



# PUBLIC NOTICE DETAILS

## PLANNING APPLICATION DETAILS

<b>Application Number:</b>	DA 2025/29
<b>Application Type:</b>	Discretionary Development Application
<b>Property Location:</b>	45 Cider Gum Road, Miena
<b>Proposal:</b>	Outbuilding
<b>Advertising Commencement Date:</b>	5 September 2025
<b>Representation Period Closing Date:</b>	19 September 2025
<b>Responsible Officer:</b>	Louisa Brown, Senior Planning Officer

The relevant documents may be viewed at Council's website [www.centralhighlands.tas.gov.au](http://www.centralhighlands.tas.gov.au) or at Council's Offices 19 Alexander Street, Bothwell & 6 Tarleton Street, Hamilton during normal business hours.

Enquiries regarding this Application can be made by contacting Central Highlands Council on (03) 6259 5503 or by emailing [development@centralhighlands.tas.gov.au](mailto:development@centralhighlands.tas.gov.au). Please quote the "Application Number" when making your enquiry.

Representations on this application may be made to the General Manager in writing either by:

Post: 19 Alexander Street, Bothwell TAS 7030  
Email: [development@centralhighlands.tas.gov.au](mailto:development@centralhighlands.tas.gov.au)

All representations must include the authors full name, contact number and postal address and be received by 5.00pm on the representation period closing date.

SEARCH OF TORRENS TITLE

VOLUME 50870	FOLIO 567
EDITION 5	DATE OF ISSUE 27-Mar-2023

SEARCH DATE : 06-Dec-2024

SEARCH TIME : 10.34 AM

DESCRIPTION OF LAND

Parish of FENWICK, Land District of CUMBERLAND  
 Lot 567 on Sealed Plan 50870  
 Derivation : Part of Lot 3156 Granted to F. & W. Synott & Part  
 of Lot 29657 Granted to A.J. Drysdale  
 Prior CT 4814/89

SCHEDULE 1

M758853 TRANSFER to PAUL JOHN CHAMBERS and JESSICA MAREE  
 STECKO Registered 07-Jun-2019 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 SP 50870 COVENANTS in Schedule of Easements  
 SP 50870 FENCING COVENANT in Schedule of Easements  
 E342353 MORTGAGE to AMP Bank Limited Registered 27-Mar-2023  
 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

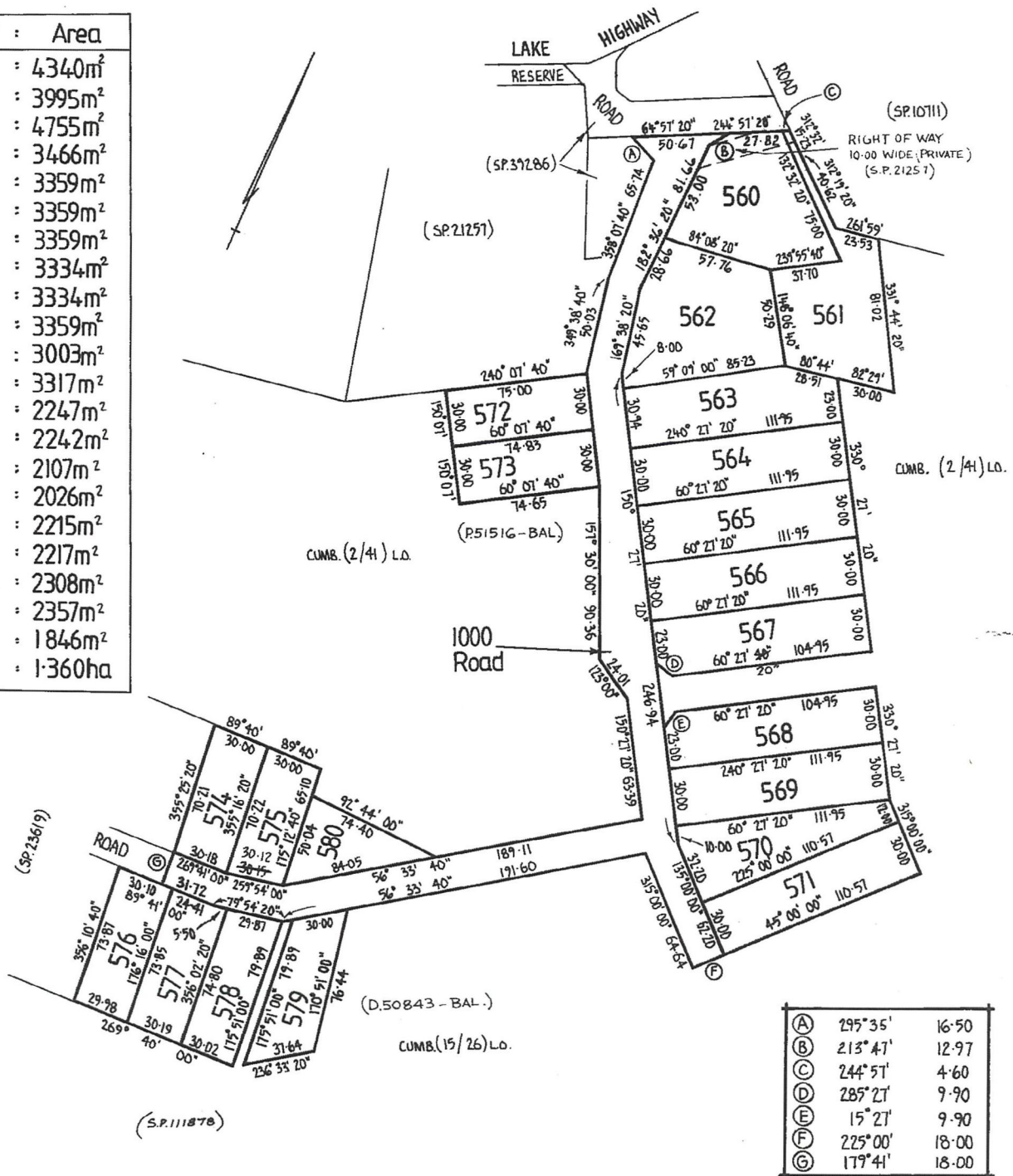
No unregistered dealings or other notations

20/8/91

Owner: <b>PETER HENRIC THIESSEN</b>	<b>PLAN OF SURVEY</b> by Surveyor: <u>J. B. Medbury</u> of land situated in the <b>LAND DISTRICT OF CUMBERLAND</b> <b>PARISH OF FENWICK</b>	Registered Number: <b>SP50870</b> Approved: <b>27 SEP 1991</b> Effective from: <i>M. H. P.</i> Recorder of Titles
Title Reference: C.T. 4764/75 <del>C.O.N. 52/8875</del> & C.T. 4353/18.	SCALE 1: 2000 MEASUREMENTS IN METRES	
Grantee: PART OF LOT 3156 (640 ACRES), FREDERICK & WALTER SYNNOT, Pur.; AND PART OF LOT 29657 (978, 2, 28,) ARTHUR JAMES DRYSDALE Pur.		

**Lot N<sup>o</sup> : Area**

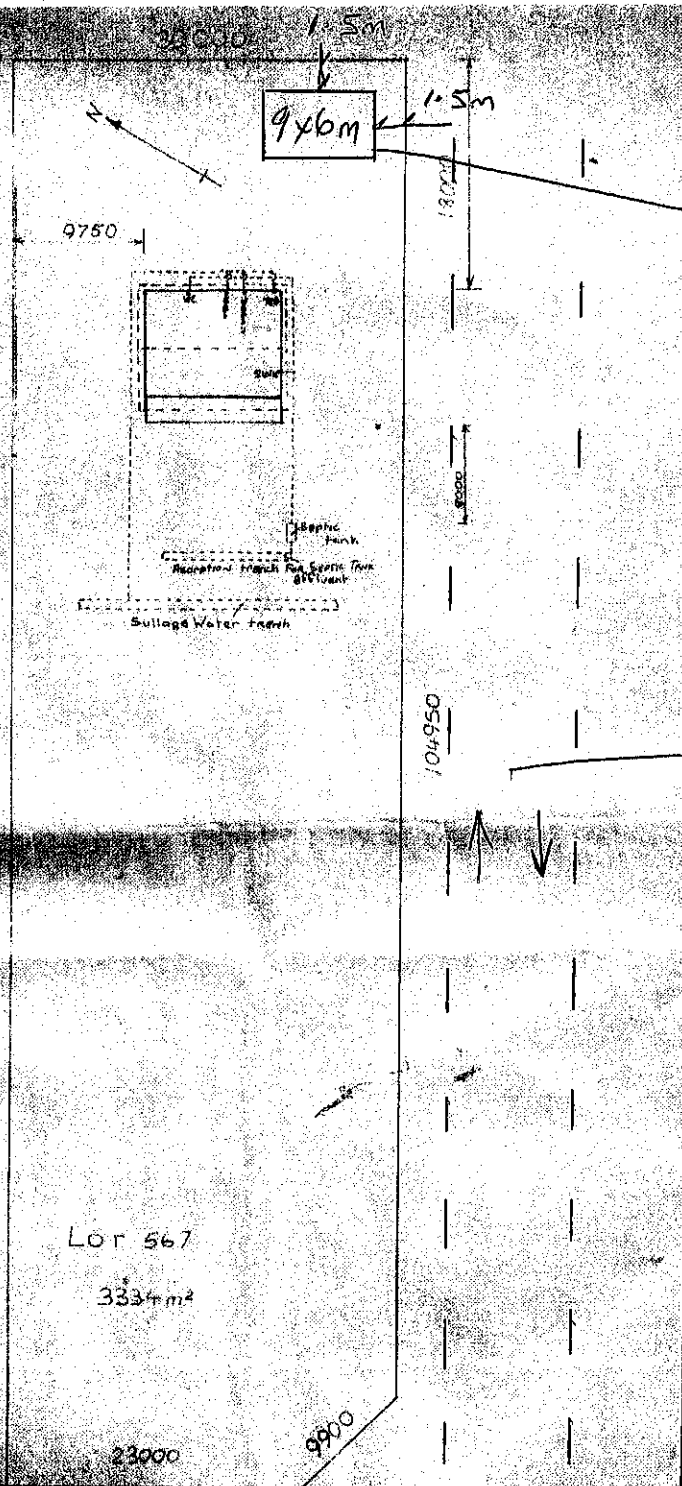
560	: 4340m <sup>2</sup>
561	: 3995m <sup>2</sup>
562	: 4755m <sup>2</sup>
563	: 3466m <sup>2</sup>
564	: 3359m <sup>2</sup>
565	: 3359m <sup>2</sup>
566	: 3359m <sup>2</sup>
567	: 3334m <sup>2</sup>
568	: 3334m <sup>2</sup>
569	: 3359m <sup>2</sup>
570	: 3003m <sup>2</sup>
571	: 3317m <sup>2</sup>
572	: 2247m <sup>2</sup>
573	: 2242m <sup>2</sup>
574	: 2107m <sup>2</sup>
575	: 2026m <sup>2</sup>
576	: 2215m <sup>2</sup>
577	: 2217m <sup>2</sup>
578	: 2308m <sup>2</sup>
579	: 2357m <sup>2</sup>
580	: 1846m <sup>2</sup>
1000	: 1.360ha



45 CIDER GUM  
RD MIENA

PROPOSED SITE FOR  
6x9m SHED

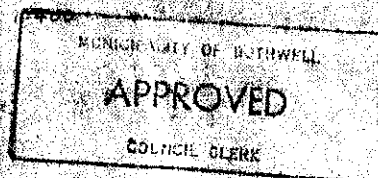
MEREDITH  
SPRINGS RD



CIDER GUM DRIVE

SITE PLAN

Scale



SCALE:

1" = 100'

1" = 10'

1" = 400'

PROPOSED HOLIDAY DWELLING FOR -  
MR & MRS. R. W. DUNCOMBE  
LOT 567 CIDER GUM DRIVE  
LAND DISTRICT OF CUMBERLAND  
PARISH OF FENWICK

## STRUCTURAL GENERAL NOTES

## 1.0 General

- 1.1 These drawings are
  - a) Jointly owned by HiTen Buildings 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 HiTen Buildings 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)<br>AS/NZS 1170.1:2002(+A2)<br>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.....	2.5
Topographic multiplier.....	1.16
Shielding multiplier.....	0.94
Ultimate design wind speed.....	42.7 m/s
Snow load.....	6.81 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 reinforcement shall be:
    - a) 50mm for surfaces of concrete in contact with the ground;
    - b) 30mm for top surfaces of slabs fully enclosed by the building without open bays or
    - c) 60mm for top surfaces of slabs more than 1 km from the coastline with open bays.
    - d) For buildings with open bays within 1km of the coast, contact the engineer for cover and concrete grade requirements.
  - 7.6 Reinforcement shall be lapped 500mm for 12mmØ bars and 800mm for 16mmØ bars.
  - 7.7 Mesh reinforcement shall be lapped such that the two outermost wires of one sheet overlap the two outermost wires of the other sheet by 25 mm.
  - 7.8 Hooks, bends and cogs to be in accordance with AS 3600-2018 unless noted otherwise on drawings.

## 8.0 Anchor Bolts

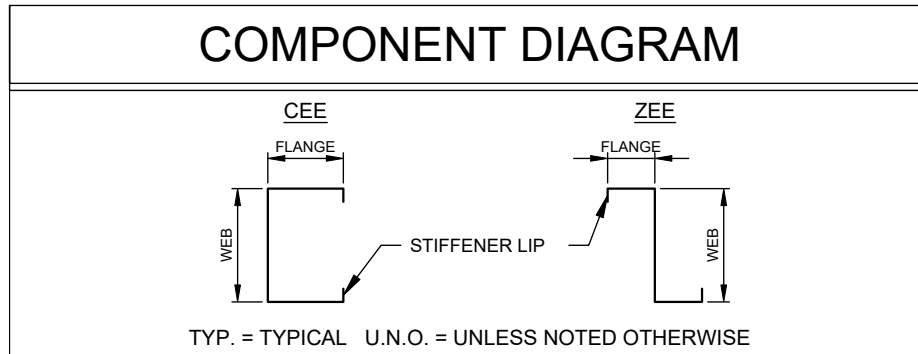
- 8.1 All anchors bolts shall be installed in accordance with the manufacturer's installation instructions.
- 8.2 Drill holes using a percussion drill (coring not permitted) to the correct hole diameter and depth as specified in the drawings.
- 8.3 Thoroughly clean and blow the dust out of the holes 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 1.2.2a 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)

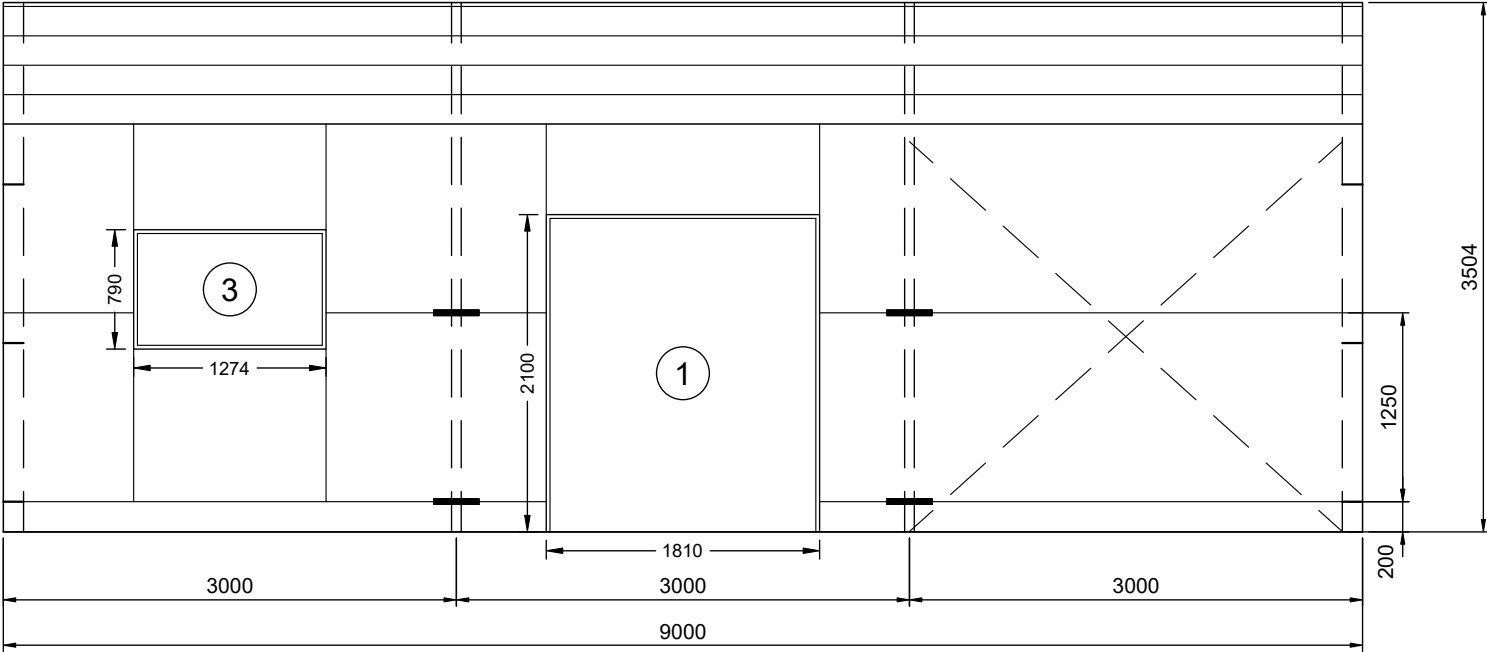


REV	DATE	DESCRIPTION	 <p><b>COLD FORMED BUILDINGS</b></p> <p>ANOTHER COLD FORMED BUILDING DESIGNED BY ACT BUILDING SYSTEMS</p>	 <p><b>VENN</b> ENGINEERING</p> <p>PO Box 3084 THIRROUL NSW 2515 sheds@venn.engineering ABN 39 626 802 257</p>	<p>Signed  Date 24-04-2025</p> <p><b>Grant J Wood</b> MIEAust CPEng NER RPEQ Registered EA Chartered Professional Engineer (No. 2383009) Registered Professional Engineer QLD (No. 14354) Registered Civil Engineer Building Practitioner VIC (No. PE0002499) Registered Consulting Engineer (Structural) NT (No. 306371E5) Building Services Provider (Engineer Civil) TAS (No. 690930425)</p>	<p>Customer Name: Paul Chambers Site Address: 45 Cider Gum Road Miena, TAS, 7030</p>	<p>DATE 24-04-2025 JOB NO. HGOR96973477 SHEET 1 of 11</p>
A	24-04-2025	-					



DATE 24-04-2025  
JOB NO. HGOR96973477  
SHEET 2 of 11



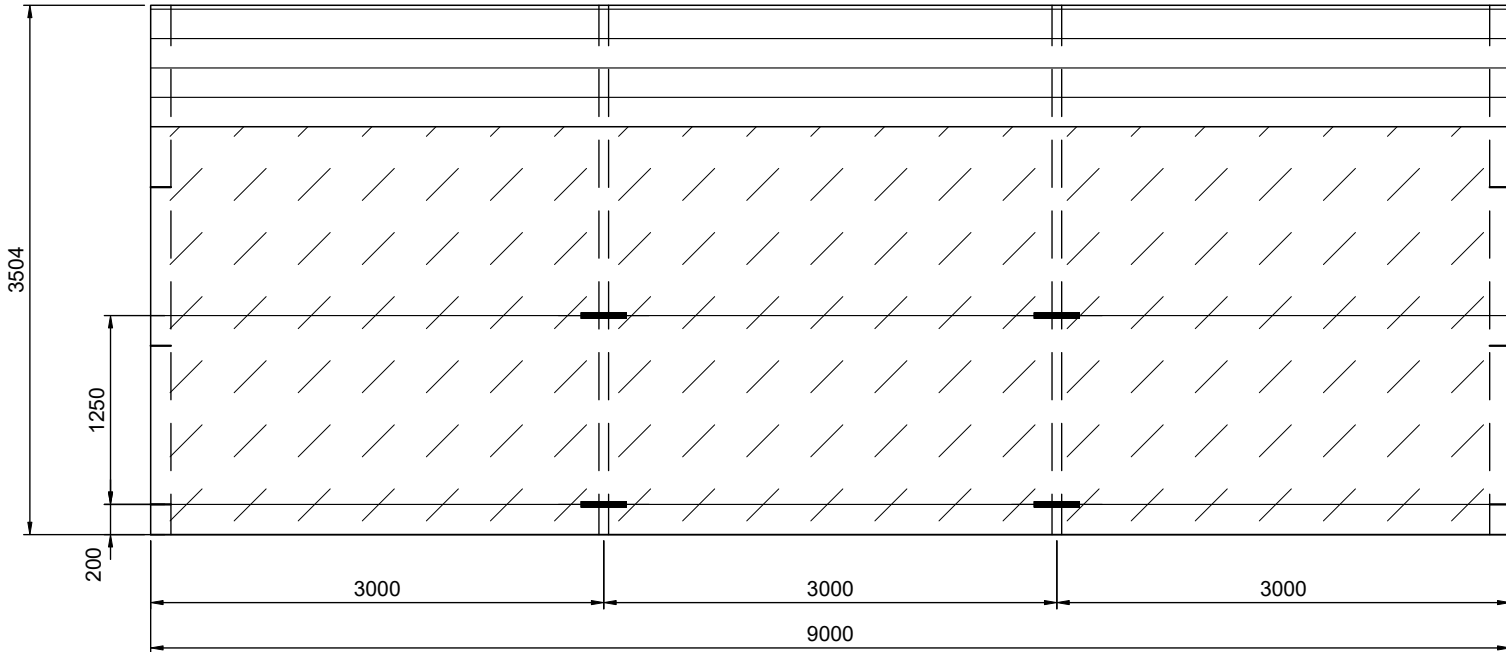


**2** **SIDEWALL B FRAMING ELEVATION**

SCALE: 1:50

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'	0-9000



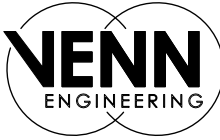
**1** **SIDEWALL A FRAMING ELEVATION**

SCALE: 1:50

REV	DATE	DESCRIPTION
A	24-04-2025	-



ANOTHER  
COLD FORMED BUILDING  
DESIGNED BY  
ACT BUILDING SYSTEMS



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

Signed

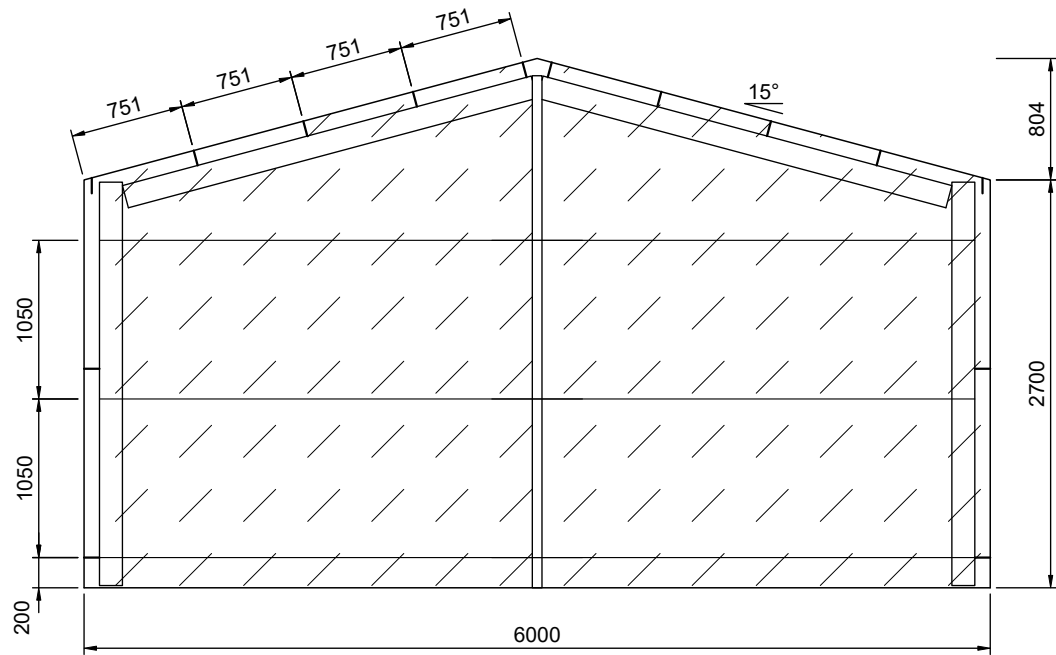
*Grant J Wood*

Date 24-04-2025

Grant J Wood MIEAust CPEng NER RPEQ  
Registered EA Chartered Professional Engineer (No. 2383009)  
Registered Professional Engineer QLD (No. 14384)  
Registered Civil Engineer Building Practitioner VIC (No. PE0002499)  
Registered Certifying Engineer (structural) NT (No. 306371ES)  
Building Services Provider (Engineer Civil) TAS (No. 69030425)

Customer Name: Paul Chambers  
Site Address: 45 Cider Gum Road  
Miena,  
TAS, 7030

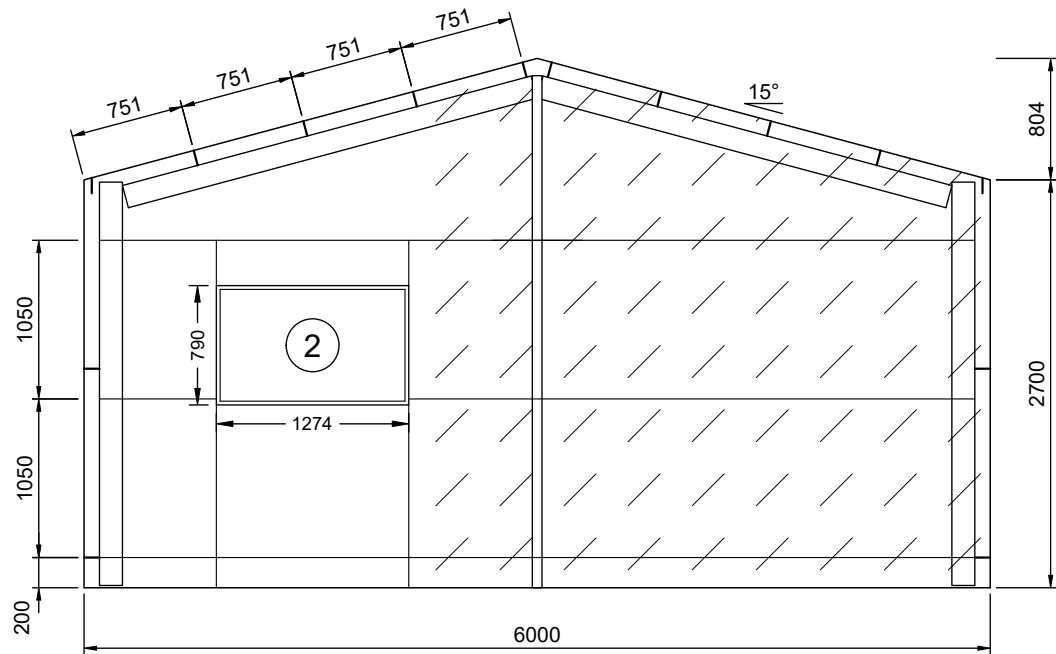
DATE 24-04-2025  
JOB NO. HGOR96973477  
SHEET 3 of 11



1 REAR FRAMING ELEVATION  
4 SCALE: 1:50 FRAME #4

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

WALL	DISTANCE FROM WALL EDGE
Endwall 'A'	0-3850
Endwall 'B'	0-6000

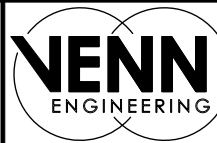


2 FRONT FRAMING ELEVATION  
4 SCALE: 1:50 FRAME #1

REV	DATE	DESCRIPTION
A	24-04-2025	-



ANOTHER  
COLD FORMED BUILDING  
DESIGNED BY  
ACT BUILDING SYSTEMS



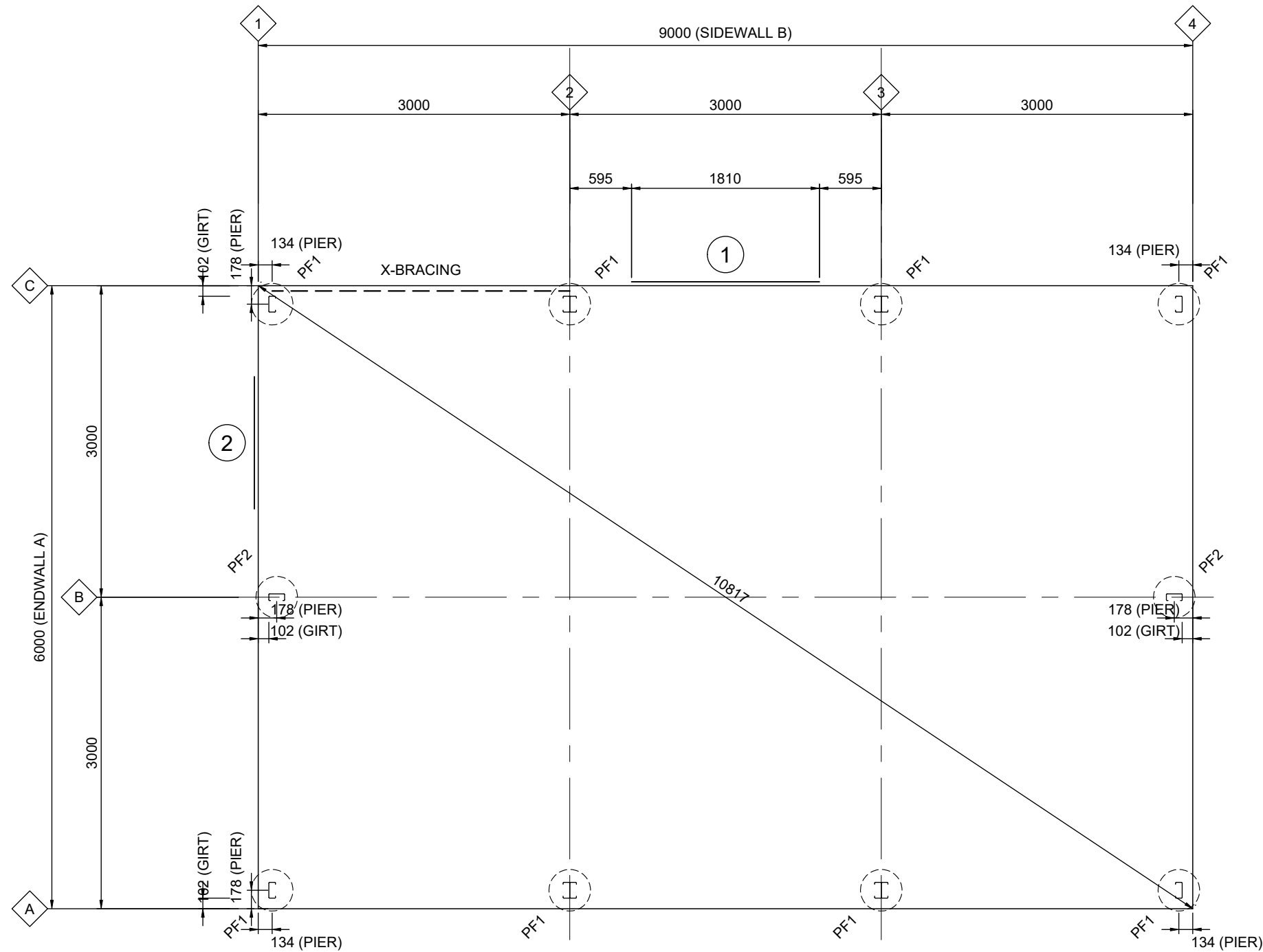
PO Box 3084  
THIRROUL NSW 2515  
sheds@venn.engineering  
ABN 39 626 802 257

Signed ..... Date 24-04-2025  
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Miena,  
TAS, 7030

DATE 24-04-2025  
JOB NO. HGOR96973477  
SHEET 4 of 11





1  
5

FOOTING/SLAB FLOOR PLAN

SCALE: 1:50 PF1 - 400Ø 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


REV	DATE	DESCRIPTION
A	24-04-2025	-



ANOTHER  
COLD FORMED BUILDING  
DESIGNED BY  
ACT BUILDING SYSTEMS



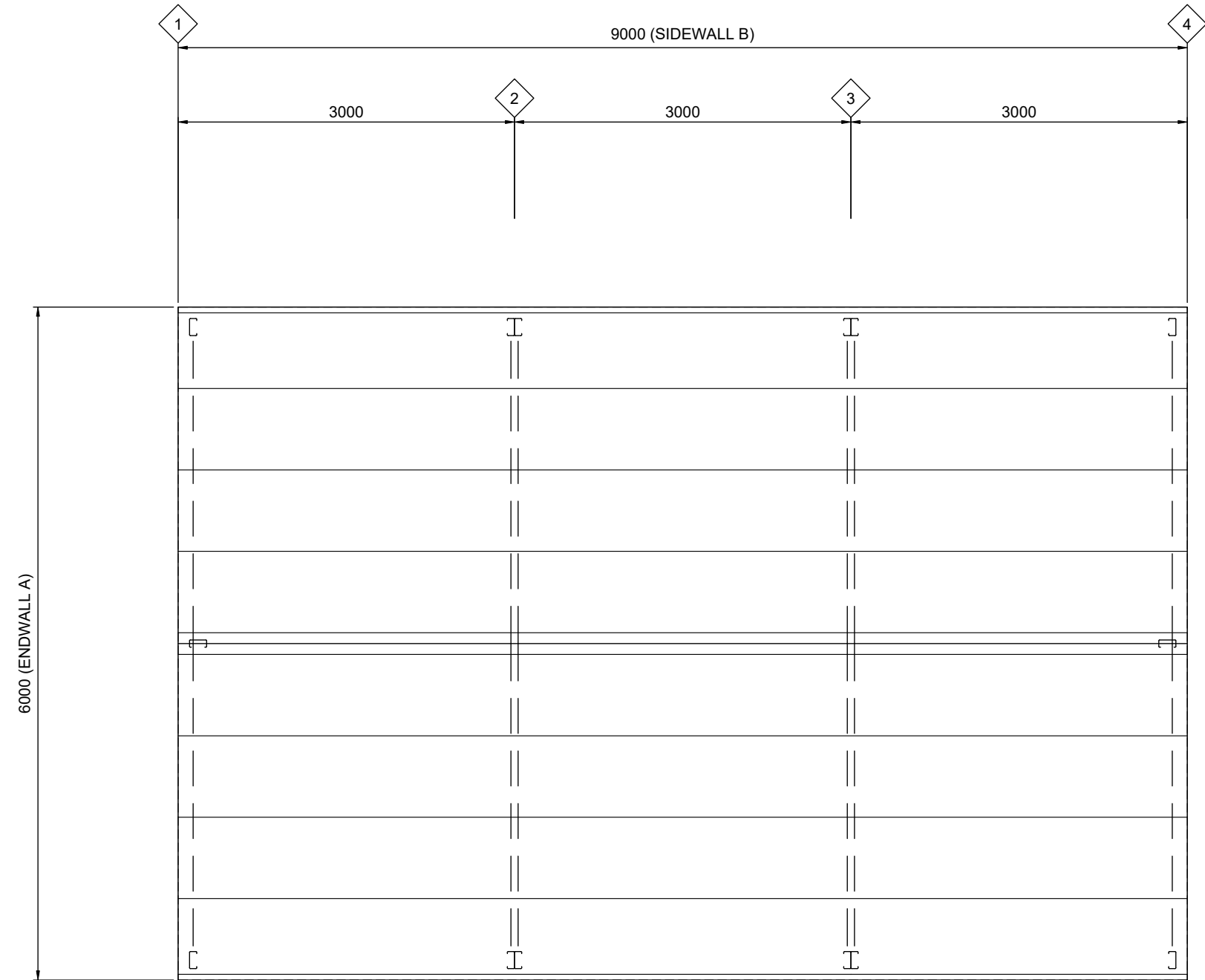
PO Box 3084  
THIRROUL NSW 2515  
sheds@venn.engineering  
ABN 39 626 802 257

Signed  Date 24-04-2025

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Miena,  
TAS, 7030

DATE 24-04-2025  
JOB NO. HGOR96973477  
SHEET 5 of 11



1

6

ROOF FRAMING PLAN

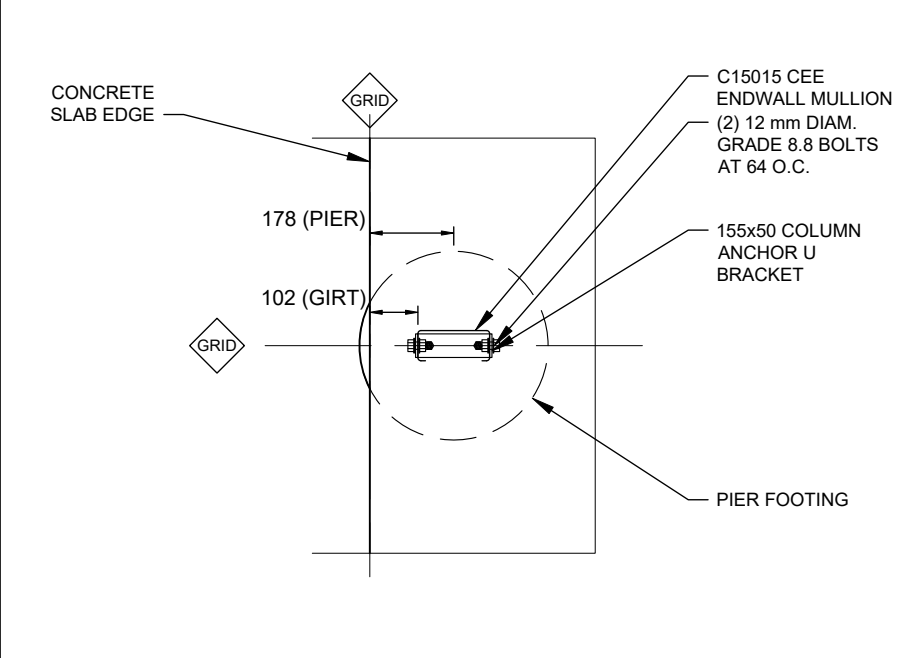
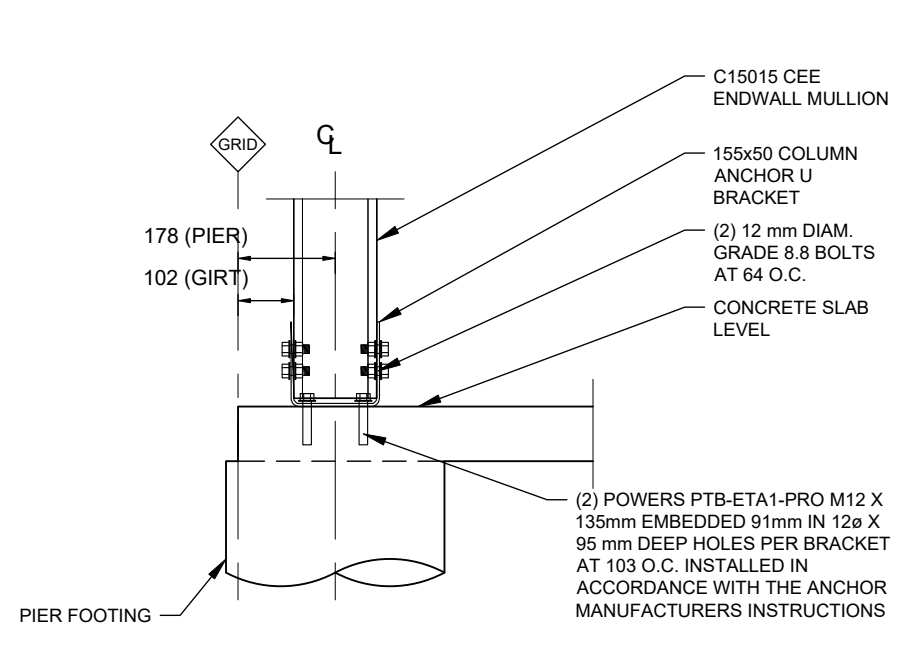
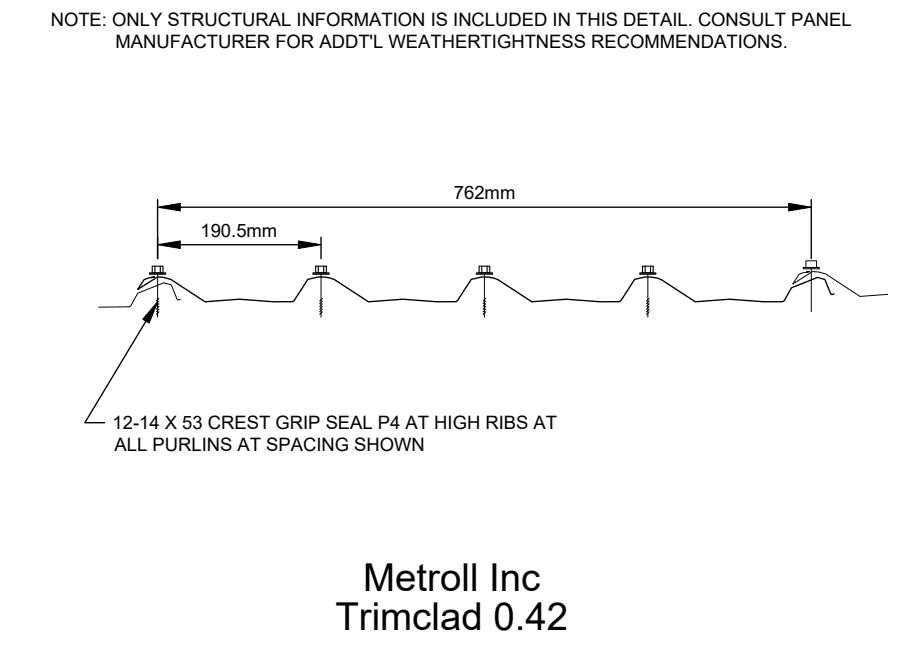
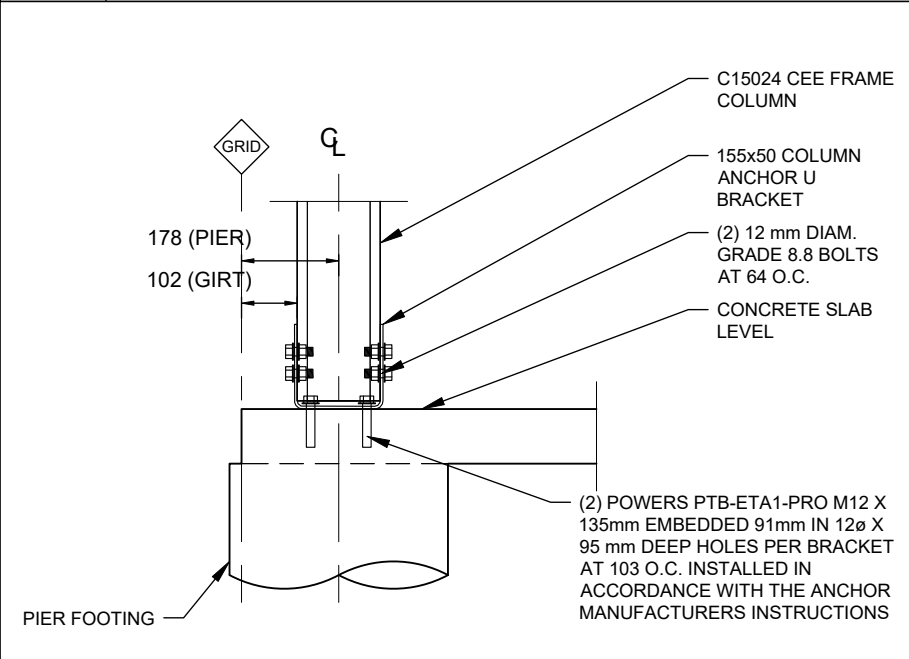
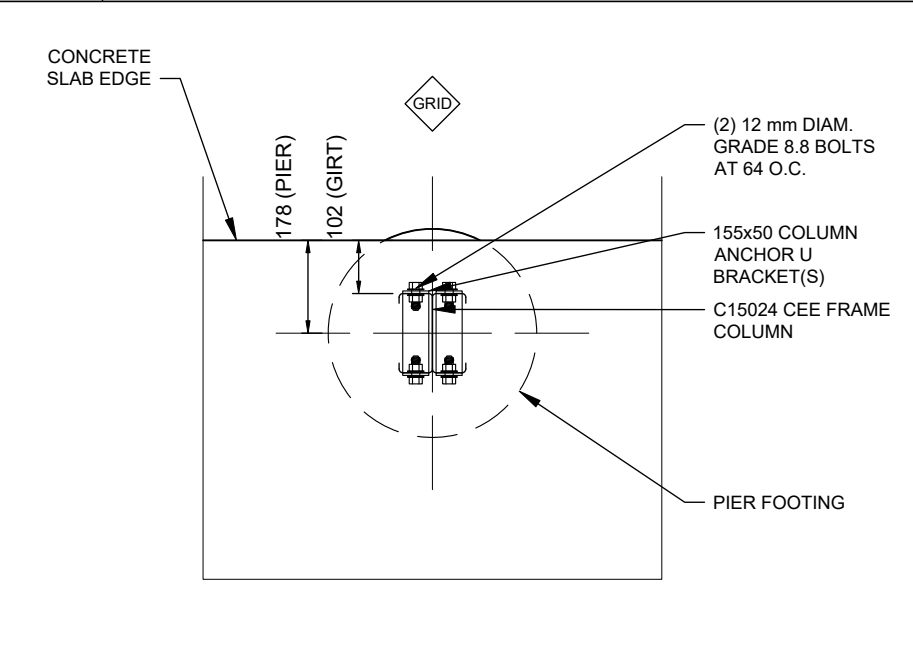
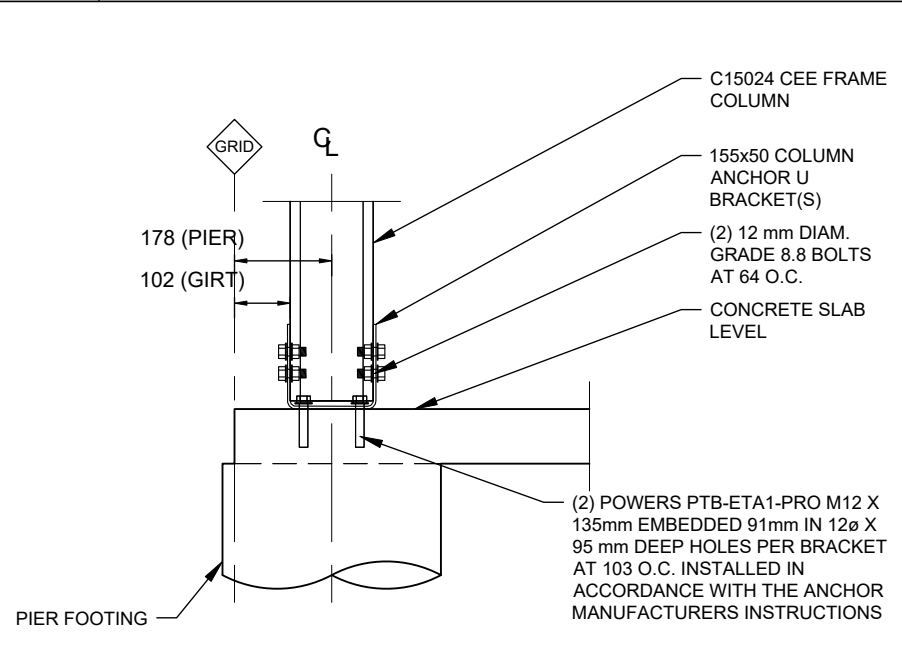
SCALE: 1:50

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

<p>◦ INDICATES 12 mmØ GRADE 8.8 BOLT</p> <p>ZEE PURLIN OR GIRT</p> <p>AT PURLINS OUTER MOST FLANGE POINTS UP SLOPE</p> <p>40mm MIN. LAP OVER INTERIOR FRAME COLUMN OR RAFTER</p> <p>INSTALL 12 mmØ GRADE 8.8 BOLT INTO EACH COLUMN OR RAFTER MEMBER</p> <p>CEE COLUMN OR RAFTER (SINGLE SHOWN, DOUBLE AT SIM.)</p>	<p>CORNER COLUMN</p> <p>ATTACH GIRT TO COLUMN WITH (2) 12 mmØ GRADE 8.8 BOLTS</p> <p>Z10012 ZEE ENDWALL GIRT</p> <p>SIDEWALL EDGE OF SLAB (OR OUTSIDE OF WALL GIRTS)</p> <p>102</p> <p>127</p> <p>103</p> <p>134</p> <p>ENDWALL EDGE OF SLAB (OR OUTSIDE OF WALL GIRTS)</p>	<p>CONCRETE SLAB EDGE</p> <p>GRID</p> <p>178 (PIER)</p> <p>102 (GIRT)</p> <p>102 (GIRT)</p> <p>(2) 12 mm DIAM. GRADE 8.8 BOLTS AT 64 O.C.</p> <p>155x50 COLUMN ANCHOR U BRACKET</p> <p>C15024 CEE FRAME COLUMN</p> <p>PIER FOOTING</p>
<p><b>D</b></p> <p>ZEE PURLIN/GIRT CONNECTION</p>	<p><b>E1</b></p> <p>GIRTS OUTSIDE CORNER COLUMN CONNECTIONS</p>	<p><b>F1</b></p> <p>CORNER COLUMN BASE DETAIL</p>
<p>◦ INDICATES 12 mmØ GRADE 8.8 BOLT</p> <p>2C15024 FRAME RAFTER</p> <p>517 mm</p> <p>1063 mm</p> <p>2C15024 FRAME COLUMN</p> <p>DBL. 3mm 15° HAUNCH BRACKET</p> <p>(5) 12 mmØ GRADE 8.8 BOLTS AT EACH END OF KNEE BRACE</p> <p>2C10012 KNEE BRACE (OMIT AT ENDWALLS)</p> <p>1976 mm TO TOP OF CONCRETE FOUNDATION</p> <p>NOTE: ALL DOUBLE COMPONENTS SHALL BE SINGLE AT ENDWALLS.</p>	<p>2C15024 FRAME RAFTER</p> <p>DBL. 3mm 15° APEX BRACKET, WITH (8) 12 mmØ GRADE 8.8 BOLTS PER BRACKET</p> <p>1032 mm</p> <p>1014 mm</p> <p>(15) #14 SCREWS AT EACH END OF APEX BRACE (25mm O.C. MIN., 25mm MIN. EDGE DISTANCE, INSTALL HALF OF SCREWS FROM EACH SIDE)</p> <p>2C10012 APEX BRACE (OMIT AT ENDWALLS)</p> <p>NOTE: ALL DOUBLE COMPONENTS SHALL BE SINGLE AT ENDWALLS.</p>	<p>Z200 GIRT CLIP, 120X70X160 2.5MM BRACKET CONNECTION OF ENDWALL MULLION FLANGE (2) #14 SCREWS INTO MULLION AND (2) #14 SCREWS INTO RAFTER</p> <p>C15024 ENDWALL RAFTER</p> <p>Z100 GIRT CLIP, 100X50X100 2.0MM(1.9mm) BRACKET CONNECTION OF ENDWALL MULLION WITH (4) #14 SCREWS INTO RAFTER AND (4) #14 SCREWS INTO MULLION</p> <p>MULLION TO BE CUT/ NOTCHED ON SITE TO DIMENSIONS SPECIFIED</p> <p>74 MAX.</p> <p>78 MIN.</p> <p>C15015 ENDWALL MULLION</p>
<p><b>A</b></p> <p>HAUNCH CONNECTION</p>	<p><b>B</b></p> <p>APEX CONNECTION</p>	<p><b>C</b></p> <p>NOTCHED MULLION TO RAFTER</p>

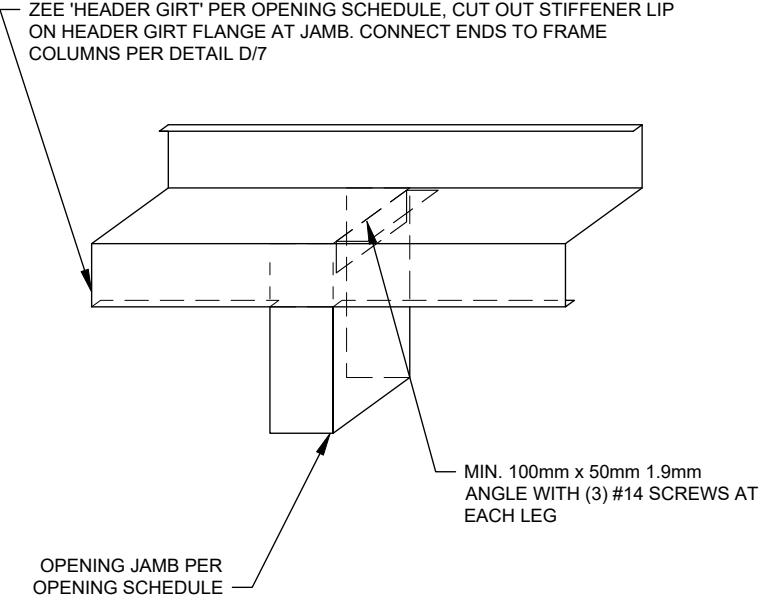
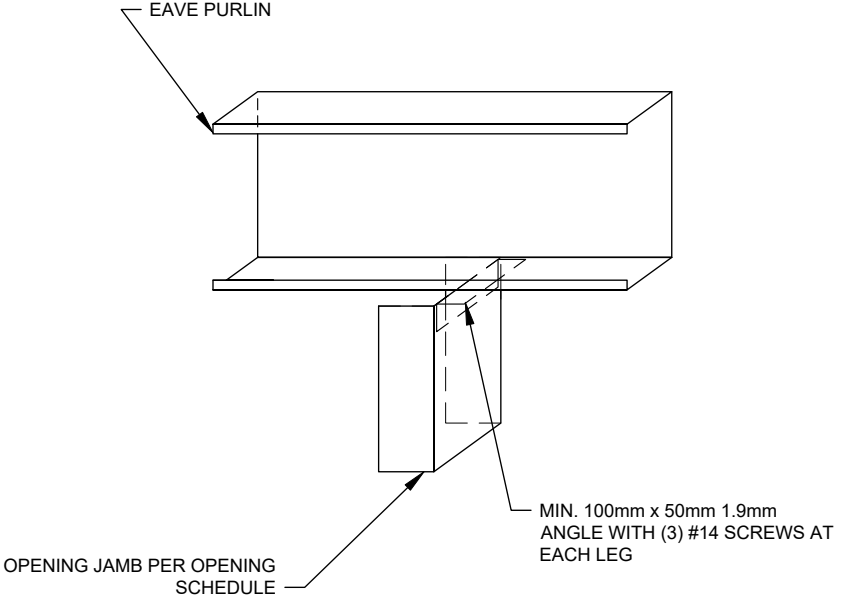
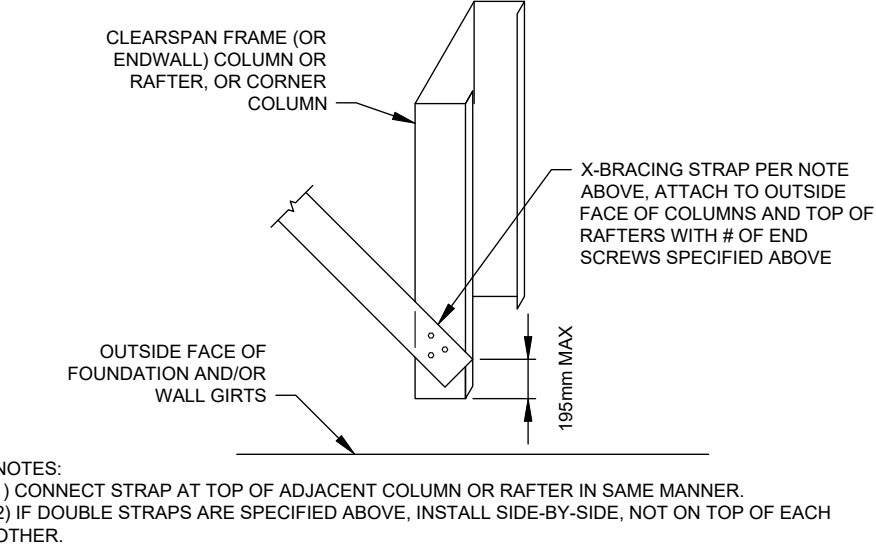
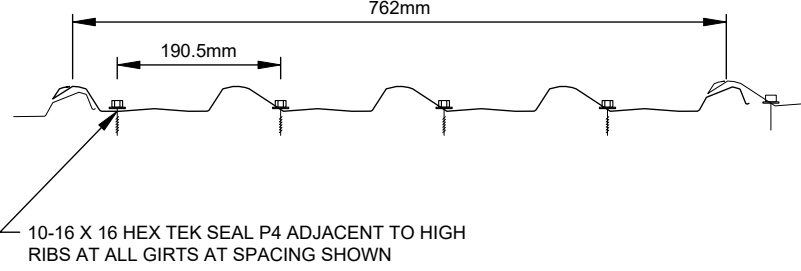
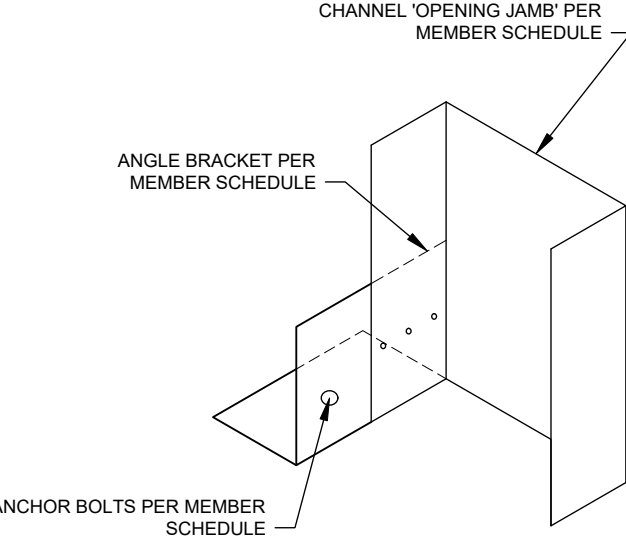
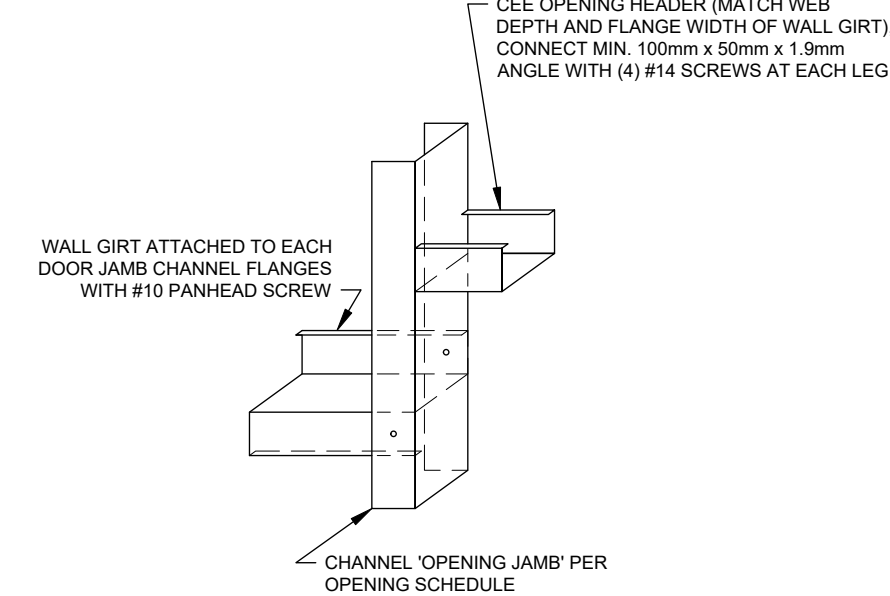
DETAIL DIMENSIONS ARE SHOWN IN MM UNLESS SPECIFIED OTHERWISE

REV	DATE	DESCRIPTION	<div><div>COLD FORMED BUILDINGS</div><div><div><div>ANOTHER COLD FORMED BUILDING DESIGNED BY ACT BUILDING SYSTEMS</div></div></div></div> <div><div><div>PO Box 3084 THIRROUL NSW 2515 sheds@venn.engineering ABN 39 626 802 257</div></div><div><div>Signed  Date 24-04-2025</div><div>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. 69030425)</div></div></div> <div>Customer Name: Paul Chambers Site Address: 45 Cider Gum Road Miena, TAS, 7030</div> <div>DATE 24-04-2025 JOB NO. HGOR96973477 SHEET 7 of 11</div>
A	24-04-2025	-	

				<p>NOTE: ONLY STRUCTURAL INFORMATION IS INCLUDED IN THIS DETAIL. CONSULT PANEL MANUFACTURER FOR ADDT'L WEATHERTIGHTNESS RECOMMENDATIONS.</p>  <p>Metroll Inc Trimclad 0.42</p>	
G1	ENDWALL MULLION BASE DETAIL	G2	ENDWALL MULLION BASE DETAIL 2	H	ROOF SHEETING
					
F2	CORNER COLUMN BASE DETAIL 2	F3	FRAME COLUMN BASE DETAIL	F4	FRAME COLUMN BASE DETAIL 2

DETAIL DIMENSIONS ARE SHOWN IN MM UNLESS SPECIFIED OTHERWISE

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	A	24-04-2025					

				<p>ENDWALL: N/A SIDEWALLS &amp; ROOF: SGL. 32MM 1.2MM STRAP WITH (3) #14 SCREWS AT EACH END</p> 	
<b>L1</b>	JAMB TO HEADER GIRT CONNECTION	<b>L2</b>	JAMB TO CEE CONNECTION	<b>M</b>	ROOF AND WALL X-BRACING CONNECTION
<p>NOTE: ONLY STRUCTURAL INFORMATION IS INCLUDED IN THIS DETAIL. CONSULT PANEL MANUFACTURER FOR ADDTL WEATHERTIGHTNESS RECOMMENDATIONS.</p>  <p>Metroll Inc Trimclad 0.42</p>					
<b>I</b>	WALL SHEETING	<b>J</b>	PA DOOR JAMB BASE CONNECTION	<b>K</b>	OPENING JAMB GIRT CONNECTION

DETAIL DIMENSIONS ARE SHOWN IN MM UNLESS SPECIFIED OTHERWISE

REV	DATE	DESCRIPTION	  <p>ANOTHER COLD FORMED BUILDING DESIGNED BY ACT BUILDING SYSTEMS</p>	 <p>PO Box 3084 THIRROUL NSW 2515 sheds@venn.engineering ABN 39 626 802 257</p>	<p>Signed  Date 24-04-2025</p> <p>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. 69030425)</p>	<p>Customer Name: Paul Chambers Site Address: 45 Cider Gum Road Miena, TAS, 7030</p>	<p>DATE 24-04-2025 JOB NO. HGOR96973477 SHEET 9 of 11</p>

	<table><tr><td></td><td>PF1</td><td>PF2</td></tr><tr><td>Dp</td><td>1500mm</td><td>800mm</td></tr><tr><td>Diameter</td><td>400mm</td><td>400mm</td></tr><tr><td>Ds</td><td>100mm</td><td>100mm</td></tr></table> <div><p>WALL SHEETING</p><p>COLUMN</p><p>SLAB MESH</p><p>Ds</p><p>Dp</p><p>(2) N12 WITH 200 COG</p><p>BORED PIER TO BE LOCATED CENTRALLY UNDER COLUMN</p><p>BORED PIER TO BE FOUNDED IN NATURAL SOIL FOUNDATION</p><p>DIAMETER</p></div> <table><tr><td>MAX SLAB DIMENSION</td><td>SLAB MESH</td></tr><tr><td>&lt;18m</td><td>SL72</td></tr><tr><td>18-25m</td><td>SL82</td></tr><tr><td>&gt;25m</td><td>SL92</td></tr></table>		PF1	PF2	Dp	1500mm	800mm	Diameter	400mm	400mm	Ds	100mm	100mm	MAX SLAB DIMENSION	SLAB MESH	<18m	SL72	18-25m	SL82	>25m	SL92	<div><table><tr><td>MAX SLAB DIMENSION</td><td>SLAB MESH</td></tr><tr><td>&lt;18m</td><td>SL72</td></tr><tr><td>18-25m</td><td>SL82</td></tr><tr><td>&gt;25m</td><td>SL92</td></tr></table><div><p>SLAB MESH</p><p>COMPACTED FILL</p><p>Ds</p><p>100mm</p><p>TYPICAL SLAB EDGE</p><p>GIRT DEPTH</p><p>SLAB MESH</p><p>200</p><p>50</p><p>50</p><p>COMPACTED FILL</p><p>SLAB EDGE FOR ROLLER DOOR BAYS</p><p>CUT EVERY 2ND BAR DIRECTLY UNDER SAWCUT AND BEND DOWN</p><p>20mm DEEP x 6mm SAWCUT UNDERTAKEN MAX. 24hrs AFTER POUR</p><p>SLAB MESH</p><p>Ds</p><p>CONTROL JOINT</p></div></div>	MAX SLAB DIMENSION	SLAB MESH	<18m	SL72	18-25m	SL82	>25m	SL92
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Y	SLAB WITH PIER FOOTING DETAIL	Z	SLAB DETAIL																											

<div><p>CEE EAVE PURLIN</p><p>67 mm</p><p>TOP OF COLUMN, TYP.</p><p>1.9mm x 65mm TALL BENT U-PLATE EAVE PURLIN BRACKET</p><p>(2) #14 SCREWS IN EACH LEG OF BRACKET 15mm FROM EDGE</p><p>SINGLE CEE COLUMN</p><p>DOUBLE CEE COLUMN</p><p>(2) #14 SCREWS AT EACH EAVE PURLIN MEMBER TO EACH BRACKET</p><p>WALL GIRT DEPTH</p></div>	<p>NOTE: SEE ELEVATIONS FOR LOCATIONS OF FLYBRACING.</p> <div><p>WALL GIRT</p><p>(2) #14 SCREWS PER CONNECTION</p><p>typ. 40°-50°</p><p>COLUMN</p><p>INSTALL SAME STRAPPING AS USED FOR X-BRACING (OR MIN. 25mm X 2mm)</p></div>		
O	EAVE PURLIN BRACKET	P	FLYBRACING CONNECTION

<div><p>ALL NUTS AND BOLTS TO HAVE WASHER OR FLANGED HEADS</p></div>	
U	BOLT OPTIONS

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A	24-04-2025	-							

ANOTHER COLD FORMED BUILDING DESIGNED BY ACT BUILDING SYSTEMS

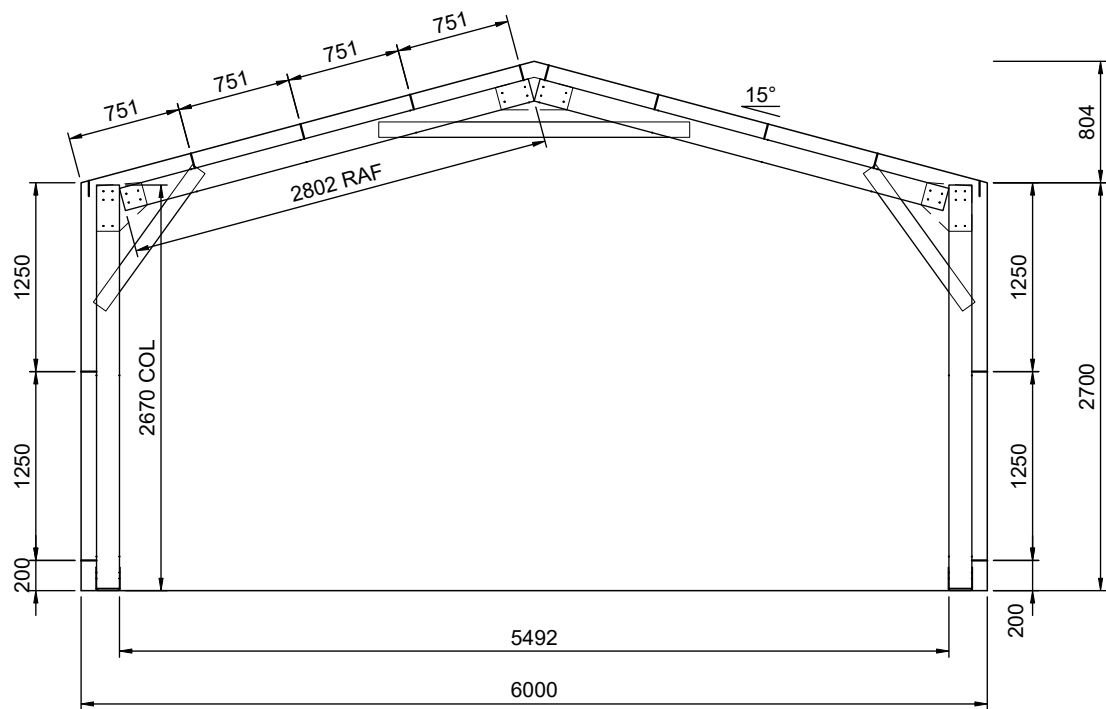
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Miena,  
TAS, 7030

DATE 24-04-2025  
JOB NO. HGOR96973477  
SHEET 10 of 11



1

11

INTERNAL FRAMING ELEVATION

SCALE: 1:50

FRAMES 2, 3

MEMBER SCHEDULE			
COMPONENT			TYPE
CLEAR SPAN PORTAL (FRAMES 2, 3)	MEMBER	RAFTER	Double C15024
		COLUMN	Double C15024
		APEX BRACE	Double C10012
		KNEE BRACE	Double C10012
	BASE CONNECTION	BRACKET TYPE	Base cleat bolt down bracket BC.150
		ANCHOR BOLTS	(4) Powers PTB-ETA1-PRO M12 x 135mm embedded 91mm
ENDWALL PORTAL (FRAMES 1, 4)	MEMBER	RAFTER	Single C15024
		COLUMN	Single C15024
		APEX BRACE	-
		KNEE BRACE	-
	BASE CONNECTION	BRACKET TYPE	Base cleat bolt down bracket BC.150
ENDWALL MULLION	MEMBER	ANCHOR BOLTS	(2) Powers PTB-ETA1-PRO M12 x 135mm embedded 91mm
		COLUMN	Single C15015
		BRACKET TYPE	Base cleat bolt down bracket BC.150
	BASE CONNECTION	ANCHOR BOLTS	(2) Powers PTB-ETA1-PRO M12 x 135mm embedded 91mm
ROOF PURLINS		MEMBER	Single Z10019 @ 751mm centres
EAVE PURLIN		MEMBER	Single C10019
SIDEWALL GIRTS		MEMBER	Single Z10012 @ 1250mm centres
ENDWALL GIRTS		MEMBER	Single Z10012 @ 1050mm centres
OPENINGS (1-2)	MEMBER	JAMB	Single Unlipped 102 x 1.5 Cee
		HEADER/SILL	Single C10012
	BASE CONNECTION	BRACKET TYPE	Angle base connection ABC.SINGLE
		ANCHOR BOLTS	(1) Dewalt Blue-tip screw bolt BT12 x 75mm embedded 70mm
OPENING (3)	MEMBER	JAMB	Single Unlipped 102 x 1.5 Cee
		HEADER/SILL	Single C10012
X-BRACING	STRAP		32mm x 1.2 strap



#### Generic Temporary Bracing Information

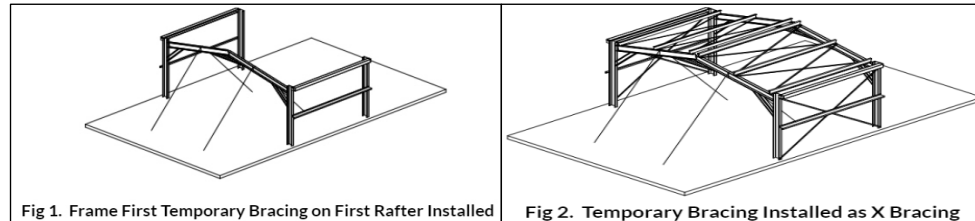
The installation of temporary bracing is critical to avoid building collapse or damaging structural movement during construction. This collapse can occur with no notice and as such the installation of appropriate temporary bracing is critical to avoid damage, injury, and possible death. Determination,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

#### Bracing Materials

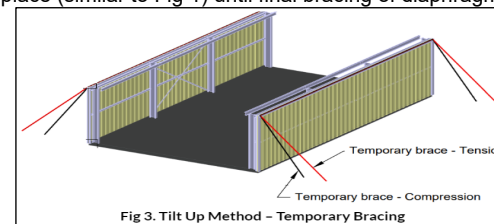
The constructor / installer is to supply suitably sized materials for temporary bracing. These materials are generally capable of tension, but in some circumstances will need to be capable of tension and compression. Load rated ratchet strapping of an appropriate size can be used to temporarily 'x-brace' bays in both directions, until the final bracing systems are fully installed. 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.



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.



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](mailto: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.