



## **DEVELOPMENT APPLICATION**

**PDPLANPMTD-2023/040838**

**PROPOSAL:** Outbuilding

**LOCATION:** 51 Hill Street, Bellerive

**RELEVANT PLANNING SCHEME:** Tasmanian Planning Scheme - Clarence

**ADVERTISING EXPIRY DATE:** 22 January 2024

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 22 January 2024. In addition to legislative requirements, plans and documents can also be viewed at [www.ccc.tas.gov.au](http://www.ccc.tas.gov.au) during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to [clarence@ccc.tas.gov.au](mailto:clarence@ccc.tas.gov.au). Representations must be received by Council on or before 22 January 2024.

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at [www.ccc.tas.gov.au](http://www.ccc.tas.gov.au) or at the Council offices.

# Clarence City Council

## APPLICATION FOR DEVELOPMENT / USE OR SUBDIVISION

The personal information on this form is required by Council for the development of land under the Land Use Planning and Approvals Act 1993. We will only use your personal information for this and other related purposes. If this information is not provided, we may not be able to deal with this matter. You may access and/or amend your personal information at any time. How we use this information is explained in our **Privacy Policy**, which is available at [www.ccc.tas.gov.au](http://www.ccc.tas.gov.au) or at Council offices.

Proposal:

...Demolition of existing shed, new proposed shed.....

Location:

Address.....51 Hill Street.....

Suburb/Town ....Bellerive..... Postcode .....7018.....

Current  
Owners/s:

Applicant:

**Personal Information Removed**

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

Estimated cost of development

\$ 25,000

Is the property on the Tasmanian Heritage Register?

Yes

☐

No

☒

(if yes, we recommend you discuss your proposal with Heritage Tasmania prior to lodgement as exemptions may apply which may save you time on your proposal)

If you had pre-application discussions with a Council Officer, please give their name

Current Use of Site:

Does the proposal involve land administered or owned by the Crown or Council?

Yes

☐

No

☒

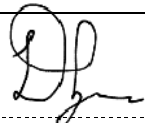
Declaration:

- *I have read the Certificate of Title and Schedule of Easements for the land and am satisfied that this application is not prevented by any restrictions, easements or covenants.*
- *I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application*
- *I declare that, in accordance with Section 52 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 signed consent is attached. Where the application is submitted under Section 43A, the owner's consent is attached.*
- *I declare that the information in this declaration is true and correct.*

Acknowledgement:

- *I acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process; for display purposes during public consultation; and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.*

Applicant's  
Signature:


Signature.....Date.....05/12/2023.....

**PLEASE REFER TO THE DEVELOPMENT/USE AND SUBDIVISION CHECKLIST  
ON THE FOLLOWING PAGES TO DETERMINE WHAT DOCUMENTATION MUST  
BE SUBMITTED WITH YOUR APPLICATION.**

### Documentation required:

#### 1. **MANDATORY DOCUMENTATION**

*This information is required for the application to be valid. An application lodged without these items is unable to proceed.*

- ☐ Details of the location of the proposed use or development.
- ☐ A copy of the current Certificate of Title, Sealed Plan, Plan or Diagram and Schedule of Easements and other restrictions for each parcel of land on which the use or development is proposed.
- ☐ Full description of the proposed use or development.
- ☐ Description of the proposed operation.  
*May include where appropriate: staff/student/customer numbers; operating hours; truck movements; and loading/unloading requirements; waste generation and disposal; equipment used; pollution, including noise, fumes, smoke or vibration and mitigation/management measures.*
- ☐ Declaration the owner has been notified if the applicant is not the owner.
- ☐ Crown or Council consent (if publically-owned land).
- ☐ Any reports, plans or other information required by the relevant zone or code.
- ☐ Fees prescribed by the Council.

*Application fees (please phone 03 6217 9550 to determine what fees apply). An invoice will be emailed upon lodgement.*

#### 2. **ADDITIONAL DOCUMENTATION**

*In addition to the mandatory information required above, Council may, to enable it to consider an application, request further information it considers necessary to ensure that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or specific area plan, applicable to the use or development.*

- ☐ **Site analysis plan and site plan**, including where relevant:
  - Existing and proposed use(s) on site.
  - Boundaries and dimensions of the site.
  - Topography, including contours showing AHD levels and major site features.
  - Natural drainage lines, watercourses and wetlands on or adjacent to the site.
  - Soil type.
  - Vegetation types and distribution, and trees and vegetation to be removed.
  - Location and capacity of any existing services or easements on/to the site.
  - Existing pedestrian and vehicle access to the site.
  - Location of existing and proposed buildings on the site.
  - Location of existing adjoining properties, adjacent buildings and their uses.
  - Any natural hazards that may affect use or development on the site.
  - Proposed roads, driveways, car parking areas and footpaths within the site.
  - Any proposed open space, communal space, or facilities on the site.
  - Main utility service connection points and easements.
  - Proposed subdivision lot boundaries.



# Clarence City Council

## DEVELOPMENT/USE OR SUBDIVISION CHECKLIST



- ☐ Where it is proposed to erect buildings, **detailed plans** with dimensions at a scale of 1:100 or 1:200 showing:
  - *Internal layout of each building on the site.*
  - *Private open space for each dwelling.*
  - *External storage spaces.*
  - *Car parking space location and layout.*
  - *Major elevations of every building to be erected.*
  - *Shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites.*
  - *Relationship of the elevations to natural ground level, showing any proposed cut or fill.*
  - *Materials and colours to be used on rooves and external walls.*
- ☐ Where it is proposed to erect buildings, a plan of the proposed **landscaping** showing:
  - *Planting concepts.*
  - *Paving materials and drainage treatments and lighting for vehicle areas and footpaths.*
  - *Plantings proposed for screening from adjacent sites or public places.*
- ☐ Any additional reports, plans or other information required by the relevant zone or code.

*This list is not comprehensive for all possible situations. If you require further information about what may be required as part of your application documentation, please contact Council's Planning Officers on (03) 6217 9550 who will be pleased to assist.*

## SEARCH OF TORRENS TITLE

VOLUME 75519	FOLIO 6
EDITION 4	DATE OF ISSUE 24-Jul-2023

SEARCH DATE : 05-Dec-2023

SEARCH TIME : 02.05 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 6 on Diagram 75519 (formerly being 229-24D)

Derivation : part of 20A-2R-25Ps. Gtd. to W. Dossieter.

Prior CT 2650/67

SCHEDULE 1

N134282 TRANSFER to BRODIE MARK LANGFORD and LAUREN MICHELLE  
LANGFORD Registered 24-Jul-2023 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
BENEFITING EASEMENT: Right of Drainage over the drainage  
easement 5 feet wide shown passing through Lots 5 & 4  
on Diagram No. 75519

BURDENING EASEMENT: the right of drainage for the owners or  
occupiers for the time being of lots 7 & 8 on Diagram  
No. 75519 over the drainage easement 5 feet wide  
passing through the said land within described.

134725 FENCING CONDITION in Transfer

E349114 MORTGAGE to Commonwealth Bank of Australia  
Registered 24-Jul-2023 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

**D 229**  
24

AGRAM FROM ACTUAL SURVEY

REGISTERED NUMBER  
**75519**

TOWN OF BELLERIVE

Part of 20°, 2°, 25° gtd. to N<sup>th</sup>. Dosseter

No. OF APPLICATION

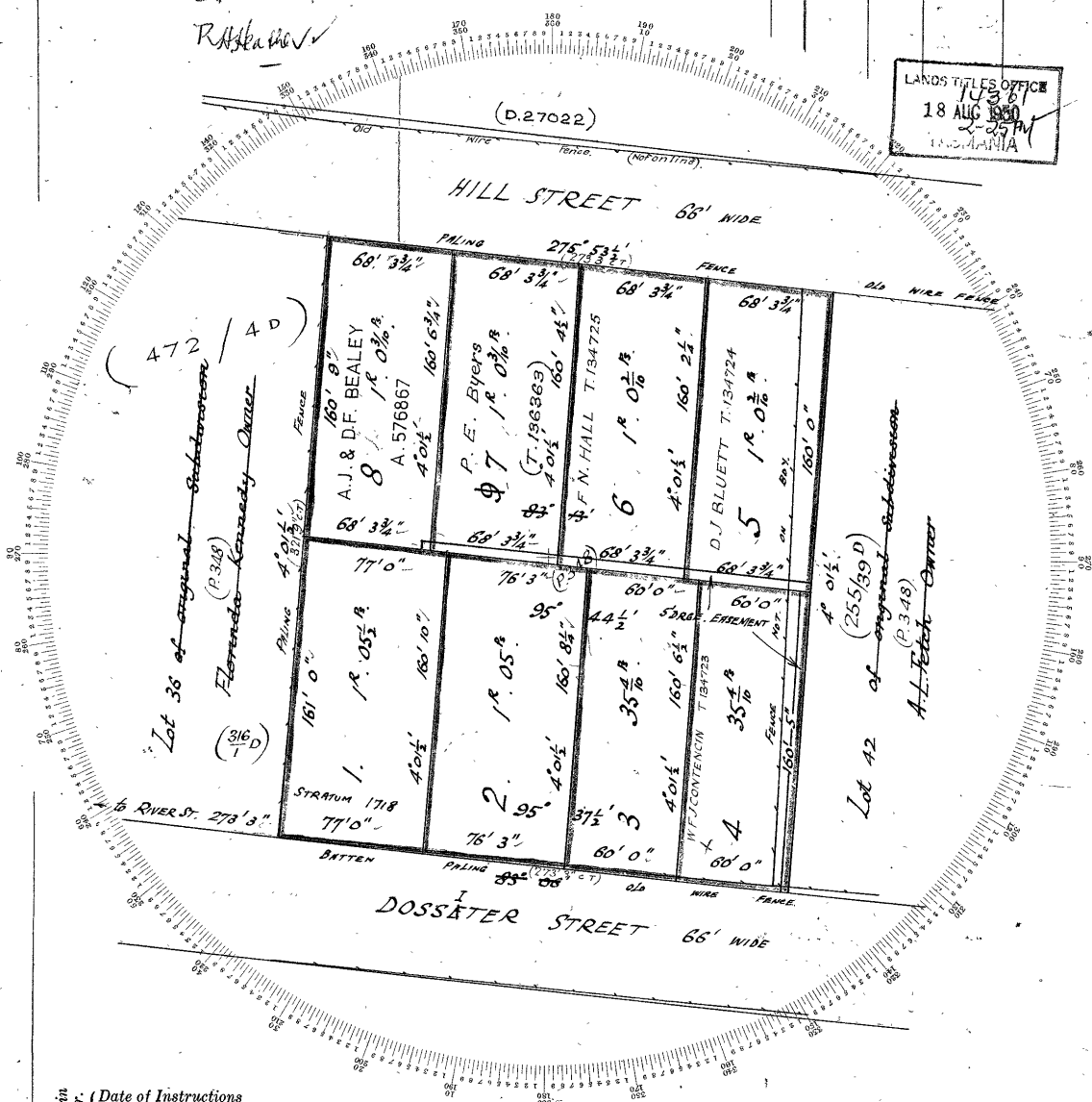
Scale 50 feet to an inch

REFERENCE TO CORNERS

COR.	BEARING	DISTANCE IN LINKS	FROM

LANDS TITLES OFFICE  
18 AUG 1980  
TASMANIA

INFORMATION TO BE WRITTEN WITHIN THIS SPACE



To be filled in  
by Surveyor.  
Date of Instructions  
Survey commenced  
Survey finished 2-5-56  
Error of close Lin Nil

Office  
examination.  
Plotted by M.R.H.  
Examined as to boundaries M.R.H.  
Mathematically checked M.R.H.  
Entered on Card by

I, Edward Mulhearn Lilley of Hobart.  
Registered Surveyor, of Tasmania, do hereby certify that this plan has been made  
from surveys executed by me or under my own personal supervision, inspection,  
and field check, and that both plan and survey are correct, and have been made  
in accordance with the Land Surveyors' By-Law No. 2, dated 3rd July, 1946.

Dated this 5th day of May, 1956 Em Lilley Authorised Surveyor.

**D 229**  
24

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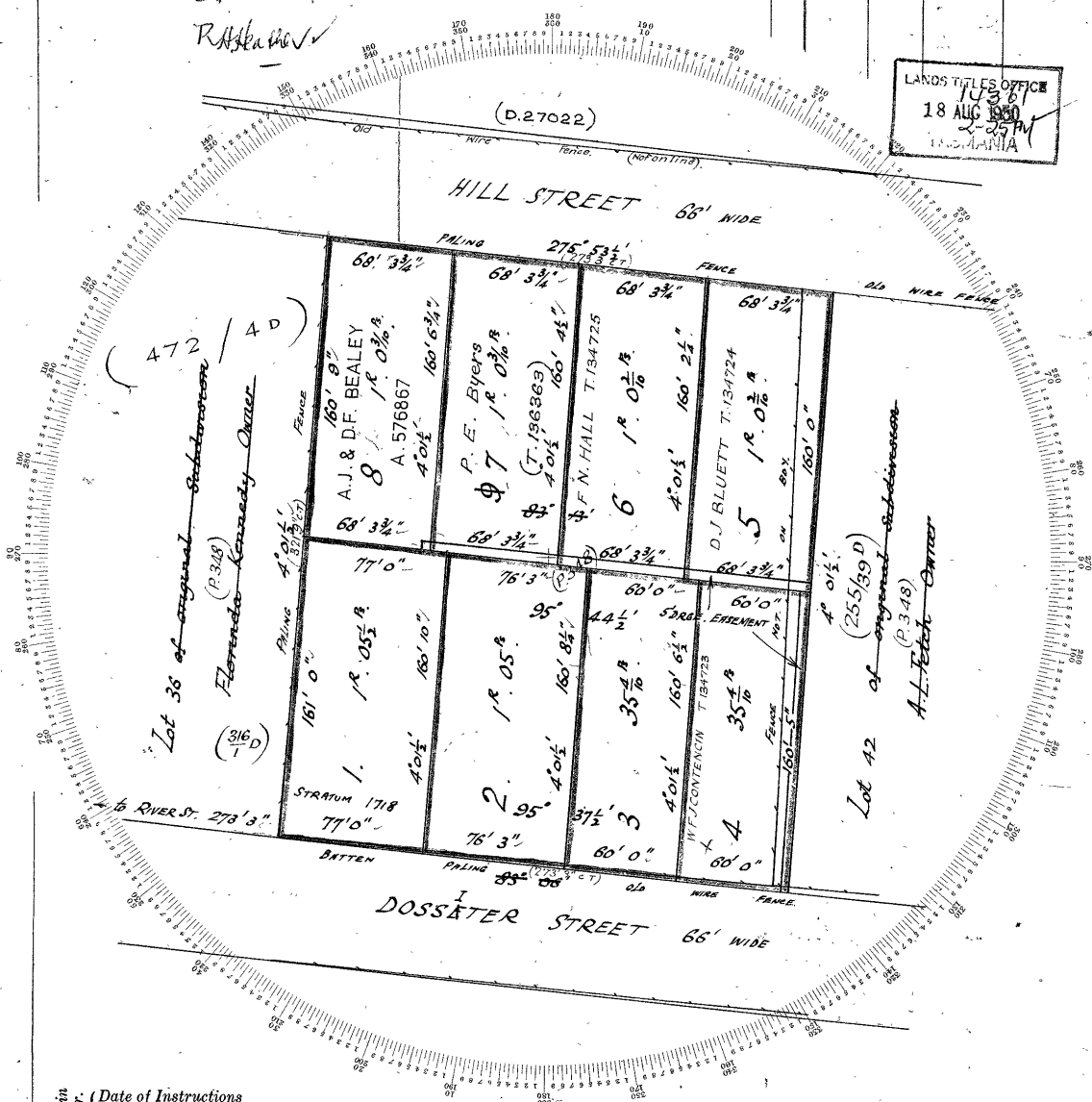
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Entered on Card by

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Registered Surveyor, of Tasmania, do hereby certify that this plan has been made  
from surveys executed by me or under my own personal supervision, inspection,  
and field check, and that both plan and survey are correct, and have been made  
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# PLANNING - NEW SHED

51 HILL STREET  
BELLERIVE, TASMANIA, 7018  
CLIENT: BRODIE LANGFORD

REV: P2 - PLANNING APPROVAL

DATE: 19.12.23

GENERAL INFORMATION

DESIGNER:	DAVID LYNE CC7063
CLIENT:	BRODIE LANGFORD
JOB NUMBER:	1415/23
CLASSIFICATION:	10A
TITLE REFERENCE:	75519/6
DESIGN WIND SPEED:	'N3'
SOIL CLASSIFICATION:	ASSUMED 'H'
CLIMATE ZONE:	7
BAL:	N/A
LOT SIZE:	1017m²
PROPOSED FLOOR AREA:	N/A
PROPOSED SHED FLOOR AREA:	43.2m²
PROPOSED DRIVEWAY:	N/A

DRAWING REGISTER:

A00	COVER SHEET	N/A
A01	EXISTING SITE PLAN	1:200
A02	PROPOSED SITE PLAN	1:200
A03	SHED ELEVATIONS	1:100

GENERAL NOTES:

- CHECK ALL DIMENSIONS, BOUNDARIES, EASEMENTS AND SERVICE LOCATIONS ON SITE.
- ALL WORK SHALL COMPLY WITH THE TASMANIAN BUILDING REGULATIONS 2016, AND RELEVANT CURRENT AUSTRALIAN STANDARDS.
- CHECK CAREFULLY ALL ASPECTS OF THESE DOCUMENTS BEFORE COMMENCING WORK. ANY ERRORS OR ANOMALIES TO BE REPORTED TO THE DESIGNER BEFORE WORK IS CONTINUED.
- CONFIRM ALL SIZES AND HEIGHTS ON SITE. DO NOT SCALE OFF PLAN.
- ALL FRAMING TO COMPLY WITH AS 1684 RESIDENTIAL TIMBER-FRAMED CONSTRUCTION. NOTE: ALL TIMBER SIZES SPECIFIED ARE MINIMUM REQUIREMENT ONLY. SUBSTITUTES MAY BE USED AS LONG AS VERIFICATION OF EQUAL PERFORMANCE IS OBTAINED.
- ALL CONSTRUCTION IS TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND ALL RELEVANT AUSTRALIAN STANDARDS.
- WIND LOADS DETERMINED IN ACCORDANCE WITH AS 4055 WIND LOADS FOR HOUSING.
- THESE DOCUMENTS TO BE USED WITH THE DESIGNERS SPECIFICATIONS, SOIL TESTS AND ALL DOCUMENTATION PREPARED BY AN ENGINEER.
- THESE DOCUMENTS ARE INTENDED FOR COUNCIL APPLICATIONS AND NORMAL CONSTRUCTION.
- THIS DESIGN IS COVERED UNDER COPYRIGHT AND ANY CHANGES MUST BE CONFIRMED WITH THE DESIGNER, THE DESIGNER RETAINS ALL INTELLECTUAL PROPERTY.

PLEASE READ CAREFULLY

THIS PLAN CERTIFIED CORRECT IS THE ONE REFERRED TO IN THE BUILDING CONTRACT AND I UNDERSTAND CHANGES HEREAFTER MAY NOT BE POSSIBLE.  
FINAL PLAN : ANY REQUESTED VARIATIONS TO YOUR HOUSE PLAN WILL INCUR AN AMENDMENT / ADMINISTRATION MINIMUM FEE

P2	19.12.2023	REVISED COUNCIL ISSUE
P1	05.12.2023	PRELIMINARY ISSUE
REV	DATE	REMARK

LYNE DESIGN

BUILDING DESIGN/ DRAFTING - BUSHFIRE MANAGEMENT  
DAVID LYNE                      ACCREDITED DESIGNER: CC7063  
11 GRANVILLE AVENUE  
GEILSTON BAY, TASMANIA 7015  
MOBILE: 0421 852 987    dave\_lyne@hotmail.com

PROJECT  
51 HILL STREET  
BELLERIVE, TASMANIA, 7018

TITLE  
COVER SHEET

Accepted (Client 1)	BRODIE LANGFORD	Date
Accepted (Client 2)	N.A	Date
Approved (Builder)	BRODIE LANGFORD	Date

This document must be signed

SCALES @ A3	DESIGNED BY	DRAWN BY
N/A	D.LYNE	D.LYNE
	PLOT DATE	21/12/2023

DO NOT SCALE. Use only figured dimensions. Locations of structure, fittings, services etc on this drawing are indicative only. CONTRACTOR to check all other project drawings for co-ordination between structure, fabric, fixtures, fittings, services etc. CONTRACTOR to site check all dimensions and exact locations of all items. no responsibility shall be taken for dimensional information scaled or digitally derived from this document.

PLOT DETAILS    LANGFORD - HILL ST.DWG

PROJECT NO.    1415/23

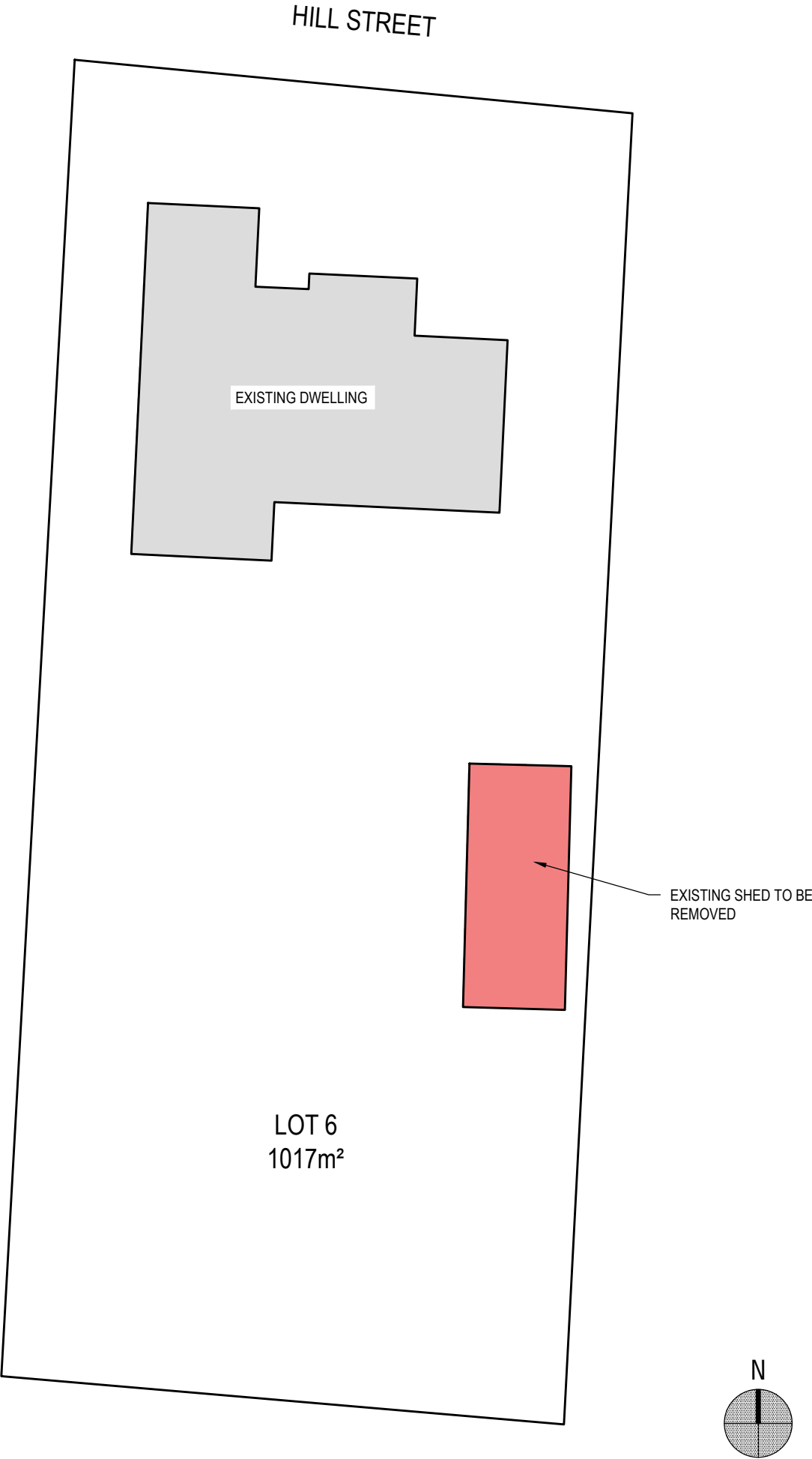
DWG NO.	REVISION
A00	P2

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NOT FOR CONSTRUCTION

ALL SITE WORKS SHALL BE IN ACCORDANCE WITH N.C.C., CSIRO BTF 18,19,22 AND AS2870  
MINIMAL SITE DISTURBANCE IS TO BE CARRIED OUT.  
SEDIMENT CONTROL; 'GEOLAB' SILT FENCE 1000 OR SIMILAR.  
TOPSOIL STOCKPILES REMAINING ON THE SITE TO BE COVERED WITH PLASTIC, ADEQUATELY RETAINED  
ALONG ALL EDGES.UNUSED STOCKPILES TO BE REMOVED FROM SITE OR USED FOR FUTURE  
LANDSCAPING.

PLEASE READ CAREFULLY  
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EXISTING SITE PLAN  
SCALE: 1:200

P2	19.12.2023	REVISED COUNCIL ISSUE
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LYNE DESIGN

BUILDING DESIGN/ DRAFTING - BUSHFIRE MANAGEMENT  
DAVID LYNE ACCREDITED DESIGNER: CC7063  
11 GRANVILLE AVENUE  
GEILSTON BAY, TASMANIA 7015  
MOBILE: 0421 852 987 dave\_lyne@hotmail.com

PROJECT  
51 HILL STREET  
BELLERIVE, TASMANIA, 7018

TITLE  
EXISTING SITE PLAN

Accepted (Client 1)	BRODIE LANGFORD	Date
Accepted (Client 2)	N.A	Date
Approved (Builder)	BRODIE LANGFORD	Date

This document must be signed

SCALES @ A3	DESIGNED BY	DRAWN BY
1:200	D.LYNE	D.LYNE
	PLOT DATE	21/12/2023

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PLOT DETAILS LANGFORD - HILL ST.DWG

PROJECT NO.	1415/23
DWG NO.	A01
REVISION	P2

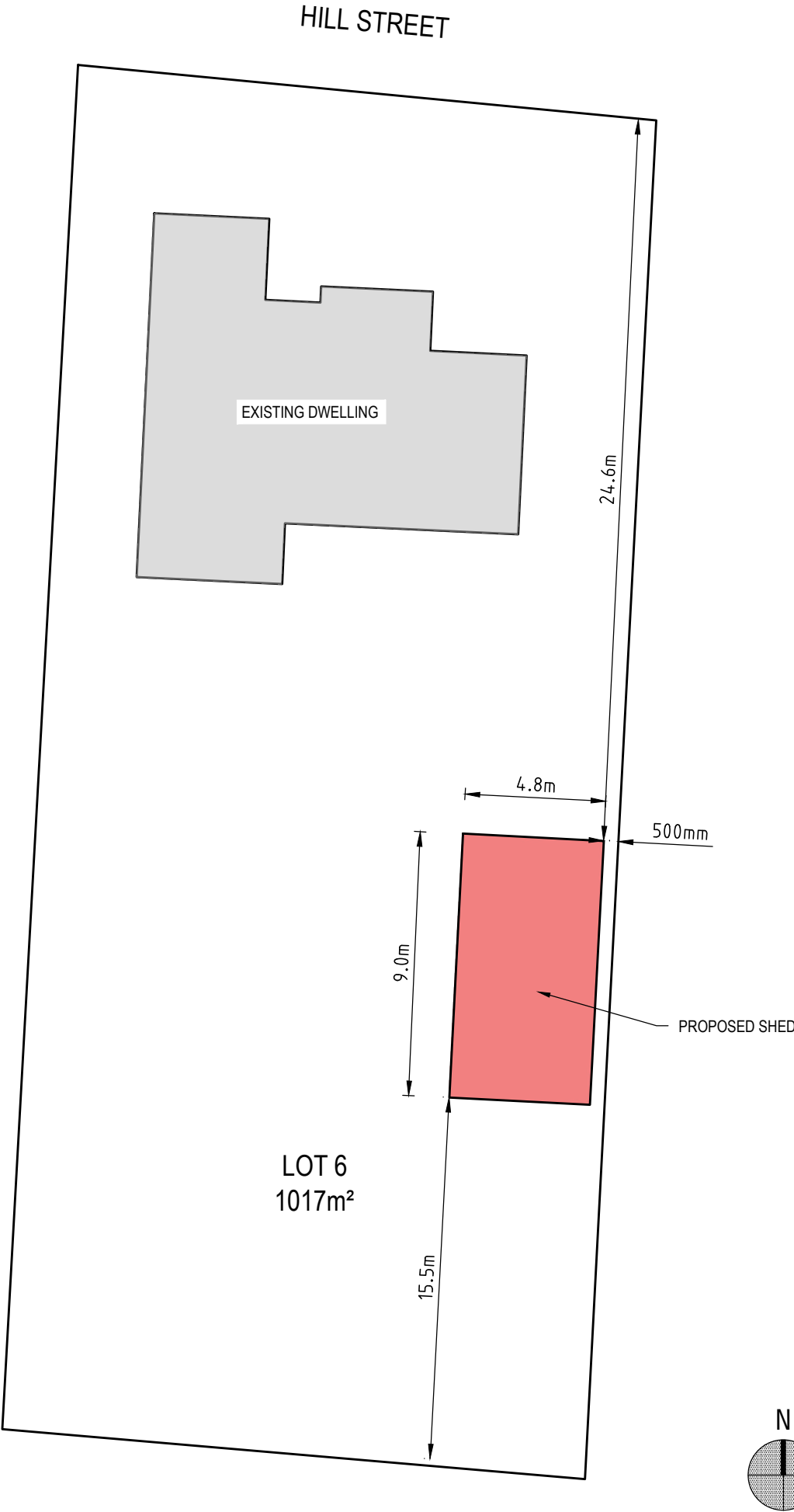
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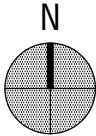


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TOPSOIL STOCKPILES REMAINING ON THE SITE TO BE COVERED WITH PLASTIC, ADEQUATELY RETAINED  
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PROPOSED SITE PLAN  
SCALE: 1:200



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P2	19.12.2023	REVISED COUNCIL ISSUE
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REV	DATE	REMARK

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11 GRANVILLE AVENUE  
GEILSTON BAY, TASMANIA 7015  
MOBILE: 0421 852 987 dave\_lyne@hotmail.com

PROJECT  
51 HILL STREET  
BELLERIVE, TASMANIA, 7018

TITLE  
PROPSOED SITE PLAN

Accepted (Client 1)	BRODIE LANGFORD	Date
Accepted (Client 2)	N.A	Date
Approved (Builder)	BRODIE LANGFORD	Date

This document must be signed

SCALES @ A3	DESIGNED BY	DRAWN BY
1:200	D.LYNE	D.LYNE
	PLOT DATE	21/12/2023

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PLOT DETAILS LANGFORD - HILL ST.DWG

PROJECT NO.	1415/23
DWG NO.	A02
REVISION	P2

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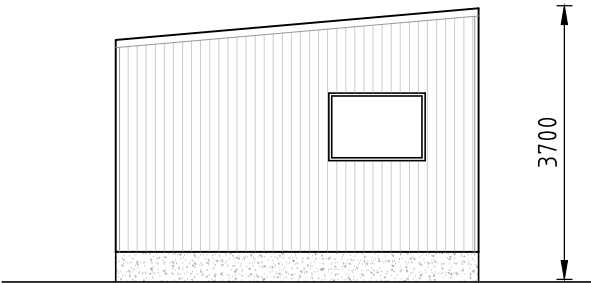


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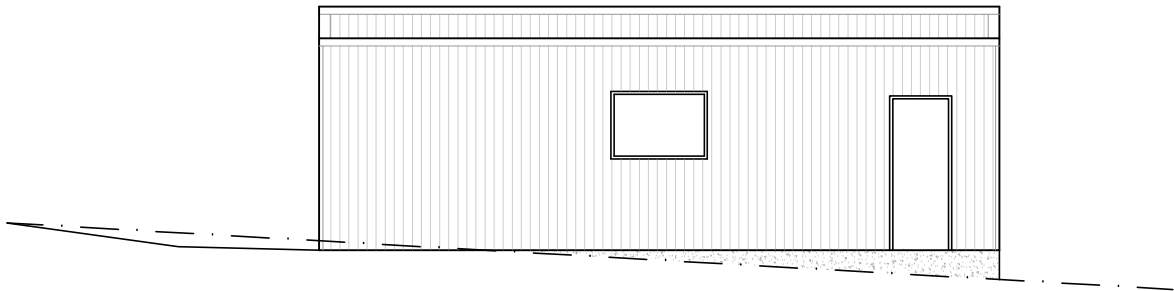
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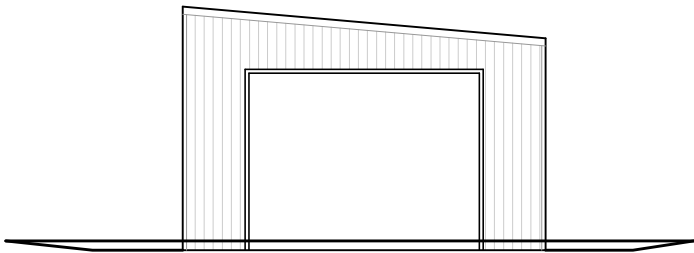
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

SHED ELEVATIONS  
SCALE: 1:100



ELEVATIONS  
Scale 1:100

P2	19.12.2023	REVISED COUNCIL ISSUE
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BUILDING DESIGN/ DRAFTING - BUSHFIRE MANAGEMENT  
DAVID LYNE ACCREDITED DESIGNER: CC7063  
11 GRANVILLE AVENUE  
GEILSTON BAY, TASMANIA 7015  
MOBILE: 0421 852 987 dave\_lyne@hotmail.com

PROJECT  
51 HILL STREET  
BELLERIVE, TASMANIA, 7018

TITLE  
SHED ELEVATIONS

Accepted (Client 1) BRODIE LANGFORD	Date
Accepted (Client 2) N.A	Date
Approved (Builder) BRODIE LANGFORD	Date

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SCALES @ A3	DESIGNED BY	DRAWN BY
1:200	D.LYNE	D.LYNE
	PLOT DATE	21/12/2023

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PLOT DETAILS LANGFORD - HILL ST.DWG

PROJECT NO. 1415/23

DWG NO. A03	REVISION P2
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NOT FOR CONSTRUCTION

STRUCTURAL GENERAL NOTES

1.0 General

- 1.1 These drawings are
- a) Jointly owned by Steeline and Shed Engineering Pty Ltd
  - b) Provided for the sole purpose of obtaining building approval and guiding construction of a single building at the job address shown in the title block
  - c) Prohibited to be used for any other purpose without written authorisation from Steeline and Shed Engineering Pty Ltd.
  - d) Only valid if signed by the engineer and must not be altered in any way without signed approval from the engineer.
  - e) Produced to scale but dimensions shall not be obtained by measuring the drawings. All dimensions are in millimeters unless stated otherwise.
- 1.2 The engineer accepts no liability or responsibility for the contents of drawings that are invalid.
- 1.3 The word 'the engineer' used in these notes refers to an employee or nominated representative of Shed Engineering Pty Ltd.
- 1.4 The engineer is not the project manager or site supervisor for this project. It is the responsibility of the project manager or site supervisor in charge to ensure that the non-structural requirements of the Governing Building Code are considered and appropriately designed. This includes, but not limited to, fire & bushfire design, access requirements, future roof access requirements, lighting, glazing and electrical design, etc.

2.0 Structural Design

- 2.1 The structural framing components detailed in these drawings have been designed in accordance with the following documents for the design criteria detailed in these notes
- |                                   |  |
|-----------------------------------|--|
| Governing Building Code           | 2022 National Construction Code – Building Code of Australia Volume 2 and 2022 Housing Provisions Standard |
| Loading Standards                 | AS/NZS 1170.0:2002(+A5)<br>AS/NZS 1170.1:2002(+A2)<br>AS/NZS 1170.2:2021                                   |
| Cold formed Steel member standard | AS/NZS 4600:2018   |
- 2.2 These drawings are also the limit of the Structural Design, any requirements for additional structural design of other items included in the project are specifically excluded if not shown on these drawings. This includes, but not limited to, requirements for additional loads that aren't specified including flood design loads, additional roof loads from solar panels, retaining walls required on site, driveway design etc.
- 2.3 These structural drawings and specifications represent the finished structure. The building is not considered complete until the installation of all components and details shown herein are installed according to the drawings.
- 2.4 No alterations are to be made to this structure without written approval of the engineer. This includes, but not limited to, modification to the plans and/or specifications, be the installation of additional openings, increased roof loads, skylight roof sheets or removal of cladding. If changes are made without written approval, such changes shall the legal and financial responsibility of the contractor or sub-contractors involved and it shall be their full responsibility to replace or repair the condition of the building as directed by the engineer.

3.0 Design Criteria

Building class.....	10a
Building Importance level.....	2
Wind region.....	A4
Terrain category.....	3
Topographic multiplier.....	1.02
Shielding multiplier.....	0.84
Ultimate design wind speed.....	32.0 m/s
Snow load.....	0.00 kPa
Slab imposed load.....	2.5 kPa or 9kN applied over 0.3x0.3m area (light vehicles)
Allowable bearing capacity of foundation supporting footings.....	100 kPa
Allowable bearing capacity of foundation supporting slab.....	50 kPa
Allowable skin friction of foundation.....	25 kPa
Soil Type.....	Non-aggressive (not saline or acid sulfate)

4.0 Installation Building Contractor Responsibilities

- 4.1 The contractor shall verify and confirm all site conditions and dimensions. Any discrepancies between drawings and site conditions shall be referred to the engineer for decision before proceeding with the work.
- 4.2 All workmanship and materials are to be in accordance with the Governing Building Code including all relevant Australian Standards and local statutory authorities except where varied by the contract documents.
- 4.3 The contractor shall be responsible for maintaining the structure in a stable condition and ensuring no part is overstressed under construction activities. They shall provide all temporary bracing, shoring or other means to avoid excessive stresses and to hold structural elements in place during erection. These temporary provisions shall remain in place until sufficient permanent members are erected to ensure the safety of partially erected structures. The contractor is responsible for meeting all laws regulating the erection of steel buildings including, but not limited to, Safe Work Australia guidelines.
- 4.4 The contractor shall be responsible for the location of all services in the vicinity of the works. Any services shown are provided for information only. The contractor shall confirm the location of all services prior to commencing and shall be responsible for the repair of any damage caused to services, as well as any loss incurred because of the damage to any service.

5.0 Foundation

- 5.1 The bearing capacity of the foundation supporting the footings and slab shall be confirmed before any concrete is placed.
- 5.2 No earth or debris is to fall into the footings or piers before and during placing of concrete.
- 5.3 All footings shall be located centrally under walls and columns unless noted otherwise.
- 5.4 Concrete 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 support. Request further advice from the engineer in these circumstances.
- 5.5 Fill used for the support of a slab on ground shall be controlled fill or rolled fill as in accordance with clause 6.4.2 of as 2870-2011.
- 5.6 Slabs less than 100sq.m in plan area are suitable for AS 2870 site classes A, S & M. For larger slabs or for site classes M-D, H1, H1-D, H2, H2-D, E & E-D, the slab may experience cracking more than is considered normally acceptable. The cracking is considered of aesthetic concern only and should not effect the structural performance of the slab or shed. If this is not desired, contact the engineer for further advice.

6.0 Concrete

- 6.1 Concrete placement and workmanship shall be in accordance with AS 3600 & AS 2870.
- 6.2 Concrete shall be
- a) N25 with slump of 100 mm in accordance with AS 1379-2007, with 20 mm maximum nominal aggregate size and no admixtures.
  - b) consolidated by mechanical vibration.
  - c) Cured for a minimum of 7 days using continuous ponding with potable water.
- 6.3 No holes, chases or embedment of pipes other than those shown on the drawings shall be made in concrete members without prior approval of the engineer.
- 7.0 Reinforcement
- 7.1 Reinforcement shall comply with AS 4671-2001.
- 7.2 Reinforcement is represented diagrammatically and not necessarily shown in true projection.
- 7.3 Welding of reinforcement shall not be permitted without the approval of the engineer.
- 7.4 All reinforcement shall be securely supported in its correct position ensuring the correct cover during placing of concrete by approved bar chairs, spacers or support bars. Approved chairs include stainless steel or plastic bar chairs for bottom reinforcement and plastic tipped wire bar chairs for top reinforcement. All chairs to be spaced at maximum of 750mm centres.
- 7.5 Cover to reinforcement shall be:
- a) 50mm for surfaces of concrete in contact with the ground;
  - b) 30mm for top surfaces of slabs fully enclosed by the building without open bays or
  - c) 60mm for top surfaces of slabs more than 1 km from the coastline with open bays.
  - d) For buildings with open bays within 1km of the coast, contact the engineer for cover and concrete grade requirements.
- 7.6 Reinforcement shall be lapped 500mm for 12mmØ bars and 800mm for 16mmØ bars.
- 7.7 Mesh reinforcement shall be lapped such that the two outermost wires of one sheet overlap the two outermost wires of the other sheet by 25 mm.
- 7.8 Hooks, bends and cogs to be in accordance with AS 3600-2009 unless noted otherwise on drawings.

8.0 Anchor Bolts

- 8.1 All anchors bolts shall be installed in accordance With the manufacturer's installation instructions.
- 8.2 Drill holes using a percussion drill (coring not permitted) to the correct hole diameter and depth as specified in the drawings.
- 8.3 Thoroughly clean and blow the dust out of the holes using the cleaning accessories prescribed by the manufacturer's instructions.
- 8.4 Substitution of anchors bolts and chemical epoxy adhesive is not permitted unless written confirmation from the engineer is provided.
- 8.5 For chemical anchors, ensure load is not applied to the anchors whilst epoxy adhesive is curing.

9.0 Light Gauge Cold-formed Steel

- 9.1 All light gauge cold-formed steel shall comply with AS 1397-2007 and be the following grades
- | Thickness(mm)       | Steel grade (yield stress, MPa) | Protective coating (g/m2) |
|---------------------|---------------------------------|---------------------------|
| BMT ≤ 1.0mm         | G550                            | Z350                      |
| 1.0mm < BMT < 1.5mm | G500                            | Z350                      |
| 1.5mm ≤ BMT ≤ 3.0mm | G450                            | Z350                      |
- 9.2 Welding of light gauge cold-formed steel shall not be permitted.
- 9.3 Column and rafter members shall not be drilled or notched without prior approval of the engineer.
- 9.4 Round holes may be drilled through any girt or purlin member within the middle third of the depth of that member and not within 600mm of member end unless noted otherwise.
- 9.5 All bolts used to connect light gauge cold-formed steel members shall be
- a) Zinc coated M12 (min.) grade 4.6 snug tightened complying to AS 1111.1 & AS 1112.3 unless noted otherwise.
  - b) Spaced no less than 3 bolt diameters between centres.
  - c) Located no less than 1.5 bolt diameters from bolt centre to the end or edge of any light gauge member.
- 9.6 All screws used to connect light gauge cold formed steel members (excluding sheeting) shall be
- a) 10g (min.) self-drilling screws complying with AS 3566.1.
  - b) Corrosion resistance class 4 in accordance with AS 3566.2 for buildings within 1 km from the coastline with open bays or class 3 otherwise.
  - c) Spaced no less than 3 bolt diameters between centres.
  - d) Located no less than 1.5 bolt diameters from bolt centre to the end or edge of any light gauge member.

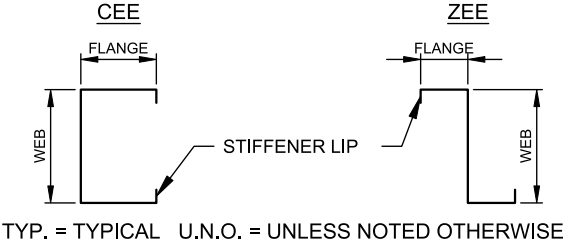
10.0 Roof & Wall Sheeting

- 10.1 Roof & wall sheeting shall comply with AS 1397 and have suitable corrosion protection complying with Table 7.2.2a of the 2022 Housing Provisions Standard.
- 10.2 During construction and maintenance, no foot traffic shall occur within end spans of sheeting, foot traffic shall occur
- a) Evenly across at least two ribs for corrugated profiled sheeting or
  - b) In the pans for pan-type profiled sheeting.
- 10.3 Any roof skylights shall be approved by the engineer
- 10.4 Safety mesh shall be installed in accordance with the building code

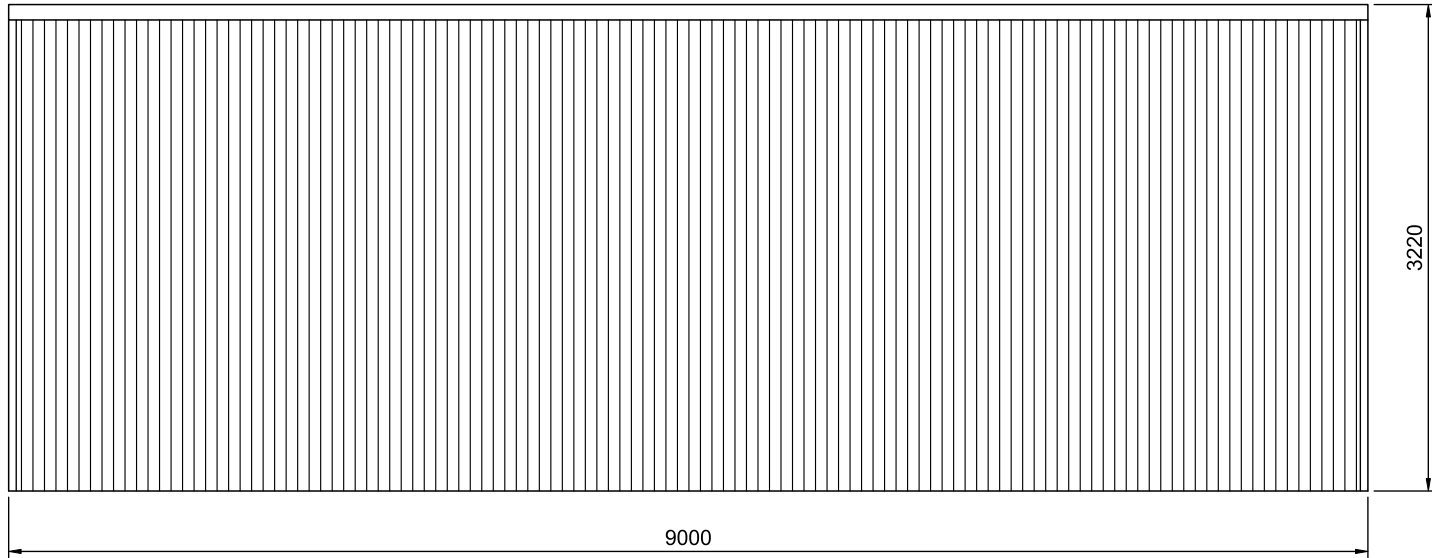
11.0 Door & Window Components

- 11.1 All roller doors shall be non-wind load rated and assumed to have failed at the ultimate limit state wind loading
- 11.2 Personal access doors shall be rated for the wind loading parameters stated in the design criteria (see section 3.0)
- 11.3 All windows shall be in accordance with AS 1288 & AS 2047 as appropriate for the wind loading parameters stated in the design criteria (see section 3.0)

COMPONENT DIAGRAM



REV	DATE	DESCRIPTION	<div><div>COLD FORMED BUILDINGS</div><div>ANOTHER COLD FORMED BUILDING DESIGNED BY ACT BUILDING SYSTEMS</div></div>	<div><div>SHED ENGINEERING</div><div>admin@shedeng.com.au PO Box 3084 AUSTINMER NSW 2515</div></div>	<div>Signed  Date 29-11-2023</div> <div>Grant J Wood MIEAust CPEng NER RPEQ Registered EA Chartered Professional Engineer (No. 2383009) Registered Professional Engineer QLD (No. 14384) Registered Civil Engineer Building Practitioner VIC (No. PE0002499) Registered Certifying Engineer (structural) NT (No. 306371ES)</div>	<div>Customer Name: Brodie Langford</div> <div>Site Address: 51 Hill Street Bellerive, TAS, 7018</div>	<div>DATE 29-11-2023</div> <div>JOB NO. LAUS95051973</div> <div>SHEET 1 of 11</div>
A	29-11-2023	-					

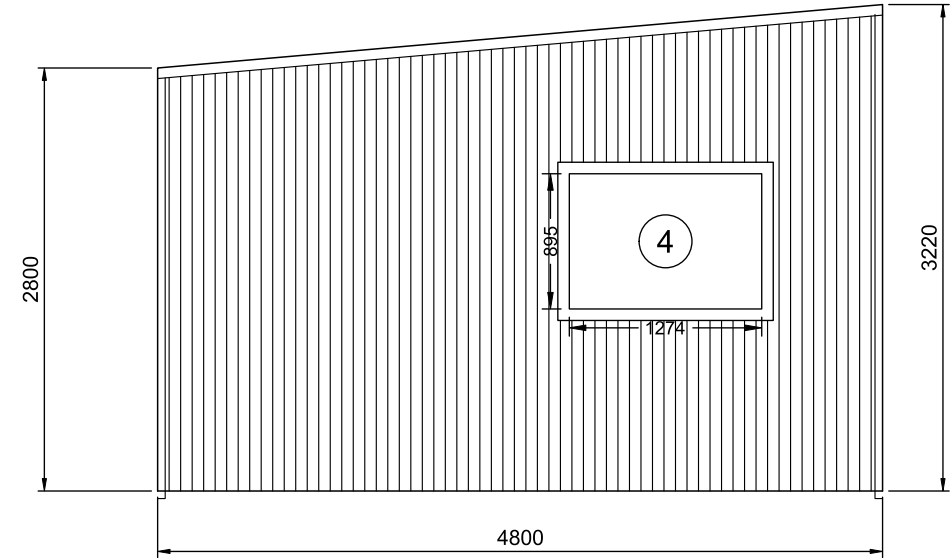


2

2

SIDEWALL B BUILDING ELEVATION

SCALE: 1:50



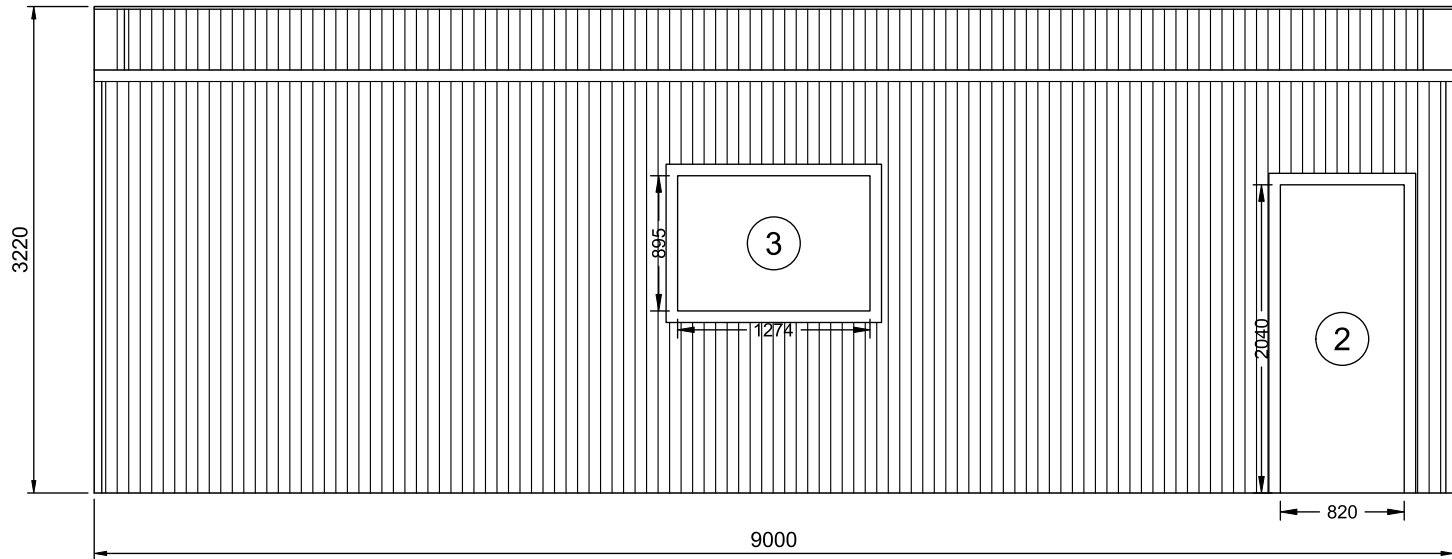
3

2

REAR BUILDING ELEVATION

SCALE: 1:50

FRAME #4

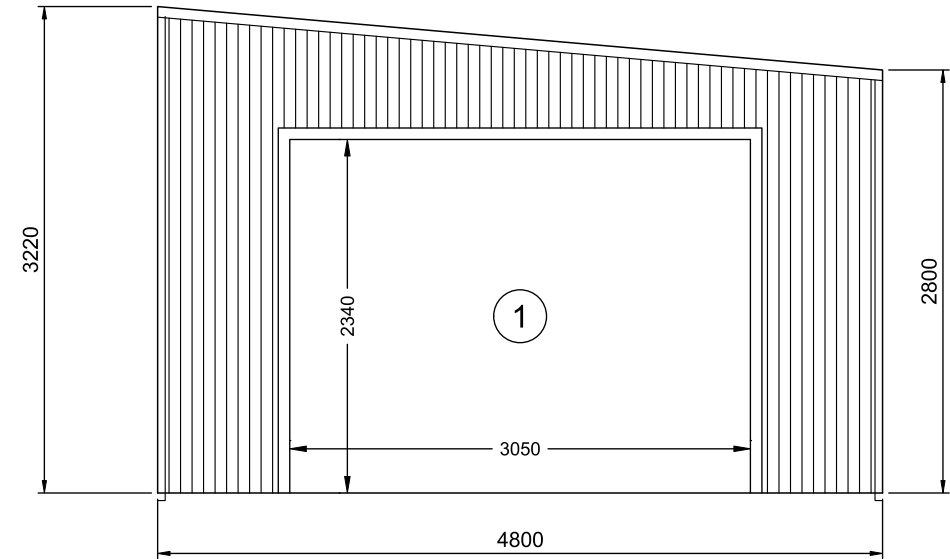


1

2

SIDEWALL A BUILDING ELEVATION

SCALE: 1:50



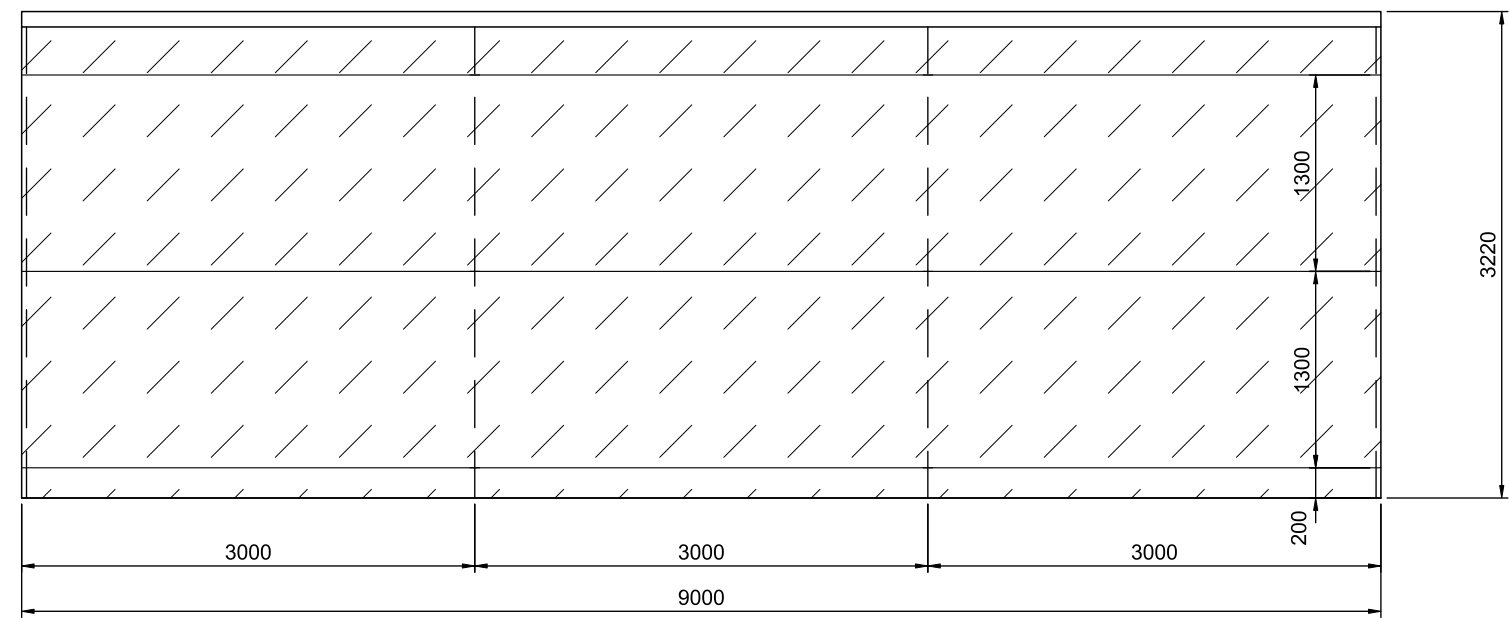
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2

FRONT BUILDING ELEVATION

SCALE: 1:50

FRAME #1

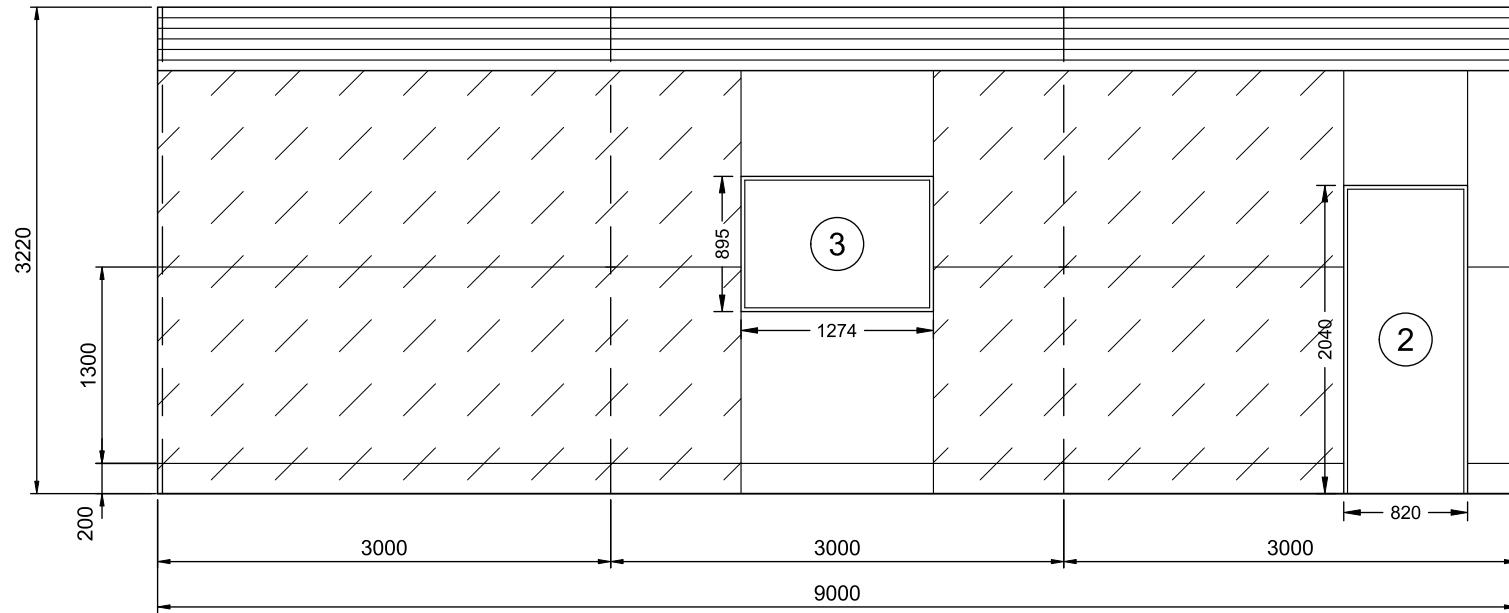


**2** SIDEWALL B FRAMING ELEVATION

SCALE: 1:50

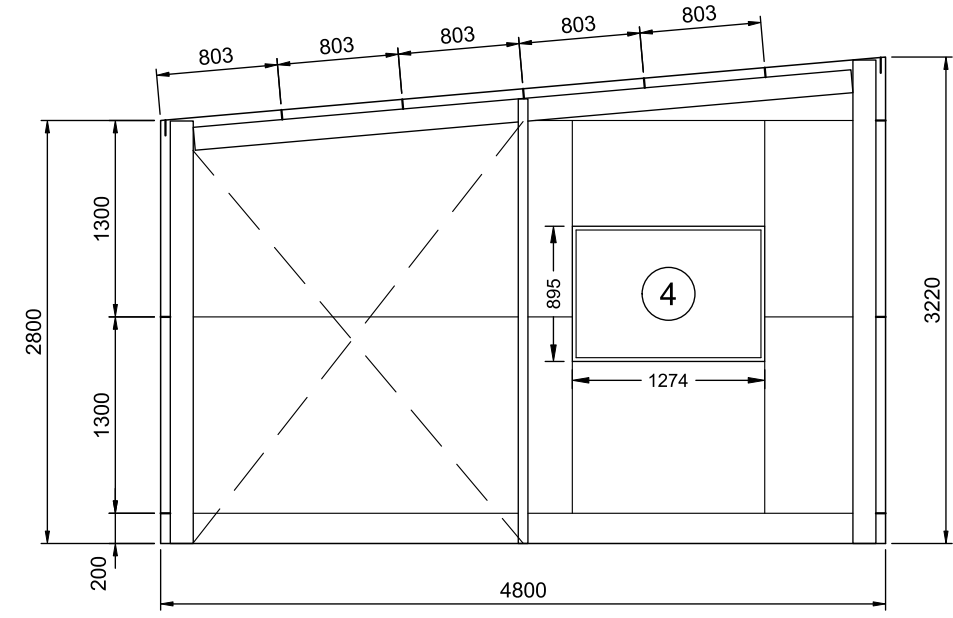
DIAPHRAGM SCHEDULE  
SHEETING IN DIAPHRAGM SECTIONS (SHOWN  
AS HATCHED AREA ON ELEVATIONS) NOT TO  
BE CUT UNDER ANY CIRCUMSTANCES

WALL	DISTANCE FROM WALL EDGE
Sidewall 'A'	0-3863 5137-7854
Sidewall 'B'	0-9000



**1** SIDEWALL A FRAMING ELEVATION

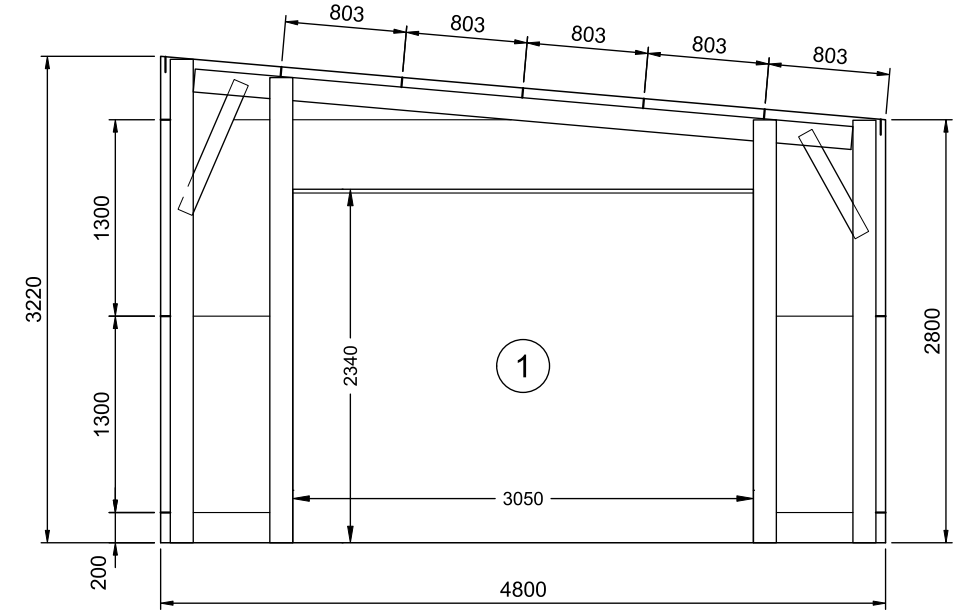
SCALE: 1:50



**3** REAR FRAMING ELEVATION

SCALE: 1:50

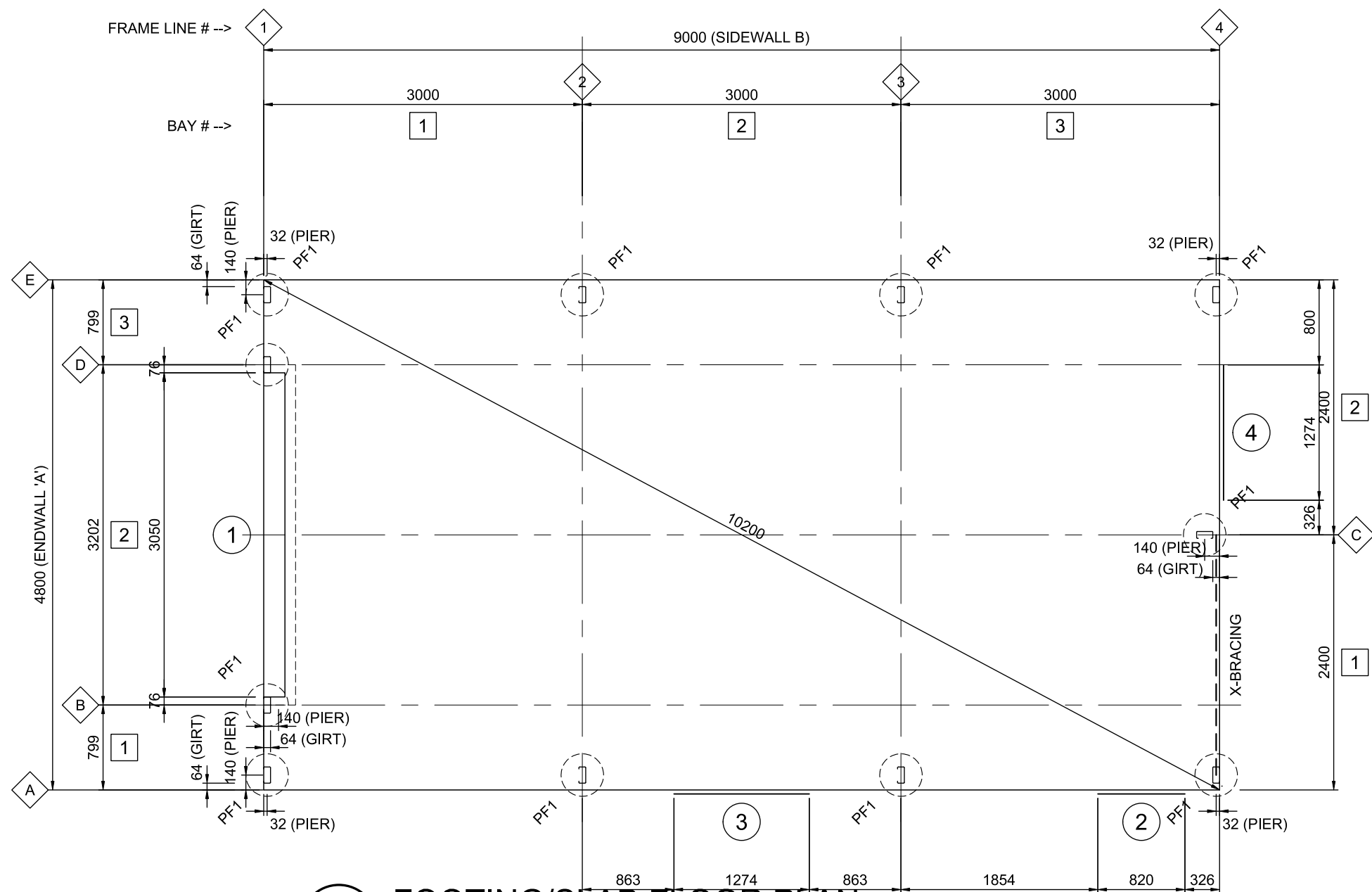
FRAME #4



**4** FRONT FRAMING ELEVATION

SCALE: 1:50

FRAME #1



1  
4

## FOOTING/SLAB FLOOR PLAN

SCALE: 1:50 PF1 - 400Ø REINFORCED CONCRETE PIERS TO DETAIL

SLAB IS DESIGNED FOR CARS AND LIGHT VANS  
NOT EXCEEDING 2500kg GROSS MASS

REV	DATE	DESCRIPTION
A	29-11-2023	-



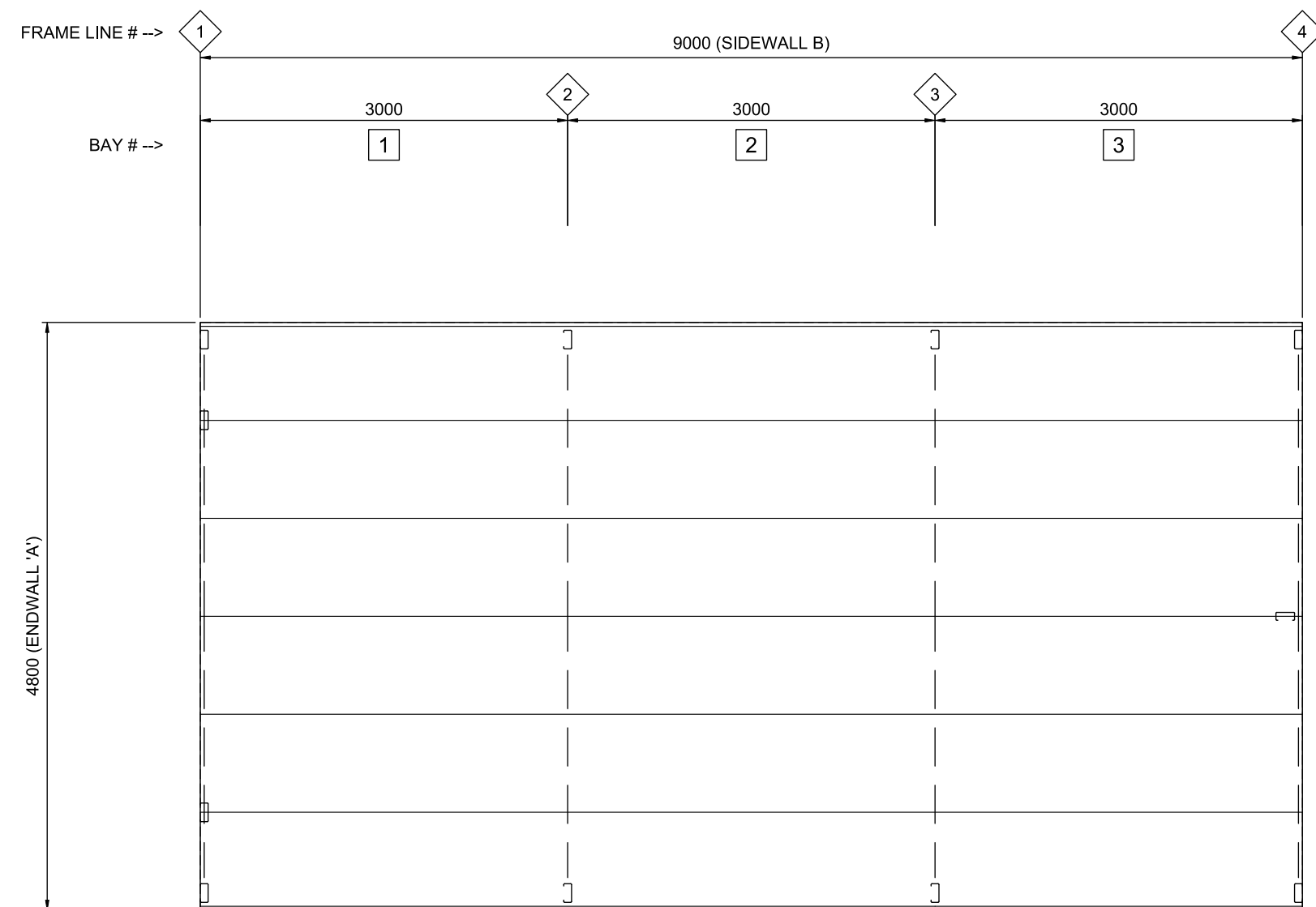
ANOTHER  
COLD FORMED BUILDING  
DESIGNED BY  
ACT BUILDING SYSTEMS



Signed ..... Date 29-11-2023  
Grant J Wood MIEAust CPEng NER RPEQ  
Registered EA Chartered Professional Engineer (No. 2383009)  
Registered Professional Engineer QLD (No. 14384)  
Registered Civil Engineer Building Practitioner VIC (No. PE0002499)  
Registered Certifying Engineer (structural) NT (No. 306371ES)

Customer Name: Brodie Langford  
Site Address: 51 Hill Street  
Bellerive,  
TAS, 7018

DATE 29-11-2023  
JOB NO. LAUS95051973  
SHEET 4 of 11



1  
5

## ROOF FRAMING PLAN

SCALE: 1:50

ROOF SHEETING IS USED AS DIAPHRAGM TO BRACE THE BUILDING AND IS NOT TO BE CUT UNDER ANY CIRCUMSTANCES


REV	DATE	DESCRIPTION
A	29-11-2023	-



ANOTHER  
COLD FORMED BUILDING  
DESIGNED BY  
ACT BUILDING SYSTEMS



admin@shedeng.com.au  
PO Box 3084 AUSTINMER NSW 2515

Signed  Date 29-11-2023  
Grant J Wood MIEAust CPEng NER RPEQ  
Registered EA Chartered Professional Engineer (No. 2383009)  
Registered Professional Engineer QLD (No. 14384)  
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Customer Name: Brodie Langford  
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TAS, 7018

DATE 29-11-2023  
JOB NO. LAUS95051973  
SHEET 5 of 11

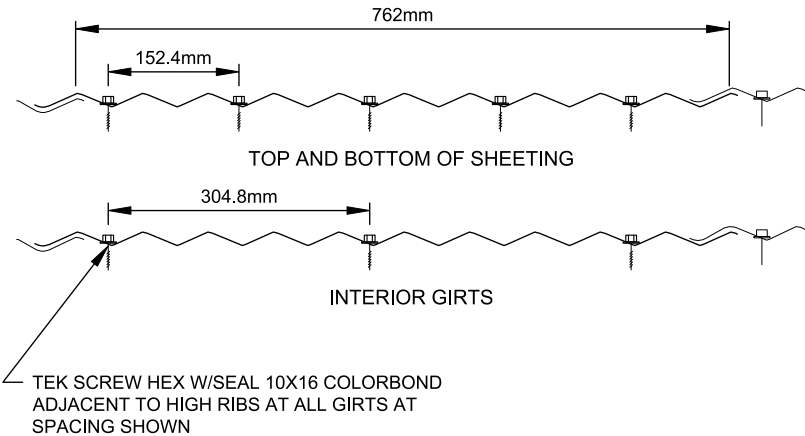
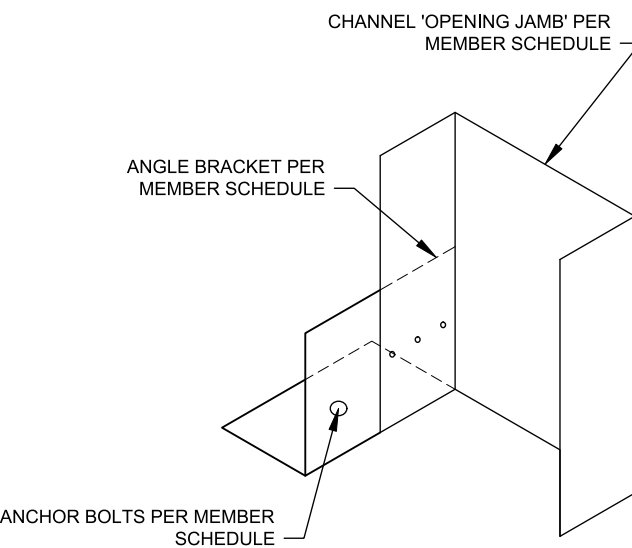
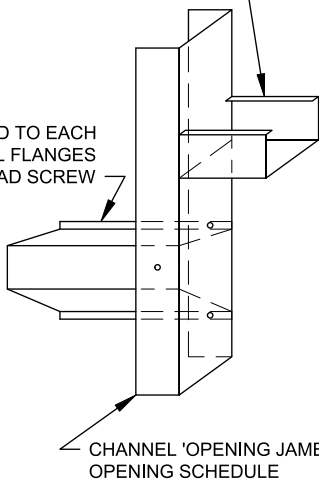
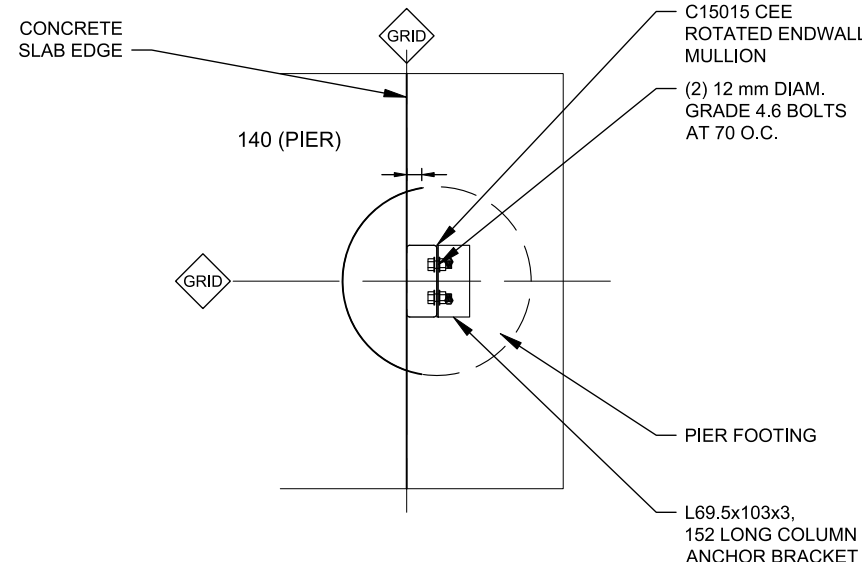
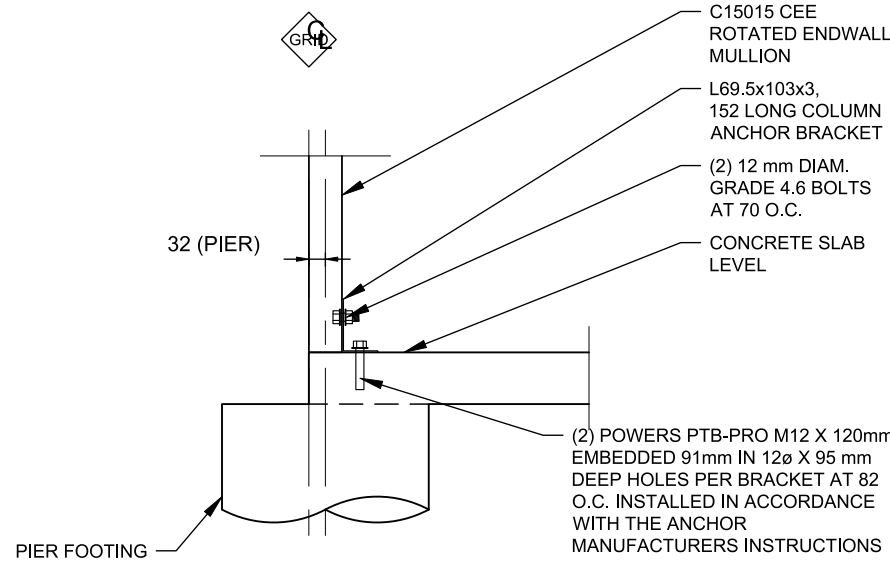
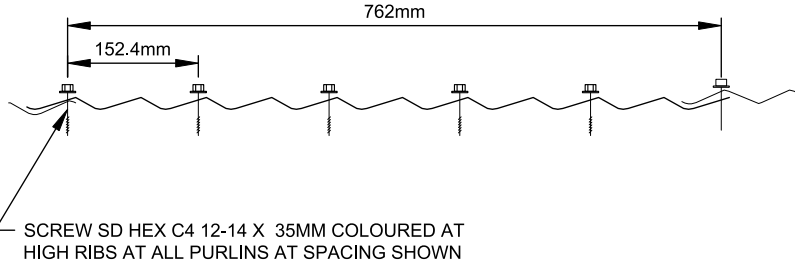


<b>F4</b>	<b>G1</b>	<b>G2</b>
<b>F1</b>	<b>F2</b>	<b>F3</b>

DETAIL DIMENSIONS ARE SHOWN IN MM UNLESS SPECIFIED OTHERWISE

REV	DATE	DESCRIPTION	<div><div>COLD FORMED BUILDINGS</div><div><div>ANOTHER COLD FORMED BUILDING DESIGNED BY ACT BUILDING SYSTEMS</div></div></div>	<div><div>SHED ENGINEERING</div><div>admin@shedeng.com.au PO Box 3084 AUSTINMER NSW 2515</div></div>	<div>Signed  Date 29-11-2023</div> <div>Grant J Wood MIEAust CPEng NER RPEQ Registered EA Chartered Professional Engineer (No. 2383009) Registered Professional Engineer QLD (No. 14384) Registered Civil Engineer Building Practitioner VIC (No. PE0002499) Registered Certifying Engineer (structural) NT (No. 306371ES)</div>	<div>Customer Name: Brodie Langford Site Address: 51 Hill Street Bellerive, TAS, 7018</div>	<div>DATE 29-11-2023 JOB NO. LAUS95051973 SHEET 7 of 11</div>
A	29-11-2023	-					



<p>NOTE: ONLY STRUCTURAL INFORMATION IS INCLUDED IN THIS DETAIL. CONSULT PANEL MANUFACTURER FOR ADDT'L WEATHERTIGHTNESS RECOMMENDATIONS.</p>  <p>Steeline Corrugated 0.42</p>		 <p>CHANNEL 'OPENING JAMB' PER MEMBER SCHEDULE</p> <p>ANGLE BRACKET PER MEMBER SCHEDULE</p> <p>ANCHOR BOLTS PER MEMBER SCHEDULE</p>		<p>CEE OPENING HEADER (MATCH WEB DEPTH AND FLANGE WIDTH OF WALL GIRT), CONNECT MIN. 100mm x 50mm x 1.9mm ANGLE WITH (4) #14 SCREWS AT EACH LEG</p>  <p>WALL GIRT ATTACHED TO EACH DOOR JAMB CHANNEL FLANGES WITH #12 PANHEAD SCREW</p> <p>CHANNEL 'OPENING JAMB' PER OPENING SCHEDULE</p>	
I	WALL SHEETING	J	OPENING JAMB BASE CONNECTION	K	OPENING JAMB GIRT CONNECTION
 <p>CONCRETE SLAB EDGE</p> <p>140 (PIER)</p> <p>C15015 CEE ROTATED ENDWALL MULLION</p> <p>(2) 12 mm DIAM. GRADE 4.6 BOLTS AT 70 O.C.</p> <p>PIER FOOTING</p> <p>L69.5x103x3, 152 LONG COLUMN ANCHOR BRACKET</p>		 <p>32 (PIER)</p> <p>C15015 CEE ROTATED ENDWALL MULLION</p> <p>L69.5x103x3, 152 LONG COLUMN ANCHOR BRACKET</p> <p>(2) 12 mm DIAM. GRADE 4.6 BOLTS AT 70 O.C.</p> <p>CONCRETE SLAB LEVEL</p> <p>(2) POWERS PTB-PRO M12 X 120mm EMBEDDED 91mm IN 120 X 95 mm DEEP HOLES PER BRACKET AT 82 O.C. INSTALLED IN ACCORDANCE WITH THE ANCHOR MANUFACTURERS INSTRUCTIONS</p> <p>PIER FOOTING</p>		<p>NOTE: ONLY STRUCTURAL INFORMATION IS INCLUDED IN THIS DETAIL. CONSULT PANEL MANUFACTURER FOR ADDT'L WEATHERTIGHTNESS RECOMMENDATIONS.</p>  <p>SCREW SD HEX C4 12-14 X 35MM COLOURED AT HIGH RIBS AT ALL PURLINS AT SPACING SHOWN</p> <p>Steeline Corrugated 0.42</p>	
G3	ROTATED ENDWALL MULLION BASE DETAIL	G4	ROTATED ENDWALL MULLION BASE DETAIL 2	H	ROOF SHEETING

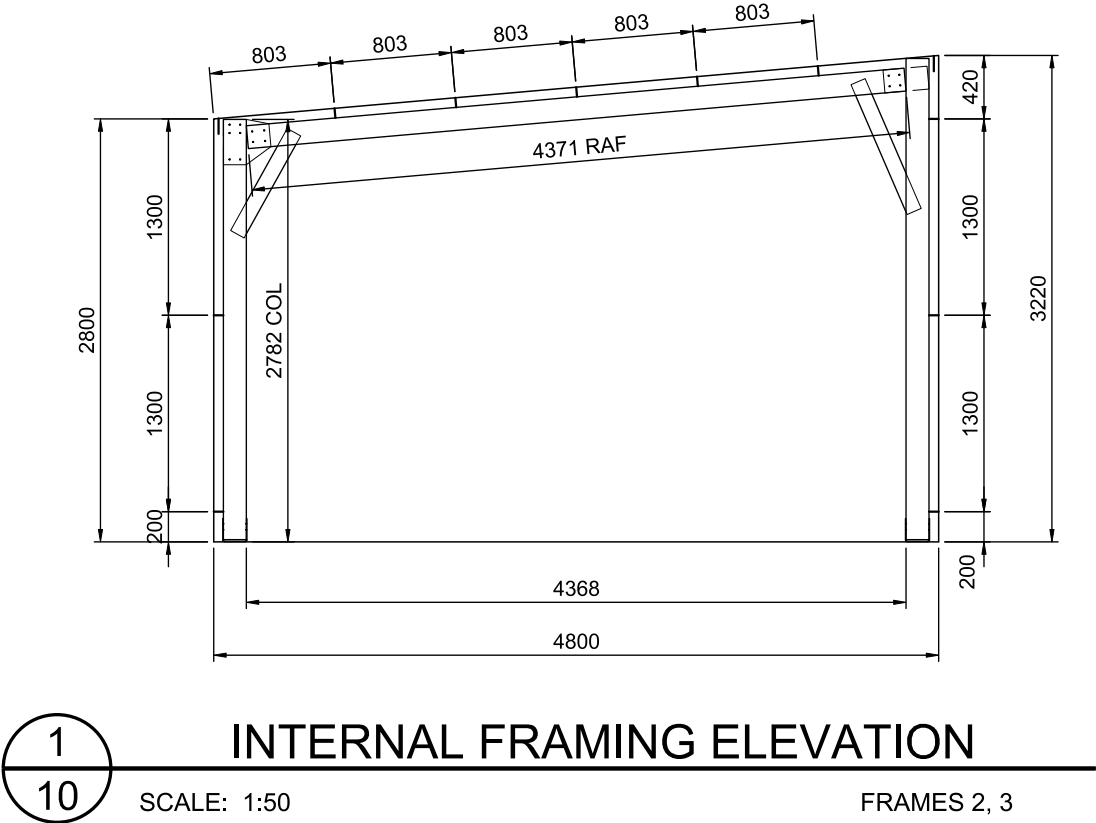
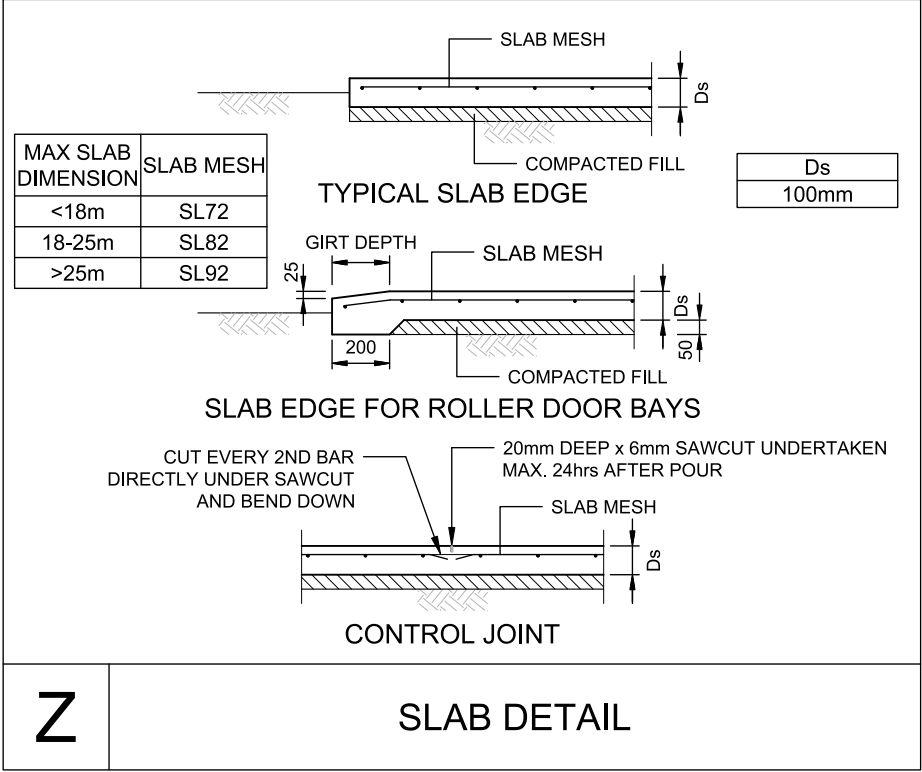
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REV	DATE	DESCRIPTION	<div><div>COLD FORMED BUILDINGS</div><div>ANOTHER COLD FORMED BUILDING DESIGNED BY ACT BUILDING SYSTEMS</div></div>	<div><div>SHED ENGINEERING</div><div>admin@shedeng.com.au PO Box 3084 AUSTINMER NSW 2515</div></div>	<div>Signed  Date 29-11-2023</div> <div>Grant J Wood MIEAust CPEng NER RPEQ Registered EA Chartered Professional Engineer (No. 2383009) Registered Professional Engineer QLD (No. 14384) Registered Civil Engineer Building Practitioner VIC (No. PE0002499) Registered Certifying Engineer (structural) NT (No. 306371ES)</div>	<div>Customer Name: Brodie Langford Site Address: 51 Hill Street Bellerive, TAS, 7018</div>	<div>DATE 29-11-2023 JOB NO. LAUS95051973 SHEET 8 of 11</div>
A	29-11-2023	-					

<p>* SIDEWALL 'A': 79 mm SIDEWALL 'B': 67 mm</p>		<p>ALL NUTS AND BOLTS TO HAVE WASHER OR FLANGED HEADS</p>		<table><tr><td>Dp</td><td>500mm</td><td>MAX SLAB DIMENSION</td><td>SLAB MESH</td></tr><tr><td>Diameter</td><td>400mm</td><td>&lt;18m</td><td>SL72</td></tr><tr><td>Ds</td><td>100mm</td><td>18-25m</td><td>SL82</td></tr><tr><td></td><td></td><td>&gt;25m</td><td>SL92</td></tr></table>		Dp	500mm	MAX SLAB DIMENSION	SLAB MESH	Diameter	400mm	<18m	SL72	Ds	100mm	18-25m	SL82			>25m	SL92
Dp	500mm	MAX SLAB DIMENSION	SLAB MESH																		
Diameter	400mm	<18m	SL72																		
Ds	100mm	18-25m	SL82																		
		>25m	SL92																		
O	EAVE PURLIN BRACKET	T	BOLT OPTIONS	Y	SLAB WITH PIER FOOTING DETAIL																
				<p>ENDWALLS: SGL. 32MM 1.2MM STRAP WITH (3) #14 SCREWS AT EACH END</p>																	
L1	JAMB TO HEADER GIRT CONNECTION	L2	JAMB TO CEE CONNECTION	M	ROOF AND WALL X-BRACING CONNECTION																

DETAIL DIMENSIONS ARE SHOWN IN MM UNLESS SPECIFIED OTHERWISE

REV	DATE	DESCRIPTION	<div> </div> <div> </div>	<div>           Signed  Date 29-11-2023         </div> <div>           Grant J Wood MIEAust CPEng NER RPEQ            Registered EA Chartered Professional Engineer (No. 2383009)            Registered Professional Engineer QLD (No. 14384)            Registered Civil Engineer Building Practitioner VIC (No. PE0002499)            Registered Certifying Engineer (structural) NT (No. 306371ES)         </div>	Customer Name: Brodie Langford Site Address: 51 Hill Street Bellerive, TAS, 7018	DATE 29-11-2023 JOB NO. LAUS95051973 SHEET 9 of 11



DETAIL DIMENSIONS ARE SHOWN IN MM UNLESS SPECIFIED OTHERWISE

MEMBER SCHEDULE			
COMPONENT			TYPE
CLEAR SPAN PORTAL (FRAMES 2, 3)	MEMBER	RAFTER	Single C15024
		COLUMN	Single C15024
		APEX BRACE	-
		KNEE BRACE	Single C10015
	BASE CONNECTION	BRACKET TYPE	Base cleat bolt down bracket BC.150
		ANCHOR BOLTS	(2) Powers PTB-PRO M12 x 120mm embedded 91mm
ENDWALL PORTAL (FRAME 1)	MEMBER	RAFTER	Single C15024
		COLUMN	Single C15024
		APEX BRACE	-
		KNEE BRACE	Single C10015
	BASE CONNECTION	BRACKET TYPE	Angle base connection ABC.C150.60
		ANCHOR BOLTS	(2) Powers PTB-PRO M12 x 120mm embedded 91mm
ENDWALL B PORTAL (FRAME 4)	MEMBER	RAFTER	Single C15024
		COLUMN	Single C15024
		APEX BRACE	-
		KNEE BRACE	-
	BASE CONNECTION	BRACKET TYPE	Angle base connection ABC.C150.60
		ANCHOR BOLTS	(2) Powers PTB-PRO M12 x 120mm embedded 91mm
ENDWALL MULLION	MEMBER	COLUMN	Single C15015
	BASE CONNECTION	BRACKET TYPE	Angle base connection ABC.C150.60
		ANCHOR BOLTS	(2) Powers PTB-PRO M12 x 120mm embedded 91mm
ROOF PURLINS		MEMBER	Single TH6495 @ 803mm centres
EAVE PURLIN		MEMBER	Single C10015
SIDEWALL GIRTS		MEMBER	Single TH6495 @ 1300mm centres
ENDWALL GIRTS		MEMBER	Single TH6495 @ 1300mm centres
OPENING (1)	MEMBER	JAMB	-
		HEADER/SILL	Single C10015
	BASE CONNECTION	BRACKET TYPE	Angle base connection ABC.C150.60
		ANCHOR BOLTS	(2) Powers PTB-PRO M12 x 120mm embedded 91mm
OPENINGS (2-3)	MEMBER	JAMB	Single Unlipped 64 x 1.5 Cee
		HEADER/SILL	Single C10015
	BASE CONNECTION	BRACKET TYPE	Angle base connection ABC.SINGLE
		ANCHOR BOLTS	(1) Powers PTB-PRO M12 x 120mm embedded 91mm
OPENING (4)	MEMBER	JAMB	Single Unlipped 64 x 1.5 Cee
		HEADER/SILL	Single C10015
SIDEWALL X-BRACING	STRAP		-
ENDWALL X-BRACING	STRAP		32mm x 1.2 strap