



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/063484

PROPOSAL: Outbuilding (Retrospective) (Single Dwelling)

LOCATION: 58 North Terrace, Lauderdale

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 23/09/2026 00:00:00

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 23/09/2026 00:00:00. 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 23/09/2026 00:00:00.

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.

Planning Application

Use this form to obtain planning approval for the use and development of land, including change of use, subdividing land into smaller lots, lot consolidation, or signage.

Please refer to the Planning Application checklist on the following pages to determine what documentation must be submitted with your application.

Proposal: Prefabricated shed

Location: 58 North Terrace, Lauderdale 7021

Personal Information Removed



exemptions may apply which may save you time on your proposal.

If you had pre-application discussions with City of Clarence, please provide planner's name:

Current use of site: **private residence**

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.
- 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.

Personal Information Removed



Planning Application checklist

Mandatory Documents

This information is required for the application to be valid. We are unable to proceed with an application without these documents.

- ☐ 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 City of Clarence.

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

Additional Documents

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 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.
- ☐ 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 City of Clarence Planning team on (03) 6217 9550.



SEARCH OF TORRENS TITLE

VOLUME 235214	FOLIO 18
EDITION 6	DATE OF ISSUE 29-Aug-2025

SEARCH DATE : 27-Aug-2026

SEARCH TIME : 03.05 pm

DESCRIPTION OF LAND

City of CLARENCE

Lot 18 on Plan [235214](#)Derivation : Whole of Lot 18 Ralphs bay Canal Subdivision Gtd
to G A L HurstPrior CT [3253/7](#)SCHEDULE 1[N269811](#) TRANSFER to JESSICA DAVIS and TIMOTHY EDWARD MCNAMARA
Registered 29-Aug-2025 at 12.01 pmSCHEDULE 2

Reservations and conditions in the Crown Grant if any

[E399759](#) MORTGAGE to Bank of Queensland Limited Registered
29-Aug-2025 at 12.02 pmUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1469

TASMANIA

REAL PROPERTY ACT, 1862, as amended



CERTIFICATE OF TITLE

Register Book

Vol. Fol.

3253 7

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

[Signature]
Recorder of Titles.



DESCRIPTION OF LAND

TOWN OF LAUDERDALE

THIRTY PERCHES AND ONE TENTH OF A PERCH on the Plan hereon

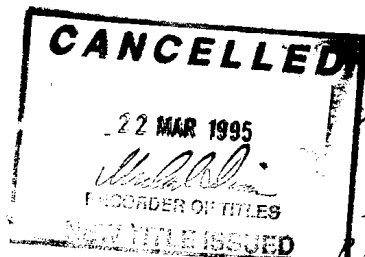
FIRST SCHEDULE (continued overleaf)

GEORGE ARTHUR LESLIE HURST of Hobart, Salesman

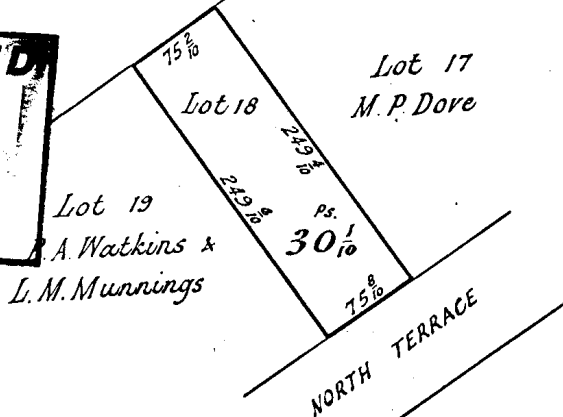
SECOND SCHEDULE (continued overleaf)

NIL.

NOTE.—ENTRIES CANCELLED UNDER SIGNATURE OF THE RECORDER OF TITLES ARE NO LONGER SUBSISTING.



*Part of 225 acres Gtd. to
D. Stanfield*



*Whole of Lot 18 Ralphs Bay Canal
Subdivision Gtd. to G.A.L. Hurst
Meas. in Links*

58 North Terrace
Lauderdale

REGISTERED NUMBER

235214

FIRST, Edition. Registered

Derived from P.G.Vol. 282 Fol. 13

Lot 18 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.



Service over and above

TABLE OF CONTENTS

Building Layout Plan	2
Anchor Bolt Details	3
Portal Frame Sections	4
Roof Framing Plan	6
Girt Layout	7
Sheeting Layout	11

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.
- Some items in order will need to be cut to length on site. Please see 'Notes' column in order for full list of items to be cut and their lengths.

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:



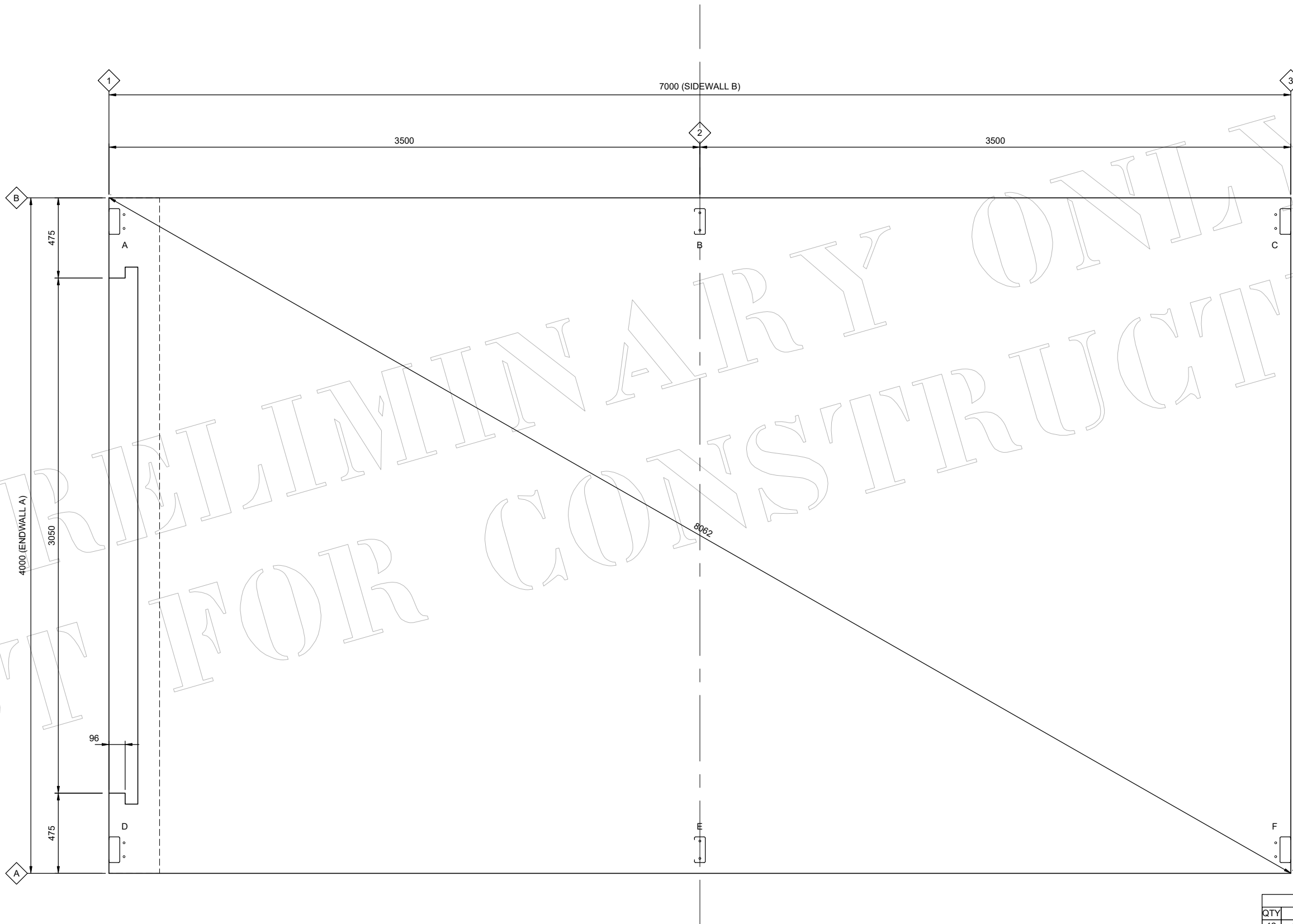
INSTALLATION MANUALS
<http://bit.ly/ACTInstallManuals>



CONSTRUCTION VIDEOS
<http://bit.ly/ACTConstructionVids>

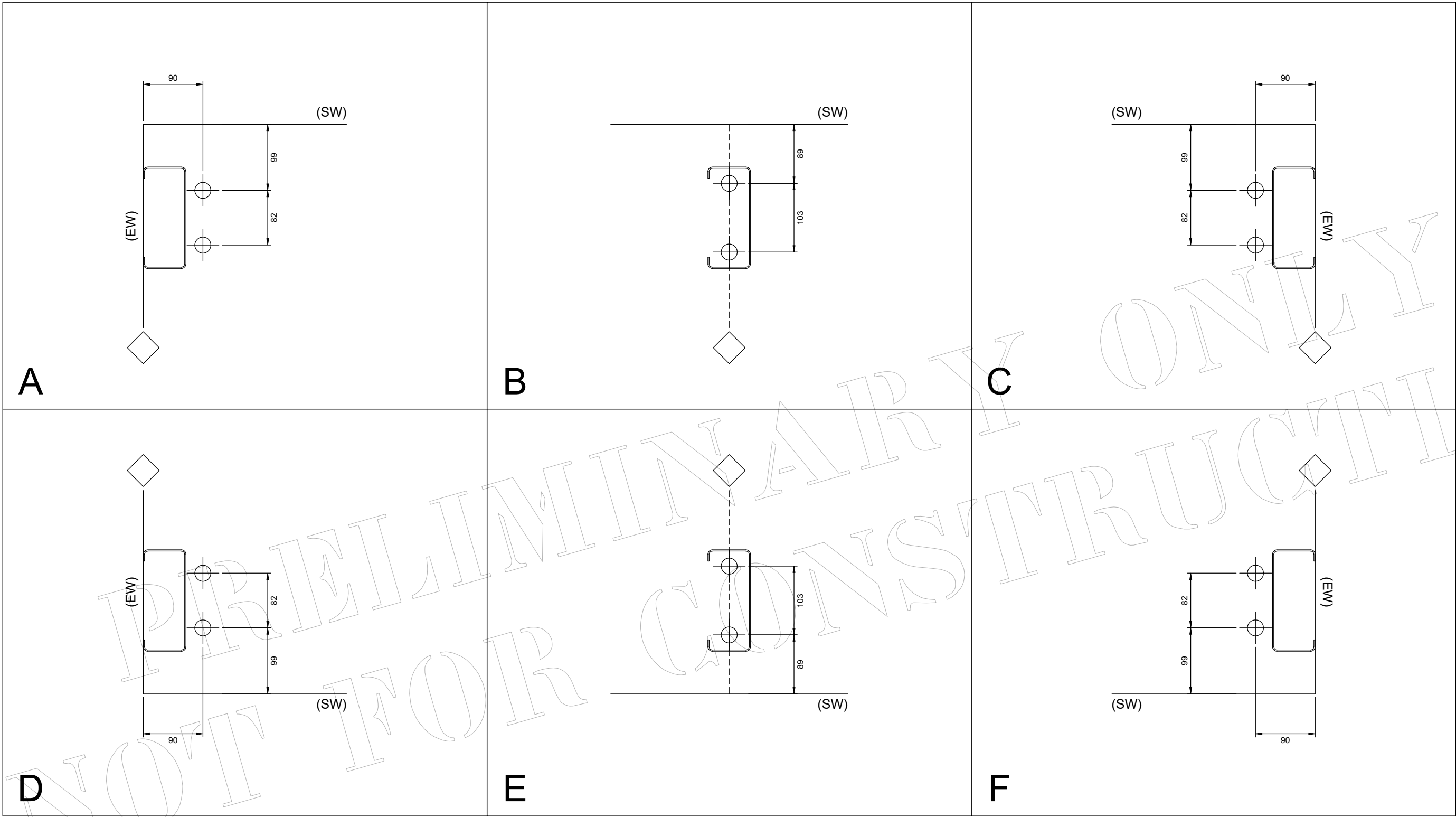


HINTS AND TIPS
<http://bit.ly/ACTConstructionTips>

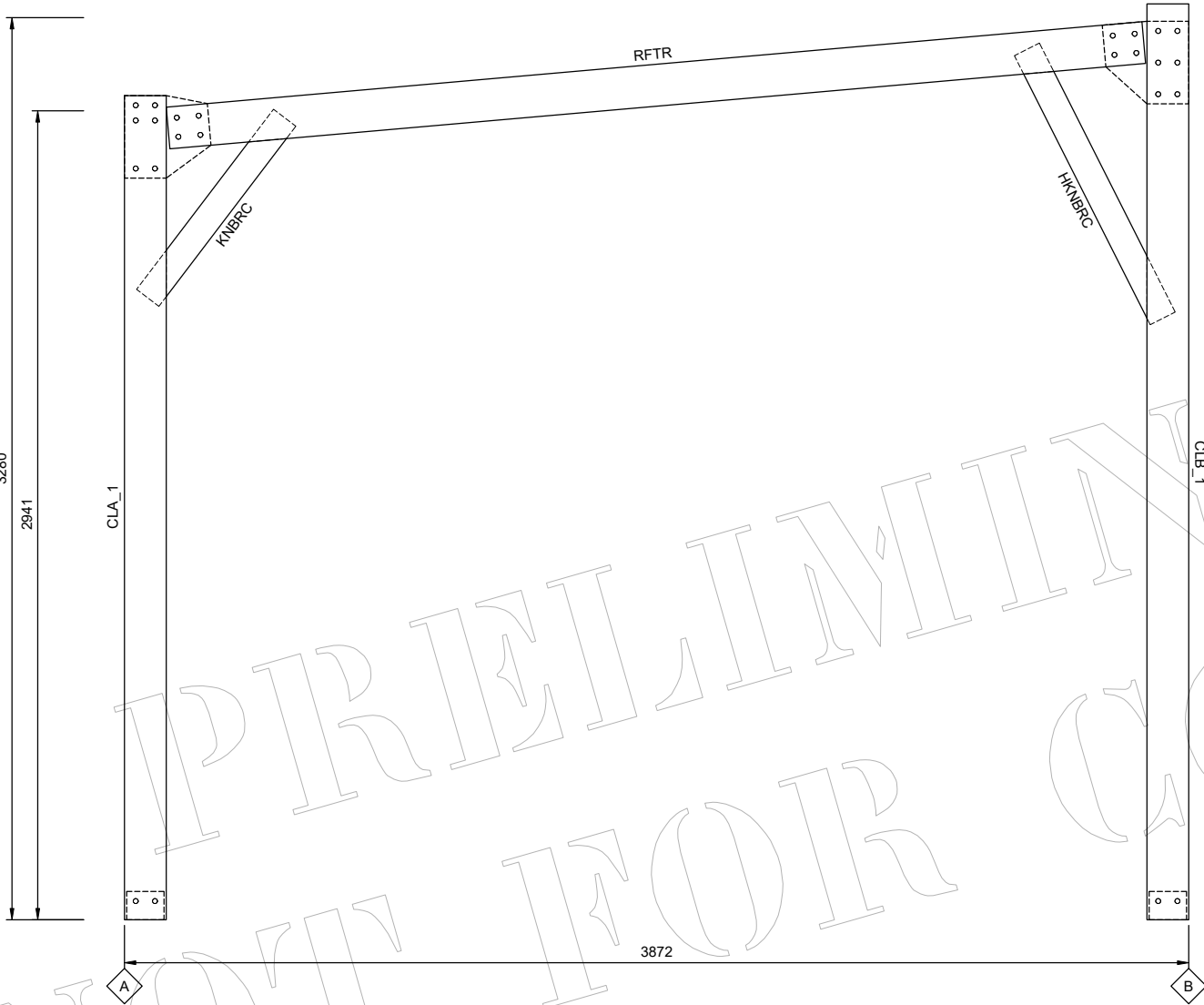


ANCHOR BOLTS		
QTY	LOCATION	DIA
12	ANCHOR BOLTS - SIDEWALL COLUMNS	12 mm
4	ANCHOR BOLTS - ROLLER DOORS SMALL	12 mm
2	ANCHOR BOLTS - PA DOORS	12 mm
2	ANCHOR BOLTS - WINDOWS	12 mm

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



MEMBER TABLE		
Mark	Product	Length
CLA_1	C15019	2997 mm
CLA_2	C15019	2982 mm
CLB_1	C15019	3330 mm
CLB_2	C15019	3315 mm
HKNBRC	C10015	1096 mm
KNBRC	C10015	823 mm
RFTR	C15019	3563 mm

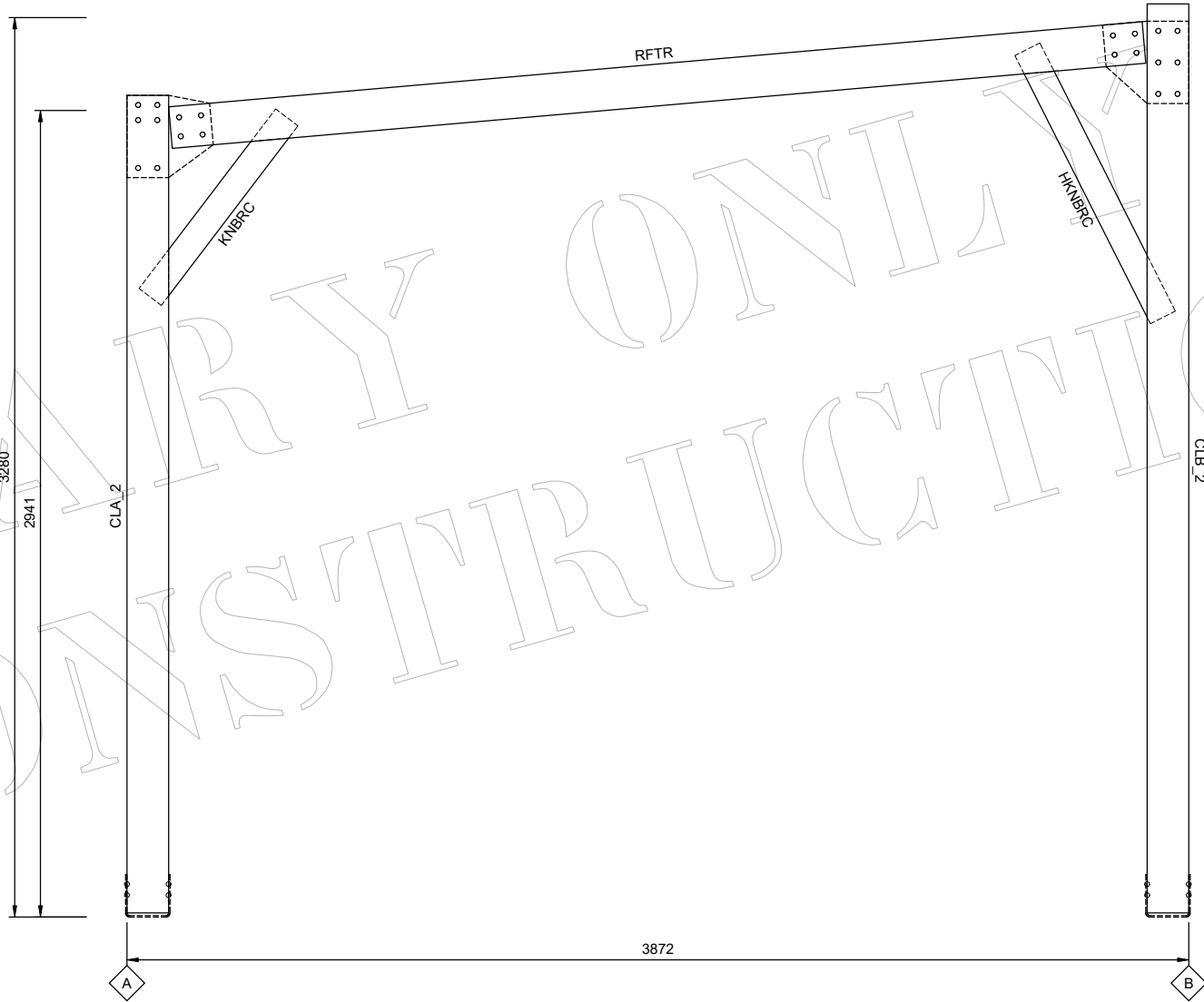


1
4

Portal Section

SCALE: 1:25

Frame Line 1



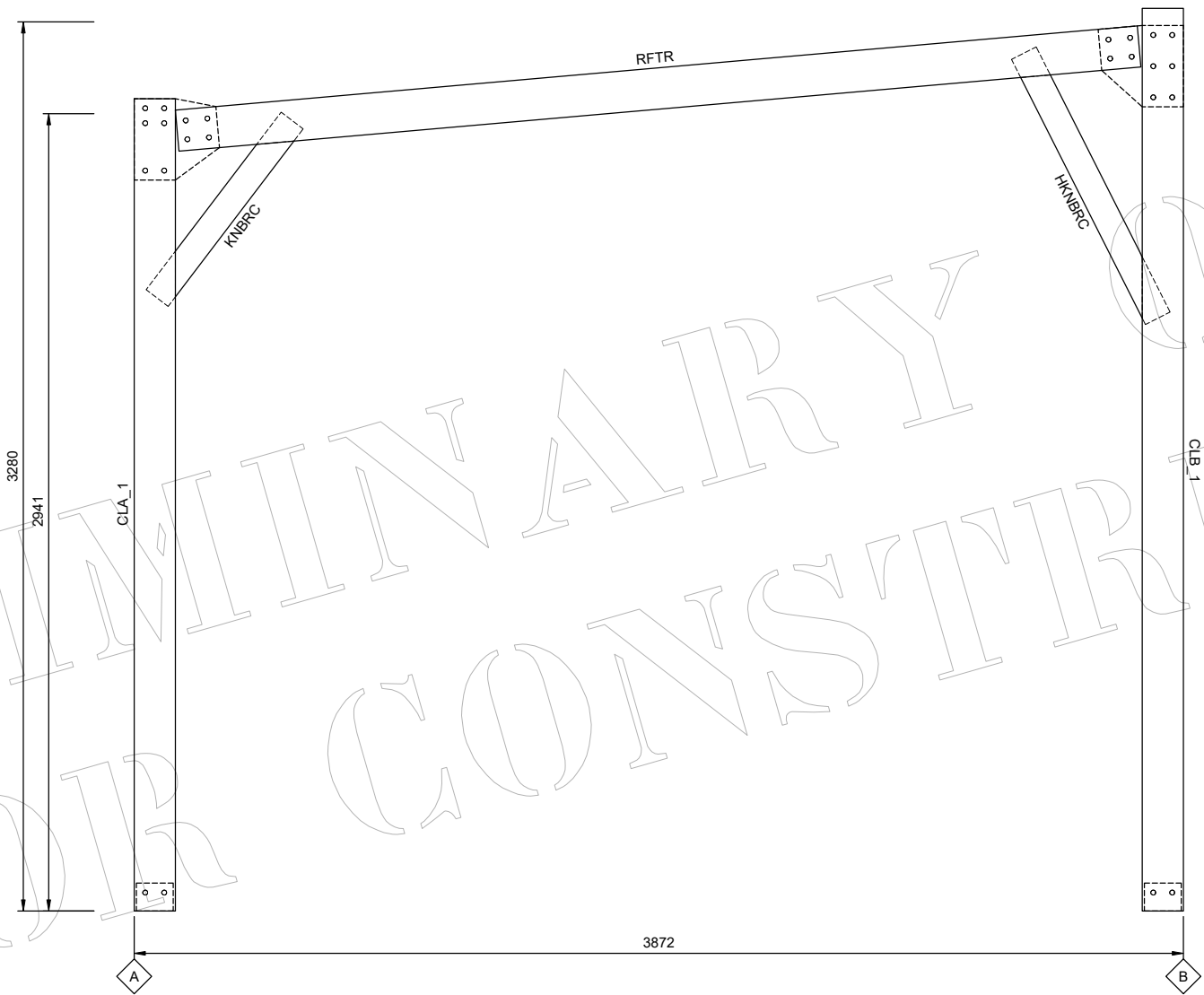
2
4

Portal Section

SCALE: 1:25

Frame Line 2

MEMBER TABLE		
Mark	Product	Length
CLA_1	C15019	2997 mm
CLB_1	C15019	3330 mm
HKNBRC	C10015	1096 mm
KNBRC	C10015	823 mm
RFTR	C15019	3563 mm



1
5

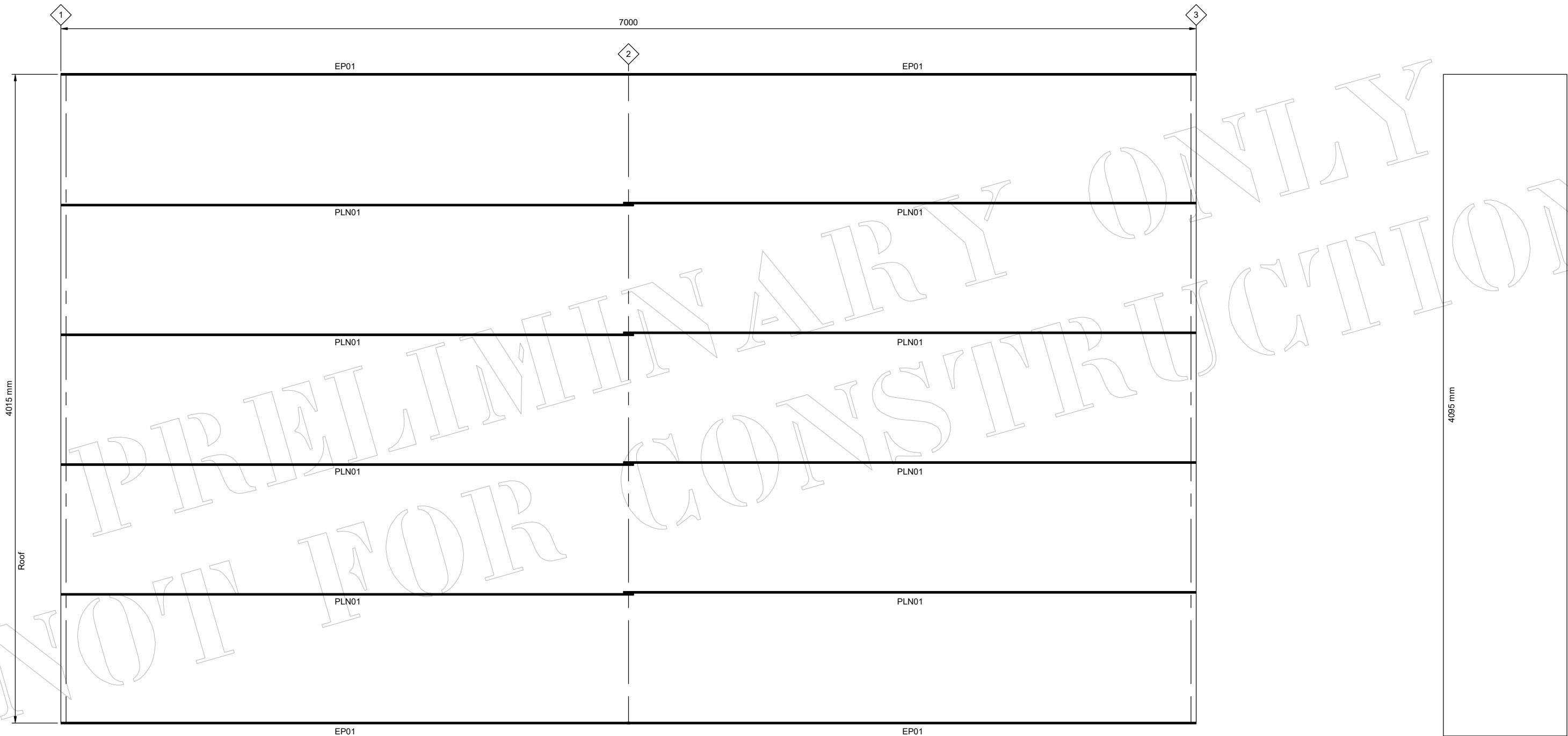
Portal Section

SCALE: 1:25

Frame Line 3

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

MEMBER TABLE		
Mark	Product	Length
EP01	C10015	3500 mm
PLN01	TH6495	3532 mm



These illustrations are 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

PRELIMINARY ONLY NOT FOR CONSTRUCTION

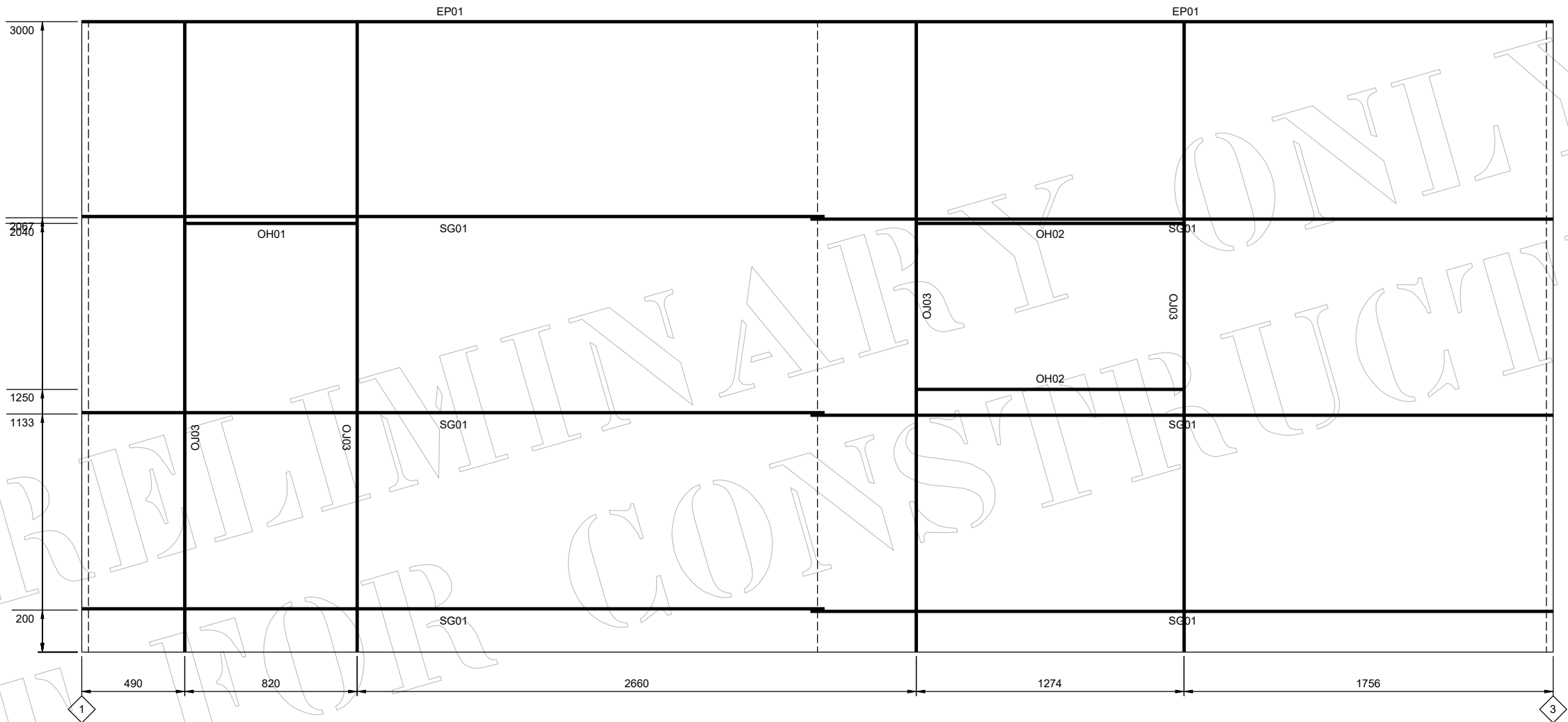


JOBNO LAUS1033191016
SHEET 6 of 14

DATE 01-04-2026
SCALE 1:25



MEMBER TABLE		
Mark	Product	Length
EP01	C10015	3500 mm
OH01	C10015	820 mm
OH02	C10015	1274 mm
OJ03	PA Door Jamb 64 2.4mm	Stock Length
SG01	TH6495	3532 mm



1
7

Sidewall A Girt Layout

SCALE: 1:25

Frame Line A

These illustrations are 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

PRELIMINARY ONLY NOT FOR CONSTRUCTION

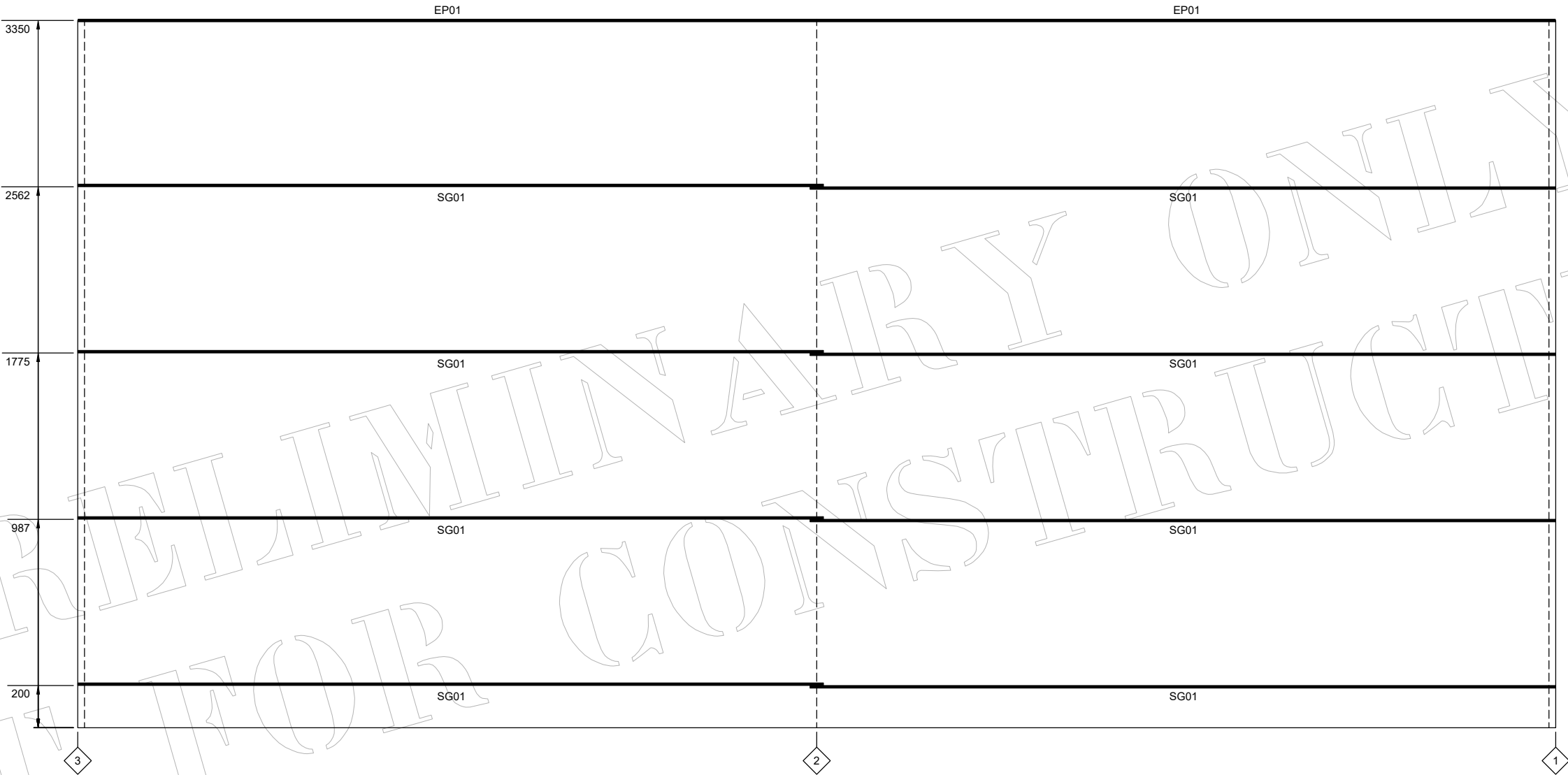


JOBNO LAUS1033191016
SHEET 7 of 14

DATE 01-04-2026
SCALE 1:25



MEMBER TABLE		
Mark	Product	Length
EP01	C10015	3500 mm
SG01	TH6495	3532 mm



1
8

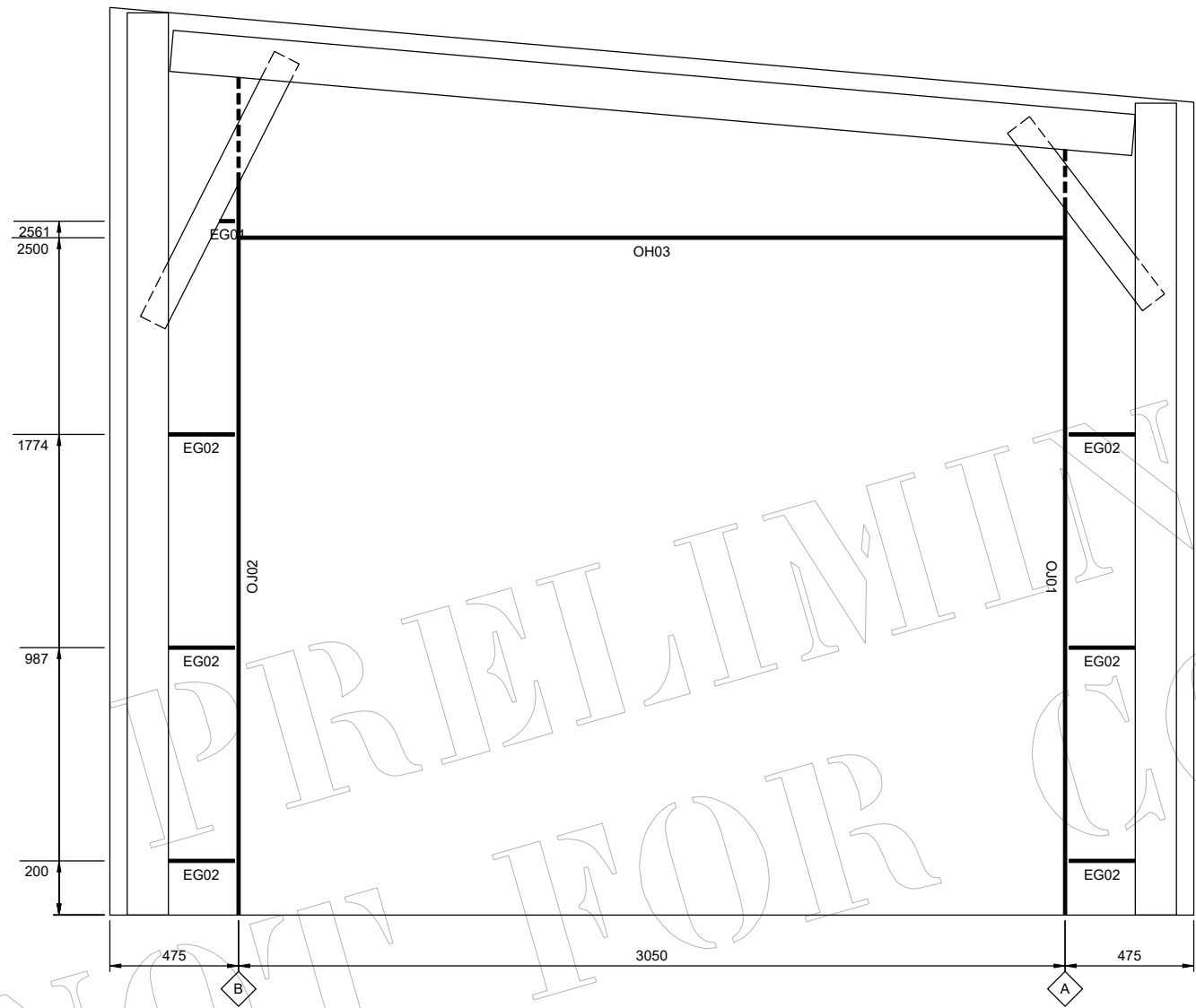
Sidewall B Girt Layout

SCALE: 1:25

Frame Line B

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

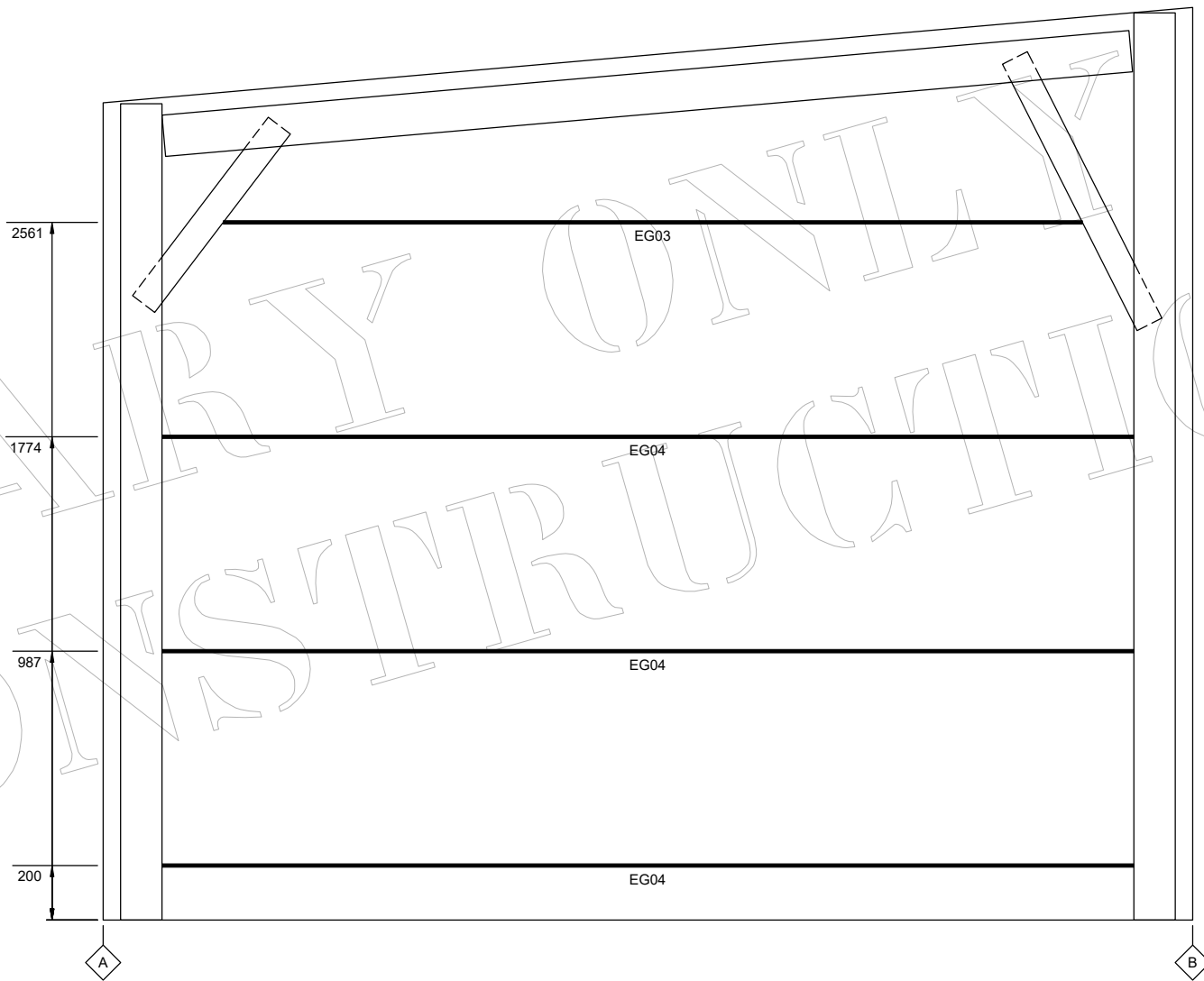
MEMBER TABLE		
Mark	Product	Length
EG01	TH9695	55 mm
EG02	TH9695	244 mm
EG03	TH9695	3154 mm
EG04	TH9695	3568 mm
OH03	C10015	3050 mm
OJ01	Z15012	2825 mm
OJ02	Z15012	3092 mm



1
9 Endwall A Girt Layout

SCALE: 1:25

Frame Line 1



2
9 Endwall B Girt Layout

SCALE: 1:25

Frame Line 3



Sheeting:
Corrugated 0.42
Jasper

These illustrations are 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 Sheeting Plan

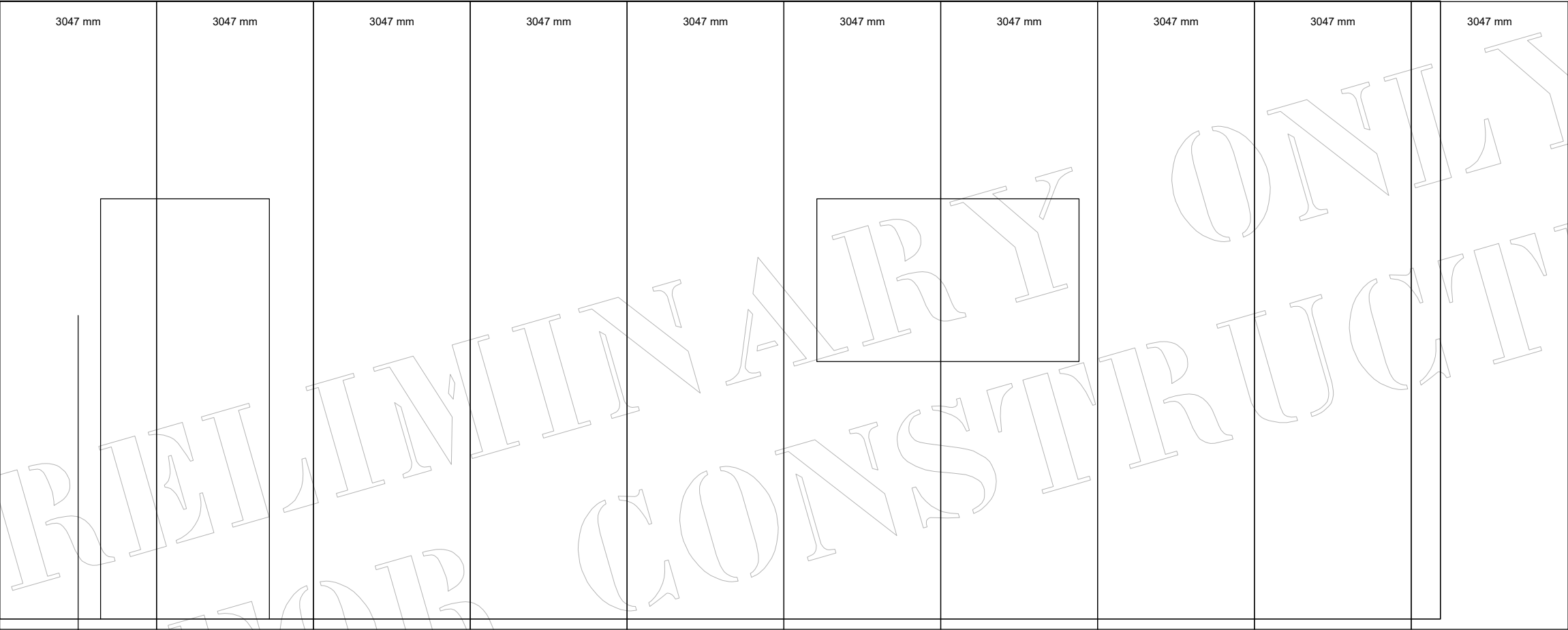
PRELIMINARY ONLY NOT FOR CONSTRUCTION



JOBNO LAUS1033191016
SHEET 10 of 14

DATE 01-04-2026
SCALE 1:25





1
11

Sidewall A Sheeting Layout

SCALE: 1:25

Frame Line A

These illustrations are 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 starts with this sheet and
moves across wall

1
12

Sidewall B Sheeting Layout

SCALE: 1:25

Frame Line B

These illustrations are 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

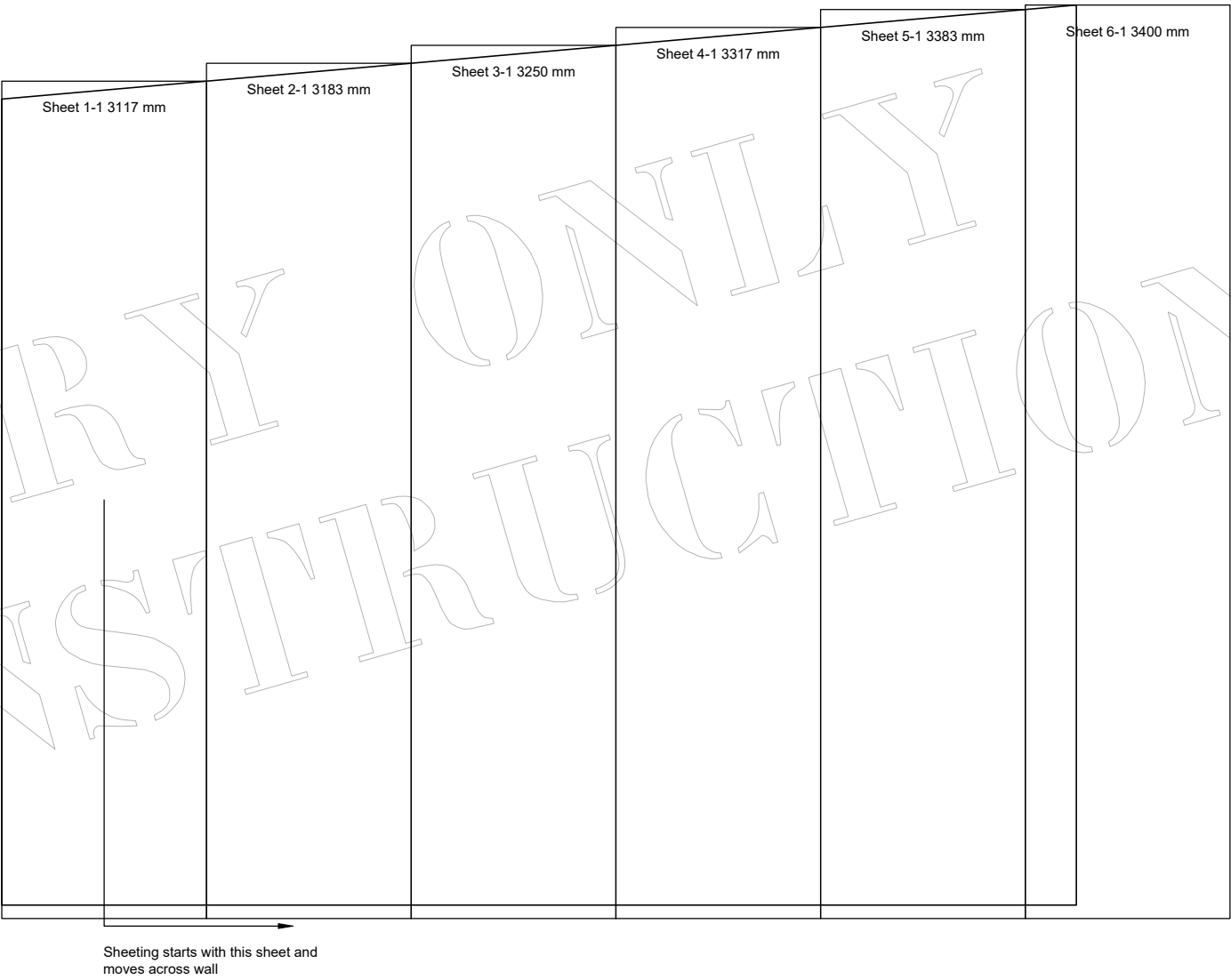
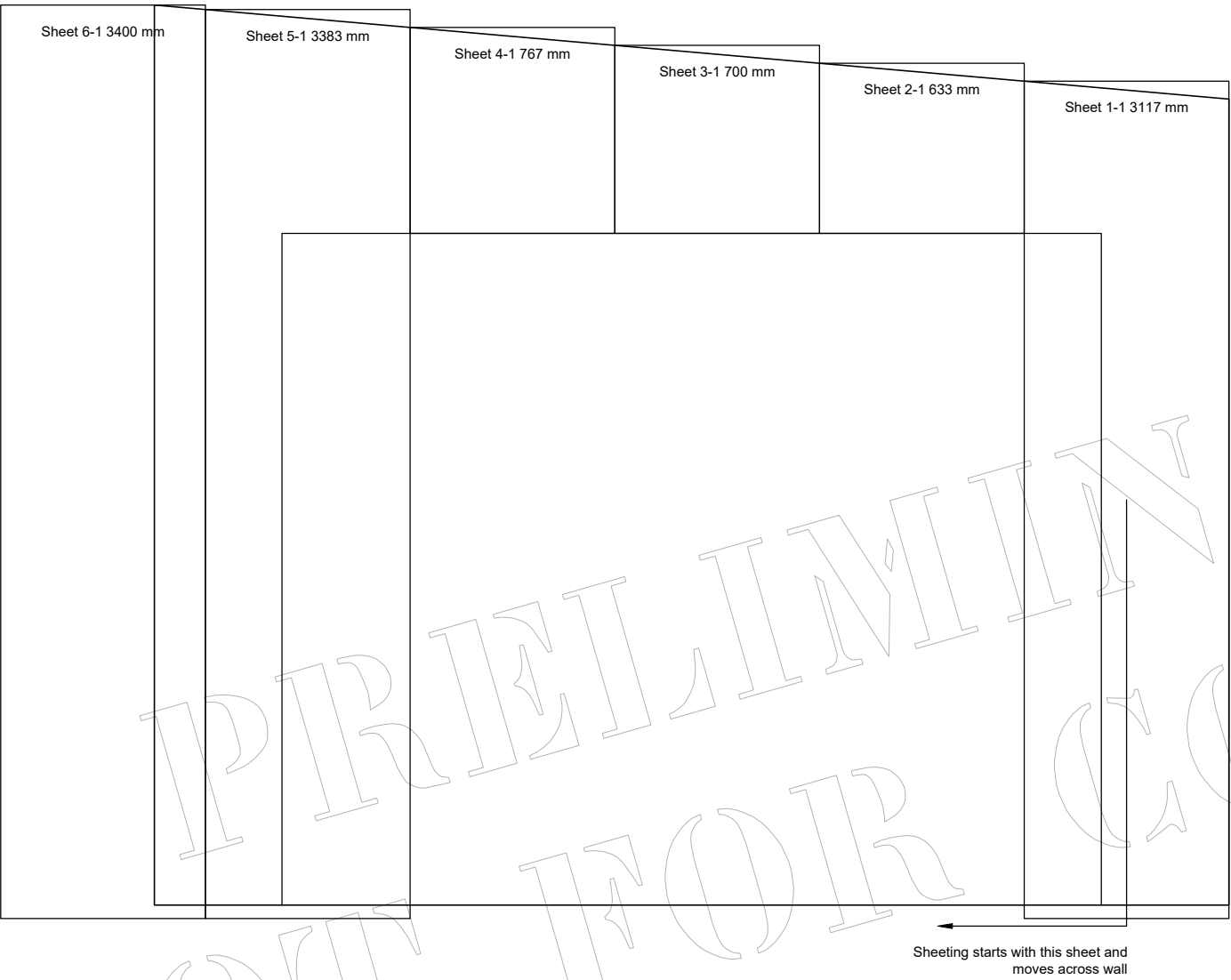
PRELIMINARY ONLY NOT FOR CONSTRUCTION



JOBNO LAUS1033191016
SHEET 12 of 14

DATE 01-04-2026
SCALE 1:25





1
13

Endwall A Sheeting Layout

SCALE: 1:25

Frame Line 1

2
13

Endwall B Sheeting Layout

SCALE: 1:25

Frame Line 3

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 fully installed. 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.

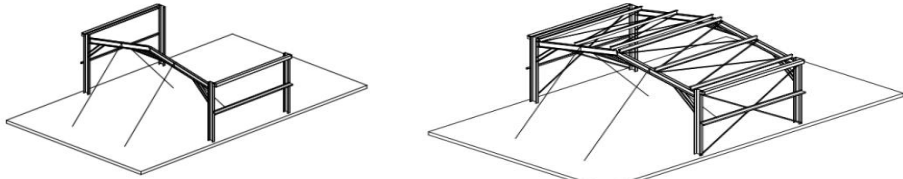


Fig 1. Frame First Temporary Bracing on First Rafter Installed Fig 2. Temporary Bracing Installed as X Bracing

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.

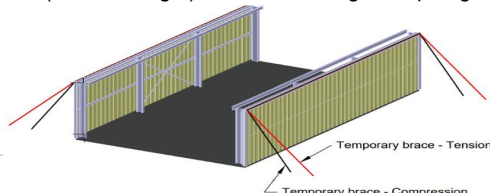


Fig 3. Tilt Up Method - Temporary Bracing

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.

STRUCTURAL GENERAL NOTES

1.0 General

- 1.1 These drawings are
- a) Jointly owned by Steeline 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 Steeline 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.....	3.01
Topographic multiplier.....	1
Shielding multiplier.....	0.9
Ultimate design wind speed.....	33.6 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 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 3600-2018 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.

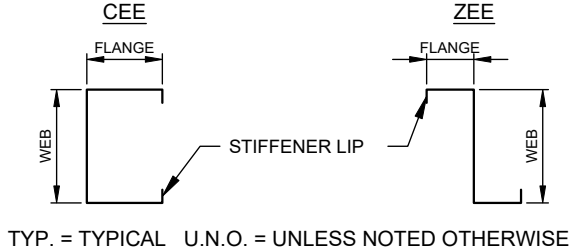
10.0 Roof & Wall Sheeting

- 10.1 Roof & wall sheeting shall comply with AS 1562.1-2018 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

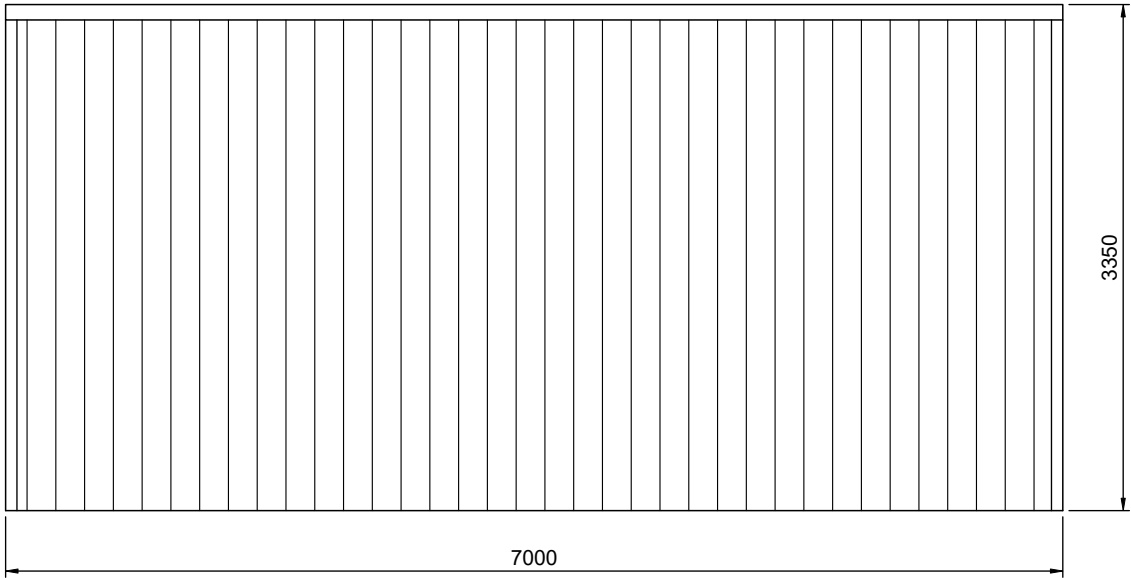
11.0 Door & Window Components

- 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



REV	DATE	DESCRIPTION	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 01-04-2026 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. 690939425)	Customer Name: tim mcnamara Site Address: 58 north terrace lauderdale, TAS, 7021	DATE 01-04-2026 JOB NO. LAUS1033191016 SHEET 1 of 9
A	01-04-2026	-						

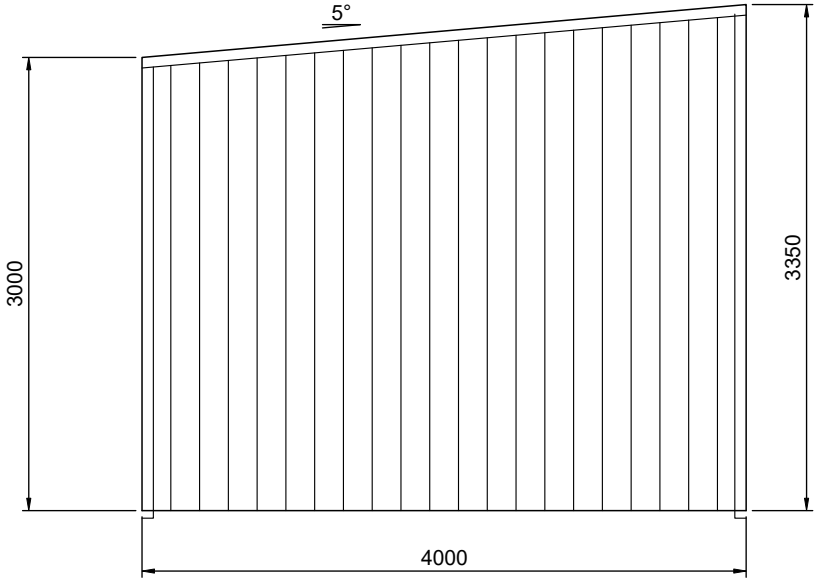


2

2

SIDEWALL B BUILDING ELEVATION

SCALE: 1:50

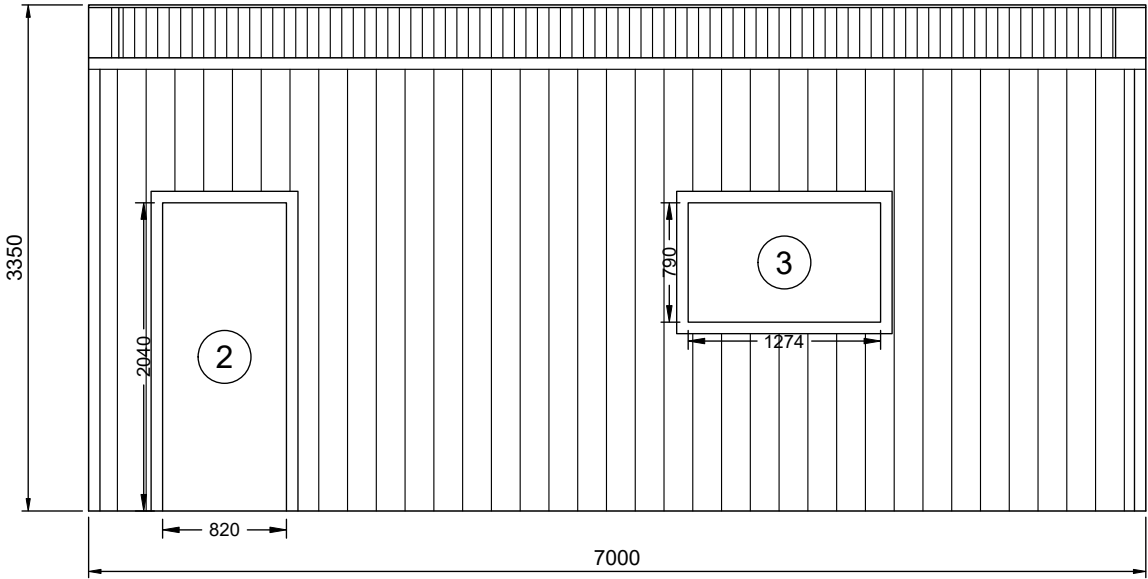


3

2

REAR BUILDING ELEVATION

SCALE: 1:50

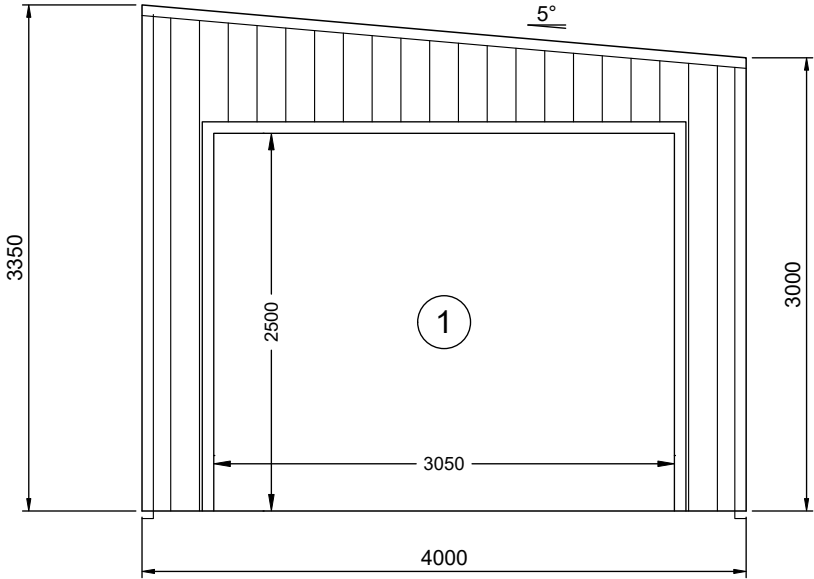


1

2

SIDEWALL A BUILDING ELEVATION

SCALE: 1:50

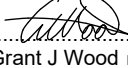


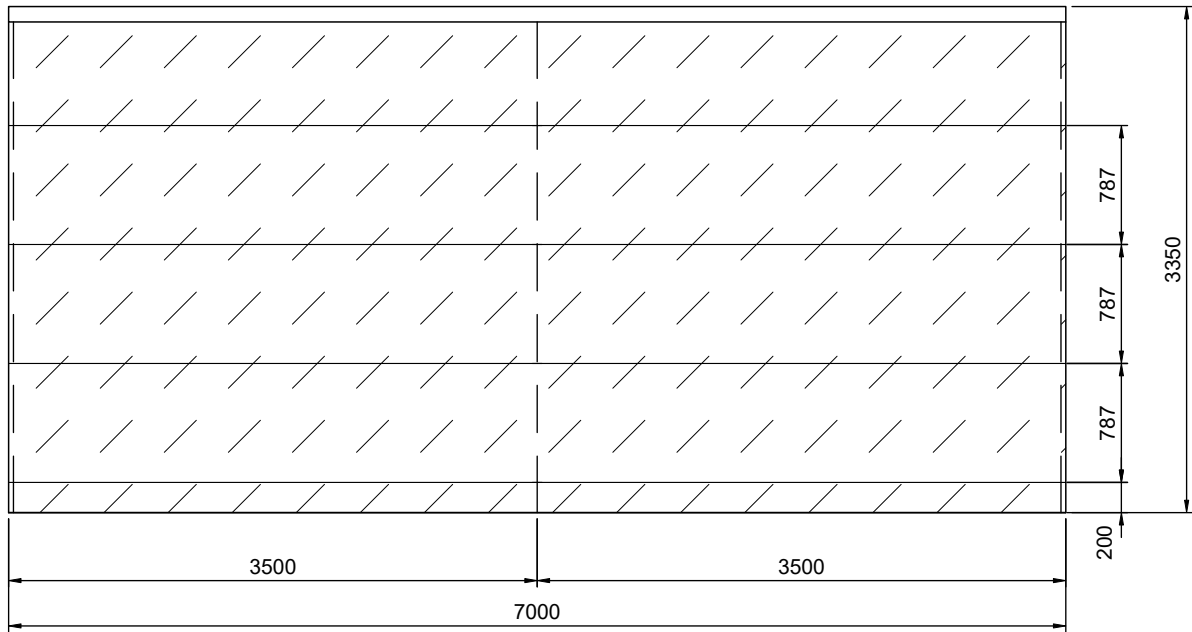
4

2

FRONT BUILDING ELEVATION

SCALE: 1:50

REV	DATE	DESCRIPTION	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 01-04-2026 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. 69030425)		Customer Name: tim mcnamara Site Address: 58 north terrace lauderdale, TAS, 7021		DATE 01-04-2026 JOB NO. LAUS1033191016 SHEET 2 of 9	
A	01-04-2026	-								



2

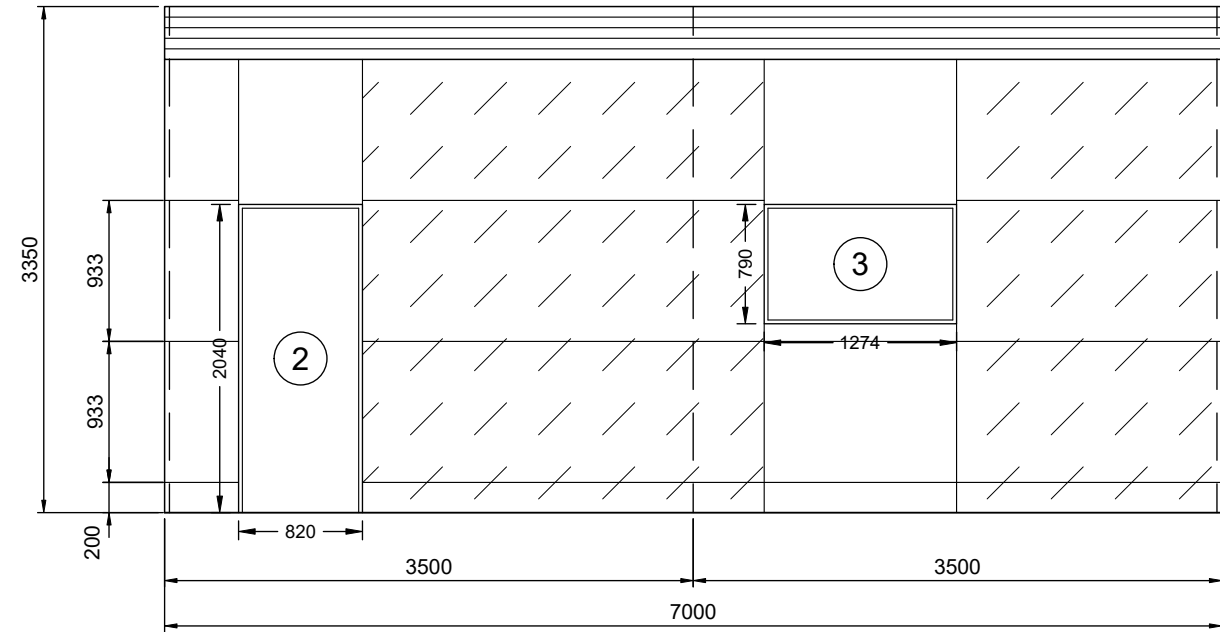
3

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'	1310-3970 5244-7000
Sidewall 'B'	0-7000

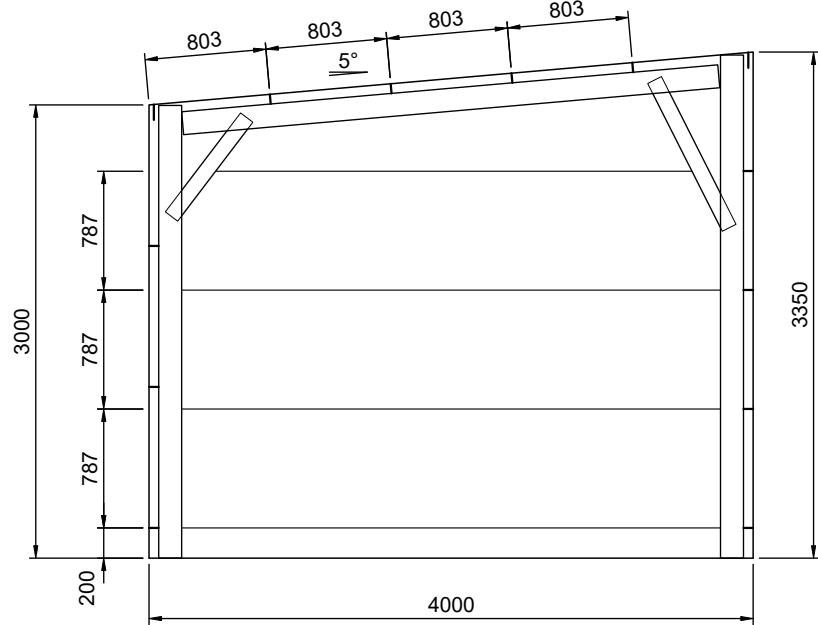


1

3

SIDEWALL A FRAMING ELEVATION

SCALE: 1:50



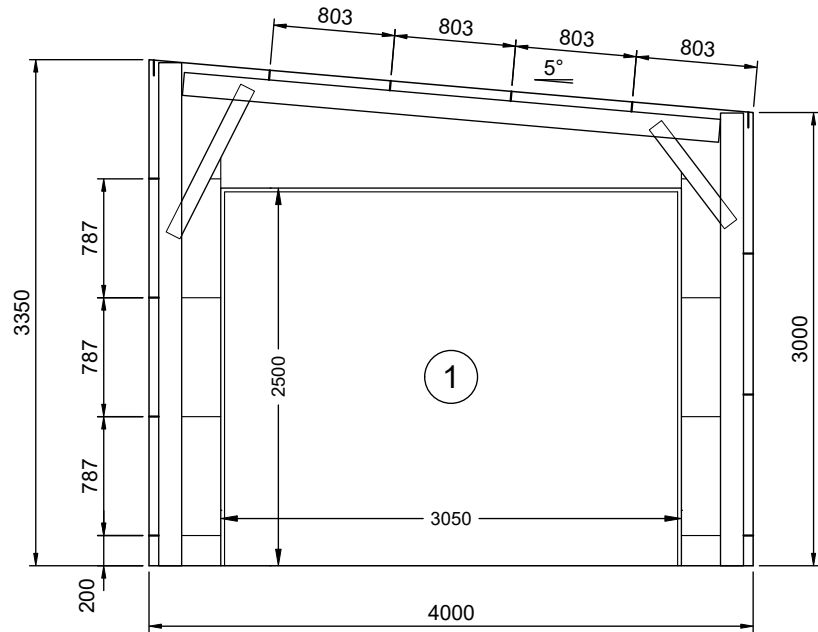
3

3

REAR FRAMING ELEVATION

SCALE: 1:50

FRAME #3



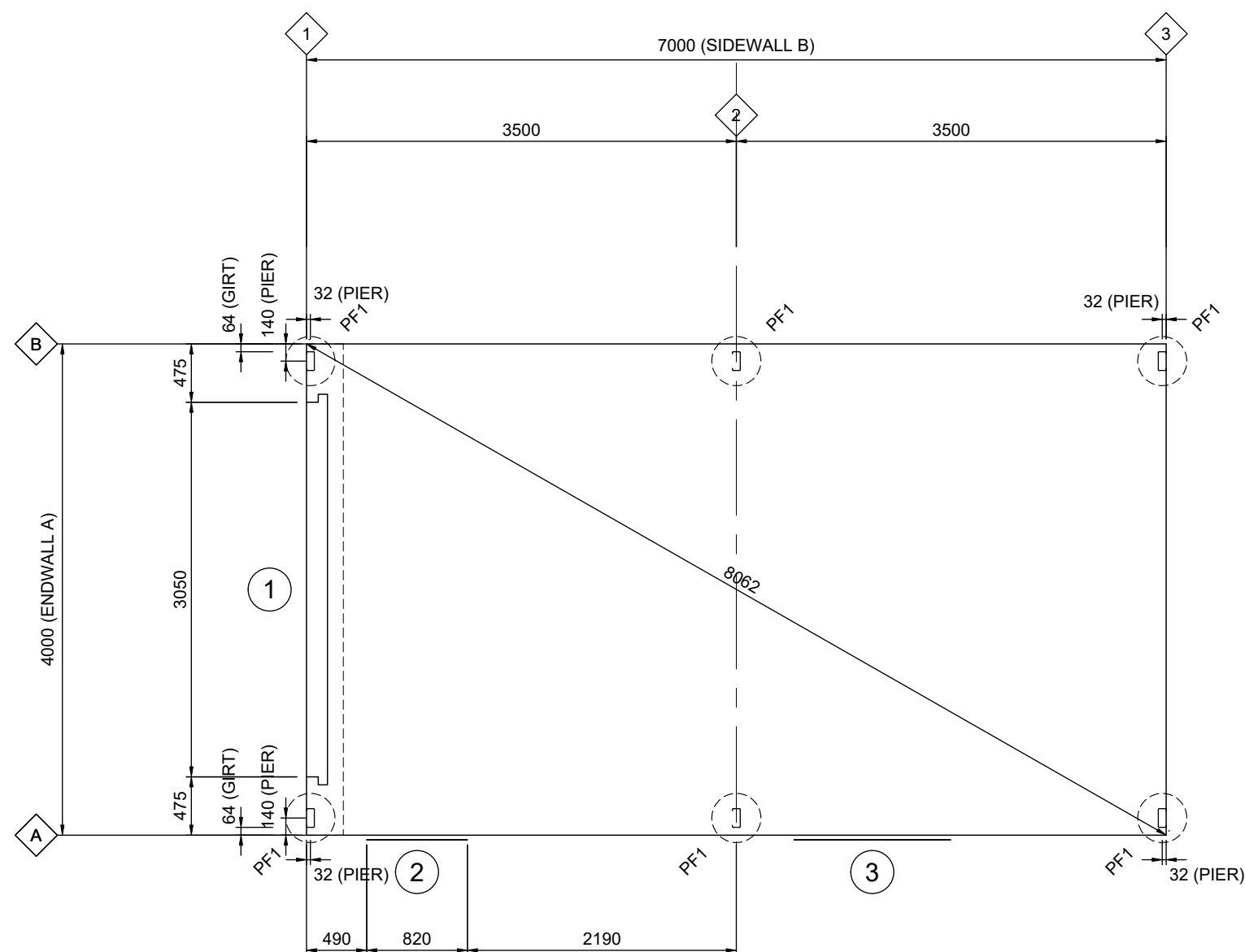
4

3

FRONT FRAMING ELEVATION

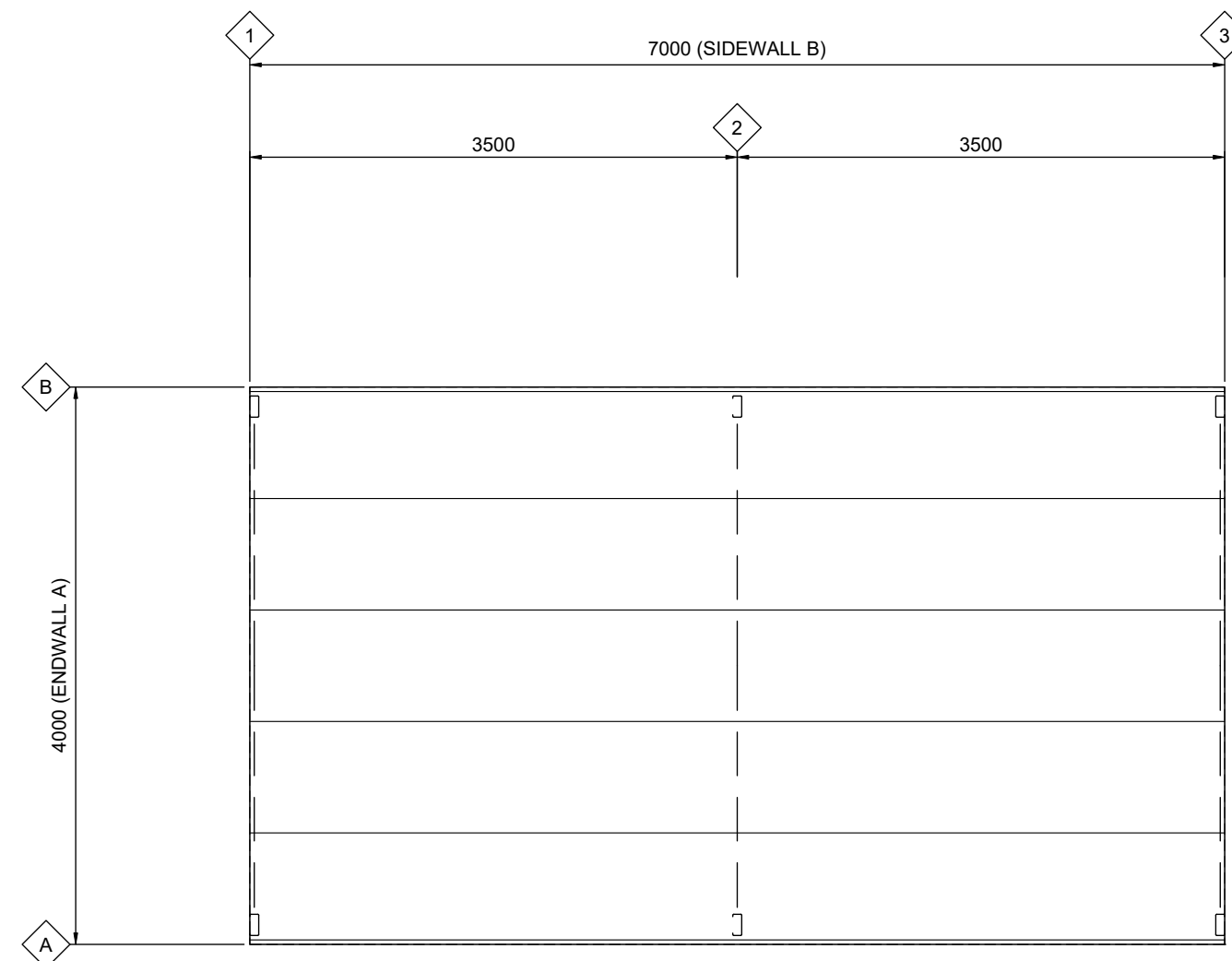
SCALE: 1:50

FRAME #1



SCALE: 1:50 PF1 - 4000 REINFORCED CONCRETE PIERS TO DETAIL
 PF2 - 4000 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



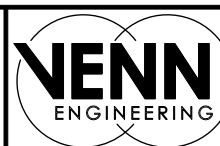
SCALE: 1:50

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

REV	DATE	DESCRIPTION
A	01-04-2026	-



ANOTHER
COLD FORMED BUILDING
DESIGNED BY
ACT BUILDING SYSTEMS

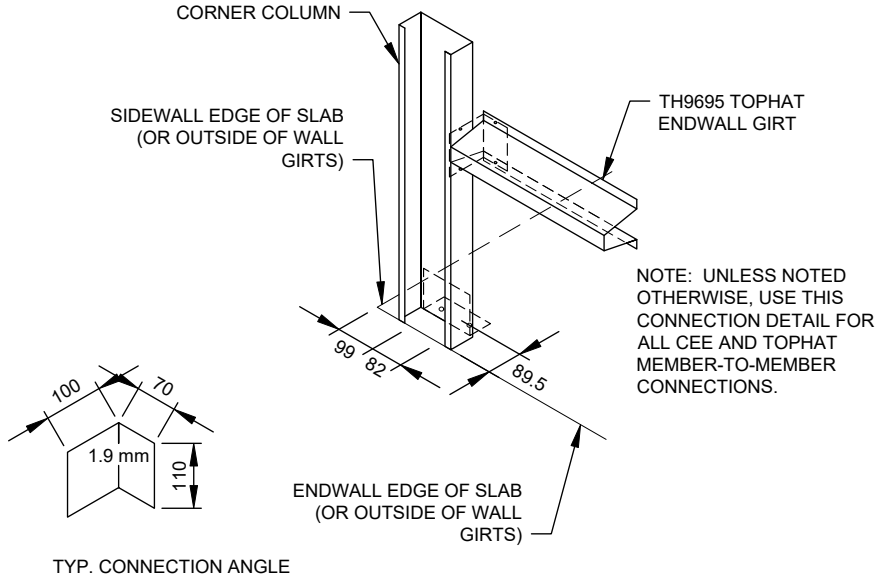
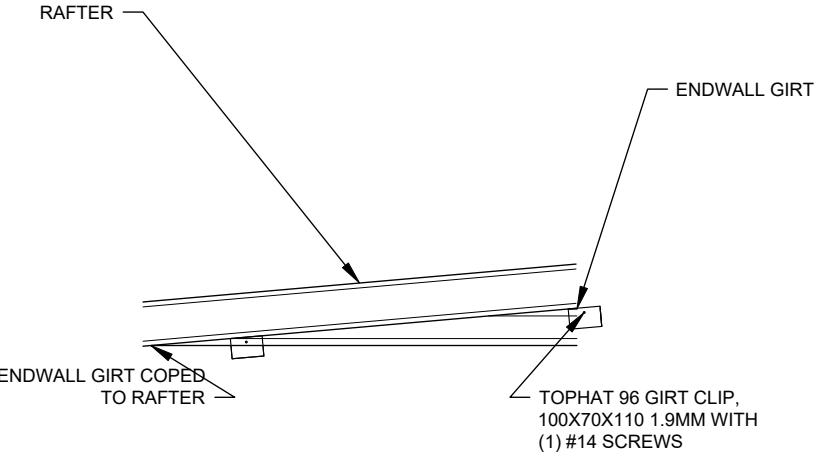
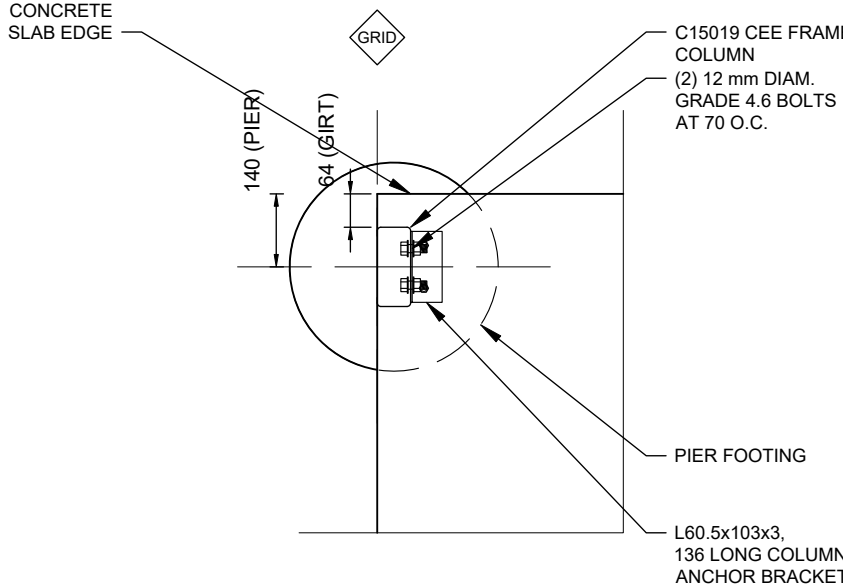
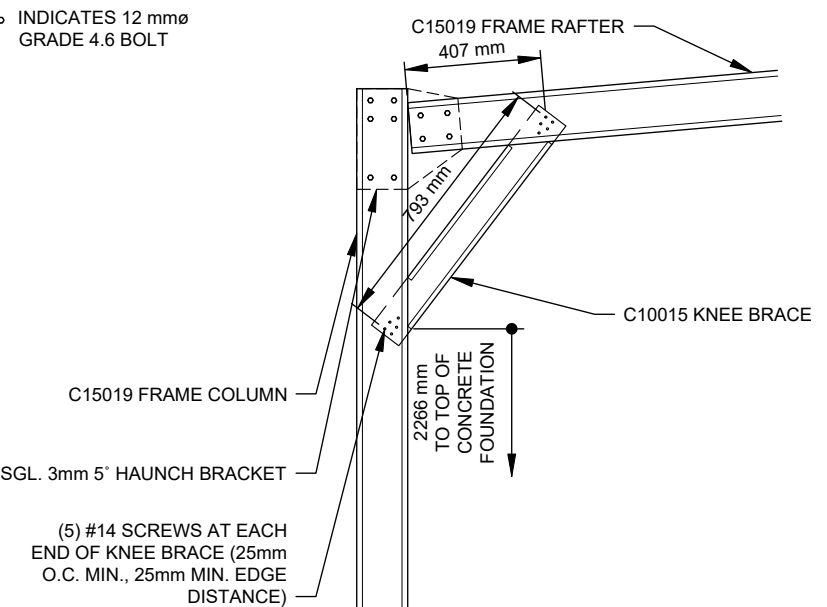
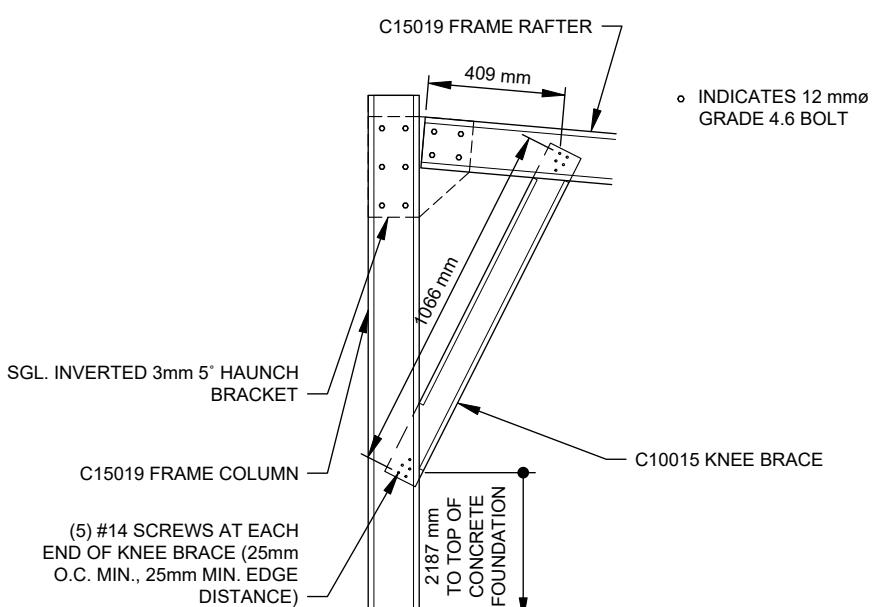
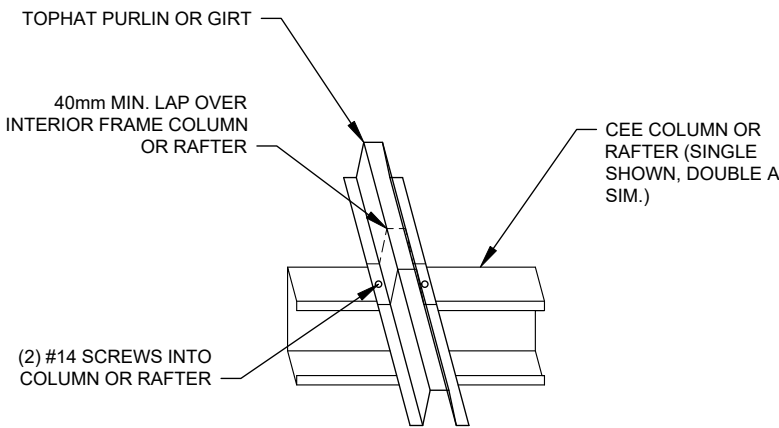


PO Box 3084
THIRROUL NSW 2515
sheds@venn.engineering
ABN 39 626 802 257

Signed Grant J Wood Date 01-04-2026
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. 30697IES)
 Regulation Services (Engineers) TAS (No. 669933425)

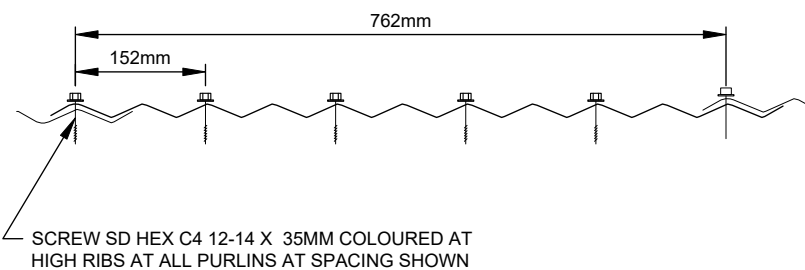
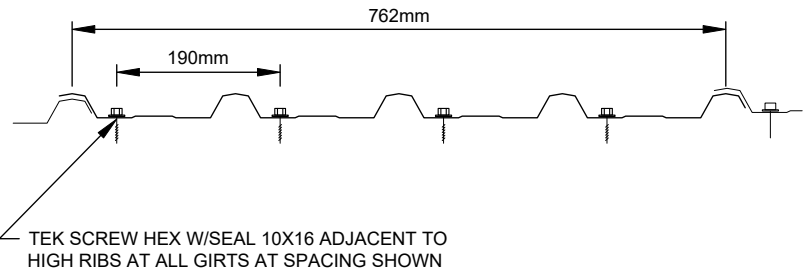
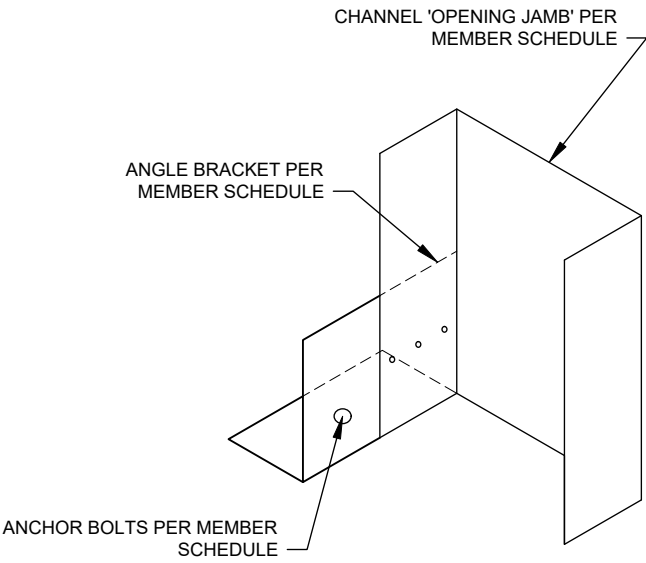
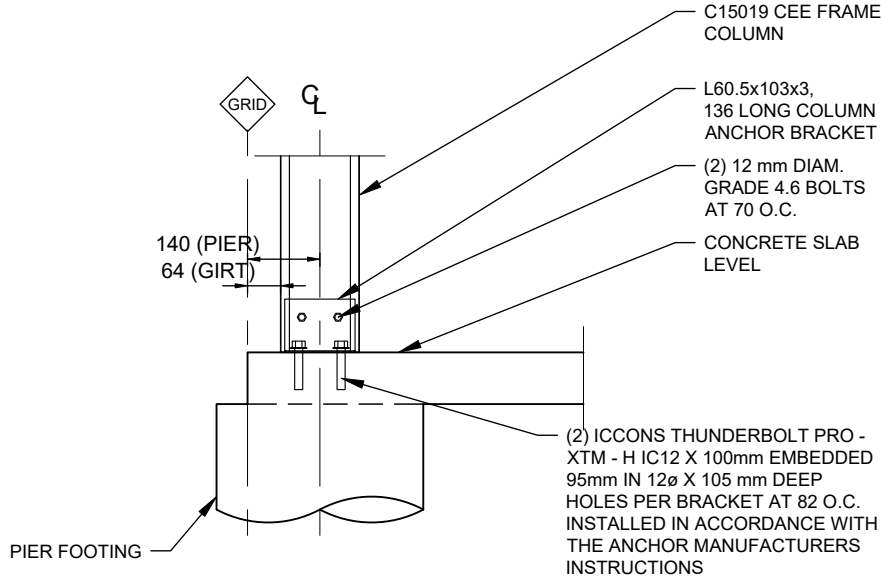
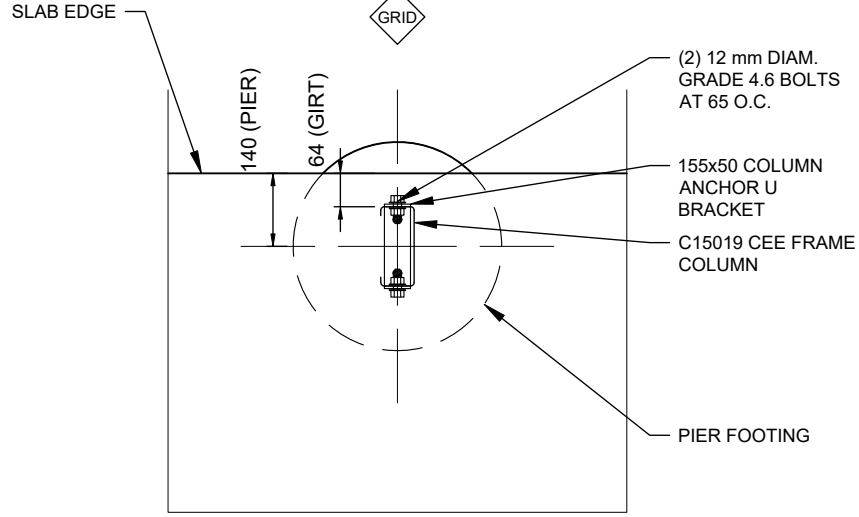
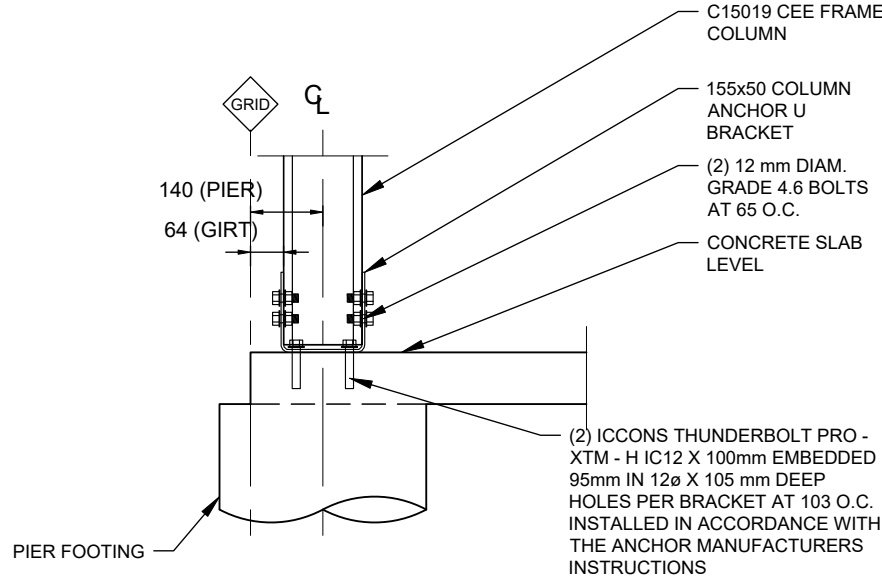
Customer Name: tim mcnamara
Site Address: 58 north terrace
lauderdale,
TAS. 7021

DATE	01-04-2026
JOB NO.	LAUS1033191016
SHEET	4 of 9

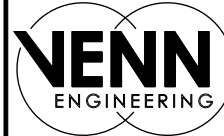
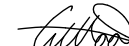
 NOTE: UNLESS NOTED OTHERWISE, USE THIS CONNECTION DETAIL FOR ALL CEE AND TOPHAT MEMBER-TO-MEMBER CONNECTIONS.					
E	GIRTS IN-LINE CORNER COLUMN CONNECTIONS	E2	END GIRT IN-LINE TO RAFTER	F1	CORNER COLUMN BASE DETAIL
					
A	HAUNCH CONNECTION	B	HIGH EAVE HAUNCH CONNECTION	D	TOPHAT PURLIN/GIRT CONNECTION

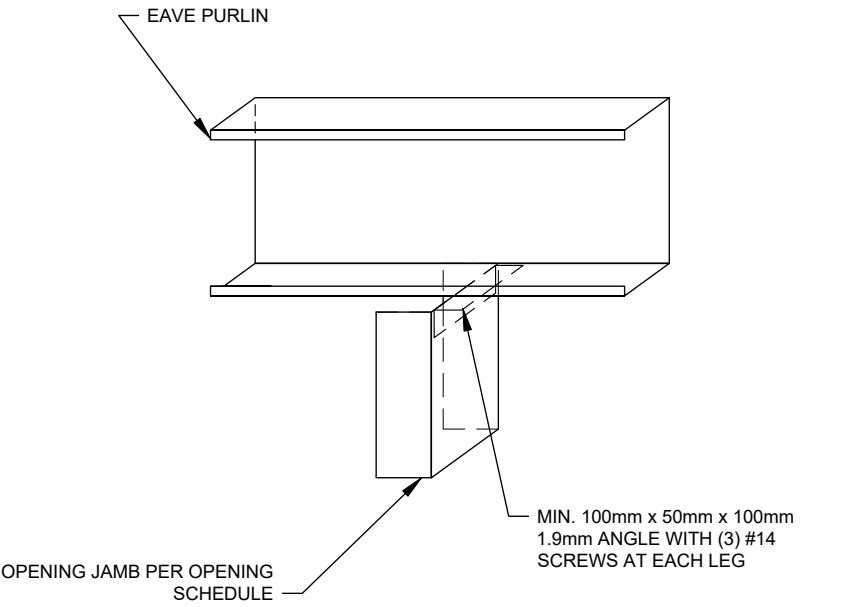
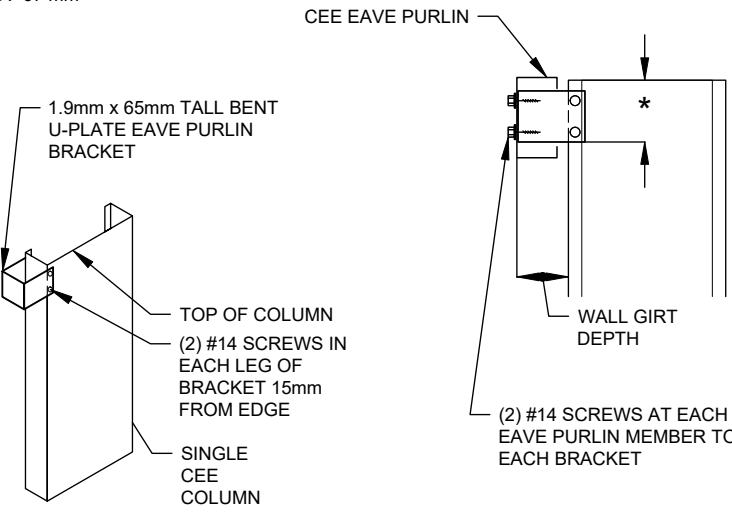
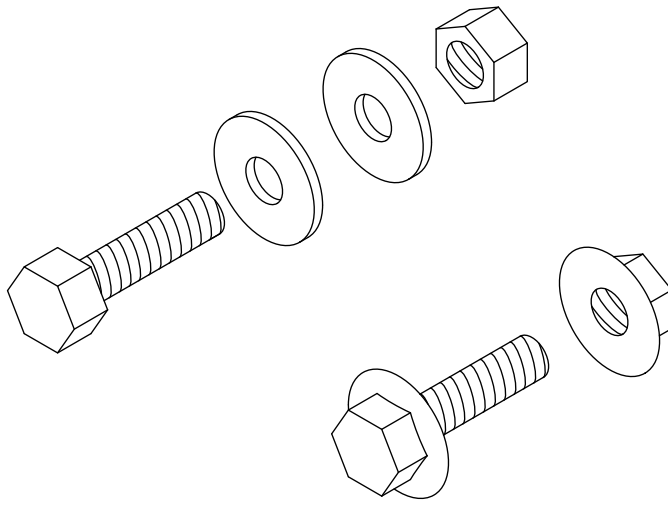
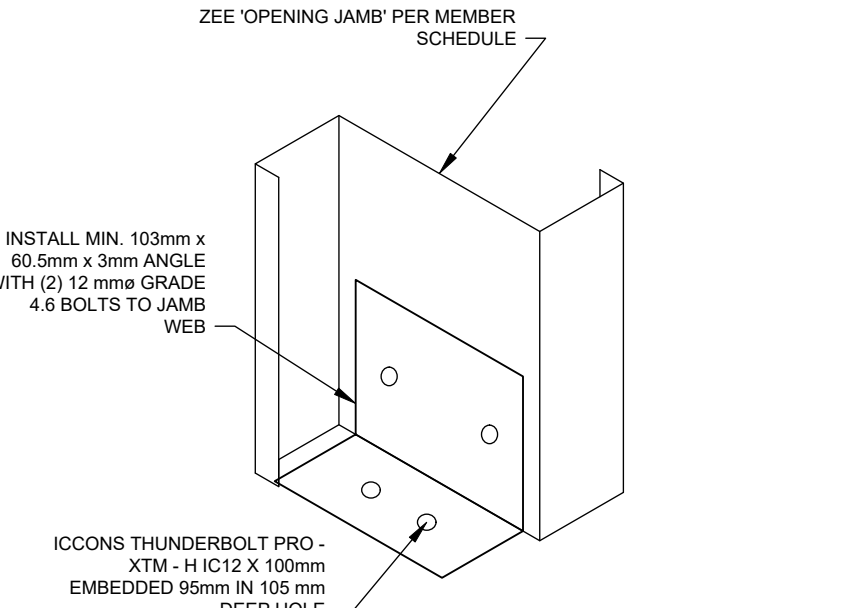
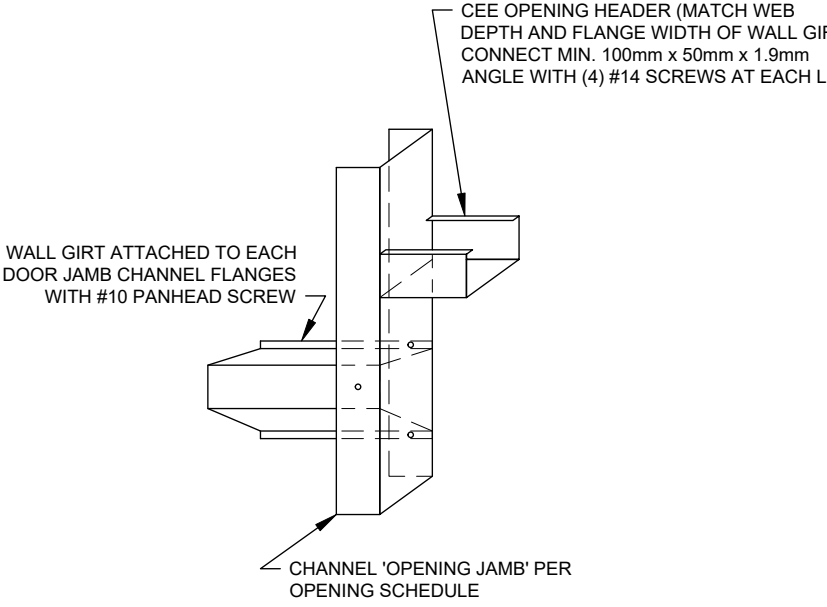
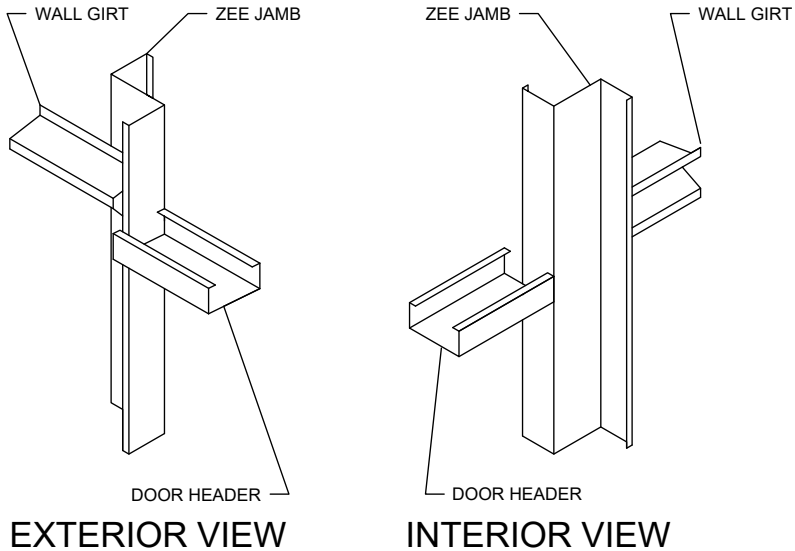
DETAIL DIMENSIONS ARE SHOWN IN MM UNLESS SPECIFIED OTHERWISE

REV DATE DESCRIPTION A 01-04-2026 -	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 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. 69030425)	Customer Name: tim mcnamara Site Address: 58 north terrace lauderdale, TAS, 7021	DATE 01-04-2026 JOB NO. LAUS1033191016 SHEET 5 of 9
---	---	--	--

NOTE: ONLY STRUCTURAL INFORMATION IS INCLUDED IN THIS DETAIL. CONSULT PANEL MANUFACTURER FOR ADDT'L WEATHERTIGHTNESS RECOMMENDATIONS.  SCREW SD HEX C4 12-14 X 35MM COLOURED AT HIGH RIBS AT ALL PURLINS AT SPACING SHOWN Steeline Corrugated 0.42		NOTE: ONLY STRUCTURAL INFORMATION IS INCLUDED IN THIS DETAIL. CONSULT PANEL MANUFACTURER FOR ADDT'L WEATHERTIGHTNESS RECOMMENDATIONS.  TEK SCREW HEX W/SEAL 10X16 ADJACENT TO HIGH RIBS AT ALL GIRTS AT SPACING SHOWN Steeline Steelclad 0.42		 CHANNEL 'OPENING JAMB' PER MEMBER SCHEDULE ANGLE BRACKET PER MEMBER SCHEDULE ANCHOR BOLTS PER MEMBER SCHEDULE	
H	ROOF SHEETING	I	WALL SHEETING	J1	PA DOOR JAMB BASE CONNECTION
 C15019 CEE FRAME COLUMN L60.5x103x3, 136 LONG COLUMN ANCHOR BRACKET (2) 12 mm DIAM. GRADE 4.6 BOLTS AT 70 O.C. CONCRETE SLAB LEVEL (2) ICCONS THUNDERBOLT PRO - XTM - H IC12 X 100mm EMBEDDED 95mm IN 12ø X 105 mm DEEP HOLES PER BRACKET AT 82 O.C. INSTALLED IN ACCORDANCE WITH THE ANCHOR MANUFACTURERS INSTRUCTIONS PIER FOOTING 140 (PIER) 64 (GIRT) GRID CL		 CONCRETE SLAB EDGE (2) 12 mm DIAM. GRADE 4.6 BOLTS AT 65 O.C. 155x50 COLUMN ANCHOR U BRACKET C15019 CEE FRAME COLUMN PIER FOOTING 140 (PIER) 64 (GIRT) GRID		 C15019 CEE FRAME COLUMN 155x50 COLUMN ANCHOR U BRACKET (2) 12 mm DIAM. GRADE 4.6 BOLTS AT 65 O.C. CONCRETE SLAB LEVEL (2) ICCONS THUNDERBOLT PRO - XTM - H IC12 X 100mm EMBEDDED 95mm IN 12ø X 105 mm DEEP HOLES PER BRACKET AT 103 O.C. INSTALLED IN ACCORDANCE WITH THE ANCHOR MANUFACTURERS INSTRUCTIONS PIER FOOTING 140 (PIER) 64 (GIRT) GRID CL	
F2	CORNER COLUMN BASE DETAIL 2	F3	FRAME COLUMN BASE DETAIL	F4	FRAME COLUMN BASE DETAIL 2

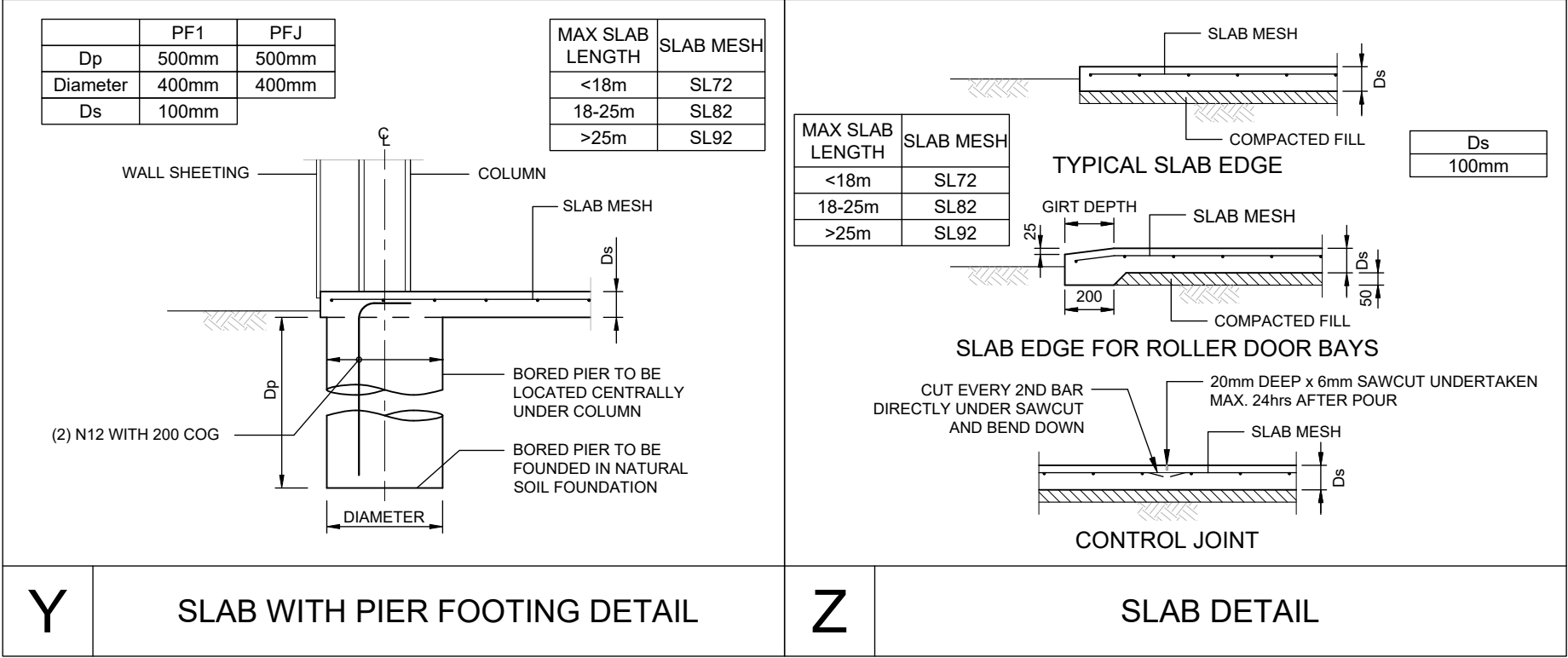
DETAIL DIMENSIONS ARE SHOWN IN MM UNLESS SPECIFIED OTHERWISE

REV	DATE	DESCRIPTION	  ANOTHER COLD FORMED BUILDING DESIGNED BY ACT BUILDING SYSTEMS	 PO Box 3084 THIRROUL NSW 2515 sheds@venn.engineering ABN 39 626 802 257	Signed  Date 01-04-2026 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. 69030425)	Customer Name: tim mcnamara Site Address: 58 north terrace lauderdale, TAS, 7021	DATE 01-04-2026 JOB NO. LAUS1033191016 SHEET 6 of 9
A	01-04-2026	-					

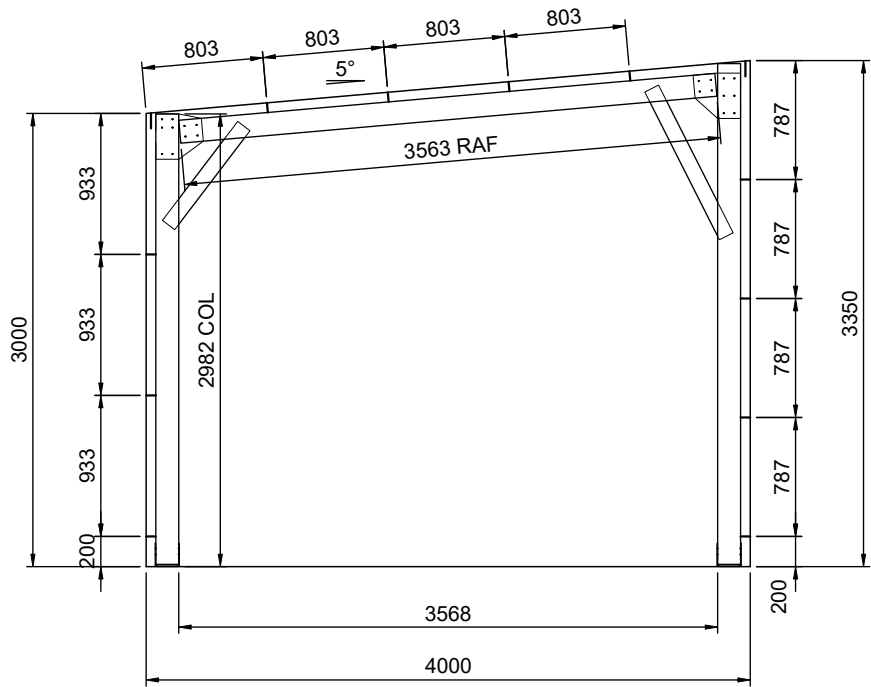
	* SIDEWALL 'A': 79 mm SIDEWALL 'B': 67 mm 	ALL NUTS AND BOLTS TO HAVE WASHER OR FLANGED HEADS 
L CHANNEL JAMB TO CEE CONNECTION	O EAVE PURLIN BRACKET	T BOLT OPTIONS
		
J2 ROLLER DOOR JAMB BASE CONNECTION	K1 OPENING CHANNEL JAMB GIRT CONNECTION	K2 OPENING ZEE JAMB GIRT CONNECTION

DETAIL DIMENSIONS ARE SHOWN IN MM UNLESS SPECIFIED OTHERWISE

REV	DATE	DESCRIPTION	COLD FORMED BUILDINGS  ANOTHER COLD FORMED BUILDING DESIGNED BY ACT BUILDING SYSTEMS  PO Box 3084 THIRROUL NSW 2515 sheds@venn.engineering ABN 39 626 802 257 Signed  Date 01-04-2026 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. 69030425)	Customer Name: tim mcnamara Site Address: 58 north terrace lauderdale, TAS, 7021	DATE 01-04-2026 JOB NO. LAUS1033191016 SHEET 7 of 9
A	01-04-2026	-			



DETAIL DIMENSIONS ARE SHOWN IN MM UNLESS SPECIFIED OTHERWISE



1

9

INTERNAL FRAMING ELEVATION

SCALE: 1:50

FRAME #2

MEMBER SCHEDULE			
COMPONENT			TYPE
CLEAR SPAN PORTAL (FRAME 2)	MEMBER	RAFTER	Single C15019
		COLUMN	Single C15019
		APEX BRACE	-
		KNEE BRACE	Single C10015
	BASE CONNECTION	BRACKET TYPE	Base cleat bolt down bracket BC.150
		ANCHOR BOLTS	(2) ICCONS ThunderBolt Pro - XTM - H IC12 x 100mm embedded 95mm
ENDWALL PORTAL (FRAMES 1, 3)	MEMBER	RAFTER	Single C15019
		COLUMN	Single C15019
		APEX BRACE	-
		KNEE BRACE	Single C10015
	BASE CONNECTION	BRACKET TYPE	Angle base connection ABC.C150.70
		ANCHOR BOLTS	(2) ICCONS ThunderBolt Pro - XTM - H IC12 x 100mm embedded 95mm
ROOF PURLINS		MEMBER	Single TH6495 @ 803mm centres
EAVE PURLIN		MEMBER	Single C10015
HIGH SIDE EAVE PURLIN		MEMBER	Single C10015
SIDEWALL GIRTS		MEMBER	Single TH6495 @ 933mm centres
ENDWALL GIRTS		MEMBER	Single TH9695 @ 787mm centres
OPENING (1)	MEMBER	JAMB	Single Z15012
		HEADER/SILL	Single C10015
	BASE CONNECTION	BRACKET TYPE	Angle base connection ABC.C150.70
		ANCHOR BOLTS	(2) ICCONS ThunderBolt Pro - XTM - H IC12 x 100mm embedded 95mm
OPENINGS (2-3)	MEMBER	JAMB	Single Unlipped 64 x 2.4 Cee
		HEADER/SILL	Single C10015
	BASE CONNECTION	BRACKET TYPE	Angle base connection ABC.SINGLE
		ANCHOR BOLTS	(1) ICCONS ThunderBolt Pro - XTM - H IC12 x 100mm embedded 95mm

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 fully installed. 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.

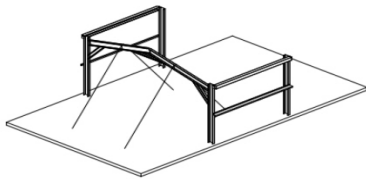


Fig 1. Frame First Temporary Bracing on First Rafter Installed

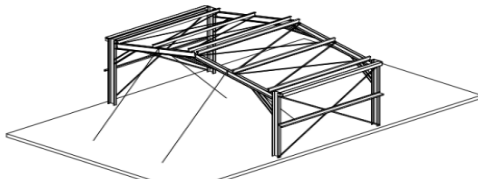


Fig 2. Temporary Bracing Installed as X Bracing

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.

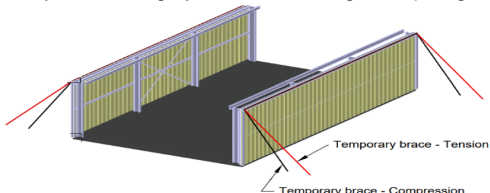


Fig 3. Tilt Up Method - Temporary Bracing

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.

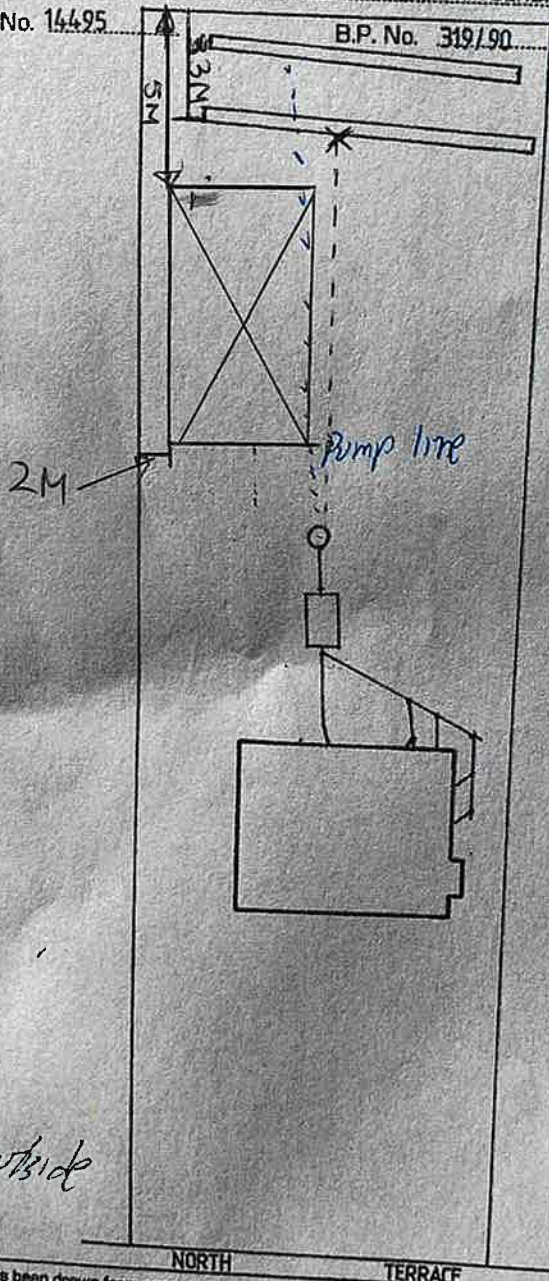
THE ABOVE INFORMATION REGARDING TEMPORARY BRACING DOES NOT FORM PART OF THE ENGINEERING CERTIFICATION FOR THIS DESIGN AND IS PROVIDED AS A GUIDE TO AID INSTALLATION ONLY.



MUNICIPALITY OF CLARENCE

Sewerage & Stormwater Drainage Plan

No. 1 Closet No. 3 Basin No. 5 Sink No. 7 W. Machine No. 9 Bidet No. 11 Overflow Relief Gully
No. 2 Bath No. 4 Shower No. 6 Trough No. 8 Urinal No. 10 Dish Washer No. 12 Water Stop Tap
Location of Property 58 NORTH TERRACE LAUDERDALE Owner Sablowski
Plan No. 14495 B.P. No. 319/90 Cert No. _____



RECEIVED

20 MAY 2025

BY: CUSTOMER
CONTACT

SW →
along Bungalow St.

This plan has been drawn from records available to Council. No guarantee is given as to its accuracy and the Council accepts no liability for any loss or damage which may arise by reason of any error or misdescription in this plan.
PLUMBER: N. WILSON
DRAINER: N. WILSON
TESTED: 22-11-90
INSPECTOR: P. R. J.

