

**SHIRE OF KATANNING  
LOCAL PLANNING SCHEME NO.5**



**NOTICE OF PUBLIC ADVERTISEMENT OF PLANNING PROPOSAL**

*Planning and Development Act 2005*  
Shire of Katanning

The local government has received an application to use and/or develop land for the following purpose and public comments are invited.

Property Address: Lot 9999 (No.4) Gardenia Street, Katanning

Proposal: Construction and use of a proposed new 144m<sup>2</sup> steel framed, Colorbond clad outbuilding (i.e. shed) on the abovementioned property for domestic storage purposes.

Details of the proposal are available for inspection at the Shire Administration Centre, 52 Austral Terrace, Katanning and the 'News' section of Shire's website (<https://www.katanning.wa.gov.au/news/>) up to and including Friday 23 September 2022.

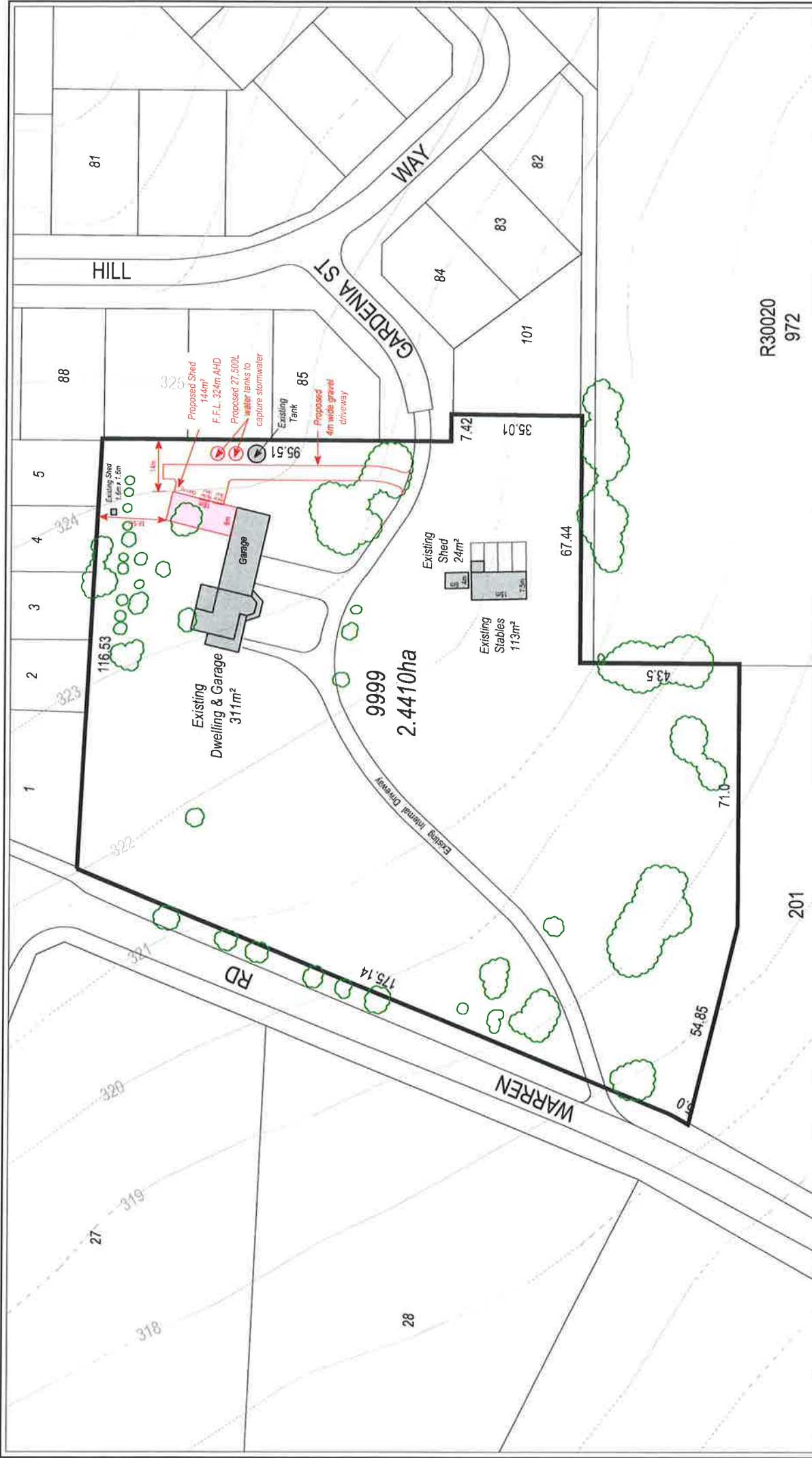
Comments on the proposal are now invited and can be emailed to [admin@katanning.wa.gov.au](mailto:admin@katanning.wa.gov.au) or posted to the Shire's Chief Executive Officer at PO Box 130 KATANNING WA 6317. All submissions must include the following information:

- Your name, address and contact telephone number;
- How your interests are affected; whether as a private citizen, on behalf of a company or other organisation, or as an owner or occupier of property;
- Address of property affected (if applicable); and
- Whether your submission is in support of, or objecting to the proposal and provide any arguments supporting your comments.

All submissions received may be made public at a Council meeting and included in a Council Agenda, which will be available on the Shire's website, unless a submission specifically requests otherwise.

**Julian Murphy**  
**Chief Executive Officer**  
**Shire of Katanning**

2 September 2022



R30020  
972

# PROPOSED SITE DEVELOPMENT PLAN

LOT 9999 (No. 4) GARDENIA STREET  
KATANNING  
Shire of Katanning

- Note:
- Proposed shed is to be built using a steel frame, Zincalume Trimclad roof and Woodland Grey Trimclad walls.
  - Proposed shed to be built on a 100mm concrete slab.
  - Stormwater to be captured in 2 x 27,500 L water polyethylene tanks as shown.
  - Finished floor level to be 324m AHD
  - For Floor Plan, Elevations and detailed drawings, refer to additional plans provided.
  - Total floor area for existing and proposed outbuildings (including sheds, stables & garage) - 595m<sup>2</sup> (2.4%)

LEGEND:  
Trees

DATE: 21.07.2022



SCALE 1:200  
ORIGINAL PLAN SIZE: A3

PREPARED FOR:

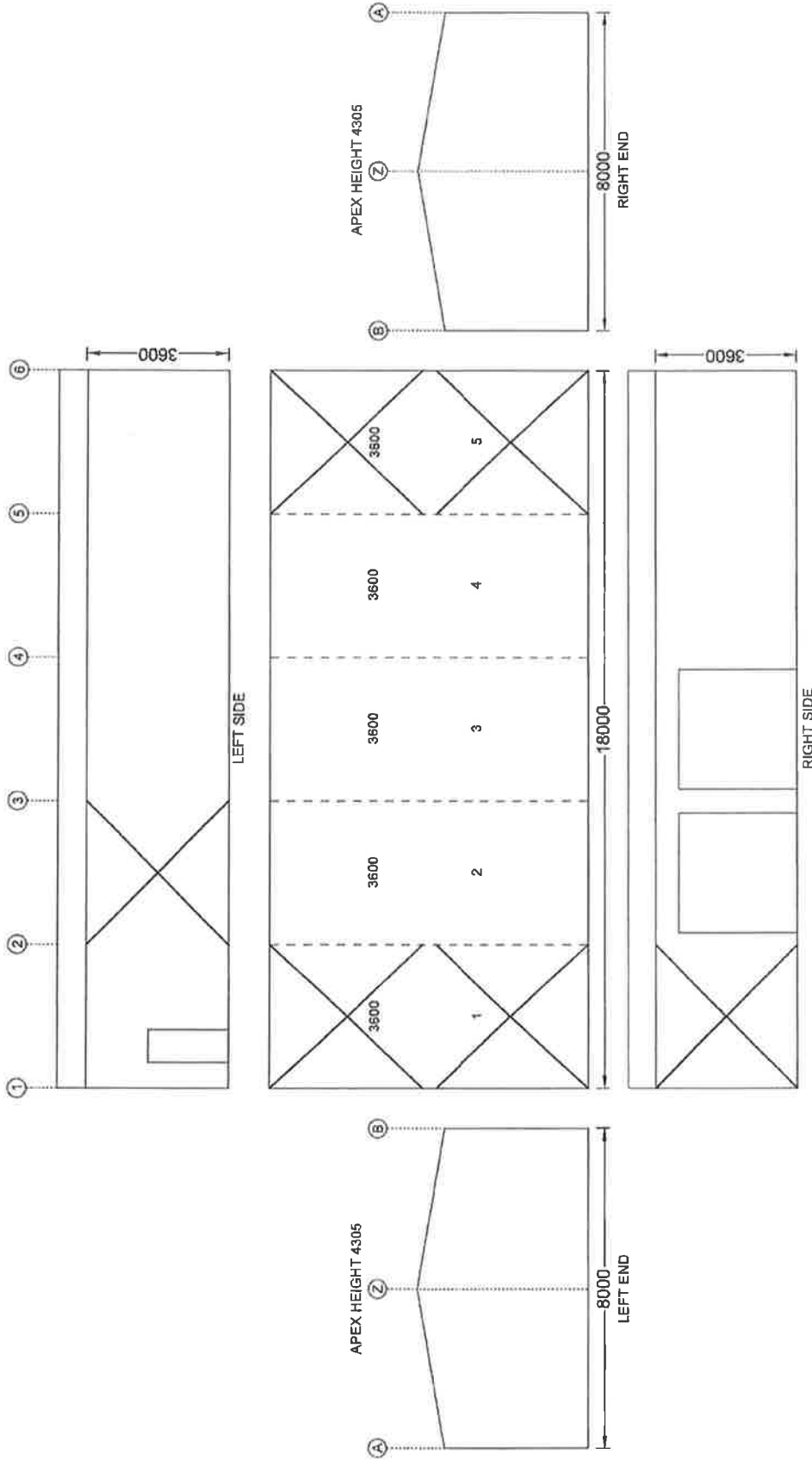
Kristy D'Aprile  
4 Gardenia Street, Katanning  
M 0427 211 705  
E kristydapnle@gmail.com



NORTH

NOTE:  
Dimensions and areas subject to survey.

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



Revision	Date	Initial	Purchaser Name: Kristy D'Aprile	Apex Engineering Group PTY LTD ACN 632 548 522 M/E Aust. (Registered NER Structural) 5276680 QLD : RPECO No. 24223; TAS : 165770492; VIC : PE0003848; NT : 303557ES; Practising Professional Structural & Civil Engineers
			Site Address: 4 GARDENIA ST KATANNING WA 6317 AUSTRALIA	Signature: <i>J. Rowland</i> John Rowland Date: 09/11/21
			Drawing # WSS215072 - 5	Seller: West Span Sheds Pty Ltd Name: West Span Sheds Pty Ltd Phone: 07 5657 8345 Fax: 07 5657 8359 Email: admin@sheds.com.au
			Print Date: 9/11/2021	Bracing NOT FOR CONSTRUCTION NOT TO SCALE Page 1 of 1 ©Copyright Sheds IP Pty Ltd

## Details of your Wide Span Sheds Building

<b>Weight</b>	Approximately: 3,700 kg
<b>Span</b>	8 metres
<b>Length</b>	18 metres (5 Bays of 3.6 metres each)
<b>Height</b>	3.6 metres
<b>Roof Type</b>	Gable, 10 degree pitch
<b>Roof</b>	COLORBOND® steel TRIMCLAD® 0.42 BMT (0.47TCT) sheeting, BlueScope
<b>Walls &amp; Trims</b>	COLORBOND® steel TRIMCLAD® 0.42 BMT (0.47TCT) sheeting, BlueScope
<b>Roller Doors</b>	Two (2) COLORBOND® steel 3m high x 3m wide roller doors (roller door is wind rated). Refer to the General Specification (# Access Doors) in relation to opening sizes. The Roller Doors are boxed or steel wrapped for protection during transport.
<b>PA Doors</b>	One (1) single skin Deluxe COLORBOND® steel door with keyed lockset and lever handle to one side;
<b>Dividing Walls</b>	One (1) running across the span of the building. COLORBOND® steel TRIMCLAD® 0.42 BMT (0.47TCT) sheeting.
<b>Open Bays</b>	Two (2) 3.6m open bays - along the sides of the steel building. Refer to Layout (attached) for location & height clearances.
<b>Bracing</b>	The building will have Apex braces. Minimum internal apex clearance is: 3.784m.
<b>Roof Purlins &amp; Wall Girts</b>	Z sections bolted to rafters & columns with a minimum overlap of 10% of the bay width.
<b>Fixing to Concrete</b>	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.
- A comprehensive step by step Construction Kit. This kit is specific to your building and gives step by step, simple to follow instructions on how to build your building.
- Engineering certification of the steel building to the appropriate Australian Standards.
- 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 other than detailed above.
- Consent authority including any building, development or construction certificate application(s).
- Construction of the steel building and any foundations (building is supplied as a kit).
- Insurance of the steel building once delivered to site or collected from depot.

SHED  
SAFE



NO COMPROMISE STEEL BUILDING SOLUTIONS

[www.sheds.com.au](http://www.sheds.com.au)

**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**

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

**Concrete Slab**

- \* Footings and slabs, including internal and edge beams, must be founded on natural soil with a minimum allowable bearing capacity of 100kPa. Design covers soil classifications of A, S, M, H1 or H2 for a class 10 building.
- \* The footing designs have been calculated with adhesion values of 0kPa, 25kPa and 50kPa for clay soils and dense sand soils only.
- \* A site specific geotechnical investigation has not been performed. The builder will need to verify the soil type and conditions.
- \* Site conditions different to those specified require a modified design.
- \* Sub grade shall be excavated and compacted to a minimum of 100% standard dry density ratio and within 2% of the OMC to comply with AS2159.
- \* Designs are in accordance with AS 3600:2018
- \* 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 82 mesh and 40mm top cover.
- \* Concrete piers under Roller Doors Jambos to be a minimum size as below: C15019 - 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 82 mesh, 50mm from the base in all thickenings.

**For Class H1 or H2 Sites**

- \* Slab thickness to be a minimum of 100mm with SL 92 mesh and 40mm top cover.
- \* Perimeter beams 400mm deep x 300mm wide with Y12 3 bar Trench Mesh to the perimeter of the building.
- \* Internal beams 400mm deep by 300mm wide with Y12 3 bar Trench Mesh at a max spacing of 6.2m.
- \* Concrete piers under Roller Doors Jambos to be a minimum size as below: C15019 - 300mm dia x 500mm deep, centered to the C Section

**BRACING NOTES**

- \* Refer to Connection Details.
- \* All Cross Bracing is achieved with 1.2mm Strap G450.
- \* Cross bracing is to be fixed taut and secured with 14.20 x 22 frame screws at each end, quantity as per connection details.
- \* Fly bracing to be fixed to the purlins/girts on all mid portal rafters, columns and end wall mullions. Fly bracing is to be fitted to every second purlin/girt, or, on every one, where the spacing between fly braces would exceed the maximum specified below for the relevant column/rafter size:
  - \* C150 - maximum: 1800mm spacing
  - \* C200, C250 - maximum 2200mm spacing
  - \* C300 - maximum 2800mm spacing
  - \* C350 - maximum 2800mm spacing
  - \* C400 - maximum 2800mm spacing

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

- \* Open bays to have fly bracing fitted to every available girt supporting the header sheets.
- \* All bracing strap ends to be located as close as practical to structural member's (columns, rafters, mullions) centerline.

**BOLTS**

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

**Roller Doors**

Revision	Date	Initial	
Purchaser Name: Kristy D'Aprile		General Notes	
Site Address: 4 Gardentia St Katanning WA 6317 Australia		NOT FOR CONSTRUCTION	
Drawing # WSS2 5072 - 2		Page 1 of 2	
Print Date: 9/11/2021		Copyright © Apex Engineering Group Pty Ltd	

Apex Engineering Group Pty Ltd  
 ACN 632 548 582  
 MIE Aust. (Registered NER Structural) 5276980  
 QLD: RPEO No 24223, TAS: 185770492, VIC: PEO00348, N.T.: 303557ES;  
 Practising Professional Structural & Civil Engineers.

Signature:  Date: 09/11/21

All comments regarding roller doors are based from inside the building looking out.

**OTHER MATERIALS NOTES**

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

Revision	Date	Initial	Purchaser Name: Kristy D'Aprile
			Site Address: 4 Gardenia St Katanning WA 6317 Australia
			Drawing # WSS215072 - 2
			Print Date: 9/11/2021

**General Notes**  
**NOT FOR CONSTRUCTION**

PAGINATION  
©Copyright Salsat IP Pty Ltd

Seller: Wide Span Sheds Pty Ltd  
Name: Wide Span Sheds Pty Ltd  
Phone: 07 5657 6868  
Fax: 07 5657 6899  
Email: admin@wide.com.au

Apex Engineering Group Pty Ltd  
ACN 632 588 582  
ME Asst. (Registered NER Structural) 5278980  
CLD: RPQ No 24223, TAS: 165770432, VIC: PE00031846, NT: 303557ES.  
Providing Professional Structural & Civil Engineers

Signature:   
Date: 09/11/21