NOTICE OF PROPOSED DEVELOPMENT

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

SITE: 18 Dodges Hill Road, Dodges Ferry

PROPOSED DEVELOPMENT:
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 **Monday 19th May 2025.**

Any person may make representation in relation to the proposal by letter or electronic mail (sorell.council@sorell.tas.gov.au) addressed to the General Manager. Representations must be received no later than **Monday 19th May 2025.**

APPLICANT: **S McLean**

APPLICATION NO: **DA 2025 /96 1**
DATE: **02 May 2025**

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

Full description of Proposal:	*Use:* Garage / Storage *Development:* 15m × 11m Shed *Large or complex proposals should be described in a letter or planning report.*
Design and construction cost of proposal:	$ $50,000
Is all, or some the work already constructed:	No: ☑ Yes: ☐
Location of proposed works:	Street address: 18 Dodges Hill rd Suburb: Dodges Ferry Postcode: 7173 Certificate of Title(s) Volume: 104586 Folio: 20
Current Use of Site	Residence
Current Owner/s:	Name(s) Sam McLean / Sarah Kerr

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: ..... Date: 8.04.2025

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: .....

Cover Letter

Building application **18 Dodges Hill Rd, Dodges Ferry 7173**

We Are looking to Build a 15mx11m shed to accommodate our vehicles and have some room for storage, Entertainment.

This will be a 5.5m High to apex and colour Monument.

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	2.52
Topographic multiplier	1.21
Shielding multiplier	1
Ultimate design wind speed	47.3 m/s
Snow load	0.00 kPa
Slab imposed load	2.5 kPa or 9kN applied over 0.3x0.3m area (light vehicles)
Allowable bearing capacity of foundation supporting footings	100 kPa
Allowable bearing capacity of foundation supporting slab	50 kPa
Allowable skin friction of foundation	25 kPa
Soil Type	Non-aggressive (not saline or acid sulfate)

4.0 Installation Building Contractor Responsibilities

4.1 The contractor shall verify and confirm all site conditions and dimensions. Any discrepancies between drawings and site conditions shall be referred to the engineer for decision before proceeding with the work.

4.2 All workmanship and materials are to be in accordance with the Governing Building Code including all relevant Australian Standards and local statutory authorities except where varied by the contract documents.

4.3 The contractor shall be responsible for maintaining the structure in a stable condition and ensuring no part is overstressed under construction activities. They shall provide all temporary bracing, shoring or other means to avoid excessive stresses and to hold structural elements in place during erection. These temporary provisions shall remain in place until sufficient permanent members are erected to ensure the safety of partially erected structures. The contractor is responsible for meeting all laws regulating the erection of steel buildings including, but not limited to, Safe Work Australia guidelines.

4.4 The contractor shall be responsible for the location of all services in the vicinity of the works. Any services shown are provided for information only. The contractor shall confirm the location of all services prior to commencing and shall be responsible for the repair of any damage caused to services, as well as any loss incurred because of the damage to any service.

5.0 Foundation

5.1 The bearing capacity of the foundation supporting the footings and slab shall be confirmed before any concrete is placed.

5.2 No earth or debris is to fall into the footings or piers before and during placing of concrete.

5.3 All footings shall be located centrally under walls and columns unless noted otherwise.

5.4 Concrete embedment depths do not apply to locations where any uncompacted fill or disturbed ground exists or where walls of the excavation will not stand without support. Request further advice from the engineer in these circumstances.

5.5 Fill used for the support of a slab on ground shall be controlled fill or rolled fill as in accordance with clause 6.4.2 of AS 2870-2011.

5.6 Slabs less than 100sq.m in plan area are suitable for AS 2870-2011 site classes A, S & M. For larger slabs or for site classes M-D, H1, H1-D, H2, H2-D, E & E-D, the slab may experience cracking more than is considered normally acceptable. The cracking is considered of aesthetic concern only and should not effect the structural performance of the slab or shed. If this is not desired, contact the engineer for further advice.

6.0 Concrete

6.1 Concrete placement and workmanship shall be in accordance with AS 3600-2018 & AS 2870-2011.

6.2 Concrete shall be
- a) N25 with slump of 100 mm in accordance with AS 1379-2007, with 20 mm maximum nominal aggregate size and no admixtures.
- b) consolidated by mechanical vibration.
- c) Cured for a minimum of 7 days using continuous ponding with potable water.

6.3 No holes, chases or embedment of pipes other than those shown on the drawings shall be made in concrete members without prior approval of the engineer.

7.0 Reinforcement

7.1 Reinforcement shall comply with AS/NZ 4671-2019.

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

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

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

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

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

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

7.8 Hooks, bends and cogs to be in accordance with AS 3600-2018 unless noted otherwise on drawings.

8.0 Anchor Bolts

8.1 All anchors bolts shall be installed in accordance with the manufacturer's installation instructions.

8.2 Drill holes using a percussion drill (coring not permitted) to the correct hole diameter and depth as specified in the drawings.

8.3 Thoroughly clean and blow the dust out of the holes using the cleaning accessories prescribed by the manufacturer's instructions.

8.4 Substitution of anchors bolts and chemical epoxy adhesive is not permitted unless written confirmation from the engineer is provided.

8.5 For chemical anchors, ensure load is not applied to the anchors whilst epoxy adhesive is curing.

9.0 Light Gauge Cold-formed Steel

9.1 All light gauge cold-formed steel shall comply with AS 1397-2021 and be the following grades

Thickness(mm)	Steel grade (yield stress, MPa)	Protective coating (g/m2)
BMT ≤ 1.0mm	G550	Z350
1.0mm < BMT < 1.5mm	G500	Z350
1.5mm ≤ BMT ≤ 3.0mm	G450	Z350

9.2 Welding of light gauge cold-formed steel shall not be permitted.

9.3 Column and rafter members shall not be drilled or notched without prior approval of the engineer.

9.4 Round holes may be drilled through any girt or purlin member within the middle third of the depth of that member and not within 600mm of member end unless noted otherwise.

9.5 All bolts used to connect light gauge cold-formed steel members shall be
- a) Zinc coated M12 (min.) grade 4.6 snug tightened complying to AS 1111.1-2015 & AS 1112.3-2015 unless noted otherwise.
- b) Spaced no less than 3 bolt diameters between centres.
- c) Located no less than 1.5 bolt diameters from bolt centre to the end or edge of any light gauge member.

9.6 All screws used to connect light gauge cold formed steel members (excluding sheeting) shall be
- a) 10g (min.) self-drilling screws complying with AS 3566.1-2002.
- b) Corrosion resistance class 4 in accordance with AS 3566.2-2002 for buildings within 1 km from the coastline with open bays or class 3 otherwise.
- c) Spaced no less than 3 bolt diameters between centres.
- d) Located no less than 1.5 bolt diameters from bolt centre to the end or edge of any light gauge member.

10.0 Roof & Wall Sheeting

10.1 Roof & wall sheeting shall comply with AS 1397-2018 and have suitable corrosion protection complying with Table 7.2.2a of the 2022 Housing Provisions Standard.

10.2 During construction and maintenance, no foot traffic shall occur within end spans of sheeting, foot traffic shall occur
- a) Evenly across at least two ribs for corrugated profiled sheeting or
- b) In the pans for pan-type profiled sheeting.

10.3 Any roof skylights shall be approved by the engineer

10.4 Safety mesh shall be installed in accordance with the building code

11.0 Door & Window Components

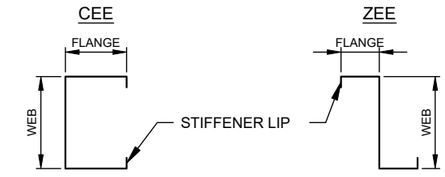
11.1 Wind-locked roller doors are assumed to remain in-place and resist the ultimate limit state wind loading except for in cyclonic regions

11.2 Non-wind-locked roller doors are assumed to have failed at the ultimate limit state wind loading

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

11.4 All windows shall be in accordance with AS 1288-2021 & AS 2047-2014(+A2) as appropriate for the wind loading parameters stated in the design criteria (see section 3.0)

COMPONENT DIAGRAM



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

REV	DATE	DESCRIPTION
A	14-04-2025	-

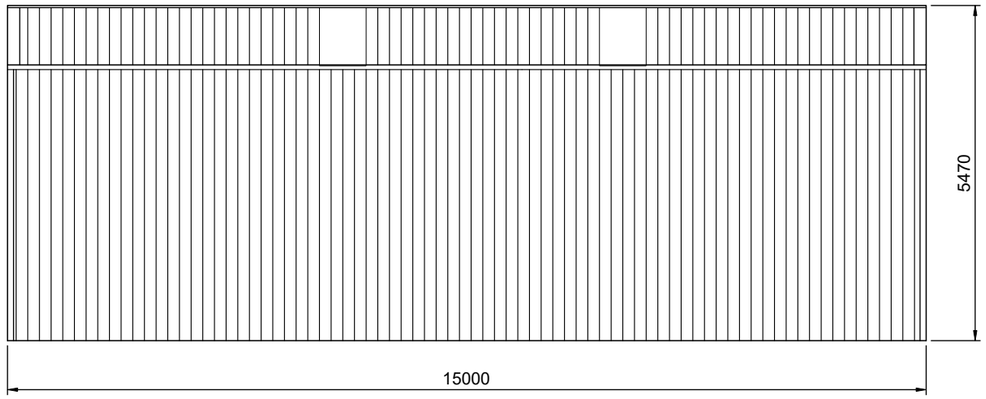
COLD FORMED BUILDINGS
ANOTHER COLD FORMED BUILDING DESIGNED BY ACT BUILDING SYSTEMS

VENN ENGINEERING
PO Box 3084
THIRROUL NSW 2515
sheds@venn.engineering
ABN 39 626 802 257
Signed ..... Date 14-04-2025
Grant J Wood MIEAust CPEng NER RPEQ
Registered EA Chartered Professional Engineer (No. 2383009)
Registered Professional Engineer QLD (No. 14384)
Registered Civil Engineer Building Practitioner VIC (No. PE0002499)
Registered Certifying Engineer (structural) NT (No. 306371ES)
Building Services Provider (Engineer Civil) TAS (No. 690930425)

Customer Name: Sam Mclean
Site Address: 18 Dodges Hill Rd
Dodges Ferry,
TAS, 7173

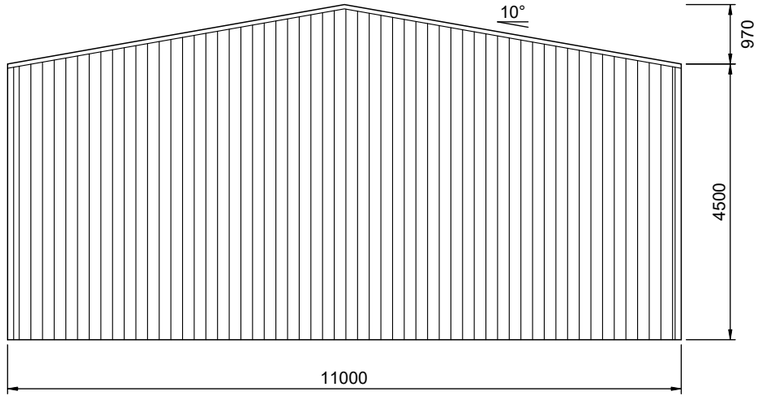
DATE 14-04-2025
JOB NO. EALB99645180
SHEET 1 of 11

NOTE: SAFETY MESH SHALL BE INSTALLED UNDER ALL TRANSLUCENT/SKYLIGHT ROOF SHEETING IN ACCORDANCE WITH AS1562.3:2006. TRANSLUCENT/SKYLIGHT ROOF SHEETING MATERIALS TO BE IN ACCORDANCE WITH AS4256 PARTS 3&5:(2006) AND INSTALLED IN ACCORDANCE WITH AS1562.3:2006.



2/2 SIDEWALL B BUILDING ELEVATION

SCALE: 1:100



3/2 REAR BUILDING ELEVATION

SCALE: 1:100 FRAME #5

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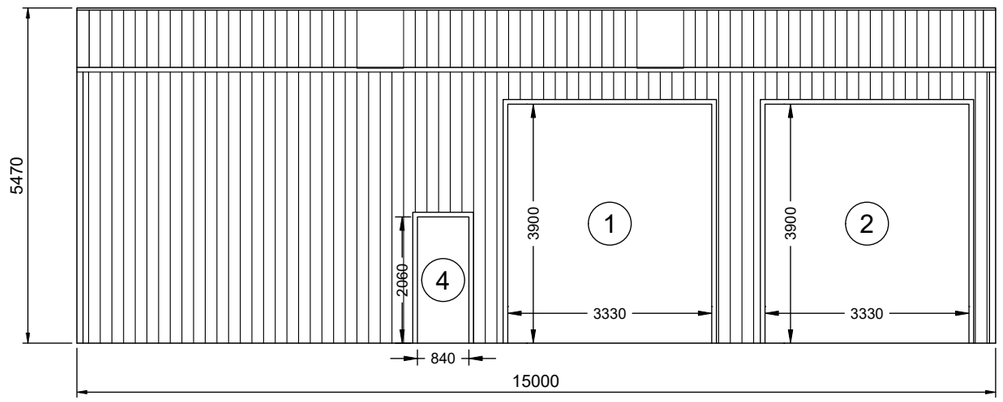
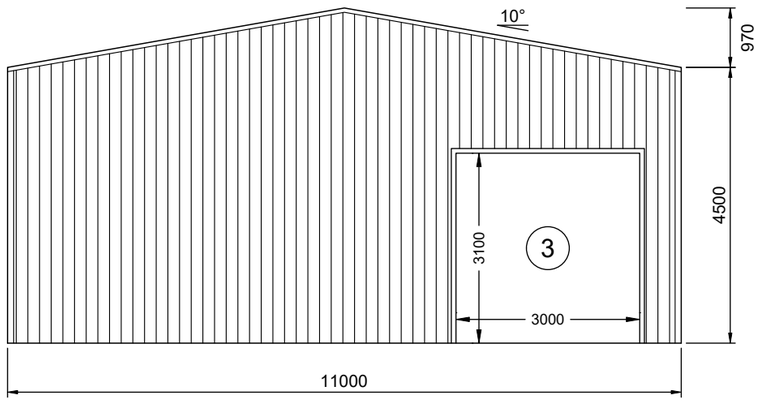


1/2 SIDEWALL A BUILDING ELEVATION

SCALE: 1:100



4/2 FRONT BUILDING ELEVATION

SCALE: 1:100 FRAME #1

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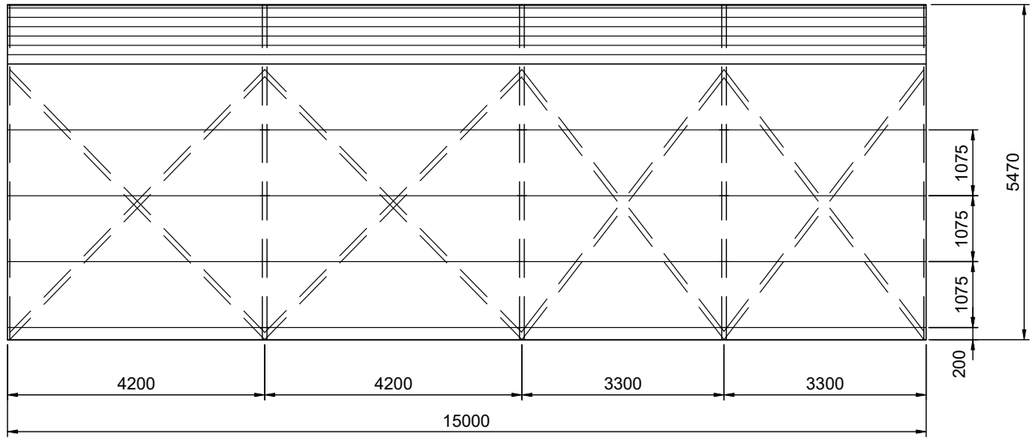
SHEET 2 of 11



2/3 SIDEWALL B FRAMING ELEVATION

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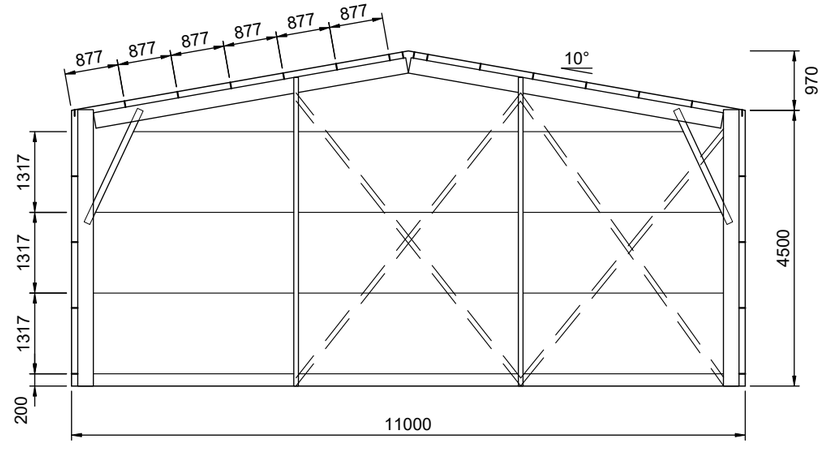
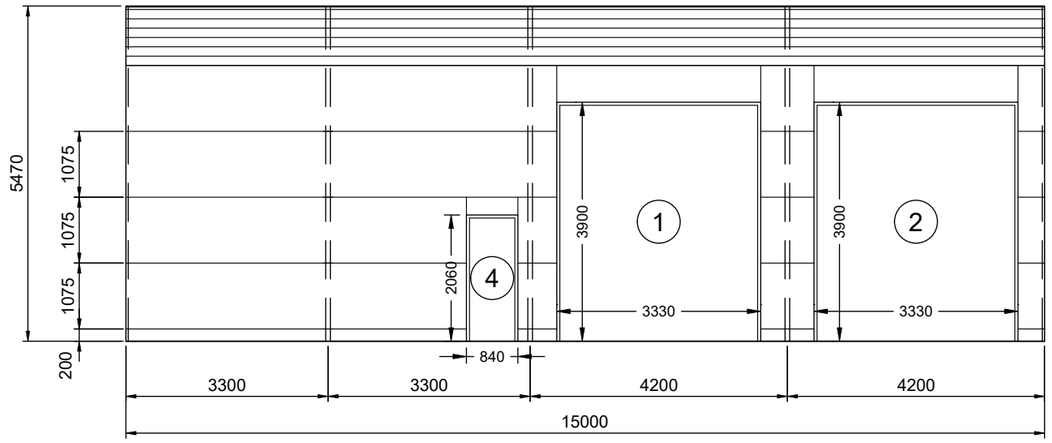


3/3 REAR FRAMING ELEVATION

SCALE: 1:100

FRAME #5



1/3 SIDEWALL A FRAMING ELEVATION

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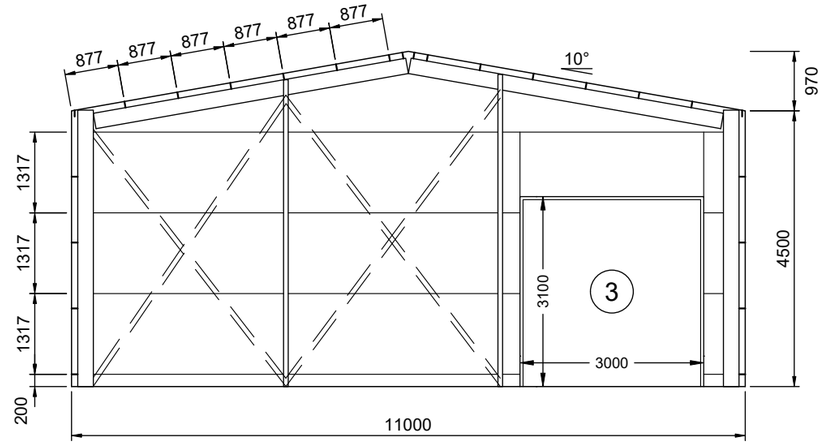

4/3 FRONT FRAMING ELEVATION

SCALE: 1:100

FRAME #1

Sorell Council

Development Application: 5.2025.96.1 - Development Application - 18 Dodges Hill Road, Dodges Ferry - P1.pdf

Plans Reference:P1

Date Received:14/04/2025

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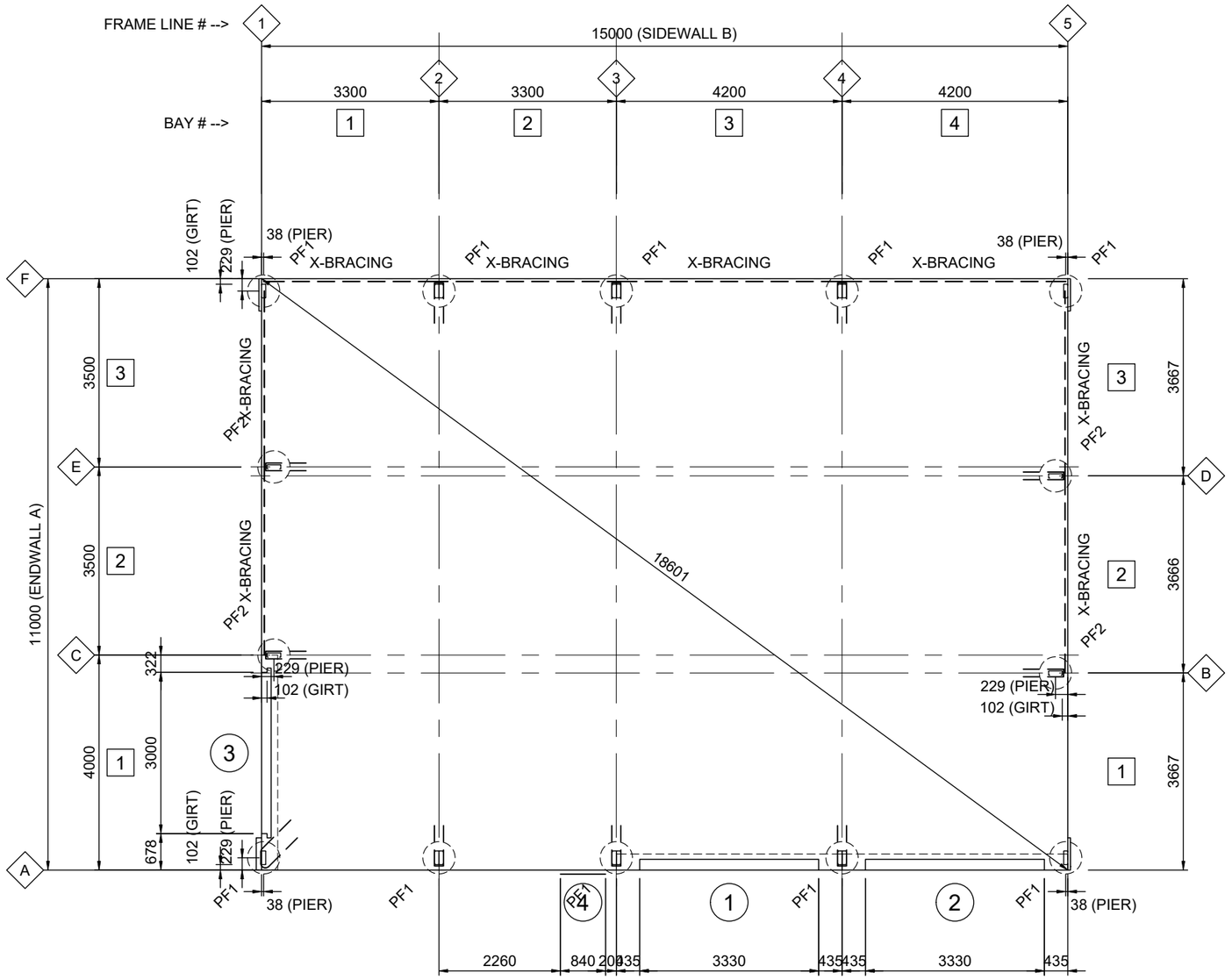

1/4 FOOTING/SLAB FLOOR PLAN

SCALE: 1:100

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

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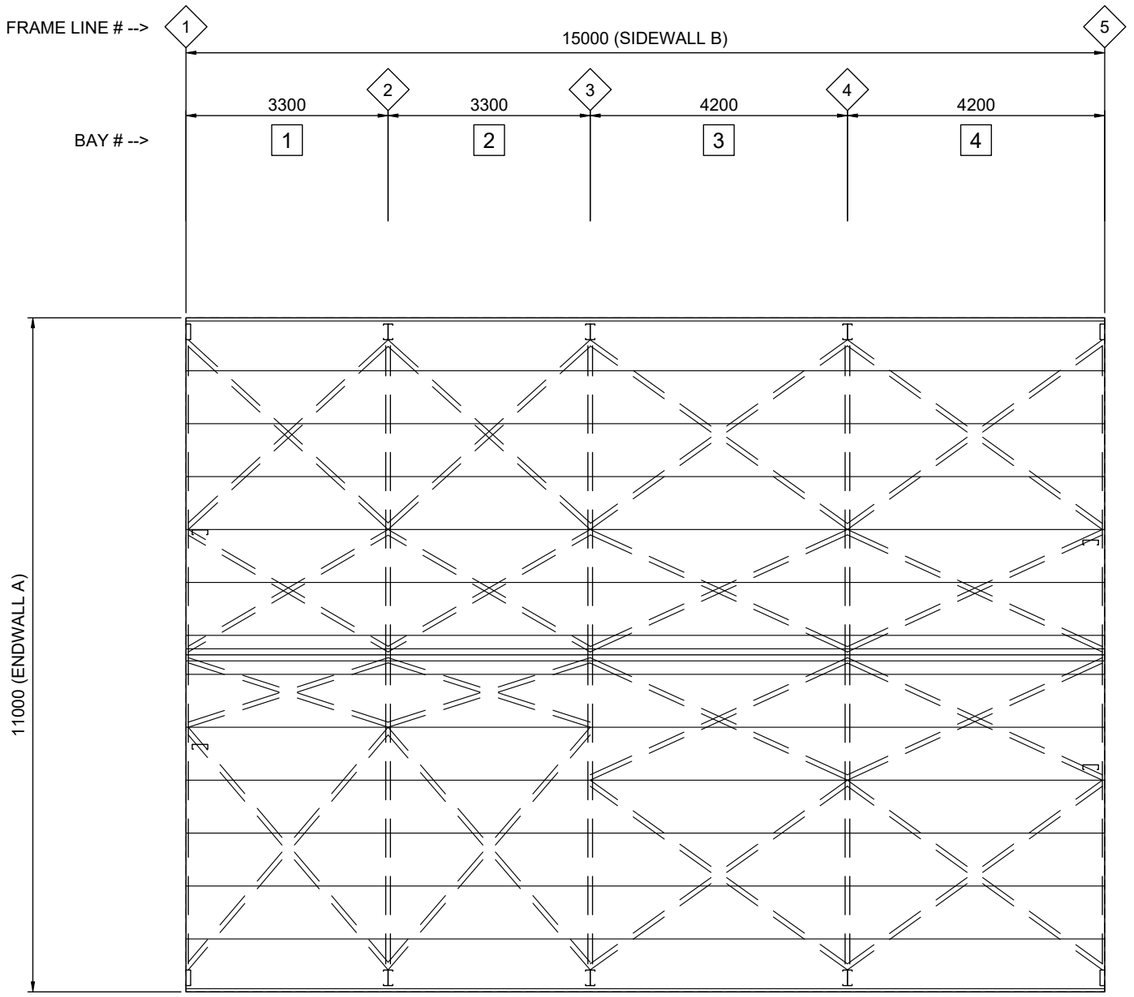

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1/5 ROOF FRAMING PLAN

SCALE: 1:100

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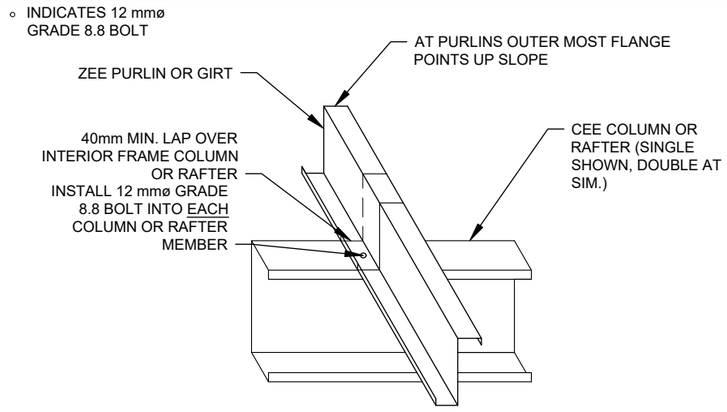
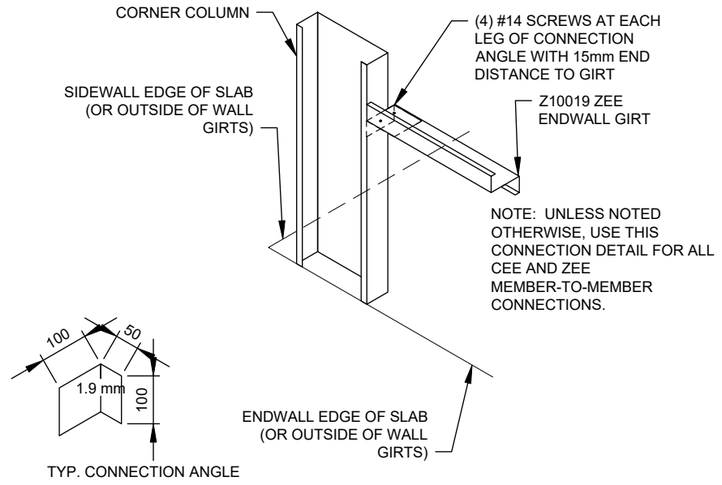
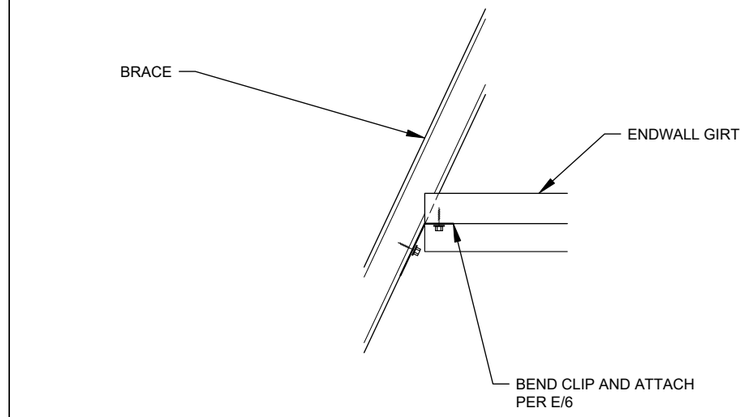


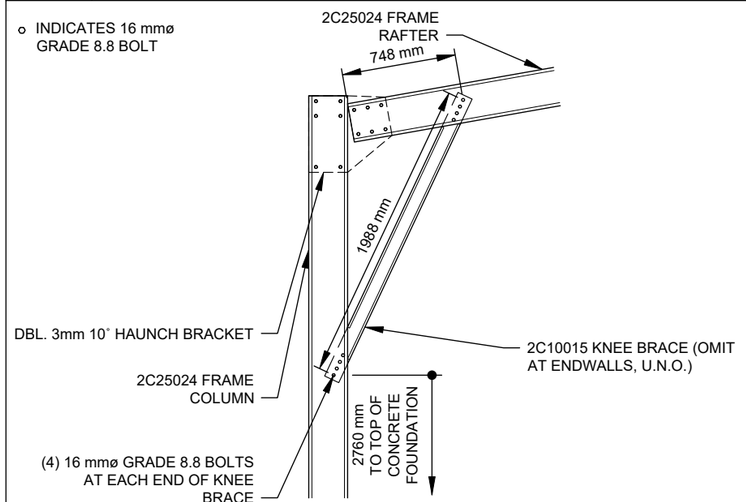
D ZEE PURLIN/GIRT CONNECTION



E GIRTS IN-LINE CORNER COLUMN CONNECTIONS

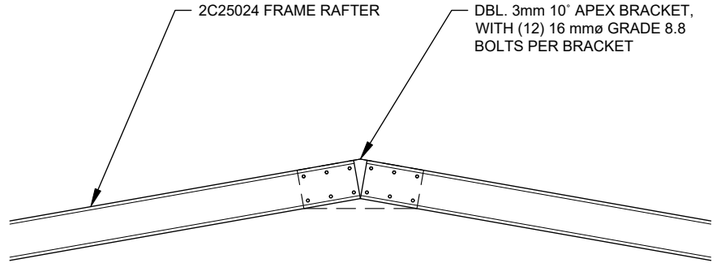


E2 END GIRT TO BRACE



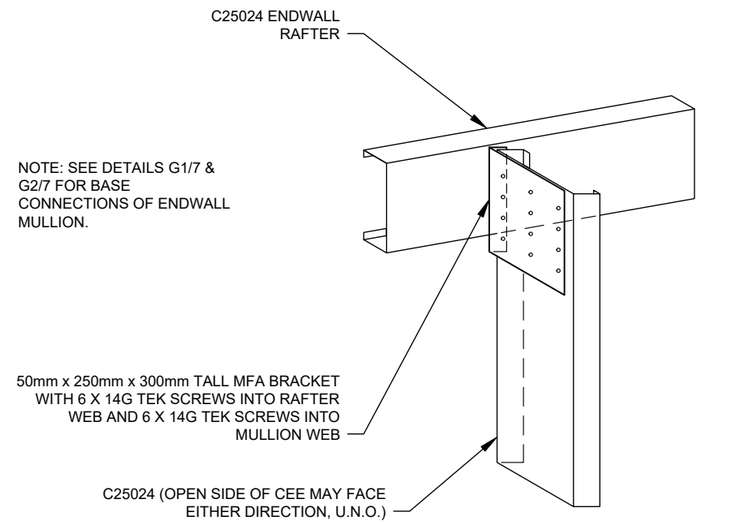
NOTE: ALL DOUBLE COMPONENTS SHALL BE SINGLE AT ENDWALLS.

A HAUNCH CONNECTION



NOTE: ALL DOUBLE COMPONENTS SHALL BE SINGLE AT ENDWALLS.

B APEX CONNECTION



C ENDWALL MULLION TO RAFTER

DETAIL DIMENSIONS ARE SHOWN IN MM UNLESS SPECIFIED OTHERWISE

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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 14-04-2025
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Registered Certifying Engineer (structural) NT (No. 306371ES)
Building Services Provider (Engineer Civil) TAS (No. 690930425)

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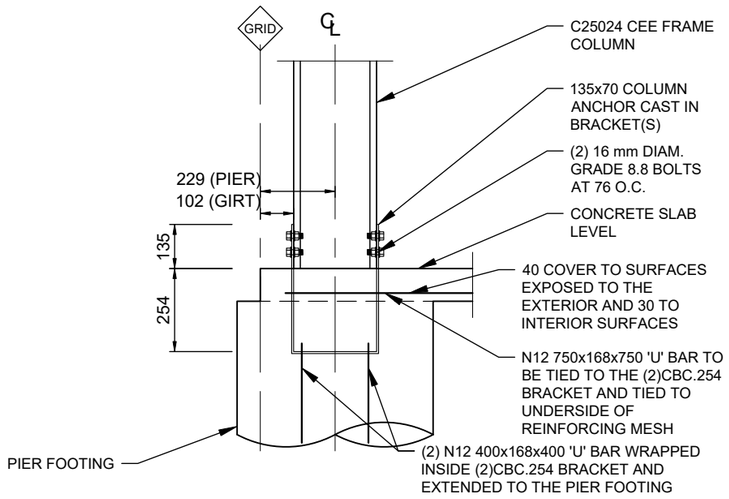
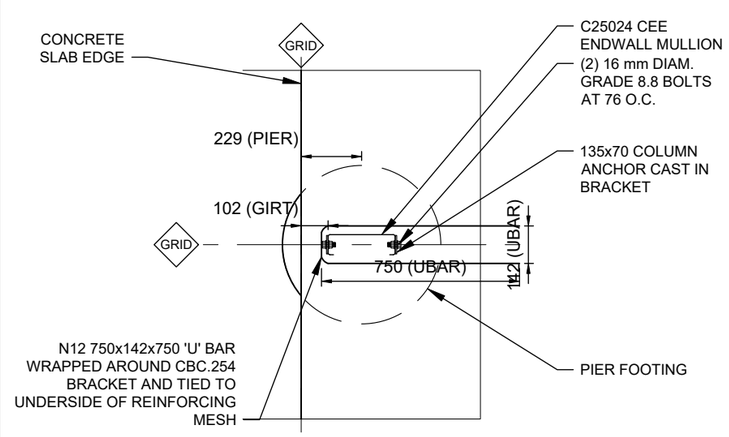
TAS, 7173

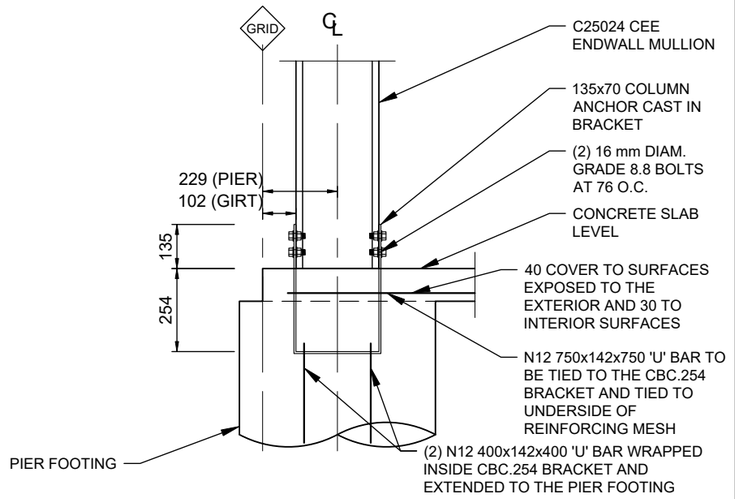
DATE 14-04-2025
JOB NO. EALB99645180
SHEET 6 of 11



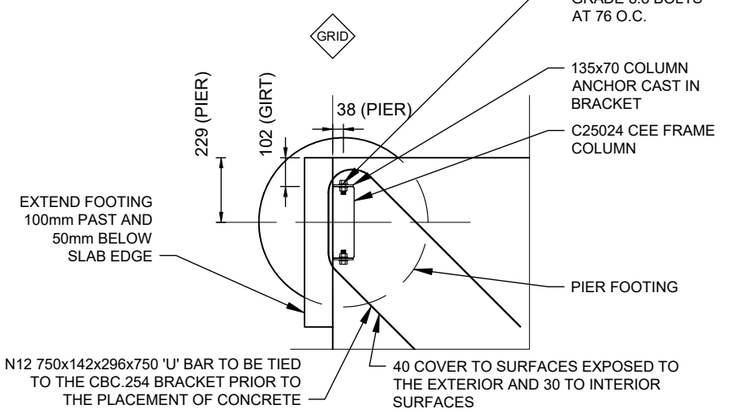
F4 FRAME COLUMN BASE DETAIL 2



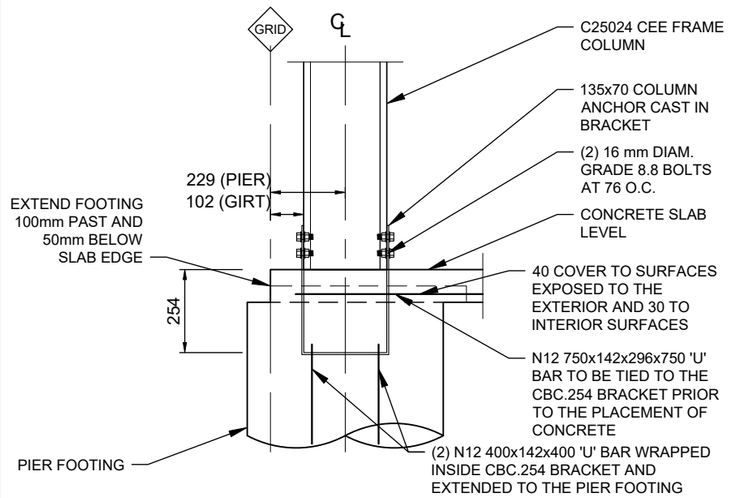
G1 ENDWALL MULLION BASE DETAIL



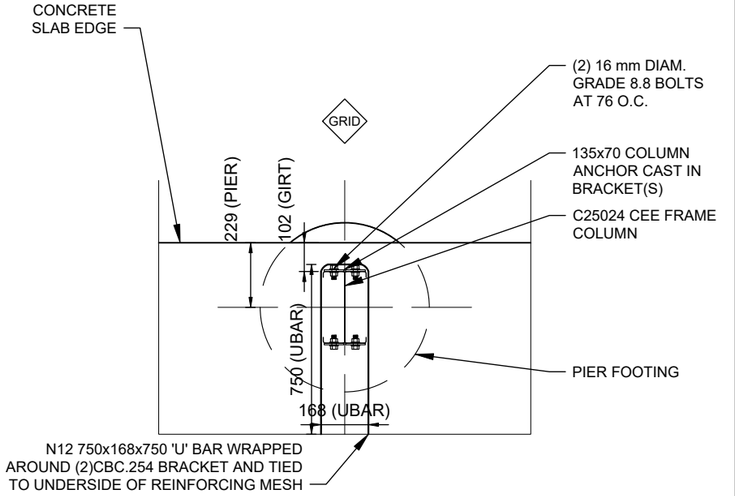
G2 ENDWALL MULLION BASE DETAIL 2



F1 CORNER COLUMN BASE DETAIL



F2 CORNER COLUMN BASE DETAIL 2



F3 FRAME COLUMN BASE DETAIL

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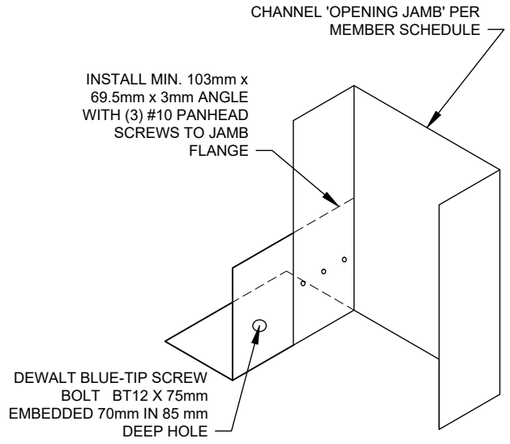
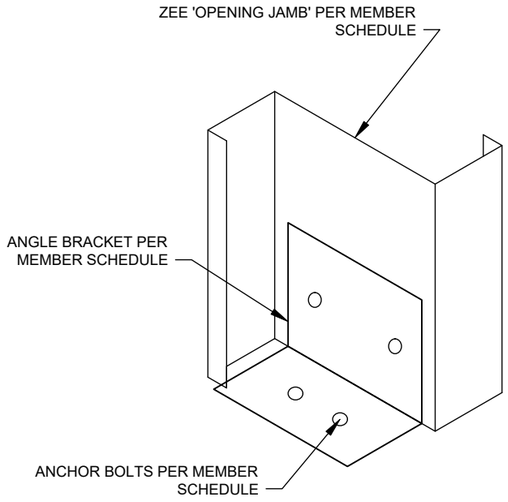
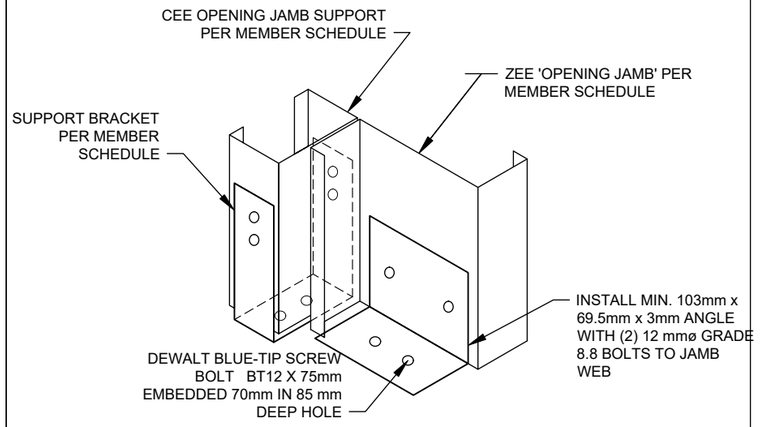


J1 PA DOOR JAMB BASE CONNECTION

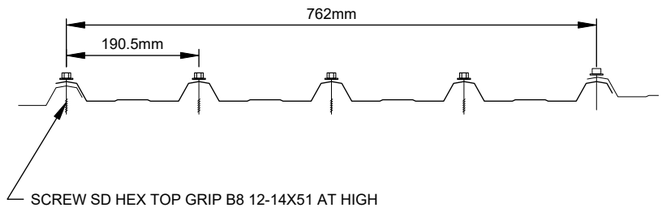


J2 ROLLER DOOR JAMB BASE CONNECTION



J3 OPENING COMPOSITE JAMB BASE CONNECTION

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

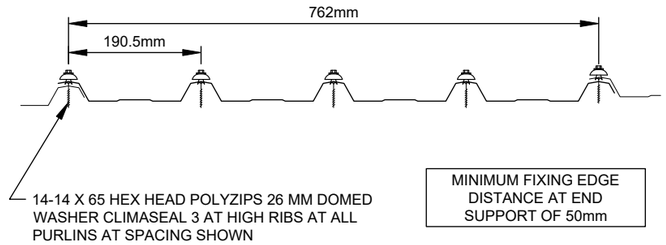


Stramit
Monoclad 0.42

H ROOF SHEETING

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

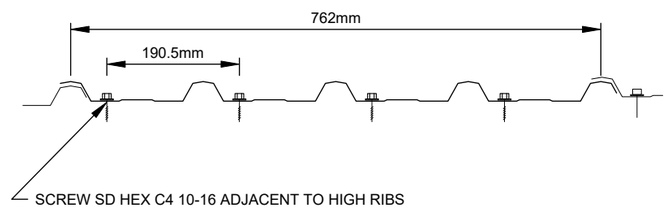
NOTE: SAFETY MESH SHALL BE INSTALLED UNDER ALL TRANSLUCENT/SKYLIGHT ROOF SHEETING IN ACCORDANCE WITH AS1562.3:2006. TRANSLUCENT/SKYLIGHT ROOF SHEETING MATERIALS TO BE IN ACCORDANCE WITH AS4256 PARTS 3&5:(2006) AND INSTALLED IN ACCORDANCE WITH AS1562.3:2006.



Ampelite Polycarbonate Solarsafe 5
Rib 0.8

H1 ROOF SKYLIGHT

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



Stramit
Monoclad 0.42

I WALL SHEETING

Sorell Council

Development Application: 5.2025.96.1 - Development Application - 18 Dodges Hill Road, Dodges Ferry - P1.pdf
Plans Reference:P1
Date Received:14/04/2025

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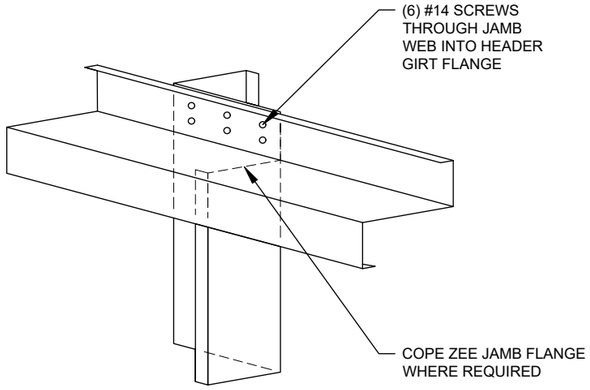
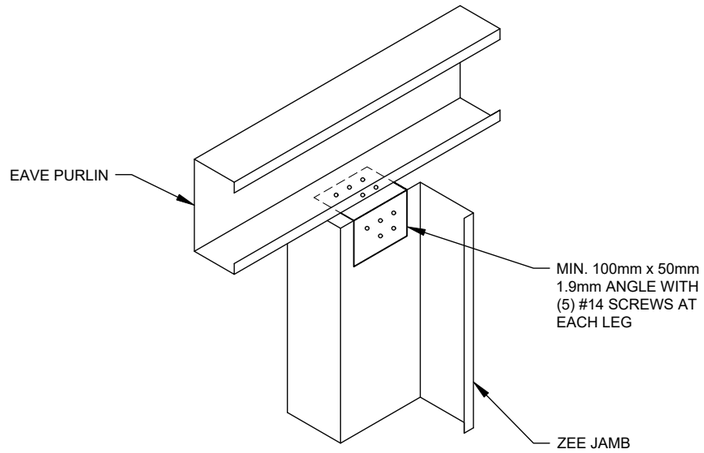
SHEET 8 of 11



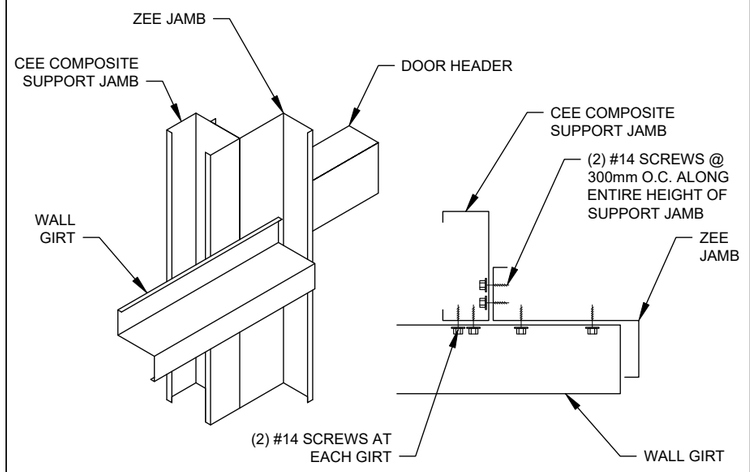
EXTERIOR VIEW

L2 ZEE JAMB TO ZEE HEADER GIRT CONNECTION



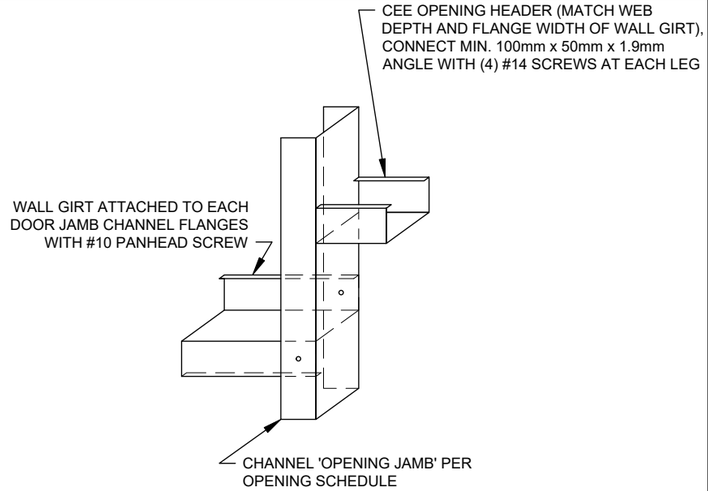
INTERIOR VIEW

L3 ZEE JAMB TO EAVE PURLIN CONNECTION

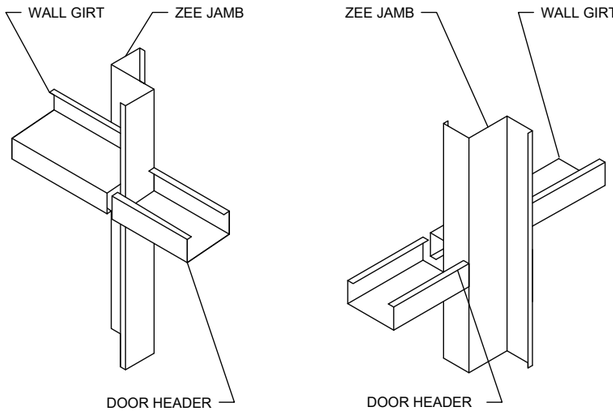


EXTERIOR VIEW PLAN VIEW

L4 COMPOSITE JAMB CONNECTION

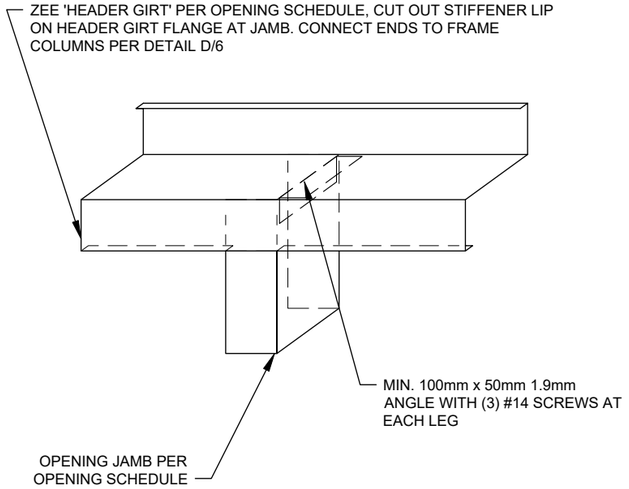


K1 OPENING CHANNEL JAMB GIRT CONNECTION



EXTERIOR VIEW INTERIOR VIEW

K2 OPENING ZEE JAMB GIRT CONNECTION



L1 CHANNEL JAMB TO HEADER GIRT CONNECTION

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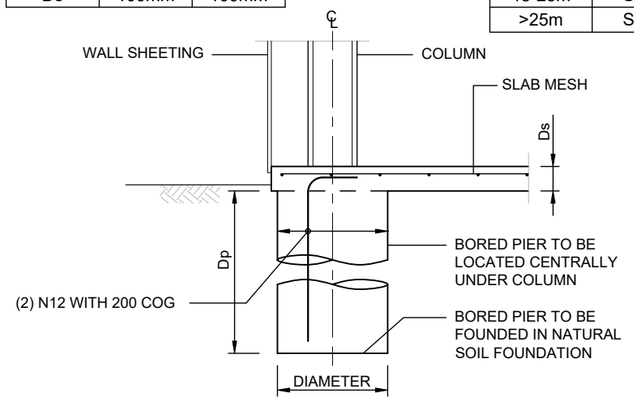
SHEET 9 of 11

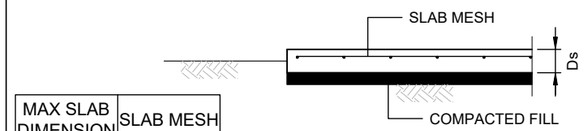
	PF1	PF2
Dp	1150mm	700mm
Diameter	600mm	600mm
Ds	100mm	100mm

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



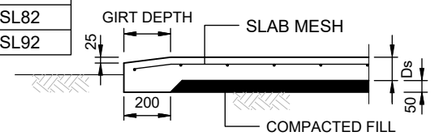
Y SLAB WITH PIER FOOTING DETAIL

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

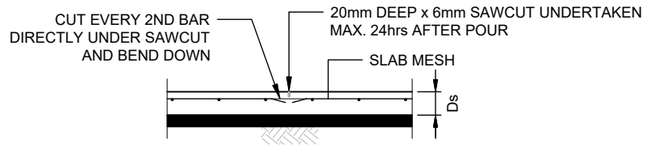


TYPICAL SLAB EDGE

Ds
100mm



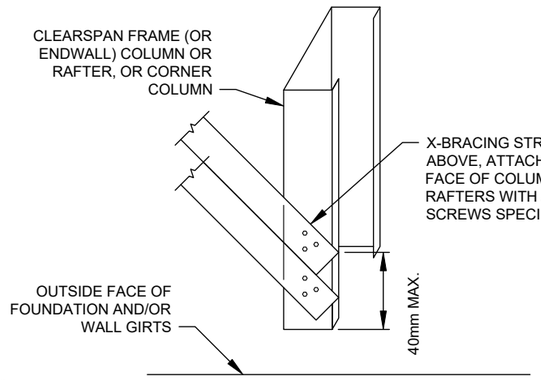
SLAB EDGE FOR ROLLER DOOR BAYS



CONTROL JOINT

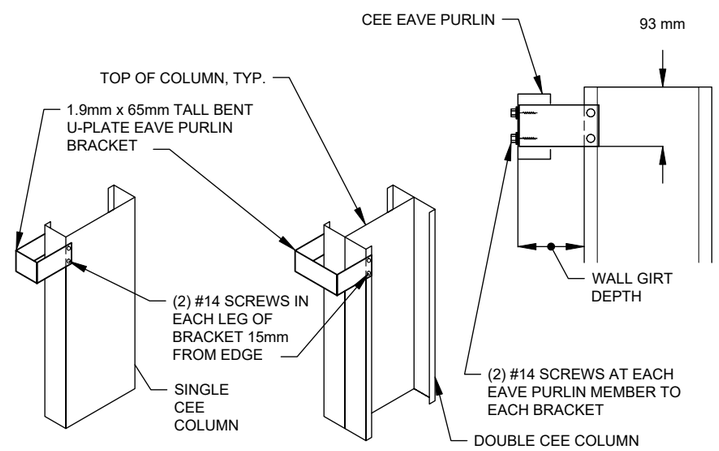
Z SLAB DETAIL

ENDWALLS: DBL. 30MM 1MM STRAP WITH (3) #14 SCREWS AT EACH END OF EACH STRAP
SIDEWALLS & ROOF: DBL. 30MM 1MM STRAP WITH (3) #14 SCREWS AT EACH END OF EACH STRAP



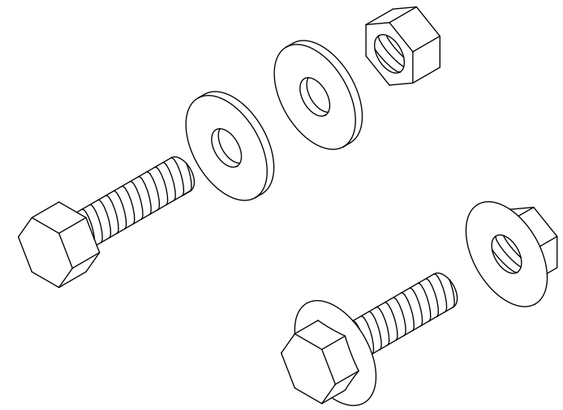
NOTES:
1) CONNECT STRAP AT TOP OF ADJACENT COLUMN OR RAFTER IN SAME MANNER.
2) IF DOUBLE STRAPS ARE SPECIFIED ABOVE, INSTALL SIDE-BY-SIDE, NOT ON TOP OF EACH OTHER.

M ROOF AND WALL X-BRACING CONNECTION



O EAVE PURLIN BRACKET

ALL NUTS AND BOLTS TO HAVE WASHER OR FLANGED HEADS



T BOLT OPTIONS

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SHEET 10 of 11

1/11 INTERNAL FRAMING ELEVATION

SCALE: 1:100

FRAMES 2-4

MEMBER SCHEDULE			
COMPONENT			TYPE
CLEAR SPAN PORTAL (FRAMES 2-4)	MEMBER	RAFTER	Double C25024
		COLUMN	Double C25024
		APEX BRACE	-
		KNEE BRACE	Double C10015
	BASE CONN.	BRACKET TYPE	Cast in bracket CBC.250
ENDWALL PORTAL (FRAME 1)	MEMBER	RAFTER	Single C25024
		COLUMN	Single C25024
		APEX BRACE	-
		KNEE BRACE	-
	BASE CONN.	BRACKET TYPE	Cast in bracket CBC.250
ENDWALL B PORTAL (FRAME 5)	MEMBER	RAFTER	Single C25024
		COLUMN	Single C25024
		APEX BRACE	-
		KNEE BRACE	Single C10015
	BASE CONN.	BRACKET TYPE	Cast in bracket CBC.250
ENDWALL MULLION	MEMBER	COLUMN	Single C25024
	BASE CONN.	BRACKET TYPE	Cast in bracket CBC.250
ROOF PURLINS		MEMBER	Single Z10019 @ 877mm centres
EAVE PURLIN		MEMBER	Single C10019
SIDEWALL GIRTS		MEMBER	Single Z10019 @ 1075mm centres
ENDWALL GIRTS		MEMBER	Single Z10019 @ 1317mm centres
OPENINGS (1-2)	MEMBER	JAMB	Single Z25024
		HEADER/SILL	Single C10012
	BASE CONNECTION	BRACKET TYPE	Angle base connection ABC.C250.160
		ANCHOR BOLTS	(2) Powers PB-PRO M10/15 x 100mm embedded 90mm
OPENING (3)	MEMBER	JAMB	Single Z20019/Single C15012
		HEADER/SILL	Single C10012
	BASE CONNECTION	ZEE BRACKET TYPE	Angle base connection ABC.C200.110
		CEE BRACKET TYPE	Base cleat bolt down bracket BC.150
		ANCHOR BOLTS	(4) 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		(2) 30mm x 1.0 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.

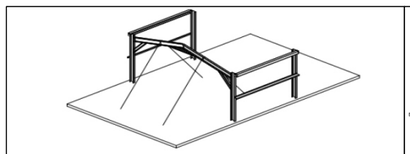
Fig 1. Frame First Temporary Bracing on First Rafter Installed

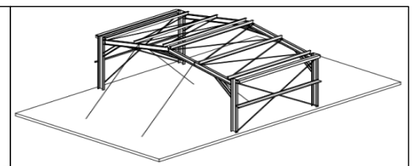
Fig 2. Temporary Bracing Installed as X Bracing

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.

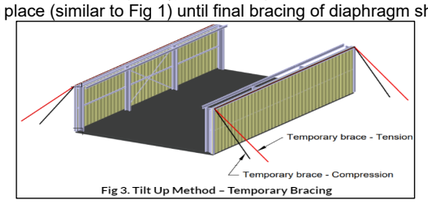

Fig 3. Tilt Up Method – Temporary Bracing

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.

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Sam Mclean *Owner name*

18 Dodges Hill Rd *Address*

Dodges Ferry, TAS 7173 *Suburb/postcode*

Designer details:

Name:	Grant Wood	Category:	Engineer civil
Business name:	Venn Engineering Pty Ltd	Phone No:	02 4244 7038
Business address:	PO Box 3084		
	Thirroul, NSW 2515	Fax No:	-
Licence No:	690930425	Email address:	sheds@venn.engineering

Details of the proposed work:

Owner/Applicant	Sam Mclean	Designer's project reference No.	EALB99645180
Address:	18 Dodges Hill Rd	Lot No:	
	Dodges Ferry, TAS 7173		

Type of work: Building work [x] Plumbing work [ ] *(X all applicable)*

Description of work:

New class 10a building (non-habitable shed) with importance lvl 2 of size 11.000m span x 15.000m long x 4.500m eaves height. The building consists of cold formed steel framing members and cladding along with reinforced concrete pavement slab on ground where shown.

(new building / alteration / addition / repair / removal / re-erection water / sewerage / stormwater / on-site wastewater management system / backflow prevention / other)

Description of the Design Work (Scope, limitations or exclusions): *(X all applicable certificates)*

Certificate Type:	Certificate	Responsible Practitioner
	☐ Building design	Architect or Building Designer
	☒ Structural design	Engineer or Civil Designer
	☐ Fire Safety design	Fire Engineer
	☐ Civil design	Civil Engineer or Civil Designer
	☐ Hydraulic design	Building Services Designer
	☐ Fire service design	Building Services Designer
	☐ Electrical design	Building Services Designer
	☐ Mechanical design	Building Service Designer
	☐ Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
	☐ Other (specify)	

Deemed-to-Satisfy: [x] Performance Solution: [ ] *(X the appropriate box)*

Other details:

The design complies with the following deemed-to-satisfy parts of 2022 NCC-BCA Vol. 2 & Housing Provisions:

- Part H1D4(1)(a)(ii) for resistance of concrete (AS3600)
- Housing provision 2.2.4 for resistance of fastenings in concrete (AS5216)
- Part H1D6(3)(c) for resistance of cold-formed steel members (AS/NZS4600)
- Housing provision 2.2.3(a), (b) & (c) for the following actions to AS/NZS1170 parts 1 to 4:
  - Imposed: 2.5 kPa to slab (light vehicles) where slab is shown
  - Wind: Importance level 2, Region A4, Terrain Cat. 2.52, Topographic (Mt) 1.21, Shielding (Ms) 1.00 and Site wind speed (Vsit,β) 47.30 m/s
  - Snow: 0.00 kpa
  - Earthquake: Design category I

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers:	Prepared by:	Date:
EALB99645180 sheets 1 to 12 revision A	Venn Engineering Pty Ltd	14/04/2025
Schedules:	Prepared by:	Date:
Specifications:	Prepared by:	Date:
Computations:	Prepared by:	Date:
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by:	Date:

Standards, codes or guidelines relied on in design process:

2022 National Construction Code – Building Code of Australia Volume 2 & Housing Provisions
Australian Standard for Structural design Actions parts 0, 1, 2, 3 & 4 (AS/NZS 1170)
Australian Standard for Cold-formed Steel Structures (AS/NZS 4600:2018)
Australian Standard for Concrete Structures (AS 3600:2018)
Australian Standard for Post-installed Fasteners in Concrete (AS 5216:2021)
Australian Steel Institute Design Guide Portal Frame Steel Sheds and Garages 2nd edition June 2014

Any other relevant documentation:

Attribution as designer:

I, Grant Wood, am responsible for the design of that part of the work as described in this certificate;

The documentation relating to the design includes sufficient information for the assessment of the work in accordance with the *Building Act 2016* and sufficient detail for the builder or plumber to carry out the work in accordance with the documents and the Act;

This certificate confirms compliance and is evidence of suitability of this design with the requirements of the National Construction Code.

	Name: (print)	*Signed*	*Date*
Designer:	Grant Wood		14/04/2025
Licence No:	690930425		

Assessment of Certifiable Works: (TasWater)

Note: single residential dwellings and outbuildings on a lot with an existing sewer connection are not considered to increase demand and are not certifiable.

If you cannot check ALL of these boxes, LEAVE THIS SECTION BLANK.

TasWater must then be contacted to determine if the proposed works are Certifiable Works.

I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

- ☐ The works will not increase the demand for water supplied by TasWater
- ☐ The works will not increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure
- ☐ The works will not require a new connection, or a modification to an existing connection, to be made to TasWater's infrastructure
- ☐ The works will not damage or interfere with TasWater's works
- ☐ The works will not adversely affect TasWater's operations
- ☐ The work are not within 2m of TasWater's infrastructure and are outside any TasWater easement
- ☐ I have checked the LISTMap to confirm the location of TasWater infrastructure
- ☐ If the property is connected to TasWater's water system, a water meter is in place, or has been applied for to TasWater.

Certification:

I ..... being responsible for the proposed work, am satisfied that the works described above are not Certifiable Works, as defined within the *Water and Sewerage Industry Act 2008,* that I have answered the above questions with all due diligence and have read and understood the Guidelines for TasWater CCW Assessments.

Note: the Guidelines for TasWater Certification of Certifiable Works Assessments are available at: www.taswater.com.au

	Name: (print)	*Signed*	*Date*
Designer:			

PROJECT	JOB NUMBER	DATE	DRAWING NO.	DRAWING
NEW SHED 18 DODGES HILL ROAD DODGES FERRY	N/A	11/04/25	DA100	**SITE PLAN**

Sorell Council

Development Application: 5.2025.96.1 - Response to Request For Information - 18 Dodges Hill Road, Dodges Ferry - P2.pdf
Plans Reference: P2
Date received: 29/04/2025

NORTH

SCALE

1 : 200

plus architecture