# DEVELOPMENT APPLICATION

## PDPLANPMTD-2025/051908

**PROPOSAL:** Outbuilding (Single Dwelling)

**LOCATION:** 5 Cabarita Street, Lauderdale

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

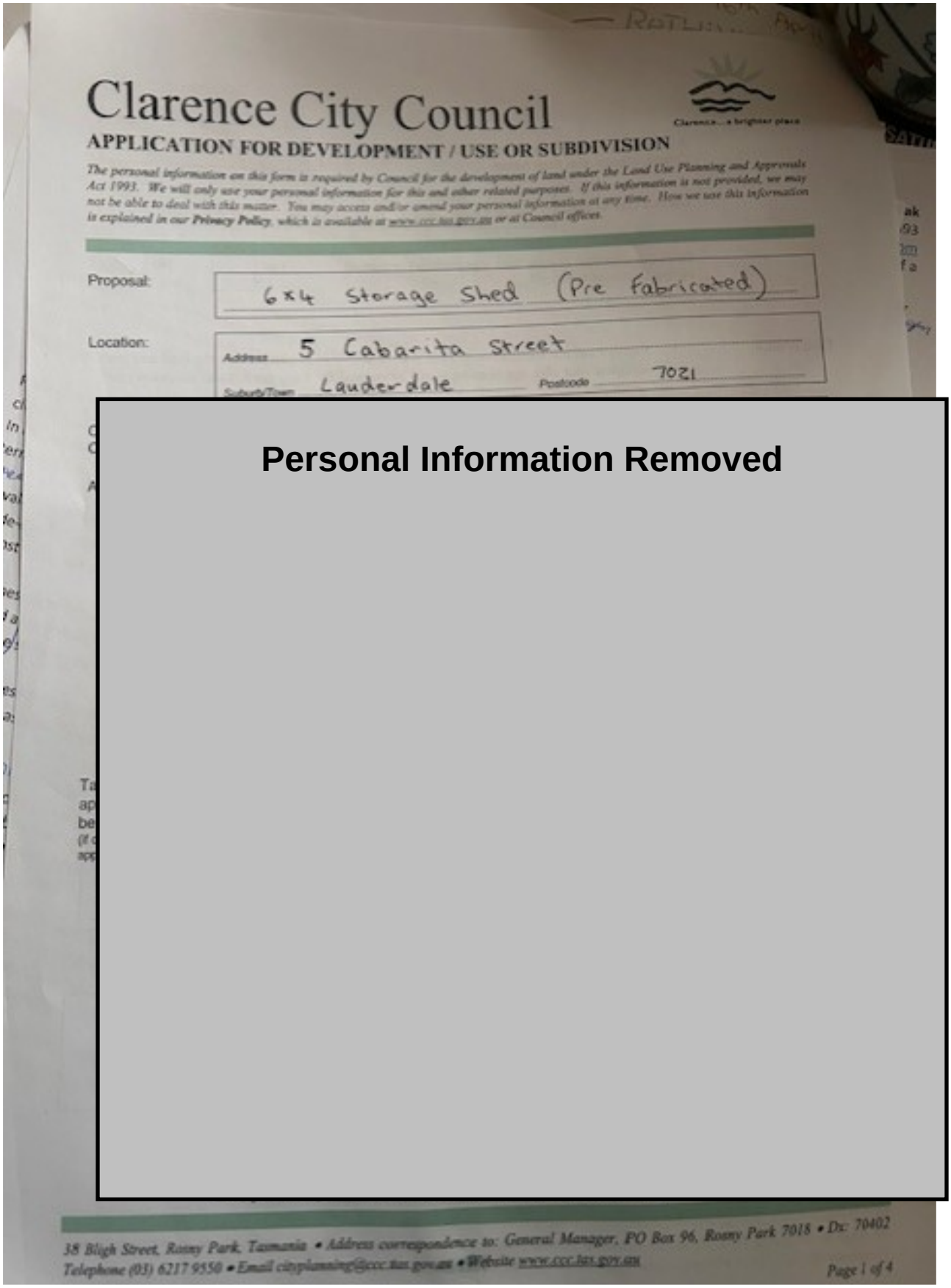
**ADVERTISING EXPIRY DATE:** 18 August 2025

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 18 August 2025. In addition to legislative requirements, plans and documents can also be viewed at 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. Representations must be received by Council on or before 18 August 2025.

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 or at the Council offices.



# Clarence City Council

Clarence... a brighter place

## 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 or at Council offices.*

Proposal: 6x4 Storage Shed (Pre Fabricated)

Location:

Address: 5 Cabarita Street

Suburb/Town: Lauderdale Postcode: 7021

**Personal Information Removed**

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

Current Use of Site: Grassed Area of back yard

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.*

A
S

**Personal Information Removed**

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

# RESULT OF SEARCH

RECORDER OF TITLES

*Issued Pursuant to the Land Titles Act 1980*

SEARCH OF TORRENS TITLE

| VOLUME | FOLIO |
|---|---|
| 55942 | 10 |
| EDITION | DATE OF ISSUE |
| 2 | 17-Mar-2016 |

SEARCH DATE : 07-May-2025
SEARCH TIME : 08.14 AM

## DESCRIPTION OF LAND

City of CLARENCE
Lot 10 on Plan 55942 (formerly being P15953(F))
being the land described in Conveyance No.GL87
Derivation : Part of 33 Acres and 225 Acres Granted to D Stanfield
Derived from Y19848

## SCHEDULE 1

GLENN BAK

## SCHEDULE 2

Reservations and conditions in the Crown Grant if any
E41039 MORTGAGE to Australia and New Zealand Banking Group Limited Registered 17-Mar-2016 at 12.01 PM

## UNREGISTERED DEALINGS AND NOTATIONS

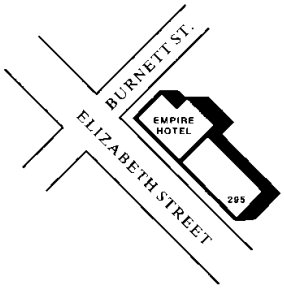
No unregistered dealings or other notations

# GRIGGS, LEARY & CO. PTY. LTD.

A.C.N. 009 524 574

CADASTRAL SURVEYING
ENGINEERING SURVEYING
DRAUGHTSMEN

N. GRIGGS, B.Sc., L.S. F.I.S. AUST.
N. D. LEARY, Dip. Surv. L.S. M.I.S. AUST.
G. W. GRIGGS, L.S. F.I.S. AUST. CONSULTANT




295 ELIZABETH STREET,
HOBART 7000
PHONE: (002) 34 5022
FAX: (002) 31 2412

November 8, 1995

Ref. No. 1361 N.L.

The Recorder of Titles,
Lands Titles Office,
15 Murray Street,
HOBART. 7000

ATTENTION: Mr. Ian Cornelius,
Manager Cadastral Services.

Dear Sir,

**Re: Re-Mark Survey**
**Corner of Cabarita and Bangalee Streets, Lauderdale**
**P.15953 - Certificate of Title 15953-14**

Please find enclosed, for your records, a certified Re-Mark Plan in relation to the above property.

Yours faithfully,
GRIGGS, LEARY & CO. PTY. LTD.

Per:

NOEL LEARY.

ENCL.

| | | |
|---|---|---|
| APPROVED FROM 23 APR 1981 ACTING DEPUTY RECORDER OF TITLES | CONVERSION PLAN | REGISTERED NUMBER P.15953 |
| FILE NUMBER Z.1072 (LOT 10) SEC. E Z1147 (LOT 6 SEC F) | GRANTEE PART OF 33·0·0 & PART OF 225·0·0 GTD. TO D. STANFIELD | DRAWN 6/4/81 |

CITY OF CLARENCE

SKETCH BY WAY OF ILLUSTRATION ONLY

~~CITY/TOWN OF LAUDERDALE~~
~~LAND DISTRICT OF~~
~~PARISH OF~~

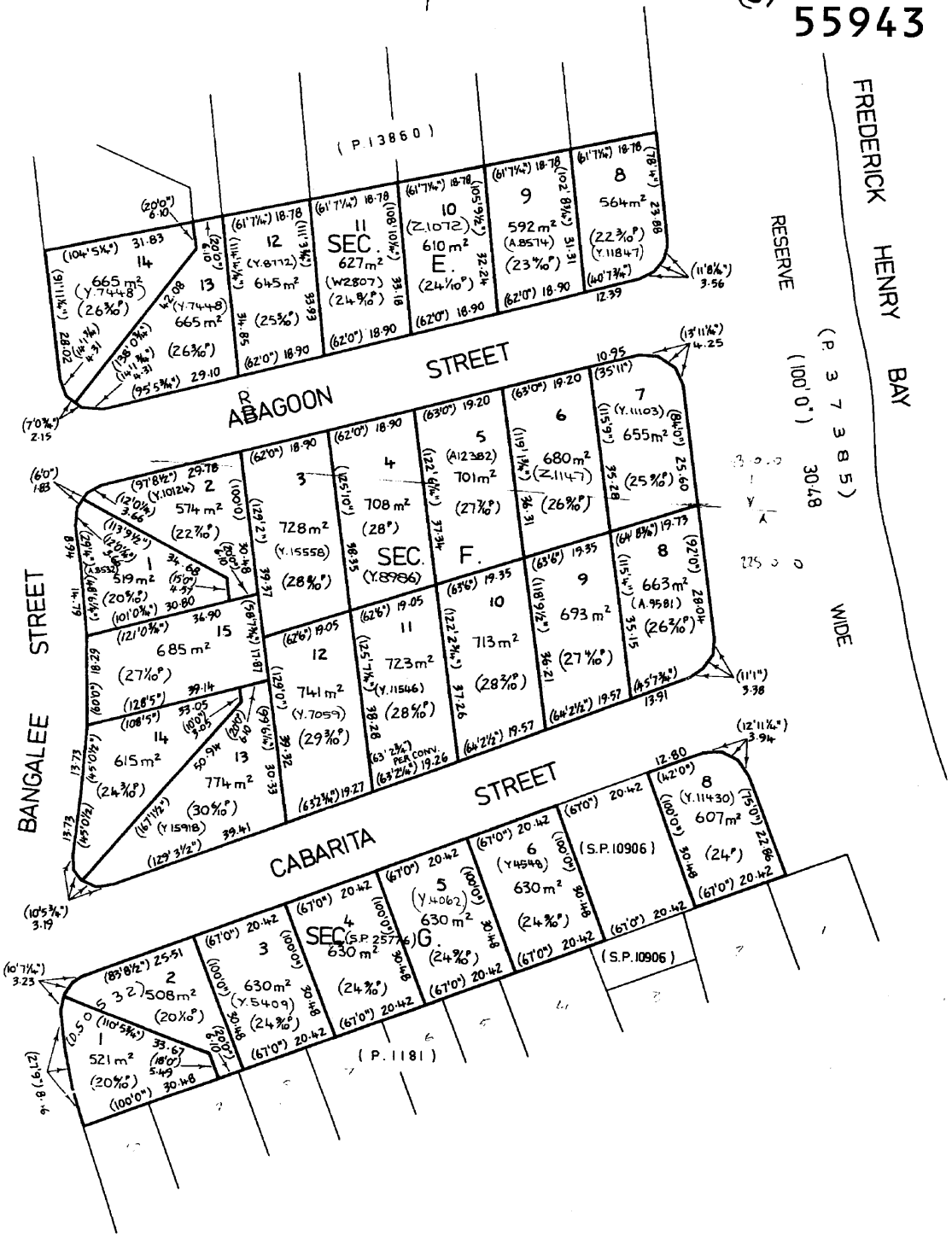
LENGTHS ARE IN METRES. NOT TO SCALE
LENGTHS IN BRACKETS IN ~~LINKS/~~FEET & INCHES

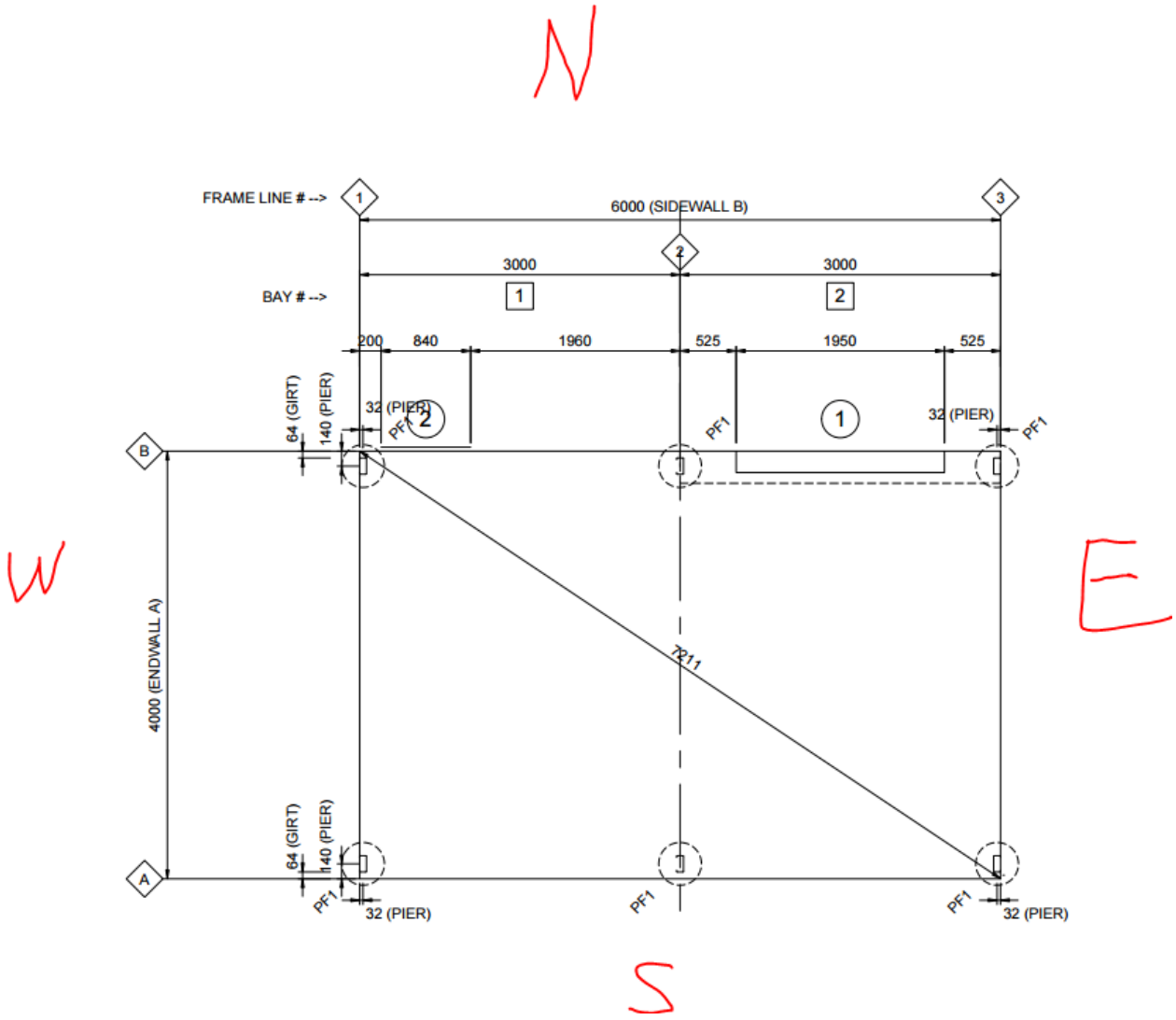
SEE SURVEY NOTES FOR RE-MARK PLAN

(E) REGISTERED NUMBER 55941

(F) REGISTERED NUMBER 55942

(G) REGISTERED NUMBER 55943

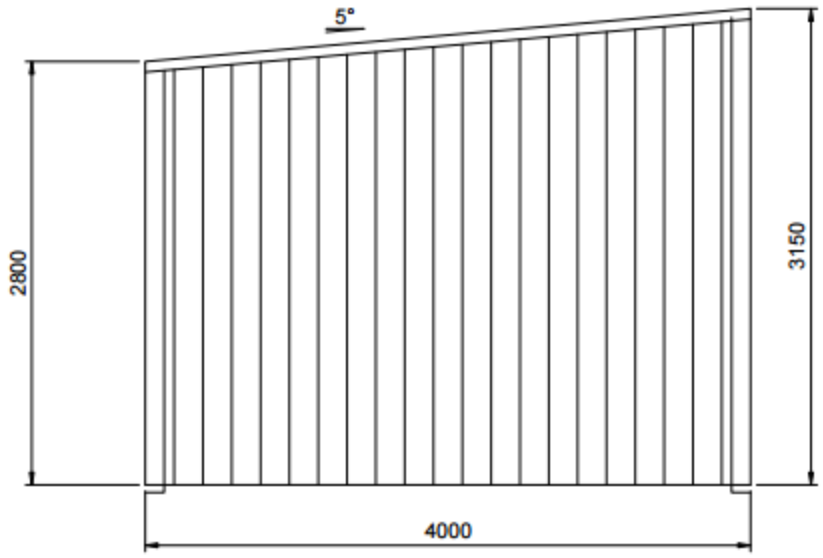





There are no Internal details, such as partitions and plumbing fixtures, to declare.

The shed roof is a skillion design, with a 5-degree slope. The shortest elevation is 2800 cm, and the highest point, facing east, is 3150 cm.

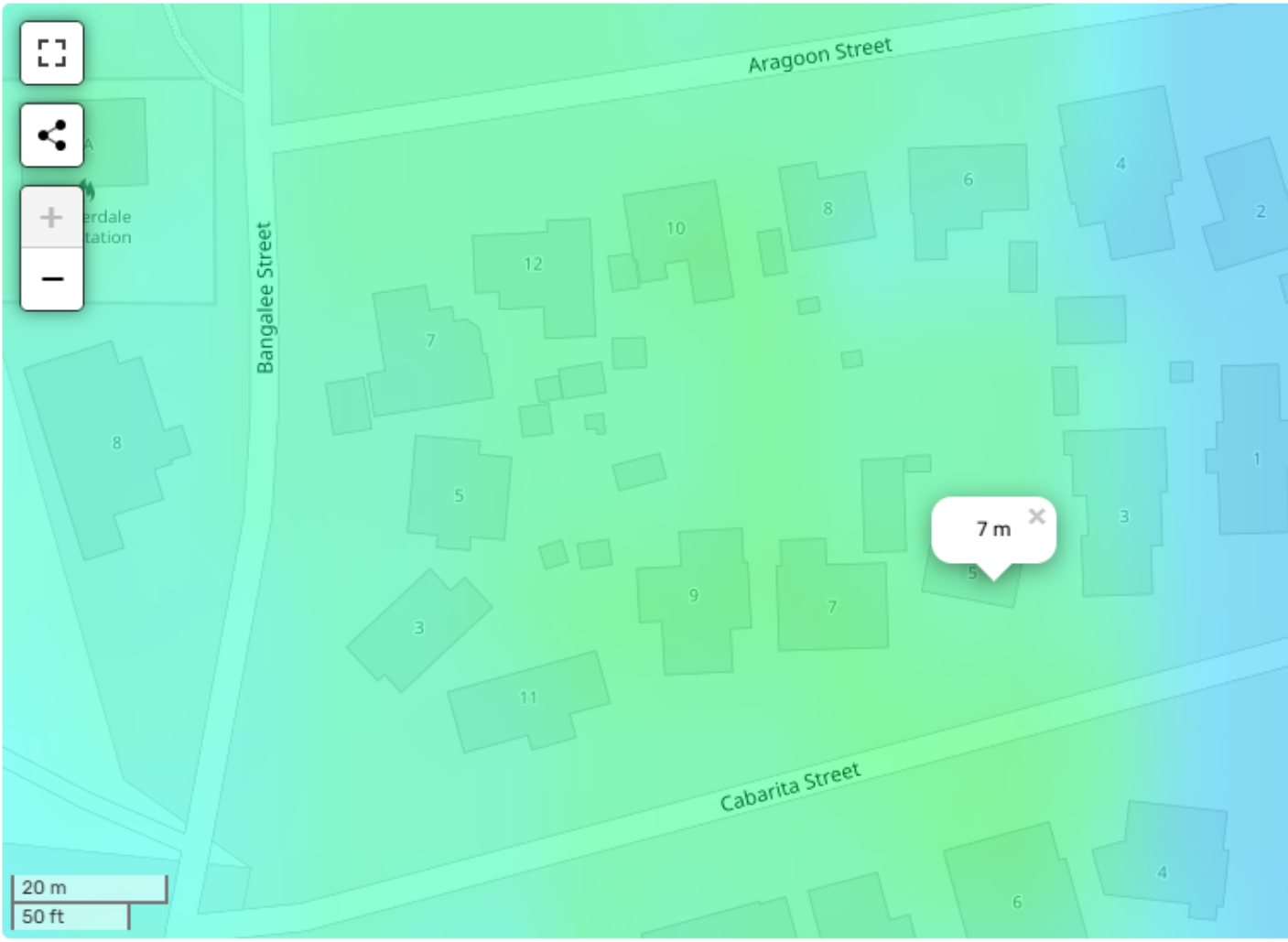
This image represents the shed's side walls facing North and South, sourced from Appendix 1, page 2.




According to https://en-au.topographic-map.com/map-zvsdn/Tasmania , for our property, the elevation is reported as 7 m above sea level.

## Interactive map

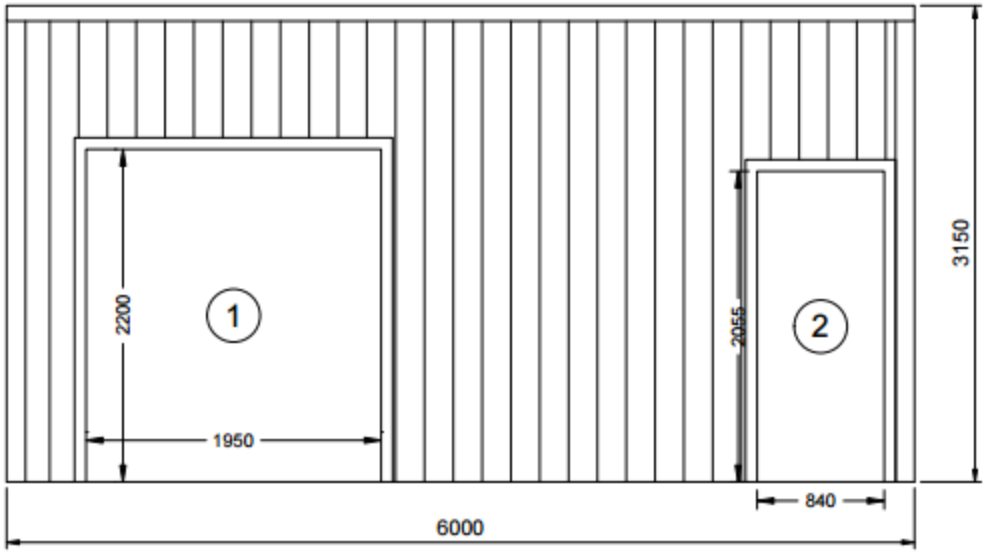
Click on the **map** to display **elevation**.




Our slab is 10cm high as per the structural notes in Appendix 1, page 1. Therefore, the overall height of the shed above existing ground level will be 3160cm.

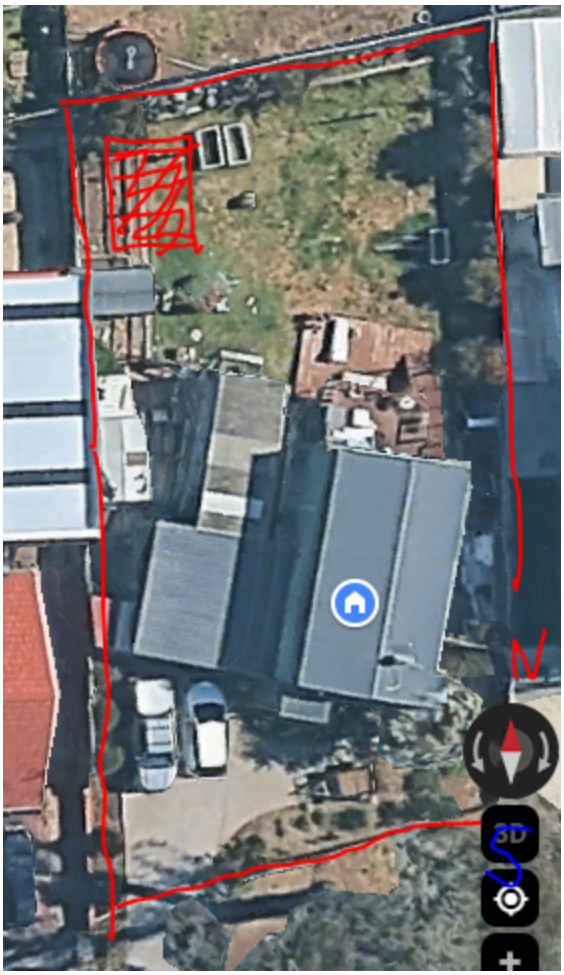
There will be two door openings, but no windows.
One opening will be for a roller door measuring 2200cm x 1950cm, and the other opening is for a swing door measuring 2055 cm x 840cm.

Image: Shows the sizes of openings




Source: Appendix 1, page 2 (attached)

The openings will be east-facing; the red rectangle in the image below represents the shed. In the right-hand corner, there is a compass with the red needle pointing to North.



Source: Google Maps https://www.google.com.au/maps/place/5+Cabarita+St

BUILDING AND PLUMBING ADVICE

We have been in contact with a private building surveyor who suggested that no building approval is required for this storage shed. He has classified the works as Cat 1.3.2, with the shed measuring 24 m², featuring a prefabricated engineered design and fire separation from the dwelling.

Regarding coastal erosion and inundation area, according to the flood map provided by Clarence City Council, our property has not been added as a risk to coastal erosion or inundation.

# STRUCTURAL GENERAL NOTES

**1.0 General**

1.1 These drawings are
- a) Jointly owned by HiTen Buildings and Venn 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 HiTen Buildings and Venn 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 Venn 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) |
| | AS/NZS 1170.1:2002(+A2) |
| | 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 | 2.38 |
| Topographic multiplier | 1 |
| Shielding multiplier | 0.83 |
| Ultimate design wind speed | 32.9 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 2870-2011 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 3600-2018 & AS 2870-2011.

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/NZ 4671-2019.

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 reinforcment 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 3600-2018 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 1397-2021 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 1111.1-2015 & AS 1112.3-2015 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 3566.1-2002.
- b) Corrosion resistance class 4 in accordance with AS 3566.2-2002 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 1397-2018 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**

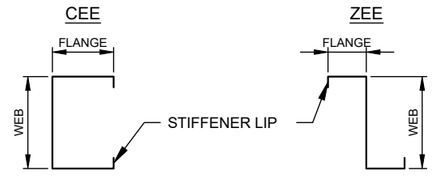
11.1 Wind-locked roller doors are assumed to remain in-place and resist the ultimate limit state wind loading except for in cyclonic regions

11.2 Non-wind-locked roller doors are assumed to have failed at the ultimate limit state wind loading

11.3 Personal access doors shall be rated for the wind loading parameters stated in the design criteria (see section 3.0)

11.4 All windows shall be in accordance with AS 1288-2021 & AS 2047-2014(+A2) as appropriate for the wind loading parameters stated in the design criteria (see section 3.0)

## COMPONENT DIAGRAM




TYP. = TYPICAL U.N.O. = UNLESS NOTED OTHERWISE

| REV | DATE | DESCRIPTION |
|---|---|---|
| A | 30-01-2025 | - |
| | | |
| | | |
| | | |
| | | |

COLD FORMED BUILDINGS
ACT
ANOTHER COLD FORMED BUILDING DESIGNED BY ACT BUILDING SYSTEMS

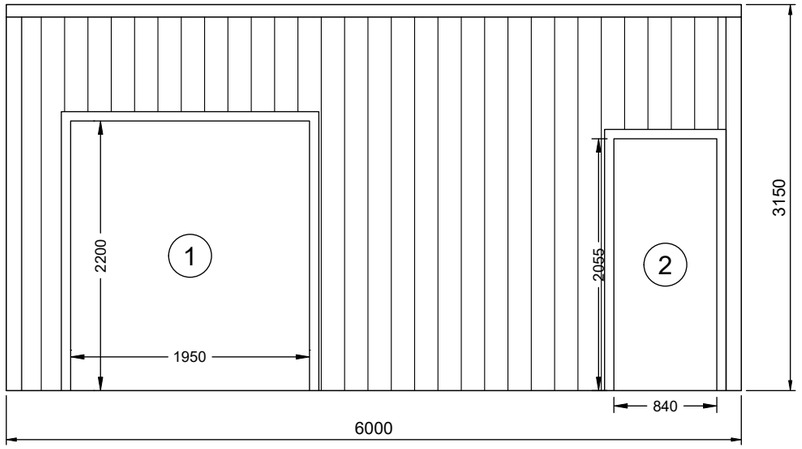

VENN ENGINEERING
PO Box 3084
THIRROUL NSW 2515
sheds@venn.engineering
ABN 39 626 802 257


Signed ..... Date 30-01-2025


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)
Building Services Provider (Engineer Civil) TAS (No. 690930425)

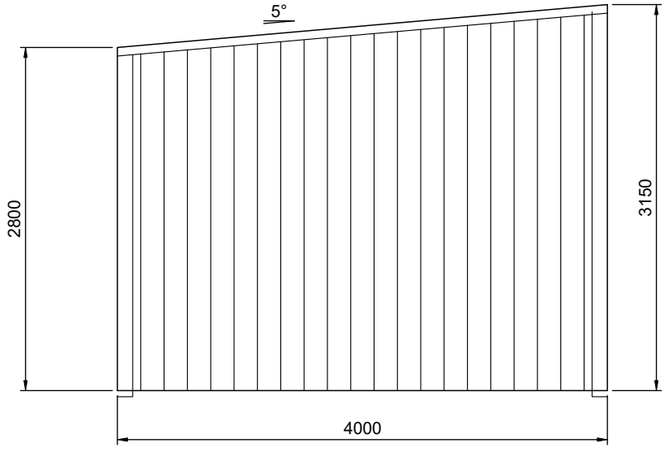

Customer Name: Glen Bak
Site Address: 5 Cabarita Street
Lauderdale,
TAS, 7021

DATE 30-01-2025
JOB NO. HGOR99470926
SHEET 1 of 9



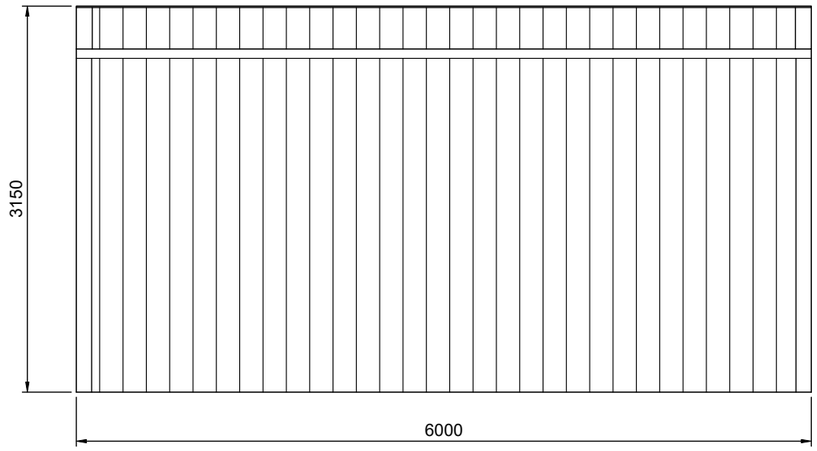

2/2 SIDEWALL B BUILDING ELEVATION

SCALE: 1:50



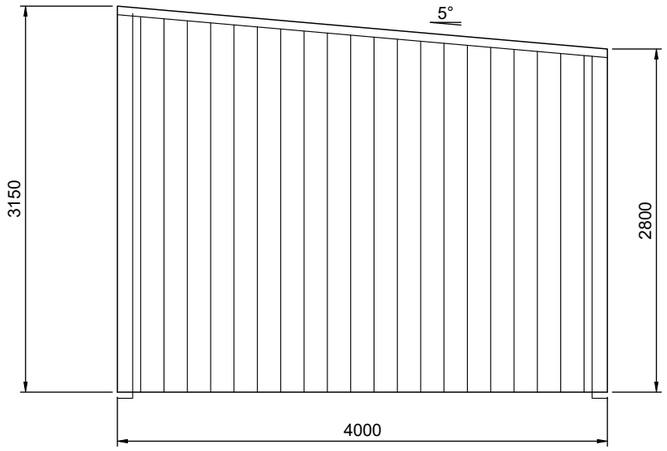

3/2 REAR BUILDING ELEVATION

SCALE: 1:50 FRAME #3




1/2 SIDEWALL A BUILDING ELEVATION

SCALE: 1:50




4/2 FRONT BUILDING ELEVATION

SCALE: 1:50 FRAME #1

| REV | DATE | DESCRIPTION |
|---|---|---|
| A | 30-01-2025 | - |
| | | |
| | | |
| | | |
| | | |

COLD FORMED BUILDINGS

ANOTHER COLD FORMED BUILDING DESIGNED BY ACT BUILDING SYSTEMS

VENN ENGINEERING

PO Box 3084
THIRROUL NSW 2515
sheds@venn.engineering
ABN 39 626 802 257

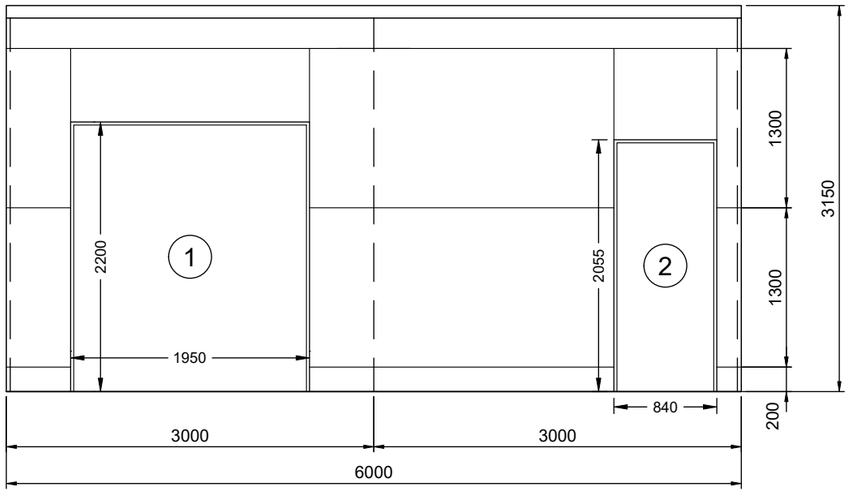
Signed ..... Date 30-01-2025

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)
Building Services Provider (Engineer Civil) TAS (No. 690930425)

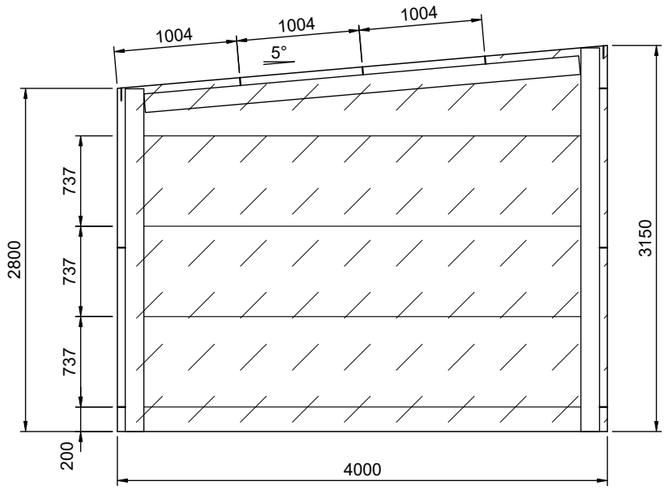
Customer Name: Glen Bak
Site Address: 5 Cabarita Street
Lauderdale,
TAS, 7021

DATE 30-01-2025
JOB NO. HGOR99470926
SHEET 2 of 9




## 2/3 SIDEWALL B FRAMING ELEVATION

SCALE: 1:50




## 3/3 REAR FRAMING ELEVATION

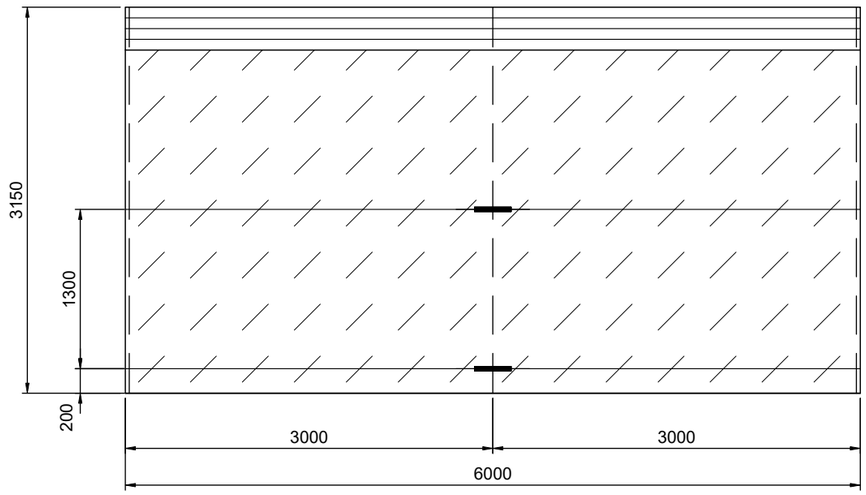
SCALE: 1:50

FRAME #3

### DIAPHRAGM SCHEDULE

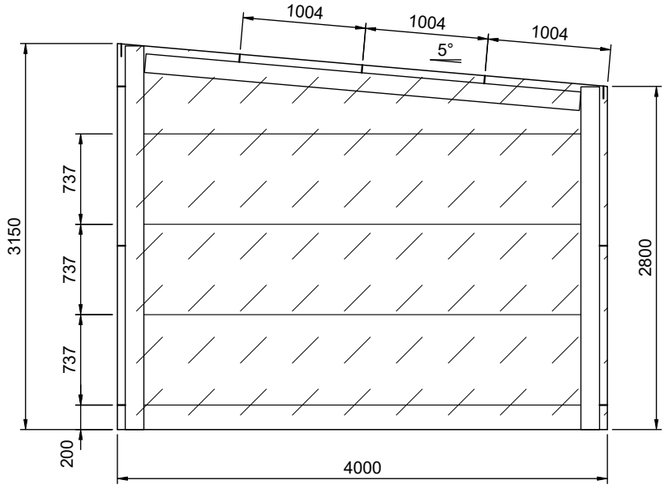
SHEETING IN DIAPHRAGM SECTIONS (SHOWN AS HATCHED AREA ON ELEVATIONS) NOT TO BE CUT UNDER ANY CIRCUMSTANCES

| WALL | DISTANCE FROM WALL EDGE |
|---|---|
| Sidewall 'A' | 0-6000 |
| Endwall 'A' | 0-4000 |
| Endwall 'B' | 0-4000 |




## 1/3 SIDEWALL A FRAMING ELEVATION

SCALE: 1:50




## 4/3 FRONT FRAMING ELEVATION

SCALE: 1:50

FRAME #1

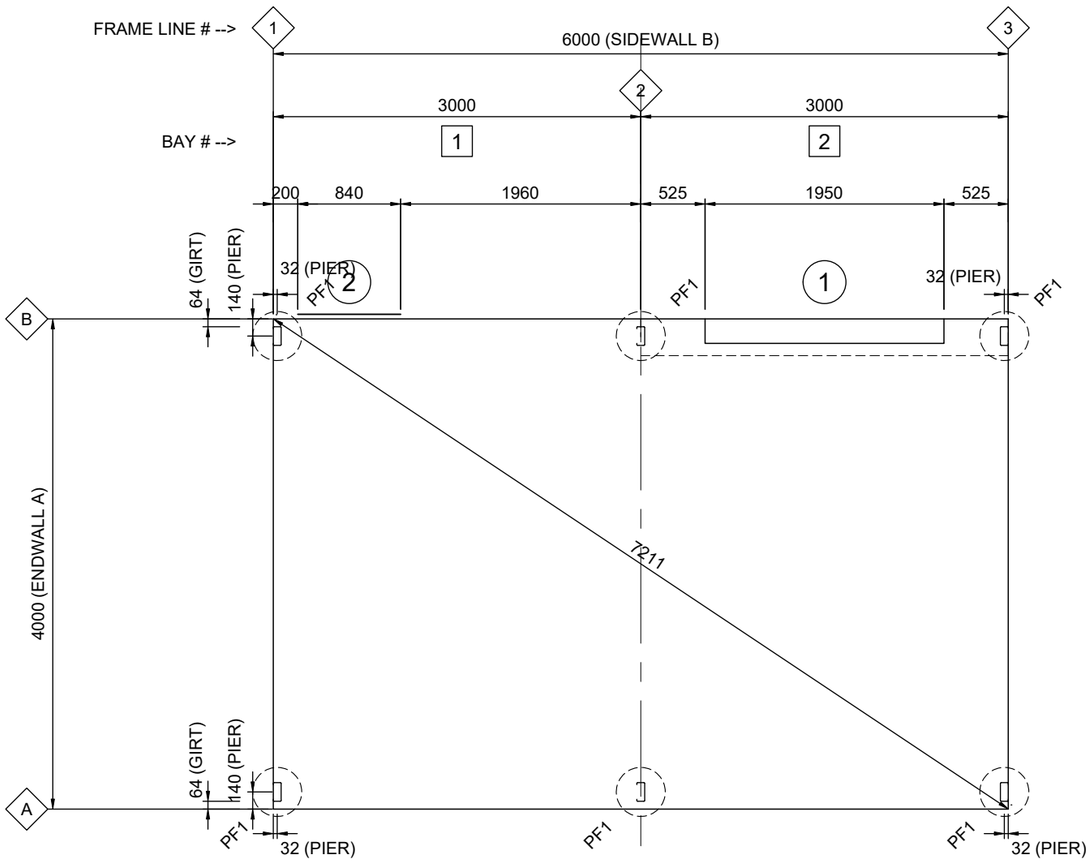
| REV | DATE | DESCRIPTION |
|---|---|---|
| A | 30-01-2025 | - |

COLD FORMED BUILDINGS
ANOTHER COLD FORMED BUILDING DESIGNED BY ACT BUILDING SYSTEMS

VENN ENGINEERING
PO Box 3084
THIRROUL NSW 2515
sheds@venn.engineering
ABN 39 626 802 257
Signed ..... Date 30-01-2025
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)
Building Services Provider (Engineer Civil) TAS (No. 690930425)

Customer Name: Glen Bak
Site Address: 5 Cabarita Street
Lauderdale,
TAS, 7021

DATE 30-01-2025
JOB NO. HGOR99470926
SHEET 3 of 9

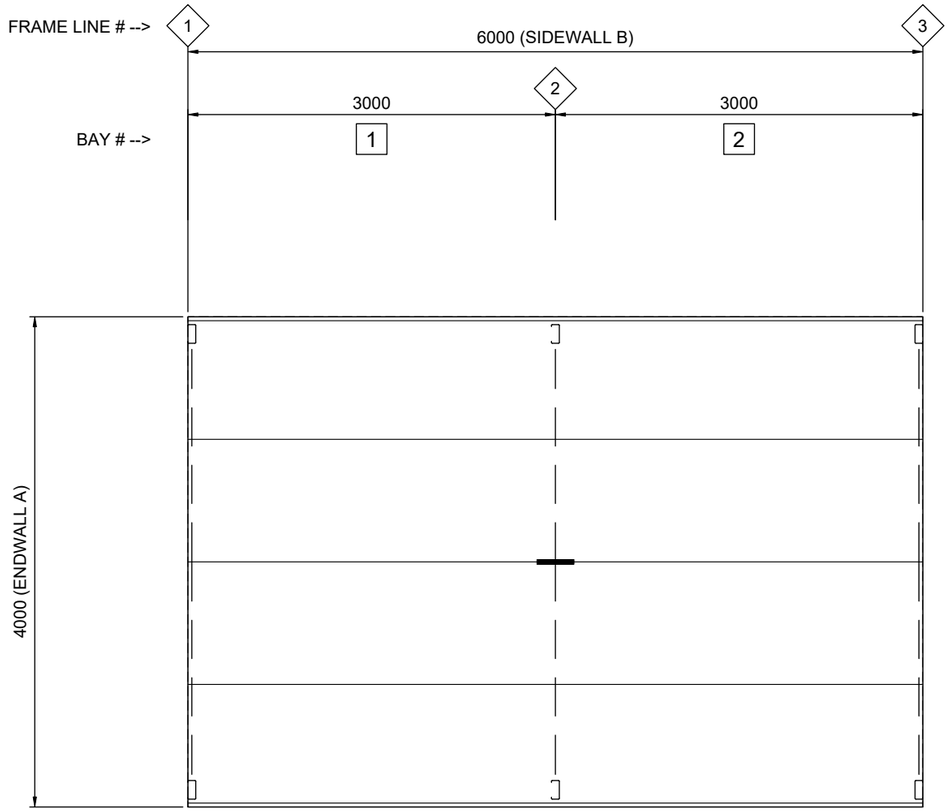



# 1/4 FOOTING/SLAB FLOOR PLAN

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

SLAB IS DESIGNED FOR CARS AND LIGHT VANS NOT EXCEEDING 3500kg GROSS MASS

CONCRETE CONTROL JOINTS SHALL BE PROVIDED IN SLAB TO DETAIL AT NOT MORE THAN 10m CENTRES IN EACH DIRECTION, APPROXIMATELY EQUALLY SPACED AND LOCATED APPROXIMATELY MIDWAY BETWEEN COLUMNS/MULLIONS




# 2/4 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

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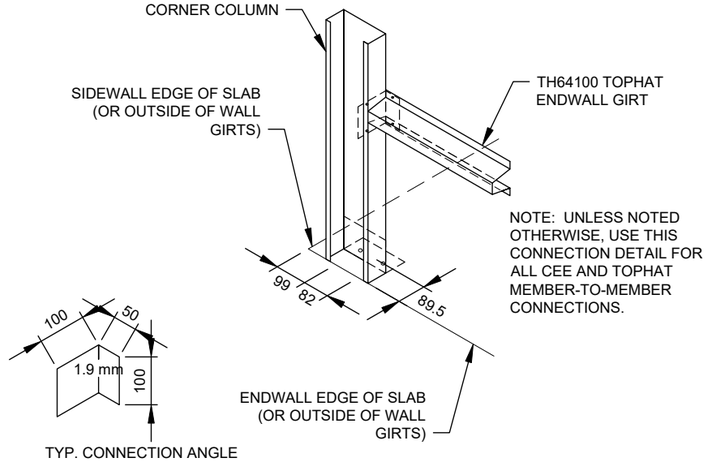
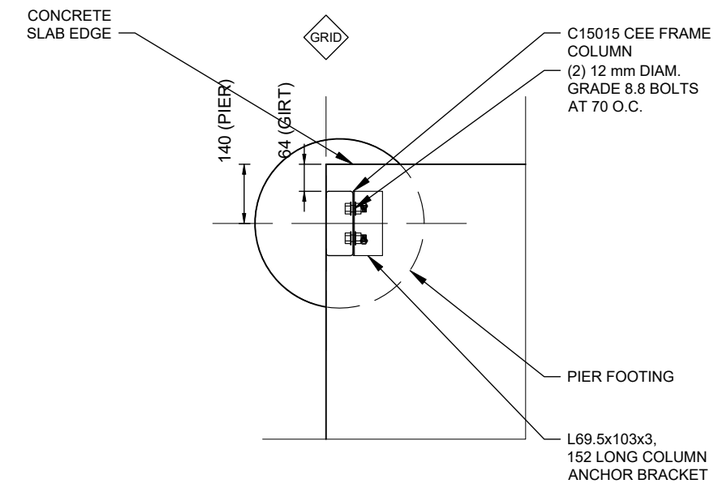
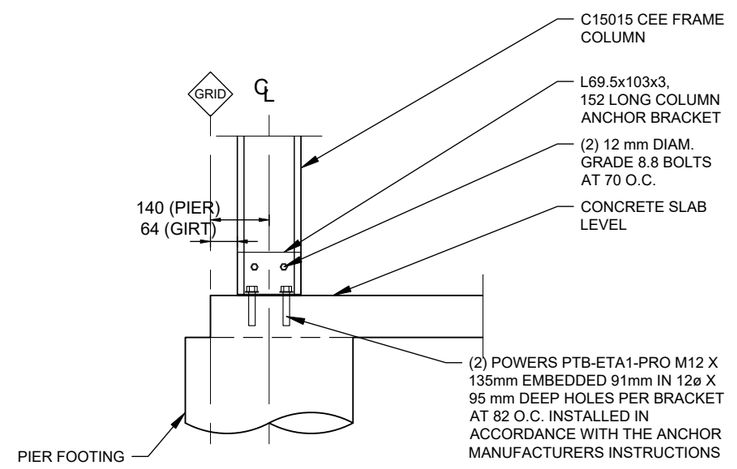
DATE 30-01-2025
JOB NO. HGOR99470926
SHEET 4 of 9



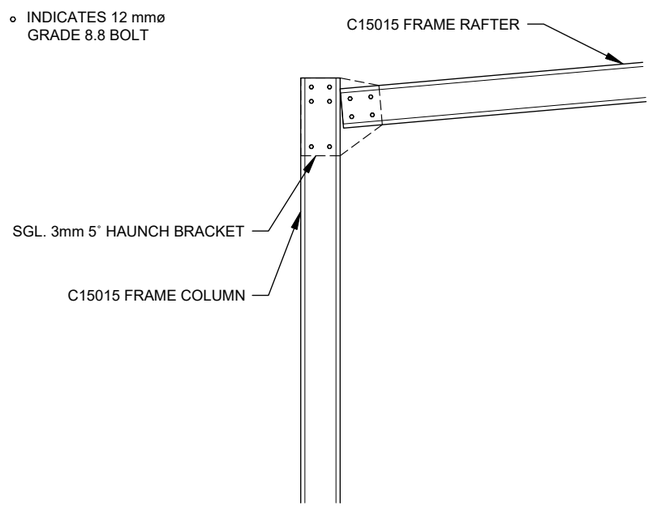

E | GIRTS IN-LINE CORNER COLUMN CONNECTIONS



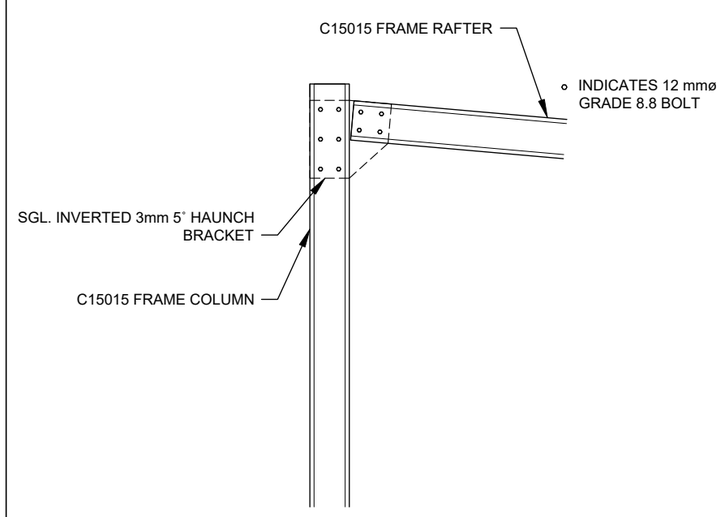

F1 | CORNER COLUMN BASE DETAIL



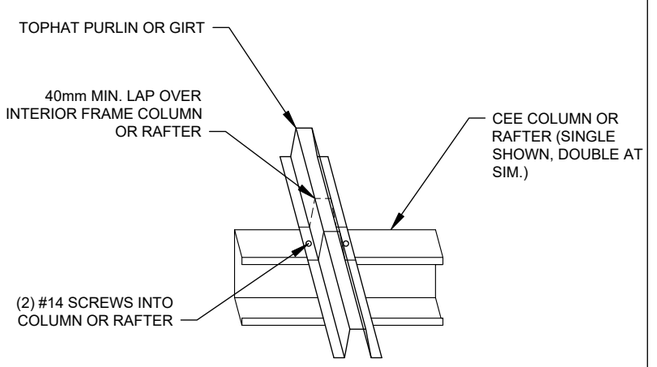

F2 | CORNER COLUMN BASE DETAIL 2




A | HAUNCH CONNECTION




B | HIGH EAVE HAUNCH CONNECTION




D | TOPHAT PURLIN/GIRT CONNECTION

DETAIL DIMENSIONS ARE SHOWN IN MM UNLESS SPECIFIED OTHERWISE

| REV | DATE | DESCRIPTION |
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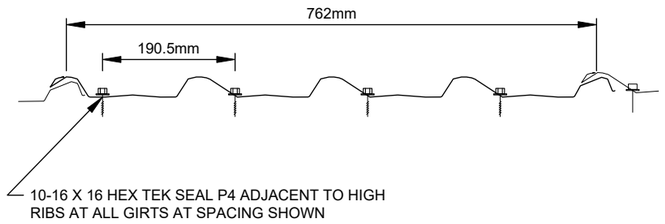
SHEET 5 of 9

NOTE: ONLY STRUCTURAL INFORMATION IS INCLUDED IN THIS DETAIL. CONSULT PANEL MANUFACTURER FOR ADDT'L WEATHERTIGHTNESS RECOMMENDATIONS.

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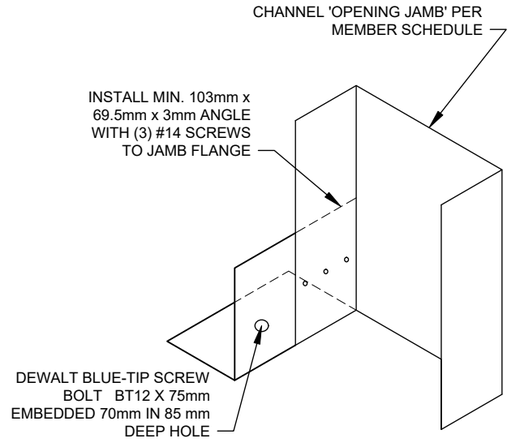
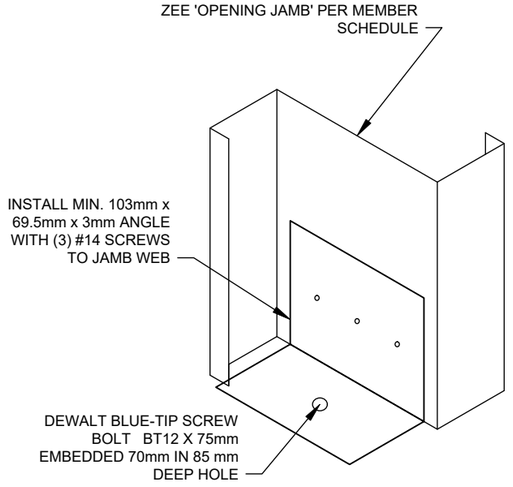
Trimclad 0.42

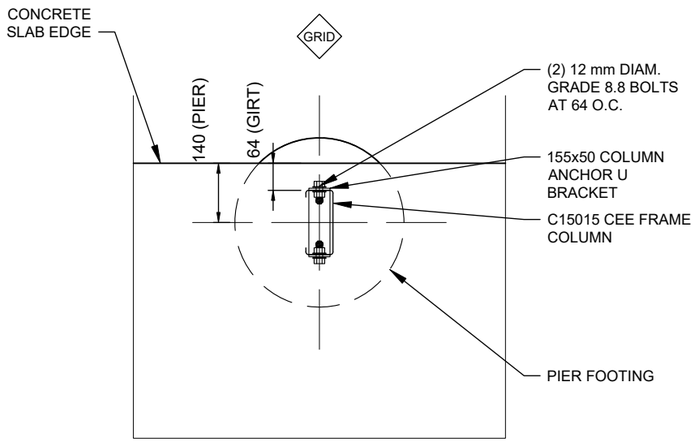
## I WALL SHEETING



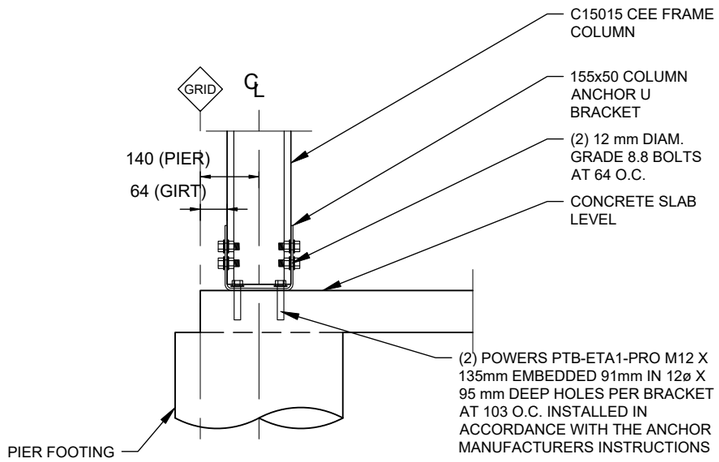

## J1 PA DOOR JAMB BASE CONNECTION




## J2 ROLLER DOOR JAMB BASE CONNECTION

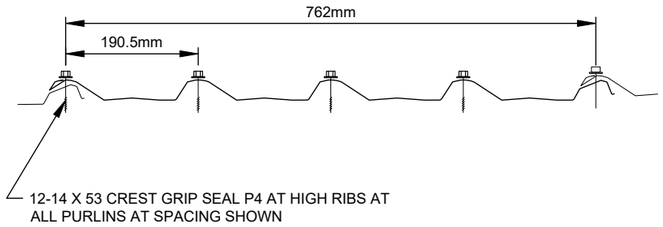



## F3 FRAME COLUMN BASE DETAIL




## F4 FRAME COLUMN BASE DETAIL 2

NOTE: ONLY STRUCTURAL INFORMATION IS INCLUDED IN THIS DETAIL. CONSULT PANEL MANUFACTURER FOR ADDT'L WEATHERTIGHTNESS RECOMMENDATIONS.

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## H ROOF SHEETING

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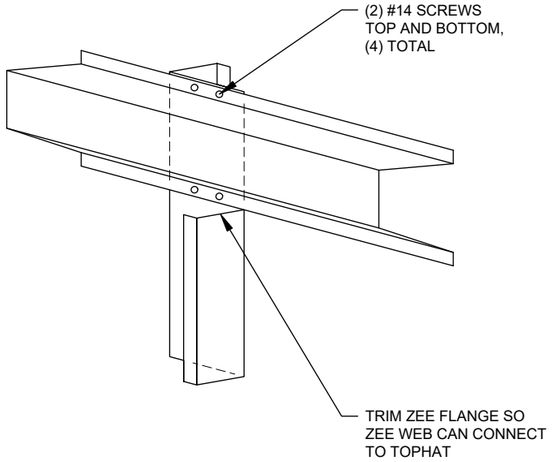
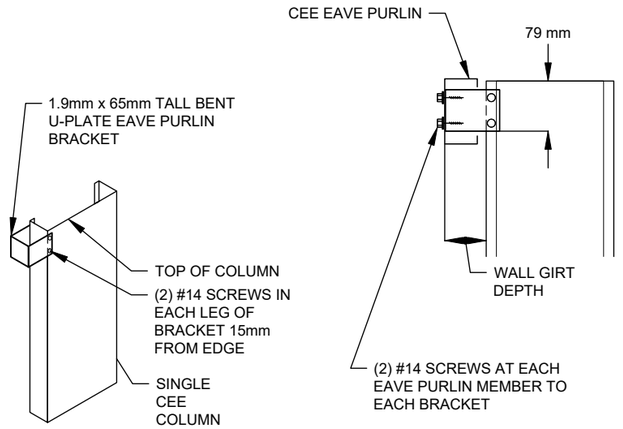
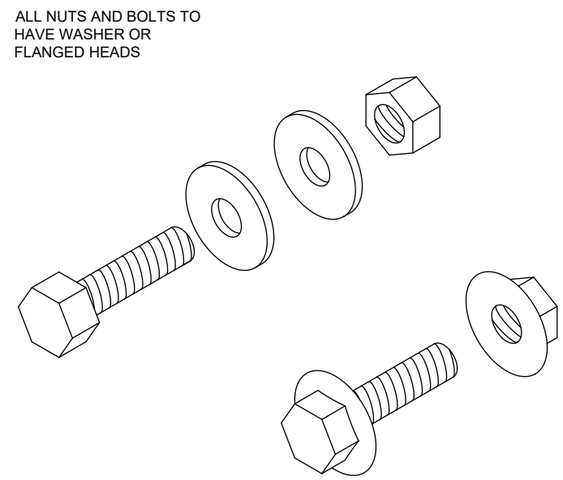
SHEET 6 of 9



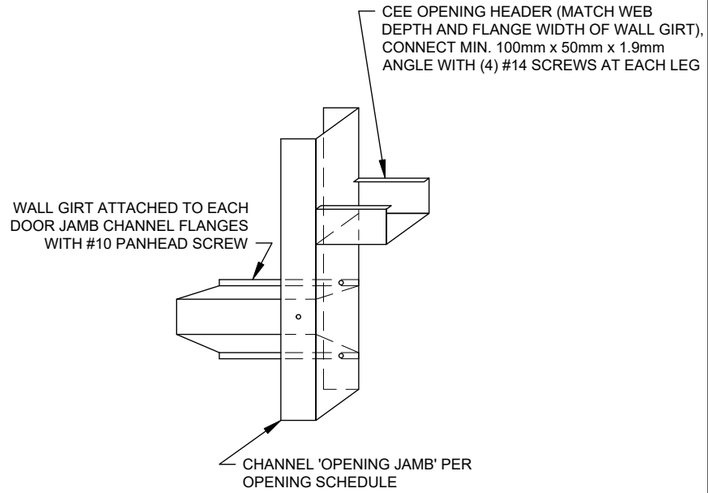

## L2 ZEE JAMB TO HEADER GIRT CONNECTION



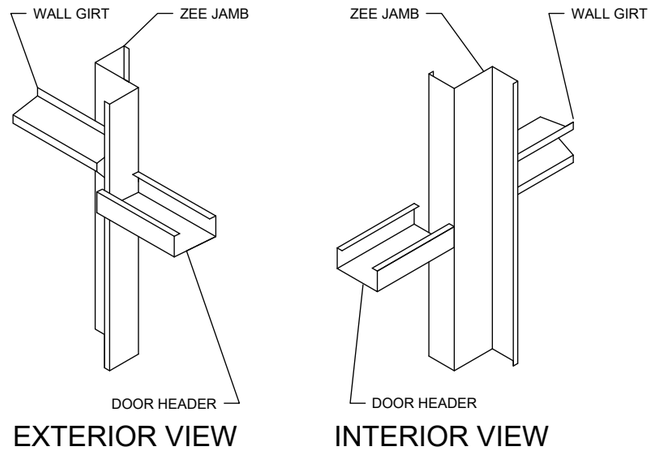

## O EAVE PURLIN BRACKET



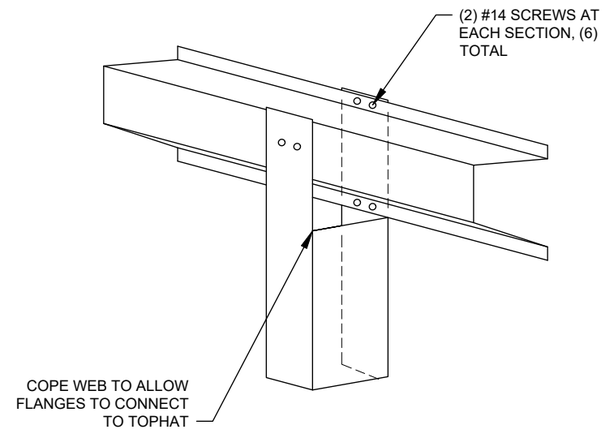

## T BOLT OPTIONS




## K1 OPENING CHANNEL JAMB GIRT CONNECTION




## K2 OPENING ZEE JAMB GIRT CONNECTION




## L1 CHANNEL JAMB TO HEADER GIRT CONNECTION

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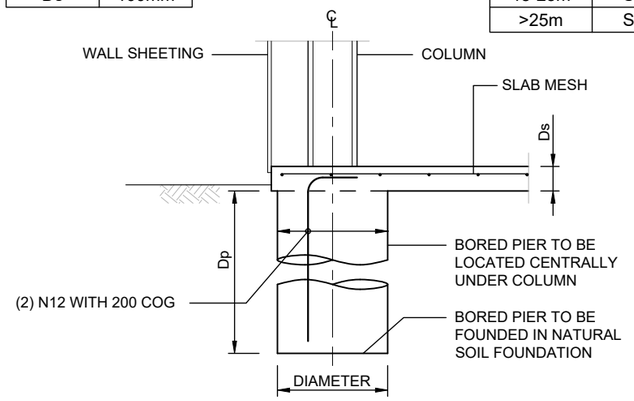
JOB NO. HGOR99470926
SHEET 7 of 9

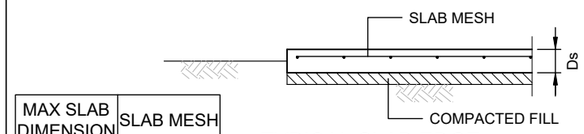
| | PF1 |
|---|---|
| Dp | 500mm |
| Diameter | 400mm |
| Ds | 100mm |

| MAX SLAB DIMENSION | SLAB MESH |
|---|---|
| <18m | SL72 |
| 18-25m | SL82 |
| >25m | SL92 |



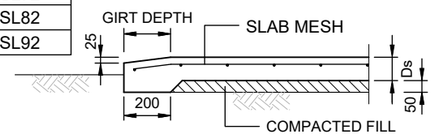

## Y SLAB WITH PIER FOOTING DETAIL

| MAX SLAB DIMENSION | SLAB MESH |
|---|---|
| <18m | SL72 |
| 18-25m | SL82 |
| >25m | SL92 |

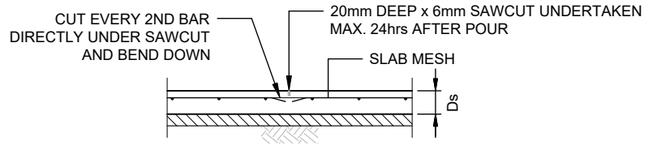



TYPICAL SLAB EDGE

| Ds |
|---|
| 100mm |




SLAB EDGE FOR ROLLER DOOR BAYS




CONTROL JOINT

## Z SLAB DETAIL

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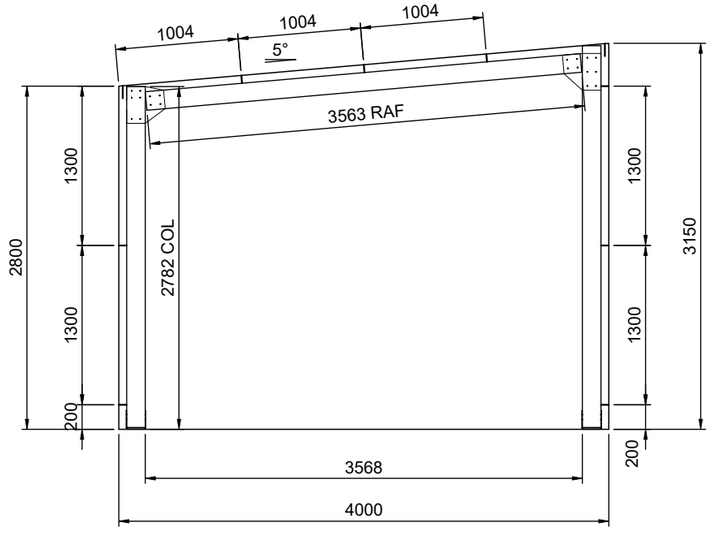
SHEET 8 of 9




# 1/9 INTERNAL FRAMING ELEVATION

SCALE: 1:50

FRAME #2

| MEMBER SCHEDULE | | | |
|---|---|---|---|
| COMPONENT | | | TYPE |
| CLEAR SPAN PORTAL (FRAME 2) | MEMBER | RAFTER | Single C15015 |
| | | COLUMN | Single C15015 |
| | | APEX BRACE | - |
| | | KNEE BRACE | - |
| | BASE CONNECTION | BRACKET TYPE | Base cleat bolt down bracket BC.150 |
| | | ANCHOR BOLTS | (2) Powers PTB-ETA1-PRO M12 x 135mm embedded 91mm |
| ENDWALL PORTAL (FRAMES 1, 3) | MEMBER | RAFTER | Single C15015 |
| | | COLUMN | Single C15015 |
| | | APEX BRACE | - |
| | | KNEE BRACE | - |
| | BASE CONNECTION | BRACKET TYPE | Angle base connection ABC.C150.60 |
| | | ANCHOR BOLTS | (2) Powers PTB-ETA1-PRO M12 x 135mm embedded 91mm |
| ROOF PURLINS | | MEMBER | Single TH64100 @ 1004mm centres |
| EAVE PURLIN | | MEMBER | Single C10010 |
| SIDEWALL GIRTS | | MEMBER | Single TH64100 @ 1300mm centres |
| ENDWALL GIRTS | | MEMBER | Single TH64100 @ 737mm centres |
| OPENING (1) | MEMBER | JAMB | Single Z10015 |
| | | HEADER/SILL | Single C10012 |
| | BASE CONNECTION | BRACKET TYPE | Angle base connection ABC.SINGLE |
| | | ANCHOR BOLTS | (1) Dewalt Blue-tip screw bolt BT12 x 75mm embedded 70mm |
| OPENING (2) | MEMBER | JAMB | Single Unlipped 64 x 1.5 Cee |
| | | HEADER/SILL | Single C10012 |
| | BASE CONNECTION | BRACKET TYPE | Angle base connection ABC.SINGLE |
| | | ANCHOR BOLTS | (1) Dewalt Blue-tip screw bolt BT12 x 75mm embedded 70mm |

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SHEET 9 of 9

Generic Temporary Bracing Information
The installation of temporary bracing is critical to avoid building collapse or damaging structural movement during construction. This collapse can occur with no notice and as such the installation of appropriate temporary bracing is critical to avoid damage, injury, and possible death. Determination, procurement, and correct installation of temporary bracing is the responsibility of the builder / primary contractor / installer.

Bracing Materials
The constructor / installer is to supply suitably sized materials for temporary bracing. These materials are generally capable of tension, but in some circumstances will need to be capable of tension and compression. Load rated ratchet strapping of an appropriate size can be used to temporarily 'x-brace' bays in both directions, until the final bracing systems are fullyinstalled. This is especially critical for buildings where X Bracing is not required in the final structure due to the use of moment frames or diaphragm bracing.

Temporary Bracing Location
The location of Temporary bracing will depend on the installation method used. Installation should be completed in accordance with the Construction Package, Engineering Plans, and Instruction Manuals. If the Frame First Method (most common) is used, then the use of tension only bracing and creating temporarily braced bays as per Fig 1 and Fig 2. can be used. As a basic guide, a minimum of every 4th bay should have temporary bracing installed as per Fig 2.

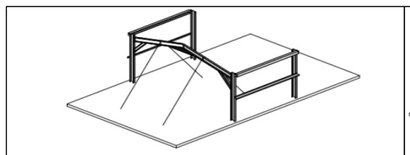
Fig 1. Frame First Temporary Bracing on First Rafter Installed

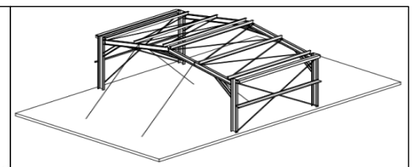
Fig 2. Temporary Bracing Installed as X Bracing

If the Tilt Up Method Is used (where walls are constructed on the ground And then tilted into place), then the tops of columns are braced with a tension and compression brace in the same direction Fig 3. Then rafters and purlins can be installed with temporary bracing holding rafters in place (similar to Fig 1) until final bracing of diaphragm sheeting is installed.

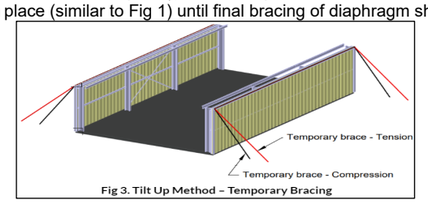

Fig 3. Tilt Up Method – Temporary Bracing

Typically, braces should be positioned diagonally across the structure from the top to the bottom, intersecting near the midpoint to provide stability, optimally at a 45-degree angle but no less than a 20-degree angle. The connection strength of temporary bracing is a critical consideration and these connections must be capable of resisting the potentially substantial temporary bracing loads – whether this connection point be to the building, the foundations or to the ground. Dependent upon building size this may include heavy angles and post installed concrete anchors. The temporary bracing methods used must be capable of fully stabilising the structure during the construction process.

Additional Temporary Bracing
The temporary bracing described is a minimum requirement for a standard-sized building in average conditions. Additional consideration should be given to larger building spans and/or challenging site conditions. There may also be an increased risk in relation to partially completed buildings and exposed sites. It is recommended that extra temporary bracing is utilized if moderate wind speeds are expected on site. Additional support elements, such as steel cables may need to be introduced that can be attached to the building's framework and anchored to the ground or other stable structures to provide extra stability. The frame should remain rigid throughout and such responsibility lies with the constructor. Buildings should not be left in a partially completed state longer than necessary.

Bracing Removal
The temporary bracing should not be removed until all purlins, girts and permanent cross bracing, diaphragm bracing or moment frames where used are installed. The temporary bracing is to remain in place where possible, until the roof and wall cladding is fully installed. If you need any further information regarding the installation of temporary bracing or are at all unsure of the necessary requirements for this specific building, there are guides available through various industry bodies:

https://www.safeworkaustralia.gov.au/ ‘Construction work – steel erection. Information sheet’, 2016.
https://www.steel.org.au/ ‘Structural steelwork fabrication and erection code of practice’, 2014.
https://www.standards.org.au/ AS/NZS 5131:2016 ‘Structural steelwork – Fabrication and erection.

Support is also available at support@actbuildingsystems.com.

THE ABOVE INFORMATION REGARDING TEMPORARY BRACING DOES NOT FORM PART OF THE ENGINEERING CERTIFICATION FOR THIS DESIGN AND IS PROVIDED AS A GUIDE TO AID INSTALLATION ONLY.

CONSTRUCTION PACKAGE FOR COLD FORMED STEEL BUILDING
CREATED FOR GLEN BAK
JOB NUMBER 99470926

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## CONSTRUCTION PACKAGE NOTES

This construction package is to be used in conjunction with the created order for the job. All lengths and piece marks of materials in this package will correspond to an item in the order. For example, on the Sidewall A girt layout, there will likely be an item with a piece mark of SGA1. This will correspond to a line item in the order with the piece mark of SGA1. Products that do not include a piece mark will be marked with the product code.

All girt layout and sheeting layouts drawings in this construction package are exterior views, and in these illustrations, components are drawn as if viewed from the outside of the building.

All drawings in this construction package are for reference only, and are to be used to supplement the engineering drawings. If any discrepancies occur, the engineering plans will always take precedence.

## CONSTRUCTION NOTIFICATIONS

The following items will require non-typical installation that will take extra time and care during the construction process. Please take precautions.

Some opening headers in building do not match girt size in wall. In these cases standard header installation will not be possible and header will need to be rotated with web of header pointed to outside of building instead of pointing down.

## IMPORTANT

IN ADDITION TO THIS DOCUMENT, YOU SHOULD ALSO HAVE THE FOLLOWING BUILDING SPECIFIC DOCUMENTS FROM YOUR BUILDING REPRESENTATIVE:

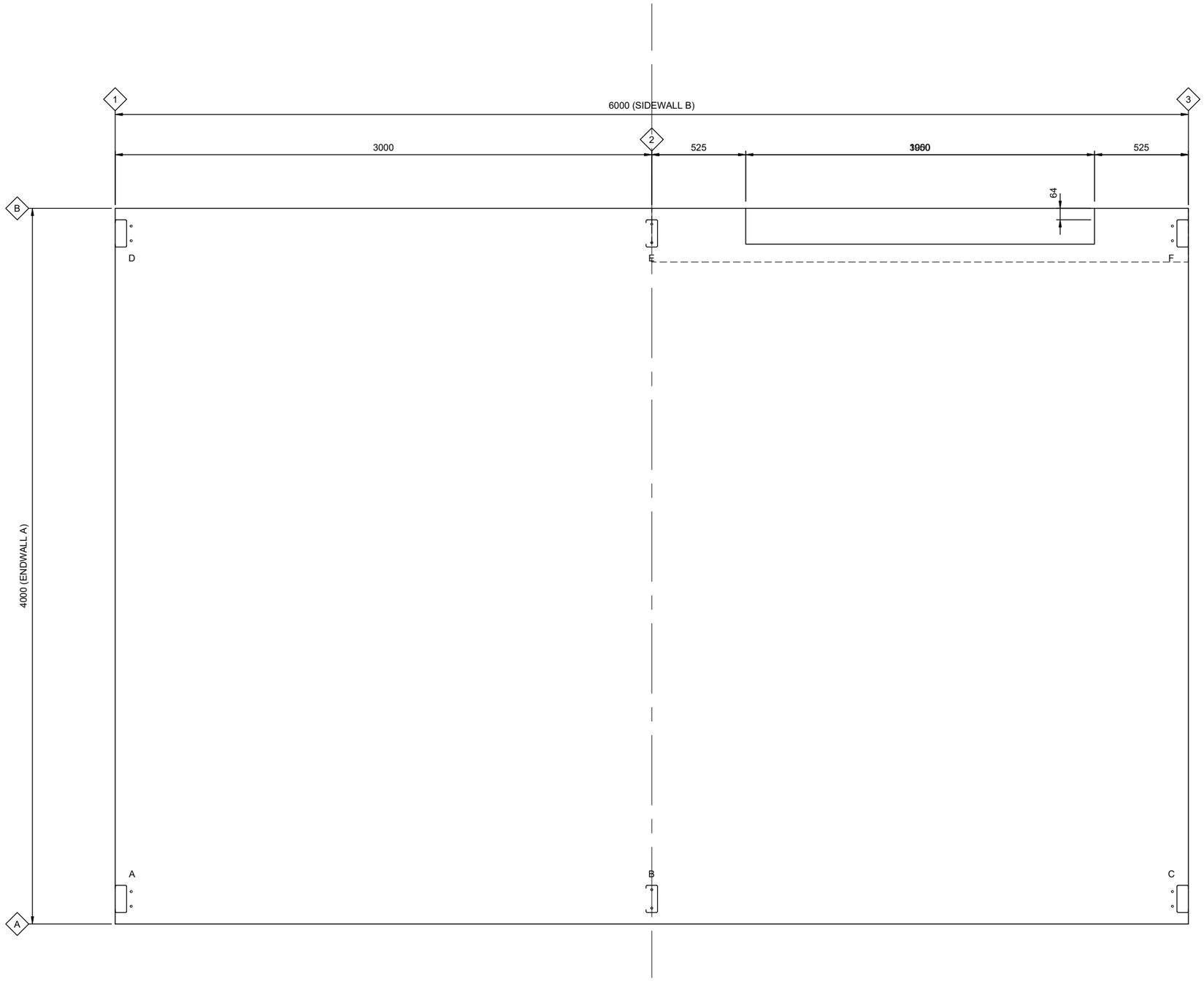
- ENGINEERING PLAN
- COPY OF THE ORDER

FOR MORE INFORMATION TO HELP MAKE COLD FORMED CONSTRUCTION EASIER, PLEASE SEE THE BELOW LINKS:

INSTALLATION MANUALS
http://bit.ly/ACTInstallManuals

CONSTRUCTION VIDEOS
http://bit.ly/ACTConstructionVids

HINTS AND TIPS
http://bit.ly/ACTConstructionTips



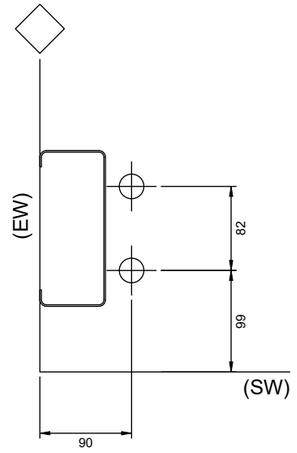

| ANCHOR BOLTS | | |
|---|---|---|
| QTY | LOCATION | DIA |
| 12 | ANCHOR BOLTS - SIDEWALL COLUMNS | 12 mm |
| 2 | ANCHOR BOLTS - ROLLER DOORS SMALL | 12 mm |
| 2 | ANCHOR BOLTS - PA DOORS | 12 mm |



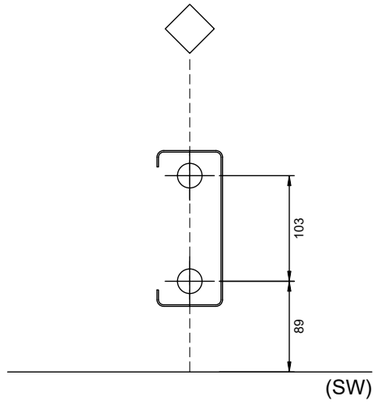
# Building Layout Plan

JOBNO HGOR99470926
SHEET 2 of 13

DATE 31-01-2025
SCALE 1:25




A

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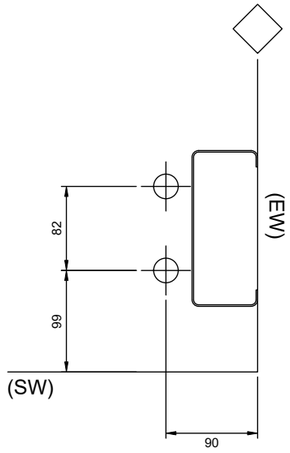


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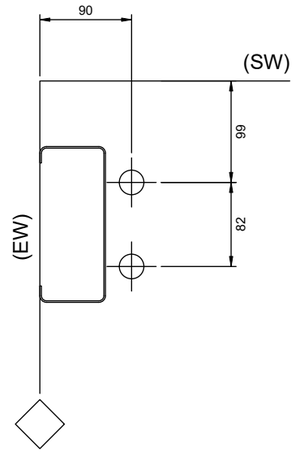


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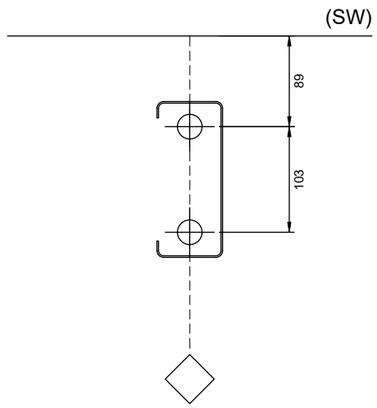


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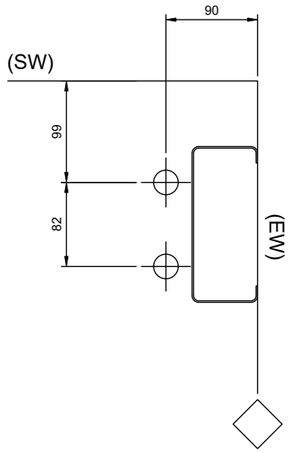
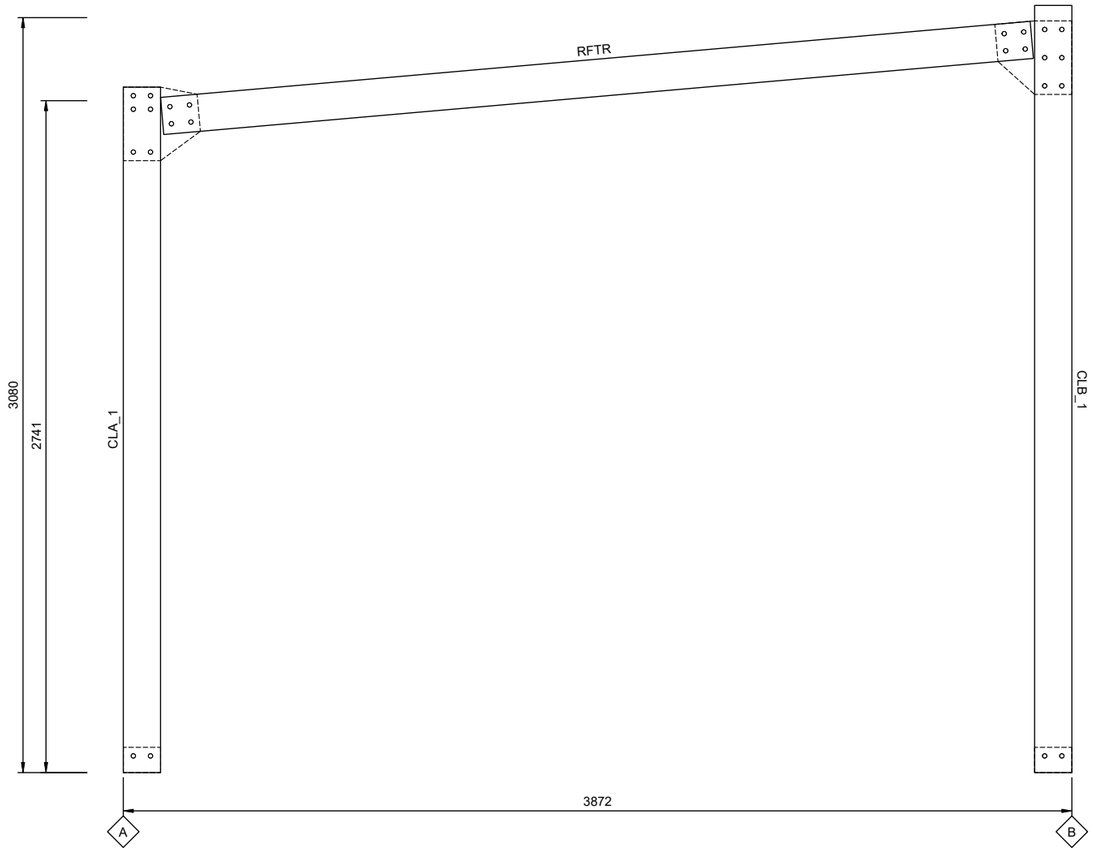



F



| Anchor Bolt Details | | | | | |
|---|---|---|---|---|---|
| | JOBNO | HGOR99470926 | DATE | 31-01-2025 | |
| | SHEET | 3 of 13 | SCALE | N/A | |

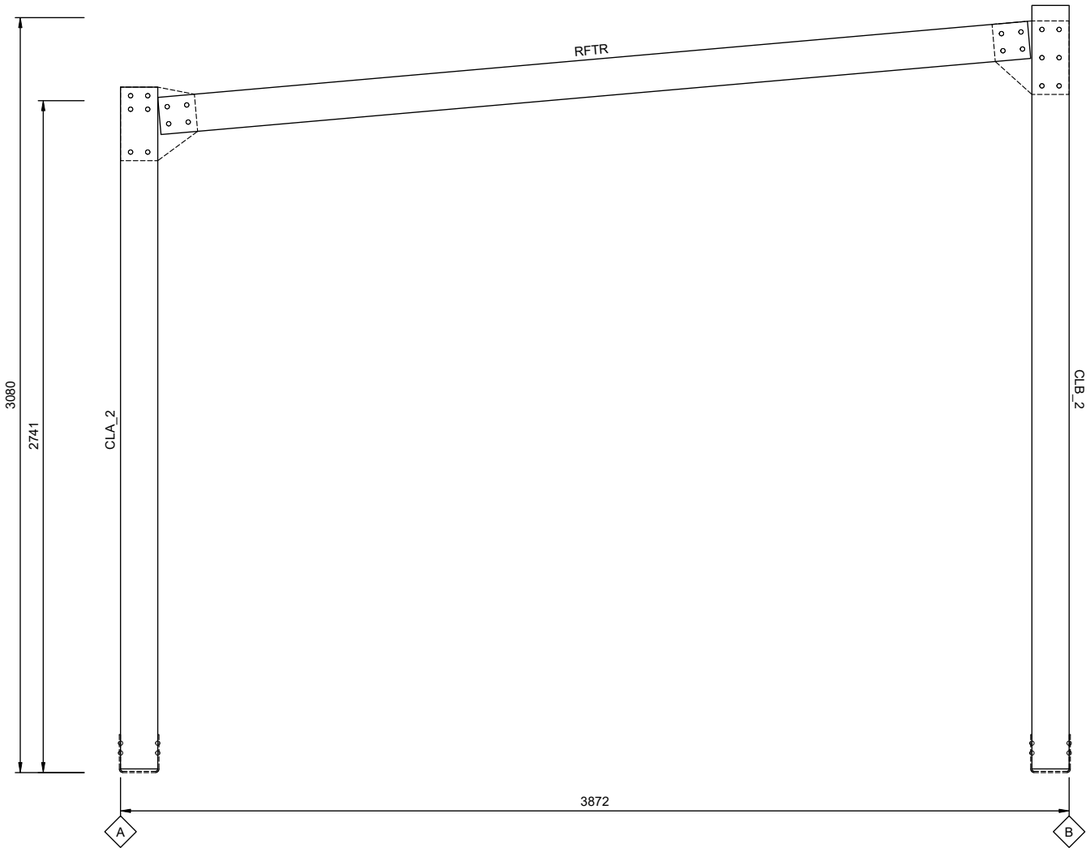
| MEMBER TABLE | | |
|---|---|---|
| Mark | Product | Length |
| CLA_1 | C15015 | 2797 mm |
| CLA_2 | C15015 | 2782 mm |
| CLB_1 | C15015 | 3130 mm |
| CLB_2 | C15015 | 3115 mm |
| RFTR | C15015 | 3563 mm |




1/4 Portal Section

SCALE: 1:25

Frame Line 1




2/4 Portal Section

SCALE: 1:25

Frame Line 2



Portal Frame Sections

JOBNO HGOR99470926
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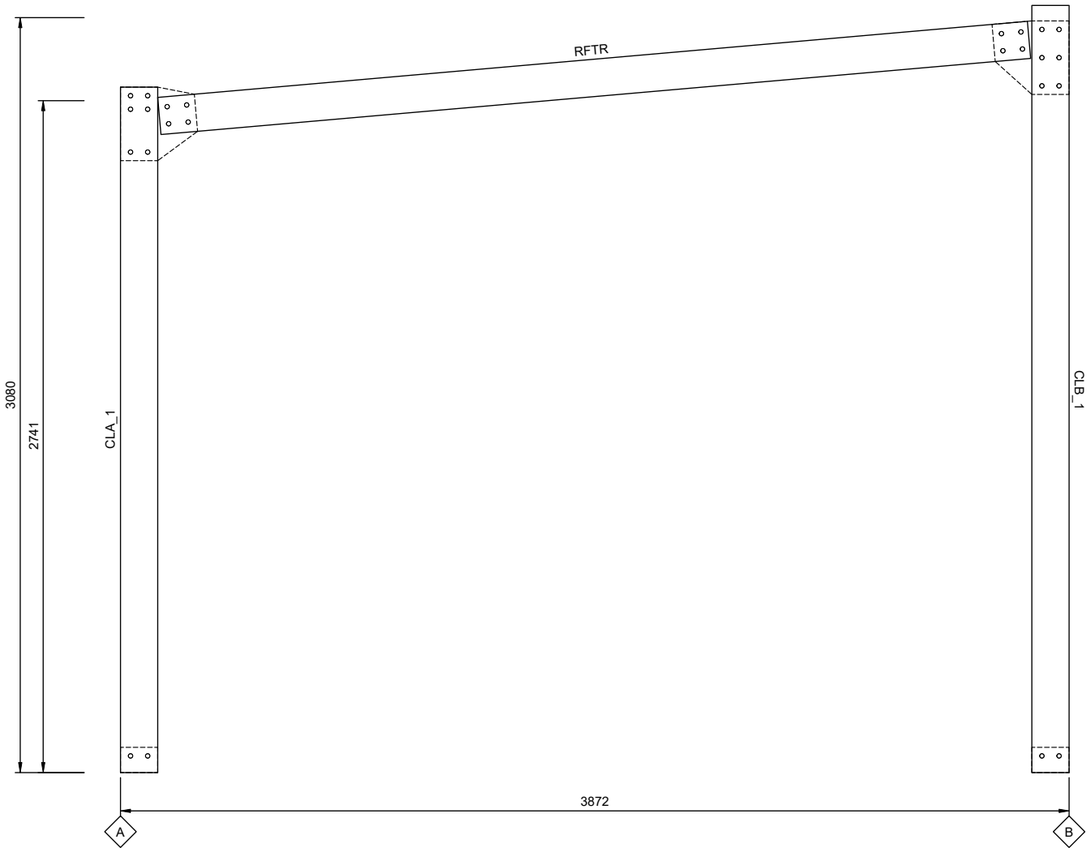
DATE 31-01-2025
SCALE 1:25

| MEMBER TABLE | | |
|---|---|---|
| Mark | Product | Length |
| CLA_1 | C15015 | 2797 mm |
| CLB_1 | C15015 | 3130 mm |
| RFTR | C15015 | 3563 mm |




1/5 Portal Section

SCALE: 1:25

Frame Line 3

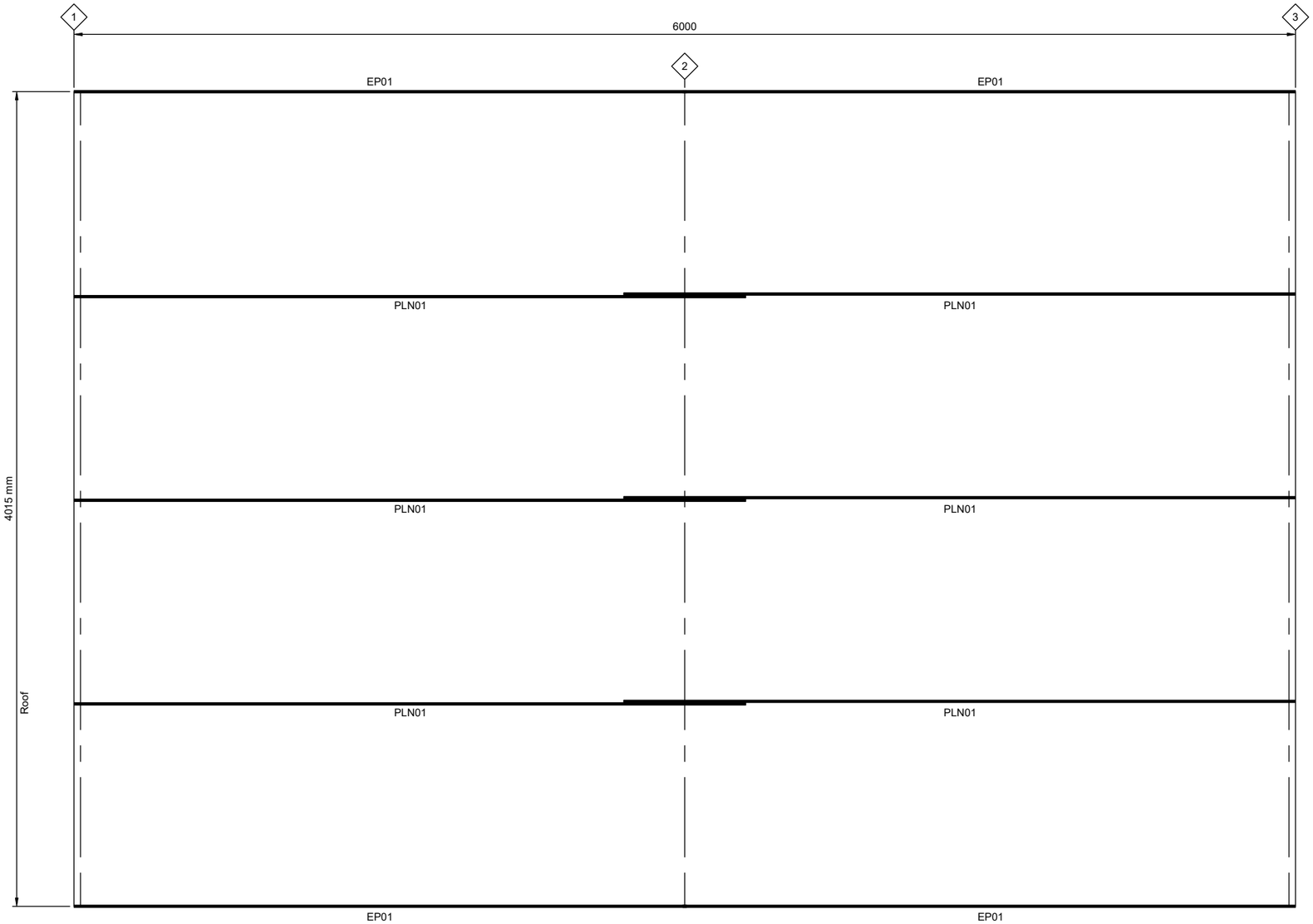


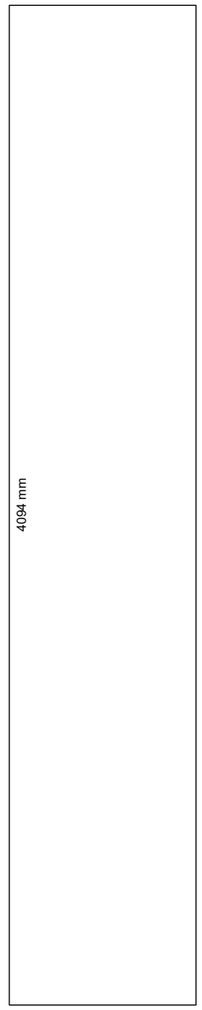
Portal Frame Sections

JOBNO HGOR99470926
SHEET 5 of 13

DATE 31-01-2025
SCALE 1:25

| MEMBER TABLE | | |
|---|---|---|
| Mark | Product | Length |
| EP01 | C10010 | 3000 mm |
| PLN01 | TH64100 | 3300 mm |




Roof Sheeting:
Trimclad 0.42
Woodland Grey

This illustration is for reference only, and is to be used to supplement the engineering drawings. If any discrepancies occur, the engineering plans will always take precedence.

| Roof Framing Plan | | | | | |
|---|---|---|---|---|---|
| | JOBNO | HGOR99470926 | DATE | 31-01-2025 | |
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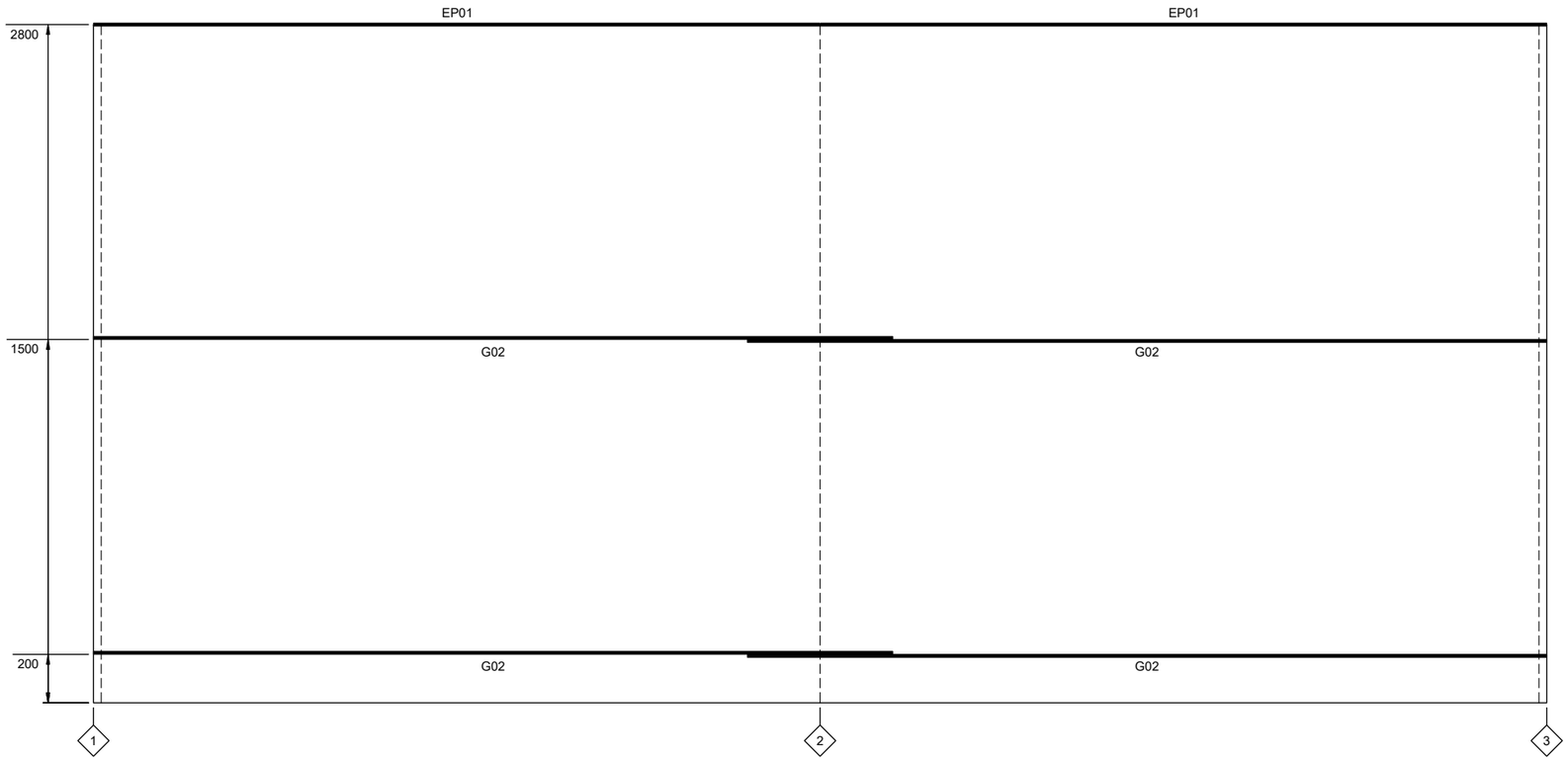
| MEMBER TABLE | | |
|---|---|---|
| Mark | Product | Length |
| EP01 | C10010 | 3000 mm |
| G02 | TH64100 | 3300 mm |




1/7 Sidewall A Girt Layout

SCALE: 1:25

Frame Line A

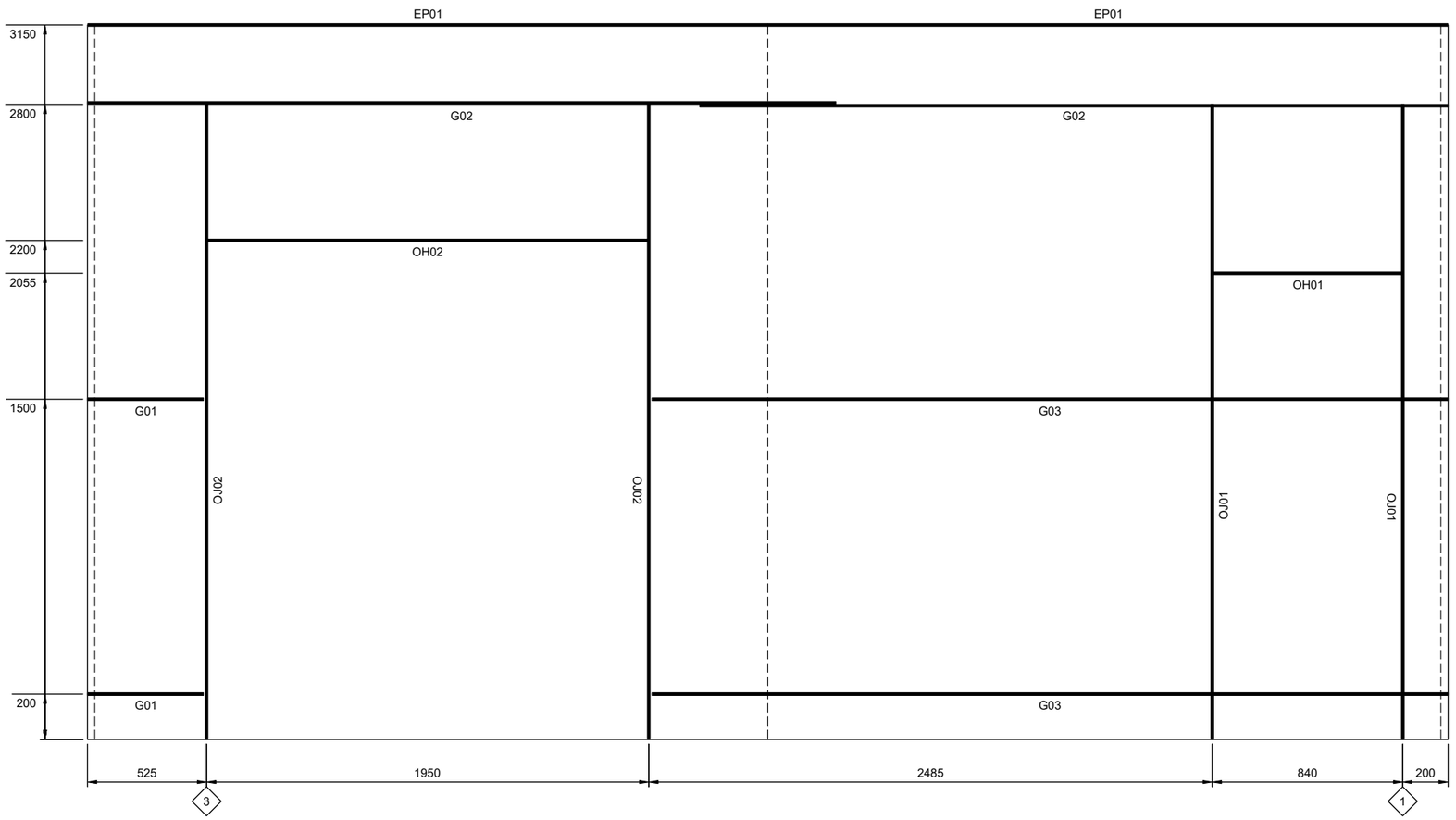


Girt Layout

JOBNO HGOR99470926
SHEET 7 of 13

DATE 31-01-2025
SCALE 1:25

| MEMBER TABLE | | |
|---|---|---|
| Mark | Product | Length |
| EP01 | C10010 | 3000 mm |
| G01 | TH64100 | 511 mm |
| G02 | TH64100 | 3300 mm |
| G03 | TH64100 | 3511 mm |
| OH01 | C10012 | 840 mm |
| OH02 | C10012 | 1950 mm |
| OJ01 | PA Door Jamb 64 1.5mm | Stock Length |
| OJ02 | Z10015 | 2854 mm |




1/8 Sidewall B Girt Layout

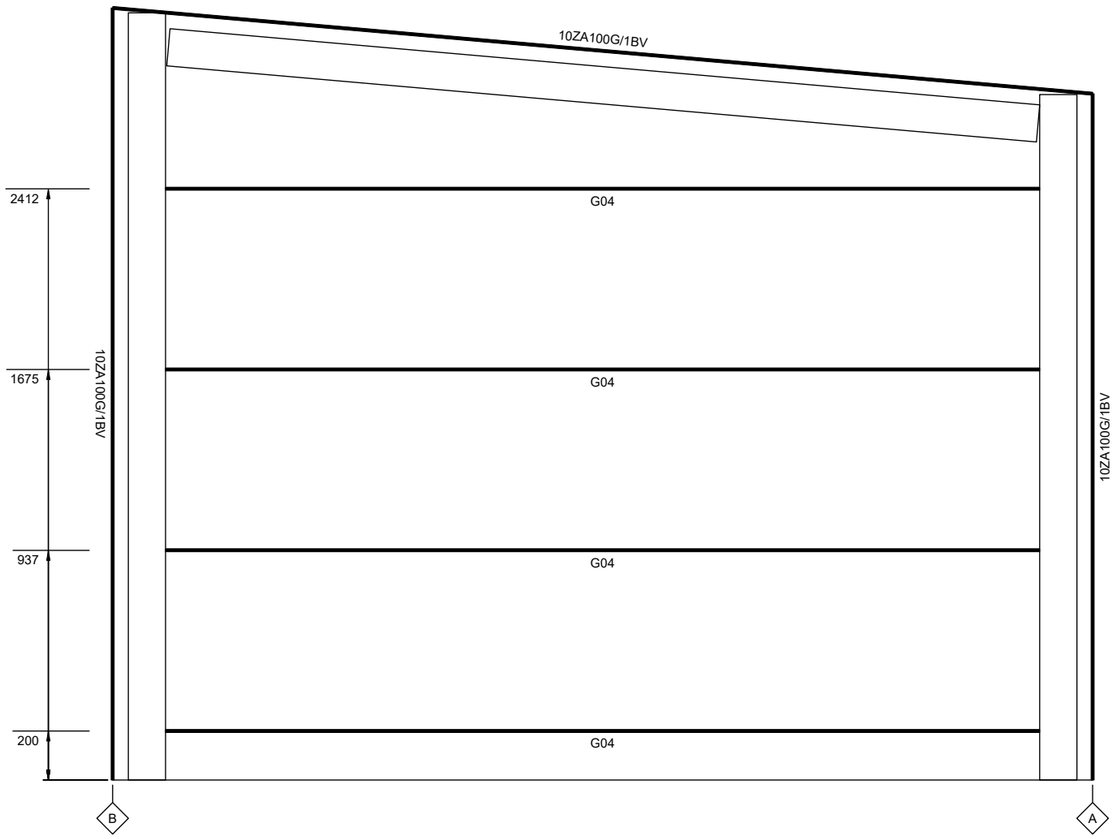
SCALE: 1:25

Frame Line B

This illustration is for reference only, and is to be used to supplement the engineering drawings. If any discrepancies occur, the engineering plans will always take precedence.

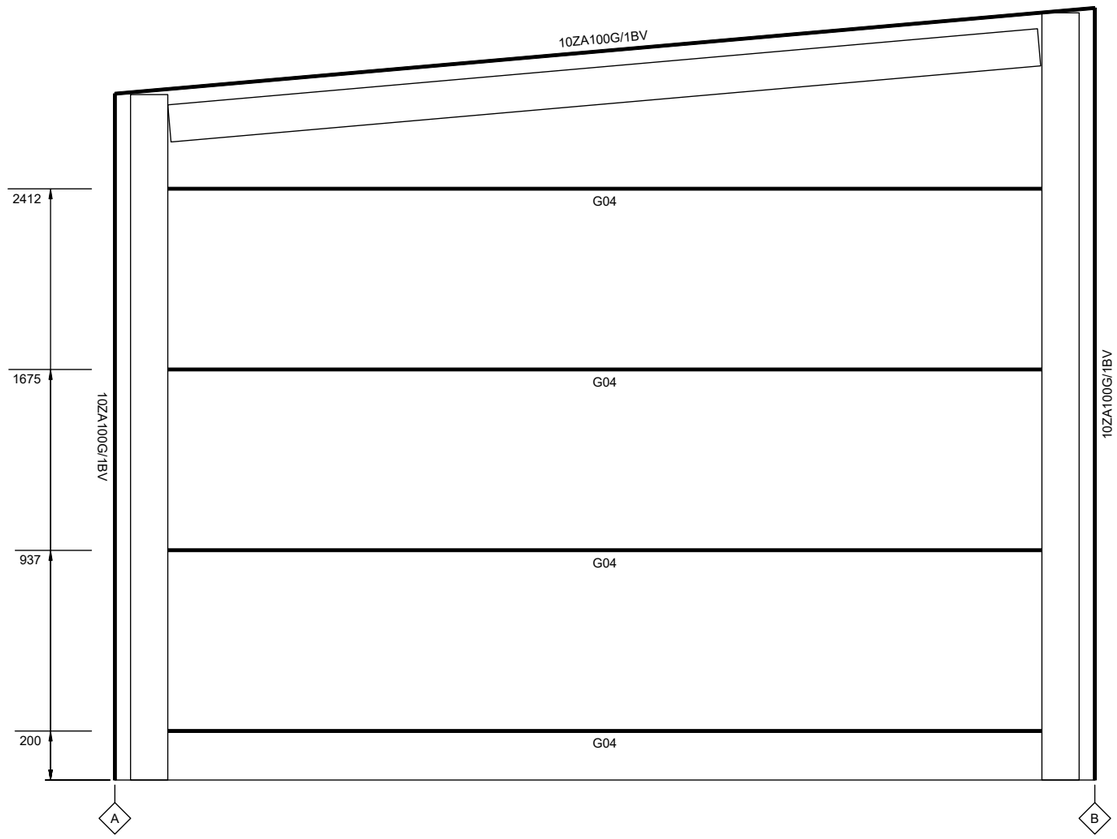
| Girt Layout | | | |
|---|---|---|---|
| | JOBNO HGOR99470926 | DATE 31-01-2025 | |
| | SHEET 8 of 13 | SCALE 1:25 | |

| MEMBER TABLE | | |
|---|---|---|
| Mark | Product | Length |
| 10ZA100G/1BV | 50x50 Angle | Stock Length |
| G04 | TH64100 | 3568 mm |




1/9 Endwall A Girt Layout

SCALE: 1:25 Frame Line 1




2/9 Endwall B Girt Layout

SCALE: 1:25 Frame Line 3



Girt Layout

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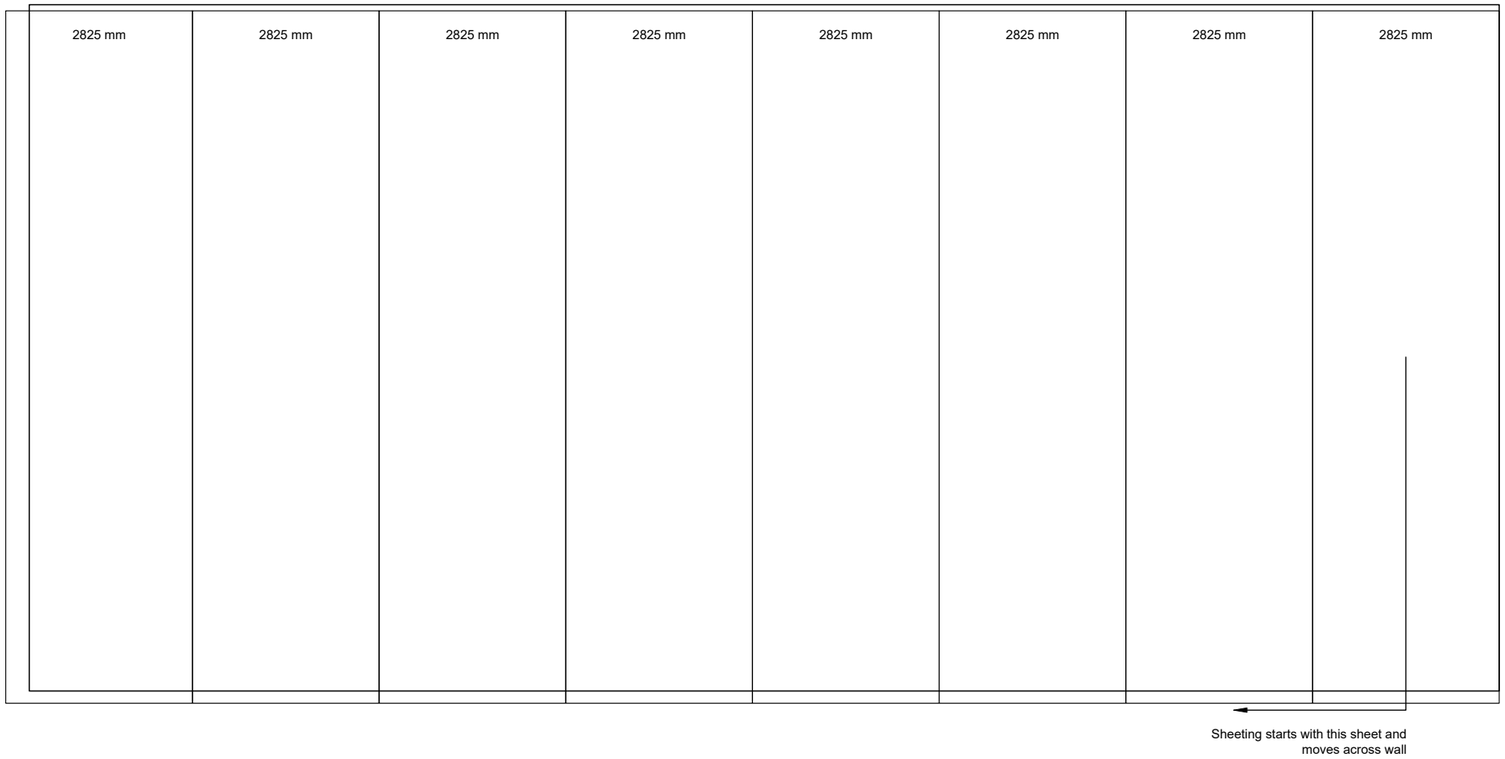
SCALE 1:25




1/10 Sidewall A Sheeting Layout

SCALE: 1:25

Frame Line A



Sheeting Layout

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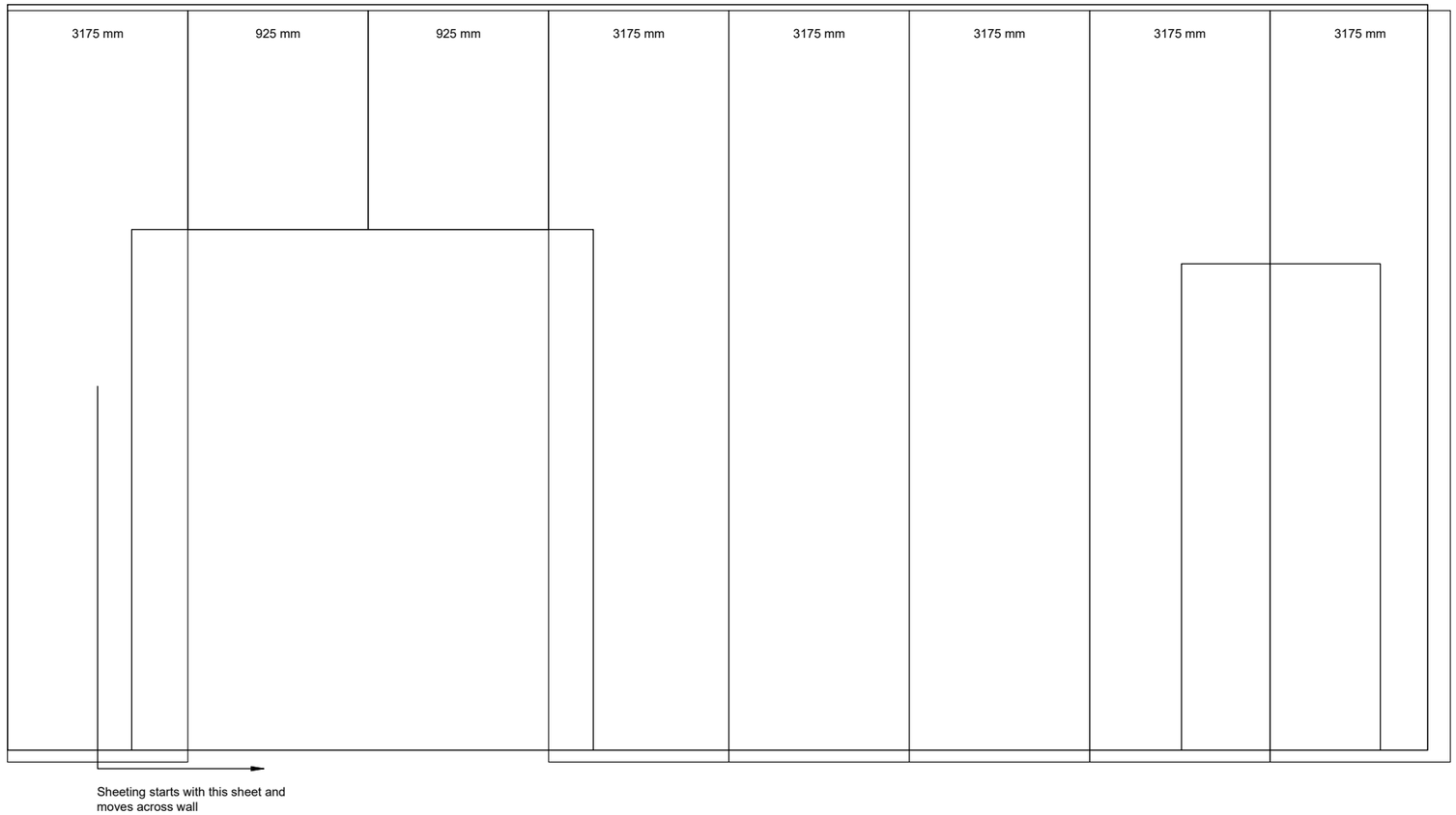
DATE 31-01-2025
SCALE 1:25



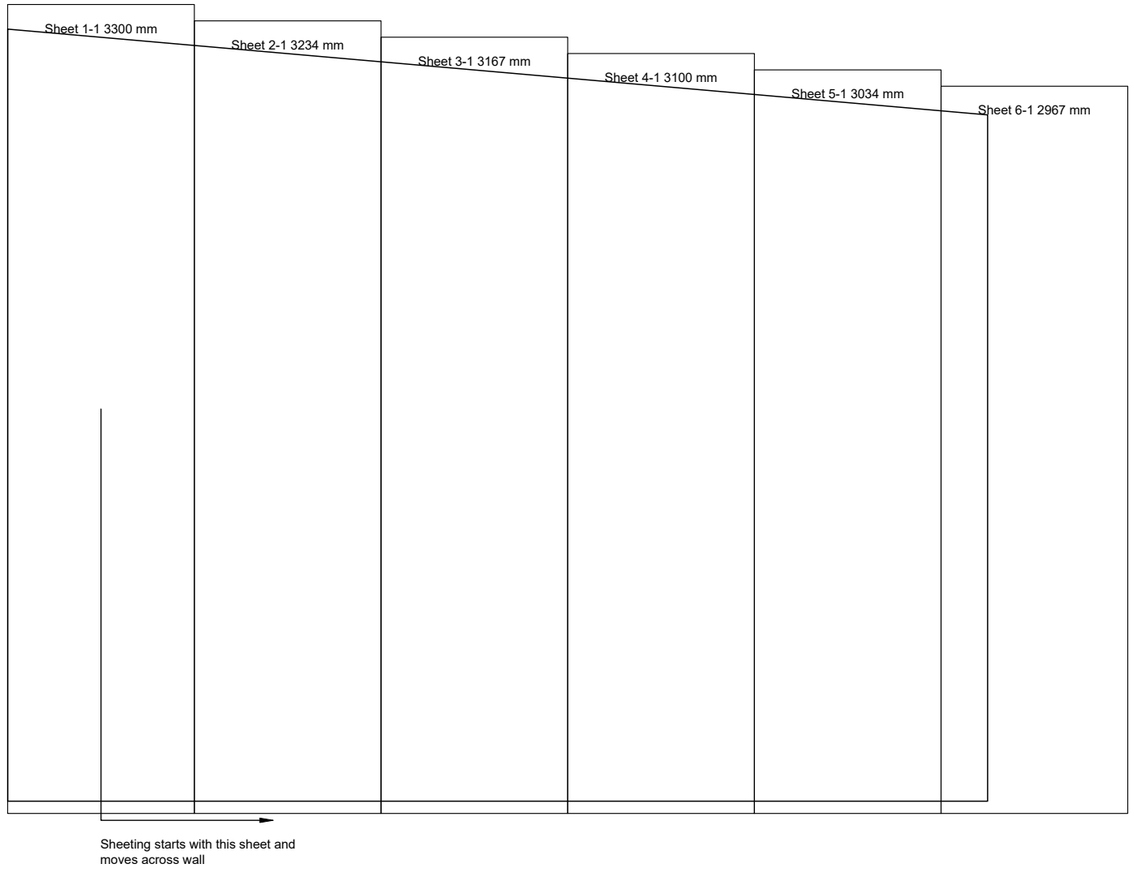

1/11 Sidewall B Sheeting Layout

SCALE: 1:25

Frame Line B

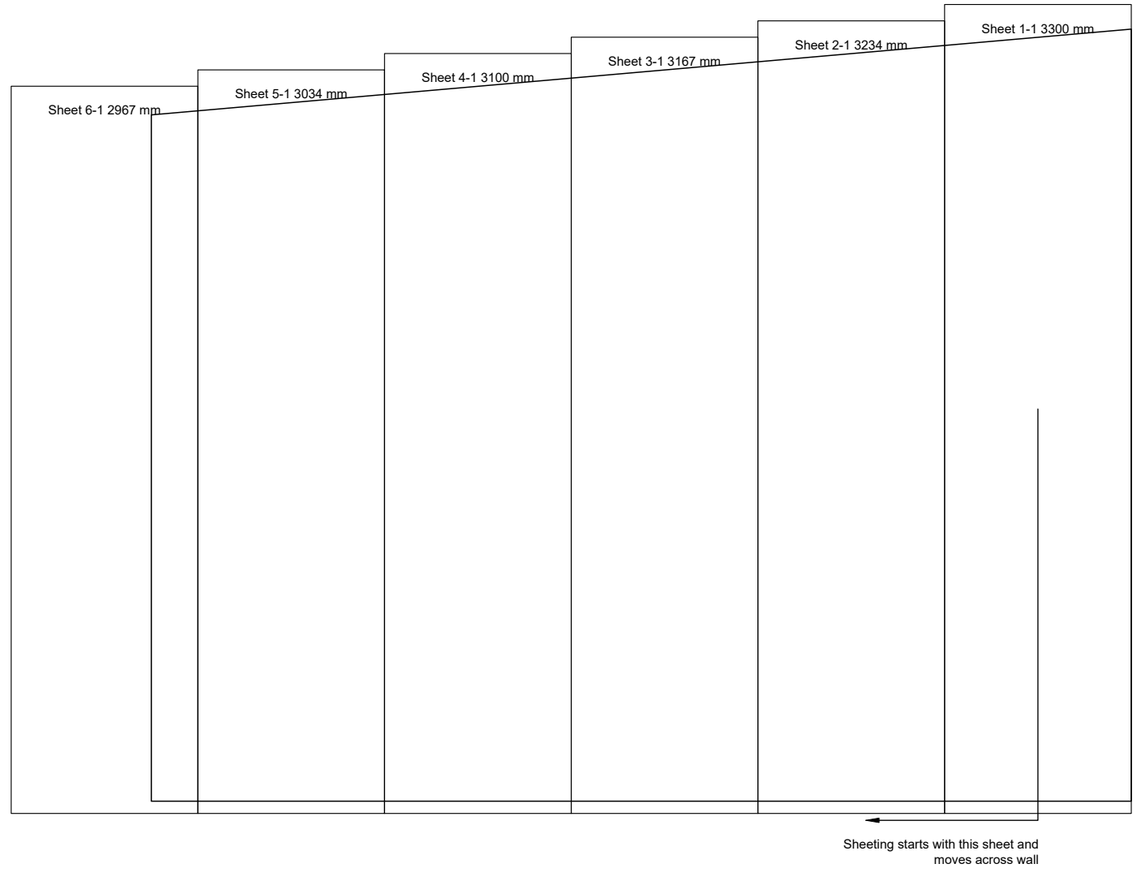
This illustration is for reference only, and is to be used to supplement the engineering drawings. If any discrepancies occur, the engineering plans will always take precedence.

| Sheeting Layout | | | | | |
|---|---|---|---|---|---|
| | JOBNO | HGOR99470926 | DATE | 31-01-2025 | |
| | SHEET | 11 of 13 | SCALE | 1:25 | |




1/12 Endwall A Sheeting Layout

SCALE: 1:25 Frame Line 1




2/12 Endwall B Sheeting Layout

SCALE: 1:25 Frame Line 3



Sheeting Layout

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SCALE 1:25

Generic Temporary Bracing Information
The installation of temporary bracing is critical to avoid building collapse or damaging structural movement during construction. This collapse can occur with no notice and as such the installation of appropriate temporary bracing is critical to avoid damage, injury, and possible death. Determination, procurement, and correct installation of temporary bracing is the responsibility of the builder / primary contractor / installer.

Bracing Materials
The constructor / installer is to supply suitably sized materials for temporary bracing. These materials are generally capable of tension, but in some circumstances will need to be capable of tension and compression. Load rated ratchet strapping of an appropriate size can be used to temporarily 'x-brace' bays in both directions, until the final bracing systems are fullyinstalled. This is especially critical for buildings where X Bracing is not required in the final structure due to the use of moment frames or diaphragm bracing.

Temporary Bracing Location
The location of Temporary bracing will depend on the installation method used. Installation should be completed in accordance with the Construction Package, Engineering Plans, and Instruction Manuals. If the Frame First Method (most common) is used, then the use of tension only bracing and creating temporarily braced bays as per Fig 1 and Fig 2. can be used. As a basic guide, a minimum of every 4th bay should have temporary bracing installed as per Fig 2.

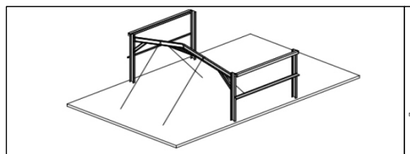
Fig 1. Frame First Temporary Bracing on First Rafter Installed

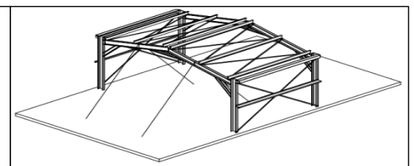
Fig 2. Temporary Bracing Installed as X Bracing

If the Tilt Up Method Is used (where walls are constructed on the ground And then tilted into place), then the tops of columns are braced with a tension and compression brace in the same direction Fig 3. Then rafters and purlins can be installed with temporary bracing holding rafters in place (similar to Fig 1) until final bracing of diaphragm sheeting is installed.

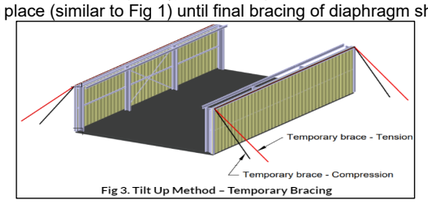

Fig 3. Tilt Up Method – Temporary Bracing

Typically, braces should be positioned diagonally across the structure from the top to the bottom, intersecting near the midpoint to provide stability, optimally at a 45-degree angle but no less than a 20-degree angle. The connection strength of temporary bracing is a critical consideration and these connections must be capable of resisting the potentially substantial temporary bracing loads – whether this connection point be to the building, the foundations or to the ground. Dependent upon building size this may include heavy angles and post installed concrete anchors. The temporary bracing methods used must be capable of fully stabilising the structure during the construction process.

Additional Temporary Bracing
The temporary bracing described is a minimum requirement for a standard-sized building in average conditions. Additional consideration should be given to larger building spans and/or challenging site conditions. There may also be an increased risk in relation to partially completed buildings and exposed sites. It is recommended that extra temporary bracing is utilized if moderate wind speeds are expected on site. Additional support elements, such as steel cables may need to be introduced that can be attached to the building's framework and anchored to the ground or other stable structures to provide extra stability. The frame should remain rigid throughout and such responsibility lies with the constructor. Buildings should not be left in a partially completed state longer than necessary.

Bracing Removal
The temporary bracing should not be removed until all purlins, girts and permanent cross bracing, diaphragm bracing or moment frames where used are installed. The temporary bracing is to remain in place where possible, until the roof and wall cladding is fully installed. If you need any further information regarding the installation of temporary bracing or are at all unsure of the necessary requirements for this specific building, there are guides available through various industry bodies:

https://www.safeworkaustralia.gov.au/ ‘Construction work – steel erection. Information sheet’, 2016.
https://www.steel.org.au/ ‘Structural steelwork fabrication and erection code of practice’, 2014.
https://www.standards.org.au/ AS/NZS 5131:2016 ‘Structural steelwork – Fabrication and erection.

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