

NOTICE OF PROPOSED DEVELOPMENT

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

SITE:

29 PROVENCE DRIVE, CARLTON

PROPOSED DEVELOPMENT:

OUBUILDING

The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours, or the plans may be viewed on Council's website at www.sorell.tas.gov.au until **Tuesday 16th June 2026**.

Any person may make representation in relation to the proposal by letter or electronic mail (sorell.council@sorell.tas.gov.au) addressed to the Chief Executive Officer. Representations must be received no later than **Tuesday 16th June 2026**.

APPLICATION NO: 5.2026-150.1
DATE: 29 MAY 2026



Disclaimer

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

20 m



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

Full description of Proposal:	Use:
	Development:
	<i>Large or complex proposals should be described in a letter or planning report.</i>

Design and construction cost of proposal:	\$
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Is all, or some the work already constructed:	No: <input type="checkbox"/> Yes: <input type="checkbox"/>
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Location of proposed works:	Street address:
	Suburb: Postcode:
	Certificate of Title(s) Volume: Folio:

Current Use of Site
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Current Owner/s:	Name(s).....
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Is the Property on the Tasmanian Heritage Register?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please provide written advice from Heritage Tasmania</i>
Is the proposal to be carried out in more than one stage?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please clearly describe in plans</i>
Have any potentially contaminating uses been undertaken on the site?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please complete the Additional Information for Non-Residential Use</i>
Is any vegetation proposed to be removed?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please ensure plans clearly show area to be impacted</i>
Does the proposal involve land administered or owned by either the Crown or Council?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please complete the Council or Crown land section on page 3</i>

If a new or upgraded vehicular crossing is required from Council to the front boundary please complete the Vehicular Crossing (and Associated Works) application form
<https://www.sorell.tas.gov.au/services/engineering/>



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

Declarations and acknowledgements

- I/we confirm that the application does not contradict any easement, covenant or restriction specified in the Certificate of Title, Schedule of Easements or Part 5 Agreement for the land.
- I/we consent to Council employees or consultants entering the site and have arranged permission and/or access for Council’s representatives to enter the land at any time during normal business hours.
- I/we authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation and have permission of the copyright owner for such copies.
- I/we declare that, in accordance with s52(1) of the *Land Use Planning and Approvals Act 1993*, that I have notified the owner(s) of the intention to make this application.
- I/we declare that the information in this application is true and correct.

Details of how the Council manages personal information and how you can request access or corrections to it is outlined in Council’s Privacy Policy available on the Council website.

- I/we acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process, for display purposes during public exhibition, and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.
- Where the General Manager’s consent is also required under s.14 of the *Urban Drainage Act 2013*, by making this application I/we also apply for that consent.

Applicant Signature:	Signature: <u>nkemp gkemp</u> Date:
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Crown or General Manager Land Owner Consent


If the land that is the subject of this application is owned or administered by either the Crown or Sorell Council, the consent of the relevant Minister or the Council General Manager whichever is applicable, must be included here. This consent should be completed and signed by either the General Manager, the Minister, or a delegate (as specified in s52 (1D-1G) of the *Land Use Planning and Approvals Act 1993*).

Please note:

- If General Manager consent is required, please first complete the General Manager consent application form available on our website www.sorell.tas.gov.au
- If the application involves Crown land you will also need a letter of consent.
- Any consent is for the purposes of making this application only and is not consent to undertaken work or take any other action with respect to the proposed use or development.

I _____ being responsible for the administration of land at _____

declare that I have given permission for the making of this application for _____



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Signature of General Manager, Minister or Delegate:	Signature: Date:
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SEARCH OF TORRENS TITLE

VOLUME 100439	FOLIO 22
EDITION 7	DATE OF ISSUE 04-May-2024

SEARCH DATE : 06-May-2024

SEARCH TIME : 10.38 AM

DESCRIPTION OF LAND

Town of DODGES FERRY

Lot 22 on Sealed Plan 100439

Derivation : Part of Lot 4201 Gtd to George Bezzent

Prior CT 2540/67

SCHEDULE 1

N188640 TRANSFER to NATHAN ROLAND KEMP and GEORGINA HALL
Registered 04-May-2024 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP100439 EASEMENTS in Schedule of Easements

SP100439 FENCING PROVISION in Schedule of Easements

E379156 MORTGAGE to HSBC Bank Australia Limited Registered
04-May-2024 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



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REGISTERED NUMBER

SP 100439



SCHEDULE OF EASEMENTS

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.

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 easements 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 easements shewn on the plan is indicated by arrows.

Lots 1 to 7, 9 to ^{13, 15 to 23}~~23~~, 25, 100 and 101 shown on the plan are each together with a right of carriageway over the Right of Way (Private) shown on the plan.

Lot 8 shown on the plan is subject to a right of carriageway (appurtenant to ^{13, 15 to 23}~~23~~, 25, 100 and 101 on the plan) over the Right of Way (Private) shown passing through such Lot.

FENCING PROVISION :-

In respect of each Lot shown on the plan the Vendor (Torrens & Associates Pty Ltd) (ACN 009 590 523) shall not be required to fence.



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The common seal of TORRENS & ASSOCIATES PTY LTD (ACN 009 590 523) the registered proprietor of the land in Folio of the Register Volume 2540 Folio 67 was hereunto affixed in the presence of:



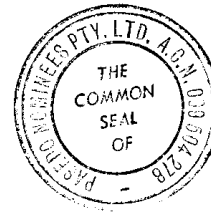
Director:

Secretary:

[Handwritten signature]

[Handwritten signature]

The common seal of PASEDO NOMINEES PTY LTD (ACN 009 504 278) the mortgagee under Mortgage No B502062 was hereunto affixed in the presence of:



Director:

Director:

[Handwritten signature]

[Handwritten signature]

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This is the schedule of easements attached to the plan of Torrens & Associates Pty Ltd
(Insert Subdivider's Full Name)

..... affecting land in

Certificate of Title Volume 2540 Folio 67
(Insert Title Reference)

Sealed by the Municipality of Sorell on 3rd July 1992

Solicitor's Reference JWH-AO 92-3942

Council Clerk/Town Clerk

Owner: TORRENS & ASSOCIATES PTY LTD N.D. JACKMAN PTY LTD	PLAN OF SURVEY by Surveyor <u>J.L. CROTTY</u> of land situated in the 7 BAYFIELD ST BELLERIVE TOWN OF DODGES FERRY PEMBROKE FORCETT	REGISTERED NUMBER SP 100439
Title Reference: C.T. 2540/67 C.T. 4147/57	SCALE 1: 1250 MEASUREMENTS IN METRES	Approved 10 JUL 1992 Effective from: _____ <i>M. J. O'Brien</i> Recorder of Titles
Grantee: WHOLE OF LOT 4201 (15.1.6) GTD. TO GEORGE BEZZENT		

(S.P. 31537)

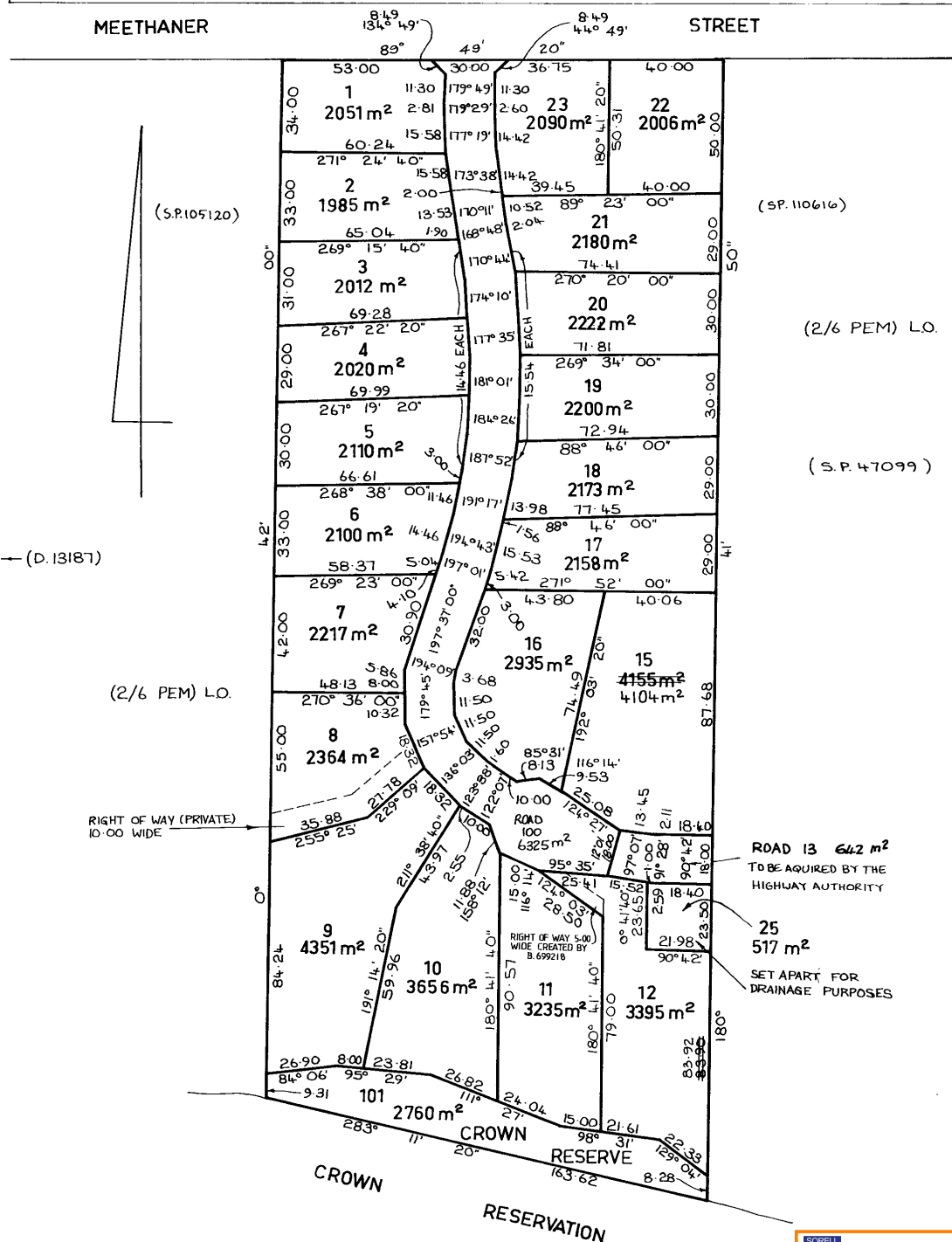
(D. 13187)

(SP. 38971)

(D. 35855)

MATHEMATICALLY
CHECKED ONLY

(SP. 35410)



TASMAP MUNICIPAL CODE NO. 29	LAST TASMAP (IP1 NO. 891)	LAST SURVEY PLAN NO.
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		

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Nathan & Georgina Kemp
29 Provence Drive, Carlton

Sorell Council
47 Cole Street, Sorell

To whom it may concern,

We are proposing to construct a new shed at 29 Provence Drive, Carlton.

The new shed will be 8m x 8m and from 2.7m to 3.4m high. It is located at the rear of the property and will replace the existing dilapidated studio and carport adjacent (see attached Site Plan). The new shed will be green to compliment the green roof of the existing house. It also shields the water tanks from view from the street. The new shed is located greater than 5m from the boundary in consideration of the neighbours.

Also included with our application is advice from Aboriginal Heritage Tasmania advising that there is no known Aboriginal heritage within the proposed works footprint. We have since ensured that the plumbing from the water storage tanks to the house are not under the proposed slab for the shed. The new shed will have a hose tap and sink connected into the existing plumbing provisions on the site.

There will be no vegetation cleared in order to construct the new shed. The location is currently cleared with sandy soil used for parking vehicles. New vegetation will be added surrounding the shed once the works are complete.

Kind regards,

Nathan & Georgina Kemp



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This form initiates a desktop review to be completed by Aboriginal Heritage Tasmania. Aboriginal Heritage Tasmania will contact you with the results of this review or to request further information within ten working days. Information on the assessment process can be found at www.aboriginalheritage.tas.gov.au

1. Project Title

Project Title	Property Search PS0355055
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2. Applicant

Organisation	
Name	Georgina Kemp
Postal Address	29 Provence Drive, Carlton TAS 7173
Telephone	0448726632
Email	georginakemp93@gmail.com

3. Proponent

As Above

Organisation	
Name	
Postal Address	
Telephone	
Email	

4. Location of Development or Activity

Street Address	29 PROVENCE DR CARLTON TAS 7173	
Property ID (PID)	7827545	
Coordinates (GDA94) <small>(Please note we cannot accept latitude and longitude coordinates)</small>	Easting	Northing
Search Identification Number (if known)	PS0355055	



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5. Development or Activity Description

Please provide a detailed description of the proposed development or activity including all associated ground disturbance or excavation activities. Please include details to identify the footprint and where on the property the development or activity will take place.

Digging to locate/identify existing in ground plumbing locations from house to water tanks and then identifying if they need relocating for a shed to be placed over the existing locations.

6. Supporting Information

Please provide spatial and image data if available to enable effective assessment. Please provide digital data in zipped format.

Aerial image showing footprint of development or activity

GDA94 shapefiles of the development or activity area (if available)

Technical/design plans (if available)

Images of the proposed development or activity area (if available)

Evidence of land use history or prior disturbance (if available)

Date: 28 October 2024

Incomplete forms will be returned to the applicant. Please email completed form and attachments to:

Aboriginal Heritage Tasmania
Community Partnerships and Priorities Division
Department of Premier and Cabinet
GPO Box 123 Hobart TAS 7001

Telephone: **1300 487 045**
Email: aboriginalheritage@dpac.tas.gov.au
Web: www.aboriginalheritage.tas.gov.au

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Personal Information Statement:

- Personal information will be collected from you for the purpose of managing Tasmania's Aboriginal heritage and will be used by the Department of Premier and Cabinet for assessing, considering, advising upon, managing and/or determining the relevant application and may be used for other purposes permitted by the Aboriginal Heritage Act 1975.
- Your personal information will be used for the primary purpose for which it is collected, and may be disclosed to contractors and agents of Aboriginal Heritage Tasmania, law enforcement agencies, courts and other organisations authorised to collect it.
- Your basic information may be disclosed to other public sector bodies where necessary for the efficient storage and use of the information.
- Personal information will be managed in accordance with the Personal Information Protection Act 2004 and may be accessed by the individual to whom it relates on request to the Department of Premier and Cabinet. You may be charged a fee for this service.



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AHR Instrument: AHDR8888
Applicant: Georgina Kemp
Date: 11 November 2024

RECORD OF ADVICE FROM ABORIGINAL HERITAGE TASMANIA

This document provides a record of advice relating to an application submitted in accordance with the [Aboriginal Heritage Standards and Procedures](#), as adopted by the [Guidelines](#) issued under section 21A of the [Aboriginal Heritage Act 1975](#).

Activity: Inspection Holes - 29 Provence Drive, Carlton
Advice: Please see next page.

All Aboriginal heritage is protected under the [Aboriginal Heritage Act 1975](#). It is an offence to destroy, damage, deface, conceal, or otherwise interfere with a relic (Aboriginal heritage) without a permit granted by the Minister. If at any time Aboriginal heritage is suspected, the process outlined in the [Unanticipated Discovery Plan](#) should be followed as there is an obligation to report findings of Aboriginal heritage as soon as practicable.

As explained in the Guidelines, obtaining this record of advice does not exempt a person from their obligations under the Act but is an important element of the actions summarised in the Guidelines. To be sure that you have “in so far as is practicable ... complied with the guidelines” (s.21(1) of the [Aboriginal Heritage Act 1975](#)), be sure to read the relevant part and take any other action that may be relevant to your situation.

This advice is valid for 12 months and only for the activity as described in the Aboriginal Heritage Desktop Review application.

Please contact Aboriginal Heritage Tasmania on 1300 487 045 or aboriginalheritage@dpac.tas.gov.au if you require further information.

Disclaimer *The advice contained within this document is based on information available to Aboriginal Heritage Tasmania at the time of its preparation and is provided in good faith. It does not constitute legal advice, is not intended to be a substitute for legal advice and should not be relied upon as such. Proponents should seek specialist legal advice, if required, regarding the Aboriginal Heritage Act 1975 when applying the information to their specific needs.*

Further advice or comments:

There is no known Aboriginal heritage recorded within the proposed works footprint.

However, please be aware that there is a very extensive Aboriginal shell midden recorded within Carlton River only 120m away and there is potential that the site may extend further.

It is recommended that all works are undertaken cautiously and that the holes are inspected for the presence of shell. If present, it may appear as scatters of broken shell. Please see the attached fact sheet to assist in the identification of possible shell midden.

Due to the small scope of the works, it is believed that the works will have a low likelihood of impacting Aboriginal heritage, however, AHT advise that the works should be strictly guided by the attached Unanticipated Discovery Plan.



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CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: *Owner name*
 Address
 Suburb/postcode

Designer details:

Name: *Category:*
 Business name: *Phone No:*
 Business address:
 Fax No:
 Licence No: *Email address:*

Details of the proposed work:

Owner/Applicant *Designer's project reference No.*
Address: *Lot No:*

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

Description of work:

New class 10a building (non-habitable shed) with importance Ivl 2 of size 8.000m span x 8.000m long x 2.700m 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
	<input type="checkbox"/> Building design	Architect or Building Designer
	<input checked="" type="checkbox"/> Structural design	Engineer or Civil Designer
	<input type="checkbox"/> Fire Safety design	Fire Engineer
	<input type="checkbox"/> Civil design	Civil Engineer or Civil Designer
	<input type="checkbox"/> Hydraulic design	Building Services Designer
	<input type="checkbox"/> Fire service design	Building Services Designer
	<input type="checkbox"/> Electrical design	Building Services Designer
	<input type="checkbox"/> Mechanical design	Building Service Designer
	<input type="checkbox"/> Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
	<input type="checkbox"/> Other (specify)	
Deemed-to-Satisfy: <input checked="" type="checkbox"/>		Performance Solution: <input type="checkbox"/> <i>(X the appropriate box)</i>

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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)
- Part H1D7(2)(a) & H1D7(5) for resistance of roof & wall cladding (AS 1562.1)
- Housing provision 2.2.3(a), (b) & (c) for the following actions to AS/NZS1170 parts 1 to 4:
 - o Imposed: 2.5 kPa to slab (light vehicles) where slab is shown
 - o Wind: Importance level 2, Region A4, Terrain Cat. 3.00, Topographic (Mt) 1.09, Shielding (Ms) 1.00 and Site wind speed (V_{sit,β}) 40.70 m/s
 - o Snow: 0.00 kpa
 - o Earthquake: Design category I

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers:	Prepared by:	Date:
HGOR98389958 sheets 1 to 10 revision A	Venn Engineering Pty Ltd	13/04/2026
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 Standard for Design and installation of metal roof and wall cladding
 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.

	<i>Name: (print)</i>	<i>Signed</i>	<i>Date</i>
Designer:	Grant Wood		13/04/2026
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

	<i>Name: (print)</i>	<i>Signed</i>	<i>Date</i>
Designer:	<input type="text"/>	<input type="text"/>	<input type="text"/>



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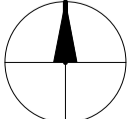
GENERAL NOTES

- 1. EXISTING BUILDINGS SHOWN INDICATIVELY FOR ILLUSTRATION PURPOSES ONLY.
- 2. SANDY SOIL
- 3. NO CUT AND FILL OR NEW RETENTION WORKS
- 4. NO VEGETATION TO BE REMOVED
- 5. HAND WATERING ONLY, NO RETIC SYSTEM



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PROJECT	JOB NUMBER	DATE	DRAWING NO.	DRAWING
NEW SHED 29 PROVENANCE DRIVE CARLTON, TAS	60026	04.05.2026	DA001	SITE PLAN

NORTH

SCALE
1 : 200

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 Loading Standards	2022 National Construction Code – Building Code of Australia Volume 2 and 2022 Housing Provisions Standard 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.....	3
Topographic multiplier.....	1.09
Shielding multiplier.....	1
Ultimate design wind speed.....	40.7 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 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

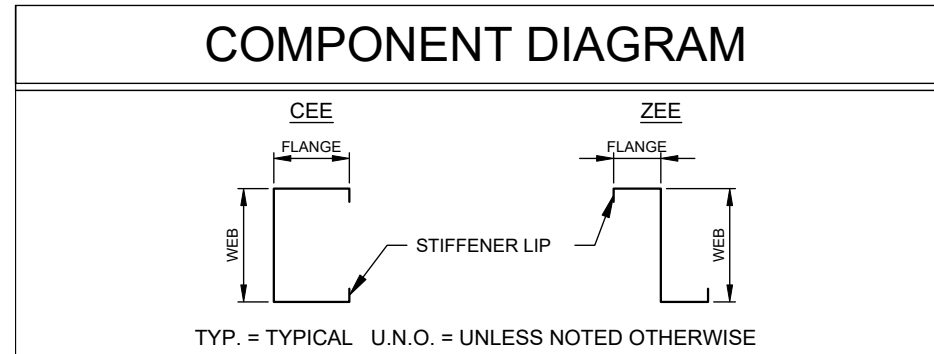
- 10.1 Roof & wall sheeting shall comply with AS 1562.1-2018 and have suitable corrosion protection complying with Table 7.2.2a of the 2022 Housing Provisions Standard.
- 10.2 During construction and maintenance, no foot traffic shall occur within end spans of sheeting, foot traffic shall occur
 - a) 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)




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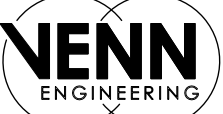


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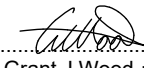
COLD FORMED BUILDINGS



ANOTHER
 COLD FORMED BUILDING
 DESIGNED BY
 ACT BUILDING SYSTEMS



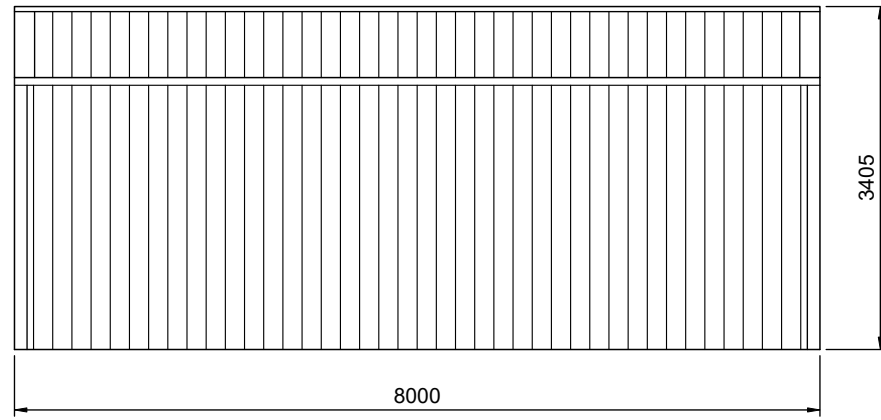
PO Box 3084
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 ABN 39 626 802 257

Signed  Date 13-04-2026

Grant J Wood MIEAust CPEng NER RPEQ
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 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. 699339425)

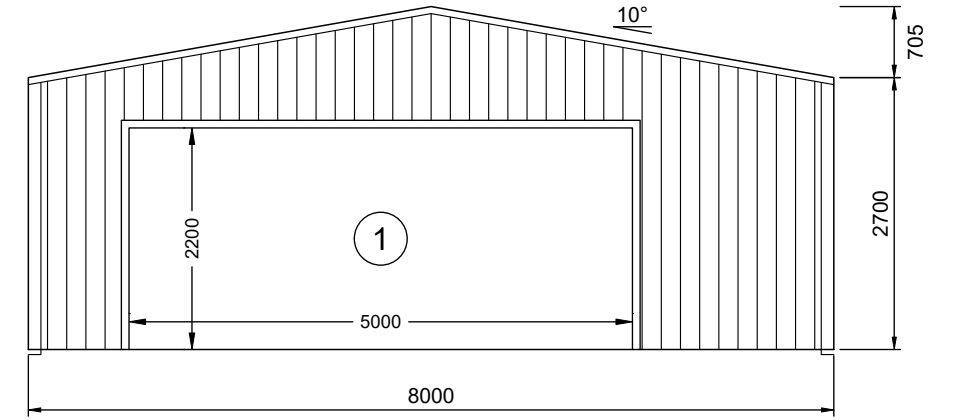
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 Site Address: 29 Provence Drive
 Carlton,
 TAS, 7173

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 JOB NO. HGOR98389958
 SHEET 1 of 10



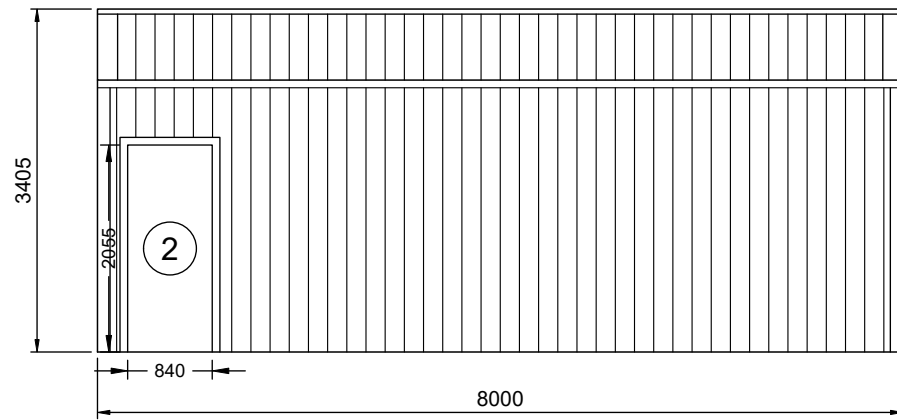
2 SIDEWALL B BUILDING ELEVATION

SCALE: 1:75



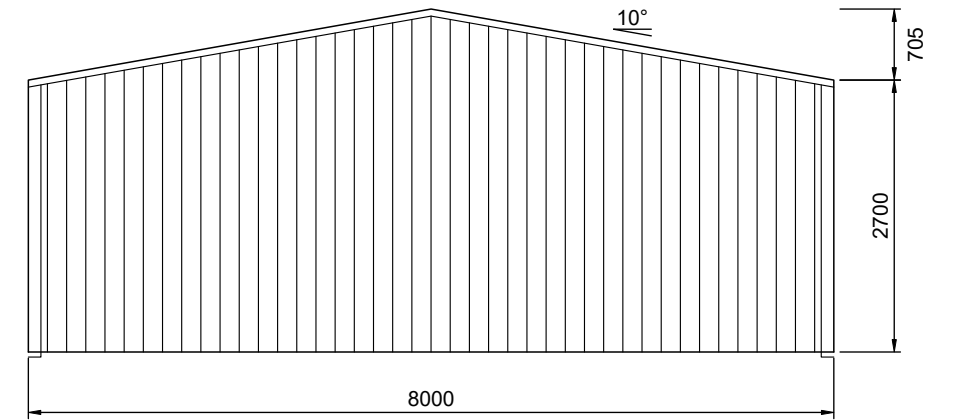
3 REAR BUILDING ELEVATION

SCALE: 1:75



1 SIDEWALL A BUILDING ELEVATION

SCALE: 1:75

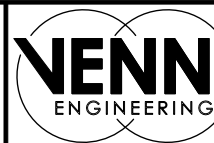


4 FRONT BUILDING ELEVATION

SCALE: 1:75

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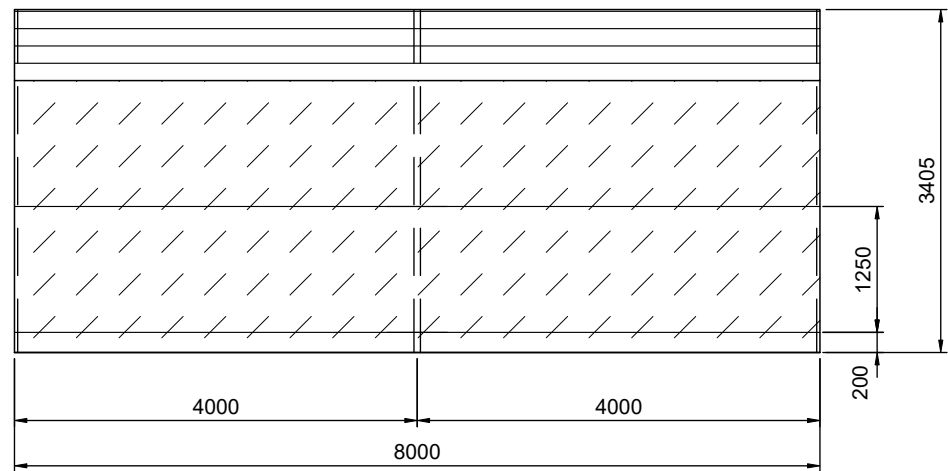


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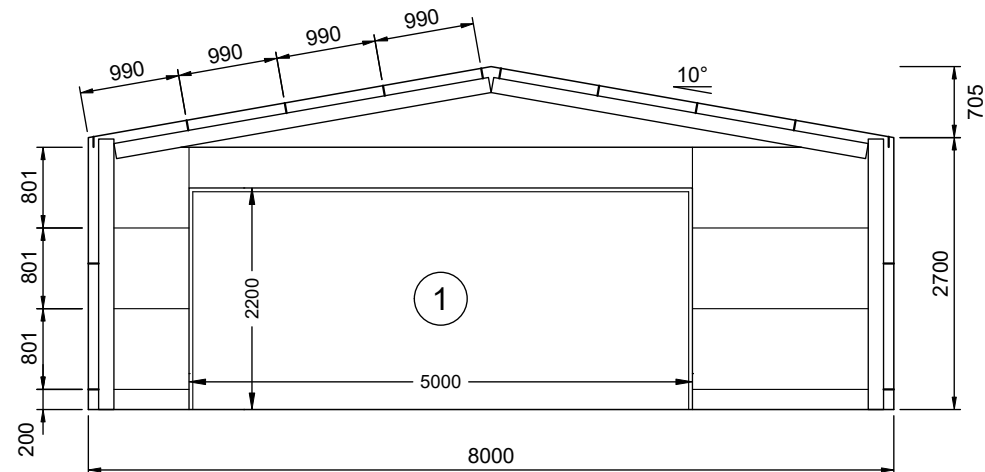


DIAPHRAGM SCHEDULE
SHEETING IN DIAPHRAGM SECTIONS (SHOWN AS HATCHED AREA ON ELEVATIONS) NOT TO BE CUT UNDER ANY CIRCUMSTANCES

WALL	DISTANCE FROM WALL EDGE
Sidewall 'B'	0-8000

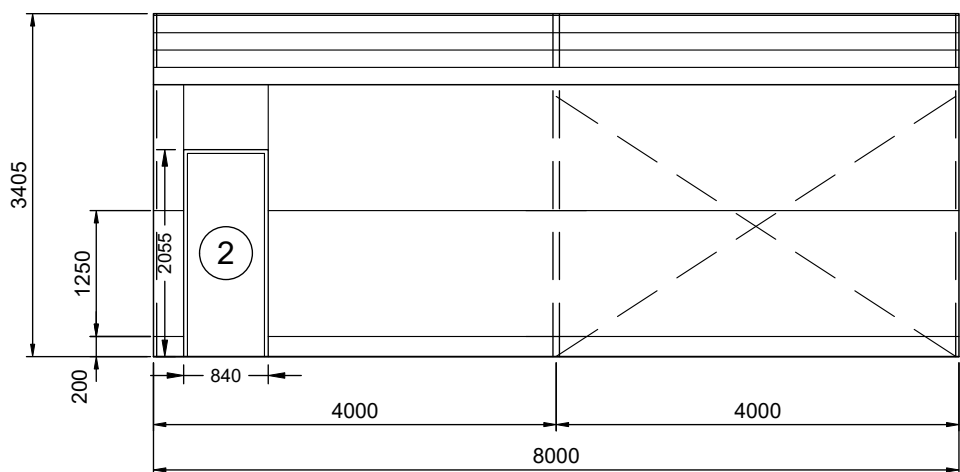
2 SIDEWALL B FRAMING ELEVATION

3 SCALE: 1:75



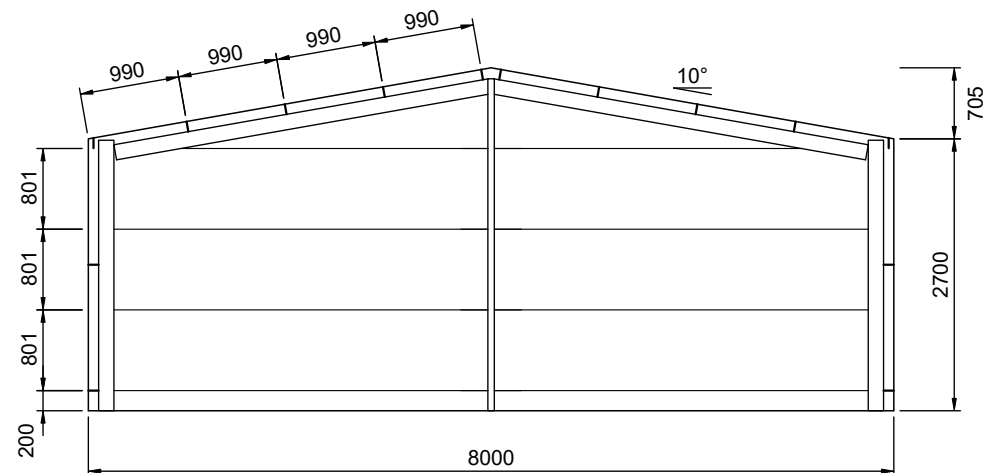
3 REAR FRAMING ELEVATION

3 SCALE: 1:75 FRAME #3



1 SIDEWALL A FRAMING ELEVATION

3 SCALE: 1:75



4 FRONT FRAMING ELEVATION

3 SCALE: 1:75 FRAME #1

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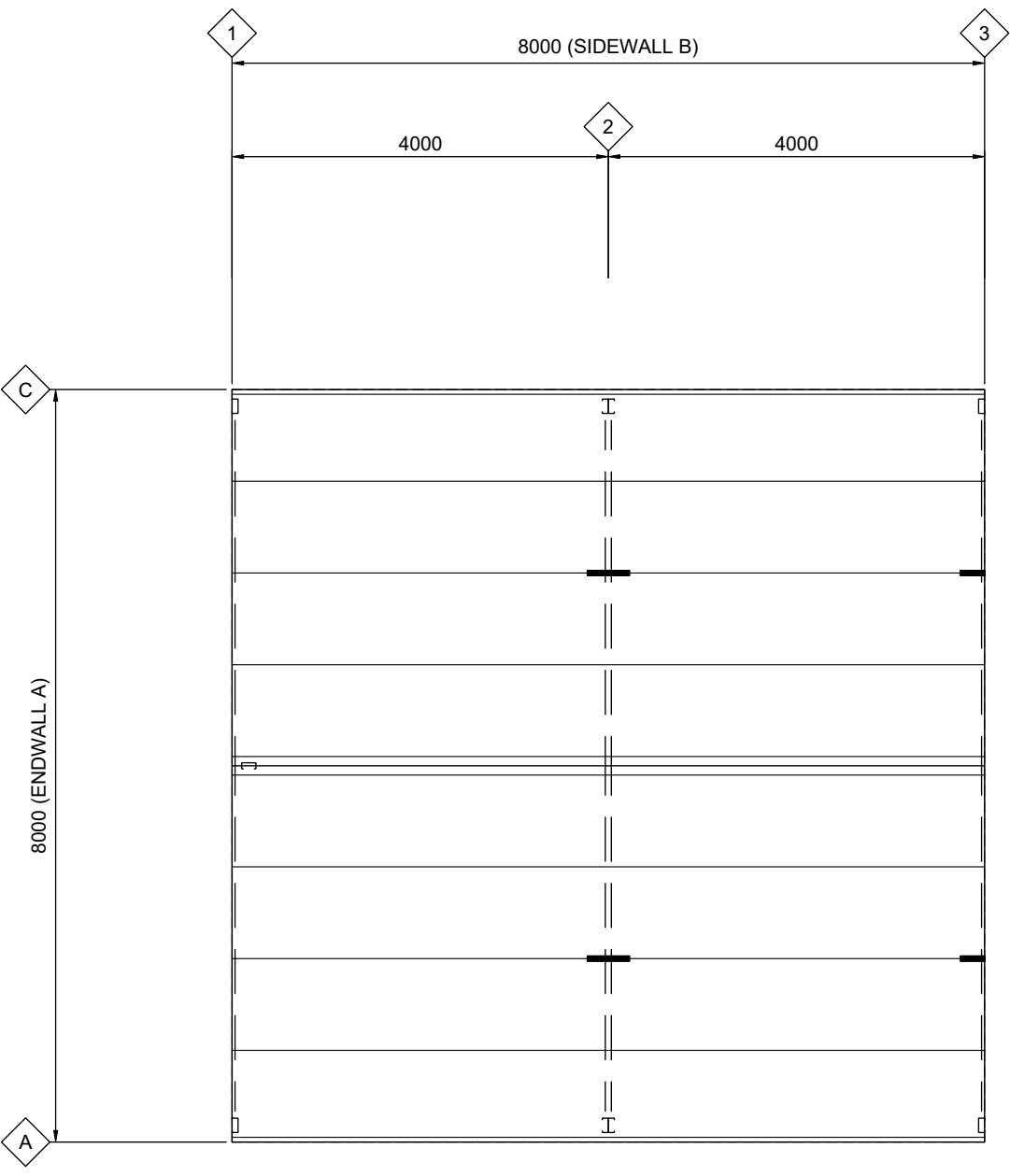
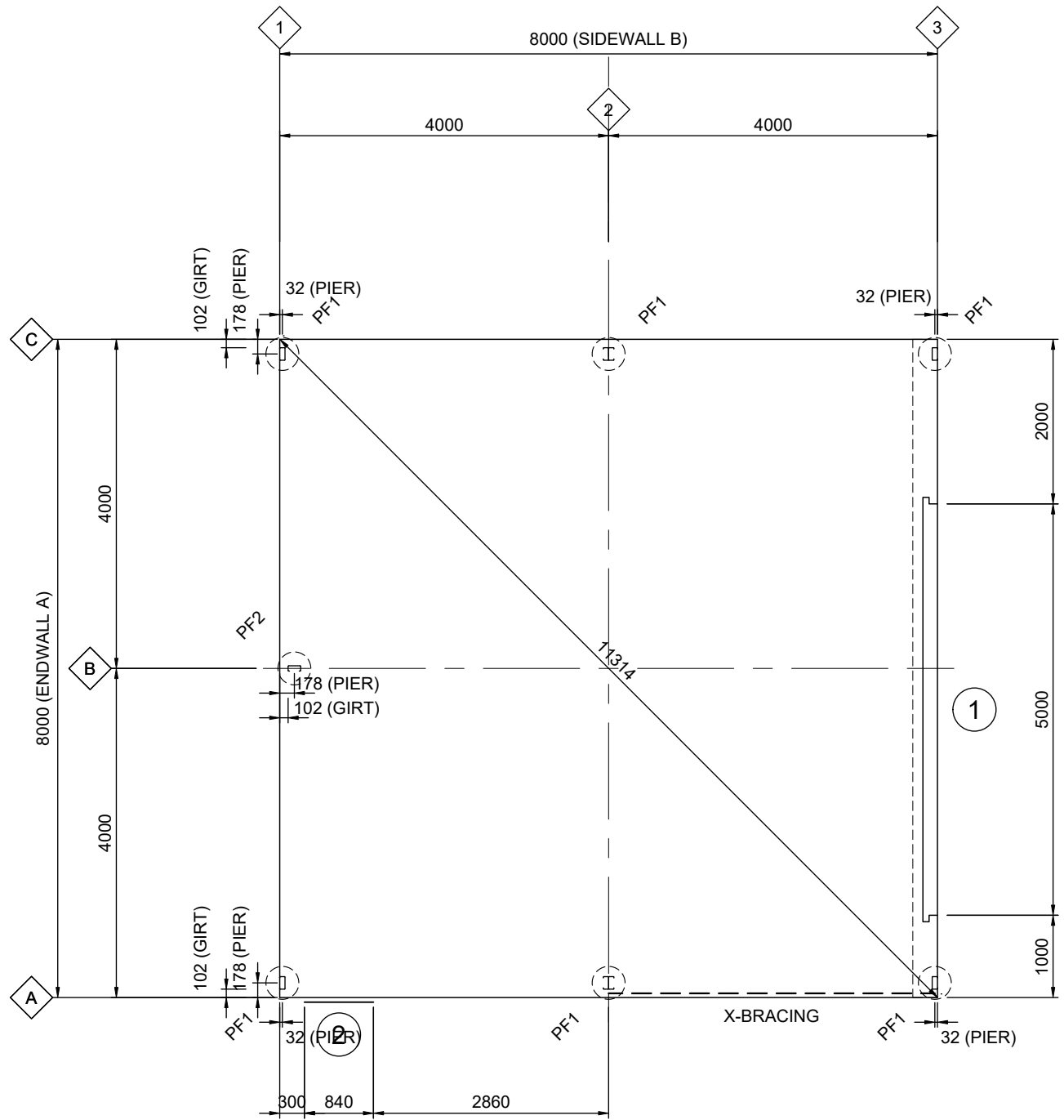
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1 FOOTING/SLAB FLOOR PLAN
4

SCALE: 1:75 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

2 ROOF FRAMING PLAN
4

SCALE: 1:75

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

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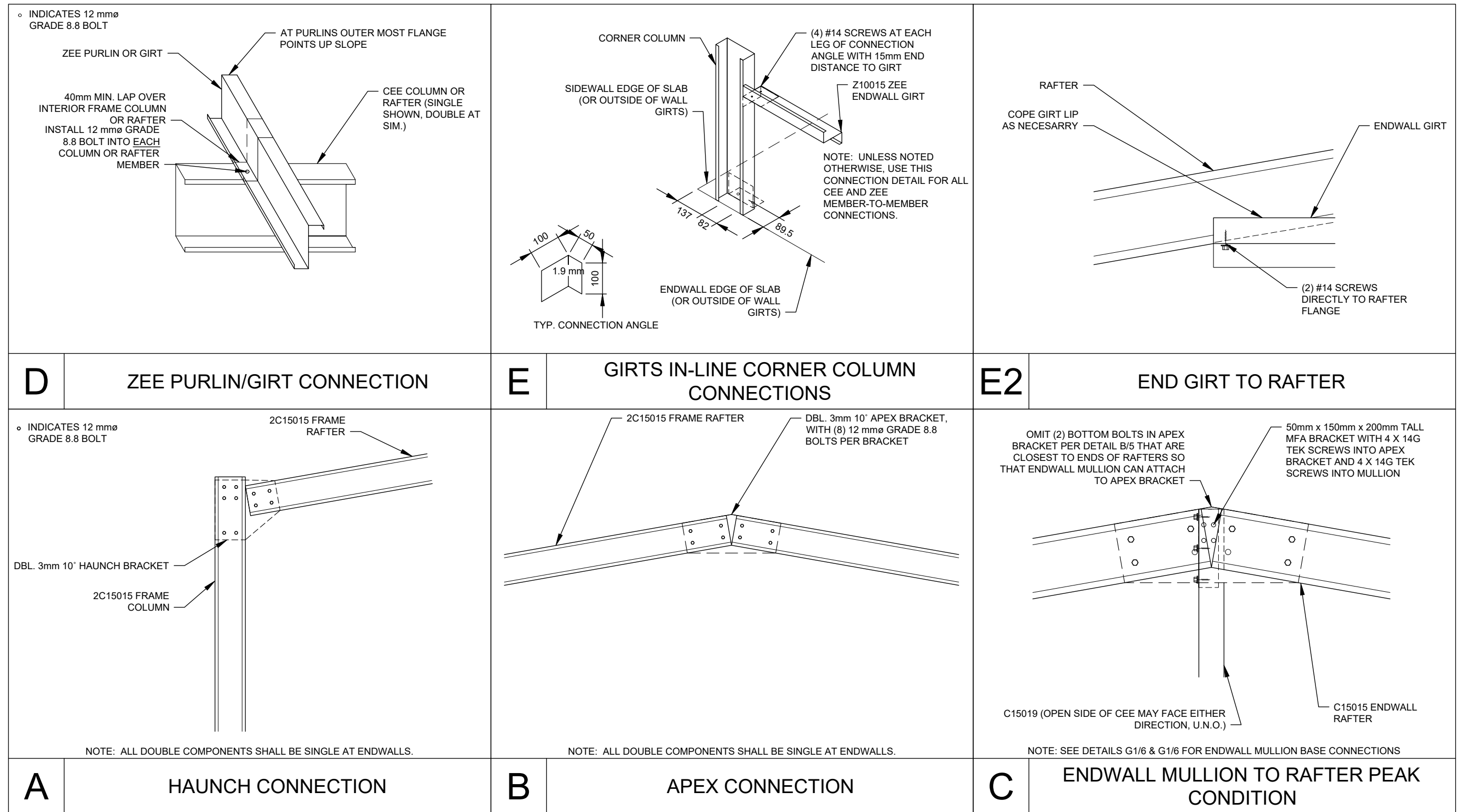
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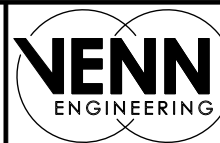
Customer Name: Nathan Kemp
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DETAIL DIMENSIONS ARE SHOWN IN MM UNLESS SPECIFIED OTHERWISE

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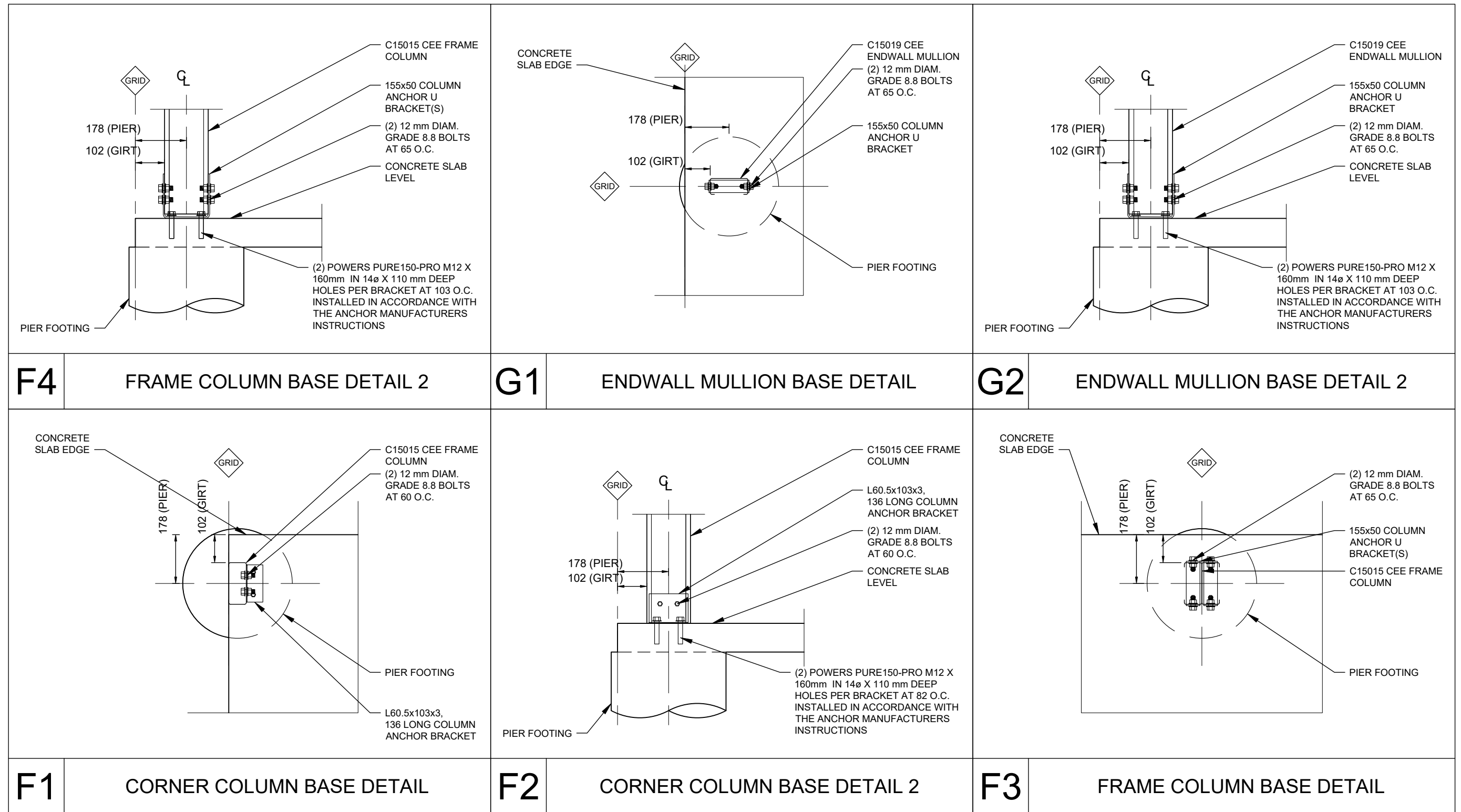
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sheds@venn.engineering
ABN 39 626 802 257

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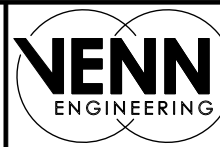
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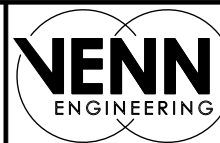
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J2 ROLLER DOOR JAMB BASE CONNECTION	K1 OPENING CHANNEL JAMB GIRT CONNECTION	K2 OPENING ZEE JAMB GIRT CONNECTION
<p>NOTE: ONLY STRUCTURAL INFORMATION IS INCLUDED IN THIS DETAIL. CONSULT PANEL MANUFACTURER FOR ADDTL WEATHERTIGHTNESS RECOMMENDATIONS.</p> <p>Metroll Inc Trimclad 0.42</p>	<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>	
H ROOF SHEETING	I WALL SHEETING	J1 PA DOOR JAMB BASE CONNECTION

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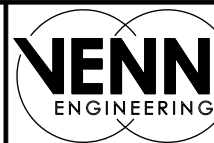
	<p>NOTE: SEE ROOF FRAMING PLAN AND ELEVATIONS FOR LOCATIONS OF FLYBRACING.</p>	<p>ALL NUTS AND BOLTS TO HAVE WASHER OR FLANGED HEADS</p>
<p>O EAVE PURLIN BRACKET</p>	<p>P FLYBRACING CONNECTION</p>	<p>U BOLT OPTIONS</p>
		<p>ENDWALL: N/A SIDEWALLS: SGL. 32MM 1.2MM STRAP WITH (3) #14 SCREWS AT EACH END</p> <p>NOTES: 1) CONNECT STRAP AT TOP OF ADJACENT COLUMN OR RAFTER IN SAME MANNER. 2) IF DOUBLE STRAPS ARE SPECIFIED ABOVE, INSTALL SIDE-BY-SIDE, NOT ON TOP OF EACH OTHER.</p>
<p>L1 CHANNEL JAMB TO CEE CONNECTION</p>	<p>L2 ZEE JAMB TO ZEE HEADER GIRT CONNECTION</p>	<p>M WALL X-BRACING CONNECTION</p>

DETAIL DIMENSIONS ARE SHOWN IN MM UNLESS SPECIFIED OTHERWISE

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ANOTHER
COLD FORMED BUILDING
DESIGNED BY
ACT BUILDING SYSTEMS



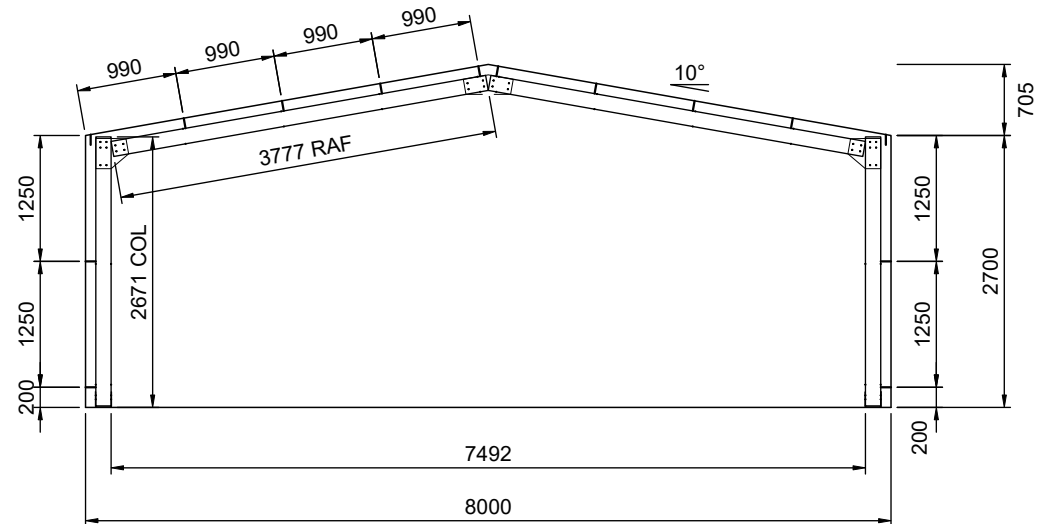
PO Box 3084
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ABN 39 626 802 257

Signed *[Signature]* Date 13-04-2026
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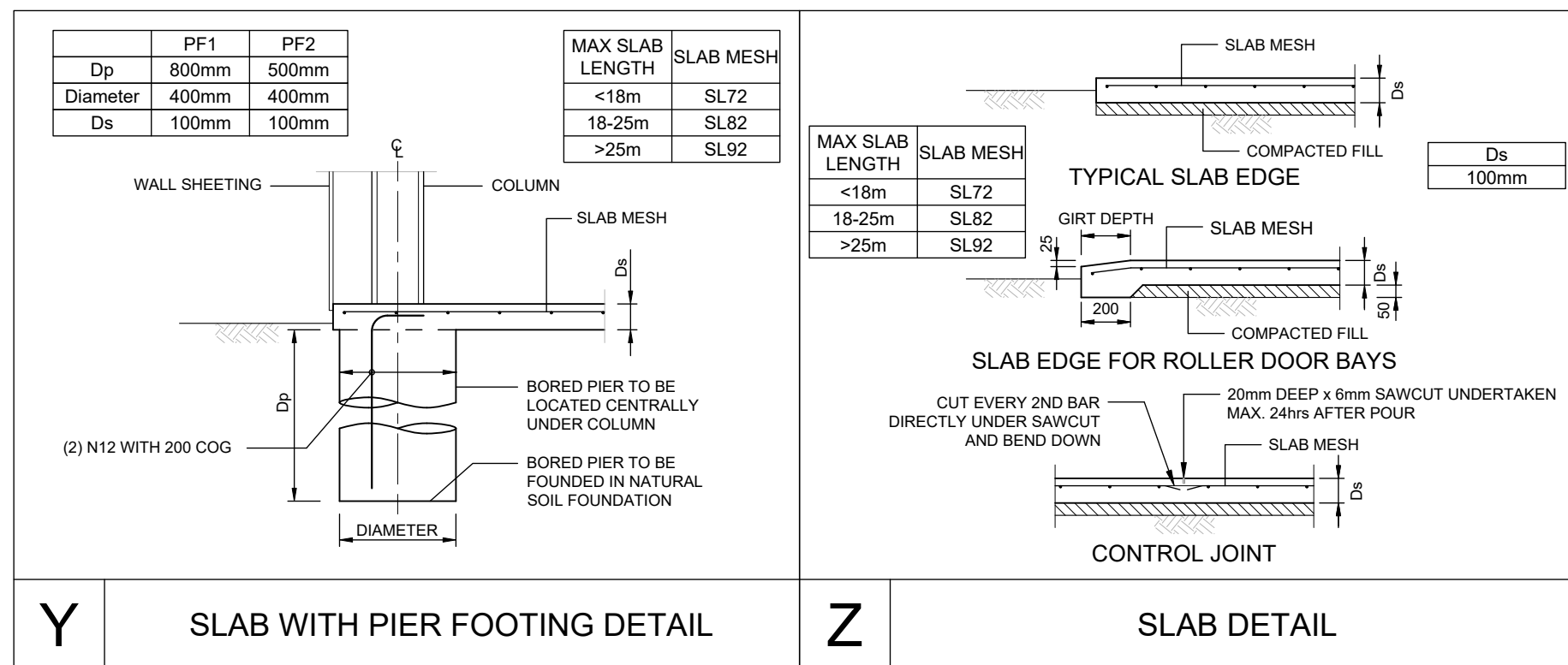
Customer Name: Nathan Kemp
Site Address: 29 Provence Drive
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DATE 13-04-2026
JOB NO. HGOR98389958
SHEET 8 of 10

Sorell Council
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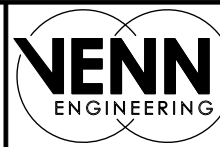


1 INTERNAL FRAMING ELEVATION
9 SCALE: 1:75 FRAME #2



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A	13-04-2026	-



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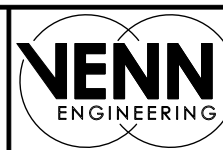
DATE 13-04-2026
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MEMBER SCHEDULE			
COMPONENT		TYPE	
CLEAR SPAN PORTAL (FRAME 2)	MEMBER	RAFTER	Double C15015
		COLUMN	Double C15015
		APEX BRACE	-
		KNEE BRACE	-
	BASE CONNECTION	BRACKET TYPE	Base cleat bolt down bracket BC.150
	ANCHOR BOLTS	(4) Powers Pure150-PRO M12 x 160mm	
ENDWALL PORTAL (FRAME 1)	MEMBER	RAFTER	Single C15015
		COLUMN	Single C15015
		APEX BRACE	-
		KNEE BRACE	-
	BASE CONNECTION	BRACKET TYPE	Angle base connection ABC.C150.60
	ANCHOR BOLTS	(2) Powers Pure150-PRO M12 x 160mm	
ENDWALL B PORTAL (FRAME 3)	MEMBER	RAFTER	Single C15015
		COLUMN	Single C15015
		APEX BRACE	-
		KNEE BRACE	-
	BASE CONNECTION	BRACKET TYPE	Angle base connection ABC.C150.60
	ANCHOR BOLTS	(2) Powers Pure150-PRO M12 x 160mm	
ENDWALL MULLION	MEMBER	COLUMN	Single C15019
	BASE CONNECTION	BRACKET TYPE	Base cleat bolt down bracket BC.150
		ANCHOR BOLTS	(2) Powers Pure150-PRO M12 x 160mm
ROOF PURLINS		MEMBER	Single Z10015 @ 990mm centres
EAVE PURLIN		MEMBER	Single C10015
SIDEWALL GIRTS		MEMBER	Single Z10015 @ 1250mm centres
ENDWALL GIRTS		MEMBER	Single Z10015 @ 801mm centres
OPENING (1)	MEMBER	JAMB	Single Z20019
		HEADER/SILL	Single C10012
	BASE CONNECTION	BRACKET TYPE	Angle base connection ABC.C200.110
	ANCHOR BOLTS	(2) Dewalt Blue-tip screw bolt BT12 x 75mm embedded 70mm	
OPENING (2)	MEMBER	JAMB	Single Unlipped 102 x 1.9 Cee
		HEADER/SILL	Single C10012
	BASE CONNECTION	BRACKET TYPE	Angle base connection ABC.SINGLE
	ANCHOR BOLTS	(1) Dewalt Blue-tip screw bolt BT12 x 75mm embedded 70mm	
X-BRACING	STRAP		32mm x 1.2 strap


Sorell Council
 Development Application: 5.2026.150.1 -
 Development Application - 29 Provence Drive,
 Carlton - P1.pdf
 Plans Reference: P1
 Date Received: 06/05/2026

REV	DATE	DESCRIPTION
A	13-04-2026	-



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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. 69933425)

Customer Name: Nathan Kemp
 Site Address: 29 Provence Drive
 Carlton,
 TAS, 7173

DATE 13-04-2026
 JOB NO. HGOR98389958
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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.

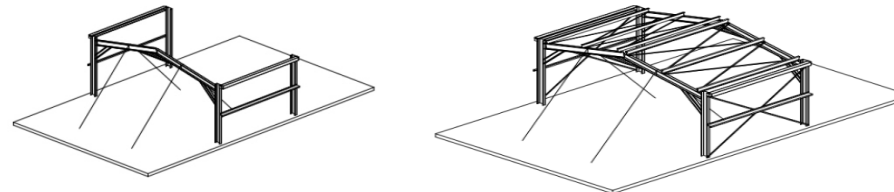


Fig 1. Frame First Temporary Bracing on First Rafter Installed Fig 2. Temporary Bracing Installed as X Bracing

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.

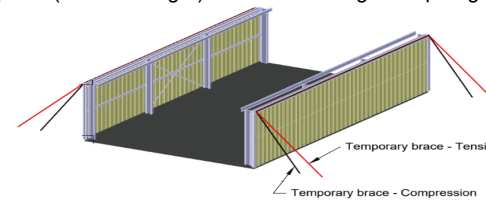


Fig 3. Tilt Up Method - Temporary Bracing

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.



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