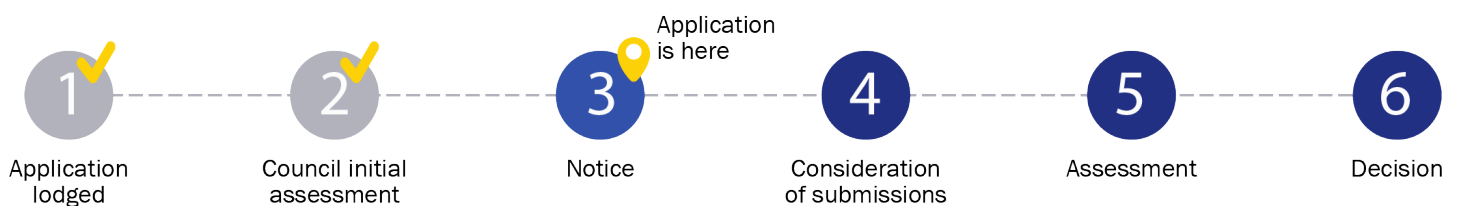


Notice of Application for a Planning Permit

The land affected by the application is located at:	L1 LP123079 V9579 F271 170 Bourkes Creek Road, Pakenham Upper VIC 3810	
The application is for a permit to:	Buildings and works for a shed associated with agriculture	
A permit is required under the following clauses of the planning scheme:		
35.04-5	Construct a building within nominated setbacks	
42.01-2	Construct a building or construct or carry out works	
APPLICATION DETAILS		
The applicant for the permit is:	Nepean Planning Consultants	
Application number:	T260214	
<p>You may look at the application and any documents that support the application at the office of the Responsible Authority:</p> <p>Cardinia Shire Council, 20 Siding Avenue, Officer 3809.</p> <p>This can be done during office hours and is free of charge.</p> <p>Documents can also be viewed on Council's website at cardinia.vic.gov.au/advertisedplans or by scanning the QR code.</p>		
HOW CAN I MAKE A SUBMISSION?		
<p>This application has not been decided. You can still make a submission before a decision has been made. The Responsible Authority will not decide on the application before:</p>		09 June 2026
<p>WHAT ARE MY OPTIONS?</p> <p>Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.</p> <p>If you object, the Responsible Authority will notify you of the decision when it is issued.</p>	<p>An objection must:</p> <ul style="list-style-type: none"> • be made to the Responsible Authority in writing; • include the reasons for the objection; and • state how the objector would be affected. 	<p>The Responsible Authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.</p>





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Planning Application: T260214
Date Prepared: 25 May 2026

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Application Summary

Portal Reference A12635NY

Basic Information

Proposed Use Development of a shed
 Current Use Dwelling on agricultural land.
 Cost of Works \$98,000
 Site Address 170 Bourkes Creek Road Pakenham Upper 3810

Covenant Disclaimer

Does the proposal breach, in any way, an encumbrance on title such as restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope? Not Applicable, no such encumbrances apply.

Contacts

Type	Name	Address	Contact Details
Applicant			
Owner			
Preferred Contact			

Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 3 More than \$10,000 but not more than \$100,000	\$714.40	100%	\$714.40
Total			\$714.40



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Civic Centre
 20 Siding Avenue, Officer, Victoria

Council's Operations Centre (Depot)
 Purton Road, Pakenham, Victoria

Postal Address
 Cardinia Shire Council
 P.O. Box 7, Pakenham VC, 3810

Email: mail@cardinia.vic.gov.au

Monday to Friday 8.30am–
 5pm

Phone: 1300 787 624
After Hours: 1300 787 624
Fax: 03 5941 3784

Documents Uploaded

Date	Type	Filename
31-03-2026	A Copy of Title	TITLE.pdf
31-03-2026	Alteration statement	Planning Submission v1 J170BOUPAK.pdf
31-03-2026	Site plans	SITE PLAN WITH ELEVATIONS.pdf
31-03-2026	Proposed elevation plan	Engineering Plans.pdf
31-03-2026	Existing floor plan	SITE PLAN WITH ELEVATIONS.pdf
31-03-2026	A proposed floor plan	SITE PLAN WITH ELEVATIONS.pdf
31-03-2026	Existing elevation plans	SITE PLAN WITH ELEVATIONS.pdf
31-03-2026	Additional Document	PLAN OF SUBDIVISION.pdf

Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit

Lodged By

Site User	[REDACTED]
Submission Date	31 March 2026 - 09:28:AM

Declaration

By ticking this checkbox, [REDACTED] declare that all the information in this application is true and correct; and the Applicant and/or Owner (if not myself) has been notified of the application.



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**REGISTER SEARCH STATEMENT (Title Search) Transfer of
Land Act 1958**

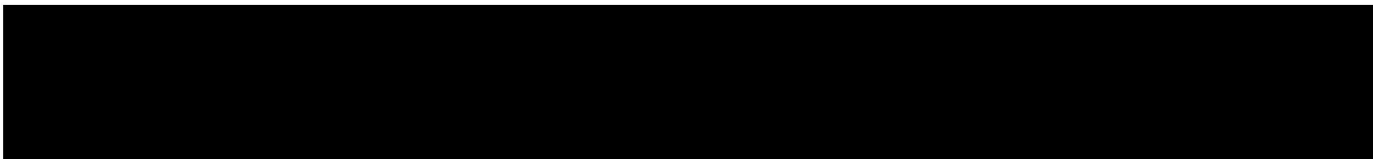
VOLUME 09579 FOLIO 271

Security no : 124132554007L
Produced 27/02/2026 03:37 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 123079.
PARENT TITLE Volume 08537 Folio 605
Created by instrument L308891S 11/10/1984

REGISTERED PROPRIETOR



ENCUMBRANCES, CAVEATS AND NOTICES



Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP123079 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

ADMINISTRATIVE NOTICES

NIL



DOCUMENT END


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Number of Pages (excluding this cover sheet)	1
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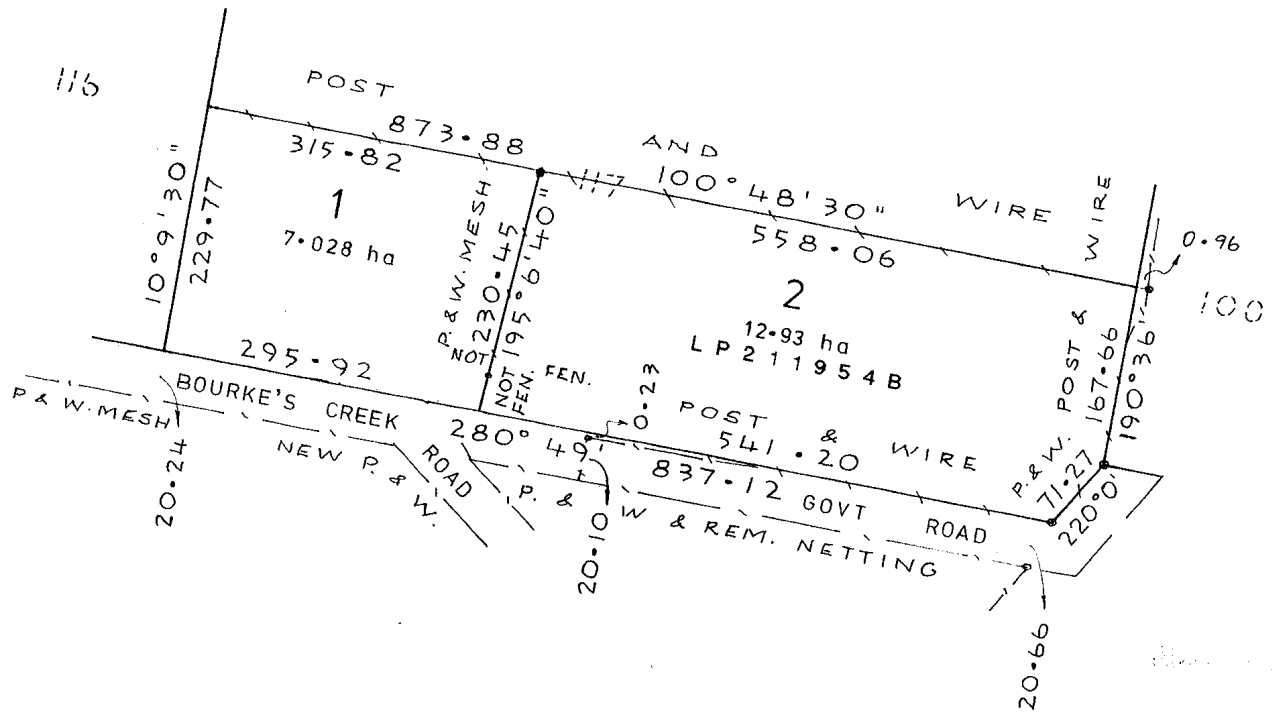
LP123079

EDITION 1

APPROVED 13/7/77

PLAN OF SUBDIVISION OF PART OF CROWN ALLOTMENT 117 PARISH OF GEMBROOK COUNTY OF MORNINGTON SCALE 80 40 0 100 200 300 400 500 LENGTHS ARE IN METRES	APPROPRIATIONS	NOTATIONS
		ROADWIDTHS ARE NOT DRAWN TO SCALE 123079

V 8537 F 605




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12 May 2026

Cardinia Shire Council
 Statutory Planning Unit
 Via Email: 'mail@cardinia.vic.gov.au'


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Dear Sir / Madam,

**SECTION 54 RESPONSE: T260214
 DEVELOPMENT OF A FARM SHED
 170 BOURKES CREEK ROAD PAKENHAM UPPER**

NPC continue to act for the property owner who seeks planning approval for the development of a farm shed at **170 Bourkes Creek Road, Pakenham Upper** (the Subject Site). The subject site is formally known as Lot 1 on Plan of Subdivision 123079 contained within Volume 09579 Folio 271. The land is not affected by any easements or title restrictions.

This written submission has been updated in response to Council’s request for additional information dated 5 May 2026 pursuant to Section 25 of the *Planning and Environment Act*. The 7.028ha site currently contains an existing dwelling together with associated outbuildings (garage and barn) including numerous paddocks and dam. The property is home to 3 horses and some chickens which in our professional opinion should be defined as “*domestic animal husbandry*” which is a Section 1 (Agricultural) use in within Green Wedge Zone, Schedule 1, allowing up to 5 animals ‘as of right’.

This application seeks approval to construct a new farm shed which replaces an existing shed, in the same location, which was severely damaged by a storm whereby trees to the south fell on the original shedding and has resulted in the need for its replacement.

The proposed shed will be used to securely store farm machinery and equipment (Section 1 – “*domestic animal husbandry*” agricultural use) including storage of saddles, feed etc plus tractors and trailers.

The proposal comprises the following notable features:

Floor area	16.5m x 16m (264m ²)
Building height	4.906m high with an 5° roof pitch
Roofing style	Skillion roof
External Finishes	Colorbond: “Monument”
Min. Setbacks	Front (Bourkes Creek Road): 34.4m Side (east): 29.3m

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Figure 4 – Shed Floor Plan Extract

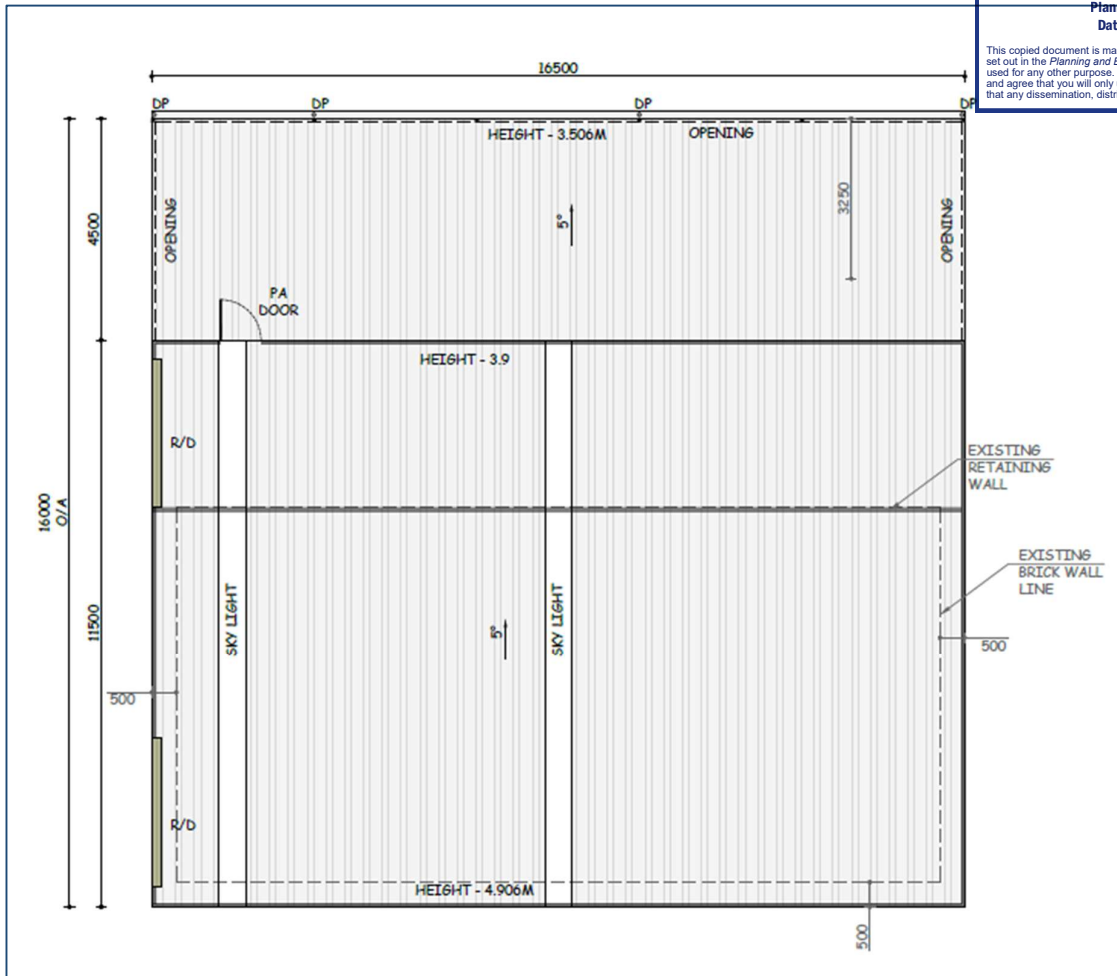


Figure 5 – Aerial Image (whole site)



Figure 6 – View towards proposed replacement shed location (historical shed being removed)



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Figure 7 – Existing shed (to be removed)



Planning Controls

The subject site is located within the Cardinia Planning Scheme, controlled by Green Wedge Zone, Schedule 1 (GWZ2) and is affected by the Environmental Significance Overlay, Schedule 1 (ESO1) with Bushfire Management Overlay (BMO), as pictured to follow:

Figure 8 – Zone Map

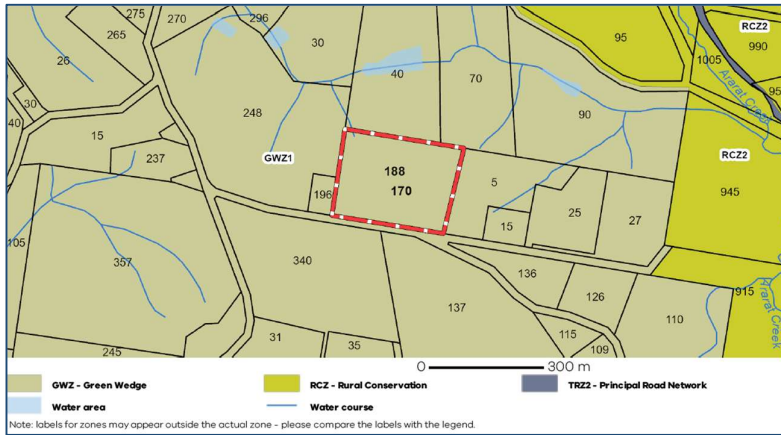


Figure 9 – BMO Map

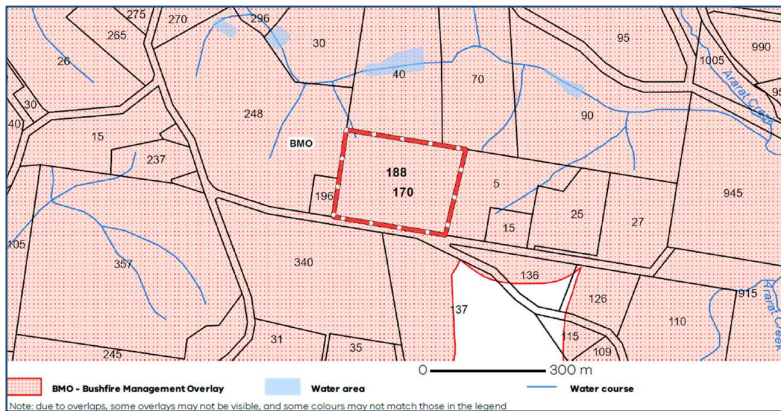
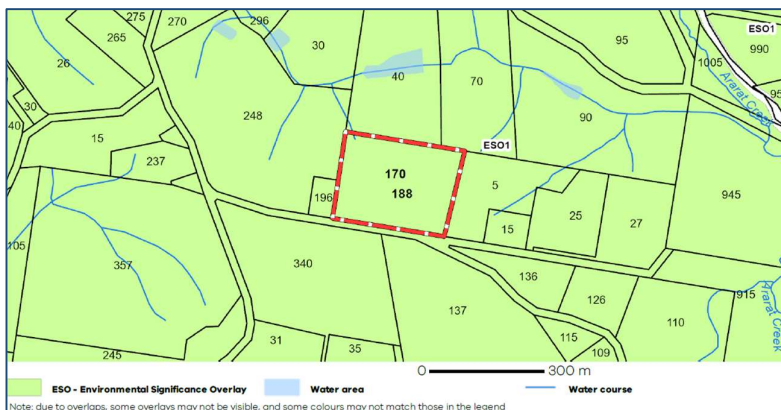


Figure 10 – ESO1 Map





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Planning Permit Triggers

Clause 35.04-5 – GWZ2

A planning permit is required to construct or carry out works for a building (associated with Section 1 Use – “domestic animal husbandry” Agriculture) which is within the following setback:

- 100 metres from a dwelling or small second dwelling not in the same ownership.

The farm shed is proposed to be setback approx. 59m from adjoining dwelling not in the same ownership at 5 Buckland Lane Pakenham Upper VIC 3810.

Clause 42.01 – ESO1

A planning permit is required to construct a building or construct or carry out works which do not meet the following:

- The height of any dwelling must not exceed 7 metres above natural ground level and the height of all other buildings must not exceed 4 metres above natural ground level.
- If the building is in a Green Wedge or Rural Conservation Zone and is associated with the existing use of the land for the purposes of agriculture, the gross floor area of the building must not exceed 160 square metres.

The farm shed has a maximum height of 4.906m and has a floor area of (16.5mx16m) 264m².

Clause 44.06-1 BMO

A planning permit is not required for a building (farm shed) associated with agriculture. Consideration against Clause 53.02 is therefore not required.

Consideration

Green Wedge Zone (GWZ) Response

Before deciding on this application to construct a farm shed within 100m of a dwelling not in the same ownership, the responsible authority must consider the following decision guidelines, as appropriate:

General issues

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *Any Regional Catchment Strategy and associated plan applying to the land.*
- *The capability of the land to accommodate the proposed use or development, addressing site quality attributes including soil type, soil fertility, soil structure, soil permeability, aspect, contour and drainage patterns.*
- *How the use or development relates to agricultural land use, rural diversification and natural resource management.*
- *Whether the site is suitable for the use or development and whether the proposal will have an adverse impact on surrounding land uses.*
- *The need to protect the amenity of existing residents.*

- *The need to minimise adverse impacts on the character and appearance of the area or features of architectural, scientific or cultural heritage significance, or of natural scenic beauty or importance.*
- *The potential for accommodation to be adversely affected by vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the Mineral Resources (Sustainable Development) Act 1990.*

Rural issues

- *The maintenance of agricultural production and the impact on the local rural economy.*
- *The need to prepare an integrated land management plan.*
- *The impact on the existing and proposed rural infrastructure.*
- *The potential for the future expansion of the use or development and the impact of this on adjoining and nearby agricultural and other land uses.*
- *Protection and retention of land for future sustainable agricultural activities.*
- *Environmental issues*
- *The impact of the use or development on the flora and fauna on the site and its surrounds.*
- *An assessment of the likely environmental impact on the natural physical features and resources of the area and in particular any impact caused by the proposal on soil and water quality and by the emission of effluent, noise, dust and odours.*
- *The need to protect and enhance the biodiversity of the area, including the retention of vegetation and fauna habitat and the revegetation of land including riparian buffers along waterways, gullies, ridge lines, property boundaries and saline recharge and discharge areas.*
- *How the use or development relates to sustainable land management and the need to prepare a sustainable land management plan.*
- *The location of on site effluent disposal areas to minimise impact of nutrient loads on waterways and native vegetation.*

Design and siting issues

- *The need to minimise adverse impacts of the siting, design, height, bulk, colours and materials to be used on major roads, landscape features and vistas.*
- *The location and design of existing and proposed infrastructure services including gas, water, drainage, telecommunications and sewerage facilities which minimise the visual impact on the landscape.*
- *The location and design of existing and proposed roads and their impact on the landscape and whether the use or development will require traffic management programs.*
- *The need to locate and design buildings used for accommodation to avoid or reduce the impact from vehicular traffic, noise, blasting, dust and vibration from an existing or*

proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the Mineral Resources (Sustainable Development) Act 1990.

Responding to the above, it is submitted that the proposal has given strong consideration to the GWZ based on the following rationale:

- Whilst the proposed farm shed is proposed within 100m of an adjoining dwelling #5 Buckland Lane Pakenham Upper VIC 3810, the shed will replace a historical shed in the same location as pictured below.

Figure 11 – Proposed shed sited to replace historical shed in same location:



- As already stated, the 7.028ha site currently contains an existing dwelling together with associated outbuildings (garage and barn) including numerous paddocks and dam. The property is home to 3 horses and some chickens therefore in our professional opinion the ‘use’ of the proposed shed is associated with “*domestic animal husbandry*” which is a Section 1 (Agricultural) use in within Green Wedge Zone, Schedule 1, allowing up to 5 animals ‘as of right’.
- The historical shed in the proposed replacement location is required to support the agricultural activities onsite which secure farm storage for machinery and equipment (Section 1 Use – *domestic animal husbandry* Agriculture) including storage of saddles, feed etc as well as tractors and trailers which is entirely consistent with the purpose of the zone and planning policy framework with no changes to existing land use proposed as part of this application.
- The shed proposes no changes to existing driveway or crossover with the existing arrangement utilised to access the shed. The proposed (replacement) shed location avoids major excavation works minimising landscape impact and will not detriment the nearby watercourses. Existing retaining walls will be retained and no earthworks and/or new retaining walls are proposed, as part of this application.

- The proposed siting will not fragment the land because the proposed (replacement) shed location is not currently used for any viable agricultural activity, resulting in a neutral impact on the site's agricultural pursuits.
- The proposed farm shed reaches a modest overall height of 4.906m maintained in muted colourbond "Monument" "ensuring the building will recede into the surrounding rural residential landscape and will avoid the building presenting visually obtrusive or unreasonably projecting above the surrounding landscape. The muted external finish of the proposed shed combined with modest overall height will avoid the shed dominating the landscape.
- As pictured in the photographs provided within this submission, vegetation removal is avoided as part of this application with no existing vegetation is located within close proximity of the proposed shed. Notably, historical trees to the immediate south of the shed were damaged by a storm and have been removed which has caused the need to replace the shed.
- Many examples of outbuildings of similar size and scale are located within the immediate area ensuring the proposed shed is not altering the status quo. The 16.5m x 16m (264m²) shed is commensurate to the overall size of the site at 7.02ha and the total combined building site coverage will only occupy a modest 0.9% of the site ensuring sufficient area is maintained onsite for agricultural activities with the paddocks in the rear of the site remaining unaltered.
- The proposed shed is not located near the dwelling's existing septic system and the shed will be provided with suitable drainage to avoid offsite amenity impacts.

Considering the above, it is our position that the proposal will not impact the natural environment, character and appearance of the area, landscape features, vistas and water features avoiding adverse impacts and suitably responds to the decision guidelines of GWZ1, worthy of Council support.

ESO1 Response

Before deciding on this application to construct a farm shed exceed 4 metres above natural ground level and a gross floor area of the building must exceeding 160 square metres, the responsible authority must consider the following decision guidelines, as appropriate:

- *Whether the removal of any vegetation has been avoided and/or minimised.*
- *The Land Capability Study for the Cardinia Shire (February 1997).*
- *The protection and enhancement of the natural environment and character of the area.*
- *The retention, protection and enhancement of remnant vegetation and habitat, and the need to plant vegetation along waterways, gullies, ridgelines and property boundaries.*
- *The impact of any buildings and works on areas of remnant vegetation, and habitat of botanical and zoological significance and threatened species.*
- *The impact of proposed buildings and works on the landscape character of the area, including prominent ridgelines and significant views.*



ADVERTISED MATERIAL

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Date Prepared: 25 May 2026

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- Whether the siting, height, scale, materials, colours and form of the proposed buildings and works have been designed to have the least visual impact on the environment and landscape.
- The availability of other alternative sites, alternative building designs or alternative construction practices for the proposed buildings and works that minimise cut and fill and would better meet the environmental objectives of this schedule, having regard to the size and topography of the land, retention of vegetation and the form and nature of the proposed buildings and works.
- Measures to address environmental hazards or constraints including slope, erosion, drainage, salinity and fire.
- The protection of waterways and water quality through the appropriate management of effluent disposal, erosion and sediment pollution.

ESO1 Statement of environmental significance:

The hills to the northern part of the municipality (generally to the north of the Princes Highway) is an area with significant landscape and environmental values. The area is characterised by a geology of Devonian Granitic and Sulrian Sediment origin, moderate to steep slopes, and areas of remnant vegetation. These characteristics contribute to environmental values including landscape quality, water quality, and habitat of botanical and zoological significance. These characteristics are also a significant factor in terms of environmental hazards including erosion and fire risk.

The vegetation supports the ecological processes and biodiversity of this area by forming core habitat areas within a complex network of biolink wildlife corridors. Sites containing threatened flora and fauna are defined as being of botanical and zoological significance. Development within and around these sites need to be appropriately managed to ensure the long term protection, enhancement and sustainability of these ecological processes and the maintenance of biodiversity.

ESO1 Environmental objective to be achieved:

- *To protect and enhance the significant environmental and landscape values in the northern hills area including the retention and enhancement of indigenous vegetation.*
- *To ensure that the siting and design of buildings and works does not adversely impact on environmental values including the diverse and interesting landscape, areas of remnant vegetation, hollow bearing trees, habitat of botanical and zoological significance and water quality and quantity.*
- *To ensure that the siting and design of buildings and works addresses environmental hazards including slope, erosion and fire risk, the protection of view lines and maintenance of vegetation as the predominant feature of the landscape.*
- *To protect and enhance biolinks across the landscape and ensure that vegetation is suitable for maintaining the health of species, communities and ecological processes, including the prevention of the incremental loss of vegetation.*

Responding to the above objectives and decision guidelines of ESO1, it is submitted that the proposal has given strong consideration to this overlay as the shed:


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- Avoids vegetation removal and consideration against Clause 52.17 (Native Vegetation) is not required as no vegetation removal is proposed as part of this application. All existing vegetation is setback more than 15m from the proposed shed and notably historical vegetation to the south of the shed location was removed due to being damaged in a storm. Figure 11 above confirms no existing vegetation is present to the immediate south of the proposed shed location.
- Minimises ground disturbance as the proposed building footprint area generally occupying the existing shed location, avoiding excessive cut/fill utilizing an existing 600mm high retaining wall.
- The shed siting is sited away from the existing onsite septic and effluent disposal field system with all stormwater to be appropriately drained to protect the environmental values of nearby watercourses.
- Is sited as far as practical from title boundaries, utilising the existing accessway whilst ensuring sufficient turning of vehicles to access the shed.
- Will not be a prominent feature of the landscape due to the general low built form and use of suitable external finishes which exemplify rural-living ensuring that the environmental values of the property will be protected – external colorbond finishes “Monument”.

The proposed siting and design of the shed is therefore considered responsive to the rural landscape character and vistas of the Northern Hills noting the scale of the building footprint and responsive location which replaces an existing shed in the same position. It is therefore submitted that the proposed farm (replacement) shed, is entirely appropriate and will protect, maintain and preserve the key environmental and landscape attributes of the site and surrounding area as required by ESO1.

Expectations

Referrals

Should Council deem any internal referrals are necessary it is expected that the application will be referred within the preliminary assessment phase of this application (28 days).

Advertising Notice

As the proposal is not exempt from the notice and review requirements of Section 52(1) (a), (b), and (d) of the Planning and Environment Act 1987 it is expected that the application will be advertised by way of letters and sign, if Council deem necessary.

We kindly request that the application progress to public notice without delay.

Aboriginal Heritage

The land is located in an area of Cultural Heritage Sensitivity however there is no requirement to provide a CHMP.



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Decision timeframe

Pursuant to Section 79 of The Act and Regulation 31 (1) of the Planning and Environment Regulations 2005 the prescribed timeframe for a decision is 60 days.


It is expected that the decision will be issued within the prescribed timeframe of 60 days.

Conclusion

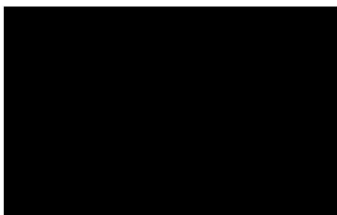
As demonstrated within this report and upon undertaking a comprehensive assessment of the proposal, it has been determined that the proposed (replacement) shed is an appropriate response to the context of the Zone, Overlays including other planning provisions and is consistent with the objectives and requirements of the Cardinia Planning Scheme.

- The sound design of the proposal adequately responds to the constraints of the site and will result in a development that positively contributes to the surrounding Green Wedge Zone.
- The proposal presents an appropriate response to the objectives of the ESO1 and will not have an unreasonable impact upon the environmental and landscape integrity of the site avoiding detrimental impact on the neighbouring properties.

It is respectfully requested that the application proceed to referral, as required and public notification should it be deemed at Council's earliest convenience to enable a Planning Permit to be issued.

Should Council require any further information or seek any further clarification of this planning response, please contact me directly, without delay or  prompt response to any such request.

Kind Regards,



Planning Consultant


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Site Analysis

Site Area (m ²)	70280	Site Coverage (%)	0.9
Approved Structures (m ²)	371.5	Permeable Area (m ²)	69541.1
Proposed Structures (m ²)	264	Permeability (%)	98.9
Total Building Area (m ²)	635.5	Garden Area (m ²)	69541.1
Total Coverage (m ²)	635.5	Garden Area (%)	98.9

LEGAL POINT OF DISCHARGE:
ALL STORMWATER/DP TO BE TAKEN TO EXISTING STORMWATER SYSTEM OR DIRECTED TO A LEGAL POINT OF DISCHARGE TO THE RELEVANT AUTHORITIES APPROVAL.

LOT 1
LP117591

LOT 2
LP119730

BOUNDARY 315.82m

SITE PLAN

SCALE: 1:1200

GENERAL NOTES:
• NO BOUNDARY SURVEY HAS BEEN UNDERTAKEN. SERVICES SHOWN ARE INDICATIVE ONLY. POSITIONS ARE BASED ON SURFACE INDICATORS LOCATED DURING FIELD SURVEY. CONFIRMATION OF THE EXACT POSITION SHOULD BE MADE BY THE RELEVANT AUTHORITIES PRIOR TO ANY EXCAVATION WORK. OTHER SERVICES MAY EXIST WHICH ARE NOT SHOWN, UNLESS OTHERWISE STATED
• DIMENSIONS ARE IN MILLIMETRES AND DRAWINGS ARE NOT TO BE SCALED - USE DIMENSIONS PROVIDED.
• ALL HEIGHTS NOMINATED INCLUDE A STANDARD 100MM THICK OF CONCRETE SLAB UNLESS SPECIFIED.

COLOURS SCHEDULE:

- ROOF SHEET - COLORBOND
- WALL SHEET - COLORBOND
- ROLLER DOOR - COLORBOND
- WINDOW - COLORBOND
- SLIDING DOOR - COLORBOND
- FLASHING - COLORBOND
- DP & GUTTER - COLORBOND

LOT 2
PS433070

BOUNDARY 229.77m



ADVERTISED MATERIAL

Planning Application: T260214
Date Prepared: 25 May 2026

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Tree Table

#	DBH(m)	TPZ (m)	Encroachment
T1	1	12	NONE
T2	0.9	10.8	NONE
T3	0.7	8.4	NONE

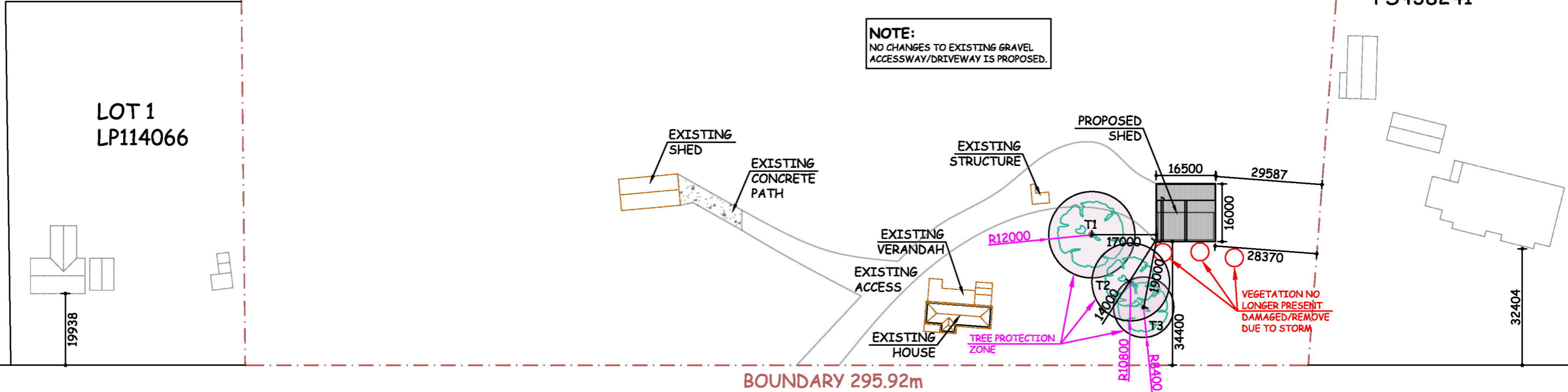
LOT 1
LP123079

BOUNDARY 230.45m

LOT 1
PS438241

NOTE:
NO CHANGES TO EXISTING GRAVEL ACCESSWAY/DRIVEWAY IS PROPOSED.

LOT 1
LP114066



BOUNDARY 295.92m

BOURKES CREEK ROAD



LOCATION:
(LOT 1) 170 BOURKES CREEK ROAD PAKENHAM UPPER 3810

PROPOSED:
SHED

SHEET SIZE:
A3



SHEET NO:
WD1

REVISIONS

REV	ISSUE DATE	DESCRIPTION
2	02/03/2026	Skylight Update
3	03/03/2026	DP Update
4	26/03/2026	Elevation Update
5	26/03/2026	Height Update
6	11/05/2026	Tree Update

GENERAL NOTES:

- NO BOUNDARY SURVEY HAS BEEN UNDERTAKEN. SERVICES SHOWN ARE INDICATIVE ONLY. POSITIONS ARE BASED ON SURFACE INDICATORS LOCATED DURING FIELD SURVEY. CONFIRMATION OF THE EXACT POSITION SHOULD BE MADE BY THE RELEVANT AUTHORITIES PRIOR TO ANY EXCAVATION WORK. OTHER SERVICES MAY EXIST WHICH ARE NOT SHOWN, UNLESS OTHERWISE STATED
- DIMENSIONS ARE IN MILLIMETRES AND DRAWINGS ARE NOT TO BE SCALED - USE DIMENSIONS PROVIDED.
- ALL HEIGHTS NOMINATED INCLUDE A STANDARD 100MM THICK OF CONCRETE SLAB UNLESS SPECIFIED.

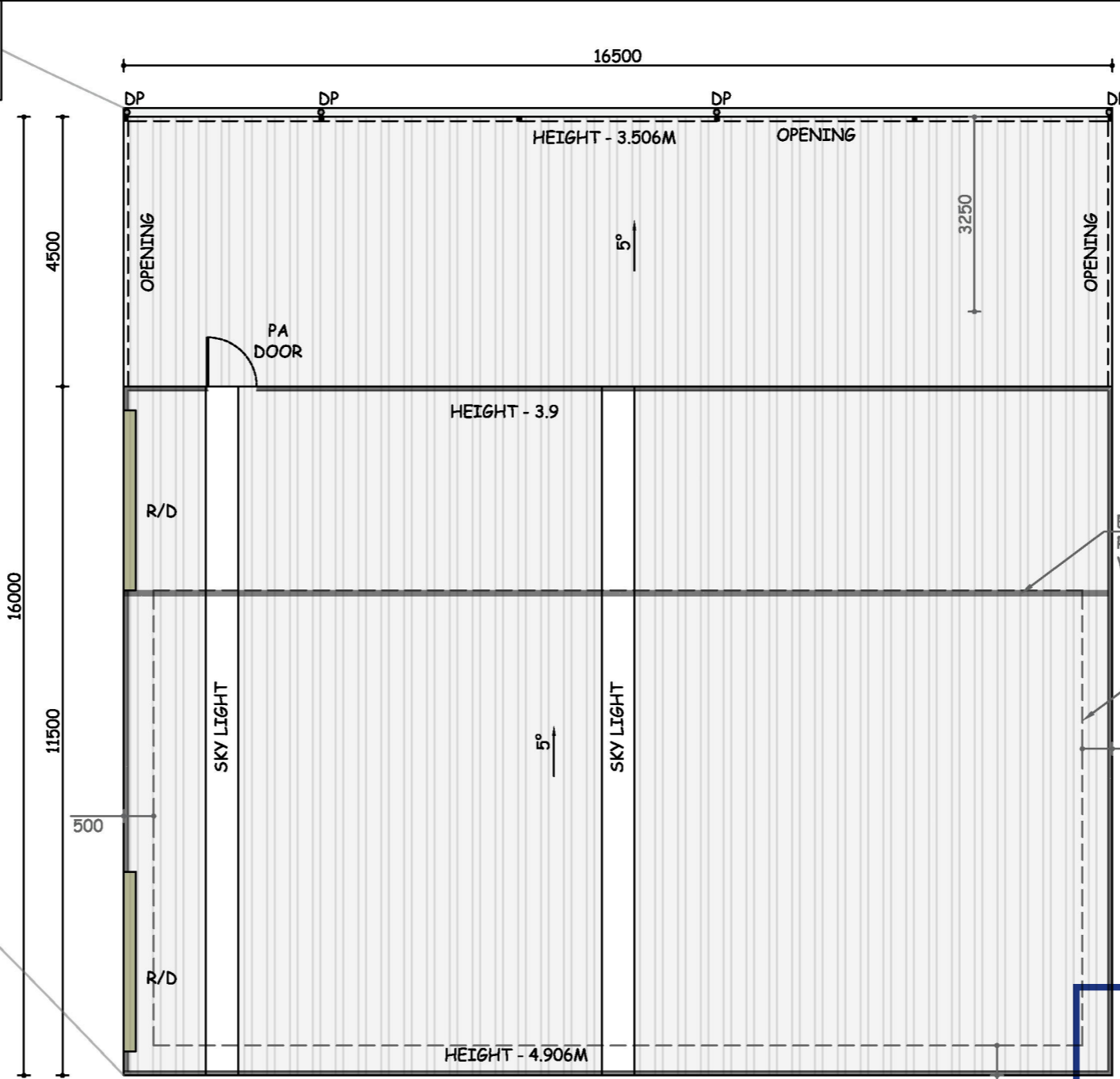
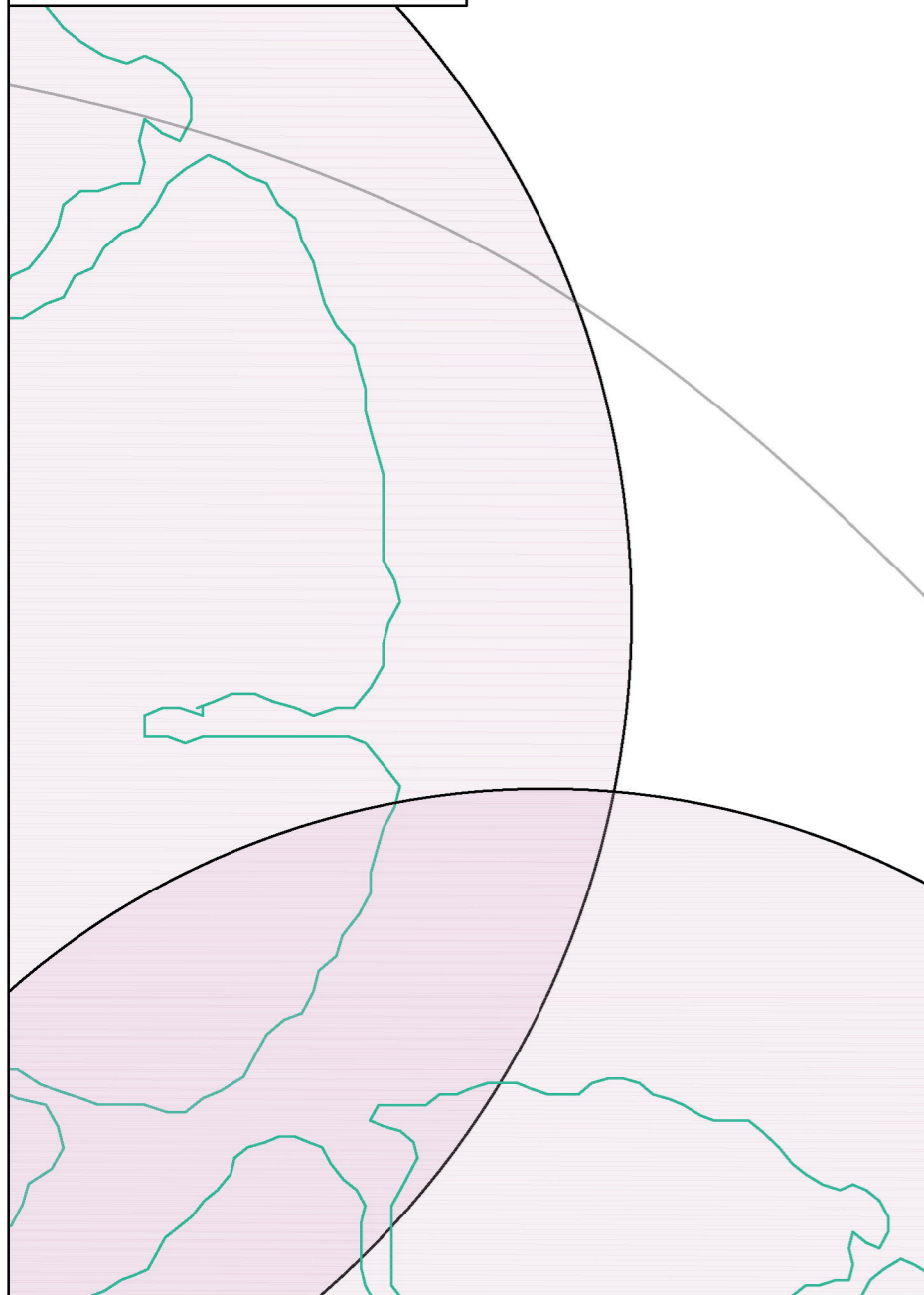
LEGAL POINT OF DISCHARGE:
ALL STORMWATER/DP TO BE TAKEN TO EXISTING STORMWATER SYSTEM OR DIRECTED TO A LEGAL POINT OF DISCHARGE TO THE RELEVANT AUTHORITIES APPROVAL.

COLOURS SCHEDULE:

- ROOF SHEET - COLORBOND
- WALL SHEET - COLORBOND
- ROLLER DOOR - COLORBOND
- WINDOW - COLORBOND
- SLIDING DOOR - COLORBOND
- FLASHING - COLORBOND
- DP & GUTTER - COLORBOND

SITE PLAN

SCALE: 1:100

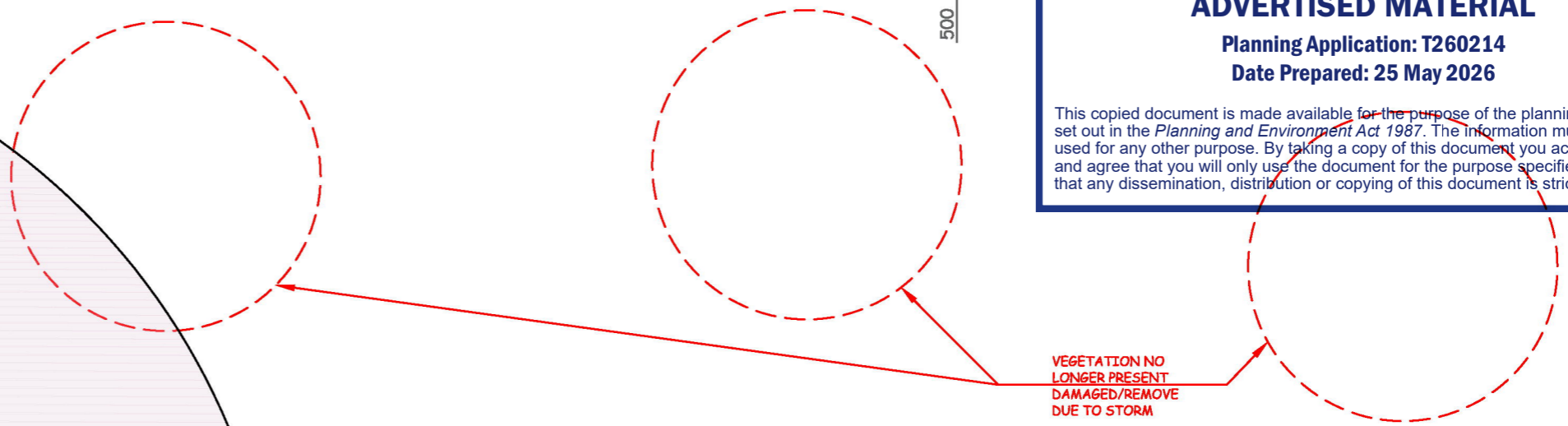



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FAIR DINKUM BUILDS

LOCATION:
(LOT 1) 170 BOURKES CREEK ROAD PAKENHAM UPPER 3810

PROPOSED:
SHED

SHEET SIZE:
A3

4
APPROXIMATE TRUE NORTH

SHEET NO:
WD2

REVISIONS		
REV	ISSUE DATE	DESCRIPTION
2	02/03/2026	Skylight Update
3	03/03/2026	DP Update
4	26/03/2026	Elevation Update
5	26/03/2026	Height Update
6	11/05/2026	Tree Update

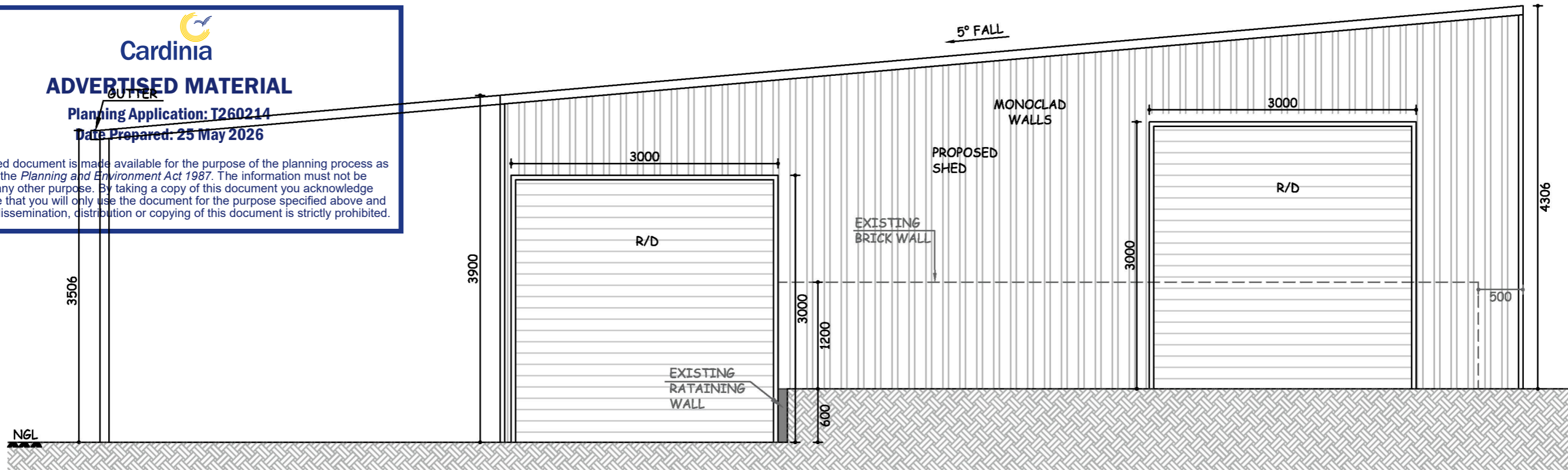


ADVERTISED MATERIAL

Planning Application: T260214

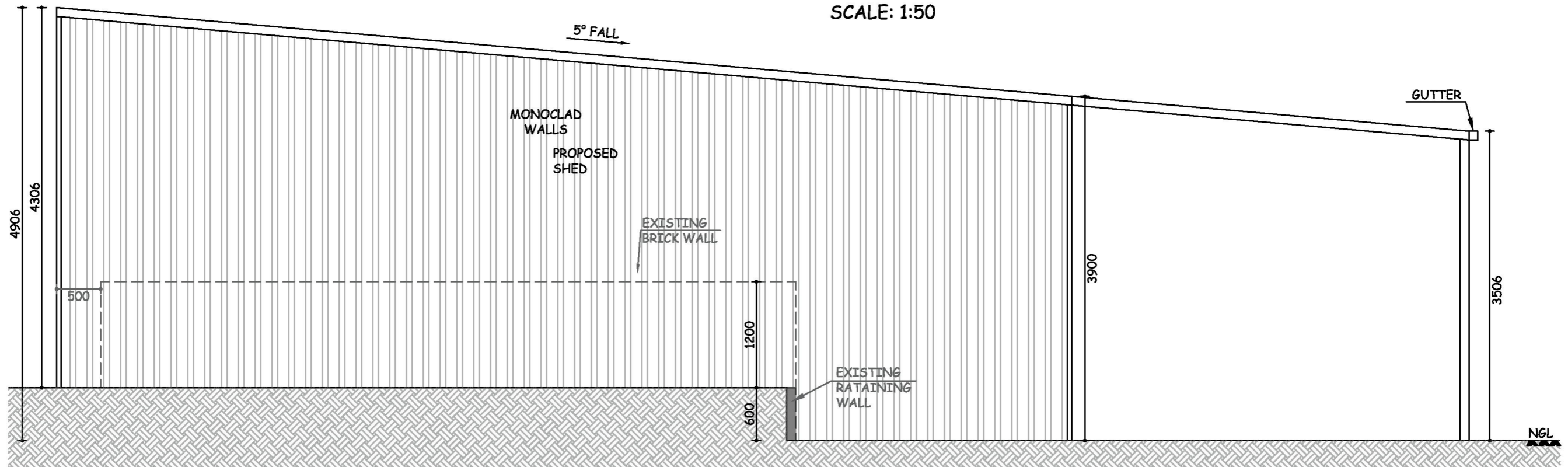
Date Prepared: 25 May 2026

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WEST ELEVATIONS

SCALE: 1:50



EAST ELEVATIONS

SCALE: 1:50

Note: no earthworks and/or new retaining walls are proposed

LOCATION:
(LOT 1) 170 BOURKES CREEK ROAD PAKENHAM UPPER
3810

PROPOSED:
SHED

SHEET SIZE:
A3

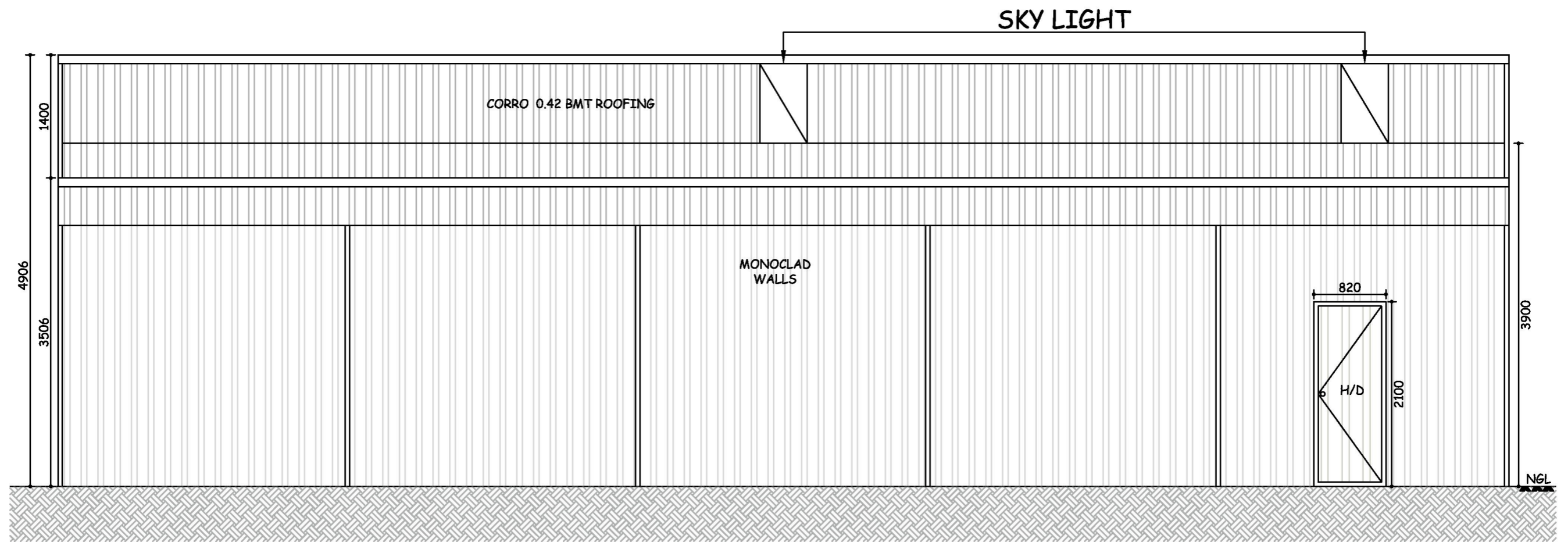


SHEET NO:
WD2

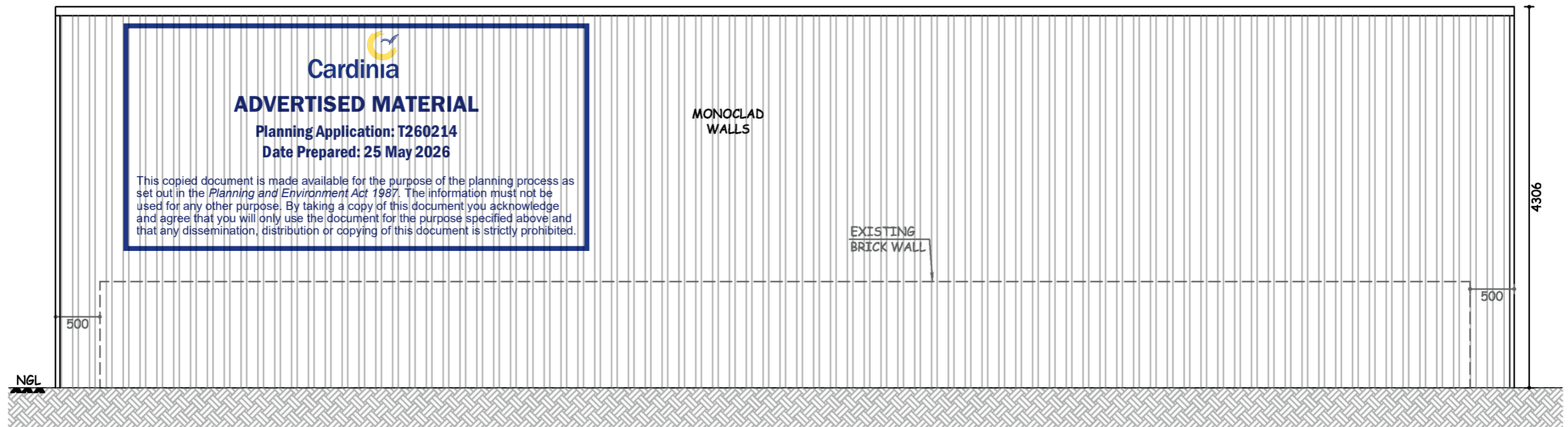
REVISIONS

REV	ISSUE DATE	DESCRIPTION
2	02/03/2026	Skylight Update
3	03/03/2026	DP Update
4	26/03/2026	Elevation Update
5	26/03/2026	Height Update
6	11/05/2026	Tree Update





NORTH ELEVATIONS SCALE: 1:50



SOUTH ELEVATIONS SCALE: 1:50

Note: no earthworks and/or new retaining walls are proposed



LOCATION:
(LOT 1) 170 BOURKES CREEK ROAD PAKENHAM UPPER
3810

PROPOSED:
SHED

SHEET SIZE:
A3

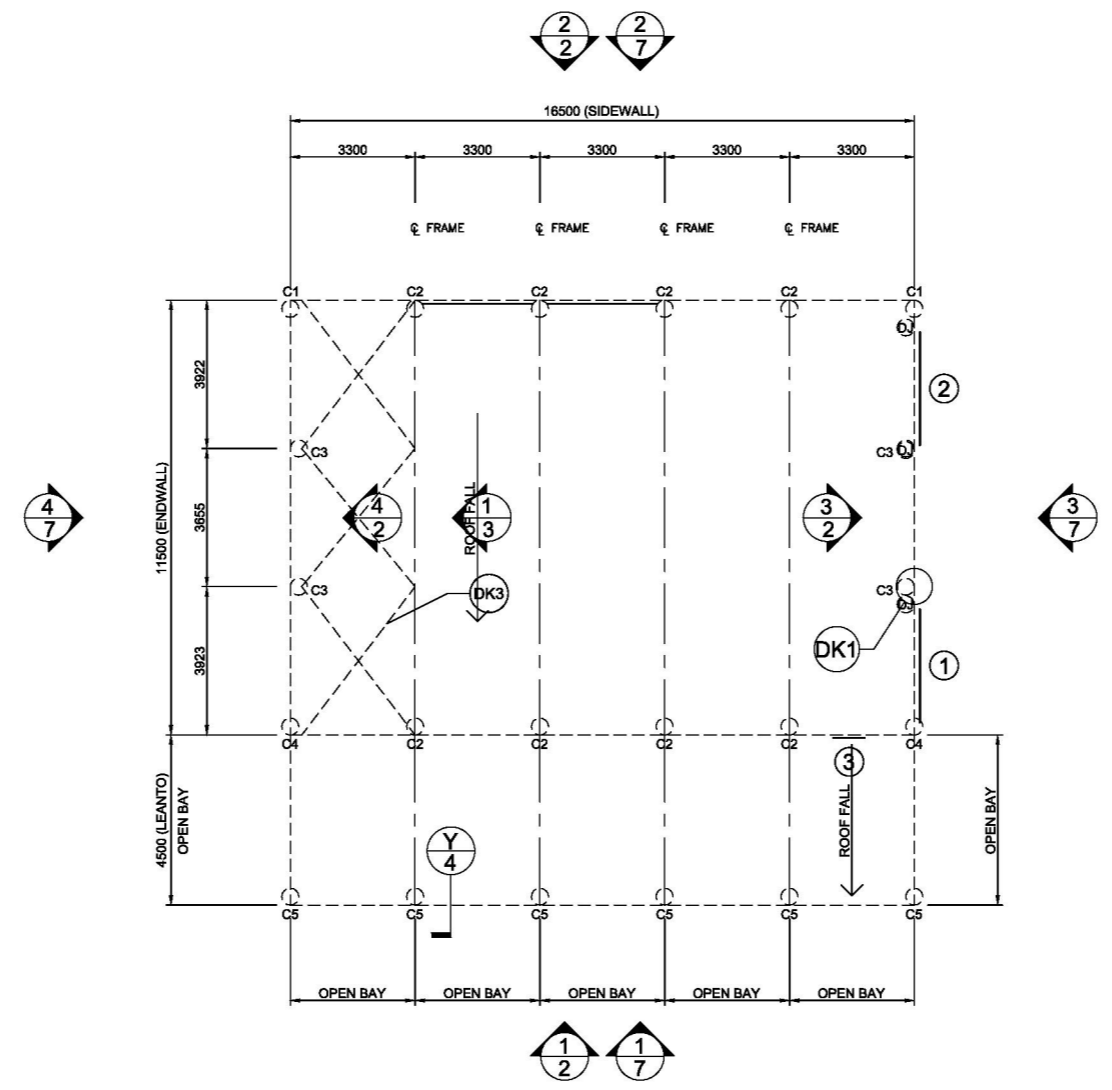


SHEET NO:
WD2

REVISIONS		
REV	ISSUE DATE	DESCRIPTION
2	02/03/2026	Skylight Update
3	03/03/2026	DP Update
4	26/03/2026	Elevation Update
5	26/03/2026	Height Update
6	11/05/2026	Tree Update

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IF IN DOUBT, ASK.



1 FOUNDATION PLAN AND MEMBER LAYOUT
1 SCALE: 1 = 200

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ROOF STRAP BRACING TO BE CONNECTED TO THE PURLIN CLOSEST TO THE LINE OF THE END WALL MULLION
ROOF STRAP BRACING CAN BE PLACED FROM EITHER END OF THE BUILDING PROVIDING THE STRAP PATTERN REMAINS AS PER PLANS
DJ - INDICATES DOOR JAMBS AT THESE LOCATIONS. REFER TO SHEET #4 ON THE DOOR SCHEDULE FOR SIZES

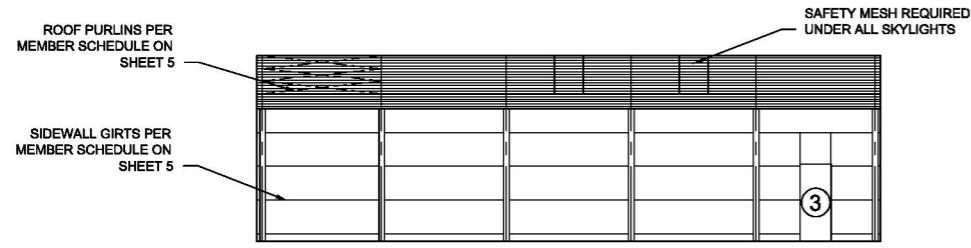
MEMBER LEGEND

C1	C20015
C2	2C20019
C3	C15019
C4	C20019
C5	C15012

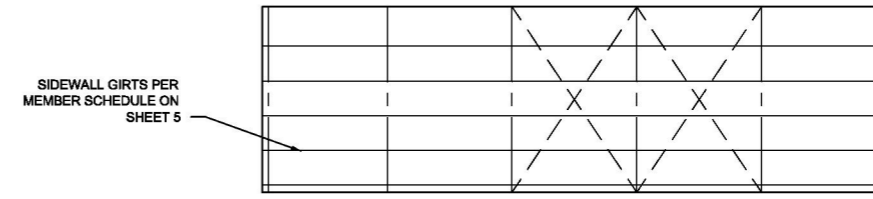
SHEET 1 OF 7	JOB NO. FDM/MP101392	DATE 27/12/2026	CHIEF ENGINEER TM	DRAWN FDB	STEEL BUILDING BY (CONTACT) FAIR DINKUM BUILDS MORNINGTON PENINSULA SHEDS FOR [REDACTED] AT 170 BOURKES CREEK ROAD PAKENHAM UPPER	(CONTACT) 03 9708 3123			 Civil & Structural Engineers 50 Punari Street Currajong, Qld 4812 Fax: 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. 255990 Regn. No. 9985 Regn. No. 116373ES Regn. No. PE0002216 Regn. No. CC5648M	Engineers Register
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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 = 200



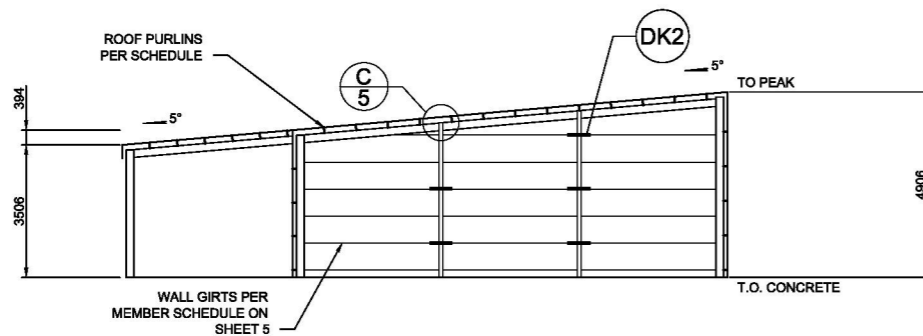
2 SIDEWALL EXTERIOR ELEVATION
2 SCALE: 1 = 200

Cardinia

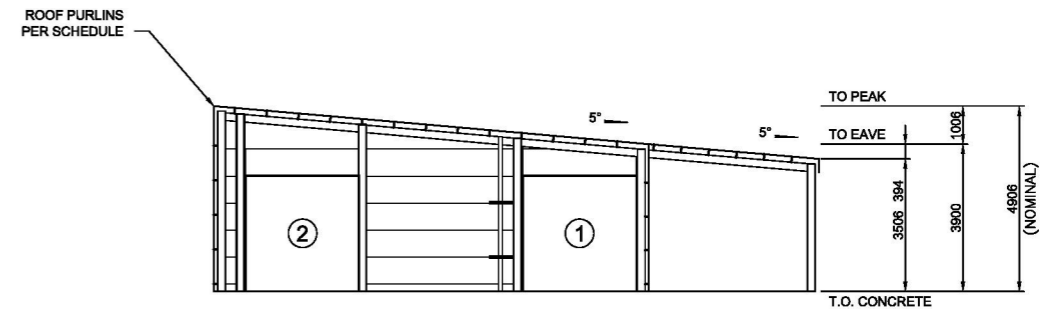
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4 ENDWALL INTERIOR ELEVATION
2 SCALE: 1 = 200



3 ENDWALL INTERIOR ELEVATION
2 SCALE: 1 = 200

X BRACING IS REQUIRED IN 2 SIDE BAYS, 1 ROOF BAY.
SEE LAYOUT OR PLANS FOR PLACEMENT. FLY BRACING IS INCLUDED TO BE PLACED ON EVERY SECOND PURLIN AND GIRT ON ENDWALL MULLIONS, INTERNAL COLUMNS AND INTERNAL RAFTERS.

2 OF 7	SHEET	JOB NO. FDM/101392	DATE 27/2/2026	DRAWN FDB	CHECKED TM	STEEL BUILDING BY (CONTACT)	FOR	AT	<p style="font-size: 24px; font-weight: bold;">FAIR DINKUM BUILDS MORNINGTON PENINSULA SHEDS</p> <p style="font-size: 18px; font-weight: bold;">170 BOURKES CREEK ROAD PAKENHAM UPPER</p>			<p style="font-size: 12px;">Civil & Structural Engineers 50 Punari Street Currajong, Qld 4812 Fax: 07 4725 5850 Email: design@nceng.com.au ABN 341 008 173 56</p>	<p style="font-size: 10px;">Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register</p>
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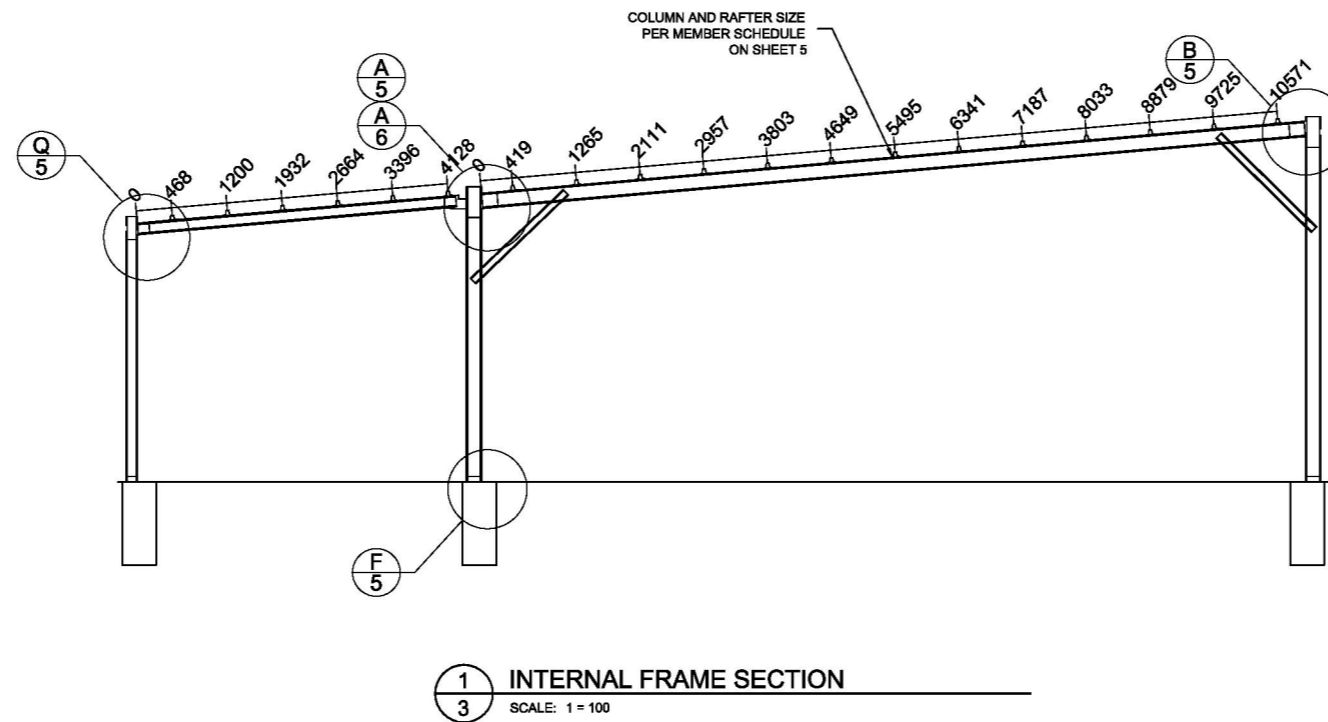


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Refer to Sheet #4 for concrete specification.

3 OF 7	SHEET	JOB NO. FDM/101392	DATE 27/2/2026	DRAWN FDB	CHECKED TM	STEEL BUILDING BY FAIR DINKUM BUILDS MORNINGTON PENINSULA SHEDS (CONTACT) FOR AT 170 BOURKES CREEK ROAD PAKENHAM UPPER			 Civil & Structural Engineers 50 Punari Street Currajong, Qld 4812 Fax: 07 4725 5850 Email: design@nceng.com.au ABN 341 008 173 56	Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register
	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							

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STRUCTURAL GENERAL NOTES

- 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 USE 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.
- 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.
- 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.
- 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.
- 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.
- 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 EXPENSE.
- 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.
- 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 'E' 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 & E 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.
- 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.
- 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 STRAIT GENERAL FINCHINGS.
- 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.
- METAL SHEETING COMPLIANCE** : METAL ROOFING TO COMPLY WITH AS1562.1

PROJECT DESIGN CRITERIA

ROOF LIVE LOAD: 0.25 kPa
 BASIC WIND SPEED: VR 45 m/s
 SITE WIND SPEED: V_{sit}B 41 m/s
 WIND REGION: Reg A5
 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 2.54
 SOIL SAFE BEARING CAPACITY: 100 kPa
 RETURN PERIOD: 1:500
 LIMITING CPI 1: -0.61
 LIMITING CPI 2: 0.53
 IMPORTANCE LEVEL: 2

DETAIL KEYS

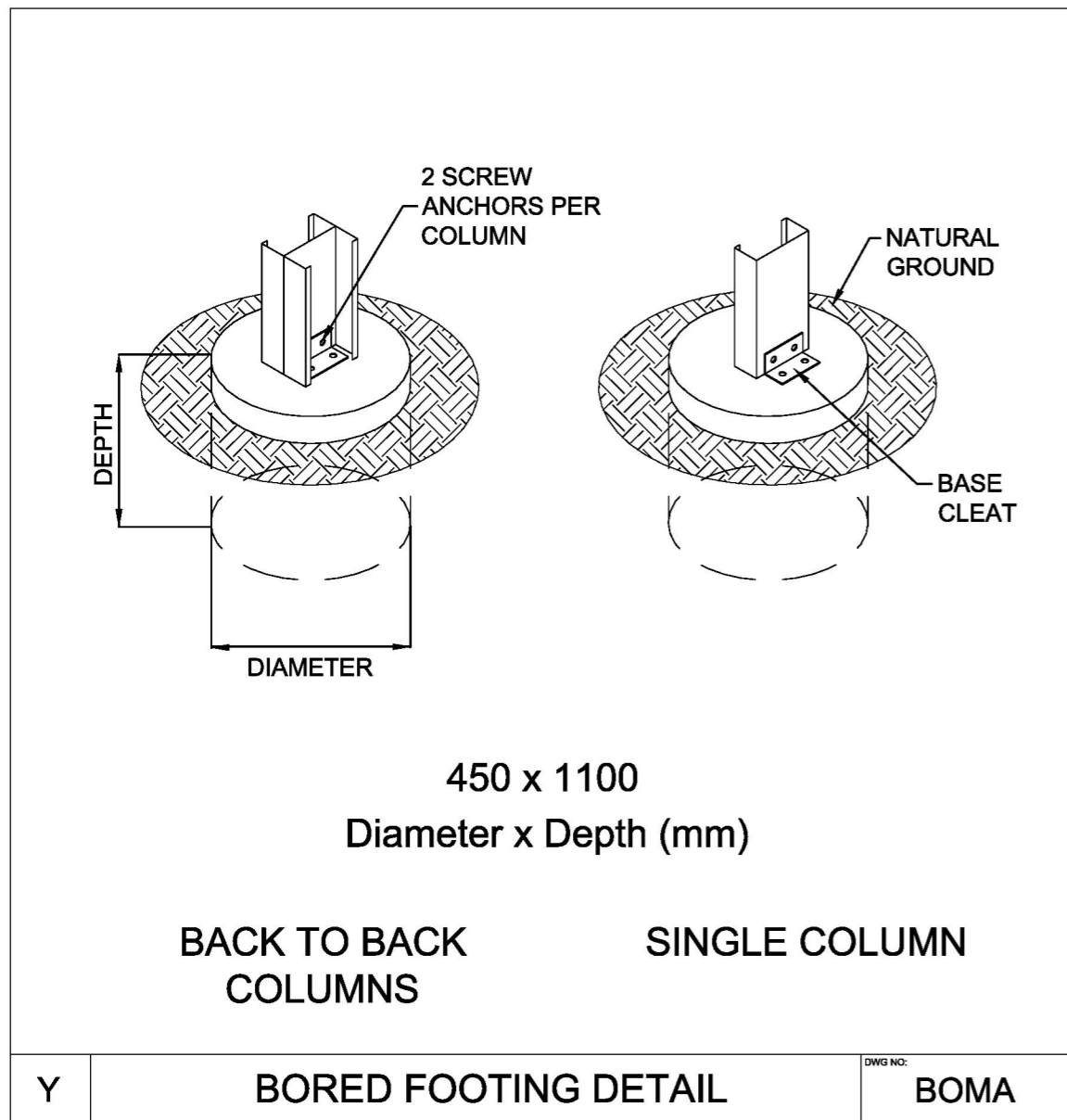
- DK1** ENDWALL VERTICAL MULLION (SEE DETAIL C/5 FOR TOP CONN. AND F/5 FOR BASE CONN.)
- DK2** FLYBRACING PER SCHEDULE H/6
- DK3** X-BRACING IN ROOF ABOVE (SEE DETAIL B/6)
- DK4** DOUBLE X-BRACING IN ROOF ABOVE (SEE DETAIL B/6)

SCHEDULE OF OPENINGS

DOOR	OPENING SIZE MAX WIDTH	MAX HEIGHT	OPENING TYPE	HEADER GIRT	OPENING JAMBS	WIND RATED
①	2990	3080*	3.10H X 3.05 CB "SERIES A #"	SINGLE	C20019P	NO
②	2990	3080*	3.10H X 3.05 CB "SERIES A #"	SINGLE	C20019P	NO
③	820	2040	EXTERNAL PA DOOR 180 DEG	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.

* ROLLER DOOR OPENING HEIGHT DEPENDENT ON FINAL BUILD LOCATION.



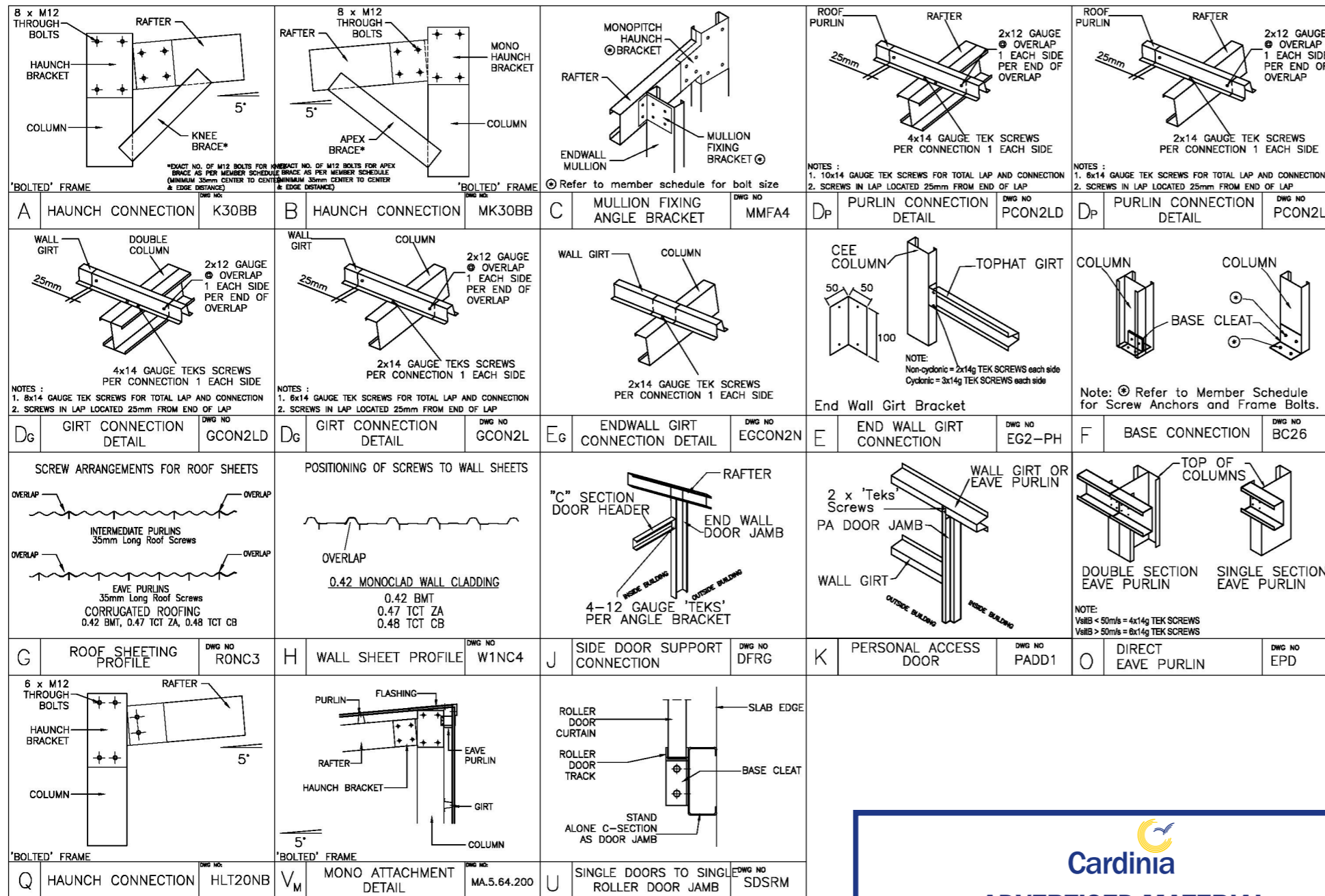
Y	BORED FOOTING DETAIL	DWG NO: BOMA
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Cardinia
ADVERTISED MATERIAL
 Planning Application: T260214
 Date Prepared: 25 May 2026

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4 OF 7 SHEET	JOB NO. FDM/P-101392	DATE 27/2/2026	CHIEF ENGINEER TM	DRAWN FDB	STEEL BUILDING BY (CONTACT) DINKUM BUILDS MORNINGTON PENINSULA SHEDS			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
	FOR [REDACTED]	AT 170 BOURKES CREEK ROAD PAKENHAM UPPER		Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register Date 27/2/2026						

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MEMBER AND MATERIAL SCHEDULE

1	END WALL RAFTER	Single C20019
2	C.S. FRAME RAFTER	Double C20019
3	END FRAME COLUMN (C4)	Single C20019
4	END FRAME MONO COLUMN (C1)	Single C20015
5	C.S. FRAME COLUMN (C2)	Double C20019
6	C.S. FRAME MONO COLUMN (C2)	Double C20019
7	MULLION (C3)	Single C15019
8	RL END FRAME OPEN CORNER COLUMN (C5)	Single C15012
9	RL OPEN BAY COLUMN (C5)	Single C15012
10	C.S. FRAME KNEE BRACE	Single C10015 @ 1.84 LONG 4 bolts each end
11	KNEE BRACE HEIGHT UP COLUMN	2.62m
12	KNEE BRACE LENGTH UP RAFTER	1.16m
13	C.S. FRAME APEX BRACE	Single C10015 @ 1.89 LONG 4 bolts each end
14	APEX POSITION FROM RAFTER END	1.79m
15	END WALL RL RAFTER	Single C15012
16	C.S. RL RAFTER	Single C15015
17	ANCHOR BOLTS (# PER DETS.)	Screw Anchor 16mm x 100 Galv
18	RL ANCHOR BOLTS (# PER DETS.)	Screw Anchor 12mm x 100 Galv
19	LOWER EAVE PURLIN	C15012 (Eave Purlin 3mm down from top of column)
20	UPPER EAVE PURLIN	C15012 (Eave Purlin Bracket 43mm down from top of column) ^
21	RIGHT LEANTO EAVE PURLIN	C15012 (Eave Purlin 3mm down from top of column)
22	TYP. ROOF PURLIN SIZE	Tophat 64 x 1.0
23	MAIN BLDG. PURLIN SPACING	0.846 m. (13 rows) (Max Allow. 0.899m)
24	MAIN BLDG. PURLIN LENGTH	3.83 m. (0.33m Overlap)
25	RIGHT LEANTO PURLIN SPACING	0.732 m. (6 rows) (Max Allow. 0.899m)
26	TYP. SIDEWALL GIRT SIZE	Tophat 64 x 1.0
27	MAIN BLDG. SIDEWALL GIRT SPACING	0.893 m. (4 rows) (Max Allow. 1.013m)
28	MAIN BLDG. HIGH SIDEWALL GIRT SPACING	.916 m. (5 rows)
29	MAIN BLDG. SIDEWALL GIRT LENGTH	3.83 m. (0.33m Overlap)
30	RIGHT LEANTO SIDEWALL GIRT SPACING	0.636 m. (0 rows) (Max Allow. 0.637m)
31	TYP. ENDWALL GIRT SIZE	Tophat 64 x 1.0
32	MAIN BLDG. ENDWALL GIRT SPACING	0.714 m. (6 rows) (Max Allow. 0.772m)
33	MAIN BLDG. ENDWALL GIRT LENGTH	3.76 m. (0.1m Overlap)
34	FRAME SCREW FASTENERS	14-13x22 Hex C/S (SP HD 5/16" Hex Drive)
35	FRAME BOLT FASTENERS	Purlin Assy M12x30 Z/P
36	X-BRACING STRAP AND FASTENERS	38 x 1.6mm Strap with 5 x 14g Tek Screws Each End
37	WALL COLOUR	COLORBOND
38	ROOF COLOUR	COLORBOND
39	ROLLER DOOR COLOUR	COLORBOND
40	P.A. DOOR COLOUR	COLORBOND
41	DOWNPIPE COLOUR	COLORBOND
42	GUTTER COLOUR	COLORBOND
43	CORNER FLASHING COLOUR	COLORBOND
44	BARGE FLASHING COLOUR	COLORBOND
45	OPENING FLASHING COLOUR	COLORBOND
46	OPEN BAY HEADER HEIGHT	0.5

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



ADVERTISED MATERIAL

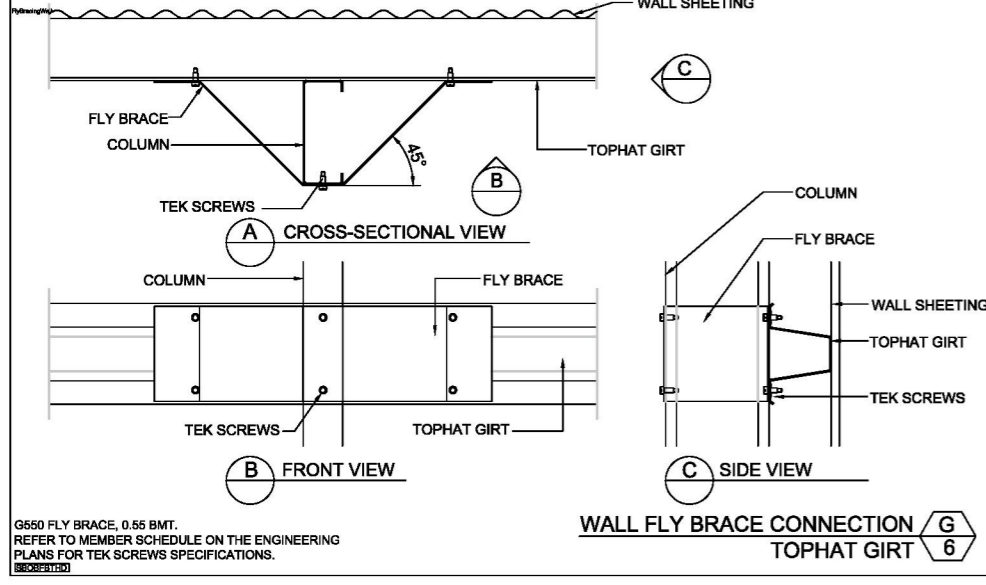
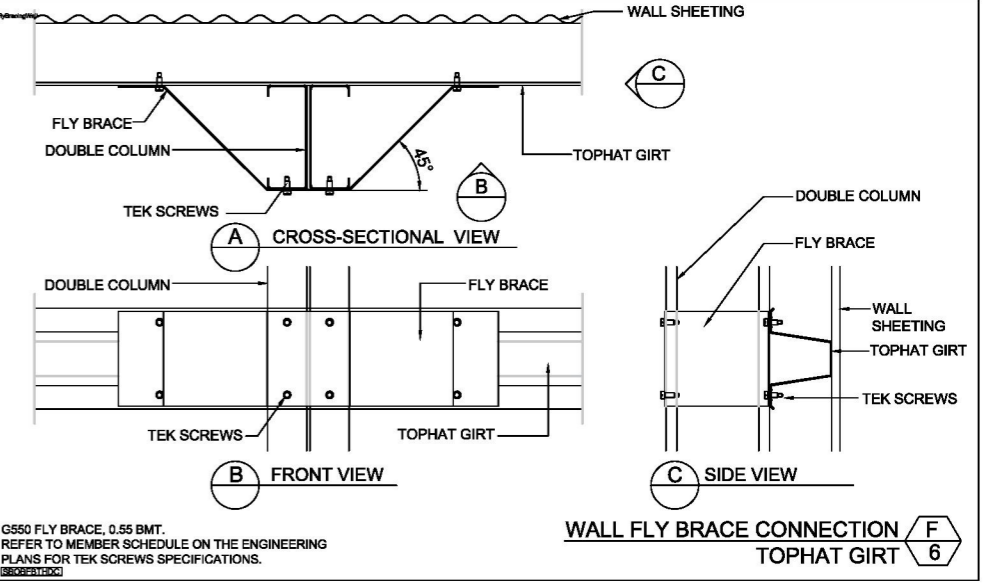
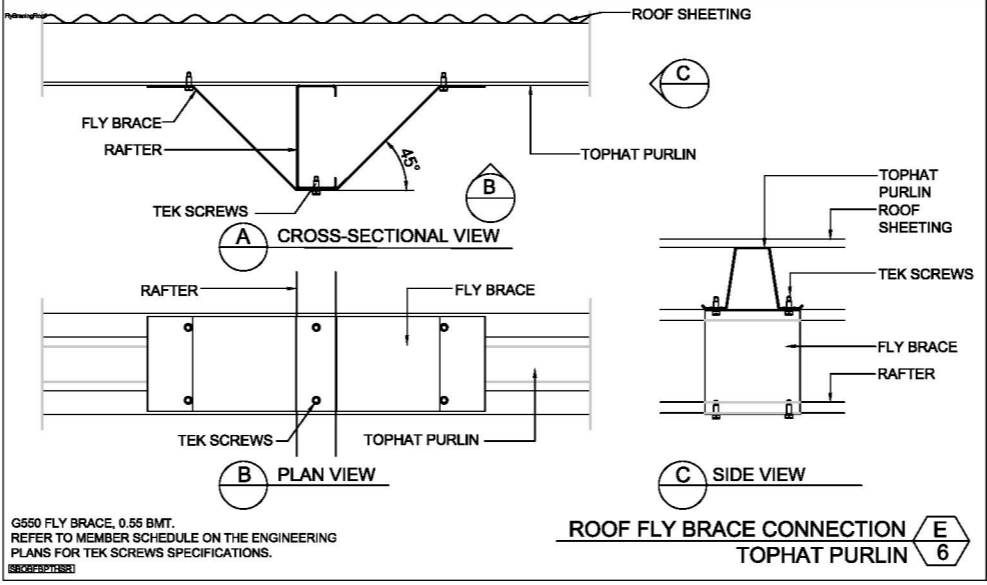
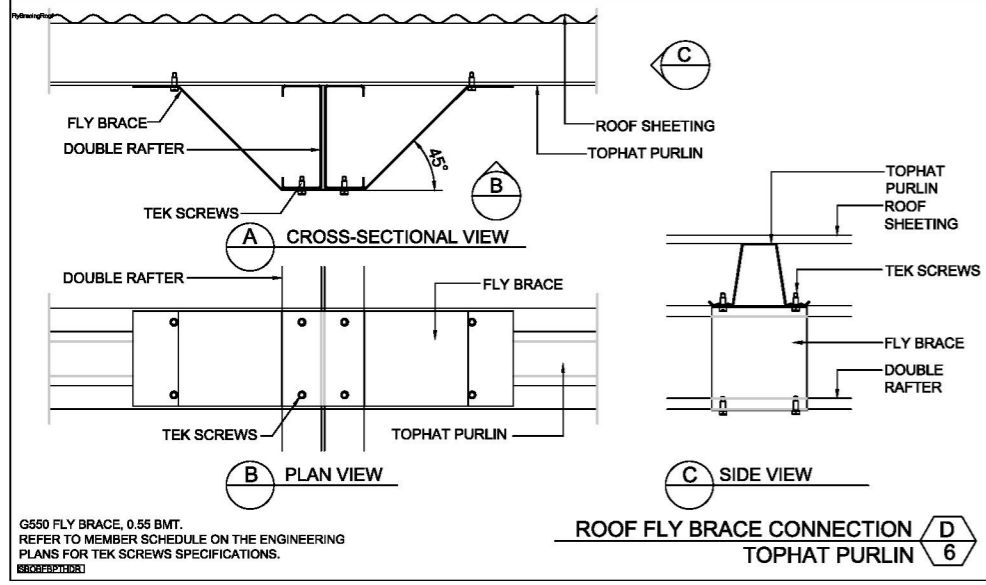
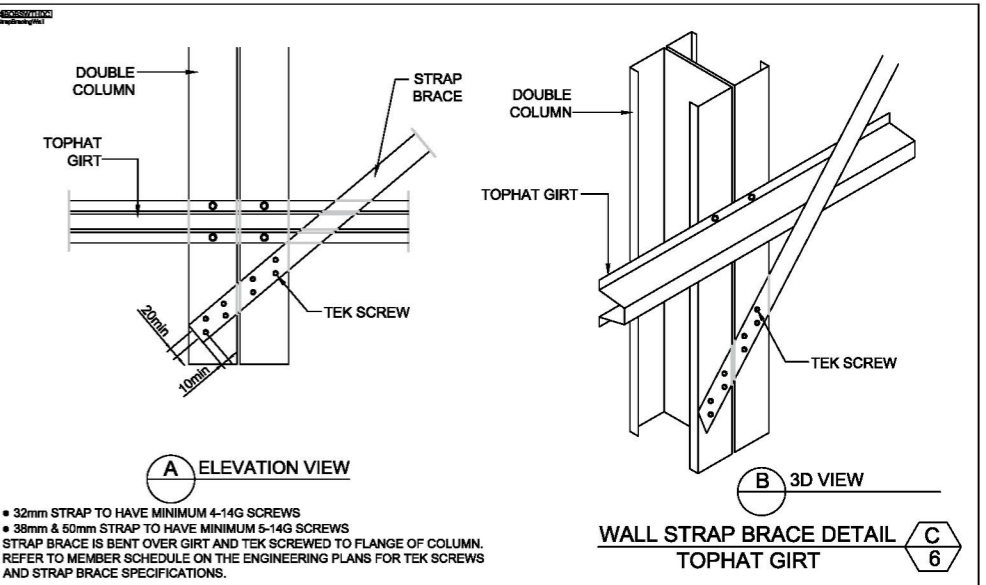
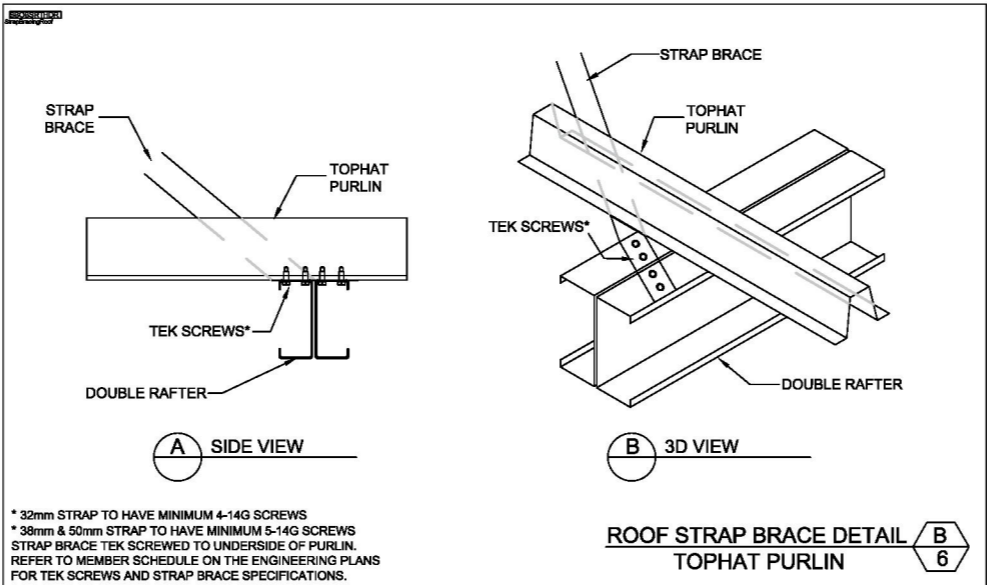
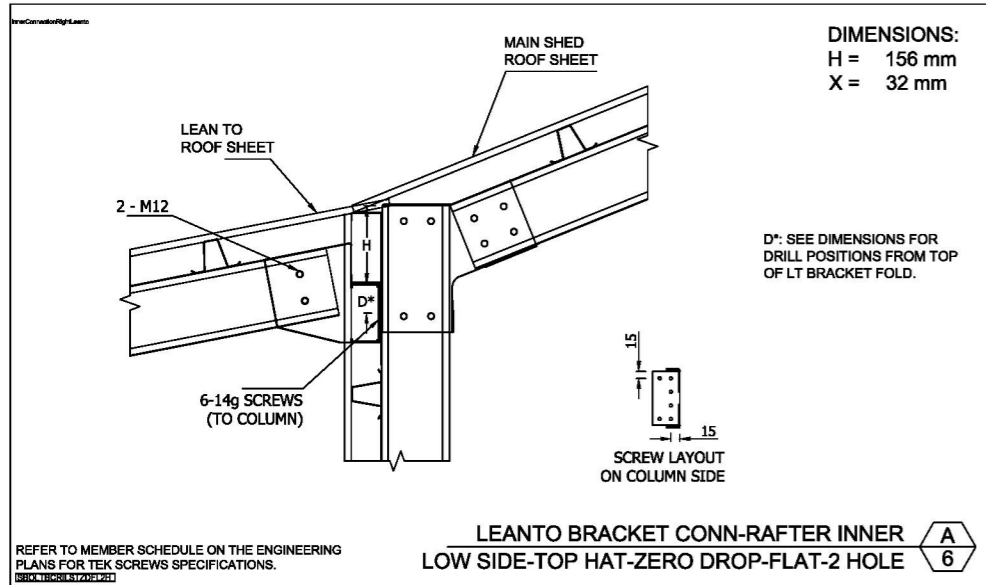
Planning Application: T260214
Date Prepared: 25 May 2026

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^ NOTE: Upper Eave Purlin Positioned with bottom lip against Eave Purlin Bracket.

SHEET <div style="font-size: 2em; font-weight: bold;">5</div> OF <div style="font-size: 2em; font-weight: bold;">7</div>	JOB NO. FDM/P-101392 DATE 27/12/2026 CHIEF/DRAWN FDB TM	STEEL BUILDING BY FAIR DINKUM BUILDS (CONTACT) MORNINGTON PENINSULA SHEDS FOR <div style="background-color: black; width: 100px; height: 20px; margin: 5px auto;"></div> AT 170 BOURKES CREEK ROAD PAKENHAM UPPER			 <p>Civil & Structural 50 P Currajon Fax: 07 Email: design@nc ABN 341</p>	Registered on the NPOR in the areas of practice of Civil & Structural National Professional Engineers Register
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FLY BRACING SCHEDULE

FRAME	GIRT/PURLIN	PRODUCT
C150	TH64	FBS15064ZA0573
2C200	TH64	FBD20064ZA0806

REFER TO MEMBER SCHEDULE ON THE ENGINEERING PLANS FOR TEK SCREWS SPECIFICATIONS.

FLY BRACE SCHEDULE (H) (6)



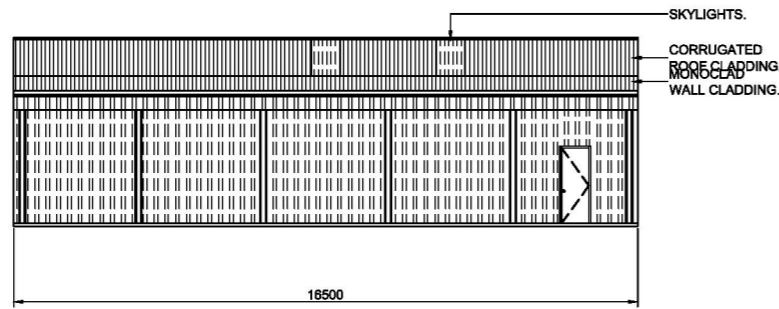
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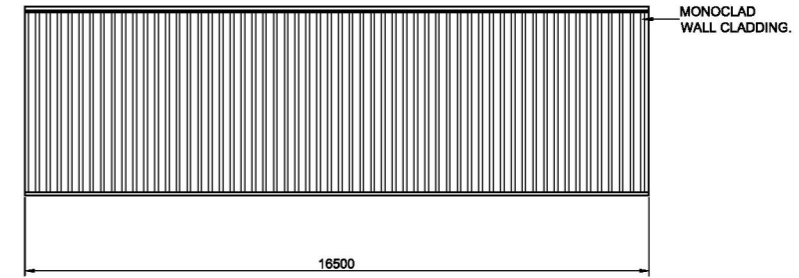
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1
7 SIDEWALL EXTERIOR ELEVATION
SCALE: 1 = 200

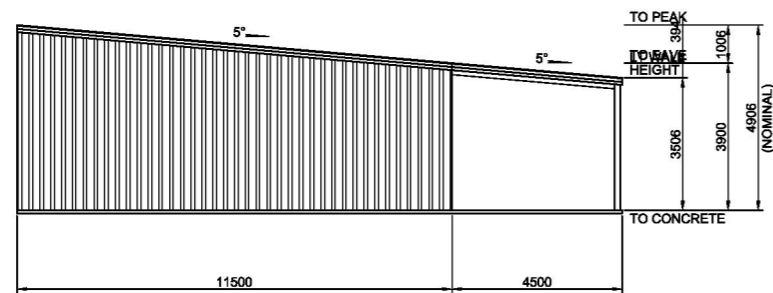


2
7 SIDEWALL EXTERIOR ELEVATION
SCALE: 1 = 200

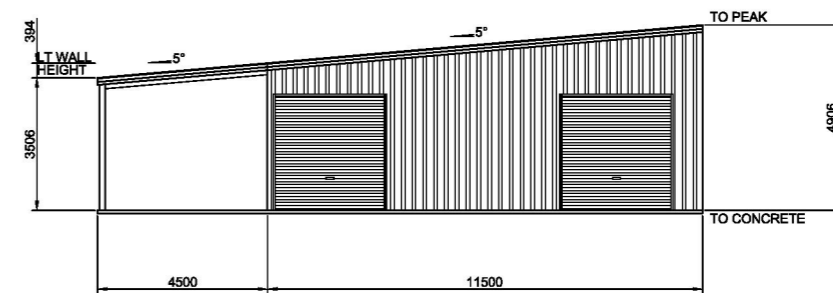


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4
7 ENDWALL EXTERIOR ELEVATION
SCALE: 1 = 200



3
7 ENDWALL EXTERIOR ELEVATION
SCALE: 1 = 200

BUILDING COLOURS	
WALL	COLORBOND
ROOF	COLORBOND
ROLLER DOOR	COLORBOND
P.A. DOOR	COLORBOND
DOWNPIPE	COLORBOND
GUTTER	COLORBOND
CORNER FLASHING	COLORBOND
BARGE FLASHING	COLORBOND
OPENING FLASHING	COLORBOND

7 OF 7
SHEET
JOB NO. FDM/101392
DATE 27/2/2026
DRAWN BY FDB
CHECKED BY TM

STEEL BUILDING BY (CONTACT)
FAIR DINKUM BUILDS MORNINGTON PENINSULA SHEDS
FOR [REDACTED] 03 9708 3123
AT
170 BOURKES CREEK ROAD
PAKENHAM UPPER



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

Date 27/2/2026
Registered on the NPER in the areas of practice
of Civil & Structural National Professional
Engineers Register

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GUIDE TO THE INSTALLATION OF TEMPORARY BRACING

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

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.

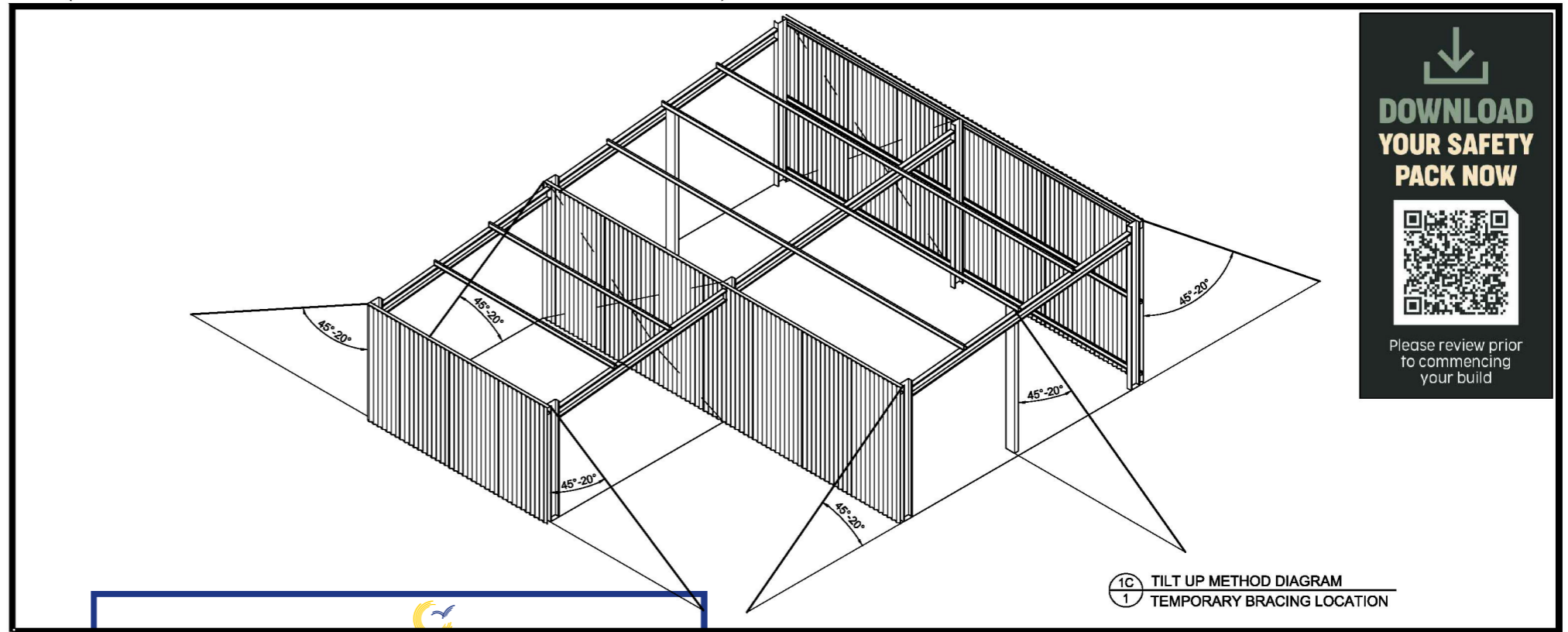
GUIDE APPLICATION - TEMPORARY BRACING AS DESCRIBED IS A MINIMUM REQUIREMENT FOR AN AVERAGE, STANDARD SITE CONDITION. PROVIDE ADDITIONAL BRACING FOR MORE SEVERE AND/OR HIGH EXPOSURE SITE CONDITIONS. ADDITIONAL BRACING TO BE USED AS AND WHERE NECESSARY TO ENSURE THAT ENTIRE FRAME IS RIGID THROUGHOUT CONSTRUCTION.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

- A. 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.
- B. 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.
- C. 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.
- D. 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.
- E. INSTALL REMAINING PURLINS
- F. INSTALL KNEE AND APEX BRACES IF AND WHERE APPLICABLE.
- G. REPEAT FOR LEANTO'S.

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

- A. 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.
- B. 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.
- C. 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.
- D. 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.
- E. INSTALL REMAINING PURLINS AND GIRTS.
- F. REPEAT FOR LEANTO'S.

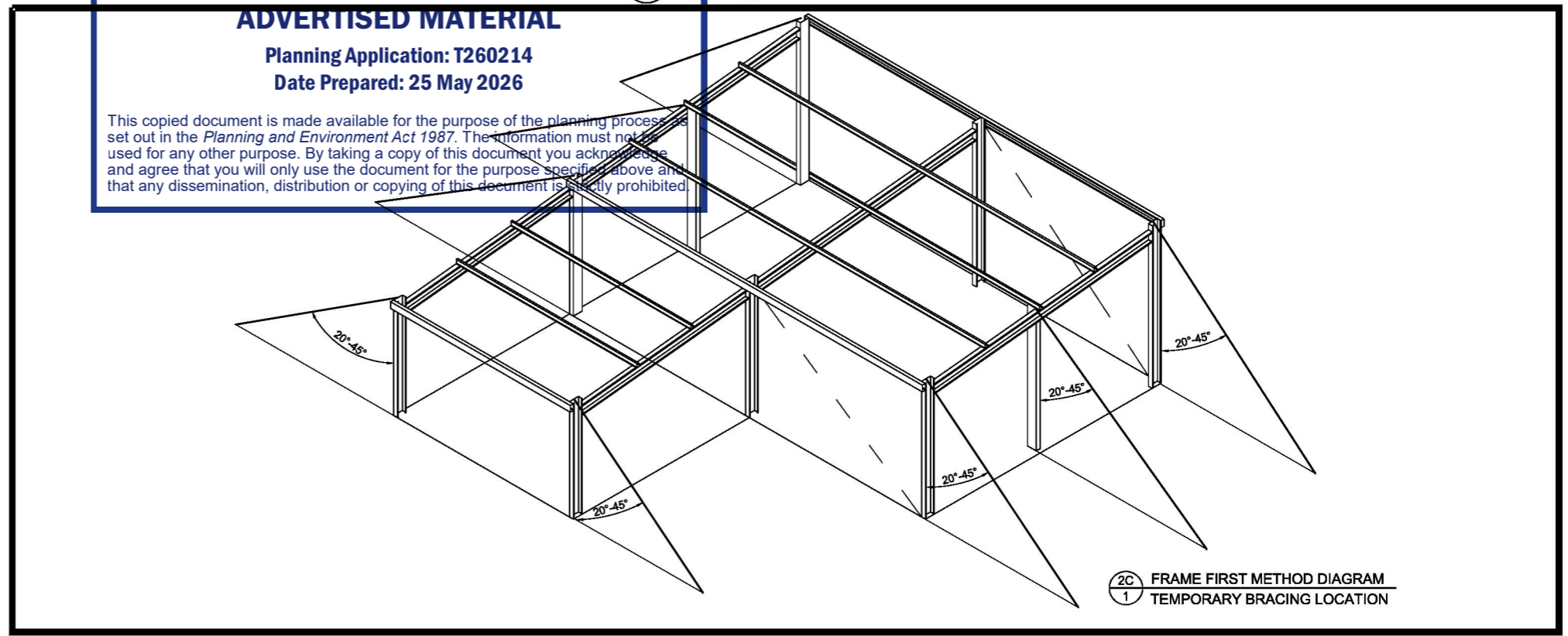


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Please review prior to commencing your build

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1 TILT UP METHOD DIAGRAM
SCALE: NTS



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2 FRAME FIRST METHOD DIAGRAM
SCALE: NTS

NOT PART OF COUNCIL APPLICATION DOCUMENTATION

JOB NO. FDMP-101392	DATE 27/12/2026	CHECKED TM	DRAWN FDB	STEEL BUILDING BY FAIR DINKUM BUILDS	MORNINGTON PENINSULA SHEDS	FOR [REDACTED]	AT 170 BOURKES CREEK ROAD PAKENHAM UPPER	SHED SAFE ACCREDITED	FAIR DINKUM BUILDS	TEMP BRACING
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Building Act 1993
Section 238(1) (a)
Building Regulations 2018
Regulation 126

CERTIFICATE OF COMPLIANCE FOR PROPOSED BUILDING WORK

This certificate is issued to: TRIPLE H

Postal Address:

Postcode:

Email:

This certificate is issued in relation to the proposed building work at:

Address of Building: 170 BOURKES CREEK ROAD
PAKENHAM UPPER

Postcode: 3810

Nature of proposed building work

Construction of a new building

11.5m x 16.5m x 3.9m (span x O/A length x eave height),
Consisting of 5 bays at 3.3m frame spacings,
Additional right leanto 4.5m span 5 bays from front,
Produced by the MultiBuild building design program (previously certified by me).

Version of BCA applicable to certificate: 2022

Building Classification

Part of building: All

NCC Building Classification: Class 10a

Prescribed class of building work for which this certificate is issued:

Structural Design of Building Including Foundations

Documents setting out the design that is certified by this certificate

Document no.	Document date	Type of document	Number of pages	Prepared by
FDMP101392	27/2/2026	Structural Drawings	7	FBHS Building Systems



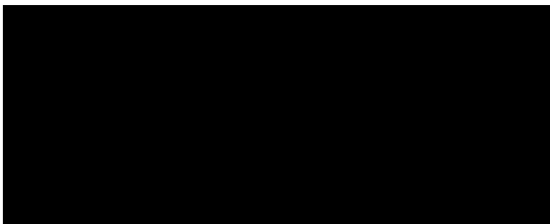
The design certified by this certificate complies with the following provisions of Building Act 1993 Building Regulations 2018 or National Construction Code

Act, Regulation or NCC	Section, Regulation, Part, Performance Requirement or other provision
NCC 2022 Volume 1 & 2	All Parts including Australian Standards referenced in Schedule 2 THE FOLLOWING AUSTRALIAN STANDARDS: AS/NZS 1170 Part 0 - 2002 AS/NZS 1170 Part 1 - 2002 AS/NZS 1170 Part 2 - 2021 AS/NZS 1170 Part 3 - 2003 AS 1170 Part 4 - 2007 AS 2870 - 2011 AS 3600 - 2018 AS/NZS 4600 - 2018 AS 5216 - 2021

* I prepared the design, or part of the design, set out in the documents listed above.

I certify that the design set out in the documents listed above complies with the provisions set out above

I believe that I hold the required skills, experience and knowledge to issue this certificate and can demonstrate this if requested to do so.

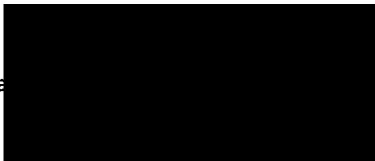


Endorsed building engineer area of engineering: Civil / Structural

Endorsed building engineer registration no.: PE0002216

Date of issue of certificate: 27/2/2026

Signature




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