DISCRETIONARY APPLICATION

For Public Display

Applicant:
J F Downie

Location:
205 Clarendon Road, Gretna

Proposal:
Farm Shed

DA Number:
DA 2020 / 00059

Date Advertised:
24 September 2020

Date Representation Period Closes:
8 October 2020

Responsible Officer:
Jacqui Tyson (Senior Planning Officer)

Viewing Documents:
The relevant documents may be viewed at Council's website www.centralhighlands.tas.gov.au or at Council's Offices 19 Alexander Street, Bothwell & 6 Tarleton Street, Hamilton during normal office hours.

Representations to:

General Manager
19 Alexander Street
BOTHWELL TAS 7030

Email:
development@centralhighlands.tas.gov.au

central highlands COUNCIL

Development & Environmental Services
19 Alexander Street
BOTHWELL TAS 7030

Phone: (03) 6259 5503
Fax: (03) 6259 5722

www.centralhighlands.tas.gov.au

OFFICE USE ONLY

Application No.: _____

Property ID No.: _____

Date Received: _____

Application for Planning Approval
Use and Development

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

Applicant / Owner Details:

Applicant Name	James Downie		
Postal Address	205 Clarendon Rd Gretna	Phone No:	0427 861 201
		Fax No:	
Email address	j.downie@bigpond.com		
Owner/s Name (if not Applicant)			
Postal Address		Phone No:	
		Fax No:	
Email address:			

Description of proposed use and/or development:

Address of new use and development:	171 Clarendon Rd Gretna 7140	
Certificate of Title No:	Volume No: SP30801	Lot No: 1
Description of proposed use or development:	Open fronted skillion shed to be used for machinery, hay, and calves	ie: New Dwelling /Additions/ Demolition / /Shed / Farm Building / Carport / Swimming Pool or detail other etc.
Current use of land and buildings:	vacant paddock, pasture on proposed shed site. Current land use is a dairy farm with dairy shed for milking cows.	Eg. Are there any existing buildings on this title? If yes, what is the main building used as?

Proposed Material	What are the proposed external wall colours	galvanised zincalume	What is the proposed roof colour	galvanised zincalume
	What is the proposed new floor area m^2.	180	What is the estimated value of all the new work proposed:	$ 15,000

Is proposed development to be staged:	*Yes* ☐	*No* ☑	Tick ✓
Is the proposed development located on land previously used as a tip site?	*Yes* ☐	*No* ☑	
Is the place on the Tasmanian Heritage Register?	*Yes* ☐	*No* ☑	
Have you sought advice from Heritage Tasmania?	*Yes* ☐	*No* ☑	
Has a Certificate of Exemption been sought for these works?	*Yes* ☐	*No* ☑	

Signed Declaration

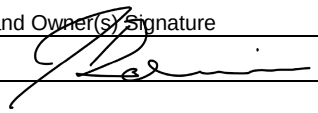
I/we hereby apply for a planning approval to carry out the use or development described in this application and in the accompanying plans and documents, accordingly I declare that:

1. The information given is a true and accurate representation of the proposed development. I understand that the information and materials provided with this development application may be made available to the public. I 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 Development Application. I have obtained the relevant permission of the copyright owner for the communication and reproduction of the plans accompanying the development application, for the purposes of assessment of that application. I indemnify the Central Highlands Council for any claim or action taken against it in respect of breach of copyright in respect of any of the information or material provided.

2. In relation to this application, I/we agree to allow Council employees or consultants to enter the site in order to assess the application.

3. I am the applicant for the planning permit and I have notified the owner/s of the land in writing of the intention to make this application in accordance with Section 52(1) of the *Land Use Planning Approvals Act 1993* (or the land owner has signed this form in the box below in "Land Owner(s) signature);
Applies where the applicant is not the Owner and the land is not Crown land or owned by a council, and is not land administered by the Crown or a council.

Applicant Signature (if not the Owner)	Applicant Name (*Please print*)	Date

Land Owner(s) Signature	Land Owners *Name (please print)*	Date
	James Downie	27 August 2020
Land Owner(s) Signature	Land Owners *Name (please print)*	Date

Information & Checklist sheet

	✓
1. A completed Application for Planning Approval – Use and Development form. *Please ensure that the information provides an accurate description of the proposal, has the correct address and contact details and is signed and dated by the applicant.*	❑
2. A current copy of the Certificate of Title for all lots involved in the proposal. *The title details must include, where available, a copy of the search page, title plan, sealed plan or diagram and any schedule of easements (if any), or other restrictions, including covenants, Council notification or conditions of transfer.*	❑
3. Two (2) copies of the following information - a) An analysis of the site and surrounding area setting out accurate descriptions of the following - (i) topography and major site features including an indication of the type and extent of native vegetation present, natural drainage lines, water courses and wetlands, trees greater than 5 metres in height in areas of skyline or landscape importance and identification of any natural hazards including flood prone areas, high fire risk areas and land subject to instability; (ii) soil conditions (depth, description of type, land capability etc); (iii) the location and capacity of any existing services or easements on the site or connected to the site; (iv) existing pedestrian and vehicle access to the site; (v) any existing buildings on the site; (vi) adjoining properties and their uses; and (vii) soil and water management plans. b) A site plan for the proposed use or development drawn, unless otherwise approved, at a scale of not less than 1:200 or 1:1000 for sites in excess of 1 hectare, showing - (i) a north point; (ii) the boundaries and dimensions of the site; (iii) Australian Height Datum (AHD) levels; (iv) natural drainage lines, watercourses and wetlands; (v) soil depth and type; (vi) the location and capacity of any existing services or easements on the site or connected to the site; (vii) the location of any existing buildings on the site, indicating those to be retained or demolished, and their relationship to buildings on adjacent sites, streets and access ways; (viii) the use of adjoining properties; (ix) shadow diagrams of the proposed buildings where development has the potential to cause overshadowing; (x) the dimensions, layout and surfacing materials of all access roads, turning areas, parking areas and footpaths within and at the site entrance; (xi) any proposed private or public open space or communal space or facilities; (xii) proposed landscaping, indicating vegetation to be removed or retained and species and mature heights of plantings; and (xiii) methods of minimizing erosion and run-off during and after construction and preventing contamination of storm water discharged from the site. c) Plans and elevations of proposed and existing buildings, drawn at a scale of not less than 1:100, showing internal layout and materials to be used on external walls and roofs and the relationship of the elevations to natural ground level, including any proposed cut or fill.	❑ ❑ ❑
4. A written submission supporting the application that demonstrates compliance with the relevant parts of the Act, State Polices and the Central Highlands Interim Planning Scheme 2015, including for industrial and commercial uses, the hours of operation, number of employees, details of any point source discharges or emissions, traffic volumes generated by the use and a Traffic Impact Statement where the development is likely to create more than 100 vehicle movements per day.	❑
5. Prescribed fees payable to Council. An invoice for the fees payable will be issued once application has been received.	

Information If you provide an email address in this form then the Central Highlands Council ("the Council") will treat the provision of the email address as consent to the Council, pursuant to Section 6 of the Electronic Transactions Act 2000, to using that email address for the purposes of assessing the Application under the Land Use Planning and Approvals Act 1993 ("the Act"). If you provide an email address, the Council will not provide hard copy documentation unless specifically requested. It is your responsibility to provide the Council with the correct email address and to check your email for communications from the Council. If you do not wish for the Council to use your email address as the method of contact and for the giving of information, **please tick** ✓ the box	❑
Heritage Tasmania If the Property is listed on the Tasmanian Heritage Register then the Application will be referred to Heritage Tasmania unless an Exemption Certificate has been provided with this Application. (Phone 1300 850 332 or email enquires@heritage.tas.gov.au)	
TasWater Depending on the works proposed Council may be required to refer the Application to TasWater for assessment (Phone 136992)	

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
104284	1
EDITION	DATE OF ISSUE
9	04-Apr-2019

SEARCH DATE : 28-Aug-2020
SEARCH TIME : 08.58 AM

DESCRIPTION OF LAND

Parish of GRAFTON, Land District of MONMOUTH
Lot 1 on Sealed Plan 104284
Derivation : Part of 2495A-0R-2Ps Vested in the Closer Settlement Board
Prior CTs 3825/3 and 4367/99

SCHEDULE 1

C631606 TRANSFER to JAMES FREDERICK DOWNIE Registered 13-Apr-2007 at 12.01 PM

SCHEDULE 2

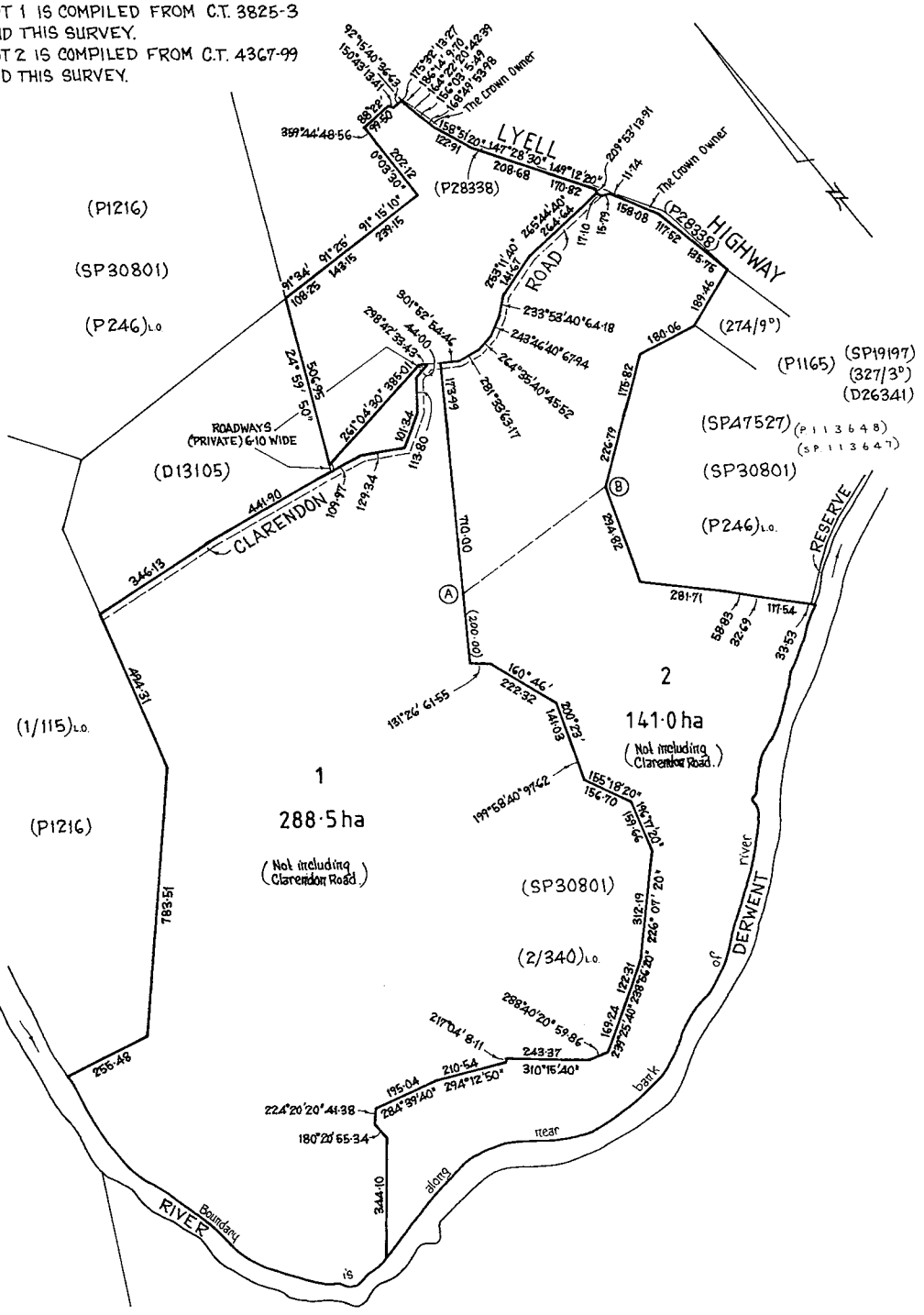
Reservations and conditions in the Crown Grant if any
SP104284 EASEMENTS in Schedule of Easements
E110103 MORTGAGE to Tasmania Development and Resources Registered 04-Oct-2017 at noon
E171057 MORTGAGE to Westpac Banking Corporation Registered 04-Apr-2019 at 12.01 PM
E171056 VARIATION OF PRIORITY - the priority between themselves of the following mortgages in so far as they affect the land herein is varied as follows: Mortgage E171057 ranks first and E110103 ranks second Registered 04-Apr-2019 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: Edward Anthony Downie	PLAN OF SURVEY by Surveyor C.M.Terry of PEACOCK DARCEY & ANDERSON PTY. LTD. AUTHORISED SURVEYORS 127 BATHURST STREET - HOBART of land situated in the LAND DISTRICT OF MONMOUTH PARISH OF GRAFTON SCALE 1: 10000 MEASUREMENTS IN METRES	REGISTERED NUMBER 104284 Approved Effective from: Recorder of Titles
Title Reference: C.T. 3825-3, C.T. 4367-99		
Grantee: Part of 2495A. 0R. 2P Vested in the Closer Settlement Board.		

LOT 1 IS COMPILED FROM C.T. 3825-3 AND THIS SURVEY.
LOT 2 IS COMPILED FROM C.T. 4367-99 AND THIS SURVEY.



20	0077 0078	S.P.30801 P.1216	

REGISTERED NUMBER

SP104284

SCHEDULE OF EASEMENTS

NOTE:—The Town Clerk or Council Clerk must sig the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

EASEMENTS AND PROFITS

Each lot on the plan is together with:—

(1) such rights of drainage over the drainage easements shewn on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and

(2) any easements or profits à prendre described hereunder.

Each lot on the plan is subject to:—

(1) such rights of drainage over the drainage easements shewn on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and

(2) any easements or profits à prendre described hereunder.

The direction of the flow of water through the drainage easements shewn on the plan is indicated by arrows.

COVENANTS OR
NO /PROFITS A PRENDRE are created to benefit or burden the lots shown on the plan

Lot 1 is together with a right of carriageway over the Roadways (Private) 6.10 Wide shown on the plan

~~FENCING COVENANT~~

~~The Owner or Owners of Lots 1 and 2 shown on the plan covenant with the Vendor Edward Anthony Downie that the Vendor shall not be required to fence.~~

E.A.D.

Signed by EDWARD ANTHONY DOWNIE)
the registered proprietor of the)
land comprised in Certificate of)
Title Volume 3825 Folio 3 and)
Certificate of Title Volume 4367)
Folio 99 in the presence of:-)

WITNESS x MRS CAROLE HARVEY

ADDRESS x PO GRETNA TAS 7140

OCCUPATION x J.P.

Signed by ARCHIBALD THOMAS WATERS DOWNIE and NANCY BALFOUR DOWNIE as Caveators under Caveat No. B375358 in the presence of:-

WITNESS x MRS CAROLE HARVEY

ADDRESS x PO GRETNA TAS 7140

OCCUPATION x J.P.

Signed by WESTPAC BANKING CORPORATION by its Attorneys

LEO[illegible]

and

JO[illegible]

under power No.68/5183 who hereby respectively declare that they have received no notice of revocation of the said power in the presence of

Bank Officer, Hobart

WESTPAC BANKING CORPORATION
by its Attorneys

MANAGER CREDIT

[illegible]

Mortgagee under Mortgage No.

Executed by JOHN FISHER pursuant to a delegation by the Authority under Section 19 of the Tasmanian Development Act 1983 in the presence of:

Finance Officer
Hobart

The Common Seal of Perpetual Trustees Tasmania Ltd. was affixed hereto by order of the Directors and in the presence of:

.....Director

.....Manager

PERPETUAL TRUSTEES TASMANIA LTD
Common Seal
A.C.N. 009 475 610

This is the schedule of easements attached to the plan of Edward Anthony Downie
(Insert Subdivider's Full Name)

affecting land in

Certificate of Title Volume 3825 Folio 3 and Volume 4367 Folio 99
(Insert Title Reference)

Sealed by Hamilton Municipality on 16th March 19 93

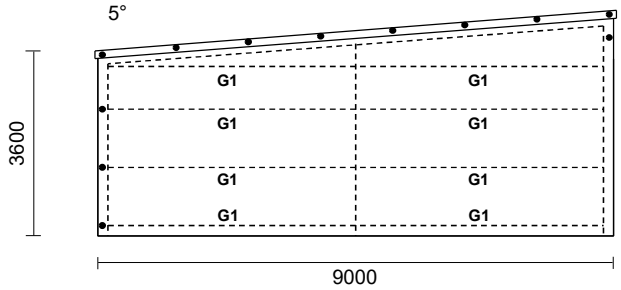
Solicitor's Reference DOBSON MITCHELL & ALLPORT
DOWN3530-012

Council Clerk/~~Town Clerk~~

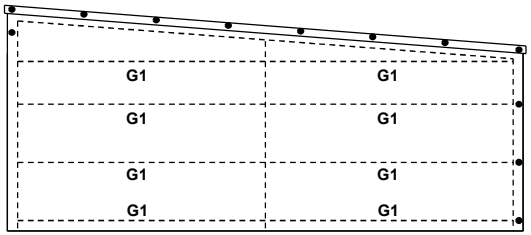
05-K 3134


Image © 2020 CNES / Airbus
© 2020 Google
agery Date: 3/27/2019 42°40'35.28" S 146°54'51.04

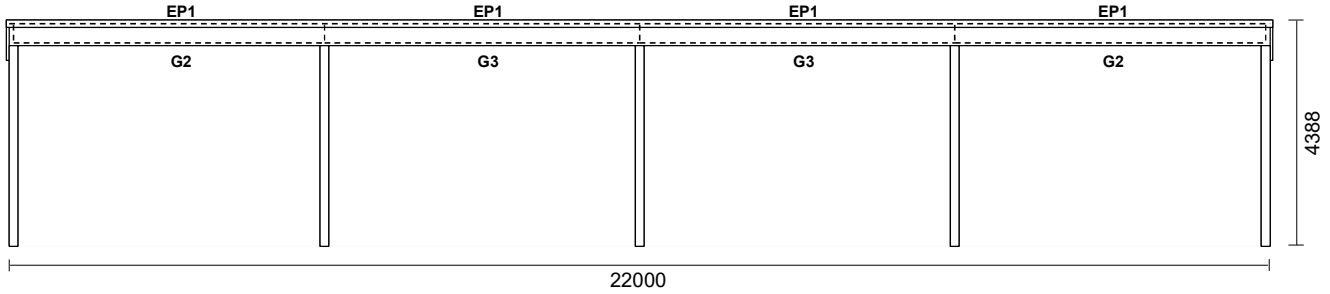

Image © 2020 CNES / Airbus
© 2020 Google
Imagery Date: 3/27/2019 42°40'34.32" S 146



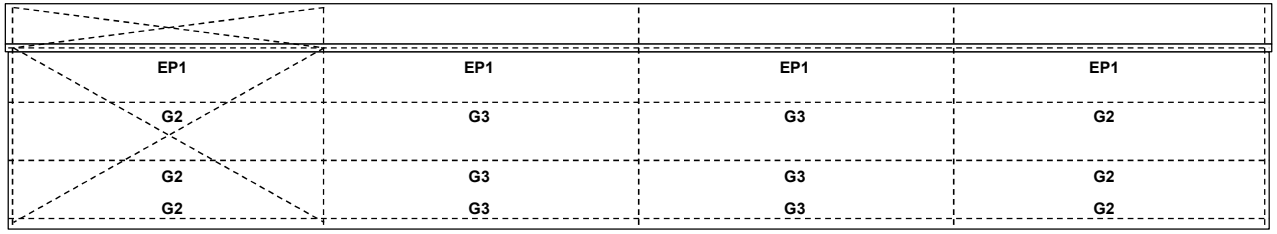
FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

PROPERTY DETAILS: OWNER: JAMES DOWNIE - SITE ADDRESS: 205 CLARENDON ROAD GRETNA 7140

MUNICIPAL DISTRICT: CENTRAL HIGHLANDS COUNCIL

GENERAL NOTES

ALL DIMENSIONS ARE IN MILLIMETRES UNO.

THIS BUILDING DESIGN IS SUITABLE FOR A DESIGN CLASS OF 7, 8 OR 10A. THIS BUILDING IS NOT DESIGNED FOR, AND CANNOT BE USED FOR, HUMAN HABITATION (CLASS 1).

THIS SITE SPECIFIC DETAIL REFERS TO THE STRUCTURAL SUITABILITY OF THE STRUCTURAL DESIGN ONLY. THE ENGINEER AND THE SUPPLIER TAKE NO RESPONSIBILITY FOR ANY COMPLIANCE WITH ANY LOCAL GOVERNMENT BY-LAWS, TOWN PLANNING REQUIREMENTS OR INDIVIDUAL SITE CIRCUMSTANCES THAT MAY EFFECT THE SUITABILITY OF THE INSTALLATION OF THE STRUCTURE AT THE ACTUAL SITE.

THESE DESIGNS WHEN CONSTRUCTED IN ACCORDANCE WITH THIS ENGINEERING COMPLIES WITH THE FOLLOWING STANDARDS AND REGULATIONS:-

AS1170.0 TO AS1170.4-2006, AS3600-2009,
AS4055-2011, AS4100-1998 & AS4600-2005
NCC 2018

THE FRAMING MEMBERS, ROOF PURLIN MEMBERS AND CLADDING WITHIN THESE DESIGNS ARE BASED ON THE SECTIONAL DESIGN PROPERTIES OF THE ROLLFORMED PRODUCTS MANUFACTURED BY LYSAGHT BUILDING PRODUCTS.

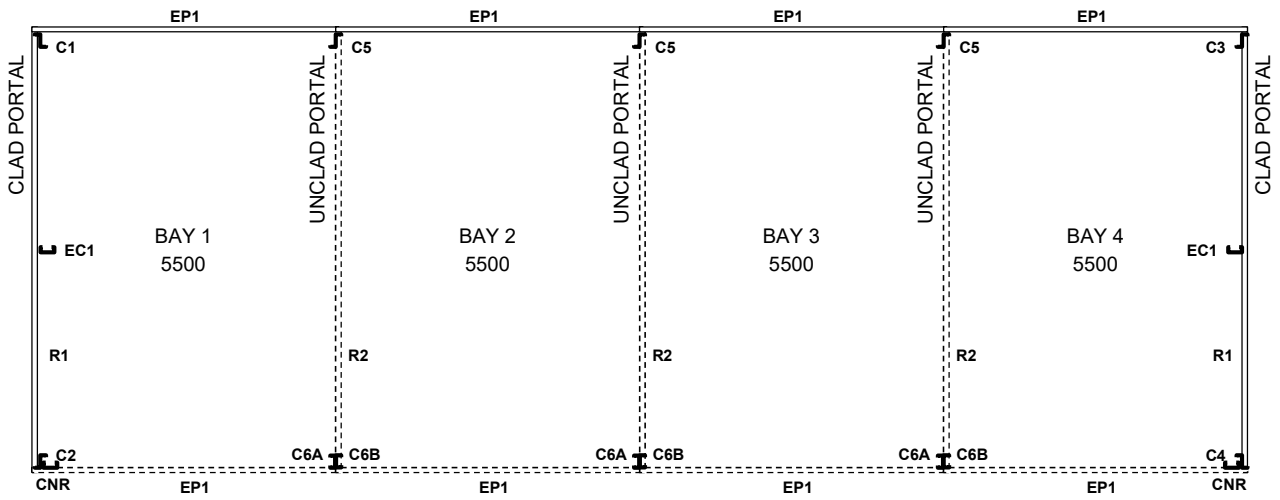
ALL SCREW FIX FASTENERS TO COMPLY WITH AS3566. ALL CONNECTION BOLTS TO COMPLY WITH AS1252 IN ACCORDANCE AS4100. ALL SCREW FASTENERS TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTALLATION INSTRUCTIONS. FRAMING BOLTS TO BE TIGHTENED TO A SHANK TENSION OF 90kN.

REFER TO PAGE 2 FOR FLOOR PLAN & MEMBER TABLE & WALL CLADDING DETAILS, PAGE 3 FOR SLAB AND FOUNDATION DETAILS, PAGE 4 FOR ROOF PLAN AND ROOF CLADDING DETAILS AND PAGE 5 FOR FRAME AND MEMBER CONNECTION DETAILS.
THIS BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH GOOD PRACTICE. DURING CONSTRUCTION THE STRUCTURE MUST BE MAINTAINED IN A STABLE MANNER AND SUFFICIENTLY BRACED TO PREVENT OVERSTRESSING OF FRAME. THE ENGINEER AND THE SUPPLIER ACCEPT NO RESPONSIBILITY FOR ANY MISTAKES, FROM WHATEVER SOURCE, THROUGH PLEA OF IGNORANCE OF THE OWNER/BUILDER/ERECTOR.

EMMANUEL DELLAS P/L
E. DELLAS BE
CC164C (TAS)
EC22717 (Vic)

Furm
Garages & Sheds
23 DALMATIAN CRT LEGANA TAS 7277
PH / FAX 1800 790 569

STRUCTURAL DRAWING NO. LEG1521-1 - DATE 20/06/2020



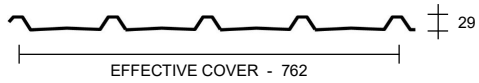
FLOOR PLAN

MEMBER TABLE

DESCRIPTION	MEMBER
CLAD COLUMNS (C1/C2/C3/C4)	Z20015
CLAD RAFTERS (R1)	C20015
UNCLAD COLUMNS (C5)	Z20019
UNCLAD RAFTERS (R2)	C25019
KNEE BRACES (KB)	C15019
KNEE BRACE TO UNCLAD FRAME ONLY	
CLAD END WALL COLUMNS (EC1)	C20019
POSTS IN OPEN SIDE WALL (C6A/C6B)	2/C20019
OPEN CORNER BRACE (CNR)	C15015
EAVE PURLINS (EP1)	C15012
ROOF PURLINS (P1/P2)	TOPSPAN 9695
WALL GIRTS (G1/G2/G3)	TOPSPAN 9695
STRAP BRACING	32 x 1.2
ROOF CLADDING	0.42 TRIMDEK
WALL CLADDING	0.42 TRIMDEK

WALL CLADDING AND FASTENING DETAILS

WALL CLADDING - 0.42 TRIMDEK



FASTEN TO EACH WALL GIRT/EAVE PURLIN WITH
1 OF 10/16x16 CL3 TEK IN PAN ADJACENT TO EACH EAVE

(SCHEMATIC DRAWING - FRAME DETAILS NOT TO SCALE)

PROPERTY DETAILS: OWNER: JAMES DOWNIE - SITE ADDRESS: 205 CLARENDON ROAD GRETNA 7140

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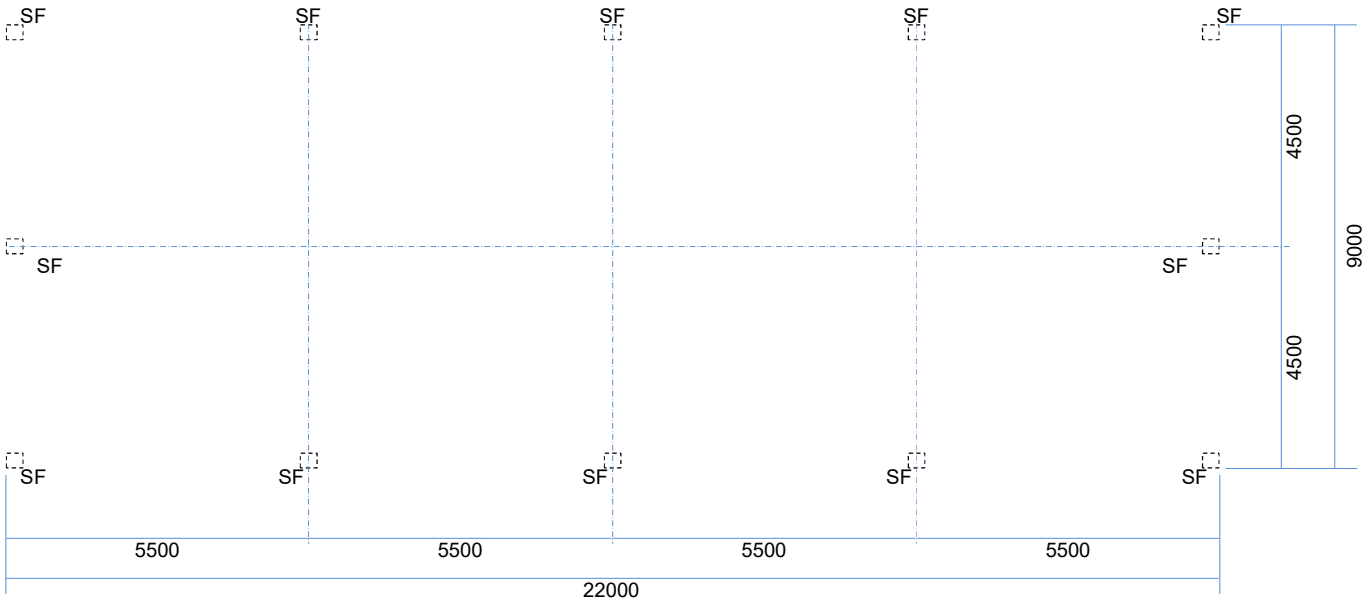

SLAB AND FOOTING LAYOUT

FOOTING DIMENSIONS

PIER ONLY MAIN FOOTINGS (SF) TO BE 450 SQ x 1200 DEEP.

SQUARE PIERS CAN BE ROUND PIERS OF SAME DIAMETER AND SQUARED ON TOP.

WHERE FILL IS REQUIRED ALL FOOTINGS TO ARE TO PENETRATE A MINIMUM OF ONE THIRD FOOTING DEPTH INTO NATURAL FOUNDATION.

FOOTINGS SHALL HAVE A MINIMUM CONCRETE STRENGTH OF 25MPa.

FOOTINGS TO BE LEFT TO CURE FOR SEVEN DAYS AFTER POURING

SLAB AND FOUNDATION NOTES

SLAB DESIGN BY OTHERS

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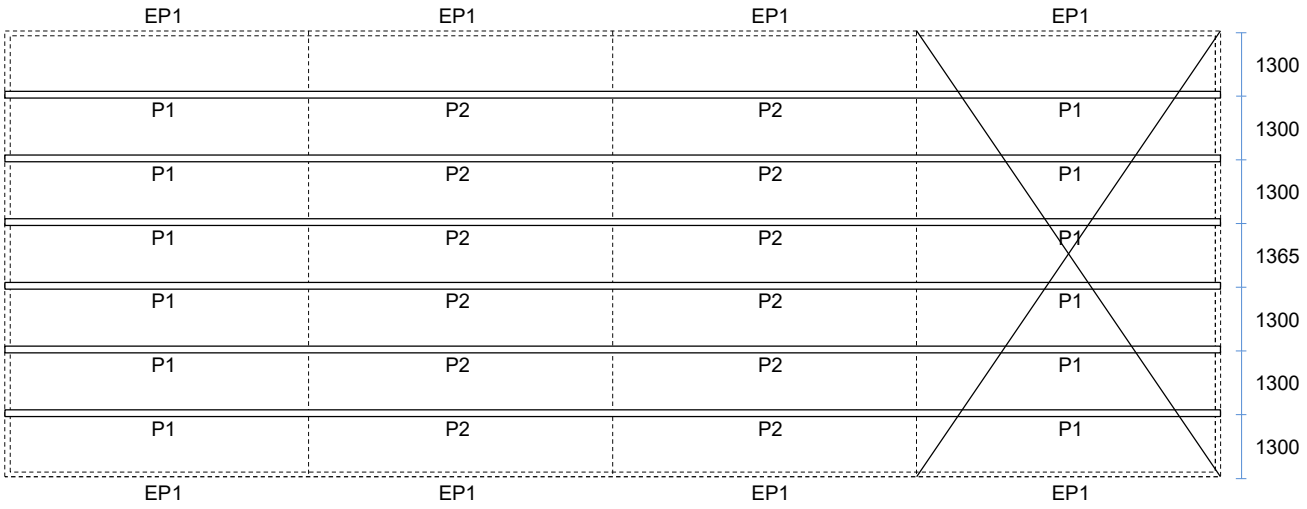
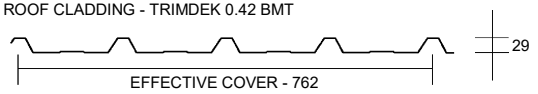


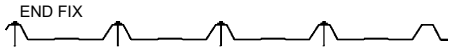
ROOF PURLIN LAYOUT

ROOF CLADDING AND FASTENING DETAILS

ROOF CLADDING - TRIMDEK 0.42 BMT



END FIX



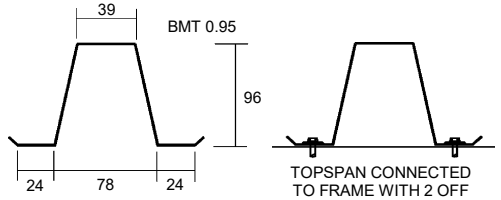
1 OFF 12/14x45 CL3 ZIPS TO EACH CREST

INTERNAL PURLIN FIX

1 OFF 12/14x45 CL4 ZIPS TO THE 1ST & 3RD CREST

ROOF PURLIN / WALL GIRT DETAIL

TOPSPAN 96



TOPSPAN CONNECTED TO FRAME WITH 2 OFF 14/10x20 CL4 TEKS PER INTERSECTION

ROOF BRACING NOTES

32 x 1.2 BRACING STRAP TO FRAME AS DETAILED. BRACING STRAP TO BE FIXED UNDER TENSION PRIOR TO CLADDING BUILDING TO PREVENT MOVEMENT. FIX TO FRAME WITH 2 OFF 14/10x20 CL4 TEKS TO EACH END.

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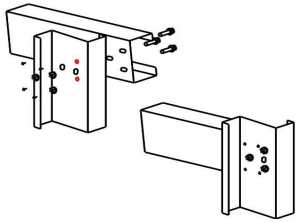
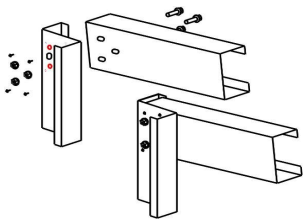


RAFTERS CONNECTED DIRECTLY TO
COLUMN AT KNEE WITH
3 OFF M16x30 8.8/s BOLT ASSY &
4 OFF 14/10x20 CL3 TEKS.
CENTRE HOLE OF RAFTER PICKS UP
INSIDE HOLE OF COLUMN.
DRILL COLUMNS TO SUIT THE TWO END
HOLES ON THE RAFTERS.

KNEE CONNECTION



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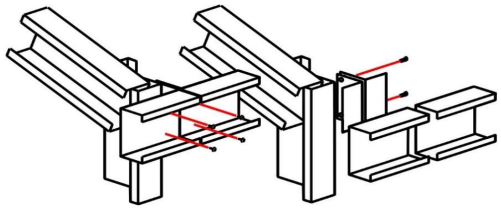
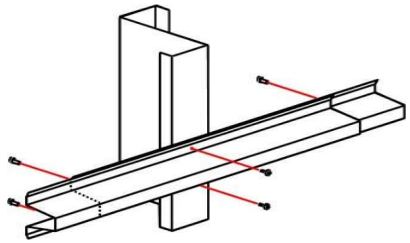
CENTRE HOLE OF RAFTER PICKS UP
INSIDE HOLE OF COLUMN.
DRILL COLUMNS TO SUIT THE TWO END

KNEE CONNECTION



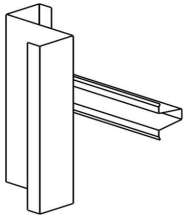
EAVE PURLIN TO BE C150 PURLIN. FASTEN WITH
FLANGES FACING OUTWARDS.
ATTACH WITH FURM PTY LTD EAVE CLEATS.
FASTEN WITH 2 OFF 14/10x20 CL3 TEKS.

EAVE PURLIN CONNECTION



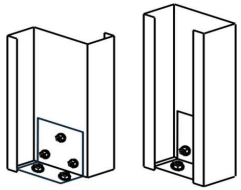
WALL GIRTS/ROOF PURLINS FASTENED WITH 2 OFF
14/10x20 CL3 TEKS TO COLUMN/RAFTER.
FIX LAP ENDS WITH 4 OFF 14/10x20 CL3 TEKS.

WALL GIRT/ROOF PURLIN CONNECTION



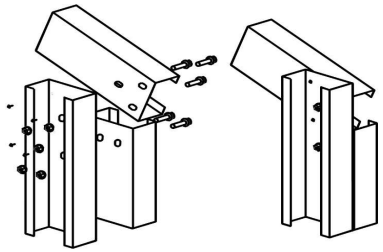
WALL GIRTS FIXED DIRECTLY TO CLAD COLUMN.
FIX WITH 2 OFF 14/10x20 CL3 TEKS.

CLAD PORTAL WALL GIRT CONNECTION - FLANGE IN



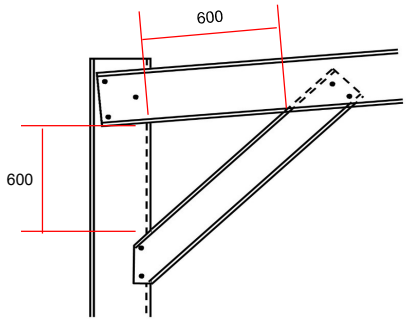
COLUMNS/MULLIONS FIXED TO FOUNDATION WITH
FURM PTY LTD BASE CLEAT.
FIX WITH 3 OFF M16x30 8.8/s BOLT ASSY TO COLUMNS
200 COLUMNS - 2 OFF M12x100 SCREWBOLTS

COLUMN BASE CONNECTION



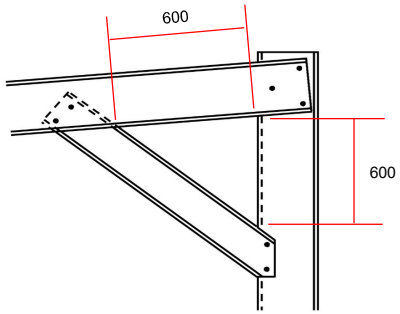
OPEN POSTS ARE BACK TO BACK C-SECTION.
RAFTERS CONNECTED DIRECTLY TO
LONGEST POST AT KNEE WITH
3 OFF M16x30 8.8/s BOLT ASSY &
4 OFF 14/10x20 CL3 TEKS.

OPEN POST KNEE CONNECTION



KNEE BRACED FITTED BY FASTENING TO BACK FACE OF
COLUMN AND NOTCHING OUT TOP FLANGES AND
FASTENING TO SIDE FACE OF RAFTER.
FIX WITH 2 OFF M16x30 8.8/s BOLT ASSY.

UNCLAD PORTAL KNEE BRACE DETAIL - LOW SIDE



KNEE BRACED FITTED BY FASTENING TO BACK FACE OF
COLUMN AND NOTCHING OUT TOP FLANGES AND
FASTENING TO SIDE FACE OF RAFTER.
FIX WITH 2 OFF M16x30 8.8/s BOLT ASSY.

UNCLAD PORTAL KNEE BRACE DETAIL - HIGH SIDE

PROPERTY DETAILS: OWNER: JAMES DOWNIE - SITE ADDRESS: 205 CLARENDON ROAD GRETNA 7140
MUNICIPAL DISTRICT: CENTRAL HIGHLANDS COUNCIL

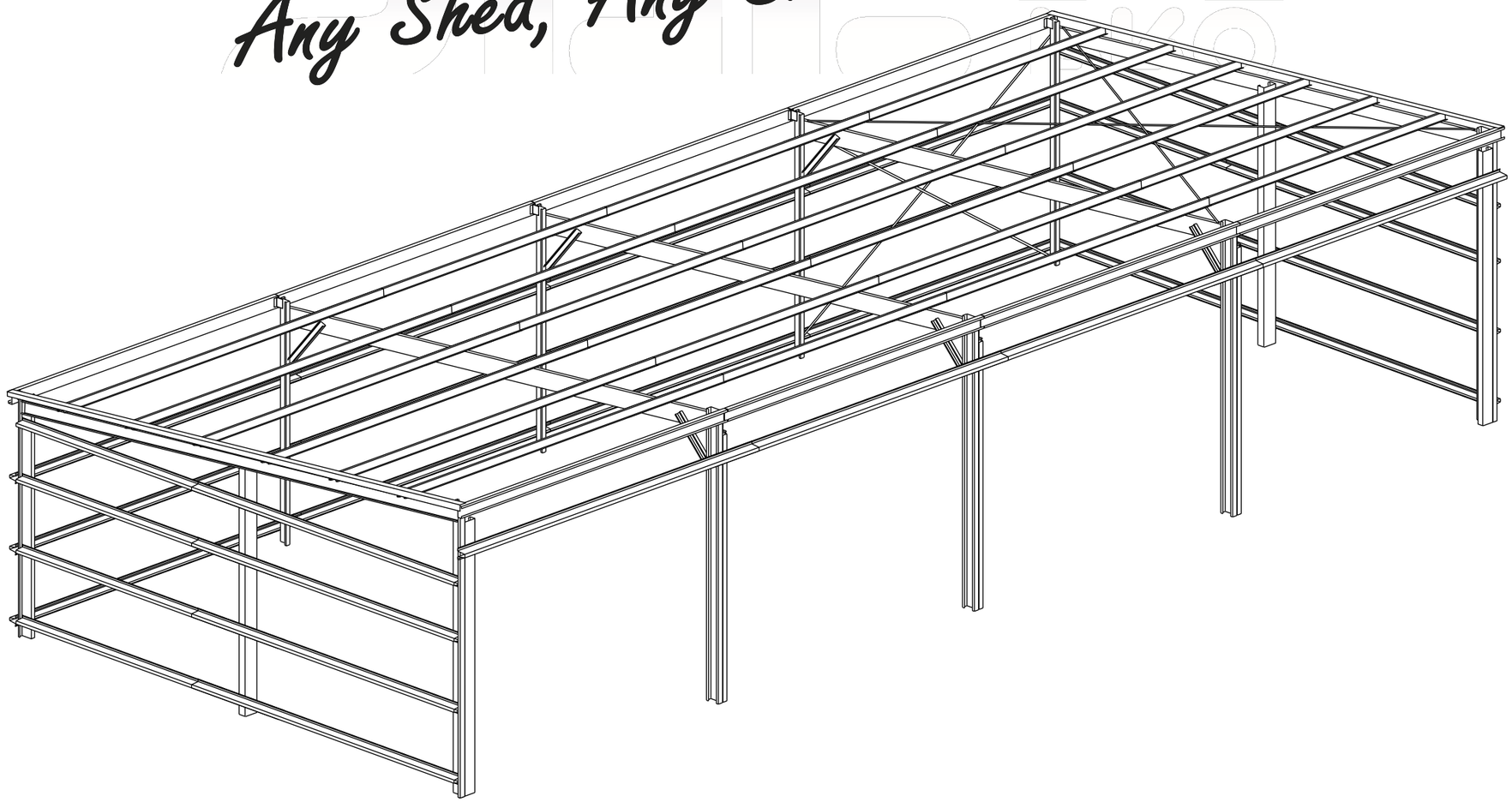
EMMANUEL DELLAS P/L
E. DELLAS BE
CC164C (TAS)
EC22717 (Vic)

Furm
Garages & Sheds
23 DALMATIAN CRT LEGANA TAS 7277
PH / FAX 1800 790 569

STRUCTURAL DRAWING NO. LEG1521-1 - DATE 20/06/2020

SHED CORP

Any Shed, Any Size



Frame Assembly Guidelines - Modern Skillion Farm Shed
4 Bay - 3 Girt - 6 Purlin

(Schematic drawings - not to scale)

Please check all delivered components via the packing check list supplied BEFORE commencing construction.

Warning!

What you are about to build is a structural steel building. It is not an RTA toy. This building needs to be installed in compliance with the structural engineering supplied. This building is made from standard Rollformed materials which require cutting and fitting to construct this building.

This building is not recommended for construction by persons who are not experienced with construction of steel framed buildings or working with steel building materials. If you engage a tradesperson, please ensure that whoever constructs your building has the correct qualifications and tools to work with steel structures.

This is a typical guideline - not a site specific construction manual. These guidelines should explain to a suitably qualified person the preferred manner in which to construct this type of building. A suitably qualified person should not need to be told how to layout, square, brace, layout & fit cladding, fit flashing or erect this type of building.

Read these guidelines first before commencing any site work.

Where this guideline conflicts with the structural engineering supplied always follow and adhere to the structural engineering.

Please check all materials are supplied in accordance with the parts list provided. Manufacturers can and do make mistakes however Furm Pty Ltd t/a ShedCorp (and its suppliers) accepts no responsibility for material errors (or any costs associated) after construction commences.

If after reading this manual or any time during construction you feel you do not understand how to build this building - STOP and engage a suitably qualified tradesman.

Furm Pty Ltd will accept no responsibility for ANY errors, from whatever source, caused during construction.

TYPICAL FRAME ASSEMBLY GUILDELINES

THIS IS AN ASSEMBLY GUIDELINE ONLY, IT IS DESIGNED TO BE USED IN CONJUNCTION WITH THE PACKING LIST, PARTS LIST AND ENGINEERING DOCUMENTS FOR THE SPECIFIC PROJECT.
REFER TO THE ABOVEMENTIONED DOCUMENTS FOR ALL SITE SPECIFIC DETAILS.
WHEREVER THERE IS A CONFLICT BETWEEN THIS GUIDELINE AND THE STRUCTURAL ENGINEERING, ALWAYS REFER TO THE STRUCTURAL ENGINEERING DOCUMENTS.
.

BASIC FRAME DESCRIPTIONS

THE PARTS LIST SHOWS THE FRAME MEBERS BY SECTIONAL DESCRIPTION AND THE DIMENSIONED PUNCHING - *****ALWAYS CHECK THE INFORMATION PARTICULARLY THE SECTION SIZE AGAINST THE PRODUCTION LABEL. UNCLAD (INTERNAL CLEARSPANNING) PORTAL FRAMES MAY BE A THICKER GAUGE OR LARGER SIZE THAN THE CLAD (SHEETED) PORTAL FRAMES. *** ALWAYS CHECK YOU HAVE THE RIGHT SECTION/GAUGE MEMBER FOR THE CORRECT USE AS PER THE PARTS LIST.**

BELOW IS A GENERAL DESCRIPTION OF THE PUNCHING TO ASSIST IN FASTER IDENTIFICATION OF THE MAIN BUILDING COMPONENTS:

MEMBER DESCRIPTION

IN THE PARTS LIST ALL MEMBERS ARE GIVEN A DESCRIPTION
BY THE INDUSTRY STANDARD PRODCUT DESCRIPTION

BELOW DESCRIBES HOW TO IDENTIFY A COMPONENT:

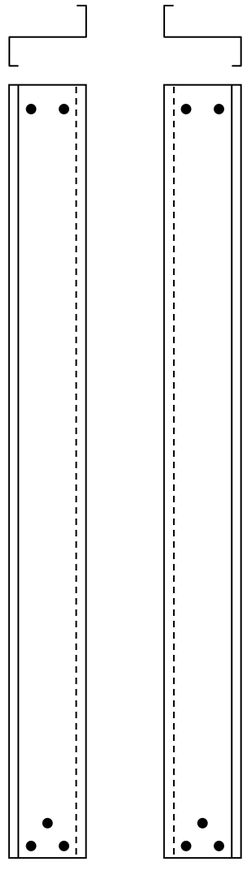
EXAMPLE:

C15015

THIS REPRESENTS IF THE MEMBER IS A "C" OR "Z" SECTION.

THIS REPRESENTS THE NOMINAL DEPTH OF THE MEMBER.
I.E.: 150 MM

THIS REPRESENTS THE MATERIAL GAUGE IN TENTHS OF MILLIMETRES.
I.E.: 1.5 MM

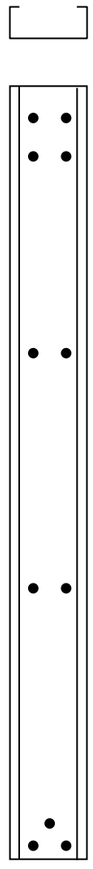


CLAD & UNCLAD COLUMNS

THESE ARE THE LEFT/RIGHT HAND POSTS OF THE PORTAL FRAMES

THESE ARE Z SECTION MEMBERS AND HAVE A 3 HOLE PATTERN AT BASE AND A 2 HOLE PATTERN AT THE TOP OF THE COLUMN

THE RIGHT COLUMNS ARE PUNCHED OPPOSITE HAND TO THE LEFT COLUMNS

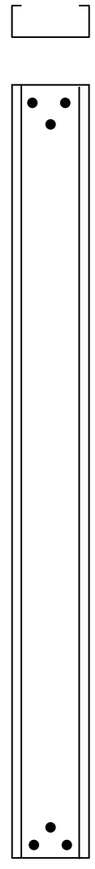


OPEN SIDE WALL POSTS

.THESE MEMBERS ARE THE UNSUPPORTED POSTS IN THE OPEN FRONT

THESE ARE C SECTION MEMBERS AND HAVE A SIMILAR PUNCHING TO THE UNCLAD COLUMNS ALONG WITH A SERIES OF PUNCHINGS ALONG THE POST.

EACH OPEN POST UNIT COMPRISES OF ONE LONG AND ONE SLIGHTLY SHORTER MEMBER BOLTED TOGETHER.



CLAD & UNCLAD RAFTERS

THESE ARE THE ROOF BEAMS THAT BOLT TO THE COLUMNS.

THESE ARE C SECTION MEMBERS AND HAVE A THREE HOLE PUNCH TO EACH END.

THE CENTRE HOLE PICKS UP THE INSIDE TOP HOLE OF THE CLAD/UNCLAD COLUMNS

TYPICAL FRAME ASSEMBLY GUILDELINES

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WHEREVER THERE IS A CONFLICT BETWEEN THIS GUIDELINE AND THE STRUCTURAL ENGINEERING, ALWAYS REFER TO THE STRUCTURAL ENGINEERING DOCUMENTS.
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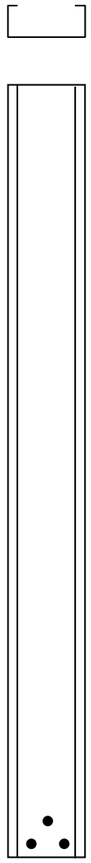
BASIC FRAME DESCRIPTIONS

THE PARTS LIST SHOWS THE FRAME MEBERS BY SECTIONAL DESCRIPTION AND THE DIMENSIONED PUNCHING - *****ALWAYS CHECK THE INFORMATION PARTICULARLY THE SECTION SIZE AGAINST THE PRODUCTION LABEL. UNCLAD (INTERNAL CLEARSPANNING) PORTAL FRAMES MAY BE A THICKER GAUGE OR LARGER SIZE THAN THE CLAD (SHEETED) PORTAL FRAMES. *** ALWAYS CHECK YOU HAVE THE RIGHT SECTION/GAUGE MEMBER FOR THE CORRECT USE AS PER THE PARTS LIST.**

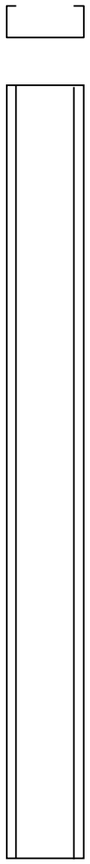
BELOW IS A GENERAL DESCRIPTION OF THE PUNCHING TO ASSIST IN FASTER IDENTIFICATION OF PRODUCT:



END WALL COLUMNS

.THESE MEMBERS SUPPORT THE RAFTER AND WALL GIRTS IN THE CLAD WALL PORTAL FRAMES.

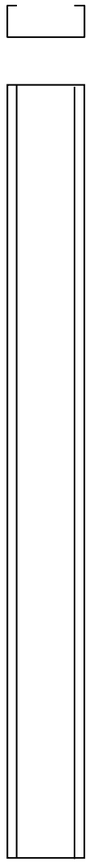
THESE ARE C SECTION MEMBERS AND HAVE A 3 HOLE PATTERN AT ONE END ONLY.



OPEN CORNER BRACE

FASTENS AT RIGHT ANGLE TO THE OPEN FRONT CORNER CLAD PORTAL TO PROVIDE SIDE BRACING.

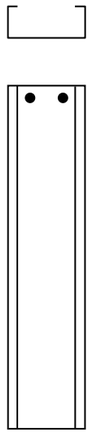
THESE ARE C SECTION MEMBERS AND HAVE NO PUNCHING.



EAVE PURLINS

EAVE PURLINS ARE THE TOP GIRT OF THE SIDE WALLS AND ALSO TAKE THE BOTTOM ROW OF ROOF SCREWS.

THESE ARE C SECTION MEMBERS AND HAVE NO PUNCHING.



KNEE BRACES

THESE BOLT TO BOTH RAFTER AND COLUMN TO SUPPORT THE PORTAL FRAME AT THE KNEE JUNCTION.

THESE ARE SHORT C SECTION MEMBERS AND HAVE A 2 HOLE PATTERN AT ONE END. THE OPPOSITE END NEEDS TO BE NOTCHED TO FIT TO THE COLUMN.

TYPICAL FRAME ASSEMBLY GUILDELINES

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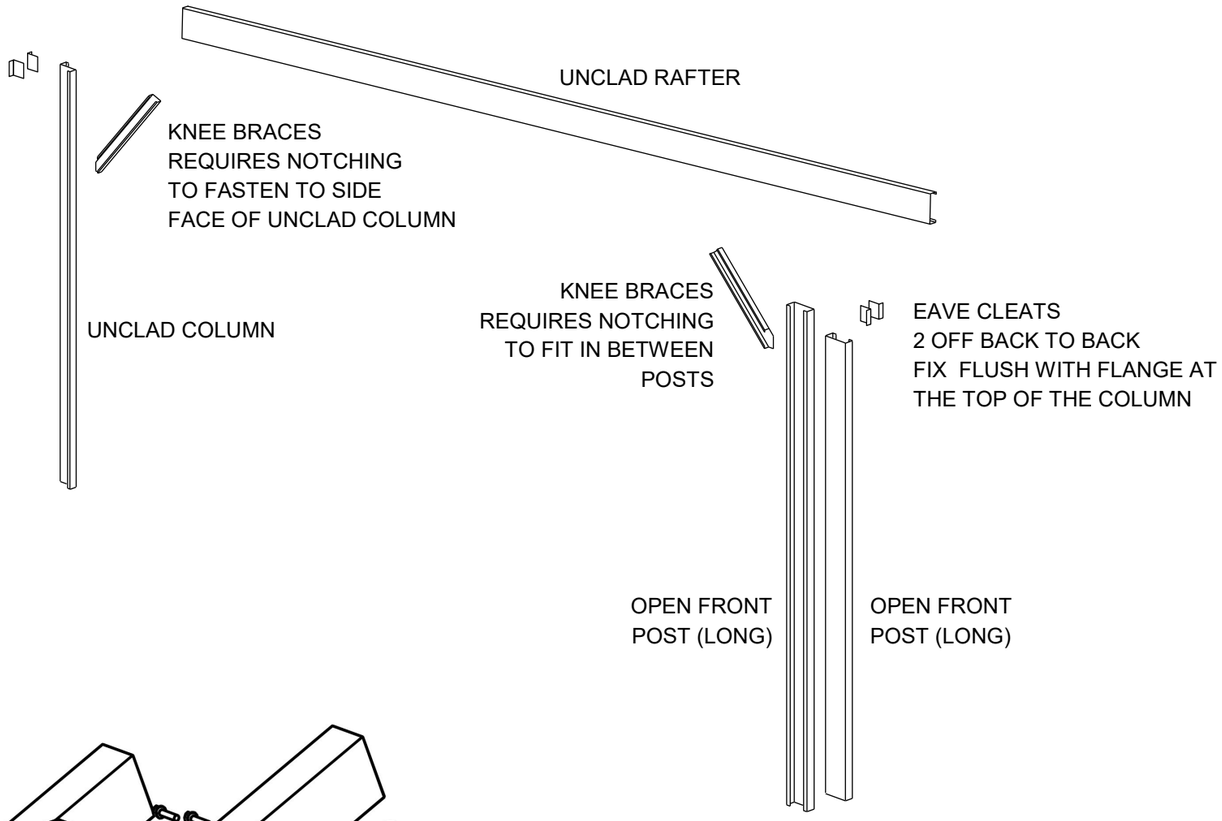
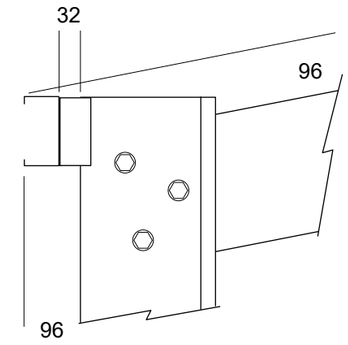
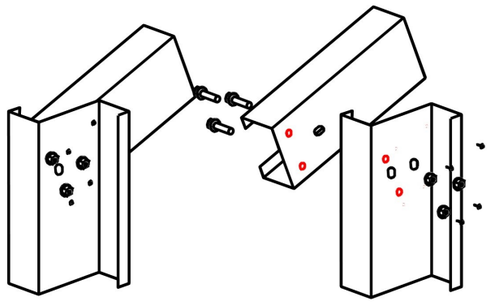
.

UNCLAD (INTERNAL) PORTAL - 3 OFF

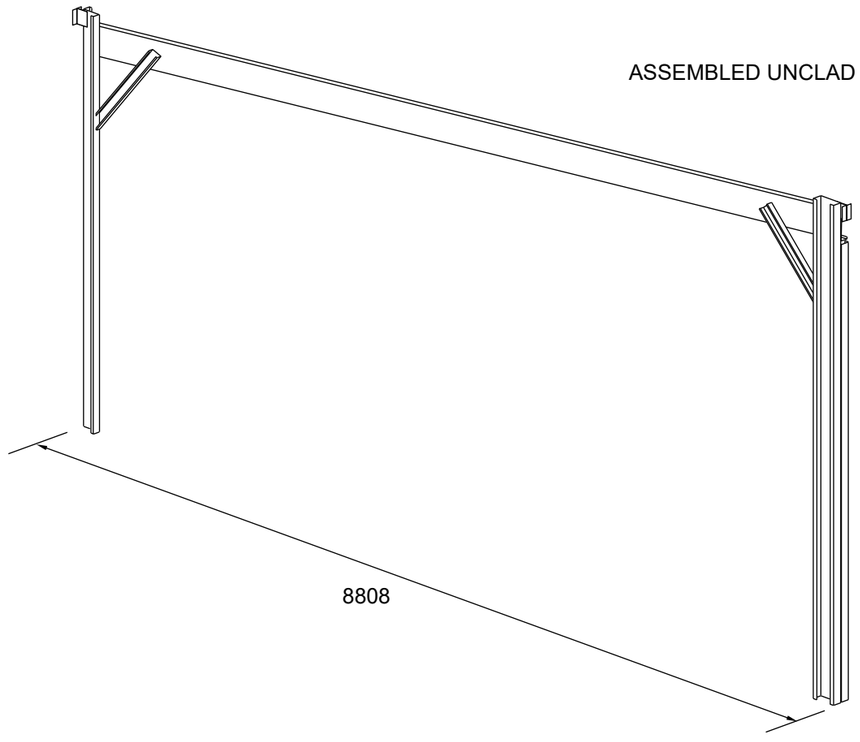


THE EAVE PURLIN SITS 96MM OFF
BOTH THE RAFTERS AND THE COLUMNS.
EAVE CLEAT SITE 32MM OFF THE
SIDE FACE OF THE COLUMNS.





WHEN CORRECTLY ASSEMBLED THE
CENTRE PUNCH ON RAFTERS PICKS UP THE
INSIDE HOLE OF THE PUNCHING ON THE TOP
OF THE COLUMNS.
FIX ONE BOLT TO THIS HOLE THEN PIN WITH
FRAMING TEKS SCREWS.
USING STEP-DRILL, DRILL TWO ADDITIONAL
HOLES TO CREATE A TRIANGULAR PATTERN
AND FIX WITH ANOTHER TWO BOLTS.



TYPICAL FRAME ASSEMBLY GUILDELINES

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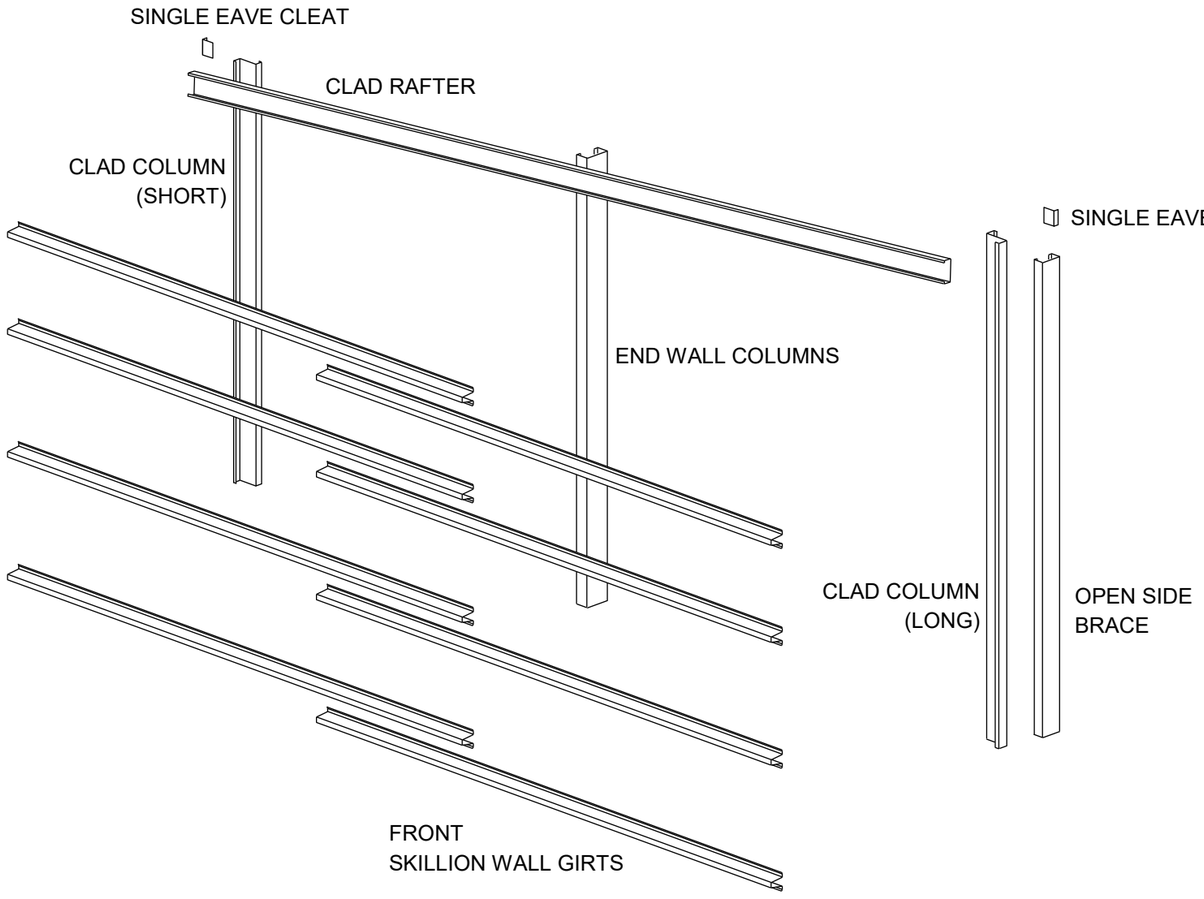
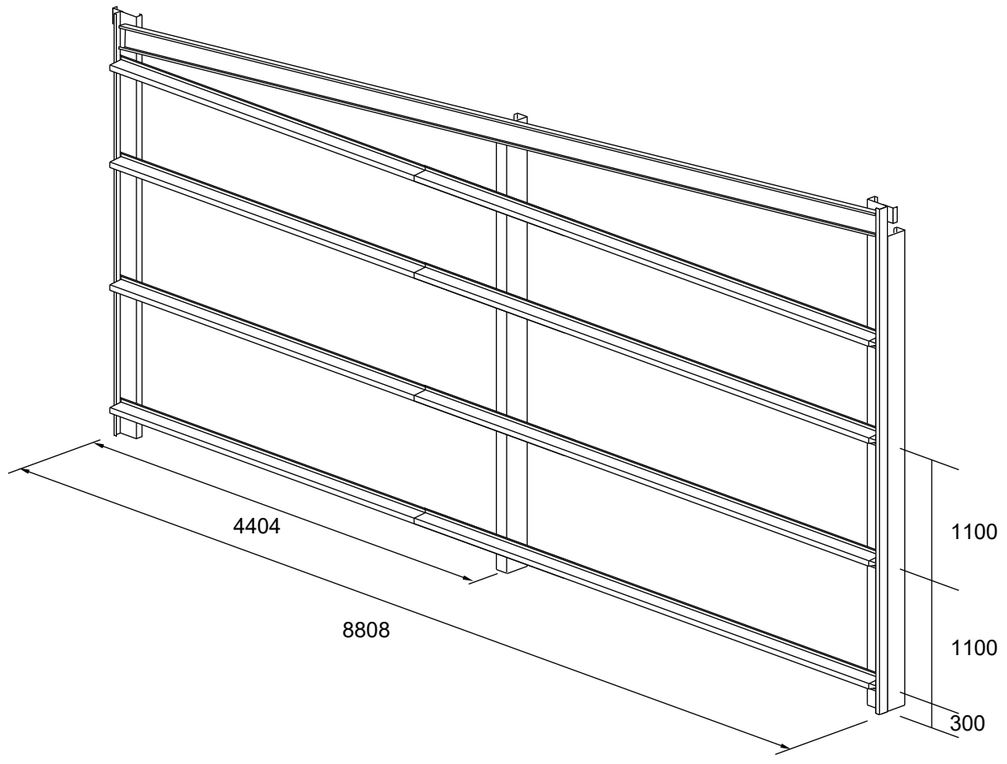
CLAD FRONT SKILLION PORTAL - 1 OFF





ASSEMBLED CLAD FRONT PORTAL

TYPICAL FRAME ASSEMBLY GUILDELINES

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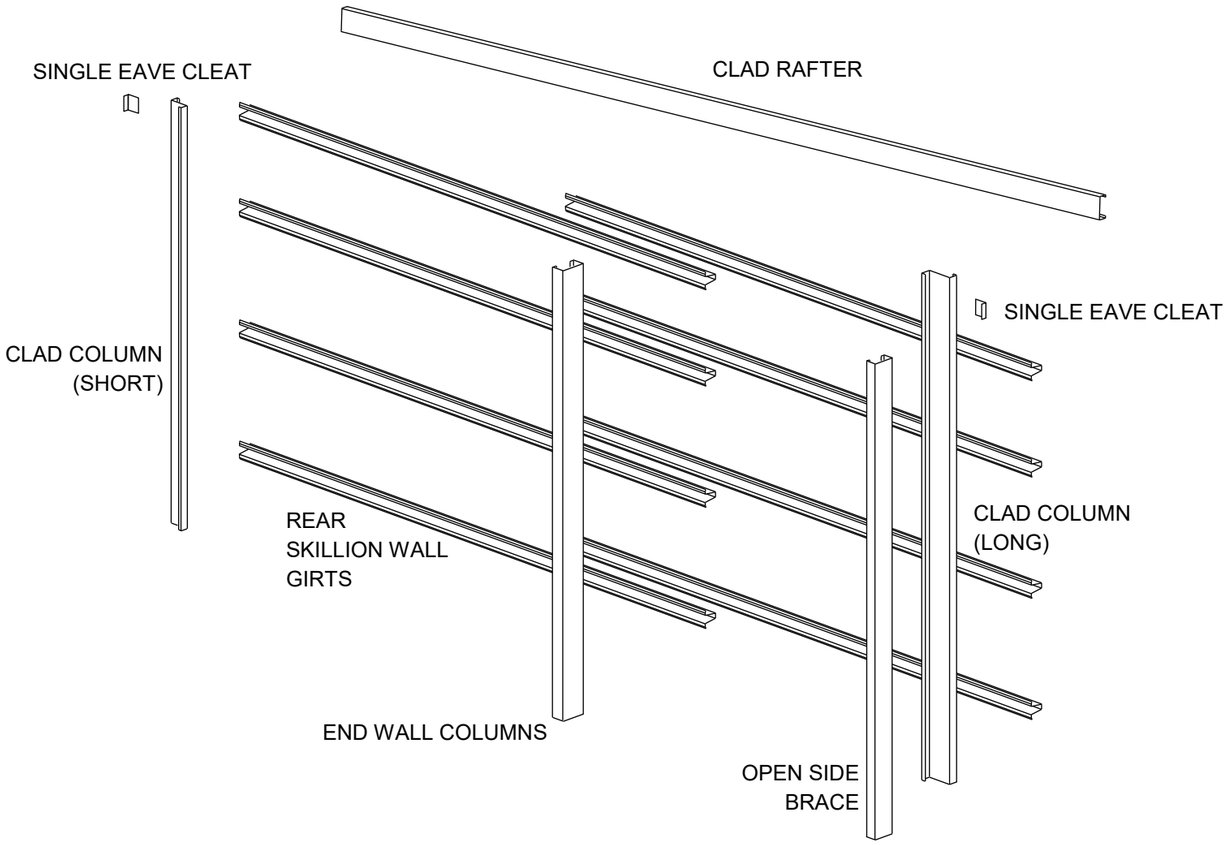
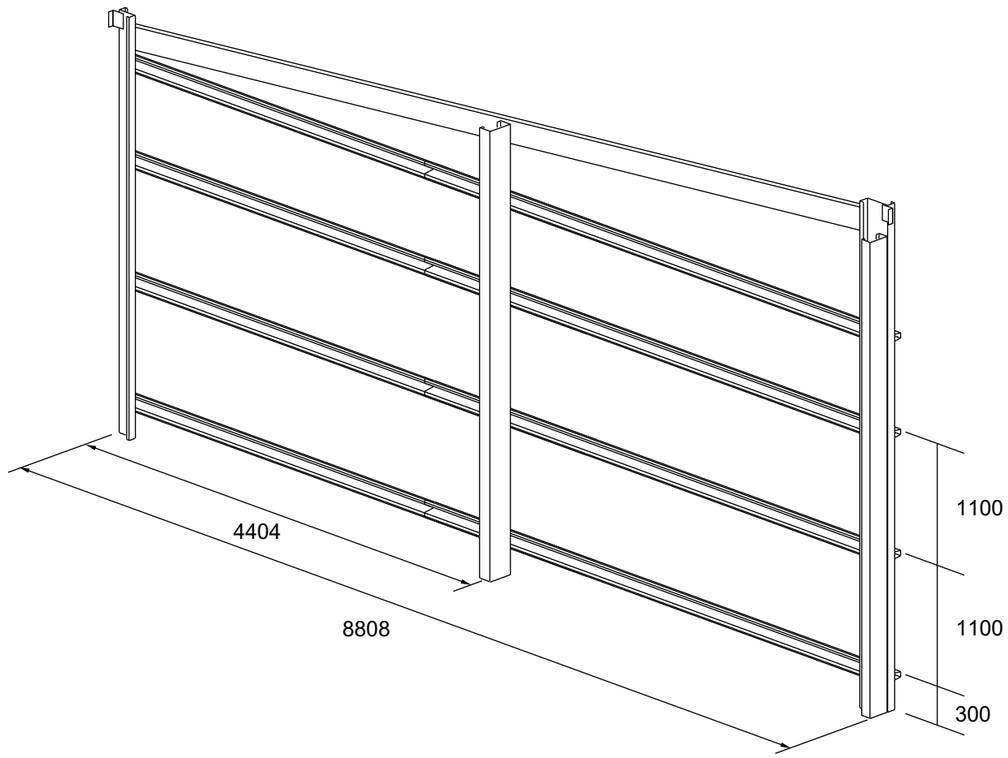
CLAD REAR SKILLION PORTAL - 1 OFF





ASSEMBLED CLAD REAR PORTAL

TYPICAL FRAME ASSEMBLY GUILDELINES

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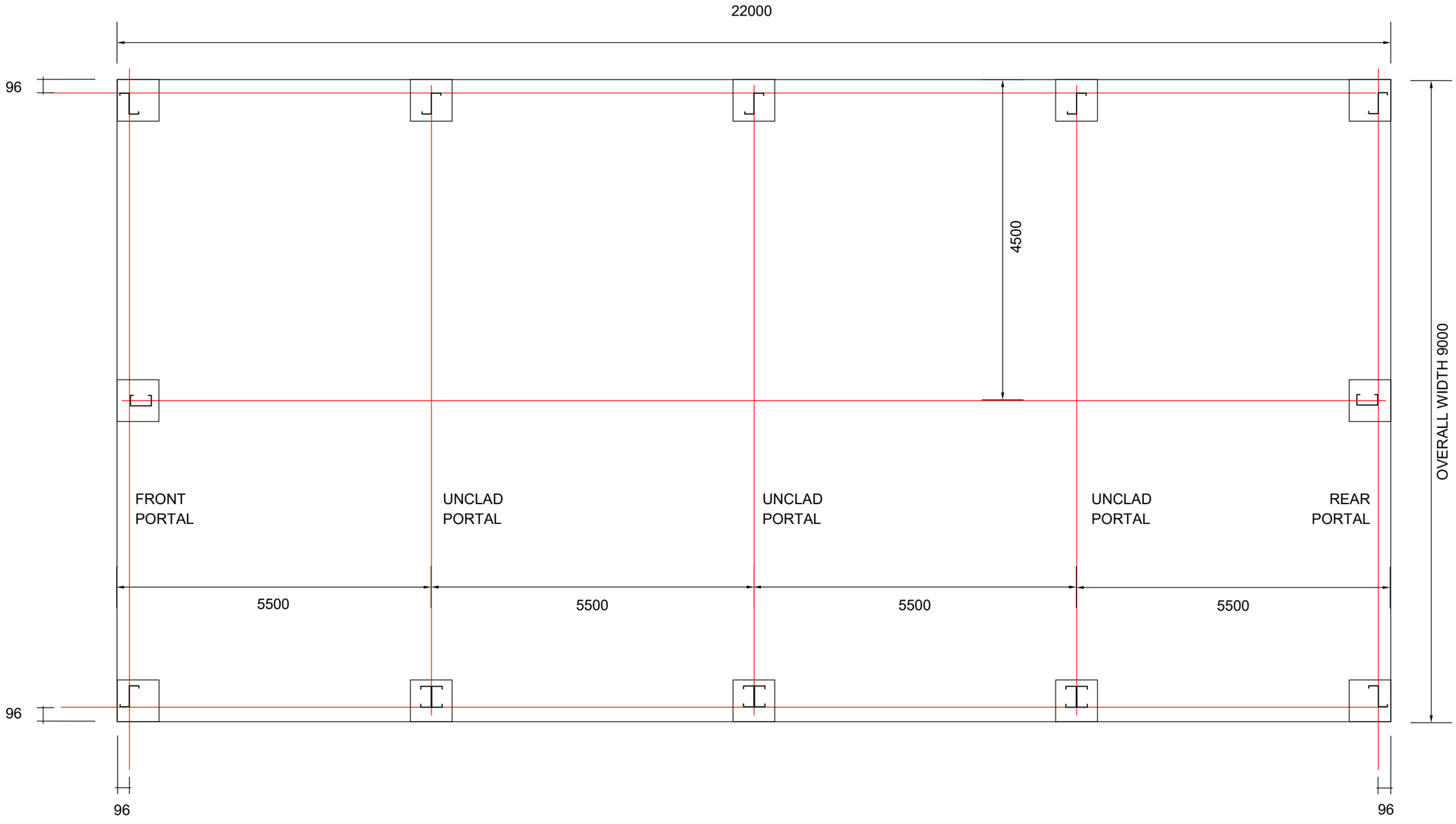
TYPICAL SET OUT OF PORTAL FRAMES

CHALKLINE THE TOP OF THE FOOTINGS AS PER DETAIL BELOW. COLUMNS TO SIT ON THE FOOTINGS AS PER DETAIL BELOW.
CORNER POSTS WEB TO SIT ON STRLINGLINE AS DRAWN.
INTERNAL POSTS TO SITE ON CENTRLINE OF THE BAY DIMENSIONS.



TYPICAL FRAME ASSEMBLY GUILDELINES

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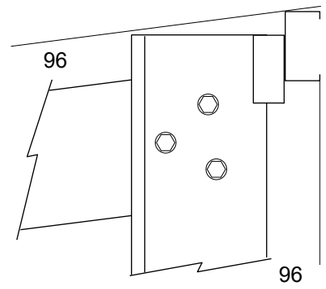
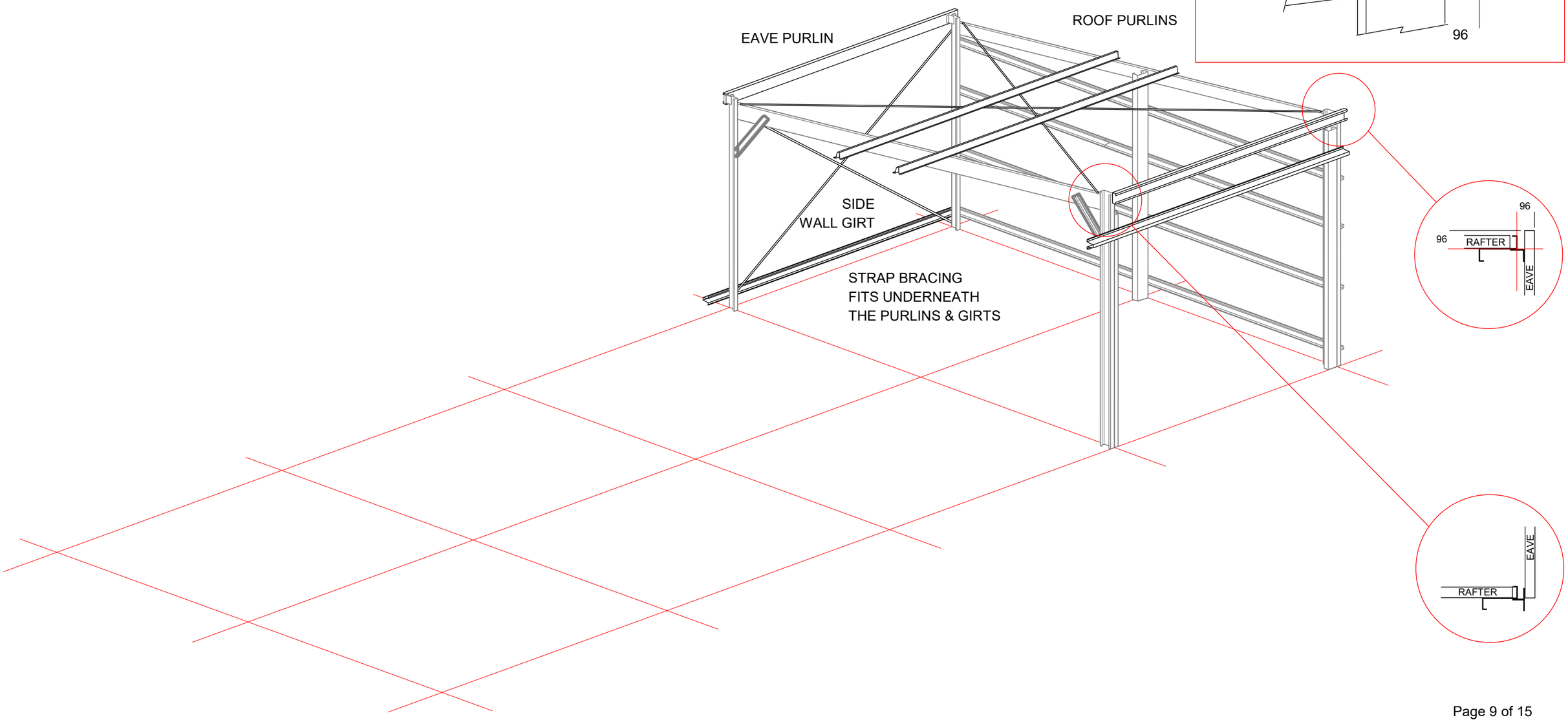
STAND THE REAR AND BAY 3/4 INTERNAL PORTAL. SECURE WITH TEMPORARY BRACING.
FIX THE LH & RH EAVE PURLINS. FLANGES OF THE EAVE PURLIN ARE TO FACE OUTWARD. EAVE TO SIT 96MM PAST THE REAR PORTAL CENTRELINE STRLINGLINE AND IN LINE WITH THE CENTRELINE OF THE INTERNAL PORTAL. WHEN CREECTLY INSTALLED THE END OF THE EAVE SHOULD BE LEVEL WITH THE WALL GIRTS ON THE REAR PORTAL FRAME.
FIX THE BOTTOM LH WALL GIRTS 300 FROM FLOOR LEVEL.
FIT THE RH WALL SKIRTING SHEET GIRT. BOTTOM OF GIRT TO BE 490 FROM TOP OF THE EAVE PURLIN.
FIT TWO OF THE BAY 4 ROOF PURLINS TO THE MIDDLE SPACINGS AS PER THE PURLIN SPACING DETAIL ON PAGE 4 OF THE SITE SPECIFIC STRUCTURAL DOCUMENTS.
PURLINS ARE TO FIT FLUSH WITH THE EAVE PURLINS AND OVERHANG THE INTERNAL PORTAL.
CHECK FRAME IS STANDING SQUARE AND INSTALL STRAP BRACING TO THE ROOF AND WALL PANELS.
FIT THE BRACING STRAP TO THE BACK WALL.

NOTE: ALWAYS ENSURE THE STANDING FRAME IS SUFFICIENTLY BRACED AT ALL TIMES DURING CONSTRUCTION.

THE TOP OF THE EAVE PURLIN TO SIT 96MM OFF THE RAFTER.





TYPICAL FRAME ASSEMBLY GUILDELINES

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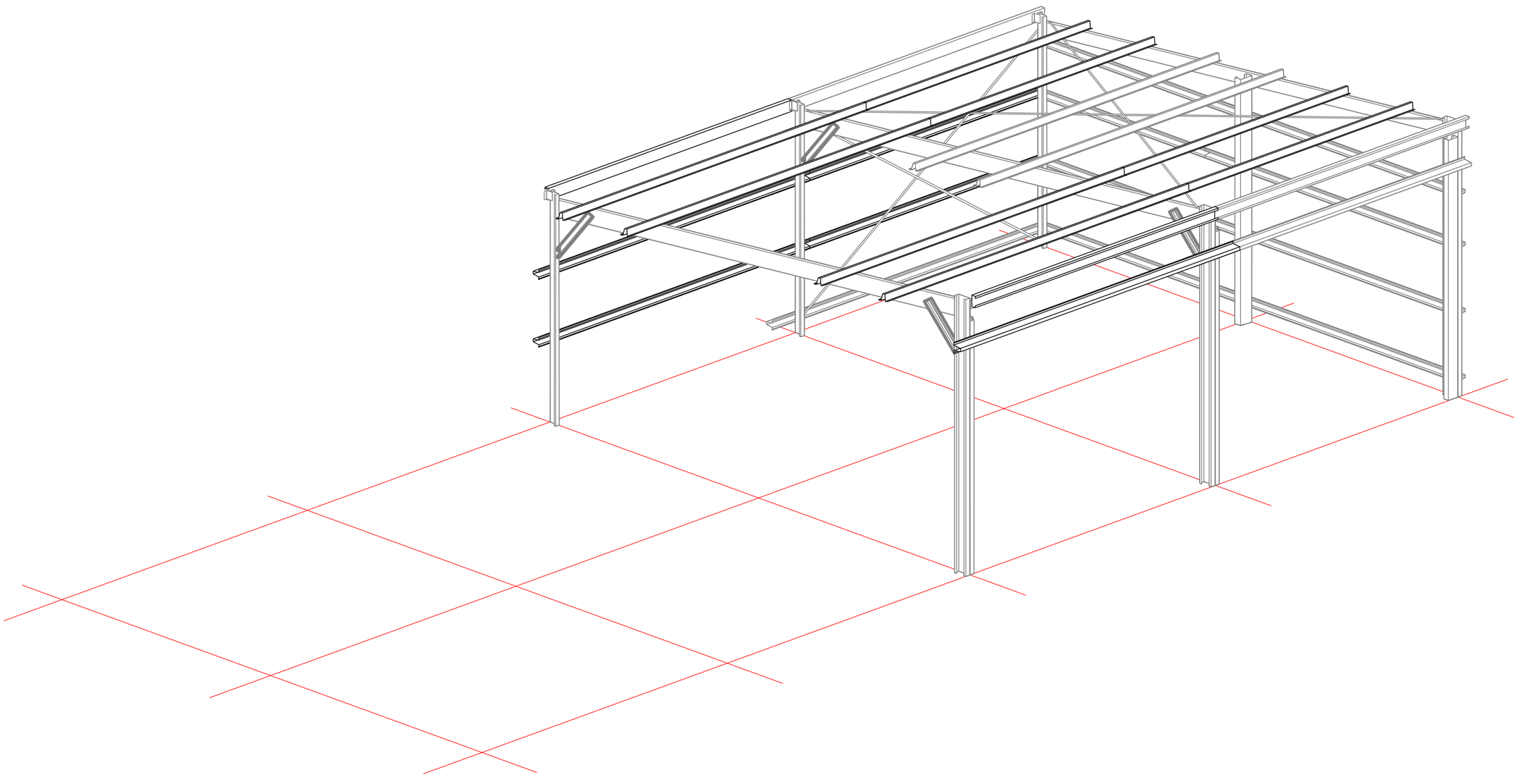
STAND THE BAY 2/3 INTERNAL PORTAL AND TEMPORARILY BRACE.
FIT THE BAY 3 EAVE PURLINS. EAVE TO GO FROM CENTRELINE TO CENTRELINE OF PORTALS.
FIT THE RK SKIRTING GIRT TO BAY 3.
FIT THE MID GIRTS TO LH WALL BAYS 3&4. MID GIRTS TO BE PLACED AT THE SAME SPACING AS THE LOWER GIRTS 2&3 ON THE REAR CLAD PORTAL.
FIT THE INNER AND OUTER TWO ROOF PURLINS AS PER THE PURLIN LAYOUT ON PAGE 4 OF THE SITE SPECIFIC ENGINEERING DOCUMENTS.

NOTE: ALWAYS ENSURE THE STANDING FRAME IS SUFFICIENTLY BRACED AT ALL TIMES DURING CONSTRUCTION.



TYPICAL FRAME ASSEMBLY GUILDELINES

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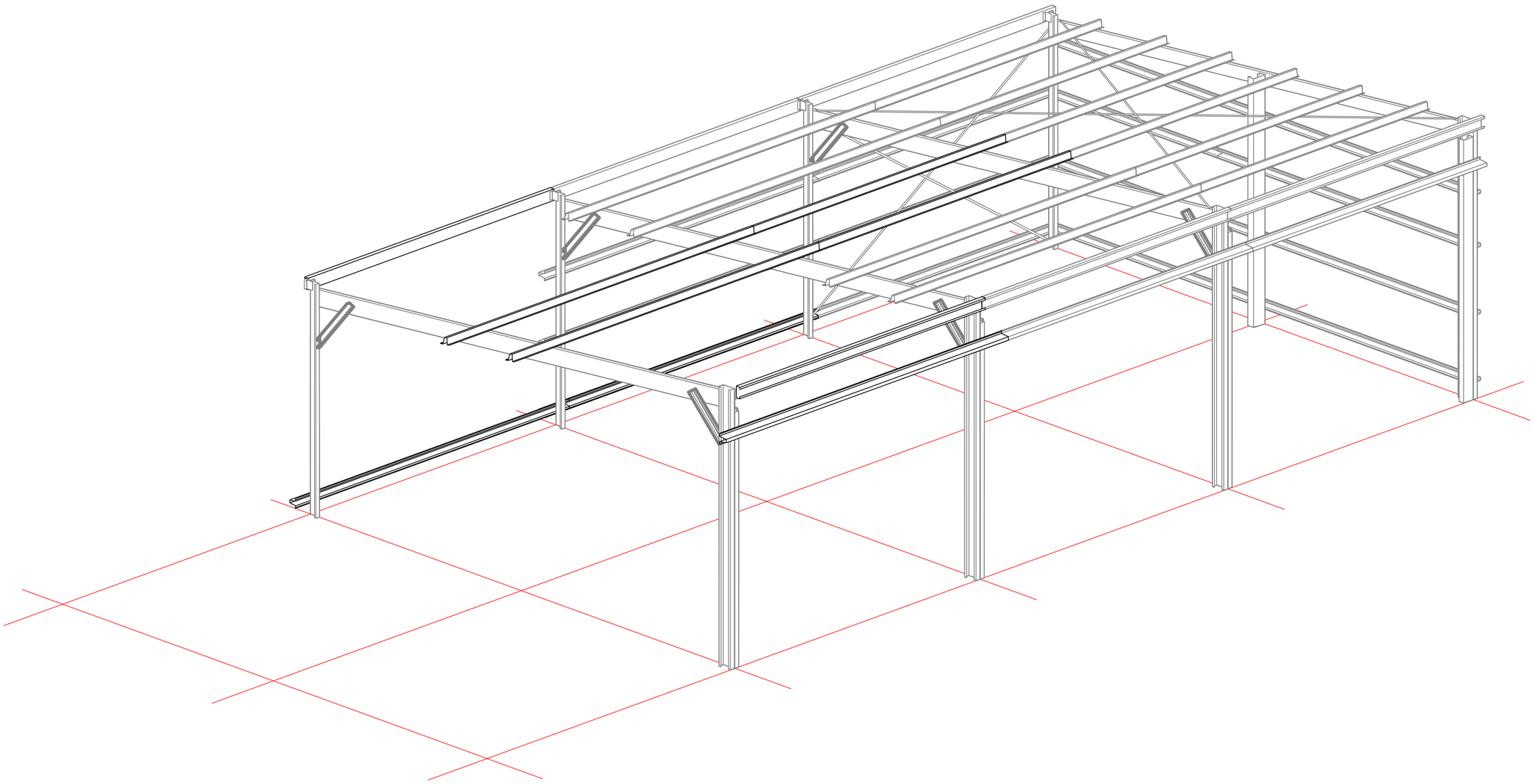
STAND THE BAY 1/2 INTERNAL PORTAL AND TEMPORARILY BRACE.
FIT THE BAY 2 EAVE PURLINS. EAVE TO GO FROM CENTRELINE TO CENTRELINE OF PORTALS.
FIT THE RK SKIRTING GIRT TO BAY 2.
FIT THE BOTTOM GIRT TO LH WALL BAYS 2&3.
FIT THE CENTRE ROOF PURLINS THE BAYS 2&3.

NOTE: ALWAYS ENSURE THE STANDING FRAME IS SUFFICIENTLY BRACED AT ALL TIMES DURING CONSTRUCTION.



TYPICAL FRAME ASSEMBLY GUILDELINES

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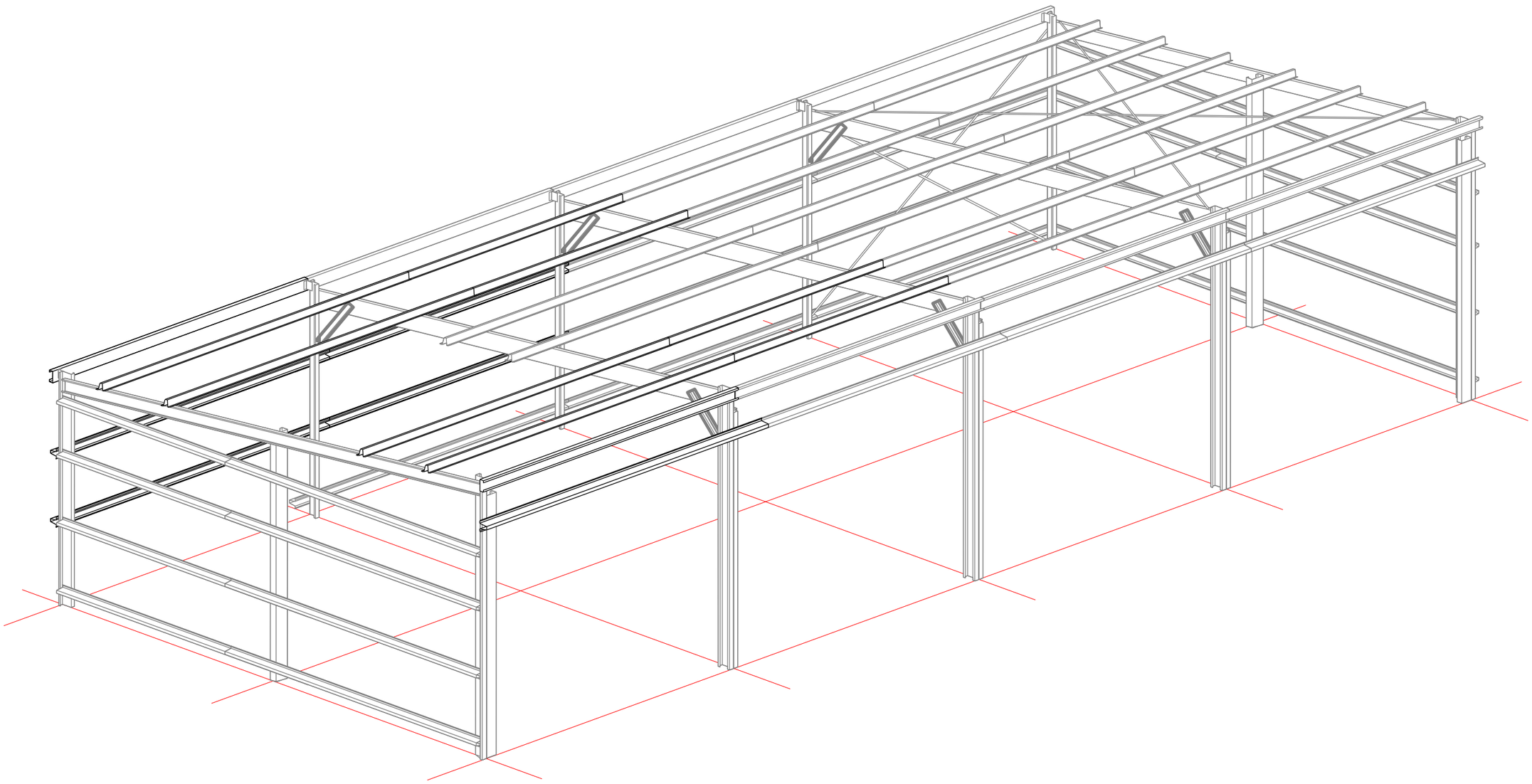
STAND THE FRONT PORTAL AND TEMPORARILY BRACE.
FIT THE BAY 1 EAVE PURLINS. EAVE TO GO FROM CENTRELINE OF THE INTERNAL POSTAL TO 96 PAST THE FRONT CENTRELINE AS PER THE REAR PORTAL FRAME.
FIT THE RK SKIRTING GIRT TO BAY 1.
FIT THE MID GIRTS TO LH WALL BAYS 1&2.
FIT THE INNER AND OUTER ROOF PURLINS THE BAYS 1&2.

NOTE: ALWAYS ENSURE THE STANDING FRAME IS SUFFICIENTLY BRACED AT ALL TIMES DURING CONSTRUCTION.



TYPICAL FRAME ASSEMBLY GUILDELINES

THIS IS AN ASSEMBLY GUIDELINE ONLY, IT IS DESIGNED TO BE USED IN CONJUNCTION WITH THE PACKING LIST, PARTS LIST AND ENGINEERING DOCUMENTS FOR THE SPECIFIC PROJECT.
REFER TO THE ABOVEMENTIONED DOCUMENTS FOR ALL SITE SPECIFIC DETAILS.
WHEREVER THERE IS A CONFLICT BETWEEN THIS GUIDELINE AND THE STRUCTURAL ENGINEERING, ALWAYS REFER TO THE STRUCTURAL ENGINEERING DOCUMENTS.

FIT THE LAST CENTRE ROOF PURLINS AND LH BOTTOM WALL GIRT.
ONCE INSTALLED RECHECK THE FRAME FOR SQUARE.

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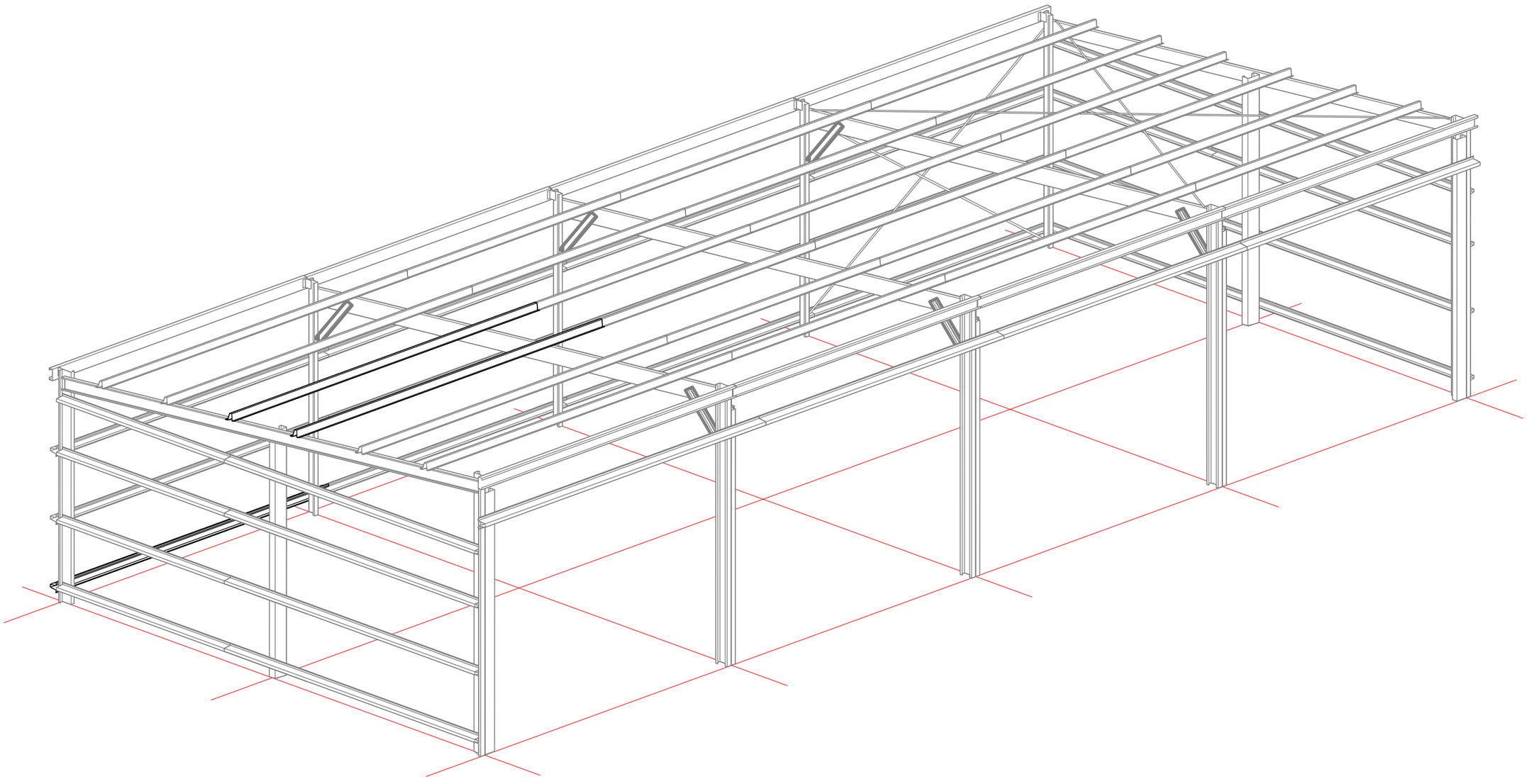

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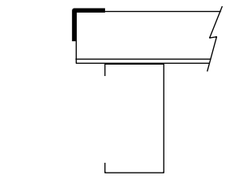
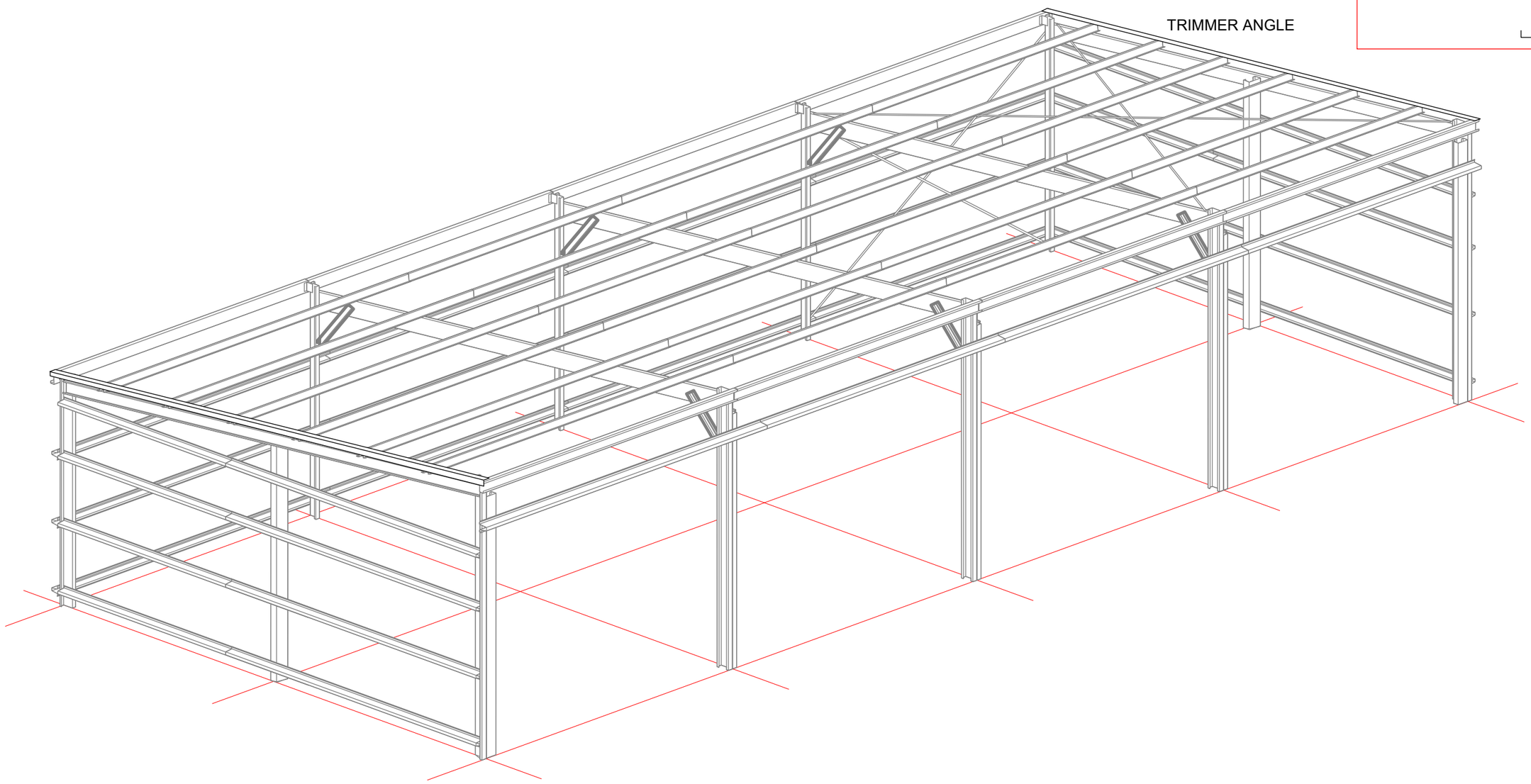
FIT THE TRIMMER ANGLE TO THE ENDS OF THE PURLINS TO TAKE THE TOP SCREWLINE OF SKILLION WALL SHEETS.
SIDE WALL SHEETS FASTEN TO THE TOP OF THE EAVE PURLIN.

NOTE: ALWAYS ENSURE THE STANDING FRAME IS SUFFICIENTLY BRACED AT ALL TIMES DURING CONSTRUCTION.

FIT TRIMMER ANGLE TO END OF ROOF PURLINS TO TAKE SKILLION WALL SHEETS

TRIM ANGLE





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YOUR BUILDING SHOULD BE NOW READY FOR CLADDING. PLEASE REFER TO OUR STANDARD16 PAGE SKILLION GARAGE MANUAL FOR CLADDING TIPS AND ADVISE ON CLADDING.

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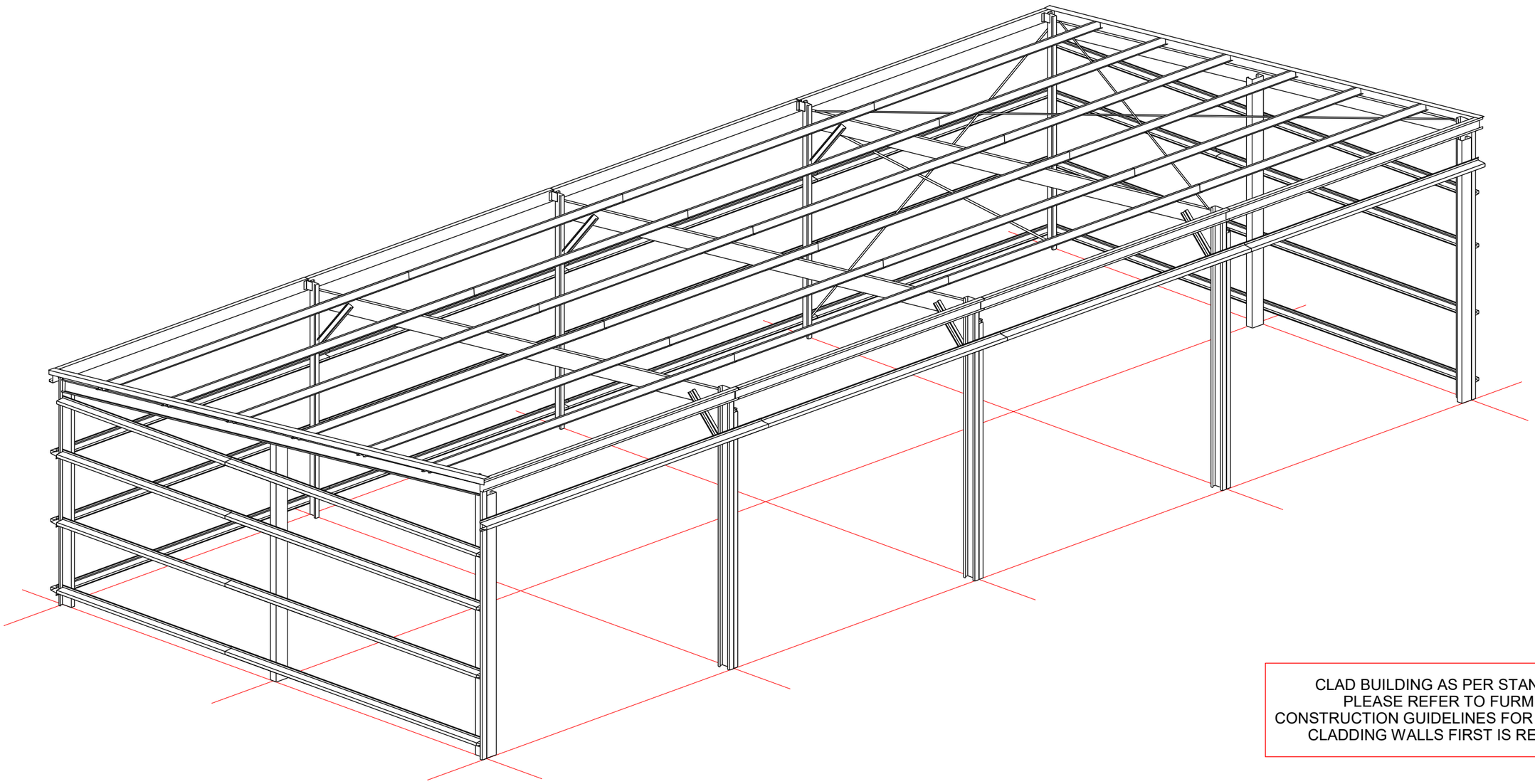

CLAD BUILDING AS PER STAND PRACTICE.
PLEASE REFER TO FURM GENERIC CONSTRUCTION GUIDELINES FOR FURTHER ADVICE.
CLADDING WALLS FIRST IS RECOMMENDED.