SORELL COUNCIL

NOTICE OF PROPOSED DEVELOPMENT

Notice is hereby given that an application has been made for planning approval for the following development:

SITE: 189 Greens Road, Orielton

PROPOSED DEVELOPMENT:

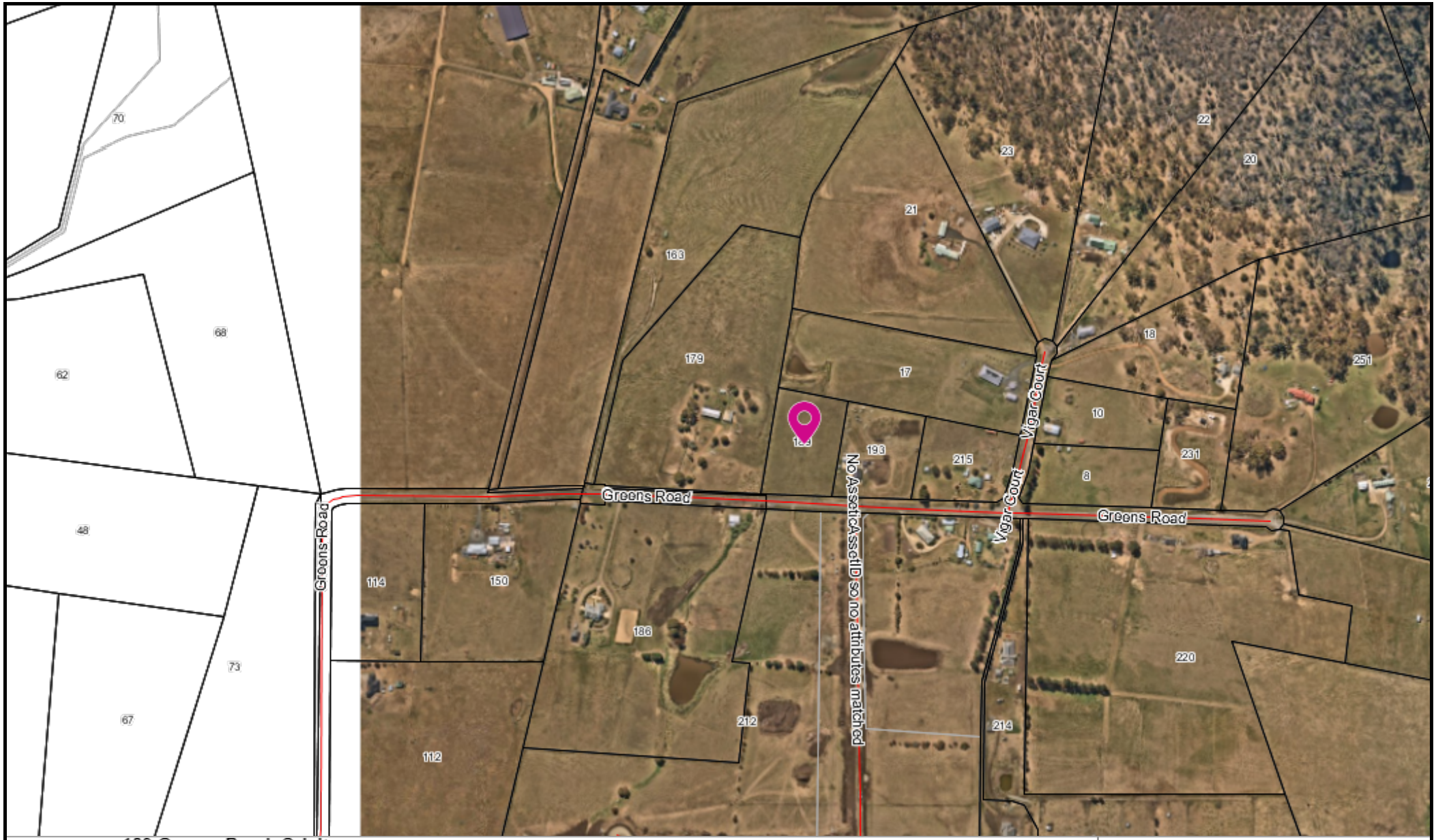
DWELLING & OUTBUILDING

The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours, or the plans may be viewed on Council's website at www.sorell.tas.gov.au until **Tuesday 19th March 2024.** Any person may make representation in relation to the proposal/s by letter or electronic mail (sorell.council@sorell.tas.gov.au) addressed to the General Manager. Representations must be received no later than **Tuesday 19th March 2024.**

APPLICANT: Ronald Young & Co Builders Pty Ltd

DATE: 29 February 2024

APPLICATION NO: 5.2023.348.1



189 Greens Road, Orielton

1-Mar-2024

200 m

Part B: Please note that Part B of this form is publicly exhibited.

Full description of Proposal:	*Use:* Residential Dwelling and Outbuilding *Development:* New single residential dwelling and Outbuilding (Shed) *Large or complex proposals should be described in a letter or planning report.*
Design and construction cost of proposal:	$ 449,000.00

Is all, or some the work already constructed:	No: ☑ Yes: ☐

Location of proposed works:	Street address: 189 Greens Road, Suburb: Orielton Postcode: 7190 Certificate of Title(s) Volume: 117480 Folio: 3

Current Use of Site	Vacant Land

Current Owner/s:	Name(s) B&K Irvin

Is the Property on the Tasmanian Heritage Register?	No: ☑ Yes: ☐	*If yes, please provide written advice from Heritage Tasmania*
Is the proposal to be carried out in more than one stage?	No: ☑ Yes: ☐	*If yes, please clearly describe in plans*
Have any potentially contaminating uses been undertaken on the site?	No: ☑ Yes: ☐	*If yes, please complete the Additional Information for Non-Residential Use*
Is any vegetation proposed to be removed?	No: ☑ Yes: ☐	*If yes, please ensure plans clearly show area to be impacted*
Does the proposal involve land administered or owned by either the Crown or Council?	No: ☑ Yes: ☐	*If yes, please complete the Council or Crown land section on page 3*
If a new or upgraded vehicular crossing is required from Council to the front boundary please complete the Vehicular Crossing (and Associated Works) application form https://www.sorell.tas.gov.au/services/engineering/		

Part B continued: Please note that Part B of this form is publicly exhibited

Declarations and acknowledgements
• I/we confirm that the application does not contradict any easement, covenant or restriction specified in the Certificate of Title, Schedule of Easements or Part 5 Agreement for the land. • I/we consent to Council employees or consultants entering the site and have arranged permission and/or access for Council's representatives to enter the land at any time during normal business hours. • I/we authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation and have permission of the copyright owner for such copies. • I/we declare that, in accordance with s52(1) of the *Land Use Planning and Approvals Act 1993*, that I have notified the owner(s) of the intention to make this application. • I/we declare that the information in this application is true and correct. *Details of how the Council manages personal information and how you can request access or corrections to it is outlined in Council's Privacy Policy available on the Council website.*
• I/we acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process, for display purposes during public exhibition, and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.
• Where the General Manager's consent is also required under s.14 of the *Urban Drainage Act 2013*, by making this application I/we also apply for that consent.

Applicant Signature:	Signature: Mariah Jardine Date: 21/12/2023

Crown or General Manager Land Owner Consent
If the land that is the subject of this application is owned or administered by either the Crown or Sorell Council, the consent of the relevant Minister or the Council General Manager whichever is applicable, must be included here. This consent should be completed and signed by either the General Manager, the Minister, or a delegate (as specified in s52 (1D-1G) of the *Land Use Planning and Approvals Act 1993*). Please note: • If General Manager consent if required, please first complete the General Manager consent application form available on our website www.sorell.tas.gov.au • If the application involves Crown land you will also need a letter of consent. • Any consent is for the purposes of making this application only and is not consent to undertaken work or take any other action with respect to the proposed use or development.
I _____ being responsible for the administration of land at _____ declare that I have given permission for the making of this application for _____

Signature of General Manager, Minister or Delegate:	Signature: ..... Date: .....

DISPERSIVE SOIL ASSESSMENT

189 Greens Road

Orielton

February 2024

GEO-ENVIRONMENTAL

SOLUTIONS

Geo-Environmental Solutions P/L 29 Kirksway Place, Battery Point 7004. Ph 6223 1839

Introduction

Client:	Ronald Young + Co Builders
Date of inspection:	15/11/2023
Location:	189 Greens Road, Orielton (CT 177480/3)
Land description:	Approx. 1.004 ha
Building type:	Proposed new residence.
Investigation:	Geoprobe 540UD - Direct Push
Inspected by:	M. Campbell

Background information

Map:	MRT 1:250 000
Rock type:	Quaternary sediments
Soil depth:	~1.50 – 3.0+m
Planning overlays:	Bushfire-prone area, Dispersive Soils Specific Area Plan area, Waterway and coastal protection area, Airport obstacle limitation area.
Local meteorology:	Annual rainfall approx. 550 mm
Local services:	Tank water with onsite waste water required.

Site conditions

Slope and aspect:	2° SW facing slope
Site drainage:	Low to Moderately drained
Vegetation:	Grass and weed species
Weather conditions:	Fine, approx. 20 mm rainfall received in preceding 7 days.
Ground surface:	Dry clayey silty surface

Investigation

A number of bore holes were completed to identify the distribution of, and variation in soil materials on the site. Representative bore holes were chosen for classification of soil and underlying geological properties. Site and published geological information was integrated to complete a detailed soil dispersion assessment with reference to the DPIWE dispersive soil technical manual.

Profile Summaries

Hole 1 Depth (m)	Hole 2 Depth (m)	Hole 3 Depth (m)	USCS	Description
0.00 – 0.10	0.00 – 0.10	0.00 – 0.10	MH	TOPSOIL: **Clayey SILT**: dark brown-grey, dry, loose.
0.10 – 1.00	0.10 – 1.00	0.10 – 1.00	CH	**CLAY** trace gravel: high plasticity, dark brown-grey, slightly moist, stiff.
	1.00 – 3.00+	1.00 – 2.00+	CH	**CLAY** trace gravel: high plasticity, yellow-brown, slightly moist, stiff, no refusal.
1.00 – 1.50			GW	**Silty GRAVEL**: yellow-brown, slightly moist, very dense, refusal on assumed boulders/rock.

Soil Profile Notes

The soils on site have developed from Quaternary sediments and consist clayey silt topsoil overlying clay to silty gravel subsoils.

Dispersive Soil Assessment

The dispersive soil assessment of the property takes into account the proposed construction area, and wastewater land application area.

Potential for dispersive soils

The site has been identified as an area subject to a tunnel erosion hazard according to *'Dispersive Soils and Their Management: Technical Reference Manual'*. This is due to the soils present on site that developed from Triassic sediments that contain considerable fine sand/silt content and low to medium plasticity clays. Triassic sediments in the local area known to produce soils with an excess of sodium on the soil exchange complex, which can cause soil dispersion. Under some circumstances the presence of dispersive soils can also lead to significant erosion, and in particular tunnel erosion. Based upon field survey of the property, no visible tunnel or gully erosion was identified. Hoerver, a soil sampling program was undertaken to identify the presence of dispersive soils in the proposed development areas.

Soil sampling and testing

Two samples were taken at the site for assessment of dispersion. An Emerson (1968) Dispersion test was conducted to determine if these samples were dispersive.

The results showed that the soils on site are **Non-slaking and non-swelling (Class 8)** All construction on site should refer to the DPIWE management of dispersive soils publication.

It is recommended that construction be planned and executed in accordance with recommendations for dispersive soils. In particular, it is recommended that the dispersive soils not to be utilised as structural fill in the proposed construction areas. Careful water management is also required to ensure water does not pond on the soil surface and excess water is excluded from bare exposed soil soils as well as the natural drainage depression.

Based upon the test results there is a moderate risk of soil dispersion and significant erosion on the site, and as such a number of specific recommendations have been made in the following sections.

Management Recommendations

A number of site and soil management measures are recommended for development on the site.

The proposed site cut/fill and driveway areas must be managed by:

- Applying a geofrabric, jute mesh or similar material to the exposed batters of any cutting on site and revegetating the slope
- Applying a surface layer of at least 50mm of suitable crushed rock/gravel to the driveway surface (and any proposed house pad), with adequate compaction to ensure a relatively impervious surface to maintain site surface stability
- Vegetation on any fill batters must be established and maintained, if any bare area of soil on the batter develops then it must be top-dressed with suitable topsoil and additional vegetation planted

The risk or erosion and tunnel erosion associated with construction must be minimised by:

- Any new water, power, or other service trenches within the property must ensure recommendations for dispersive soils are followed:

  - Where possible trenches to be placed shallow in topsoil and mounded over to achieve the required cover depth
  - If buried the trench must be backfilled in layers of no more than 200mm with clay with 5% by weight gypsum added (the clay must be sufficiently moist to allow good compaction)
  - The trench must be finished with at least 150mm depth of non-dispersive suitable topsoil and finished to a level at least 75mm above natural ground to allow for possible settlement
- Vegetation cover must be maintained wherever possible on the property

- It is recommended foundations for the proposed dwelling be placed onto underlying boulders/rock in accordance with the structural engineers recommendations. Alternatively, foundations may be placed into the natural soil however, care must be taken to ensure all exposed soil in the foundation area is compacted and 1Kg/m^2 of gypsum is applied. Excavated fill from the construction area is not recommended for reuse on site in landscaping unless it is appropriately treated with gypsum, compacted, and capped with topsoil with natural soil and gypsum and

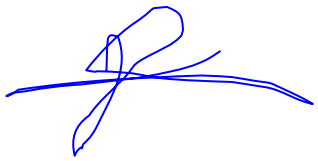
- All wastewater should utilise either surface disposal, or where absorption trenches are used they must be treated with 1Kg/m^2 of gypsum and well covered with good topsoil
- All stormwater runoff from the dwelling and shed to be directed to water tanks for site reuse as possible, with water tank overflow dissipated via surface spreaders and not into subsurface absorption drains (unless the drains are adequately treated with gypsum and lined)
- Drainage of the proposed site cut must not employ conventional rock drain construction, it must adhere to recommendations for dispersive soils (unless founded entirely in rock)
- All excavation works on site should be monitored for signs of soil dispersion and remedial action taken as required – in particular any excavated fill from the construction area is not recommended for reuse on site in landscaping unless it is appropriately treated with gypsum, compacted, and capped with topsoil

Conclusions

There is a low risk associated with dispersive soils and potential erosion on the site provided all the management recommendations are followed. All exposed soils on cut/fill batters must be covered with topsoil and seeded with well suited pasture species to avoid rainwater, runoff, surface water flows from intercepting exposed subsoils. Wastewater absorption areas must be constructed during dry weather, treated with gypsum, only placed to shallow depths, and be covered over as quickly as possible.

A number of site management recommendations have been made in this report and further information can also be found in the publication "Dispersive soils and their management – Technical manual" (DPIWE Tas 2009)

It is recommended that during construction that GES be notified of any major variation to the soil conditions as predicted in this report.



Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD
Environmental and Engineering Soil Scientist

Appendix 1– Soil test results

Laboratory Test Results

Sample Submitted By: Dr. J. P. Cumming

Date Submitted: 28/11/2023

Sample Identification: 2 samples – 189 Greens Road, Orielton

Soil to be tested: **Emerson soil dispersion test**

Result:

Sample	Texture	Emerson class	Description
Sample 1	**Clay**	**Class 8**	**Non-Slaking and no swelling**
Sample 2	**Clay**	**Class 8**	**Non-Slaking and no swelling**

Notes: The sample shows no slaking and no swelling of the aggregate.

Sample Tested by: J Cumming
28/11/2023

STRUCTURAL GENERAL NOTES

1.0 General

1.1 These drawings are
- a) Jointly owned by HITen Buildings and Shed Engineering Pty Ltd
- b) Provided for the sole purpose of obtaining building approval and guiding construction of a single building at the job address shown in the title block
- c) Prohibited to be used for any other purpose without written authorisation from HITen Buildings and Shed 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 Shed 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	National Construction Code – Building Code of Australia Volume 2 and Housing Provisions
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
Topographic multiplier	1
Shielding multiplier	1
Ultimate design wind speed	41.0 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 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 & AS 2870.

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 4671-2001.

7.2 Reinforcement is represented diagrammatically and not necessarily shown in true projection.

7.3 Welding of reinforcement shall not be permitted without the approval of the engineer.

7.4 All reinforcement shall be securely supported in its correct position ensuring the correct cover during placing of concrete by approved bar chairs, spacers or support bars. Approved chairs include stainless steel or plastic bar chairs for bottom reinforcement and plastic tipped wire bar chairs for top reinforcement. All chairs to be spaced at maximum of 750mm centres.

7.5 Cover to reinforcement shall be:
- a) 50mm for surfaces of concrete in contact with the ground;
- b) 30mm for top surfaces of slabs fully enclosed by the building without open bays or
- c) 60mm for top surfaces of slabs more than 1 km from the coastline with open bays.
- d) For buildings with open bays within 1km of the coast, contact the engineer for cover and concrete grade requirements.

7.6 Reinforcement shall be lapped 500mm for 12mmØ bars and 800mm for 16mmØ bars.

7.7 Mesh reinforcement shall be lapped such that the two outermost wires of one sheet overlap the two outermost wires of the other sheet by 25 mm.

7.8 Hooks, bends and cogs to be in accordance with AS 3600-2009 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 1397-2007 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 & AS 1112.3 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.
- b) Corrosion resistance class 4 in accordance with AS 3566.2 for buildings within 1 km from the coastline with open bays or class 3 otherwise.
- c) Spaced no less than 3 bolt diameters between centres.
- d) Located no less than 1.5 bolt diameters from bolt centre to the end or edge of any light gauge member.

10.0 Roof & Wall Sheeting

10.1 Roof & wall sheeting shall comply with AS 1397 and have suitable corrosion protection complying with Table 3.5.1.1 of the 2019 NCC Volume 2.

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

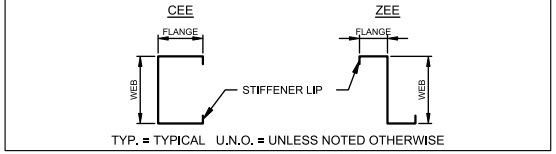
11.0 Door & Window Components

11.1 All roller doors shall be non-wind load rated and assumed to have failed at the ultimate limit state wind loading

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

11.3 All windows shall be in accordance with AS 1288 & AS 2047 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	03-10-2023	-

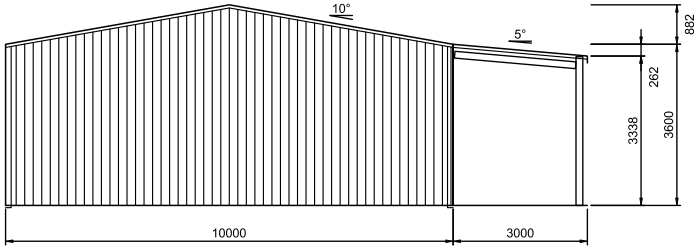
COLD FORMED BUILDINGS
ANOTHER COLD FORMED BUILDING DESIGNED BY ACT BUILDING SYSTEMS

SHED ENGINEERING
admin@shedeng.com.au
PO Box 3084 AUSTINMER NSW 2515

Signed ..... Date 03-10-2023
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)

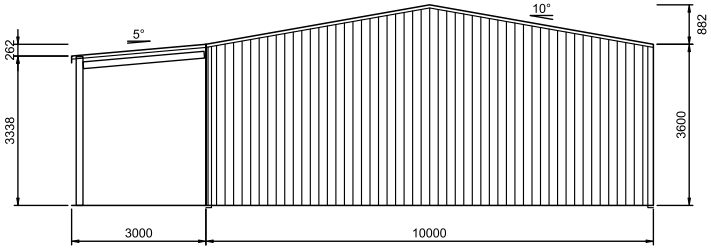
Customer Name: Blair Irvin
Site Address: 189 Greens Road
Orielton,
TAS, 7172

DATE 03-10-2023
JOB NO. HGOR94597725
SHEET 1 of 12



4/2 FRONT BUILDING ELEVATION

SCALE: 1:100 FRAME #1



3/2 REAR BUILDING ELEVATION

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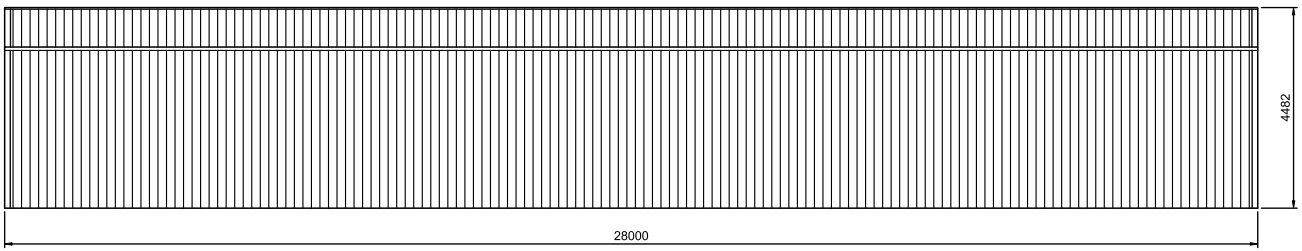
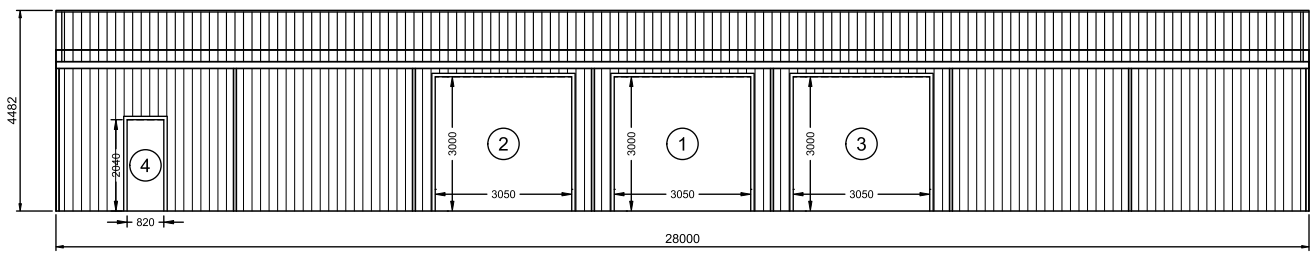


2/2 SIDEWALL B BUILDING ELEVATION

SCALE: 1:100



1/2 SIDEWALL A BUILDING ELEVATION

SCALE: 1:100

Sorell Council

Development Application: Response to Request for Information - 189 Greens Road, Orielton.pdf

Plans Reference: P2
Date Received: 15/02/2024

REV	DATE	DESCRIPTION
A	03-10-2023	-

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SHED ENGINEERING
admin@shedeng.com.au
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Signed ..... Date 03-10-2023
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Registered Professional Engineer QLD (No, 14384)
Registered Civil Engineer Building Practitioner VIC (No, PE0002499)
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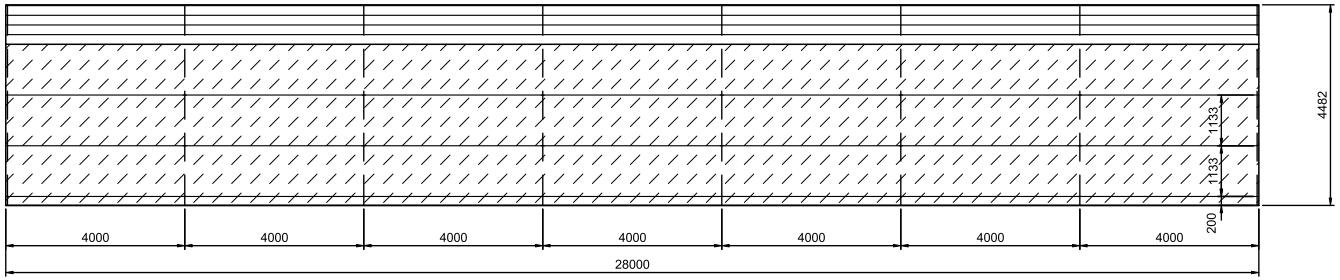


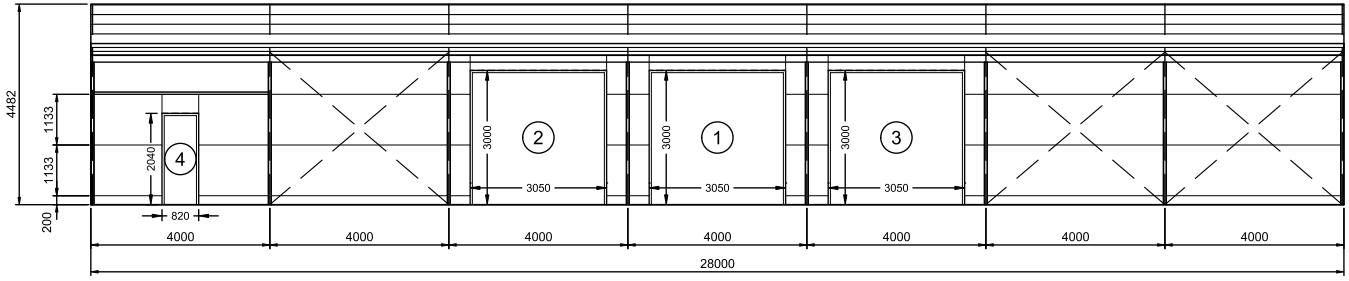
2/3 SIDEWALL B FRAMING ELEVATION

SCALE: 1:100

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'	0-28000



1/3 SIDEWALL A FRAMING ELEVATION

SCALE: 1:100

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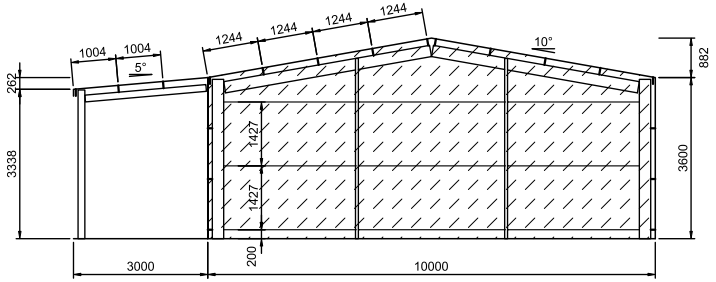
SHEET 3 of 12



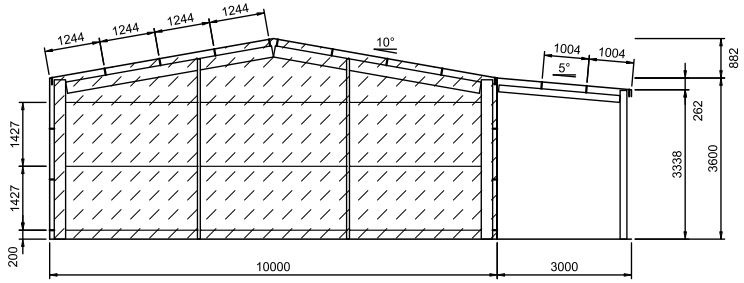
1/4 REAR FRAMING ELEVATION

SCALE: 1:100 FRAME #8

DIAPHRAGM SCHEDULE

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

WALL	DISTANCE FROM WALL EDGE
Endwall 'A'	0-10000
Endwall 'B'	0-10000



2/4 FRONT FRAMING ELEVATION

SCALE: 1:100 FRAME #1

REV	DATE	DESCRIPTION
A	03-10-2023	-

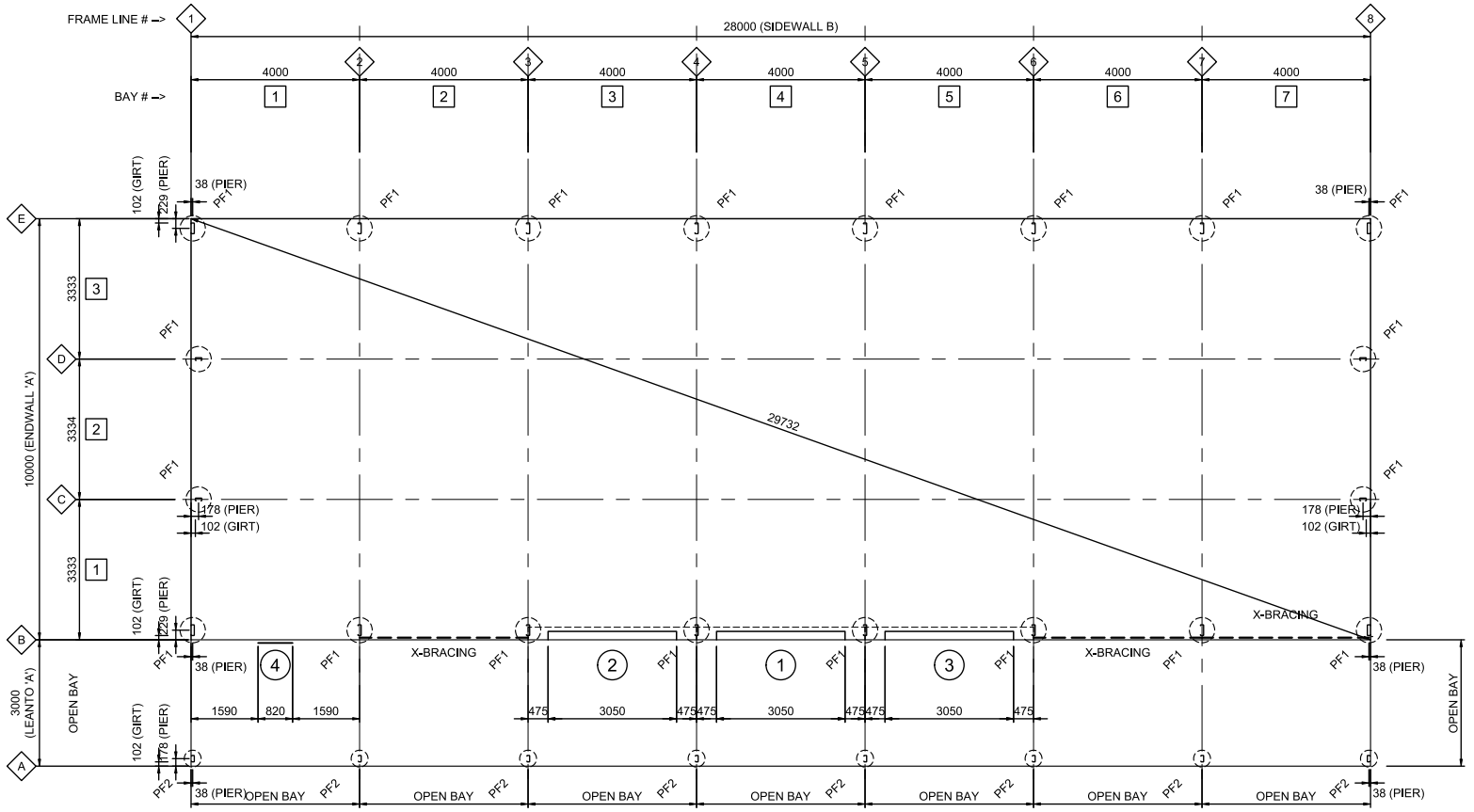
COLD FORMED BUILDINGS
ANOTHER COLD FORMED BUILDING DESIGNED BY ACT BUILDING SYSTEMS

SHED ENGINEERING
admin@shedeng.com.au
PO Box 3084 AUSTINMER NSW 2515

Signed ..... Date 03-10-2023
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)

Customer Name: Blair Irvin
Site Address: 189 Greens Road
Orielton,
TAS, 7172

DATE 03-10-2023
JOB NO. HGOR94597725
SHEET 4 of 12



1/5 FOOTING/SLAB FLOOR PLAN

SCALE: 1:100

PF1 - 600Ø REINFORCED CONCRETE PIERS TO DETAIL
PF2 - 400Ø REINFORCED CONCRETE PIERS TO DETAIL

SLAB IS DESIGNED FOR CARS AND LIGHT VANS
NOT EXCEEDING 2500kg GROSS MASS

REV	DATE	DESCRIPTION
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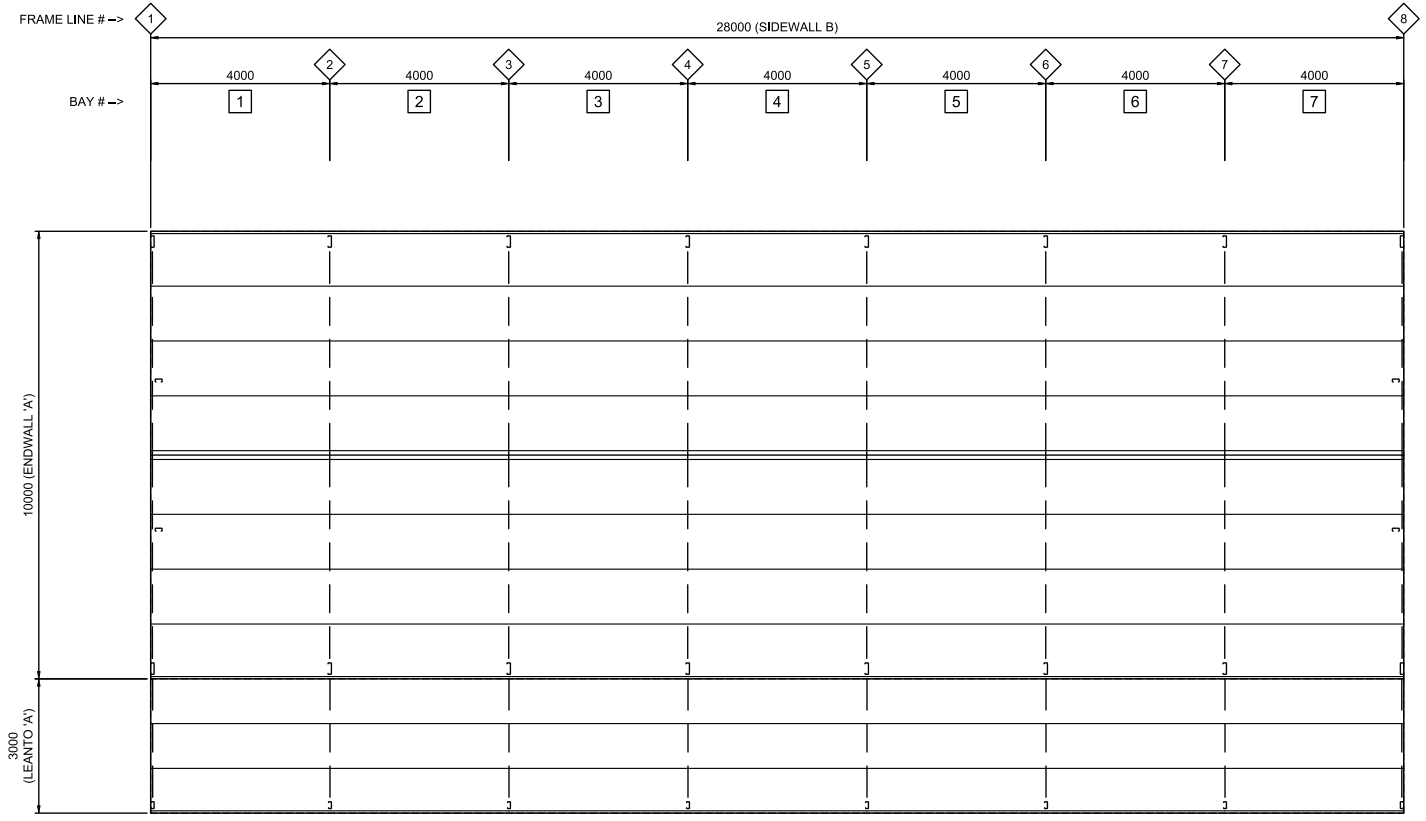
SHEET 5 of 12



1/6 ROOF FRAMING PLAN

SCALE: 1:100

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

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A	03-10-2023	-

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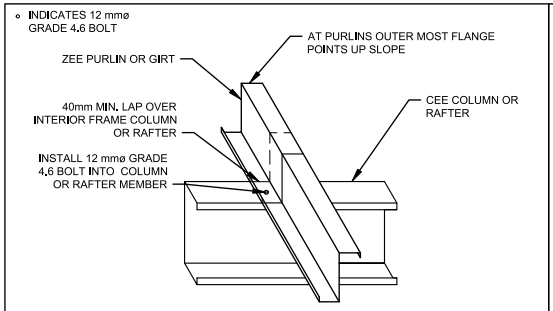
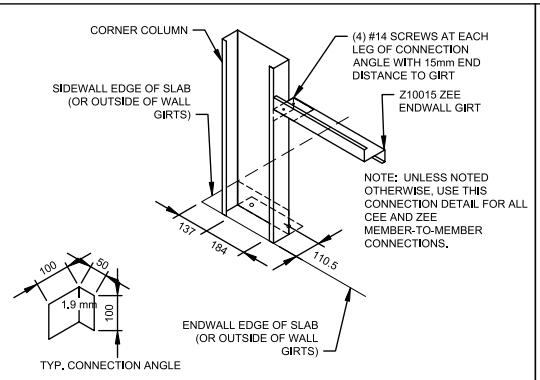
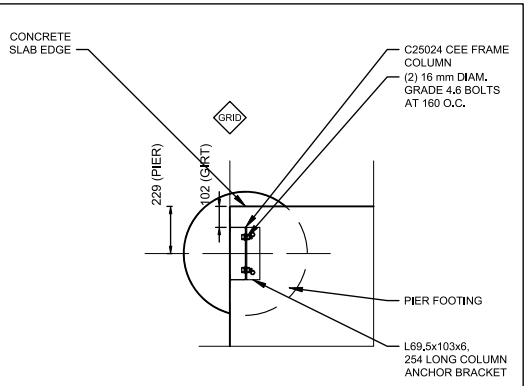


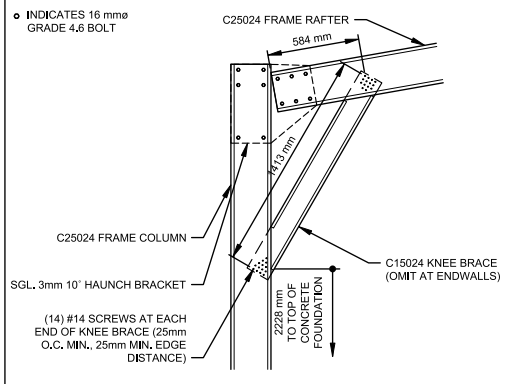
D ZEE PURLIN/GIRT CONNECTION



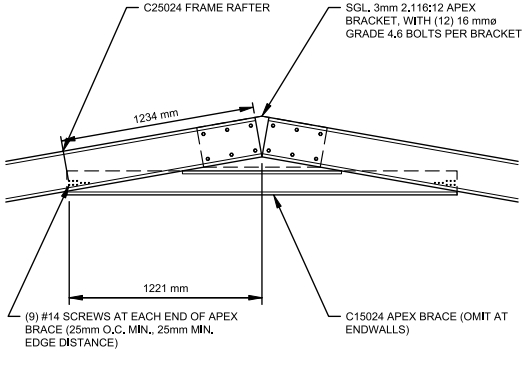
E GIRTS IN-LINE CORNER COLUMN CONNECTIONS



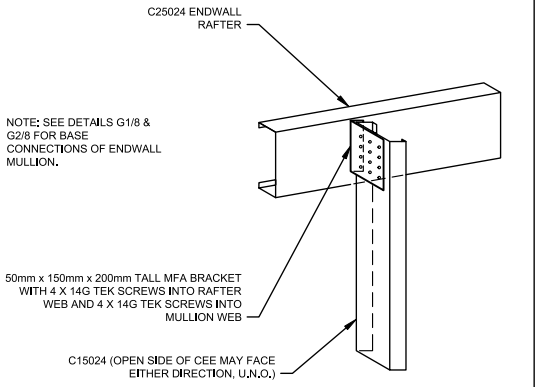
F1 CORNER COLUMN BASE DETAIL



A HAUNCH CONNECTION



B APEX CONNECTION



C ENDWALL MULLION TO RAFTER

DETAIL DIMENSIONS ARE SHOWN IN MM UNLESS SPECIFIED OTHERWISE

REV	DATE	DESCRIPTION
A	03-10-2023	-

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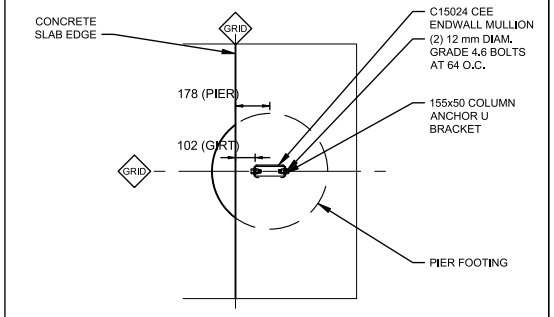
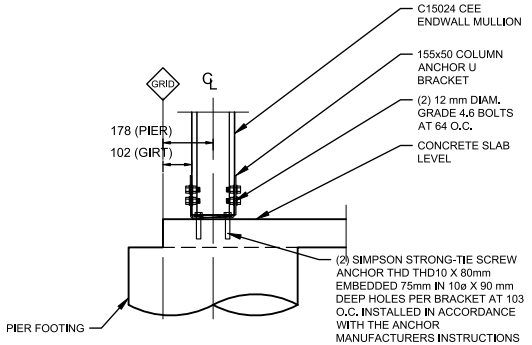
SHEET 7 of 12

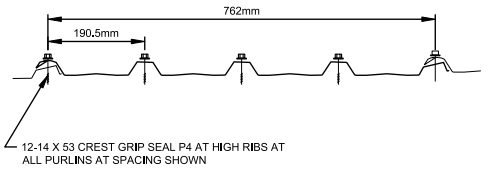


G1 ENDWALL MULLION BASE DETAIL



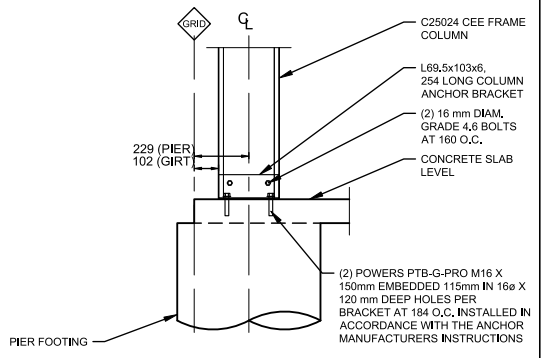
G2 ENDWALL MULLION BASE DETAIL 2

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

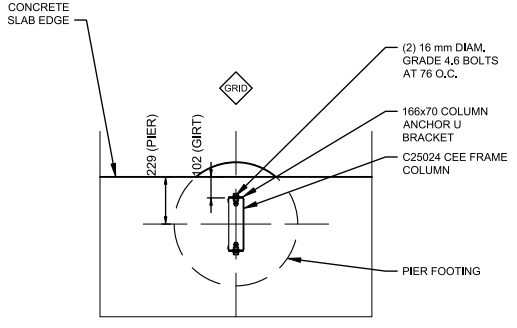


Metroll Inc
Trimclad 0.42

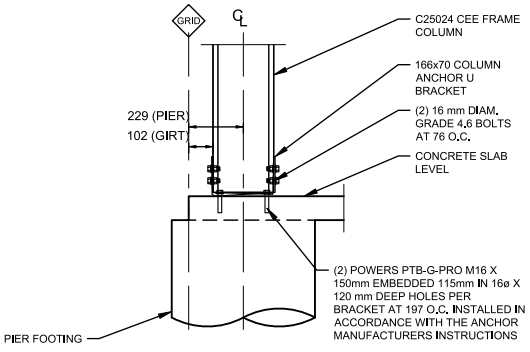
H ROOF SHEETING



F2 CORNER COLUMN BASE DETAIL 2



F3 FRAME COLUMN BASE DETAIL



F4 FRAME COLUMN BASE DETAIL 2

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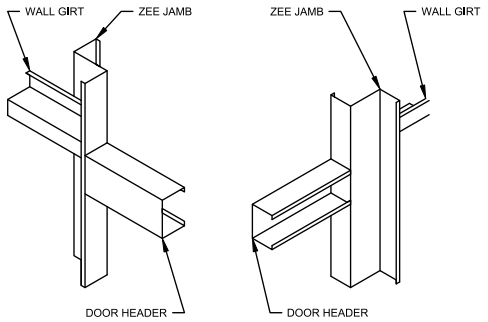
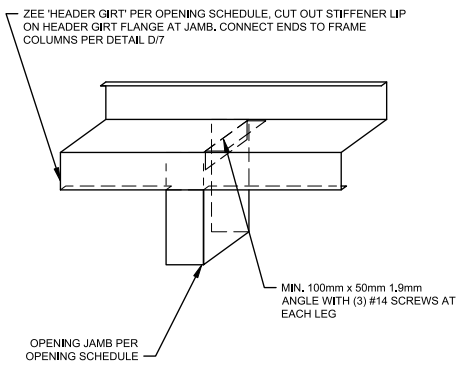
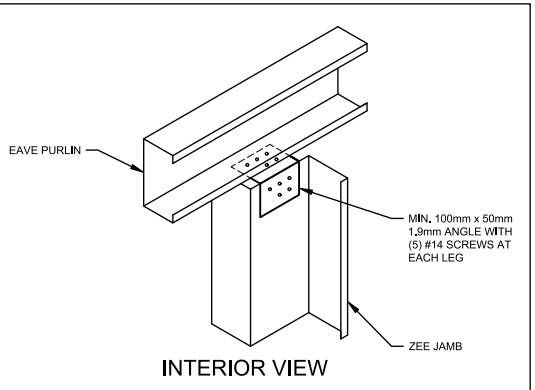
JOB NO. HGOR94597725
SHEET 8 of 12



K2 OPENING ZEE JAMB GIRT CONNECTION

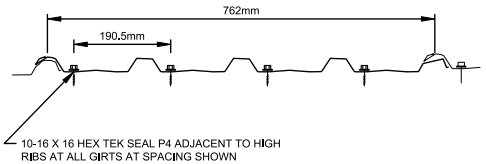


L1 CHANNEL JAMB TO HEADER GIRT CONNECTION



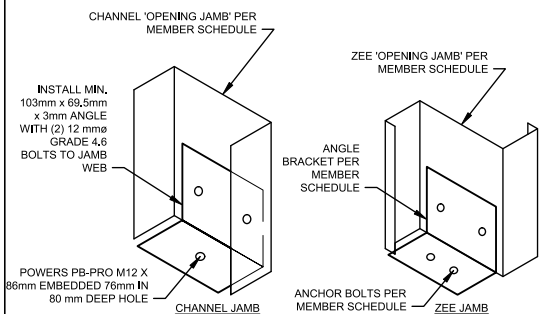
L2 ZEE JAMB TO EAVE PURLIN CONNECTION

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

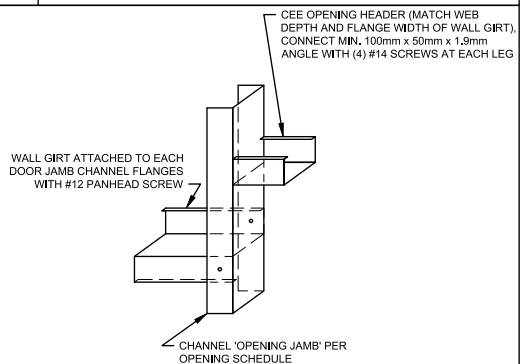


Metroll Inc
Trimclad 0.42

I WALL SHEETING



J OPENING JAMB BASE CONNECTIONS



K1 OPENING CHANNEL JAMB GIRT CONNECTION

Sorell Council
Development Application: Response to Request for Information - 189 Greens Road, Orielton.pdf
Plans Reference: P2
Date Received: 15/02/2024

DETAIL DIMENSIONS ARE SHOWN IN MM UNLESS SPECIFIED OTHERWISE

REV	DATE	DESCRIPTION
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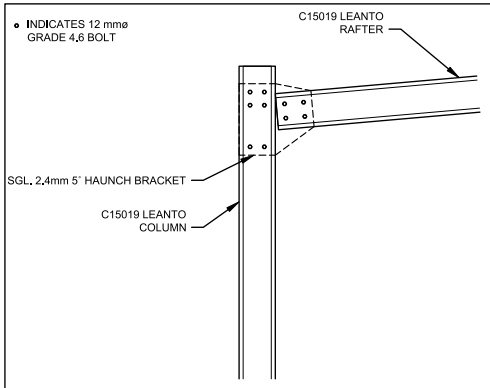
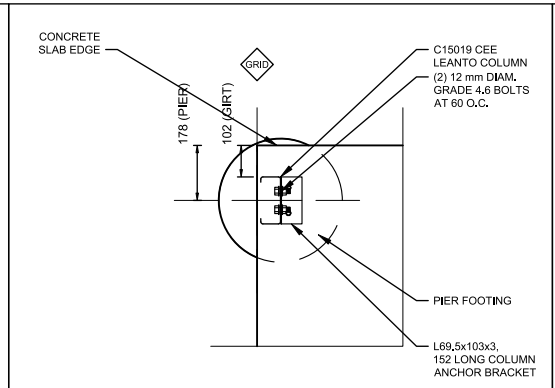
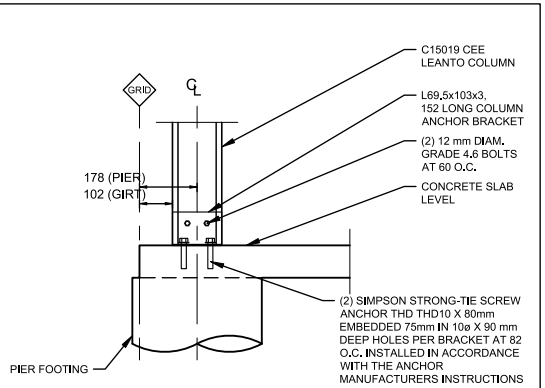
SHEET 9 of 12



R | LEANTO HAUNCH CONNECTION

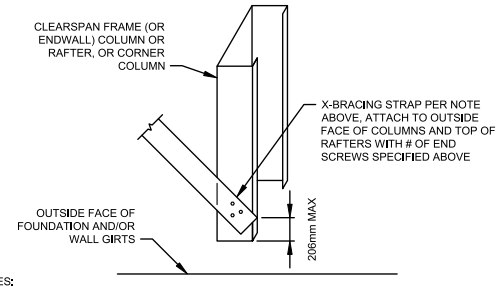


S1 | LEANTO CORNER COLUMN BASE DETAIL



S2 | LEANTO CORNER COLUMN BASE DETAIL 2

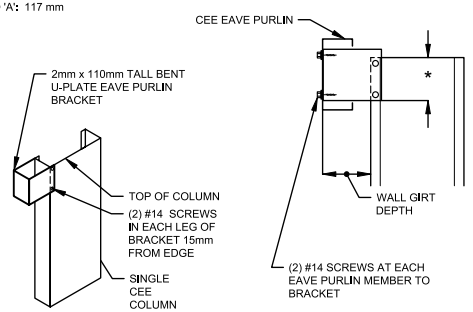
ENDWALL: N/A
SIDEWALLS & ROOF: SGL. 32MM 1.2MM STRAP WITH (3) #14 SCREWS AT EACH END



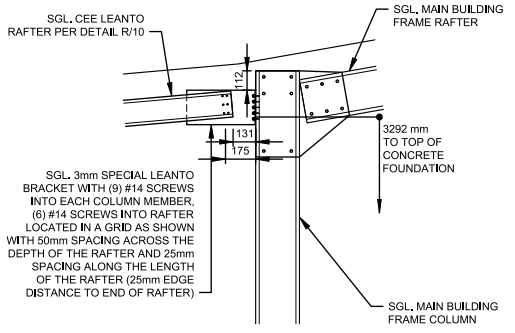
NOTES:
1) CONNECT STRAP AT TOP OF ADJACENT COLUMN OR RAFTER IN SAME MANNER.
2) IF DOUBLE STRAPS ARE SPECIFIED ABOVE, INSTALL SIDE-BY-SIDE, NOT ON TOP OF EACH OTHER.

M | ROOF AND WALL X-BRACING CONNECTION

* MAIN SIDEWALL: 92 mm
LEANTO 'A': 117 mm



O | EAVE PURLIN BRACKET



Q | LEANTO RAFTER CONNECTION

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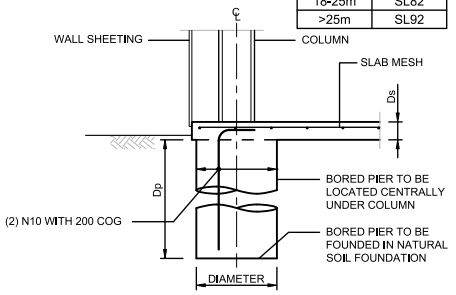
DATE 03-10-2023
JOB NO. HGOR94597725
SHEET 10 of 12

Dp	850mm
Diameter	600mm
Ds	100mm

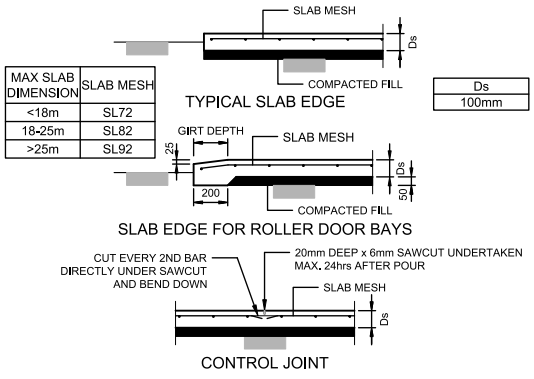
MAX SLAB DIMENSION	SLAB MESH
<18m	SL72
18-25m	SL82
>25m	SL92



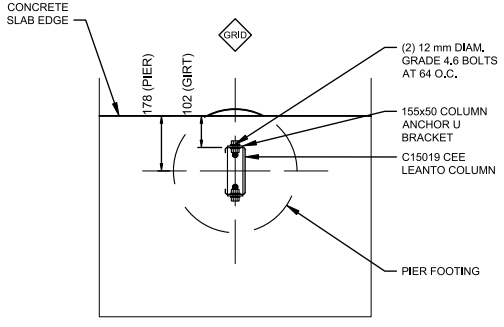
Y SLAB WITH PIER FOOTING DETAIL

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

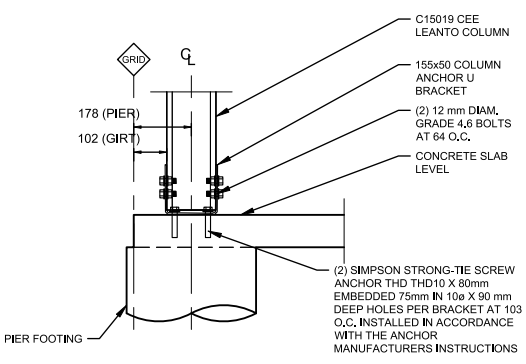
Ds
100mm



Z SLAB DETAIL

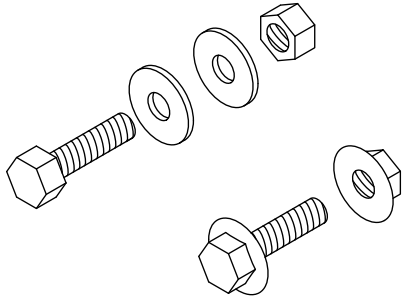


S3 LEANTO COLUMN BASE DETAIL



S4 LEANTO COLUMN BASE DETAIL 2

ALL NUTS AND BOLTS TO HAVE WASHER OR FLANGED HEADS



T BOLT OPTIONS

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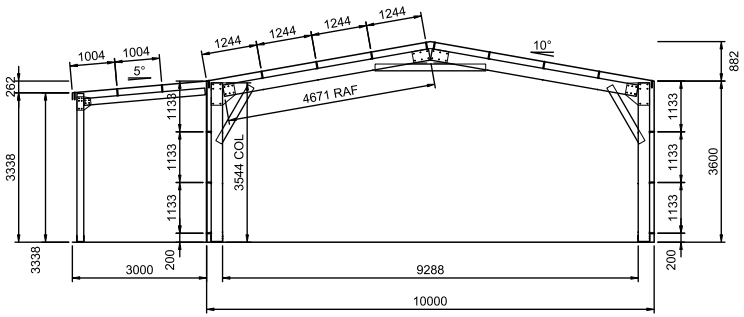
SHEET 11 of 12



1/12 INTERNAL FRAMING ELEVATION

SCALE: 1:100 FRAMES 2-7

MEMBER SCHEDULE			
COMPONENT			TYPE
CLEAR SPAN PORTAL (FRAMES 2-7)	MEMBER	RAFTER	Single C25024
		COLUMN	Single C25024
		APEX BRACE	Single C15024
		KNEE BRACE	Single C15024
	BASE CONNECTION	BRACKET TYPE	Base cleat bolt down bracket BC.250V2
		ANCHOR BOLTS	(2) Powers PTB-G-PRO M16 x 150mm embedded 115mm
PORTAL FRAMES 1, 8	MEMBER	RAFTER	Single C25024
		COLUMN	Single C25024
		APEX BRACE	-
		KNEE BRACE	-
	BASE CONNECTION	BRACKET TYPE	Angle base connection ABC.C250.160
		ANCHOR BOLTS	(2) Powers PTB-G-PRO M16 x 150mm embedded 115mm
ENDWALL MULLION	MEMBER	COLUMN	Single C15024
	BASE CONNECTION	BRACKET TYPE	Base cleat bolt down bracket BC.150
		ANCHOR BOLTS	(2) Simpson Strong-Tie Screw Anchor THD-THD10 x 80mm embedded 75mm
ROOF PURLINS		MEMBER	Single Z15012 @ 1244mm centres
EAVE PURLIN		MEMBER	Single C15012
SIDEWALL GIRTS		MEMBER	Single Z10012 @ 1133mm centres
ENDWALL GIRTS		MEMBER	Single Z10015 @ 1427mm centres
LEANTO A INTERIOR FRAME (FRAMES 2-7)	MEMBER	RAFTER	Single C15019
		COLUMN	Single C15019
		APEX BRACE	-
		KNEE BRACE	-
	BASE CONNECTION	BRACKET TYPE	Base cleat bolt down bracket BC.150
		ANCHOR BOLTS	(2) Simpson Strong-Tie Screw Anchor THD-THD10 x 80mm embedded 75mm
LEANTO A FRAMES 1, 8	MEMBER	RAFTER	Single C15019
		COLUMN	Single C15019
		APEX BRACE	-
		KNEE BRACE	-
	BASE CONNECTION	BRACKET TYPE	Angle base connection ABC.C150.70
		ANCHOR BOLTS	(2) Simpson Strong-Tie Screw Anchor THD-THD10 x 80mm embedded 75mm
LEANTO A ROOF PURLINS		MEMBER	Single Z15012 @ 1004mm centres
LEANTO A EAVE PURLIN		MEMBER	Single C15012
LEANTO A SIDEWALL GIRTS		MEMBER	-
LEANTO A ENDWALL GIRTS		MEMBER	-
OPENINGS (1-3)	MEMBER	JAMB	Single Z20019
		HEADER/SILL	Single C10012
	BASE CONNECTION	BRACKET TYPE	Angle base connection ABC.C200.110
		ANCHOR BOLTS	(2) Powers PB-PRO M12 x 86mm embedded 76mm
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) Powers PB-PRO M12 x 86mm embedded 76mm
X-BRACING		STRAP	32mm x 1.2 strap

REV	DATE	DESCRIPTION
A	03-10-2023	-

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

SHED ENGINEERING
admin@shedeng.com.au
PO Box 3084 AUSTINMER NSW 2515

Signed ..... Date 03-10-2023
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)

Customer Name: Blair Irvin
Site Address: 189 Greens Road
Orielton,
TAS, 7172

DATE 03-10-2023
JOB NO. HGOR94597725
SHEET 12 of 12

THIS PLAN IS ACCEPTED BY:

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PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals.
SIGNATURE:

.....

DATE:

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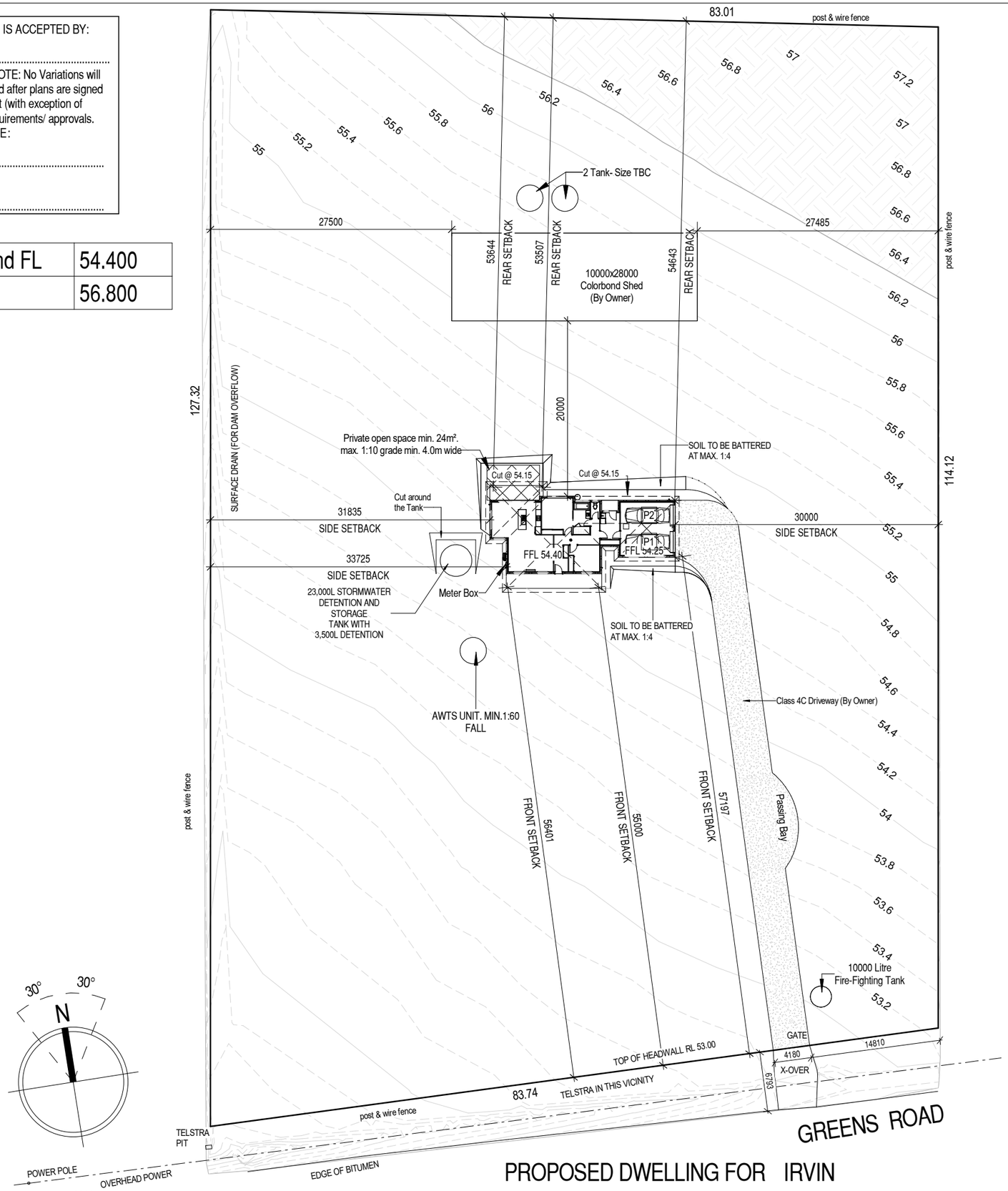
Ground FL	54.400
CL	56.800



Scale: 1 : 500

PROPOSED DWELLING FOR IRVIN
AT 189 GREENS ROAD, ORIELTON

RONALD YOUNG + CO BUILDERS

174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633

AREA SCHEDULE

Ground Floor : 151.7 m²

Verandah : 18.1 m²
Outdoor Living : 9.9 m²
Porch : 2.3 m²

GLAZING NOTE:
All Windows are Double glazed Awning.

BAL : 12.5

DRAWING: SITE PLAN
DATE: 14.02.2024
FILE NAME: 2278
DRAWN BY: RK
DWG No: 01

Rev.	Date	Revision Description	Drawn
B	15.02.2024	Modified as RFI 5.2023.348.1 Dated 12.02.2024	RK
A	19.12.2023	Modified as RY feedback	RK
	07.12.2023	BA PLANS	RK

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DATE:

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Ground FL	54.400
CL	56.800

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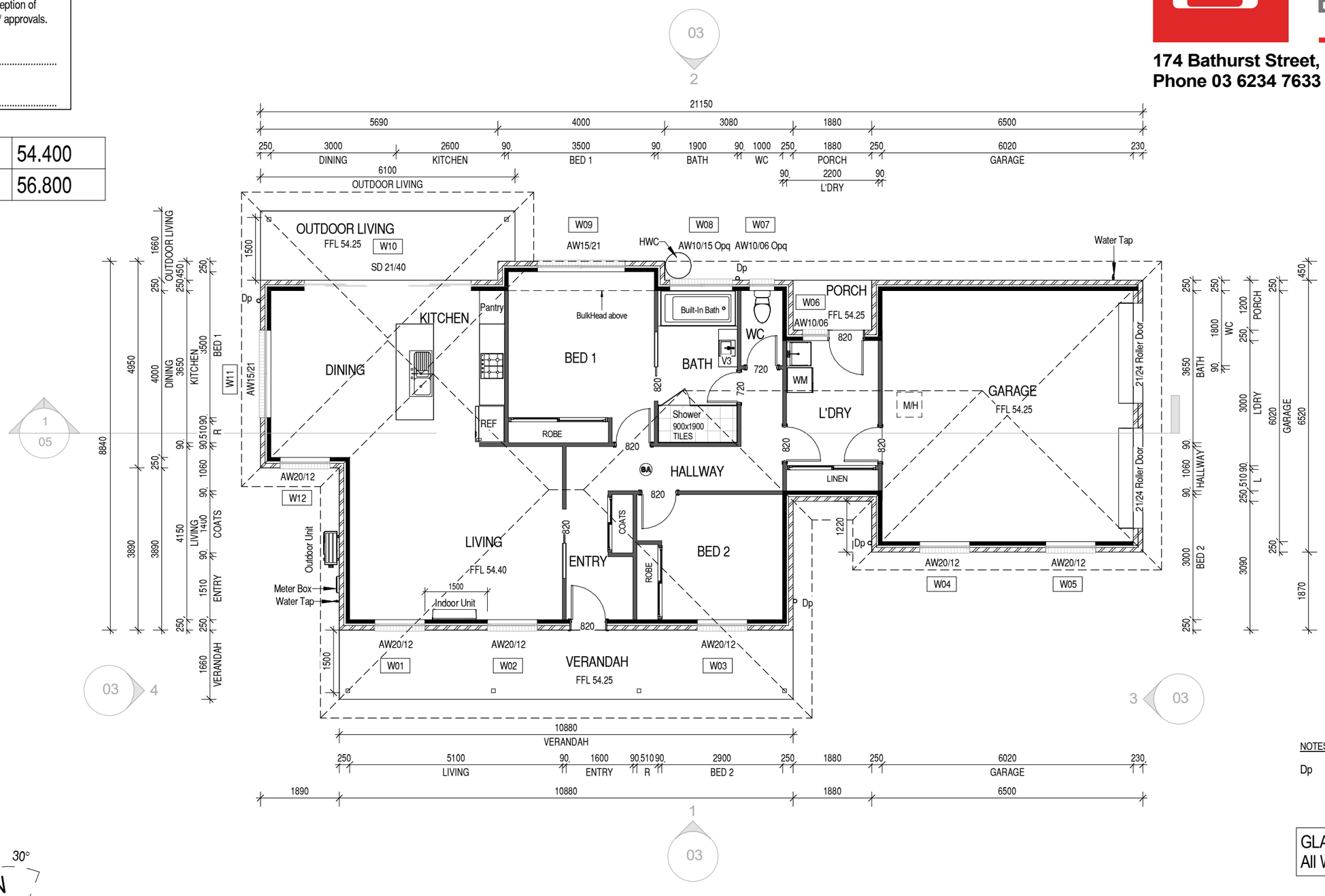


AREA SCHEDULE

Ground Floor : 151.7 m²

Verandah : 18.1 m²
Outdoor Living : 9.9 m²
Porch : 2.3 m²

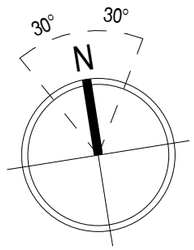
Vanity Legend	
VB	450 mm
V1	600 mm
V2	750 mm
V3	900 mm
V4	1200 mm
V5	1500 mm

NOTES:

Dp DOWN PIPE

GLAZING NOTE:
All Windows are Double glazed Awning.

BAL : 12.5



Scale: 1 : 100

PROPOSED DWELLING FOR IRVIN AT 189 GREENS ROAD, ORIELTON

Sorell Council
Development Application: Response to Request for Information - 189 Greens Road, Orielton.pdf
Plans Reference: P2
Date Received: 15/02/2024

Rev.	Date	Revision Description	Drawn
B	15.02.2024	Modified as RFI 5.2023.348.1 Dated 12.02.2024	RK
A	19.12.2023	Modified as RY feedback	RK
	07.12.2023	BA PLANS	RK

DRAWING: GROUND FLOOR PLAN
DATE: 14.02.2024
FILE NAME: 2278
DRAWN BY: RK
DWG No: 02

THIS PLAN IS ACCEPTED BY:

.....

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SIGNATURE:

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DATE:

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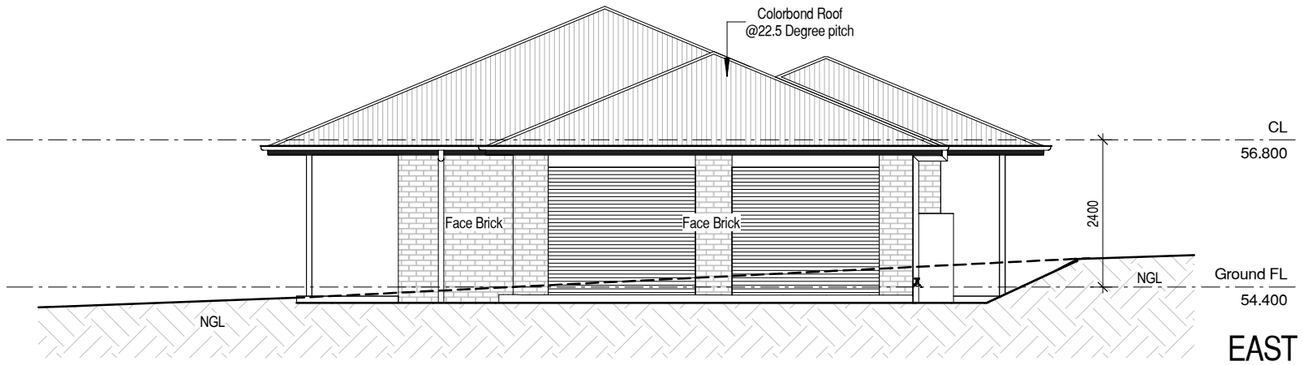
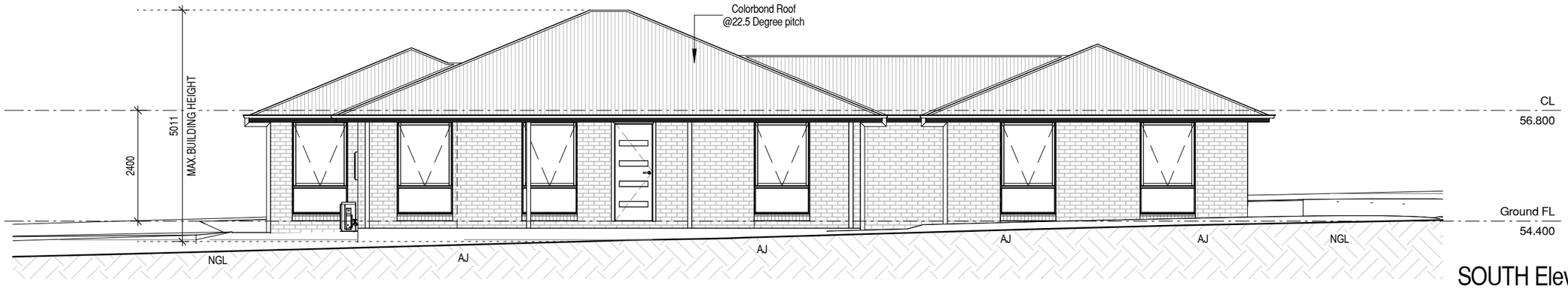
RONALD YOUNG + CO BUILDERS

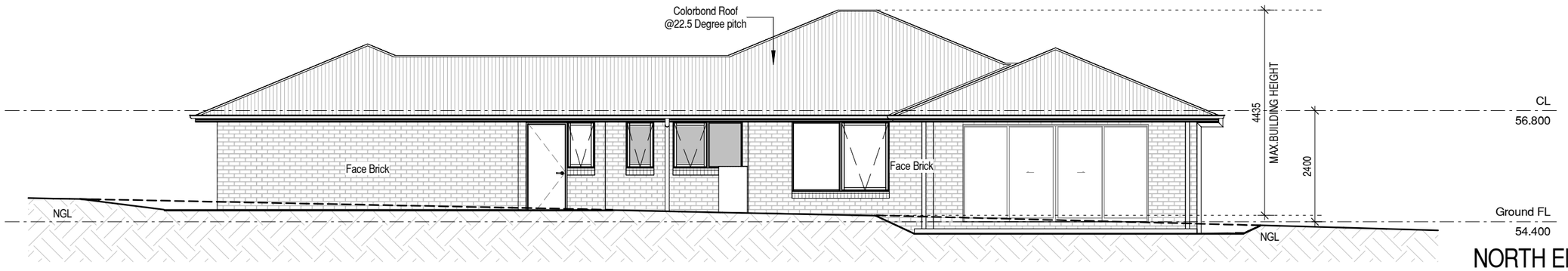
174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633



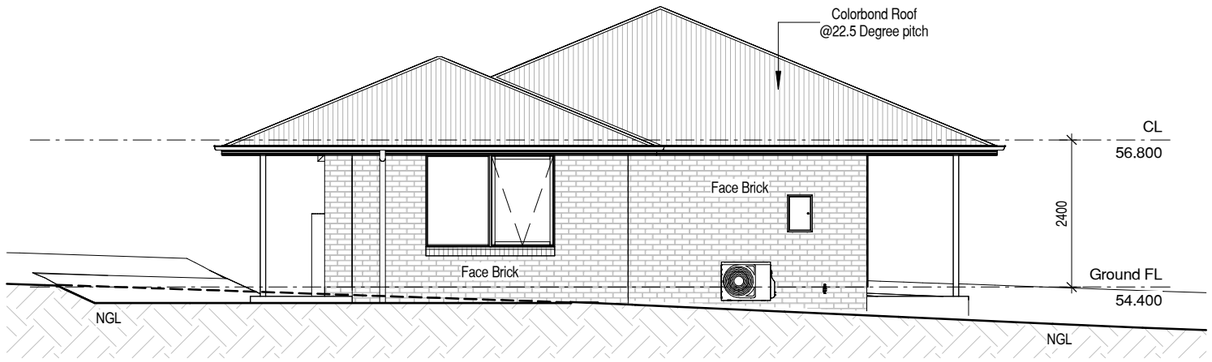
EAST Elevation



SOUTH Elevation



NORTH Elevation



WEST Elevation

Sorell Council
Development Application: Response to Request for Information - 189 Greens Road, Orielton.pdf
Plans Reference: P2
Date Received: 15/02/2024

GLAZING NOTE:
All Windows are Double glazed Awning.

BAL : 12.5

DRAWING: ELEVATIONS
DATE: 14.02.2024
FILE NAME: 2278
DRAWN BY: RK
DWG No: 03

Rev.	Date	Revision Description	Drawn
B	15.02.2024	Modified as RFI 5.2023.348.1 Dated 12.02.2024	RK
A	19.12.2023	Modified as RY feedback	RK
	07.12.2023	BA PLANS	RK

Scale: 1 : 100

PROPOSED DWELLING FOR IRVIN AT 189 GREENS ROAD, ORIELTON

THIS PLAN IS ACCEPTED BY:

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SIGNATURE:

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DATE:

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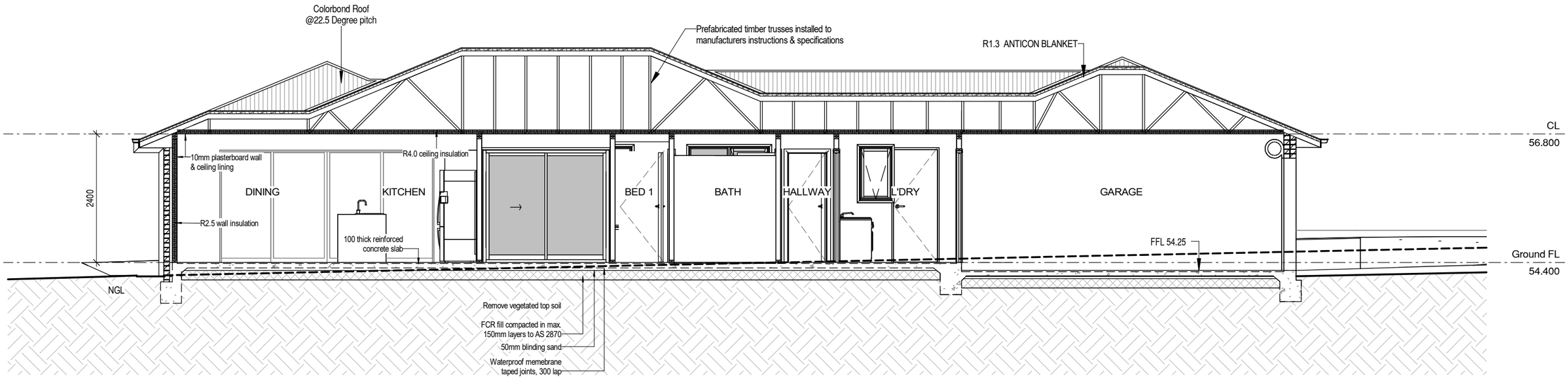
RONALD YOUNG + CO BUILDERS

174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633

Site Classification 'Class M'

IMPORTANT NOTE:
All framing to be Tas Oak (F17) hardwood .



GLAZING NOTE:
All Windows are Double glazed Awning.

BAL : 12.5

Rev.	Date	Revision Description	Drawn
B	15.02.2024	Modified as RFI 5.2023.348.1 Dated 12.02.2024	RK
A	19.12.2023	Modified as RY feedback	RK
	07.12.2023	BA PLANS	RK

DRAWING: SECTION
DATE: 14.02.2024
FILE NAME: 2278
DRAWN BY: RK
DWG No: 05

Scale: 1 : 75

PROPOSED DWELLING FOR IRVIN
AT 189 GREENS ROAD, ORIELTON

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RONALD YOUNG + CO BUILDERS

174 Bathurst Street, Hobart, Tasmania 7000
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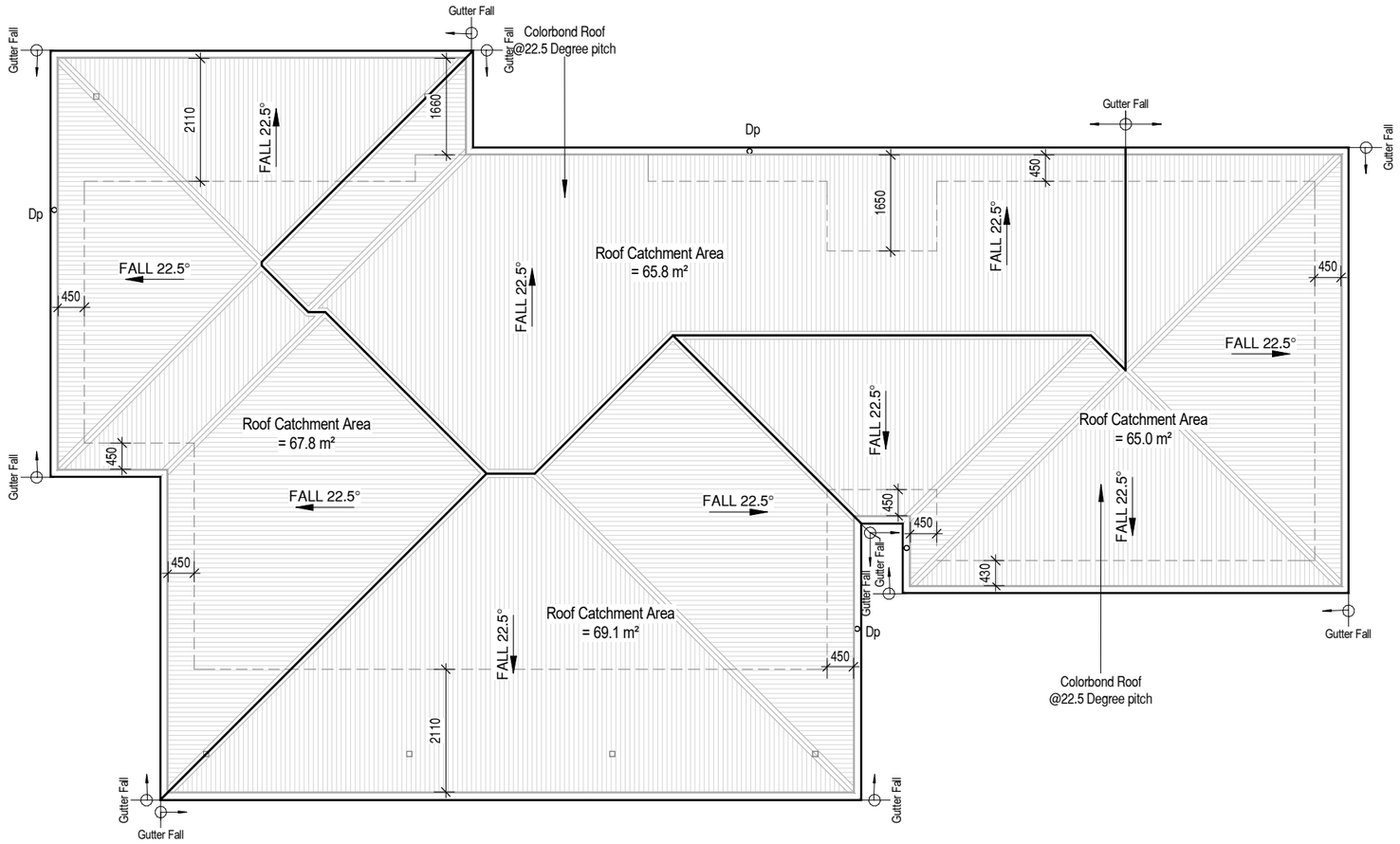

ROOF CATCHMENT AREA CALCULATION		
Ah	221.2 m²	Plan area of roof including 115mm Quad gutter (m²)
Ac	267.7 m²	catchment area of a roof - Ah x slope factor (m²)
Gutter Type	A	effective cross-sectional area 6500 mm² (determined from NCC Table 7.4.3b)
DRI	86	Design Rainfall intensity Hobart (determined from NCC Table 7.4.3d)
Acdp	70	Max.catchment area of roof per 90mm downpipe
Downpipes required	4	Ac / Acdp
Downpipes provided	4	
NOTE: Roof catcment areas to comply with AS3500.3		

IMPORTANT NOTE:
The position and quantity of downpipes are not to be altered without consulting with designer.
Areas shown are surface / catchment areas NOT plan areas.
Where downpipes are further than 1.2m away from valley, .
All roof areas shown are indicative only and not to be used for any further purpose.

Sorell Council
Development Application: Response to Request for Information - 189 Greens Road, Orielton.pdf
Plans Reference: P2
Date Received: 15/02/2024

BAL : 12.5

DRAWING: ROOF PLAN
DATE: 14.02.2024
FILE NAME: 2278
DRAWN BY: RK
DWG No: 06

Rev.	Date	Revision Description	Drawn
B	15.02.2024	Modified as RFI 5.2023.348.1 Dated 12.02.2024	RK
A	19.12.2023	Modified as RY feedback	RK
	07.12.2023	BA PLANS	RK

Scale: 1 : 100

PROPOSED DWELLING FOR IRVIN
AT 189 GREENS ROAD, ORIELTON

THIS PLAN IS ACCEPTED BY:

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DATE:

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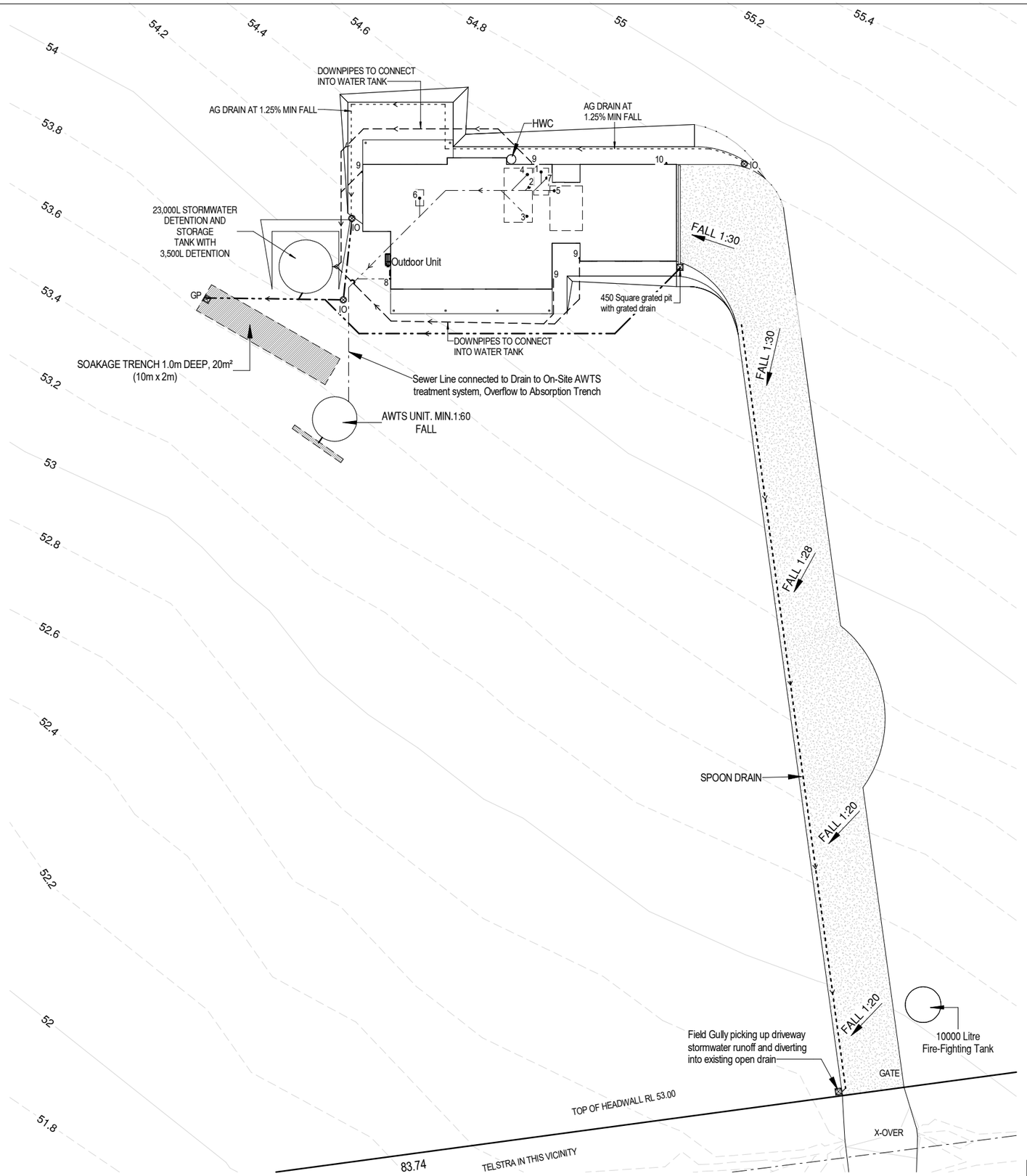


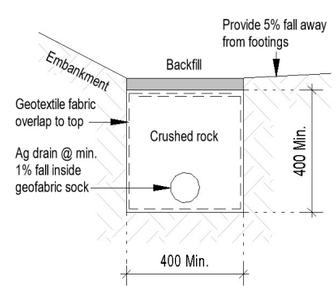
RONALD YOUNG + CO BUILDERS

174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633

LEGEND		Min. Ø
Abbr.	TYPE	Outlet size
1	Water closet pan	100
2	HandBasin	40
3	Shower	50
4	Bath	40
5	Laundry Trough	50
6	Kitchen Sink	50
7	Vent	50
8	Tap Charged ORG min.150mm below FFL	
9	Downpipe	90
10	Tap	
i.o.	Inspection Opening to Ground Lvl	
f/w	Floor Waste	

—— - —— Sewer line 100Ø UPVC U.N.O.

—— - —— Stormwater line 100Ø UPVC U.N.O.



AG Drain (Typical)

Sorell Council
Development Application: Response to Request for Information - 189 Greens Road, Orielton.pdf
Plans Reference: P2
Date Received: 15/02/2024

BAL : 12.5

DRAWING: DRAINAGE PLAN
DATE: 14.02.2024
FILE NAME: 2278
DRAWN BY: RK
DWG No: 09

Rev.	Date	Revision Description	Drawn
B	15.02.2024	Modified as RFI 5.2023.348.1 Dated 12.02.2024	RK
A	19.12.2023	Modified as RY feedback	RK
	07.12.2023	BA PLANS	RK

Scale: As indicated

PROPOSED DWELLING FOR IRVIN
AT 189 GREENS ROAD, ORIELTON

THIS PLAN IS ACCEPTED BY:

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DATE:

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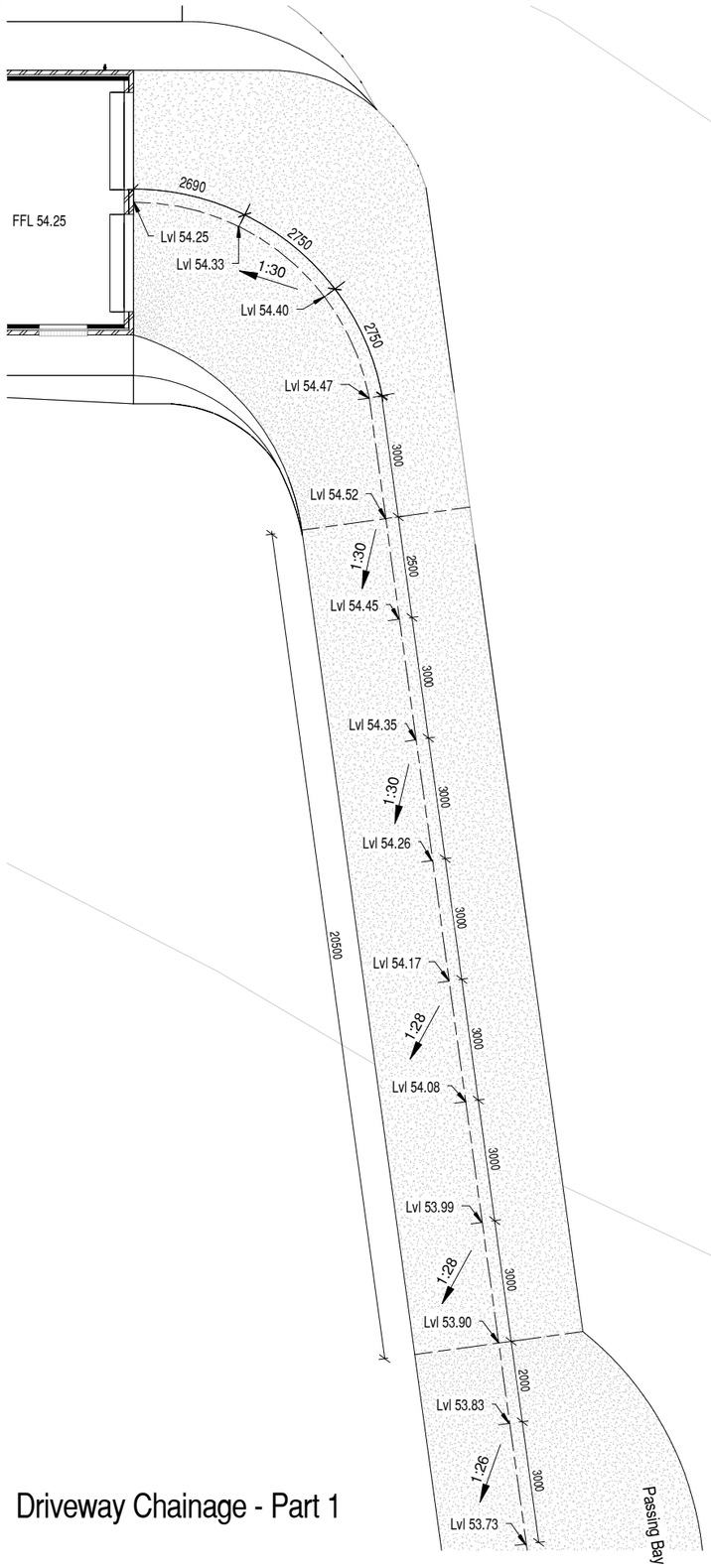
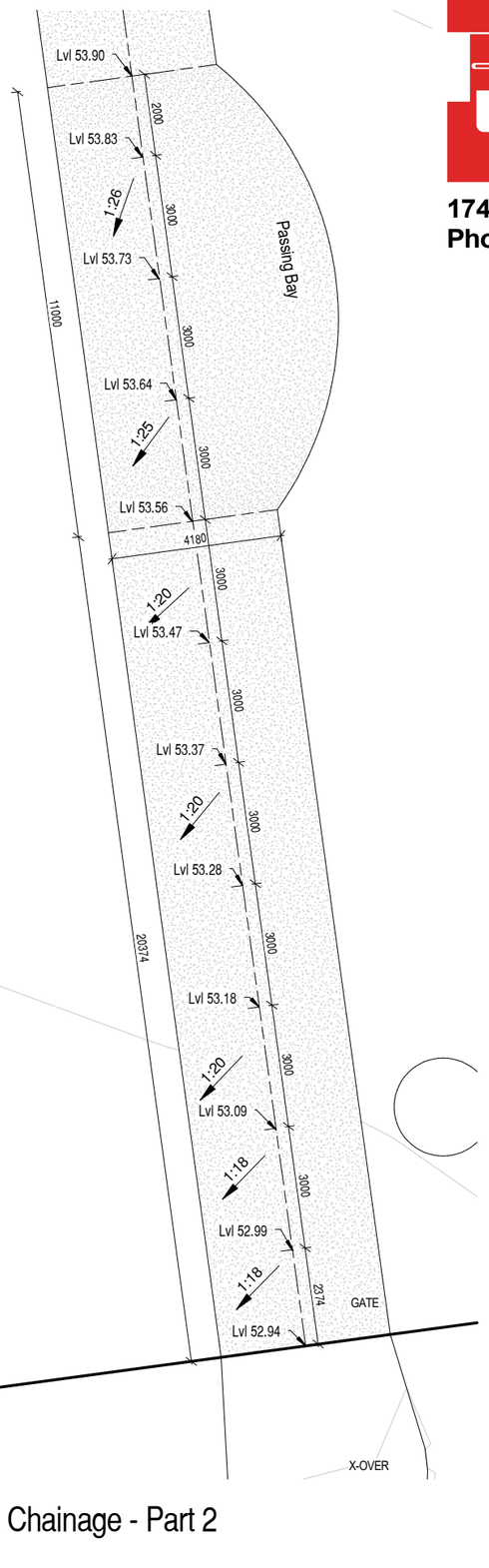


Driveway Chainage - Part 1



Driveway Chainage - Part 2

RONALD YOUNG + CO BUILDERS

174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633

Sorell Council
Development Application: Response to Request for Information - 189 Greens Road, Orielton.pdf
Plans Reference: P2
Date Received: 15/02/2024

BAL : 12.5

DRAWING: DRIVEWAY CHAINAGE
DATE: 14.02.2024
FILE NAME: 2278
DRAWN BY: RK
DWG No: 10

Scale: 1 : 150

PROPOSED DWELLING FOR IRVIN
AT 189 GREENS ROAD, ORIELTON

Rev.	Date	Revision Description	Drawn
B	15.02.2024	Modified as RFI 5.2023.348.1 Dated 12.02.2024	RK
A	19.12.2023	Modified as RY feedback	RK
	07.12.2023	BA PLANS	RK