



## Public Notice Details

### Application Details

<b>Application No</b>	DA2600025
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### Property Details

<b>Property Location</b>	12 Oakwood Place Mangalore
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### Application Information

<b>Application Type</b>	Discretionary Development Application
<b>Development Category</b>	Additional Outbuilding
<b>Advertising Commencement Date</b>	26/3/26
<b>Advertising Closing Period</b>	14/4/26
<small>If the Council Offices are closed during normal office hours within the above period, the period for making representations is extended.</small>	

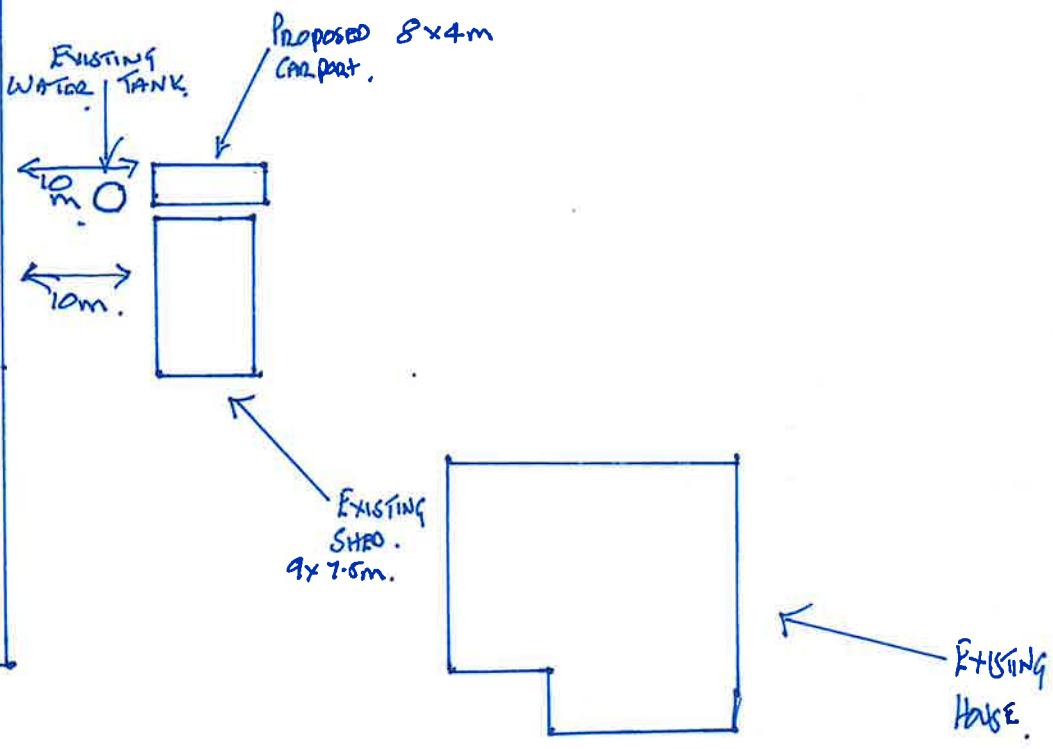
If you need any further information, you're welcome to contact the Planning Department. A planner in the Development and Environmental Services section can be reached on 6254 5050 or at [planningenquiries@southernmidlands.tas.gov.au](mailto:planningenquiries@southernmidlands.tas.gov.au).

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](mailto: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  
17/03/2026



SCALE 1:500

CONSTRUCTION PACKAGE FOR COLD FORMED STEEL BUILDING  
CREATED FOR ANDREW HUME  
JOB NUMBER 1031406467



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CONSTRUCTION PACKAGE NOTES

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

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

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

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:



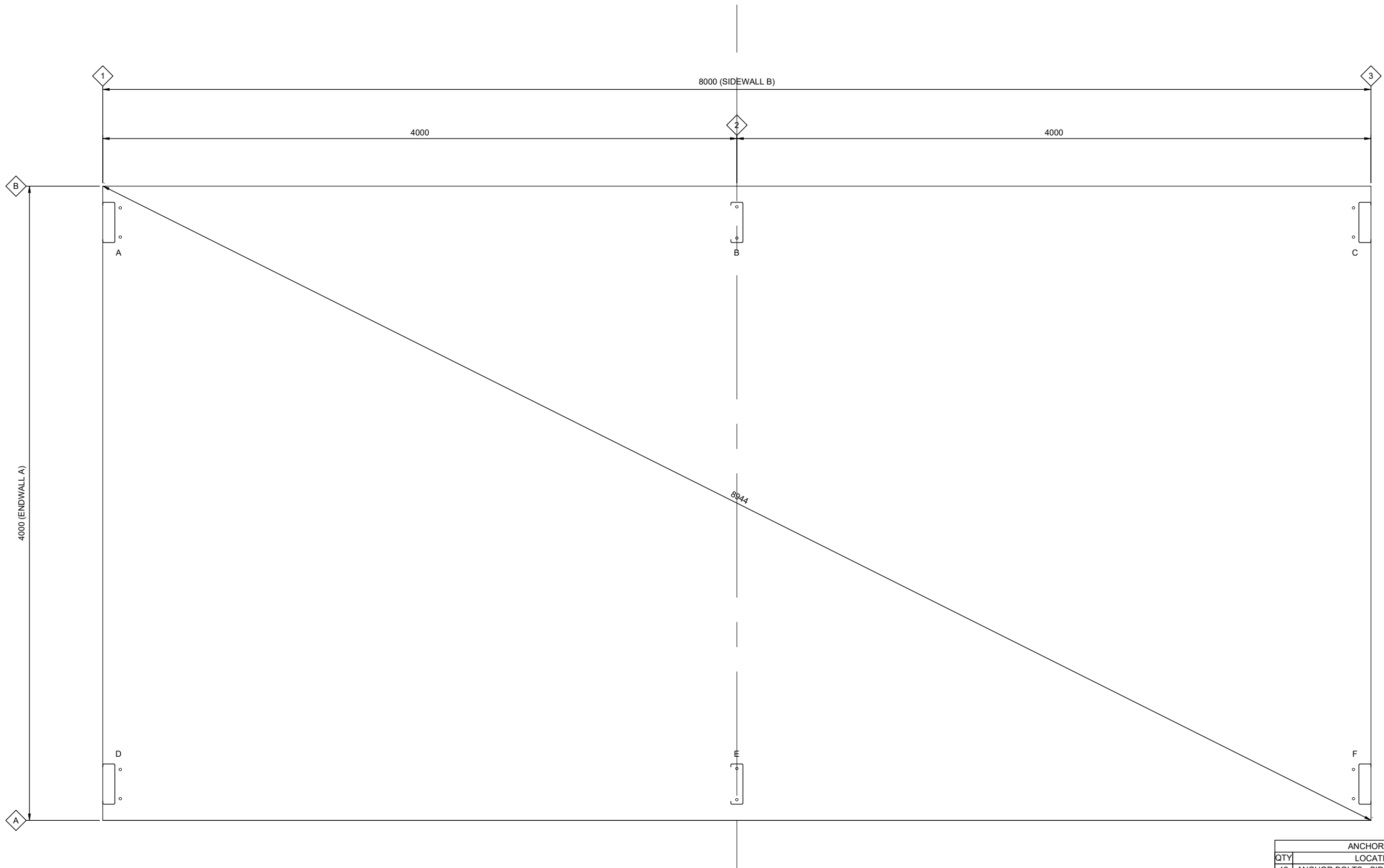
INSTALLATION MANUALS  
<http://bit.ly/ACTInstallManuals>



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

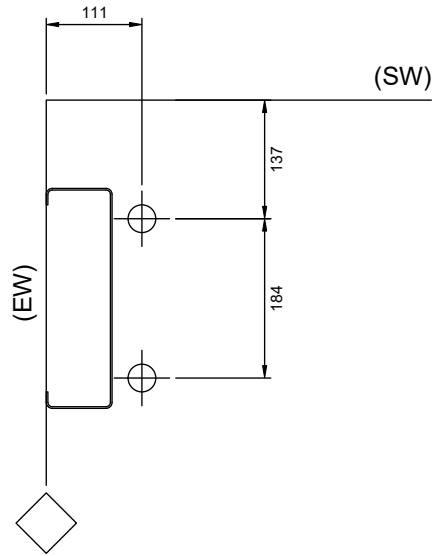


HINTS AND TIPS  
<http://bit.ly/ACTConstructionTips>

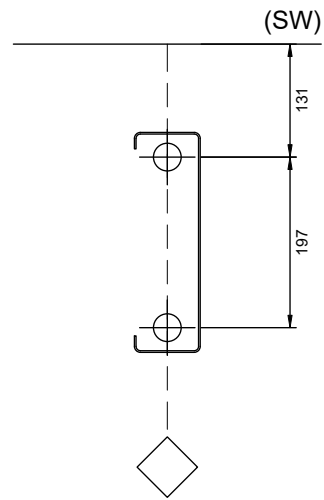


ANCHOR BOLTS		
QTY	LOCATION	DIA
12	ANCHOR BOLTS - SIDEWALL COLUMNS	16 mm

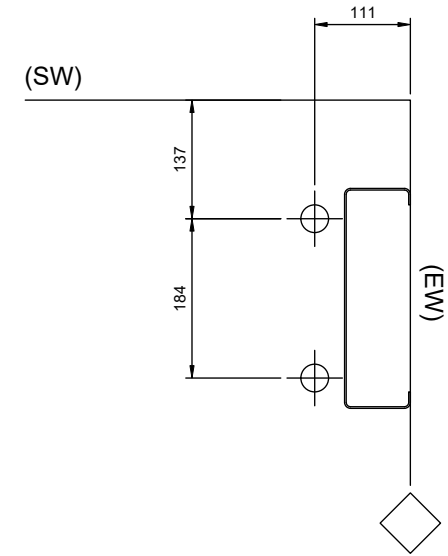
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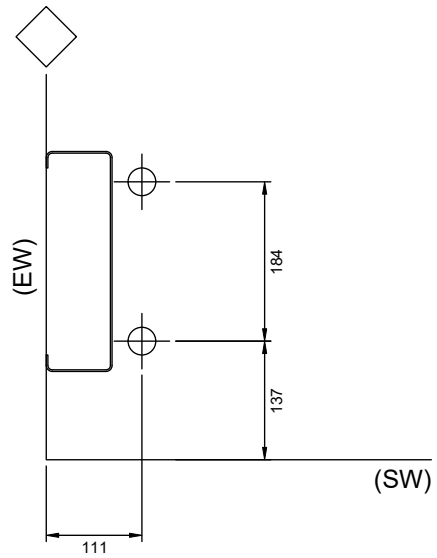
A



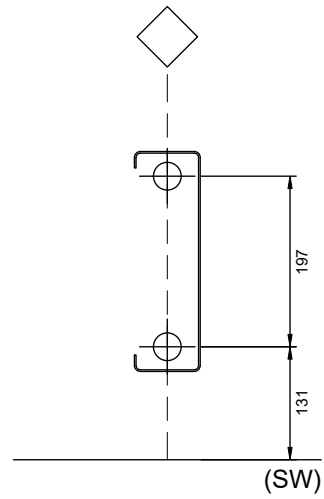
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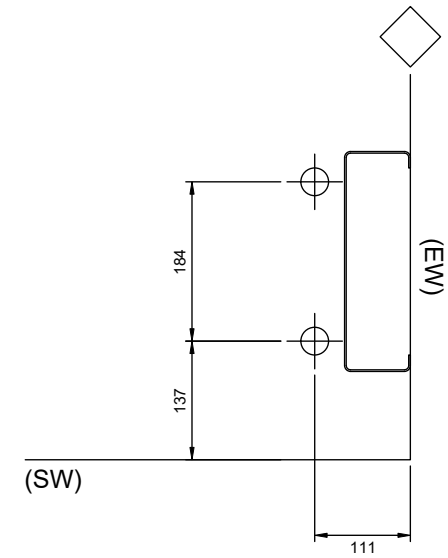
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D



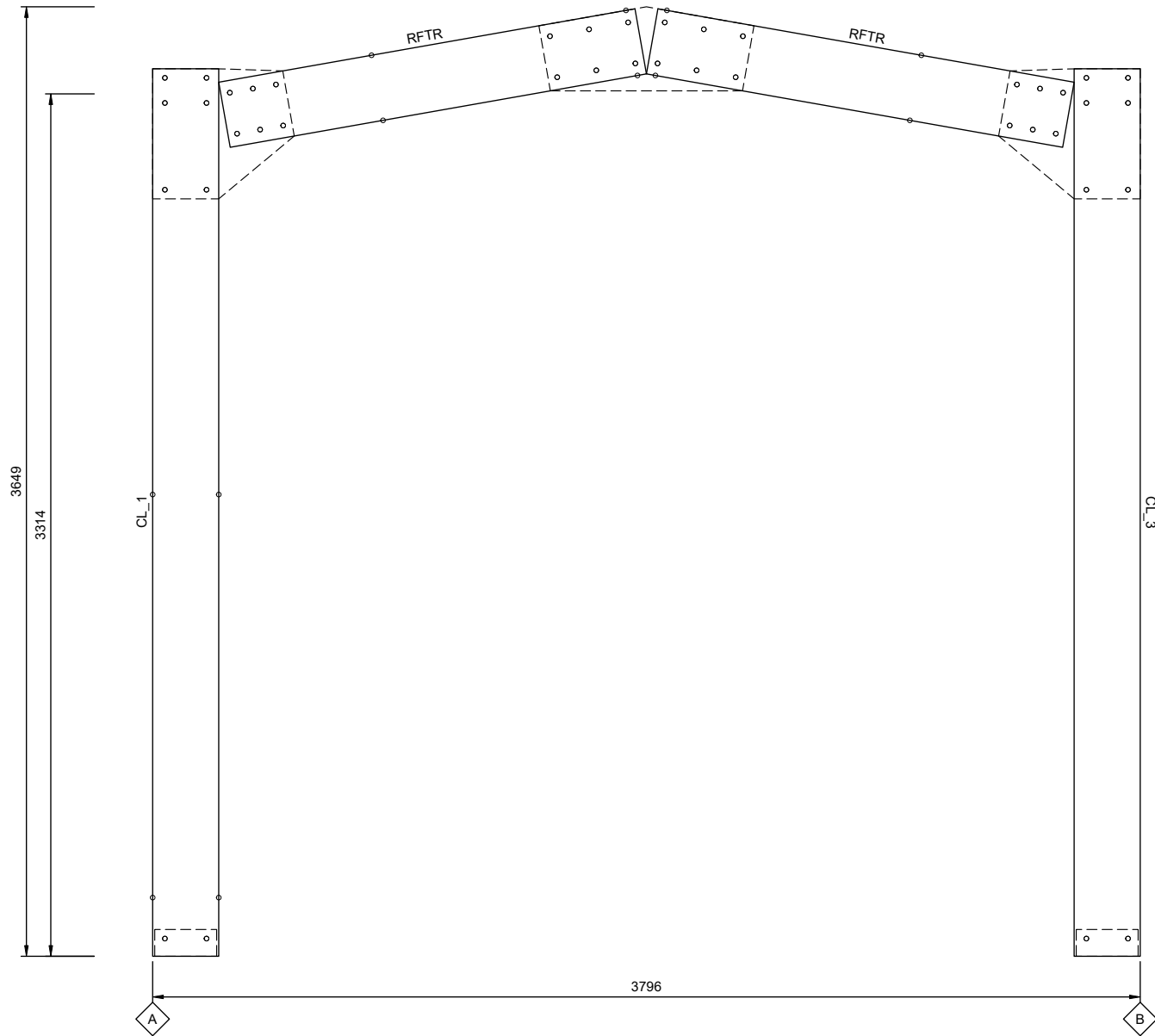
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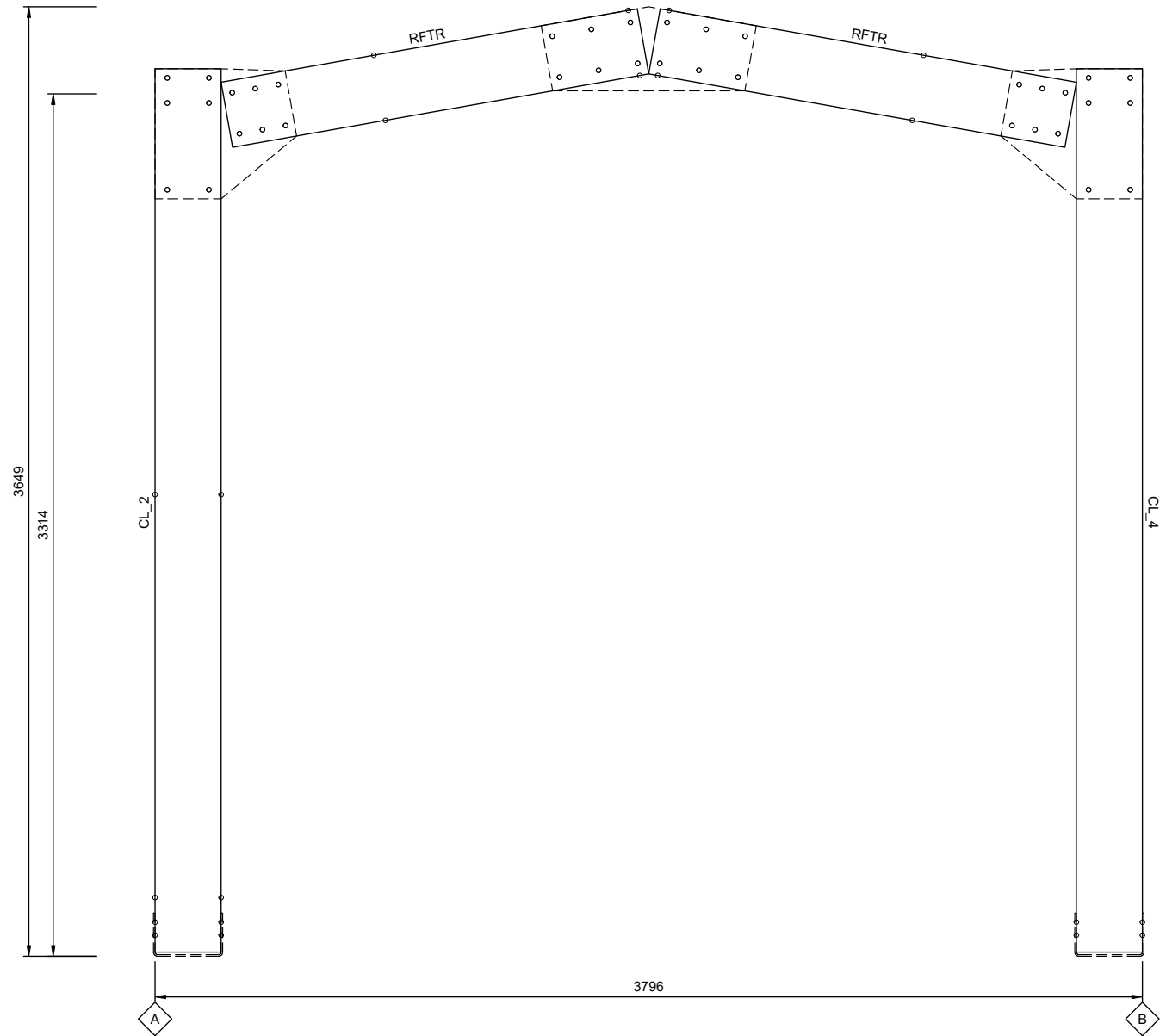
F

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
CL_1	C25019	3411 mm
CL_2	C25019	3395 mm
CL_3	C25019	3411 mm
CL_4	C25019	3395 mm
RFTR	C25019	1625 mm



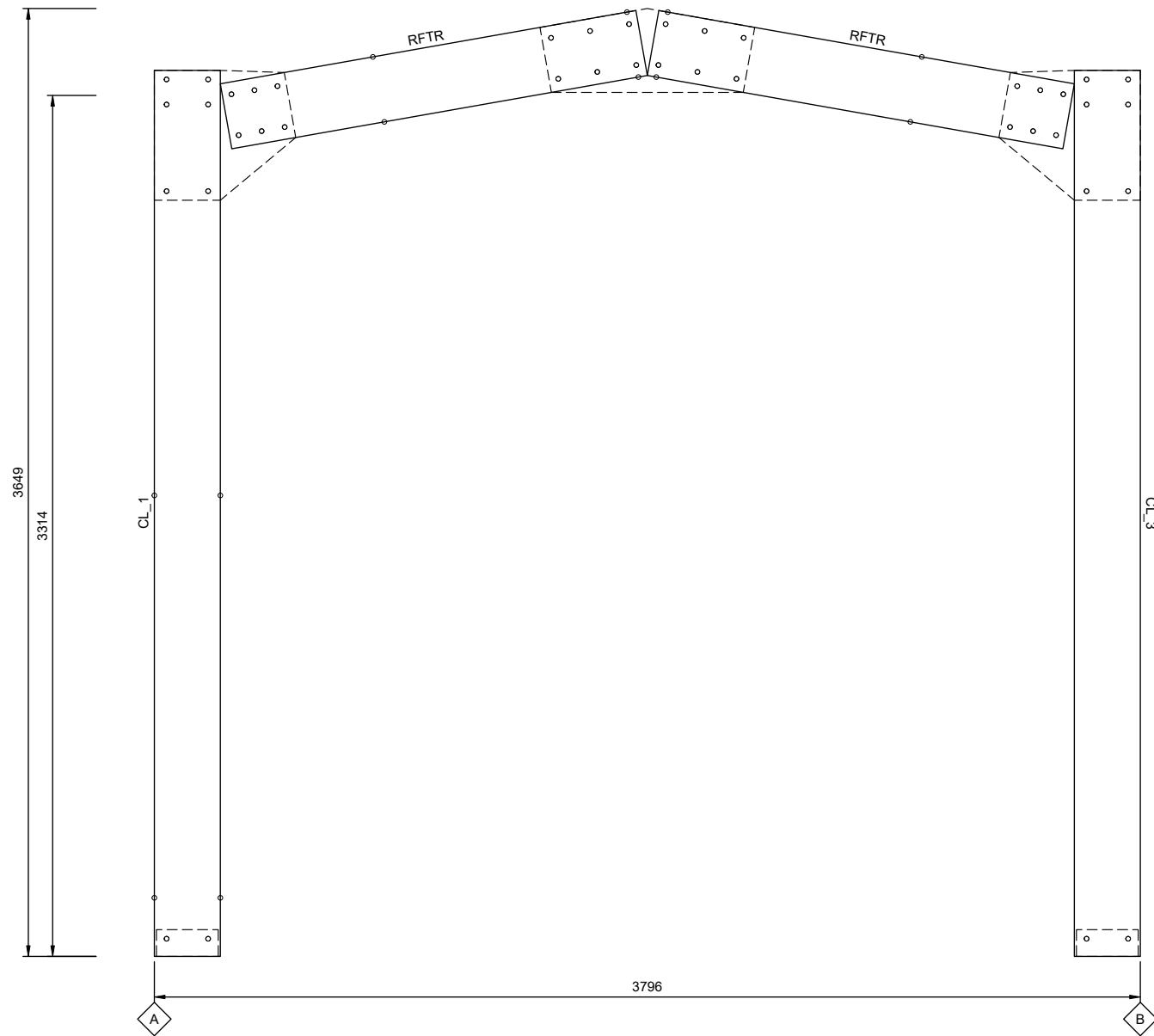
1 Portal Section  
4 SCALE: 1:25 Frame Line 1



2 Portal Section  
4 SCALE: 1:25 Frame Line 2

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.

Mark	Product	Length
CL_1	C25019	3411 mm
CL_3	C25019	3411 mm
RFTR	C25019	1625 mm

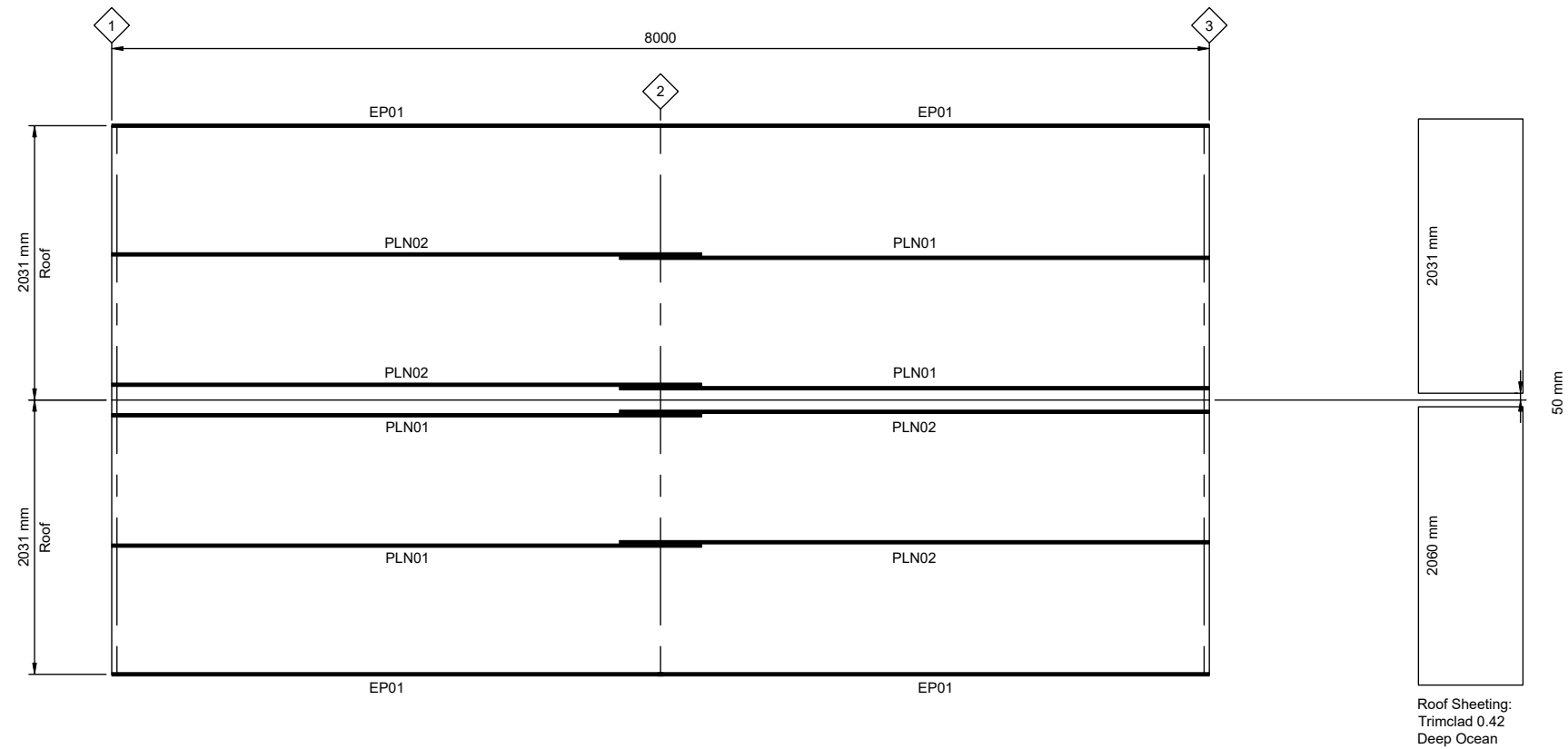


1 Portal Section  
5 SCALE: 1:25

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.

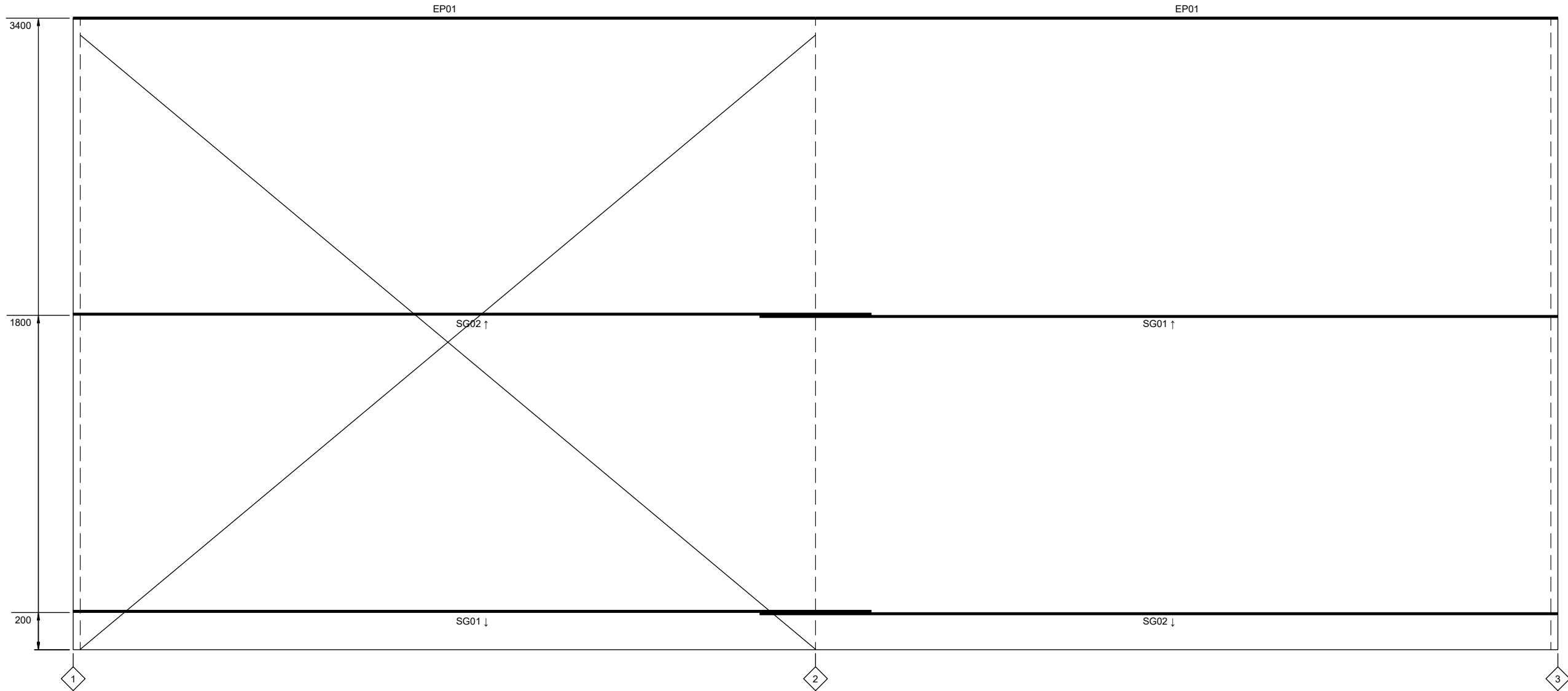
Mark	Product	Length
EP01	C10015	4000 mm
PLN01	Z10015	4300 mm
PLN02	Z10015	4300 mm



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
EP01	C10015	4000 mm
SG01	Z10015	4300 mm
SG02	Z10015	4300 mm

↑ OUTSIDE FLANGE OF GIRT POINTS UP  
↓ OUTSIDE FLANGE OF GIRT POINTS DOWN



**1** Sidewall A Girt Layout  
**7** SCALE: 1:25 Frame Line A

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Sheeting:  
Trimclad 0.42  
Deep Ocean

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.

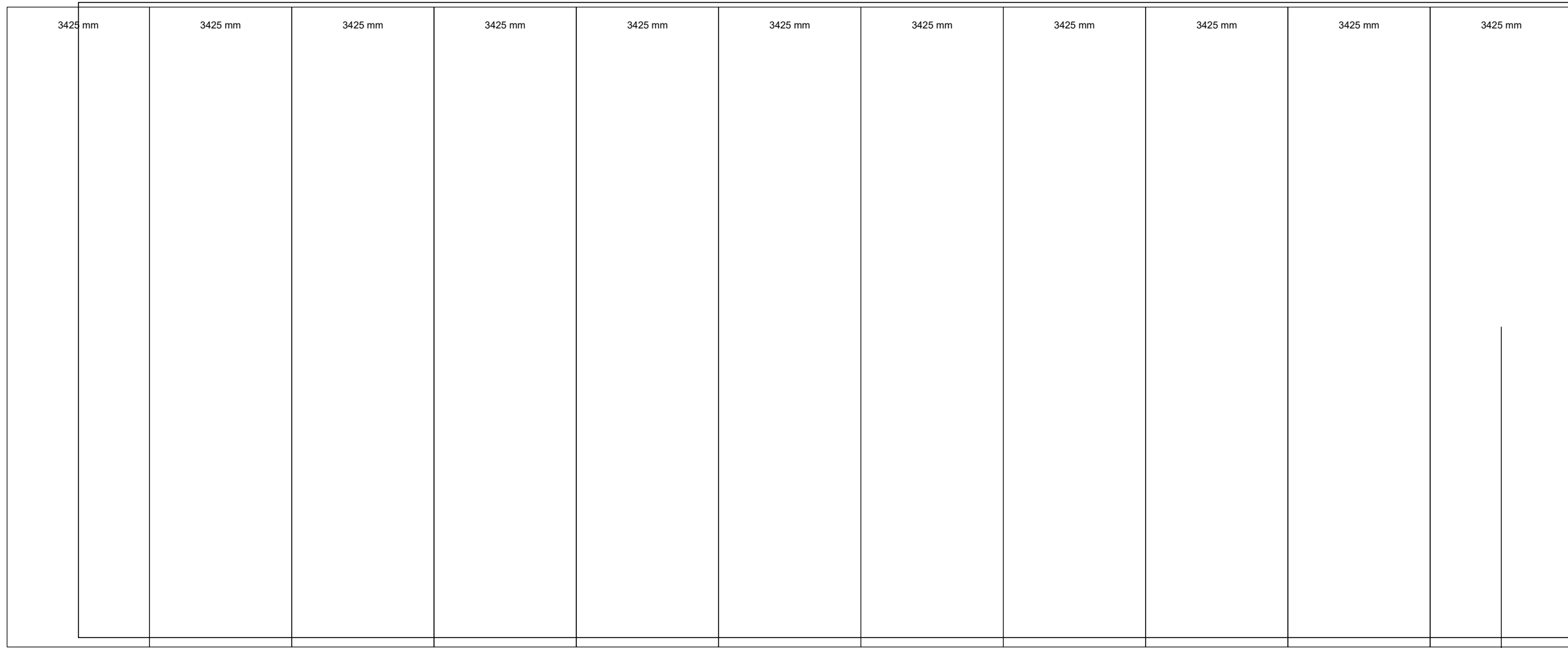
# Roof Sheeting Plan



JOBNO HGOR1031406467  
SHEET 8 of 10

DATE 11-02-2026  
SCALE 1:25





Sheeting starts with this sheet and moves across wall

1  
9

# 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.

**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.

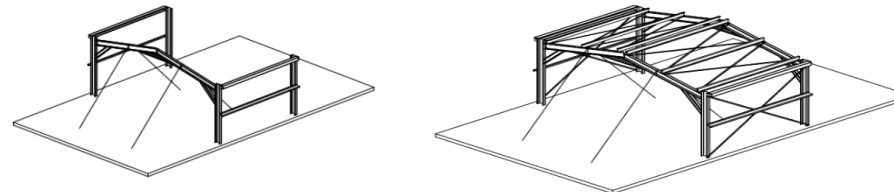


Fig 1. Frame First Temporary Bracing on First Rafter Installed      Fig 2. Temporary Bracing Installed as X Bracing

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.

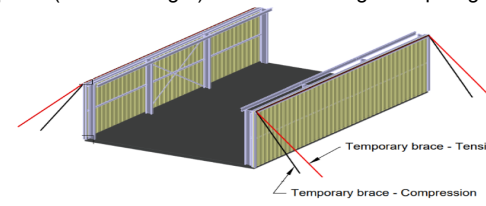


Fig 3. Tilt Up Method - Temporary Bracing

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.

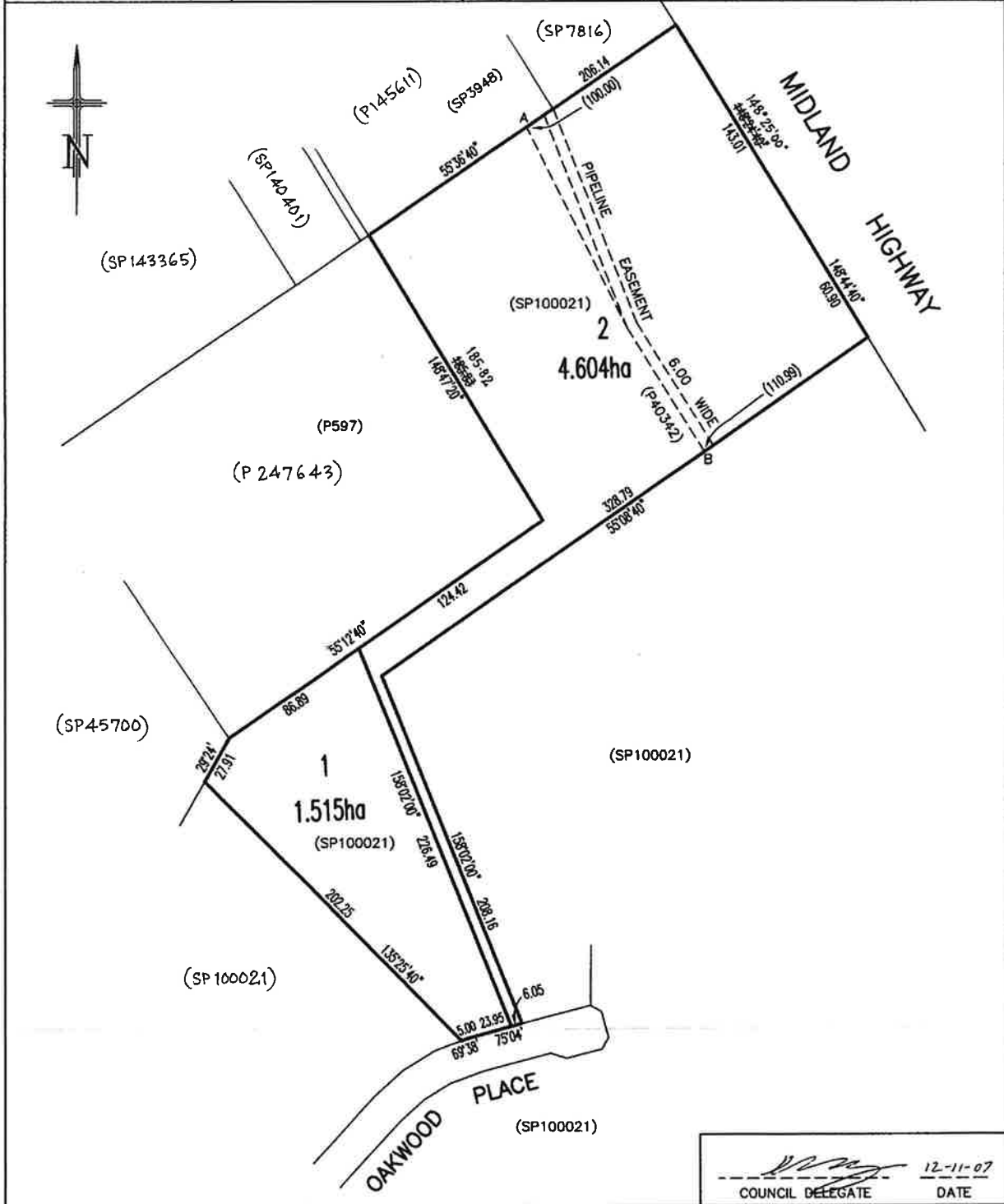
Support is also available at [support@actbuildingsystems.com](mailto:support@actbuildingsystems.com).

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.

## FOLIO PLAN RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

OWNER A M & T L HUME		<b>PLAN OF SURVEY</b> BY SURVEYOR NOEL LEARY of NOEL LEARY & ASSOC. 132 DAVEY STREET HOBART 7000		REGISTERED NUMBER <b>SP152936</b>
FOLIO REFERENCE CT100021-12				APPROVED EFFECTIVE FROM - 9 JAN 2008 <i>Alice Kawa</i> Recorder of Titles
GRANTEE : PART OF 486 acres & 519 acres GTD TO WILLIAM KIMBERLEY & THOMAS YARDLEY LOWES		LOCATION <b>LAND DISTRICT OF MOMMOUTH PARISH OF STRANGFORD</b>		
		SCALE 1: 2000 LENGTHS IN METRES		
MAPSHEET MUNICIPAL CODE No.125 (5027-25)	LAST UPI No GVE 24	LAST PLAN No.SP 100021	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	



*[Signature]* 12-11-07  
COUNCIL DELEGATE DATE

## SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

<b>SCHEDULE OF EASEMENTS</b>	Registered Number
<b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	<b>SP 152936</b>

PAGE 1 OF 2 PAGE/S  
2EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

EASEMENTS

**LOT\$ 1 and 2 on the Plan is subject to a pipeline easement in favour of the Hobart Regional Water Board as more fully set forth in Notification Nos. B380678 and B3435013 over the Pipeline Easement 6.00 wide shown on the Plan.**

COVENANTS

**LOTS 1 and 2 on the Plan, which together formerly comprised Lot 12 on Sealed Plan No. 100021, are affected by restrictive covenants set forth in Sealed Plan No. 100021.**

**LOTS 1 and 2 on the Plan, which formerly comprised part of Lot 1 on Sealed Plan No. 41845, are affected by restrictive covenants set forth in Sealed Plan No. 41845.**

FENCING COVENANT

**The owner of each lot on the Plan covenants with the Vendors, ANDREW MACGREGOR HUME and TRACEY LEANNE HUME, that the Vendors shall not be required to fence.**

SIGNED BY ANDREW MACGREGOR HUME AND TRACEY LEANNE HUME THE REGISTERED PROPRIETORS OF THE LAND COMPRISED IN FOLIO 12 OF THE REGISTER VOLUME 100021 FOLIO 12 IN THE PRESENCE OF:

Witness: x *Jade Lee onion*  
 Occupation: Reception Clerk  
 Address: C-2 Chardonnay Drive  
 Bernadale Tas 7011

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: A.M.HUME & ANOTHER	PLAN SEALED BY: SOUTHERN MIDLANDS COUNCIL
FOLIO REF: 100021/12	DATE: 12-11-07
SOLICITOR & REFERENCE: McCULLOCH & ASSOCIATES QMcC	7820992 REF NO. Council Delegate
<b>NOTE:</b> The Council Delegate must sign the Certificate for the purposes of identification.	

## SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 2 OF 2 PAGES	Registered Number <b>SP 152936</b>
SUBDIVIDER: AM & HUME & ANOTHER FOLIO REFERENCE: 100021/12	

Dated this 25<sup>th</sup> day of July 2007

National Australia Bank Limited pursuant to mortgage No.CB875649

Executed by the NATIONAL AUSTRALIA BANK LIMITED  
 by its Attorney **CELESTE LAVENDER**  
 under Power of Attorney No. 67/0241 amended by 71/5033  
 (who states that he/she holds the office in the NATIONAL AUSTRALIA  
 BANK LIMITED indicated under his/her signature and who declares  
 that he/she has received no notice of revocation of the said Power)  
 in the presence of :

  
 )MANAGER  
 )NATIONAL AUSTRALIA  
 )BANK LIMITED  
 )

  
 PING HUANG  
 TEAM MEMBER  
 120 Spence St  
 Melbourne

**NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.**