

APPLICATION FOR PLANNING APPROVAL

Application Number: DA-2026-75
Proposal: Outbuilding (shed)
Subject Site: 40 Jacaranda Drive, Margate
Responsible Planning Officer: Andrea Urzi

Advertised Documents:

- Application Plans

Available upon request:

- Application Form
- Copy of Title

NOTE: The documents included for advertising (public notice) have been provided by the applicant. The advertising of the documentation does not confirm that Council agrees with, or endorses, the content or assessments.

Representations:

Representations must be provided in writing to Council stating the reasons why you support or object to the application. Representations for this application must be submitted by 11.59pm on **24 April 2026**; and can be delivered in person to the Civic Centre, posted to Locked Bag 1, Kingston 7050 or emailed to kc@kingborough.tas.gov.au.





GENERAL NOTES:

Builder, Tradespeople, Contractors, Pre-fabricators etc. to verify all drafting dimensions onsite prior to commencing any works.

All materials and workmanship is to comply with

- a) National Construction Code 2022.
- b) the Council building by-laws.
- c) the manufacturers written instructions.
- d) the Australian Standards.

**PROPOSED SHED
TOWN OF MARGATE**

VICINITY OF 40 JACARANDA DRIVE, MARGATE
CT 152426/11

TITLE	NUMBER
Site Plan	J2601-WD-R1-002
Floor Plan	See plans from Widespan Sheds
Elevations	See plans from Widespan Sheds

LOCAL GOVERNMENT AUTHORITY:	KINGBOROUGH COUNCIL
LOCAL PLANNING SCHEME ZONE:	KINGBOROUGH INTERIMS PLANNING SCHEME - LOW DENSITY RESIDENTIAL
NGC '22 CLASSIFICATION:	CLASS 10A STRUCTURE
SOIL TEST CLASSIFICATION:	AS2870 - Per design from Wide Span Sheds
FOUNDATION STRENGTH:	25MpA (Minimum)
WIND CLASSIFICATION:	AS4055 - Per design from Wide Span Sheds
MAXIMUM DESIGN WIND GUST:	AS4055 - Per design from Wide Span Sheds
BUSHFIRE ATTACK LEVEL RATING (BAL):	AS3959 - BAL-LOW
CLIMATE ZONE:	Per Part 3.12 of BCA and Figure 1.1.4: Zone 7 (Tasmania)

Kingborough Council

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Plan Reference No: P1

Date Received: 5/3/2026

Date placed on Public Exhibition: 11/4/2026

MARK BURGESS DRAFTING & DESIGN

Mark Burgess (Architectural Draftsperson)

ADDRESS: 10 CROFTON COURT, HUONVILLE, TASMANIA, 7109
ACCREDITATION: CC4780L

ABN: 88 699 356 569
EMAIL: MARKBURGESS2505@GMAIL.COM
MOBILE: 0409 807080

PROJECT:

RESIDENTIAL DWELLING

40 JACARANDA DRIVE, MARGATE, TASMANIA, 7054
CLIENT: Ben Pepper () & Nicole Pepper
ADDRESS: 40 Jacaranda Drive, Margate, Tasmania, 7054

SCALE:

NOT APPLICABLE

DATE: 24TH FEBRUARY 2026

CHECKED: MARK BURGESS

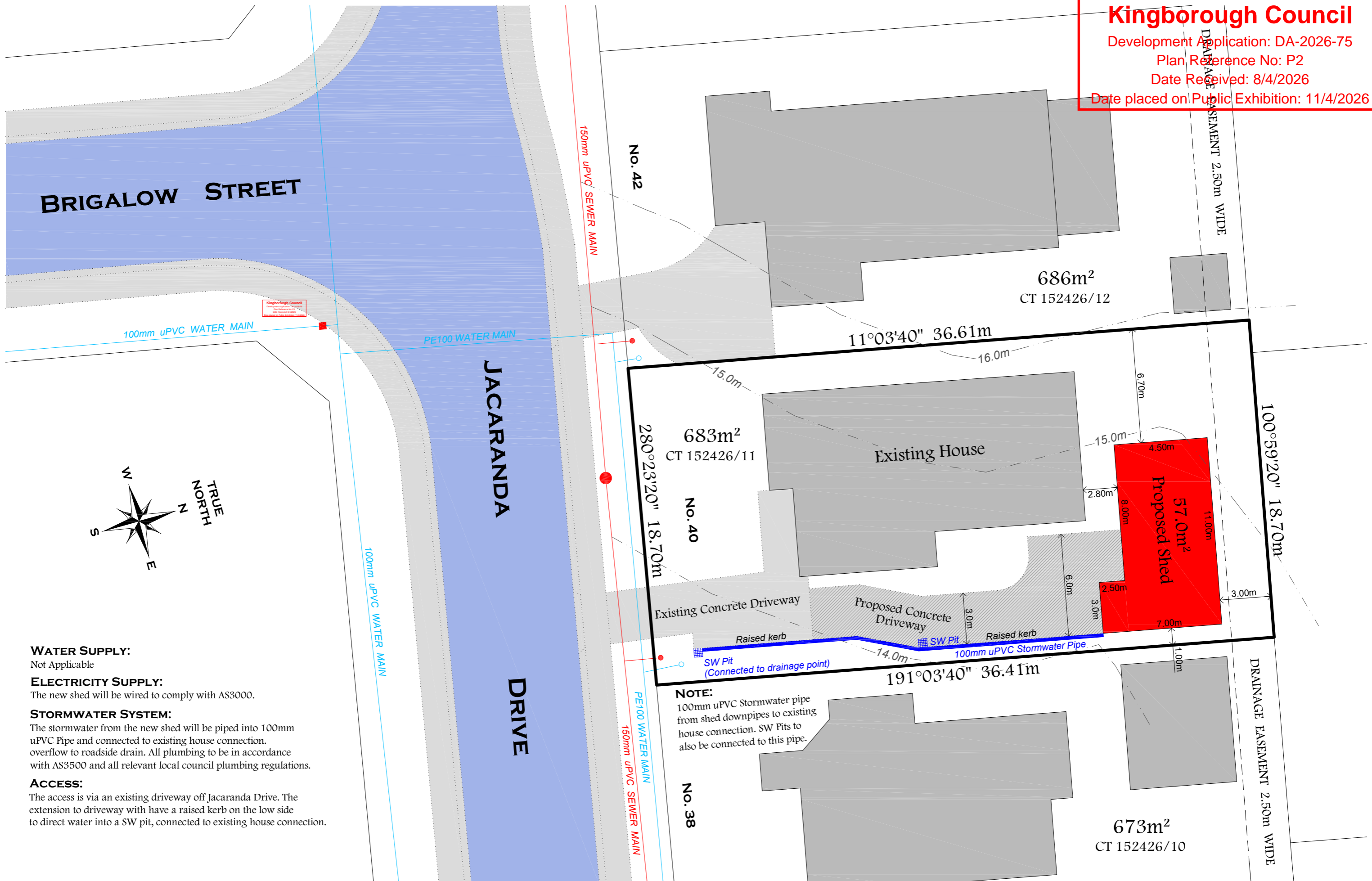
CT REF: 152426/11

DRAWING:

CONTENTS PLAN

DRAWING NUMBER:

J2601 - WD - R1 - 001



WATER SUPPLY:

Not Applicable

ELECTRICITY SUPPLY:

The new shed will be wired to comply with AS3000.

STORMWATER SYSTEM:

The stormwater from the new shed will be piped into 100mm uPVC Pipe and connected to existing house connection. overflow to roadside drain. All plumbing to be in accordance with AS3500 and all relevant local council plumbing regulations.

ACCESS:

The access is via an existing driveway off Jacaranda Drive. The extension to driveway will have a raised kerb on the low side to direct water into a SW pit, connected to existing house connection.

NOTE:

100mm uPVC Stormwater pipe from shed downpipes to existing house connection. SW Pits to also be connected to this pipe.



Wide Span Sheds Pty Ltd
 ABN: 50 130 691 422

ROBINA, QLD 4226
 Phone 1300 943 377
 Direct 07 5657 8883
 Fax 1800 427 400

www.sheds.com.au

QUOTATION

Reference # : MITDON2512057-3
 Date : 17 Dec 2025

Campbell Gane
 40 Jacaranda Drive
 Margate
 TAS7054
 Australia

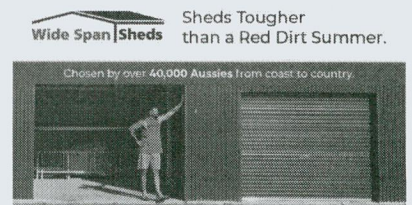
Dear Campbell,

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

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

Kind Regards,

Mitchell Donnoley*
 Sales
 ph: 1300 943 377
 email: mitchell.donnoley@sheds.com.au



Pricing

Kit Price	
GST	
Delivery	
Pay-on-Time discount	
TOTAL (inc GST)	

Delivery

Delivery location: <-43.0301, 147.26726>

Address for Reference Purposes: 40 Jacaranda Drive Margate TAS 7054 Australia

Conditions apply, refer to General Specifications below for more information.

#Pay-on-Time discount is applied so long as the final payment is received 10 working days prior to the advised delivery date.

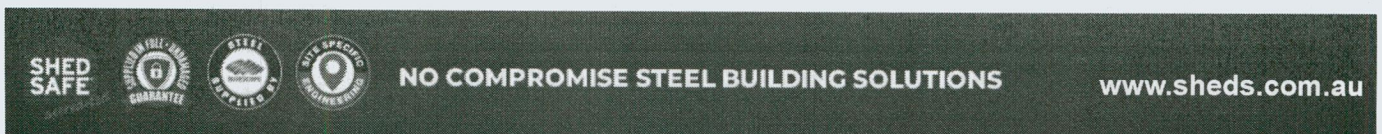
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Payment Schedule

- 15% initial deposit to be paid to receive all appropriate plans, engineering specifications & certificates.
- 45% further deposit to be paid to commence manufacturing.
- 40% final payment to be paid 10 working days prior to the confirmed delivery date of your building.

The price covers entirely our offer. Anything discussed or implied but not specifically referenced in this quote, does not form part of our offer. Please contact us for a revised quote if there are any amendments or inclusions you require. All payments must be made directly to Wide Span Sheds as per the payment details on our invoice. An invoice is issued on acceptance of this quotation along with the purchase agreement.

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

Details of your Wide Span Sheds Building

Building Classification	10a A non-habitable building including a private garage, carport, shed or the like. (Refer NCC A6G11)
Weight (approximately)	1,900 kg
Span	Main Building: 4.5 m
Length	11 m (3 Bays: 4 m, 4 m, 3 m)
Height	3.55 m (Low Side), 4.02 m (High Side)
Roof Type	Skillion, 6 degrees
Roof	COLORBOND® steel CORODEK® 0.42 BMT sheeting, BlueScope
Walls & Trims	COLORBOND® steel TRIMCLAD® 0.42 BMT sheeting, BlueScope
Gutters	COLORBOND® GUTTER-01. We have calculated the number of [Supplied by Others] downpipes required for: Left Side = 1. Right Side = 2.
Roller Doors	One (1) COLORBOND® steel 3 m high x 2.95 m wide roller door (roller door is wind rated). An internal chain drive has been added to the door to assist with opening and closing the door at heights. Refer to the General Specification (# Access Doors) in relation to opening sizes. The Roller Door is boxed or steel wrapped for protection during transport.
PA Doors	One (1) 2040mm high x 920mm single skin Superior COLORBOND® steel door keyed lockset (escape function) with a knob on one side and a lever handle to the other side.
Window Openings	Materials to frame up for window opening(s) including a header flashing to suit One (1) 900h x1500w window (supply of the window and glass sliding doors is NOT included).
Dividing Walls	One (1) structural wall coloured red running across the span of the building between bays 2 & 3. COLORBOND® steel TRIMCLAD® 0.42 BMT sheeting. This wall will be the colour selected for internal walls. This wall is structural - they must be installed in the location shown. They cannot be moved at any time.

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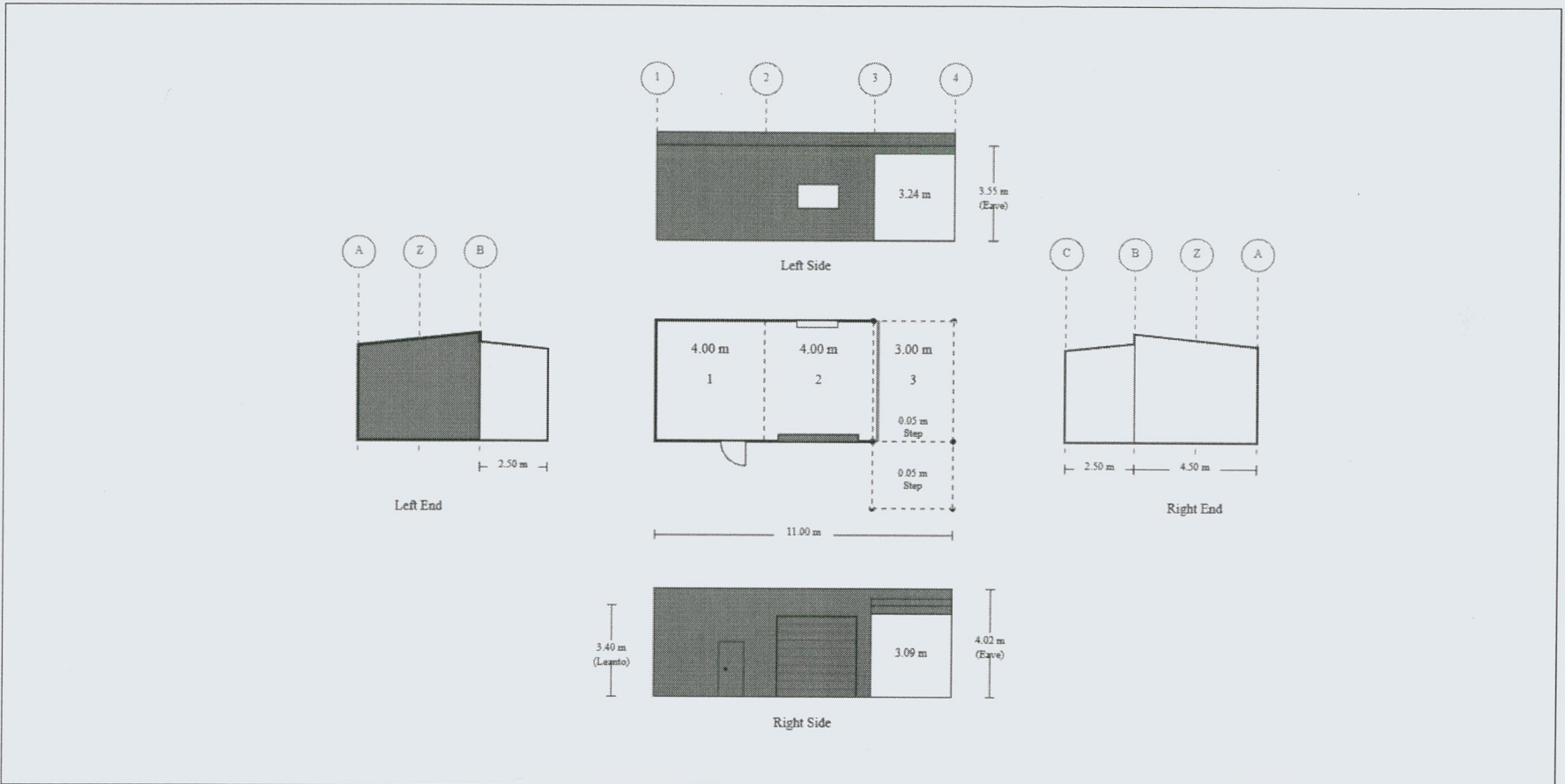
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Purchaser Name: Campbell Gane		Building Layout Ref # MITDON2512057-3	Seller: Wide Span Sheds Pty Ltd Name: Mitchell Donmolley* Phone: 1300 943 377 Fax: 1800 427 400 Email: mitchell.donmolley@sheds.com.au	 No Compromise Steel Building Solutions
Site Location:				
Ref # MITDON2512057-3	Print Date: 17/12/25			

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Solar Panels	Your building has been designed to allow for the loads of a future installation of Solar Panels (by others). The information you have provided is that you require the maximum number of panels on your building. We calculate that you can fit 22 panels on your new steel building. This is typically 7.8kW of Solar Panels. You can of course also put panels on your home or other suitably designed structures to get the maximum benefit from your investment. We have engineered the building for panels to be placed on the left side of the main building and on the right lean to.	
Open Bays	Two (2) 3m open bays - along the sides of the steel building. Refer to Layout (attached) for location & height clearances.	
Open Gable-Ends	Steel building has sheeting as shown whilst the right-end-wall-mullions have been removed. Refer to the Layout attached.	
Bracing	The building will have Knee braces. Clearances are subject to the engineer's final design requirements. Estimated internal knee clearances are: Main Building 3.321m (Left Side), 2.938m (Right Side)	
Right Lean-to	Span	2.5m
	Drop	0.36 metres from eave height
	Pitch	6 degrees
	Length	Starting bay 3 for 1 bays
	Height of External Lean-to wall	3.4m
	One (1) 3m open bay - along the sides of the leanto. Two (2) 2.5m open bays on the ends of the leanto. Refer to Layout (attached) for location & height clearances.	
Roof Purlins & Wall Girts	Z sections bolted to rafters & columns with a minimum overlap of 10% of the bay width.	
Fixing to Concrete	Screw-Bolts fitted after concrete is cured.	

Specific Inclusions

- Determination of the design criteria by the engineer. This includes assessment in 8 cardinal directions to determine the site design wind speed based on the building orientation.
- Engineering certification of the steel building to the appropriate Australian Standards.
- Engineers certification letter plus Completion of Form 35 solely for certifying the Structural matters associated with the Steel Framed Building and Foundation Design as described in the drawings provided.
- Slab or Pier designs for soil classes A, S, M, H1 and H2.
- Materials as nominated above supplied as per the attached "General Specification".
- BlueScope product warranties of up to 15 years apply.

Specific Exclusions

- Drawings and providing of any other forms or additional information to be added to forms other than detailed above. eg BushFire Compliance forms.
- Consent authority including any building, development or construction certificate application (\$).
- Construction of the steel building, its foundations plus inspections or certification of any site works. (building is supplied as a kit).
- Insurance of the steel building once delivered to site or collected from depot.

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Building Information

The design criteria for the exact location and orientation has been positioned and assessed by your trained sales consultant. This assessment is subject to the certifying engineer's site-specific analysis using online tools. Final assessment by the engineer may result in a change to the materials and price. If the location or orientation needs to be changed, advise your sales consultant and obtain a new quotation.

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

Design Criteria

Site Location and Building Orientation	Geographic Co-ordinates of <-43.02997, 147.26735>. Refer to the image below showing this location and the left side orientation.
Address for Reference Purposes	40 Jacaranda Drive Margate TAS 7054 Australia
Building Orientation	Left Side of building orientated to 11° (northerly direction)
NCC Version	NCC 2022
Design Wind Criteria for the Highest Cardinal Direction	Importance Level 2 with a Vr of 45.00 m/s ; Region A4; TC = 2.99; Mt = 1; Mc = 1; Ms = 0.85; giving a Vdes of 31.8 m/s.
Earthquake	An Earthquake Acceleration Co-efficient (Z) of up to 0.08 has been allowed for in the design of the building, however wind is the determining design factor.
Other Design Factors	No Snow Loading allowed.

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

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

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

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

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

Dividing Walls - Sheeting to one side of the wall. Where the wall is in ZINCALUME® steel, any doors etc. on the wall shall also be in ZINCALUME® steel.

Roller Door - Industrial and residential roller doors may have a slightly different profile.

Roller Door Transport Protection - All doors are wrapped by the manufacturer in their recommended method for regular road transport. Any damage to a door will be accessed in accordance with the AGDA guide to visual inspection of garage doors.

Solar Panels - Supplied and Installed by others. The building is designed to allow for the dead loads and wind loads based on the following. Panel width approx. 1.0m. Panel length approx. 1.7m. Gap between roof and bottom of panel = 150mm max. Weight of Panels and all fixings to be no greater than 15 kg/m². Solar panel fixing rails to run up the roof and fixed onto the roof purlins at standard roof purlin spacings designed for the building. Installation to comply with AS/NZS 1170. (Clause B6 in the 2020 version)

Windows - Positions shown on plans are for illustration purposes only (all windows are 2.1m to top of window from floor level). Windows and glass sliding doors are to be provided by others. A header flashing is provided as part of the building. Other stile material is provided to enable secure fixing of the windows and surrounding sheeting. An 'X' shown in the elevation on a window represents cross bracing over the window. Sliding Window: openings slide from Right to Left viewed from inside building.

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

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

Design Criteria - Prior to issuing an engineering certification, using online tools, the engineer carries out a site specific check based solely on the nominate coordinates and orientation. A structural design check is also done. Changes to the design criteria may result in a price increase or decrease. Unless nominated, no allowance has been made for solar panels, earthquake or snow loading. The building is not suitable for lining with gyprock.

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

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

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

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

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

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

Bracing

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

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

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

Gutters - Unless otherwise nominated, the gutter type supplied will be nominated by our supplier as the most common type for the area. All Rainwater and drainage designs are the responsibility of the purchaser/owner. Residential gutters and downpipes where supplied are based on average rainfall for the state and may not be sufficient for your building size or usage. Please speak to your building designer or contractor to ensure gutters are fit for purpose. No consideration for door openings or other obstructions. Any changes to the design due to obstructions is the responsibility of the purchaser.

Piers and Slab - Designs are for a safe bearing value $\geq 100\text{kPa}$. (400kPa ultimate). Where a concrete slab, or concrete slab and piers is nominated, the wall sheeting will be supplied to extend 40 mm past the slab (building height + 40 mm). When concrete piers only are nominated, wall sheeting is provided to building height. Where a 50mm step down is nominated, the wall sheeting is not extended any further. If site conditions or the intended use vary from these assumptions, a revised slab and/or foundation design may be required. In such cases, slab reactions and the full design responsibility must be provided by the client's chosen engineer.

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

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

Sheeting Fixing - All wall and roof sheeting is fixed to the structure. Along wall mullions provide critical support to portal frames and must not be removed or removed under any circumstances without engineering approval.

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