



**Kentish Council**

# **PUBLIC NOTICE**

## **APPLICATION FOR DEVELOPMENT APPROVAL**

An application for development approval has been made which may affect you.

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### **Details about the application – K-DA078/2026**

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Address of the land

**106 Brooks Road  
LOWER BARRINGTON**

What use or development is  
proposed in the application

**Residential – proposed  
DEMOLITION OF EXISTING OUTBUILDING  
AND PROPOSED NEW OUTBUILDING**

Date of notice

**7 October 2026**

The application and supporting documents are open for public inspection on Council’s website at [www.kentish.tas.gov.au](http://www.kentish.tas.gov.au) or at the Council Offices, 69 High Street, Sheffield during the following office hours:-  
Monday to Friday, 8.00 a.m to 4.30 p.m.

**Any person may lodge a representation on the proposed use or development.**

- Your representation must:*
- be received within 14 days of the date of this notice;
  - be in writing;
  - be addressed to:  
The Chief Executive Officer,  
Kentish Council,  
P.O. Box 63, Sheffield 7306; or email  
[submissions@latrobe.tas.gov.au](mailto:submissions@latrobe.tas.gov.au)
  - and include:  
the reasons for your representation; and  
the address of the land.

# Aerial View – K-DA078/2026, 106 Brooks Road, Lower Barrington



# Development Application - Kentish Council

Submitted on

Receipt number

Related form version

## Applicant Details

Full Name Of Applicant (s) Nigel Gardiner Barker Kandray and Helen Elizabeth Kandray

Postal Address of Applicant(s) 106 Brooks Road

Applicant Phone Number

Applicant Email Address

## Owner Details

Full Name Of Owner (s) NIGEL KANDRAY & HELEN KANDRAY

Postal Address of Owner(s) 106 Brooks Road

Owner Phone Number

Owner Email Address

## Application Details

Present Use Of Land Residentail

Proposed Use And/Or Development (Subject To This Application) Shed

At (Location Of Property) 106 Brooks Road, Lower Barrington Tas 7306

Certificate Of Title Reference C.T.54234-1

Estimated Cost Of Development \$ 40,000



Google Maps

Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies, Map data ©2026 Google 10 m

Existing 11x6m shed consisting of  
2x 6mtr containers & roofed between.  
With dirt floor. To be replaced by proposed  
11x8m shed.

BROOKS ROAD

SCALE 1:200

49.62

19m

22500LITRE  
PVC TANK

23m

DRIVE WAY

OVERFLOW TO DAM

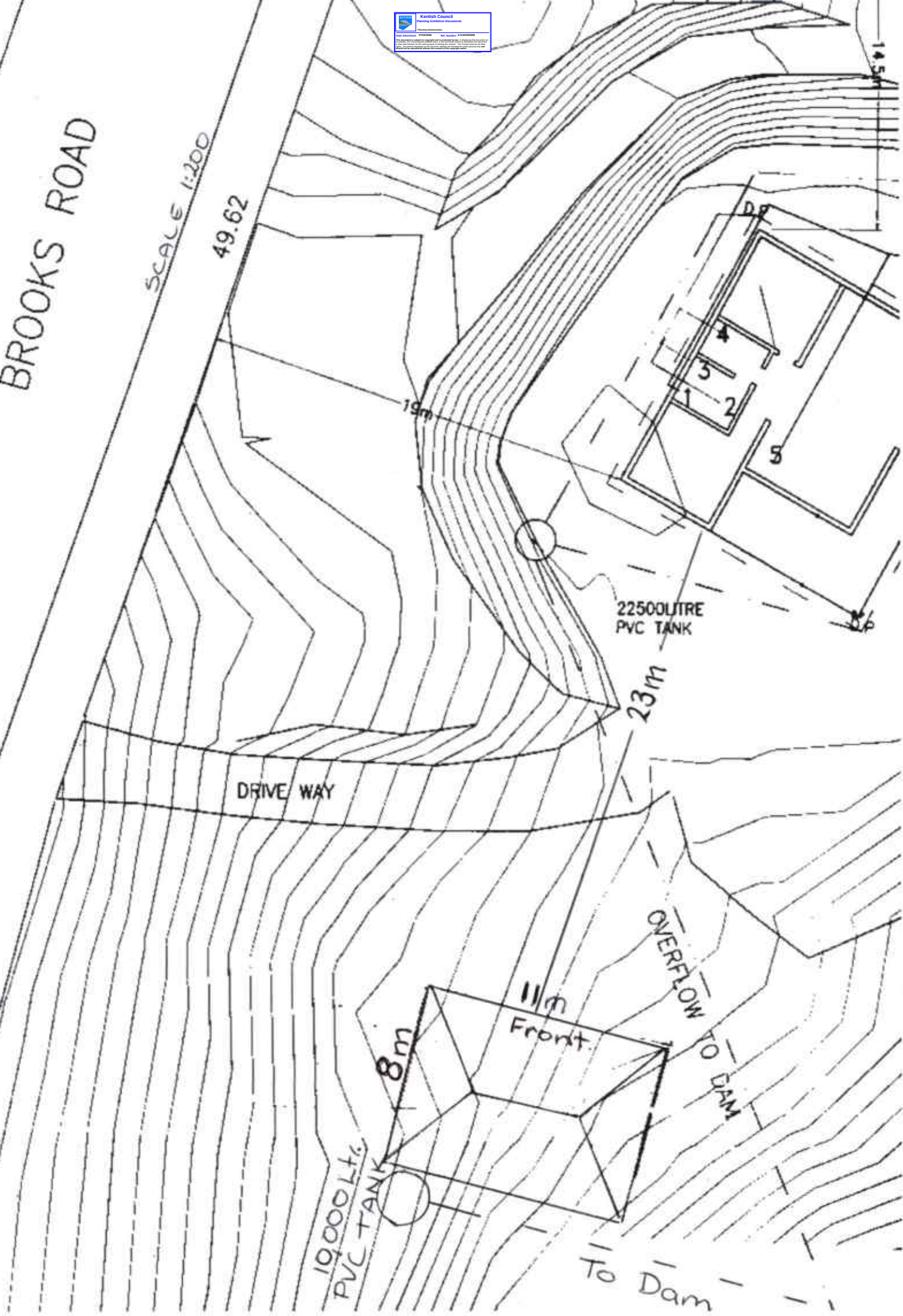
11m  
Front

8m

19000Ltr.  
PVC TANK

To Dam

14.5m





237 Scottsdale Dr  
Robina QLD 4226  
Phone: 0756578843  
Fax: 07 5657 8899

# SITE SPECIFIC DESIGN CRITERIA ANALYSIS

**Issued:**

16/09/2026

**Prepared for:**

Nigel Kandray  
106 Brooks Rd  
Lower Barrington TAS 7306

**Supplier:**

Wide Span Sheds

**Assessment Ref:**

STX26090287WK

**Building Details:**

Span: 11.5  
Length: 8  
Avg. Height: 3.777

**Assesment basis:**

NCC 2022  
AS/NZS 1170.2:2021  
AS/NZS 1170.3:2003  
NZS 1170.5:2004  
AS/NZS 3500.3:2021

**Certified by:**

J. Ronaldson  
for and on behalf of  
Apex Engineering Group PTY LTD  
(ACN 632 588 562)

Member Institution of Engineers (Aust.), CPEng (NER Structural) Regn. No. 5276680  
Registered Professional Engineer (Structural) - Queensland: Regn. No. 24223  
Registered Professional Engineer (Structural) - Victoria: Regn. No. PE0003848  
Registered Building Designer & Professional Engineer (Structural) - Tasmania: Regn. No. 185770492

The address provided for reference purpose only is:  
106 Brooks Rd Lower Barrington TAS 7306

## 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                              | A4   |      |      |      |      |      |      |      |
| Importance level (IL)                    | 2    |      |      |      |      |      |      |      |
| Distance from Smoothed Coastline         | N/A  |      |      |      |      |      |      |      |
| Regional Wind Speed (Vr)                 | 45.0 |      |      |      |      |      |      |      |
| Climate Change Factor (Mc)               | 1    |      |      |      |      |      |      |      |
| Terrain Category (TC)                    | 2.28 | 2.8  | 2.54 | 2.71 | 2.67 | 2.4  | 2.21 | 2.15 |
| Terrain Category Multiplier (Mz)         | 0.89 | 0.85 | 0.87 | 0.85 | 0.86 | 0.88 | 0.89 | 0.90 |
| Shielding Multiplier (Ms)                | 0.99 | 0.92 | 1    | 1    | 0.92 | 1    | 1    | 1    |
| Topographic Multiplier (Mt)              | 1.08 | 1    | 1.13 | 1.12 | 1    | 1    | 1    | 1    |
| Wind Direction Multiplier 1 (Md1)        | 0.85 | 0.75 | 0.75 | 0.8  | 0.8  | 0.9  | 1    | 1    |
| Site specific design wind speed (Vsite1) | 36.3 | 30   | 33.1 | 34.4 | 30   | 35.6 | 40.2 | 40.4 |

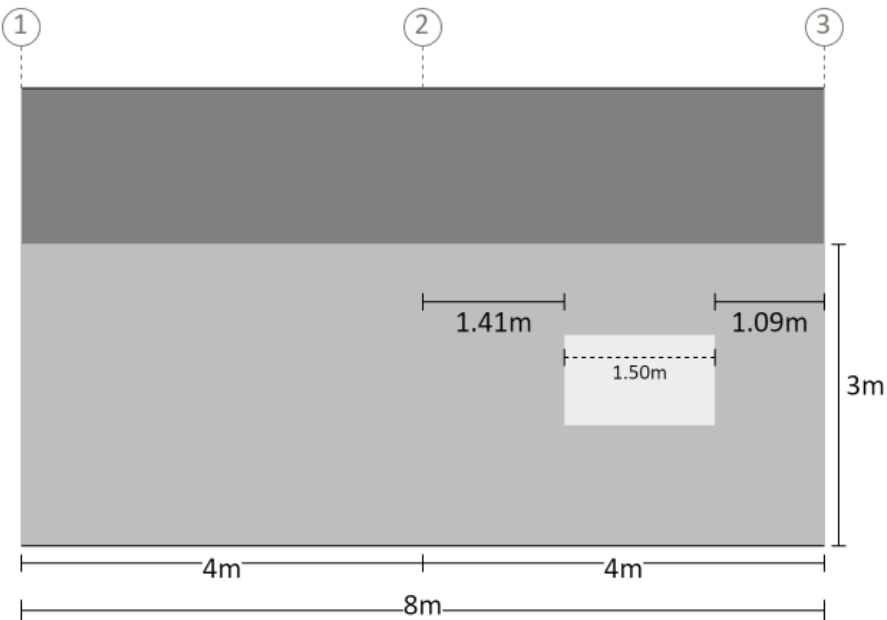
|                                          |      |      |      |      |     |      |      |      |
|------------------------------------------|------|------|------|------|-----|------|------|------|
| Wind Direction Multiplier 2 (Md2)        | 0.85 | 0.75 | 0.75 | 0.8  | 0.8 | 0.9  | 1    | 1    |
| Site specific design wind speed (Vsite2) | 36.3 | 30   | 33.1 | 34.4 | 30  | 35.6 | 40.2 | 40.4 |

|                            |          |                                                                                                                                                                                                                                                                                             |
|----------------------------|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Design Wind Speed (Vsite1) | 40.4 m/s | for the resultant forces and overturning moments on the complete building and wind actions on major structural elements.                                                                                                                                                                    |
| Design Wind Speed (Vsite2) | 40.4 m/s | for cladding and immediate supporting structures (Purlins and Girts)                                                                                                                                                                                                                        |
| Snow Load                  | Nil      |                                                                                                                                                                                                                                                                                             |
| Earthquake                 | 0.08     | Hazard Design Factor (Z)                                                                                                                                                                                                                                                                    |
| Durability Alert           | Yes      | It is likely that the building is subject to a Marine Influence and Industrial Influence. You should satisfy yourself that any BlueScope or other warranties specific for your site are satisfactory for your purpose. Amongst other sources, you should contact BlueScope on 1800 800 789. |
| Rainfall Intensity         | 118mm/hr | 5% AEP                                                                                                                                                                                                                                                                                      |
| Rainfall Intensity         | 162mm/hr | 1% AEP                                                                                                                                                                                                                                                                                      |

| Max Roof Run (m) for Slopes & Rainfall Intensity |                     |              |              |                 |              |
|--------------------------------------------------|---------------------|--------------|--------------|-----------------|--------------|
| Rainfall Intensity<br>(mm/hr)                    | Trimclad Roof Slope |              |              |                 |              |
|                                                  | 1 in 30 (2°)        | 1 in 20 (3°) | 1 in 12 (5°) | 1 in 7.5 (7.5°) | 1 in 6 (10°) |
| 100                                              | 220                 | 257          | 320          | 382             | 439          |
| 150                                              | 146                 | 172          | 214          | 255             | 293          |
| 200                                              | 110                 | 129          | 160          | 191             | 220          |

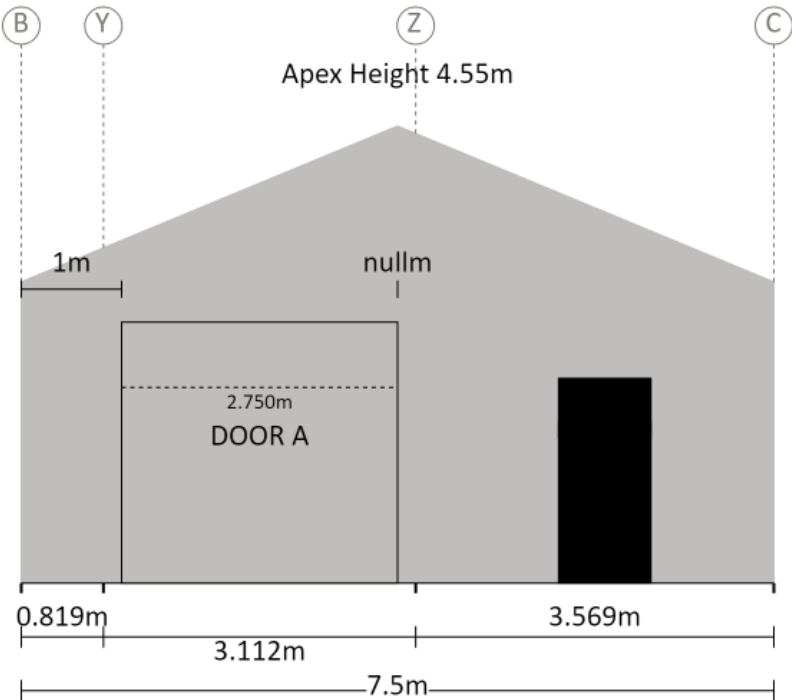
This setout is provided as a guide only. It is the responsibility of the concreter/erector to confirm that all dimensions are correct.

Right Side



Measurements are from the outside of end girts (end bays) and/or centre of columns (mid bays) to

Left End



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



### Kentish Council

Planning Exhibition Documents

Planning Administration

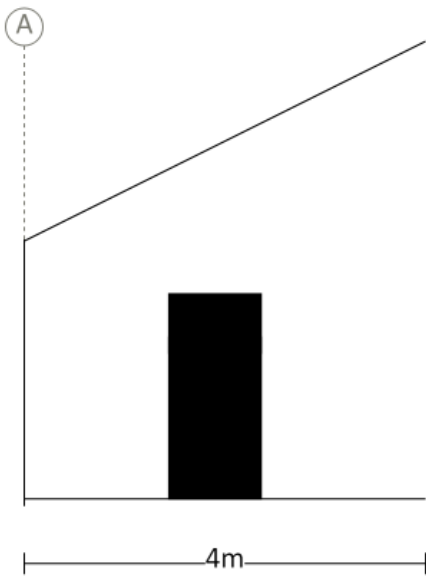
**Date Advertised:** 07/10/2026      **Ref. Number:** K-DA078/2026

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|------------------------------------------------------------------|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Purchaser Name: Nigel & Helen Kandray                            |                        | <div>Component Position</div> <div>NOT FOR CONSTRUCTION</div> <div>Not to Scale</div> <div>Page 1 of 3</div> <div>© Copyright Steelx IP Pty Ltd</div> | <div>Seller: Wide Span Sheds Pty Ltd</div> <div>Wide Span Sheds Pty Ltd</div> <div>Phone: 07 5657 8888</div> <div>Fax: 07 5657 8899</div> <div>Email: admin@sheds.com.au</div> | <div>Apex Engineering Group PTY LTD</div> <div>ACN 632 588 562</div> <div>ME Aust. (Registered NER Structural) 5276680</div> <div>QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;</div> <div>Practising Professional Structural &amp; Civil Engineers</div> <div>Signature:  John Ronaldson</div> <div>Date: 21/09/2026</div> |
| Site Location: 106 Brooks Rd Lower Barrington TAS 7306 Australia |                        |                                                                                                                                                       |                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Drawing # WSS263409 - 10                                         | Print Date: 21/09/2026 |                                                                                                                                                       |                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                            |



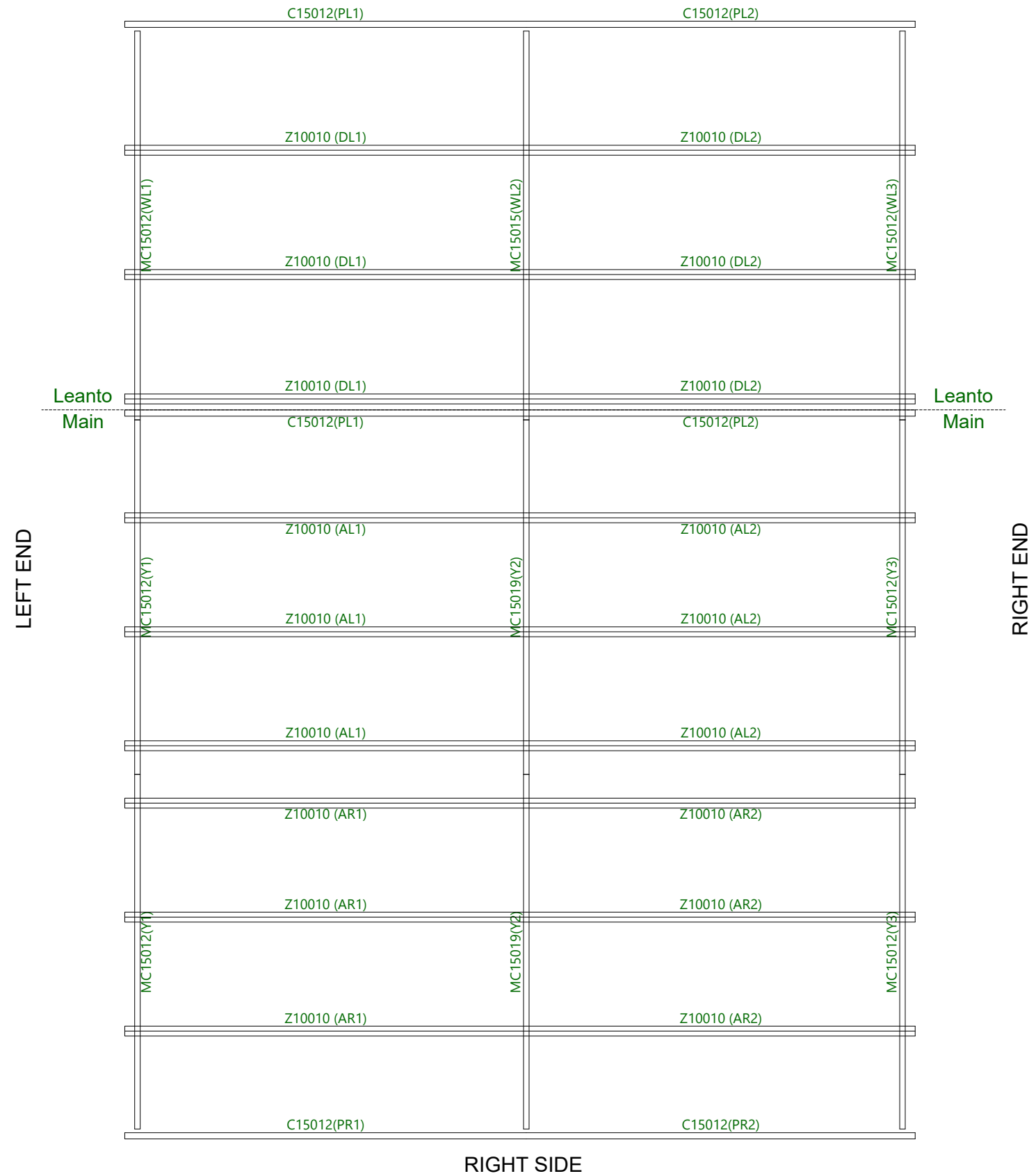
Left Leanto Left End



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

|                                                                  |                        |                                                                                                                          |                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                 |
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Notes:  
Brackets are not shown. Refer to Specification Details  
for more information. Opening members not labeled.

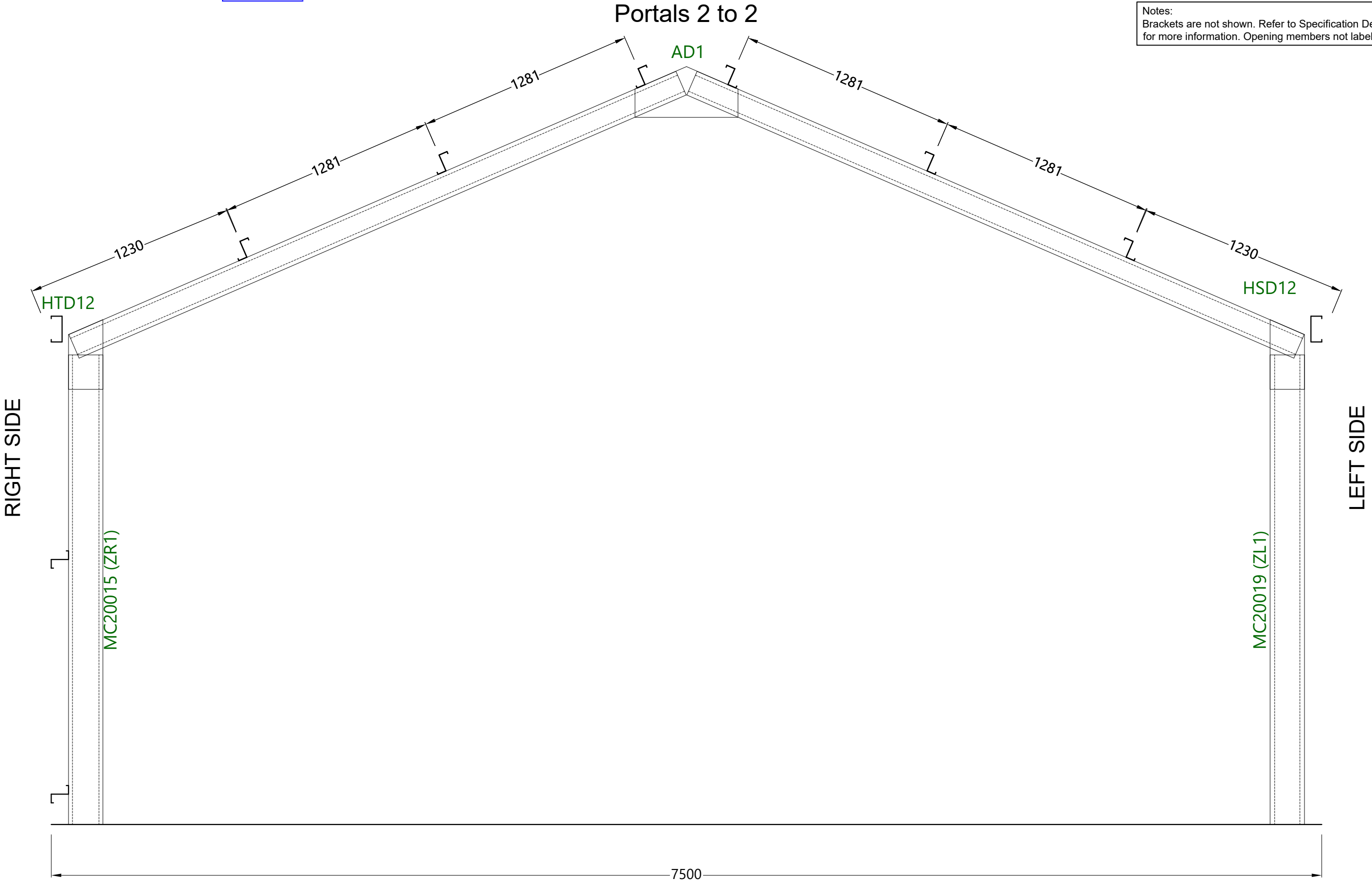


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Signature:  John Ronaldson

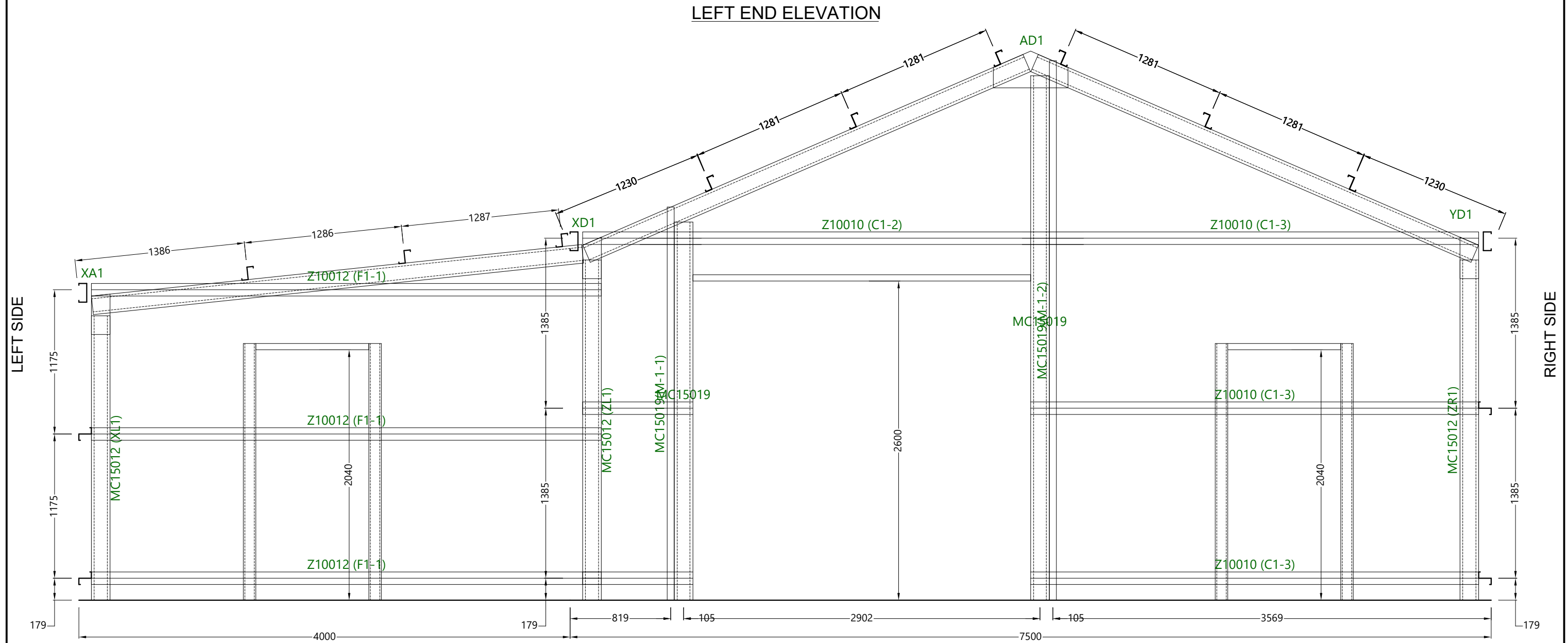
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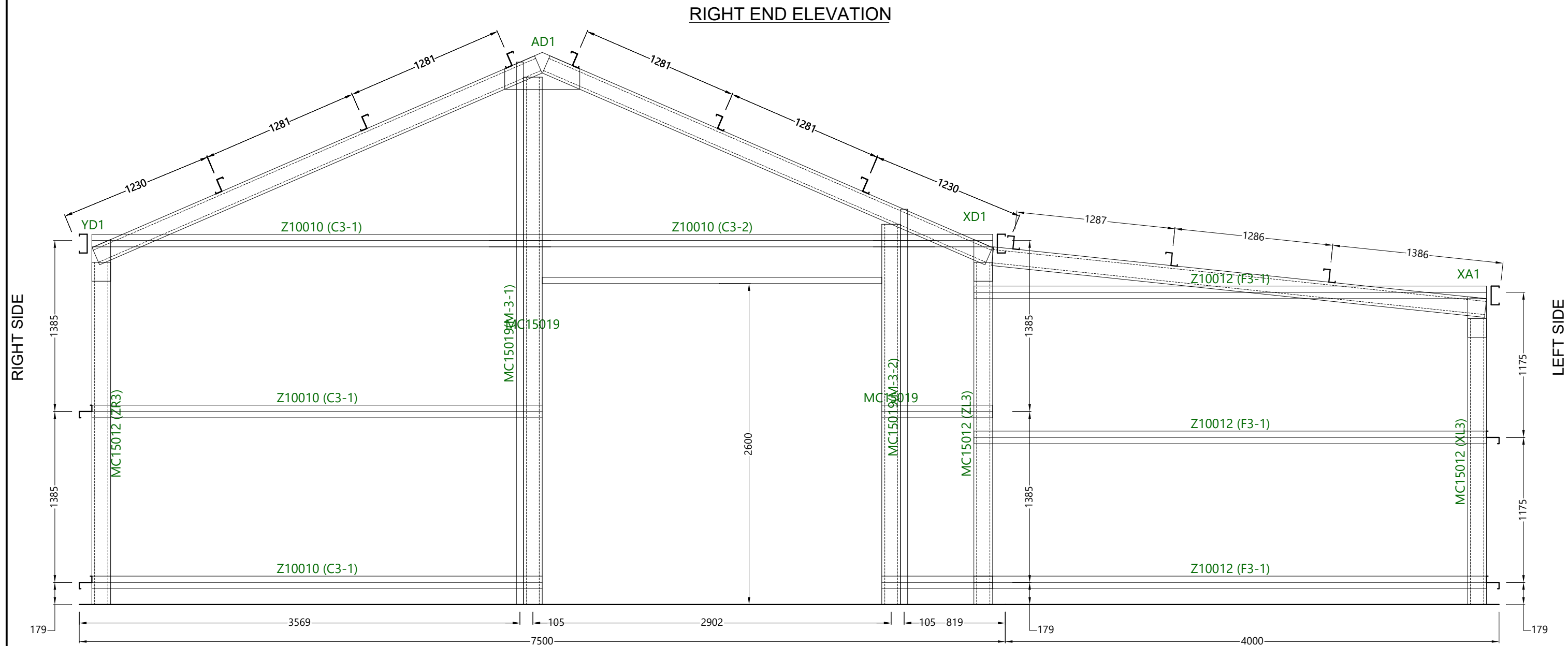
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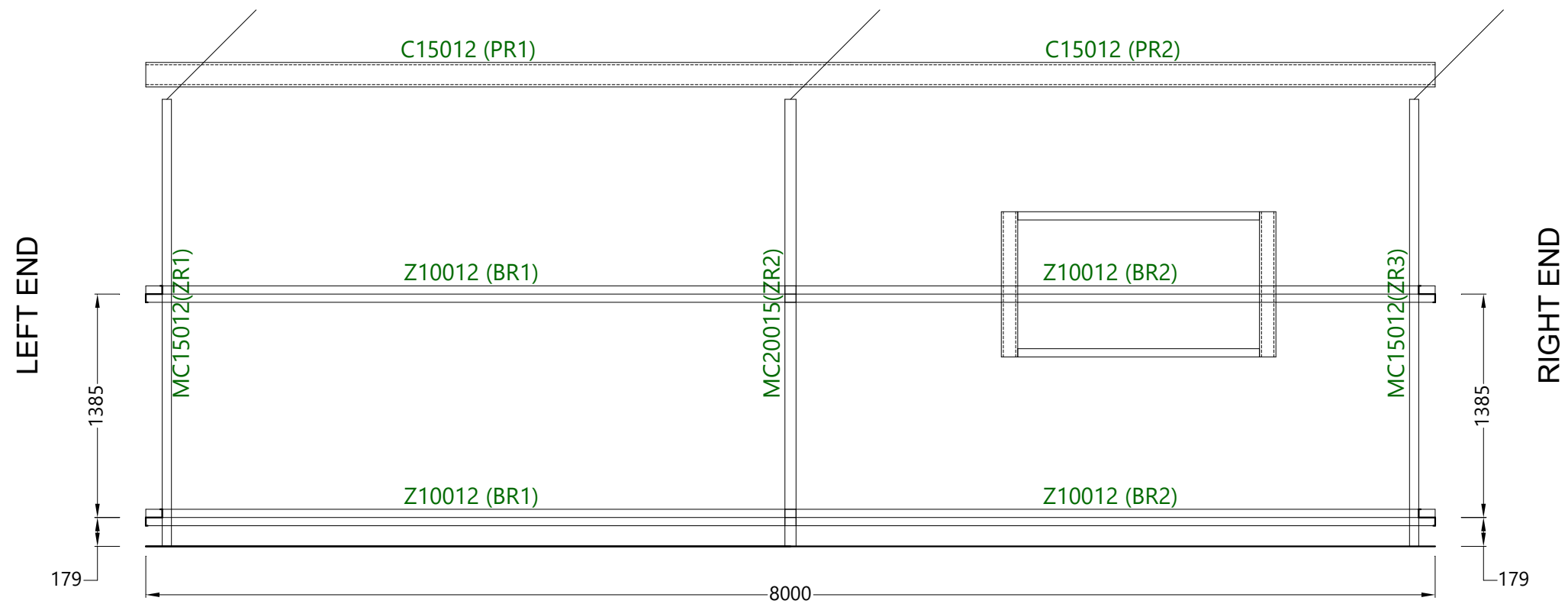


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Notes:  
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for more information. Opening members not labeled.



### RIGHT ELEVATION



|          |      |         |                                                                  |                        |                                                                                                                                                                                                                                    |                                                                                                                                                                  |                                                                                                                                                                                                                                                      |
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Signature: 

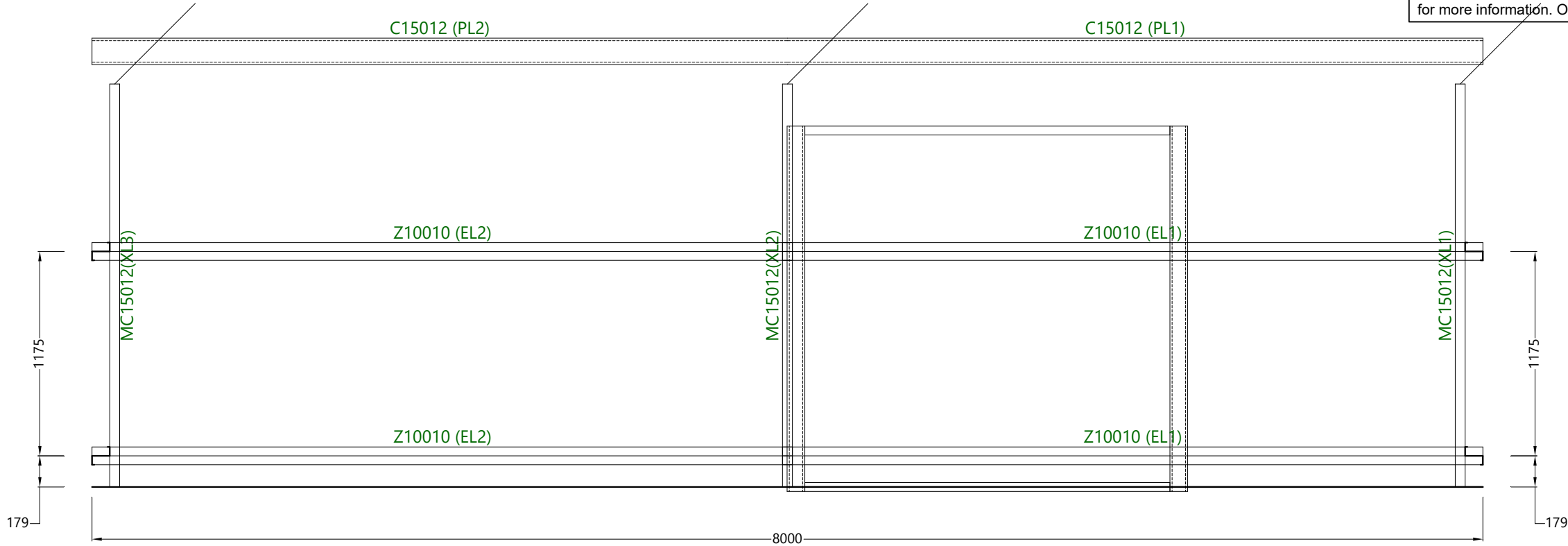
John Ronaldson

Date: 21/09/2026

LEFT LEANTO ELEVATION

Notes:  
Brackets are not shown. Refer to Specification Details for more information. Opening members not labeled.

RIGHT END



LEFT END

|          |      |         |                                                                  |  |                                                                                                                                                        |                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|----------|------|---------|------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
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|          |      |         | Site Location: 106 Brooks Rd Lower Barrington TAS 7306 Australia |  |                                                                                                                                                        |                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|          |      |         | Drawing # WSS263409 - 11                                         |  |                                                                                                                                                        |                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|          |      |         | Print Date: 21/09/2026                                           |  |                                                                                                                                                        |                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|          |      |         |                                                                  |  |                                                                                                                                                        |                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |



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.

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.

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.

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 Plan and Drainage Plans
- \*Any other plans not covered by these engineering plans requested by the local Council or the authority

RAINWATER AND DRAINAGE

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.

BUILDING CONSTRUCTION REQUIREMENTS

The Builder and Purchaser are to ensure that all construction is carried out in accordance with the Plans, the Construction Manual and the Bill of Materials (BOM).

It is the responsibility of the builder to ensure that they are familiar with the operational risks and their obligations in carrying out construction work.

The builder must ensure that they have an appropriate Health & Safety Plan (The Plan) compliant with and as required by their local, state and federal regulations. The Plan will need to take into account the site conditions, the size of the building and the experience of the construction personnel. The Plan will, most likely, differ for each project.

The builder must ensure that The Plan is adhered to. Particular attention should be paid to the requirements to ensure that any person working at heights are properly trained and following the requirements as set out by The Plan.

It is recommended that you check with the appropriate authority in your area as to your responsibilities.

TEMPORARY SUPPORT, LIFTING AND SHORING

The design of temporary propping shoring, lifting and support during construction has not been undertaken and is not included in our engagement. This work is the responsibility of the Contractor undertaking the construction of the building.

SLAB DETAILS - GENERAL

Piers

\* 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 top of the slab.

Concrete Slab

- \* Footings and slabs, including internal and edge beams, must be founded on natural soil with a minimum allowable bearing pressure of 100kPa. Design covers soil classifications of A, S, M, H1 or H2 for a class 10a building.
- \* The footing designs have been calculated with cohesion values of 0kPa, 50kPa and 100kPa for dense sandy soils and clay 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 3600:2018
- \* All concrete to be in accordance with AS 3600:2018. 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 72 mesh and 40mm top cover.
- \* Concrete piers under Roller Doors Jambs to be a minimum size as below: MC15019 - 300mm dia x 375mm deep, centered to the C Section
- Where heavy traffic is to go through the roller doors, 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 72 mesh, 50mm from the base in all thickenings.

For Class H1 or H2 Sites

- \* Slab thickness to be a minimum of 100mm with SL 82 mesh and 40mm top cover.
- \* Perimeter beams 550mm deep x 300mm wide with Y12 3 bar Trench Mesh to the perimeter of the building.
- \* Internal beams 550mm deep by 300mm wide with Y12 3 bar Trench Mesh at a max spacing of 4m.
- \* Concrete piers under Roller Doors Jambs to be a minimum size as below: MC15019 - 300mm dia x 500mm deep, centered to the C Section

SHEETED PORTALS AND MULLIONS

All end wall mullions provide critical support to portal frames and cannot be repositioned or removed under any circumstances without engineering approval.

BRACING NOTES

- \* Refer to Connection Details.
- \* All Cross Bracing is achieved with 30 mm x 1.6 mm 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
  - C400 - maximum 2800mm spacing

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

- \* The first fly brace is to be placed at the purlin/girt closest to the haunch or top of the mullion.\* Open bays to have fly bracing fitted to every available girt supporting the header sheets.
- \* Where windows/GSD are placed in any bay where cross bracing is shown, then
  - a) this can be replaced by moving the bracing to another bay OR
  - b) due to the bracing provided by the window jambs, where space permits, bracing should be placed under and over the window.
- \* All bracing strap ends to be located as close as practical to structural member's (columns, rafters, mullions) centerline.

|          |      |         |                                                                  |  |                                                                                              |                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                  |                        |
|----------|------|---------|------------------------------------------------------------------|--|----------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| Revision | Date | Initial | Purchaser Name: Nigel & Helen Kandray                            |  | General Notes<br><br>NOT FOR CONSTRUCTION<br><br>Page 1 of 2<br>©Copyright Steelx IP Pty Ltd | Seller: Wide Span Sheds Pty Ltd<br>Name: Wide Span Sheds Pty Ltd<br>Phone: 07 5657 8888<br>Fax: 07 5657 8899<br>Email: admin@sheds.com.au | Apex Engineering Group PTY LTD<br>ACN 632 588 562<br>MIE Aust. (Registered NER Structural) 5276680<br>QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;<br>Practising Professional Structural & Civil Engineers<br><br>Signature:  John Ronaldson<br>Date: 21/09/2026 |                        |
|          |      |         | Site Location: 106 Brooks Rd Lower Barrington TAS 7306 Australia |  |                                                                                              |                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                  |                        |
|          |      |         | Drawing # WSS263409 - 2                                          |  |                                                                                              |                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                  | Print Date: 21/09/2026 |
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**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.

**ROLLER DOORS**

All Roller doors are NOT wind rated. All comments regarding roller doors are referenced from inside the building looking out.

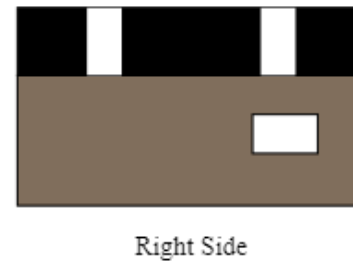
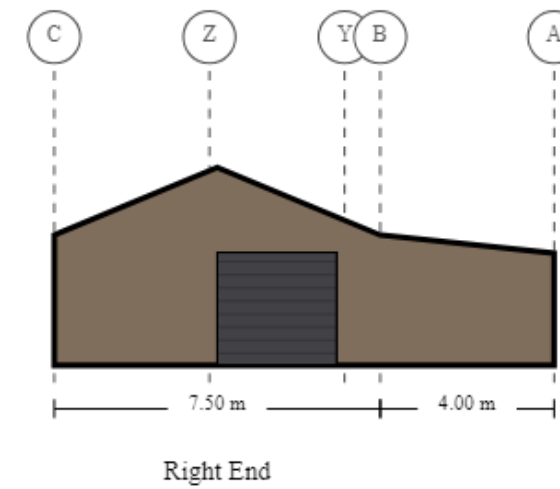
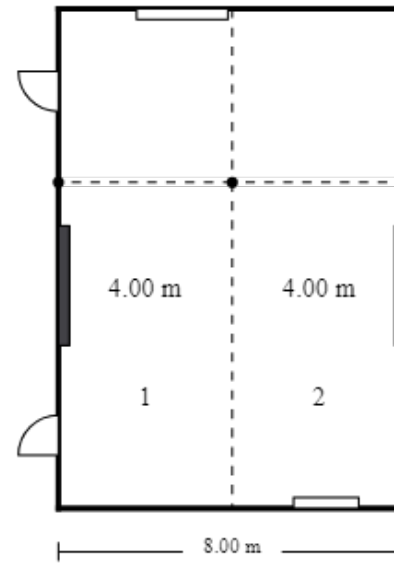
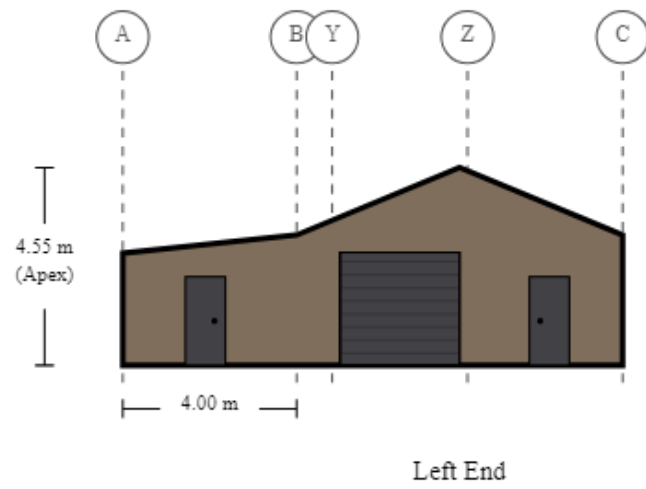
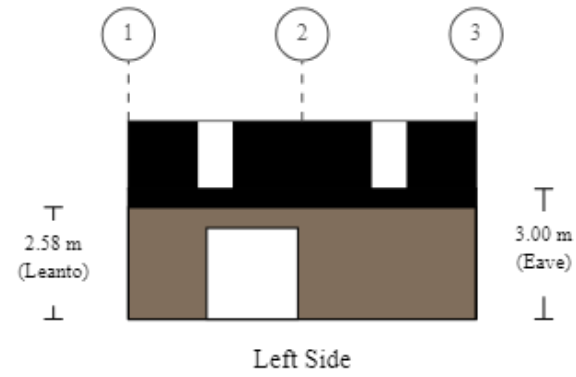
**OTHER MATERIALS NOTES**

- \* All Sheeting, Flashing and framing screws are Climaseal 3.
- \* All purlin material has Z350 zinc coating with minimum strength of 450MPa.

**SOLAR PANELS**

- \* The building has been engineered for the panels to be placed on both sides of the main building and on the left lean to.
- \* Refer to Solar Panel Connection Detail drawing.

| Revision | Date | Initial | Purchaser Name: Nigel & Helen Kandray                            |                        | <div>General Notes</div> <div>NOT FOR CONSTRUCTION</div> <div>Page 2 of 2</div> <div>©Copyright Steelx IP Pty Ltd</div> | <div>Seller: Wide Span Sheds Pty Ltd</div> <div>Name: Wide Span Sheds Pty Ltd</div> <div>Phone: 07 5657 8888</div> <div>Fax: 07 5657 8899</div> <div>Email: admin@sheds.com.au</div> | <div>Apex Engineering Group PTY LTD</div> <div>ACN 632 588 562</div> <div>MIE Aust. (Registered NER Structural) 5276680</div> <div>QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;</div> <div>Practising Professional Structural &amp; Civil Engineers</div> <div>Signature:  John Ronaldson</div> <div>Date: 21/09/2026</div> |
|----------|------|---------|------------------------------------------------------------------|------------------------|-------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|          |      |         | Site Location: 106 Brooks Rd Lower Barrington TAS 7306 Australia |                        |                                                                                                                         |                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|          |      |         | Drawing # WSS263409 - 2                                          | Print Date: 21/09/2026 |                                                                                                                         |                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                             |
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Purchaser Name: Nigel & Helen Kandray

Site Location: 106 Brooks Rd Lower Barrington TAS 7306 Australia

Drawing # WSS263409 - 3

Print Date: 21/09/2026

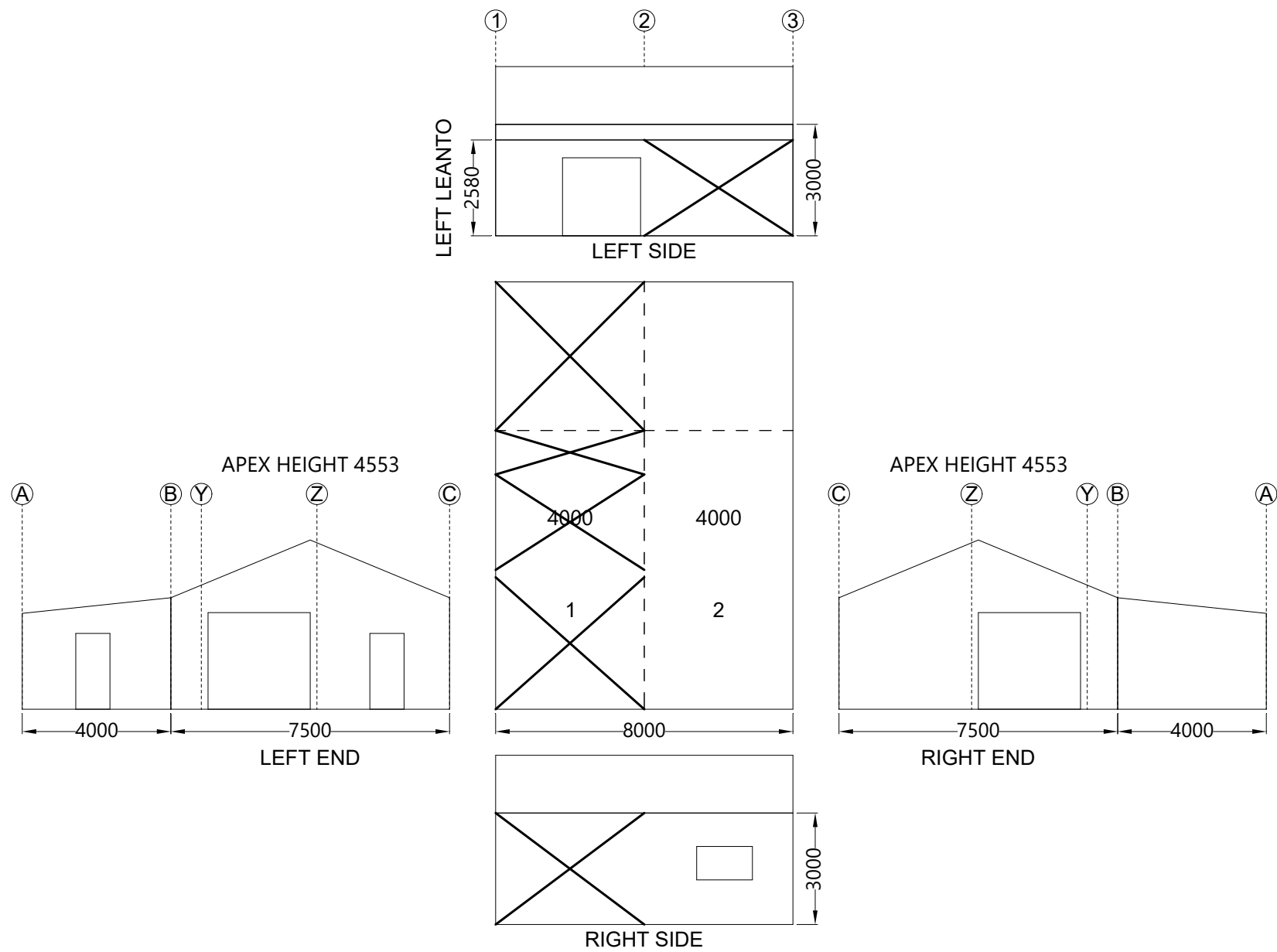
**Layout**  
**NOT FOR CONSTRUCTION**  
Not to Scale  
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Seller: Wide Span Sheds Pty Ltd  
Wide Span Sheds Pty Ltd  
Phone: 07 5657 8888  
Fax: 07 5657 8899  
Email: admin@sheds.com.au

Apex Engineering Group PTY LTD  
ACN 632 588 562  
ME Aust. (Registered NER Structural) 5276680  
QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;  
Practising Professional Structural & Civil Engineers

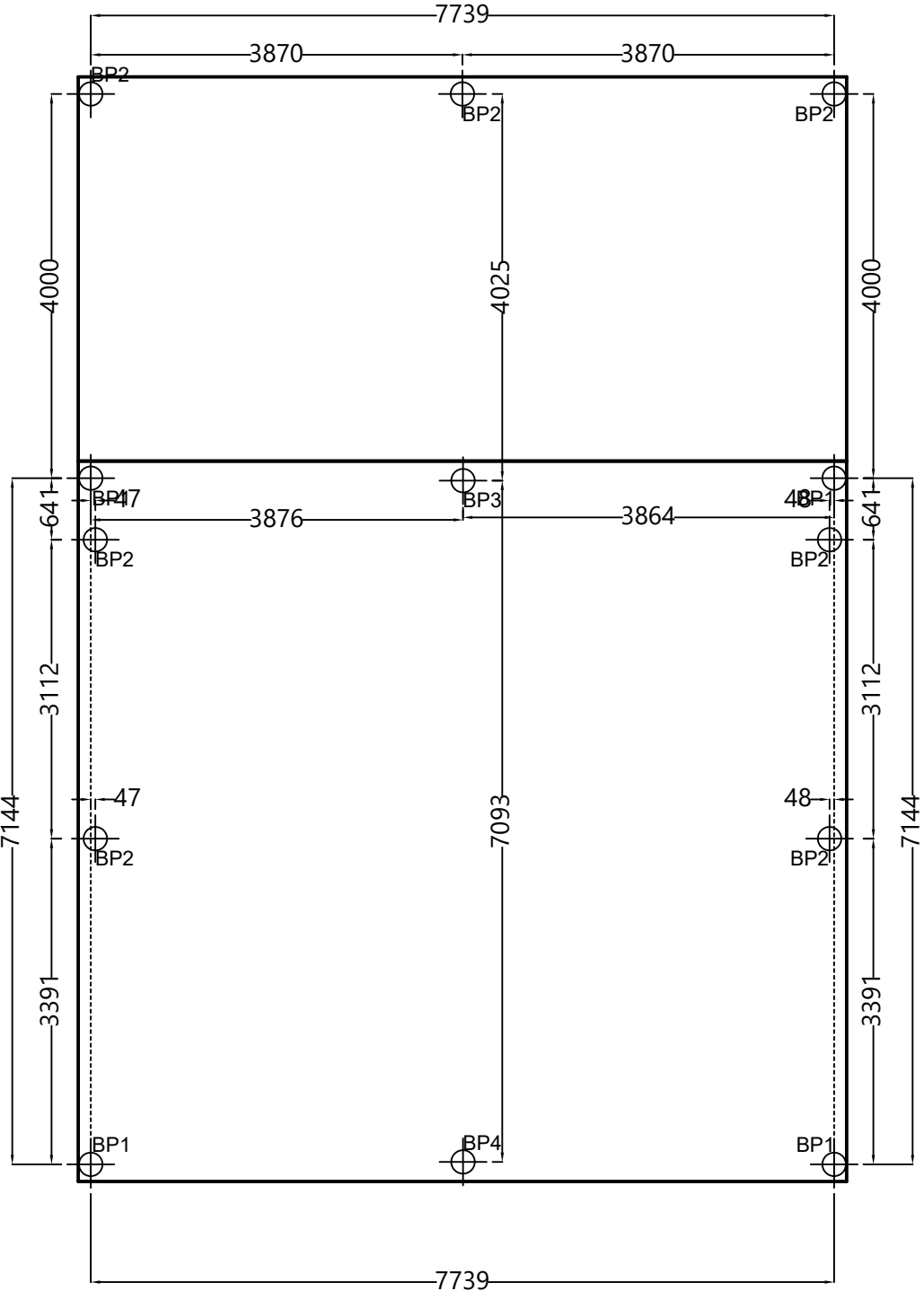
Signature:  John Ronaldson  
Date: 21/09/2026

Cross Bracing is achieved with 30 mm x 1.6 mm strap. Refer to Connection Details.  
Cross bracing in the roof is to the purlin nearest to the end wall mullions, where applicable.



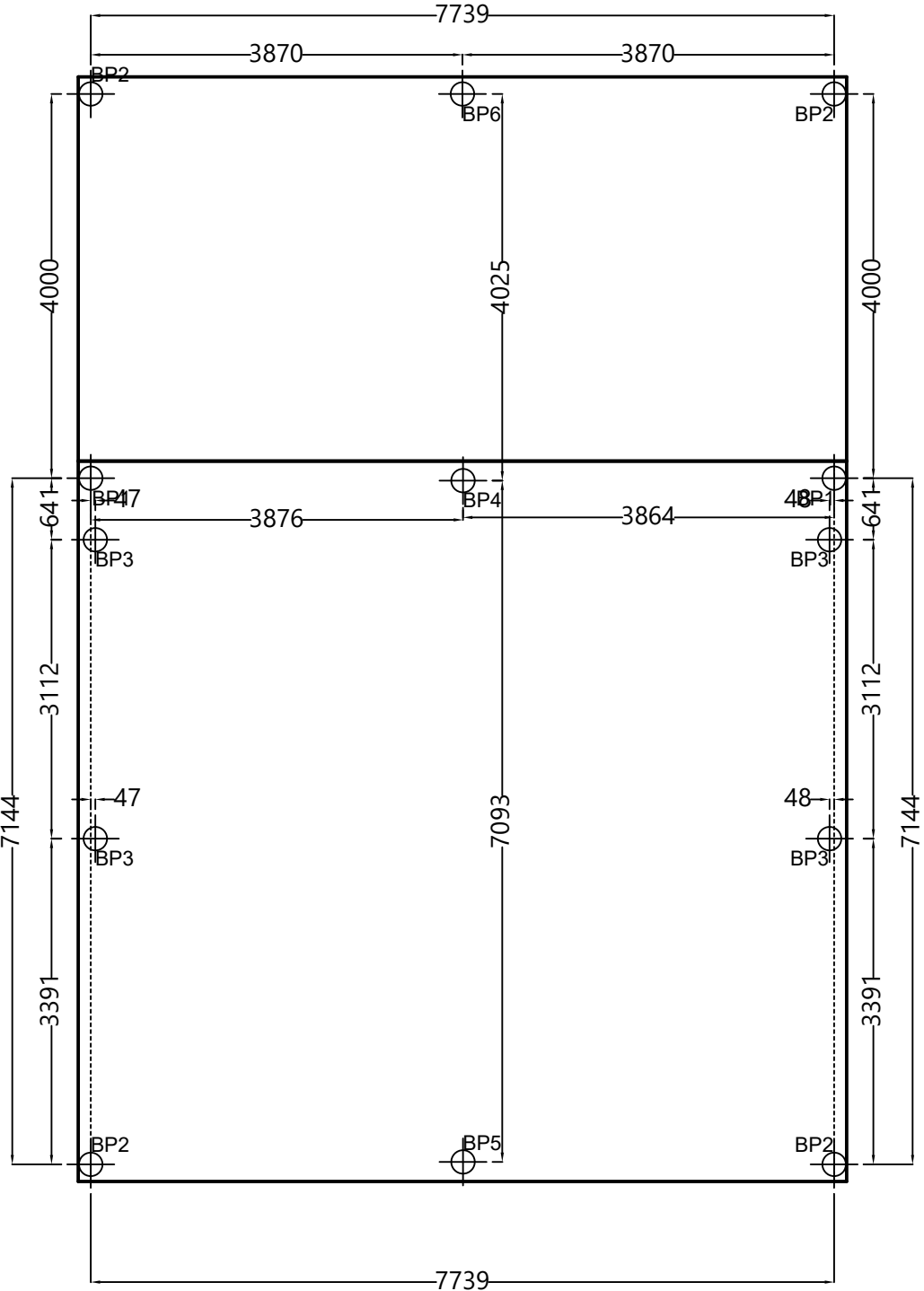
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| Revision | Date | Initial | Purchaser Name: Nigel & Helen Kandray                            |  | <div>Bracing</div> <div>NOT FOR CONSTRUCTION</div> <div>NOT TO SCALE</div> <div>Page 1 of 1</div> <div>©Copyright Steelx IP Pty Ltd</div> | <div>Seller: Wide Span Sheds Pty Ltd</div> <div>Name: Wide Span Sheds Pty Ltd</div> <div>Phone: 07 5657 8888</div> <div>Fax: 07 5657 8899</div> <div>Email: admin@sheds.com.au</div> | <div>Apex Engineering Group PTY LTD</div> <div>ACN 632 588 562</div> <div>MIE Aust. (Registered NER Structural) 5276680</div> <div>QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;</div> <div>Practising Professional Structural &amp; Civil Engineers</div> <div>Signature:  John Ronaldson</div> <div>Date: 21/09/2026</div> |
|          |      |         | Site Location: 106 Brooks Rd Lower Barrington TAS 7306 Australia |  |                                                                                                                                           |                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|          |      |         | Drawing # WSS263409 - 5                                          |  |                                                                                                                                           |                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|          |      |         | Print Date: 21/09/2026                                           |  |                                                                                                                                           |                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                             |
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Concrete Piers (Slab)  
These dimensions are provided as a guide only. It is the responsibility of the erector to confirm that all dimensions are correct.  
Where single column and single rafter, measurement is to the centerline of the rafter.  
Where Back to back columns and single rafter, measurement is to the centerline of the rafter.  
Where Back to back columns and rafters, measurement is to the middle of the back to back sections.  
Refer to Material Specification Sheet(s) for the column and rafter sizes, and if single or back to back.  
Dashed line indicates center of rafter.



|          |      |         |                                                                  |  |                                                                                                                                                     |                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                  |
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| Revision | Date | Initial | Purchaser Name: Nigel & Helen Kandray                            |  | Concrete Piers (Slab)<br><br>PIER MEASUREMENT ONLY. NOT FOR CONSTRUCTION<br><br>NOT TO SCALE<br><br>Page 1 of 2<br><br>©Copyright Steelx IP Pty Ltd | Seller: Wide Span Sheds Pty Ltd<br><br>Name: Wide Span Sheds Pty Ltd<br><br>Phone: 07 5657 8888<br><br>Fax: 07 5657 8899<br><br>Email: admin@sheds.com.au | Apex Engineering Group PTY LTD<br>ACN 632 588 562<br>MIE Aust. (Registered NER Structural) 5276680<br>QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;<br>Practising Professional Structural & Civil Engineers<br><br>Signature:  John Ronaldson<br>Date: 21/09/2026 |
|          |      |         | Site Location: 106 Brooks Rd Lower Barrington TAS 7306 Australia |  |                                                                                                                                                     |                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                  |
|          |      |         | Drawing # WSS263409 - 6                                          |  |                                                                                                                                                     |                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                  |
|          |      |         | Print Date: 21/09/2026                                           |  |                                                                                                                                                     |                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                  |
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Concrete Piers (NO Slab)  
These dimensions are provided as a guide only. It is the responsibility of the erector to confirm that all dimensions are correct.  
Where single column and single rafter, measurement is to the centerline of the rafter.  
Where Back to back columns and single rafter, measurement is to the centerline of the rafter.  
Where Back to back columns and rafters, measurement is to the middle of the back to back sections.  
Refer to Material Specification Sheet(s) for the column and rafter sizes, and if single or back to back.  
Dashed line indicates center of rafter.



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| Revision | Date | Initial | Purchaser Name: Nigel & Helen Kandray                            |  | <div>Concrete Piers (NO Slab)</div> <div>PIER MEASUREMENT ONLY. NOT FOR CONSTRUCTION</div> <div>NOT TO SCALE</div> <div>Page 2 of 2</div> <div>©Copyright Steelx IP Pty Ltd</div> | <div>Seller: Wide Span Sheds Pty Ltd</div> <div>Name: Wide Span Sheds Pty Ltd</div> <div>Phone: 07 5657 8888</div> <div>Fax: 07 5657 8899</div> <div>Email: admin@sheds.com.au</div> | <div>Apex Engineering Group PTY LTD</div> <div>ACN 632 588 562</div> <div>MIE Aust. (Registered NER Structural) 5276680</div> <div>QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;</div> <div>Practising Professional Structural &amp; Civil Engineers</div> <div>Signature:  John Ronaldson</div> <div>Date: 21/09/2026</div> |
|          |      |         | Site Location: 106 Brooks Rd Lower Barrington TAS 7306 Australia |  |                                                                                                                                                                                   |                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|          |      |         | Drawing # WSS263409 - 6                                          |  |                                                                                                                                                                                   |                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|          |      |         | Print Date: 21/09/2026                                           |  |                                                                                                                                                                                   |                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                             |
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Suite 100, 237 Scottsdale Drive  
Robina, QLD 4226  
Australia  
Phone: +61 7 5657 4456  
Fax: +61 7 5657 8899

21 September, 2026

To whom it may concern

This certification has been completed based on an Importance Level of 2.

Any approving authority should confirm that the Importance Level nominated is appropriate for the building's usage nominated in the application form used to apply for a Building Permit / Construction Certificate.

I certify that I am an independent technical expert and have reviewed Steelx's "Shed Management System" software that has produced the design and drawings detailed below. I have reviewed the documents based on the site specific analysis that has been carried out using the "Shed Safe SiteCheck" software (Refer to the Site Specific Design Criteria Analysis included with these documents).

**Job Number:** WSS263409

**Building Class:** 10a

**Customer:** Nigel & Helen Kandray

**Max Design Wind Speed** of 40.4m/s

**Site Location:** 106 Brooks Rd Lower Barrington  
TAS 7306 Australia (-41.27528 and  
146.31475)

| Drawing Number | Date       | Number of Pages | Description                  |
|----------------|------------|-----------------|------------------------------|
| WSS263409 - 2  | 21/09/2026 | 2               | General Notes                |
| WSS263409 - 3  | 21/09/2026 | 1               | Layout                       |
| WSS263409 - 4  | 21/09/2026 | 3               | Material Specification Sheet |
| WSS263409 - 5  | 21/09/2026 | 1               | Bracing                      |
| WSS263409 - 6  | 21/09/2026 | 2               | Concrete Piers               |
| WSS263409 - 7  | 21/09/2026 | 1               | Slab Dimensions              |
| WSS263409 - 8  | 21/09/2026 | 11              | Connection Details           |
| WSS263409 - 9  | 21/09/2026 | 3               | Flashing Fixing Details      |
| WSS263409 - 10 | 21/09/2026 | 3               | Component Position           |
| WSS263409 - 11 | 21/09/2026 | 6               | Purlin And Girt              |

(Some drawings have multiple pages, eg: "1 of 3")

As an independent technical expert, I verify this design complies with the following codes and standards:

NCC: 2022 Volume 2 Amendment 2  
AS/NZS 1170.2:2021  
AS 2870:2011  
AS 4100:2020

AS/NZS 1170.1:2002  
AS/NZS 1170.4:2007  
AS 3600:2018  
AS/NZS 4600:2018

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.

Signed

John Ronaldson  
for and on behalf of  
Apex Engineering Group PTY LTD  
ACN 632 588 562

Member Institution of Engineers (Aust.), CPEng (NER Structural) Regn. No. 5276680  
Registered Professional Engineer (Structural) - Queensland: Regn. No. 24223  
Registered Building Designer & Professional Engineer (Structural) - Tasmania: Regn. No. 185770492  
Registered Professional Engineer (Structural) - Victoria: Regn. No. PE0003848  
Registered Professional Engineer (Structural) - ACT: Regn. No. 00300001602  
Registered Building Engineer Contractor (Structural) - WA: Regn. No. BEP232

# CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94  
Section 106  
Section 129  
Section 155

To: Nigel & Helen Kandray *Owner name*  
106 Brooks Rd *Address*  
Lower Barrington 7306 *Suburb/postcode*

Form **35**

## Designer details:

Name: John Ronaldson *Category:* Building Designer / Engineer  
Business name: Apex Engineering Group PTY LTD *Phone No:* +61 7 5657 4456  
Business address: Suite 100, 237 Scottsdale Drive  
Robina 4226 *Fax No:* +61 7 5657 8899  
Licence No: 185770492 *Email address:* engineer@steelx.com.au

## Details of the proposed work:

**Owner/Applicant** Nigel & Helen Kandray *Designer's project reference No:* WSS263409  
**Address:** 106 Brooks Rd  
Lower Barrington 7306 *Lot No:*

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

### Description of work:

New Building

*(new building / alteration / addition / repair / removal / re-erection / water / sewerage / stormwater / on-site wastewater management system / backflow prevention / other)*

### Description of the Design Work (Scope, limitations or exclusions):

*(X all applicable certificates)*

| Certificate Type: | Certificate                                           | Responsible Practitioner                                    |
|-------------------|-------------------------------------------------------|-------------------------------------------------------------|
|                   | <input checked="" type="checkbox"/> Building design   | Architect or Building Design                                |
|                   | <input checked="" type="checkbox"/> Structural design | Engineer or Civil Design                                    |
|                   | <input type="checkbox"/> Fire Safety design           | Fire Engineer                                               |
|                   | <input type="checkbox"/> Civil design                 | Civil Engineer or Civil Designer                            |
|                   | <input type="checkbox"/> Hydraulic design             | Building Service Design                                     |
|                   | <input type="checkbox"/> Fire Service design          | Building Service Design                                     |
|                   | <input type="checkbox"/> Electrical design            | Building Service Design                                     |
|                   | <input type="checkbox"/> Mechanical design            | Building Service Design                                     |
|                   | <input type="checkbox"/> Plumbing design              | Plumber-Certifier: Architect, Building Designer or Engineer |
|                   | <input type="checkbox"/> Other (specify)              |                                                             |

Deemed-to-Satisfy: ☒ Performance Solution: ☐ *(X the appropriate box)*

Other details:

|                                   |  |
|-----------------------------------|--|
| <b>Design documents provided:</b> |  |
|-----------------------------------|--|

The following documents are provided with this Certificate -  
*Document description:*

|                                                 |                              |                 |
|-------------------------------------------------|------------------------------|-----------------|
| Drawing numbers:<br>WSS263409-2 to WSS263409-11 | Prepared by: Wide Span Sheds | Date: 21/9/2026 |
| Schedules:                                      | Prepared by: TBA             | Date: TBA       |
| Specifications:                                 | Prepared by: Wide Span Sheds | Date: 21/9/2026 |
| Computations:                                   | Prepared by: Wide Span Sheds | Date: 21/9/2026 |
| Performance solution proposals:                 |                              |                 |
| Test reports:                                   |                              |                 |

|                                                                                                                                                                                                      |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>Standards, codes or guidelines relied on in design process:</b>                                                                                                                                   |  |
| <p>NCC: 2022, and the following Australian standards: AS/NZS4600:2018, AS/NZS 1170.0 2002, AS/NZS 1170.1:2002, AS/NZS 1170.2:2021, AS/NZS 1170.4:2007, AS4100:2020, AS2870:2011 and AS3600:2018.</p> |  |

|                                          |  |
|------------------------------------------|--|
| <b>Any other relevant documentation:</b> |  |
|                                          |  |

|                                 |  |
|---------------------------------|--|
| <b>Attribution as designer:</b> |  |
|---------------------------------|--|

I John Ronaldson being a licensed building services provider am responsible for the design of that part of the building work as described in this certificate;

The documentation relating to the design includes sufficient information for the assessment of the work in accordance with the *Building Act 2016* and sufficient detail for the builder or plumber to carry out the work in accordance with the documents and the Act;

This certificate confirms compliance and is evidence of suitability of this design with the requirements of the National Construction Code.

|             |                |                                                                                    |           |
|-------------|----------------|------------------------------------------------------------------------------------|-----------|
|             | Name: (print)  | Signed:                                                                            | Date:     |
| Designer:   | John Ronaldson |  | 21/9/2026 |
| Licence No: | 185770492      |                                                                                    |           |

|                                                                                                                                                                      |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>Assessment of Certifiable Works: (TasWork)</b>                                                                                                                    |  |
| <b>Note: single residential dwellings and outbuildings on a lot with an existing sewer connection are not considered to increase demand and are not certifiable.</b> |  |
| <b>if you cannot check ALL of these boxes, LEAVE THIS SECTION BLANK:</b>                                                                                             |  |
| <b>TasWater must then be contacted to determine if the proposed works are Certifiable Works.</b>                                                                     |  |

I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

- ☐ The works will not increase the demand for the water supplied by TasWater
- ☐ The works will not increase or decrease the amount of sweage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure
- ☐ The works will not require a new connection, or a modification to an existing connection, to be made to TasWater's infrastructure
- ☐ The works will not damage or interfere with TasWater's works
- ☐ The works will not adversely affect TasWater's operations
- ☐ The works are not within 2m of TasWater's infrastructure and are outside any TasWater easement
- ☐ I have checked the LISTMap to confirm the location of TasWater infrastructure
- ☐ If the property is connected to TaswWater's water system, a water meter is in place or had been applied for to TasWater.



|                       |  |
|-----------------------|--|
| <b>Certification:</b> |  |
|-----------------------|--|

I ..... being responsible for the proposed work, am satisfied that the works described above are not Certifiable Works, as defined within the Water and Sewerage Industry Act 2008, that I have answered the above questions with all due diligence and have read and understood the Guidelines for TasWater CCW Assessments. Note: the Guidelines for TasWater Certification of Certifiable Works Assessments are available at: [www.taswater.com.au](http://www.taswater.com.au)

|           |               |         |       |
|-----------|---------------|---------|-------|
|           | Name: (print) | Signed: | Date: |
| Designer: |               |         |       |

## SEARCH OF TORRENS TITLE

|                  |                               |
|------------------|-------------------------------|
| VOLUME<br>102300 | FOLIO<br>6                    |
| EDITION<br>8     | DATE OF ISSUE<br>06-Sept-2025 |

SEARCH DATE : 24-Sept-2026

SEARCH TIME : 08.17 am

DESCRIPTION OF LAND

Parish of BARRINGTON, Land District of DEVON

Lot 6 on Sealed Plan [102300](#)

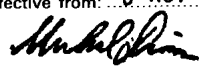
Derivation : Part of Lot 300, 500 Acres Lavington Roope purchaser

Prior CT [54234/1](#)SCHEDULE 1[M873420](#) TRANSFER to NIGEL GARDINER BARKER KANDRAY and HELEN ELIZABETH KANDRAY Registered 10-Mar-2021 at 12.02 pmSCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP102300](#) COVENANTS in Schedule of Easements[SP102300](#) FENCING COVENANT in Schedule of Easements[SP54234](#) FENCING PROVISION in Schedule of Easements[E253176](#) MORTGAGE to ING Bank (Australia) Limited Registered 10-Mar-2021 at 12.03 pmUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

|                                                                                                           |                                                                                                                                                                                                                                              |                                                                                                                                                                                                             |
|-----------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Owner: Mark Clements Management Pty Ltd<br><del>Brook Heights Pty Ltd</del><br>Fenton Investments Pty Ltd | <b>PLAN OF SURVEY</b><br>by Surveyor <b>MR. J.M. BAMFORD</b><br>of land situated in the<br><b>LESTER, FRANKS &amp; CO. PTY. LTD.</b><br><b>LAND DISTRICT OF DEVON</b><br><b>PARISH OF BARRINGTON</b><br>SCALE 1: 2500 MEASUREMENTS IN METRES | <b>REGISTERED NUMBER</b><br><b>SP102300</b><br>Approved<br>Effective from: <b>- 3 NOV 1992</b><br><br>Recorder of Titles |
| Title Reference: <b>C.T. 54234 - 1</b>                                                                    |                                                                                                                                                                                                                                              |                                                                                                                                                                                                             |
| Grantee: Part of Lot 300, 500 Ac, Lavington<br>Roape, pur.                                                |                                                                                                                                                                                                                                              |                                                                                                                                                                                                             |

