Public Notification of Application for Planning Permit

Land Use Planning and Approvals Act 1993

If you access this website you have agreed to the following Terms and Conditions:

The information on this website is provided for the purpose of encouraging public participation in the planning application process in accordance with the objectives of the *Land Use Planning and Approvals Act 1993*.

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Such personal information may be protected by the *Personal Information Protection Act 2004* and must not be used for any other purpose.

The Application will only be available until the conclusion of the public notification period.

For help finding the property and zoning information in Circular Head the following link can be used to the Land Information System Tasmania (the LIST).

http://maps.thelist.tas.gov.au/listmap/app/list/map?bookmarkId=18634#.U-1DpC_Bd8I.email

For the Tasmanian Planning Scheme – Circular Head please see

https://www.planning.tas.gov.au/other-resources/Tasmanian-planning-scheme

Application documents are available below.

APPLICATION FOR PLANNING PERMIT

(s.*57(3) Land Use Planning and Approvals Act 1993*)

Tasmanian Planning Scheme – Circular Head

Application No	DA 2026/143
Location	80 Brooks Road, Forest
Applicant/Owner	B.L House
Use Class	Residential
Proposal	Outbuilding (Storage shed)

Application(s) may be viewed during office hours at the Council Office, 33 Goldie St, Smithton till the date listed below. In accordance with s***.57(5)*** of the Act, any person may make written representation to the General Manager, PO Box 348 SMITHTON 7330 or council@circularhead.tas.gov.au and be received by 5.00pm 18/11/2026

Paul Gardner
GENERAL MANAGER
Ph: 03 6452 4800
www.circularhead.tas.gov.au

3191009

33 Goldie Street
PO Box 348
SMITHTON TAS 7330
council@circularhead.tas.gov.au
(03) 6452 4800
www.circularhead.tas.gov.au

APPLICATION FOR PERMIT

LAND USE PLANNING AND APPROVALS ACT 1993

Tasmanian Planning Scheme – Circular Head

Office Use: Date Received: 22/10/2026 Application No: DA 2026/143 PID: 3191009

To: Planning Authority Circular Head Council PO Box 348 SMITHTON TAS 7330

DETAILS OF PROPOSED DEVELOPMENT OR USE

Address:	80 Brooks Road, Forest			
			Postcode:	7330
	Lot No:	8	Certificate of Title No:	163904

Description	**Includes:**	
Proposed shed	❑	New Use/Change of use
	❑	Subdivision
	☒	New Buildings
	❑	Alterations
	❑	Demolition

Value of work (Inc GST)	$ 100,000	❑ Contract Price	☒ Estimate
Existing Use of Site:	Residence		

APPLICANT / OWNER DETAILS

Please note that all applicants need to sign this form. If the application is by an owner, all title owners listed on the title need to be on the form and sign this form.

Applicant(s): Bronte House

Address: 80 Brooks Road, Forest

Postcode: 7330

Email: brontelhouse@gmail.com Phone: Mobile: 0407 909 444

☒ Applicant owns the property (Tick if Yes – If No then complete the owner details below)

Owner(s):

Address:

Postcode:

Email: Phone: Mobile:

❑ Applicant(s) listed above declare that the owner(s) of the property have been notified of the intention to make this application.

Signed By: Date:

COUNCIL OR CROWN LAND

Must be signed if Council or Crown Land and accompanied with a letter of permission and a copy of delegation.

Signed By: Date:

❑ Minister (or delegate) of the responsible State Department or ❑ General Manager (or delegate)

33 Goldie Street
PO Box 348
SMITHTON TAS 7330
council@circularhead.tas.gov.au
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www.circularhead.tas.gov.au

APPLICATION FOR PERMIT

LAND USE PLANNING AND APPROVALS ACT 1993

Tasmanian Planning Scheme – Circular Head

DESIGNER DETAILS

Designer Name:	Abel Design Tas Pty Ltd	Category:	Low rise
Address:	5 Brittons Road, Smithton		
		Postcode:	7330
Email:	rodney@abeldesign.com.au	Phone:	Mobile: 0427 528 326
Accreditation No:	832965057		

DOCUMENTS AND CERTIFICATES PROVIDED

The following specified documents and certificates are provided with this application together with any necessary information to demonstrate compliance with applicable provision of the planning scheme. A separate checklist is available from Council. The Planning Scheme provisions can be viewed at www.iplan.tas.gov.au OR https://iplan.tas.gov.au/pages/plan/book.aspx?exhibit=tpscir follow the links through to Circular Head

	Document or Certificate Description	*Prepared By*
❑	Full copy of the current Certificate of Title including plan and any schedule of easements	
❑	A full description of the proposed use or development and	
❑	A description of how the proposed use or development will operate	
❑	All applicable information listed in clause 6.1.3 including: **Where it is proposed to erect buildings, a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200**	

LISTED REPORTS, PLANS AND SUPPORTING INFORMATION ACCOMPANYING THIS APPLICATION

	Detail plans and planning report	Abel Design Tas
	Shed plans	AgProTas Sheds

Copyright Authority: Unless a written refusal of authority to copy documents relating to this application is provided, the Council and the Crown (Tasmanian State Government) departments and agencies may provide a partial or complete copy of any documents relating to this application, to any person for the purpose of assessment. Notwithstanding this these documents may be displayed publicly in accordance with the provisions of the Land Use Planning and Approvals Act 1993, including display on a website.

DECLARATION

I/We declare the information and details supplied in this application are a true and accurate description of the proposed development.

I/We hereby give/have arranged permission for Council Officers to enter the property to conduct inspections for this application.

Applicant(s): Bronte House

Signed: Bronte House Date: 19/10/2026

Please Note: All applicants need to sign this form. If the application is by an owner, all title owners listed on the title need to be on the form and to sign this form.

Privacy Statement

The personal information on this form is required by Council for building purposes under the Land Use Planning and Approvals Act 1993. We will only use your personal information for this and related purposes. If this information is not provided, we may not be able to deal with this matter. You may access and/or amend or personal information at any time. How we use this information is explained in our Privacy Policy, which is available at www.circularhead.tas.gov.au or at the Council office.

Abel Design Tas Pty Ltd
Postal: P.O. Box 219
SMITHTON TAS 7330

ABN: 32 675 872 938

abel
drafting + design

WYNYARD OFFICE
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Telephone 03 6442 3411

SMITHTON OFFICE
5 Brittons Road, Smithton
Telephone 0427 528 326

LETTER OF APPOINTMENT

PROJECT DETAILS	
Title Owner/s Name/s	Bronte House
Title Owner/s Contact Details	**Address:** 80 Brooks Road, Forest TAS 7330
	Phone: 0407 909 444
	E-Mail: brontelhouse@gmail.com
Project Address:	**Address:** 80 Brooks Road, Forest TAS 7330
	PID: 3191009
	Volume: 163904
	Folio: 8
Council	Circular Head Council
Project Description:	Proposed shed
Contact Name and Phone Number:	Rodney Franks Abel Design Tas Pty Ltd P.O.Box 219 SMITHTON TAS 7330 **Phone:** 0427 528 326 **E-Mail:** rodney@abeldesign.com.au

I/We confirm/consent that Rodney Franks of Abel Design Tas Pty Ltd (0427 528 326 rodney@abeldesign.com.au) has authority to submit application and receive a copy of correspondence on our behalf for the abovementioned application

Owners Signature: Brontehouse

Date: 19/10/2026

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
163904	8
EDITION	DATE OF ISSUE
5	16-Apr-2021

SEARCH DATE : 06-Apr-2022
SEARCH TIME : 04.17 PM

DESCRIPTION OF LAND

Parish of FORD Land District of WELLINGTON
Lot 8 on Sealed Plan 163904
Derivation : Part of 20,000 Acres Gtd. to The Van Diemens Land Company
Prior CT 34239/2

SCHEDULE 1

M879338 TRANSFER to BRONTE LOUISE HOUSE Registered 16-Apr-2021 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP163904 COVENANTS in Schedule of Easements
SP163904 FENCING PROVISION in Schedule of Easements
SP163904 SEWERAGE AND/OR DRAINAGE RESTRICTION
E257262 MORTGAGE to B&E Ltd Registered 16-Apr-2021 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER B.J. McNAB & B.S. SWALE

FOLIO REFERENCE F/R 34239-2, F/R.34239-3

GRANTEE

PART OF 20 000 ACRES GTD TO THE VAN DIEMENS LAND COMPANY

NEW PLAN OF SURVEY

BY SURVEYOR PAUL PLUNKETT of MICHELL HODGETTS & ASSOC. P/L
Po.Box 712 DEVONPORT, 7310

LOCATION

LAND DISTRICT OF WELLINGTON
PARISH OF FORD

SCALE 1: 3000 LENGTHS IN METRES

Registered Number

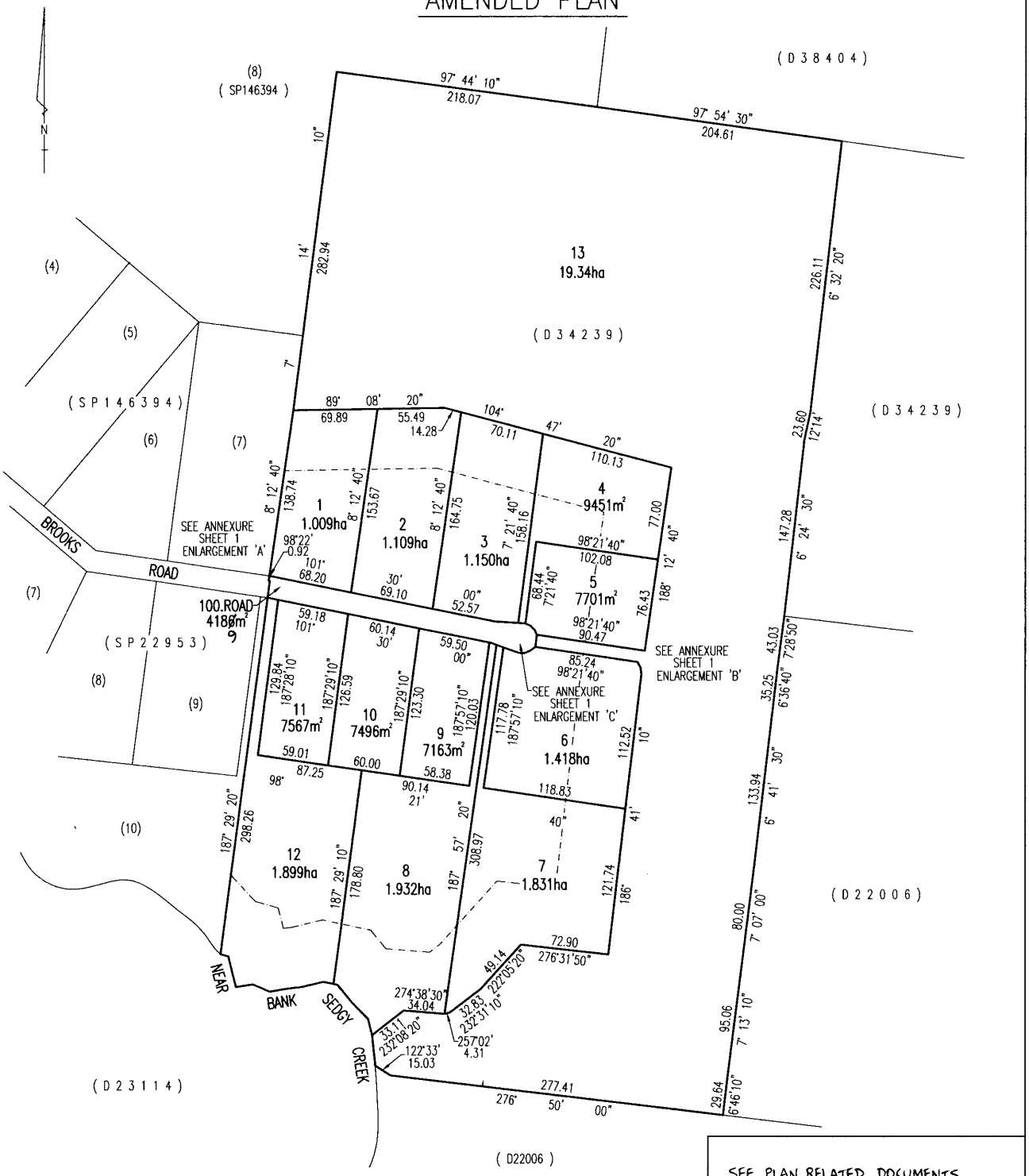
SP163904

APPROVED
EFFECTIVE FROM - 3 JUL 2012

Alice Kaw
Recorder of Titles

MAPSHEET MUNICIPAL CODE No.	LAST UPI No	LAST PLAN No.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
106 (3447)	4400894, 4400892	D.34239	

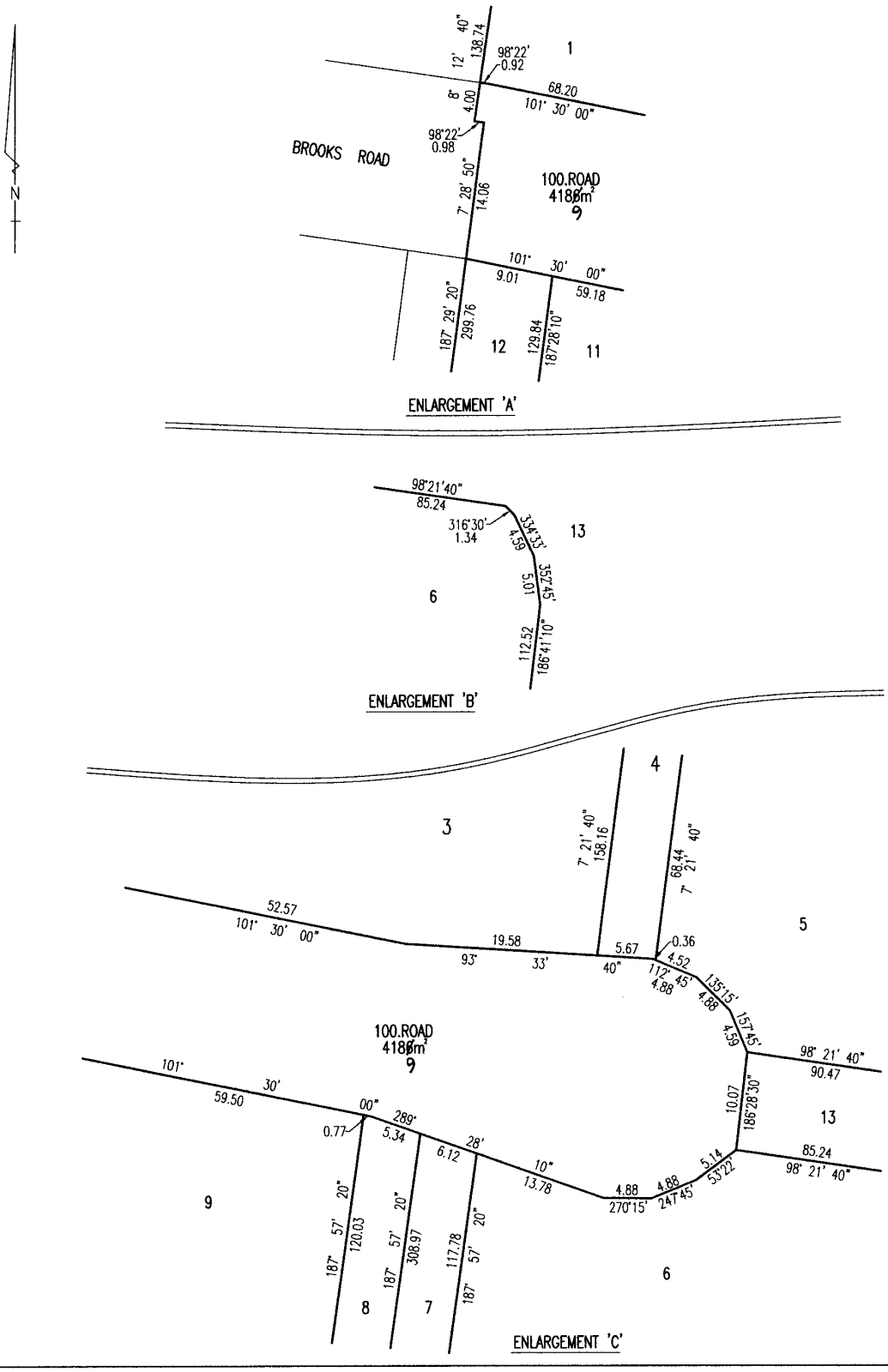
AMENDED PLAN



SEE PLAN RELATED DOCUMENTS

COUNCIL DELEGATE DATE

PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 2 SHEETS	OWNER B.J. McNAB & B.S. SWALE FOLIO REFERENCE F/R 34239-2 & 3 SCALE 1: 400 LENGTH IN METRES	Registered Number SP 163904
SIGNED FOR IDENTIFICATION PURPOSES Council Delegate 18 5 12 Date	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET Registered Land Surveyor 15/11/2011 Date	APPROVED - 3 JUL 2012 EFFECTIVE FROM Recorder of Titles



PLAN OF SURVEY
ANNEXURE SHEET

NEW SHEET 2 OF 2 SHEETS

OWNER B.J. McNAB & B.S. SWALE

FOLIO REFERENCE F/R 34239-2 & 3

SCALE 1: 1500 LENGTH IN METRES

Registered Number

SP163904

SIGNED FOR IDENTIFICATION PURPOSES

SEE PLAN RELATED DOCUMENTS.

Council Delegate Date

THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET

Registered Land Surveyor 19/06/2012 Date

APPROVED EFFECTIVE FROM - 3 JUL 2012

Recorder of Titles

AMENDED SHEET 2

~~BUILDING ENVELOPES~~



SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 163904

EASEMENTS 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.

FENCING COVENANT

The owner of each Lot on the Plan covenants with the Vendors, Brian James McNab and Beverley Sandra Swale, that the Vendors will not be required to fence or contribute to the maintenance of any fence bounding any Lot on the Plan.

COVENANT IN GROSS

The Owner or Owners of Lots 1,2,3,4,5,6,7,8 and 12 on the Plan covenant with the Circular Head Council to the intent that the burden of this covenant may run with and bind the covenantor's Lots and any part thereof, ~~to observe the following stipulations:~~ and that the benefit shall be annexed in favour of the said Circular Head Council to observe the following stipulations:-

~~A. to establish and maintain a vegetation buffer within the 50 metre (building restriction area) identified on the plan; and~~

SIGNED by **BRIAN JAMES McNAB** and **BEVERLEY SANDRA SWALE** as registered proprietors of the land comprised in Certificate of Title Volume 34239 Folio 2 and Volume 34239 Folio 3 in the presence of:-) BJ Swale

Witness Signature: .....
Witness Name: .... Karma Lorraine Bellinger
Witness Address: ..... 32 King Street Smithton Tas 7330
Witness Occupation: ..... Law Clerk

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: BJ McNab & BS Swale FOLIO REF: Volume 34239 Folio 2 & Volume 34239 Folio 3 SOLICITOR & REFERENCE: Jonathan Smith Lawyers : JRS	PLAN SEALED BY: Circular Head Council DATE: 18-05-2012 REF NO. 2701644 DA2009/191 Council Delegate

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 2 PAGES	Registered Number SP 163904
SUBDIVIDER: Brian James McNab and Beverley Sandra Swale FOLIO REFERENCE: 34239/2 & 3	

~~B. to replace any dead or dying trees within the vegetation buffer with the same or of a similar species during the following planting season;~~

C. not to build or permit any building to be erected or constructed within ~~a 50 metre~~ the building restriction area shown on the Plan and in respect of each Lots;

(i) Lot 1 – ~~50 metres from its northern boundary~~; North of the line marked AB on the Plan.

(ii) Lot 2 - ~~50 metres from its northern boundary~~; North of the line marked BC on the Plan.

(iii) Lot 3 - ~~50 metres from its northern boundary;~~ North of the line marked CD on the Plan.

(iv) Lot 4 - ~~50 metres from its northern boundary and 50 metres from its eastern boundary~~; North of the line marked DE and East of the line marked EF on the Plan.

(v) Lot 5 – ~~50 metres from its eastern boundary~~; East of the line marked FG on the Plan.

(vi) Lot 6 – ~~50 metres from its eastern boundary~~; East of the line marked HJ on the Plan.

(vii) Lot 7 – ~~50 metres from its eastern boundary and 50 metres from its southern boundary;~~ East of the line marked JK and South of the line marked KL on the Plan .

(viii) Lot 8 – ~~50 metres from its southern boundary;~~ South of the line marked LM on the Plan.

(ix) Lot 12 – ~~50 metres from its southern boundary~~. South of the line marked MN on the Plan.

SIGNED by **BRIAN JAMES McNAB** and **BEVERLEY SANDRA SWALE** as registered proprietors of the land comprised in Certificate of Title Volume 34239 Folio 2 and Volume 34239 Folio 3 in the presence of:-

BJ McNab

BS Swale

Witness Signature: .....

Witness Name: Karma Lorraine Bellinger

Witness Address: 32 King Street Smithton Tas 7330

Witness Occupation: Law Clerk

Signed by RABOBANK AUSTRALIA LIMITED by its attorneys DAVID TINDALL Senior Manager and NOEL PATRICK TAYLOR Manager who respectively state at the time of executing this instrument they have no notice of the revocation of the Power of Attorney registered number 721964 under the authority of which they have executed this instrument

Witness: SUSAN OLSSON CREDIT OFFICER

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.

Abel Design Tas Pty Ltd
Postal: P.O. Box 219
SMITHTON TAS 7330

ABN: 32 675 872 938

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DEMONSTRATION OF PLANNING COMPLIANCE

Project No.: **26170** **Date: 19 October 2026**
Client: **Bronte House**
Address: **80 Brooks Road, Forest**
PID 3191009 Title 163904/8
Land zoning: **Rural living zone**
Project: **Proposed shed**

PROJECT DESCRIPTION

A full description of the proposed development is for a new shed on an established a rural living zoned property. There is an existing residence on the property and associated infrastructure (Driveway, water tanks, and OWMS).
The shed is for storage of vehicles and equipment subservient to the residential use.

11.0 Rural Living Zone

11.1 Zone Purpose

The proposed shed subservient to the residence is compatible with the use and development of the zone and does not adversely impact neighbouring residential amenity.

11.2 Use table

The proposal is a No Permit Required application for a shed associated with a single dwelling within the residential use class.

11.3 Use standards

11.3.1 Discretionary permit use Not applicable as a permitted use
11.3.2. Visitor accommodation Not applicable

11.4 Development standards for buildings and works

11.4.1 Site coverage

P1 - The site coverage is greater than 400m² (468m²). This consists of proposed shed and existing residence. The property is large enough to be able to cope with capacity of stormwater and wastewater absorption within the property.
In the Brooks Road developed area, it is common for site coverage above 400m² .
Therefore, the property is consistent with the neighbouring properties.

11.4.2 Building height, setback and siting

A1 – Building height is less than 8.5m.
A2 – Residence meets required frontage boundary setback requirement.
A3 – Residence meets required and rear boundary setback requirements.
A4 – The proposed shed is not a sensitive use.

11.5 Development standards for subdivision

11.5.1 Lot design & 11.5.2 Roads & 11.5.3 Services - Not applicable

APPLICABLE CODES

C2.0 Parking & Sustainable Transport code

The code requires a two or more bedroom dwelling to have two parking spaces. The driveway and garage provide off-street parking within the property.

C2.6.1 Construction of parking areas

P1 – The driveway and carparking area is proposed to be gravel. It has been compacted and rolled. The driveway will be all-weather with little dust generation due to small distance of driveway. Neighbouring properties have similar gravel driveways.

C7.0 NATURAL ASSETS CODE

There are mapped priority vegetation and waterway areas on the property. The residence and associated infrastructure is located clear of these areas.

Proposed shed

80 Brooks Road, Forest TAS 7330

Bronte House

Drawing Schedule

Drawing #	Drawing	Revision	Plot Date
1	Project Information		19/10/2026
2	General Notes		19/10/2026
3	NCC Compliance Notes		19/10/2026
4	Site Location Plan		19/10/2026
5	Drainage Plan		19/10/2026
6	Stormwater Drainage Notes		19/10/2026

Drawing Count:
6

Project Information

Property ID (PID)	3191009
Title Reference No.	Volume 163904 Folio 8
Site Area	1.932 ha
Site Coverage	468 m² (2%)
Local Authority	Circular Head Council
Zoning	11.0 Rural Living Zone
Building Class	10a
Category of Building Works	3 Building
Category of Plumbing Works	3 Plumbing
Soil Classification	M
Wind Classification	N2
Climate Zone	7
Bushfire (BAL) Rating	N/A (Non-habitable building >6m from existing dweling)
Alpine Area	N/A
Corrosion Environment	Medium
Site Hazards	Nil Observed

Other Documents Schedule

Title	Supplied
Shed Engineering & Form 55	Venn Engineering
Energy Efficiency & Form 55	-
Site Classification & Form 55	EAW Geoservices
Structural Engineering & Form 55	-
Waste Water Report & Form 55	-
Geotech Report & Form 55	-
Bushfire Assessment & Form 55	-

Floor Area

Existing residence & shed	108m²
PROPOSED SHED	**360m²**

abel
design + drafting

REVISION BY:

PROJECT Proposed shed
80 Brooks Road, Forest TAS 7330

CLIENT Bronte House

DWG **Project Information**

PROJECT DATE 5/08/2026
SCALE @ A3 (uno)
DRAWN RF
CHECKED AD

PLOT DATE 19/10/2026
PROJECT # 26170
DWG # 1
SHEET 1 OF 6

Abel Design TAS Pty Ltd ABN: 32 675 872 938
33 Goldie Street, Wynyard / 5 Brittons Road, Smithton
Ph: 6442 3411 (Wyn.) / 0427 528 326 (Smi.)
Licence No: 832965057, Aaron Duff
PO Box 219, Smithton TAS 7330
E: rodney@abeldesign.com.au

General Notes

1. It is the builders responsibility to verify all title boundaries, dimensions, levels & existing conditions on site and ensure that any discrepancies &/or omissions in these documents, are resolved prior to commencement of any works. The builder shall incur all costs as a result of not verifying the above mentioned.
2. Do not scale from drawings. Confirm all dimensions on site proir to commencement of works
3. NCC refers to the National Construction Code.
4. All sewage & stormwater to discharge into existing drains as directed by the local municipal council/authority
5. Smoke detectors are to be installed in accordance with AS3786.
6. Balustrade required when any level is more than 1000 above the surface beneath and to conform to NCC requirements i.e. max. vertical & horizontal spacing of all members (excluding wire) to be no greater than 125 mm.
7. Stairs to NCC 11.2, to have min. going/rise 240/115 & max. going/rise of 355/190, provide handrail 865 above nosing each stair one side min.
8. These drawings shall be read in conjunction with all architectural and other consultant's drawings and specifications, and with such other written instructions as may be issued over the course of the contract.
9. During construction the structure shall be maintained in a stable condition and no part shall shall be overstressed. The builder shall be responsible for any damage to the works during construction.
10. All workmanship and materials shall be in accordance with the requirements of the current editions of the Australian Standards (AS) codes and the by-laws and ordinances of the relevant building authority.
11. The sections on these drawings are intended to give the structural details only, and architectural details are illustrative only.
12. All slabs and footings are to be inspected by the building surveyor prior to the pouring of concrete.
    Give 48 hours notice to the building surveyor for all required inspections.
13. Brittle floor coverings such as ceramic tiles should be laid using an approved flexible adhesive system to control the effect of shrinkage cracking.
    A minimum period of three months drying of the concrete is usually required before the placement of brittle floor coverings.
14. Ensure all wet areas are waterprooofed in accordance with NCC 10.2, AS3740 & AS4858
15. The location of services indicated on these drawings are indicative only and all service locations should be confirmed prior to starting on site.
16. Engineered products e.g. trusses, laminated beams, cladding systems etc. to be installed as per manufacturers specifications.

Site Preparation Notes

1. All site preparation to comply with NCC part 3.
2. All topsoil, organic and deleterious material is to be stripped from the building site.
3. The site is to be cut and filled to form a level building platform where applicable. batters around the house should be designed to withstand weather erosion.
4. The owners attention should be drawn to Appendix B of AS2870 "performance requirements and foundation maintenance" on completion of the job.
5. Excavation shall not extend below a line dipping at 45° for clay or and away from the nearest underside corner of any existing footings.
6. Fill material beneath slab is to be compacted in accordance with AS2870. Piering is required where this fill material is greater than 400mm.
   Not more than 300mm for sand material or 400mm compacted in layers
   Not more than 150mm for other material.
7. The slab is to be entirely underlaid with a 0.2mm polyethylene vapour barrier with all joints adequately lapped and taped at penetrations.
8. The builder shall provide protection to adjoining properties & buildings in accordance with all building regulations.
9. All neighbouring building locations are approximate only. If further information is required, builder to consult surveyor with owners approval.
10. Level information provided on these drawings is limited only. Further detail if required should be obtained from a surveyor.

Earthworks

1. Earthwork construction shall comply with guidelines set out in AS3798.
2. Cut and fill shall comply with NCC 3.2
3. Excavations and service trenches shall comply with the following guidelines unless otherwise approved by the design engineer.
4. Selected fill shall be approved natural material, gravel, decomposed or broken rock, free from clay lumps and organic matter.
5. The area of works shall be stripped of all topsoil and filled in 150mm compacted layers to 95%MDD, sand blinding layer directly below concrete shall be compacted by vibrating plate or flooding to 95%MDD.
6. Ensure area of excavation is properly drained from the time of excavation to ensure no ponding of water. Install drains as required.
7. Embankments that are left exposed at the end of construction works must be stabilised by vegetation or similar works to prevent soil erosion.

Footings & Foundation Notes

1. Footings have been designed for an allowable soil bearing capacity of 100 kpa.
2. The assumed founding levels of the footings are to be as indicated on the drawings.
   Excavation shall continue until the required bearing capacity is found.
   The over-excavation shall be back-filled with a mass concrete mix to the approval of the engineer.
3. All walls and columns shall be concentric with supporting footing unless noted otherwise on drawings.
4. Service penetrations are permitted through the middle third of the depth of the footing/edge & stiffening beams. The effect of other footing penetrations shall be taken into account by the provision of extra concrete depth or reinforcement.

Plumbing Notes

1. Generally plumbing works shall be carried out by plumbers who have necessary licenses and registrations required by the governing authority and who are qualified to provide the required certificate of compliance.
2. Cold water: From meter to house use 25mm class 12 polyethelene. Inside house use 20mm Rehau class 'B' or PB with 12mm class 'B' Rehau or PB branch lines.
3. Hot water: From heater use 20mm Rehau class 'B' with 15mm Rehau branch lines to fixtures. Install 'RMC' or equivalent tempering valve set to 50°C.
4. Legend of outlet diameters:
   Trough - 50mm
   Sink - 50mm
   Bath - 40mm
   Basin - 40mm
   Shower - 50mm
5. Taps, fittings & hot water unit refer to owners requirements.
6. Where the works requirements provide for the installation of a heating appliance that requires a flu, the flu must be be installed in accordance with the NCC.
7. New connections for both water and sewage, to be carried out by the governing Utility, or the Utilities nominated contractor. The cost to be borne by the Developer.
8. In the event the sewer connection is in a trafficable area, then, an I.O. trafficable box & lid (to AS3996) shall be supplied and installed by the Developer.

Steelwork Notes

1. All workmanship and materials shall be in accordance with as 4100 and except where varied by the contract documents.
2. Unless otherwise noted, all steel shall be in accordance with:
   AS 3679.1 grade 300 for rolled sections.
   AS 1163 grade 350 for rhs sections.
   AS 1163 grade 350 for chs sections.
   AS 3378 grade 350 for all plate.
   AS 3679.1 grade 350 for all flat.
   AS 1397 grade 450 for 1.5, 1.9, 2.4 and 3.0 bmt of cold-formed steel sections.
3. The builder shall prepare workshop drawings and shall submit three copies of each drawing for conditional approval. fabrication shall not commence until this approval has been given.
4. Unless noted otherwise all welds shall be 6mm continuous fillet welds and all gusset plates shall be 10mm thick.
5. Butt welds where indicated in the drawings are to be complete penetration butt welds. As defined in as 1554.
6. Unless noted otherwise all bolts shall be 20 dia. commercial grade conforming to as 1111 with a minimum of 2 bolts per connection. high strength (h.s.) bolts shall conform to as 1252 and shall beinstalled in accordance with as 4100.
7. All bolts for purlins and girts shall be M12-4.6 (commercial grade). All bolts, nuts and washers are to be galvanised.
8. The builder shall provide all cleats and holes for fixing steel to steel and timber to steel as required by engineering and architectural drawings whether or not shown.
9. The builder is to be present when all holding down bolts are installed to ensure they are not displaced during concrete placement.
10. The builder is to make good and/or repair all damaged surfaces during performance of the work.
11. Unless noted otherwise, the roof structure has been designed for normal roof loads only and does not allow any extraneous loads such as hoists, monorails etc.
12. Surfaces of existing material, which are to be strengthened, repaired, or welded shall be cleaned of dirt, rust, and other foreign matter except adherent surface protection. The portions of such surfaces that are to be welded shall be cleaned thoroughly of all foreign matter, including paint film, for a distance of 50mm from each side of the outside lines of the welds. the welding sequence shall be chosen so as to minimize distortion of the member and ensure that its straightness remains within the appropriate straightness limits of clauses in 14.4 of AS4100-1998.

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REVISION	BY:		PLOT DATE 19/10/2026
PROJECT	Proposed shed 80 Brooks Road, Forest TAS 7330		PROJECT # 26170
CLIENT	Bronte House	PROJECT DATE 19/10/2026 SCALE @ A3 (uno)	DWG # 2
DWG	**General Notes**	DRAWN RF CHECKED AD	SHEET 2 OF 6

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National Construction Code (NCC) Compliance Notes

1. GENERAL
All other matters not specifically mentioned are to comply with the NCC.

2. STRUCTURE
Generally in accordance with NCC part 2

3. SITE PREPARATION
Generally in accordance with NCC part 3
Earthworks in accordance with NCC3.2
A site cut using an un-retained embankment must be within the allotment; and not within the zone of influence of any existing structure on the property, or the allotment boundary as defined in NCC3.2.1, typically at 1:1 for firm clay soils (class M-E) or 1:2 for sand (class A).
Fill, using an un-retained embankment must be placed within the allotment; and be placed at a gradient as per NCC3.2.1, typically at 1:2 for firm clay soils (class M-E) and sand (class A).; and be placed and mechanically compacted in layers not more than 150 mm; and be not more than 2 m in height from the natural ground level at any point; and where used to support footings or slabs, be placed and compacted in accordance with Part 4.2; and have surface water diverted away from any existing structure on the property or adjoining allotment in accordance with 3.3.3.
Drainage in accordance with NCC 3.3
Surface water drainage in accordance with NCC3.3.3
Site to fall away from building at 50mm over the first 1,
Finished slab on ground heights to be min. 150mm above finished ground u.n.o.
Height may be reduced to 50mm where impermeable areas slope away from the building at 50mm over 1m.

4. FOOTINGS AND SLABS
Generally in accordance with NCC part 4
Excavation for footings in accordance with NCC4.2.3
Excavation for footings, including thickenings for slabs and pads must be clean cut with vertical sides, wherever possible. The base of the excavation must be-
for flat sites, generally level but may slope not more than 1:40 to allow excavations to drain; and for sloping sites at an angle of not more than 1:10; and for stepped footings in accordance with NCC4.2.7.
Footing excavations must be free of loose earth, tree roots, mud or debris. Topsoil containing grass roots must be removed from the site of the foundation. Excavation depths and soil cuts must comply with NCC3.2. On loose sand sites or sites subject to wind or water erosion, the depth below finished ground level to the bottom of footings must be not less than 300 mm.
Filling under concrete slabs in accordance with NCC4.2.4
Sand used in controlled fill or rolled fill must not contain any gravel size material and achieve a blow count of 7 or more per 300 mm using the test method described in AS 1289.6.3.3. Clay used in controlled fill or rolled fill must be moist during compaction.
Sand fill up to 800 mm deep — well compacted in layers not more than 300 mm deep by vibrating plate or vibrating roller.
Clay fill up to 400 mm deep — well compacted in layers of not more than 150 mm by a mechanical roller.
A level layer of clean quarry sand must be placed on top of the fill, with a depth of not less than 20 mm. Nominally 50mm layer.
Vapour barriers in accordance with NCC4.2.8 & AS2870
0.2mm nominal thickness polyethylene film, medium impact resistance.
Lap not less than 200mm at all joints. Tape/seal as per NCC 4.2.8
Concrete in accordance with NCC4.2.10 & AS3600
Must achieve min. 20MPa at 28 days, max. 20mm aggregate & nominal 100mm slump.
Steel reinforcement in accordance with NCC4.2.11 & AS2870

5. MASONRY
Generally in accordance with NCC part 5
All masonry and masonry accessories to comply with AS 3700 & AS 4773.
Brick ties to be: for 0-1km from marine environment, stainless steel (R4) sheet and wire ties; for 1-10kms from marine environment, stainless steel (R4) sheet ties, red CTA wire ties; for 10km+ from marine environment, galvanised Z600 (R2) sheet ties, red CTA wire ties.
Brick mortar to be; for >1.0km to coast M3 cement, lime, sand (1:1:6);
for <1.0km to coast M4 cement, lime, sand (1:0.5:4.5).
Masonry bed and perpendicular joints to be nominal 10mm, raked joints to NCC5.6.4, not to be raked in saline or heavy industrial environments.
Wall ties in accordance with NCC5.6.5 & AS2699.1
Lintels in accordance with NCC5.6.7
Typically 90x6EA for spans up to 2650 for brick veneer only u.n.o
Articulation joints in accordance with NCC 5.6.8
Articulation joints to be at not more than 5m centres, and not more than 4.5m from all corners, and not more than 1.2m from openings greater than 900x900mm.
Cavities shall be free from mortar droppings or other materials that might bridge the cavity and allow transmission of moisture. Where ducts, sleeves or pipes are laid along or across a cavity construction shall be such that transmission of moisture is prevented.
Weep holes @ 1200crs.
Brickwork walls etc. to be provided with flashings and damp proof course, appropriately located as per NCC part 5.

6. FRAMING
Generally in accordance with NCC part 6

7. ROOF AND WALL CLADDING
Generally in accordance with NCC part 7
Corrosion Protection and compatibility requirements for roofing in accordance with NCC7.2.2
Environments typically as follows-

Low	>1km from sheltered bays
Medium	>1km from breaking surf, >50m from sheltered bays
High	>200m from breaking surf, <50m from sheltered bays
Very High	100-200m from breaking surf
Very High	within 100m of breaking surf

For 'Very High' environments; where Colorbond roofing/walling products are used, Typically Colorbond Ultra used within 100-200m from breaking surf, Superdura Stainless within 100m from braking surf.
Fixings in accordance with NCC7.2

Flashings and cappings in accordance with NCC7.2.7.
Water discharge in accordance with NCC7.2.8
Sheets must overhang the fascia, or end batten where there is no fascia, by not less than 50 mm.
Gutters and downpipes in accordance with NCC7.4
Timber and composite wall cladding in accordance with NCC7.5
Fibre cement weatherboards compliant with AS/NZS2908.2 or ISO8336. Lapped min, 25mm. Fixed at each stud; 1 fixing for boards <130mm wide, 2 fixings for boards >130mm wide. Fixings at 100mm centres.
Fibre cement sheet wall cladding compliant with AS/NZS2908.2 or ISO8336. Hardboard sheet wall cladding compliant with AS/NZS 1859.4 for exterior grade. Structural plywood wall cladding compliant with AS/NZS 2269.0. Fixings as per NCC7.5.4
Clearance between cladding and ground in accordance with NCC7.5.7
50 mm above impermeable (paved or concreted) areas that slope away from the building in accordance with NCC3.3.3(a) or 150 mm in any other case.

8. GLAZING
Generally in accordance with NCC part 8, AS1288 & AS1170.1.

9. FIRE SAFETY
Generally to be in accordance with NCC Part 9.
An external wall required to be fire-resisting (including gable ends and any openings) constructed within 900mm of boundary must commence at the footings/ground slab and to extend to underside of non combustible roofing/eaves and are to be constructed of a masonry skin 90mm thick or with an FRL of 60/60/60.
Sarking to have a flammability index less than 5.
Roof lights/windows not to be placed closer than 900mm from boundary.
Smoke alarm installation to be in accordance with NCC 9.5. Locations indicated on reflected ceiling plan.
Installation locations: Ceilings - 300mm away from wall junction.
Cathedral ceilings - 500mm down from apex.
Walls - 300mm down from ceiling junction.
Smoke alarms shall be connected to mains power if available, and interconnected if there is more than one alarm, in accordance with N.C.C. 9.5.1

10. HEALTH AND AMENITY
Generally in accordance with NCC part 10.
Wet areas in accordance with NCC10.2
Refer details in drawing set.

Room heights to be in accordance with NCC 10.3 Refer to drawing.
Door of a fully enclosed sanitary compartment must open outwards, slide or be readily removable from the outside of the compartment unless there is 1200mm between the closet pan within the sanitary compartment and the nearest part of the doorway
Condensation management in generally in accordance with NCC 10.8.

Flow rate and discharge of exhaust systems to comply with NCC 10.8.2
25 L/s for a bathroom or sanitary compartment; and 40 L/s for a kitchen or laundry.
Ventilation of roof spaces to comply with NCC 10.8.3
Typically as follows;

Roof pitch	Ventilation openings
< 10°	25,000 mm2/m provided at each of two opposing ends
≥ 10° and < 15°	25,000 mm2/m provided at the eaves and 5,000 mm2/m at high level
≥ 15° and < 75°	7,000 mm2/m provided at the eaves and 5,000 mm2/m at high level, plus an additional 18,000 mm2/m at the eaves if the roof has a cathedral ceiling (cont...)

Note:
Ventilation openings are specified as a minimum free open area per metre length of the longest horizontal dimension of the roof.
High level openings are openings provided at the ridge or not more than 900 mm below the ridge or highest point of the roof space, measured vertically.

11. SAFE MOVEMENT AND ACCESS
Generally in accordance with NCC part 11
Stairs to be generally in accordance with NCC 11.2
Maximum of 18 risers to each flight.
Riser opening to be less than 125mm.
Treads must have a slip-resistant finish or a suitable non-skid strip near the ede of the nosings.
Riser - min. 115mm, max. 190mm.
Tread - min. 240mm, max. 355mm.
Balustrade/handrail generally in accordance with NCC 11.3
Balustrade/handrail required where area is not bounded by a wall or where level exceeds 1000mm above floor level or ground level.
865mm high on stairs, measured from line of stair nosing.
1000mm high above floor or landing.
Openings between balusters/infill members to be constructed so as to not allow 125mm sphere to pass between members. Where floor level exceeds 4000mm above lower level, infill members between 150mm and 760mm above floor level to be constructed so as to restrict climbing.
Ramps shall comply with the NCC 11.2.3 - Slope gradient shall not exceed 1:8 and have a non-slip surface.

12. ANCILLARY PROVISIONS
Generally in accordance with NCC part 12
Fixing of decks and balconies to external walls in accordance with NCC12.3.2
Typically not to be fixed to external walls unless compliance can be achieved with a wailing plate. Refer drawings/sections in drawing set.
Decks and balconies shall be braced in accordance with NCC12.3.4
Heating appliances generally to be in compliance with NCC 12.4 and AS 2918.
Fireplace - extend hearth 400mm beyond unit.
Freestanding appliance to be 1200mm from combustible wall surface. 50mm from masonry wall.
Heat shield - 90mm masonry with 25mm air gap to combustible wall, extend 600mm above unit.
Flue installation to NCC 12.4.3
Top of chimney/flue to terminate 300mm above horizontal plane 3600mm away from roof.
Construction in Bush Fire Area to be in accordance with NCC H7D4 and AS 3959.

13. ENERGY EFFICIENCY
Generally to be in accordance with NCC part 13
Climate Zone 7 applicable to Tasmania (Zone 8 applicable to alpine areas).
Building fabric in accordance with NCC 13.2, insulation to comply with AS/NZS4859.1
Exhasut fans in accordance with NCC13.4.5, must be fitted with a sealing device such as a self-closing damper, filter or the like.
BUILDING MEMBRANE/WRAP
Use only vapour permeable membranes tested to AS/NZS 4200.1:1994 with minimum specifications;
Duty - light for walls, meduim/heavy for roofs. Vapour barrier - low. Water barrier class - High.
Emittance - Non-reflective. Flammability index - Low (less than 5).

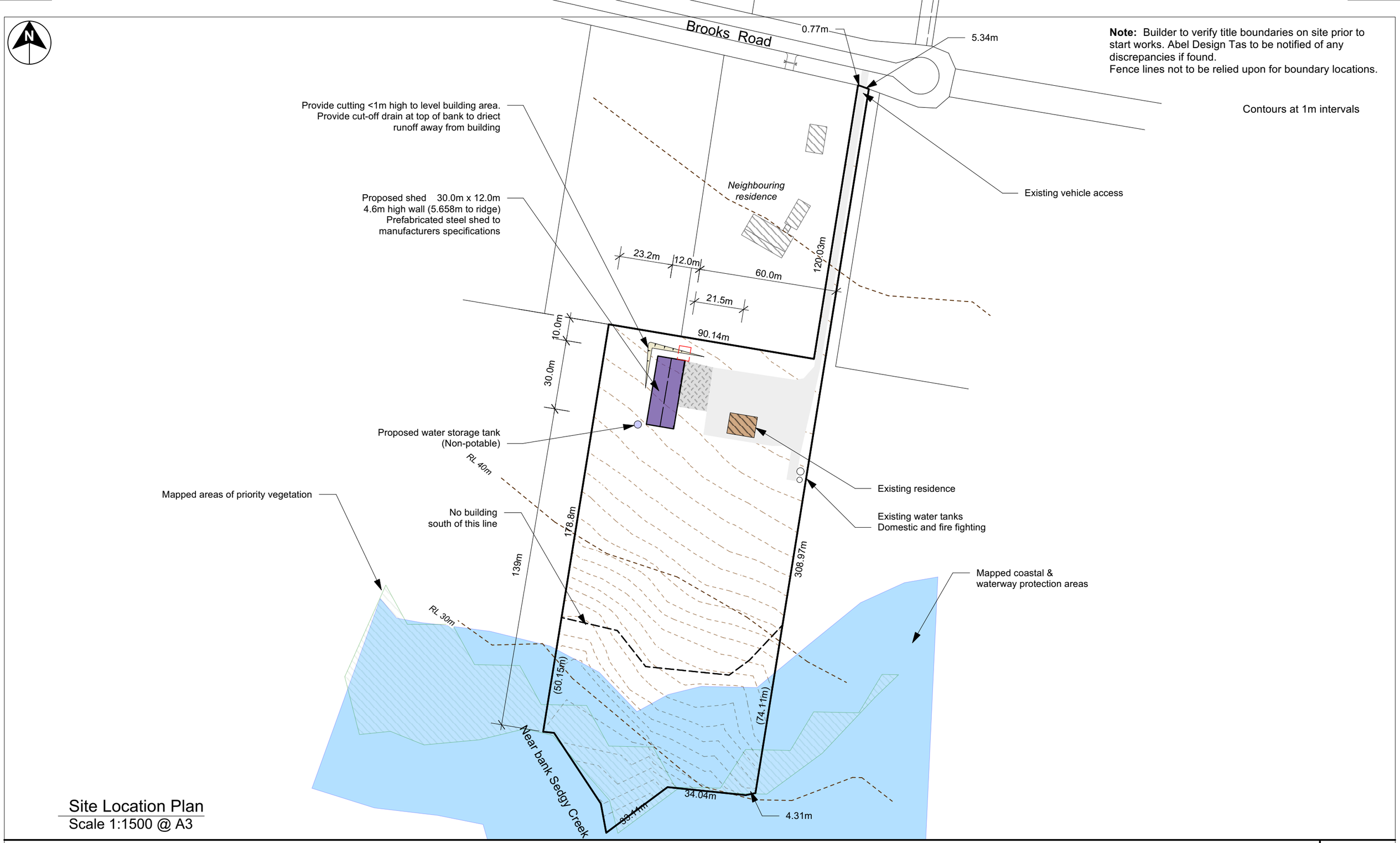
14. SWIMMING POOLS
Generally swimming pools and safety fences to be constructed in accordance with NCC H7D2. and AS 1926.1, AS1926.2 & AS1926.3

15. SHEDULE 9 TASMANIA
In Tasmania, Section 13 is replaced with BCA 2019 Part 3.12.
TAS Part H6 Energy efficiency, in Tasmania, Part H6 is replaced with BCA 2019 Amendment 1 Part 2.6.
If energy report is provided as part of this documentation, then it shall take precedence over the above energy efficiency provisions.
For residence construction these plans should be read in conjunction with the attached "First Rate Energy Report".

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REVISION	BY:		PLOT DATE 19/10/2026
PROJECT	Proposed shed 80 Brooks Road, Forest TAS 7330		PROJECT # 26170
CLIENT	Bronte House	PROJECT DATE 19/10/2026	DWG # 3
DWG	**NCC Compliance Notes**	SCALE @ A3 (uno) DRAWN RF CHECKED AD	SHEET 3 OF 6

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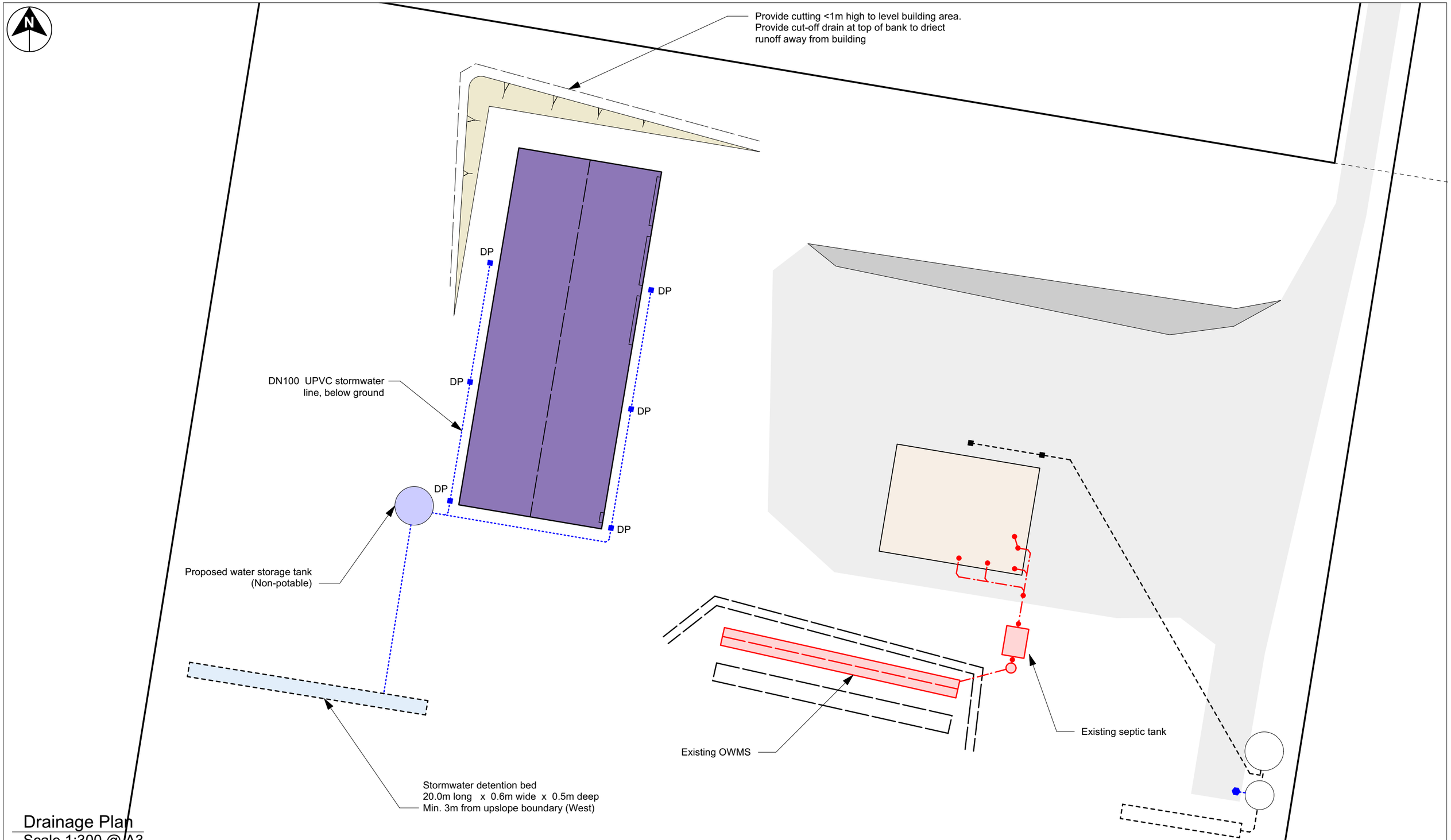


Site Location Plan
Scale 1:1500 @ A3

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REVISION	BY:		PLOT DATE 19/10/2026
PROJECT	Proposed shed 80 Brooks Road, Forest TAS 7330		PROJECT # 26170
CLIENT	Bronte House	PROJECT DATE 19/10/2026 SCALE @ A3 (uno) 1:1500	DWG # 4
DWG	**Site Location Plan**	DRAWN RF CHECKED AD	SHEET 4 OF 6

Abel Design TAS Pty Ltd ABN: 32 675 872 938
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Drainage Plan
Scale 1:300 @ A3

Legend:

New Ø90 n.d. PVC S.W. line (Ø100 where charged)

DP Ø90 downpipe

IO Inspection opening

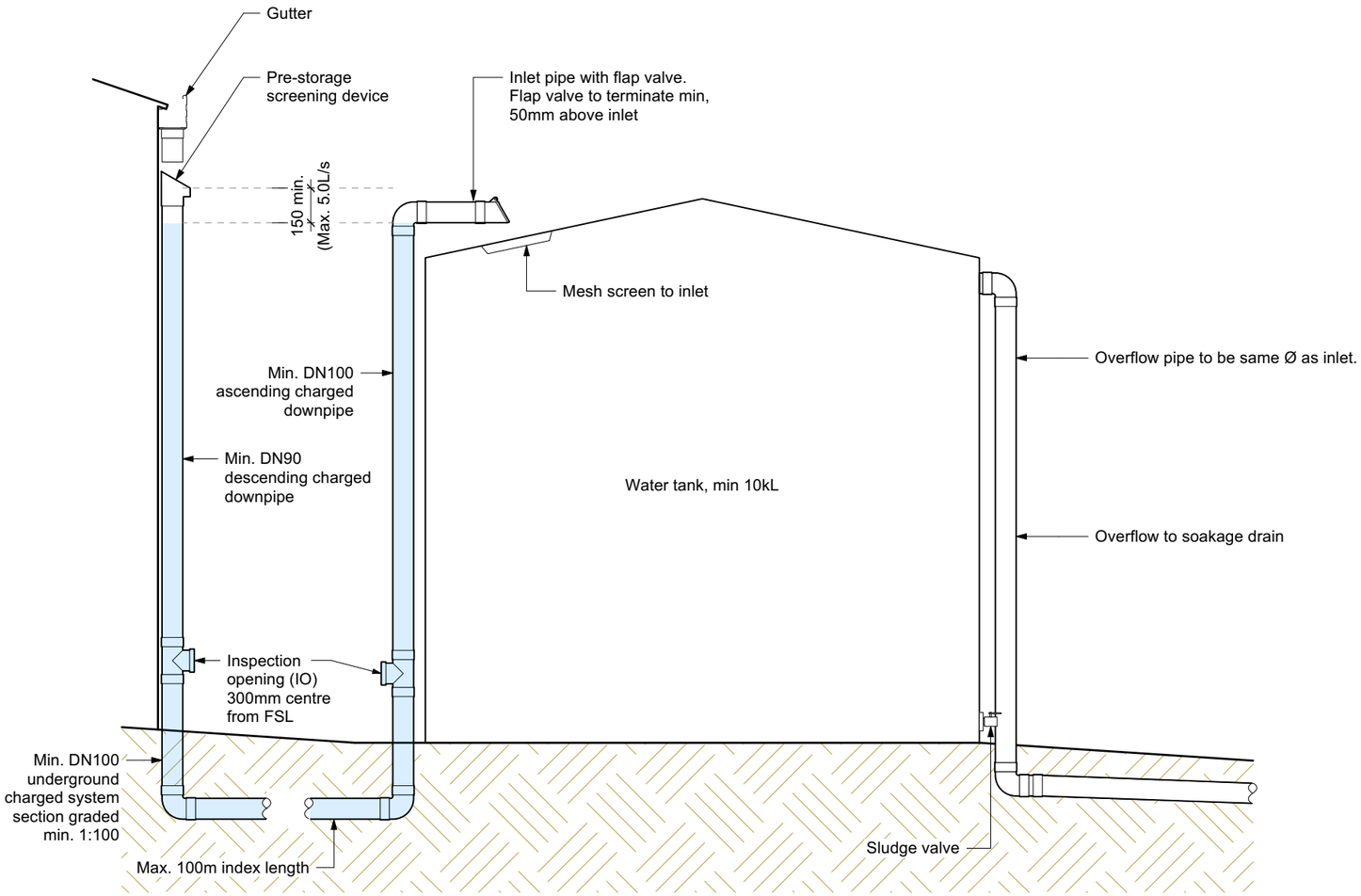
Gutter Notes:
- Roof catchment area: 360m²
  (catchment per DP: 60m²)
- Gutter length: 10.0m max. (6x DP)
- 1% rainfall intesity: 178mm/h
- 5% rainfall intesity: 128mm/h

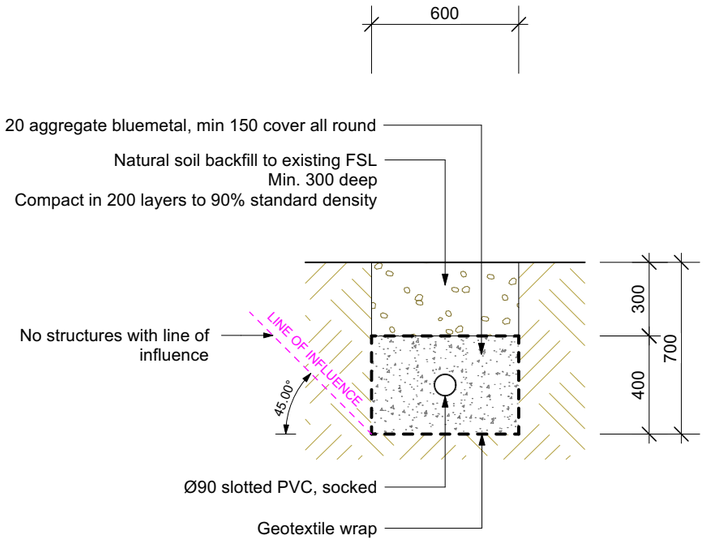
Gutter min. cross section 6300mm²
Nominally 125 D gutter or medium rectangular gutter
Gutter either slotted or spaced from fascia to NCC 7.4.6

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REVISION / BY:	
PROJECT	Proposed shed 80 Brooks Road, Forest TAS 7330
CLIENT	Bronte House
DWG	**Drainage Plan**
PROJECT DATE	19/10/2026
SCALE @ A3 (uno)	1:300
DRAWN	RF
CHECKED	AD
PLOT DATE	19/10/2026
PROJECT #	26170
DWG #	5
SHEET	5 OF 6

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Notes:
- To be installed downslope of all buildings (>300mm in elevation below adjacent FFL)
- Min. 6m downslope separation
- Min. 3m cross-slope separation
- No vehicle loading
- Typically to AS3500.3

Soakage Drain Detail
Scale: 1:25

Maintenance:
Subject to the level of potential catchment contamination, a charged downpipe system should:
- Be visually inspected by the owner, minimum 6 monthly
- Ensure the tank is cleaned of any accumulated sludge every 2-3 years.

Tank Detail
Scale: 1:25

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REVISION	BY:		PLOT DATE 19/10/2026
PROJECT	Proposed shed 80 Brooks Road, Forest TAS 7330		PROJECT # 26170
CLIENT	Bronte House	PROJECT DATE 19/10/2026 SCALE @ A3 (uno) 1:200	DWG # 6
DWG	**Stormwater Drainage Notes**	DRAWN RF CHECKED AD	SHEET 6 OF 6

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STRUCTURAL GENERAL NOTES

1.0 General

1.1 These drawings are
- a) Jointly owned by Easy Shed 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 Easy Shed 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	2.11
Topographic multiplier	1
Shielding multiplier	1
Ultimate design wind speed	40.6 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/NZS 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 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

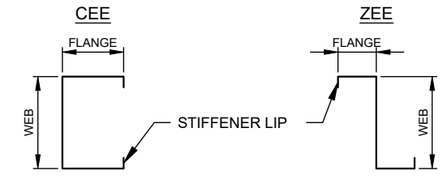
11.1 Wind-locked roller doors are assumed to remain in-place and resist the ultimate limit state wind loading except for in cyclonic regions

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



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

REV	DATE	DESCRIPTION
A	05-10-2026	-

COLD FORMED BUILDINGS

ANOTHER COLD FORMED BUILDING DESIGNED BY ACT BUILDING SYSTEMS

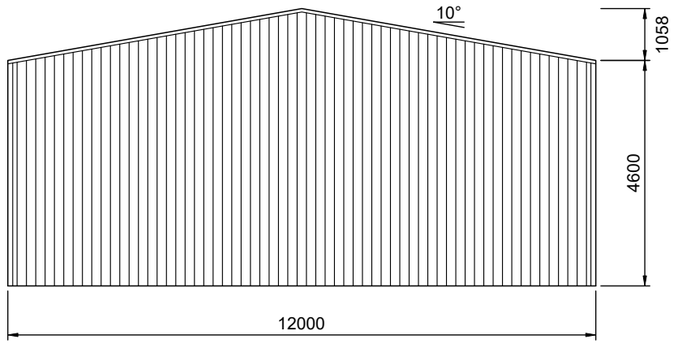
VENN ENGINEERING

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

Signed ..... Date 05-10-2026
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. 690930425)

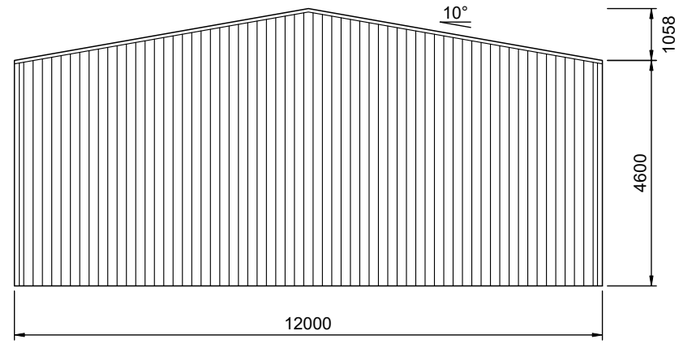
Customer Name: James Owens
Site Address: 80 brooks road forest
Forest,
TAS, 7330

DATE 05-10-2026
JOB NO. EALB1051650781
SHEET 1 of 11



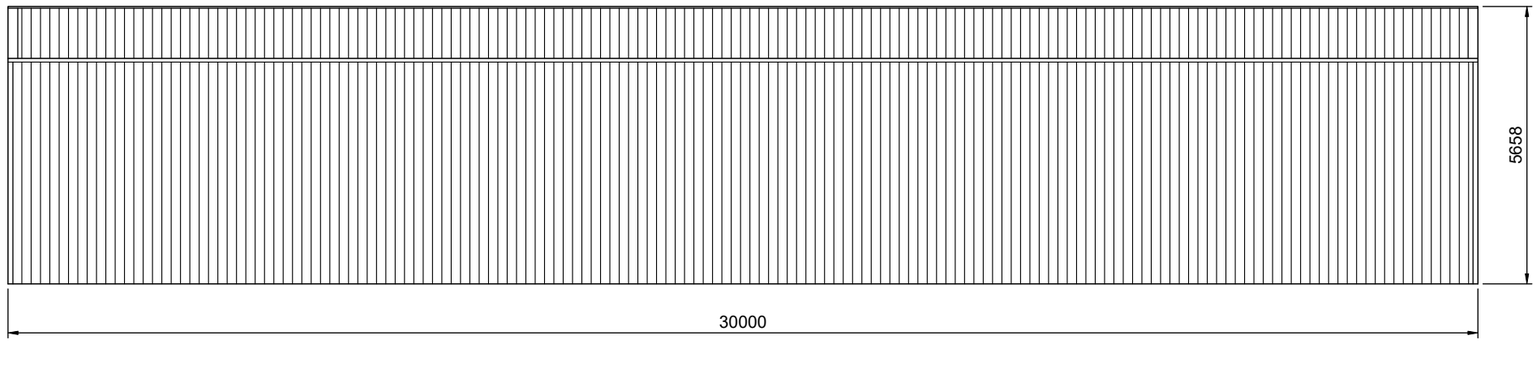
4/2 FRONT BUILDING ELEVATION

SCALE: 1:125



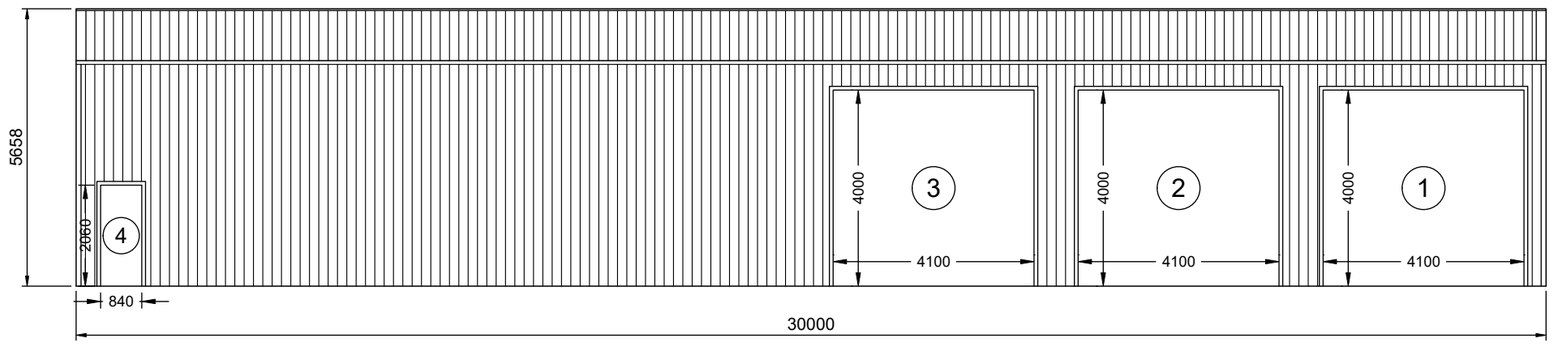
3/2 REAR BUILDING ELEVATION

SCALE: 1:125



2/2 SIDEWALL B BUILDING ELEVATION

SCALE: 1:125



1/2 SIDEWALL A BUILDING ELEVATION

SCALE: 1:125

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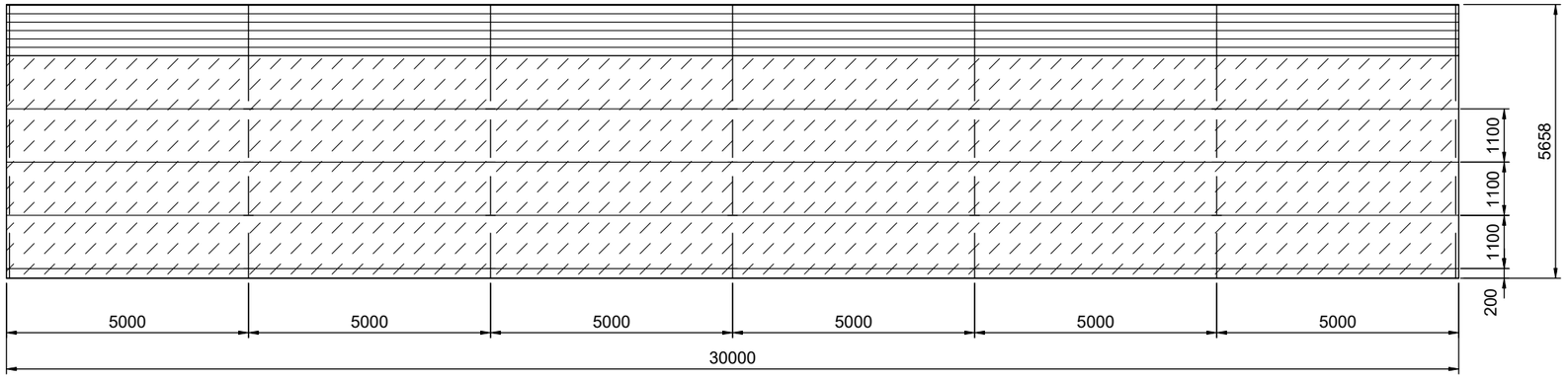
Customer Name: James Owens
Site Address: 80 brooks road forest
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TAS, 7330

DATE 05-10-2026
JOB NO. EALB1051650781

DIAPHRAGM SCHEDULE

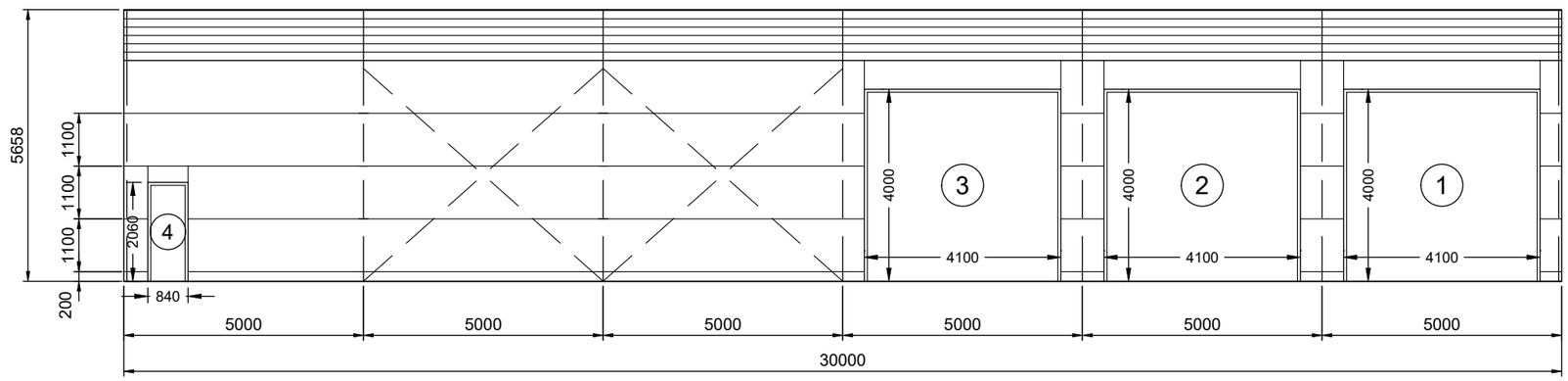
SHEETING IN DIAPHRAGM SECTIONS (SHOWN AS HATCHED AREA ON ELEVATIONS) NOT TO BE CUT UNDER ANY CIRCUMSTANCES

WALL	DISTANCE FROM WALL EDGE
Sidewall 'B'	0-30000



2/3 SIDEWALL B FRAMING ELEVATION

SCALE: 1:125



1/3 SIDEWALL A FRAMING ELEVATION

SCALE: 1:125

REV	DATE	DESCRIPTION
A	05-10-2026	-

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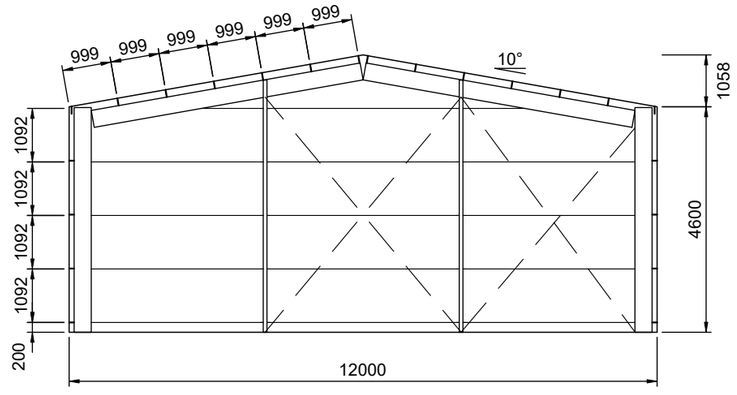
Signed ..... Date 05-10-2026

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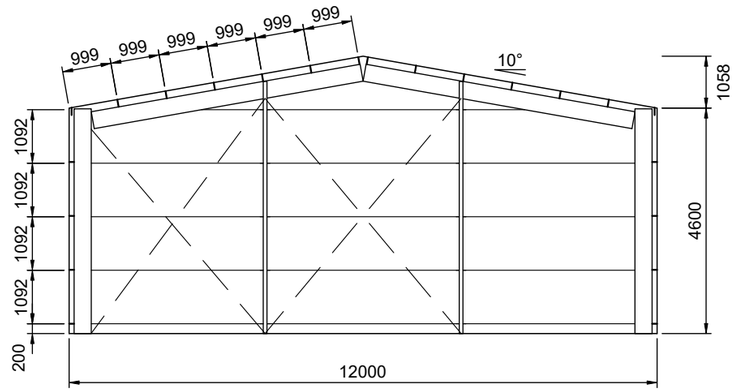
Customer Name: James Owens
Site Address: 80 brooks road forest
Forest,
TAS, 7330

DATE 05-10-2026
JOB NO. EALB1051650781
SHEET 3 of 11



1/4 REAR FRAMING ELEVATION

SCALE: 1:125 FRAME #7



2/4 FRONT FRAMING ELEVATION

SCALE: 1:125 FRAME #1

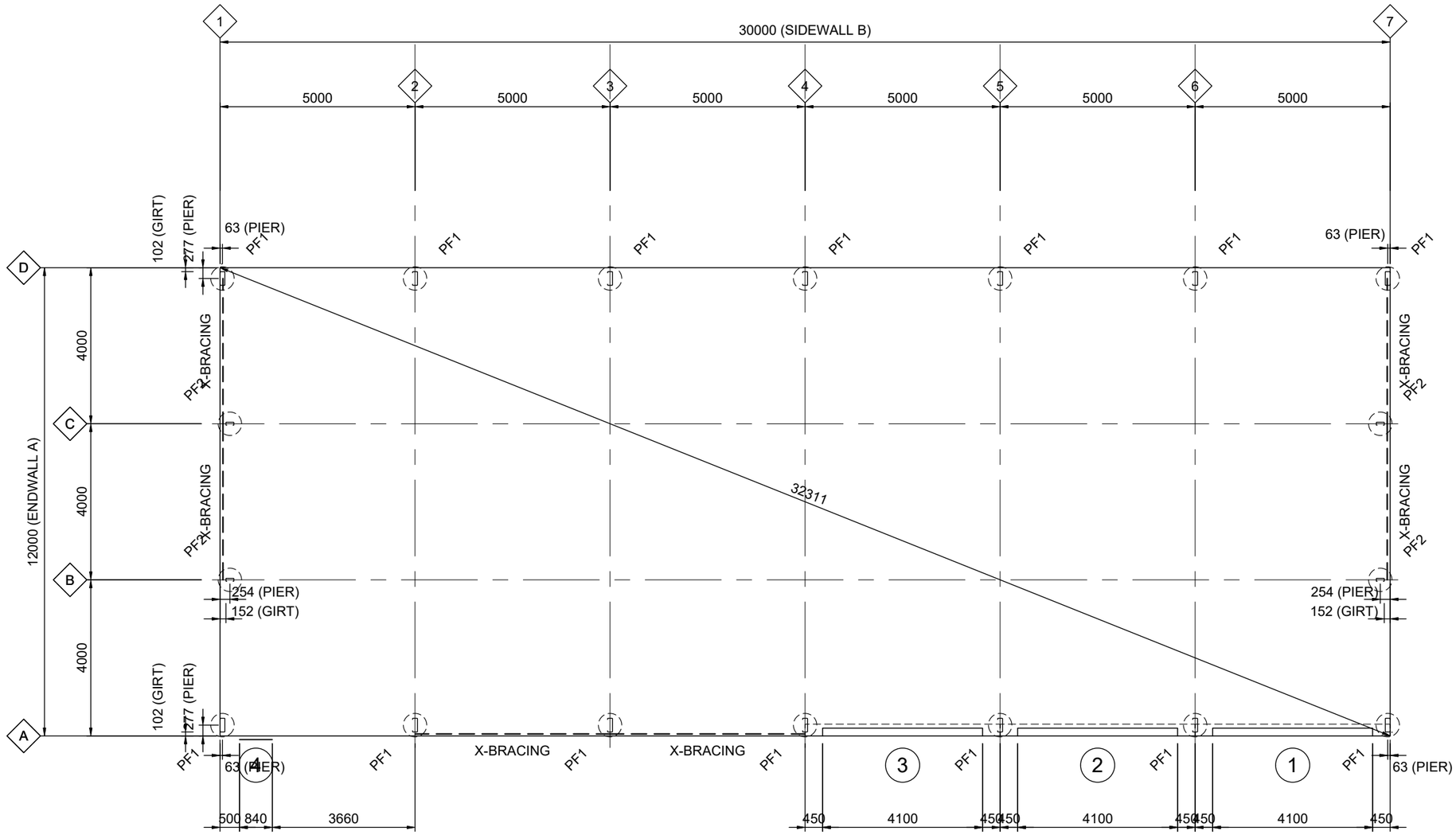
REV	DATE	DESCRIPTION
A	05-10-2026	-

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

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DATE 05-10-2026
JOB NO. EALB1051650781
SHEET 4 of 11



1/5 FOOTING/SLAB FLOOR PLAN

SCALE: 1:125

PF1 - 600Ø REINFORCED CONCRETE PIERS TO DETAIL
PF2 - 600Ø 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

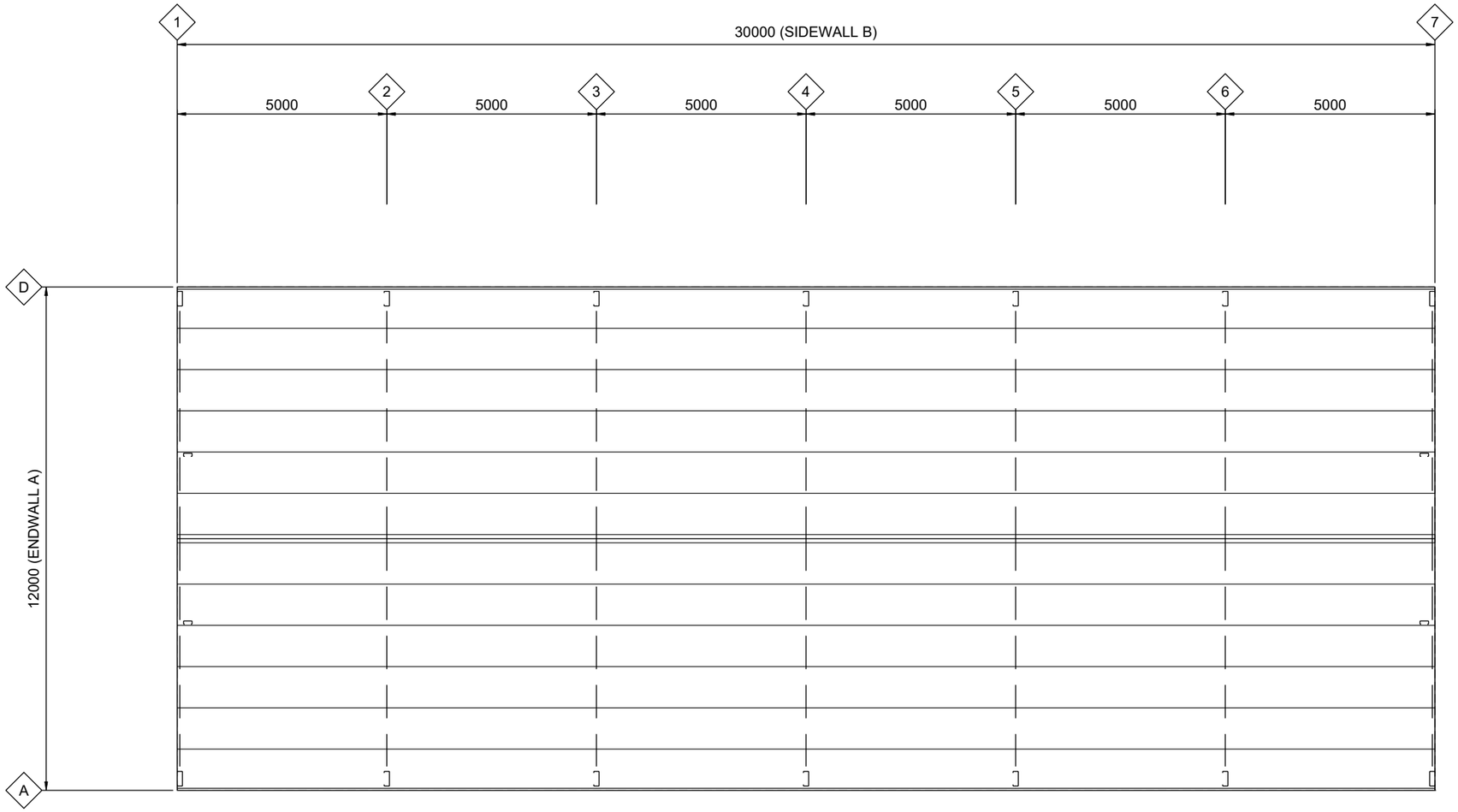
REV	DATE	DESCRIPTION
A	05-10-2026	-

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

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Customer Name: James Owens
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DATE 05-10-2026
JOB NO. EALB1051650781
SHEET 5 of 11



1/6 ROOF FRAMING PLAN

SCALE: 1:125

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

REV	DATE	DESCRIPTION
A	05-10-2026	-

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THIRROUL NSW 2515
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ABN 39 626 802 257

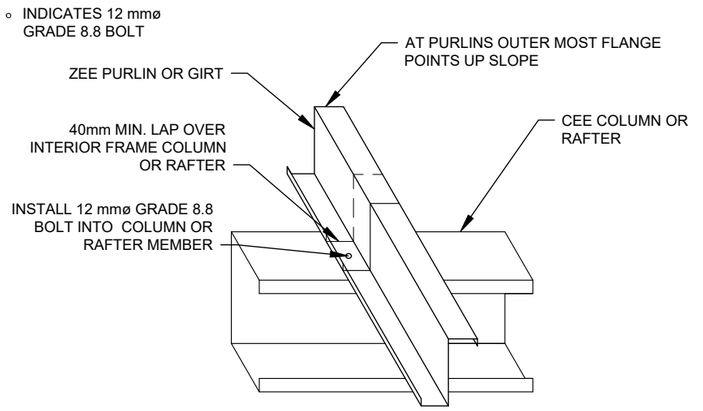
Signed ..... Date 05-10-2026

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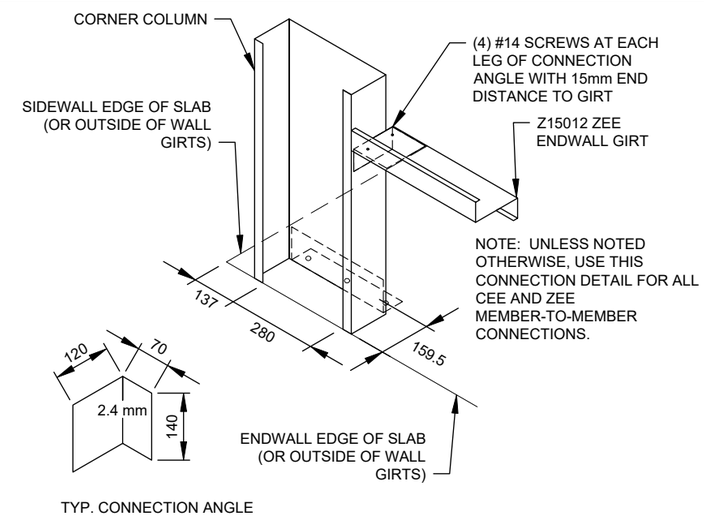
Customer Name: James Owens
Site Address: 80 brooks road forest
Forest,
TAS, 7330

DATE 05-10-2026
JOB NO. EALB1051650781
SHEET 6 of 11



D

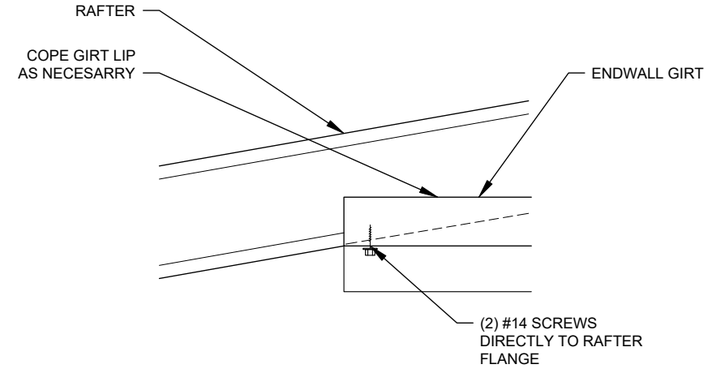
ZEE PURLIN/GIRT CONNECTION



TYP. CONNECTION ANGLE

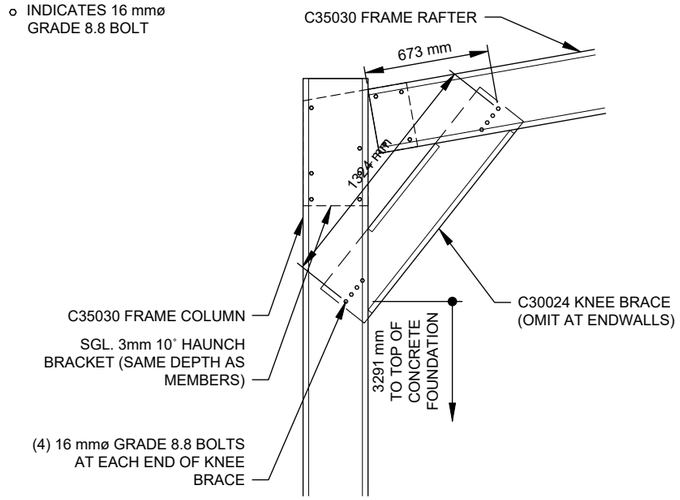
E

GIRTS IN-LINE CORNER COLUMN CONNECTIONS



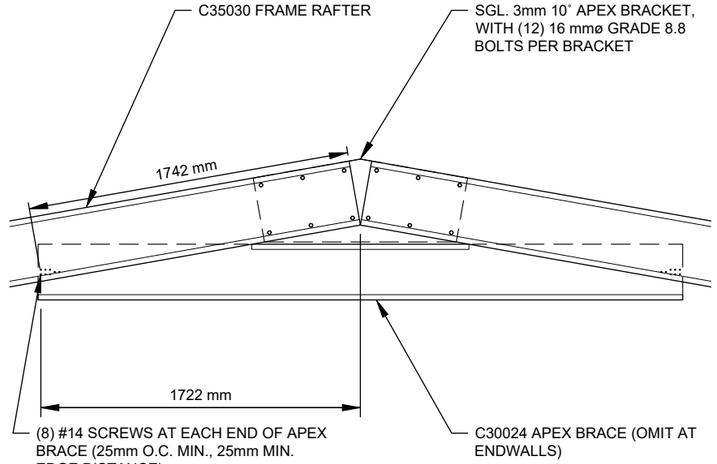
E2

END GIRT TO RAFTER



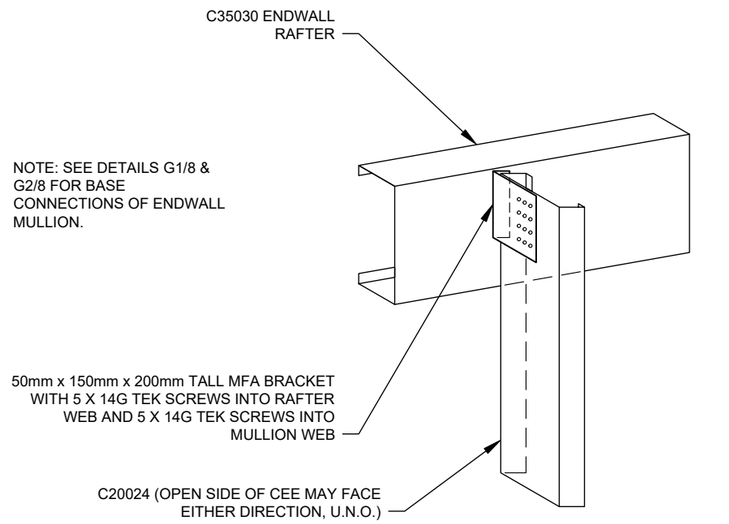
A

HAUNCH CONNECTION



B

APEX CONNECTION



C

ENDWALL MULLION TO RAFTER

DETAIL DIMENSIONS ARE SHOWN IN MM UNLESS SPECIFIED OTHERWISE

REV	DATE	DESCRIPTION
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THIRROUL NSW 2515
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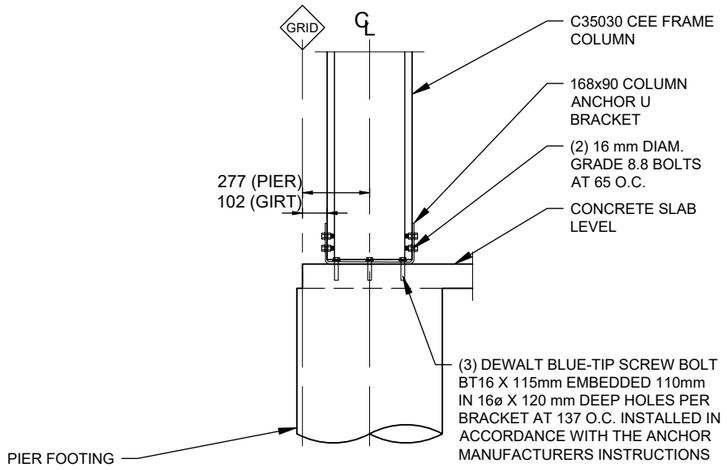
Signed ..... Date 05-10-2026

Grant J Wood MIEAust CPEng NER RPEQ

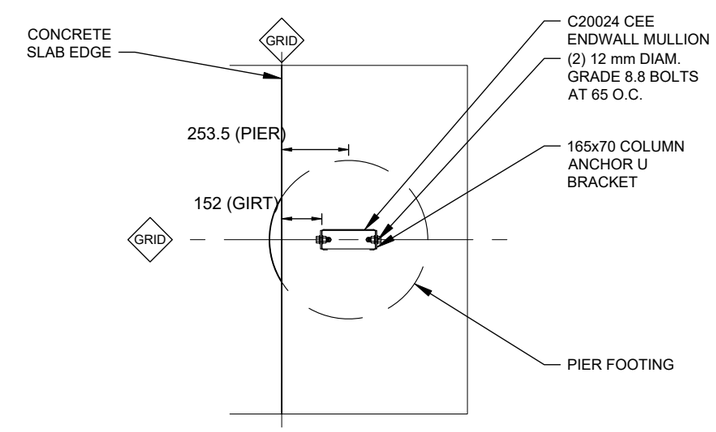
Registered EA Chartered Professional Engineer (No. 2383009)
Registered Professional Engineer QLD (No. 14384)
Registered Civil Engineer Building Practitioner VIC (No. PE0002499)
Registered Certifying Engineer (structural) NT (No. 306371ES)
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Customer Name: James Owens
Site Address: 80 brooks road forest
Forest,
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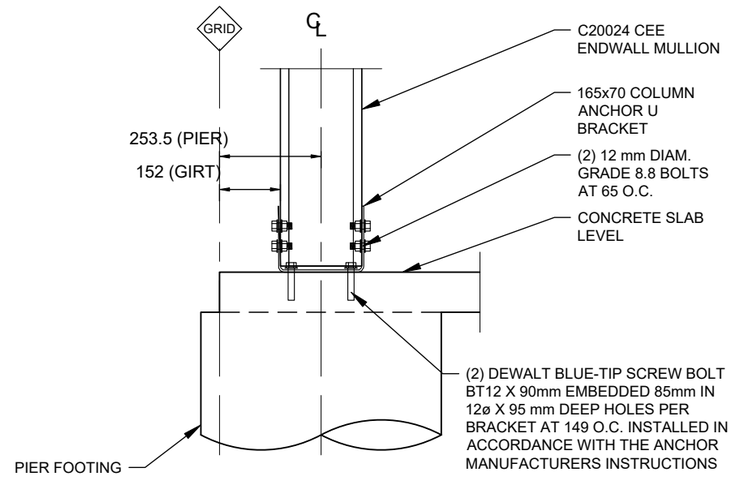
DATE 05-10-2026
JOB NO. EALB1051650781
SHEET 7 of 11



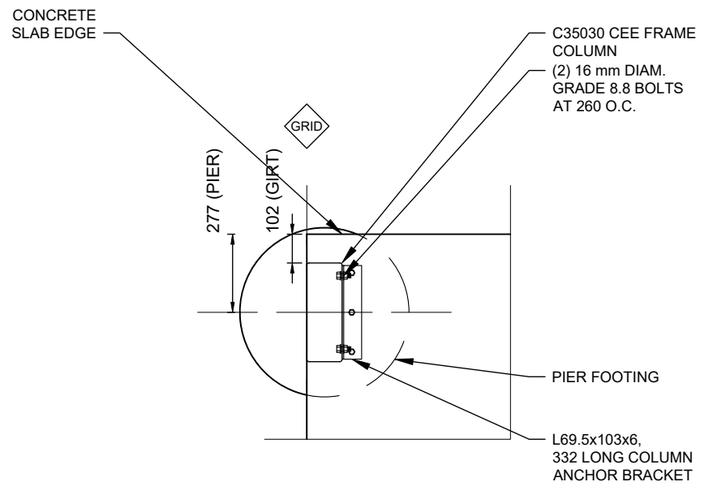
F4 FRAME COLUMN BASE DETAIL 2



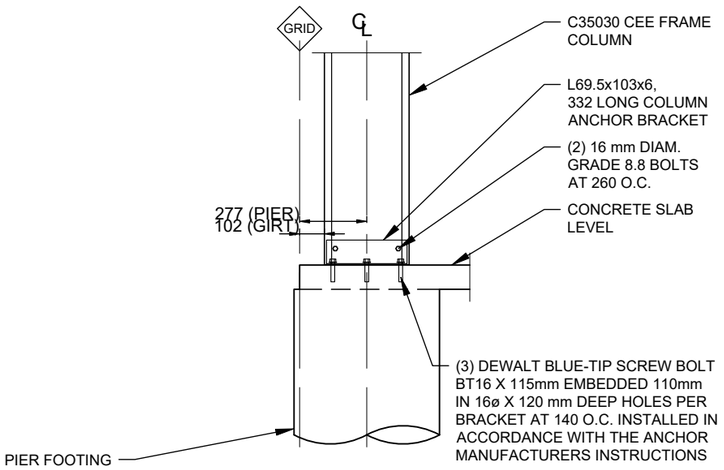
G1 ENDWALL MULLION BASE DETAIL



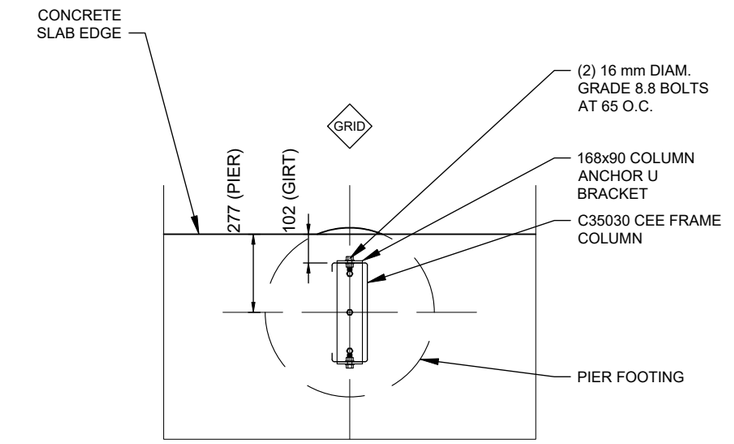
G2 ENDWALL MULLION BASE DETAIL 2



F1 CORNER COLUMN BASE DETAIL



F2 CORNER COLUMN BASE DETAIL 2



F3 FRAME COLUMN BASE DETAIL

DETAIL DIMENSIONS ARE SHOWN IN MM UNLESS SPECIFIED OTHERWISE

REV	DATE	DESCRIPTION
A	05-10-2026	-

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

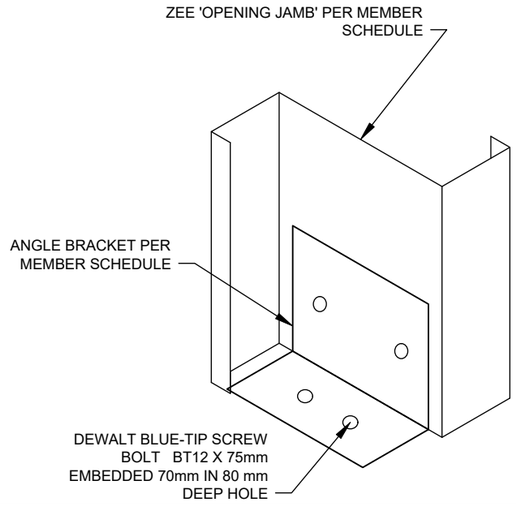
VENN ENGINEERING
PO Box 3084
THIRROUL NSW 2515
sheds@venn.engineering
ABN 39 626 802 257

Signed ..... Date 05-10-2026

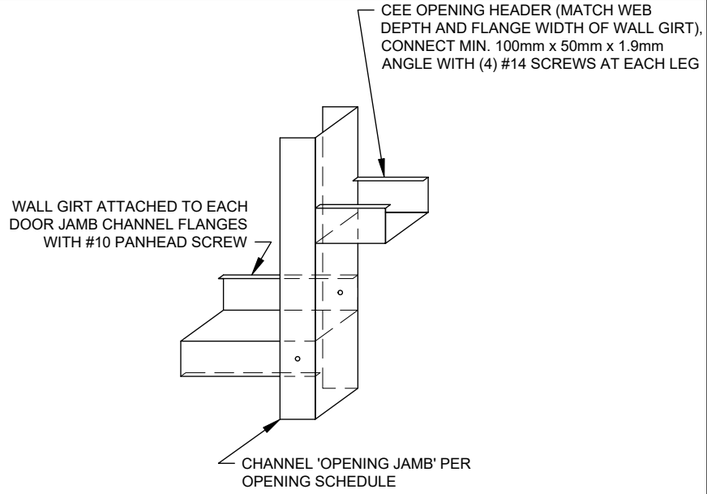
Grant J Wood MIEAust CPEng NER RPEQ
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Customer Name: James Owens
Site Address: 80 brooks road forest
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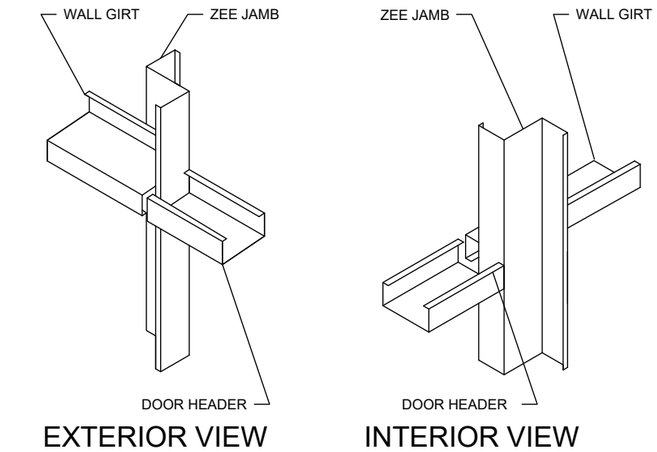
DATE 05-10-2026
JOB NO. EALB1051650781
SHEET 8 of 11



J2 ROLLER DOOR JAMB BASE CONNECTION

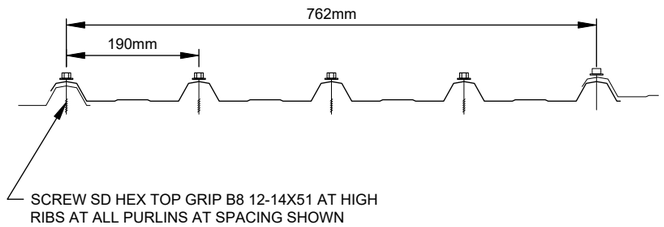


K1 OPENING CHANNEL JAMB GIRT CONNECTION



K2 OPENING ZEE JAMB GIRT CONNECTION

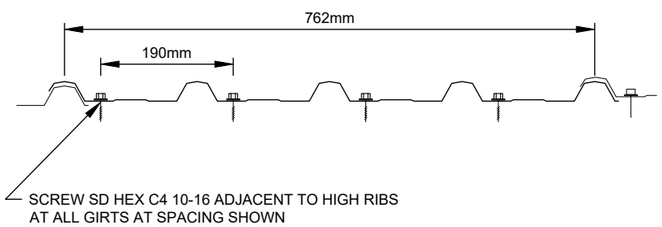
NOTE: ONLY STRUCTURAL INFORMATION IS INCLUDED IN THIS DETAIL. CONSULT PANEL MANUFACTURER FOR ADDT'L WEATHERTIGHTNESS RECOMMENDATIONS.



Stramit
Monoclad 0.42

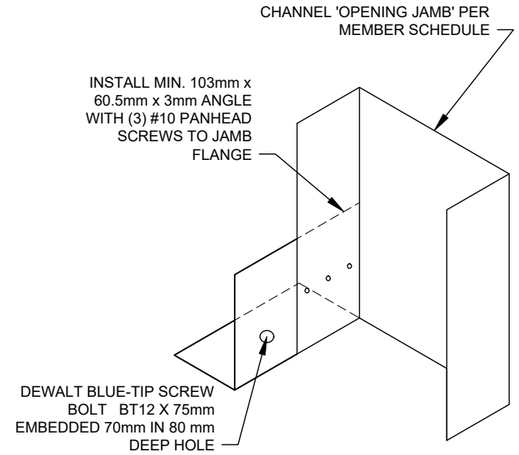
H ROOF SHEETING

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



Stramit
Monoclad 0.42

I WALL SHEETING



J1 PA DOOR JAMB BASE CONNECTION

DETAIL DIMENSIONS ARE SHOWN IN MM UNLESS SPECIFIED OTHERWISE

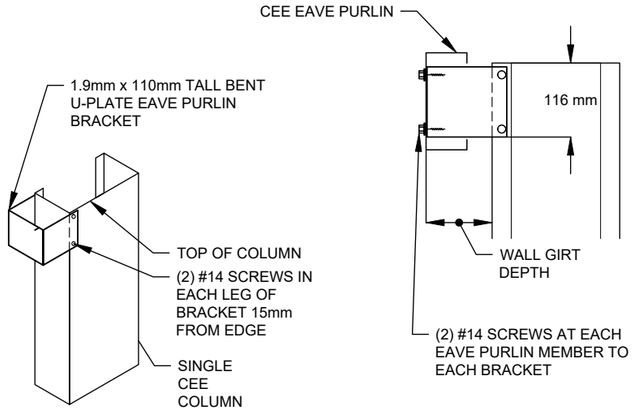
REV	DATE	DESCRIPTION
A	05-10-2026	-

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

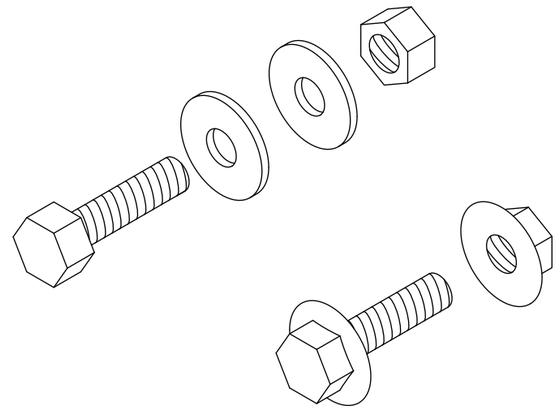
VENN ENGINEERING
PO Box 3084
THIRROUL NSW 2515
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ABN 39 626 802 257
Signed ..... Date 05-10-2026
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DATE 05-10-2026
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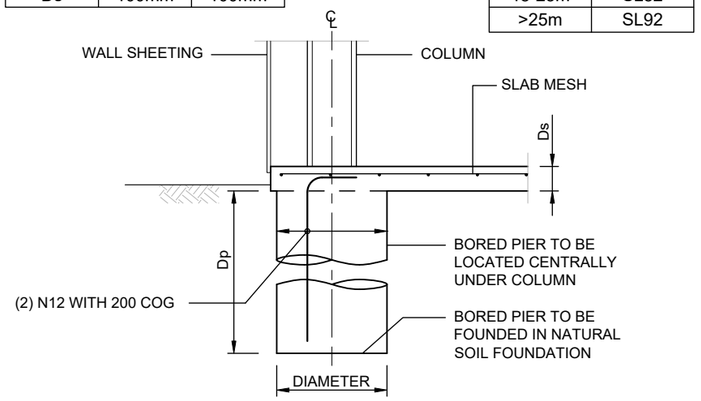
O EAVE PURLIN BRACKET



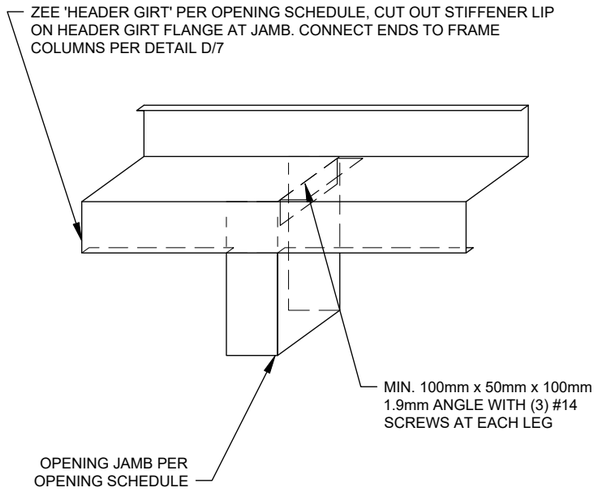
T BOLT OPTIONS

	PF1	PF2
Dp	950mm	750mm
Diameter	600mm	600mm
Ds	100mm	100mm

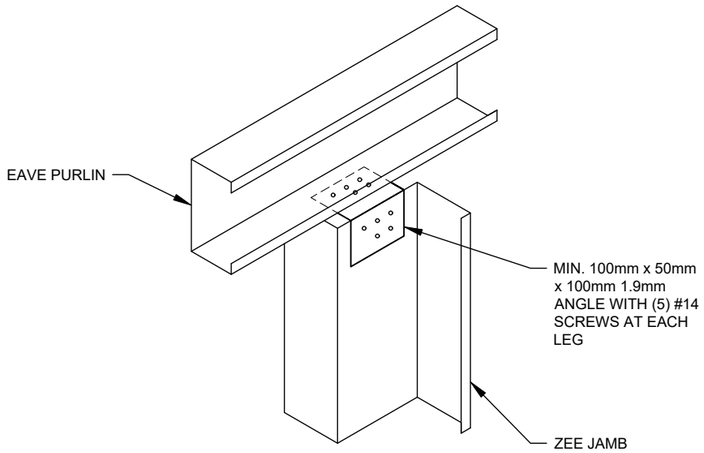
MAX SLAB LENGTH	SLAB MESH
<18m	SL72
18-25m	SL82
>25m	SL92



Y SLAB WITH PIER FOOTING DETAIL



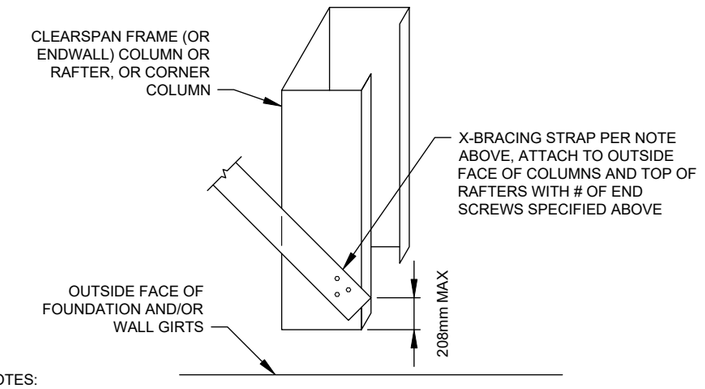
L1 CHANNEL JAMB TO HEADER GIRT CONNECTION



INTERIOR VIEW

L2 ZEE JAMB TO EAVE PURLIN CONNECTION

ENDWALLS: SGL. 32MM 1.2MM STRAP WITH (3) #14 SCREWS AT EACH END
SIDEWALLS: SGL. 32MM 1.2MM STRAP WITH (3) #14 SCREWS AT EACH END



NOTES:
1) CONNECT STRAP AT TOP OF ADJACENT COLUMN OR RAFTER IN SAME MANNER.
2) IF DOUBLE STRAPS ARE SPECIFIED ABOVE, INSTALL SIDE-BY-SIDE, NOT ON TOP OF EACH OTHER.

M WALL X-BRACING CONNECTION

DETAIL DIMENSIONS ARE SHOWN IN MM UNLESS SPECIFIED OTHERWISE

REV	DATE	DESCRIPTION
A	05-10-2026	-

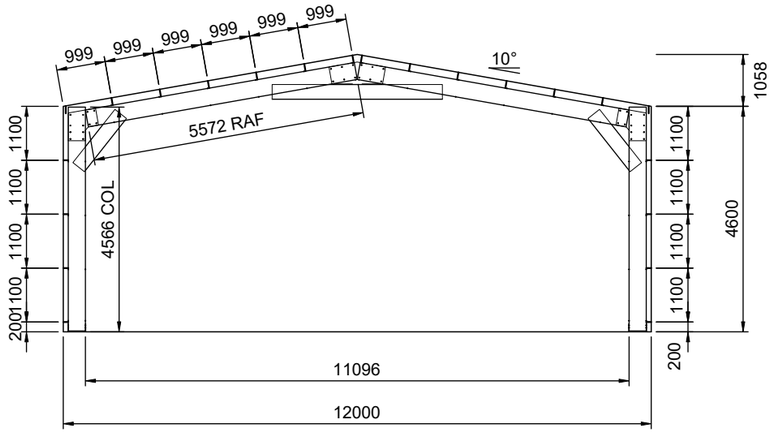
COLD FORMED BUILDINGS
ANOTHER COLD FORMED BUILDING DESIGNED BY ACT BUILDING SYSTEMS

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

Signed ..... Date 05-10-2026
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. 690930425)

Customer Name: James Owens
Site Address: 80 brooks road forest Forest, TAS, 7330

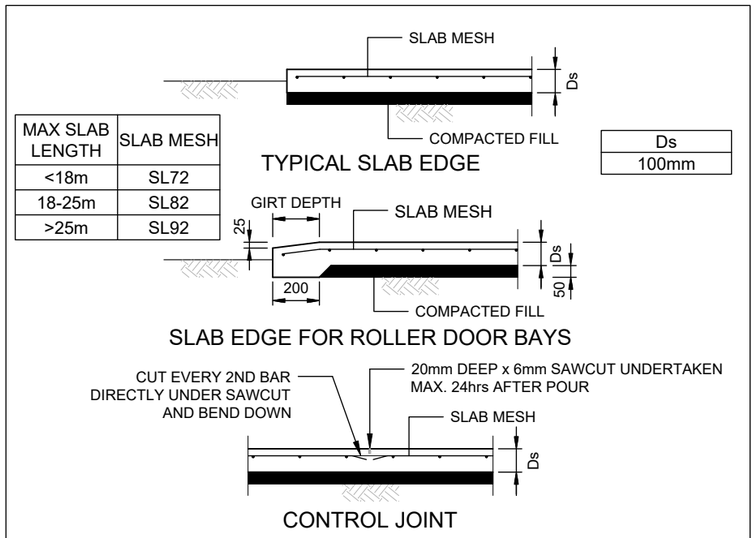
DATE 05-10-2026
JOB NO. EALB1051650781
SHEET 10 of 11



1/11 INTERNAL FRAMING ELEVATION

SCALE: 1:125

FRAMES 2-6



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

Ds
100mm

Z SLAB DETAIL

MEMBER SCHEDULE			
COMPONENT			TYPE
CLEAR SPAN PORTAL (FRAMES 2-6)	MEMBER	RAFTER	Single C35030
		COLUMN	Single C35030
		APEX BRACE	Single C30024
		KNEE BRACE	Single C30024
	BASE CONNECTION	BRACKET TYPE	Base cleat bolt down bracket BC.350
		ANCHOR BOLTS	(3) Dewalt Blue-tip screw bolt BT16 x 115mm embedded 110mm
ENDWALL PORTAL (FRAMES 1, 7)	MEMBER	RAFTER	Single C35030
		COLUMN	Single C35030
		APEX BRACE	-
		KNEE BRACE	-
	BASE CONNECTION	BRACKET TYPE	Angle base connection ABC.C350.260
		ANCHOR BOLTS	(3) Dewalt Blue-tip screw bolt BT16 x 115mm embedded 110mm
ENDWALL MULLION	MEMBER	COLUMN	Single C20024
	BASE CONNECTION	BRACKET TYPE	Base cleat bolt down bracket BC.200
		ANCHOR BOLTS	(2) Dewalt Blue-tip screw bolt BT12 x 90mm embedded 85mm
ROOF PURLINS		MEMBER	Single Z15015 @ 999mm centres
EAVE PURLIN		MEMBER	Single C15015
SIDEWALL GIRTS		MEMBER	Single Z10019 @ 1100mm centres
ENDWALL GIRTS		MEMBER	Single Z15012 @ 1092mm centres
OPENINGS (1-3)	MEMBER	JAMB	Single Z20024
		HEADER/SILL	Single C10012
	BASE CONNECTION	BRACKET TYPE	Angle base connection ABC.C200.110
		ANCHOR BOLTS	(2) Dewalt Blue-tip screw bolt BT12 x 75mm embedded 70mm
OPENING (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
X-BRACING		STRAP	32mm x 1.2 strap

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SHEET 11 of 11

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.

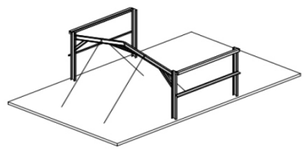


Fig 1. Frame First Temporary Bracing on First Rafter Installed

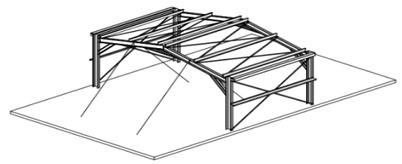


Fig 2. Temporary Bracing Installed as X Bracing

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.

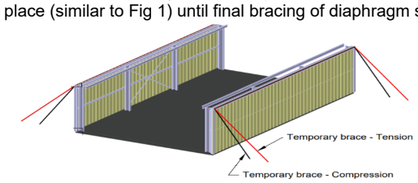


Fig 3. Tilt Up Method – Temporary Bracing

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.