Meander Valley Council
Working Together

PLANNING NOTICE

An application has been received for a Permit under s.57 of the Land Use Planning Approvals Act 1993:

APPLICANT:	**Engineering Plus - PA\26\0112**
PROPERTY ADDRESS:	**4 Chapman Place HADSPEN (CT: 15378/83)**
DEVELOPMENT:	**Addition to Single dwelling (pool) & Residential outbuilding (garage) - setback, building envelope.**

The application can be inspected until **Monday, 24 November 2025**, at www.meander.tas.gov.au or at the Council Office, 26 Lyall Street, Westbury (during normal office hours).

Written representations may be made during this time addressed to the General Manager, PO Box 102, Westbury 7303, or by email to planning@mvc.tas.gov.au. Please include a contact phone number. Please note any representations lodged will be available for public viewing.

If you have any questions about this application please do not hesitate to contact Council's Planning Department on 6393 5320.

Dated at Westbury on 8 November 2025.

Jonathan Harmey
GENERAL MANAGER

APPLICATION FORM

PLANNING PERMIT

Land Use Planning and Approvals Act 1993

Meander Valley Council
Working Together

- Application form & details MUST be completed **IN FULL**.
- Incomplete forms will not be accepted and may delay processing and issue of any Permits.

OFFICE USE ONLY

Property No: | | | | | | **Assessment No:** | | - | | | | | - | | | | |

DA | | **PA** | | **PC** | |

- Is your application the result of an illegal building work? ☐ Yes ☐ No
- Have you already received a Planning Review for this proposal? ☐ Yes ☐ No
- Is a new vehicle access or crossover required? ☐ Yes ☐ No

Indicate by ✓ box

PROPERTY DETAILS:

Address: 4 Chapman Place
Certificate of Title: 15378/83
Suburb: Hadspen TAS 7290
Lot No: 83
Land area: 1056m2 *m^2 / ha*
Present use of land/building: Residential *(vacant, residential, rural, industrial, commercial or forestry)*

- Does the application involve Crown Land or Private access via a Crown Access Licence: ☐ Yes ☑ No
- Heritage Listed Property: ☐ Yes ☑ No

DETAILS OF USE OR DEVELOPMENT:

Indicate by ✓ box

☑ Building work ☐ Change of use ☐ Subdivision ☐ Demolition
☐ Forestry ☐ Other

Total cost of development *(inclusive of GST):* Approx. $55,000 *Includes total cost of building work, landscaping, road works and infrastructure*

Description of work: Proposed shed and swimming pool

Use of building: garage (main use of proposed building – dwelling, garage, farm building, factory, office, shop)

New floor area: 72.45 m^2 New building height: 3.3 m

Materials: External walls: Custom Orb Colour:

Roof cladding: Custom Orb Colour:

SP 15378

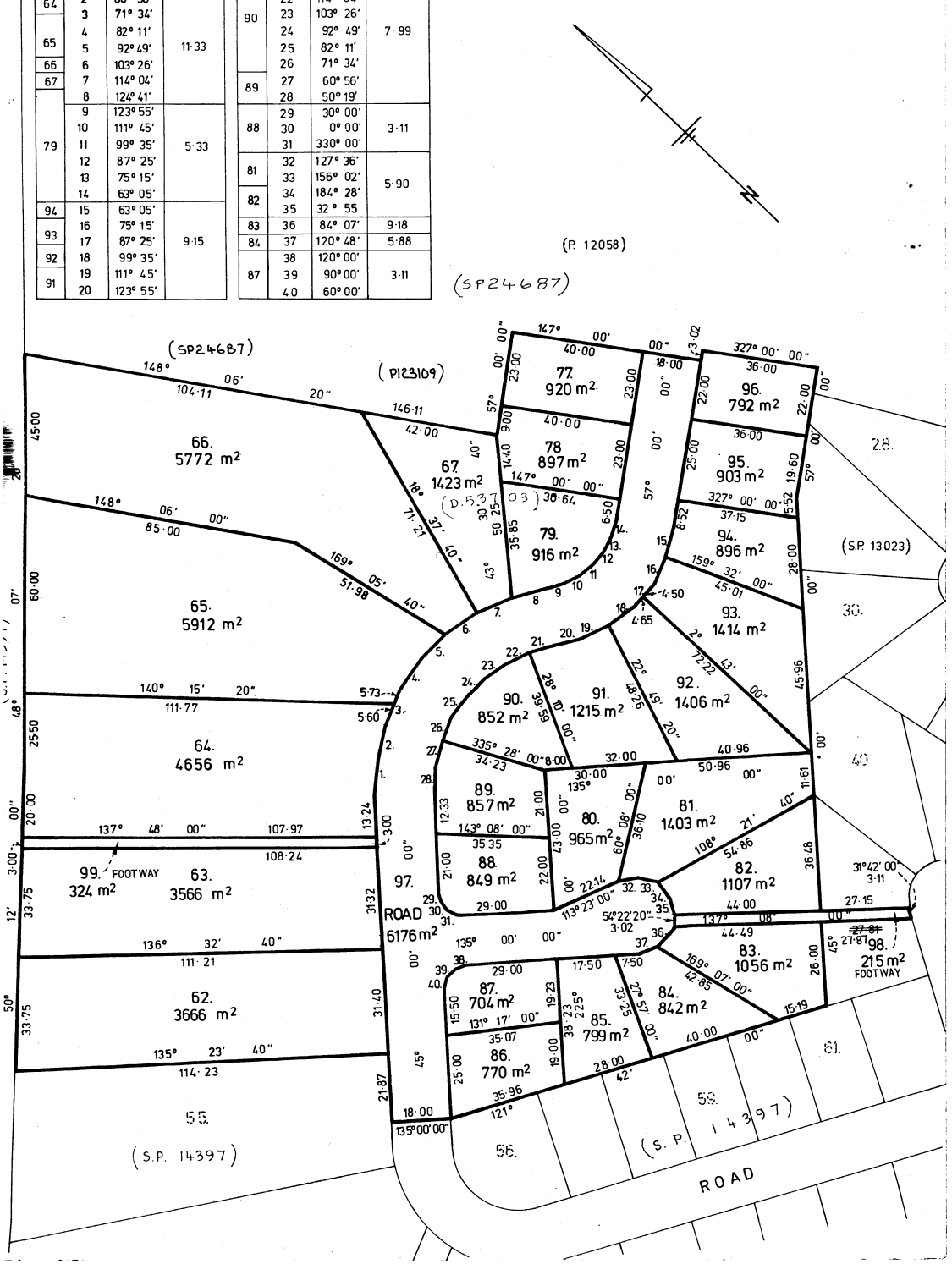
Owner: Hadspen Development Company Pty. Ltd.	**PLAN OF SURVEY** by Surveyor T. N. Woolford of land situated in the TOWN OF HADSPEN SCALE : 1:1000	**Registered Number:** S.P 15378
Title Reference: 3756-61		Effective from 10 APR 1981
Grantee: Part of 1000 acres granted to Alexander Clerk		ACTING DEPUTY Recorder of Titles

MEMO 2/12/80

SEE INSIDE FIELD NOTES FOR REPEG.

LOT	CHORD	BEARING	DISTANCE
64	1	50° 19'	
	2	60° 56'	
65	3	71° 34'	
	4	82° 11'	11·33
66	5	92° 49'	
67	6	103° 26'	
	7	114° 04'	
	8	124° 41'	
79	9	123° 55'	
	10	111° 45'	
	11	99° 35'	5·33
	12	87° 25'	
	13	75° 15'	
	14	63° 05'	
94	15	63° 05'	
93	16	75° 15'	
	17	87° 25'	9·15
92	18	99° 35'	
91	19	111° 45'	
	20	123° 55'	

LOT	CHORD	BEARING	DISTANCE
91	21	124° 41'	
90	22	114° 04'	
	23	103° 26'	
	24	92° 49'	7·99
	25	82° 11'	
	26	71° 34'	
89	27	60° 56'	
	28	50° 19'	
88	29	30° 00'	
	30	0° 00'	3·11
	31	330° 00'	
81	32	127° 36'	
	33	156° 02'	5·90
82	34	184° 28'	
	35	32° 55	
83	36	84° 07'	9·18
84	37	120° 48'	5·88
87	38	120° 00'	
	39	90° 00'	3·11
	40	60° 00'	



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
15378	83
EDITION	DATE OF ISSUE
7	01-Feb-2017

SEARCH DATE : 15-Sep-2025
SEARCH TIME : 09.47 AM

DESCRIPTION OF LAND

Town of HADSPEN
Lot 83 on Sealed Plan 15378
Derivation : Part of 1,000 Acres Gtd to A Clerk
Prior CT 3883/79

SCHEDULE 1

B238665 TRANSFER to DAVID BERNARD MORRISON and LEANNE MICHELLE MORRISON

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP 15378 COVENANTS in Schedule of Easements (if any)
SP 15378 FENCING COVENANT in Schedule of Easements
M597443 MORTGAGE to De Lage Landen Pty Limited Registered 01-Feb-2017 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SCHEDULE OF EASEMENTS

PLAN NO. S.P 15378

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

THIS COPY SCHEDULE CONSISTS OF 3 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:—

(1) such rights of drainage over the drainage easements shewn 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 à prendre described hereunder.

Each lot on the plan is subject to:—

(1) such rights of drainage over the drainage easement shewn 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 à prendre described hereunder.

The direction of the flow of water through the drainage easement shewn on the plan is indicated by arrows.

COVENANTS

The owner of each lot shown on the plan covenants FIRST with the Vendor that the Vendor, Hadspen Development Company Proprietary Limited, shall not be required to fence AND SECONDLY with the Vendor and the owner or owners for the time being of every other lot shown on the plan to the intent that the burden of this covenant may run with and bind the covenantor's lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of every lot shown on the plan and the residue of the land comprised in Certificate of Title Volume 3756 Folio 61 and each and every part thereof to observe the following stipulations:-

1. Not to excavate carry away or remove or permit or suffer to be excavated carried away or removed from the said lot or any part thereof any earth clay stone gravel or sand except such as may be necessary for the purpose of road construction and levelling or filling the said lot or any foundations of any building to be erected thereon.
2. Not to carry on or permit or suffer to be carried on on any part of the said lot the trade or business of a working tallow, chandler, soap boiler or maker, manufacturing chemist, distiller, boiler maker, slaughterman, tanner, fellmonger, brickmaker, tilemaker, pipemaker, quarryman, pottery maker, or any other noxious trade or business or the sale or manufacture of any kind of intoxicating liquor.
3. Not to erect or place upon the said lot or any part thereof any shop building or erection whatsoever for the purpose of selling or offering or exposing for sale therein or thereon any articles wares or merchandise whatsoever.

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4. Not to erect on the said lot more than one main building, which said building shall not, without the previous consent in writing of the Vendor, be less than One hundred and sixteen square metres in area (excluding verandahs, garages and carports) PROVIDED THAT this covenant shall not hinder nor prevent the erection of two stratum title units on the said lot.

5. Not to use the main building erected on the said lot for any purpose other than as a private dwelling house PROVIDED THAT this covenant shall not hinder nor prevent the erection of two stratum title units on the said lot.

6. Not to erect on the said lot or any part thereof any dwelling house or building of a less value (exclusive of outbuildings) than Twenty thousand dollars such value to be the actual cost of labour and materials only and any question as to the value shall be settled by the Surveyor of the Vendor to whom all necessary vouchers shall be produced.

7. Not, without the previous consent in writing of the Vendor, to erect or re-erect on the said lot any building whatsoever which shall have been pulled down or demolished on any other land nor to use any second hand material whatsoever in the erection of any building on the said lot.

8. Not, without the previous consent in writing of the Vendor, to use roofing materials other than tiles or colourbonded material on any building erected on the said lot.

9. Not, without the previous consent in writing of the Municipality of Westbury, to cut down or interfere with any green trees or shrubs growing on the said lot except Lot 67 and Lots 77 to 96 inclusive PROVIDED NEVERTHELESS that this covenant shall not hinder nor prevent:
   (a) The removal of such trees or shrubs as are necessary to enable a dwelling house and/or normal outbuildings to be erected on the said lot,
   (b) The establishment and maintenance of a garden on the said lot,
   (c) The removal of any diseased or dying trees from the said lot.

10. Not without the previous consent in writing of the Municipality of Westbury to erect any structure on the said lot except Lots 77 to 96 inclusive below the 137.16 metre contour level, based on the Hadspen Town Plan.

11. Not to affix or display upon any wall or fence upon the said lot or any part thereof any posters, bills or advertisements (except any notice or advertisement in the usual form for the sale or letting of such lot or any building erected thereon) or erect or place any hoarding or structure upon the said lot for use as a bill posting or advertising station. The Vendor or its agents and workmen may at any time without notice to the owner for the time being of any lot enter upon any lot or part thereof and remove any poster, bill, advertisement or any hoarding or structure which may be affixed displayed or erected thereon in contravention to this stipulation

AND the Vendor reserves the right to sell, lease or otherwise deal with any lot on the plan either subject to the conditions, stipulations and restrictive covenants hereinbefore set out or any one of them or not and subject to any waiver, modification, alteration or amendment or full release thereof as the

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Vendor thinks fit. The exercise of this right by the Vendor in relation to any lot shall not release the owner of any other lot from any of the conditions, stipuations or covenants effected or imposed upon such other lots or lot or give to the owner of any lot any right of action against the Vendor or any other persons

THE COMMON SEAL of Hadspen Development)
Company Proprietary Limited, the owner of)
the land comprised in Certificate of Title)
Volume 3756 Folio 61, was hereunto affixed)
by order of the Board of Directors in the)
presence of)

.....) Director

.....) Secretary

SIGNED by Jessie Helen Sulzberger and)
Nest Laming Churchward, the Mortgagees)
under Memorandum of Mortgage Number)
in the presence of)

.....

Solicitor
Launceston

SIGNED by Australia and New Zealand)
Banking Group Limited, the Mortgagee)
under Memorandum of Mortgage Number)
A649776, by its Attorney)
DAVID KEITH DIMSEY Area Manager)
for the time being of Australia and)
New Zealand Banking Group Limited for)
Tasmania who hereby certifies that he)
has received no notice of revocation)
of the Power of Attorney Number ~~93751~~ 514/8529)
granted to him in the presence of

Launceston
Bank Officer

Australia and New Zealand Banking
Group Limited by its Attorney

.....
Area Manager

15378

Certified correct for the purposes of the Real Property Act 1862, as amended.

.....
~~Subdivider~~/Solicitor for the Subdivider

This is the schedule of easements attached to the plan of Hadspen Development
(Insert Subdivider's Full Name)

Company Proprietary Limited affecting land in

Certificate of Title Volume 3756 Folio 61
(Insert Title Reference)

Sealed by ..... on .....19.....

.....
~~Council Clerk/Town Clerk~~

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ENGINEERING PLUS
BUILDING DESIGN
PROJECT MANAGEMENT
CIVIL/STRUCTURAL ENGINEERING

DRAWING SCHEDULE

A00	COVER PAGE
A01	SITE PLAN

PROJECT INFORMATION

BUILDING DESIGNER:	GRANT JAMES PFEIFFER
ACCREDITATION No:	CC2211T
ZONE:	8.0 GENERAL RESIDENTIAL ZONE
BUILDING CLASS:	CLASS 10
LAND TITLE REFERENCE NUMBER:	15378/83
DESIGN WIND SPEED:	ASSUMED 'N2'
SOIL CLASSIFICATION:	ASSUMED 'M'
CLIMATE ZONE:	7
BUSHFIRE-PRONE BAL RATING:	N/A
ALPINE AREA:	N/A
CORROSION ENVIRONMENT:	LOW
FLOODING:	NO
LANDSLIP:	LOW
DISPERSIVE SOILS:	UNKNOWN
SALINE SOILS:	UNKNOWN
SAND DUNES:	NO
MINE SUBSIDENCE:	NO
LANDFILL:	NO
GROUND LEVELS:	REFER PLAN
ORG LEVEL:	75mm ABOVE GROUND LEVEL

PROPOSED SHED AND SWIMMING POOL

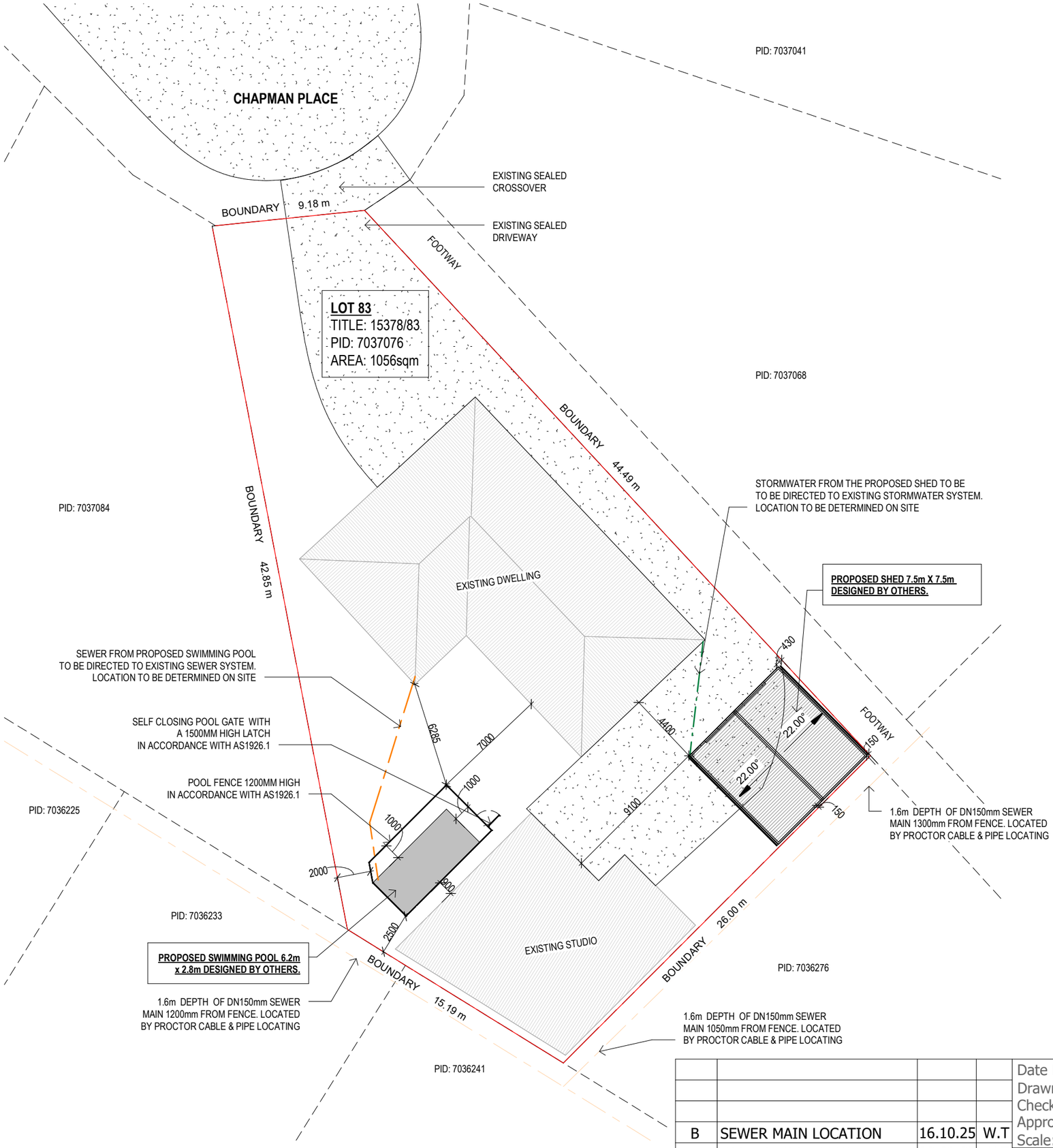
4 CHAPMAN PL
HADSPEN TAS 7290

MEANDER VALLEY COUNCIL

DEVELOPMENT AREA	
Name	Area
EXISTING DWELLING	247.13 m²
EXISTING STUDIO	131.89 m²
PROPOSED SHED	56.25 m²
PROPOSED SWIMMING POOL	16.20 m²
	451.46 m²

ISSUED FOR APPROVAL

81 Elizabeth Street, Launceston, Tasmania 7250 info@engineeringplus.com.au
Office No: 6331 7021



SITE PLAN
SCALE 1 : 250

ENGINEERING PLUS
BUILDING DESIGN
PROJECT MANAGEMENT
CIVIL/STRUCTURAL ENGINEERING

LEGEND	
	SEWER
	WATER
	STORMWATER

DRAINAGE
ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF NATIONAL PLUMBING AND DRAINAGE CODE AS3500 AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

NOTE
STORMWATER FROM PROPOSED DWELLING TO BE DIRECTED INTO EXISTING STORMWATER SYSTEM TO LOCAL COUNCIL REQUIREMENTS & AS3500

NOTE:

ALL WORKS ARE TO COMPLY WITH THE LATEST NATIONAL CONSTRUCTION CODE(NCC) OF AUSTRALIA AND RELEVANT LOCAL AUTHORITIES, UNLESS SPECIFIED. IN SUCH CASES, RELEVANT REPORT WILL BE PRESENTED. BUILDERS TO VERIFY ALL MEASUREMENTS, SERVICES AND LEVELS ON-SITE PRIOR TO CONSTRUCTION AND NOTIFY ENGINEERING PLUS OF ANY ERRORS AND DISCREPANCIES FOUND ON SITE. ENGINEERING PLUS DO NOT ACCEPT ANY RESPONSIBILITY FOR MISCONSTRUCTION.

ISSUED FOR APPROVAL

Rev:	Amendment:	Date:	Int:
B	SEWER MAIN LOCATION	16.10.25	W.T
A	ISSUED FOR APPROVAL	22.09.25	W.T
-	ISSUED FOR REVIEW	25.08.25	W.T

Date Drawn: 25.08.25
Drawn: W. Tan
Checked: C. Lim
Approved: J. Pfeiffer
Scale: As Shown @ A3

Client: D. & L. MORRISON
Project: PROPOSED SHED AND SWIMMING POOL
Address: 4 CHAPMAN PL
HADSPEN TAS 7290

Office: 6331 7021
info@engineeringplus.com.au
ENGINEERING PLUS
BUILDING DESIGN
PROJECT MANAGEMENT
CIVIL/STRUCTURAL ENGINEERING

Accredited Building Designer
Designer Name: J.Pfeiffer
Accreditation No: CC2211T

Drawing No: 2025-198 A01 / A01
Rev B

SUMMERMORE Pty Ltd ABN 42 108 898 433
PO Box 1671
Browns Plains BC
Queensland, 4118
Tel: 07 3800 0973
W: www.summermore.com.au

Wednesday, 16 April 2025

Barrier Reef Pools
9 Doug Sullivan Crt
Beaudesert, QLD, 4285

GENERIC STRUCTURAL DESIGN CERTIFICATION (24-6293)
FIBREGLASS SWIMMING POOLS
THIS CERTIFICATE EXPIRES ON 01ST MAY 2026

We, Summermore Pty Ltd, being Registered Structural and Civil Engineers, hereby certify the design of the Structural Design of Fibreglass Swimming Pools as detailed in the attached drawings, 13-6293-S02, S07, S07A, S08, S10–S12, S14–S15, S19, S26, S30, S36, S39–S40, S42–S45, S47–S50, S52–S54, S57–S58, S60–S69 (REV-BB), 21-23626-S01, 15-8696-S01–S03, 16-6293A-S01 & 18-6293B-S01, have been designed in accordance with widely accepted engineering principles and the referenced codes of practice.

AS/NZS1170.0:2002	Structural Design Actions–General Principles
AS/NZS1170.1: 2002	Structural Design Actions–Permanent, Imposed & Other Actions
AS/NZS1838:2021	Swimming Pools–Premoulded fibre-reinforced plastics–Design and Fabrication
AS/NZS1839:2021	Swimming Pools–Premoulded fibre-reinforced plastics–Installation
AS3600:2018	Concrete Structures
AS 3633-1989	Private swimming pools - Water quality
AS 1926.3:2010	Swimming Pool Safety – Water Recirculation Systems

This certification is limited to the documentation supplied and compliance with the requirements of the published codes of practice listed and should not be used for any other purpose. Summermore Pty Ltd accepts no responsibility for information that has not been expressly identified as part of this assessment. This assessment can only be relied upon by the addressee and cannot be relied upon by any third party. Summermore Pty Ltd accepts no responsibility for any third party that seeks to rely upon this assessment.

If we can be of any further assistance in this matter, please do not hesitate to contact this office.

Yours Faithfully

Ronald Bell
FIEAust (891940), CPEng, NER, APEC Engineer, IntPE(Aus), Registered Engineer Structural NSW (BDC04601).
Director
Summermore Pty Ltd

Form 15

Generic Compliance certificate for building design or specification

Queensland Government

1. Property description

Street address	**XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX**
Lot and plan details *(attach list if necessary)*	**XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX**
Local government area the land is situated in	**XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX**

2. Description of aspect/s certified

Structural Design of Fibreglass Swimming Pools
These pools may be considered to be lightweight structures in accordance with QDC MP 1.4

3. Basis of certification

AS/NZS1170.0:2002 Structural Design Actions—General Principles
AS/NZS1170.1: 2002 Structural Design Actions—Permanent, Imposed & Other Actions
AS/NZS1838:2021 Swimming Pools—Premoulded fibre-reinforced plastics—Design and Fabrication
AS/NZS1839:2021 Swimming Pools—Premoulded fibre-reinforced plastics—Installation
AS3600:2018 Concrete Structures
AS 3633-1989 Private swimming pools - Water quality
AS 1926.3:2010 Swimming Pool Safety – Water Recirculation Systems
QDC MP 1.4 – Building over or near relevant infrastructure (Lightweight Structures)

4. Reference documentation

Drawing Set 13-6293-S02, S07, S07A, S08, S10—S12, S14—S15, S19, S26, S30, S36, S39—S40, S42—S45, S47—S50, S52—S54, S57—S58, S60—S69 (REV-BB), 21-23626-S01 depicting the full range of pools. Any of these sheets is a stand-alone document.
Drawing Sets #15-8696-S01—S03, #16-6293A-S01 & #18-6293B-S01.

5. Building certifier reference number and building development approval number

Building certifier reference number		Building development application number *(if available)*	

6. Appointed competent person details

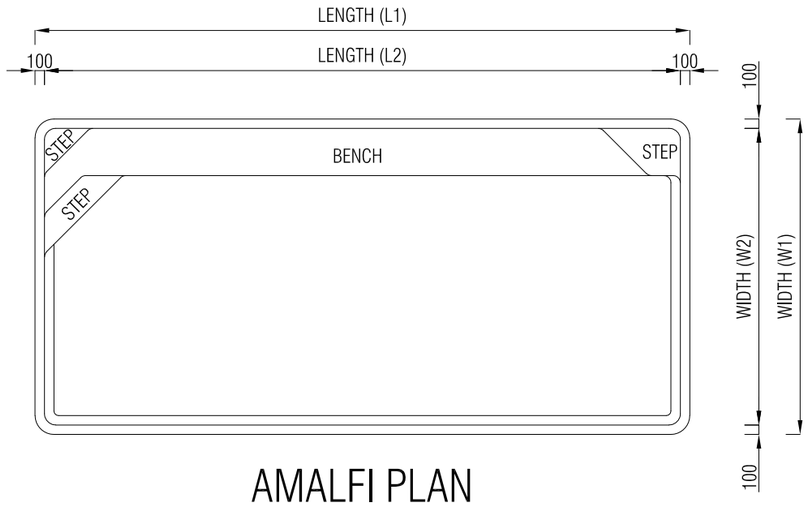
Name *(in full)*	Ronald Albert BELL		
Company name *(if applicable)*	Summermore Pty Ltd		
Contact person	Ron Bell		
Business phone number	0738000973	Mobile	0438288116
Email address	ron@summermore.com.au		
Postal address	PO Box 1671 Browns Plains, QLD, 4188.		
Licence class or registration type & registration number	RPEQ 6715		

9. Signature of appointed competent person

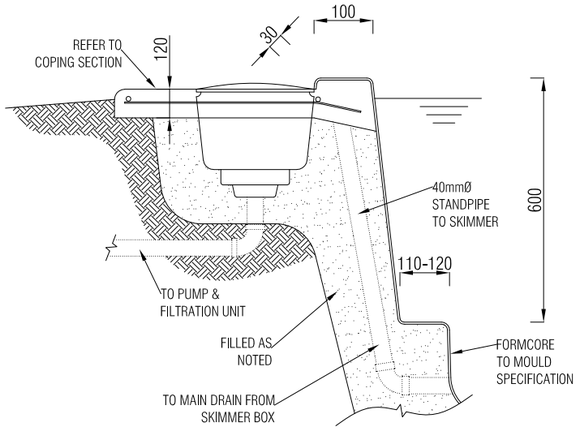
Signature	Ronald A. Bell Registered Professional Engineer Grad Cert (Tech Mgt), BEng Civil (Hons) FIEAust (891940), CPEng, NER, APEC Engineer, IntPE(Aus). 16APR2025 Signed ..... RPEQ (6715),RPE(Vic) (PE0002564), RBP(Tas)(CC5556), RES NSW (BDC04601),MAIB (9225), JP(Qual). STRUCTURAL DETAILS CONCURRED	Date	Wednesday, 16 April 2025 **This Certificate Expires on 01st May 2026**

LOCAL GOVERNMENT USE ONLY

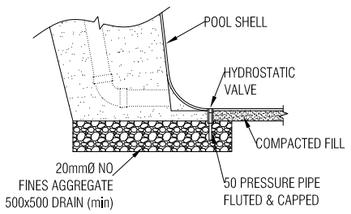
Date received	Click or tap to enter a date.	Reference number/s	



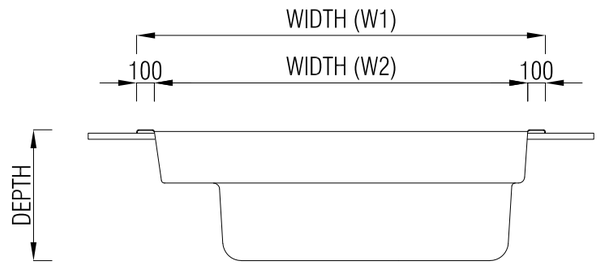
AMALFI PLAN
N.T.S



SKIMMER BOX DETAIL
N.T.S



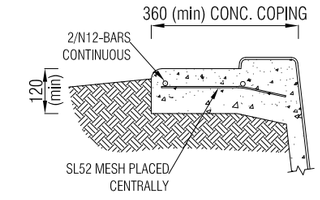
HYDROSTATIC VALVE DETAIL
N.T.S



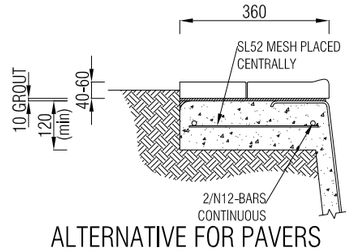
SECTION
N.T.S

AMALFI RANGE						
POOL	LENGTH (L1)	LENGTH (L2)	WIDTH (W1)	WIDTH (W2)	MIN DEPTH (D1)	MAX DEPTH (D2)
AMALFI 8.2	8200	8000	2800	2600	1310	2015
AMALFI 7.2	7200	7000	2800	2600	1310	1930
AMALFI 6.2	6200	6000	2800	2600	1310	1835
AMALFI 5.2	5200	5000	2800	2600	1310	1735
AMALFI 4.2	4200	4000	2800	2600	1310	1635

* All measurements are mm.



CONCRETE COPING DETAIL
N.T.S * Concrete paving beside coping shall not be fixed to pool coping.



ALTERNATIVE FOR PAVERS
N.T.S

GENERAL NOTES

1. PROVIDE A 100mm (min) THICK BEDDING LAYER OF NON-COHESIVE PERMEABLE MATERIAL (max) SIZE 12mm.
2. WORK TO COMPLY WITH AS1838:2021 SAA PREMOULDED REINFORCED PLASTIC SWIMMING POOLS & AS1839:2021 SWIMMING POOLS - PREMOULDED FIBRE-REINFORCED PLASTICS - INSTALLATION & THE REQUIREMENTS OF ALL THE RELEVANT STATUTORY AUTHORITIES.
3. THE GRANULAR BASE SHALL BE SCREEDED & COMPACTED TO PROVIDE UNIFORM SUPPORT FOR THE SHELL. PLACE GRAVEL, PLUG, LEVEL THE POOL, HANDLING WITH A CENTRE SPREADER.
4. BEDDING TO BE RAMMED BETWEEN SHELL & EXCAVATION IN LAYERS WHEN POOL HAS BEEN FILLED, COMPLETE THE SURROUND.
5. THE FIBREGLASS SHELL SHALL HAVE A MINIMUM THICKNESS OF 4.2mm WITH 3 LAYERS OF 0.025 LBS/FT^2 ROVINGS.
6. THE FLOOR SHALL HAVE 3 LAYERS OF CHOP STRAND FIBREGLASS.
7. THE RIBS SHALL HAVE 1 LAYER OF 600gr/m^2.
8. ROVINGS OVER RIBS FORMS & LAMINATED TO POOL WALLS.
9. RESIN TO GLASS RATIO 2:1 BY WEIGHT.
10. GRIP RAILS & COPING TO BE 10mm (min) THICKNESS.
11. CONCRETE STRENGTH TO BE N20/20/100.
12. FILTER TO BE CONNECTED TO SKIMMER BOX & WATER RETURN PORTS WITH 40mmØ PVC PRESSURE PIPE & FITTINGS, FIT UP TO HYDROSTATIC VALVE, RETURN PIPES SHALL BE 50mmØ.
13. NO RESPONSIBILITY WILL BE TAKEN BY THE CONSULTING ENGINEER FOR DIMENSIONS OBTAINED BY SCALING THE STRUCTURAL DRAWINGS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE STRUCTURE AND NEIGHBOURING STRUCTURES IN A SAFE AND STABLE CONDITION DURING CONSTRUCTION. NO PART SHALL BE OVERSTRESSED.
15. THIS POOL IS NOT INTENDED FOR USE ON ABOVE GROUND INSTALLATIONS OR DESIGNED TO BE EMPTIED WITHOUT THE APPROVAL OF BARRIER REEF POOLS P/L.
16. ALL POOLS TO HAVE 1/N12 INSIDE & OUTSIDE OF COPING ON THE LONGEST SIDE & 1/N12 EACH END.
17. ALL LAPPING OF BARS TO BE 600mm (min) & TIED.
18. POOLS OVER 8400mm LONG ARE TO HAVE 2/N12 BARS ON OUTSIDE OF COPING 50mm APART.
19. THIS POOL IS SUITABLE FOR SOIL CLASSIFICATIONS OF 'A', 'S', 'M' & 'H1' SITES.
20. FOR SOIL CLASSIFICATIONS OF 'H2' & 'E' SITES REFER TO CERTIFICATION LETTER FOR REQUIRED ADJUSTMENTS.
21. ALL SOIL CLASSIFICATIONS OF 'P' SITES SHALL BE REFERED TO AN ENGINEER.

DRAWING REVISIONS

REV	DESCRIPTION	BY	DATE
	ISSUED FOR CONSTRUCTION	RAB	APR2025
BB	REVISED AS PER CLIENTS REQUESTS	GAB	JUL2023
AA	PRELIMINARY FOR CLIENTS APPROVAL	GAB	OCT2022
-	PRELIMINARY FOR CLIENTS APPROVAL	GAB	OCT2013

REFERENCE DRAWINGS

DRAWING NAME	TITLE

SIGNED APPROVAL

APPROVED	16APR2025	
RPEQ	6715	
REVIEWED		
DESIGNED	RAB	JUL 2023
DRAWN	GAB	JUL 2023
SCALE	AS SHOWN	

ORIGINAL DRAWING SIZE at A3

Summermore Pty Ltd
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CLIENT
BARRIER REEF GROUP
9 Doug Sullivan Ct,
Beaudesert,
QLD, 4285.

PROJECT: GENERIC STRUCTURAL DETAILS
TITLE: AMALFI RANGE
DRAWING NUMBER: 13-6293-S66
REV: BB

STRUCTURAL GENERAL NOTES

1.0 General

1.1 These drawings are
- a) Jointly owned by Steeline and Venn Engineering Pty Ltd
- b) Provided for the sole purpose of obtaining building approval and guiding construction of a single building at the job address shown in the title block
- c) Prohibited to be used for any other purpose without written authorisation from Steeline and Venn Engineering Pty Ltd.
- d) Only valid if signed by the engineer and must not be altered in any way without signed approval from the engineer.
- e) Produced to scale but dimensions shall not be obtained by measuring the drawings. All dimensions are in millimeters unless stated otherwise.

1.2 The engineer accepts no liability or responsibility for the contents of drawings that are invalid.

1.3 The word 'the engineer' used in these notes refers to an employee or nominated representative of Venn Engineering Pty Ltd.

1.4 The engineer is not the project manager or site supervisor for this project. It is the responsibility of the project manager or site supervisor in charge to ensure that the non-structural requirements of the Governing Building Code are considered and appropriately designed. This includes, but not limited to, fire & bushfire design, access requirements, future roof access requirements, lighting, glazing and electrical design, etc.

2.0 Structural Design

2.1 The structural framing components detailed in these drawings have been designed in accordance with the following documents for the design criteria detailed in these notes

Governing Building Code	2022 National Construction Code – Building Code of Australia Volume 2 and 2022 Housing Provisions Standard
Loading Standards	AS/NZS 1170.0:2002(+A5)
	AS/NZS 1170.1:2002(+A2)
	AS/NZS 1170.2:2021
Cold formed Steel member standard	AS/NZS 4600:2018

2.2 These drawings are also the limit of the Structural Design, any requirements for additional structural design of other items included in the project are specifically excluded if not shown on these drawings. This includes, but not limited to, requirements for additional loads that aren't specified including flood design loads, additional roof loads from solar panels, retaining walls required on site, driveway design etc.

2.3 These structural drawings and specifications represent the finished structure. The building is not considered complete until the installation of all components and details shown herein are installed according to the drawings.

2.4 No alterations are to be made to this structure without written approval of the engineer. This includes, but not limited to, modification to the plans and/or specifications, be the installation of additional openings, increased roof loads, skylight roof sheets or removal of cladding. If changes are made without written approval, such changes shall the legal and financial responsibility of the contractor or sub-contractors involved and it shall be their full responsibility to replace or repair the condition of the building as directed by the engineer.

3.0 Design Criteria

Building class	10a
Building Importance level	2
Wind region	A4
Terrain category	2.86
Topographic multiplier	1.08
Shielding multiplier	0.84
Ultimate design wind speed	34.3 m/s
Snow load	0.00 kPa
Slab imposed load	2.5 kPa or 9kN applied over 0.3x0.3m area (light vehicles)
Allowable bearing capacity of foundation supporting footings	100 kPa
Allowable bearing capacity of foundation supporting slab	50 kPa
Allowable skin friction of foundation	25 kPa
Soil Type	Non-aggressive (not saline or acid sulfate)

4.0 Installation Building Contractor Responsibilities

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

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

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

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

5.0 Foundation

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

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

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

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

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

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

6.0 Concrete

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

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

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

7.0 Reinforcement

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

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

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

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

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

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

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

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

8.0 Anchor Bolts

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

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

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

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

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

9.0 Light Gauge Cold-formed Steel

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

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

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

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

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

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

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

10.0 Roof & Wall Sheeting

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

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

10.3 Any roof skylights shall be approved by the engineer

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

11.0 Door & Window Components

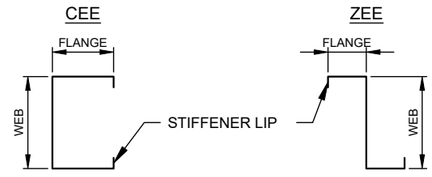
11.1 Wind-locked roller doors are assumed to remain in-place and resist the ultimate limit state wind loading except for in cyclonic regions

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

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

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

COMPONENT DIAGRAM



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

REV	DATE	DESCRIPTION
A	22-09-2025	-

COLD FORMED BUILDINGS

ANOTHER COLD FORMED BUILDING DESIGNED BY ACT BUILDING SYSTEMS

VENN ENGINEERING

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ABN 39 626 802 257

Signed ..... Date 22-09-2025
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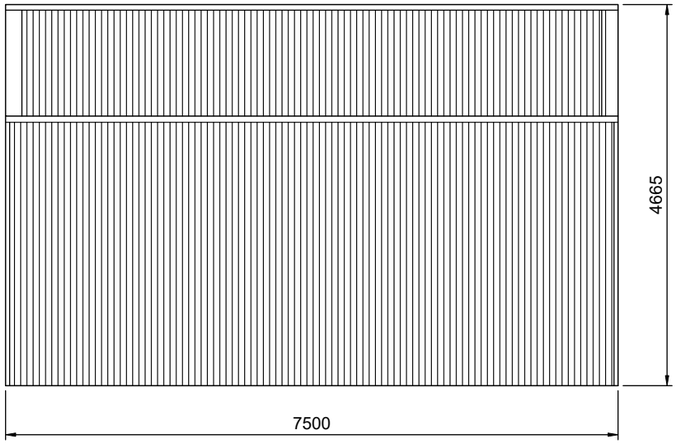
Registered Civil Engineer Building Practitioner VIC (No. PE0002499)
Registered Certifying Engineer (structural) NT (No. 306371ES)
Building Services Provider (Engineer Civil) TAS (No. 690930425)

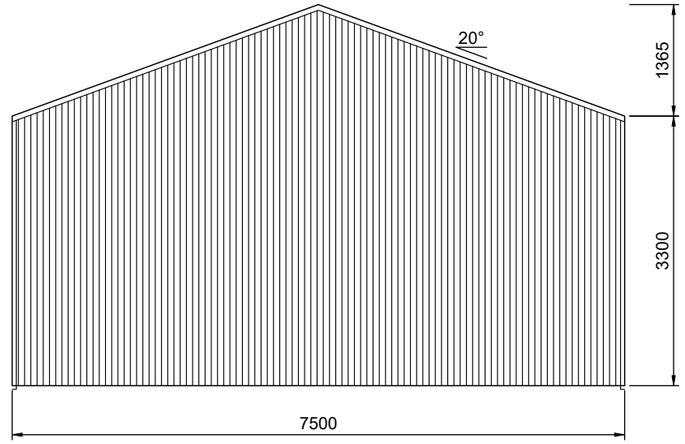
Customer Name: MPH Builders
Site Address: 4 Chapman Place
Hadspen,
TAS, 7290

DATE 22-09-2025
JOB NO. LINV99562312
SHEET 1 of 9



2/2 SIDEWALL B BUILDING ELEVATION

SCALE: 1:75



3/2 REAR BUILDING ELEVATION

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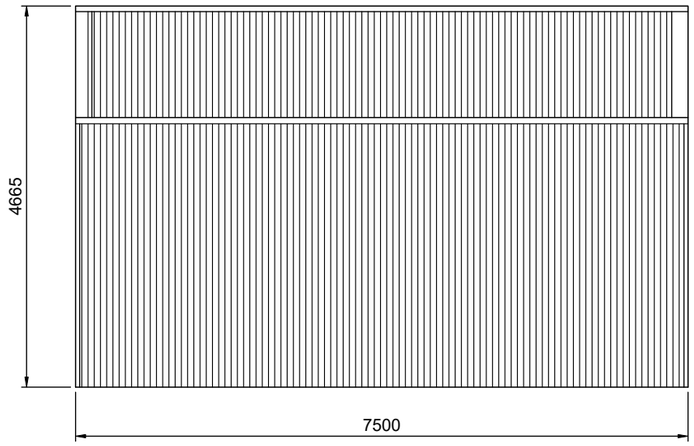

1/2 SIDEWALL A BUILDING ELEVATION

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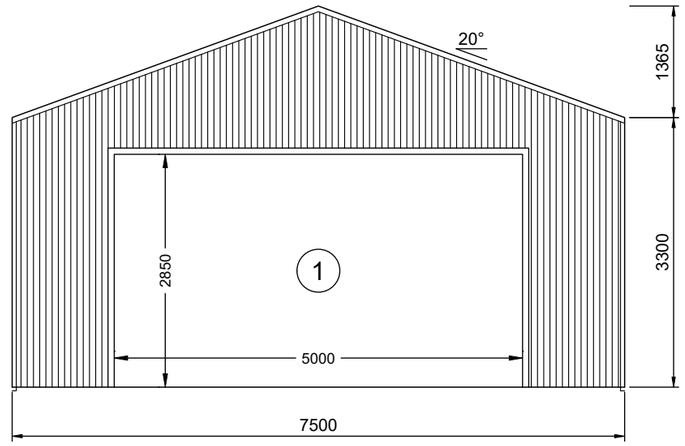

4/2 FRONT BUILDING ELEVATION

SCALE: 1:75

REV	DATE	DESCRIPTION
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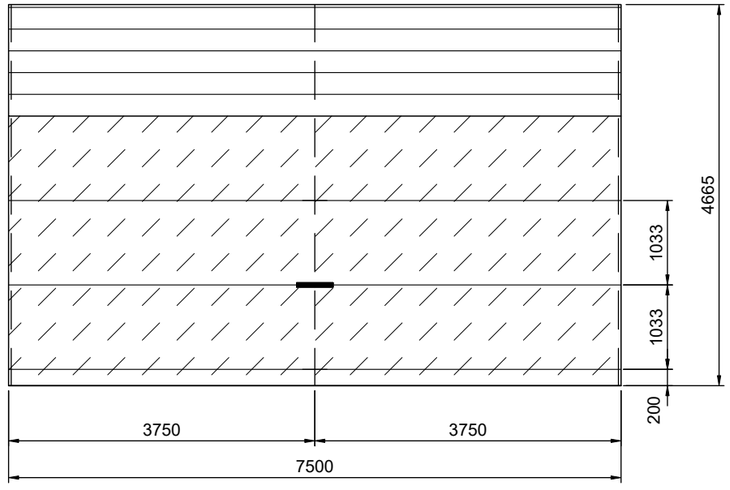
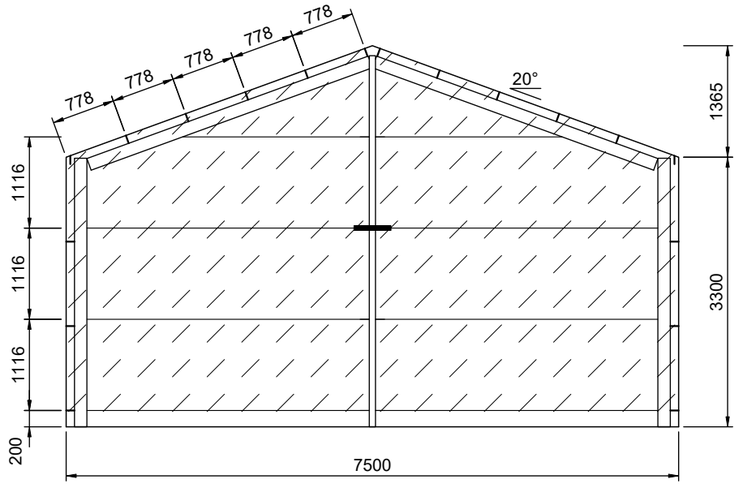
SHEET 2 of 9



2/3 SIDEWALL B FRAMING ELEVATION

SCALE: 1:75



3/3 REAR FRAMING ELEVATION

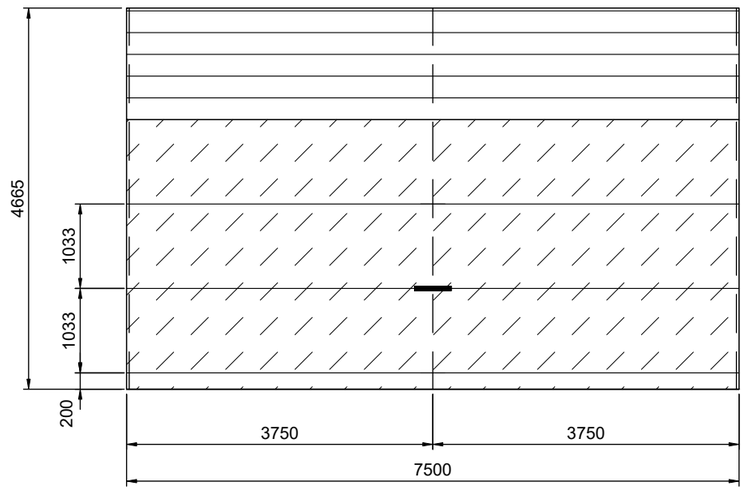
SCALE: 1:75

FRAME #3

DIAPHRAGM SCHEDULE

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

WALL	DISTANCE FROM WALL EDGE
Sidewall 'A'	0-7500
Sidewall 'B'	0-7500
Endwall 'B'	0-7500



1/3 SIDEWALL A FRAMING ELEVATION

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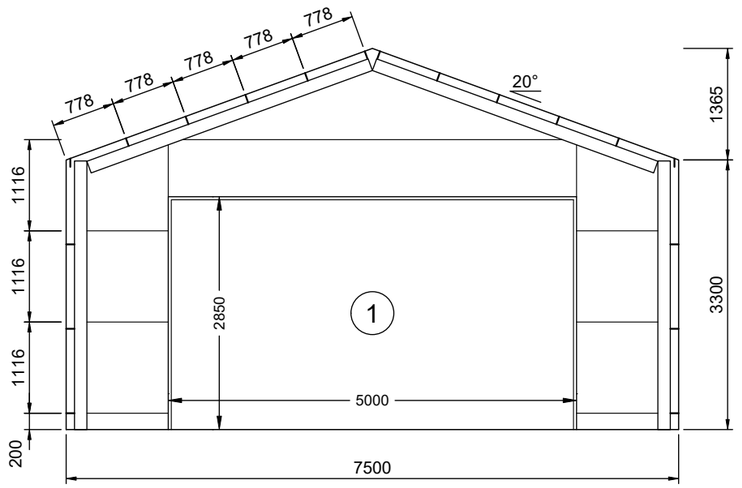

4/3 FRONT FRAMING ELEVATION

SCALE: 1:75

FRAME #1

REV	DATE	DESCRIPTION
A	22-09-2025	-

COLD FORMED BUILDINGS

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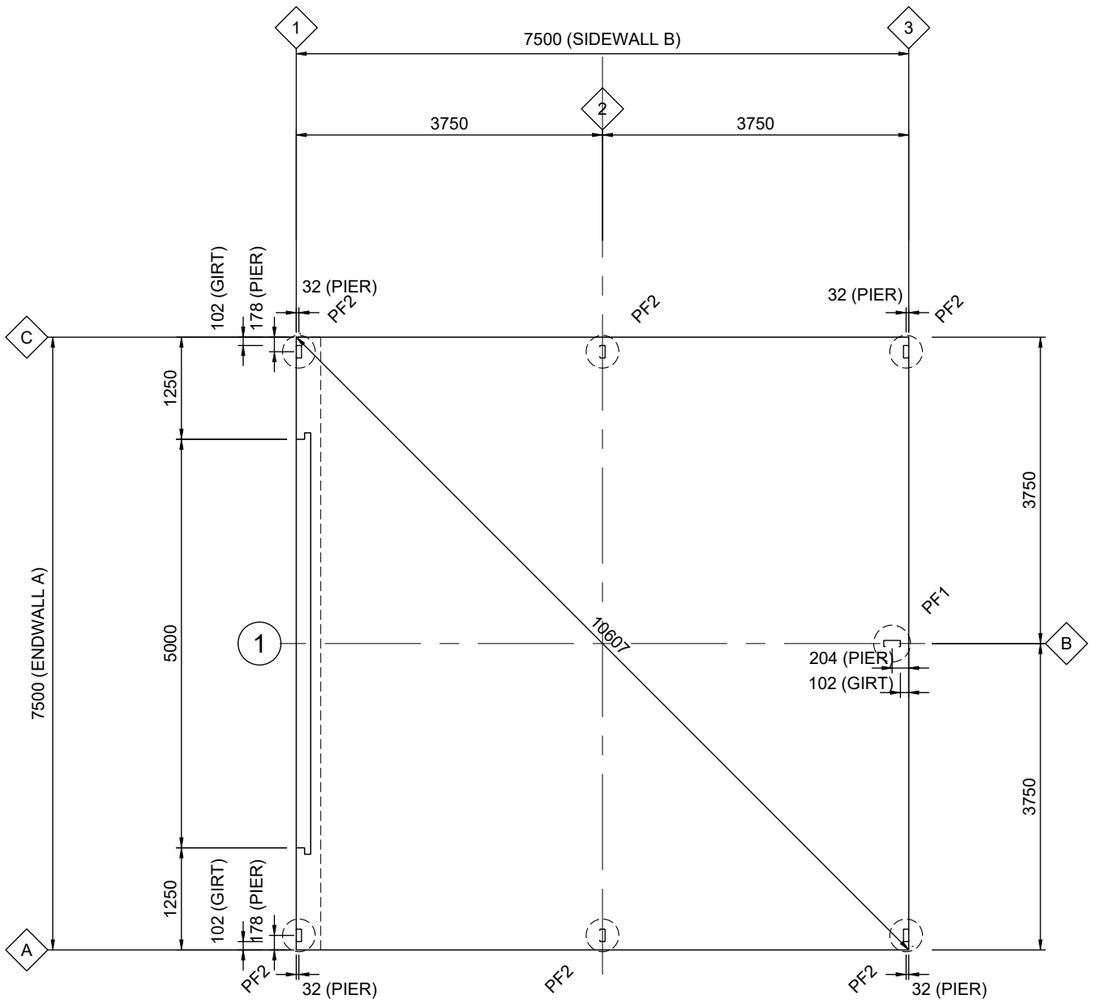
DATE 22-09-2025
JOB NO. LINV99562312
SHEET 3 of 9



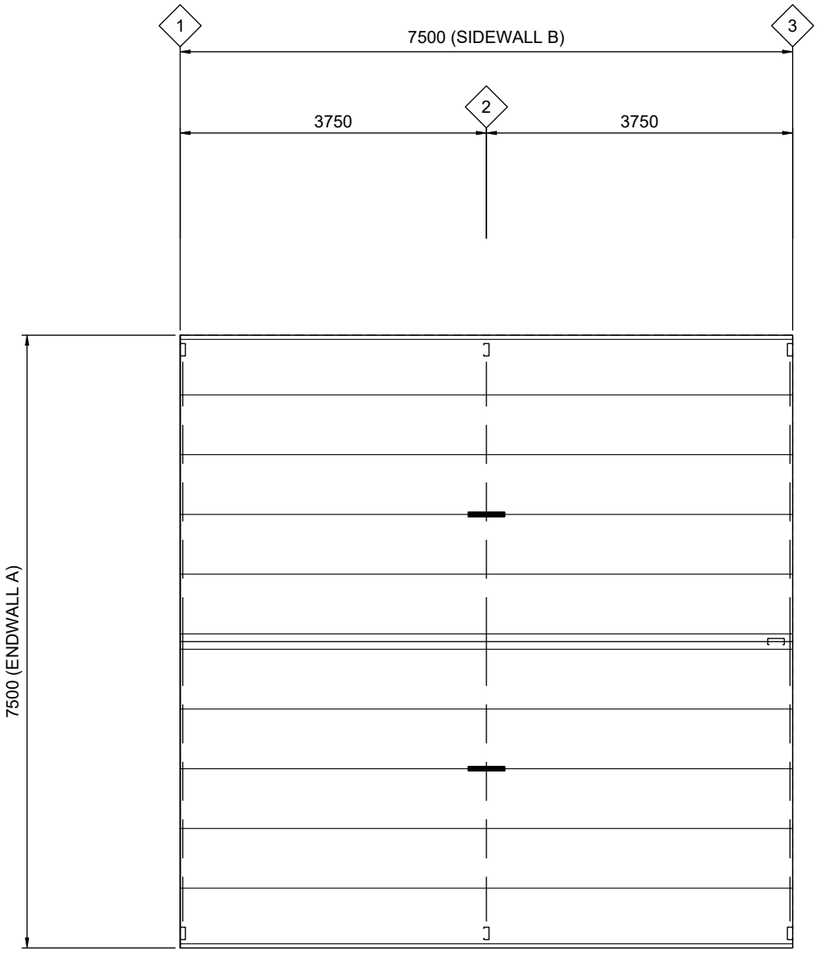
1/4 FOOTING/SLAB FLOOR PLAN

SCALE: 1:75

PF1 - 450Ø REINFORCED CONCRETE PIERS TO DETAIL
PF2 - 400Ø REINFORCED CONCRETE PIERS TO DETAIL

SLAB IS DESIGNED FOR CARS AND LIGHT VANS NOT EXCEEDING 3500kg GROSS MASS

CONCRETE CONTROL JOINTS SHALL BE PROVIDED IN SLAB TO DETAIL AT NOT MORE THAN 10m CENTRES IN EACH DIRECTION, APPROXIMATELY EQUALLY SPACED AND LOCATED APPROXIMATELY MIDWAY BETWEEN COLUMNS/MULLIONS



2/4 ROOF FRAMING PLAN

SCALE: 1:75

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

REV	DATE	DESCRIPTION
A	22-09-2025	-

COLD FORMED BUILDINGS
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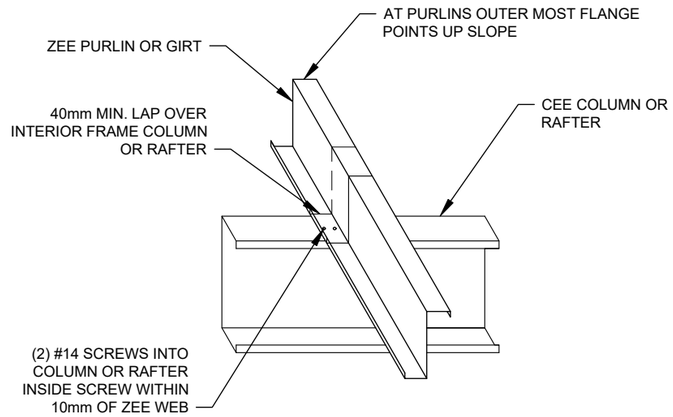
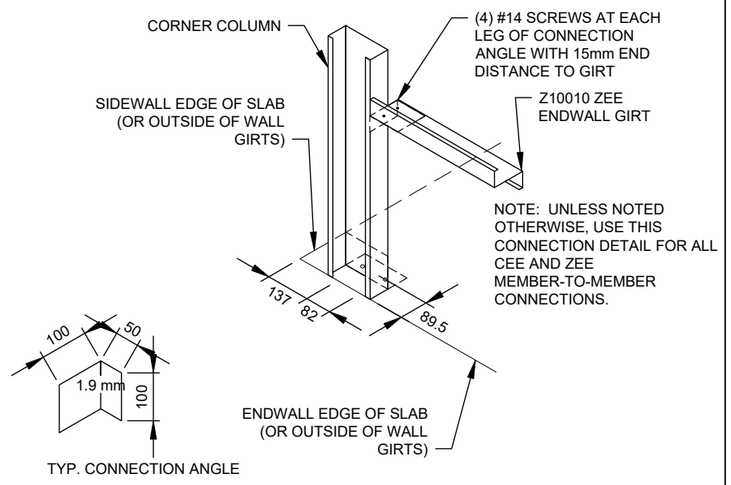
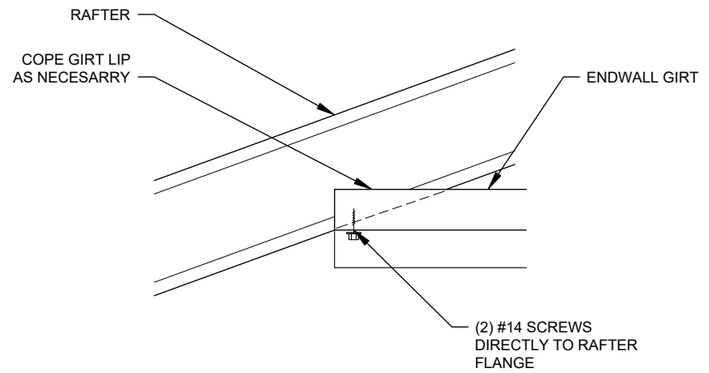
DATE 22-09-2025
JOB NO. LINV99562312
SHEET 4 of 9



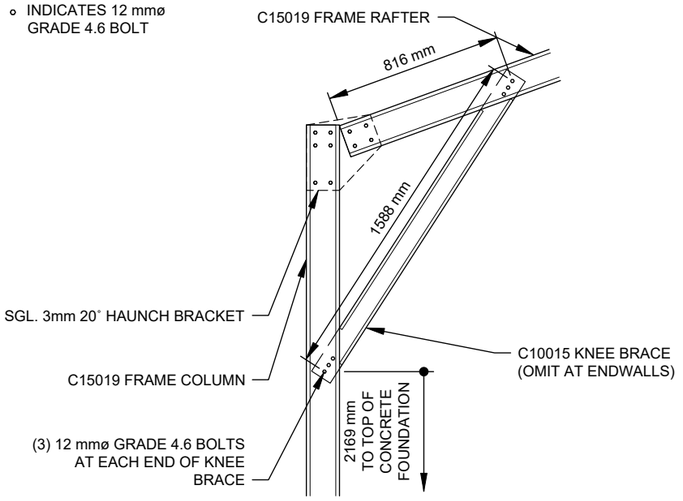
D ZEE PURLIN/GIRT CONNECTION



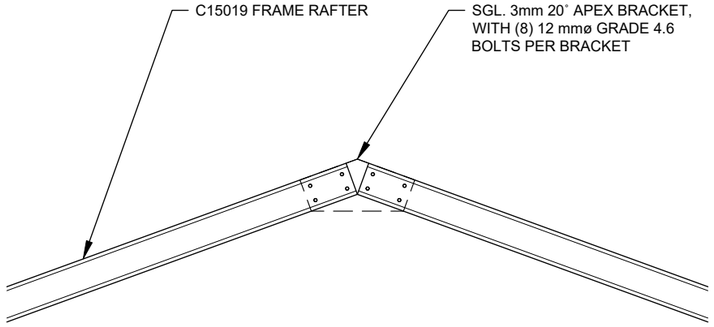
E GIRTS IN-LINE CORNER COLUMN CONNECTIONS



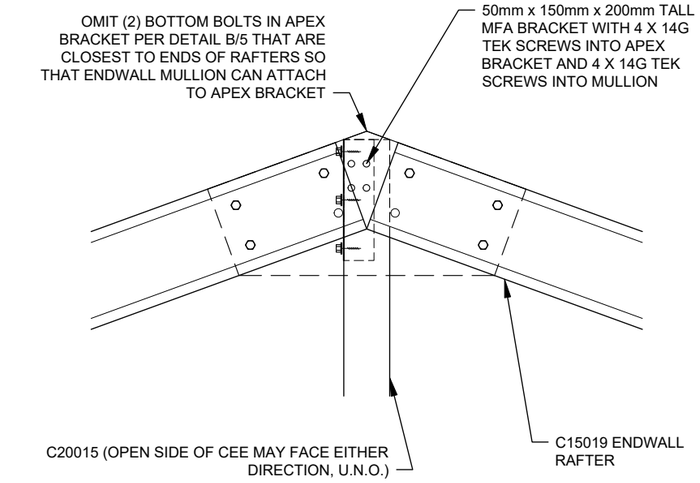
E2 END GIRT TO RAFTER



A HAUNCH CONNECTION



B APEX CONNECTION



NOTE: SEE DETAILS G1/6 & G1/6 FOR ENDWALL MULLION BASE CONNECTIONS

C ENDWALL MULLION TO RAFTER PEAK CONDITION

DETAIL DIMENSIONS ARE SHOWN IN MM UNLESS SPECIFIED OTHERWISE

REV	DATE	DESCRIPTION
A	22-09-2025	-

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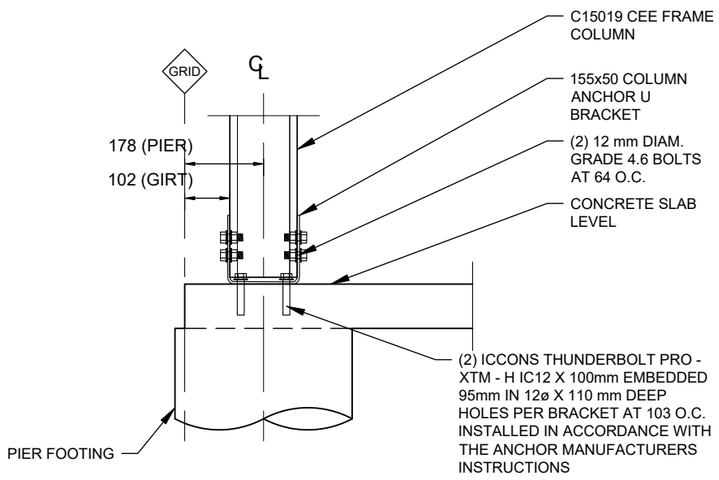
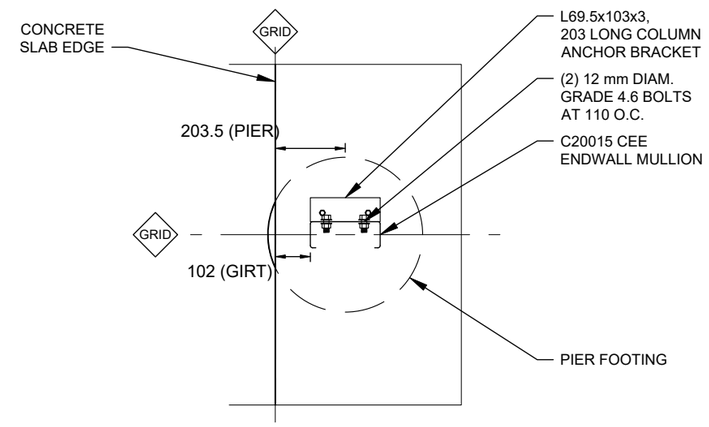
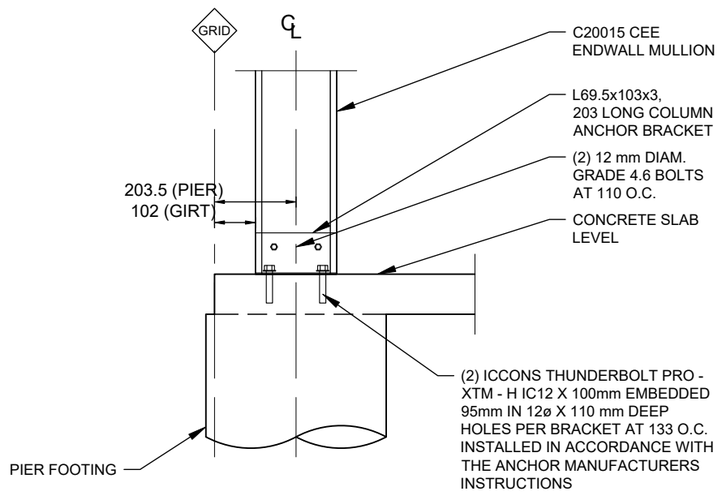


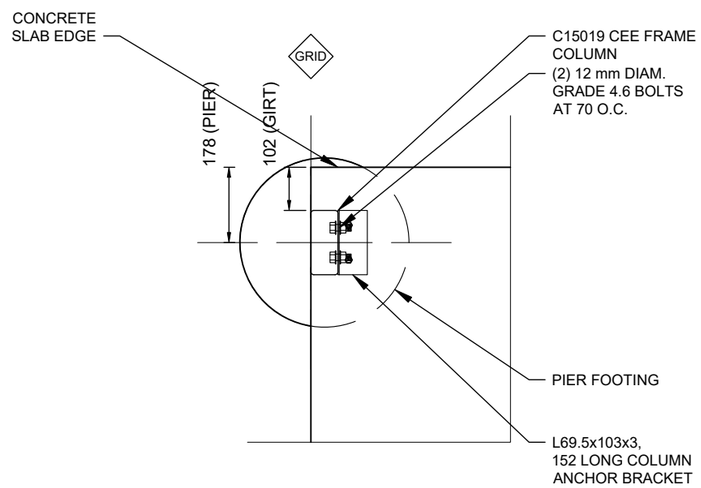
F4 FRAME COLUMN BASE DETAIL 2



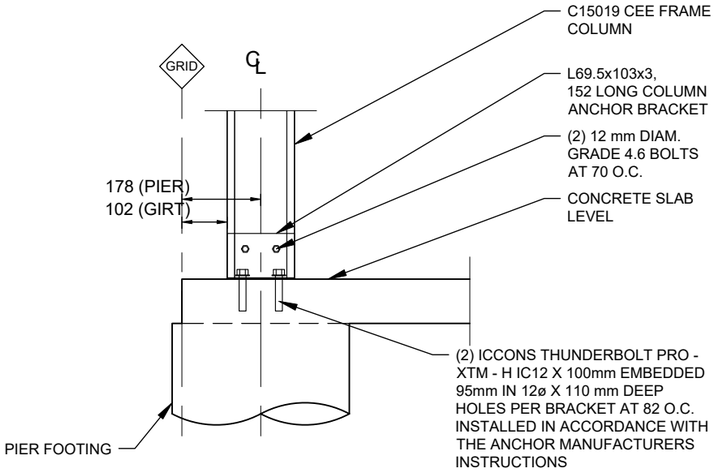
G1 ENDWALL MULLION BASE DETAIL



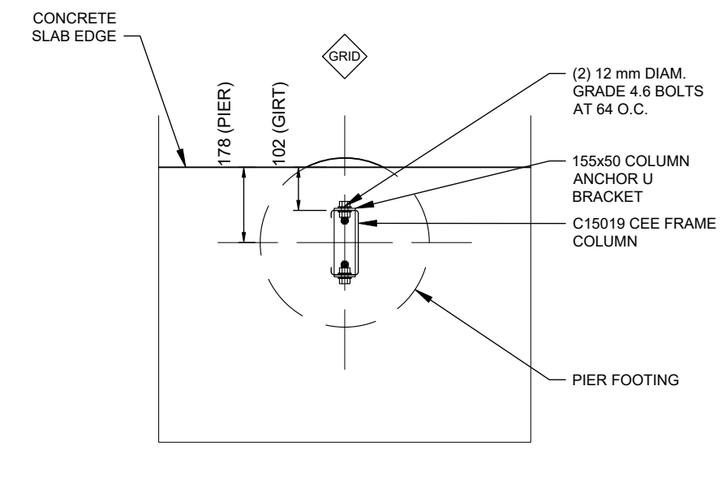
G2 ENDWALL MULLION BASE DETAIL 2



F1 CORNER COLUMN BASE DETAIL



F2 CORNER COLUMN BASE DETAIL 2



F3 FRAME COLUMN BASE DETAIL

DETAIL DIMENSIONS ARE SHOWN IN MM UNLESS SPECIFIED OTHERWISE

REV	DATE	DESCRIPTION
A	22-09-2025	-

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

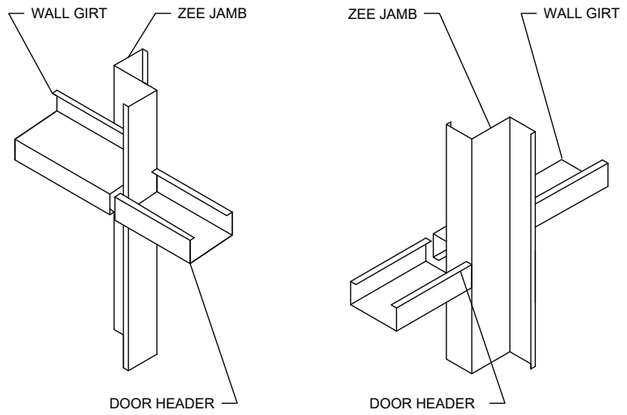
VENN ENGINEERING
PO Box 3084
THIRROUL NSW 2515
sheds@venn.engineering
ABN 39 626 802 257

Signed ..... Date 22-09-2025

Grant J Wood MIEAust CPEng NER RPEQ
Registered EA Chartered Professional Engineer (No. 2383009)
Registered Professional Engineer QLD (No. 14384)
Registered Civil Engineer Building Practitioner VIC (No. PE0002499)
Registered Certifying Engineer (structural) NT (No. 306371ES)
Building Services Provider (Engineer Civil) TAS (No. 690930425)

Customer Name: MPH Builders
Site Address: 4 Chapman Place
Hadspen,
TAS, 7290

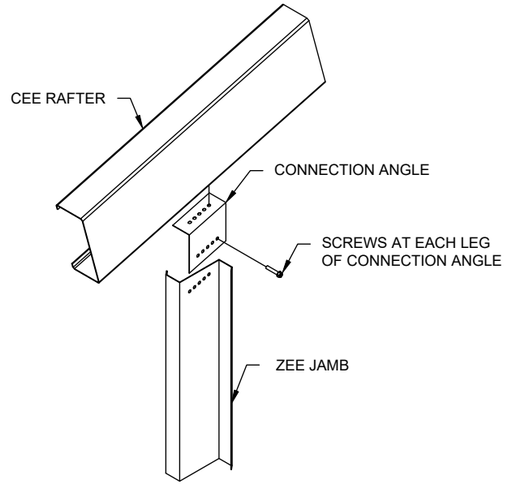
DATE 22-09-2025
JOB NO. LINV99562312
SHEET 6 of 9



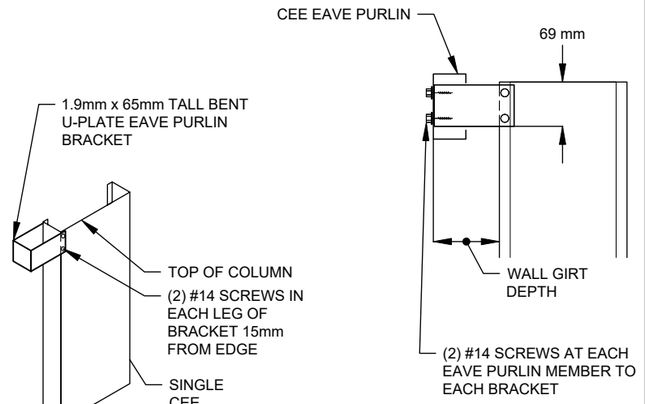
EXTERIOR VIEW

INTERIOR VIEW

K OPENING ZEE JAMB GIRT CONNECTION

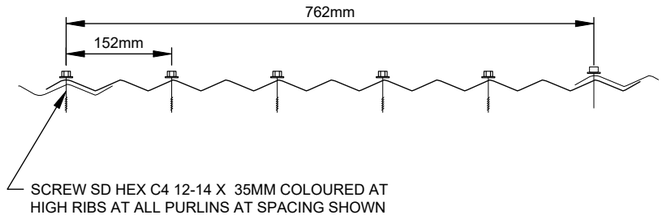


L ZEE JAMB TO RAFTER



O EAVE PURLIN BRACKET

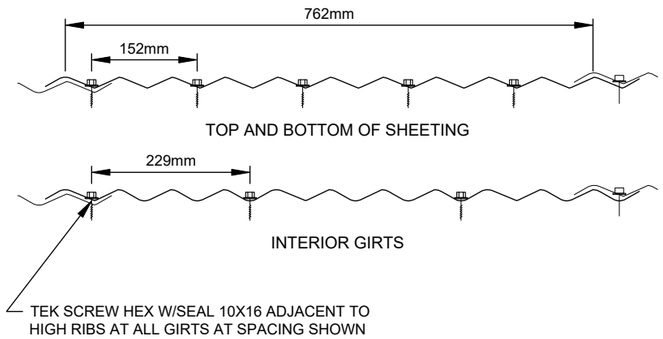
NOTE: ONLY STRUCTURAL INFORMATION IS INCLUDED IN THIS DETAIL. CONSULT PANEL MANUFACTURER FOR ADDT'L WEATHERTIGHTNESS RECOMMENDATIONS.



Steeline
Corrugated 0.42

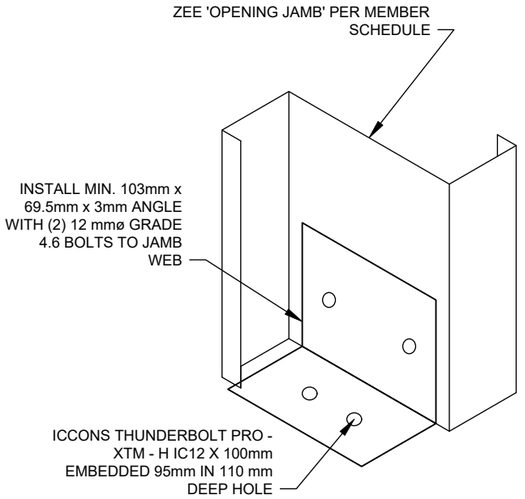
H ROOF SHEETING

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



Steeline
Corrugated 0.42

I WALL SHEETING



J ROLLER DOOR JAMB BASE CONNECTION

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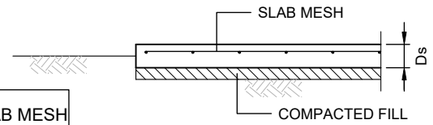
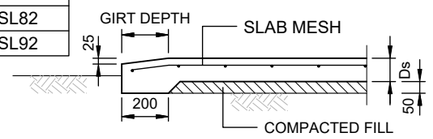
JOB NO. LINV99562312
SHEET 7 of 9



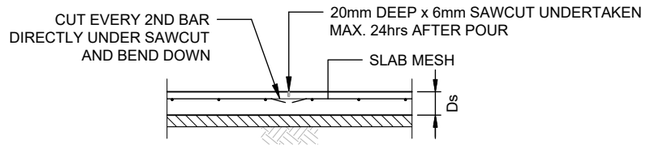
MAX SLAB LENGTH	SLAB MESH
<18m	SL72
18-25m	SL82
>25m	SL92

TYPICAL SLAB EDGE

Ds
100mm



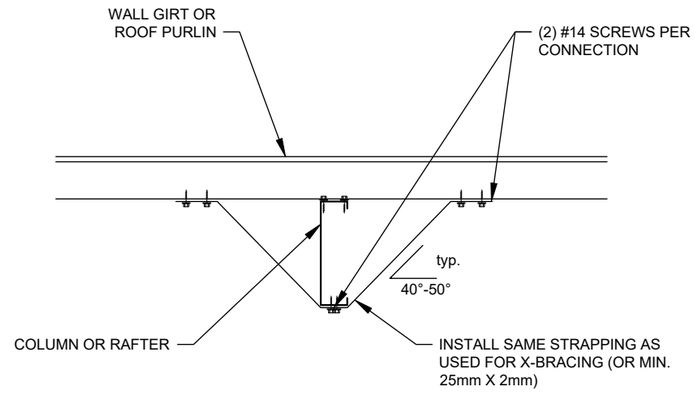
SLAB EDGE FOR ROLLER DOOR BAYS



CONTROL JOINT

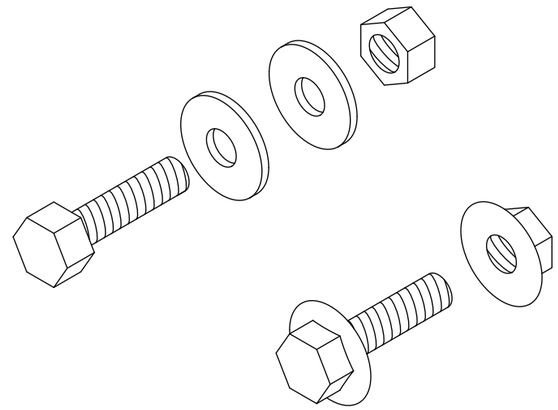
Z SLAB DETAIL

NOTE: SEE ROOF FRAMING PLAN AND ELEVATIONS FOR LOCATIONS OF FLYBRACING.



P FLYBRACING CONNECTION

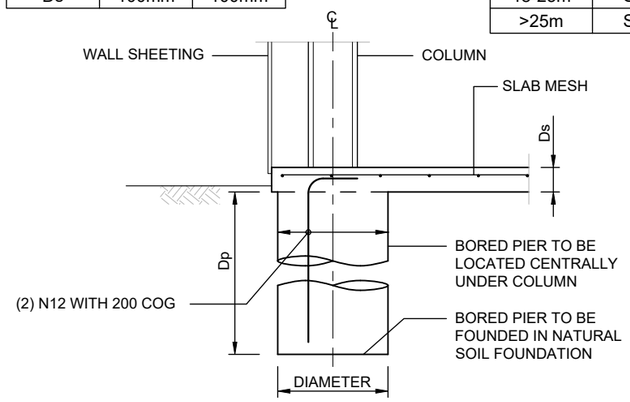
ALL NUTS AND BOLTS TO HAVE WASHER OR FLANGED HEADS



U BOLT OPTIONS

	PF1	PF2
Dp	500mm	550mm
Diameter	450mm	400mm
Ds	100mm	100mm

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



Y SLAB WITH PIER FOOTING DETAIL

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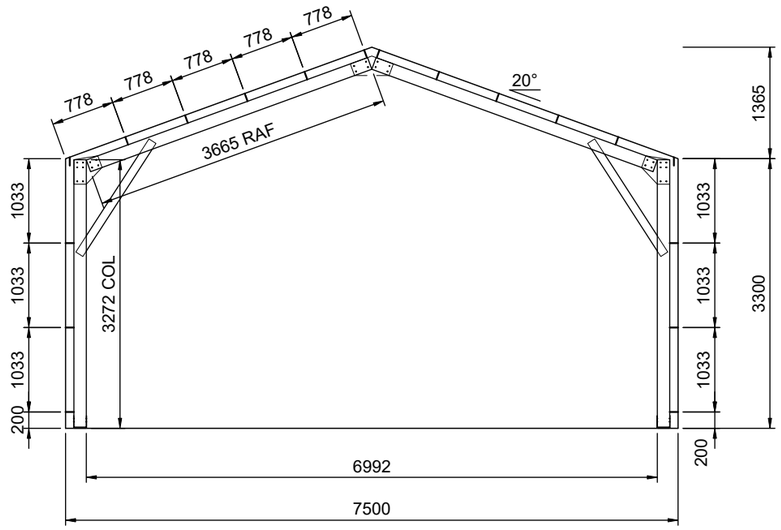
SHEET 8 of 9



1/9 INTERNAL FRAMING ELEVATION

SCALE: 1:75 FRAME #2

MEMBER SCHEDULE			
COMPONENT			TYPE
CLEAR SPAN PORTAL (FRAME 2)	MEMBER	RAFTER	Single C15019
		COLUMN	Single C15019
		APEX BRACE	-
		KNEE BRACE	Single C10015
	BASE CONNECTION	BRACKET TYPE	Base cleat bolt down bracket BC.150
		ANCHOR BOLTS	(2) ICCONS ThunderBolt Pro - XTM - H IC12 x 100mm embedded 95mm
ENDWALL PORTAL (FRAME 1)	MEMBER	RAFTER	Single C15019
		COLUMN	Single C15019
		APEX BRACE	-
		KNEE BRACE	-
	BASE CONNECTION	BRACKET TYPE	Angle base connection ABC.C150.70
		ANCHOR BOLTS	(2) ICCONS ThunderBolt Pro - XTM - H IC12 x 100mm embedded 95mm
ENDWALL B PORTAL (FRAME 3)	MEMBER	RAFTER	Single C15019
		COLUMN	Single C15019
		APEX BRACE	-
		KNEE BRACE	-
	BASE CONNECTION	BRACKET TYPE	Angle base connection ABC.C150.70
		ANCHOR BOLTS	(2) ICCONS ThunderBolt Pro - XTM - H IC12 x 100mm embedded 95mm
ENDWALL MULLION	MEMBER	COLUMN	Single C20015
	BASE CONNECTION	BRACKET TYPE	Angle base connection ABC.C200.110
		ANCHOR BOLTS	(2) ICCONS ThunderBolt Pro - XTM - H IC12 x 100mm embedded 95mm
ROOF PURLINS		MEMBER	Single Z10010 @ 778mm centres
EAVE PURLIN		MEMBER	Single C10015
SIDEWALL GIRTS		MEMBER	Single Z10010 @ 1033mm centres
ENDWALL GIRTS		MEMBER	Single Z10010 @ 1116mm centres
OPENING (1)	MEMBER	JAMB	Single Z20019
		HEADER/SILL	Single C10015
	BASE CONNECTION	BRACKET TYPE	Angle base connection ABC.C200.110
		ANCHOR BOLTS	(2) ICCONS ThunderBolt Pro - XTM - H IC12 x 100mm embedded 95mm

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JOB NO. LINV99562312
SHEET 9 of 9

Generic Temporary Bracing Information
The installation of temporary bracing is critical to avoid building collapse or damaging structural movement during construction. This collapse can occur with no notice and as such the installation of appropriate temporary bracing is critical to avoid damage, injury, and possible death. Determination, procurement, and correct installation of temporary bracing is the responsibility of the builder / primary contractor / installer.

Bracing Materials
The constructor / installer is to supply suitably sized materials for temporary bracing. These materials are generally capable of tension, but in some circumstances will need to be capable of tension and compression. Load rated ratchet strapping of an appropriate size can be used to temporarily 'x-brace' bays in both directions, until the final bracing systems are fullyinstalled. This is especially critical for buildings where X Bracing is not required in the final structure due to the use of moment frames or diaphragm bracing.

Temporary Bracing Location
The location of Temporary bracing will depend on the installation method used. Installation should be completed in accordance with the Construction Package, Engineering Plans, and Instruction Manuals. If the Frame First Method (most common) is used, then the use of tension only bracing and creating temporarily braced bays as per Fig 1 and Fig 2. can be used. As a basic guide, a minimum of every 4th bay should have temporary bracing installed as per Fig 2.

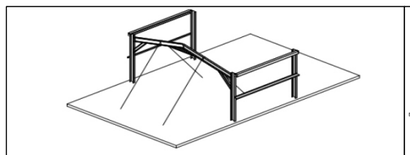


Fig 1. Frame First Temporary Bracing on First Rafter Installed

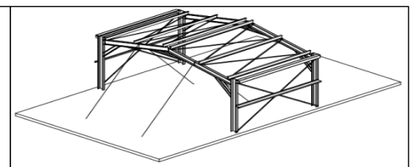


Fig 2. Temporary Bracing Installed as X Bracing

If the Tilt Up Method Is used (where walls are constructed on the ground And then tilted into place), then the tops of columns are braced with a tension and compression brace in the same direction Fig 3. Then rafters and purlins can be installed with temporary bracing holding rafters in place (similar to Fig 1) until final bracing of diaphragm sheeting is installed.

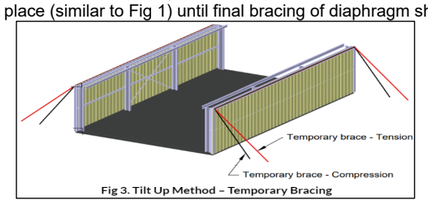


Fig 3. Tilt Up Method – Temporary Bracing

Typically, braces should be positioned diagonally across the structure from the top to the bottom, intersecting near the midpoint to provide stability, optimally at a 45-degree angle but no less than a 20-degree angle. The connection strength of temporary bracing is a critical consideration and these connections must be capable of resisting the potentially substantial temporary bracing loads – whether this connection point be to the building, the foundations or to the ground. Dependent upon building size this may include heavy angles and post installed concrete anchors. The temporary bracing methods used must be capable of fully stabilising the structure during the construction process.

Additional Temporary Bracing
The temporary bracing described is a minimum requirement for a standard-sized building in average conditions. Additional consideration should be given to larger building spans and/or challenging site conditions. There may also be an increased risk in relation to partially completed buildings and exposed sites. It is recommended that extra temporary bracing is utilized if moderate wind speeds are expected on site. Additional support elements, such as steel cables may need to be introduced that can be attached to the building's framework and anchored to the ground or other stable structures to provide extra stability. The frame should remain rigid throughout and such responsibility lies with the constructor. Buildings should not be left in a partially completed state longer than necessary.

Bracing Removal
The temporary bracing should not be removed until all purlins, girts and permanent cross bracing, diaphragm bracing or moment frames where used are installed. The temporary bracing is to remain in place where possible, until the roof and wall cladding is fully installed. If you need any further information regarding the installation of temporary bracing or are at all unsure of the necessary requirements for this specific building, there are guides available through various industry bodies:

https://www.safeworkaustralia.gov.au/ ‘Construction work – steel erection. Information sheet’, 2016.
https://www.steel.org.au/ ‘Structural steelwork fabrication and erection code of practice’, 2014.
https://www.standards.org.au/ AS/NZS 5131:2016 ‘Structural steelwork – Fabrication and erection.

Support is also available at support@actbuildingsystems.com.

THE ABOVE INFORMATION REGARDING TEMPORARY BRACING DOES NOT FORM PART OF THE ENGINEERING CERTIFICATION FOR THIS DESIGN AND IS PROVIDED AS A GUIDE TO AID INSTALLATION ONLY.

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: MPH Builders *Owner name*

4 Chapman Place *Address*

Hadspen, TAS 7290 *Suburb/postcode*

Designer details:

Name: Grant Wood

Category: Engineer civil

Business name: Venn Engineering Pty Ltd

Phone No: 02 4244 7038

Business address: PO Box 3084

Thirroul, NSW 2515

Fax No: -

Licence No: 690930425

Email address: sheds@venn.engineering

Details of the proposed work:

Owner/Applicant MPH Builders

Designer's project reference No. LINV99562312

Address: 4 Chapman Place

Lot No:

Hadspen, TAS 7290

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

Description of work:

New class 10a building (non-habitable shed) with importance lvl 2 of size 7.500m span x 7.500m long x 3.300m eaves height. The building consists of cold formed steel framing members and cladding along with reinforced concrete pavement slab on ground where shown.

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

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

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

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

Other details:

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

- Part H1D4(1)(a)(ii) for resistance of concrete (AS3600)
- Housing provision 2.2.4 for resistance of fastenings in concrete (AS5216)
- Part H1D6(3)(c) for resistance of cold-formed steel members (AS/NZS4600)
- Housing provision 2.2.3(a), (b) & (c) for the following actions to AS/NZS1170 parts 1 to 4:
  - Imposed: 2.5 kPa to slab (light vehicles) where slab is shown
  - Wind: Importance level 2, Region A4, Terrain Cat. 2.86, Topographic (Mt) 1.08, Shielding (Ms) 0.84 and Site wind speed (Vsit,β) 34.30 m/s
  - Snow: 0.00 kpa
  - Earthquake: Design category I

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers:	Prepared by:	Date:
LINV99562312 sheets 1 to 9 revision A	Venn Engineering Pty Ltd	22/09/2025
Schedules:	Prepared by:	Date:
Specifications:	Prepared by:	Date:
Computations:	Prepared by:	Date:
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by:	Date:

Standards, codes or guidelines relied on in design process:

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

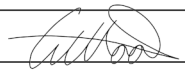
Any other relevant documentation:

Attribution as designer:

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

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

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

	Name: (print)	*Signed*	*Date*
Designer:	Grant Wood		22/09/2025
Licence No:	690930425		

Assessment of Certifiable Works: (TasWater)

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

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

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

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

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

Certification:

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

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

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

Proctor Cable & Pipe Locating

MPH Building - 4 Chapman Place Hadspen

Complete

Score	7 / 8 (87.5%)	Flagged items	1	Actions	0

Conducted on	13.10.2025 20:45 AEDT
Prepared by Proctor Cable & Pipe Locating	MPH Building - 4 Chapman Place Hadspen
DBYD REFERRAL	51412794
Date Requested	13.10.2025 20:47 AEDT
ADDRESS (street name and number)	4 Chapman Place Hadspen

Flagged items

1 flagged

Audit / Note

Client onsite during locations

No

Audit	1 flagged, 6 / 7 (85.71%)
Note	1 flagged, 6 / 7 (85.71%)
Plans received as per DBYD request	Yes
Plans Current Check dates	Yes
Plans show assets in vicinity of dig zone	Yes
Client onsite during locations	No
Site record completed	Yes
DBYD plans provided for client	Yes
Potholing completed	No
Site marking completed	Yes
GPR (Ground Penetrating Radar) Recommended	N/A
NDD Recommended	Yes
Assets Located	1 / 1 (100%)
Telecommunications	N/A
Power	N/A
Water/recycled water	N/A
Sewer	Yes

Located and marked TasWater sewermain inside property number 1 Primose Place Hadspen in area behind where new shed is planned to go inside property 4 Chapman Place.Sewermain is approximately 1600mm deep and between 1050 & 1300mm from boundary fence inside property 1 Primrose Place.


Photo 1

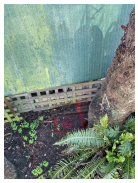


Photo 2


Photo 3

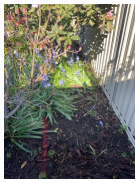


Photo 4

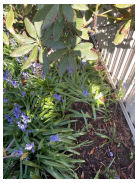


Photo 5


Photo 6


Photo 7

Storm water	N/A
	N/A

Additional Notes

Located and marked Taswater sewermain inside property 24 South Esk Drive Hadspen behind property 4 Chapman Place where new proposed swimming pool is to be placed.Sewermain is approximately 1600mm deep and 1200mm from fence behind 4 Chapman Place.This appears well clear of proposed works.

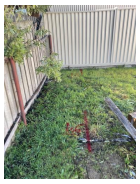


Photo 8


Photo 9

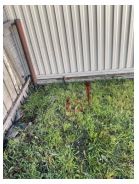


Photo 10


Photo 11


Photo 12


Photo 13


Photo 14

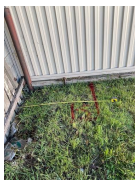


Photo 15

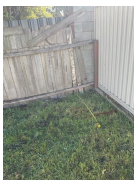


Photo 16


Photo 17

Completion

Stephen Proctor
13.10.2025 20:57 AEDT

Conducted By	Stephen Proctor

Additional Notes	1 / 1 (100%)
**** All locations are indication only, all locations must be hand pot holed or exposed using NDD (non destructive digging) prior to using machinery** **** Locations are completed in accordance with Australia Standard AS5488 - 2013.** **** GPR determines targets only and must be hand pot holed or exposed using NDD (non destructive digging) for confirmation prior to using machinery.** **** The located assets are those that could be determined using the DBYD plans as a guide.**	Yes

Media summary

Photo 1

Photo 2

Photo 3

Photo 4

Photo 5

Photo 6

Photo 7

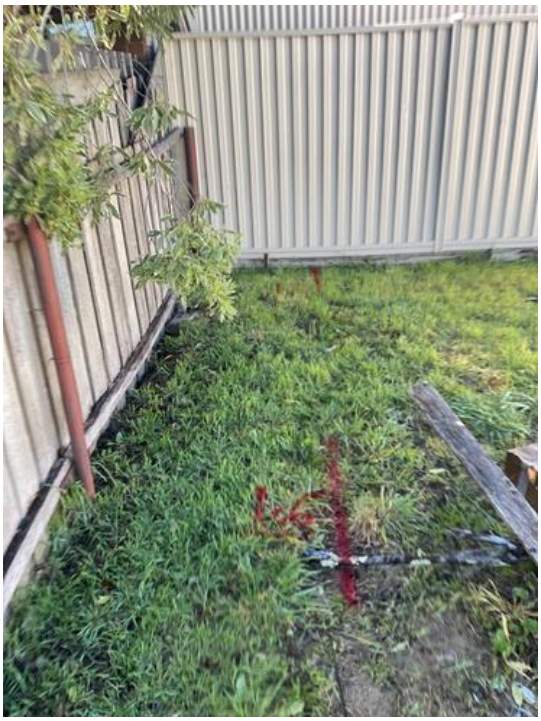


Photo 8

Photo 9

Photo 10

Photo 11

Photo 12

Photo 13

Photo 14

Photo 15

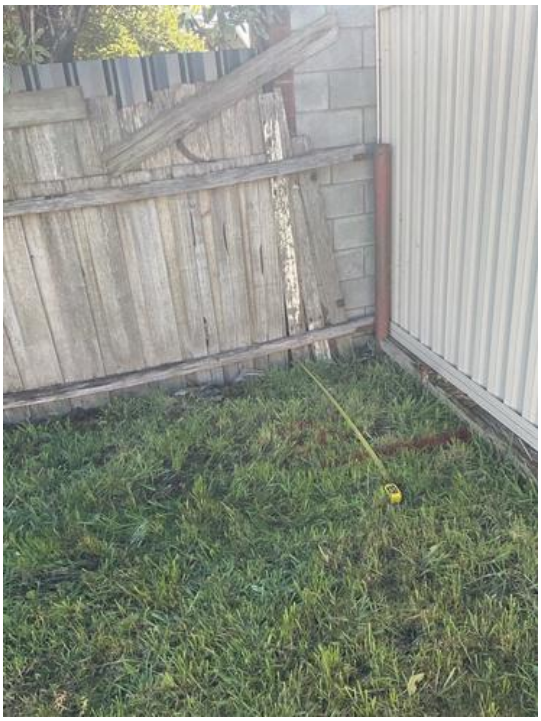


Photo 16

Photo 17