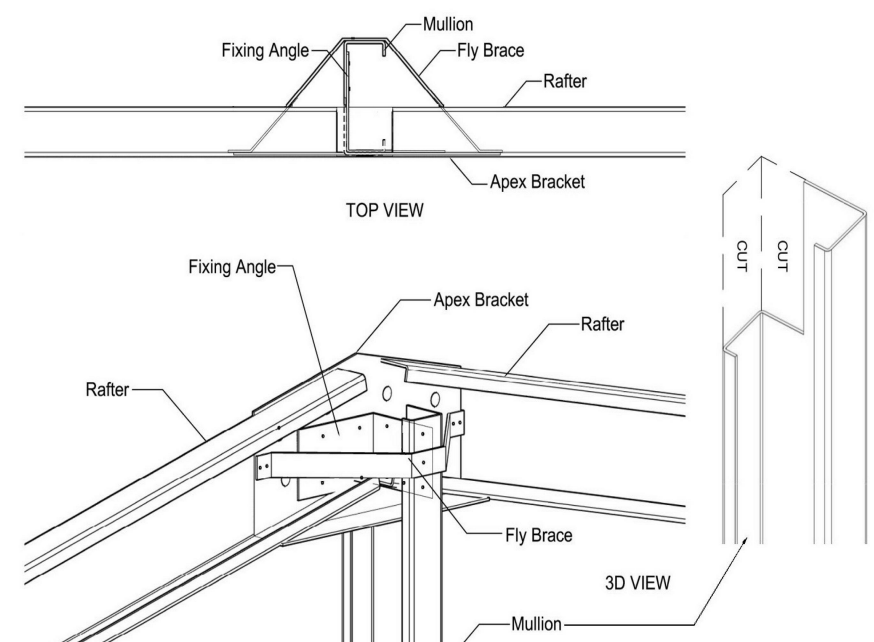
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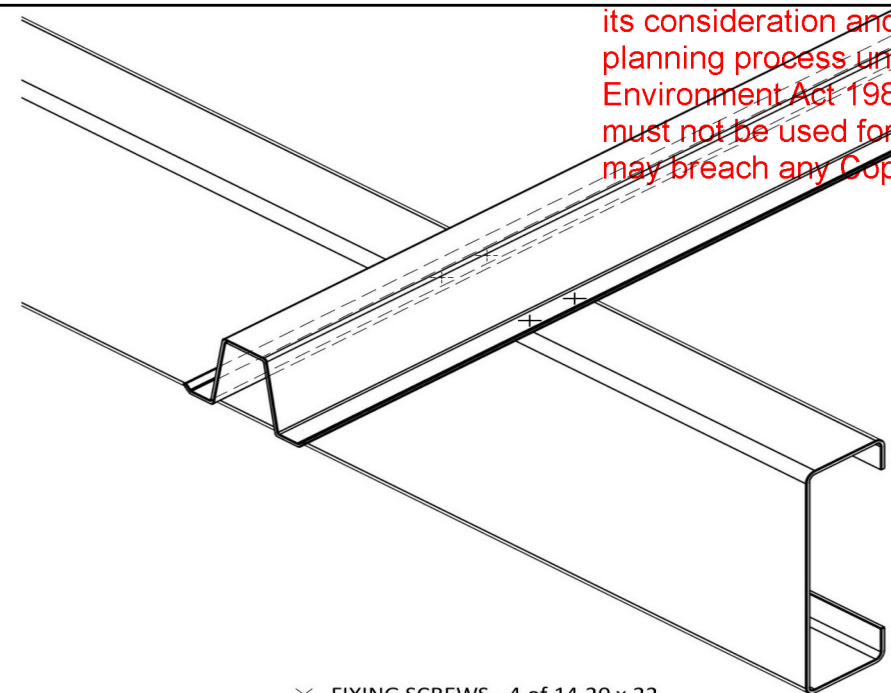
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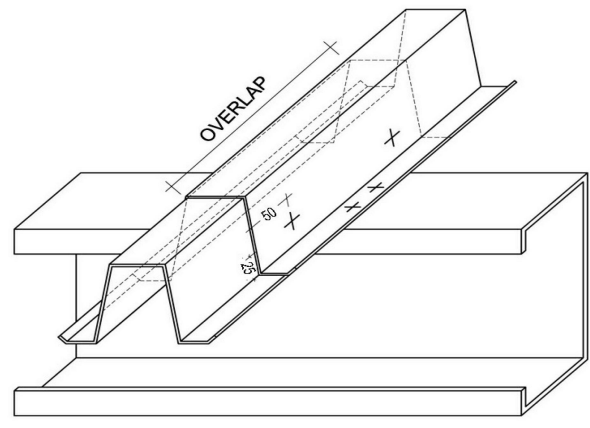
FIXING SCREWS - 4 of 14.20 x 22
EAVE PURLIN BRACKET TO RAFTER



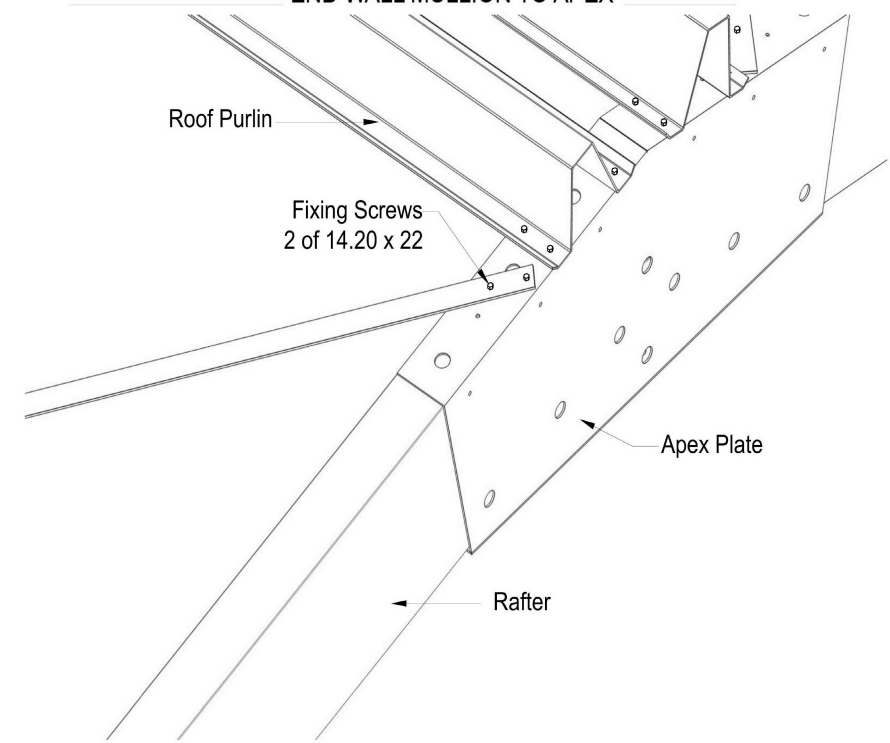
FIXING SCREWS
 FIXING ANGLE - 8 of 14.20 x 22
 FLY BRACE - 5 of 14.20 x 22
END WALL MULLION TO APEX



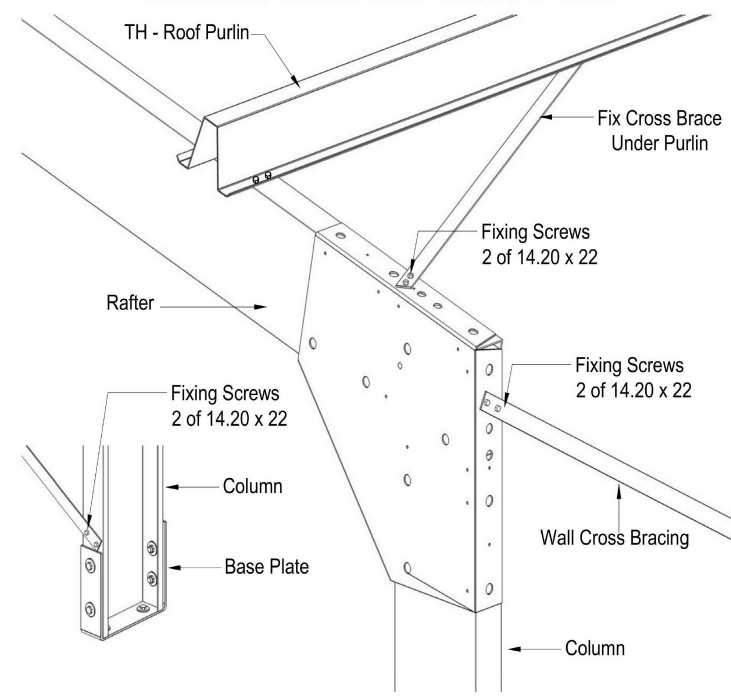
× FIXING SCREWS - 4 of 14.20 x 22
 OVERHANG = TOP HAT DEPTH OF THE END WALL GIRT
PURLIN & SIDE GIRT END WALL FIXING - TOP HAT SINGLE COLUMN OR RAFTER



× FIXING SCREWS - 8 of 14.20 x 22
 LAP = Greater of 10% of span or 500 mm
PURLIN/GIRT FIXING - TOPHAT 64 SINGLE COLUMN OR RAFTER



BRACING CONNECTION AT APEX



BRACING CONNECTION

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Drawing # SGEE190109 - 8	Print Date: 16/09/19

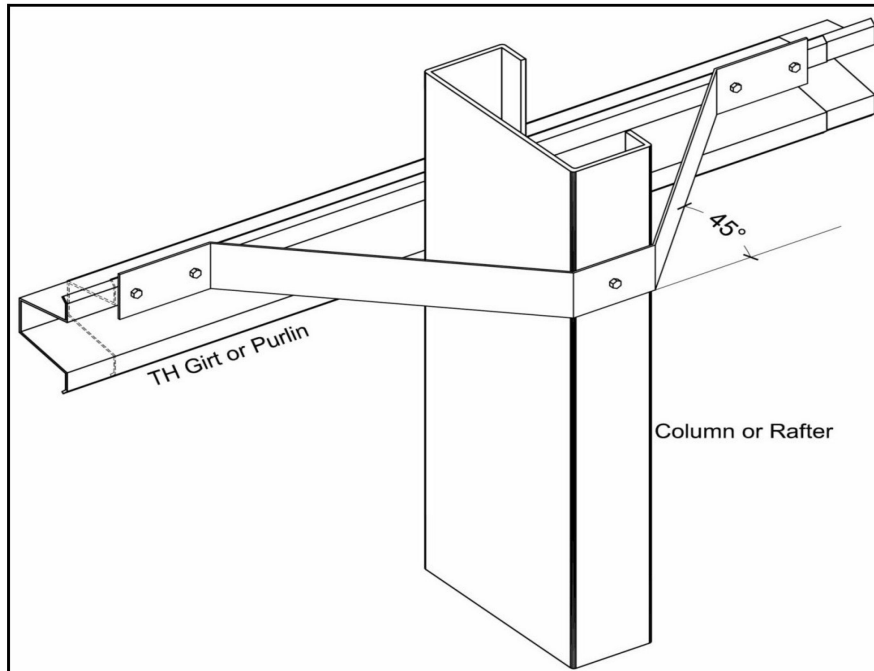
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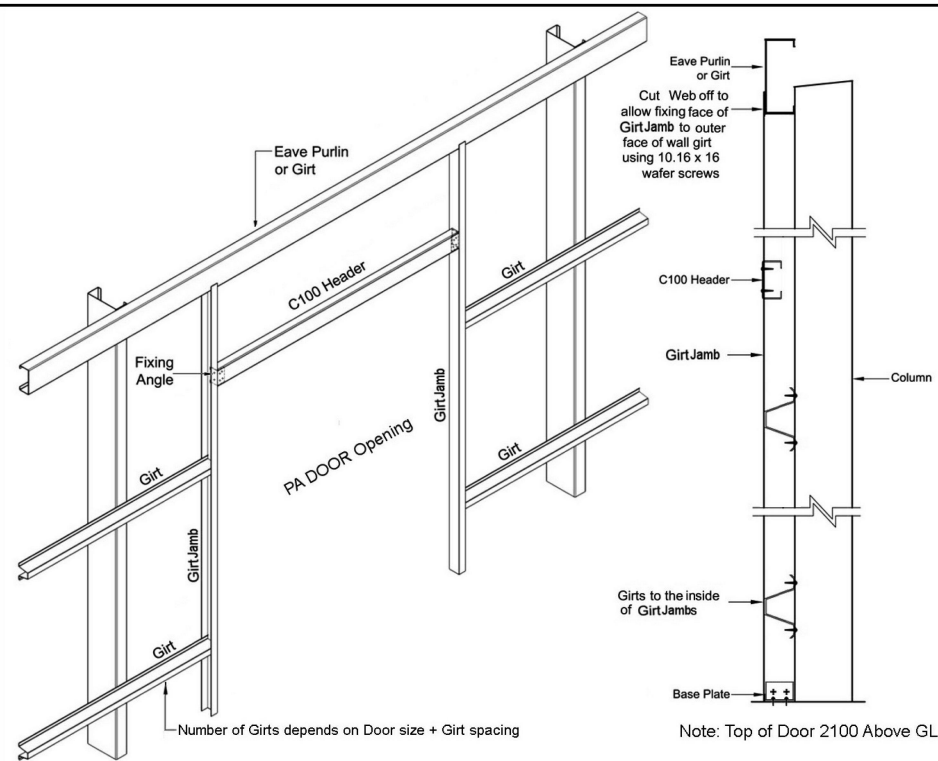
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Signature: *R. Nancarrow* R. Nancarrow
 Date: 16/09/19

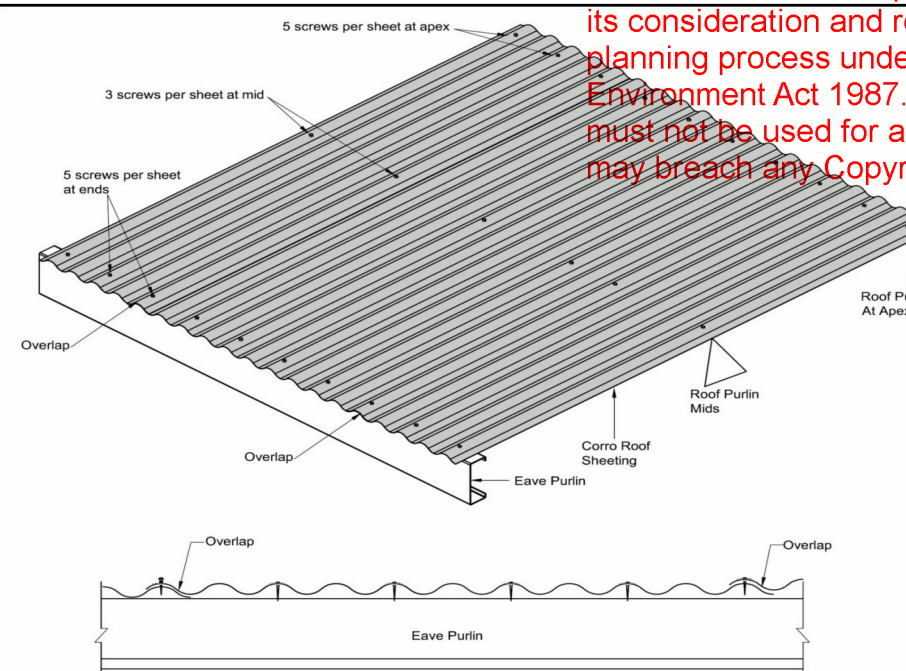
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FIXING SCREWS - 5 of 14.20 x 22
FLY BRACING

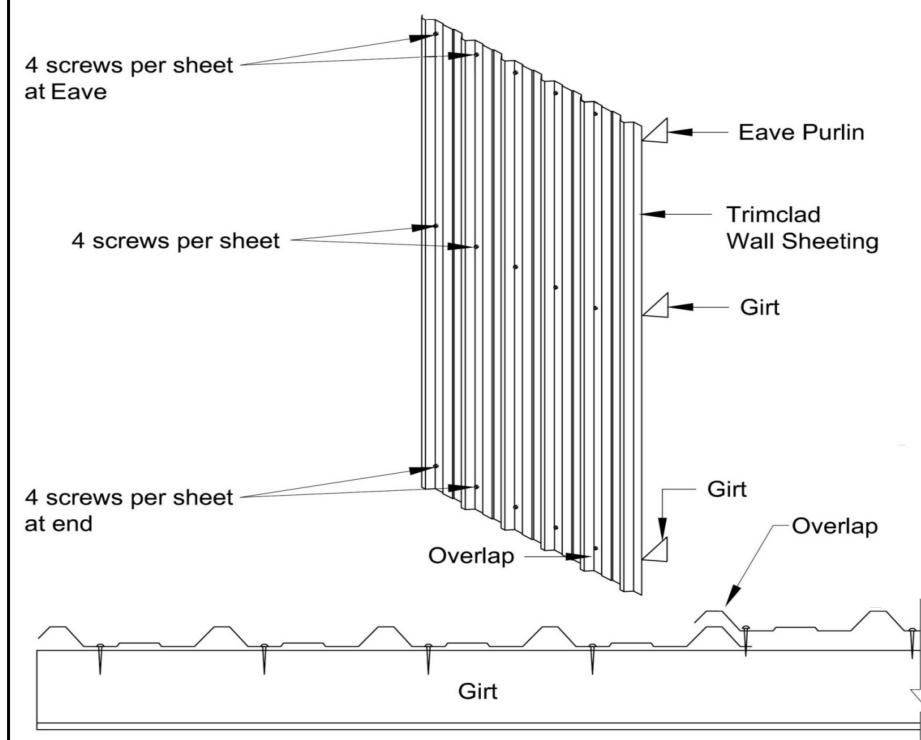


PA DOOR (PRE HUNG) CONNECTION DETAILS



CORRO ROOF SHEET FIXING

Roofing Screws - 12.14 x 35 Hex Seal High Grip



TRIMCLAD WALL FIXING DETAIL

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Site Address: 115 Bushbys Rd BARONGAROOK VIC 3249 Australia	
Drawing # SGEE190109 - 8	Print Date: 16/09/19

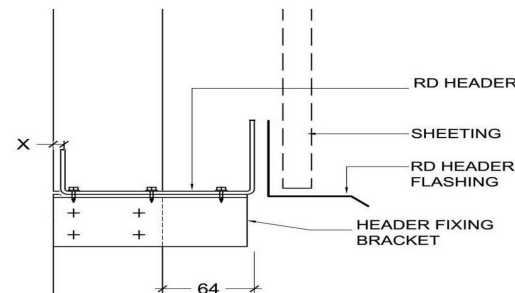
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Practising Professional Structural & Civil Engineers

Signature: *R. Nancarrow* R. Nancarrow
Date: 16/09/19

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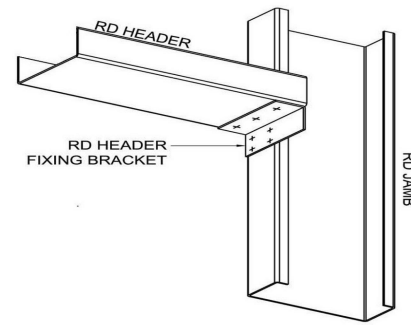


VALUE OF X

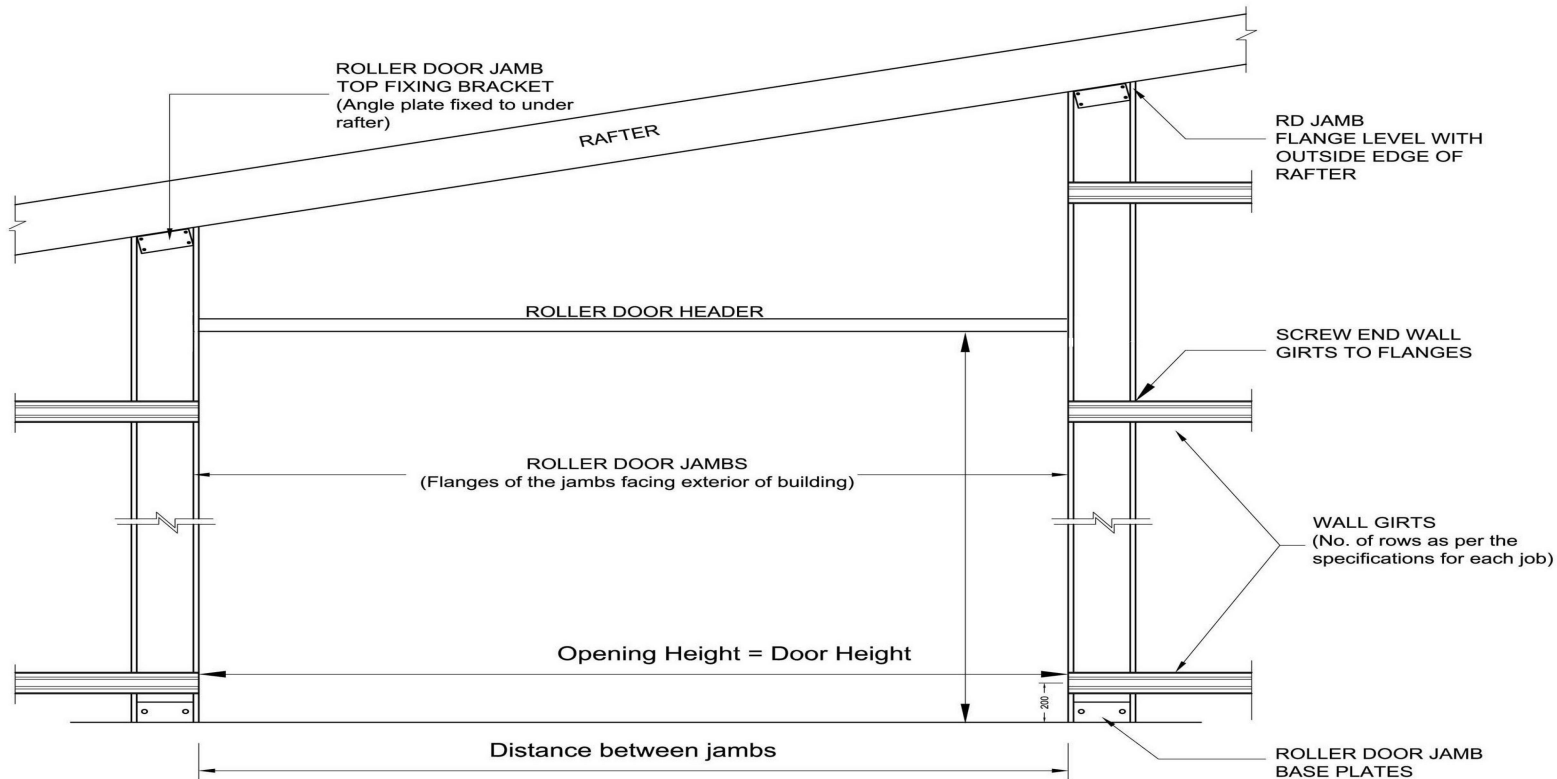
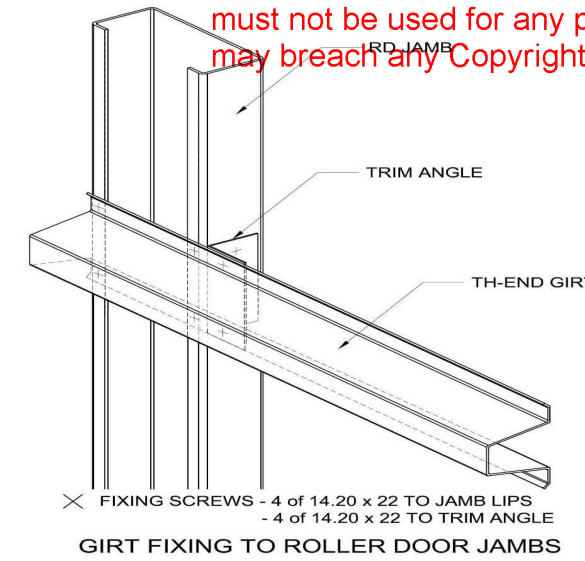
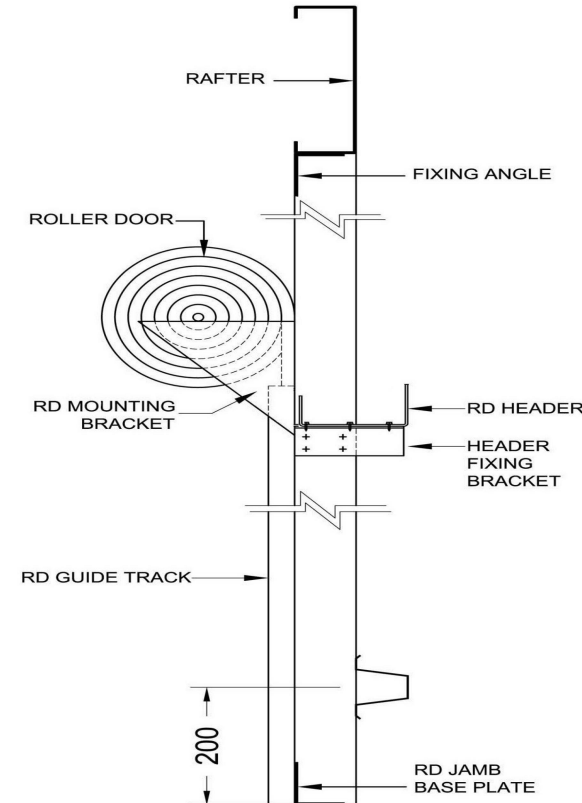
RD JAMB	END WALL GIRTS
	TH64
C150	0
C200	- 12
C250	- 12

NOTE:

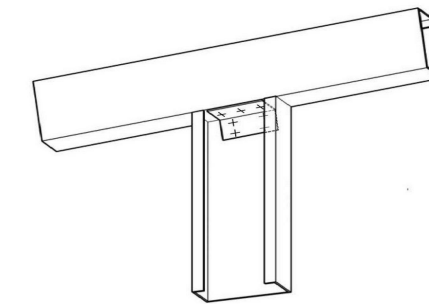
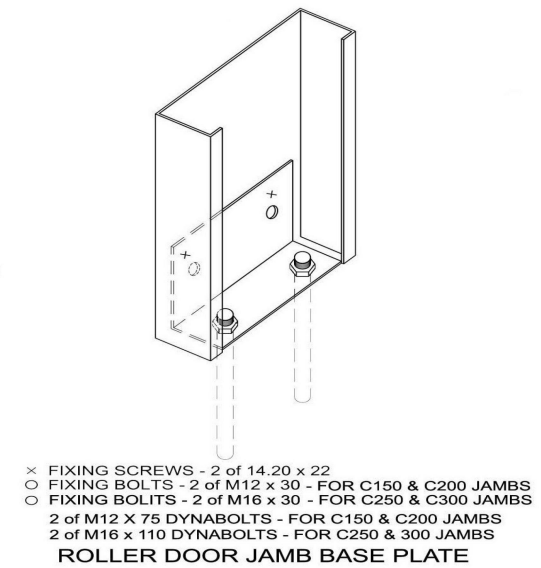
+ = projection of header into the building
 - = distance in from door jamb web



× FIXING SCREWS - 7 of 14.20 x 22
 GIRTS FIXING TO PA DOOR JAMB
 RD HEADER FIXING BRACKET



Door Width ≤ 3.1m Max Opening Door width - 50mm
 >3.1m & ≤5.1m Door width - 100mm



ROLLER DOOR DETAILS
 (Door under 4.0m)
 Gable end wall ONLY

Purchaser Name: Bryan Richens

Site Address: 115 Bushbys Rd BARONGAROOK VIC 3249 Australia

Drawing # SGEE190109 - 8

Print Date: 16/09/19

Connection Details

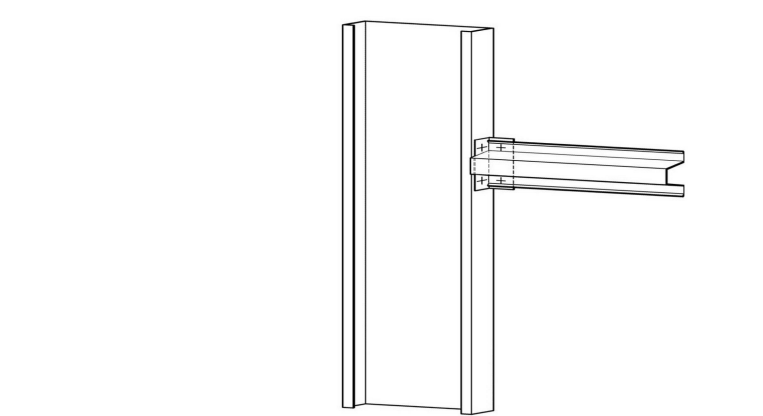
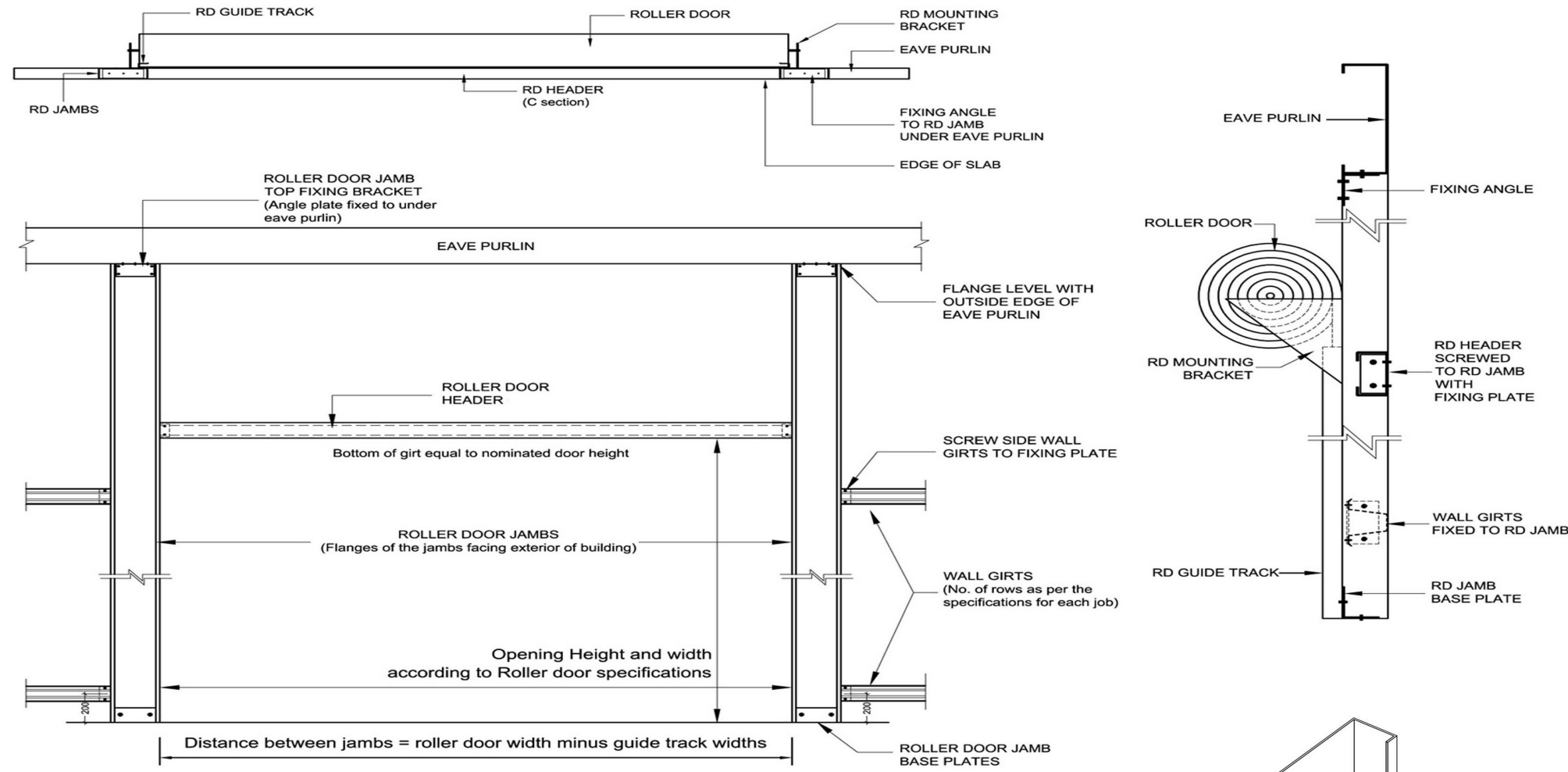
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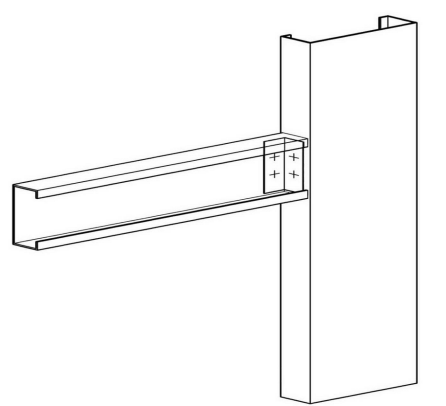
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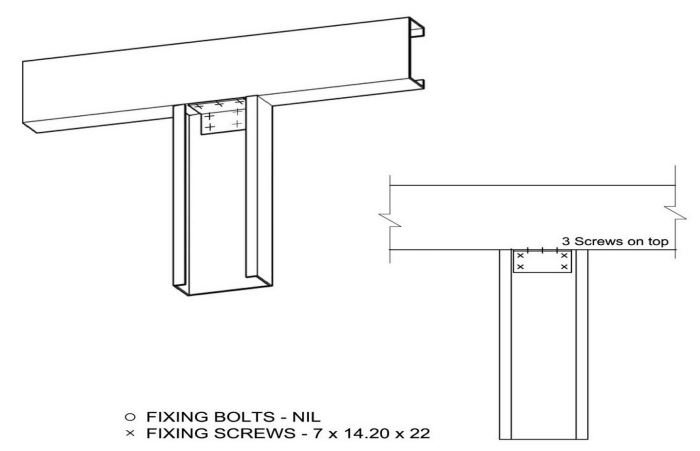
Date: 16/09/19



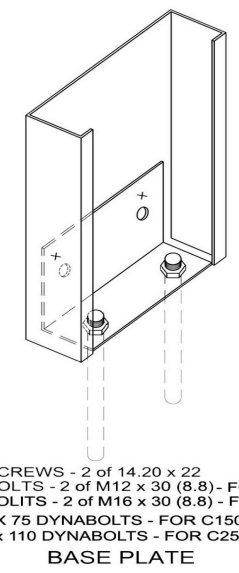
FIXING SCREWS - 4 of 14.20 x 22
GIRT FIXING TO MULLIONS - TOPHAT SECTION



FIXING SCREWS - 4 of 14.20 x 22
DOOR HEADER FIXING



○ FIXING BOLTS - NIL
× FIXING SCREWS - 7 x 14.20 x 22
RD JAMB TO EAVE PURLIN



× FIXING SCREWS - 2 of 14.20 x 22
○ FIXING BOLTS - 2 of M12 x 30 (8.8) - FOR C150 & C200 JAMBS
○ FIXING BOLTS - 2 of M16 x 30 (8.8) - FOR C250 & C300 JAMBS
2 of M12 X 75 DYNABOLTS - FOR C150 & C200 JAMBS
2 of M16 x 110 DYNABOLTS - FOR C250 & 300 JAMBS
BASE PLATE

ROLLER DOOR DETAILS
Side walls ONLY

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Print Date: 16/09/19

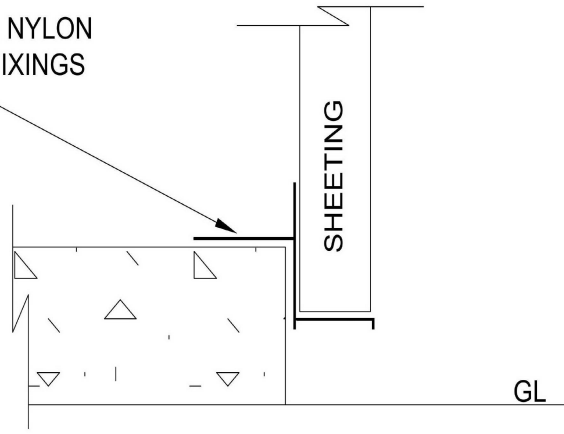
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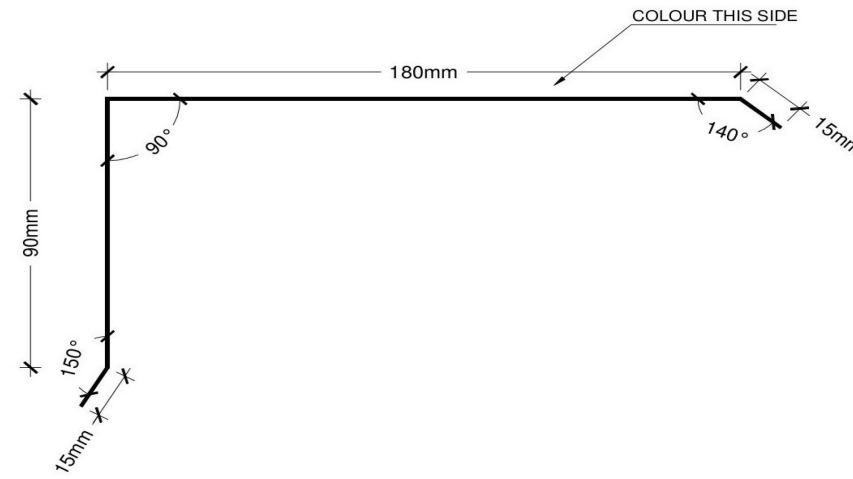
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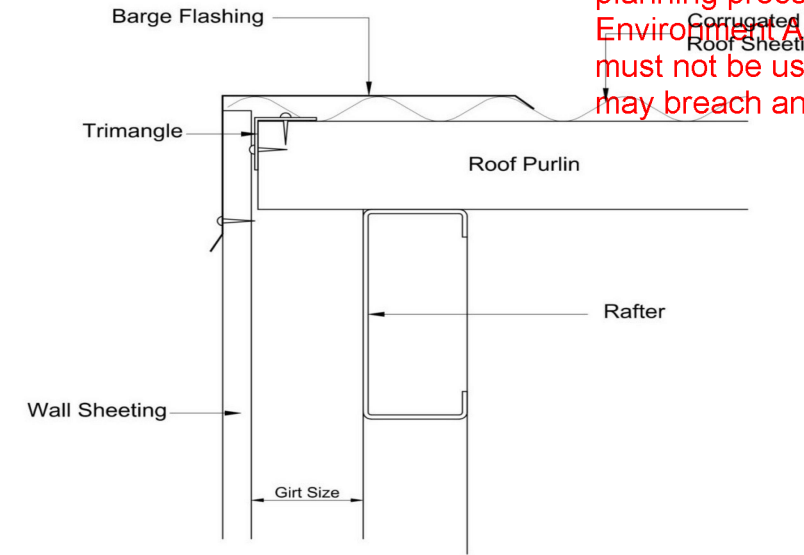
6.5 x 40mm NYLON ANCHOR FIXINGS @ 600 c/c



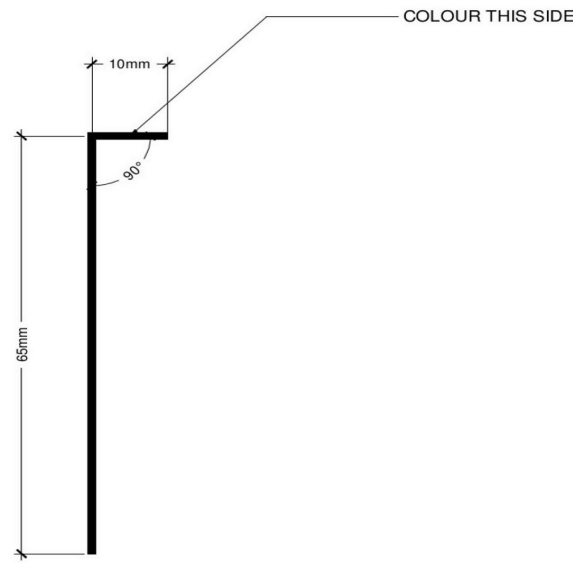
VERMASEAL-b



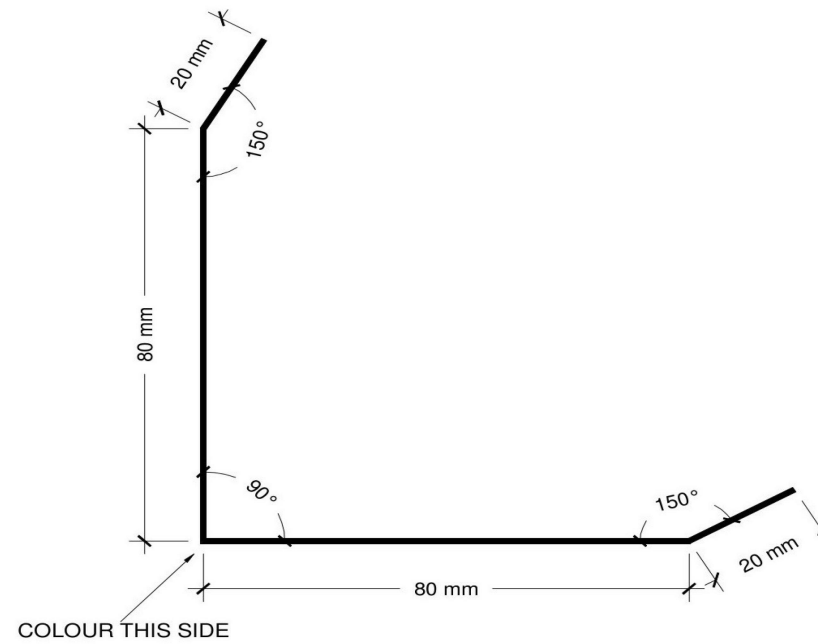
XF10



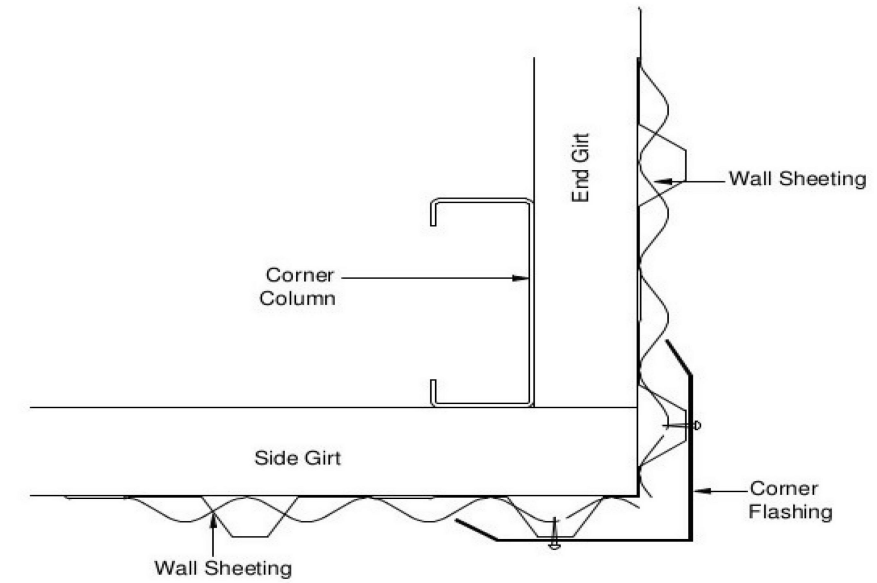
Barge Flashing XF10 - Sheeting Gable



XF18



XF21



Corner Flashing XF21 - Connection

Purchaser Name: Bryan Richens

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Flashing Fixing Details

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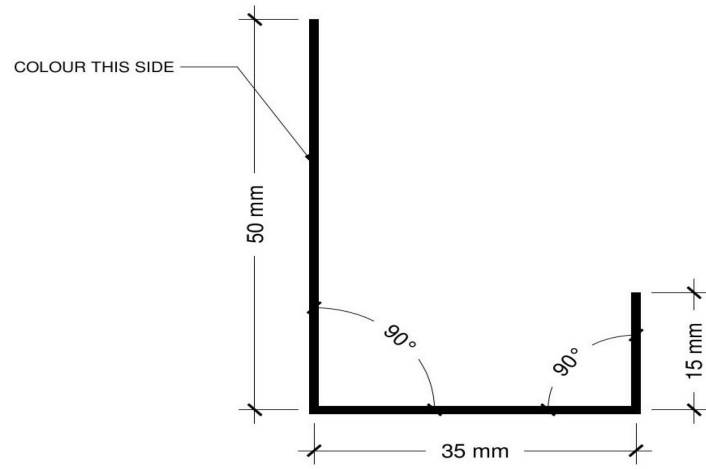
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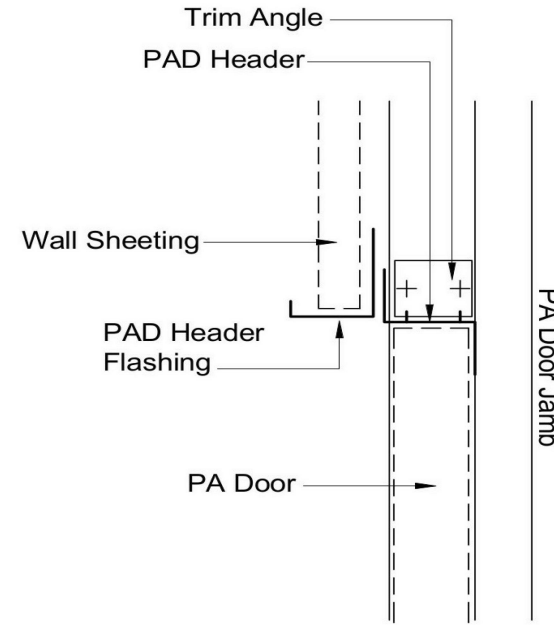
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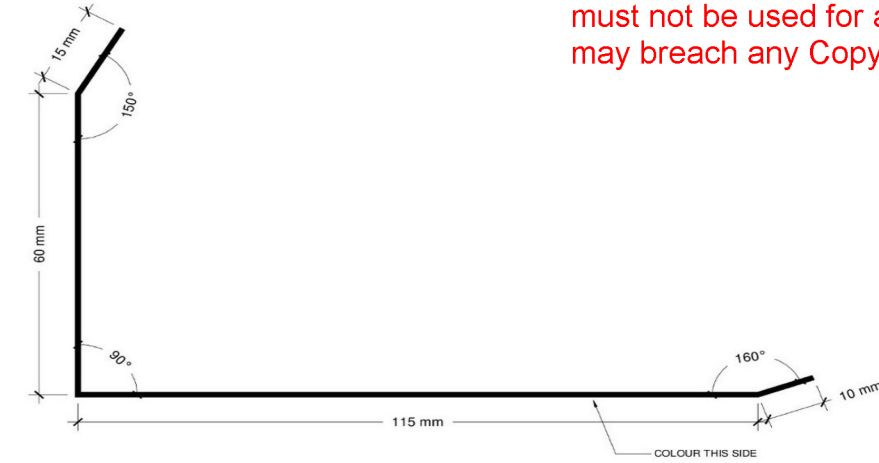
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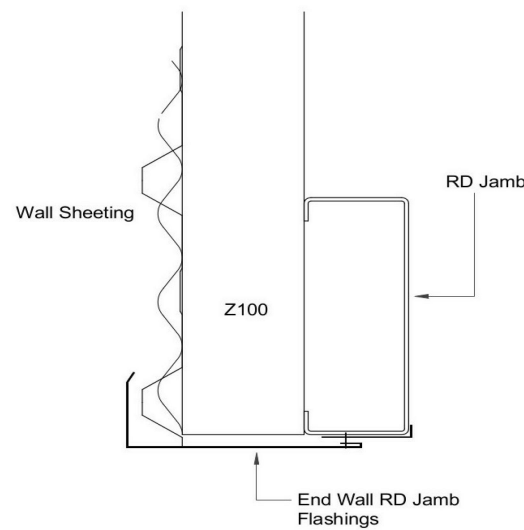
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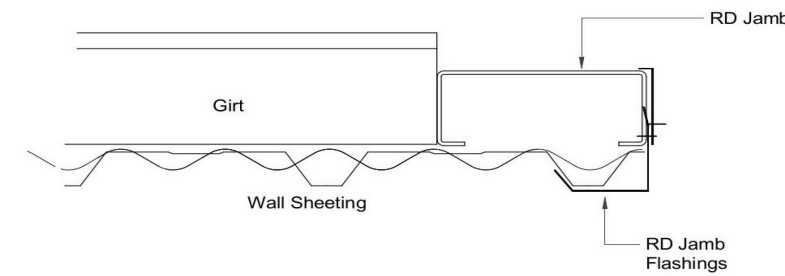
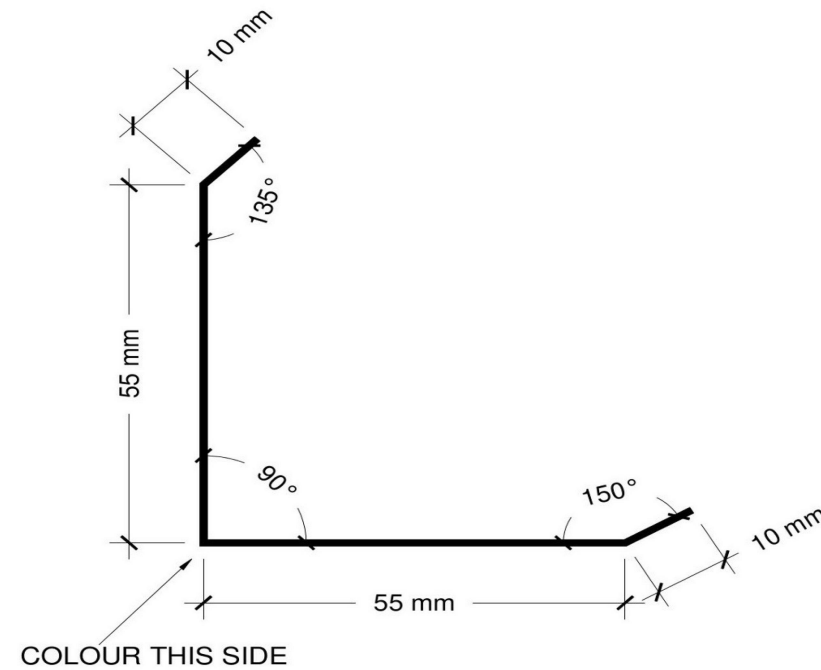
XF28



XF27



End Wall RD Jamb Flashing XF27/18



Wall RD Jamb Flashing XF28/18

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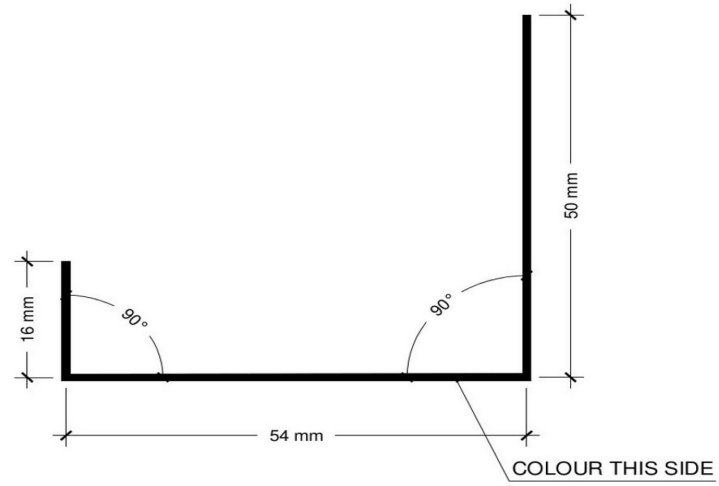
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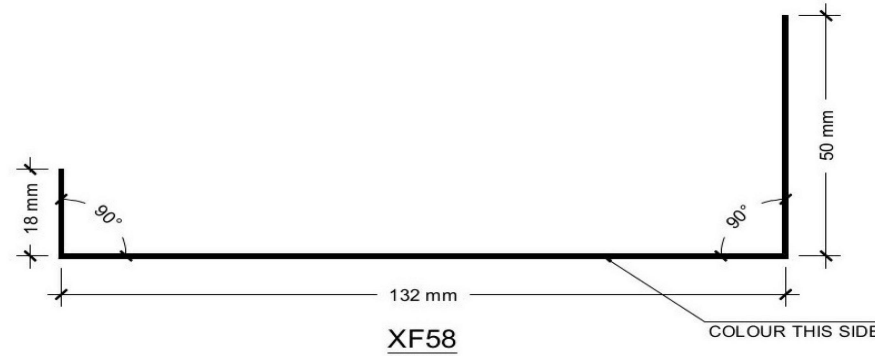
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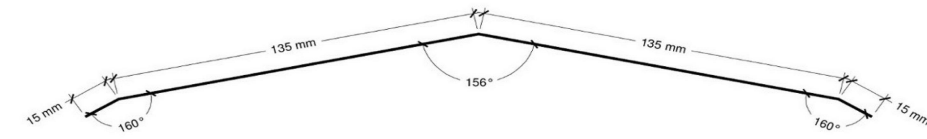
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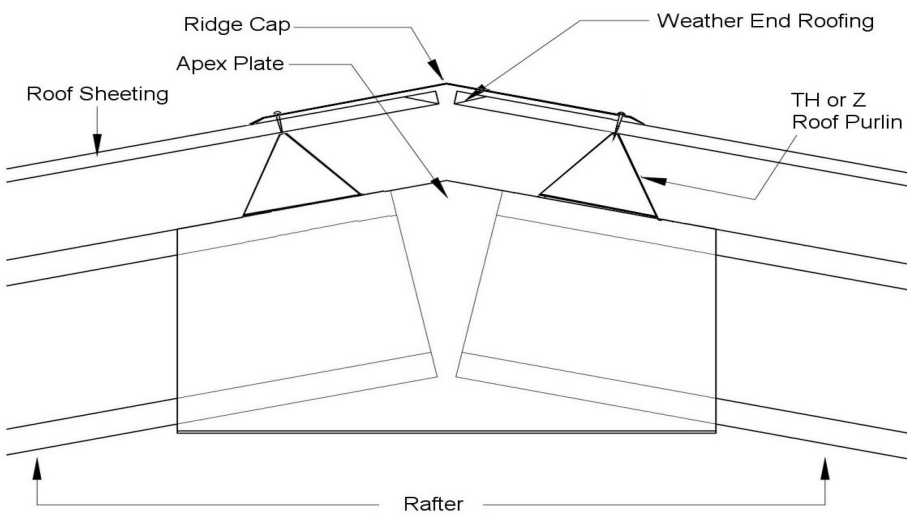
XF55



XF58



XF82



Ridge Cap - XF 82

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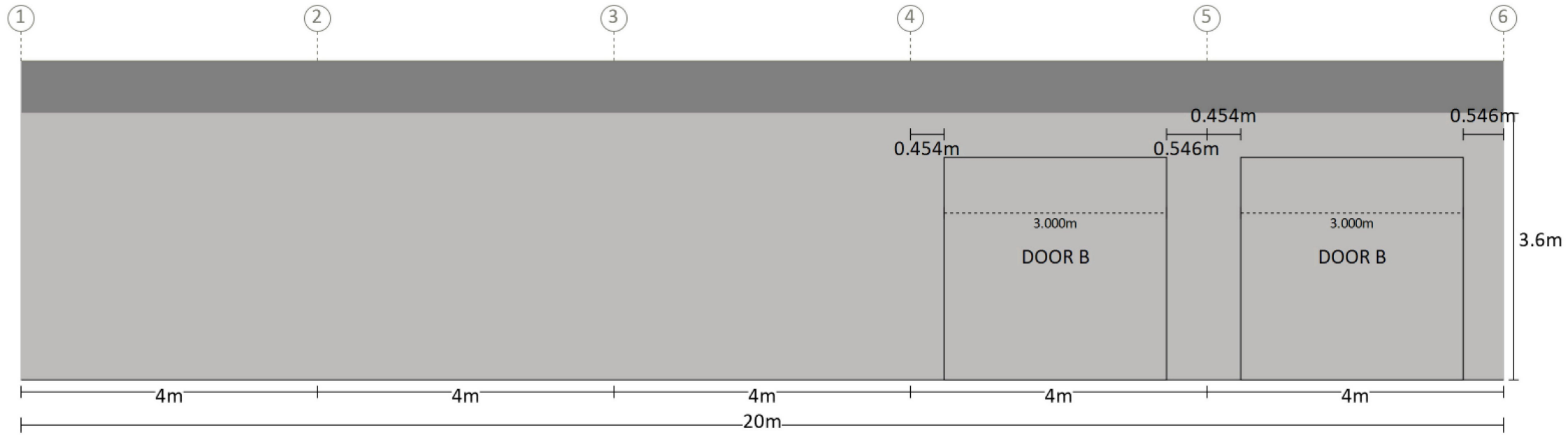
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Signature:  R. Nancarrow
Date: 16/09/19

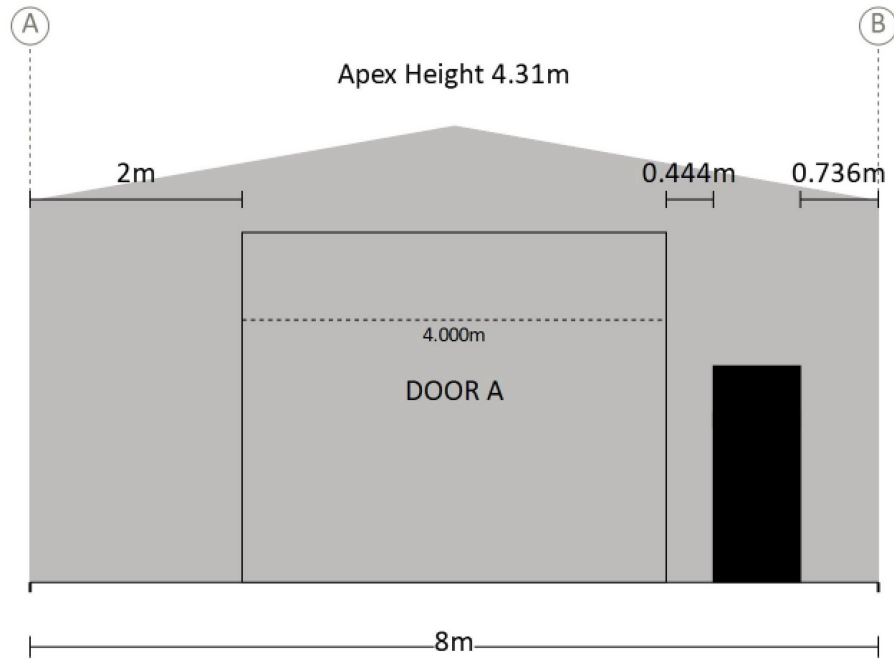
This setout is provided as a guide only. It is the responsibility of the concreter/erector to confirm that all dimensions are correct.

Right Side



Measurements are from the outside of end girts (end bays) and/or centre of columns (mid bays) to inside of component opening size.

Left End



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

Purchaser Name: Bryan Richens

Site Address: 115 Bushbys Rd BARONGAROOK VIC 3249 Australia

Drawing # SGEE190109 - 10

Print Date: 16/09/19

Component Position

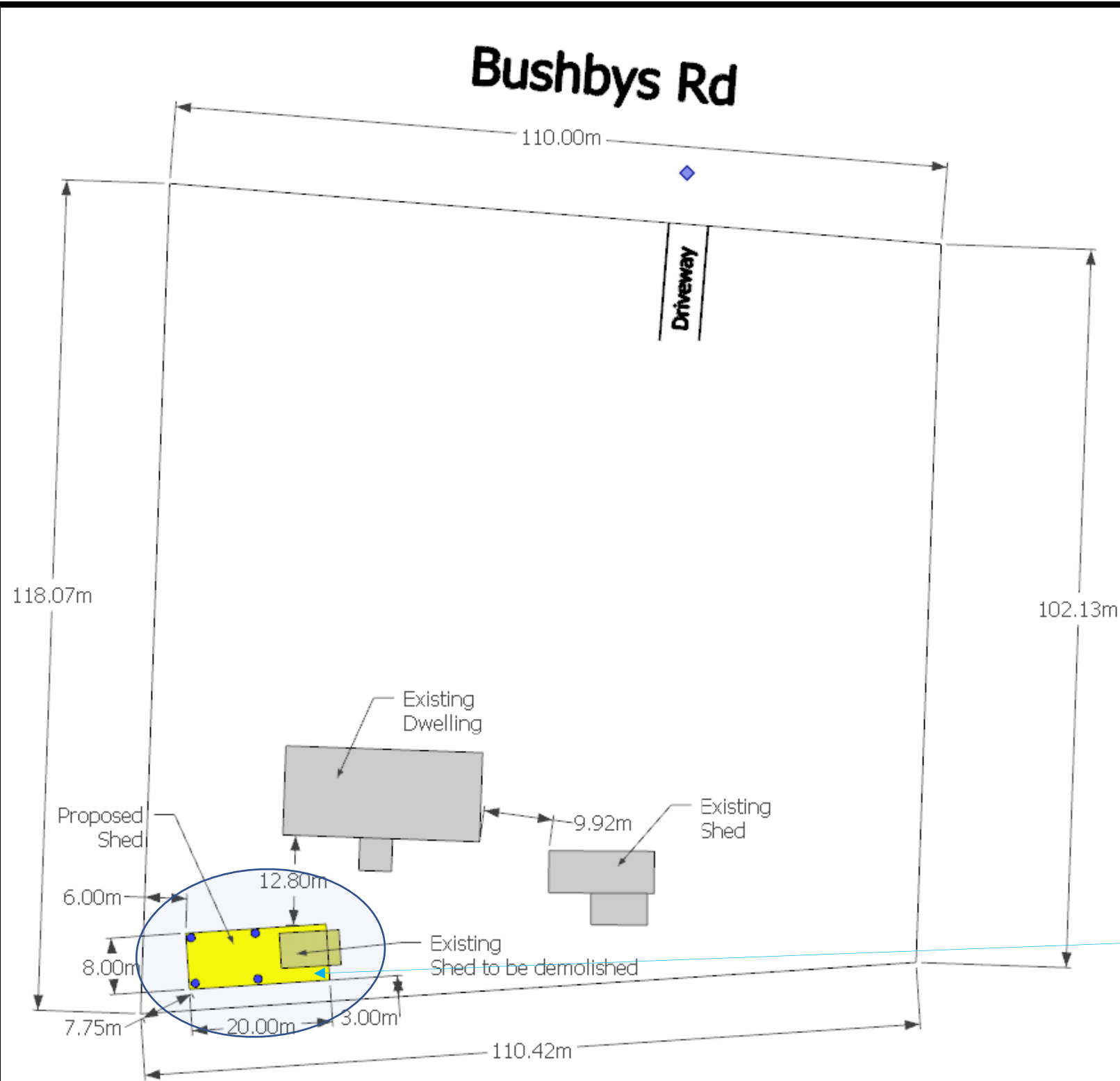
Not to Scale
Page 1 of 1
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Seller: Sheds n Homes Geelong
Tough Aussie Sheds Pty Ltd
Phone: (03) 5298 1861
Fax:
Email: geelong@shedsnhomes.com.au

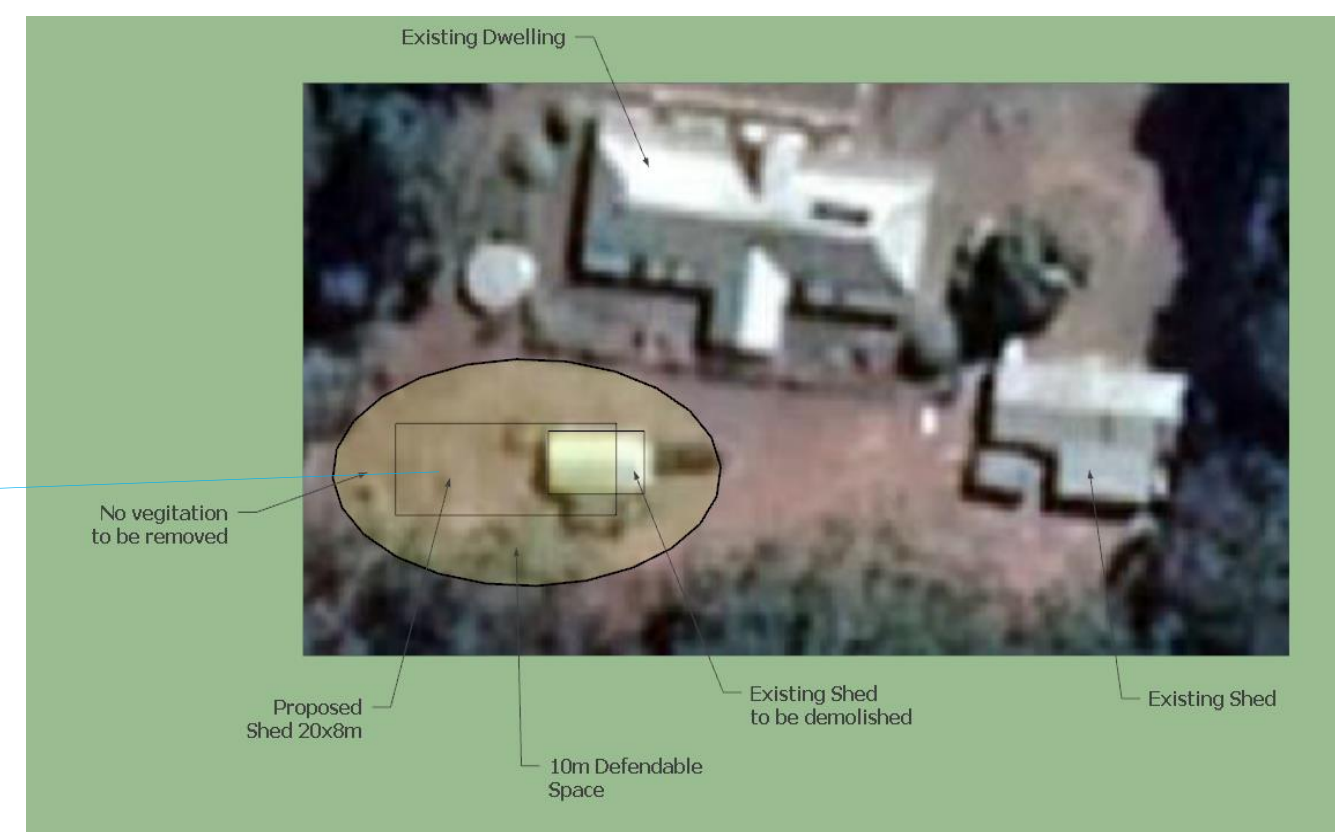
TNC ENGINEERING PTY LTD
ACN: 610 855 260
ME Aust. (Registered NER Structural & Civil) 2741240
QLD : RPEQ No. 13750; VIC : EC44684; TAS : CC6968; N.T : 225521ES;
Practising Professional Structural & Civil Engineers

Signature:  R. Nancarrow

Date: 16/09/19



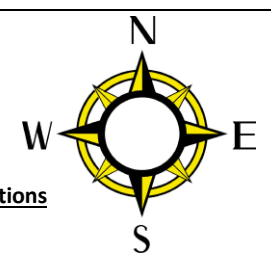
- Defendable Space**
- * Grass must be short cropped and maintained during the declared fire danger period.
 - * All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
 - * Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
 - * Plants greater than 10 centimetres in height must not be placed within 3 metres of a window or glass feature of the building.
 - * Shrubs must not be located under the canopy of trees.
 - * Individual and clumps of shrubs must not exceed 5 square metres in area and must be separated by at least 5 metres.
 - * Trees must not overhang or touch any elements of the building.
 - * The canopy of trees must be separated by at least 2 metres.
 - * There must be a clearance of at least 2 metres between the lowest tree branches and ground level.



Name: Bryan Richens
 Site Address: 115 Bushbys Road ,
 Barongarook, VIC, 3249
 Job Number: SGEE180040

Scale 1:750
Concrete Slab Shed

Note: add 100mm to the overall height of the proposed shed elevations
 For the concrete thickness above the natural ground level



**Bushfire Management
 plan**