Public Notice Details

Planning Application Details

Application No	DA2500169

Property Details

Property Location	7 Monteith Crescent Bagdad

Application Information

Application Type	Discretionary Development Application
Development Category	Outbuilding
Advertising Commencement Date	17/12/25
Advertising Closing Period If the Council Offices are closed during normal office hours within the above period, the period for making representations is extended.	3/1/26

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

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

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

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

SMC - KEMPTON
RECEIVED
5/12/25

SOUTHERN MIDLANDS COUNCIL

APPLICATION FOR PLANNING PERMIT

DEVELOPMENT / USE

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

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

Shed/garage

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

7 monteith cres
Bagdad Tas 7030

Certificate of Title/s Volume Number/Lot Number:

4 (Lot).

Land Owners Name:

Wayne Burke + Alexandria Zavori
Full Name/s or Full Business/Company Name

Applicant's Name:

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

Contact details:

Postal address for correspondence:
7 monteith cres Bagdad Tas 7030
Telephone or Mobile:
0408 306 578
Email address:
burke.wayne.26@gmail.com
(Please note it is your responsibility to provide your correct email address and to check your email for communications from the Council.)

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

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

Print email address	*ABN*

What is the estimated value of all the new work proposed

$ 18000,00

Address all correspondence to: The General Manager, PO Box 21, Oatlands, Tasmania 7120
Oatlands Office: 71 High Street, Oatlands 7120 Phone (03) 62545000
Kempton Office: 85 Main Street, Kempton 7030 Phone (03) 62545050
Email Address: mail@southernmidlands.tas.gov.au Web: www.southernmidlands.tas.gov.au
ABN 68 653 459 589

SOUTHERN MIDLANDS COUNCIL

For Commercial Planning Permit Applications Only

Signage:

Is any signage proposed?	Yes		No	

If yes, attach details: size, location and art work

Business Details:

Existing hours of operation

Hours	am	to	pm
Weekdays			
Sat			
Sun			

Proposed hours of new operation

Hours	am	to	pm
Weekdays			
Sat			
Sun			

Number of existing employees: | Number of proposed new employees:

Traffic Movements:

Number of commercial vehicles serving the site at present		Approximate number of commercial vehicles servicing the site in the future	

Number of Car Parking Spaces:

How many car spaces are currently provided		How many new car spaces are proposed	

Is the development to be staged: Please tick ✓answer

Yes [ ] No [ ]

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

Signed Declaration

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

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

Applicant Signature (If not the Title Owner)	Applicant Name (*please print*)	Date
W Burke	Wayne Burke	2/12/25

Land Owner(s) Signature	Land Owners *Name (please print)*	Date
[signature]	Alex Zavori Wayne Burke	2/12/25

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SOUTHERN MIDLANDS COUNCIL

Information & Checklist Sheet
DEVELOPMENT / USE

Use this check list for submitting your application for a planning permit –Please do not attach the check list with your application

Submitting your application ✓

1. All plans and information required per Part 6.1 Application Requirements of the Tasmanian Planning Scheme i.e.: site plan showing all existing buildings, proposed buildings, elevation plans etc. ☑
2. Copy of the current Certificate of Title, Schedule of Easements and Title Plan (Available from Service Tasmania Offices) ☑
3. Any reports, certificates or written statements to accompany the Application (if applicable) required by the relevant zone or code. ☑
4. Prescribed fees payable to Council ☑

Information

If you provide an email address in this form then the Southern Midlands Council ("the Council") will treat the provision of the email address as consent to the Council, pursuant to Section 6 of the Electronic Transactions Act 2000, to using that email address for the purposes of assessing the Application under the Land Use Planning and Approvals Act 1993 ("the Act").

If you provide an email address, the Council will not provide hard copy documentation unless specifically requested.

It is your responsibility to provide the Council with the correct email address and to check your email for communications from the Council.

If you do not wish for the Council to use your email address as the method of contact and for the giving of information, please tick ✓ the box ☐

Heritage Tasmania

If the Property is listed on the Tasmanian Heritage Register then the Application will be referred to Heritage Tasmania unless an Exemption Certificate has been provided with this Application. (Phone 1300 850 332 (local call cost) or email enquires@heritage.tas.gov.au)

TasWater

Depending on the works proposed Council may be required to refer the Application to TasWater for assessment (Phone 136992)

IMPORTANT: **There is no connection between Planning approval and Building & Plumbing approvals.**

Owners are to ensure that the work is either Low-Risk Building Work, Notifiable Building Work or Permit work in accordance with the Directors Determination – Categories of Building & Demolition Work v 1.4 dated 12 March 2021 prior to any building works being carried out on the land.

https://www.cbos.tas.gov.au/__data/assets/pdf_file/0014/405014/Directors-determination-categories-of-building-and-demolition-work-2021.pdf

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SOUTHERN MIDLANDS COUNCIL

Land Owner(s) Signature	Land Owners *Name (please print)*	Date
W Burke	Alex Zavori Wayne Burke	2/12/25

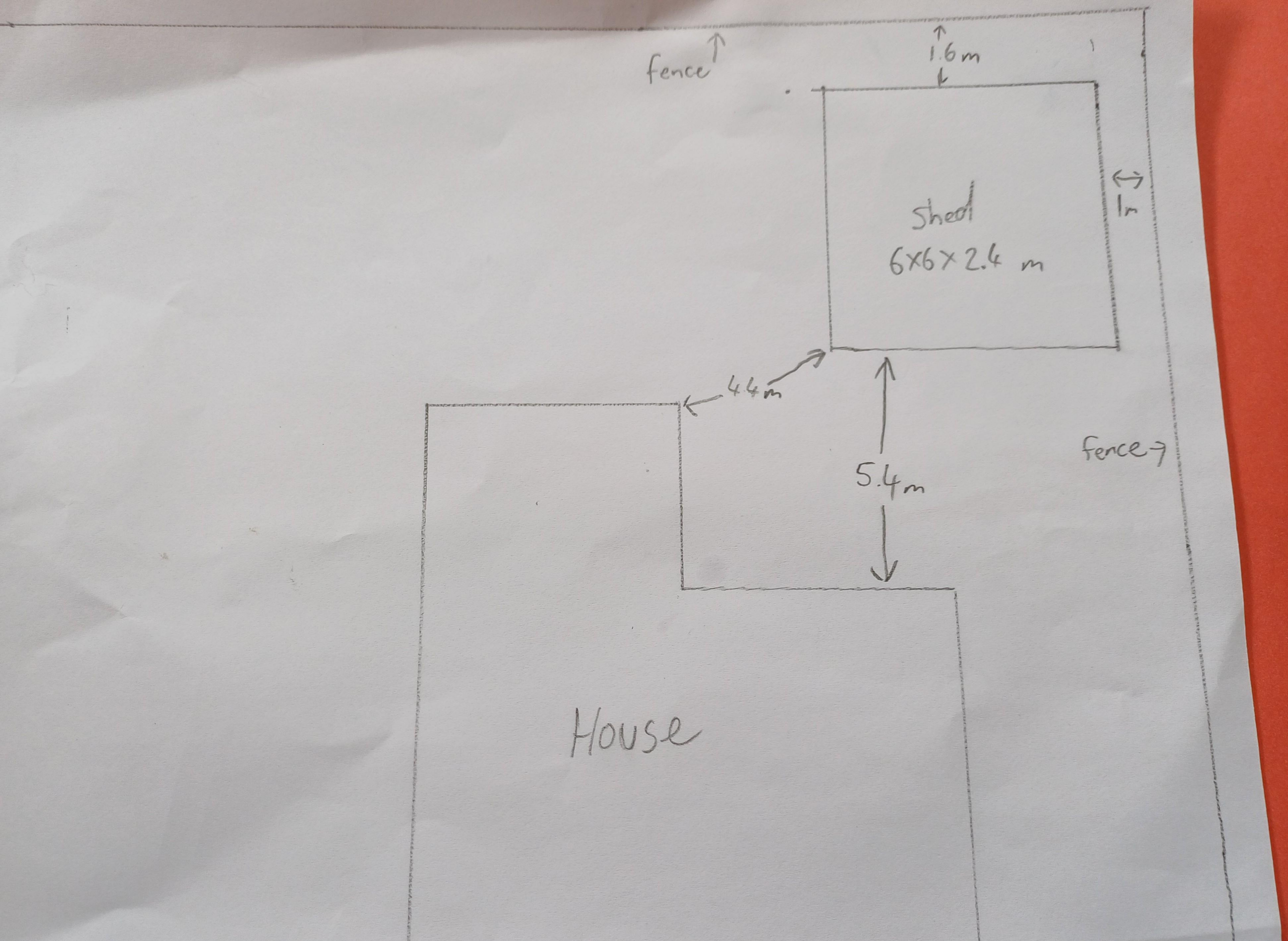
PRIVACY STATEMENT

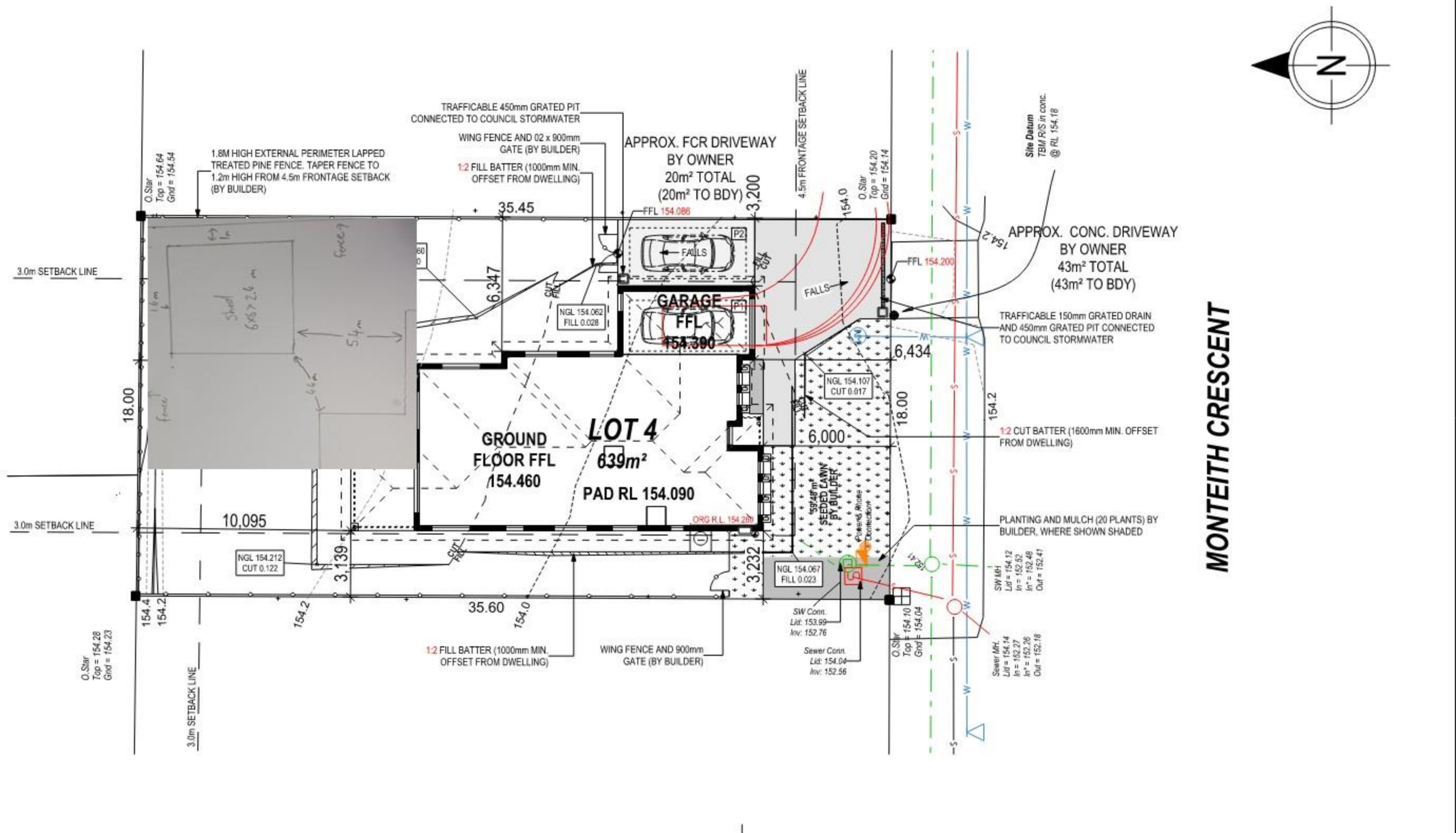
The Southern Midlands Council abides by the Personal Information Protection Act 2004 and views the protection of your privacy as an integral part of its commitment towards complete accountability and integrity in all its activities and programs.

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

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

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


fence
1.6m
Shed
6x6x2.4 m
1m
4.4m
5.4m
fence
House


N
MONTEITH CRESCENT
LOT 4
639m²
GROUND FLOOR FFL 154.460
PAD RL 154.090
GARAGE FFL 154.390
FFL 154.086
FFL 154.200
ORG R.L. 154.280
1.8M HIGH EXTERNAL PERIMETER LAPPED TREATED PINE FENCE. TAPER FENCE TO 1.2m HIGH FROM 4.5m FRONTAGE SETBACK (BY BUILDER)
TRAFFICABLE 450mm GRATED PIT CONNECTED TO COUNCIL STORMWATER
WING FENCE AND 02 x 900mm GATE (BY BUILDER)
1:2 FILL BATTER (1000mm MIN. OFFSET FROM DWELLING)
APPROX. FCR DRIVEWAY BY OWNER 20m² TOTAL (20m² TO BDY)
APPROX. CONC. DRIVEWAY BY OWNER 43m² TOTAL (43m² TO BDY)
4.5m FRONTAGE SETBACK LINE
3.0m SETBACK LINE
TRAFFICABLE 150mm GRATED DRAIN AND 450mm GRATED PIT CONNECTED TO COUNCIL STORMWATER
1:2 CUT BATTER (1600mm MIN. OFFSET FROM DWELLING)
PLANTING AND MULCH (20 PLANTS) BY BUILDER, WHERE SHOWN SHADED
SEEDED LAWN BY BUILDER
NGL 154.062 FILL 0.028
NGL 154.107 CUT 0.017
NGL 154.212 CUT 0.122
NGL 154.067 FILL 0.023
35.45
35.60
10,095
18.00
6,347
3,200
6,434
6,000
3,139
3,232
O.Star Top = 154.64 Gnd = 154.54
O.Star Top = 154.20 Gnd = 154.14
O.Star Top = 154.28 Gnd = 154.23
Site Datum TBM R/S in conc. @ RL 154.18
SW Conn. Lid: 153.99 Inv: 152.76
Sewer Conn. Lid: 154.04 Inv: 152.56
SW MH 1 Lid = 154.12 In = 152.82 In* = 152.48 Out = 152.47
Sewer MH. Lid = 154.14 In = 152.27 In* = 152.26 Out = 152.18

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	2.5
Topographic multiplier	1
Shielding multiplier	1
Ultimate design wind speed	39.2 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

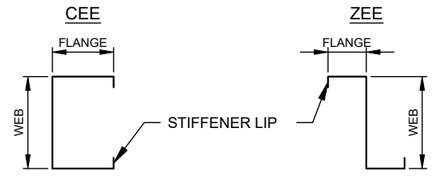
11.1 Wind-locked roller doors are assumed to remain in-place and resist the ultimate limit state wind loading except for in cyclonic regions

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	07-11-2025	-

COLD FORMED BUILDINGS

ANOTHER COLD FORMED BUILDING DESIGNED BY ACT BUILDING SYSTEMS

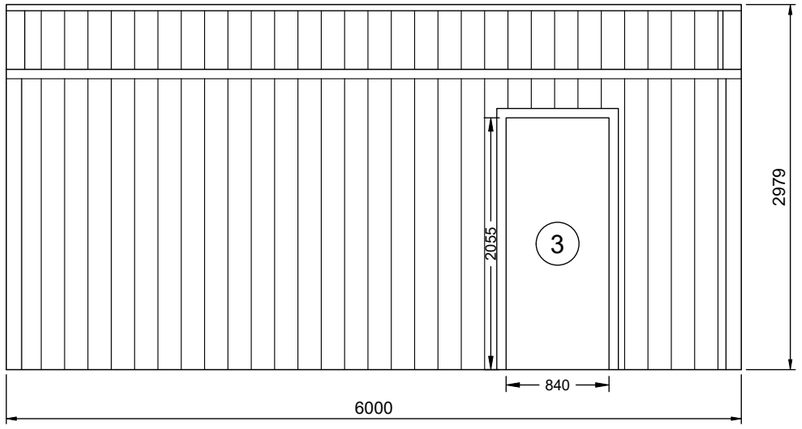
VENN ENGINEERING

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

Signed ..... Date 07-11-2025
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)

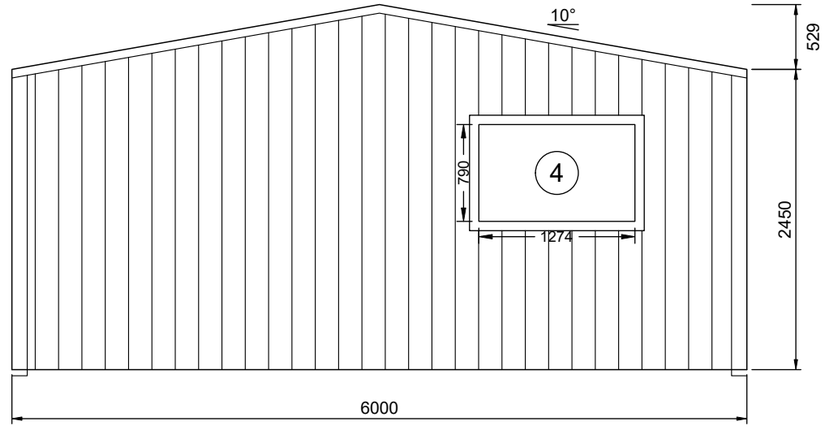
Customer Name: Wayne Burke
Site Address: 7 Monteith Cres
Bagdad,
TAS, 7030

DATE 07-11-2025
JOB NO. HGOR1021963502
SHEET 1 of 10



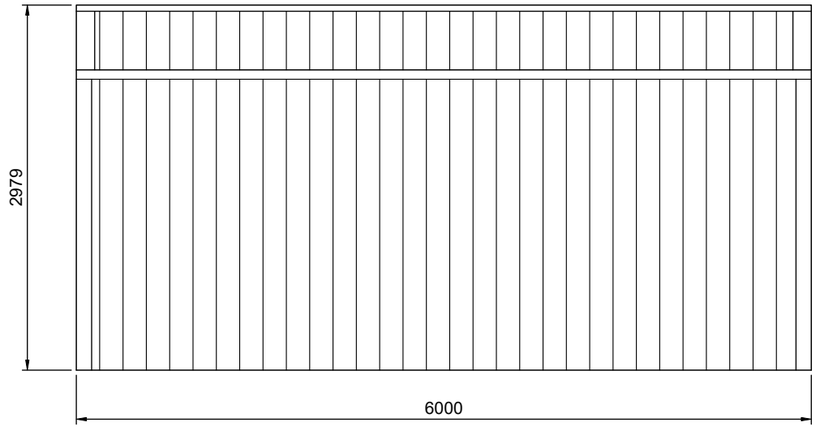
2/2 SIDEWALL B BUILDING ELEVATION

SCALE: 1:50



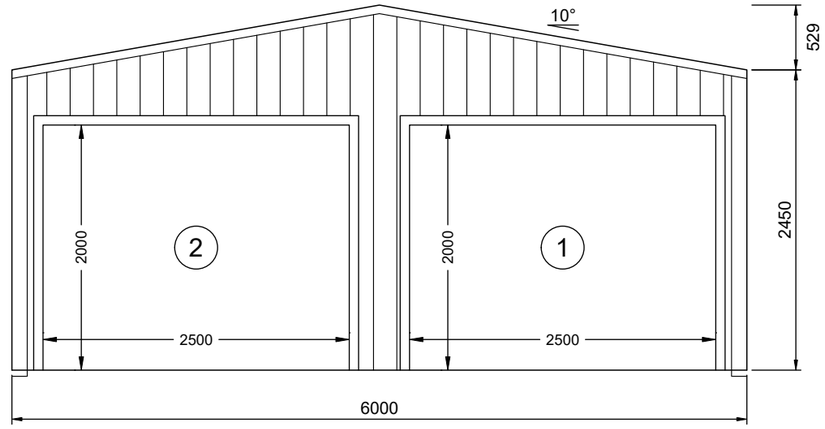
3/2 REAR BUILDING ELEVATION

SCALE: 1:50



1/2 SIDEWALL A BUILDING ELEVATION

SCALE: 1:50



4/2 FRONT BUILDING ELEVATION

SCALE: 1:50

REV	DATE	DESCRIPTION
A	07-11-2025	-

COLD FORMED BUILDINGS

ANOTHER COLD FORMED BUILDING DESIGNED BY ACT BUILDING SYSTEMS

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ABN 39 626 802 257

Signed ..... Date 07-11-2025

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Registered Professional Engineer QLD (No. 14384)
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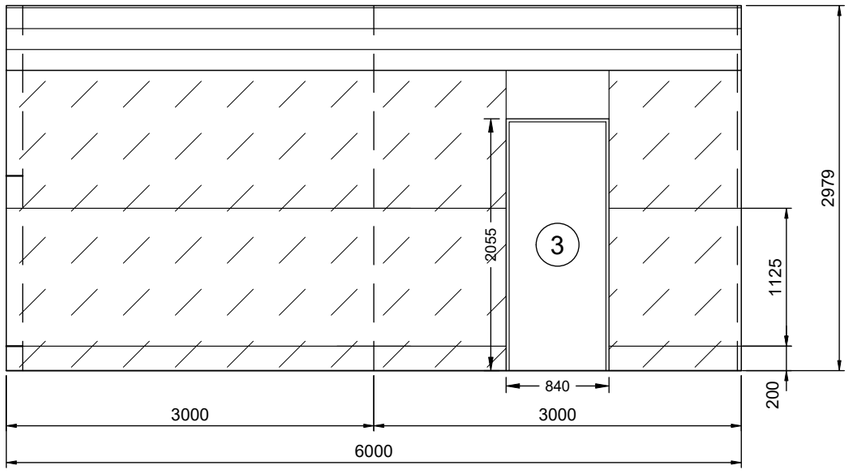
Registered Certifying Engineer (structural) NT (No. 306371ES)
Building Services Provider (Engineer Civil) TAS (No. 690930425)

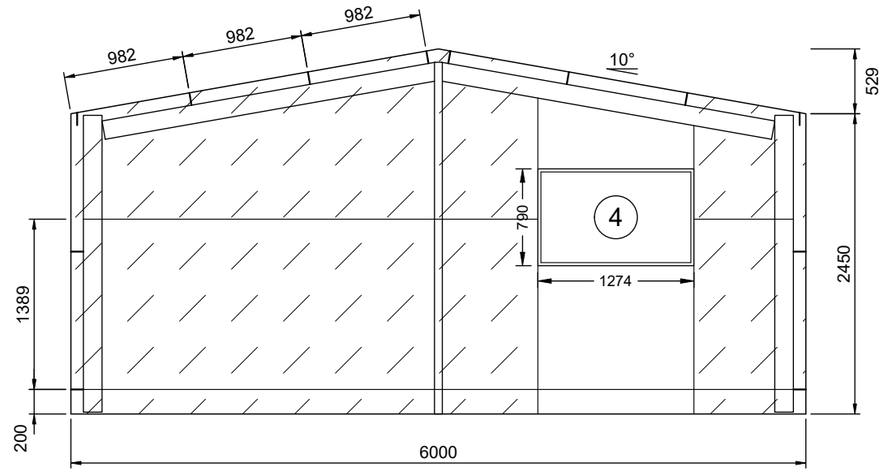
Customer Name: Wayne Burke
Site Address: 7 Monteith Cres
Bagdad,
TAS, 7030

DATE 07-11-2025
JOB NO. HGOR1021963502
SHEET 2 of 10



2/3 SIDEWALL B FRAMING ELEVATION

SCALE: 1:50



3/3 REAR FRAMING ELEVATION

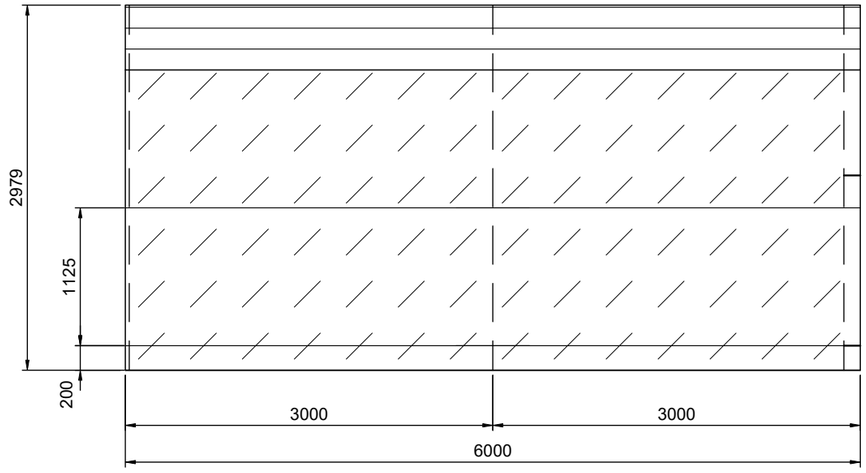
SCALE: 1:50

FRAME #3

DIAPHRAGM SCHEDULE

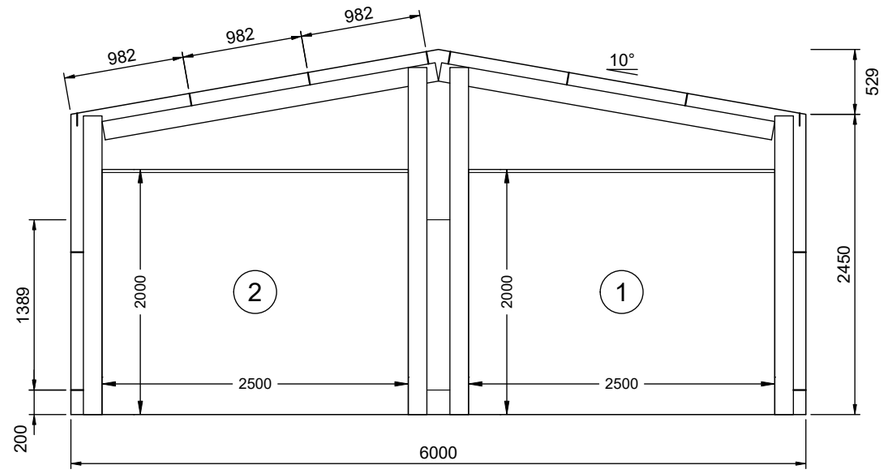
SHEETING IN DIAPHRAGM SECTIONS (SHOWN AS HATCHED AREA ON ELEVATIONS) NOT TO BE CUT UNDER ANY CIRCUMSTANCES

WALL	DISTANCE FROM WALL EDGE
Sidewall 'A'	0-6000
Sidewall 'B'	0-1080 1920-6000
Endwall 'B'	0-3812 5086-6000



1/3 SIDEWALL A FRAMING ELEVATION

SCALE: 1:50



4/3 FRONT FRAMING ELEVATION

SCALE: 1:50

FRAME #1

REV	DATE	DESCRIPTION
A	07-11-2025	-

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

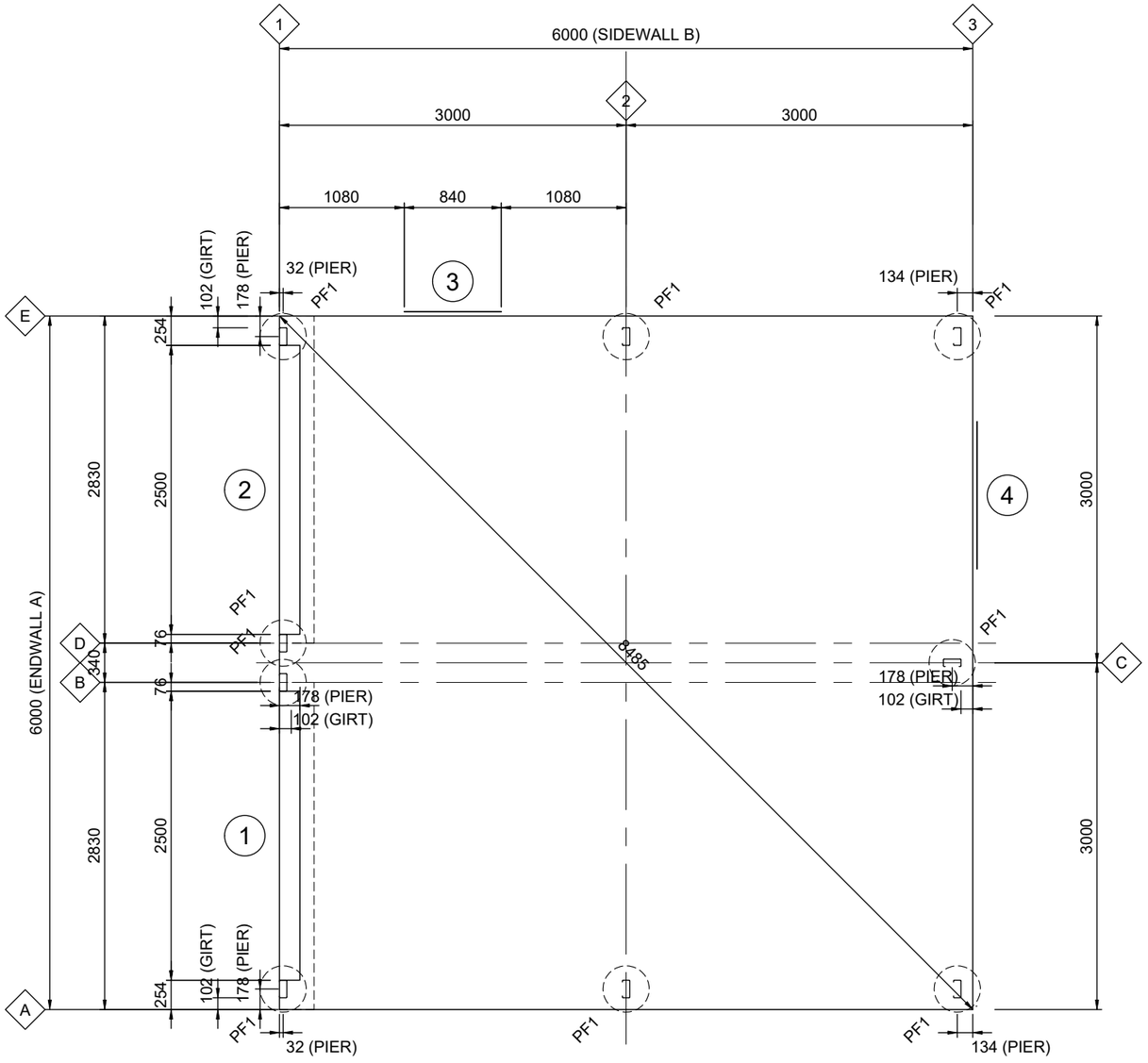
Signed ..... Date 07-11-2025

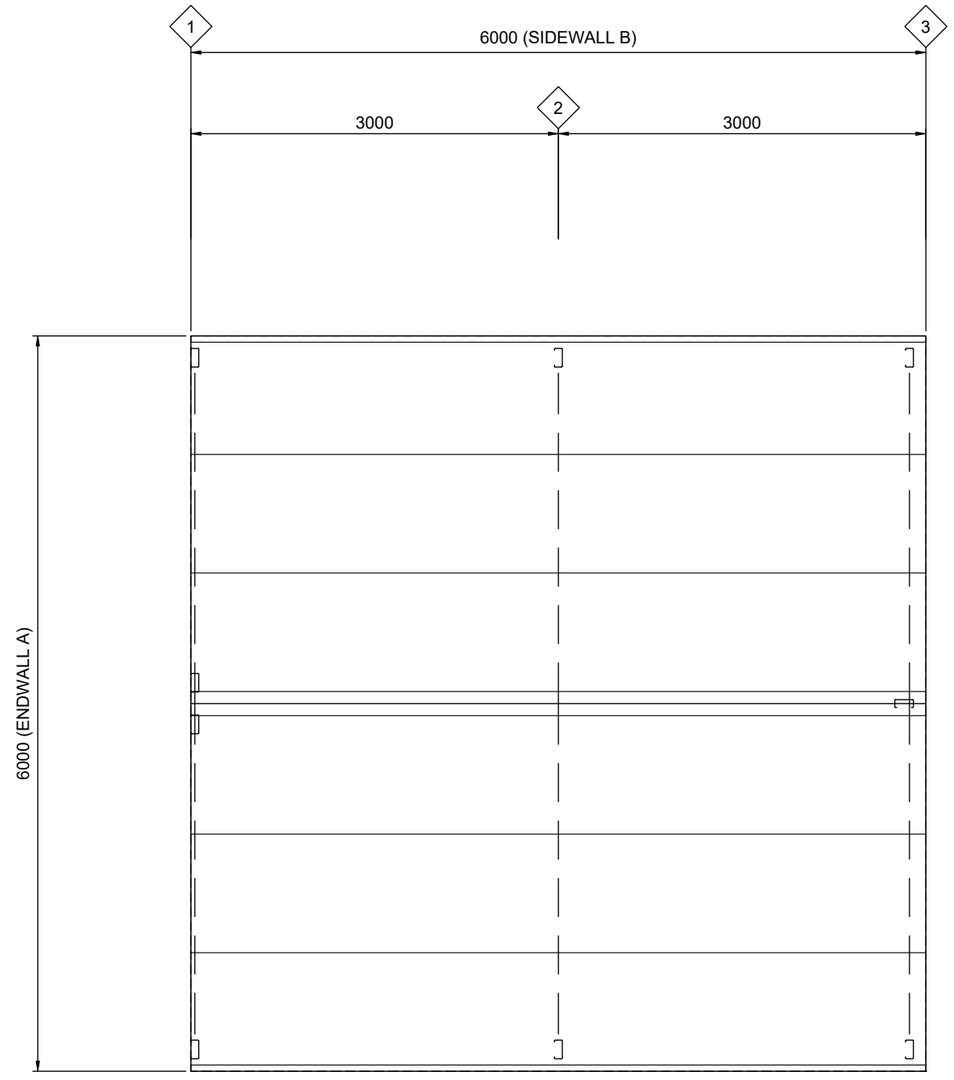
Grant J Wood MIEAust CPEng NER RPEQ

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: Wayne Burke
Site Address: 7 Monteith Cres
Bagdad,
TAS, 7030

DATE 07-11-2025
JOB NO. HGOR1021963502
SHEET 3 of 10





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

REV	DATE	DESCRIPTION
A	07-11-2025	-

COLD FORMED BUILDINGS

ANOTHER COLD FORMED BUILDING DESIGNED BY ACT BUILDING SYSTEMS

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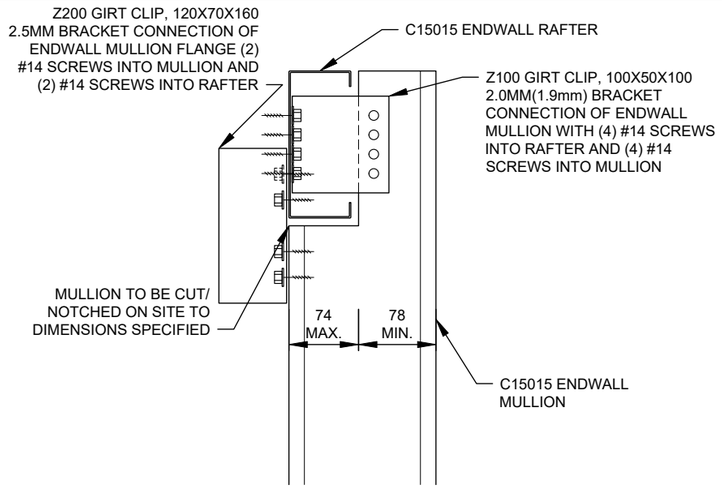
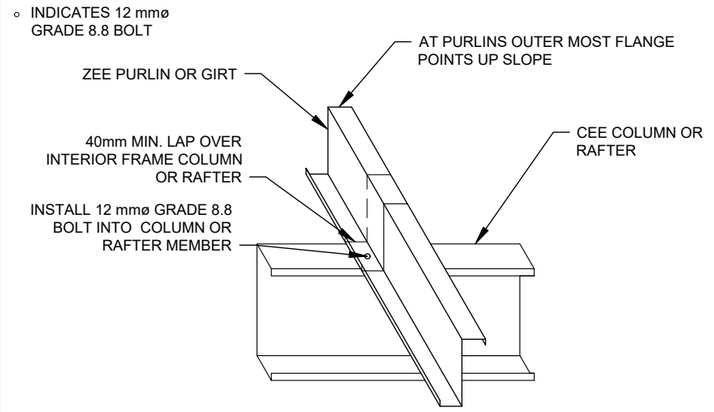
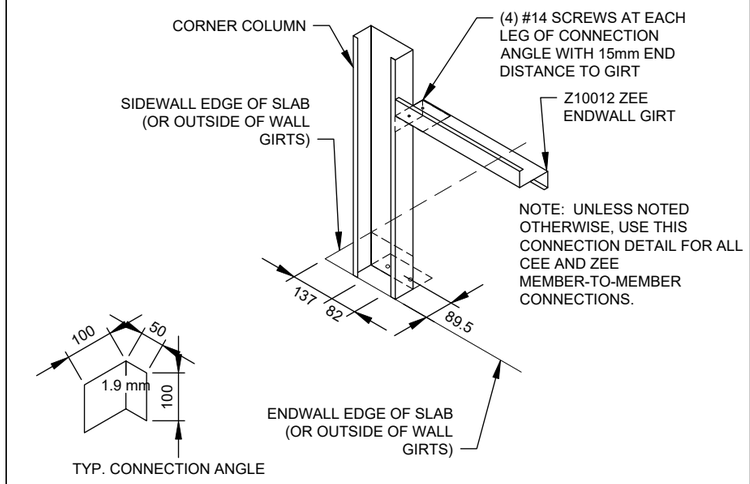
SHEET 4 of 10



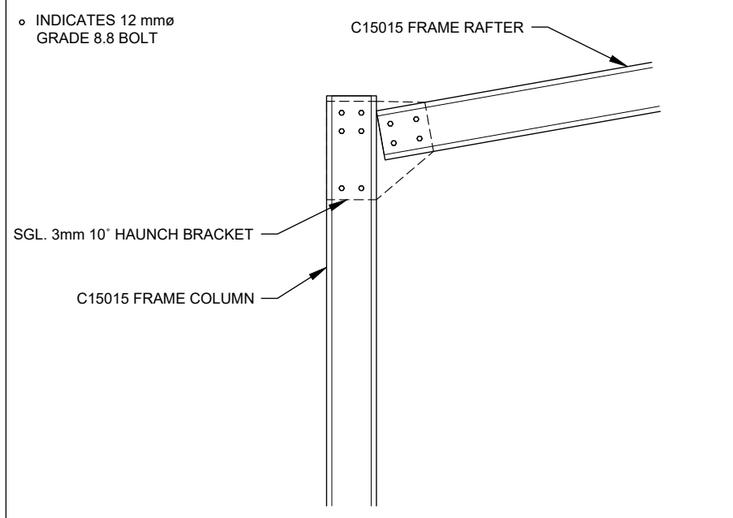
C2 NOTCHED MULLION TO RAFTER



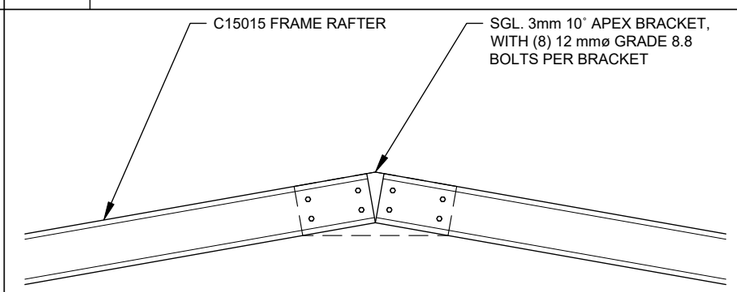
D ZEE PURLIN/GIRT CONNECTION



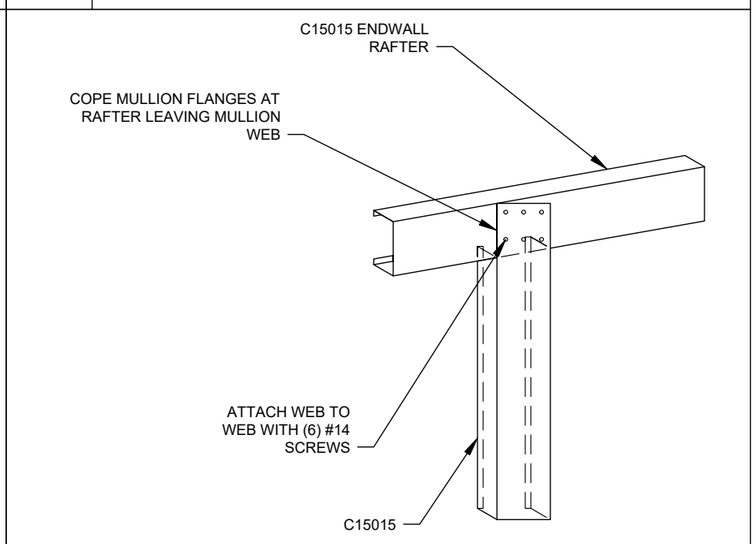
E GIRTS IN-LINE CORNER COLUMN CONNECTIONS



A HAUNCH CONNECTION



B APEX CONNECTION



C1 ROTATED ENDWALL MULLION TO RAFTER

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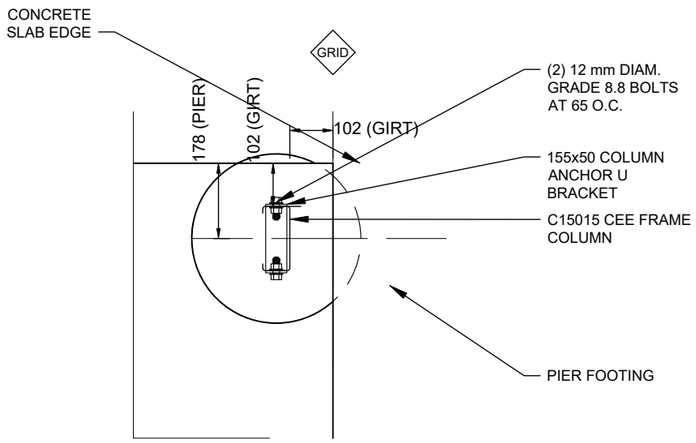
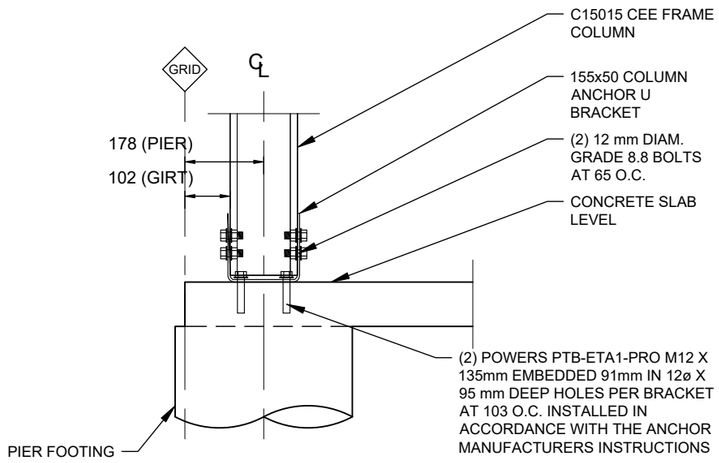
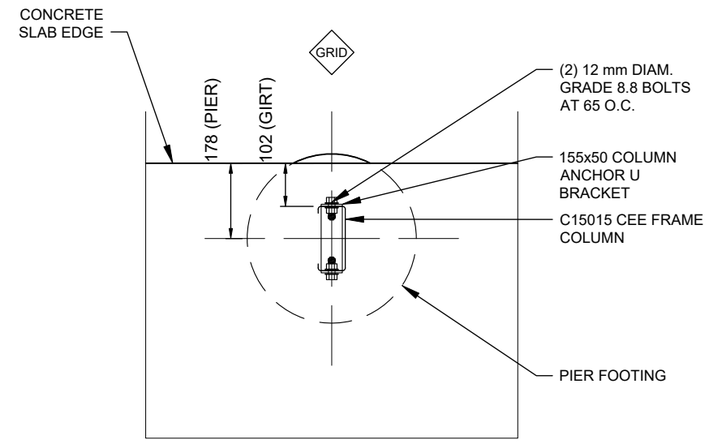


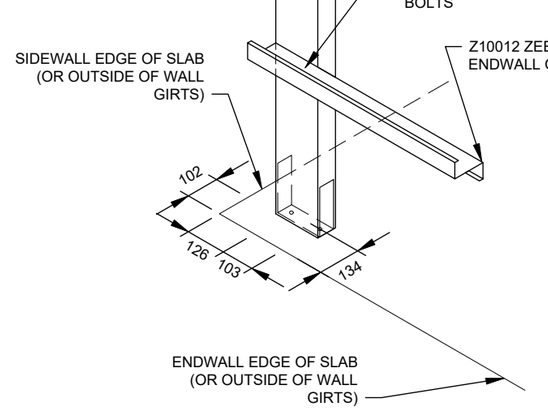
F3 CORNER COLUMN BASE DETAIL



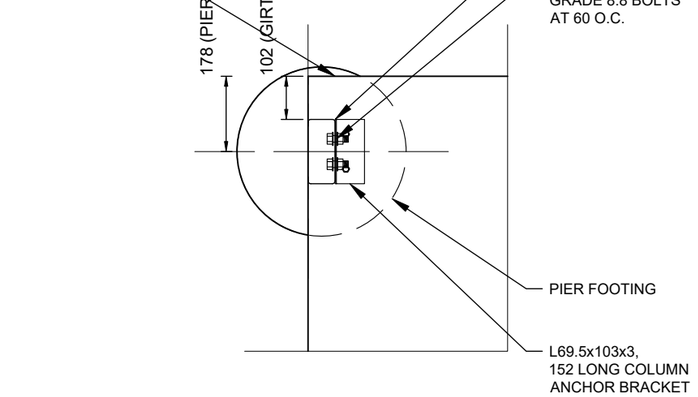
F4 CORNER COLUMN BASE DETAIL 2



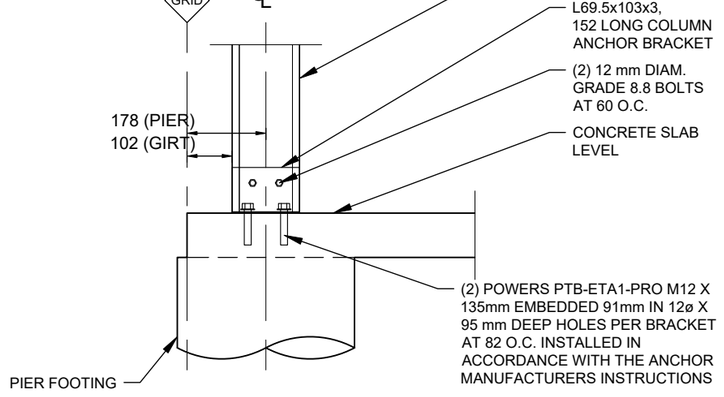
F5 FRAME COLUMN BASE DETAIL



E1 GIRTS OUTSIDE CORNER COLUMN CONNECTIONS



F1 CORNER COLUMN BASE DETAIL



F2 CORNER COLUMN BASE DETAIL 2

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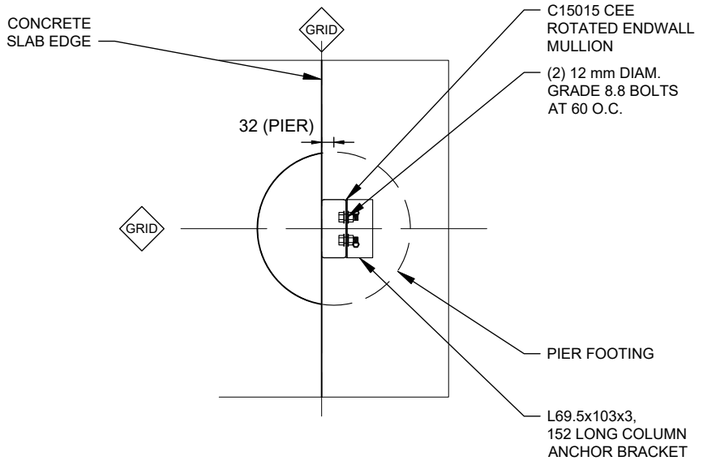
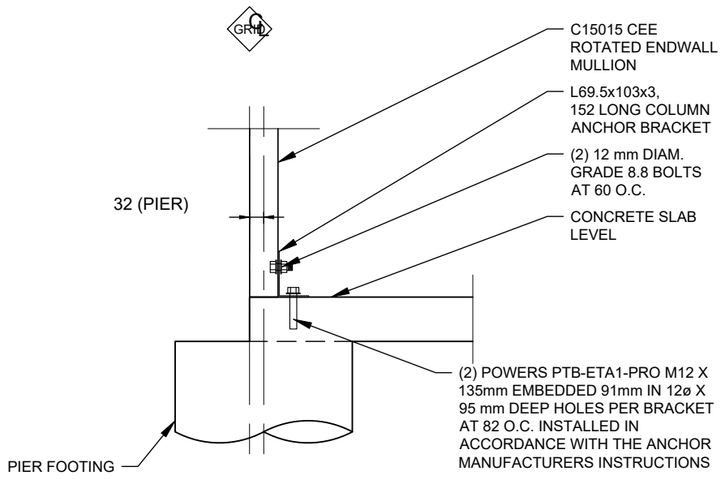
SHEET 6 of 10

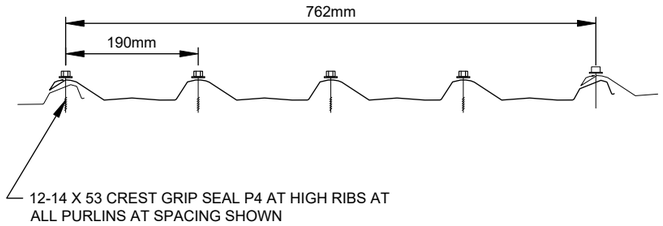


G3 ROTATED ENDWALL MULLION BASE DETAIL



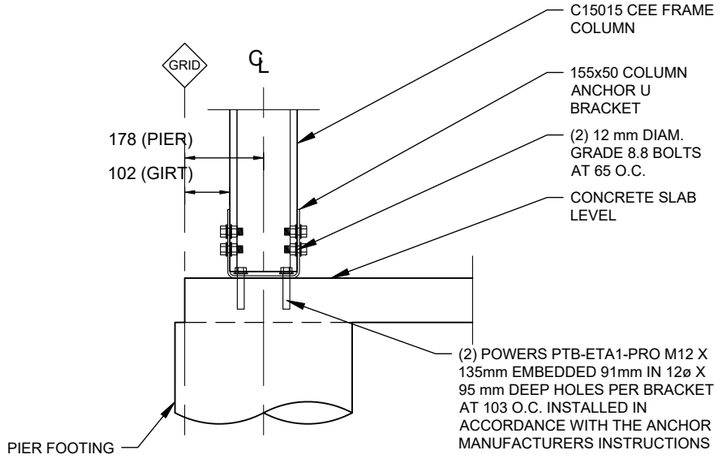
G4 ROTATED ENDWALL MULLION BASE DETAIL 2

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

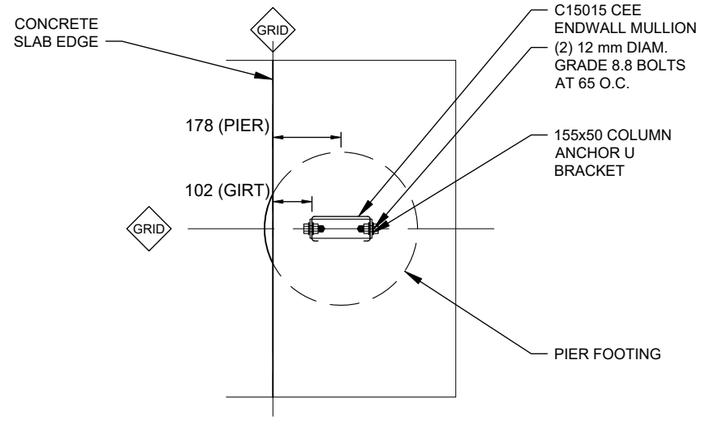


Metroll Inc
Trimclad 0.42

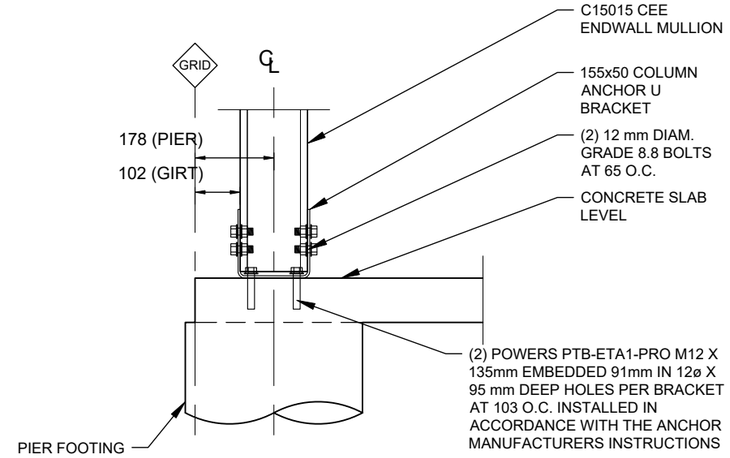
H ROOF SHEETING



F6 FRAME COLUMN BASE DETAIL 2



G1 ENDWALL MULLION BASE DETAIL



G2 ENDWALL MULLION BASE DETAIL 2

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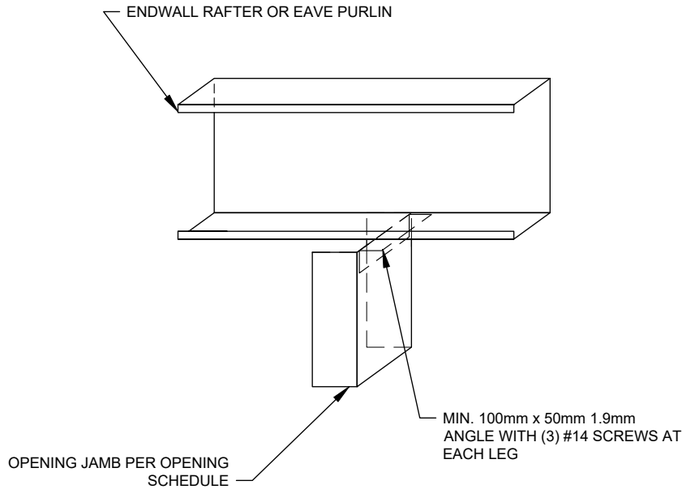
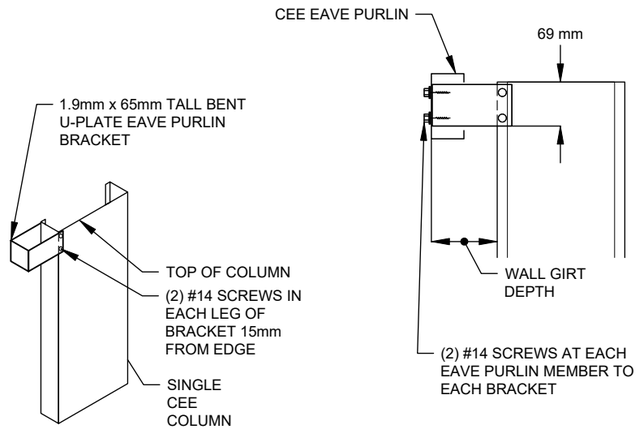
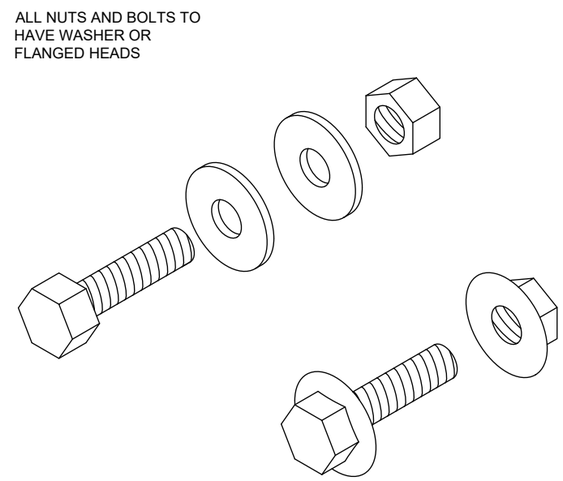


L JAMB TO CEE CONNECTION

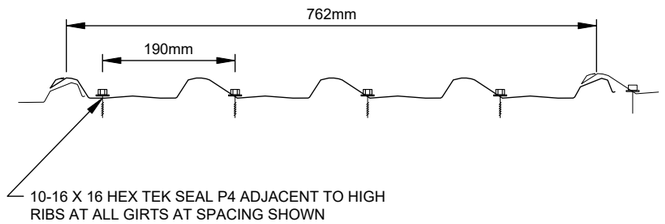


O EAVE PURLIN BRACKET



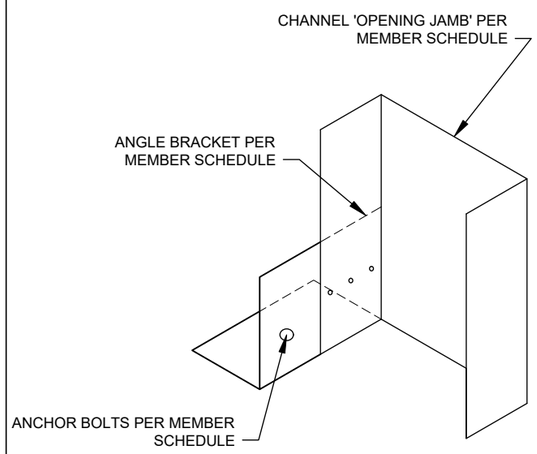
T BOLT OPTIONS

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

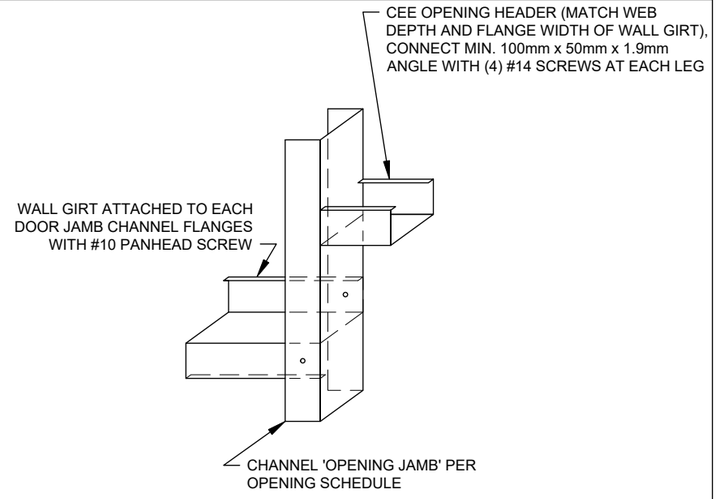


Metroll Inc
Trimclad 0.42

I WALL SHEETING



J PA DOOR JAMB BASE CONNECTION



K OPENING JAMB GIRT CONNECTION

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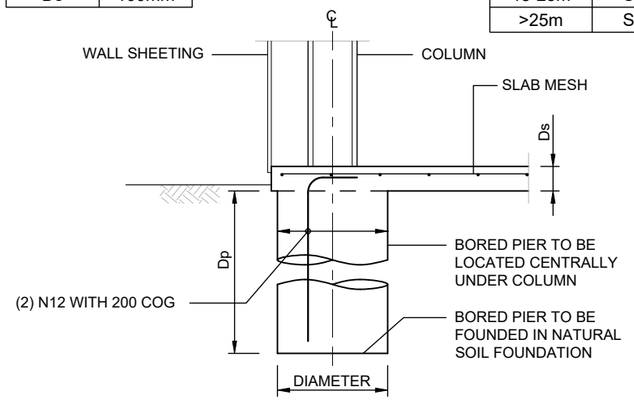
SHEET 8 of 10

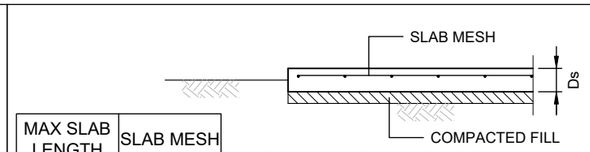
	PF1
Dp	500mm
Diameter	400mm
Ds	100mm

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



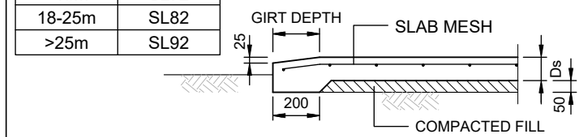
Y SLAB WITH PIER FOOTING DETAIL

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

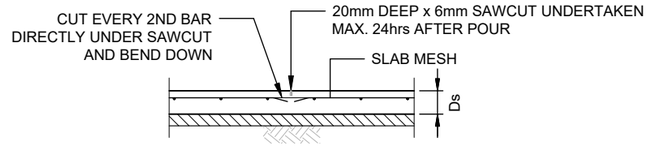


TYPICAL SLAB EDGE

Ds
100mm



SLAB EDGE FOR ROLLER DOOR BAYS



CONTROL JOINT

Z SLAB DETAIL

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1/10 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 (FRAME 1)	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
ENDWALL B PORTAL (FRAME 3)	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 MULLION	MEMBER	COLUMN	Single C15015
	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 Z10012 @ 982mm centres
EAVE PURLIN		MEMBER	Single C10012
SIDEWALL GIRTS		MEMBER	Single Z10012 @ 1125mm centres
ENDWALL GIRTS		MEMBER	Single Z10012 @ 1389mm centres
OPENINGS (1-2)	MEMBER	JAMB	-
		HEADER/SILL	Single C10012
	BASE CONNECTION	BRACKET TYPE	Angle base connection
		ANCHOR BOLTS	(0) Dewalt Blue-tip screw bolt BT12 x 75mm embedded 70mm
OPENINGS (3-4)	MEMBER	JAMB	Single Unlipped 102 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 10 of 10

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.

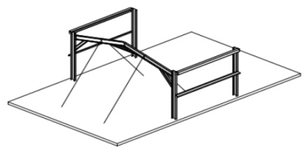


Fig 1. Frame First Temporary Bracing on First Rafter Installed

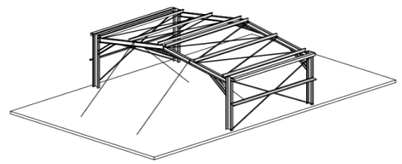


Fig 2. Temporary Bracing Installed as X Bracing

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.

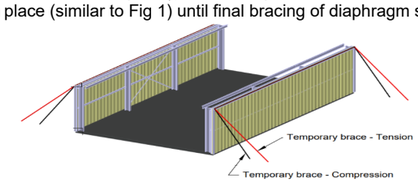


Fig 3. Tilt Up Method – Temporary Bracing

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.

the List...

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmania Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
185527	4
EDITION	**DATE OF ISSUE**
3	05-Sep-2024

SEARCH DATE : 28-Nov-2025
SEARCH TIME : 09.15 AM

DESCRIPTION OF LAND

Parish of STRANGFORD Land District of MONMOUTH
Lot 4 on Sealed Plan 185527
Derivation : Part of 60A-1R-34P Gtd. to C.A. Galletly and Anor.
Prior CT 36069/1

SCHEDULE 1

N211815 TRANSFER to WAYNE CHRISTOPHER BURKE and ALEXANDRIA IVY MARY ZAVORI Registered 05-Sep-2024 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP185527 COVENANTS in Schedule of Easements
SP185527 FENCING COVENANT in Schedule of Easements
E394778 MORTGAGE to MyState Bank Limited Registered 05-Sep-2024 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SMC - KEMPTON
RECEIVED
5/12/25

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

OWNER: DFY INVESTMENT PTY LTD

FOLIO REFERENCE: C.T. 36069 - 1

GRANTEE:

Part of 60A-1R-34Ps. Gtd. to Claude Armytage Galletly and Another.

PLAN OF SURVEY

BY SURVEYOR: N. D. LEARY of LEARY,COX & CRIPPS SURVEYORS Unit G04 40 Molle Street, HOBART TAS 7000 P 03 6118 2030 E admin@lccsurvey.com

LOCATION: LAND DISTRICT OF MONMOUTH PARISH OF STRANGFORD

SCALE 1: 1500 LENGTHS IN METRES

REGISTERED NUMBER

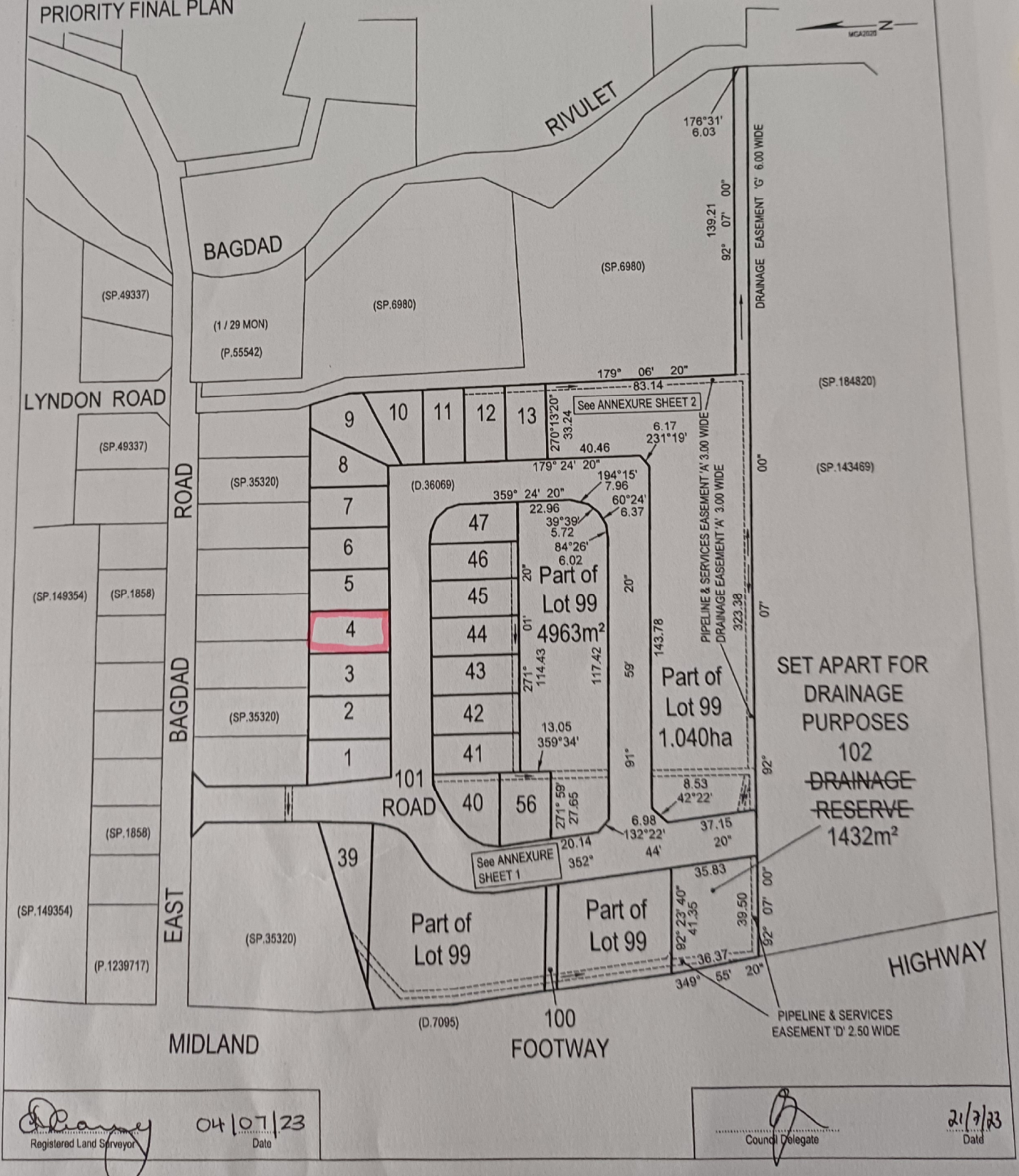
SP185527

~~APPROVED~~ EFFECTIVE FROM 31 JUL 2023

Recorder of Titles

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

PRIORITY FINAL PLAN



Registered Land Surveyor

04/07/23
Date

Council Delegate

21/7/23
Date