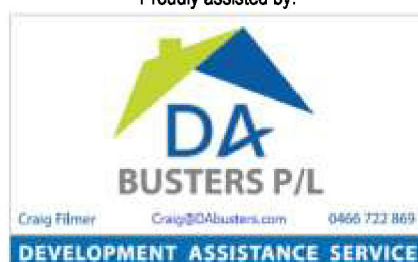


Statement of Environmental Effects	
In Support of a Development Application	
Proposal	Construct a 8m x 3.8m shed
Subject Land Address	Lot 10 Sec 70 DP 31921
	No 9 Barwang Street, YOUNG
Applicant/Owner	
Appn Prepared By	DA Busters – Development Assistance Services Ph: 0466 722 869 Email: Craig@DAbusters.com
LGA	Hilltops Council – former Young Shire Council area



Example only

Proudly assisted by:

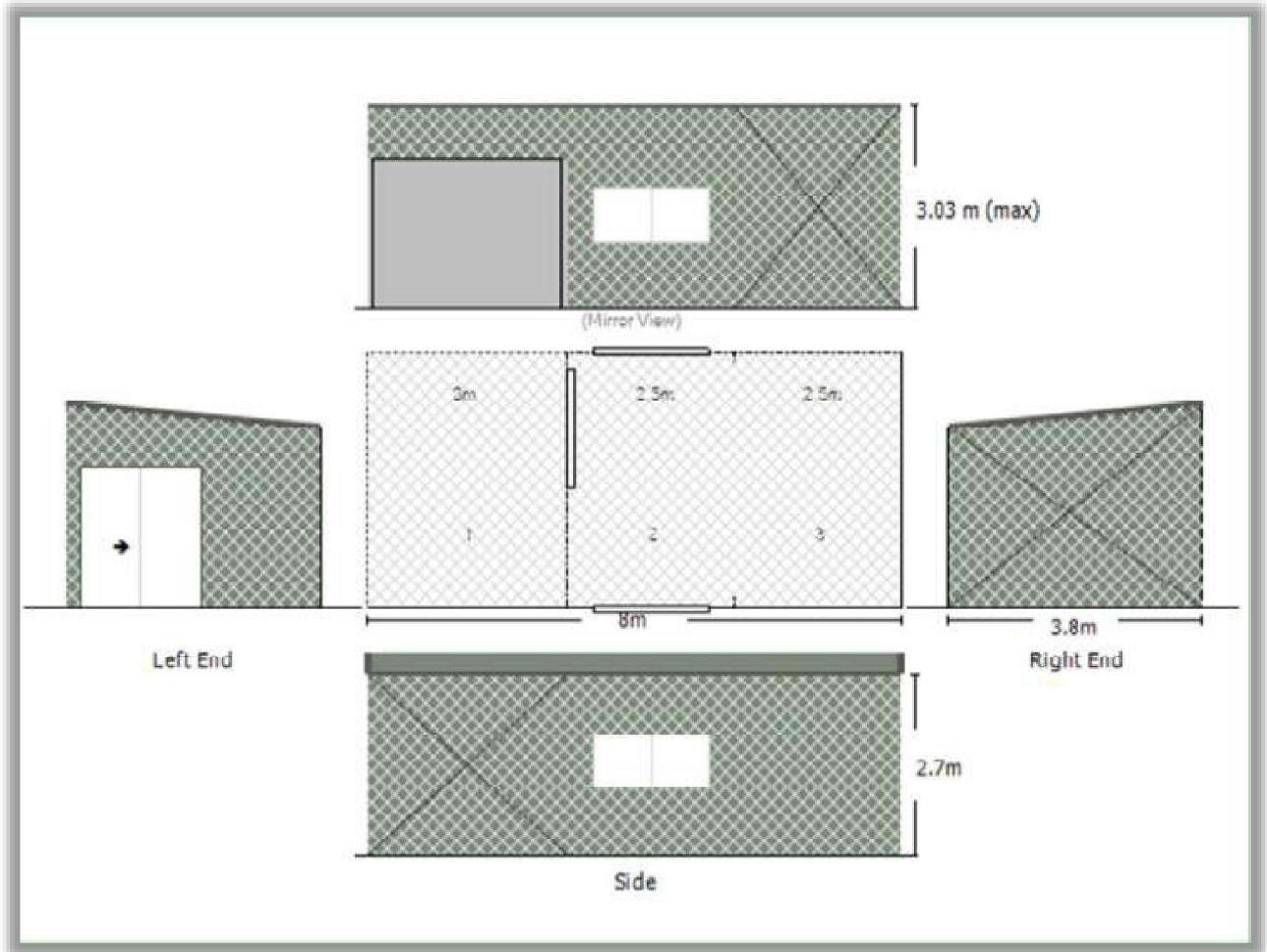


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A. DESCRIPTION OF DEVELOPMENT:

Property address Lot 10 Sec 70 DP 31921– 9 Barwang Street, YOUNG NSW 2594

Proposed structures New Detached Colorbond Clad Shed - 8m x 3.8m



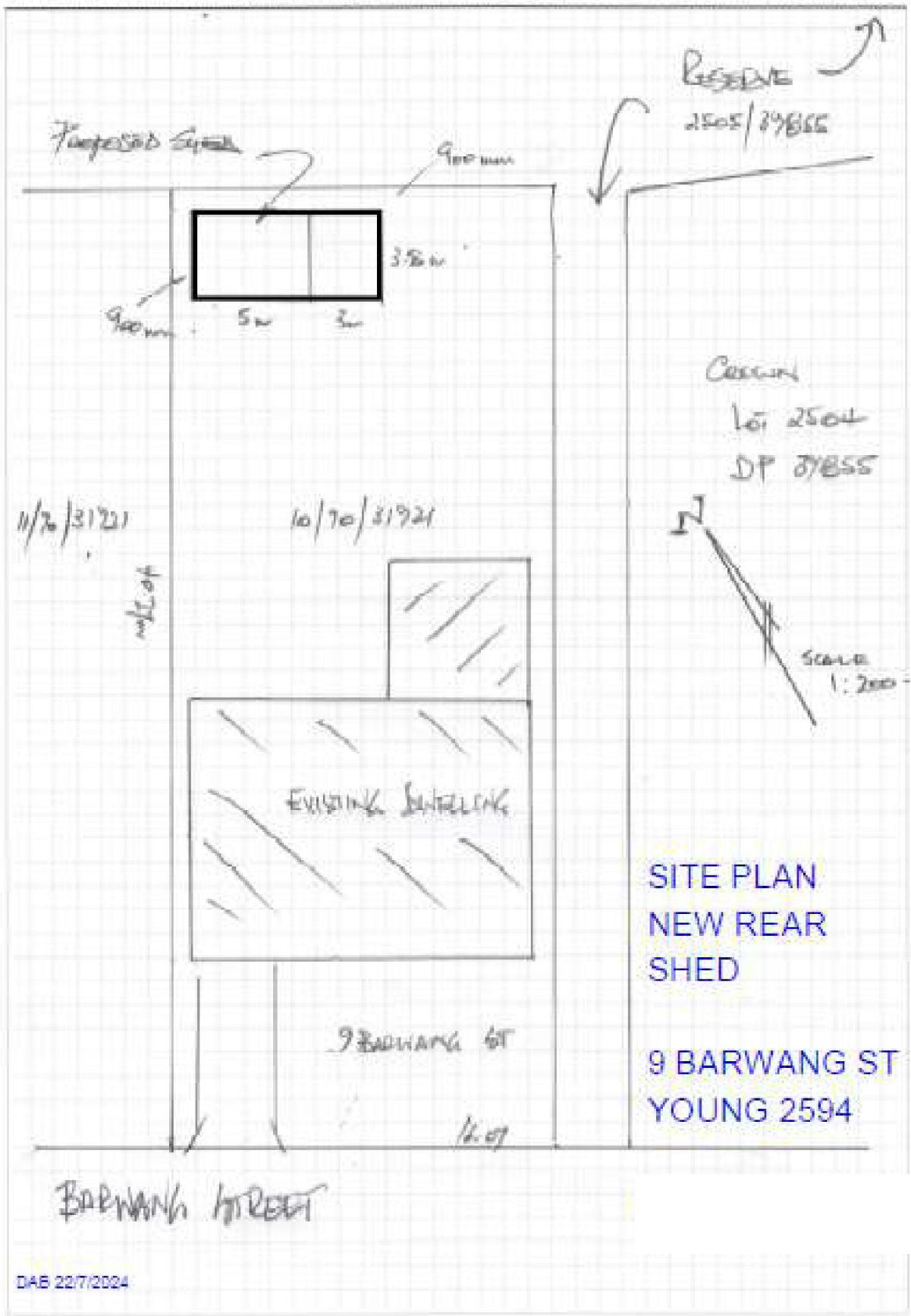
Plan extract

Nature of use
(e.g. storage,
parking, etc)

Shed –Storage

Particulars	Shown on plans	Description (provide written details if not clearly shown on plan)
Building materials (e.g. brick, hardiplank, colorbond, zincalume, etc)	Yes	Garage – colorbond clad, steel frame, concrete floor
Colours	Yes	Colours - The cladding is to be colorbond pale eucalypt for walls & roof
Demolition	No	No demolition required

Earthworks	Yes	Extent of earthworks – The allotment gradually slopes toward the street, resulting in only minor earthworks being required to accommodate the proposed development.
Tree removal	No	No tree removal
Wall and roof height	Yes	Shed – 2.7m eaves, 3.03m to ridge
Gross area (m²)	Yes	Enclosed = 19 sq.m, open bay = 11.4sq.m Total = 30.4sq.m
Open space (m²)	N/A	Not applicable
Landscaping (type and location)	n/a –	Existing well developed lots
Setbacks from each boundary	Yes	North (rear): 900mm East: 7.17m to side boundary South: app. 35m front boundary West: 900mm to side boundary



Extract Site Plan
NTS at this reproduction

B. SITE & LOCALITY DESCRIPTION:

The following details have been shown on the site plan,

☒ site dimensions	☒ site area	☒ north point	☒ scale
☒ existing buildings	☒ proposed buildings	☒ easements	☒ trees

<u>Issue</u>	<u>Details</u>
Present use of the site	The current use of the land is occupied residential land with a dwelling, The owners are now seeking better storage.
Past use/s of the site	The existing dwelling was erected in the late 1970s early 1980's
Describe any existing dwellings or built structures on the land (e.g. location, number, storeys, building material, etc)	The land has a comfortable two-storey brick dwelling with garage & void under.
Describe the key physical features of the site (e.g. shape, slope, significant trees or vegetation, dams, waterways, drainage lines, etc)	The land slopes from the rear to the street at the front left SW corner, and is well landscaped with established gardens.



View from Barwang St



View from easterly frontage – note reserve access behind & beside

Is the land classified as bushfire prone?

No. This was reviewed at www.rfs.nsw.gov.au and on the Espatial Planning Portal Report (see appendix to this report).

Locality characteristics
Describe the type and nature of adjacent land uses,

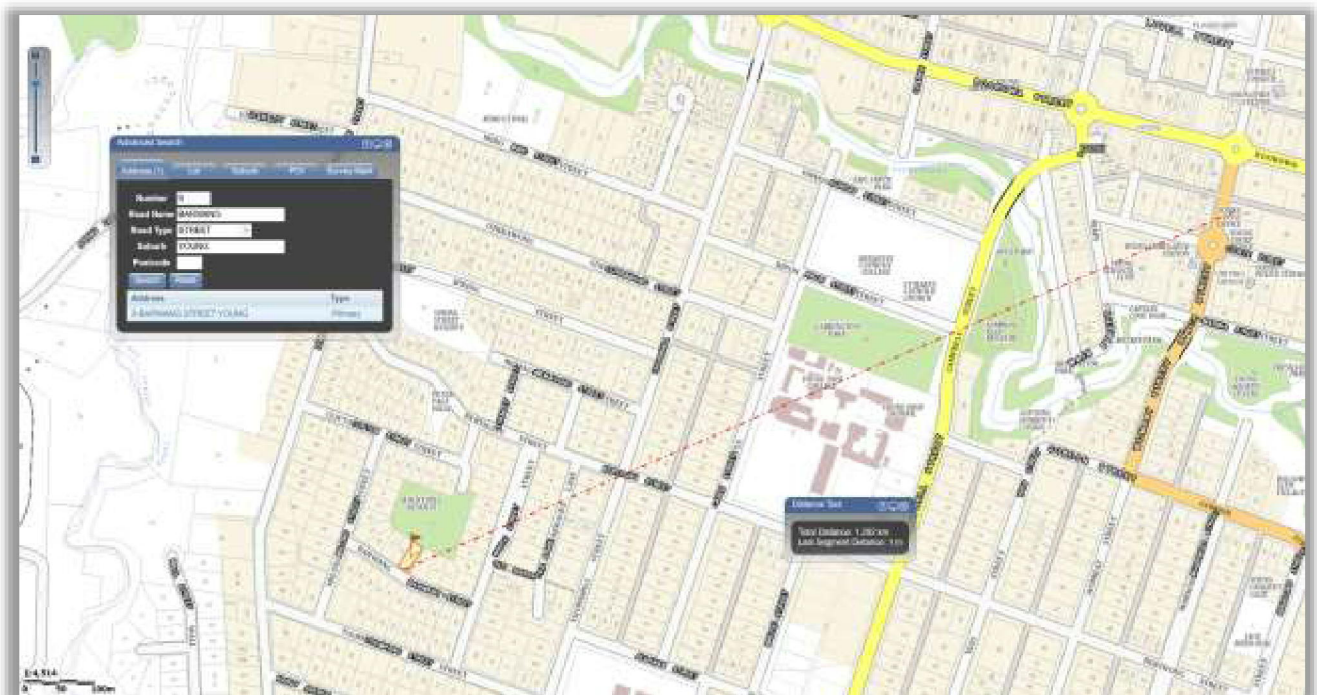
The subject land is within an established residential area on the southern side of the Young township.



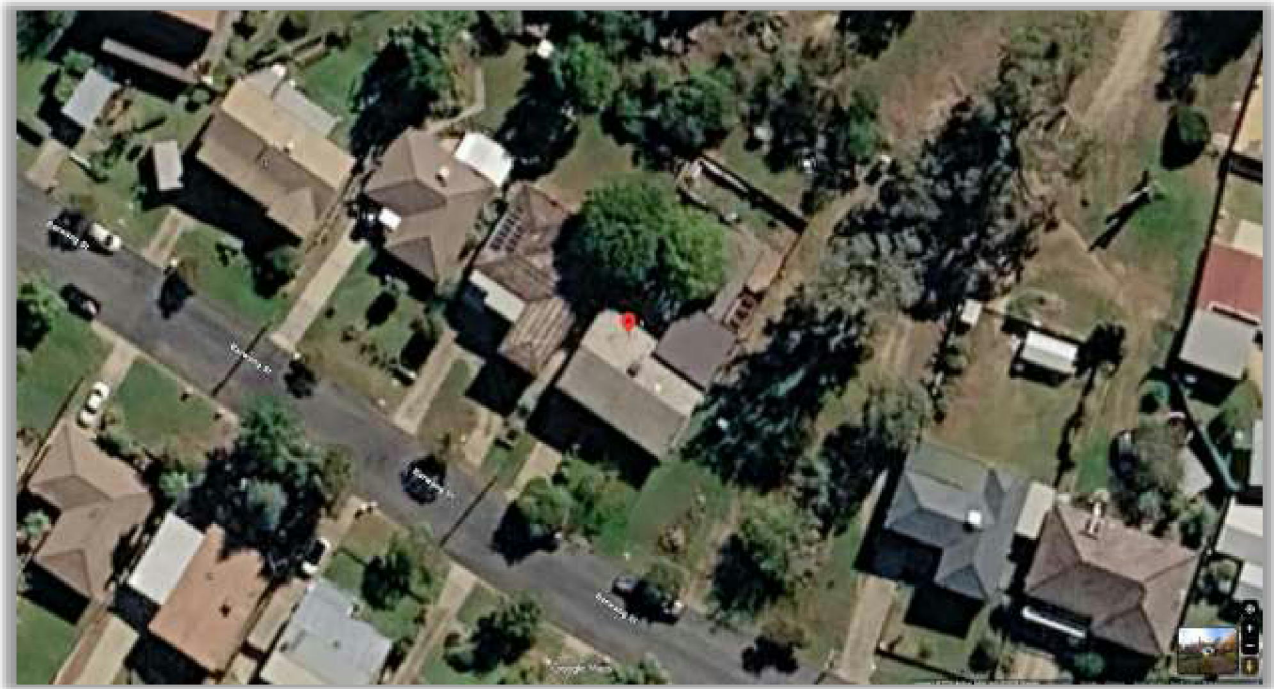
Visual analysis (SIX Maps)



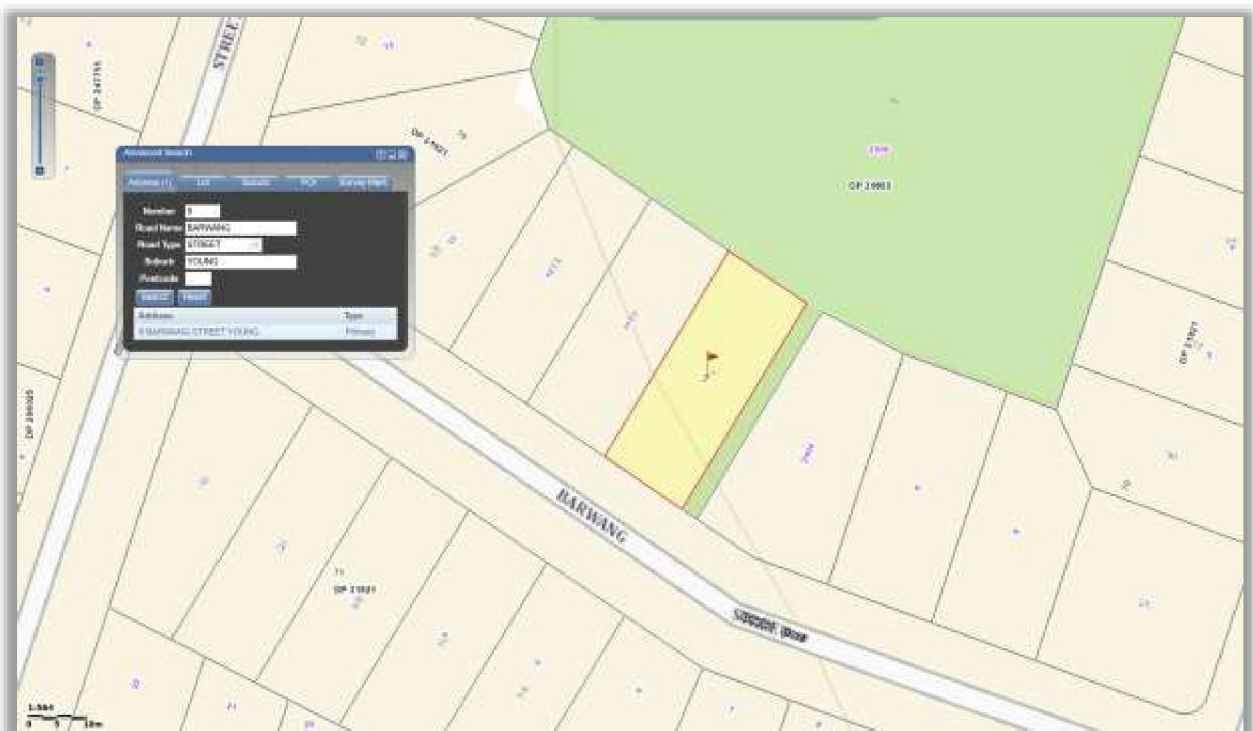
Wide SIX Map view – circa 2012



Locality Map – 1.292km south-west of Young CBD



Google Maps - 2026



Topo SIX Maps



Photo looking from the rear of the dwelling to location of proposed shed



Photo looking from the rear of the dwelling to location of proposed shed

C. Compliance with Planning Controls

GENERAL REQUIREMENTS OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

1.7 Application of Part 7 of Biodiversity Conservation Act 2016 and Part 7A of Fisheries Management Act 1994

As per these sections of the above Acts, it is not considered that the development is likely to significantly affect threatened species, populations or ecological communities, because:

Biodiversity Conservation Act 2016

- the development will not significantly affect threatened species or ecological communities, or their habitats, according to the test in section 7.3, as there are no trees and shrubs to be removed, the development will not adversely impact the life cycle or habitat of any of the threatened species that may occur in the region, and the development is not a key threatening process. [7.2(1)(a)],
- the development does not exceed the biodiversity offsets scheme thresholds (the site is not mapped as high biodiversity value on the Biodiversity Values Map, and the development does not exceed the clearing threshold) – see attached BVM&T Report [7.2(1)(b)],
- the site has not been declared as an area of outstanding biodiversity value [7.2(1)(c)].
- The mapping supplied in the attached BMAT report is broad brush yet no land is picked up for biodiversity values.

Fisheries Management Act 1994

- as per the seven-part test under section 221ZV of the Act, there are no threatened species, populations or ecological communities, occurring on-site, or are known to be in the area, there is no declared critical habitat in the region and the development is not a key threatening process.

4.10 Designated development

This development is not a category of designated development, under Schedule 3 of the *Environmental Planning and Assessment Regulation 2000*.

4.14 Consultation and development consent—certain bush fire prone land

The land is not mapped as bushfire prone so consideration of the requirements of Planning for Bush Fire Protection is not required.

4.36 Development that is State significant development

The development is not State significant development, as it is not identified in *State Environmental Planning Policy (State and Regional Development) 2011*.

4.46 Integrated development

The development is not integrated development.

SECTION 4.15 CONSIDERATIONS UNDER THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979:

State Environmental Planning Policies (SEPPs)

- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Land Application (pub. 2-12-2021) ***see separate search and result mapping – development is outside of mapped area and does not exceed thresholds***
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004: Land Application (pub. 25-6-2004) – ***n/a***
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008) – ***pathway not chosen nor eligible***
- State Environmental Planning Policy (Housing) 2021: Land Application (pub. 26-11-2021) – ***not applicable this development***
- State Environmental Planning Policy (Industry and Employment) 2021: Land Application (pub. 2-12-2021) – ***not applicable this development***
- State Environmental Planning Policy (Planning Systems) 2021: Land Application (pub. 2-12-2021) – ***not applicable this development***
- State Environmental Planning Policy (Primary Production) 2021: Land Application (pub. 2-12-2021) – ***not applicable this development***
- State Environmental Planning Policy (Resilience and Hazards) 2021: Land Application (pub. 2-12-2021) – ***not applicable this development***
- State Environmental Planning Policy (Resources and Energy) 2021: Land Application (pub. 2-12-2021) – ***development not adjacent any energy or resource infrastructure***
- State Environmental Planning Policy (Transport and Infrastructure) 2021: Land Application (pub. 2-12-2021) – ***The proposed development is ancillary to an existing dwelling - not applicable to development***
- State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development: Land Application (pub. 26-7-2002) – ***not applicable this development***

Local Environmental Plans (LEPs)

Hilltops LEP 2022

The relevant provisions of the above LEP, are discussed as follows:

Clause	Complies	Comments
1.2 Aims of plan	Yes	The development is not inconsistent with the following aims of the LEP: (aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts, <i>not applicable</i> (a) to protect the natural resources of Young from development that may reduce horticultural and agricultural productivity, while allowing for the planned urban expansion of Young Township, <i>not inconsistent – no impact expected</i> (b) to encourage the proper management, development and conservation of resources through the principles of ecologically sustainable development by protecting, enhancing and conserving the following— (i) land of significance to agricultural production, (ii) areas of high scenic value, (iii) areas of significance for nature conservation, (iv) timber, minerals, soil, water and other natural resources, (c) to protect, conserve and enhance the natural and cultural heritage of Young, including native biodiversity, threatened species, remnant and riparian vegetation, corridors and links and environmentally sensitive lands,

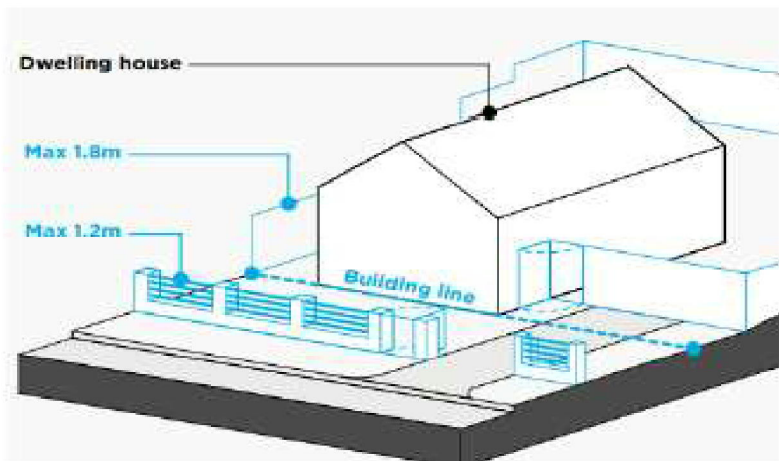
Clause	Complies	Comments
		Siting consistent with existing building (BCA) and DCP (d) to encourage the renewal and upgrade of the older residential precincts in Young Township, not relevant this proposal (e) to encourage a range of housing, employment, recreational activities and services to meet the needs of existing and future residents of Young. Consistent with objective and locality
1.4 Definitions	N/A	The proposed development is defined as a building ancillary to existing permissible residential use.
1.9A Suspension of covenants, etc	Yes	No restrictions as to user / covenants apply to the site of the proposal
2.2 Zoning	N/A	The site is zoned R1 General Residential 
2.3 Zone objectives and land use table	Yes	The development is permitted with consent, in accordance with the Act & Regulations for an ancillary permissible use. The Land Use table objectives are reproduced below, and it is not entirely inconsistent with the following objectives of the zone: • To provide for the housing needs of the community. • To provide for a variety of housing types and densities. • To enable other land uses that provide facilities or services to meet the day to day needs of residents. • To provide and protect a high quality residential amenity that adds value to the existing character and amenity of the town, neighbourhood and street. • To provide fully serviced residential lots linked to town water and sewer networks.
2.7 Demolition	N/A	No demolition proposed
2.8 Temporary use of land	N/A	The application is not for the temporary use of land.
4.6 Exceptions to dev stds	Yes	None sought
5.10 Heritage Conservation	Yes	There are no items of European heritage identified on either the State Heritage Register or in the LEP as being present on-site, and the site is not located in a Heritage Conservation Area (HCA). A search of the Aboriginal Heritage Information Management System (AHIMS) database shows that no Aboriginal sites have been recorded, and no Aboriginal

Clause	Complies	Comments
		places have been declared, within 50 metres of the site, so the likelihood of disturbing relics is minimal.
5.16 Subdivision of, or dwellings on, land in certain rural, Res, or EP zones	N/A	Not applicable this development
6.1 Earthworks	OK	The site is moderately sloping, falling from the rear of the allotment towards the street frontage.
6.2 Essential Services	Complies	Development consent must not be granted to development unless the consent authority is satisfied the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required— (a) the supply of water, connection available (b) the supply of electricity, accessible at existing dwelling (c) the disposal and management of sewage, connect to mains if required (d) stormwater drainage or on-site conservation, disposal to road (e) suitable road access existing
6.3 Terrestrial Biodiversity	N/A	The lot is not identified as 'sensitive land' on the Terrestrial Biodiversity mapping.
6.4 Water - Riparian	N/A	Not mapped as affected
6.5 Water – G/water Vulnerable	Yes	The lot is identified as for “groundwater vulnerability” on the Natural Resources Sensitivity Water Map. The whole of the site is identified as “sensitive land area” on the Natural Resources Sensitivity GRV Map and the aim of this clause is to “maintain water balance and potential for contamination of groundwater flows”. It is considered that the shed has been located and designed, and that the construction phase will be managed, to avoid any adverse environmental impact in terms of water balance on the underlying geology or hydrogeology. 
6.6 Salinity	N/A	Not mapped as affected
6.7 Highly Erodible Soils	N/A	Not mapped as affected

6.8 Drinking Water Catchments	N/A	N/A
6.9 Development along Lachlan & Boorowa Rivers & Lake Wyangla	N/A	N/A
6.10 Development on Carinya Estate	N/A	N/A
6.11 DCP for Urban Release Areas	N/A	Not mapped as affected

Development Control Plans (DCPs)

2025 HILLTOPS as resolved DCP										
SECTION 2.2B - ANCILLARY TO RESIDENTIAL DWELLING										
SECTION/OBJECTIVE	PERFORMANCE REQUIREMENT	COMMENT THIS APPLICATION								
<u>BROADER OBJECTIVES THIS SECTION</u>										
a) Located and designed in a manner appropriate to the rural character and amenity; b) Respond and minimize conflict on agricultural activities and productive potential of the surrounding rural lands; and c) Responsive to the existing development pattern.		Achieved per below								
PAD1 Ancillary development is: a) To be sited to minimise visual impact on how the residential property addresses the streetscape; and b) Ancillary development is to be sited to ensure practical serviceability.	AAD1.1 Ancillary development is to be setback: a) 6m from the primary street frontage; and b) at least 3m from any secondary street frontage on corner allotments.	Satisfied Located to the rear of the allotment. Setback from frontage is approx. 35m.								
	AAD1.2 Ancillary development is to be no closer to the side and rear boundaries than 900mm.	Satisfied Side and rear boundaries a minimum 900mm proposed								
	AAD1.3 Use of reflective materials should be limited to ensure they do not cause glare issues for surrounding neighbours or public roads.	No reflective materials used. Colourbond sheeting to be used.								
<i>The site, neighbourhood and parking provisions identified in Single Residential Dwellings above are to be considered in addition to the below controls when designing ancillary development.</i>										
PSR1 & PSR 2 - SITE										
PSR1 The residential dwelling is to be responsive to the slope of the land, its orientation to the sun and other site attributes to achieve an appropriate design for the specific site. PSR1.2 Minimise the use of cut & fill associated with the development	ASR1.1 A Cut for the purposes of development must not exceed a maximum depth, measured from existing ground level of: Dist BDY <table style="margin-left: auto; margin-right: auto;"><tr><td colspan="2">Max cut depth</td></tr><tr><td><1m</td><td>1m</td></tr><tr><td>1m-1.5m</td><td>2m</td></tr><tr><td>1.5m-3m</td><td>3m</td></tr></table>	Max cut depth		<1m	1m	1m-1.5m	2m	1.5m-3m	3m	Minimal cut proposed
	Max cut depth									
	<1m	1m								
	1m-1.5m	2m								
	1.5m-3m	3m								
	ASR1.1 B Fill must not be higher than 1m.	Fill will not exceed 1m								
ASR1.1 C Cut areas should be setback from boundaries a minimum of 0.9 metres, and fill areas are to be setback from boundaries a minimum of 1.5 metres.	All setback are in excess of 0.9m									
ASR1.1 D Fill must not be higher than 1m. A written variation to the maximum cut or fill may be considered if in Council’s opinion, supporting information adequately demonstrates that the development will not have adverse impacts on adjoining properties and visual amenity.	Not required									
ASR1.1 E For steep sloping sites exceeding 10% grade Council may require a geotechnical study (prepared by a suitably qualified geotechnical engineer) to accompany and support a written variation request	Not required									
ASR1.2 Construction within registered easements or over utilities is avoided.	No construction over easements									

	ASR1.3 Construction over any natural watercourse and natural drainage lines through the land is prohibited.	No construction over watercourses proposed
	ASR1.4 Development is not located within 50m of a waterway or 40m from the bank of any perennial watercourse identified on a 1:50,000 topographical map published by Spatial Services in the Department of Finance, Services and Innovation.	Development not within 50m of a waterway or 40m of a watercourse
	ASR1.5 The property access is to be located respectful of street trees, structures or fixtures in the road reserve.	Existing access to dwelling via Barwang Street.
PSR2.1 Land for erection of a dwelling is safe and suitable for the purpose. PSR2.2 Minimise the risks to human health and the environment from the development of potentially contaminated land.	ASR2.1 Where land has been identified as former orchard or other potentially contaminating land use, a report from a suitably qualified consultant is submitted to Council demonstrating that the land is suitable for the intended use.	Not applicable
	ASR2.2 Development is to be in compliance with Council's Contaminated Lands Policy.	Not contaminated land
PSR 3 - PSR 6 - CHARACTER OF NEIGHBOURHOOD		
PSR3 The development is to provide attractive streetscapes, comprising of trees, gardens, building facades, fences and walls.	ASR3.1A Fences within the front setback area of a primary or secondary road are to be: • 20-50% open construction such as use of pickets, vertical stiles, slats or palings; or • vegetative screening or plantings.	Existing fencing
	ASR3.1B Fencing or screening vegetation along or near the front boundary is to be no greater than 1.2m in height. Example below:	
		
	ASR3.2 Dwellings fronting a street is to address that street frontage by: • The primary entrance door to the dwelling facing the street frontage; and • The front elevation incorporating windows to habitable rooms.	N/A Existing dwelling

	ASR3.3 Reflective materials are to be selectively used so that a glare nuisance is not caused to surrounding neighbours or public roads.	N/A Existing dwelling
	ASR3.4 Residential dwellings avoid fibrous cement and metal cladding of walls.	N/A Existing dwelling
	ASR3.5 Landscaping is provided to the street frontage, which includes canopy trees, shrubs and grass.	N/A Existing landscaping
PSR4 Dwellings are to ensure that setbacks from the street alignment do not vary dramatically from those in the rest of the street to preserve neighbourhood and street presence.	ASR4.1 Dwellings are to be set back as per the table below:	
	R1 & R2 = primary @6m, secondary @ 3m	N/A Existing dwelling
	R5 = primary @ 10m, secondary @ 6m	N/A Existing dwelling
	Adjoining if diff = average	N/A Existing dwelling
	ASR4.2 Garages in dwellings are to: a) Directly address the street frontage. b) Be recessed behind the front facade of the dwelling; and c) Do not project in front of other parts of the dwelling.	N/A Existing dwelling
PSR5 The dwelling is to be appropriately located on the site with setbacks that ensure privacy, overshadowing and amenity are respected within the neighbourhood.	ASR5.1 Side and rear setbacks, excluding secondary street frontage, for dwellings in the R1 General Residential Zone and the R2 Low Density Residential zones are setback as follows:	
	a) Single Storey Dwellings • 3m, or • unless windows are offset to achieve a reasonable expectation of privacy between the new development and the existing adjoining development.	N/A Existing dwelling
	b) Two storey dwellings (Figure 3) • have the upper level set back from side or rear boundaries by 3m, plus 0.3m for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres; - see Fig 3 in DCP	N/A Existing dwelling
	ASR5.2 Dwellings in the R5 Large Lot Residential Zone are setback not less than 10m from the rear and side boundaries, excluding secondary street frontages.+	N/A Existing dwelling
PSR6 Dwellings are to respect and improve upon the quality of development in the neighbourhood, when viewed from the street.	ASR6.1A Dwelling design is to be drawn from surrounding dwellings including: a) window forms, b) external facade treatments c) roof materials d) roof pitches	N/A Existing dwelling
	ASR6.1B Dwelling design is to compliment the style and character of adjoining houses and gardens including: a) the scale, b) materials, c) roof forms and d) types of trees.	N/A Existing dwelling
SR4 ACCESS & PARKING		

PSR 10 To avoid site and street congestion, development is to provide adequate parking for the dwelling respectful of the configuration of the street.	ASR 10.1 Car parking is provided in the following requirements; a) Two spaces, covered or uncovered. Stacked parking is permitted. b) Car parking spaces, not including a parallel to wall space, is to be a minimum of 2.6m wide by 5.5m long. c) Parallel to a Wall car parking spaces are to be a minimum of 2.8m wide by 5.5m long. d) Enclosed car parking spaces is to be a minimum of 3m wide by 6m long.	Ample parking spaces provided
	ASR 10.2 For dwellings in cul-de-sacs, if the site does not have a minimum frontage that enables one car to be parked in front of the site, the site is to contain the ability to park one visitor car on-site in addition to the required number of parking spaces.	N/A Existing dwelling
	ASR 10.3 Vehicular parking should not be on the north side of a dwelling's high occupancy rooms	Parking on side of the allotment
	ASR 10.4 Parking is to be located in the shadow of the buildings, preferably on the southern boundary.	Parking on side of the allotment
PSR 11 Access driveways are to be of a safe and suitable standard through the road reserve.	ASR10.1 Access driveways, from road edge to property boundary, serving dwellings are to be constructed to the standards set in Council's Engineering Guidelines .	Existing access to dwelling via Barwang Street.
	ASR10.2 Cross grades for access driveways and parking areas do not exceed 4% grade.	
	ASR10.3 Access driveways to any required parking spaces onsite are provided through a single width crossover, maximum 3.5m wide. Rear lane access will be considered where available.	
	ASR10.4 Residential address for a dwelling is to be provided and clearly identifiable.	Existing address

D. ASSESSMENT OF THE LIKELY IMPACTS OF THE DEVELOPMENT

Construction – How will construction noise, rubbish removal and sedimentation and erosion controls be managed during construction?

Comments

Construction work will be carried out during normal work hours, and in compliance with any conditions of consent relating to hours of construction. It is not expected that there will be any detrimental impacts on adjacent properties in this regard. In the unlikely event this occurs, the noise would be a short-term, transient event.

Construction waste will be stored on-site in suitable receptacles, and shall be removed from site on a regular basis, to minimise the chances of windblown rubbish and nuisance.

Sedimentation and erosion control measures shall be installed prior to work commencing on-site, and will be maintained throughout the duration of the works, to prevent sediment leaving the site.

Context and setting – Will the development be ...

- visually prominent in the area? ☐ No – side siting on large allotment – OK in streetscape
- out of character with the area? ☐ No – reasonable in streetscape
- inconsistent with the streetscape? ☐ No – in keeping with the area
- inconsistent with adjacent land uses? ☐ No – see above comment

Privacy - Will the development result in any ...

- privacy issues between adjoining properties, as a result of the placement of windows, decks,
 - ☐ No as it is behind its street building line
- acoustic issues between adjoining properties as a result of the placement of outdoor areas,
 - ☐ No change existing or assists to screen

The proposed garage/shed will not result in any loss of visual or acoustic privacy to the adjacent dwelling, given setbacks proposed.

Overshadowing

Will the development result in the overshadowing of adjoining properties, resulting in an adverse impact?

- ☐ No there will be no adverse impact on solar access.

Views

Will the development result in the loss of views enjoyed from neighbouring properties or nearby properties?

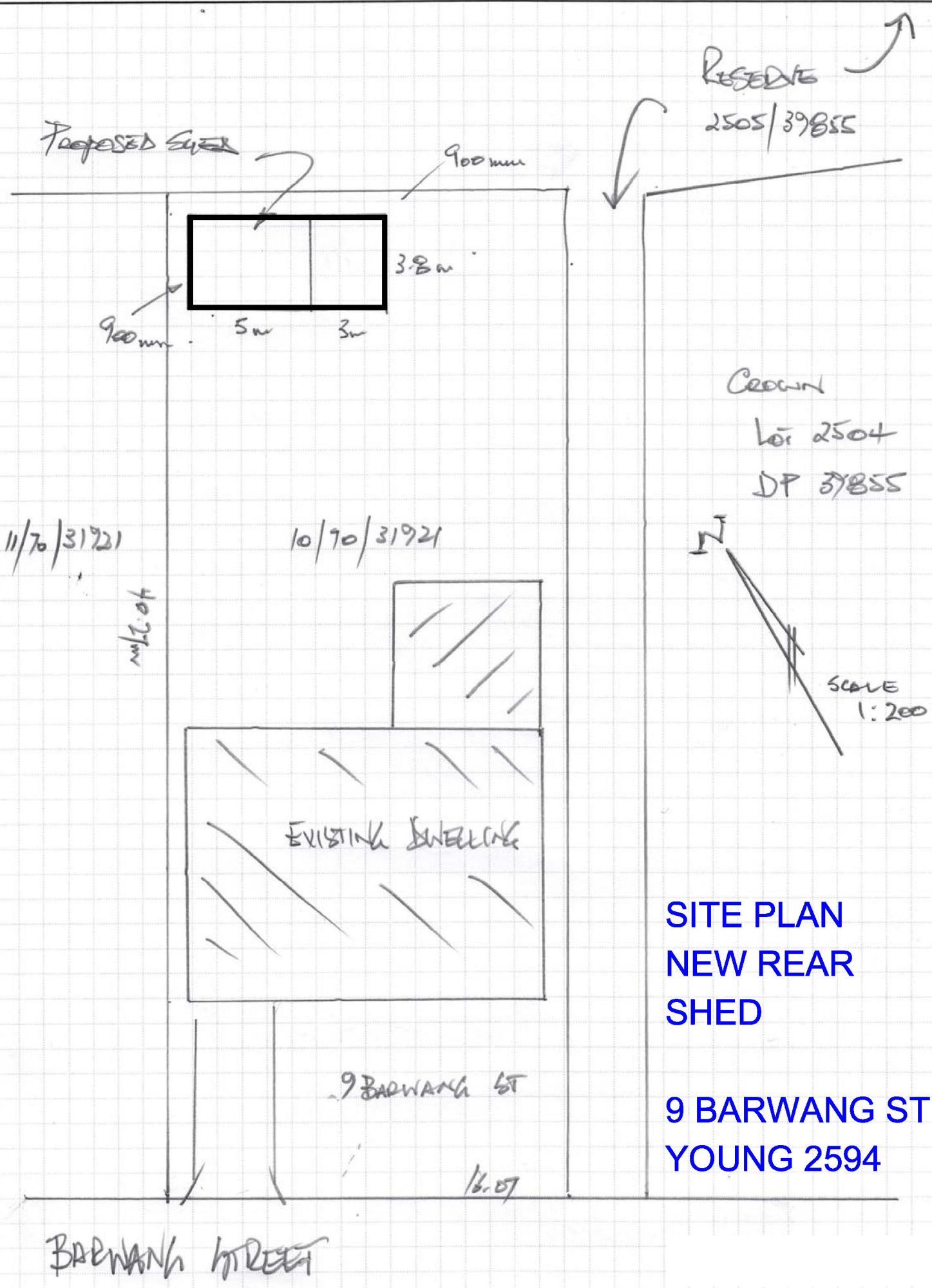
- ☐ No views will not be lost as a result of this development

Applicant:

9 BARWANG STREET, YOUNG

APPENDIX # 1

Development Plans

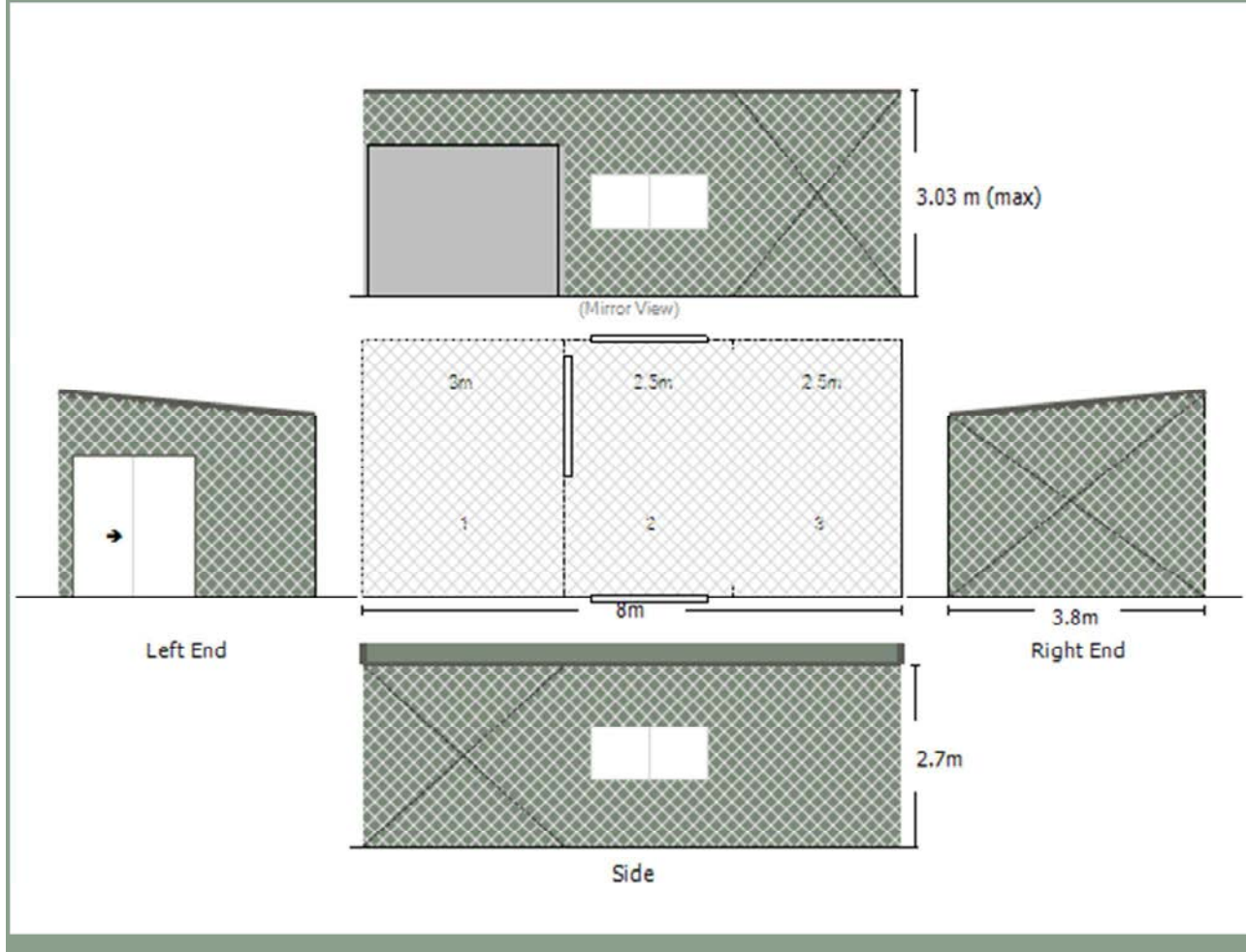


**SITE PLAN
NEW REAR
SHED**

**9 BARWANG ST
YOUNG 2594**

products for a period of 12 months from the date of purchase of your shed. Ask our Staff.

YOUR DESIGN



3285 Moppity Road, Young NSW 2594
P: 02 6382 4387 E: admin@masteel.com.au



3285 Moppity Road, Young NSW 2594
P: 02 6382 4387 E: admin@masteel.com.au

MA Steel – ABN 58 002 200 628 - trading as Fair Dinkum Builds YOUNG and YASS
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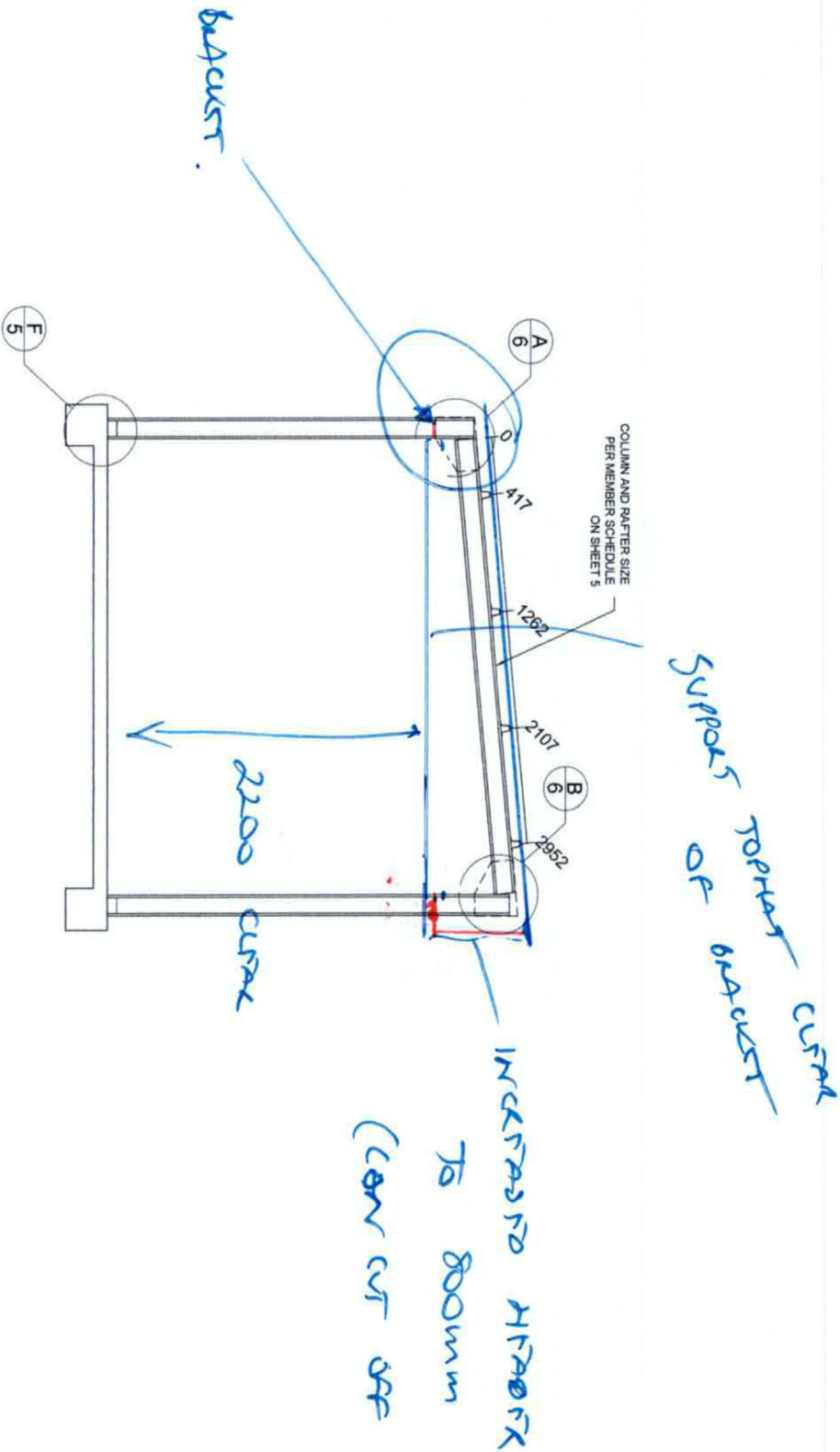


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APPENDIX # 2

STRUCTURAL PLANS



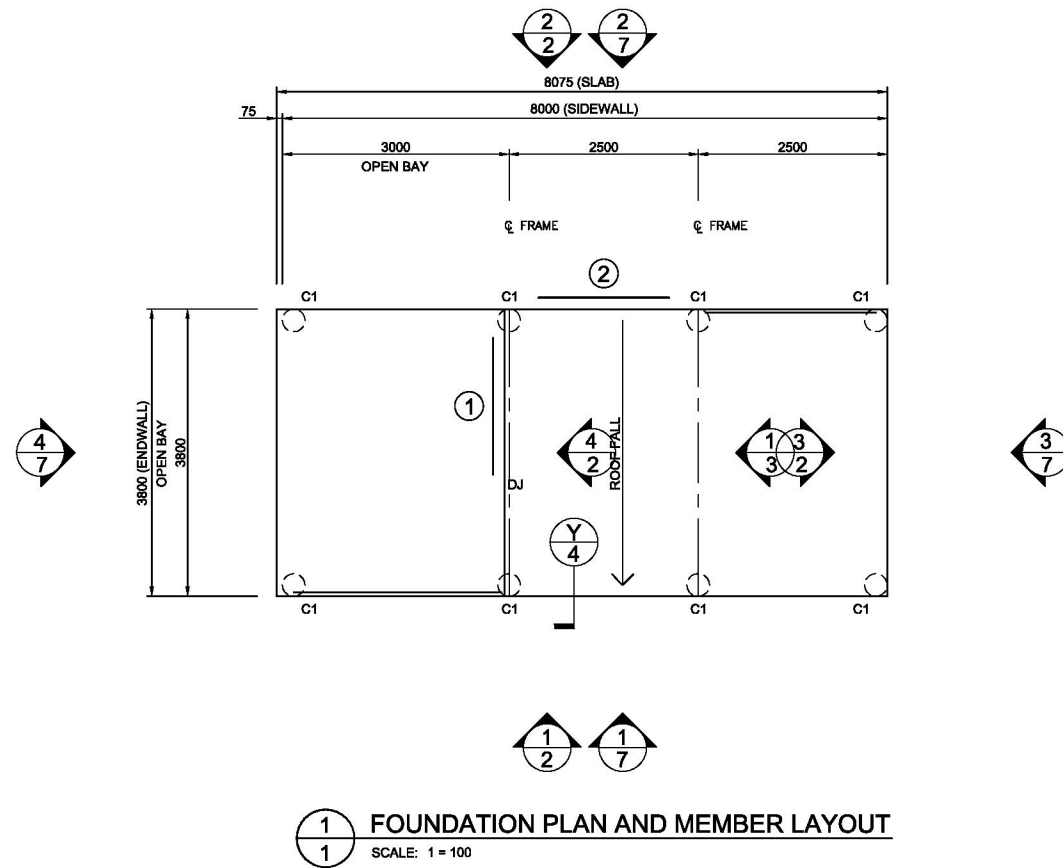
1 INTERNAL FRAME SECTION
3 SCALE: 1 = 50

Refer to Sheet #4 for concrete specification.

3 OF 7 SHEET	JOB NO. FDYO141323	DATE 27/5/2026	CHECKED TM	DRAWN FDB	STEEL BUILDING BY FOR AT
FAIR DINKUM BUILDS YOUNG (CONTACT) 9 BARWANG STREET YOUNG					
					
 NORTHERN CONSULTING ENGINEERS Civil & Structural Engineers 50 Punai Street Curralong, Qld 4812 Fax: 07 4725 5850 Email: design@nceng.com.au ABN 341 008 173 56					
Mr. Timothy Roy Messer BE MIEAust RPEQ Signature:  Date: 27/5/2026 Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register					

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IF IN DOUBT, ASK.



1 FOUNDATION PLAN AND MEMBER LAYOUT
SCALE: 1 = 100

DJ - INDICATES DOOR JAMBS AT THESE LOCATIONS. REFER TO SHEET #4 ON THE DOOR SCHEDULE FOR SIZES

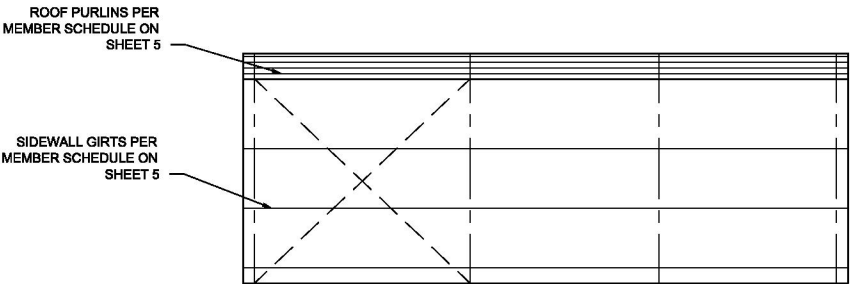
MEMBER LEGEND

C1 C15015

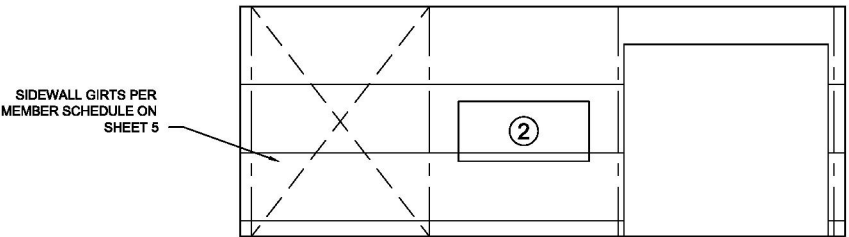
1 OF 7	SHEET	JOB NO. FDYO141323	DATE 27/5/2026	CHECKED TM	DRAWN FDB	STEEL BUILDING BY FAIR DINKUM BUILDS YOUNG (CONTACT) 02 6382 4387	FOR AT 9 BARWANG STREET YOUNG			 Civil & Structural Engineers 50 Punari Street Currajong, Qld 4812 Fax: 07 4725 5850 Email: design@nceng.com.au ABN 341 008 173 56	Mr Timothy Roy Messer BE MIEAust RPEQ
						Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register					

DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. ALL DIMENSIONS TO BE VERIFIED ON SITE.

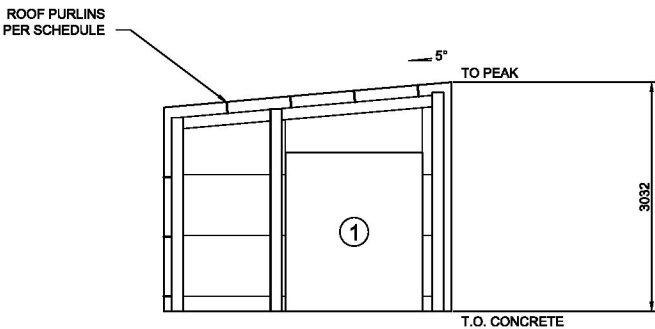
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1 SIDEWALL EXTERIOR ELEVATION
2 SCALE: 1 = 100

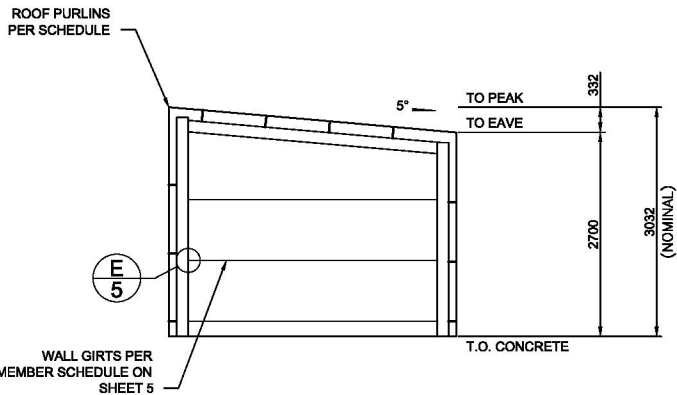


2 SIDEWALL EXTERIOR ELEVATION
2 SCALE: 1 = 100



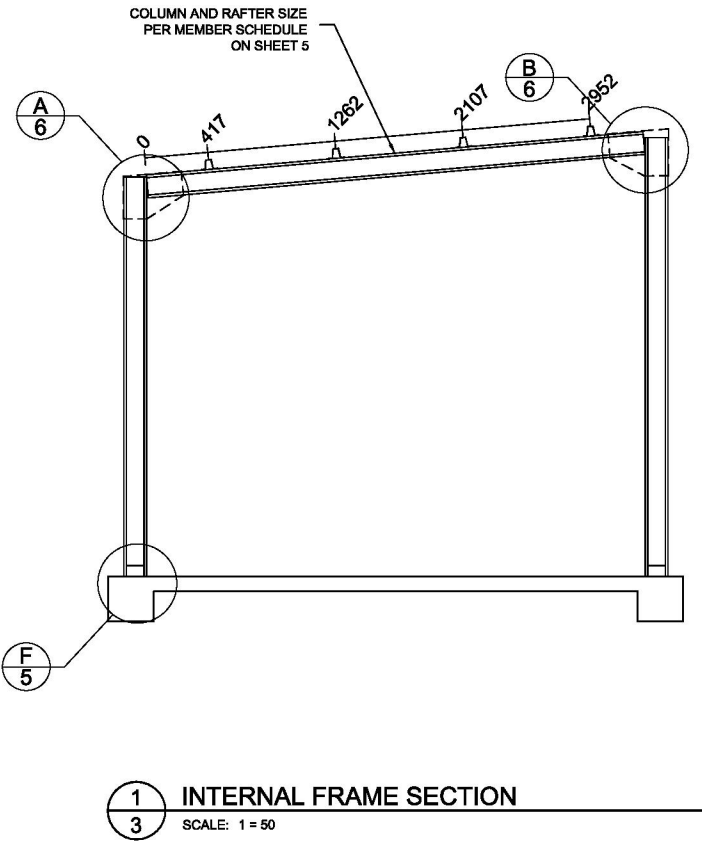
4 ENDWALL INTERIOR ELEVATION
2 SCALE: 1 = 100

X BRACING IS REQUIRED IN 2 SIDE BAYS.
SEE LAYOUT OR PLANS FOR PLACEMENT.



3 ENDWALL INTERIOR ELEVATION
2 SCALE: 1 = 100

2 OF 7	SHEET	JOB NO. FDYO141323	DATE 27/5/2026	CHECKED TM	DRAWN FDB	STEEL BUILDING BY FAIR DINKUM BUILDS YOUNG (CONTACT) 02 6382 1387			 NORTHERN CONSULTING engineers Civil & Structural Engineers 50 Punari Street Currajong, Qld 4812 Fax: 07 4725 5850 Email: design@nceng.com.au ABN 341 008 173 56 Registered Chartered Professional Engineer Registered Professional Engineer (Civil & Structural) QLD Registered Certifying Engineer (Structural) N.T. Registered Engineer - (Civil) VIC Registered Engineer - (Civil) TAS Regn. No. 2558980 Regn. No. 9985 Regn. No. 116373ES Regn. No. PE0002216 Regn. No. CC5648M	Mr Timothy Roy Messer BE MIEAust RPEQ
		FOR	AT	9 BARWANG STREET YOUNG	Signature  Date 27/5/2026 Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register					



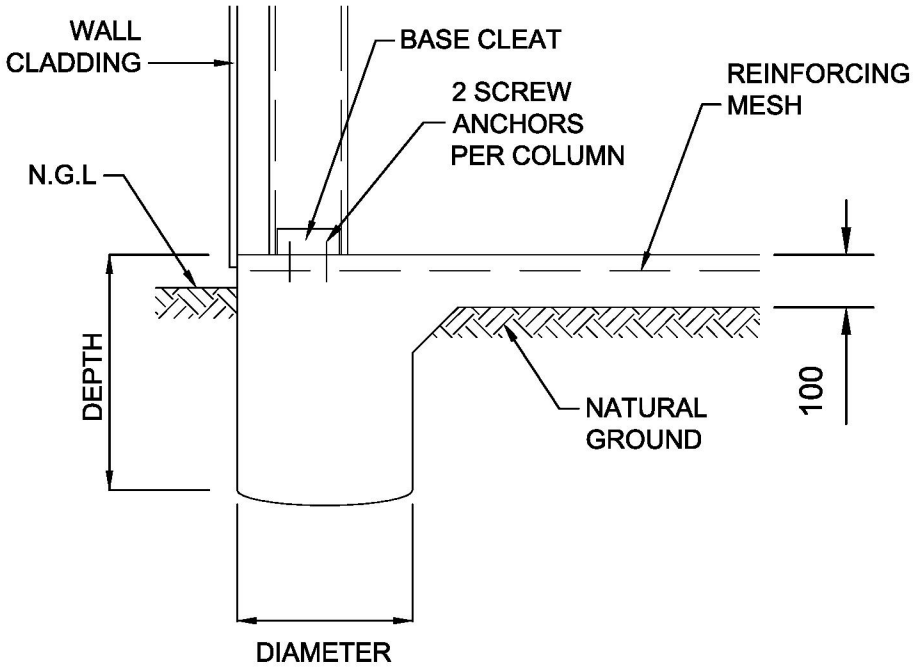
Refer to Sheet #4 for concrete specification.

3 OF 7	SHEET	JOB NO. FDYO141323	DATE 27/5/2026	CHECKED TM	DRAWN FDB	STEEL BUILDING BY (CONTACT) FAIR DINKUM BUILDS YOUNG 02 6382 4387		 Civil & Structural Engineers 50 Punari Street Currajong, Qld 4812 Fax: 07 4725 5850 Email: design@nceng.com.au ABN 341 008 173 56	Mr Timothy Roy Messer BE MIEAust RPEQ Signature  Date 27/5/2026 Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register
						FOR AT 9 BARWANG STREET YOUNG			

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STRUCTURAL GENERAL NOTES

1. **GOVERNING CODE** : NATIONAL CONSTRUCTION CODE (NCC), LOADING TO AS1170 - ALL SECTIONS. BUILDING SUITABLE AS EITHER A PRIVATE GARAGE CLASS 10a, OR A FARM SHED (CLASS 7 OR 8), UNLESS OTHERWISE SPECIFICALLY NOTED. FOR USS AS A FARM SHED, IT MUST MEET THE FOLLOWING REQUIREMENTS:
- BE LESS THAN 2000 SQM IN AREA (INCLUSIVE OF ANY MEZZANINE FLOOR AREA).
- MUST BE LOCATED ON A FARM AND USED IN CONNECTION WITH FARMING PURPOSES.
- BUILDING IS NOT TO BE OCCUPIED FREQUENTLY NOR FOR EXTENDED PERIODS BY PEOPLE, WITH A MAXIMUM OF 1 PERSON PER 200 SQM OR 2 PERSONS MAXIMUM IN TOTAL WHICHEVER IS THE LESSER.
2. **DRAWING OWNERSHIP** : THESE DRAWINGS REMAIN THE PROPERTY OF FBHS (AUST) PTY LIMITED. ENGINEERING SIGNATURE AND CERTIFICATION IS ONLY VALID WHEN BUILDING IS SUPPLIED BY A DISTRIBUTOR OF FBHS. DRAWINGS ARE PROVIDED FOR THE DUAL PURPOSE OF OBTAINING BUILDING PERMITS AND AIDING CONSTRUCTION. ANY OTHER USE OR REPRODUCTION IS PROHIBITED WITHOUT WRITTEN APPROVAL FROM FBHS.
3. **DRAWING SIGNATURE REQUIREMENTS** : THESE DRAWINGS ARE NOT VALID UNLESS SIGNED BY THE ENGINEER. THE ENGINEER ACCEPTS NO LIABILITY OR RESPONSIBILITY FOR DRAWINGS WITHOUT A SIGNATURE. EACH TITLE BLOCK CONTAINS A WATER MARK UNDER THE CUSTOMERS NAME CONTAINING THE DATE OF PRODUCTION OF THE DRAWINGS; THE DRAWINGS ARE TO BE SUBMITTED TO COUNCIL WITHIN 21 DAYS OF THIS DATE. THIS IS TO ENSURE THAT ONLY CURRENT DRAWINGS ARE IN CIRCULATION.
4. **CONTRACTOR RESPONSIBILITIES** : CERTIFIER AND CONTRACTOR TO CONFIRM [ON SITE] THAT THE WIND LOADINGS APPLIED TO THIS DESIGN ARE TRUE AND CORRECT FOR THE ADDRESS STATED IN THE TITLE BLOCK. CONTRACTOR SHALL VERIFY AND CONFIRM ALL EXISTING CONDITIONS AND DIMENSIONS. ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS PRIOR TO START OF WORK. CONTRACTOR MUST NOT MAKE ANY DEVIATION FROM THE PROVIDED PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM ONE THE UNDERSIGNING ENGINEERS. THE ENGINEER / FBHS TAKE NO RESPONSIBILITY FOR CHANGES MADE WITHOUT WRITTEN APPROVAL. CONTRACTOR IS RESPONSIBLE FOR ENSURING NO PART OF THE STRUCTURE BECOMES OVERSTRESSED DURING CONSTRUCTION. BUILDING IS NOT STRUCTURALLY ADEQUATE UNTIL THE INSTALLATION OF ALL COMPONENTS AND DETAILS SHOWN IS COMPLETED IN ACCORDANCE WITH THESE DRAWINGS. THE INDICATED DRAWING SCALES ARE APPROXIMATE. DO NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES. FOR FURTHER DIRECTIONS ON CONSTRUCTION THE CONTRACTOR SHOULD CONSULT THE APPROPRIATE INSTRUCTION MANUAL.
5. **ENGINEERING** : THE ENGINEER / FBHS ARE NOT ACTING AS PROJECT MANAGERS FOR THIS DEVELOPMENT, AND WILL NOT BE PRESENT DURING CONSTRUCTION. THE UNDERSIGNING ENGINEERS HAVE REVIEWED THIS BUILDING FOR CONFORMITY ONLY TO THE STRUCTURAL DESIGN PORTIONS OF THE GOVERNING CODE. THE PROJECT MANAGER IS RESPONSIBLE FOR ADDRESSING ANY OTHER CODE REQUIREMENTS APPLICABLE TO THIS DEVELOPMENT. THESE DOCUMENTS ARE STAMPED ONLY AS TO THE COMPONENTS SUPPLIED BY FBHS. IT IS THE RESPONSIBILITY OF THE PURCHASER TO COORDINATE DRAWINGS PROVIDED BY FBHS WITH OTHER PLANS AND/OR OTHER COMPONENTS THAT ARE PART OF THE OVERALL PROJECT. IN CASES OF DISCREPANCIES, THE LATEST DRAWINGS PROVIDED BY FBHS SHALL GOVERN. NO ALTERATIONS TO THIS STRUCTURE (INCLUDING REMOVAL OF CLADDING) ARE TO BE UNDERTAKEN WITHOUT THE CONSENT OF THE CERTIFYING ENGINEER. OPENINGS SUCH AS WINDOWS AND DOORS NEED TO BE INSTALLED AS PER THE PRODUCT MANUFACTURER'S INFORMATION/DETAILS. THE BUILDING IS DESIGNED AS A STAND-ALONE BUILDING, NOT RELYING ON ANY ADJACENT BUILDING. IF THE PERMANENT OPENING IS OBSTRUCTED BY ANY ADJACENT BUILDING AND WITHIN A DISTANCE OF 0.5M OF SAID OPENING, THE DESIGN SHOULD BE REFERRED TO THE DESIGN ENGINEER FOR REVIEW OF INTERNAL PRESSURES AND POSSIBLE REDESIGN.
6. **INSPECTIONS** : NO SPECIAL INSPECTIONS ARE REQUIRED BY THE GOVERNING CODE ON THIS JOB. ANY OTHER INSPECTIONS REQUESTED BY THE LOCAL BUILDING DEPARTMENT SHALL BE CONDUCTED AT THE OWNER'S EXPENSES.
7. **SOIL REQUIREMENTS** : SITE CLASSIFICATION TO BE A, S OR M ONLY. SOIL SAFE BEARING CAPACITY VALUE INDICATED ON DRAWING SHEET 4 OCCURS AT 100mm BELOW FINISH GRADE, EXISTING NATURAL GRADE, OR AT FROST DEPTH SPECIFIED BY LOCAL BUILDING DEPARTMENT, WHICHEVER IS THE LOWEST ELEVATION. REGARDLESS OF DETAIL Y ON SHEET 4 THE MINIMUM FOUNDATION DEPTH SHOULD BE 100mm INTO NATURAL GROUND OR BELOW FROST DEPTH SPECIFIED BY LOCAL COUNCIL. ROLLED OR COMPACTED FILL MAY BE USED UNDER SLAB, COMPACTED IN 150mm LAYERS TO A MAXIMUM DEPTH OF 900mm. CONCRETE FOUNDATION EMBEDMENT DEPTHS DO NOT APPLY TO LOCATIONS WHERE ANY UNCOMPACTED FILL OR DISTURBED GROUND EXISTS OR WHERE WALLS OF THE EXCAVATION WILL NOT STAND WITHOUT SUPPLEMENTAL SUPPORT, IN THIS CASE SEEK FURTHER ENGINEERING ADVICE.
8. **CLASS 10a or Class 7 FOOTING DESIGNS** : THE FOUNDATION DOCUMENTED IS ALSO APPROPRIATE FOR CLASS 10a or CLASS 7 BUILDING DESIGNS ON 'M-D', 'H', 'H-D' OR 'B' CLASS SOILS, IF TOTAL SLAB AREA IS UNDER 100m SQUARE AND THE MAXIMUM SLAB DIMENSION (LENGTH AND WIDTH) IS LESS THAN OR EQUAL TO 12m. PLEASE BE AWARE THAT THE SLAB DESIGN FOR H & B CLASS SOILS IN THESE INSTANCES ARE DESIGNED TO EXPERIENCE SOME CRACKING. THIS CRACKING IS NOT CONSIDERED A STRUCTURAL FLAW OR DESIGN ISSUE, AND IS SIMPLY COSMETIC IN NATURE. IF THIS IS A CONCERN TO THE CLIENT IT IS ADVISED THEY DISCUSS OTHER OPTIONS WITH THE RELEVANT DISTRIBUTOR PRIOR TO THE POURING OF THE SLAB.
9. **CONCRETE REQUIREMENTS** : ALL CONCRETE DETAILS AND PLACEMENT SHALL BE PERFORMED IN ACCORDANCE WITH AS2870 AND AS3600. CONCRETE SHALL HAVE A MIN. 28-DAY STRENGTH OF 20MPa FOR EXPOSURE A1, 25MPa FOR EXPOSURE A2, 32MPa FOR EXPOSURE B1, 40MPa FOR EXPOSURE B2 AND 50MPa FOR EXPOSURE C, IN ACCORDANCE WITH SECTION 4, AS3600. CEMENT TO BE TYPE A. MAX AGGREGATE SIZE OF 20mm. SLUMP TO BE 80mm +/-15mm. SLABS TO BE CURED FOR 7 DAYS BY WATERING OR COVERING WITH A PLASTIC MEMBRANE, AFTER WHICH CONSTRUCTION CAN BEGIN, DUE CARE GIVEN NOT TO OVER-TIGHTEN HOLD DOWN BOLTS. GIVEN ALLOWABLE SOIL TYPES 1 LAYER OF SL72 REINFORCING MESH IS TO BE INSTALLED ON STANDARD SLABS WITH A MINIMUM 30MM COVER FROM CONCRETE SURFACE. CONCRETE REINFORCING TO CONFORM TO AS 1302, AS1303 & AS 1304. ALL REINFORCING COVER TO BE A MINIMUM OF 30mm.
10. **STRUCTURAL STEEL REQUIREMENTS** : ALL STRUCTURAL STEEL, INCLUDING SHEETING THOUGH EXCLUDING CONCRETE REINFORCING, SHALL CONFORM TO AS 1397 (GAUGE <= 1mm fy = 550MPa, GAUGE > 1mm < 1.5mm fy = 500MPa, GAUGE >= 1.5mm fy = 450MPa). NO WELDING IS TO BE PERFORMED ON THIS BUILDING. ALL STRUCTURAL MEMBERS AND CONNECTIONS DESIGNED TO AS4600. ALL BOLT HOLE DIAMETERS TO STRAMIT GENERAL PUNCHINGS.
11. **FOOT TRAFFIC** : FOR ERECTION AND MAINTENANCE PLEASE NOTE THE FOLLOWING DEFINED FOOT TRAFFIC ZONES:
- CORRUGATED: WALK ONLY WITHIN 200MM OF SCREW LINES. FEET SPREAD OVER AT LEAST TWO RIBS.
- MONOCLAD: WALK ONLY IN PANS, OR ON RIBS AT SCREW LINES.
12. **METAL SHEETING COMPLIANCE** : METAL ROOFING TO COMPLY WITH AS1562.1



300 x 300
Diameter x Depth (mm)

N.G.L. - NATURAL GROUND LINE

Y	BORED LOCAL THICKENING DETAIL	DWG NO: SBOMA
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PROJECT DESIGN CRITERIA

ROOF LIVE LOAD: 0.3 kPa
BASIC WIND SPEED: VR 45 m/s
SITE WIND SPEED: V_{sitB} 38.7 m/s
WIND REGION: Reg A0
TOPOGRAPHY FACTOR, Mt: 1.05
SHIELDING FACTOR, Ms: 1
MAX GROUND SNOW LOAD: N/A
MAX ROOF SNOW LOAD: N/A
SITE ALTITUDE: N/A
TERRAIN CATEGORY: TCat 2
SOIL SAFE BEARING CAPACITY: 100 kPa
RETURN PERIOD: 1:500
LIMITING CPI 1: -0.43
LIMITING CPI 2: 0.31
IMPORTANCE LEVEL: 2

DETAIL KEYS

- DK1
- ENDWALL VERTICAL MULLION (SEE DETAIL C/5 FOR TOP CONN. AND F/5 FOR BASE CONN.)
- DK2
- FLYBRACING PER DETAIL L/5
- DK3
- X-BRACING IN ROOF ABOVE (SEE DETAIL M/5)
- DK4
- DOUBLE X-BRACING IN ROOF ABOVE (SEE DETAIL M/5)

SCHEDULE OF OPENINGS

DOOR	OPENING SIZE MAX WIDTH	HEIGHT	OPENING TYPE	HEADER GIRT	OPENING JAMBS	WIND RATED
1	1810	2100	2.10H X 1.81 XD STANDARD GLASS SLIDING DOOR	SINGLE	C15015P	YES
2	1730	790	WINDOW	SINGLE		YES

NOTES: 1) SEE SHEET 5 FOR DOOR OPENING FRAMING INFORMATION.
2) ALL DOOR SCHEDULE MEASUREMENTS ARE ACTUAL DOOR/WINDOW SIZE NOT OPENING SIZE.

STEEL BUILDING BY

(CONTACT)

FAIR DINKUM BUILDS YOUNG

02 6382 4387

9 BARWANG STREET
YOUNG

FOR

AT

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DINKUM
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Registered Professional Engineer (Civil & Structural) QLD
Registered Certifying Engineer (Structural) N.T.
Registered Engineer - (Civil) VIC
Registered Engineer - (Civil) TAS

Regn. No. 2558980
Regn. No. 9985
Regn. No. 116373ES
Regn. No. PE0002216
Regn. No. CC5648M

Mr Timothy Roy Messer BE MIEAust RPEQ

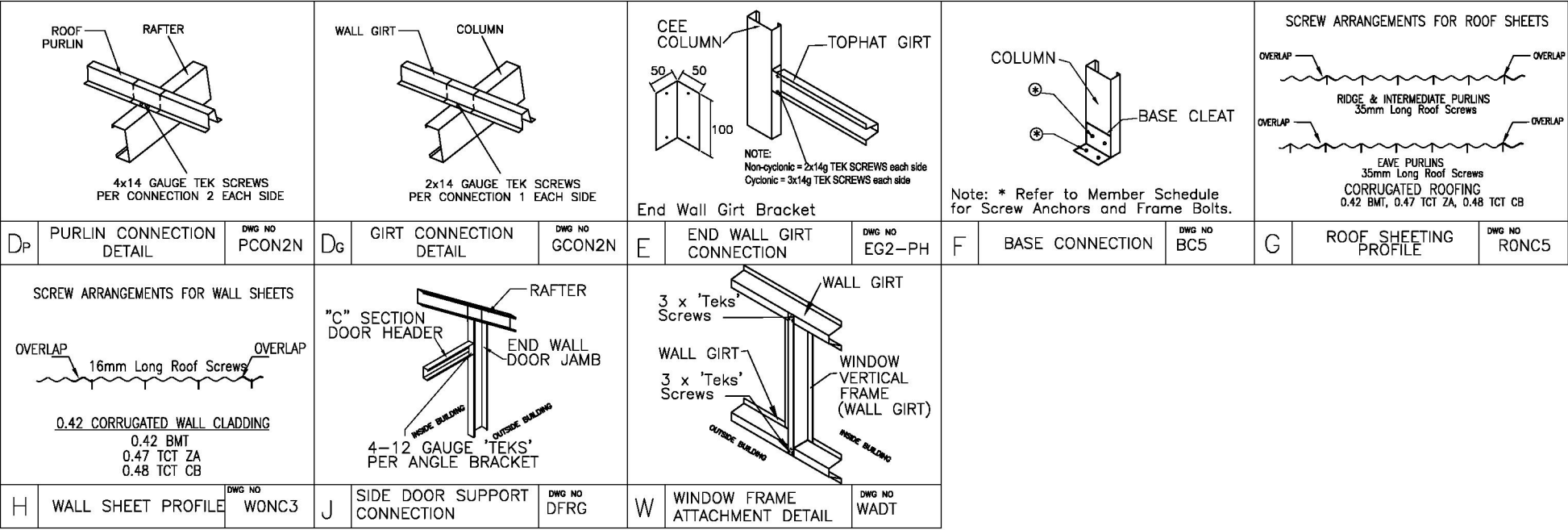
Signature

Date 27/5/2026

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4 OF 7	SHEET	JOB NO. FDYO141323	DATE 27/5/2026	CHECKED TM	DRAWN FDB	STEEL BUILDING BY
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MEMBER AND MATERIAL SCHEDULE

1	END WALL RAFTER	Single C15019
2	C.S. FRAME RAFTER	Single C15019
3	END FRAME COLUMN (C1)	Single C15015
4	END FRAME MONO COLUMN (C1)	Single C15015
5	END FRAME MONO OPEN CNR COLUMN (C1)	Single C15015
6	C.S. FRAME COLUMN (C1)	Single C15015
7	C.S. FRAME MONO COLUMN (C1)	Single C15015
8	ANCHOR BOLTS (# PER DETS.)	Screw Anchor 12mm x 100 Galv
9	LOWER EAVE PURLIN	C15012 (Eave Purlin 59mm above top of column)
10	UPPER EAVE PURLIN	C15012 (Eave Purlin 78mm above top of column)
11	TYP. ROOF PURLIN SIZE	Tophat 64 x 1.0
12	MAIN BLDG. PURLIN SPACING	0.845 m. (4 rows) (Max Allow. 1.000m)
13	TYP. SIDEWALL GIRT SIZE	Tophat 64 x 1.0
14	MAIN BLDG. SIDEWALL GIRT SPACING	0.791 m. (3 rows) (Max Allow. 1.200m)
15	MAIN BLDG. HIGH SIDEWALL GIRT SPACING	.902 m. (3 rows)
16	TYP. ENDWALL GIRT SIZE	Tophat 64 x 1.0
17	MAIN BLDG. ENDWALL GIRT SPACING	0.804 m. (3 rows) (Max Allow. 1.200m)
18	MAIN BLDG. ENDWALL GIRT LENGTH	3.37 m. (0m Overlap)
19	FRAME SCREW FASTENERS	14-13x22 Hex C/S (SP HD 5/16" Hex Drive)
20	FRAME BOLT FASTENERS	Purlin Assy M12x30 Z/P
21	X-BRACING STRAP AND FASTENERS	32 x 1.2mm Strap with 4 x 14g Tek Screws Each End
22	WALL COLOUR	PALE_EUCALYPT
23	ROOF COLOUR	PALE_EUCALYPT
24	WINDOW COLOUR	WOODLAND_GREY
25	GLASS SLIDING DOOR COLOUR	WOODLAND_GREY
26	DOWNPIPE COLOUR	PALE_EUCALYPT
27	GUTTER COLOUR	WOODLAND_GREY
28	CORNER FLASHING COLOUR	PALE_EUCALYPT
29	BARGE FLASHING COLOUR	WOODLAND_GREY
30	OPENING FLASHING COLOUR	WOODLAND_GREY
31	OPEN BAY HEADER HEIGHT	0.5

"C.S." = CLEARSPAN "L." = LEFT "R." = RIGHT

PURLIN AND GIRT LENGTHS

BAY	WIDTH	PURLIN LENGTH	GIRT LENGTH
1	3m	3.1 m. (0.1m Lap)	3.1 m. (0.1m Lap)
2	2.5m	2.6 m. (0.1m Lap)	2.6 m. (0.1m Lap)
3	2.5m	2.6 m. (0.1m Lap)	2.6 m. (0.1m Lap)

STEEL BUILDING BY (CONTACT)
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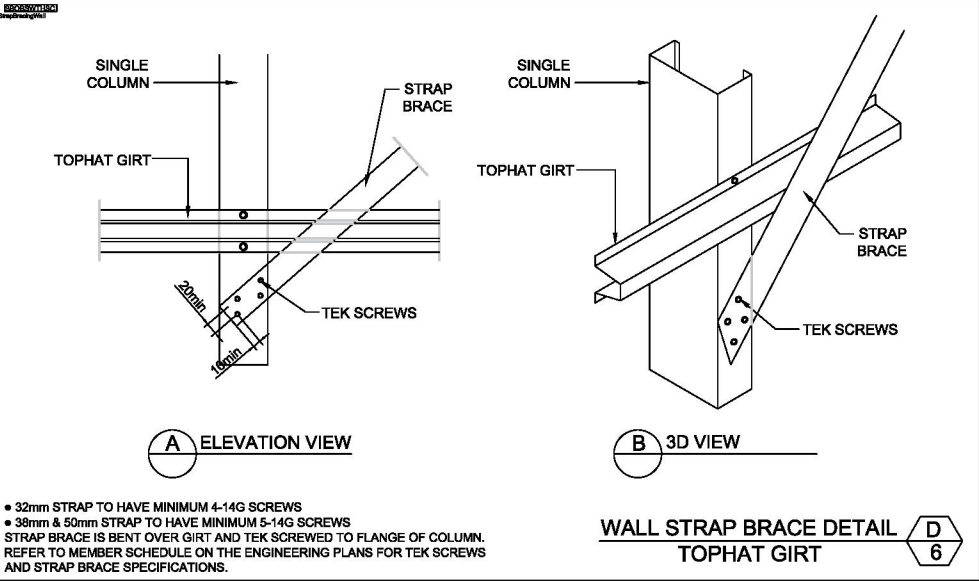
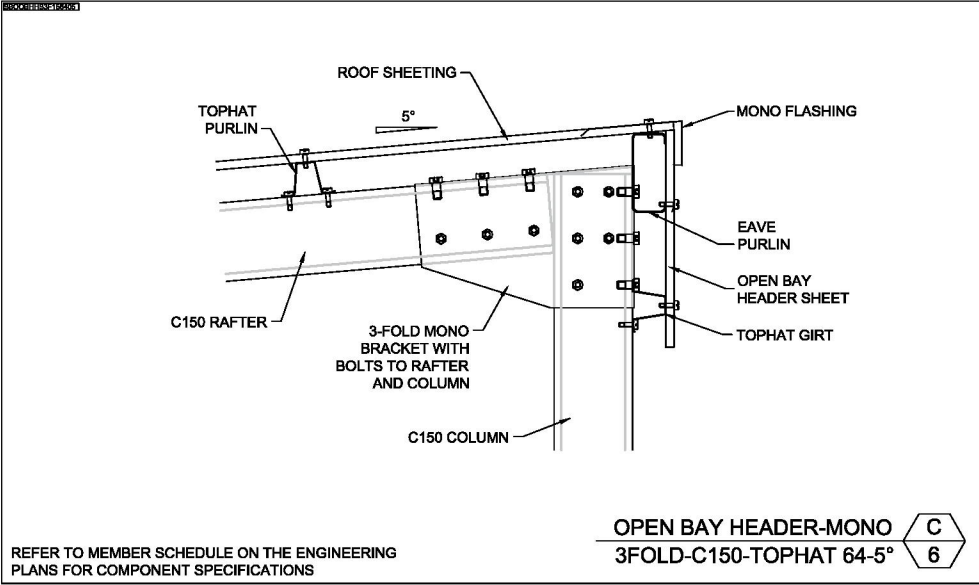
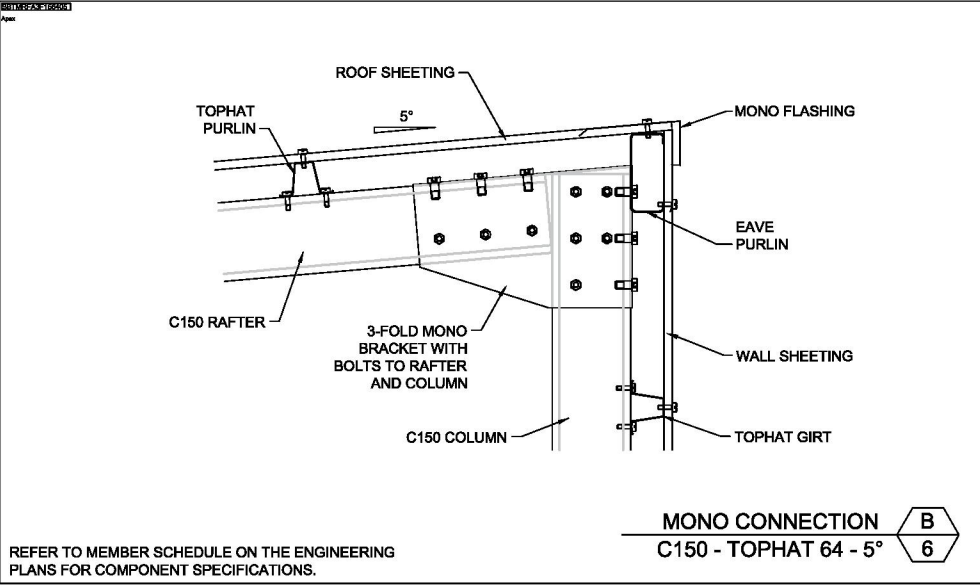
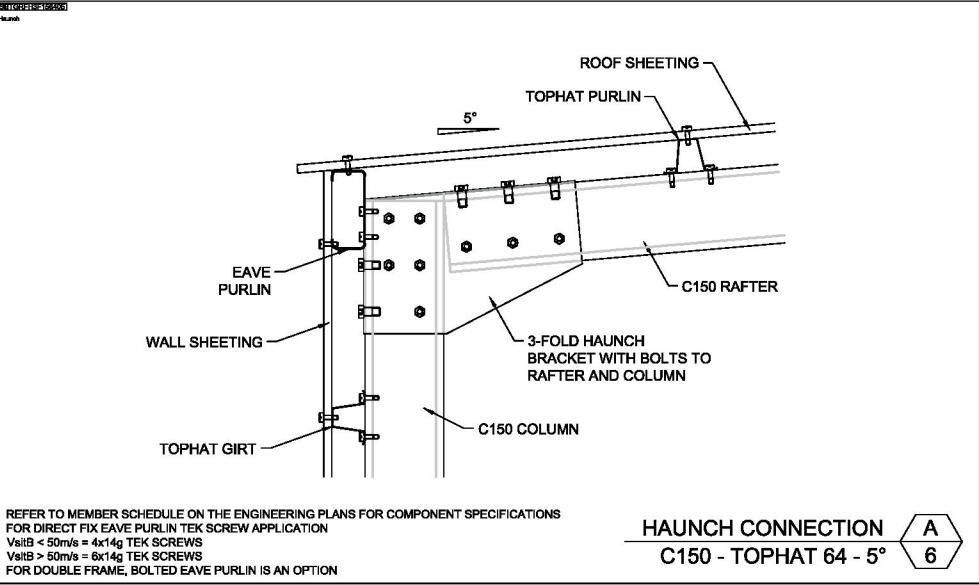
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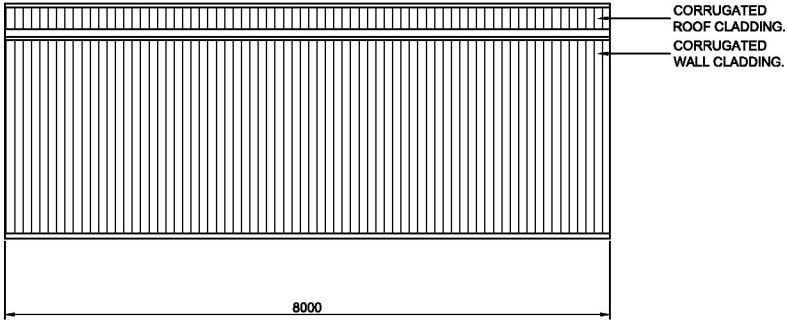
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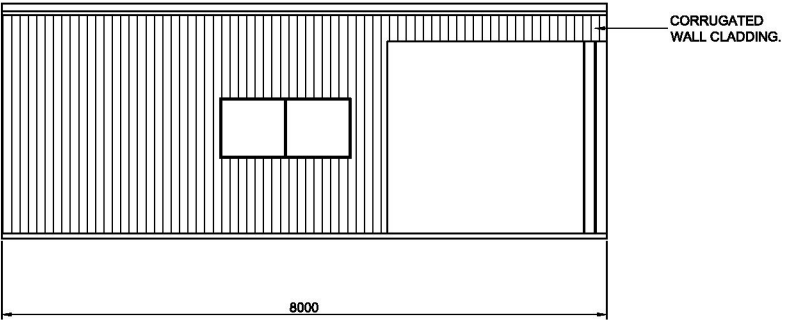
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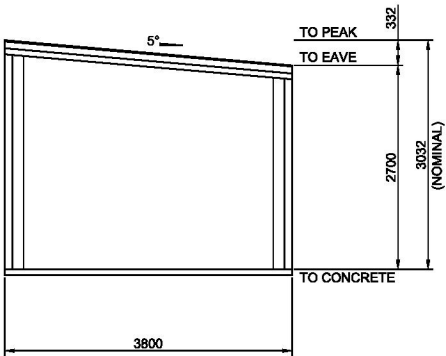
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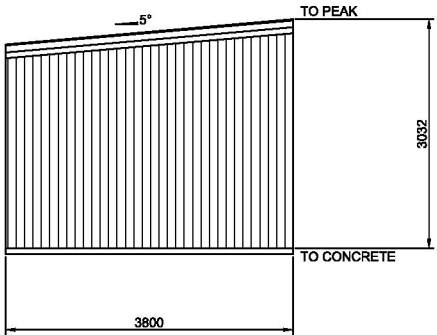
1
7
SIDEWALL EXTERIOR ELEVATION
SCALE: 1 = 100



2
7
SIDEWALL EXTERIOR ELEVATION
SCALE: 1 = 100



4
7
ENDWALL EXTERIOR ELEVATION
SCALE: 1 = 100



3
7
ENDWALL EXTERIOR ELEVATION
SCALE: 1 = 100

BUILDING COLOURS	
WALL	PALE EUCALYPT
ROOF	PALE EUCALYPT
WINDOW	WOODLAND GREY
GLASS SLIDING DOOR	WOODLAND GREY
DOWNPIPE	PALE EUCALYPT
GUTTER	WOODLAND GREY
CORNER FLASHING	PALE EUCALYPT
BARGE FLASHING	WOODLAND GREY
OPENING FLASHING	WOODLAND GREY

7
OF
7

SHEET

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CHECKED
TM

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STEEL BUILDING BY
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NOTES:

BRACING MATERIALS - THE SHED ERECTOR TO SUPPLY SPECIFIC BRACING.
SUITABLE RIGID MEMBERS CAPABLE OF TENSION AND COMPRESSION OR OPPOSING CHAINS OR OPPOSING LOAD RATED RATCHET STRAPS TO BE USED. (RIGID BRACING AS SHOWN ON DIAGRAM) ROPE BRACING SUITABLE ONLY FOR SMALLER STRUCTURES IN IDEAL CONDITIONS.

BRACING LOCATION - TEMPORARY BRACING TO BE ERECTED AS CLOSE TO 45 DEGREE ANGLE AND FIXED TO THE TOP OF THE COLUMN OR MULLION TO ACHIEVE THE OPTIMUM EFFECTIVENESS. IF THERE IS NOT ENOUGH SPACE FOR A 45 DEGREE ANGLE, THEN 20 DEGREE ANGLE IS TO BE THE MINIMUM ANGLE ALLOWED (REFER TO DIAGRAM). RIGID TEMPORARY BRACING MEMBER TO BE BOLTED TO HEAVY ANGLE PEGS HAMMERED INTO THE GROUND OR TO A BRACKET, MASONRY ANCHORED TO THE SLAB.

BRACING REMOVAL - TEMPORARY BRACING TO REMAIN IN PLACE UNTIL CLADDING IS FULLY INSTALLED WHERE POSSIBLE. IN NO CASE SHOULD TEMPORARY BRACING BE REMOVED UNTIL ALL PURLINS, GIRTS (AND PERMANENT CROSS BRACING WHERE USED) ARE FIXED.

SITE SAFETY - DUE CONSIDERATION TO BE GIVEN TO SITE SAFETY IN REGARD TO LOCATIONS OF BRACING AND PEGS.

GUIDE APPLICATION - TEMPORARY BRACING AS DESCRIBED IS A MINIMUM REQUIREMENT FOR AN AVERAGE, STANDARD SITE CONDITION. PROVIDE ADDITIONAL BRACING FOR MORE SEVERE AND/OR HIGH EXPOSURE SITE CONDITIONS. ADDITIONAL BRACING TO BE USED AS AND WHERE NECESSARY TO ENSURE THAT ENTIRE FRAME IS RIGID THROUGHOUT CONSTRUCTION. RESPONSIBILITY FOR ENSURING STABILITY OF STRUCTURE REMAINS WITH THE BUILDER.

TILT UP METHOD
FOR STRUCTURES UNDER 9M SPAN, LESS THAN 3M HIGH AND LESS THAN 12M LONG

- ASSEMBLE THE FIRST SIDEWALL FRAME (COMPLETE WITH WALL SHEETING, BRACING AND GUTTER) ON THE GROUND AND LIFT ASSEMBLED SIDEWALL FRAME INTO POSITION. FIX OFF TEMPORARY SIDE BRACING TO EACH END (REFER TO DIAGRAM). FIX BASE CLEATS.
- ASSEMBLE THE SECOND SIDEWALL FRAME AS PER FIRST SIDEWALL FRAME. LIFT INTO POSITION. FIX OFF TEMPORARY WALL BRACING TO EACH END (REFER TO DIAGRAM) FIX BASE CLEATS.
- FIX GABLE END RAFTERS TO COLUMNS TO TIE WALLS. PROP APEX UNTIL ENDWALL MULLION AND APEX TEMPORARY BRACE ARE FIXED OFF. IF NO MULLION IS REQUIRED THEN PROP AND BRACE APEX UNTIL CLADDING IS COMPLETE.
- INSTALL REMAINING RAFTERS. AS EACH RAFTER PAIR IS INSTALLED, AT LEAST ONE PURLIN PER 3M OF RAFTER LENGTH IS TO BE INSTALLED TO SECURE RAFTERS.
- INSTALL REMAINING PURLINS
- INSTALL KNEE AND APEX BRACES IF AND WHERE APPLICABLE.
- REPEAT FOR LEANTO'S.

FRAME FIRST METHOD
FOR STRUCTURES OVER 9M SPAN, GREATER THAN 3M HIGH AND GREATER THAN 12M LONG

- ASSEMBLE PORTAL FRAMES ON THE GROUND (WITH KNEE AND APEX BRACES IF AND WHERE APPLICABLE). LIFT THE FIRST PORTAL FRAME ASSEMBLY INTO POSITION. FIX OFF TEMPORARY END BRACING (REFER TO DIAGRAM). FIX BASE CLEATS.
- PROP APEX UNTIL ENDWALL MULLION AND APEX TEMPORARY BRACE ARE FIXED OFF. IF NO MULLION IS REQUIRED THEN PROP AND BRACE APEX UNTIL CLADDING IS COMPLETE.
- THE SECOND PORTAL FRAME ASSEMBLY TO BE LIFTED INTO POSITION. FIX EAVE PURLINS AND AT LEAST ONE PURLIN PER 3M OF RAFTER TO SECURE FRAME ASSEMBLY. FIX BASE CLEATS. FIX TEMPORARY SIDEWALL BRACING.
- STAND REMAINING PORTAL FRAME ASSEMBLY AS PER STEP C, FIXING TEMPORARY SIDE WALL BRACING TO EVERY SECOND BAY. BRACE OTHER END PORTAL FRAME AS PER FIRST PORTAL FRAME.
- INSTALL REMAINING PURLINS AND GIRTS.
- REPEAT FOR LEANTO'S.

NOT PART OF COUNCIL APPLICATION DOCUMENTATION

JOB NO.	DATE	CHECKED	DRAWN	STEEL BUILDING BY
FDYO141323	27/5/2026	TM	FDB	FAIR DINKUM BUILDS YOUNG
				FOR
				AT
				9 BARWANG STREET YOUNG

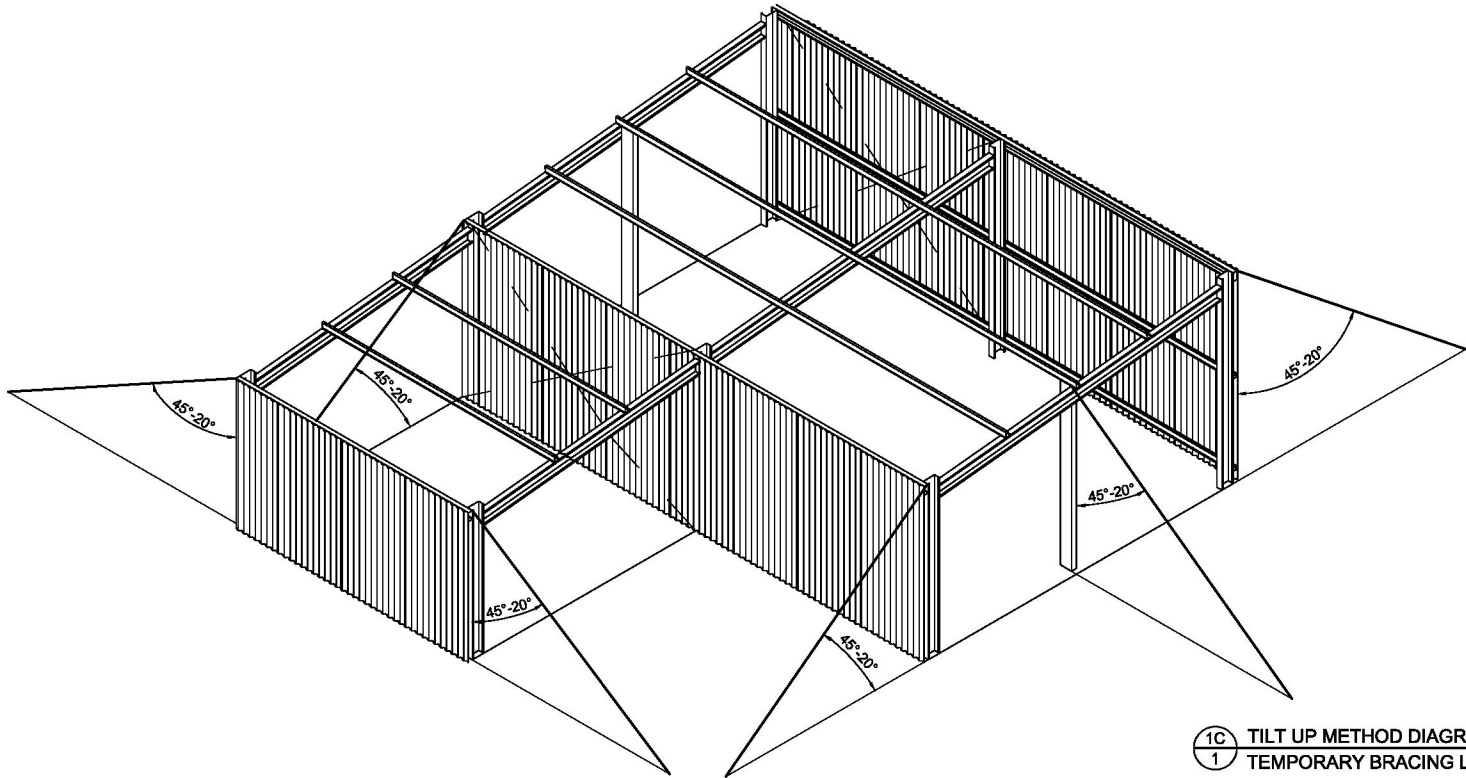


FAIR
DINKUM
BUILDS

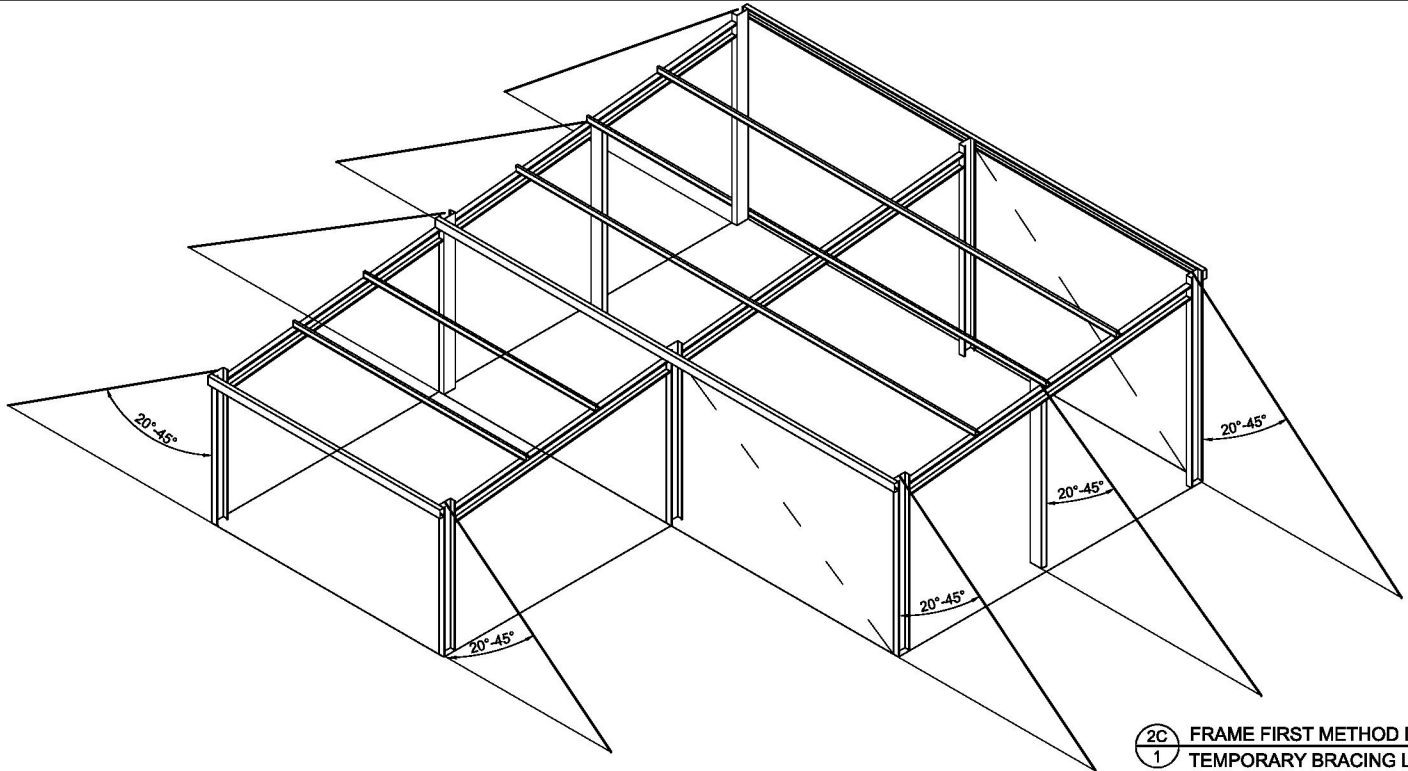
TEMP BRACING

GUIDE TO THE INSTALLATION OF TEMPORARY BRACING

(REFER TO INSTALLATION GUIDE MANUAL FOR THE TWO METHODS OF CONSTRUCTION)



1 TILT UP METHOD DIAGRAM
SCALE: NTS



2 FRAME FIRST METHOD DIAGRAM
SCALE: NTS

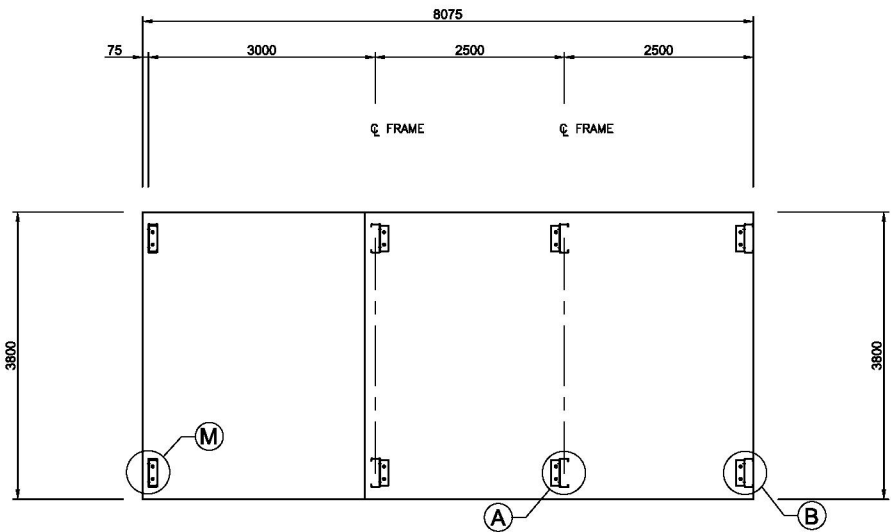
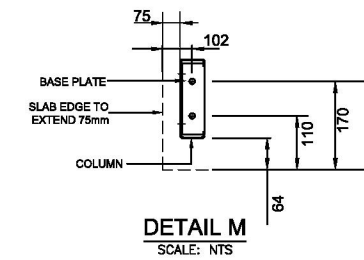
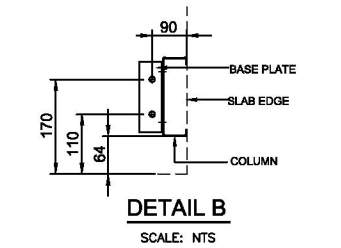
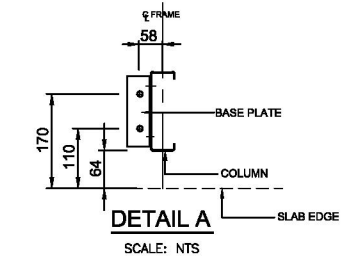


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1 BOLT LAYOUT PLAN
1 SCALE: 1 = 100

NOT PART OF COUNCIL APPLICATION DOCUMENTATION

IF YOU HAVE A ROLLER DOOR IN THE GABLE END OF YOUR SHED, CONTACT YOUR DISTRIBUTOR TO SEE IF MULLION NEEDS TO BE ROTATED FOR USE AS A DOOR JAMB.

JOB NO. FDYO141323	DATE 27/5/2026	CHECKED TM	DRAWN FDB	STEEL BUILDING BY FAIR DINKUM BUILDS YOUNG 02 6382 4387 FOR AT 9 BARWANG STREET YOUNG	 	BOLT LAYOUT PLAN
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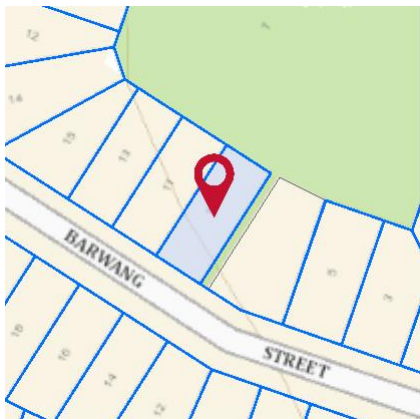
APPENDIX # 3

NSW Planning Portal Report



Property Report

9 BARWANG STREET YOUNG 2594



Property Details

Address: 9 BARWANG STREET YOUNG 2594
 Lot/Section 10/70/DP31921
 /Plan No:
 Council: HILLTOPS COUNCIL

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Hilltops Local Environmental Plan 2022 (pub. 23-12-2022)
Land Zoning	R1 - General Residential: (pub. 23-12-2022)
Height Of Building	NA
Floor Space Ratio	NA
Minimum Lot Size	700 m ²
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA
Groundwater Vulnerability	Groundwater Vulnerability

Detailed planning information

State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)



Property Report

9 BARWANG STREET YOUNG 2594

- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Allowable Clearing Area (pub. 21-10-2022)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing) 2021: Land Application (pub. 26-11-2021)
- State Environmental Planning Policy (Industry and Employment) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Planning Systems) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Primary Production) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resilience and Hazards) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resources and Energy) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Sustainable Buildings) 2022: Land Application (pub. 29-8-2022)
- State Environmental Planning Policy (Transport and Infrastructure) 2021: Land Application (pub. 2-12-2021)

Other matters affecting the property

Information held in the Planning Database about other matters affecting the property appears below. The property may also be affected by additional planning controls not outlined in this report. Please speak to your council for more information

Land near Electrical Infrastructure	This property may be located near electrical infrastructure and could be subject to requirements listed under Transport and Infrastructure SEPP 2021 Clause 2.48. Please contact Essential Energy for more information.
Local Aboriginal Land Council	YOUNG
Regional Plan Boundary	South East and Tablelands

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)

Applicant:

- 9 BARWANG STREET, YOUNG

APPENDIX # 4

Title/Deposited Plan and 88B Instrument



Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 10/70/31921

SEARCH DATE	TIME	EDITION NO	DATE
23/7/2026	2:43 PM	6	15/9/2018

LAND

LOT 10 OF SECTION 70 IN DEPOSITED PLAN 31921
AT YOUNG
LOCAL GOVERNMENT AREA HILLTOPS
PARISH OF YOUNG COUNTY OF MONTEAGLE
TITLE DIAGRAM DP31921

FIRST SCHEDULE

(T AK355609)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND
CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 AK355610 MORTGAGE TO AMP BANK LIMITED

NOTATIONS

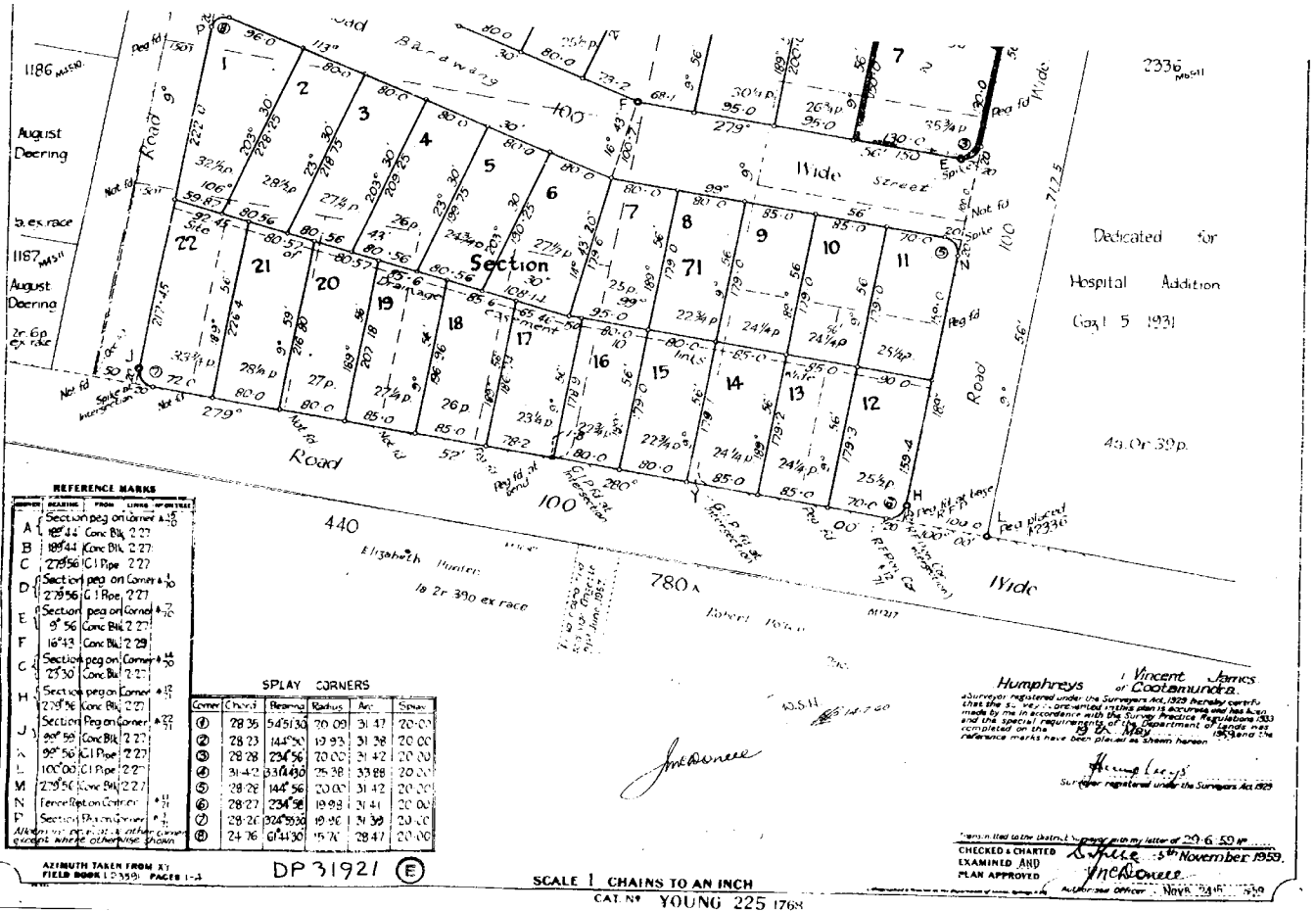
UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

PETTY...

PRINTED ON 23/7/2026

* Entries preceded by an asterisk do not appear on the former Certificate of Title abolished in 2021 or the current edition of Water Access Licence Certificate. Warning: the information appearing under notations has not been formally recorded in the Register.



Applicant:

- 9 BARWANG STREET, YOUNG

APPENDIX # 5

AHIMS Search

BMAT Search

18 Pineview Cct 91 Boorowa Street Young
Young New South Wales 2594

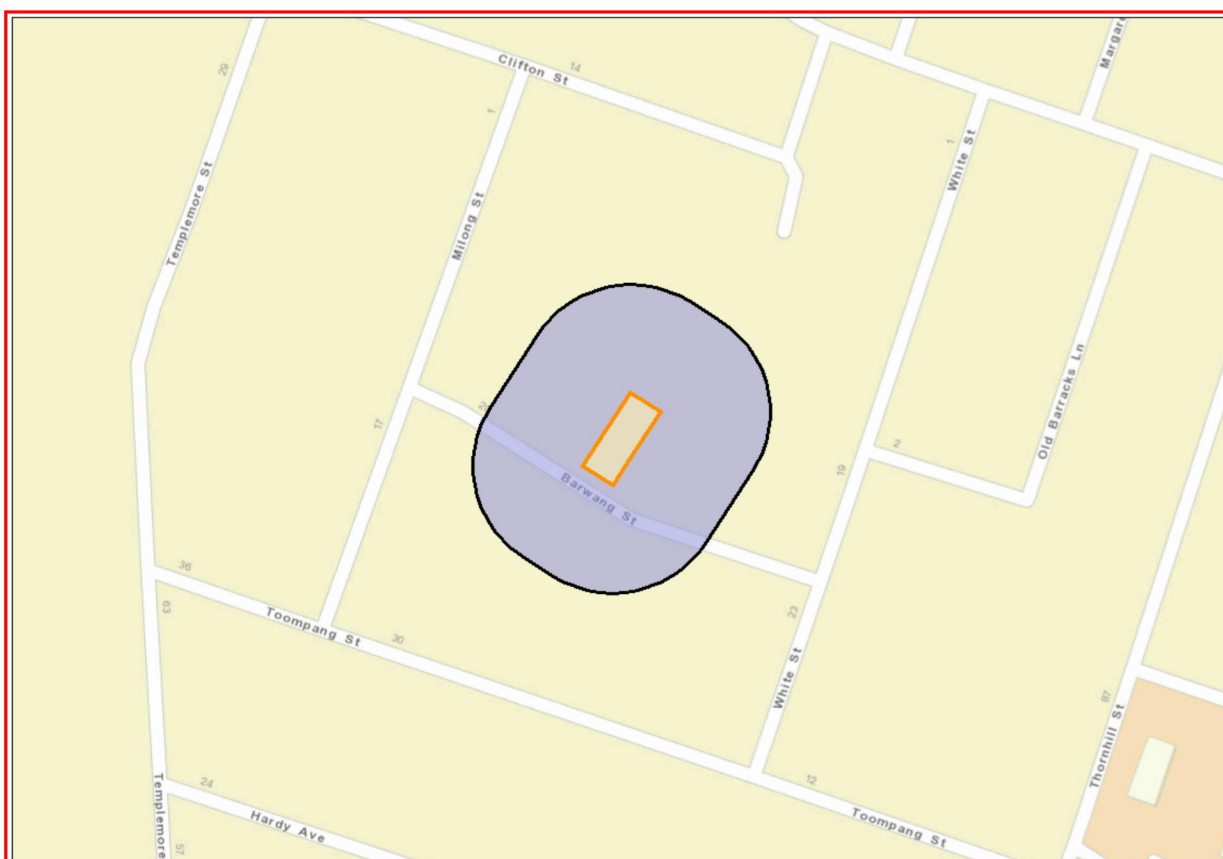
Attention:

Email: craig@dabusters.com

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 10, DP:DP31921, Section : 70 with a Buffer of 50 meters, conducted by Kenneth Filmer on 23 July 2026.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

If your search shows Aboriginal sites or places what should you do?

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the [NSW Government Gazette \(https://www.legislation.nsw.gov.au/gazette\)](https://www.legislation.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Heritage NSW upon request

Important information about your AHIMS search

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not to be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Heritage NSW and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.

Biodiversity Values Map and Threshold Report

This report is generated using the Biodiversity Values Map and Threshold (BMAT) tool. The BMAT tool is used by proponents to supply evidence to your local council to determine whether or not a Biodiversity Development Assessment Report (BDAR) is required under [the Biodiversity Conservation Regulation 2017 \(Cl. 7.2 & 7.3\)](#).

The report provides results for the proposed development footprint area identified by the user and displayed within the blue boundary on the map.

There are two pathways for determining whether a BDAR is required for the proposed development:

1. Is there Biodiversity Values Mapping?
2. Is the 'clearing of native vegetation area threshold' exceeded?

Biodiversity Values Map and Threshold Report

Date of Report Generation		23/07/2026 2:50 PM
1. Biodiversity Values (BV) Map - Results Summary (Biodiversity Conservation Regulation Section 7.3)		
1.1	Does the development Footprint intersect with BV mapping?	no
1.2	Was <u>ALL</u> BV Mapping within the development footprint added in the last 90 days? (dark purple mapping only, no light purple mapping present)	no
1.3	Date of expiry of dark purple 90 day mapping	N/A
1.4	Is the Biodiversity Values Map threshold exceeded?	no
2. Area Clearing Threshold - Results Summary (Biodiversity Conservation Regulation Section 7.2)		
2.1	Size of the development or clearing footprint	28.0 sqm
2.2	Native Vegetation Area Clearing Estimate (NVACE) (within development/clearing footprint)	28.0 sqm
2.3	Method for determining Minimum Lot Size	LEP
2.4	Minimum Lot Size (10,000sqm = 1ha)	700 sqm
2.5	Area Clearing Threshold (10,000sqm = 1ha)	2,500 sqm
2.6	Does the estimate exceed the Area Clearing Threshold? (NVACE results are an estimate and can be reviewed using the Guidance)	no
REPORT RESULT: Is the Biodiversity Offset Scheme (BOS) Threshold exceeded for the proposed development footprint area? (Your local council will determine if a BDAR is required)		no

What do I do with this report?

- If the result above indicates the BOS Threshold has been exceeded, your local council may require a Biodiversity Development Assessment Report with your development application. Seek further advice from Council. An accredited assessor can apply the Biodiversity Assessment Method and prepare a BDAR for you. For a list of accredited assessors go to: <https://customer.lmbc.nsw.gov.au/assessment/AccreditedAssessor>.
- If the result above indicates the BOS Threshold has not been exceeded, you may not require a Biodiversity Development Assessment Report. This BMAT report can be provided to Council to support your development application. Council can advise how the area clearing threshold results should be considered. Council will review these results and make a determination if a BDAR is required. Council may ask you to review the area clearing threshold results. You may also be required to assess whether the development is “likely to significantly affect threatened species” as determined under the test in Section 7.3 of the *Biodiversity Conservation Act 2016*.
- If a BDAR is not required by Council, you may still require a permit to clear vegetation from your local council.
- If all Biodiversity Values mapping within your development footprint was less than 90 days old, i.e. areas are displayed as dark purple on the BV map, a BDAR may not be required if your Development Application is submitted within that 90 day period. Any BV mapping less than 90 days old on this report will expire on the date provided in Line item 1.3 above.

For more detailed advice about actions required, refer to the Interpreting the evaluation report section of the [Biodiversity Values Map Threshold Tool User Guide](#) .

Review Options:

- If you believe the Biodiversity Values mapping is incorrect please refer to our [BV Map Review webpage](#) for further information.
- If you or Council disagree with the area clearing threshold estimate results from the NVACE in Line Item 2.6 above (i.e. area of Native Vegetation within the Development footprint proposed to be cleared), review the results using the [Guide for reviewing area clearing threshold results from the BMAT Tool](#).

Acknowledgement

I, as the applicant for this development, submit that I have correctly depicted the area that will be impacted or likely to be impacted as a result of the proposed development.

Signature: _____

(Typing your name in the signature field will be considered as your signature for the purposes of this form)

Date: _____

23/07/2026 02:50 PM

Biodiversity Values Map and Threshold Tool

The Biodiversity Values (BV) Map and Threshold Tool identifies land with high biodiversity value, particularly sensitive to impacts from development and clearing.

The BV map forms part of the Biodiversity Offsets Scheme threshold, which is one of the factors for determining whether the Scheme applies to a clearing or development proposal. You have used the Threshold Tool in the map viewer to generate this BV Threshold Report for your nominated area. This report calculates results for your proposed development footprint and indicates whether Council may require you to engage an accredited assessor to prepare a Biodiversity Development Assessment Report (BDAR) for your development.

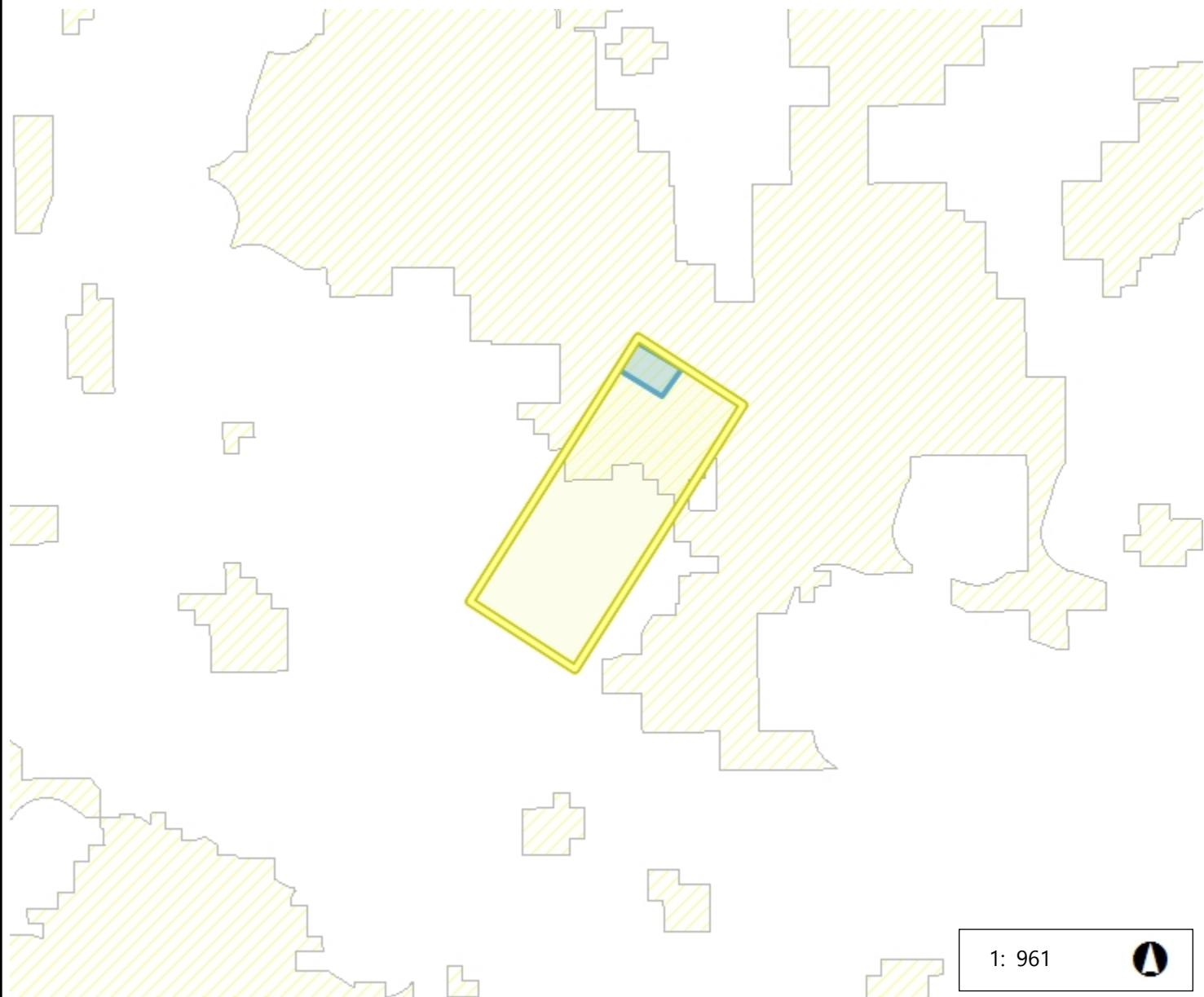
This report may be used as evidence for development applications submitted to councils. You may also use this report when considering native vegetation clearing under the State Environmental Planning Policy (Biodiversity and Conservation) 2021 - Chapter 2 vegetation in non-rural areas.

What's new? For more information about the latest updates to the Biodiversity Values Map and Threshold Tool go to the updates section on the [Biodiversity Values Map webpage](#).

Map Review: Landholders can request a review of the BV Map where they consider there is an error in the mapping on their property. For more information about the map review process and an application form for a review go to the [Biodiversity Values Map Review webpage](#).

If you need help using this map tool see our [Biodiversity Values Map and Threshold Tool User Guide](#) or contact the Map Review Team at map.review@environment.nsw.gov.au or on 1800 001 490.

Biodiversity Values Map



48.8 0 24.42 48.8 Metres

WGS_1984_Web_Mercator_Auxiliary_Sphere

Legend

-  Biodiversity Values that have been mapped for more than 90 days
-  Biodiversity Values added within last 90 days
-  Native Vegetation Area Clearing Estimate (NVACE)
-  Development area selected by proponent

23/07/2026 02:50 PM

1: 961



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Imagery © Airbus DS/Spot Image 2016

© NSW Department of Customer Service, Basemaps 2019

© NSW Department of Planning and Environment

The results provided in this tool are generated using the best available mapping and knowledge of species habitat requirements.

This map is valid as at the date the report was generated. Checking the [Biodiversity Values Map viewer](#) for mapping updates is recommended.