



Public Notice Details

Planning Application Details

Application No	DA2500038
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Property Details

Property Location	6 Rekuna Station Road Campania
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Application Information

Application Type	Discretionary Development Application
Development Category	Outbuilding
Advertising Commencement Date	2/4/2025
Advertising Closing Period	16/4/2025
<small>If the Council Offices are closed during normal office hours within the above period, the period for making representations is extended.</small>	

Enquiries regarding this Application can be made via to Southern Midlands Council on (03) 6254 5050 or by emailing planningenquires@southernmidlands.tas.gov.au. Please quote the development application number when making your enquiry.

Representations on this application may be made to the General Manager in writing either by

Post: PO Box 21, Oatlands Tas 7120
Email: mail@southernmidlands.tas.gov.au
Fax: 03 6254 5014

All representations must include the authors full name, contact number and postal address and be received by the advertising closing date.



APPLICATION FOR PLANNING PERMIT

DEVELOPMENT / USE

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

Proposed use/development:
(Provide details of proposed works and use).

Erecting a shed on property for personal storage use

Location of Development:
(If the development includes more than one site, or is over another property include address of both Properties).

6 Rekuna Station Road, Campania

Certificate of Title/s Volume Number/Lot Number:

Land Owners Name:

Megan Ann Lee & Mathew Thomas Lee

Full Name/s or Full Business/Company Name

Applicant's Name:

Megan Ann Lee & Mathew Thomas Lee

Full Name/s or Full Business/ Company Name (ABN if registered business or company name)

Contact details:

Postal address for correspondence:

Po Box, 190 Campania

Telephone or Mobile:

0400630176

Email address:

meg27@hotmail.com

(Please note it is your responsibility to provide your correct email address and to check your email for communications from the Council.)

Details Tax Invoice for application fees to be in the name of: (if different from applicant)

Full Name/s or Full Business or Company Name and ABN if registered business or company name

Print email address

ABN

What is the estimated value of all the new work proposed

\$ 20,000.00

For Commercial Planning Permit Applications Only

Signage: Yes No
 If yes, attach details: size, location and art work

Business Details:	Existing hours of operation				Proposed hours of new operation			
	Hours	am	to	pm	Hours	am	to	pm
Weekdays								
Sat								
Sun								

Number of existing employees: Number of proposed new employees:

Traffic Movements:	Number of commercial vehicles serving the site at present		Approximate number of commercial vehicles servicing the site in the future	
Number of Car Parking Spaces:	How many car spaces are currently provided		How many new car spaces are proposed	

Is the development to be staged: Please tick ✓ answer
 Yes No


Please attach any additional information that may be required by Part 6.1 *Application Requirements* of the Tasmanian Planning Scheme – Southern Midlands.

Signed Declaration [REDACTED]

I/we as owner of the land or person with consent of the owner hereby declare that:

- I/we have read the Certificate of Title and Schedule of Easements for the land and I/we are satisfied that this application is not prevented by any restrictions, easements or covenants.
- I/we provide permission by or on behalf of the applicant for Council officers to enter the site to assess the application.
- The information given in this application is true and accurate. I/we understand that the information and materials provided with this application may be made available to the public. I/we understand that the Council may make such copies of the information and materials as, in its opinion, are necessary to facilitate a thorough consideration of the application.
- I/we have secured the necessary permission from the copyright owner to communicate and reproduce the plans submitted with the application for assessment. I/we indemnify the Southern Midlands Council for any claim or action taken against it regarding a breach of copyright in respect of any of the information or material provided.
- I/we declare that, in accordance with Section 52(1) of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their consent is attached and the application form signed by the Minister of the Crown responsible and/or the General Manager of the Council.

Applicant Signature (If not the Title Owner)	Applicant Name (please print)	Date
<input type="text"/>	<input type="text"/>	<input type="text"/>

Land Owner(s) Signature	Land Owners Name (please print)	Date
	Megan Lee	12/3/25



Land Owner(s) Signature

Land Owners Name (please print)

Mathew Lee

Date

12/3/25

PRIVACY STATEMENT

The Southern Midlands Council abides by the Personal Information Protection Act 2004 and views the protection of your privacy as an integral part of its commitment towards complete accountability and integrity in all its activities and programs.

Collection of Personal Information: The personal information being collected from you for the purposes of the Personal Information Protection Act, 2004 and will be used solely by Council in accordance with its Privacy Policy. Council is collecting this information from you in order to process your application.

Disclosure of Personal Information: Council will take all necessary measures to prevent unauthorised access to or disclosure of your personal information. External organisations to whom this personal information will be disclosed as required under the Building Act 2000. This information will not be disclosed to any other external agencies unless required or authorised by law.

Correction of Personal Information: If you wish to alter any personal information you have supplied to Council please telephone the Southern Midlands Council on (03) 62545050. Please contact the Council's Privacy Officer on (03) 6254 5000 if you have any other enquires concerning Council's privacy procedures.

DESIGN DETAILS		
TITLE REFERENCE		
VOLUME/CERTIFICATE FOLIO	1 / 155416	
PID	2941277	
FLOOR AREAS		
EXISTING SITE AREA	12660	m ²
EXISTING GROUND FLOOR	NIL	m ²
PROPOSED GROUND FLOOR	72	m ²
PROPOSED TOTAL GROUND FLOOR	72	m ²
DESIGN WIND CLASSIFICATION		
	N2	
SOIL CLASSIFICATION		
	M	
CLIMATE ZONE		
	7	
BAL RATING		
	12.5	
ALPINE AREA		
	NA	
CORROSION ENVIRONMENT		
	LOW	
OTHER HAZARDS		
	NA	

DRAWING SCHEDULE – ARCHITECTURAL										
DRAWING NUMBER	TITLE									
A00	Cover Sheet & Location Plan	-								
A01	Site Plan 1:1000	-								
A02	Site Plan 1:500									

DRAWING SCHEDULE – ENGINEERING										
PROPRIETARY SHED BY 'BEST SHEDS'										
DRAWING NUMBER	TITLE									
1	SCHEDULE									
2	ELEVATIONS									
3	ELEVATIONS									
4	FLOOR PLAN + ROOF FRAMING									
5	DETAILS									
6	SECTION									



00 LOCATION PLAN
A00 NOT TO SCALE

GENERAL NOTES

BUILDING CLASS: 10A

DO NOT SCALE. ALL DIMENSIONS ARE NOMINAL ONLY. DIMENSIONS ARE TO FINISHED SURFACES UNLESS OTHERWISE NOTED. DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE NOTED. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCEMENT OF WORK WITH THE ARCHITECT.



01 SITE PLAN
1:1000

RAD
LUTRUWITA/TASMANIA

rowbottomarchitecture@gmail.com - 0439 849 433

PROJECT
PROPOSED SHED
6 REKUNA STATION ROAD
CAMPANIA , TAS, AUS
CLIENT
MEGAN & MATT

TITLE
SITE PLAN - PROPOSED SHED

REV. No. DESCRIPTION DATE

DRAWING No.	A01	REVISION No.	-
DATE	02/03/2025		
SCALE	1:1000		
PROJECT CODE	2501		
APPROVAL	DEVELOPMENT APPLICATION		

Figured dimensions take precedence to scale readings. Verify all dimensions on site. Report any discrepancies to the Architect for decision before proceeding with the work.

0 1 3 5 7M

GENERAL NOTES

BUILDING CLASS: 10A

DO NOT SCALE. ALL DIMENSIONS ARE NOMINAL ONLY. DIMENSIONS ARE TO FINISHED SURFACES UNLESS OTHERWISE NOTED. DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE NOTED. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCEMENT OF WORK WITH THE ARCHITECT.



01 SITE PLAN
1:500

RAD
LUTRUWITA/TASMANIA

rowbottomarchitecture@gmail.com - 0439 849 433

PROJECT
PROPOSED SHED
6 REKUNA STATION ROAD
CAMPANIA , TAS, AUS
CLIENT
MEGAN & MATT

TITLE
SITE PLAN - PROPOSED SHED

REV. No.	DESCRIPTION	DATE

DRAWING No.	A02	REVISION No.	-
DATE	02/03/2025	SCALE	1:500
PROJECT CODE	2501	APPROVAL	DEVELOPMENT APPLICATION

Figured dimensions take precedence to scale readings. Verify all dimensions on site. Report any discrepancies to the Architect for decision before proceeding with the work.

ENGINEERING SCHEDULE

CERTIFIED STEEL PORTAL FRAME SHED DESIGN IN ACCORDANCE WITH NCC 2022 FOR SITE WIND SPEED "42.75m/s", WIND REGION "A4", TERRAIN CATEGORY "2", IMPORTANCE LEVEL "2"

Internal Pressure: 0.5

Design Snow Load: 0.00 KPa, Roof Snow Load: 0.00 KPa

Customer: Mathew Lee

Site Address: 6 Rekuna Station Road, Campania TAS 7016

Main Building: Span: 6, Length: 12, Height: 3, Roof Pitch: 11 degrees

The length being comprised of 4 bays, the largest bay is 3.3m bays.

Left LeanTo: NA

Right LeanTo: NA

Total Kit Weight: 1725.09kg

INTERNAL PORTALS
Column: C15015
Rafter: C15015
Knee Brace: NA
Knee Brace Length: NA
Apex Brace: C15015
Apex Brace Length: 3700

END PORTALS
Column: C15015
Rafter: C15015
Knee Brace: NA
Knee Brace Length: NA
Apex Brace: NA
Apex Brace Length: NA
Endwall Mullion: C15015

LEFT LEAN TO PORTALS
Internal Column: NA
Internal Rafter: NA
End Column: NA
End Rafter: NA
Knee Brace: NA
Knee Brace Length: NA

RIGHT LEAN TO PORTALS
Internal Column: NA
Internal Rafter: NA
End Column: NA
End Rafter: NA
Knee Brace: NA
Knee Brace Length: NA

NOTE: All unclad intermediate columns are always back to back (refer to drawing: Floor Plan).

PURLINS AND GIRTS		
Eave Purlin: C10010	Max Spacing: 1250	Overlap: 10%
Side Wall Girts: TH64075	Max Spacing: 1250	Overlap: 10%
Front End Wall Girts: TH64075	Max Spacing: 1250	Overlap: 10%
Back End Wall Girts: TH64075	Max Spacing: 1000	Overlap: 10%
Roof Purlins: TH64075		

NOTE: Girt spacing will vary to a maximum 1.25m where window/s are located.

FASTENERS
Sleeve Anchor Bolts: M12x80 Sleeve Anchor Yellow Zinc
Frame Bolts: M12x30 Purlin Assembly Zinc (Mild)
Frame Screws: Frame Screw 14x14x22
Cross Bracing Strap: 32mm x 1.2 strap
Open Bay Header Height: 300

COLOUR SCHEDULE
Roof Sheets: Mist Green
External Wall Sheets: Mist Green
Roller Doors: Mist Green
Flashings: Mist Green
PA Doors: Mist Green
Windows: NA

DOMESTIC & LIGHT INDUSTRIAL STEEL PORTAL FRAME SHED STRUCTURES

This structure is designed in compliance with AS4600, AS3600 and AS1170 1 to 4 as Importance Level 2 with a Live Load of 0.25kPa as "Air Leaky Structures" providing stability when openings are prevalent.

The structures are clad with corrugated pre-painted finish, 0.42mm walls and 0.42mm roof (compliant with AS1562.1 Metal) over cold formed 450 to 550mPa galvanized steel C sections primary frames.

Primary framing is fastened together with 4.6 Class galvanized bolts adequately tensioned on ground prior to erection.

Secondary framing steel bracing, with purlins and girts lapped, are all tek fastened to primary steel with a minimum of two (2) teks per connection as specified in details.

All rainwater products are compliant with AS2179.1 (Metal).

ENGINEERING

The undersigning engineer has checked that the design of the structure complies with relevant current Australian Standards as stated above and the following i.e AS4671- 2001 Steel Reinforcing materials, AS3600 - Concrete structures. However, he will not be present during construction, neither will he conduct inspections nor construction supervision.

The class 10a buildings are designed for erection on pad footings or slab based on soil of classification "A"- "P" with minimum bearing capacity 100kPa (i.e. organic soil is to be removed to a suitable material below natural surface).

Where (suitable) fill is required to level the site, it should be placed and compacted in layers of 150mm maximum.

Concrete pad footings and slab supply and placement is to be in compliance with AS2870-2011 Residential Slabs & Footings, AS3600-2009 Concrete Structures for A2 and B2 exposure (i.e. 25mPa strength @ 28 days strength) with recommended slump 75 to 80mm for light pneumatic tyred traffic all trafficable floors.

25mm deep concrete saw cut, to be made into the surface of the concrete slab every 6m in width or length as crack control joints.

For sites where these conditions are considered to be inadequate, a customized foundation design for the structure can be supplied to suit a specific purpose.

CONSTRUCTION

Erection of the structure is to be in compliance with local and state ordinances,

Occupational Health and Safety Regulations and with plans provided.

GENERAL

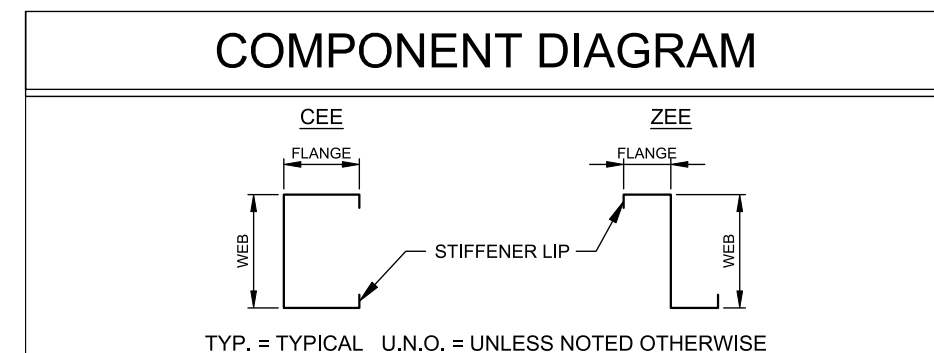
The designs as portrayed on the drawings remain the intellectual property of Best Sheds Pty Ltd and are provided for building approval and construction purposes only.

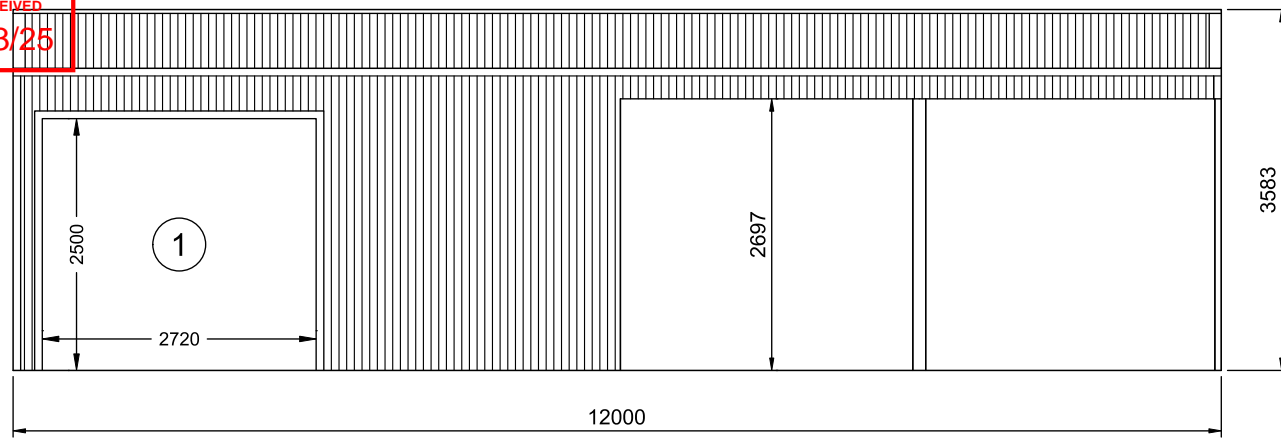
SNOW LOAD

Following conditions only apply to buildings with snow loading:

No maintenance or roof traffic permitted on the roof while there is snow present.

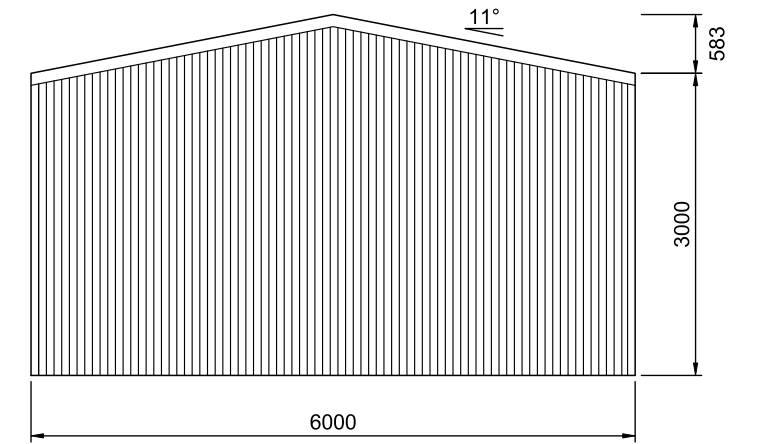
No other structure to be erected within 500mm of the gutters of this building.





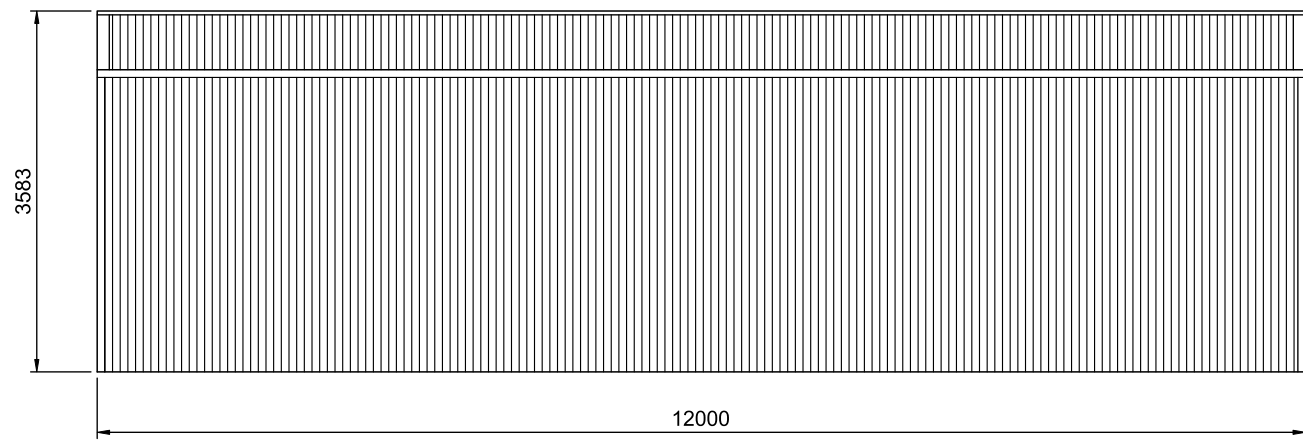
2 LEFT ELEVATION

2 SCALE: 1:75



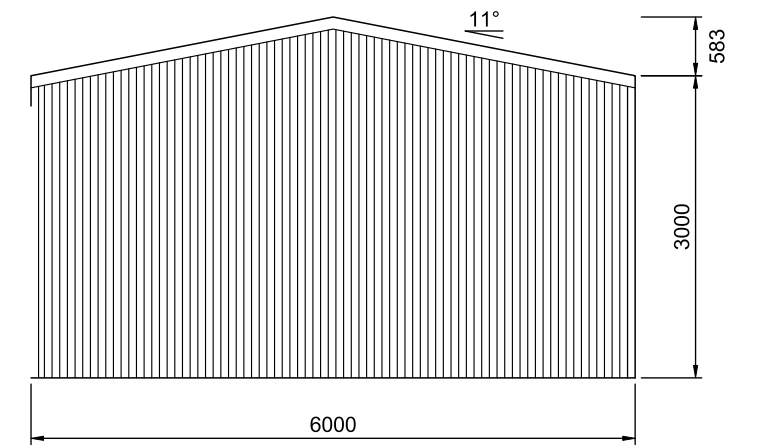
3 REAR ELEVATION

2 SCALE: 1:75 FRAME #5



1 RIGHT ELEVATION

2 SCALE: 1:75



4 FRONT ELEVATION


2 SCALE: 1:75 FRAME #1

best sheds
Value & Quality Direct to You

151 Smeaton Grange Road,
Smeaton Grange, NSW, 2567
Phone: 02 4648 7777
Fax: 02 4648 7700
Email: sales@bestsheds.com.au

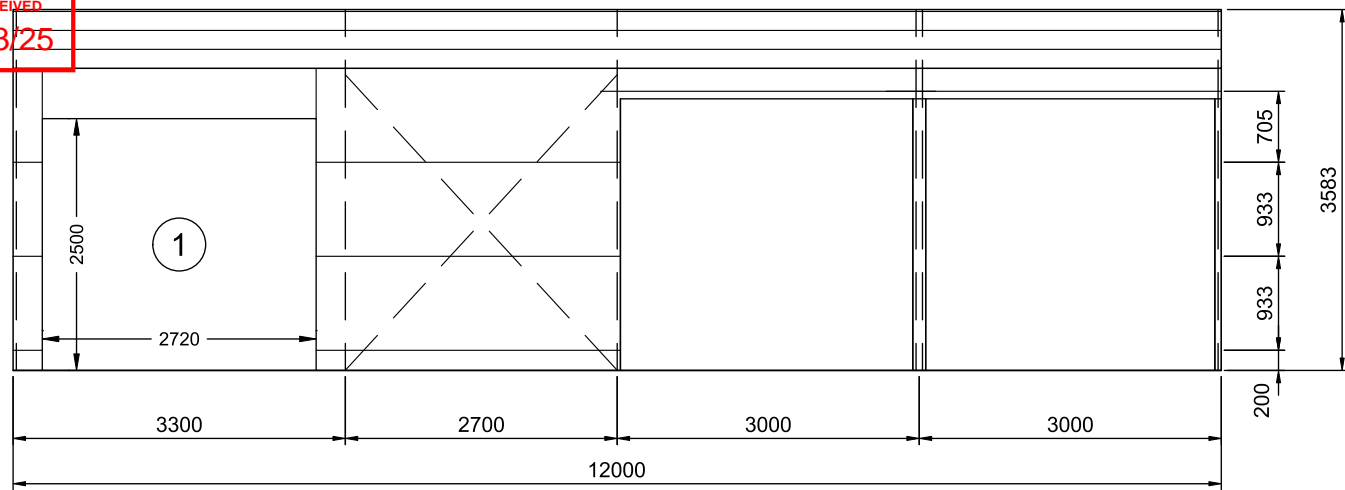
EMERALD
DESIGN & CONSTRUCTION

CIVIL & STRUCTURAL ENGINEERS
COMMERCIAL - INDUSTRIAL - RESIDENTIAL - FORENSIC - STEEL DETAILING
CAMILO PINEDA MORENO
Bend MIEAust RPEng
RPEQ 15562 TBP PE003976 (VIC)

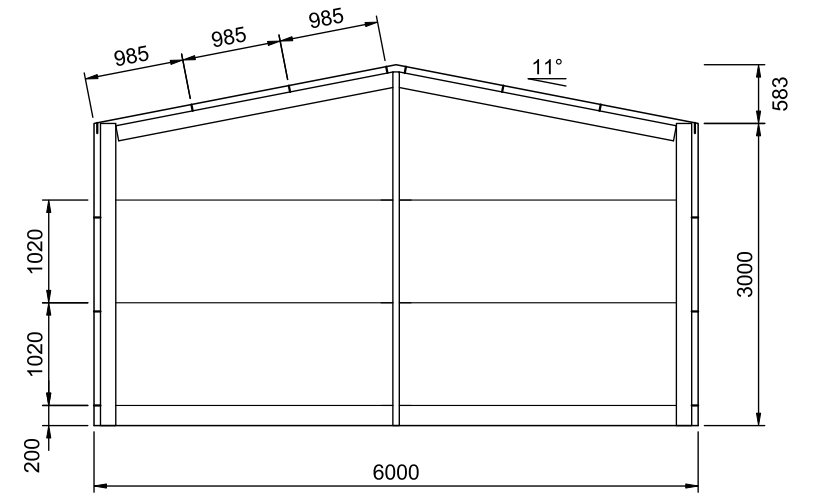
Signature:  Date: 08.08.2024

Customer Name: Mathew Lee
Site Address: 6 Rekuna Station Road
Campania,
TAS, 7016

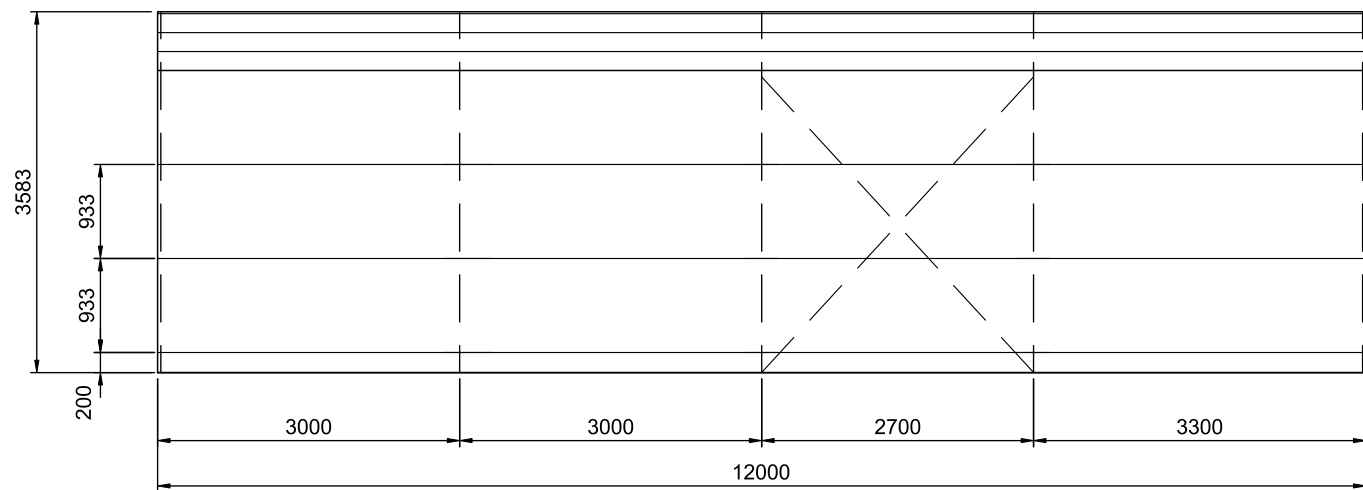
DATE 08-08-2024
JOB NO. 2896479874
SHEET 2 of 6



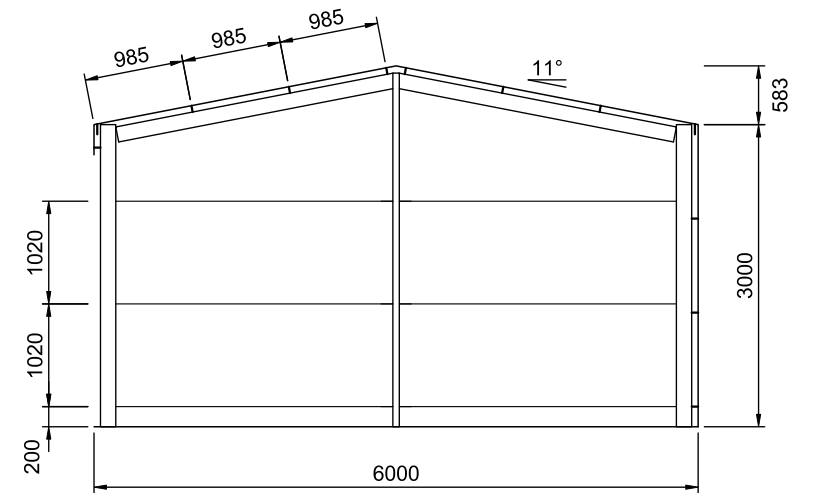
2 LEFT ELEVATION
3 SCALE: 1:75



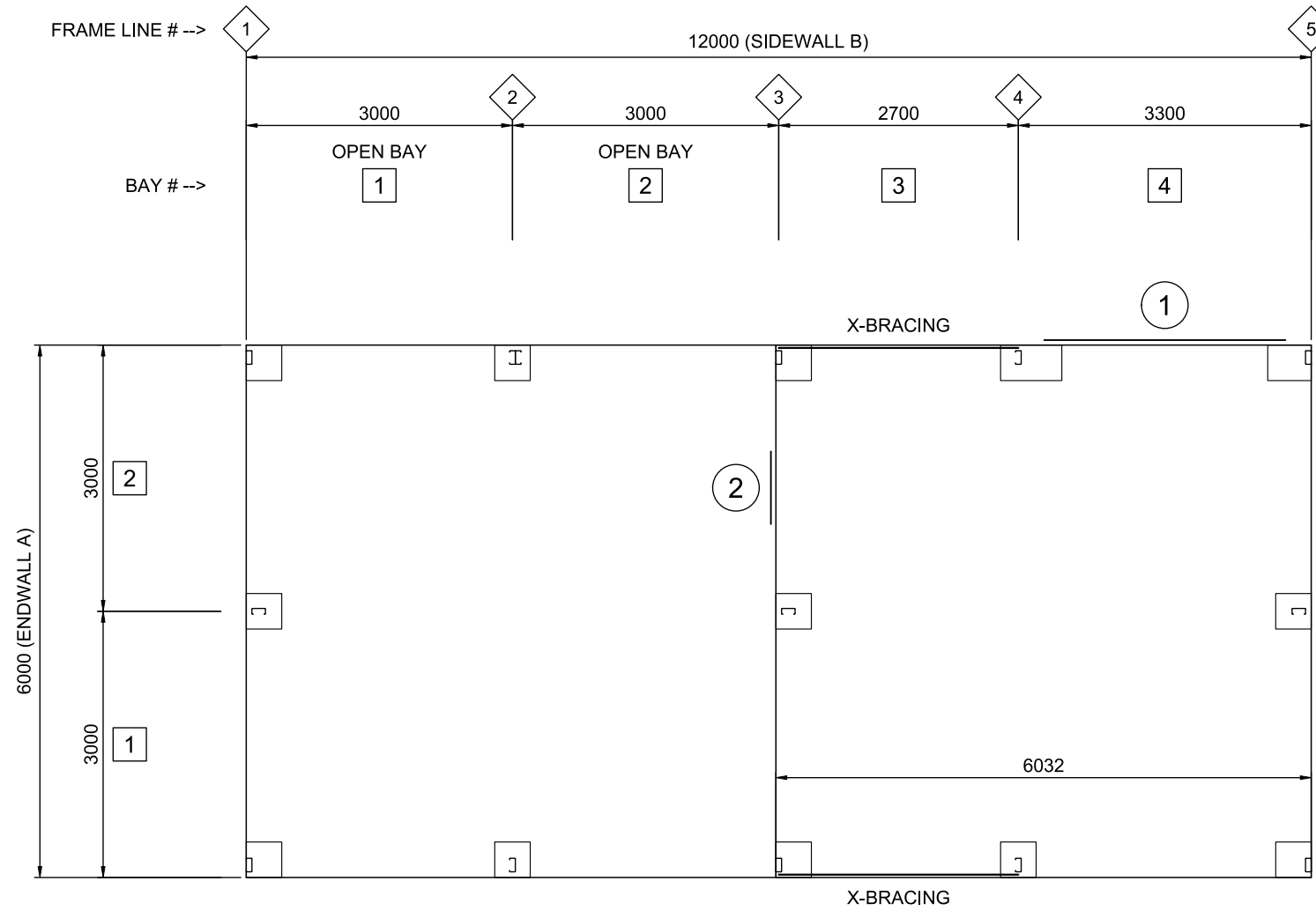
3 REAR ELEVATION
3 SCALE: 1:75 FRAME #5



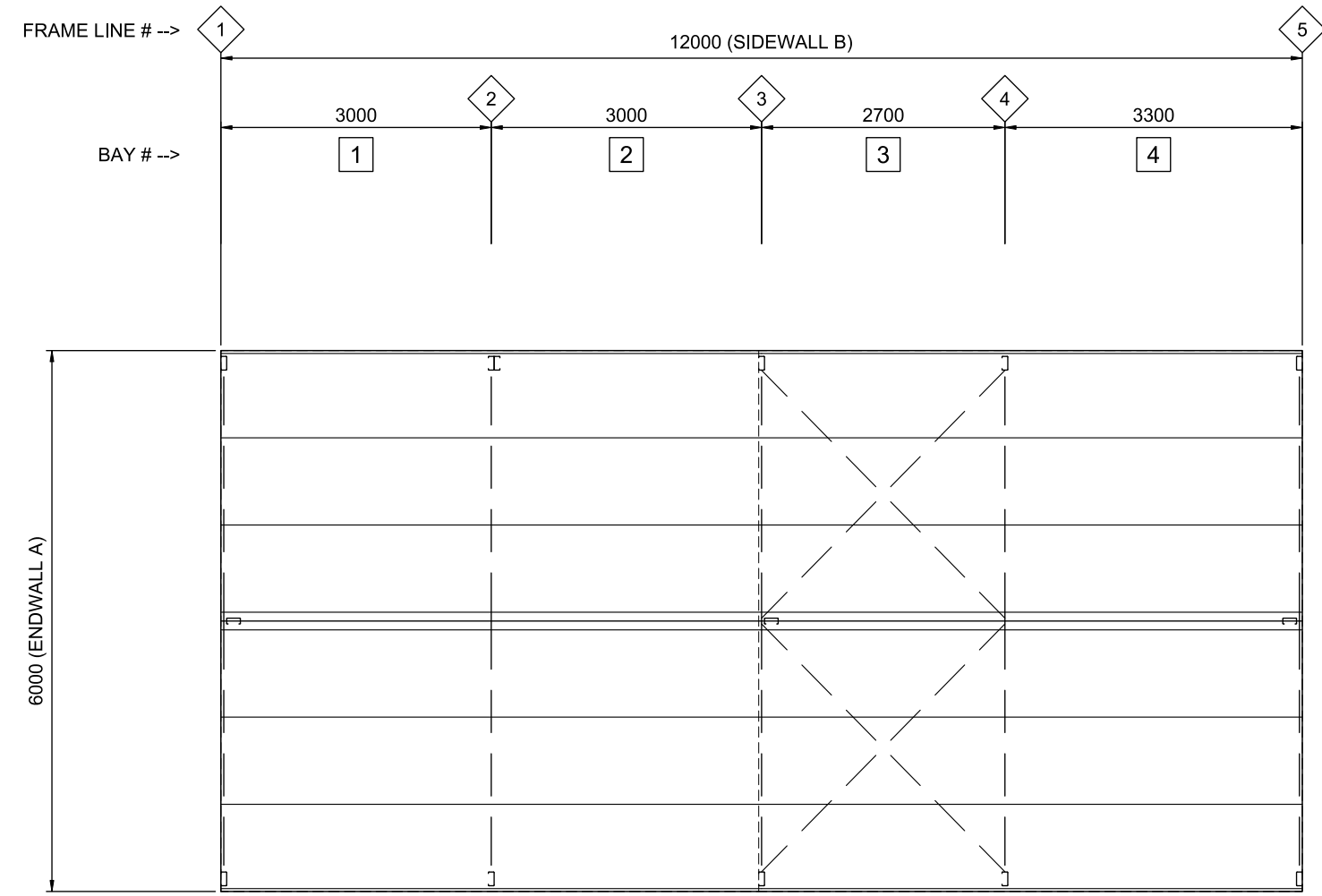
1 RIGHT ELEVATION
3 SCALE: 1:75



4 FRONT ELEVATION
3 SCALE: 1:75 FRAME #1



1 FLOOR PLAN
4 SCALE: 1:75



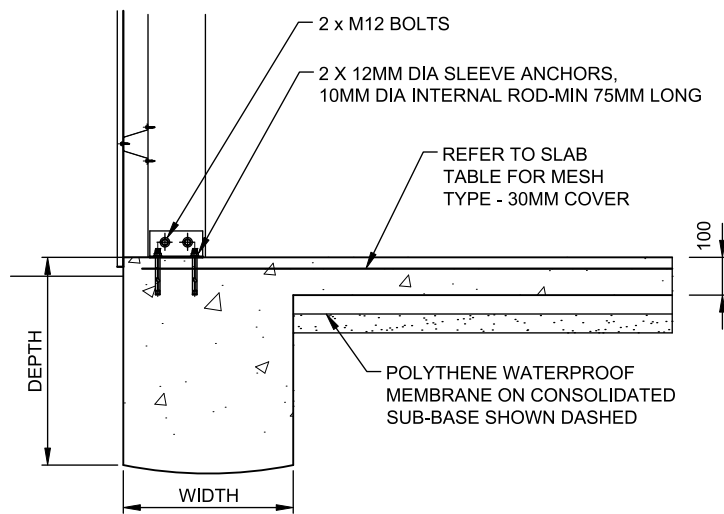
2 ROOF FRAMING PLAN
4 SCALE: 1:75

SLAB FOUNDATIONS DOMESTIC / LIGHT INDUSTRIAL
(100mm MINIMUM CONCRETE SLAB INCLUDED)

SOIL CLASSIFICATION (COMPACTED)	REINFORCING IN SLAB	EDGE BEAM	PIER	EDGE BEAM (slab thickness not included)	
	MESH REINFORCING	TRENCH MESH		ø x DEPTH	DEPTH
A, S, & M	SL72	---	450 x 400	---	---
M - D	SL82	L11TM3	---	300	300
H TO H - D	SL82	L11TM3	---	400	300
E TO E - D	SL82	L11TM4	---	400	400
P (DROP EDGE BEAM OR STANDARD EDGE BEAM WITH PIERS UNDER COLUMNS 300 INTO FIRM GROUND)	SL82	L11TM4	450ø	400	400

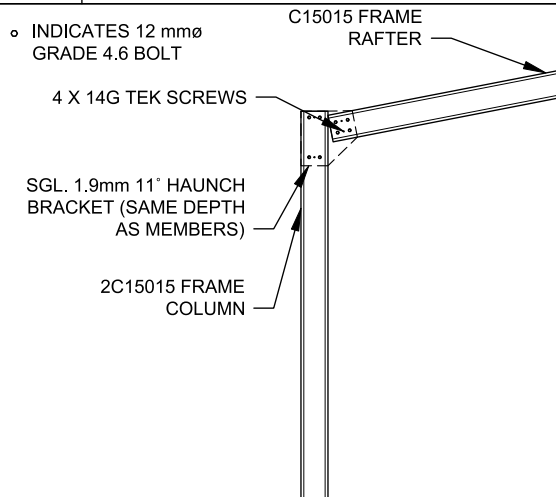
THICKNESS: 100MM WITH MINIMUM 30MM COVER. REFER TO SLAB FOUNDATION TABLE FOR REINFORCING SPECIFICATION

STRENGTH: 25mPa



Y

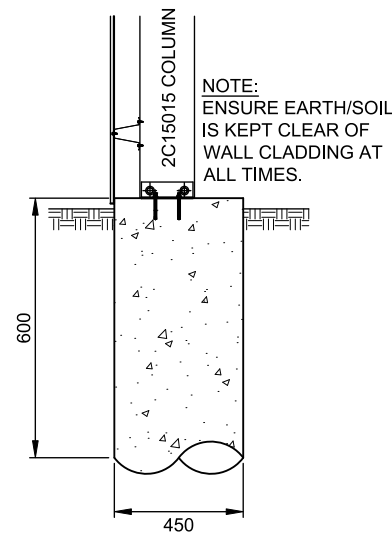
SLAB DETAIL



NOTE: ALL DOUBLE COMPONENTS SHALL BE SINGLE AT ENDWALLS.

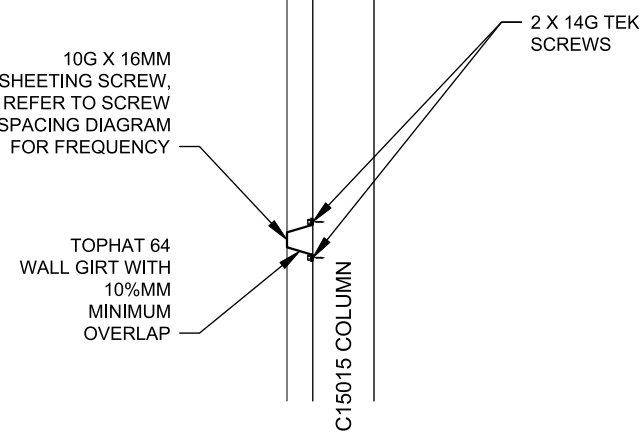
A

HAUNCH CONNECTION



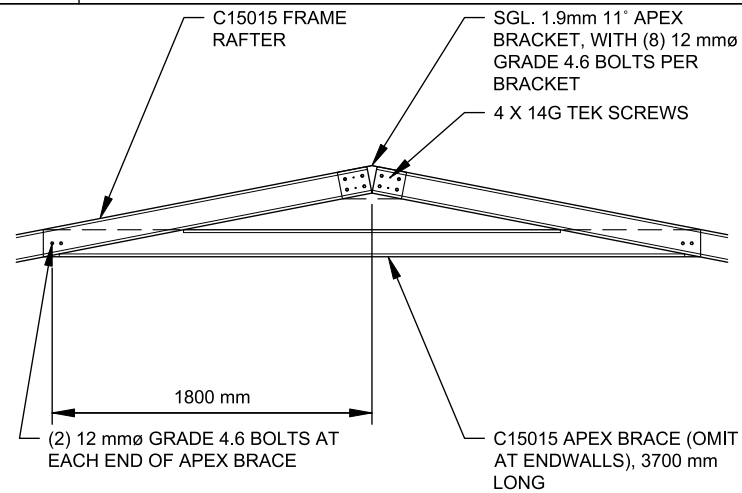
Z

ALTERNATE PIER DETAIL



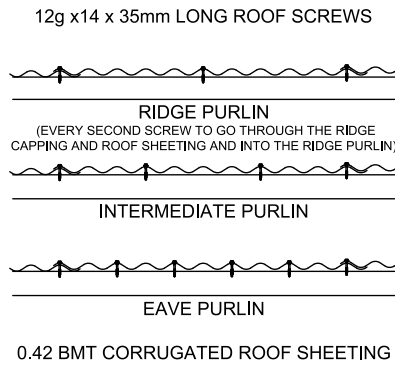
F

GIRT CONNECTION



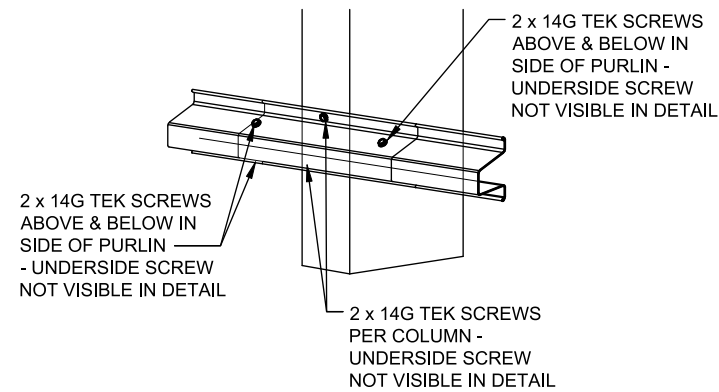
B

APEX CONNECTION



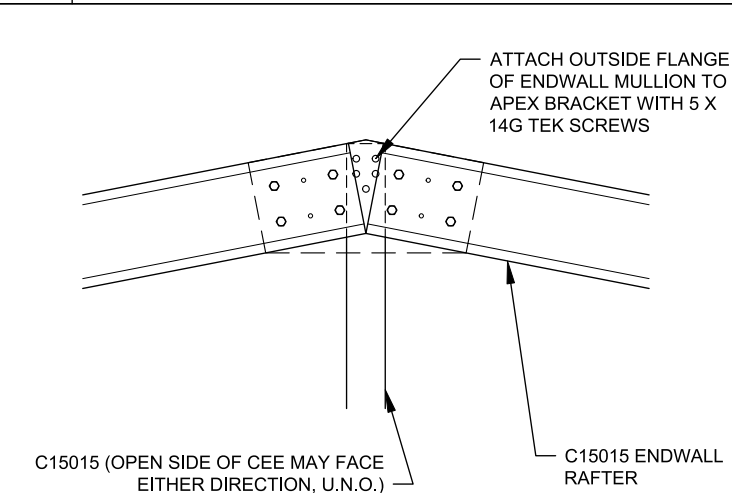
I

ROOF SHEETING



G

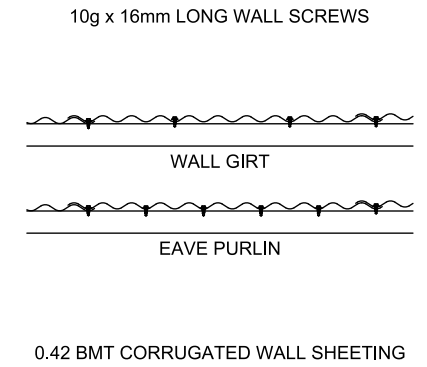
TOP HAT CONNECTION



NOTE: SEE DETAIL N/6 FOR ENDWALL MULLION BASE CONNECTION

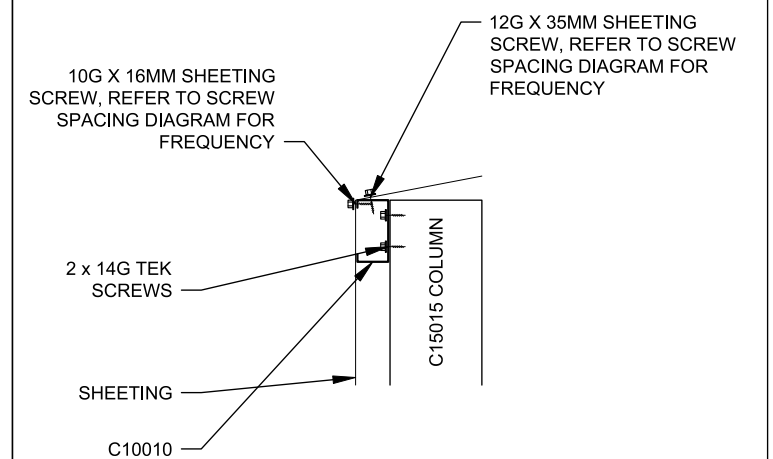
C

ENDWALL MULLION TO RAFTER PEAK CONDITION



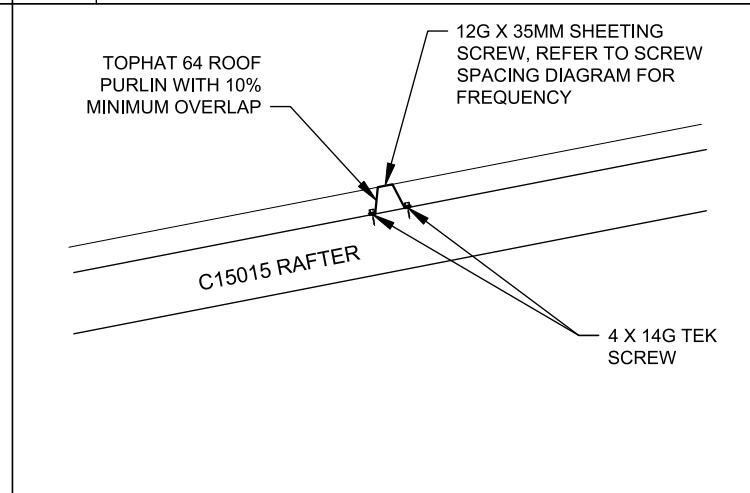
J

WALL SHEETING



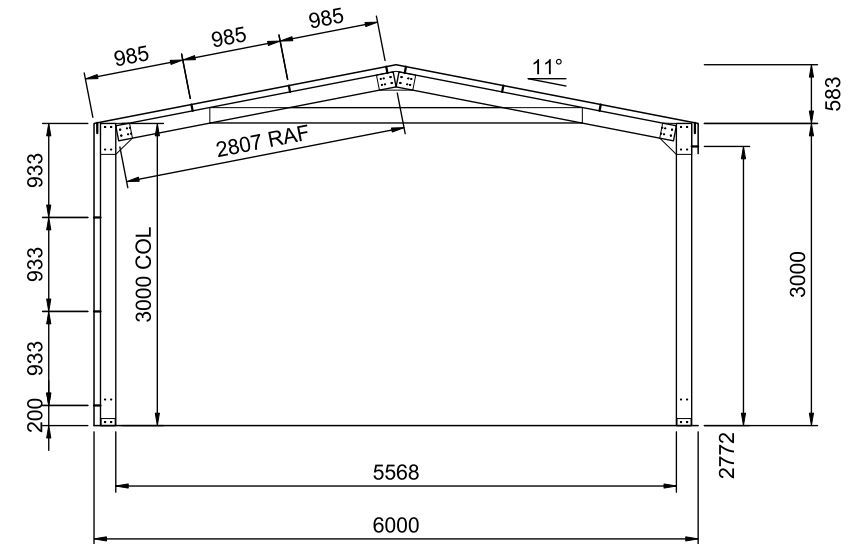
H

EAVE CONNECTION



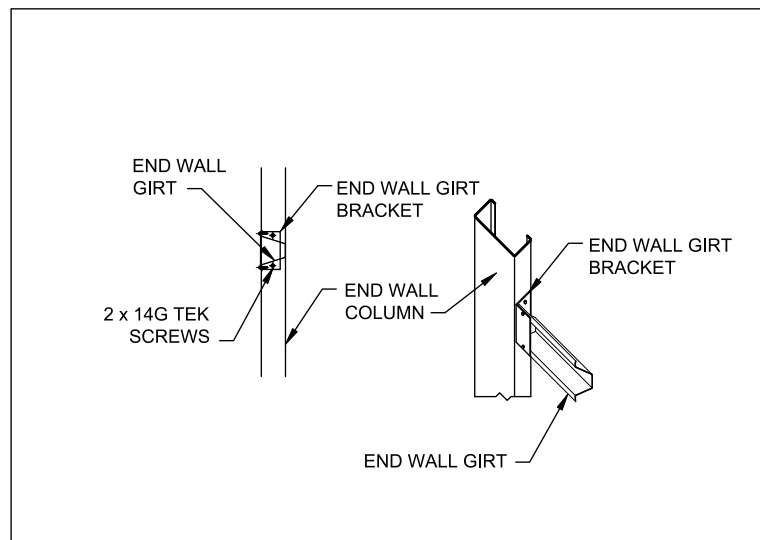
E

PURLIN CONNECTION

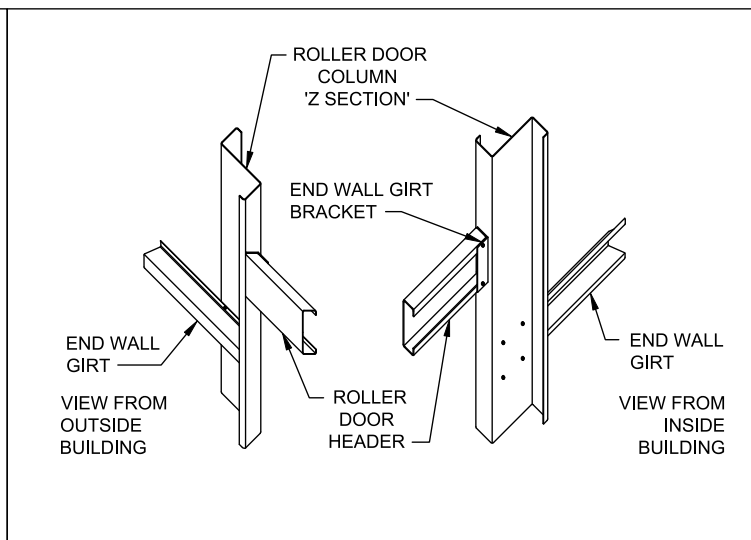


1
6 TYP. FRAME CROSS-SECTION
SCALE: 1:75

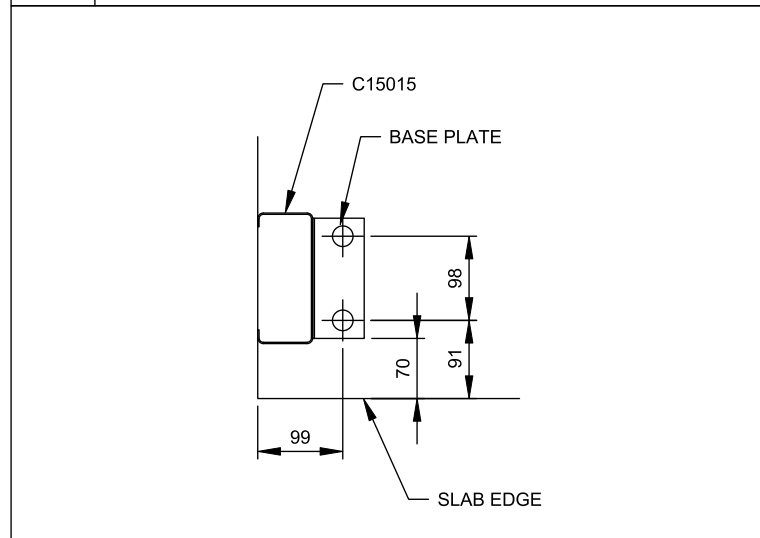
FRAMES 2, 4



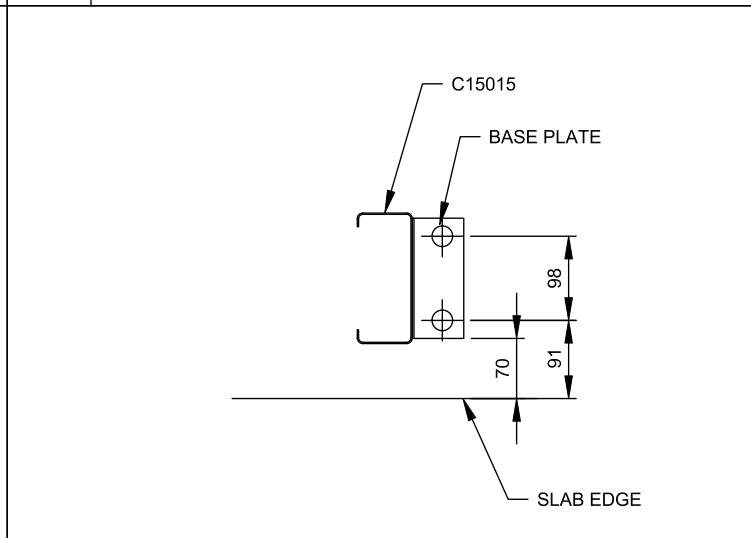
O ENDWALL GIRT BRACKET



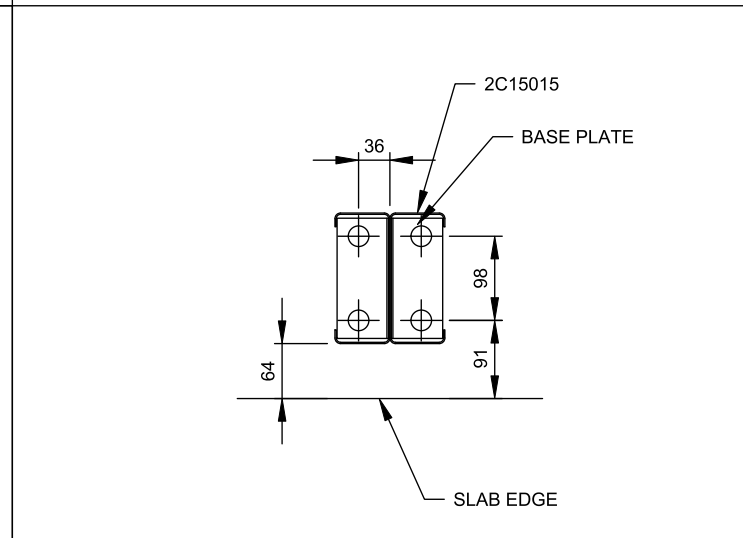
P SIDE DOOR HEADER AND JAMB



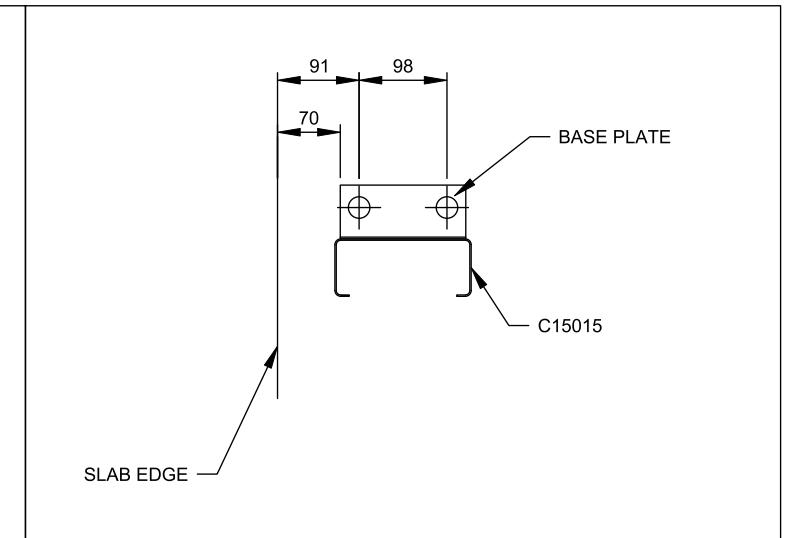
K CORNER COLUMN BASE



L INTERNAL COLUMN BASE



M INTERNAL COLUMN BASE



N ENDWALL MULLION BASE

SEARCH OF TORRENS TITLE

VOLUME 155146	FOLIO 1
EDITION 4	DATE OF ISSUE 15-Jun-2024

SEARCH DATE : 22-Jul-2024

SEARCH TIME : 02.48 PM

DESCRIPTION OF LAND

Parish of STAFFA Land District of MONMOUTH
Parish of YARLINGTON Land District of MONMOUTH
Lot 1 on Plan 155146
Derivation : Part of 845A-2R-0Ps & 1,550 Acres Gtd to W
Brodribb
Prior CT 47586/2

SCHEDULE 1

N191574 TRANSFER to MATHEW THOMAS LEE and MEGAN ANN LEE
Registered 15-Jun-2024 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP 51736 BENEFITING EASEMENT: Right of Carriageway over the
Right of Way 6.00 wide on P.155146
B572477 Transfer Burdening Easement: Water Pipeline Easement
(Appurtenant to C/Ts 47586/3 & 4,51736/1) over the
Pipeline Easement 1.00 wide shown on P.47586 as
passing through Lot 2 thereon.
Portion of the Pipeline Easement 1.00 wide has been
extinguished in consequence of the acquisition of the
servient land pursuant to Application C441624
C892424 BURDENING EASEMENT: a pipeline easement in favour of
Hobart Regional Water Authority over the land marked
Pipeline Easement 10.00 wide on Plan 155146
Registered 27-Jul-2009 at 12.01 PM
E357857 MORTGAGE to Heritage and People's Choice Ltd
Registered 15-Jun-2024 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

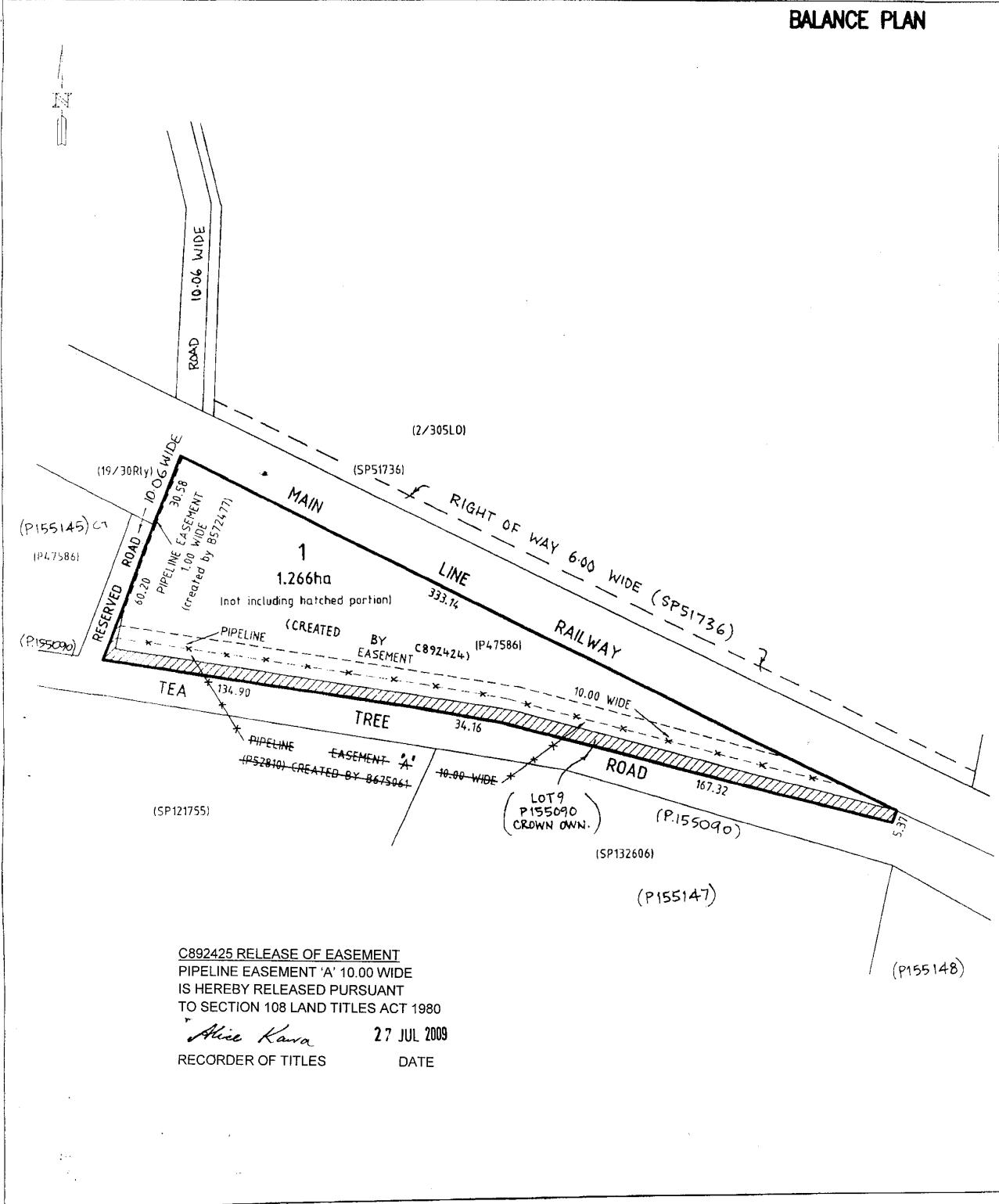
FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

OWNER D.C. & J.M. HOLMES		<h2 style="text-align: center;">PLAN OF TITLE</h2> <p>LOCATION LAND DISTRICT OF MONMOUTH PARISH OF YARLINGTON</p> <p>FIRST SURVEY PLAN No. COMPILED BY LESTER FRANKS SURVEY & GEOGRAPHIC PTY LTD</p> <p>SCALE 1: 1500 LENGTHS IN METRES</p>		REGISTERED NUMBER P155146
FOLIO REFERENCE C.T. 47586/2				APPROVED 25 FEB 2009
GRANTEE PART OF 845A-2R-0P & 1550AC GRANTED TO WILLIAM BRODRIBB				<i>Alice Kawa</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 125 (5227)	LAST UPI No. FXY48	LAST PLAN No. P47586	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

BALANCE PLAN



C892425 RELEASE OF EASEMENT
PIPELINE EASEMENT 'A' 10.00 WIDE
IS HEREBY RELEASED PURSUANT
TO SECTION 108 LAND TITLES ACT 1980

Alice Kawa 27 JUL 2009
RECORDER OF TITLES DATE