NOTICE OF PROPOSED DEVELOPMENT

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

SITE:
56 DELMORE ROAD, FORCETT (CT 187763/2)

PROPOSED DEVELOPMENT:
DWELLING AND 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 24th February 2026.**

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 **Tuesday 24th February 2026.**

APPLICATION NO: **5.2026-5.1**
DATE: **06 FEBRUARY 2026**

56 Delmore Road, Forcett

5-Feb-2026

Disclaimer

Any information extracted from this document (from the face of the document or by scale) should be verified on site. Council takes no responsibility for the accuracy of any information contained or presented in the document. While every care has been taken to ensure the accuracy of this information, Council makes no representations or warranties about the accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and liability.

100 m

N

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

Full description of Proposal:	*Use:* Residential *Development:* Residential Home & Shed *Large or complex proposals should be described in a letter or planning report.*
Design and construction cost of proposal:	$ 350,000

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

Location of proposed works:	Street address: 56 Delmore Road Suburb: Forcett Postcode: 7173 Certificate of Title(s) Volume: 187763 Folio: 2

Current Use of Site	Vacant Lot

Current Owner/s:	Name(s) Grant & Kathryn Mollineaux

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: 9 January 2026

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 _____

Sorell Council
Development Application: 5.2026.5.1 - Development Application - 56 Delmore Road, Forcett - P1.pdf
Plans Reference:P1
Date Received:9/01/2026

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

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
187763	2
EDITION	DATE OF ISSUE
2	04-Nov-2025

SEARCH DATE : 09-Jan-2026
SEARCH TIME : 10.21 am

DESCRIPTION OF LAND

Parish of FORCETT Land District of PEMBROKE
Lot 2 on Sealed Plan 187763
Derivation : Part of 246 Acres Located to David Lord.
Prior CT 134094/16

SCHEDULE 1

N282408 TRANSFER to GRANT LESLIE MOLLINEAUX and KATHRYN ANNE MOLLINEAUX Registered 04-Nov-2025 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP187763 FENCING COVENANT in Schedule of Easements
SP134094 FENCING COVENANT in Schedule of Easements
SP27948 & SP128210 COUNCIL NOTIFICATION under Section 83(5) of the Local Government (Building and Miscellaneous Provisions) Act 1993.
C49478 AGREEMENT pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 Registered 11-Sept-1997 at noon
E434155 MORTGAGE to Bendigo and Adelaide Bank Limited Registered 04-Nov-2025 at 12.02 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 187763

EASEMENTS AND PROFITS

Each lot on the plan is together with:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
(2) any easements or profits a prendre described hereunder.
Each lot on the plan is subject to:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
(2) any easements or profits a prendre described hereunder.
The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

FENCING COVENANT

The owner of each Lot on the plan covenants with the Vendor, Shane Ronald Saville, that the Vendor shall not be required to fence.

SIGNED by: Shane Ronald Saville as the registered proprietor of the land contained in Folio of the Register Volume 134094 Folio 16

signature .....

in the presence of

witness: signature .....

witness full name ..... Sebastian Thomas-Wilson
Legal Practitioner

witness address ..... Tierney Law
8/16 Main Road, Huonville, 7109

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Shane Ronald Saville FOLIO REF: Volume 134094 Folio 16 SOLICITOR & REFERENCE: Sebastian Thomas-Wilson, Tierney Law - 241930	PLAN SEALED BY: Sorell Council, DATE: 4.11.24 7.2023.7.1 REF NO. Council Delegate

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

SURVEY NOTES

SHEET 1 OF 2 SHEETS

Registered Number

SP187763

CROSS REFERENCE PLAN NUMBERS USED AS PART OF THIS SURVEY

LENGTHS IN METRES

Owner: SHANE RONALD SAVILLE

Folio Reference: C.T.134094/16

SURVEY CERTIFICATE

I, Andrew Stephen Birch of Tranmere in Tasmania a Registered Land Surveyor HEREBY CERTIFY that:

(a) this survey is based upon the best evidence that the nature of the case admits.

(b) the survey notes have been truly compiled from surveys made by me or made under my supervision; and

(c) this survey and accompanying survey notes comply with the relevant legislation affecting surveys and are correct for the purpose required.

Signature Date 17/9/24

Purpose of Survey: SUBDIVISION OF C.T.134094/16

Survey Commenced:	14–05–24	Survey Completed:	14–05–24	Surveyors Ref:	SAVIS–01
Horizontal Datum:	GDA2020	Bearing Datum:	MGA2020	Combined Scale Factor:	0.99962515

MGA2020 COORDINATE ORIGIN

SURCOM	Mark ID:	E	N	EPU
	SPM 9933	551443.546	5260475.146	±0.017

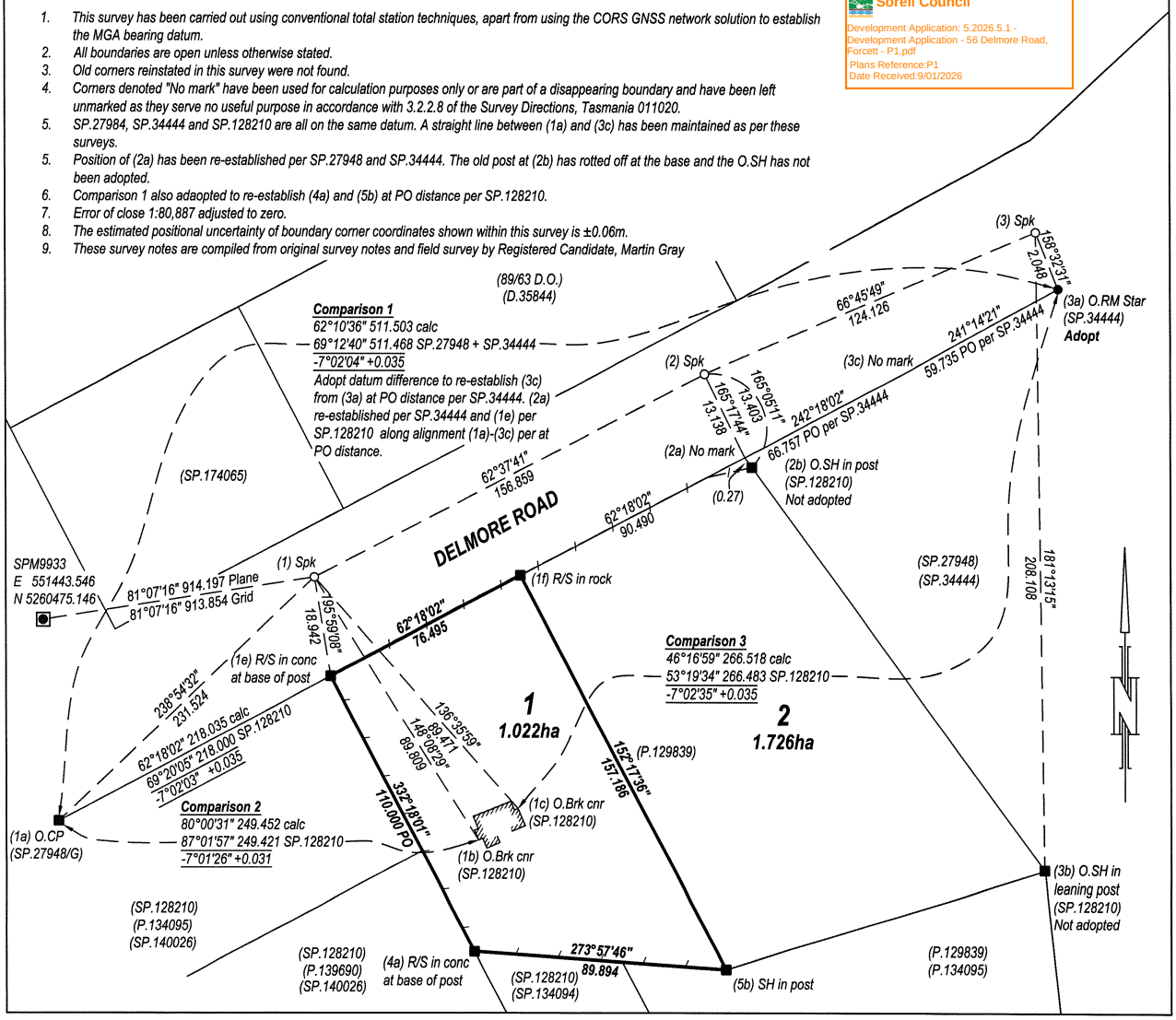
MGA2020 BEARING ORIGIN

Bearing Calculation
(1) Spk E 552346.449 N 5260616.196
(3) Spk E 552599.696 N 5260737.234
CALC/OBS BEARING 64°27'17" 280.686 GRID

Ground distance comparison.
64°27'17" 280.804 Plane traverse calc.
64°27'17" 280.791 Plane Coord. calc.
+0°00'00" +0.013

BOUNDARY REINSTATEMENT REPORT

1. *This survey has been carried out using conventional total station techniques, apart from using the CORS GNSS network solution to establish the MGA bearing datum.*
2. *All boundaries are open unless otherwise stated.*
3. *Old corners reinstated in this survey were not found.*
4. *Corners denoted "No mark" have been used for calculation purposes only or are part of a disappearing boundary and have been left unmarked as they serve no useful purpose in accordance with 3.2.2.8 of the Survey Directions, Tasmania 011020.*
5. *SP.27984, SP.34444 and SP.128210 are all on the same datum. A straight line between (1a) and (3c) has been maintained as per these surveys.*
5. *Position of (2a) has been re-established per SP.27948 and SP.34444. The old post at (2b) has rotted off at the base and the O.SH has not been adopted.*
6. *Comparison 1 also adaopted to re-establish (4a) and (5b) at PO distance per SP.128210.*
7. *Error of close 1:80,887 adjusted to zero.*
8. *The estimated positional uncertainty of boundary corner coordinates shown within this survey is ±0.06m.*
9. *These survey notes are compiled from original survey notes and field survey by Registered Candidate, Martin Gray*



OWNER SHANE RONALD SAVILLE

FOLIO REFERENCE C.T.134094/16

GRANTEE
PART OF 246 ACRES LOCATED TO DAIVID LORD

PLAN OF SURVEY

BY SURVEYOR ANDREW STEPHEN BIRCH
ROGERSON AND BIRCH SURVEYORS
UNIT 1 – 2 KENNEDY DRIVE, CAMBRIDGE PARK
PH 6248–5898 MOB. 0419–594–966

LAND DISTRICT OF PEMBROKE
PARISH OF FORCETT
SCALE 1: 1000 LENGTHS IN METRES

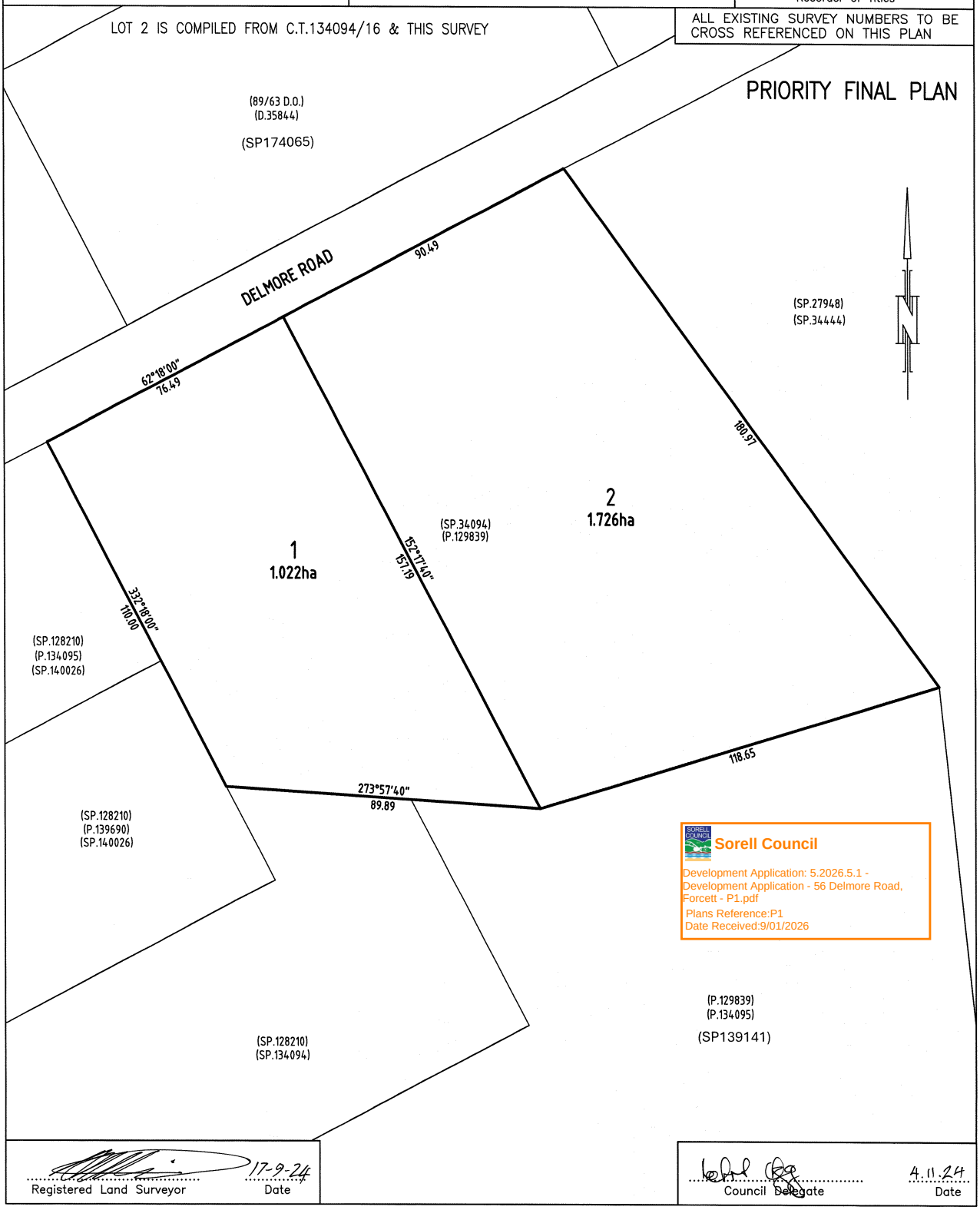
REGISTERED NUMBER
SP187763

APPROVED
EFFECTIVE FROM 18 NOV 2024
Recorder of Titles

LOT 2 IS COMPILED FROM C.T.134094/16 & THIS SURVEY

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

PRIORITY FINAL PLAN



Sorell Council
Development Application: 5.2026.5.1 - Development Application - 56 Delmore Road, Forcett - P1.pdf
Plans Reference:P1
Date Received:9/01/2026

Registered Land Surveyor 17-9-24 Date

Council Delegate 4.11.24 Date

Registered Number

SP187763

COUNCIL APPROVAL

(Insert any qualification to the permit under section 83(5), section 109 or section 111 of the Local Government (Building & Miscellaneous Provisions) Act 1993)
The subdivision shown in this plan is approved

In witness whereof the common seal of SORELL COUNCIL has been affixed, pursuant to a resolution of the Council of the said municipality passed the 17 day of JAN 2023, in the presence of us

Member .....

Member .....

Council Delegate .....

Council Reference 7.2023.7.1

NOMINATIONS

For the purpose of section 88 of the Local Government (Building & Miscellaneous Provisions) Act 1993 the owner has nominated

TIERNEY LAW	Solicitor to act for the owner
ROGERSON & BIRCH SURVEYORS	Surveyor to act for the owner

Sorell Council
Development Application: 5.2026.5.1 - Development Application - 56 Delmore Road, Forcett - P1.pdf
Plans Reference:P1
Date Received:9/01/2026

OFFICE EXAMINATION: Indexed ✓ Computed ✓ Examined MG 15/11/24

SURVEY NOTES
ANNEXURE SHEET
SHEET 2 OF 2 SHEETS

CROSS REFERENCE PLAN NUMBERS USED AS PART OF THIS SURVEY

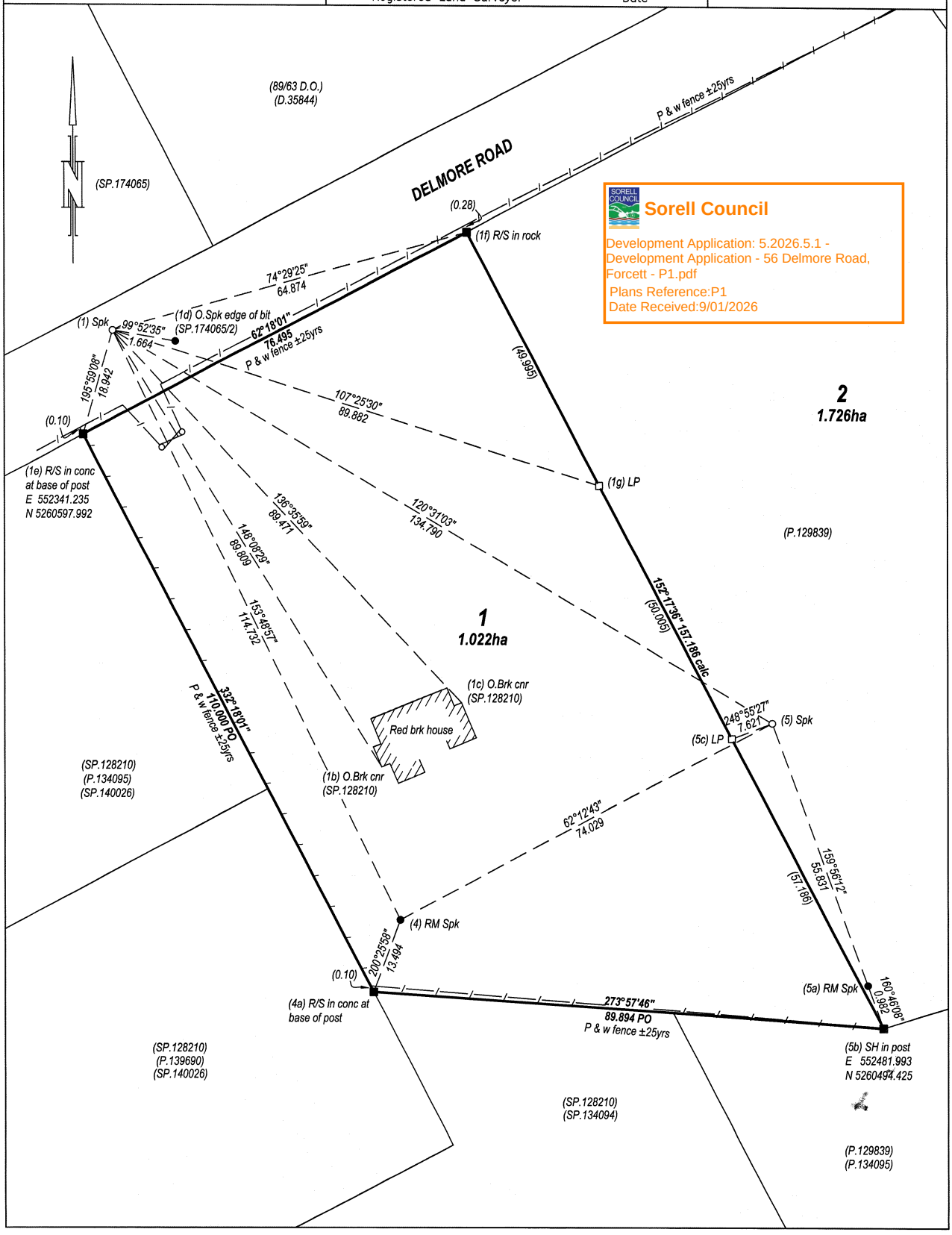
OWNER: SHANE RONALD SAVILLE
FOLIO REFERENCE: C.T.134094/16

THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED SURVEY NOTES.

Registered Land Surveyor — Date: 17-9-2024

Registered Number
SP187763

LENGTHS IN METRES



Sorell Council
Development Application: 5.2026.5.1 - Development Application - 56 Delmore Road, Forcett - P1.pdf
Plans Reference:P1
Date Received:9/01/2026

RESULT OF URDS SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

UNREGISTERED AND RECENTLY REGISTERED DEALINGS REPORT

SEARCH DATE : 09-Jan-2026

SEARCH TIME : 10:21 am

CT: 187763/2

Lodge Date	Type	DealingNo	Reg Date
30-Sept-2025	P/D/MORTG	E434154	04-Nov-2025
30-Sept-2025	TRANSFER	N282408	04-Nov-2025
30-Sept-2025	MORTGAGE	E434155	04-Nov-2025

Search covers any dealings registered in the last 90 days and any dealings yet to be registered.

TASMANIAN LAND TITLES OFFICE

C49478

Notification of Agreement under the Land Use Planning and Approvals Act 1993

(Section 71)

DESCRIPTION OF LAND			
Folio of the Register			
Volume	Folio	Volume	Folio
245351	1	125127	3
245852	1	28860	1

REGISTERED PROPRIETOR:

DARYL JOHN DODGE AND CAROL JOAN DODGE OF ARTHUR HIGHWAY, FORCETT

PLANNING AUTHORITY

SORELL COUNCIL

Dated this 15th day of AUGUST 1997

I/~~We~~ STEPHEN JOHN MARS

of 9 SOMERVILLE ST. SORELL MANAGER PLANNING SERVICES ON BEHALF OF

the abovenamed Planning Authority, certify that the above particulars are correct and that attached is a certified executed copy of the agreement between the abovenamed parties, notice of which is to be registered against the abovementioned folio of the Register

The abovenamed Planning Authority holds the original executed Agreement

Signed
(on behalf of the Planning Authority)

Land Titles Office Use Only

11 SEP 1997

REGISTRAR OF TITLES

Stamp Duty

LUA

Certified as Page 1 of an agreement consisting of 3 pages.

files/stand/forms/part5

GENERAL MANAGER
SORELL COUNCIL

SORELL COUNCIL ANNE... TASMANIA 1862

AGREEMENT UNDER PART 5
LAND USE PLANNING AND APPROVALS ACT 1993

This Deed is made the 3rd day of August 1997

Tasmanian Stamp Duty
Lodgement No 17394
Receipt Number 1010126l4
Duty Paid $20.00
Date Paid 11/08/97
Consideration/Value N/A
Document Type MAY

BETWEEN **DARYL JOHN DODGE and**
CAROL JOAN DODGE (the "Owners")
- and -
SORELL COUNCIL ("the Council")
a body corporate pursuant to the
provisions of the Local Government Act 1993.

WHEREAS

A. The owners have made an application to the Council dated 31 May 1996 and registered in Council's records as application number PP1846 for a permit under the Land Use Planning and Approvals Act 1993 for a 17 lot subdivision together with 2 adhesions at Delmore Road Forcett, such land being the land described in folio of the Register Volume 245851 Folio 1 and folio of the Register Volume 245852 Folio 1 and folio of the Register Volume 125127 Folio 3 and folio of the Register Volume 28860 Folio 1.

B. The Council has granted a permit for the 17 lot subdivision together with 2 adhesions, upon condition that the owners enter into this Agreement pursuant to Part 5 of the Land Use Planning and Approvals Act 1993.

NOW THIS INDENTURE WITNESSETH

1. In pursuance of the permit allowing the 17 lot subdivision together with 2 adhesions, and in compliance with the aforesaid condition, the owners and their successors in title hereby covenant and agree with

Certified as Page 2 of an agreement consisting of 3 pages.

files/stand/forms/part5

GENERAL MANAGER
SORELL COUNCIL

SORELL COUNCIL
ANNEXURE A
APPROVED
1862

the Council to the intent that the burden of this covenant shall run with and bind the covenantor's land and every part thereof to observe the following stipulations:

(a) To comply with all conditions of the permit.

(b) The lot created by condition 3 of the Permit dated 23 July 1996, is not to be subdivided for the life of the Sorell Planning scheme 1993.

(c) To advise any successor in title of the existence of this agreement and its terms and conditions.

2. The owners acknowledge that this agreement may be registered by the Recorder of Titles pursuant to Section 78 of the Land Use Planning and Approvals Act 1993 and covenants to reimburse to the Council the stamp duty payable on the agreement and the costs of registration of the agreement, and also the fees associated with any notice by the Council to the Recorder of Titles notifying the ending of this agreement

IN WITNESS whereof the parties have hereunto set their hands and seals the day and year first hereinbefore written

SIGNED, SEALED AND DELIVERED
by the said **DARYL JOHN DODGE**
in the presence of:

H J Dodge.

SIGNED, SEALED AND DELIVERED
by the said **CAROL JOAN DODGE**
in the presence of:

H J Dodge

Certified as Page 3 of an agreement consisting of 3 pages

files/stand/forms/part5

GENERAL MANAGER
SORELL COUNCIL

THE COMMON SEAL of THE SORELL COUNCIL was hereunto affixed pursuant to a delegation of Council made the 8th day of March 1994 in the presence of:

GENERAL MANAGER 8/8/1997

B Medley

Thomas Peter Baron

B897207

245851	1
245852	1

N Louise Voss
Law Clerk
Hobart

Thomas Peter Baron being the mortgagee pursuant to Mortgage No. C49585 registered on the Folio of the Register for Certificate of Title Volume 28860 Folio 1 consents to the registration of this agreement pursuant to part 5 of the Land Use Planning and Approvals Act 1993.

N Louise Voss
Law Clerk
Hobart.

GEOTECH 26-016

ROCK SOLID GEOTECHNICS PTY LTD

Peter Hofto
163 Orielton Road
ORIELTON
TAS 7172
0417 960 769
peter@rocksolidgeotechnics.com.au

30/1/2026

Grant Mollineaux [redacted]

RE: SITE ASSESSMENT – Dispersive Soils – 56 Delmore Road, Forcett

The property is subject to the Dispersive Soils Code (SOR-S1.7.1 Development on dispersive soils – *Sorell Council - Statewide Planning Scheme*).

Dispersive Soils Code: Objective;

- That buildings and works with the potential to disturb dispersive soil are appropriately located or managed:
  a) To minimise the potential to cause erosion; and
  b) To reduce risk to property and the environment to an acceptable level.

- Performance Criteria P1 – Buildings and works must be designed, sited and constructed to minimise the risks associated with dispersive soil to property and the environment, having regard to:

  (a) the dispersive potential of soils in the vicinity of proposed buildings, driveways, services and the development area generally;
  (b) the potential of the development to affect or be affected by erosion, including gully and tunnel erosion;
  (c) the dispersive potential of soils in the vicinity of water drainage lines, infiltration areas / trenches, water storages, ponds, dams and disposal areas;
  (d) the level or risk and potential consequence for the property and the environment from potential erosion, including gully and tunnel erosion;
  (e) management measures that would reduce risk to an acceptable level.
  (f) The advice contained in a dispersive soil management plan.

SITE ASSESSMENT

A site visit was completed on Tuesday 27 January, 2026. This included the augering of two test holes to recover samples for dispersive soils analysis (4WD mounted SAMPLA25 mechanical auger with 100mm solid flight augers). The locations of the holes are marked on Figure 1.

The property generally slopes shallowly to the northeast as 4-5 degrees. The areas designated for the proposed residence and machinery shed have been cleared, are covered in grass, and are devoid of trees. No seepages or springs were observed on the site. There is no evidence of any erosion on or around the site.

The profile encountered in Test Hole #2 consisted of;

Typical of the profiles encountered on the property was:

0.00 – 0.20m	silty SAND: fine grained, greyish brown, 20% silt, roots & rootlets – TOPSOIL
0.20 – 0.65m	silty SAND: fine to medium grained, light brown, 20% silt, dry
0.65 – 0.75m	sandy CLAY / clayey SAND: fine to medium grained sand, medium plasticity clay, yellowish brown, trave siltstone gravel, slightly moist – EXTREMELY WEATHERED SILTSTONE
0.75m +	Mechanical auger refusal on siltstone bedrock 0.75m.

Test Hole #1 encountered sand to refusal at 0.60m depth – no clay.

Groundwater was not encountered in either hole.

Plate 1 – Test Hole #2 - looking to the west.

Samples were obtained from the two test holes to assess the site for dispersive soils.

The Department of Primary Industries and Water publication *Dispersive Soils and their Management: Technical Reference Manual (2009)* specifies sampling and analysis techniques for the determination and classification of dispersive soils.

The samples were taken from the site and tested for dispersiveness in accordance with the Department of Primary Industries and Water publication *Dispersive Soils and their Management: Technical Reference Manual (2009).*

- The samples were air-dried.
- All samples were placed in jars containing distilled water.
- Samples were left without disturbance for 1 hour.
- Samples were observed and compared with Figure 4 (Field test for aggregate dispersion - *Dispersive Soils and their Management: Technical Reference Manual (2009).*

From Figure 4, all clay samples were classified as slightly dispersive.

DISCUSSION OF RESULTS

The risk of erosion developing due to development on this site is not significant.

The site is underlain by non-dispersive sandy topsoils over slightly dispersive clay subsoils.

Although the (slightly) dispersive subsoils that exist over the site can be vulnerable to erosion when exposed, or when water is permitted to concentrate, the proposed development will not leave the clay subsoils exposed.

CONCLUSIONS

Slightly dispersive clay subsoils are present at depth at 56 Delmore Road, Forcett.

It is unlikely that erosion will occur because of the proposed development.

It is the opinion of the author that sensible development of this site can be achieved and the level of risk to users of the development is minimal and acceptable.

PETER HOFTO
Rock Solid Geotechnics P/L

56 DELMORE ROAD
TEST HOLES

GDA94 MGA55 : 552444E, 5260663N 1:846 **Disclaimer and Copyright Notice**

DISPERSIVE SOILS *and their* MANAGEMENT

Guidelines for Landholders, Planners and Engineers

1.0 WHY MANAGEMENT OF DISPERSIVE SOILS IS IMPORTANT

In recent years, urban expansion has occurred in areas with dispersive soils. Disturbance of dispersive soils has resulted in tunnel erosion, damage to infrastructure, and environmental harm. Greater awareness of the difficulties posed by development on dispersive soils is required to prevent future damage. Tunnel erosion results in the formation of underground cavities that can collapse causing gully erosion and damage to infrastructure such as optical fibre cables, septic systems, roads, culverts and dwellings. Unlike other forms of erosion, tunnel erosion involves both chemical and physical processes associated with the dispersion of sodic clays. Given the difficulty of repairing tunnel erosion, management effort is focused on prevention of tunnel formation through increased understanding and awareness of the issues associated with construction and development on dispersive soils.

Figure 1. Tunnel and gully erosion resulting from construction of a stormwater culvert in dispersive clay.

2.0 WHERE DO DISPERSIVE SOILS OCCUR?

Dispersive soils and tunnel erosion occur in all municipalities in southern Tasmania, as well as parts of the Northern Midlands, Tamar Valley and Break O'Day municipalities. Dispersive soils are generally associated with soils derived from Triassic sandstone, or Permian mudstone. The location and extent of dispersive soils has not been specifically mapped in Tasmania, although broad scale land systems mapping indicates that approximately 103,000 ha of private freehold land in Tasmania contains a tunnel erosion hazard.

Tunnel erosion mostly occurs on;

- Dispersive, or sodic soils.
- Soils derived from Triassic sandstone and Permian mudstone.
- Deep sedimentary soils.
- North and northeast facing slopes.
- Drainage lines.
- Areas in which vegetation, soils or hydrology have been disturbed.
- Areas with less than 700 mm annual rainfall.

Sustainable Land Use
Department of Primary Industries and Water

Tasmania
Explore the possibilities

3.0 IDENTIFICATION OF DISPERSIVE SOILS

- Dispersive soils can be identified by dribble patterns and pitting (Figure 2).
- Early stages of tunnel erosion can be identified by the development of 'spew holes' and fans of dispersed material ejected from tunnels (Figure 3).
- Simple field tests can be used to identify the presence of dispersive soils.
- For engineering works or infrastructure development, a combination of analytical and physical tests may be required to predict dispersive behaviour in soils.

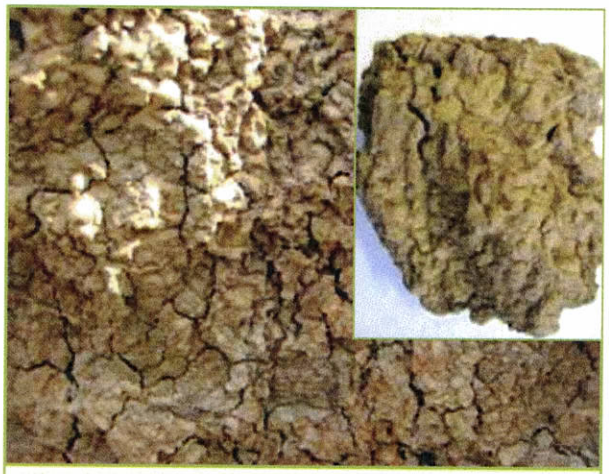


Figure 2 (a). Example of dribble pattern on an exposed subsoil, the photograph was taken from within an actively eroding tunnel system. (b) Dribble patterns on sodic soil ped.

Figure 3. Sediment fans or 'spew holes' are often the first obvious sign of tunnel erosion

SIMPLE TEST FOR IDENTIFYING DISPERSIVE SOILS.

Field testing for dispersive soils can be conducted by observing the behaviour of air dried soil aggregates in distilled water or rainwater.

1) Collect soil aggregates (1-2 cm diameter) from each layer in the soil profile.
2) If moist, dry the aggregates in the sun for a few hours until approximately air dried.
3) Place the aggregates in a shallow glass jar or dish of distilled water or rainwater (not tap water). It may help to place the jar on black card or a dark surface. (Distilled water can be purchased at most supermarkets).
4) Leave the aggregates in water without shaking or disturbing them for 1 hour.
5) Observe and record if you can see a milky ring around the aggregates. Don't worry if the soil collapses or bubbles (figure 4).

Caution: Aggregates may not disperse when they should if they haven't been sufficiently dried. Importantly, while the presence of a milky halo indicates the presence of dispersion, the absence of a milky halo does not necessarily mean that soil will not disperse, especially after disturbance. Further testing using an approved Australian Standard technique may be required.

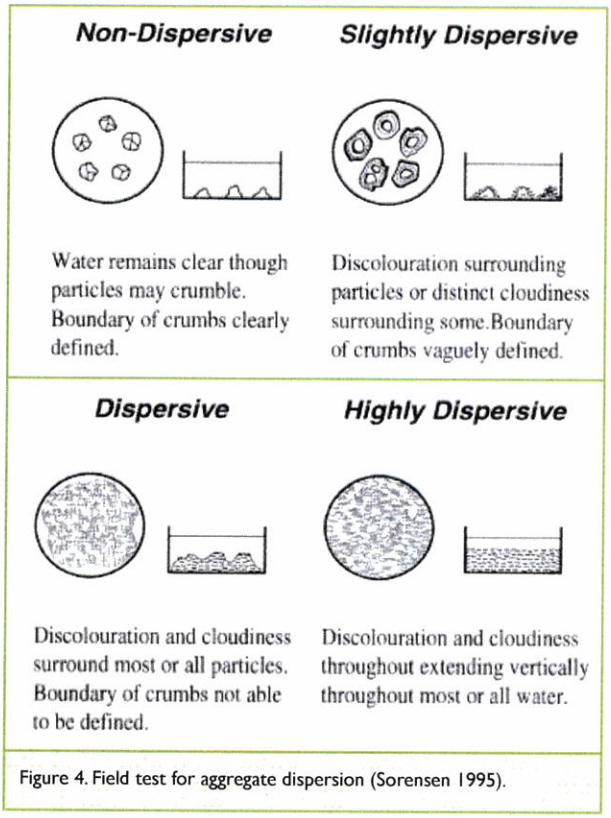


Figure 4. Field test for aggregate dispersion (Sorensen 1995).

4.0 ACTIVITIES THAT INCREASE THE RISK OF INITIATING TUNNEL EROSION

In almost all cases tunnel erosion results from some form of disturbance which allows rainwater to come into direct contact with dispersive subsoils. Activities that increase the risk of exposing dispersive subsoils to rainfall include;

- Removal of topsoil.
- Subsoil excavations (cut and fill).
- Supply of services by trenches.
- Construction of roads and culverts in dispersive soils
- Sewage and grey water disposal systems in dispersive soils
- Dam construction from dispersive clays.

Changes to hydrology, such as concentration of flow in culverts, runoff from hardened areas and ponding of rainfall may also increase the likelihood of tunnel erosion.

Figure 5. Piping failure or tunnel erosion in a dam constructed from soils derived from Permian mudstone. This dam is known to have failed on first filling. The image was taken from the dam floor.

5.0 STRATEGIES TO REDUCE RISK ASSOCIATED WITH DISTURBANCE OF DISPERSIVE SOILS

In order to prevent or repair tunnel erosion it is important to understand that unlike other forms of erosion, tunnel erosion results from chemical processes associated with dispersion of sodic subsoils. The risk of initiating tunnel erosion during construction or development of land containing dispersive soils can be minimised by;

- Identifying and avoiding disturbance to areas with dispersive subsoils.
- Minimising excavation of dispersive soils.
- Not allowing water to pond on the soil surface, or exposed subsoils.
- Keeping dispersive soils buried under topsoil.
- Maintaining vegetation cover.
- Use of gypsum or hydrated lime at appropriate rates.

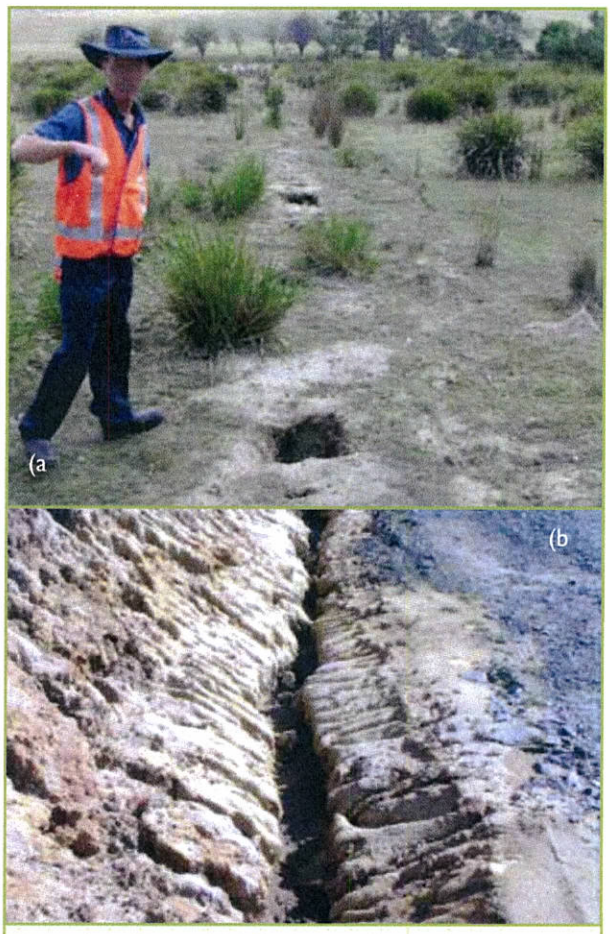


Figure 6 (a). Tunnel erosion resulting from construction of a culvert in dispersive clay (b). Tunnel erosion caused by installation of optical fibre cable in dispersive soil.

RECOMMENDATIONS FOR REDUCING THE RISK OF TUNNEL EROSION IN PERI-URBAN AREAS

- Where possible do not remove or disturb topsoil or vegetation.
- Ensure that dispersive subsoils are covered with an adequate layer of topsoil.
- Avoid construction techniques that result in exposure of dispersive subsoils.
- Do not allow rainwater to pond or sit on exposed dispersive subsoils.
- Use alternatives to 'cut and fill' construction such as pier and post foundations.
- Where possible avoid the use of trenches for the supply of services i.e., water & power.
- If trenches must be used, ensure that repacked spoil is properly compacted, treated with gypsum and topsoiled.
- Consider alternative trenching techniques that do not expose dispersive subsoils.
- Ensure runoff from hard areas is not discharged into areas with exposed dispersive soils.
- If necessary create safe areas for discharge of runoff.
- If possible do not excavate culverts and drains in dispersive soils.
- Ensure that culverts and drains excavated into dispersive subsoils are capped with non-dispersive soil / spoil mixed with gypsum and vegetated.
- Avoid use of septic trench waste disposal systems. Consult your local council about the use of above ground treatment systems.
- Where possible do not construct dams from dispersive soils, or in areas containing dispersive soils.
- If dams are to be constructed from dispersive clays, ensure you consult an experienced, qualified civil engineer or soil specialist before commencing construction.

With all forms of construction on dispersive soils, ensure you obtain advice and support from a suitably experienced and qualified soil professional or civil engineer before commencing work.

6.0 FURTHER INFORMATION

Comprehensive information on the management of dispersive soils in Tasmania is available in the companion document '*Dispersive Soils and Their Management : Technical Reference Manual*'. Hardie 2008, DPIW, Tasmania

Dispersive soils - high risk of tunnel erosion. Fact Sheet 2. Soil and water management on construction sites series, Department of Tourism, Arts and the Environment (DTAE).

Seek advice from your local council, the Department of Primary Industries and Water (DPIW), a suitably qualified and experienced soil specialist, or a civil engineer.

CONTACT DETAILS

Sustainable Land Use
Department of Primary Industries and Water
GPO Box 44, HOBART TAS 7001
Ph. 03 6233 6212 Fax. 03 6223 8603
Web. www.dpiw.tas.gov.au

ISBN 978-0-7246-6773-4

Tasmania
Explore the possibilities

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Grant Mollineaux *Owner /Agent*

[redacted] *Address*

Qualified person details:

Qualified person: Peter Hofto – Rock Solid Geotechnics Pty Ltd

Address: 163 Orielton Road Phone No: 0417960769

Orielton 7172 Fax No:

Licence No: Email address: peter@rocksolidgeotechnics.com.au

Qualifications and Insurance details:	BSc (Hons) – Geology / Geophysics PI Insurance – Lloyds Underwriting PL Insurance – CGU Insurance Ltd	*(description from Column 3 of the Director of Building Control's Determination)*
Speciality area of expertise:	Geotechnical Assessment	*(description from Column 4 of the Director of Building Control's Determination)*

Details of work:

Address: 56 Delmore Road, Forcett Lot No:

Certificate of title No:

The assessable item related to this certificate:	Dispersive Soils Assessment	*(description of the assessable item being certified)* *Assessable item includes –*

	- *a material;* - *a design* - *a form of construction* - *a document* - *testing of a component, building system or plumbing system* - *an inspection, or assessment, performed*

Certificate details:

Certificate type: *(description from Column 1 of Schedule 1 of the Director of Building Control's Determination)*

This certificate is in relation to the above assessable item, at any stage, as part of -

building work, plumbing work or plumbing installation or demolition work: X

In issuing this certificate the following matters are relevant –

Documents:

Relevant calculations:

References: AS2870

I certify the matters described in this certificate.

	Signed:	*Certificate No:*	*Date:*
Qualified person:		GEOTECH 26-016	30/1/2026

Soil Test
By:
Date:

BAL Assessment
Rate:
By:
Date:

Land Survey
By: Rogerson & Birch
Date: 18 December 2025

Thermal Assessment
By:
Date:

Corrosion Environment
Class: NCC 2022: Table 6.3.9a and Specifications 3

Alpine Area
Class:

Climate Zone - 7

Soil Classification
Class: TBA

Wind Speed
N3 Vh,u = 50m/s

Land Title
Folio No: 2
Volume: 187763

Site Coverage

Land	-	17,260.00m²
House	-	126.00m²
Verandah	-	43.20m²
Shed	-	150.00m²
TOTAL (for site coverage)	-	319.20m²
Site Coverage	-	1.849%

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e: clint.draftone@bigpond.com

Client
Grant mollineaux
Job
New Residential Home & Shed
Job address
56 Delmore Road,
Forcett
Drawing
Scale: A3
DWG: 1 of 11
Date: 26 January 2026
Job No: 2026-01

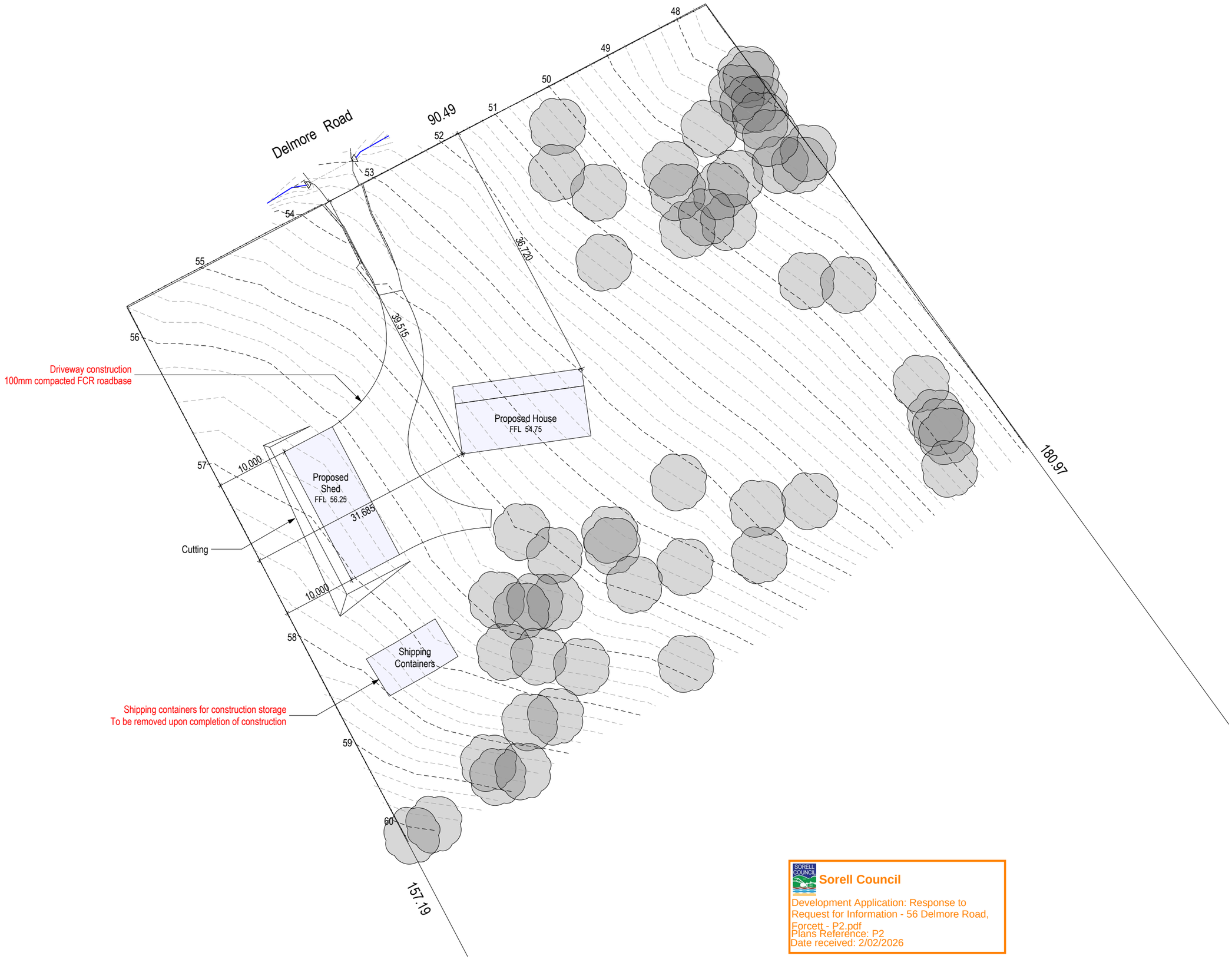
Cover

Amendments

Date	By

Builders,Tradesmen,Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

Layout Index



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Job address
56 Delmore Road,
Forcett

Drawing
Scale: A3 - 1:500
DWG: 2 of 11
Date: 26 January 2026
Job No: 2026-01

Site Plan

N

Amendments

Date	By
26-1-2026	CW

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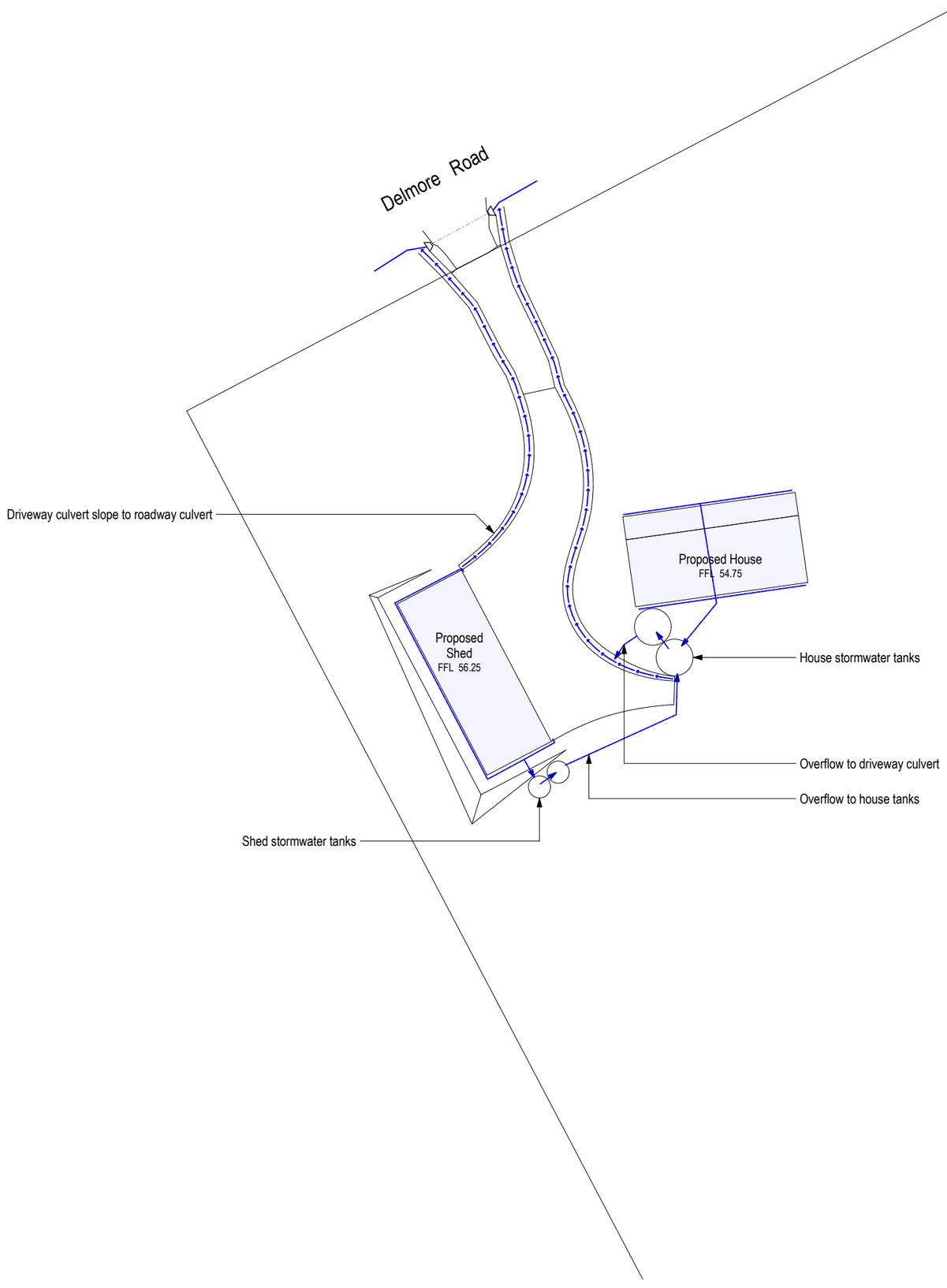

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Job address
56 Delmore Road,
Forcett

Drawing
Scale: A3 - 1:500
DWG: 3 of 11
Date: 26 January 2026
Job No: 2026-01

Site Plumbing Plan

N

Plumbing
Final internal sizes & layout to be determined by the plumber to council approval. See specifications for other details.

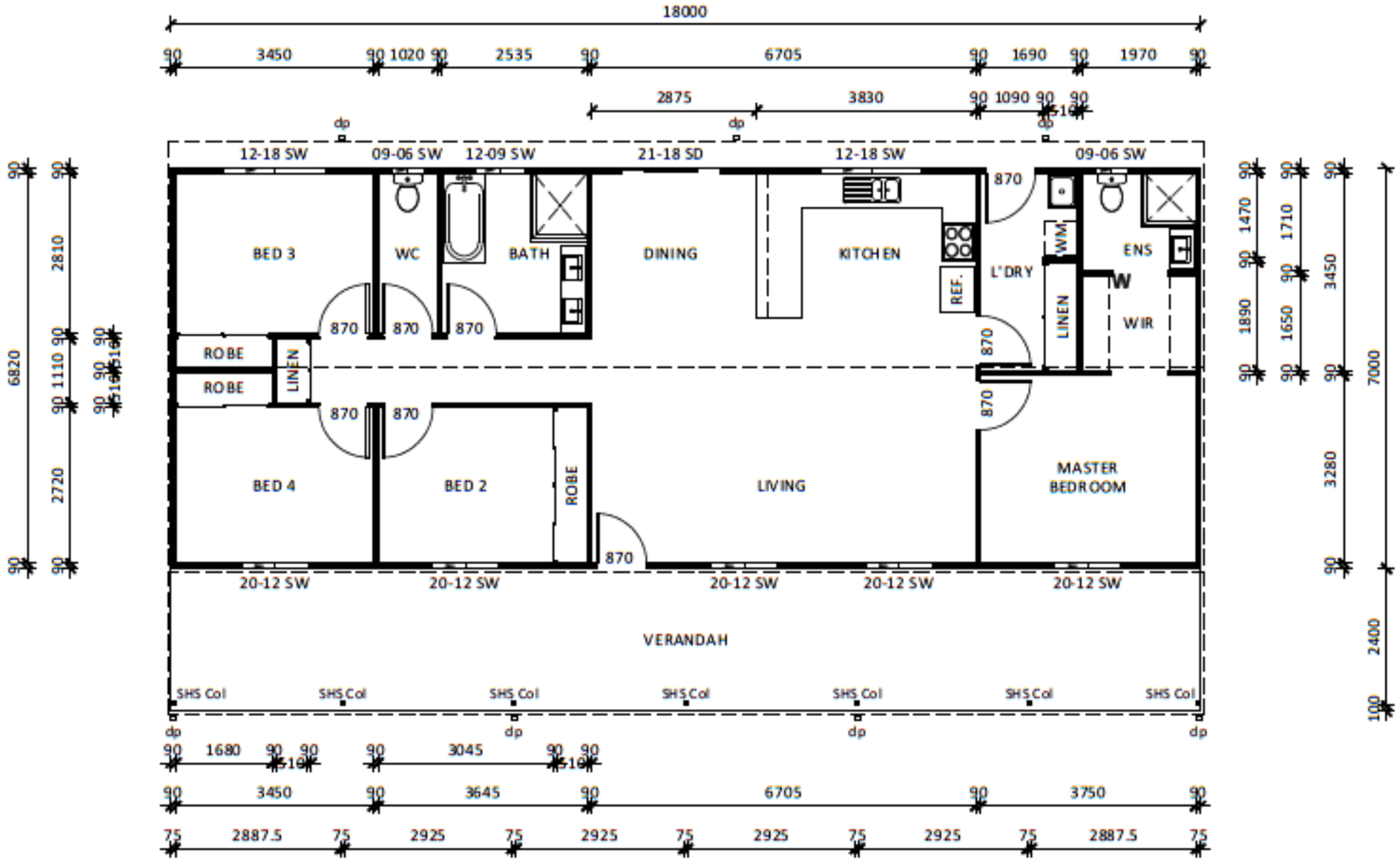
Downpipes
Sewer Line
Stormwater Line
Agg Pipe
450x450 Pit

1	Toilet	100 dia
2	Bath	40 dia
3	Basin	40 dia
4	Trough	50 dia
5	Kit sink	50 dia
6	Shower	50 dia
7	Floor waste	50 dia

Amendments

Date	By

Builders,Tradesmen,Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.



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Forcett

Drawing
Scale: A3 - 1:100
DWG: 4 of 11
Date: 26 January 2026
Job No: 2026-01

Floor Plan

N

Plans by
"Wide Span Homes"

Walls
- Existing Walls
- New Walls
- Walls to be removed

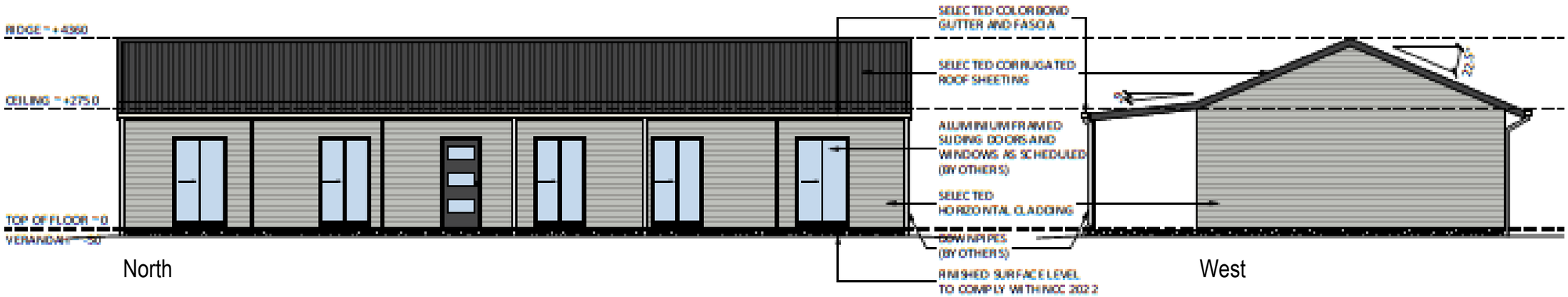
Windows
Width 1,210 Height 900
W05 Window number

Amendments

Date	By

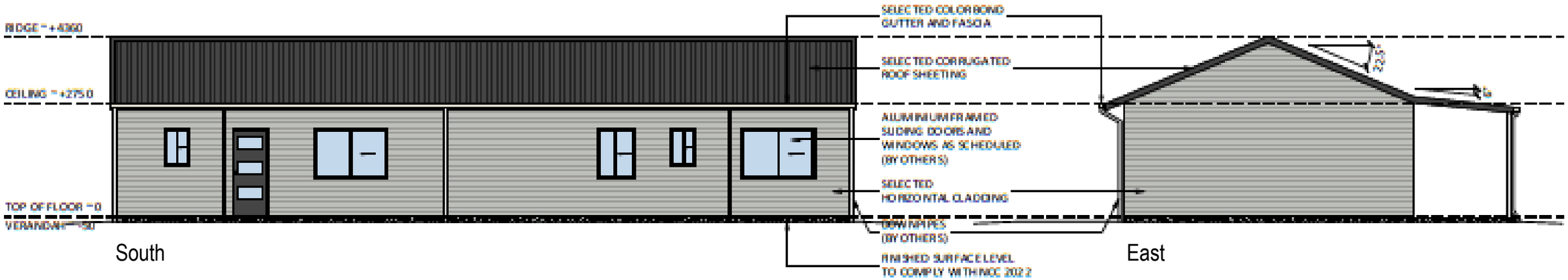
Builders,Tradesmen,Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

Sorell Council
Development Application: Response to Request for Information - 56 Delmore Road, Forcett - P2.pdf
Plans Reference: P2
Date received: 2/02/2026



ELEVATION 1

ELEVATION 2



ELEVATION 3

ELEVATION 4

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Job address
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Forcett

Drawing
Scale: A3 - 1:100
DWG: 5 of 11
Date: 26 January 2026
Job No: 2026-01

Elevations

Elevations by
"Wide Span Homes"

Amendments

Date	By

Builders,Tradesmen,Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

Part 7.4 Gutters and downpipes

7.4.1 Application

[New for 2022]

Table 7.4.3a: Size of gutter required to drain roof catchment area into one (1) downpipe for various rainfall intensities and roof catchment areas (A, B, C, D, E and F defined in Table 7.4.3b)

Design rainfall intensity (mm/h) (as per Table 7.4.3d)	Roof catchment area per downpipe — 30 m^2	Roof catchment area per downpipe — 40 m^2	Roof catchment area per downpipe — 50 m^2	Roof catchment area per downpipe — 60 m^2	Roof catchment area per downpipe — 70 m^2
120 mm/h	A or C	A or C	A or C	A or C	A or D
140 mm/h	A or C	A or C	A or C	A or D	B or E

Table 7.4.3b: Gutter sizes for various rainfall intensities

Gutter type	Gutter description	Minimum cross-sectional area (mm^2)
A	Medium rectangular gutter	6500
B	Large rectangular gutter	7900
C	115 mm D gutter	5200

Table 7.4.3c: Downpipe selection for gutter types (A, B, C, D, E and F defined in Table 7.4.3b)

Downpipe section	Gutter type A	Gutter type B	Gutter type C	Gutter type D	Gutter type E
75 mm dia.	Yes	Yes	Yes	Yes	No
100 mm x 50 mm	Yes	Yes	Yes	Yes	Yes

Table 7.4.3d: 5 minute duration rainfall intensities

State	Locality	*Annual exceedance probability*, 5% (mm/h)	*Annual exceedance probability*, 1% (mm/h)
TAS	Hobart	86	120

Table 7.4.4a: Overflow volume for continuous measure (L/s/m)

Design 5 minute duration rainfall intensity (mm/h) (from Table 7.4.3d)	Ridge to gutter length — 2 m	Ridge to gutter length — 4 m	Ridge to gutter length — 6 m	Ridge to gutter length — 8 m	Ridge to gutter length — 10 m	Ridge to gutter length — 12 m	Ridge to gutter length — 14 m	Ridge to gutter length — 16 m
150 mm/h	0.08 L/s/m	0.17 L/s/m	0.25 L/s/m	0.33 L/s/m	0.42 L/s/m	0.50 L/s/m	0.58 L/s/m	0.67 L/s/m
175 mm/h	0.10 L/s/m	0.19 L/s/m	0.29 L/s/m	0.39 L/s/m	0.49 L/s/m	0.58 L/s/m	0.68 L/s/m	0.78 L/s/m
200 mm/h	0.11 L/s/m	0.22 L/s/m	0.33 L/s/m	0.44 L/s/m	0.56 L/s/m	0.67 L/s/m	0.78 L/s/m	0.89 L/s/m
225 mm/h	0.13 L/s/m	0.25 L/s/m	0.38 L/s/m	0.50 L/s/m	0.63 L/s/m	0.75 L/s/m	0.88 L/s/m	1.0 L/s/m
250 mm/h	0.14 L/s/m	0.28 L/s/m	0.42 L/s/m	0.56 L/s/m	0.69 L/s/m	0.83 L/s/m	0.97 L/s/m	1.1 L/s/m

7.4.7 Acceptable dedicated overflow measure per downpipe

[2019: Table 3.5.3.4b]

(1) For an end-stop weir with—
  (a) a minimum clear width of 100 mm; and
  (b) the weir edge installed a minimum 25 mm below the top of the fascia,
  the acceptable overflow is 0.5 L/s constructed in accordance with Figure 7.4.7a.
(2) An end-stop weir is not suitable where the end-stop abuts a wall.
(3) For an inverted nozzle installed within 500 mm of a gutter high point with—
  (a) a minimum nozzle size of 100 mm × 50 mm positioned lengthways in the gutter; and
  (b) the top of the nozzle installed a minimum of 25 mm below the top of the fascia,
  the acceptable overflow is 1.2 L/s constructed in accordance with Figure 7.4.7b.
(4) For a front face weir with—
  (a) a minimum clear width of 200 mm; and
  (b) a minimum clear height of 20 mm; and
  (c) the weir edge installed a minimum of 25 mm below the top of the fascia,
  the acceptable overflow capacity is 1.0 L/s constructed in accordance with Figure 7.4.7c.
(5) For a rainhead with—
  (a) a 75 mm diameter hole in the outward face of the rainhead; and
  (b) the centreline of the hole positioned 100 mm below the top of the fascia,

7.4.6 Acceptable continuous overflow measure

[2019: Table 3.5.3.4a]

(1) For a front face slotted gutter with—
  (a) a minimum slot opening area of 1200 mm^2 per metre of gutter; and
  (b) the lower edge of the slots installed a minimum of 25 mm below the top of the fascia,
  the acceptable overflow capacity must be 0.5 L/s/m, constructed in accordance with Figure 7.4.6a.
(2) For a controlled back gap with—
  (a) a permanent minimum 10 mm spacer installed between the gutter back and the fascia; and
  (b) one spacer per bracket, with the spacer not more than 50 mm wide; and
  (c) the back of the gutter installed a minimum of 10 mm below the top of the fascia,
  the acceptable overflow capacity must be 1.5 L/s/m, constructed in accordance with Figure 7.4.6b.
(3) For the controlled back gap option, the spacer can be a proprietary clip or bracket that provides the *required* offset of the gutter from the fascia.
(4) For controlled front bead height with the front bead of the gutter installed a minimum of 10 mm below the top of the fascia, the acceptable overflow capacity is 1.5 L/s/m constructed in accordance with Figure 7.4.6c.

Figure 7.4.6a: Construction of front face slotted gutter

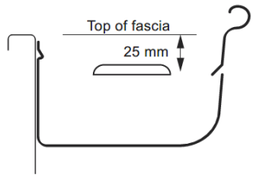


Figure 7.4.6b: Construction of controlled back gap

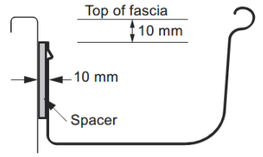


Figure 7.4.6c: Construction of controlled front bead height

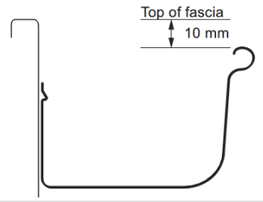
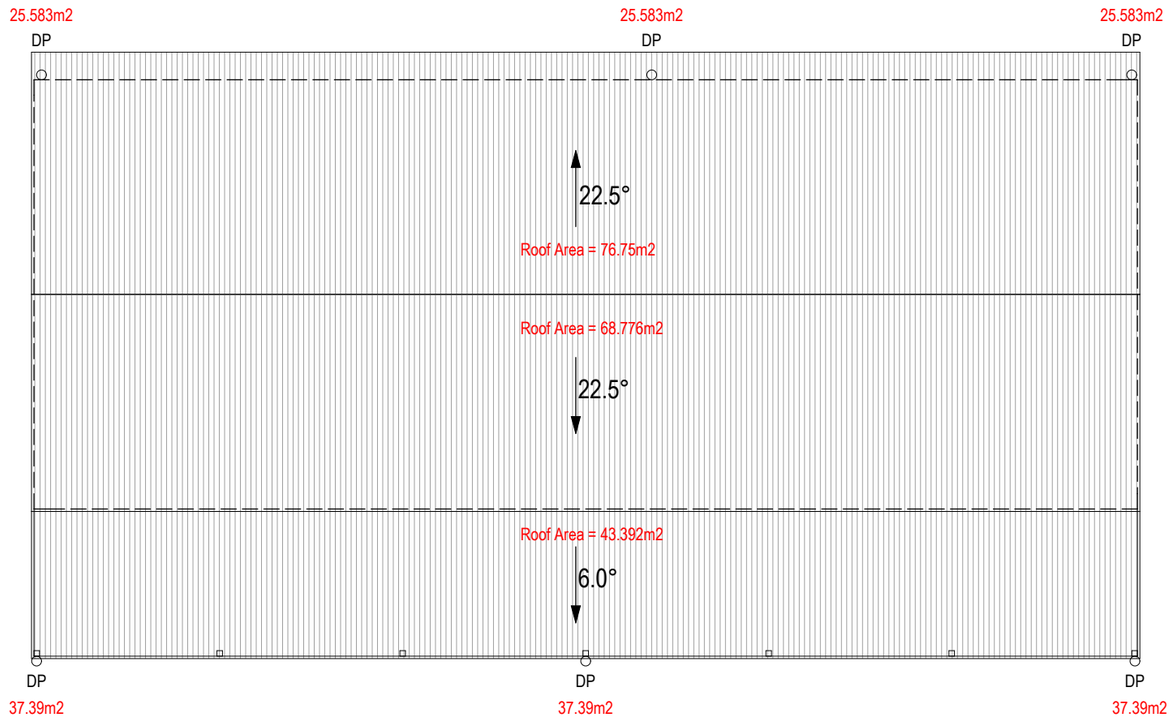


Figure Notes
Front bead of gutter to be a minimum of 10 mm below the top of the fascia.



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Client
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Job
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Job address
56 Delmore Road,
Forcett

Drawing
Scale: A3 - 1:100
DWG: 6 of 11
Date: 26 January 2026
Job No: 2026-01

Roof Plan

Amendments

Date	By

Builders,Tradesmen,Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

Part 2 Dwelling entrance

2.1 Clear opening width

(1) At least one entrance door to the dwelling must have a minimum clear opening width of 820 mm.

(2) The minimum clear opening width required by (1) must be measured in accordance with Figure 2.1.

Figure 2.1: Measurement of clear opening width

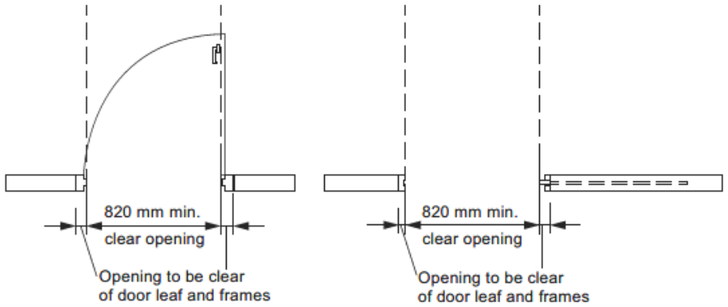

Figure Notes

(1) Double doors, bi-fold doors, stacking doors, multiple sliding door panels and other types of hinged door sets may use a smaller leaf provided the overall clear opening width with the doors fully open is not less than 820 mm.

(2) Clear opening width for sliding doors must be measured with the door panel(s) installed and in the fully open position.

(3) The door handle may encroach the required minimum clear opening width.

Information: Door leaf dimensions

An 820 mm clear opening width, for a single swinging door, can generally be achieved using an 870 mm door leaf.

Information: Meaning of 'entrance door'

An entrance door for the purposes of 2.1 may be a door other than the front door, provided that the door connects to the step-free access path in accordance with Clause 1.1(2). For example, compliance with 2.1 could be achieved via a side door that is connected to the garage via a step-free path.

2.2 Threshold

The threshold of an entrance door that is subject to Clause 2.1 must—

(a) be level; or

(b) have a sill height not more than 5 mm if the lip is rounded or bevelled; or

(c) have a ramped threshold that—

(i) does not extend beyond the depth of the door jamb; and

(ii) has a gradient not steeper than 1:8; and

(iii) is at least as wide as the minimum clear opening width of the entrance door; and

(iv) does not intrude into the minimum dimensions of a landing area that is required by Clause 2.3; or

(d) where the requirements of (a), (b) or (c) cannot meet the weatherproofing requirements of the NCC, for external entrance doors containing a raised door or sill—

(i) have no lip or upstand greater than 15 mm within the sill profile; and

(ii) have no more than 5 mm height difference between the edge of the top surface of the sill and the adjoining finished surface.

Information: Termite management

For termite management, where *required* by the NCC, the NCC referenced document AS 3660.1 includes solutions for termite management in cases where there is no step-up into a dwelling: see clauses 2.2, 2.3, 4.4 and 6.5 of AS 3660.1.

AS 3660.1 is referenced in the NCC, therefore an appropriate solution for termite management that complies with AS 3660.1 can be used as part of a *Deemed-to-Satisfy Solution* under the NCC.

Information: Damp-proof course

For masonry construction, a *damp-proof course* is to be located above the external finished surface (e.g. clause 5.7.4 of the ABCB Housing Provisions). Therefore, the construction of a ramp, threshold or the like is to maintain compliance with this requirement.

Information: Finished surface

The finished surfaces abutting a door sill will involve the external surface on one side and the internal floor finish on the other side. Finished surfaces may include a carpet or tiled finish internally, or decking, paving or the like externally. Door mats should not be counted as forming a finished surface either side of the door sill.

2.3 Landing area

An entrance door that is subject to Clause 2.1 must have a space of at least 1200 mm x 1200 mm on the external (arrival) side of the door that is—

(a) unobstructed (other than by a gate or a screen door); and

(b) level, or has a gradient not more than 1:40 if a gradient is necessary to allow for drainage.

Applications

(1) Clause 2.3 only applies to a Class 1a building.

(2) Clause 2.3 does not apply to a dwelling that is exempt from compliance with Clause 1.1.

(3) Clause 2.3 does not apply to an entrance door that serves an appurtenant Class 10a garage or carport in accordance with 1.1(b).

Information: Entrance doors to Class 2 sole-occupancy units

Requirements for landing areas outside the entrance door to a Class 2 *sole-occupancy unit* located on an *accessible* floor are set out in Section D of NCC Volume One and the Disability (Access to Premises — Buildings) Standards 2010.

2.4 Weatherproofing for external step-free entrance

Weatherproofing for an external step-free entrance must be provided in accordance with one or a combination of the following:

(a) Where the external surface is concrete or another impermeable surface, a channel drain that meets the requirements of Volume Two H2D2 is to be provided for the width of the entrance.

(b) Where the external trafficable surface is decking or another raised permeable surface, a drainage surface below the trafficable surface is to be provided that meets the requirements of Volume Two H2D2, and drainage gaps in the trafficable surface, such as those between decking boards, are to be no greater than—

(i) 8 mm: or

(ii) in a *designated bushfire prone area*, that permitted by AS 3959.

(c) A roof covering an area no smaller than 1200 mm by 1200 mm, where the area is provided with a fall away from the building not greater than 1:40.

Applications

(1) The provisions of 2.4 do not apply to an entrance door that is provided through an interconnected garage.

(2) A channel drain provided in accordance with (a) can also act as an inspection zone for the purposes of termite management provisions provided the inspected zone required by AS 3660.1 can be accessed.

(3) Consideration should be given to the ability for cleaning drains in (a), particularly in bushfire prone areas.

(4) For the purposes of (c), any posts, columns, or structural supports for the roof cover, must not encroach the clear space required by 1.1(4) for a landing or entrance path provided under 1.1.

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Drawing
Scale: A3 -
DWG: 7 of 11
Date: 26 January 2026
Job No: 2026-01

Livable Housing Part 2

Amendments

Date	By

Builders,Tradesmen,Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

Part 3 Internal doors and corridors

3.1 Clear opening width

Internal doorways must provide a minimum clear opening width of 820 mm, measured in accordance with Figure 2.1.

Applications

Clause 3.1 only applies to a doorway that connects to, or is in the path of travel to, any of the following:

(a) *Habitable room* or laundry on the ground or entry level.

(b) Attached Class 10a garage or carport that forms part of an access path required by Clause 1.1.

(c) *Sanitary compartment* on the ground or entry level complying with Parts 4 and 6.

(d) room containing a shower complying with Parts 5 and 6.

Information: Clear opening width

An 820 mm clear opening width, for a single swinging door, can generally be achieved using an 870 mm door leaf.

Information: Split level designs

The requirements of 3.1 do not prevent the use of split levels within the dwelling, including on the ground or entrance level. However, where a split level is used in the path of travel to one or more of the doors listed in the Application, those doors will still need to comply with 3.1.

3.2 Threshold

The threshold of an internal doorway that is subject to Clause 3.1 must—

(a) be level; or

(b) have a height not more than 5 mm if the lip is rounded or bevelled; or

(c) have a ramped threshold that—

(i) does not extend beyond the depth of the door jamb; and

(ii) has a gradient not steeper than 1:8; and

(iii) is at least as wide as the minimum clear opening width of the doorway it serves.

3.3 Corridor width

Internal corridors, hallways, passageways or the like, if connected to a door that is subject to Clause 3.1, must have a minimum clear width of 1000 mm, measured between the finished surfaces of opposing walls.

Applications

Clause 3.3 does not apply to a stairway that is in the path of travel to a shower complying with Parts 5 and 6 that is on a level other than the ground or entry level.

Information

Skirting boards, architraves, timber mouldings, skirting tiles, door stops, conduits, general power outlets and the like may be disregarded for the purposes of compliance with Clause 3.3.

Door hardware may encroach the required minimum corridor width.

Part 4 Sanitary compartment

4.1 Location

There must be at least one *sanitary compartment* located on the ground or entry level of a dwelling.

Information

The term *sanitary compartment* refers to a room or space containing a toilet. It applies equally to any type of room or space containing a toilet, such as a bathroom, ensuite, powder room or other separate room. It is used in place of the word 'toilet' for consistency with the wording of the NCC and to avoid confusion with the use of the word 'toilet' to refer to a plumbing fixture rather than the room in which that fixture is located.

"At least one *sanitary compartment*" means that in a dwelling with two or more *sanitary compartments*, only one needs to be located on the ground or entry level and comply with the requirements of this Part.

4.2 Circulation space

A *sanitary compartment* that is subject to Clause 4.1 must be constructed in accordance with the following:

(a) For a toilet pan located in a separate *sanitary compartment*, there must be a clear width of not less than 900 mm between the finished surfaces of opposing walls either side of the toilet pan.

(b) For a room containing a toilet pan, any fixed obstruction, such as a basin or a vanity unit, must be located at least 450 mm from the centreline of the toilet pan normal to the front face of the cistern.

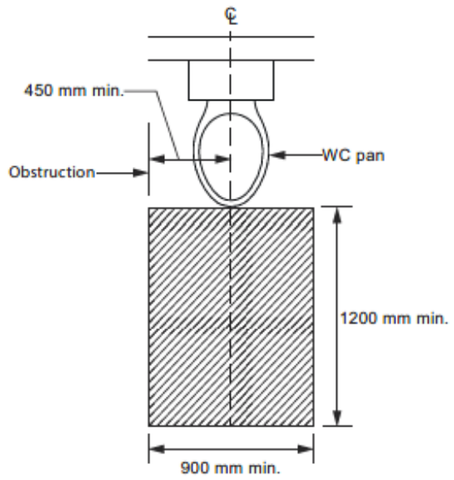
(c) A clear minimum circulation space of 1200 mm by 900 mm must be provided from the front edge of the toilet pan.

(d) Compliance with (c) must be determined in accordance with Figure 4.2.

Applications

4.2(c) requires that a minimum circulation space of 1200 mm long by 900 mm wide clear space be provided in front of the toilet pan, and this applies for both a separate *sanitary compartment* and for a *sanitary compartment* that is combined with a bathroom. The minimum circulation space must be clear of the door swing and applies regardless of whether the door is inwards or outwards swinging or is a cavity slider.

Figure 4.2: Circulation space for a toilet pan



Information

(1) NCC Volumes One and Two also contain requirements for the location and construction of *sanitary compartments*.

(2) NCC Volume Three contains requirements for *plumbing* and *drainage* installations in *sanitary compartments*.

(3) Skirting boards, architraves, toilet roll holders, skirting tiles, door stops and the like may be disregarded when determining compliance with Clause 4.2.

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New Residential Home & Shed
Job address
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Drawing
Scale: A3 -
DWG: 8 of 11
Date: 26 January 2026
Job No: 2026-01

Livable Housing Part 3-4

Amendments

Date	By

Builders,Tradesmen,Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

Part 5 Shower

5.1 Application

At least one shower must comply with Clause 5.2.

Information

"At least one shower" means that in a dwelling with two or more showers, only one of the showers needs to comply with the requirements of this Part.

A shower subject to this Part is not required to be located on the ground or entry level of the dwelling.

5.2 Hobless and step-free entry

(1) At least one shower must have a hobless and step-free entry.

(2) A lip not more than 5 mm in height may be provided for water retention purposes.

Applications

For the purposes of 5.2, a lip meeting the requirements of 5.2(2) is not a step.

Information: Hobless and step-free

Clause 5.2(1) refers to a shower entry being 'hobless' and 'step-free' because those two terms have different meanings. A shower where the floor within the shower compartment is level with the floor adjacent to its entry would be 'step-free' but could still have a hob. Conversely, a shower with a step-down into the shower recess does not have a 'hob' (i.e. 'hobless'), but would not be 'step-free'. Therefore, to achieve the intent of Clause 5.2(1), it is necessary to specify that the shower is both 'hobless' and 'step-free'.

Information: Waterproofing

AS 3740 and Part 10.2 of the ABCB Housing Provisions include specific requirements for waterproofing a hobless, step-free shower area. Both are referenced in the NCC *Deemed-to-Satisfy Provisions* for general waterproofing of *wet areas* (note that Part 10.2 of the ABCB Housing Provisions only applies to Class 1 and 10 buildings).

Part 6 Reinforcement of bathroom and sanitary compartment walls

6.1 Location

(1) Reinforcing in accordance with Clause 6.2 must be provided to any—

(a) *sanitary compartment* that is subject to Part 4; and

(b) bathroom containing a—

(i) shower that is subject to Part 5; or

(ii) bath (if provided), other than a freestanding bath where the bath is located in a room that also contains a shower that is subject to Part 5.

(2) The requirements of (1) need not be complied with if the walls of the room are constructed of concrete, masonry or another material capable of supporting grabrails without additional reinforcement.

(3) Where the wall supporting the reinforcement includes a cavity slider, it must be designed and constructed in way to support loads imposed by reinforcement, linings and the future provision of handrails and provided for the extent *required* by Figures 6.2a, 6.2b, 6.2c, 6.2d, 6.2e, 6.2f and 6.2g.

Information: Intent of Part 6

The intent of this Part is to ensure that walls adjacent to toilet pans, showers and baths provide a fixing surface able to support the future installation of grabrails, if needed. This Part does not require the installation of grabrails at the time of construction.

A freestanding bath is excluded from Clause 6.1(1)(b)(ii) because it does not have any adjoining walls to which grabrails could be fixed.

A bath with only one adjoining wall need only have reinforcing provided in the adjoining wall (unless exempted by Clause 6.1(2)). Care is required when locating a cavity sliding door adjacent to a fixture which requires reinforcement to 6.1(1) as the framing that surrounds the cavity into which the door retracts demands careful consideration of fixings and members that will safely support a grabrail and not impede the operation of the door.

Information: Non-combustibility of walls

Where noggings are *required* to achieve compliance with this Part, provided they do not extend further than necessary, these noggings may be installed within an *external wall* that is *required* to be *non-combustible* under C2D10(4)(i)(ii) of NCC Volume One.

6.2 Construction

(1) Reinforcing constructed in accordance with the requirements of (3) must be provided in the locations depicted in—

(a) Figures 6.2a or 6.2b for walls surrounding a bath; and

(b) Figures 6.2c or 6.2d for shower walls; and

(c) Figure 6.2e for a wall adjacent to and within 460 mm of the centreline of a toilet pan; and

(d) Figures 6.2f or 6.2g for a wall behind a toilet pan where a wall described in (c) is not provided or a window sill or a door encroaches on the area *required* to be provided with reinforcing or where the toilet pan is not provided in a corner of the bathroom.

(2) Reinforcing need only be provided across the available width of the wall where a wall referred to in (1)(a) or (b)—

(a) is narrower than the width of the area *required* to be provided with reinforcing; or

(b) terminates at a window sill lower than the height or the area required to be provided with reinforcing.

(3) Reinforcing required by (1) must be constructed using one of the following materials:

(a) A minimum of 12 mm thick structural grade plywood, or similar.

(b) Timber noggings with a minimum thickness of 25 mm.

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Job
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DWG: 9 of 11
Date: 26 January 2026
Job No: 2026-01

Livable Housing Part 5-6

Amendments

Date	By

Builders,Tradesmen,Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

(c) Light gauge steel framing noggings or metal plate in accordance with the NASH Standard.

Figure 6.2a: Location of noggings for walls surrounding a bath

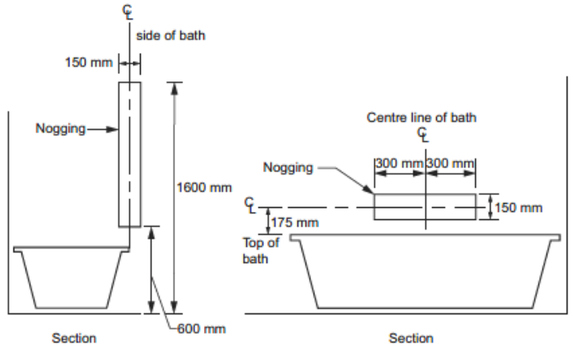

Figure Notes

(1) Taps, bath niches, soap holders and the like may be located within the positions designated for wall reinforcing.

(2) Where the height of the bathtub is not yet known, an assumed height of 500 mm above finished floor level may be used to determine the location of wall reinforcing.

Figure 6.2b: Location of sheeting for walls surrounding a bath

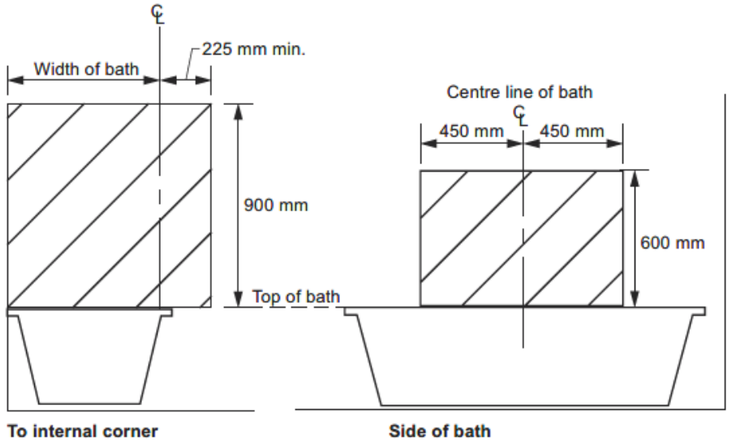

Figure Notes

(1) Taps, bath niches, soap holders and the like may be located within the positions designated for wall reinforcing.

(2) Where the height of the bath tub is not yet known, an assumed height of 500 mm above finished floor level may be used to determine the location of wall reinforcing.

Figure 6.2c: Location of noggings for shower walls

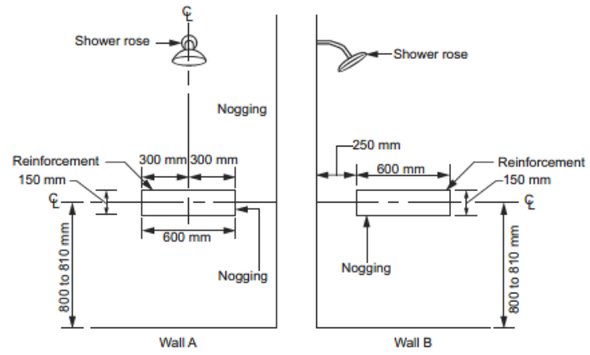

Figure Notes

Taps, bath niches, soap holders and the like may be located within the positions designated for wall reinforcing.

Figure 6.2d: Location of sheeting for shower walls

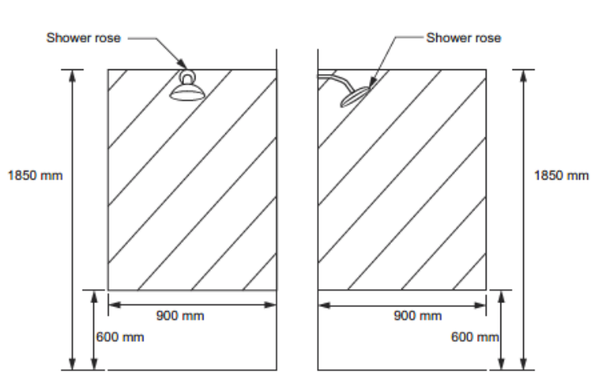

Figure Notes

Taps, bath niches, soap holders and the like may be located within the positions designated for wall reinforcing.

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Livable Housing Part 6

Amendments

Date	By

Builders,Tradesmen,Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

(2) Where the height of the bath tub is not yet known, an assumed height of 500 mm above finished floor level may be used to determine the location of wall reinforcing.

Figure 6.2c: Location of noggings for shower walls

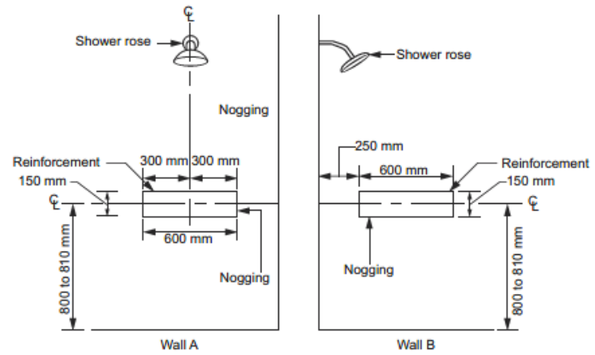


Figure Notes

Taps, bath niches, soap holders and the like may be located within the positions designated for wall reinforcing.

Figure 6.2d: Location of sheeting for shower walls

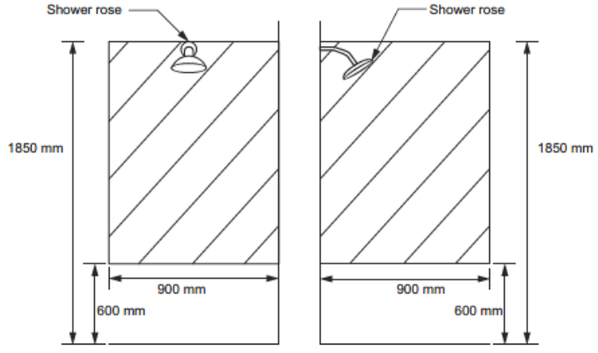


Figure Notes

Taps, bath niches, soap holders and the like may be located within the positions designated for wall reinforcing.

Figure 6.2e: Minimum extent of sheeting for wall adjacent to a toilet pan

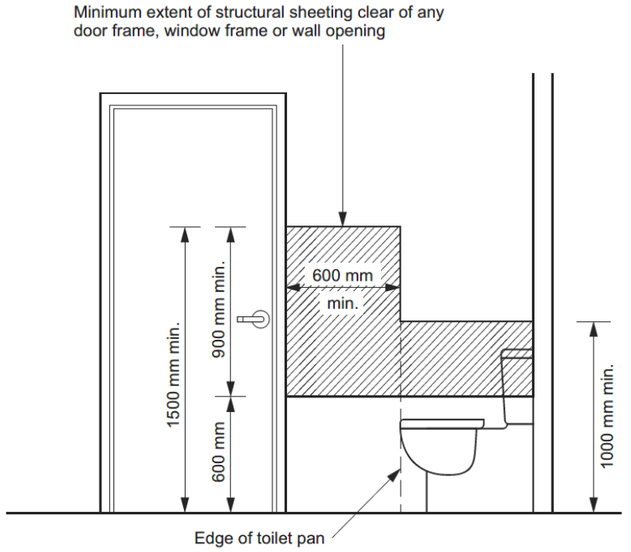


Figure 6.2f: Location of noggings for a wall behind a toilet pan

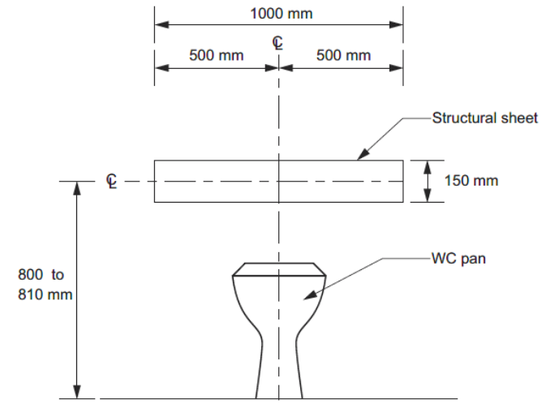
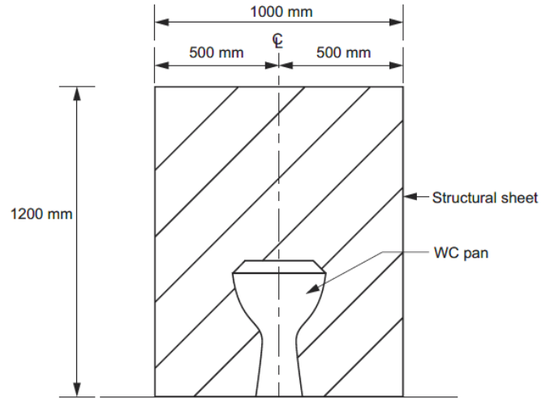


Figure 6.2g: Location of sheeting for a wall behind a toilet pan



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Livable Housing Part 6

Amendments

Date	By

Builders,Tradesmen,Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

GENERAL NOTES

These documents show the general arrangement of the building and include some items not supplied (refer to the quotation for nomination of all items to be provided). All items not nominated therein shall be supplied and installed by others.

The plans provided here are the latest at the time of print. Earlier plans provided may have become outdated due to engineering changes and should not be used. The plans and drawings are extensive and give all the information needed for a competent person to erect the building. The building is not designed to stand up by itself when it is partially complete. Consequently, construction bracing is critical during erection.

The owner has been requested to check off the BOM after the building delivery. You should check that you are able to locate all materials nominated in the BOM. You should also confirm that the length and size (including thickness), nominated in the BOM is what has been provided. Any missing items are the responsibility of the client once correct delivery has been confirmed as per Terms and Conditions of Sale.

DESIGN CRITERIA

These building plans have been prepared to comply with the standards nominated in the engineer's letter. All plans are not to Scale.

ADDITIONAL DOCUMENTATION TO BE SUPPLIED BY PURCHASER/OWNER

The Purchaser/Owner is responsible for:
*Provision of Soils Report for the site and in the building area on which the building is to be erected
*Site Plan and Drainage Plans
*Any other plans not covered by these engineering plans requested by the local Council or the authority

RAINWATER AND DRAINAGE

All Rainwater and drainage designs are the responsibility of the purchaser/owner. Residential gutters and downpipes where supplied are based on average rainfall for the state and may not be sufficient for your building size or usage. Please speak to your building designer or contractor to ensure gutters are fit for purpose.

BUILDING CONSTRUCTION REQUIREMENTS

The Builder and Purchaser are to ensure that all construction is carried out in accordance with the Plans, the Construction Manual and the Bill of Materials (BOM).

It is the responsibility of the builder to ensure that they are familiar with the operational risks and their obligations in carrying out construction work.

The builder must ensure that they have an appropriate Health & Safety Plan (The Plan) compliant with and as required by their local, state and federal regulations. The Plan will need to take into account the site conditions, the size of the building and the experience of the construction personnel. The Plan will, most likely, differ for each project.

The builder must ensure that The Plan is adhered to. Particular attention should be paid to the requirements to ensure that any person working at heights are properly trained and following the requirements as set out by The Plan.

It is recommended that you check with the appropriate authority in your area as to your responsibilities.

TEMPORARY SUPPORT, LIFTING AND SHORING

The design of temporary propping shoring, lifting and support during construction has not been undertaken and is not included in our engagement. This work is the responsibility of the Contractor undertaking the construction of the building.

SLAB DETAILS - GENERAL

* The minimum size of Piers under the columns and End Wall Mullions are nominated on the Material Specifications Plan. When the slab and piers are poured as one pour, the depth of the pier is to the top of the slab.

* Pier Reinforcement: for any piers over 1100mm, deformed bar to within 100mm of base and minimum 75mm top cover. Minimum side cover 75mm, maximum 100mm. Rod to be caged horizontally at least twice and at a maximum of 300mm spacing.Tie with a minimum of 6mm diameter cage tie. Where pier diameter is less than 450mm diameter, use 4 N12. For diameters equal to and over 450mm, use 4 N16.

Concrete Slab

* Footings and slabs, including internal and edge beams, must be founded on natural soil with a minimum allowable bearing capacity of 100kPa. Design covers soil classifications of A, S, M, H1 or H2 for a class 7 building.
* The footing designs have been calculated with adhesion values of 0kPa, 25kPa and 50kPa for clay soils and dense sand soils only.
* A site specific geotechnical investigation has not been performed. The builder will need to verify the soil type and conditions.
* Site conditions different to those specified require a modified design.
* Sub grade shall be excavated and compacted to a minimum of 100% standard dry density ratio and within 2% of the OMC to comply with AS2159.
* Designs are in accordance with AS 3600:2018
* All concrete to be in accordance with AS 3600:2018. Minimum 25 Mpa, with 80mm slump.
* Concrete should be cured for 7 days before commencing construction of the building.
* Refer to connection details.
* Saw construction joints to be 25mm deep x 5mm wide. Saw cuttings shall take place no later than 24 hours after pouring. Saw construction joints to be placed at a maximum spacing of 6.3m (in both the length and the span). Care should be taken to avoid construction cuts intersecting where any fixing to the slab is to be made.
* Where columns or end wall mullions have been removed, piers are not required.
* End wall mullion spacing may move due to location of openings or doors. Check layout and component position plan, and relocate piers as required.
* The Slab Plan indicates those parts of the slab which are 50mm below main slab/piers.

For Class A, S or M Sites

* Slab thickness to be a minimum of 100mm with SL 82 mesh and 40mm top cover.

* Concrete piers under Roller Doors Jambs to be a minimum size as below:
C15019 - 300mm dia x 375mm deep, centered to the C Section
Where heavy traffic is to go through the roller doors, it is recommended that the slab edge should be thickened to 200mm deep by 300mm wide for the length between the mullions. Place an additional section of SL 82 mesh, 50mm from the base in all thickenings.

For Class H1 or H2 Sites

* Slab thickness to be a minimum of 100mm with SL 92 mesh and 40mm top cover.

* Perimeter beams 400mm deep x 300mm wide with Y12 3 bar Trench Mesh to the perimeter of the building.
* Internal beams 400mm deep by 300mm wide with Y12 3 bar Trench Mesh at a max spacing of 6.2m.
* Concrete piers under Roller Doors Jambs to be a minimum size as below:
C15019 - 300mm dia x 500mm deep, centered to the C Section

SHEETED PORTALS AND MULLIONS

All end and dividing wall mullions provide critical support to portal frames and cannot be repositioned or removed under any circumstances without engineering approval.

BRACING NOTES

* Refer to Connection Details.
* Knee bracing clearance from FFL is X = Main Building: 2.349m.
* All Cross Bracing is achieved with 1.2mm Strap G450.
* Cross bracing is to be fixed taut and secured with 14.20 x 22 frame screws at each end, quantity as per connection details.
* Fly bracing to be fixed to the purlins/girts on all mid portal rafters, columns and end wall mullions. Fly bracing is to be fitted to every second purlin/girt, or, on every one, where the spacing between fly braces would exceed the maximum specified below for the relevant column/rafter size:
  - C150 - maximum 1800mm spacing
  - C200, C250 - maximum 2200mm spacing
  - C300 - maximum 2800mm spacing
  - C350 - maximum 2800mm spacing
  - C400 - maximum 2800mm spacing

Initial measurement is from the haunch of the column/rafter, and from the rafter for any end wall mullions.
* Open bays to have fly bracing fitted to every available girt supporting the header sheets.
* Where windows/GSD are placed in any bay where cross bracing is shown, then
a) this can be replaced by moving the bracing to another bay OR

Revision	Date	Initial

Purchaser Name: Grant Mollineaux

Site Address: 56 Delmore Road, Forcett, TAS 7173 Australia

Drawing # WSS223301 - 2

Print Date: 5/07/2022

General Notes

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Email: admin@sheds.com.au

Apex Engineering Group PTY LTD
ACN 632 588 562
MIE Aust. (Registered NER Structural) 5276680
QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;
Practising Professional Structural & Civil Engineers

Signature:

John Ronaldson

Date: 05/07/22

b) due to the bracing provided by the window jambs, where space permits, bracing should be placed under and over the window.
* All bracing strap ends to be located as close as practical to structural member's (columns, rafters, mullions) centerline.

BOLTS

* Unless otherwise nominated, all bolts are grade 4.6
* All tensioned bolts shall be tensioned using the part turn method (refer to AS4100). For the erector, full details are in the construction manual.

ROLLER DOORS

All comments regarding roller doors are based from inside the building looking out.

OTHER MATERIALS NOTES

* All Sheeting, Flashing and framing screws are Climaseal 4.
* All purlin material has Z350 zinc coating with minimum strength of 450MPa.

SOLAR PANELS

* The building has been engineered for the panels to be placed on both sides of the main building.
* Refer to Solar Panel Connection Detail drawing.

Revision	Date	Initial

Purchaser Name: Grant Mollineaux

Site Address: 56 Delmore Road, Forcett, TAS 7173 Australia

Drawing # WSS223301 - 2

Print Date: 5/07/2022

General Notes

PAGINATION

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Fax: 07 5657 8899
Email: admin@sheds.com.au

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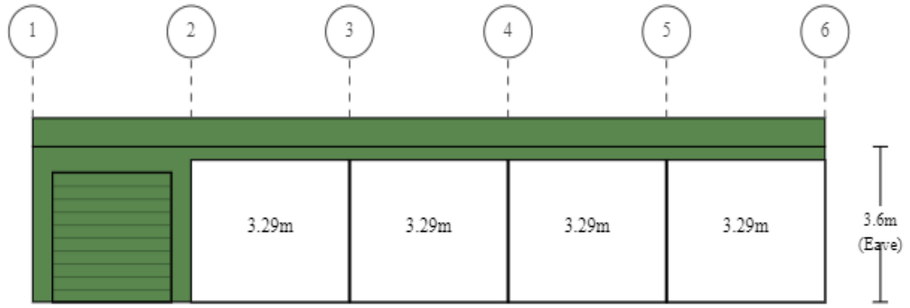
ACN 632 588 562
MIE Aust. (Registered NER Structural) 5276680
QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;
Practising Professional Structural & Civil Engineers

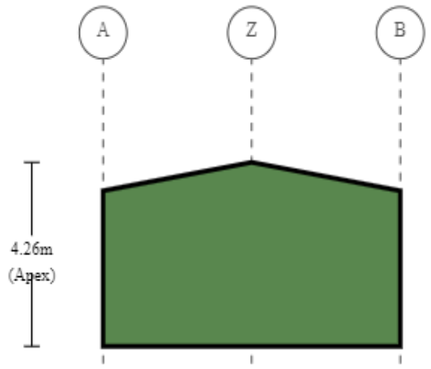
Signature:

John Ronaldson

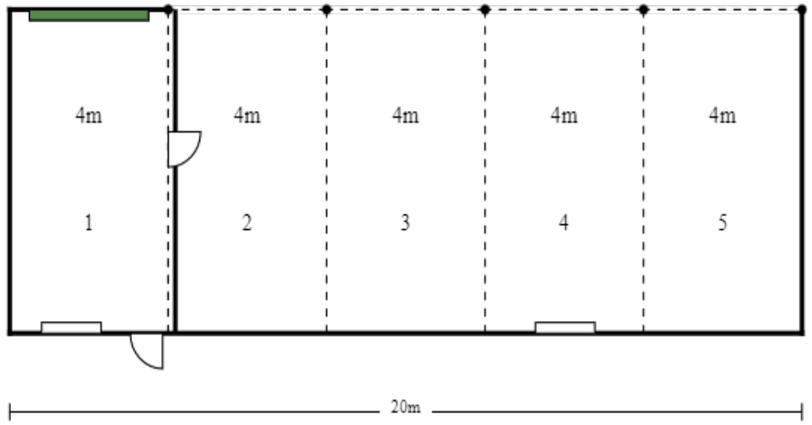
Date: 05/07/22

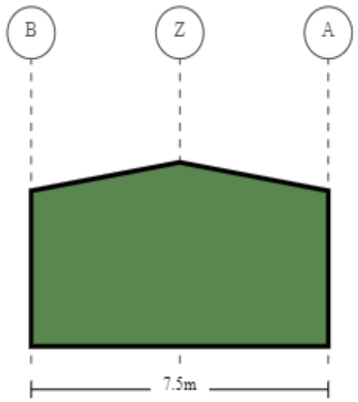


Left Side



Left End





Right End

Right Side

Purchaser Name: Grant Mollineaux		**Layout** Not to Scale 	Seller: Wide Span Sheds Pty Ltd Wide Span Sheds Pty Ltd Phone: 07 5657 8888 Fax: 07 5657 8899 Email: admin@sheds.com.au
Site Address: 56 Delmore Road, Forcett, TAS 7173 Australia			
Drawing # WSS223301 - 3	Print Date: 05/07/22		

Apex Engineering Group PTY LTD
ACN 632 588 562
MIE Aust. (Registered NER Structural) 5276680
QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;
Practising Professional Structural & Civil Engineers

Signature:

John Ronaldson

Date: 05/07/22

MATERIAL SPECIFICATIONS

For further information regarding the tabulated values shown, refer to the General Notes

Building Dimensions

Categories	Span	Length	Pitch	Height	Grid(s)	Portal(s)
Main Building	7.5	20	10	3.6	A - B	1 - 6

Portal Frame Elements

Grid / Portal Number		1	2	3	4	5	6
Columns	A	C15012	C15012	2C15015	2C15015	2C15015	C15012
	B	C15012	C15012	C15019	C15019	C15019	C15012
Rafters	A - Apex	C15012	C15012	C15015	C15015	C15015	C15012
	Apex - B	C15012	C15012	C15015	C15015	C15015	C15012
End Wall Mullions	Z	C15015	C15019	-	-	-	C15019
Knee Braces	A - Apex			C15012 @ 1.7m	C15012 @ 1.7m	C15012 @ 1.7m	
	Apex - B			C15012 @ 1.7m	C15012 @ 1.7m	C15012 @ 1.7m	

Bay Section Elements

Grid / Bay Number		1	2	3	4	5	Maximum
Bay Widths		4	4	4	4	4	
Roof Purlins (refer to Purlin And Girt Plan)		Z100	Z100	Z100	Z100	Z100	
Roof Purlin Spacing (End)	A - Apex	0.9	0.9	0.9	0.9	0.9	0.900
	Apex - B	0.9	0.9	0.9	0.9	0.9	0.900
Roof Purlin Spacing (Internal Spans)	A - Apex	0.914	0.914	0.914	0.914	0.914	1.200
	Apex - B	0.914	0.914	0.914	0.914	0.914	1.200
Eave Purlin	A	C10012	2C10010	2C10010	2C10010	2C10010	
	B	C10010	C10010	C10010	C10010	C10010	
Side Girts (refer to Purlin And Girt Plan)		Z100	Z100	Z100	Z100	Z100	
Side Girt Bridging (Rows)	B	-	YES (1)	YES (1)	YES (1)	YES (1)	
Side Girts Spacing (End)	A	1.685	0.21	0.21	0.21	0.21	1.700
	B	1.685	1.685	1.685	1.685	1.685	1.700
Side Girts Spacing (Internal)	A	1.685	0.21	0.21	0.21	0.21	1.700
	B	1.685	1.685	1.685	1.685	1.685	1.700
Roller Door Header	A	C10010	-	-	-	-	
	B	-	-	-	-	-	
Roller Door Jambs	A	C15019	-	-	-	-	
	B	-	-	-	-	-	
PA Door Header	B	DJHEAD	-	-	-	-	

End Bay Section Elements

Grid / Portal Number		1	2	6	Maximum
End Girts (refer to Purlin And Girt Plan)		Z100	Z100	Z100	
End Girt Bridging (Rows)	A - Z	-	-	YES (1)	
	Z - B	-	-	YES (1)	
End Girts Spacing (End)	A - Z	1.685	1.685	1.685	1.700
	Z - B	1.685	1.685	1.685	1.700
End Girts Spacing (Internal)	A - Z	1.685	1.685	1.685	1.700
	Z - B	1.685	1.685	1.685	1.700

Cladding Elements

Category	Colour	Product
Roof Sheeting	WoodlandGrey	CORODEK® 0.42 BMT (0.47TCT)
Roof Flashings	COLORBOND® steel	BlueScope 0.55 BMT
Wall Sheeting	PaleEucalypt	CORODEK® 0.42 BMT (0.47TCT)
Wall Flashing	COLORBOND® steel	BlueScope 0.55 BMT

Revision	Date	Initial

Purchaser Name: Grant Mollineaux

Site Address: 56 Delmore Road, Forcett, TAS 7173 Australia

Drawing # WSS223301 - 4

Print Date: 5/07/2022

Specification Sheet

Seller: Wide Span Sheds Pty Ltd
Name: Wide Span Sheds Pty Ltd
Phone: 07 5657 8888
Fax: 07 5657 8899
Email: admin@sheds.com.au

Apex Engineering Group PTY LTD
ACN 632 588 562
MIE Aust. (Registered NER Structural) 5276680
QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;
Practising Professional Structural & Civil Engineers

Signature:
John Ronaldson
Date: 05/07/22

MATERIAL SPECIFICATIONS

For further information regarding the tabulated values shown, refer to the General Notes

Pier Sizes

			Depth (m) - with Slab							
Adhesion (kPa)	Soil Description	Diameter (m)	BP1	BP2	BP3	BP4	BP5	BP6	BP7	BP8
0	Sandy Soil	0.3	0.45	0.45	0.45	0.45	0.9	0.8	0.45	0.45
		0.45	0.45	0.45	0.45	0.45	0.5	0.45	0.45	0.45
		0.6	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45
25	Soft to Firm Clay	0.3	0.45	0.45	0.45	0.45	0.6	0.6	0.45	0.45
		0.45	0.45	0.45	0.45	0.45	0.5	0.45	0.45	0.45
		0.6	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45
50	Stiff to Very Stiff Clay	0.3	0.45	0.45	0.45	0.45	0.6	0.5	0.45	0.45
		0.45	0.45	0.45	0.45	0.45	0.5	0.45	0.45	0.45
		0.6	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45

Revision	Date	Initial

Purchaser Name: Grant Mollineaux

Site Address: 56 Delmore Road, Forcett, TAS 7173 Australia

Drawing # WSS223301 - 4

Print Date: 5/07/2022

Specification Sheet

PAGINATION

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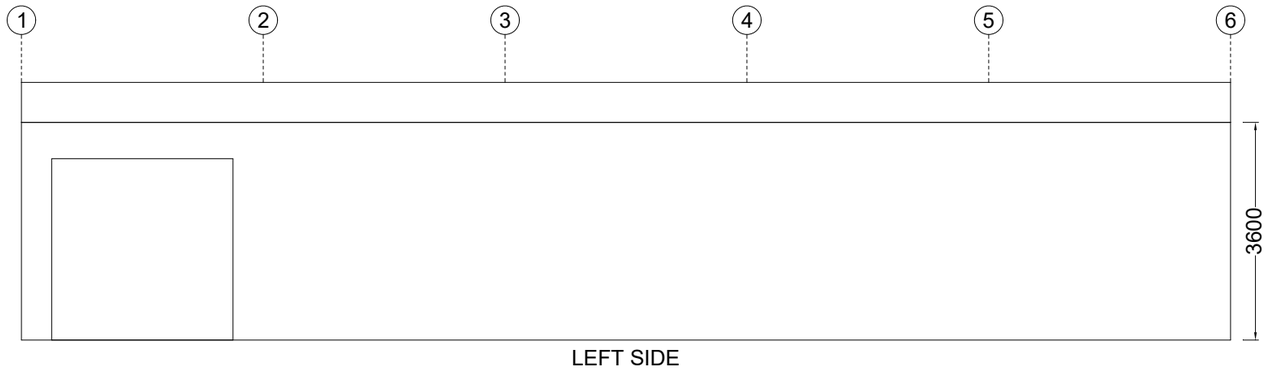
Practising Professional Structural & Civil Engineers

Signature:

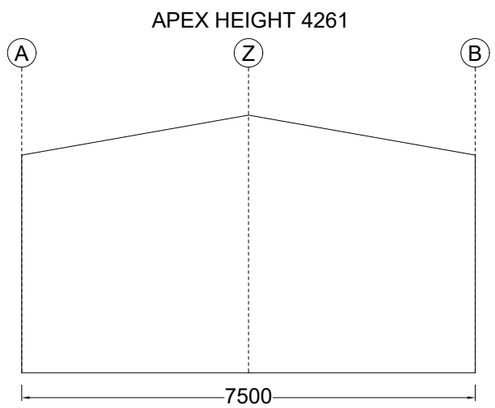
John Ronaldson

Date: 05/07/22

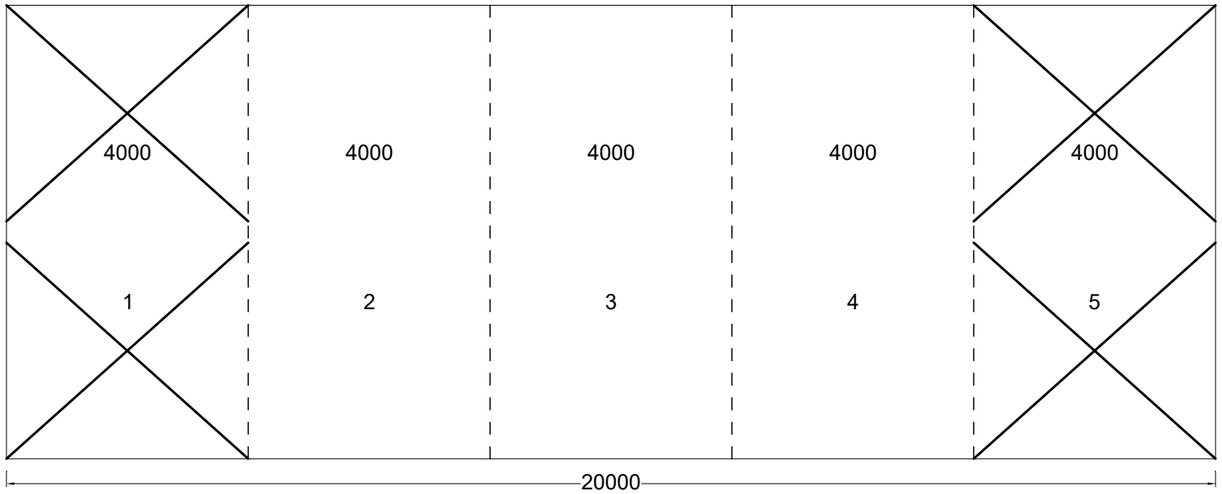
Cross Bracing is achieved with 1.2mm Strap. Refer to Connection Details.

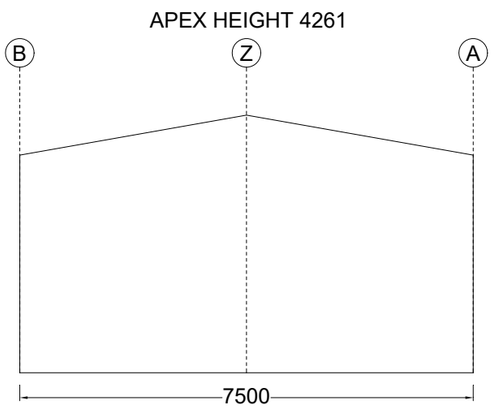


LEFT SIDE

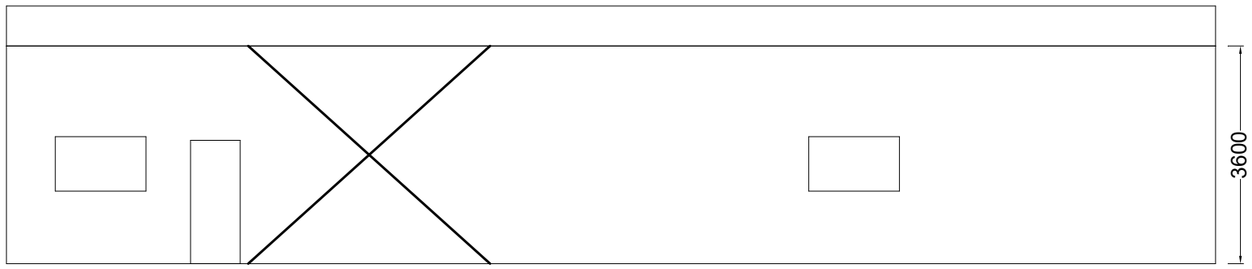


LEFT END





RIGHT END



RIGHT SIDE

Sorell Council

Development Application:5.2026.5.1 - Shed Plans - 56 Delmore Road, Forcett - P3.pdf
Plan Reference:P3
Date received:5/02/2026

Revision	Date	Initial

Purchaser Name: Grant Mollineaux

Site Address: 56 Delmore Road, Forcett, TAS 7173 Australia

Drawing # WSS223301 - 5

Print Date: 5/07/2022

Bracing

NOT TO SCALE

Page 1 of 1

Seller: Wide Span Sheds Pty Ltd
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Email: admin@sheds.com.au

Apex Engineering Group PTY LTD
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MIE Aust. (Registered NER Structural) 5276680
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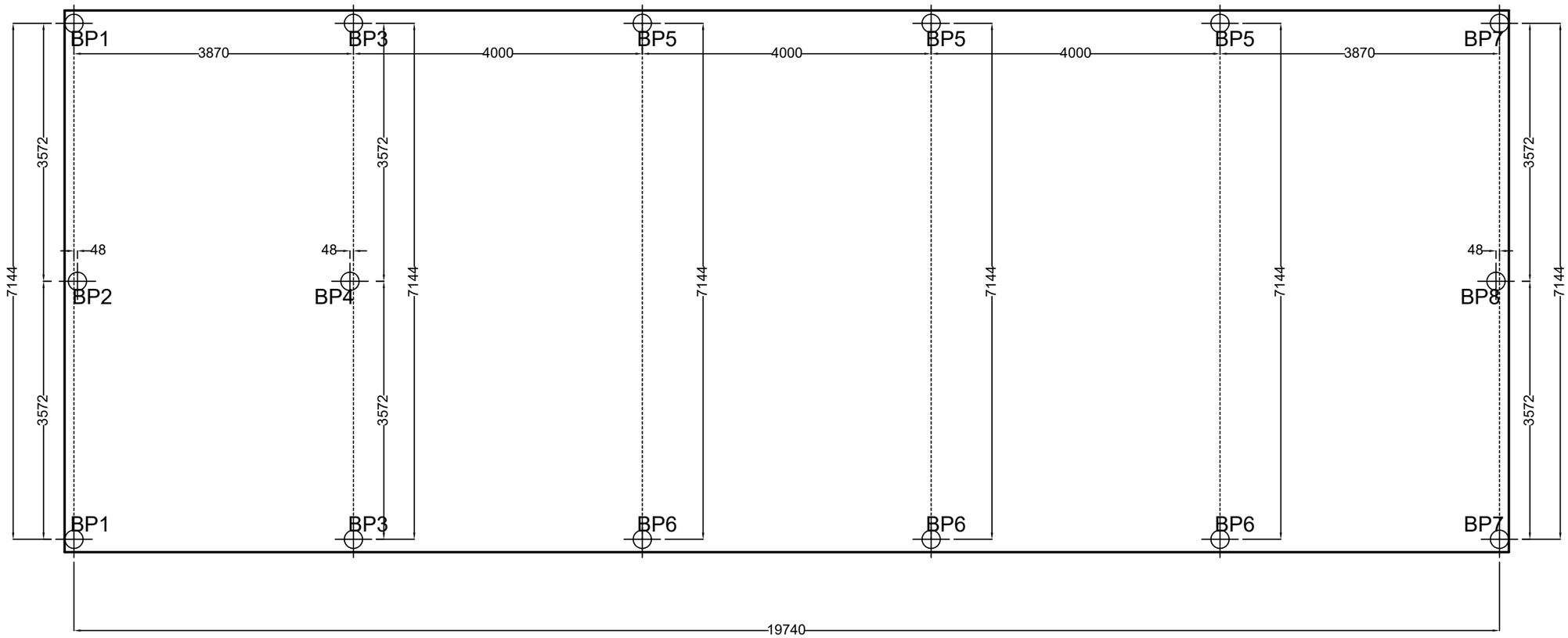
Practising Professional Structural & Civil Engineers

Signature:

John Ronaldson

Date: 05/07/22

These dimensions are provided as a guide only. It is the responsibility of the concreter to confirm that all dimensions are correct.
Refer to Material Specifications Plan for BP dimensions.



Revision	Date	Initial

Purchaser Name: Grant Mollineaux

Site Address: 56 Delmore Road, Forcett, TAS 7173 Australia

Drawing # WSS223301 - 6

Print Date: 5/07/2022

Concrete Piers
PIER MEASUREMENT ONLY
NOT TO SCALE

Seller: Wide Span Sheds Pty Ltd
Name: Wide Span Sheds Pty Ltd
Phone: 07 5657 8888
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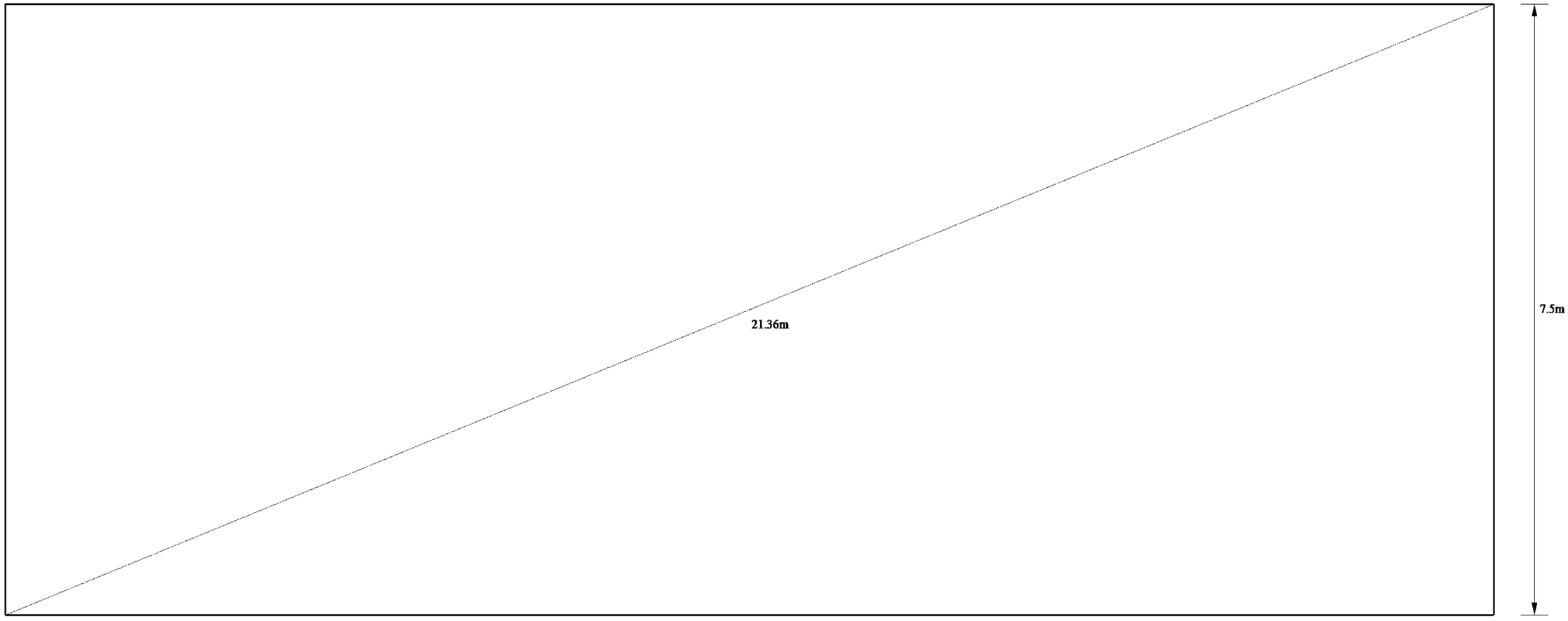
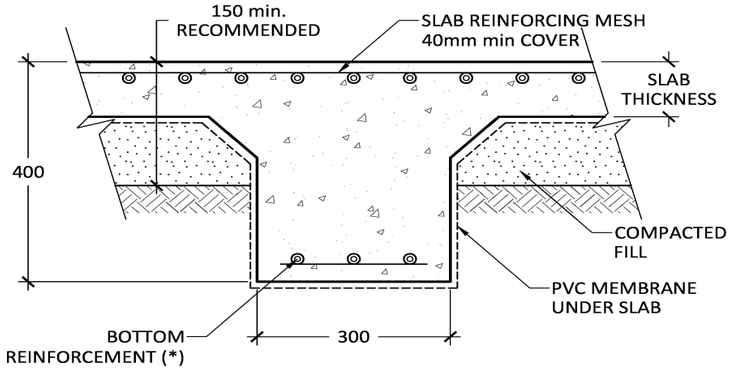
Practising Professional Structural & Civil Engineers

Signature:
John Ronaldson
Date: 05/07/22

These dimensions are provided as a guide only. It is the responsibility of the concreter to confirm that all dimensions are correct.

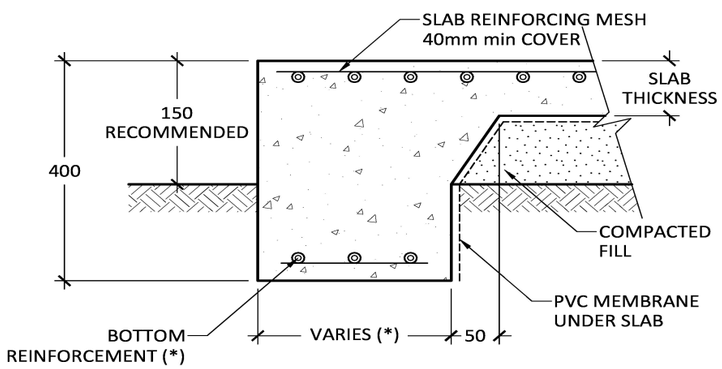


Purchaser Name: Grant Mollineaux		**Slab Dimensions** **Also refer to Concrete Piers Plan** Not to Scale 	Seller: Wide Span Sheds Pty Ltd Wide Span Sheds Pty Ltd Phone: 07 5657 8888 Fax 07 5657 8899 Email: admin@sheds.com.au	Apex Engineering Group PTY LTD ACN 632 588 562 MIE Aust. (Registered NER Structural) 5276680 QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES; Practising Professional Structural & Civil Engineers Signature: J Ronaldson John Ronaldson Date: 05/07/22
Site Address: 56 Delmore Road, Forcett, TAS 7173 Australia				
Drawing # WSS223301 - 7	Print Date: 05/07/22			



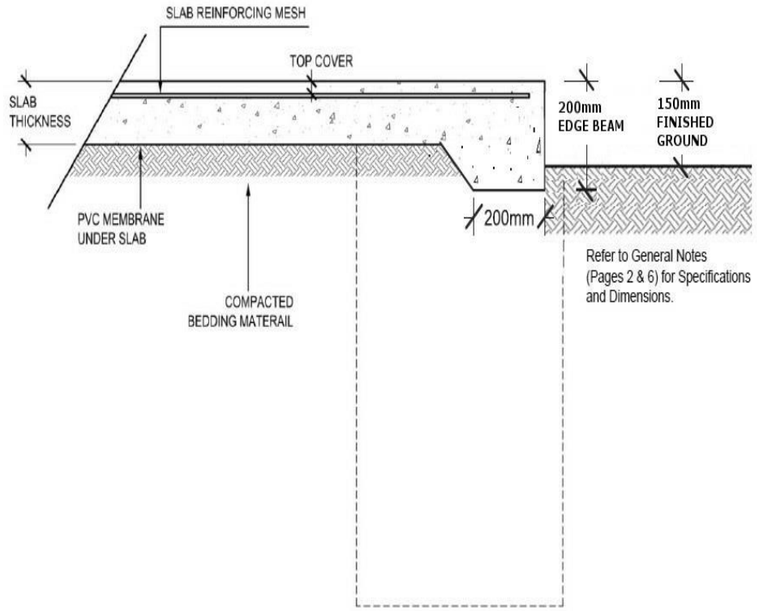
(*) REFER TO GENERAL NOTES FOR SPECIFICATION

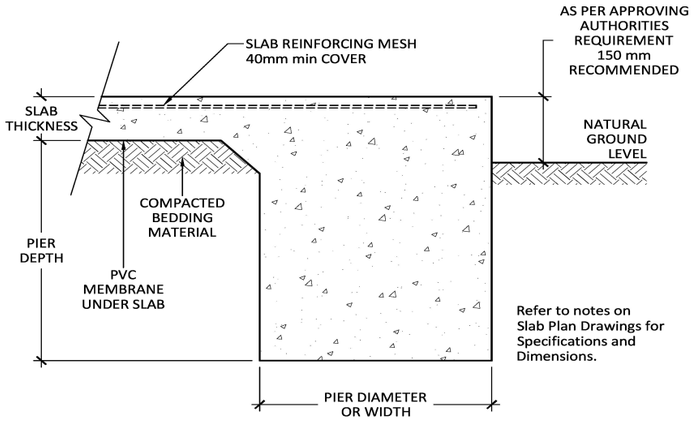
INTERNAL BEAM
(H1 & H2 SOIL TYPE, OPTIONAL A, S & M)



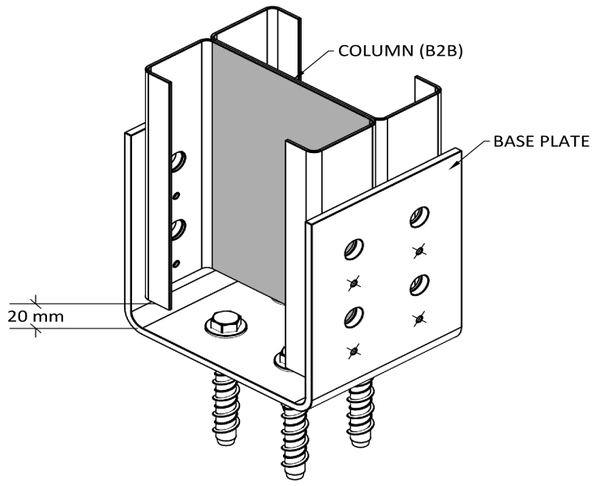
(*) REFER TO GENERAL NOTES FOR SPECIFICATION

PERIMETER BEAM
(H1 & H2 SOIL TYPE, OPTIONAL A, S & M)



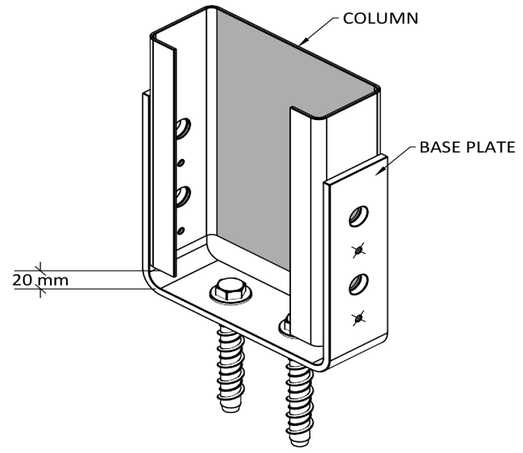


SLAB AND PIER DETAIL



FIXING BOLTS - 4 of M12 x 100 SCREWBOLT
○ FIXING BOLTS - 8 of M12 x 30 Galv.
× FIXING SCREWS - 8 of 12.24 x 38 Series 500

2C150 COLUMN FIXING (BF)



FIXING BOLTS - 2 of M12 x 100 SCREWBOLT
○ FIXING BOLTS - 4 of M12 x 30 Galv.
× FIXING SCREWS - 4 of 12.24 x 38 Series 500

C150 COLUMN FIXING (BF)

Purchaser Name: Grant Mollineaux

Site Address: 56 Delmore Road, Forcett, TAS 7173 Australia

Drawing # WSS223301 - 8

Print Date: 05/07/22

Connection Details
Not to Scale

Seller: Wide Span Sheds Pty Ltd
Wide Span Sheds Pty Ltd
Phone: 07 5657 8888
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Email: admin@sheds.com.au

Apex Engineering Group PTY LTD
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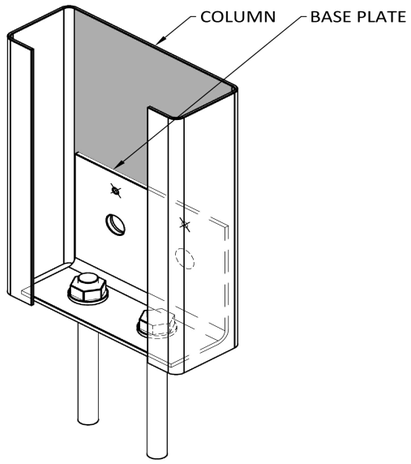
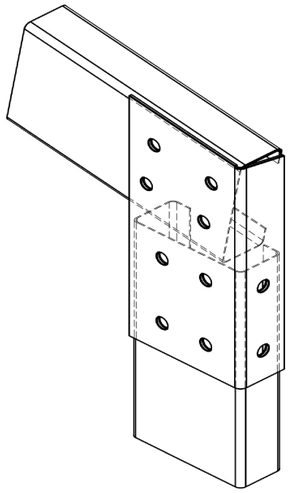
Date: 05/07/22



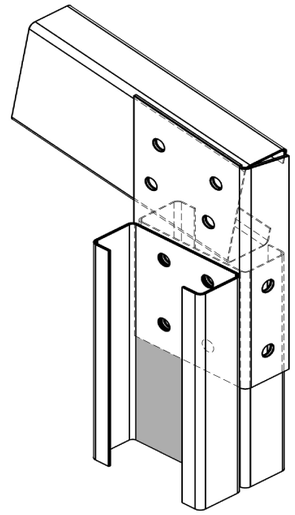
FIXING BOLTS - 2 of M12 x 80 TRUEBOLT
○ FIXING BOLTS - 2 of M12 x 30 Galv.
× FIXING SCREWS - 2 of 14.20 x 22

C150 MULLION BASE PLATE (B)



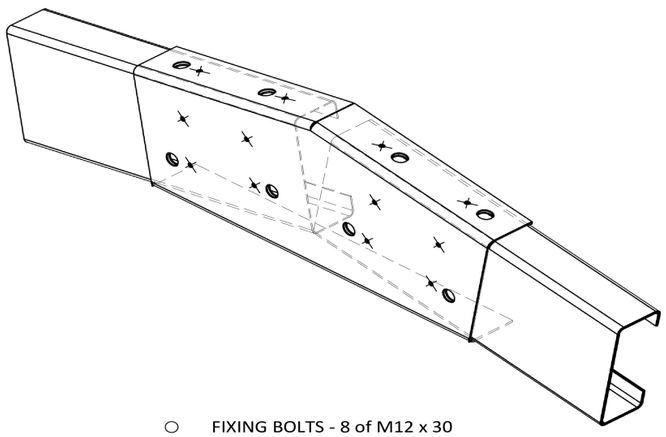
○ FIXING BOLTS - 10 of M12 x 30 (8.8)

FLAT PLATE HAUNCH BRACKET (X&Y) - C150, 10°



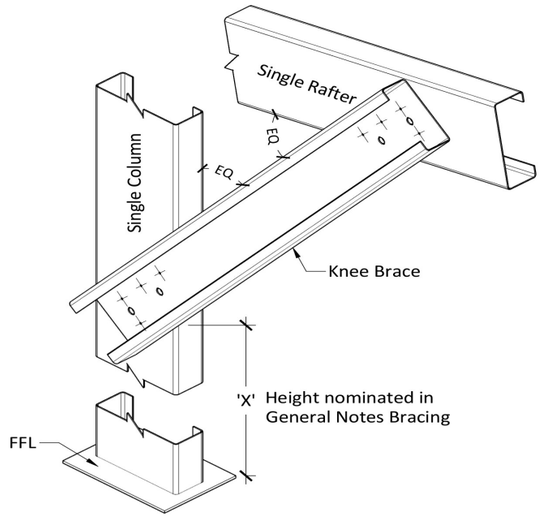
○ FIXING BOLTS - 10 of M12 x 40 (8.8)

FLAT PLATE HAUNCH BRACKET (X&Y) - 2C150-C150, 10°



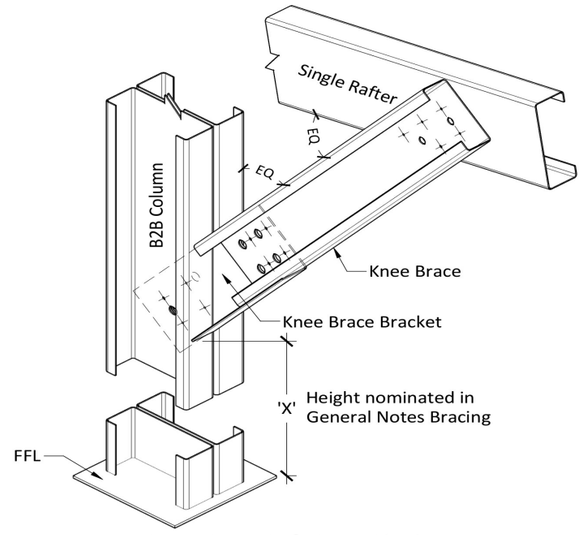
○ FIXING BOLTS - 8 of M12 x 30
× FIXING SCREWS - 12 of 14.20 x 22

APEX PLATE, C150, 10°



○ FIXING BOLTS - 4 of M12 x 30
× FIXING SCREWS - 8 of 14.20 x 22

C150 KNEE BRACE FOR SINGLE COLUMN + SINGLE RAFTER



○ FIXING BOLTS - 8 of M12 x 40 (8.8)
× FIXING SCREWS - 13 of 12.24 x 32

C150 KNEE BRACE FOR BACK TO BACK COLUMN + SINGLE RAFTER

Purchaser Name: Grant Mollineaux			
Site Address: 56 Delmore Road, Forcett, TAS 7173 Australia			
Drawing # WSS223301 - 8	Print Date: 05/07/22	**Connection Details** Not to Scale Page 2 of 10 	Seller: Wide Span Sheds Pty Ltd Wide Span Sheds Pty Ltd Phone: 07 5657 8888 Fax 07 5657 8899 Email: admin@sheds.com.au

Apex Engineering Group PTY LTD
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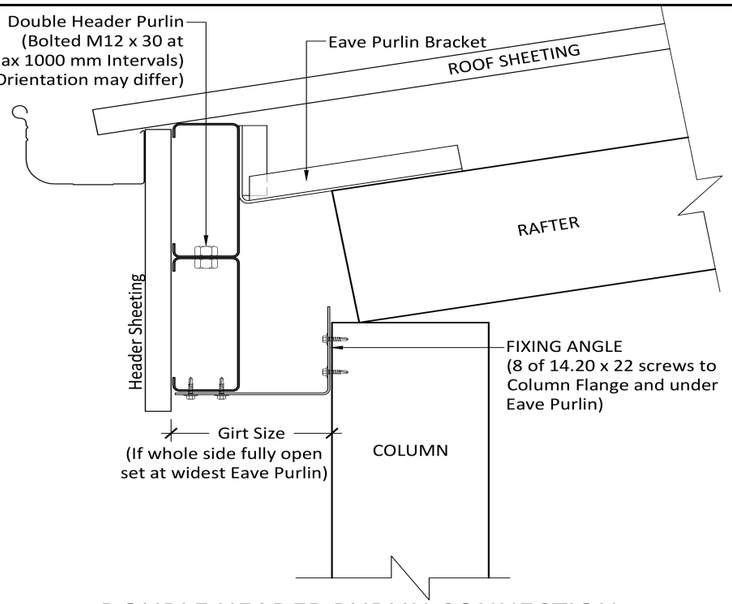
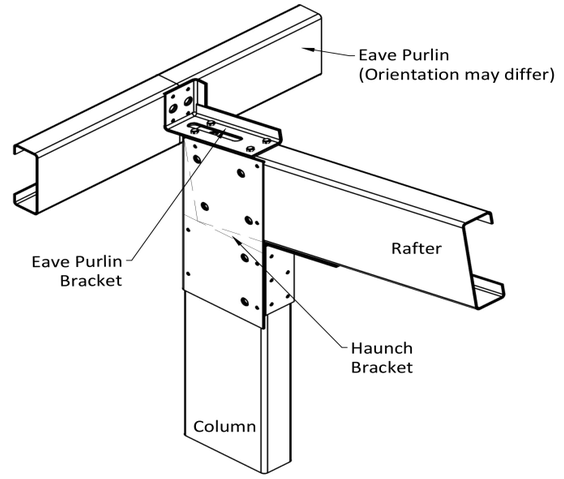
John Ronaldson

Date: 05/07/22

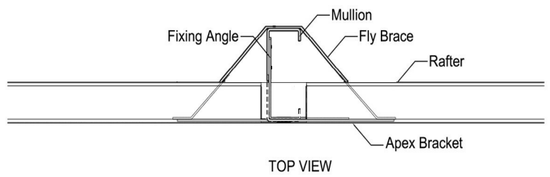


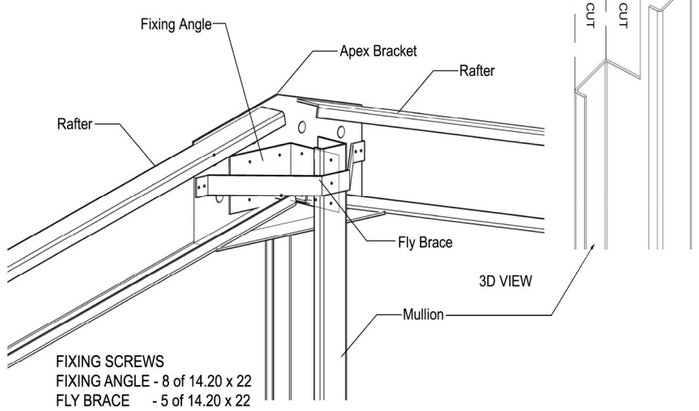
DOUBLE HEADER PURLIN CONNECTION



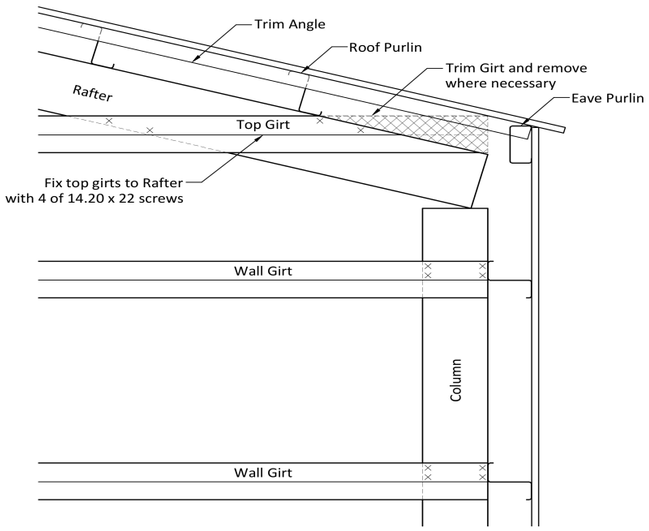
× FIXING SCREWS - 4 of 14.20 x 22

EAVE PURLIN BRACKET TO RAFTER

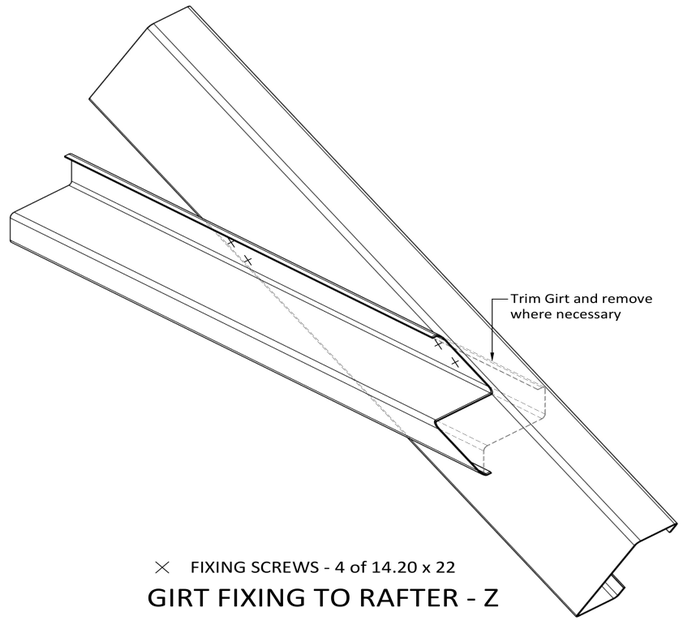




END WALL MULLION TO APEX



GABLE END TOP GIRT FIXING - Z



× FIXING SCREWS - 4 of 14.20 x 22

GIRT FIXING TO RAFTER - Z

Purchaser Name: Grant Mollineaux		**Connection Details** Not to Scale Page 3 of 10 © Copyright SteelxIP Pty Ltd	Seller: Wide Span Sheds Pty Ltd Wide Span Sheds Pty Ltd Phone: 07 5657 8888 Fax: 07 5657 8899 Email: admin@sheds.com.au
Site Address: 56 Delmore Road, Forcett, TAS 7173 Australia			
Drawing # WSS223301 - 8	Print Date: 05/07/22		

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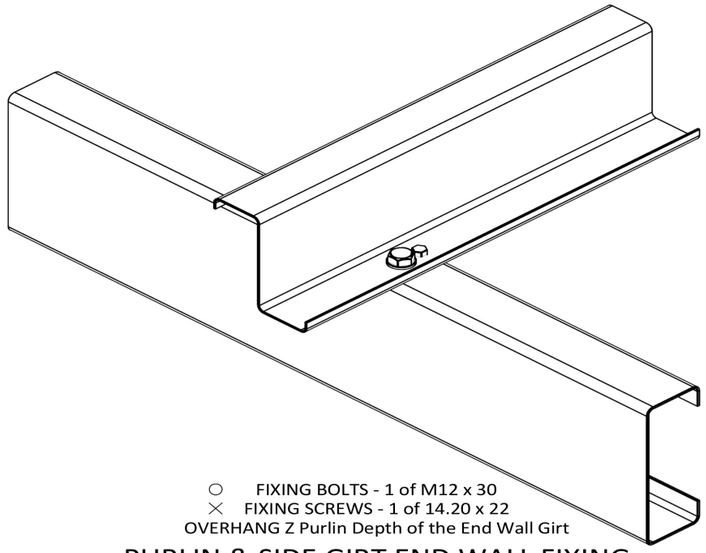
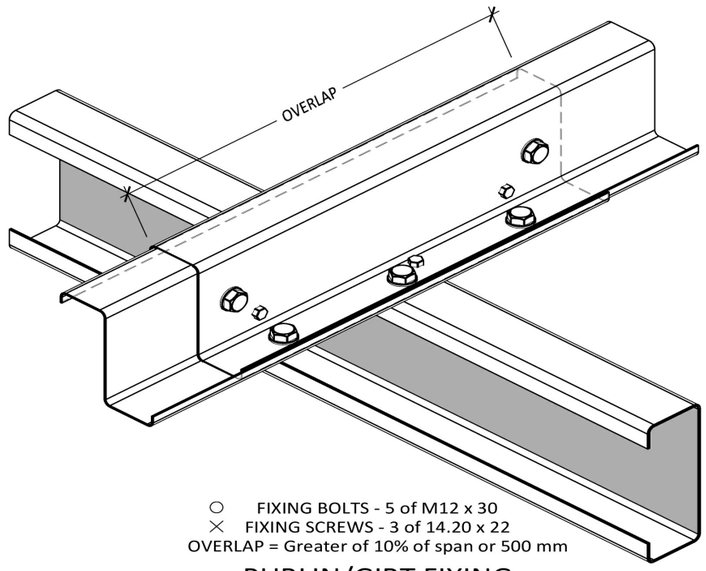


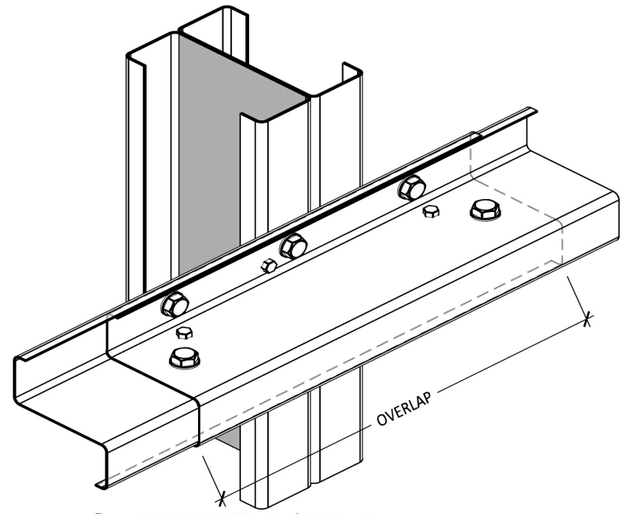
○ FIXING BOLTS - 1 of M12 x 30
× FIXING SCREWS - 1 of 14.20 x 22
OVERHANG Z Purlin Depth of the End Wall Girt

PURLIN & SIDE GIRT END WALL FIXING
Z PURLIN - SINGLE COLUMN OR RAFTER



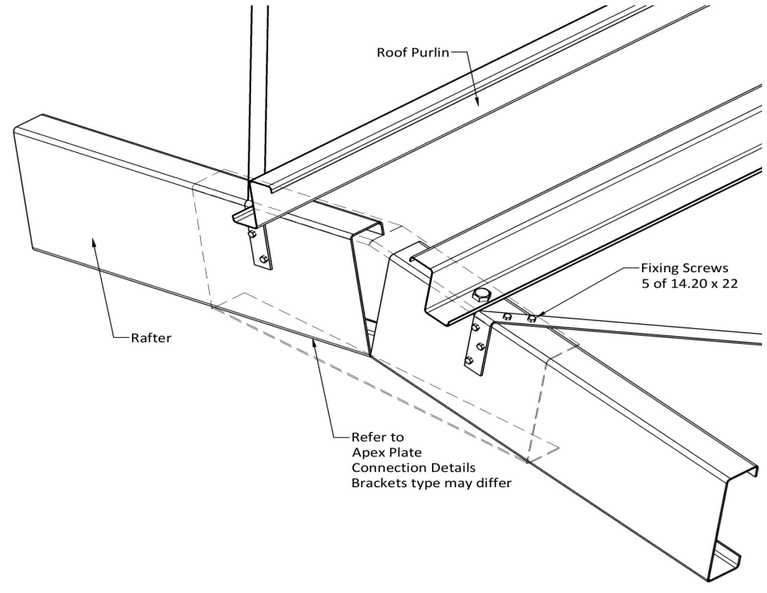
○ FIXING BOLTS - 5 of M12 x 30
× FIXING SCREWS - 3 of 14.20 x 22
OVERLAP = Greater of 10% of span or 500 mm

PURLIN/GIRT FIXING
SINGLE C SECTION COLUMNS OR RAFTERS

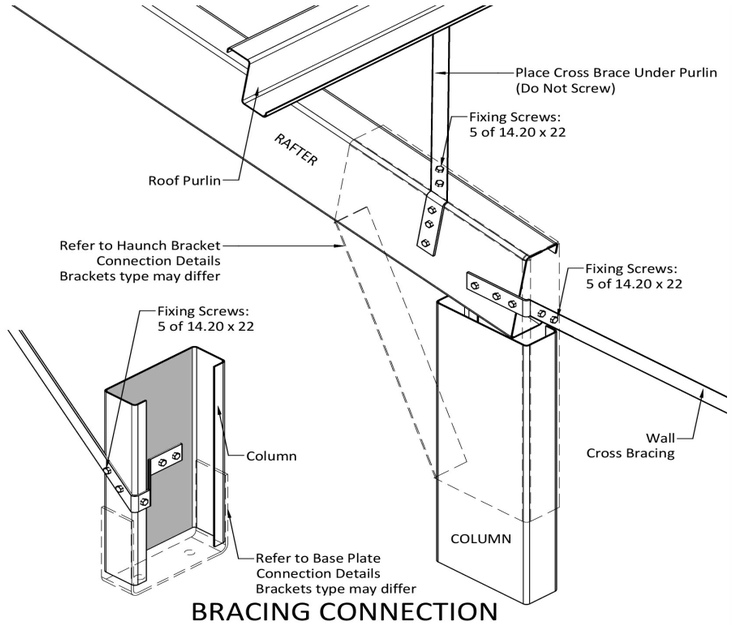


○ FIXING BOLTS - 5 of M12 x 30
× FIXING SCREWS - 3 of 14.20 x 22
OVERLAP = Greater of 10% of span or 500 mm

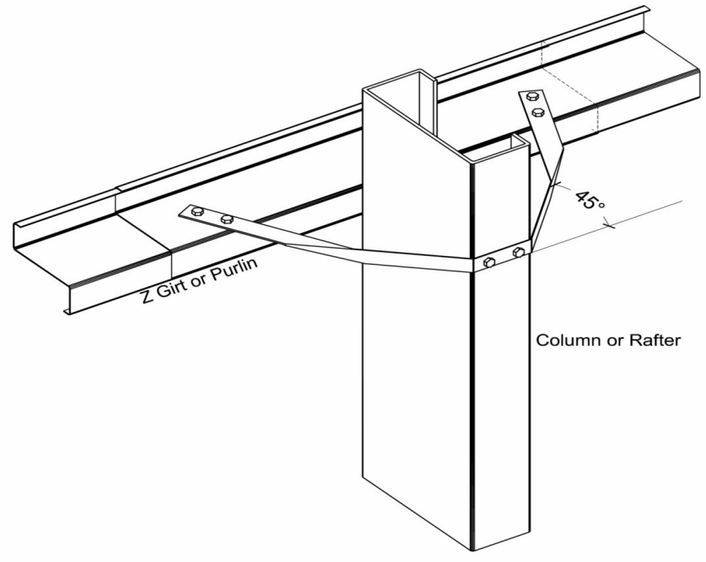
PURLIN/GIRT FIXING BACK TO BACK
C SECTION COLUMNS (WITH SINGLE RAFTER)



BRACING CONNECTION AT APEX



BRACING CONNECTION



FIXING SCREWS - 6 of 14.20 x 22

FLY BRACING

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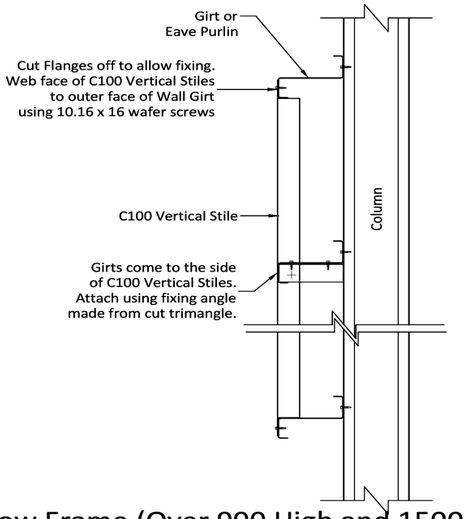
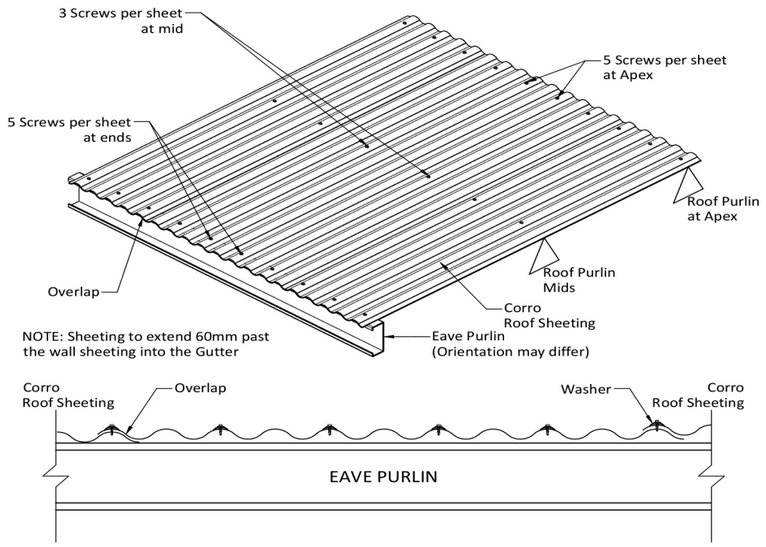
Site Address: 56 Delmore Road, Forcett, TAS 7173 Australia				
Drawing # WSS223301 - 8	Print Date: 05/07/22			



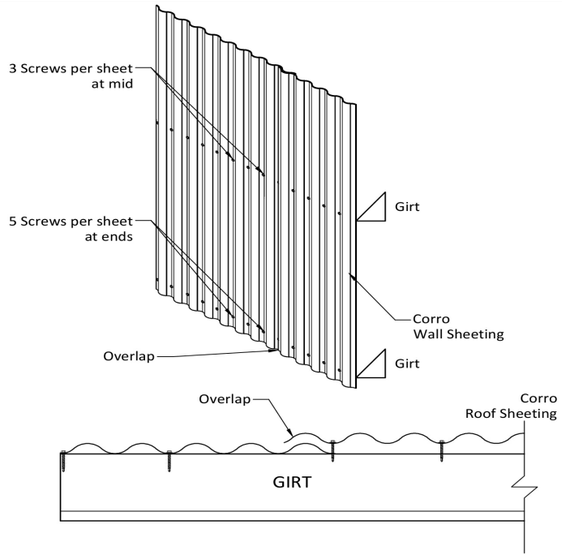
Window Frame (Over 900 High and 1500 Wide)

Note: Top of Window 2100 above GL. Window frame fixed to vertical stiles only



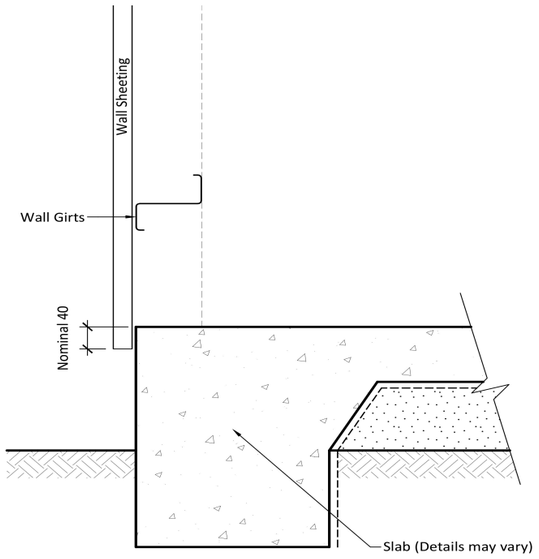
Roofing Screws - 12.14 x 35 Hex Seal High Grip with Cyclonic Washer

CORRO ROOF SHEET FIXING



Wall Screws - 10.16 x 16 Hex

WALL SHEETING CONNECTION DETAILS



WALL SHEET OVERHANG DETAIL

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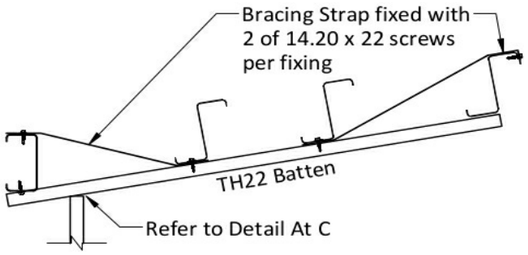
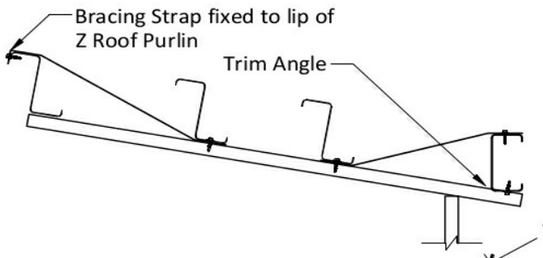
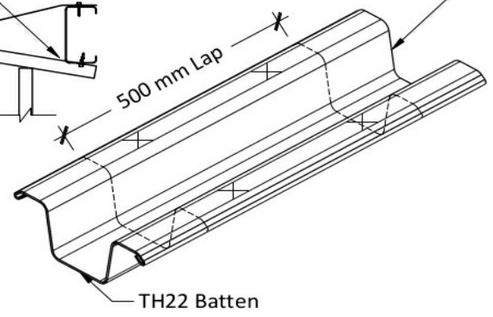
Site Address: 56 Delmore Road, Forcett, TAS 7173 Australia				
Drawing # WSS223301 - 8	Print Date: 05/07/22			



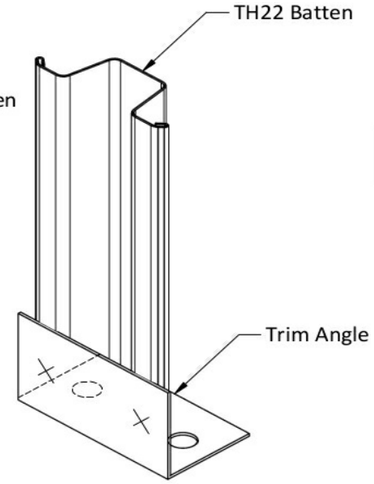


Note: Fix Bracing Strap first,
then fix batten over Bracing Strap to maintain line.



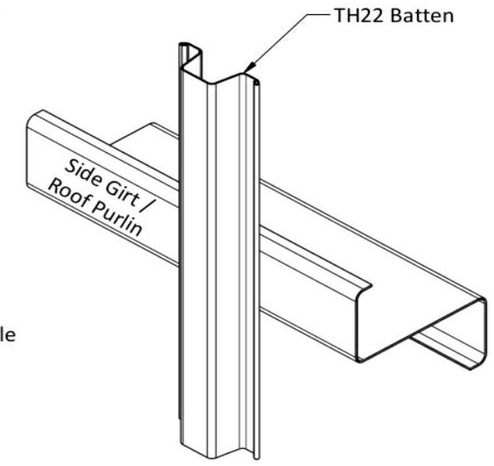
BATTEN OVERLAP

To extend battens,
Lap battens 500 mm with 4 screws



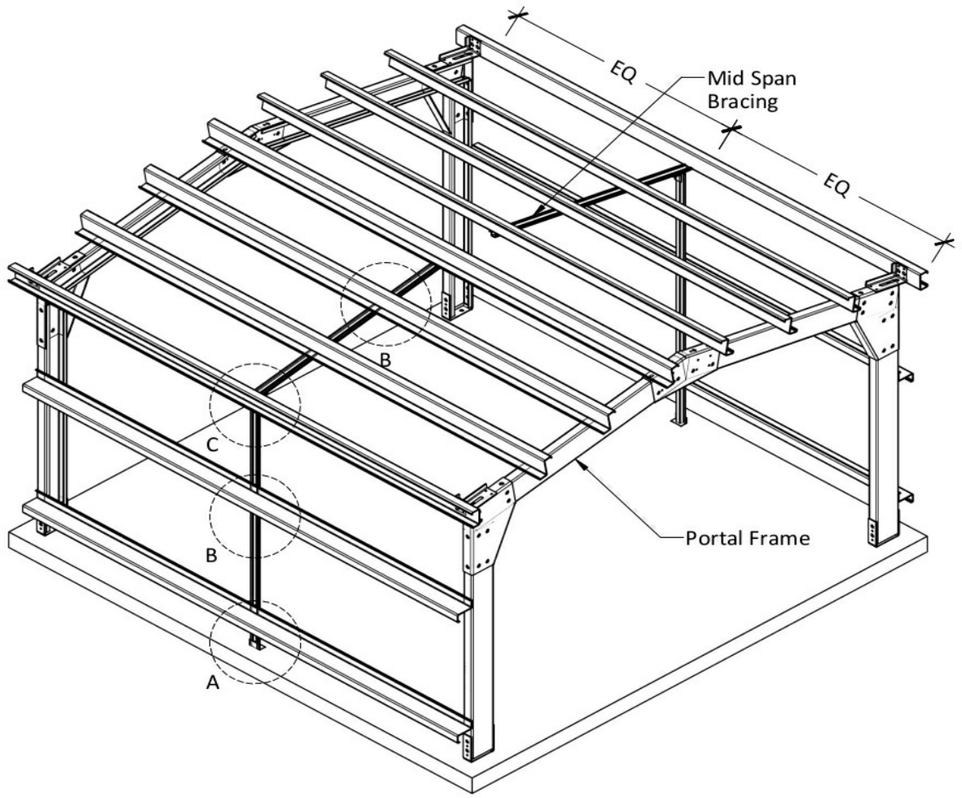
DETAIL AT A

FIXING SCREWS: 2 of 14.20 x 22 to Bracket
FIXING BOLTS: 2 of M8 x 40 Dynabolts to Concrete
PIERS ONLY FINISH AT BOTTOM GIRT

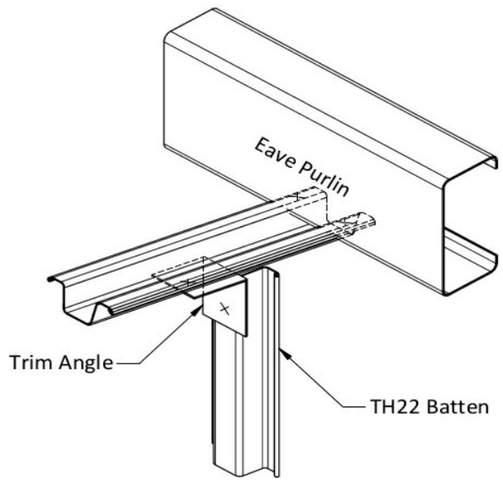


DETAIL AT B

FIXING SCREWS: 2 of 14.20 x 22
to each Wall Girt or Roof Purlin

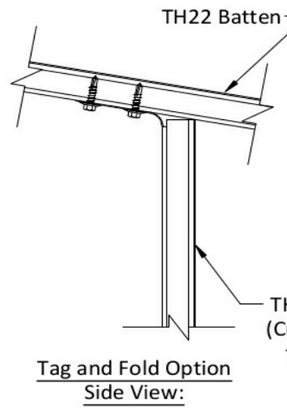


Illustrative Only:
Refer to specsheet for Bridging requirements and locations.
Bridging may not be required on both roof and walls as shown.
If Bridging is not in the specifications table it is not required

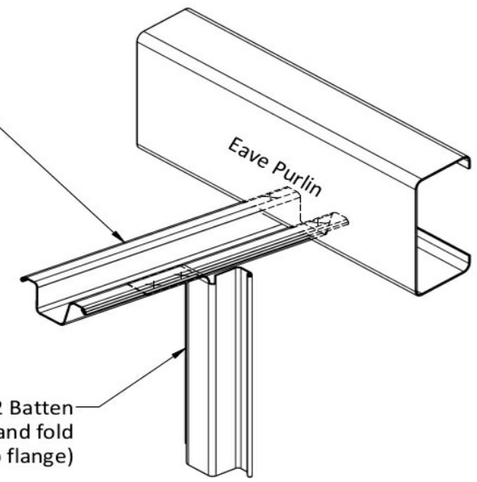


Trim Angle Option:

FIXING SCREWS: 2 of 14.20 x 22 to Bracket
FIXING SCREWS: 2 of 14.20 x 22 to Eave Purlin



DETAIL AT C



Tag and Fold Option:

FIXING SCREWS: 2 of 14.20 x 22 to Batten
FIXING SCREWS: 2 of 14.20 x 22 to Eave Purlin

Where possible, use Trim Angle or attach the Roof Bridging to the Eave Purlin

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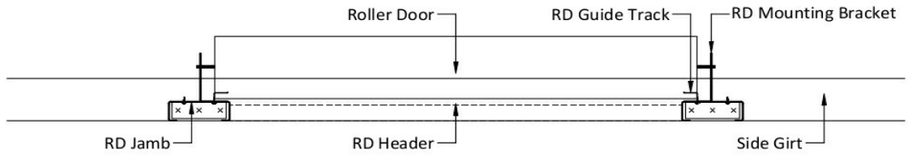
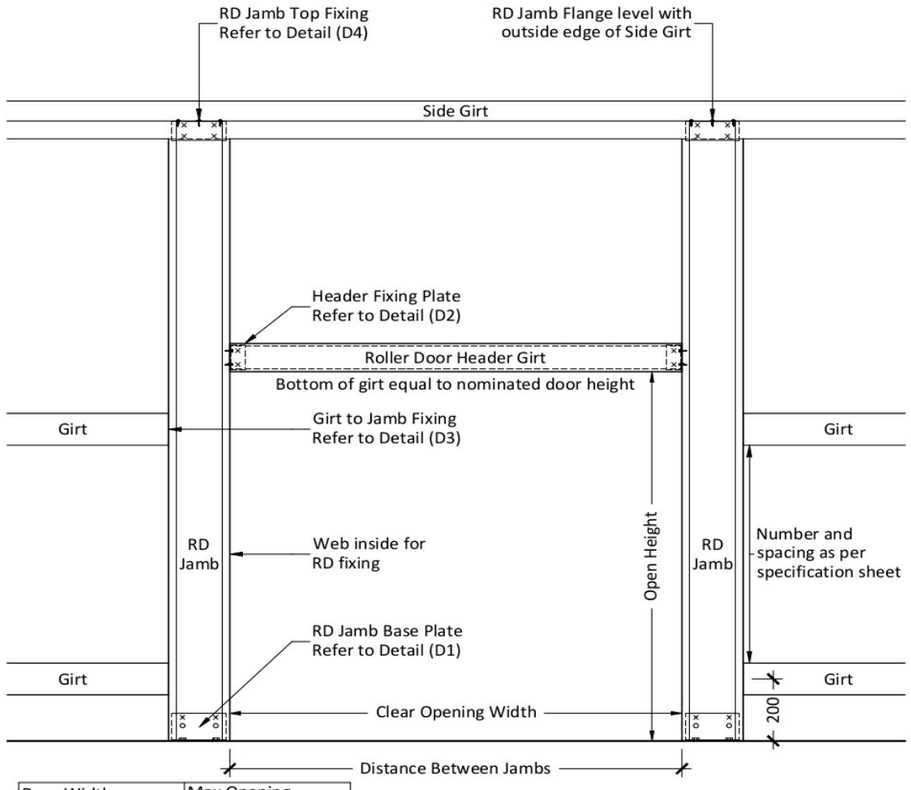
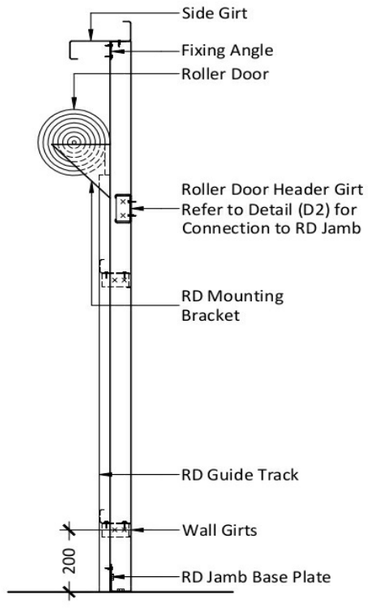
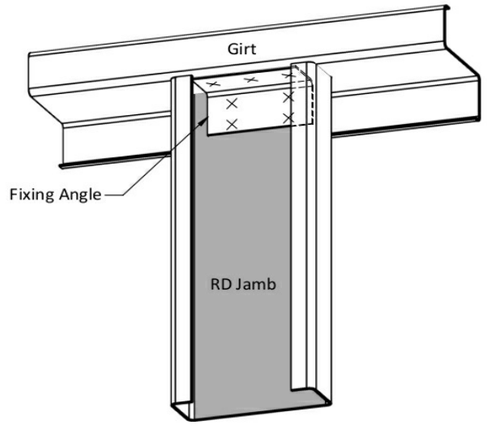
Site Address: 56 Delmore Road, Forcett, TAS 7173 Australia		**Connection Details** Not to Scale Page 6 of 10 	Seller: Wide Span Sheds Pty Ltd Wide Span Sheds Pty Ltd Phone: 07 5657 8888 Fax 07 5657 8899 Email: admin@sheds.com.au
Drawing # WSS223301 - 8	Print Date: 05/07/22		Signature: J Ronaldson John Ronaldson Date: 05/07/22





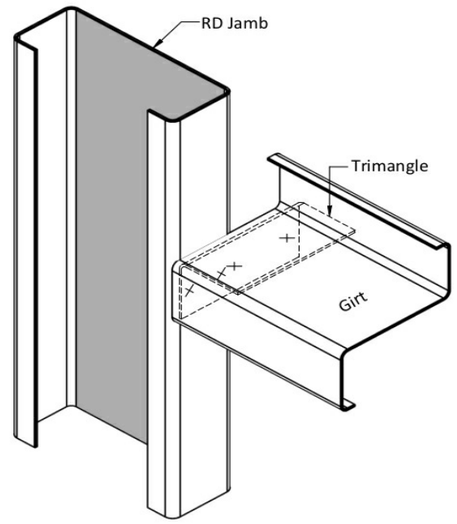
Door Width	Max Opening
≤3.1m	Door Width -50mm
>3.1m or ≤5.1m	Door Width -100mm





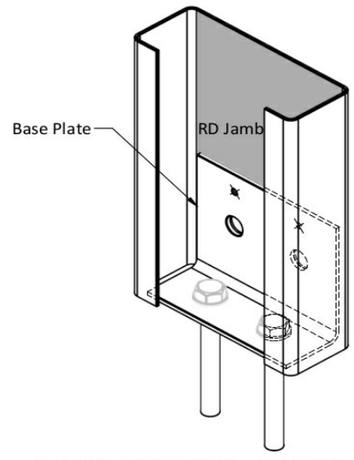
× FIXING SCREWS - 7 of 14.20 x 22

DETAIL (D4) - RD JAMB TOP FIXING



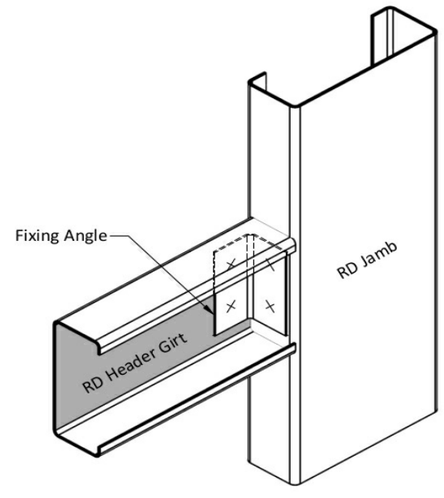
× FIXING SCREWS - 4 of 14.20 x 22

DETAIL (D3) - GIRT FIXING TO RD JAMB



2 of M12 x 75 DYNABOLTS - FOR C150 & C200 JAMBS
2 of M16 x 110 DYNABOLTS - FOR C250 & C300 JAMBS
◯ FIXING BOLTS - 2 of M12 x 30 - FOR C150 & C200 JAMBS
◯ FIXING BOLTS - 2 of M16 x 30 - FOR C250 & C300 JAMBS
× FIXING SCREWS - 2 of 14.20 x 22

DETAIL (D1) - RD JAMB BASE PLATE



× FIXING SCREWS - 4 of 14.20 x 22

DETAIL (D2) - RD HEADER GIRT FIXING

Purchaser Name: Grant Mollineaux

Site Address: 56 Delmore Road, Forcett, TAS 7173 Australia

Drawing # WSS223301 - 8

Print Date: 05/07/22

Connection Details

Not to Scale
Page 7 of 10

Seller: Wide Span Sheds Pty Ltd
Wide Span Sheds Pty Ltd
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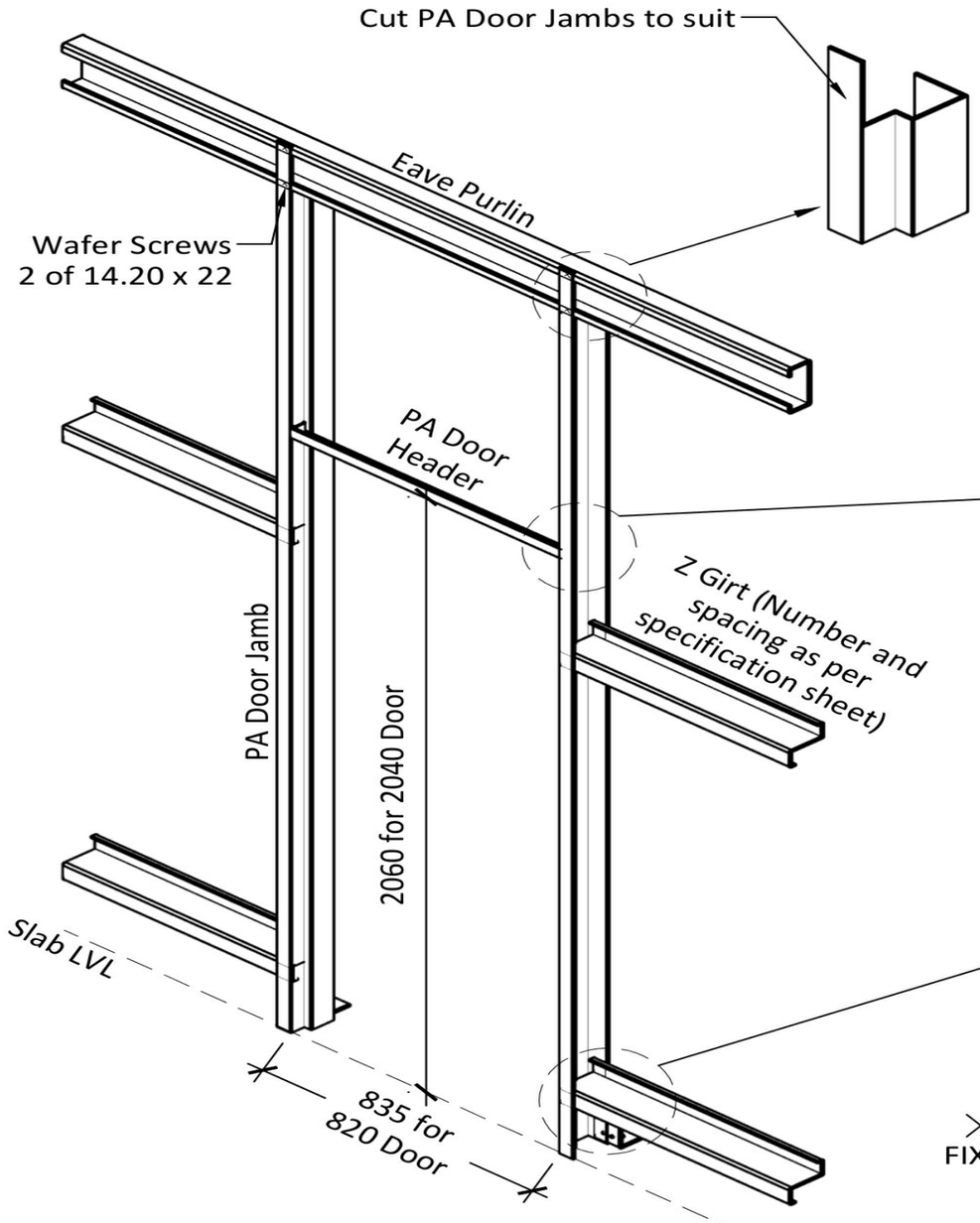
Fax: 07 5657 8899
Email: admin@sheds.com.au

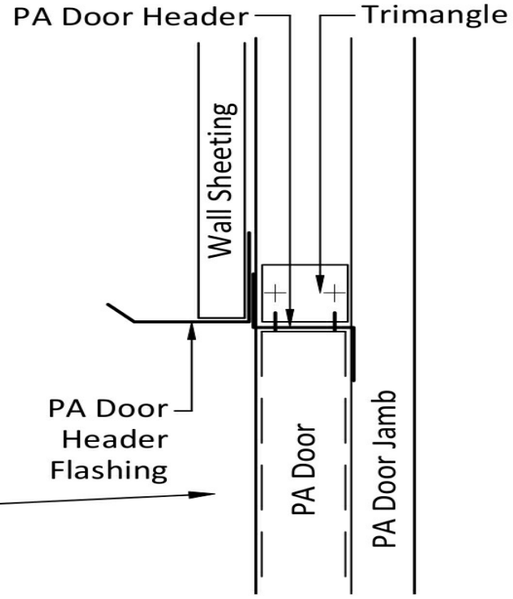
Apex Engineering Group PTY LTD
ACN 632 588 562
MIE Aust. (Registered NER Structural) 5276680
QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;
Practising Professional Structural & Civil Engineers

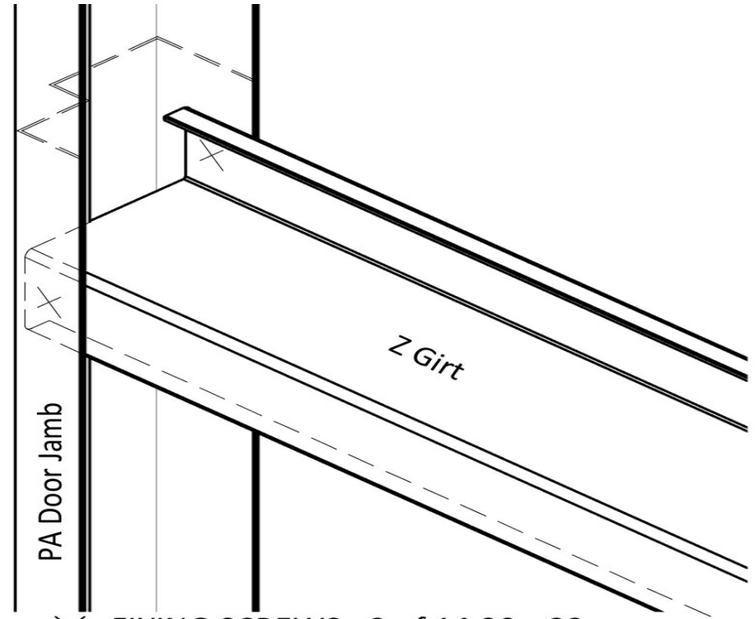
Signature:

John Ronaldson

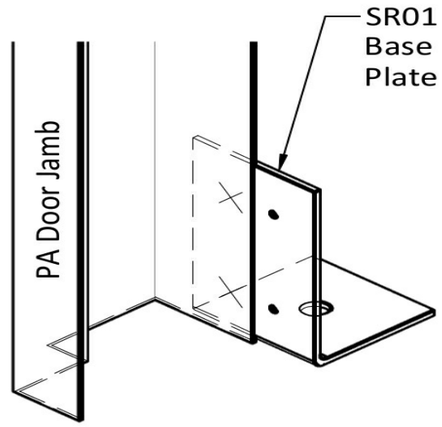
Date: 05/07/22



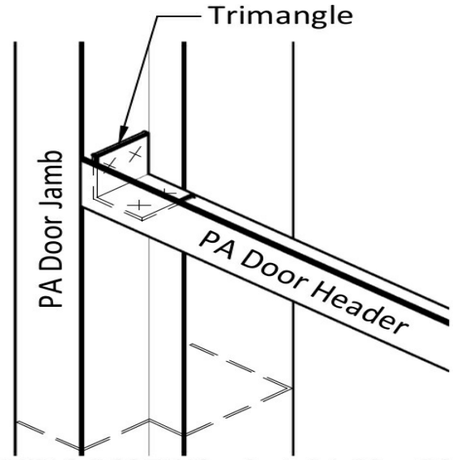




FIXING SCREWS - 2 of 14.20 x 22
GIRT FIXING TO PA DOOR JAMB



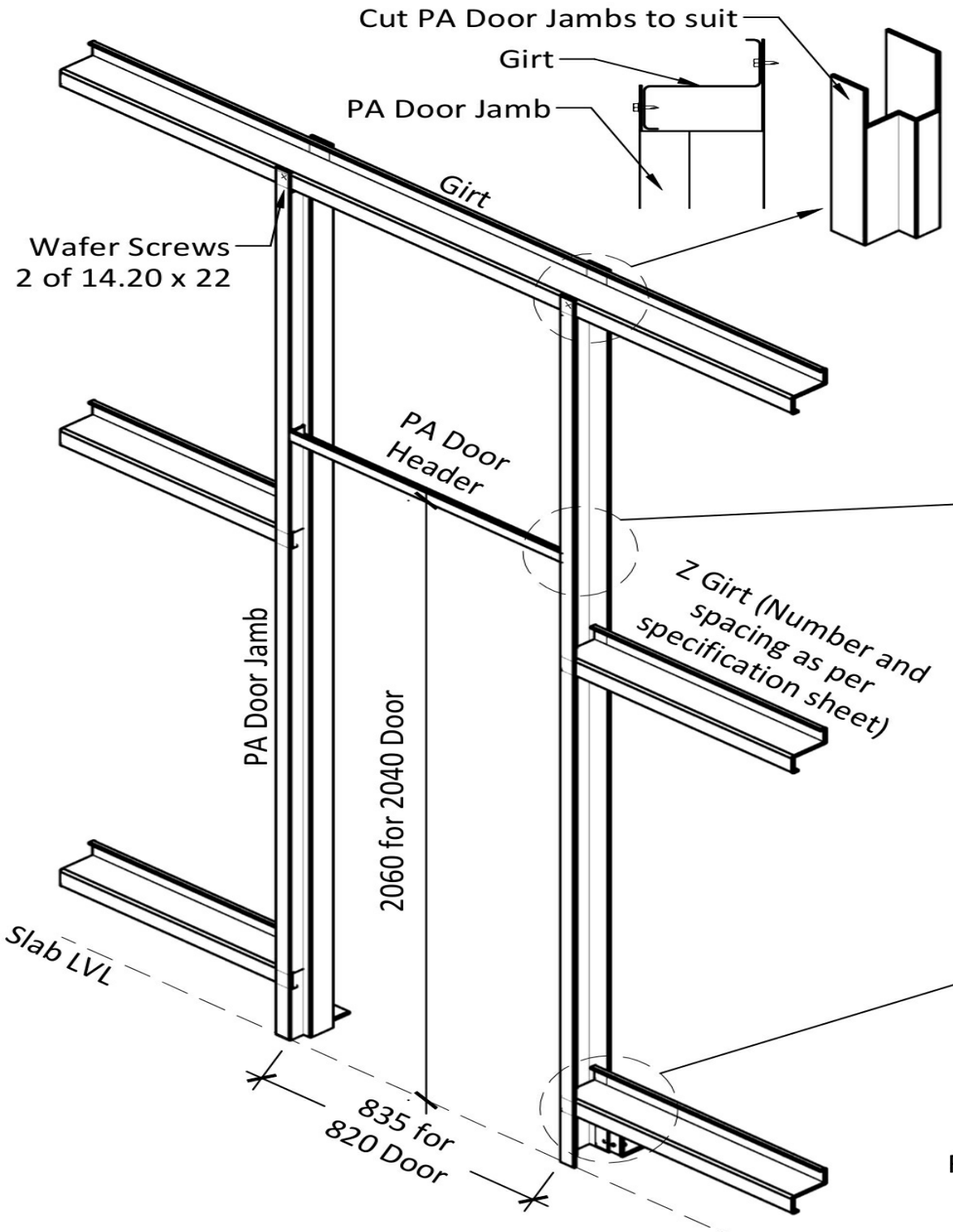
FIXING SCREWS - 2 of 14.20 x 22
FIXING BOLT - 1 of M12 x 75 Sleeve Anchor
PA DOOR JAMBS BASE PLATE FIXING

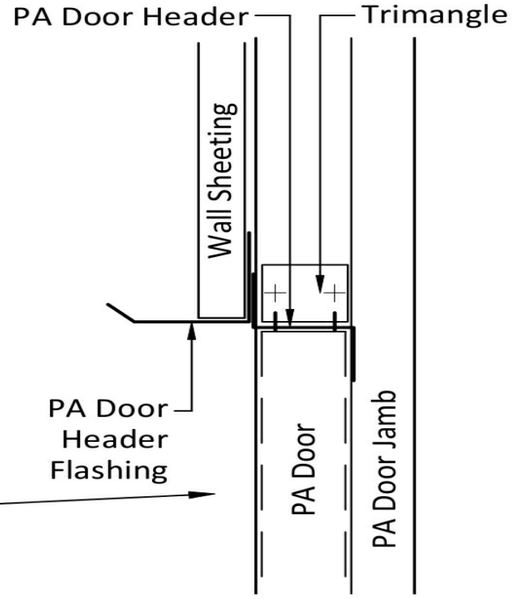


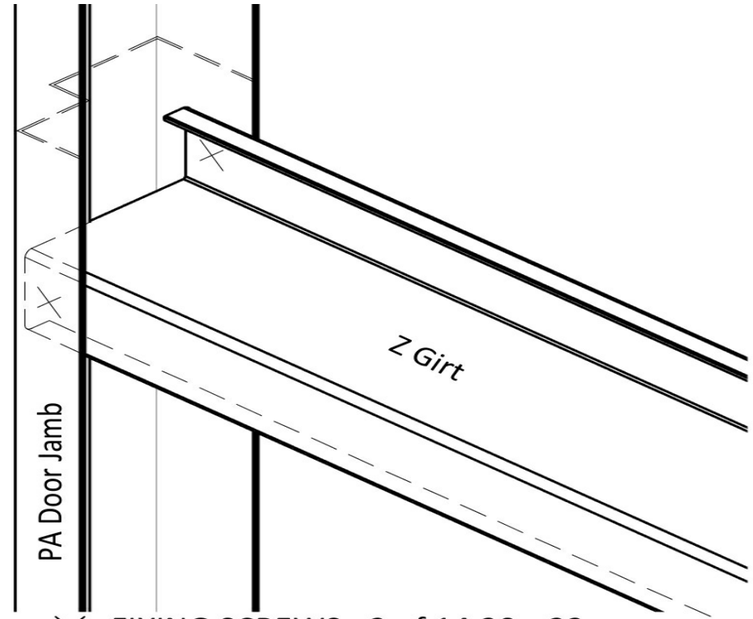
FIXING SCREWS - 4 of 14.20 x 22
PA DOOR HEADER FIXING TO JAMBS

PERSONAL ACCESS (PA) DOOR - FITTED TO EAVE PURLIN

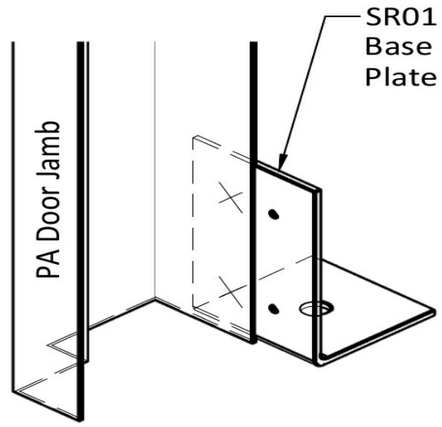
Purchaser Name: Grant Mollineaux		**Connection Details** Not to Scale Page 8 of 10 	Seller: Wide Span Sheds Pty Ltd Wide Span Sheds Pty Ltd Phone: 07 5657 8888 Fax: 07 5657 8899 Email: admin@sheds.com.au	Apex Engineering Group PTY LTD ACN 632 588 562 ME Aust. (Registered NER Structural) 5276680 QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES; Practising Professional Structural & Civil Engineers Signature: J Ronaldson John Ronaldson Date: 05/07/22
Site Address: 56 Delmore Road, Forcett, TAS 7173 Australia				
Drawing # WSS223301 - 8	Print Date: 05/07/22			



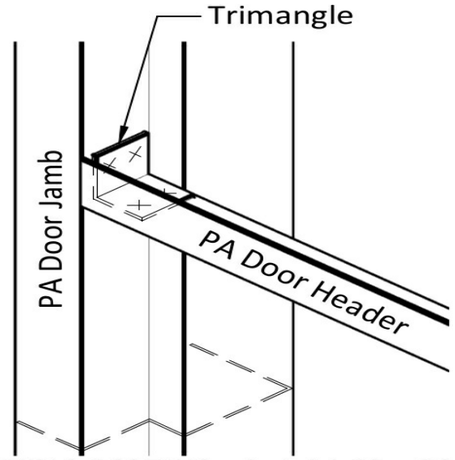




FIXING SCREWS - 2 of 14.20 x 22
GIRT FIXING TO PA DOOR JAMB



FIXING SCREWS - 2 of 14.20 x 22
FIXING BOLT - 1 of M12 x 75 Sleeve Anchor
PA DOOR JAMBS BASE PLATE FIXING



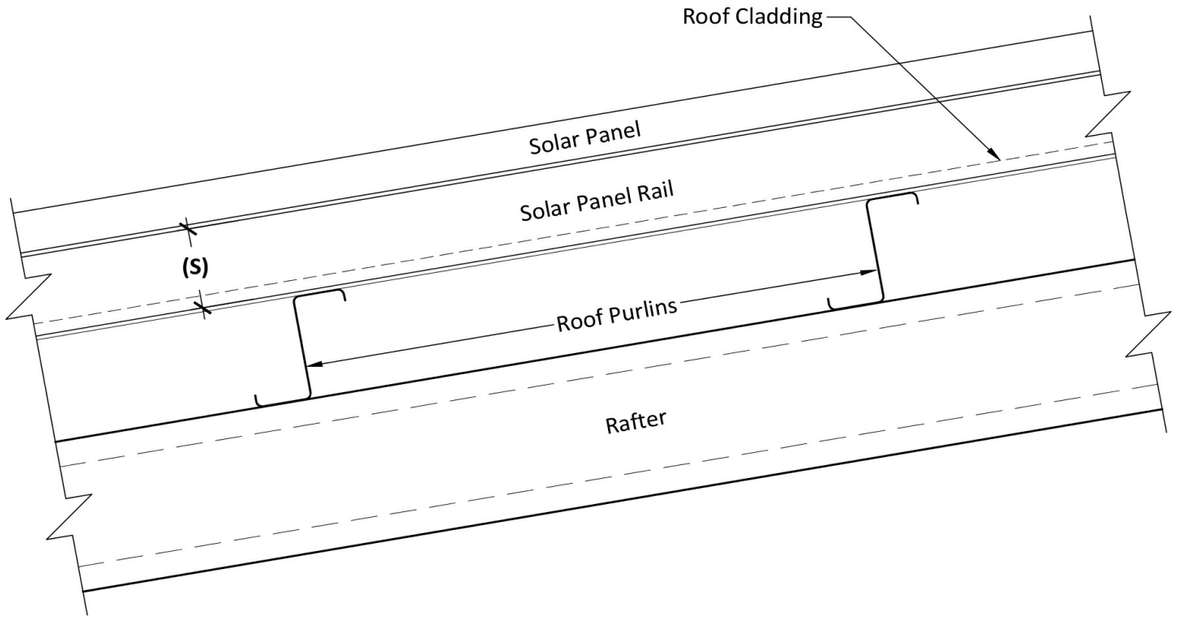
FIXING SCREWS - 4 of 14.20 x 22
PA DOOR HEADER FIXING TO JAMBS

PERSONAL ACCESS (PA) DOOR - FITTED TO GIRT

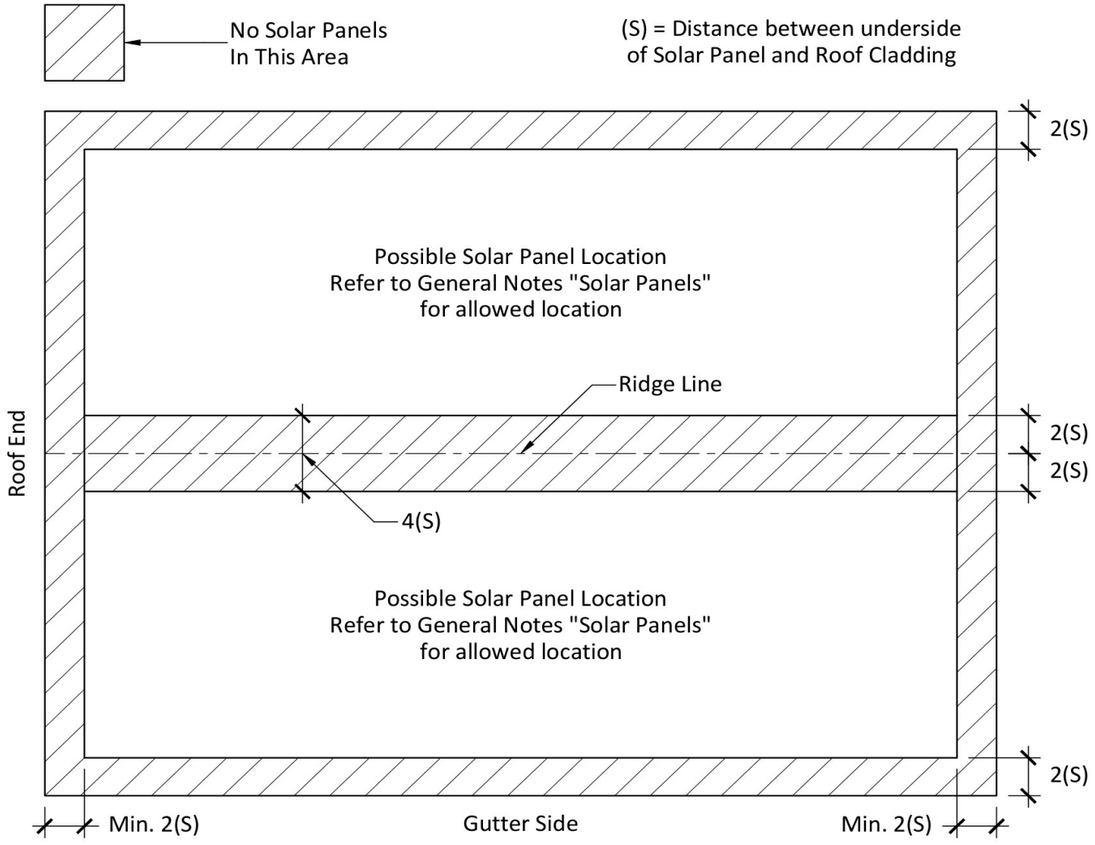
Purchaser Name: Grant Mollineaux		**Connection Details** Not to Scale Page 9 of 10 	Seller: Wide Span Sheds Pty Ltd Wide Span Sheds Pty Ltd Phone: 07 5657 8888 Fax: 07 5657 8899 Email: admin@sheds.com.au	Apex Engineering Group PTY LTD ACN 632 588 562 ME Aust. (Registered NER Structural) 5276680 QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES; Practising Professional Structural & Civil Engineers Signature: J Ronaldson John Ronaldson Date: 05/07/22
Site Address: 56 Delmore Road, Forcett, TAS 7173 Australia				
Drawing # WSS223301 - 8	Print Date: 05/07/22			

Notes:

*This design is based on the requirements of AS1170-2 Appendix D6
*Solar Panels must be attached Parallel to the Roof
*The Gap between the underside of the panel and the roof (S) is to be between 50 mm and 300 mm (No Pitched Frames)
*The minimum distance from a roof edge to the panel shall be 2(S) - Refer to Solar Panel Connection Detail A
*The maximum weight of the Solar Panels and fixings is 16kg/m²



DETAIL A



PLAN VIEW

SOLAR PANEL CONNECTION DETAILS

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Site Address: 56 Delmore Road, Forcett, TAS 7173 Australia			
Drawing # WSS223301 - 8	Print Date: 05/07/22	**Connection Details** Not to Scale Page 10 of 10 © Copyright Steelx IP Pty Ltd	Seller: Wide Span Sheds Pty Ltd Wide Span Sheds Pty Ltd Phone: 07 5657 8888 Fax: 07 5657 8899 Email: admin@sheds.com.au

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John Ronaldson

Date: 05/07/22