NOTICE OF PROPOSED DEVELOPMENT

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

SITE:

5 FERN CLOSE, DODGES FERRY

PROPOSED DEVELOPMENT:

OUTBUILDING

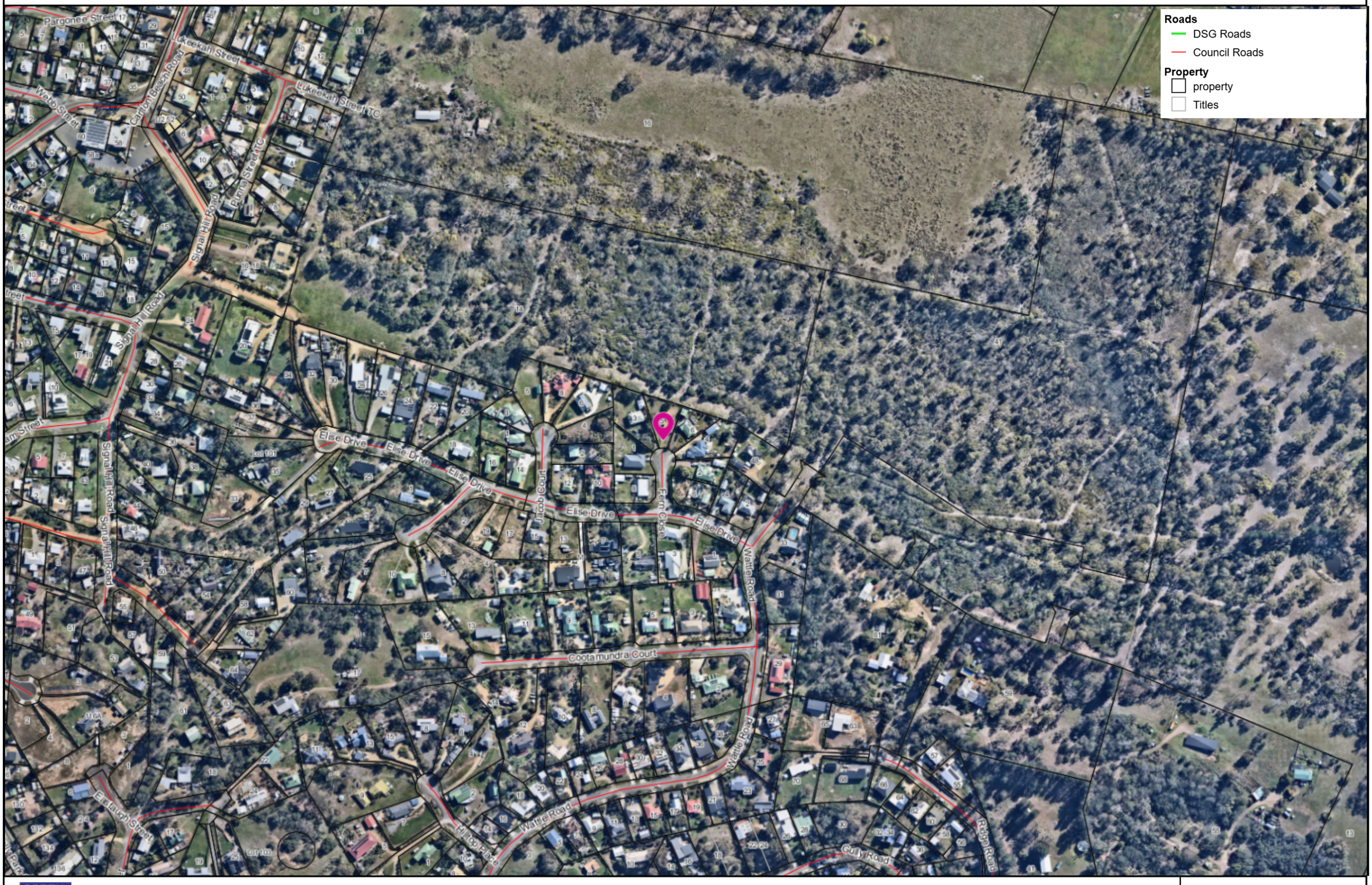
The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours, or the plans may be viewed on Council's website at www.sorell.tas.gov.au until **Tuesday 27th October 2026.**

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 27th October 2026.**

APPLICATION NO: **5.2026.306.1**
DATE: **10 October 2026**

5 Fern Close, Dodges Ferry

7-Oct-2026



Disclaimer

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

100 m

N

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

Full description of Proposal:	*Use:* Residential *Development:* Shed *Large or complex proposals should be described in a letter or planning report.*
Design and construction cost of proposal:	$ 30,000

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

Location of proposed works:	Street address: 5 Fern Close Suburb: Dodges Ferry Postcode: 7173 Certificate of Title(s) Volume: 101804 Folio: 11

Current Use of Site	Vacant Lot

Current Owner/s:	Name(s) Graham Winstanley

Is the Property on the Tasmanian Heritage Register?	No: ☑ Yes: ☐	*If yes, please provide written advice from Heritage Tasmania*
Is the proposal to be carried out in more than one stage?	No: ☑ Yes: ☐	*If yes, please clearly describe in plans*
Have any potentially contaminating uses been undertaken on the site?	No: ☑ Yes: ☐	*If yes, please complete the Additional Information for Non-Residential Use*
Is any vegetation proposed to be removed?	No: ☑ Yes: ☐	*If yes, please ensure plans clearly show area to be impacted*
Does the proposal involve land administered or owned by either the Crown or Council?	No: ☑ Yes: ☐	*If yes, please complete the Council or Crown land section on page 3*
If a new or upgraded vehicular crossing is required from Council to the front boundary please complete the Vehicular Crossing (and Associated Works) application form https://www.sorell.tas.gov.au/services/engineering/		

Sorell Council
Development Application: 5.2026.306.1 - Development Application - 5 Fern Close, Dodges Ferry - P1.pdf
Plans Reference:P1
Date Received:3/09/2026

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

Declarations and acknowledgements
• I/we confirm that the application does not contradict any easement, covenant or restriction specified in the Certificate of Title, Schedule of Easements or Part 5 Agreement for the land. • I/we consent to Council employees or consultants entering the site and have arranged permission and/or access for Council's representatives to enter the land at any time during normal business hours. • I/we authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation and have permission of the copyright owner for such copies. • I/we declare that, in accordance with s52(1) of the *Land Use Planning and Approvals Act 1993*, that I have notified the owner(s) of the intention to make this application. • I/we declare that the information in this application is true and correct. *Details of how the Council manages personal information and how you can request access or corrections to it is outlined in Council's Privacy Policy available on the Council website.*
• I/we acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process, for display purposes during public exhibition, and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.
• Where the General Manager's consent is also required under s.14 of the *Urban Drainage Act 2013*, by making this application I/we also apply for that consent.

Applicant Signature:	Signature: ..... Date: 2 September 2026

Crown or General Manager Land Owner Consent
If the land that is the subject of this application is owned or administered by either the Crown or Sorell Council, the consent of the relevant Minister or the Council General Manager whichever is applicable, must be included here. This consent should be completed and signed by either the General Manager, the Minister, or a delegate (as specified in s52 (1D-1G) of the *Land Use Planning and Approvals Act 1993*). Please note: • If General Manager consent if required, please first complete the General Manager consent application form available on our website www.sorell.tas.gov.au • If the application involves Crown land you will also need a letter of consent. • Any consent is for the purposes of making this application only and is not consent to undertaken work or take any other action with respect to the proposed use or development.
I _____ being responsible for the administration of land at _____ declare that I have given permission for the making of this application for _____

Sorell Council
Development Application: 5.2026.306.1 - Development Application - 5 Fern Close, Dodges Ferry - P1.pdf
Plans Reference:P1
Date Received:3/09/2026

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

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
101804	11
EDITION	DATE OF ISSUE
6	28-July-2016

SEARCH DATE : 03-Sept-2026
SEARCH TIME : 09.17 am

DESCRIPTION OF LAND

Town of DODGES FERRY
Lot 11 on Sealed Plan 101804
Derivation : Part of 547 Acres Gtd to T Macdowell
Prior CT 101226/100

SCHEDULE 1

(C317174) M578789 TRANSFER to DENISE GAYE JOSS Registered 28-July-2016 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP 101226 SP 101804 FENCING COVENANT in Schedule of Easements
SP 5561, SP 6575 COUNCIL NOTIFICATION under Section 468(12) of the Local Government Act 1962

UNREGISTERED DEALINGS AND NOTATIONS

N309745 PRIORITY NOTICE reserving priority for 90 days TRANSFER DENISE GAYE JOSS TO GRAHAM TREVOR WINSTANLEY MORTGAGE GRAHAM TREVOR WINSTANLEY TO NATIONAL AUSTRALIA BANK LIMITED Lodged by ROBERTS AND PARTNERS on 05-Aug-2026 BP: N309745

N309521 TRANSFER to GRAHAM TREVOR WINSTANLEY Lodged by DYE & DURHAM (NAB) on 26-Aug-2026 BP: N309521

N309902 MORTGAGE to NATIONAL AUSTRALIA BANK LIMITED Lodged by DYE & DURHAM (NAB) on 26-Aug-2026 BP: N309521

Sorell Council
Development Application: 5.2026.306.1 - Development Application - 5 Fern Close, Dodges Ferry - P1.pdf
Plans Reference:P1
Date Received:3/09/2026

APPROVAL BY LOCAL AUTHORITY

The subdivision shown in this Plan is approved

Seal

Insert here any qualification to the approval under section 468(12), section 472 or section 477B of the Local Government Act 1962. Rule through any blank space.

In witness whereof the common seal of

the Municipality of Sorell

has been hereunto affixed, pursuant to a resolution of the Council of the said municipality passed the 18th *day of* June 1992 *, in the presence of us*

Sorell Council
Development Application: 5.2026.306.1 - Development Application - 5 Fern Close, Dodges Ferry - P1.pdf
Plans Reference:P1
Date Received:3/09/2026

Members

Council Clerk

COUNCILS REFERENCE.....

TO BE COMPLETED WHEN ADDITIONAL SHEETS ARE ANNEXED:

Detailed drawings of the parcels shown in this plan are contained in the additional sheet/s annexed hereto and signed by us

.....*Surveyor*

.....*Council Clerk*

TO BE COMPLETED AND SIGNED BY COUNCIL CLERK OR OWNER

For the purposes of section 464 of the Local Government Act 1962, the owner has nominated/ I nominate

As his/my solicitor Ogilvie Mc Kenna .....

As his/my surveyor Cromer & Cerutty P/L .....

Council Clerk/~~Owner~~

TO BE FILLED IN BY SURVEYOR

Survey commenced .....

Survey finished .....

Error of Close .....

OFFICE EXAMINATION

Plot Checked .....

Mathematically Checked MWS 3.9.92

Examined as to boundaries MWS 3.9.92

Entered on Card .....

Surveyor's Certificate

I, Terence Scott Cromer

of Rosny Park

in Tasmania, registered surveyor, hereby certify that this plan:

Requires the approval of the local authority, which has been obtained ~~(or, does not require the approval of any local authority)~~

Dated this 10 *day of* Aug *19*92

Registered Surveyor

Surveyors Reference WATT 01

S.P. 101804

OS-K 5910

SURVEY REQUISITION

Land Title Office, Hobart.

To: Cromer and Scrutty Pty. Ltd.
7 Bayfield St.
Rosny Park

REFERENCE: WATT 01
SP. 101804

Please attend to the requisitions marked [X] below and return together with enclosures at your earliest convenience.

8 SEP 1992

M. SHELVERTON
For *Chief Draftsman*
4/9/92

- ☐ Surveyors certificate not completed.
- ☒ Survey notes not certified correct. Please stamp & sign survey certificate to blank sheet of paper provided
- ☐ Commencement and finishing dates incomplete.
- ☐ Survey notes are incomplete.
- ☐ Nature of boundaries to be described.
- ☐ Boundaries in relation to not defined.
- ☐ Corners not marked.
- ☐ Origin of old marks not stated.
- ☐ Datum of survey not stated.
- ☐ Figures will not close.
- ☐ C.T. boundaries not reproduced.
- ☐ Reference marks required in accordance with Land Surveyors By-Laws 1982.
- ☐ Balance plan required.
- ☐ Outlet of drainage easements to be in terms of section 472 (1) *(g)* of the Local Government Act 1962.
- ☐ Fall of easements to be indicated.

REQUISITION RETURNED HEREWITH ..... 7/9/92.
Registered Surveyor *Date*

K 9551

Sorell Council
Development Application: 5.2026.306.1 - Development Application - 5 Fern Close, Dodges Ferry - P1.pdf
Plans Reference:P1
Date Received:3/09/2026


Survey Notes by Surveyor T.S. Crowden
Lot 12 1564m²
Lot 11 987m²
Lot 10 967m²
Lot 9 1494m²
Lot 8 996m²
Lot 7 1040m²
Lot 14 1029m²
Lot 13 1257m²
Lot 6 1942m²
Lot 5 1851m²
Lot 3 1037m²
Lot 2101 3073m² Road.
Bal 4.486ha.
Sorell Council
Development Application: 5.2026.306.1 - Development Application - 5 Fern Close, Dodges Ferry - P1.pdf
Plans Reference:P1
Date Received:3/09/2026
please confirm these additions to Survey Notes
Confirmed T.S Crowden 7/9/92
Survey Com: 5-8-92
Survey Comp 10-8-92
Error of close 1:24,000 → Nil.
All cnrs c/l's unless stated otherwise
All bdys open unless stated otherwise.
See Surveys of even date.
These Survey Notes are correctly compiled from the field notes of this survey T.S. Crowden 10.8.92

T.S. Cromer Rosny Park.

T.S. Cromer 7-9-92.

affix survey certificate

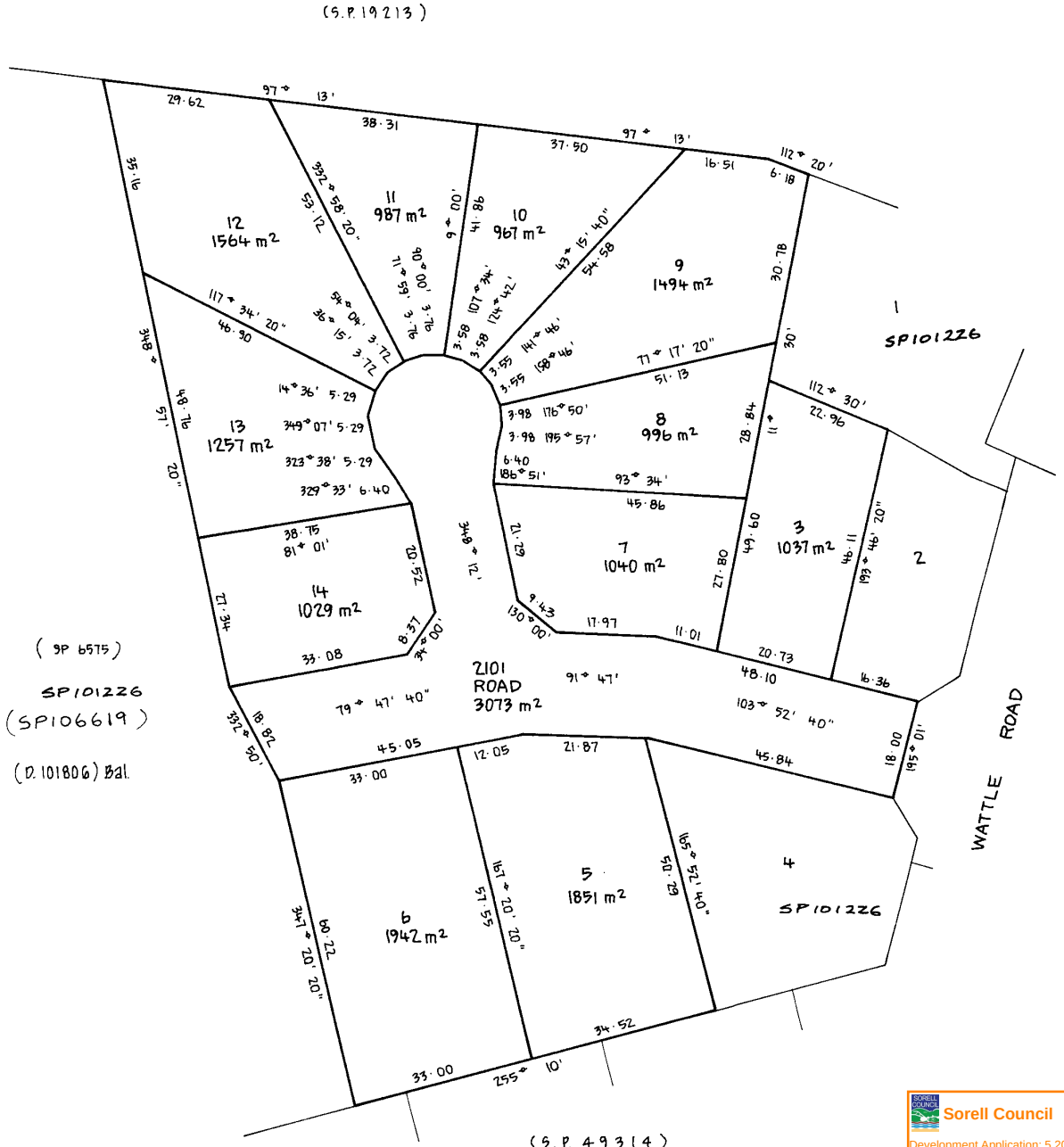
X

Sorell Council
Development Application: 5.2026.306.1 - Development Application - 5 Fern Close, Dodges Ferry - P1.pdf
Plans Reference:P1
Date Received:3/09/2026

Owner: ~~COWLEY BUILDERS P/L & OTHERS~~ ELISE PTY. LTD.	**PLAN OF SURVEY** by Surveyor Terence S. Cromer of land situated in the TOWN OF DODGES FERRY	REGISTERED NUMBER SP101804
Title Reference: C.T. ~~5467/14~~ 101226 | 100	SCALE 1: 700 MEASUREMENTS IN METRES	Approved Effective from: 22 SEP 1992 Recorder of Titles
Grantee: PART OF 547 · 0 · 0 THOMAS MACDOWELL		

TASMAP MUNICIPAL CODE NO. 29	LAST TASMAP UPI NO.	LAST SURVEY PLAN NO. S.P.101226
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		

MATHEMATICALLY CHECKED ONLY



Sorell Council
Development Application: 5.2026.306.1 - Development Application - 5 Fern Close, Dodges Ferry - P1.pdf
Plans Reference:P1
Date Received:3/09/2026

PROPERTY INFORMATION REPORT

VALUER-GENERAL, TASMANIA

Issued pursuant to the Valuation of Land Act 2001

Tasmanian Government

PROPERTY ID: 7904803

MUNICIPALITY: SORELL

PROPERTY ADDRESS: 5 FERN CLOSE
DODGES FERRY TAS 7173

PROPERTY NAME:

TITLE OWNER: 101804/11 : DENISE GAYE JOSS

INTERESTED PARTIES: [redacted]

POSTAL ADDRESS: (Interested Parties) [redacted]

MAIN IMPROVEMENTS SUMMARY

Improvements: VACANT LAND

Improvement Sizes (Top 3 by Size):	Improvement:	Area:

Number of Bedrooms:

Construction Year of Main Building:

Roof Material:

Wall Material:

Land Area: 0.0987 hectares

LAST SALES

Contract Date	Settlement Date	Sale Price
10/07/2001	10/08/2001	$7,000
04/10/1993	02/11/1993	$15,000

LAST VALUATIONS

Date Inspected	Levels At	Land	Capital	A.A.V.	Reason
12/12/2024	01/07/2024	$225,000	$225,000	$9,000	FRESH VALUATION
20/12/2016	01/07/2016	$75,000	$75,000	$3,000	REVALUATION

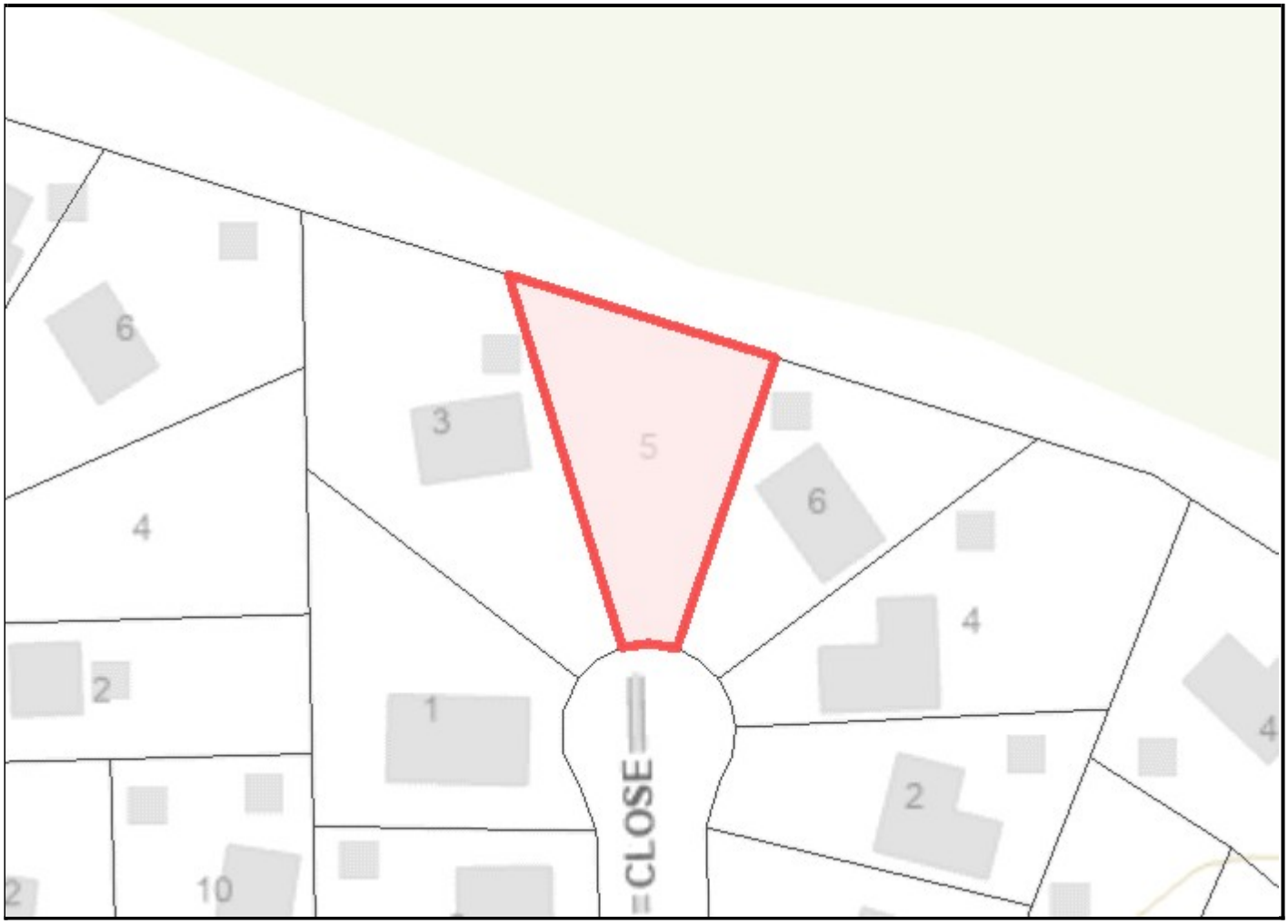
Sorell Council
Development Application: 5.2026.306.1 - Development Application - 5 Fern Close, Dodges Ferry - P1.pdf
Plans Reference:P1
Date Received:3/09/2026

No information obtained from the LIST may be used for direct marketing purposes.

Much of this data is derived from the Valuation Rolls maintained by the Valuer-General under the provisions of the Valuation of Land Act 2001. The values shown on this report are as at the Levels At date.

While all reasonable care has been taken in collecting and recording the information shown above, this Department assumes no liability resulting from any errors or omissions in this information or from its use in any way.

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Explanation of Terms

Property ID - A unique number used for Valuation purposes.

Date Inspected - The date the property was inspected for the valuation.

Levels At - Levels At - or Levels of Valuation Date means the date at which values of properties are determined for all valuations in a Municipal Area.

Land Value - Land Value is the value of the property including drainage, excavation, filling, reclamation, clearing and any other invisible improvements made to the land. It excludes all visible improvements such as buildings, structures, fixtures, roads, standings, dams, channels, artificially established trees and pastures and other like improvements.

Capital Value - Capital Value is the total value of the property (including the land value), excluding plant and machinery.

AAV - Assessed Annual Value. AAV is the gross annual rental value of the property excluding GST, municipal rates, land tax and fixed water and sewerage, but cannot be less than 4% of the capital value.

Interested Parties - This is a list of persons who have been recorded by the Valuer-General as having interest in the property (ie owner or Government agency).

Postal Address - This is the last advised postal address for the interested parties.

Multiple Tenancies - Properties that have multiple tenants are assessed for separate AAV's. e.g. a house and flat.

Sorell Council
Development Application: 5.2026.306.1 - Development Application - 5 Fern Close, Dodges Ferry - P1.pdf
Plans Reference:P1
Date Received:3/09/2026

REGISTERED NUMBER

SP101804

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.

No Easements or profits aprendre are intended to be created to benefit or burdon the lots

FENCING COVENANT

The owner of each lot on the plan covenants with Elise Pty. Ltd. (The Vendor) that the Vendor shall not be required to fence

The Common Seal of Elise Pty. Ltd. the registered proprietor of the land described in Certifcate of Title Volume 3467 Folio 14 was hereunto affixed in the presence of

ELISE PTY. LTD. A.C.N. 003 590 669 The Common Seal Of

T.S. Crowe

M.L. Berwick

Director

Secretary

SIGNED by ROGER CLITHEROE SMITH and JOHN FISHER HARRISON the registered proprietors of Mortgage numbers B 506490 and B 591430 in the presence of:

Sorell Council

Development Application: 5.2026.306.1 - Development Application - 5 Fern Close, Dodges Ferry - P1.pdf

Plans Reference:P1

Date Received:3/09/2026

Sorell Council
Development Application: 5.2026.306.1 - Development Application - 5 Fern Close, Dodges Ferry - P1.pdf
Plans Reference:P1
Date Received:3/09/2026

This is the schedule of easements attached to the plan of ELISE PTY. LTD.
(Insert Subdivider's Full Name)

affecting land in

3467/14
(Insert Title Reference)

Sealed by Municipality of Sorell on 25th August 1992.

Solicitor's Reference OGILVIE McKENNA

Council Clerk/Town Clerk

OS-K 3134

UNREGISTERED DEALINGS REPORT

SEARCH DATE : 03-Sept-2026
SEARCH TIME : 09:17 am

CT: 101804/11

N309745 PRIORITY NOTICE reserving priority for 90 days

TRANSFER DENISE GAYE JOSS TO GRAHAM TREVOR WINSTANLEY

MORTGAGE GRAHAM TREVOR WINSTANLEY TO NATIONAL AUSTRALIA BANK LIMITED Lodged by ROBERTS AND PARTNERS on 05-Aug-2026 BP: N309745

N309521 TRANSFER to GRAHAM TREVOR WINSTANLEY Lodged by DYE & DURHAM (NAB) on 26-Aug-2026 BP: N309521

N309902 MORTGAGE to NATIONAL AUSTRALIA BANK LIMITED Lodged by DYE & DURHAM (NAB) on 26-Aug-2026 BP: N309521

Sorell Council
Development Application: 5.2026.306.1 - Development Application - 5 Fern Close, Dodges Ferry - P1.pdf
Plans Reference:P1
Date Received:3/09/2026

RESULT OF URDS SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

UNREGISTERED AND RECENTLY REGISTERED DEALINGS REPORT

SEARCH DATE : 03-Sept-2026

SEARCH TIME : 09:17 am

CT: 101804/11

Lodge Date	Type	DealingNo	Reg Date
05-Aug-2026	PRIORITY	N309745	
26-Aug-2026	TRANSFER	N309521	
26-Aug-2026	MORTGAGE	N309902	

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

Sorell Council
Development Application: 5.2026.306.1 - Development Application - 5 Fern Close, Dodges Ferry - P1.pdf
Plans Reference:P1
Date Received:3/09/2026

Sorell Council
Development Application:5.2026.306.1 - Response to Request For Information - 5 Fern Close, Dodges Ferry - P3.pdf
Plan Reference:P3
Date received:10/09/2026

GEOTECH 26-115

ROCK SOLID GEOTECHNICS PTY LTD
Peter Hofto
163 Orielton Road
Orielton
TAS 7172

0417 960 769
peter@rocksolidgeotechnics.com.au

24/8/2026

Geotechnical Assessment / Classification for Proposed Shed Development

5 Fern Close, Dodges Ferry.

CLIENT: [redacted]

CONTENTS

SUMMARY 2
INVESTIGATION 2
CONDITIONS OF INVESTIGATION 4

FIGURE 1 Site Plan

APPENDIX 1 Certificate of Others (Building) – Form 55
APPENDIX 2 CSIRO 'Guide to home-owners on foundation maintenance and footing performance'
APPENDIX 3 Onsite Wastewater Assessment & System Design
APPENDIX 4 Form 35
APPRNDIX 5 Wastewater Loading Certificate
APPRNDIX 6 AES 'Speed Levellers'

Sorell Council
Development Application:5.2026.306.1 - Response to Request For Information - 5 Fern Close, Dodges Ferry - P3.pdf
Plan Reference:P3
Date received:10/09/2026

SUMMARY

A shed development is proposed by Graham Winstanley at 5 Fern Close, Dodges Ferry (Figure 1). The proposed shed site is underlain by sandy topsoils, sand and sandy clay (weathered Triassic sandstone bedrock).

The site is classified as Class 'S' in accordance with AS2870.

Suitable upslope site drainage should be installed prior to the commencement of construction.

The following Wind Load Classifications (AS4055-2012: Wind Loads for Housing) are appropriate.

• Terrain Category Classification	TC2.5	Terrain with a few obstructions
• Shielding Classification	PS	Partial Shielding
• Topographic Classification	T1	
• Wind Load Classification	N2	

INVESTIGATION

The Tasmanian Geological Survey 1:50000 Geological Atlas 'Sorell' indicates that the site is underlain by Triassic sediments.

A site investigation was completed on Friday 21 August, 2026. This included the augering of several test holes to assess the site for foundation conditions and onsite wastewater potential (4WD mounted SAMPLA25 mechanical auger with 100mm diameter solid flight augers). The locations of the holes are marked on Figure 1.

The currently vacant block lies at the northern end of Fern Close (Plate 1). The site designated for the shed is covered in grass and is devoid of trees. The site slopes shallowly to the west at 2 degrees.

Test Holes #s 1 & 2 (Plate 2) encountered;

0.00 – 0.20m	SAND: fine grained, brownish grey, rootlets – TOPSOIL
0.20 – 1.40m	SAND: fine grained, grey, dry
1.40 – 2.10m	clayey SAND / sandy CLAY: fine to medium grained sand, medium plasticity clay, light brown / brown, trace silt, slightly moist – EXTREMELY WEATHERED SANDSTONE
2.10m+	Holes terminated at required depths at 2.10m.

Groundwater was not encountered in any of the test holes.

Sorell Council
Development Application:5.2026.306.1 - Response to Request For Information - 5 Fern Close, Dodges Ferry - P3.pdf
Plan Reference:P3
Date received:10/09/2026

Plate 1 – Looking to the north from Fern Close.



Plate 2 – Looking to upslope to the east (Test Hole #1).



Sorell Council
Development Application:5.2026.306.1 - Response to Request For Information - 5 Fern Close, Dodges Ferry - P3.pdf
Plan Reference:P3
Date received:10/09/2026

CONDITIONS OF INVESTIGATION

This report remains the property of Rock Solid Geotechnics Pty. Ltd. (RSG). It must not be reproduced in part or full, or used for any other purpose without written permission of this company. The investigations have been conducted, & the report prepared, for the sole use of the client or agent mentioned on the cover page. Where the report is to be used for any other purpose RSG accepts no responsibility for such other use. The Forms 55 and 35 are not transferable to another body without consultation (reissue) from RSG. The information in this report is current and suitable for use for a period of two years from the date of production of the report, after which time it cannot be used for Building or Development Application.

This report should not be used for submission for Building or Development Application until RSG has been paid in full for its production. RSG accepts no liability for the contents of this report until full payment has been received.

The results & interpretation of conditions presented in this report are current at the time of the investigation only. The investigation has been conducted in accordance with the specific client's requirements &/or with their servants or agent's instructions.
This report contains observations & interpretations based often on limited subsurface evaluation. Where interpretative information or evaluation has been reported, this information has been identified accordingly & is presented based on professional judgement. RSG does not accept responsibility for variations between interpreted conditions & those that may be subsequently revealed by whatever means.

Due to the possibility of variation in subsurface conditions & materials, the characteristics of materials can vary between sample & observation sites. RSG takes no responsibility for changed or unexpected variations in ground conditions that may affect any aspect of the project. The classifications in this report are based on samples taken from specific sites. The information is not transferable to different sites, no matter how close (ie. if the development site is moved from the original assessment site an additional assessment will be required). It is recommended to notify the author should it be revealed that the sub-surface conditions differ from those presented in this report, so additional assessment & advice may be provided.

Investigations are conducted to standards outlined in Australian Standards:

- AS1726-1993: Geotechnical Site Investigations
- AS2870-2011: Residential Slabs and Footings
- AS4055-2012: Wind Loads for Housing
- AS1547-2012: Onsite Domestic Wastewater Management

& as specified in 'Guidelines for Geotechnical Assessment of Subdivisions and Recommended Code of Practise for Site Classification to AS2870 in Tasmania' - Institute of Engineers, Tasmanian Division.

All new developments should subject to strict site maintenance. Attention is drawn to the enclosed information reproduced with the permission from Standards Australia:

- CSIRO Information Sheet No. BTF18 – 'Guide to home-owners on foundation maintenance & footing performance'.

Sorell Council
Development Application:5.2026.306.1 - Response to Request For Information - 5 Fern Close, Dodges Ferry - P3.pdf
Plan Reference:P3
Date received:10/09/2026

Any assessment that has included an onsite wastewater system design will require a further site visit / inspection once the system has been installed. After the inspection to verify that the system has been installed as per RSG's design a statement will be provided. An additional fee applies for the site visit & issuing the certificate.

RSG is not responsible for the correct installation of wastewater systems. Any wastewater installation is the sole responsibility of the owner/agent and certified plumber. Any variation to the wastewater design must be approved by RSG, and an amended Special Plumbing Permit obtained from the relevant council. The registered plumber must obtain a copy and carefully follow the details in the council issued Special Plumbing Permit. A "Certificate of Completion" will be based on surface visual inspection only, to verify the location of the system. All underground plumbing works are the responsibility of the certified plumber.

Copyright: The concepts & information contained in this report are the Copyright of Rock Solid Geotechnics Pty. Ltd.



PETER HOFTO
ROCK SOLID GEOTECHNICS PTY LTD



Sorell Council
Development Application:5.2026.306.1 - Response to Request For Information - 5 Fern Close, Dodges Ferry - P3.pdf
Plan Reference:P3
Date received:10/09/2026

Sorell Council
Development Application:5.2026.306.1 - Response to Request For Information - 5 Fern Close, Dodges Ferry - P3.pdf
Plan Reference:P3
Date received:10/09/2026

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form 55

To: Graham Winstanley *Owner /Agent*

[redacted] *Address*

Suburb/postcode

Qualified person details:

Qualified person: Peter Hofto - Rock Solid Geotechnics P/L

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Qualifications and Insurance details:	BSc (Hons) – Geology / Geophysics PI Insurance – Lloyds Underwriting PL Insurance – CGU Insurance Lt	*(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items*
Speciality area of expertise:	Geotechnical Assessments	*(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)*

Details of work:

Address: 5 Fern Close, Dodges Ferry

Lot No:

Certificate of title No:

The assessable item related to this certificate: Geotechnical Assessment – Foundations

(description of the assessable item being certified)
Assessable item includes –
- *a material;*
- *a design*
- *a form of construction*
- *a document*
- *testing of a component, building system or plumbing system*
- *an inspection, or assessment, performed*

Certificate details:

Certificate type: Geotechnical Assessment

(description from Column 1 of Schedule 1 of the Director's Determination – Certificates by Qualified Persons for Assessable Items n)

This certificate is in relation to the above assessable items, at any stage, as part of – *(tick one)*

☑ building work, plumbing work or plumbing installation or demolition work

OR

☐ a building, temporary structure or plumbing installation

In issuing this certificate the following matters are relevant –

Documents:	
Relevant calculations:	AS2870

References:

Substance of Certificate: *(what it is that is being certified)*

Sorell Council
Development Application:5.2026.306.1 - Response to Request For Information - 5 Fern Close, Dodges Ferry - P3.pdf
Plan Reference:P3
Date received:10/09/2026

Scope and/or Limitations

I certify the matters described in this certificate.

Qualified person:	*Signed:*	*Certificate No:*	*Date:*
		GEOTECH 26-115	24/8/2026

Foundation Maintenance and Footing Performance:
A Homeowner's Guide

CSIRO

BTF 18
replaces
Information
Sheet 10/91

Buildings can and often do move. This movement can be up, down, lateral or rotational. The fundamental cause of movement in buildings can usually be related to one or more problems in the foundation soil. It is important for the homeowner to identify the soil type in order to ascertain the measures that should be put in place in order to ensure that problems in the foundation soil can be prevented, thus protecting against building movement.

This Building Technology File is designed to identify causes of soil-related building movement, and to suggest methods of prevention of resultant cracking in buildings.

Soil Types

The types of soils usually present under the topsoil in land zoned for residential buildings can be split into two approximate groups – granular and clay. Quite often, foundation soil is a mixture of both types. The general problems associated with soils having granular content are usually caused by erosion. Clay soils are subject to saturation and swell/shrink problems.

Classifications for a given area can generally be obtained by application to the local authority, but these are sometimes unreliable and if there is doubt, a geotechnical report should be commissioned. As most buildings suffering movement problems are founded on clay soils, there is an emphasis on classification of soils according to the amount of swell and shrinkage they experience with variations of water content. The table below is Table 2.1 from AS 2870, the Residential Slab and Footing Code.

Causes of Movement

Settlement due to construction

There are two types of settlement that occur as a result of construction:

- Immediate settlement occurs when a building is first placed on its foundation soil, as a result of compaction of the soil under the weight of the structure. The cohesive quality of clay soil mitigates against this, but granular (particularly sandy) soil is susceptible.
- Consolidation settlement is a feature of clay soil and may take place because of the expulsion of moisture from the soil or because of the soil's lack of resistance to local compressive or shear stresses. This will usually take place during the first few months after construction, but has been known to take many years in exceptional cases.

These problems are the province of the builder and should be taken into consideration as part of the preparation of the site for construction. Building Technology File 19 (BTF 19) deals with these problems.

Erosion

All soils are prone to erosion, but sandy soil is particularly susceptible to being washed away. Even clay with a sand component of say 10% or more can suffer from erosion.

Saturation

This is particularly a problem in clay soils. Saturation creates a bog-like suspension of the soil that causes it to lose virtually all of its bearing capacity. To a lesser degree, sand is affected by saturation because saturated sand may undergo a reduction in volume – particularly imported sand fill for bedding and blinding layers. However, this usually occurs as immediate settlement and should normally be the province of the builder.

Seasonal swelling and shrinkage of soil

All clays react to the presence of water by slowly absorbing it, making the soil increase in volume (see table below). The degree of increase varies considerably between different clays, as does the degree of decrease during the subsequent drying out caused by fair weather periods. Because of the low absorption and expulsion rate, this phenomenon will not usually be noticeable unless there are prolonged rainy or dry periods, usually of weeks or months, depending on the land and soil characteristics.

The swelling of soil creates an upward force on the footings of the building, and shrinkage creates subsidence that takes away the support needed by the footing to retain equilibrium.

Shear failure

This phenomenon occurs when the foundation soil does not have sufficient strength to support the weight of the footing. There are two major post-construction causes:

- Significant load increase.
- Reduction of lateral support of the soil under the footing due to erosion or excavation.
- In clay soil, shear failure can be caused by saturation of the soil adjacent to or under the footing.

GENERAL DEFINITIONS OF SITE CLASSES

Class	Foundation
1	Most sand and rock sites with little or no ground movement from moisture changes
S	Slightly reactive clay sites with only slight ground movement from moisture changes
M	Moderately reactive clay or silt sites, which can experience moderate ground movement from moisture changes
H	Highly reactive clay sites, which can experience high ground movement from moisture changes
E	Extremely reactive sites, which can experience extreme ground movement from moisture changes
A to P	Filled sites
P	Sites which include soft soils, such as soft clay or silt or loose sands; landslip; mine subsidence; collapsing soils; soils subject to erosion; reactive sites subject to abnormal moisture conditions or sites which cannot be classified otherwise

Sorell Council
Development Application:5.2026.306.1 - Response to Request For Information - 5 Fern Close, Dodges Ferry - P3.pdf
Plan Reference:P3
Date received:10/09/2026

Tree root growth

Trees and shrubs that are allowed to grow in the vicinity of footings can cause foundation soil movement in two ways:

- Roots that grow under footings may increase in cross-sectional size, exerting upward pressure on footings.
- Roots in the vicinity of footings will absorb much of the moisture in the foundation soil, causing shrinkage or subsidence.

Unevenness of Movement

The types of ground movement described above usually occur unevenly throughout the building's foundation soil. Settlement due to construction tends to be uneven because of:

- Differing compaction of foundation soil prior to construction.
- Differing moisture content of foundation soil prior to construction.

Movement due to non-construction causes is usually more uneven still. Erosion can undermine a footing that traverses the flow or can create the conditions for shear failure by eroding soil adjacent to a footing that runs in the same direction as the flow.

Saturation of clay foundation soil may occur where subfloor walls create a dam that makes water pond. It can also occur wherever there is a source of water near footings in clay soil. This leads to a severe reduction in the strength of the soil which may create local shear failure.

Seasonal swelling and shrinkage of clay soil affects the perimeter of the building first, then gradually spreads to the interior. The swelling process will usually begin at the uphill extreme of the building, or on the weather side where the land is flat. Swelling gradually reaches the interior soil as absorption continues. Shrinkage usually begins where the sun's heat is greatest.

Effects of Uneven Soil Movement on Structures

Erosion and saturation

Erosion removes the support from under footings, tending to create subsidence of the part of the structure under which it occurs. Brickwork walls will resist the stress created by this removal of support by bridging the gap or cantilevering until the bricks or the mortar bedding fail. Older masonry has little resistance. Evidence of failure varies according to circumstances and symptoms may include:

- Step cracking in the mortar beds in the body of the wall or above/below openings such as doors or windows.
- Vertical cracking in the bricks (usually but not necessarily in line with the vertical beds or perpends).

Isolated piers affected by erosion or saturation of foundations will eventually lose contact with the bearers they support and may tilt or fall over. The floors that have lost this support will become bouncy, sometimes rattling ornaments etc.

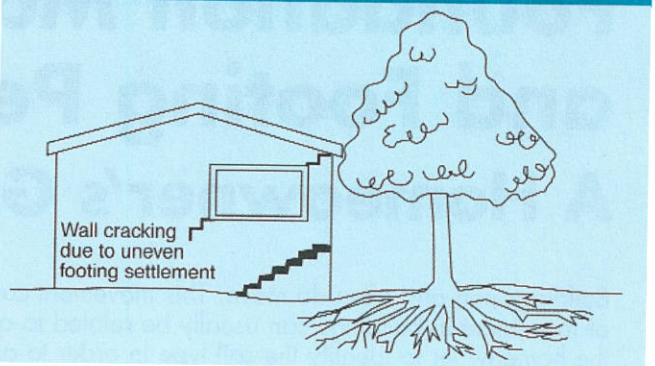
Seasonal swelling/shrinkage in clay

Swelling foundation soil due to rainy periods first lifts the most exposed extremities of the footing system, then the remainder of the perimeter footings while gradually permeating inside the building footprint to lift internal footings. This swelling first tends to create a dish effect, because the external footings are pushed higher than the internal ones.

The first noticeable symptom may be that the floor appears slightly dished. This is often accompanied by some doors binding on the floor or the door head, together with some cracking of cornice mitres. In buildings with timber flooring supported by bearers and joists, the floor can be bouncy. Externally there may be visible dishing of the hip or ridge lines.

As the moisture absorption process completes its journey to the innermost areas of the building, the internal footings will rise. If the spread of moisture is roughly even, it may be that the symptoms will temporarily disappear, but it is more likely that swelling will be uneven, creating a difference rather than a disappearance in symptoms. In buildings with timber flooring supported by bearers and joists, the isolated piers will rise more easily than the strip footings or piers under walls, creating noticeable doming of flooring.

Trees can cause shrinkage and damage



As the weather pattern changes and the soil begins to dry out, the external footings will be first affected, beginning with the locations where the sun's effect is strongest. This has the effect of lowering the external footings. The doming is accentuated and cracking reduces or disappears where it occurred because of dishing, but other cracks open up. The roof lines may become convex.

Doming and dishing are also affected by weather in other ways. In areas where warm, wet summers and cooler dry winters prevail, water migration tends to be toward the interior and doming will be accentuated, whereas where summers are dry and winters are cold and wet, migration tends to be toward the exterior and the underlying propensity is toward dishing.

Movement caused by tree roots

In general, growing roots will exert an upward pressure on footings, whereas soil subject to drying because of tree or shrub roots will tend to remove support from under footings by inducing shrinkage.

Complications caused by the structure itself

Most forces that the soil causes to be exerted on structures are vertical – i.e. either up or down. However, because these forces are seldom spread evenly around the footings, and because the building resists uneven movement because of its rigidity, forces are exerted from one part of the building to another. The net result of all these forces is usually rotational. This resultant force often complicates the diagnosis because the visible symptoms do not simply reflect the original cause. A common symptom is binding of doors on the vertical member of the frame.

Effects on full masonry structures

Brickwork will resist cracking where it can. It will attempt to span areas that lose support because of subsided foundations or raised points. It is therefore usual to see cracking at weak points, such as openings for windows or doors.

In the event of construction settlement, cracking will usually remain unchanged after the process of settlement has ceased.

With local shear or erosion, cracking will usually continue to develop until the original cause has been remedied, or until the subsidence has completely neutralised the affected portion of footing and the structure has stabilised on other footings that remain effective.

In the case of swell/shrink effects, the brickwork will in some cases return to its original position after completion of a cycle, however it is more likely that the rotational effect will not be exactly reversed, and it is also usual that brickwork will settle in its new position and will resist the forces trying to return it to its original position. This means that in a case where swelling takes place after construction and cracking occurs, the cracking is likely to at least partly remain after the shrink segment of the cycle is complete. Thus, each time the cycle is repeated, the likelihood is that the cracking will become wider until the sections of brickwork become virtually independent.

With repeated cycles, once the cracking is established, if there is no other complication, it is normal for the incidence of cracking to stabilise, as the building has the articulation it needs to cope with the problem. This is by no means always the case, however, and monitoring of cracks in walls and floors should always be treated seriously.

Upheaval caused by growth of tree roots under footings is not a simple vertical shear stress. There is a tendency for the root to also exert lateral forces that attempt to separate sections of brickwork after initial cracking has occurred.

Sorell Council
Development Application:5.2026.306.1 - Response to Request For Information - 5 Fern Close, Dodges Ferry - P3.pdf
Plan Reference:P3
Date received:10/09/2026

The normal structural arrangement is that the inner leaf of brickwork in the external walls and at least some of the internal walls (depending on the roof type) comprise the load-bearing structure on which any upper floors, ceilings and the roof are supported. In these cases, it is internally visible cracking that should be the main focus of attention, however there are a few examples of dwellings whose external leaf of masonry plays some supporting role, so this should be checked if there is any doubt. In any case, externally visible cracking is important as a guide to stresses on the structure generally, and it should also be remembered that the external walls must be capable of supporting themselves.

Effects on framed structures

Timber or steel framed buildings are less likely to exhibit cracking due to swell/shrink than masonry buildings because of their flexibility. Also, the doming/dishing effects tend to be lower because of the lighter weight of walls. The main risks to framed buildings are encountered because of the isolated pier footings used under walls. Where erosion or saturation cause a footing to fall away, this can double the span which a wall must bridge. This additional stress can create cracking in wall linings, particularly where there is a weak point in the structure caused by a door or window opening. It is, however, unlikely that framed structures will be so stressed as to suffer serious damage without first exhibiting some or all of the above symptoms for a considerable period. The same warning period should apply in the case of upheaval. It should be noted, however, that where framed buildings are supported by strip footings there is only one leaf of brickwork and therefore the externally visible walls are the supporting structure for the building. In this case, the subfloor masonry walls can be expected to behave as full brickwork walls.

Effects on brick veneer structures

Because the load-bearing structure of a brick veneer building is the frame that makes up the interior leaf of the external walls plus perhaps the internal walls, depending on the type of roof, the building can be expected to behave as a framed structure, except that the external masonry will behave in a similar way to the external leaf of a full masonry structure.

Sorell Council
Development Application:5.2026.306.1 - Response to Request For Information - 5 Fern Close, Dodges Ferry - P3.pdf
Plan Reference:P3
Date received:10/09/2026

Water Service and Drainage

Where a water service pipe, a sewer or stormwater drainage pipe is in the vicinity of a building, a water leak can cause erosion, swelling or saturation of susceptible soil. Even a minuscule leak can be enough to saturate a clay foundation. A leaking tap near a building can have the same effect. In addition, trenches containing pipes can become watercourses even though backfilled, particularly where broken rubble is used as fill. Water that runs along these trenches can be responsible for serious erosion, interstrata seepage into subfloor areas and saturation.

Pipe leakage and trench water flows also encourage tree and shrub roots to the source of water, complicating and exacerbating the problem.
Poor roof plumbing can result in large volumes of rainwater being concentrated in a small area of soil:

- Incorrect falls in roof guttering may result in overflows, as may gutters blocked with leaves etc.
- Corroded guttering or downpipes can spill water to ground.
- Downpipes not positively connected to a proper stormwater collection system will direct a concentration of water to soil that is directly adjacent to footings, sometimes causing large-scale problems such as erosion, saturation and migration of water under the building.

Seriousness of Cracking

In general, most cracking found in masonry walls is a cosmetic nuisance only and can be kept in repair or even ignored. The table below is a reproduction of Table C1 of AS 2870.

AS 2870 also publishes figures relating to cracking in concrete floors, however because wall cracking will usually reach the critical point significantly earlier than cracking in slabs, this table is not reproduced here.

Prevention/Cure

Plumbing

Where building movement is caused by water service, roof plumbing, sewer or stormwater failure, the remedy is to repair the problem. It is prudent, however, to consider also rerouting pipes away from the building where possible, and relocating taps to positions where any leakage will not direct water to the building vicinity. Even where gully traps are present, there is sometimes sufficient spill to create erosion or saturation, particularly in modern installations using smaller diameter PVC fixtures. Indeed, some gully traps are not situated directly under the taps that are installed to charge them, with the result that water from the tap may enter the backfilled trench that houses the sewer piping. If the trench has been poorly backfilled, the water will either pond or flow along the bottom of the trench. As these trenches usually run alongside the footings and can be at a similar depth, it is not hard to see how any water that is thus directed into a trench can easily affect the foundation's ability to support footings or even gain entry to the subfloor area.

Ground drainage

In all soils there is the capacity for water to travel on the surface and below it. Surface water flows can be established by inspection during and after heavy or prolonged rain. If necessary, a grated drain system connected to the stormwater collection system is usually an easy solution.

It is, however, sometimes necessary when attempting to prevent water migration that testing be carried out to establish watertable height and subsoil water flows. This subject is referred to in BTF 19 and may properly be regarded as an area for an expert consultant.

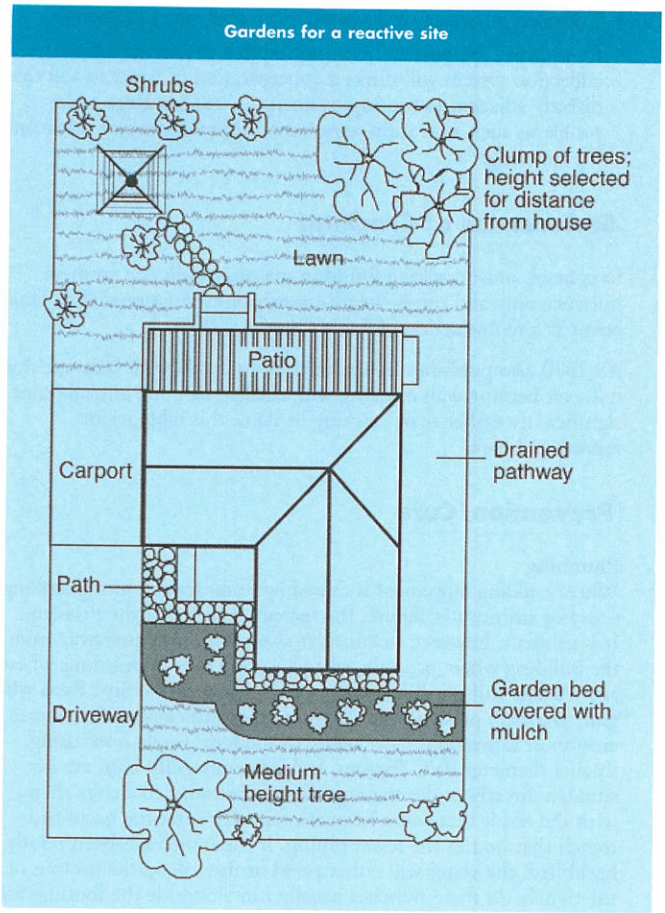
Protection of the building perimeter

It is essential to remember that the soil that affects footings extends well beyond the actual building line. Watering of garden plants, shrubs and trees causes some of the most serious water problems.

For this reason, particularly where problems exist or are likely to occur, it is recommended that an apron of paving be installed around as much of the building perimeter as necessary. This paving

CLASSIFICATION OF DAMAGE WITH REFERENCE TO WALLS

Description of typical damage and required repair	Approximate crack width limit (see Note 3)	Damage category
Hairline cracks	<0.1 mm	0
Fine cracks which do not need repair	<1 mm	1
Cracks noticeable but easily filled. Doors and windows stick slightly	<5 mm	2
Cracks can be repaired and possibly a small amount of wall will need to be replaced. Doors and windows stick. Service pipes can fracture. Weathertightness often impaired	5–15 mm (or a number of cracks 3 mm or more in one group)	3
Extensive repair work involving breaking-out and replacing sections of walls, especially over doors and windows. Window and door frames distort. Walls lean or bulge noticeably, some loss of bearing in beams. Service pipes disrupted	15–25 mm but also depend on number of cracks	4



should extend outwards a minimum of 900 mm (more in highly reactive soil) and should have a minimum fall away from the building of 1:60. The finished paving should be no less than 100 mm below brick vent bases.

It is prudent to relocate drainage pipes away from this paving, if possible, to avoid complications from future leakage. If this is not practical, earthenware pipes should be replaced by PVC and backfilling should be of the same soil type as the surrounding soil and compacted to the same density.

Except in areas where freezing of water is an issue, it is wise to remove taps in the building area and relocate them well away from the building – preferably not uphill from it (see BTF 19).

It may be desirable to install a grated drain at the outside edge of the paving on the uphill side of the building. If subsoil drainage is needed this can be installed under the surface drain.

Condensation

In buildings with a subfloor void such as where bearers and joists support flooring, insufficient ventilation creates ideal conditions for condensation, particularly where there is little clearance between the floor and the ground. Condensation adds to the moisture already present in the subfloor and significantly slows the process of drying out. Installation of an adequate subfloor ventilation system, either natural or mechanical, is desirable.

Warning: Although this Building Technology File deals with cracking in buildings, it should be said that subfloor moisture can result in the development of other problems, notably:

- Water that is transmitted into masonry, metal or timber building elements causes damage and/or decay to those elements.
- High subfloor humidity and moisture content create an ideal environment for various pests, including termites and spiders.
- Where high moisture levels are transmitted to the flooring and walls, an increase in the dust mite count can ensue within the living areas. Dust mites, as well as dampness in general, can be a health hazard to inhabitants, particularly those who are abnormally susceptible to respiratory ailments.

The garden

The ideal vegetation layout is to have lawn or plants that require only light watering immediately adjacent to the drainage or paving edge, then more demanding plants, shrubs and trees spread out in that order.

Overwatering due to misuse of automatic watering systems is a common cause of saturation and water migration under footings. If it is necessary to use these systems, it is important to remove garden beds to a completely safe distance from buildings.

Existing trees

Where a tree is causing a problem of soil drying or there is the existence or threat of upheaval of footings, if the offending roots are subsidiary and their removal will not significantly damage the tree, they should be severed and a concrete or metal barrier placed vertically in the soil to prevent future root growth in the direction of the building. If it is not possible to remove the relevant roots without damage to the tree, an application to remove the tree should be made to the local authority. A prudent plan is to transplant likely offenders before they become a problem.

Information on trees, plants and shrubs

State departments overseeing agriculture can give information regarding root patterns, volume of water needed and safe distance from buildings of most species. Botanic gardens are also sources of information. For information on plant roots and drains, see Building Technology File 17.

Excavation

Excavation around footings must be properly engineered. Soil supporting footings can only be safely excavated at an angle that allows the soil under the footing to remain stable. This angle is called the angle of repose (or friction) and varies significantly between soil types and conditions. Removal of soil within the angle of repose will cause subsidence.

Remediation

Where erosion has occurred that has washed away soil adjacent to footings, soil of the same classification should be introduced and compacted to the same density. Where footings have been undermined, augmentation or other specialist work may be required. Remediation of footings and foundations is generally the realm of a specialist consultant.

Where isolated footings rise and fall because of swell/shrink effect, the homeowner may be tempted to alleviate floor bounce by filling the gap that has appeared between the bearer and the pier with blocking. The danger here is that when the next swell segment of the cycle occurs, the extra blocking will push the floor up into an accentuated dome and may also cause local shear failure in the soil. If it is necessary to use blocking, it should be by a pair of fine wedges and monitoring should be carried out fortnightly.

This BTF was prepared by John Lewer FAIB, MIAMA, Partner, Construction Diagnosis.

The information in this and other issues in the series was derived from various sources and was believed to be correct when published.

The information is advisory. It is provided in good faith and not claimed to be an exhaustive treatment of the relevant subject.

Further professional advice needs to be obtained before taking any action based on the information provided.

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Development Application:5.2026.306.1 - Response to Request For Information - 5 Fern Close, Dodges Ferry - P3.pdf

Plan Reference:P3

Date received:10/09/2026

Sorell Council
Development Application:5.2026.306.1 - Response to Request For Information - 5 Fern Close, Dodges Ferry - P3.pdf
Plan Reference:P3
Date received:10/09/2026

APPENDIX 3

ONSITE WASTEWATER ASSESSMENT / SYSTEM DESIGN – 5 Fern Close, Dodges Ferry

Below find the assessment to determine of the type and size of wastewater treatment system, and the allocation of a Land Application Area (LAA) for a future 2-bedroom dwelling at 5 Fern Close, Dodges Ferry (Figure 1). This assessment should be read in conjunction with Site & Soil Evaluation Report (GEOTECH 26-115) - enclosed.

Land in the northwestern corner of the block was assessed for onsite wastewater suitability. This area slopes to the west at 1-2 degrees. The site is covered in grass and minor reeds, and is devoid of trees. Test Holes #3 (Plate 3) encountered;

0.00 – 0.20m	SAND: fine grained, brownish grey, rootlets – TOPSOIL
0.20 – 1.55m	SAND: fine grained, light grey, dry
1.55 – 2.10m	clayey SAND: fine to medium grained, 20% clay, light brown / brown, moist
2.10m+	Hole terminated at required depths at 2.10m.

Groundwater was not encountered in any of the test holes.

The site is classified as Class 1 (SAND) over BEDROCK with an Indicative Permeability of 1.5m/d and a Design Loading Rate (DLR) of 20mm/day (Primary Treated Effluent).

Plate 3 – looking to the northwest – Test Hole #3.



Sorell Council
Development Application:5.2026.306.1 - Response to Request For Information - 5 Fern Close, Dodges Ferry - P3.pdf
Plan Reference:P3
Date received:10/09/2026

COMPLIANCE WITH THE DIRECTOR'S GUIDELINES FOR ONSITE WASTEWATER SYSTEMS

Compliance Table Directors Guidelines for OSWM		
Acceptable Solutions	Performance Criteria	Compliance achieved by
7. Standards for Wastewater Land Application Areas		
A1 Horizontal separation distance from a building to a LAA must comply with one of the following: a) be no less than 6m; b) be no less than: (i) 3m from an upslope boundary or level building; (ii) If primary treated effluent to be no less than 4m plus 1m for every degree of average gradient from a downslope building; (iii) If secondary treated effluent and subsurface application, no less than 2m plus 0.25m for every degree of average gradient from a downslope building.	P1 The LAA is located so that the risk of wastewater reducing the bearing capacity of a building's foundations is acceptably low.	Complies with A1 LAA > 6m from any building.
A2 Horizontal separation distance from downslope surface water to a LAA must comply with (a) or (b) (a) be no less than 100m; or (b) be no less than the following: (i) if primary treated effluent 15m plus 7m for every degree of average gradient to downslope surface water; or (ii) if secondary treated effluent and subsurface application, 15m plus 2m for every degree of average gradient to down slope surface water.	P2 Horizontal separation distance from downslope surface water to a LAA must comply with all of the following: a) Setbacks must be consistent with AS/NZS 1547 Appendix R; b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	Complies with A2 LAA > 100m from downslope surface water.
A3 Horizontal separation distance from a property boundary to a LAA must comply with either of the following: (a) be no less than 40m from a property boundary; or (b) be no less than: (i) 1.5m from an upslope or level property boundary; & (ii) If primary treated effluent 2m for every degree of average gradient from a downslope property boundary; or (iii) If secondary treated effluent and subsurface application, 1.5m plus 1m for every degree of average gradient from a downslope property boundary.	P3 Horizontal separation distance from a property boundary to a LAA must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	Complies with A3 LAA >1.5m from upslope and side-slope property boundaries. 2° Slope to lower-slope (western) property boundary. Setback required; 2m x 2° = 4m
A4 Horizontal separation distance from a downslope bore, well or similar water supply to a LAA must be no less than 50m and not be within the zone of influence of the bore whether up or down gradient.	P4 Horizontal separation distance from a downslope bore, well or similar water supply to a LAA must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 demonstrates that the risk is acceptable.	Complies with A4 No known potable bores in this area.

A5 Vertical separation distance between groundwater & a LAA must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.6m if secondary treated effluent	P5 Vertical separation distance between groundwater and a LAA must comply with the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 that demonstrates that the risk is acceptable.	Complies with A5 Groundwater not encountered.
A6 Vertical separation distance between a limiting layer & a LAA must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.5m if secondary treated effluent.	P6 Vertical setback must be consistent with AS/NZS1547 Appendix R.	Complies with A6 Limiting layer not encountered1
A7 Nil	P7 A wastewater treatment unit must be located a sufficient distance from buildings or neighbouring properties so that emissions (odour, noise or aerosols) from the unit do not create an environmental nuisance to the residents of those properties.	Complies with P7

WASTEWATER SYSTEM DESIGN:

It is proposed to collect all the residential wastewater (black and greywater) in a 3000 litre (minimum), dual purpose, septic tank (fitted with an outlet filter). The effluent leaving the septic tank will gravity into two absorption trenches via a distribution box.

The distribution box should be solidly founded on a 300mm deep bed of compacted FCR, and should be securely held in level position with a concrete plinth. The distribution box should be fitted with AES 'Speed Levellers' to attain equal distribution of effluent to the trenches (Appendix 6).

The size of the absorption trenches is conditional on the wastewater load entering the system and the permeability of the site.

- 2-bedroom dwelling — 4 people design loading
- Tank water — 120 litres/person/day
- Design Loading Rate (DLR) — 20mm/day (Primary treated effluent)
- Wastewater Flow Rate — 4 x 120 = 480 litres / day
- DLR — 20 litres / m^2 / day
- Basal Area of absorption trenches — 480 / 20 = 24m^2

It is proposed to construct two 12m long x 1m wide trenches.

The LAA can be used for light foot traffic, but should not be driven on or used for any purpose that could damage the subsurface pipework.

Sorell Council
Development Application:5.2026.306.1 - Response to Request For Information - 5 Fern Close, Dodges Ferry - P3.pdf
Plan Reference:P3
Date received:10/09/2026

Sorell Council
Development Application:5.2026.306.1 - Response to Request For Information - 5 Fern Close, Dodges Ferry - P3.pdf
Plan Reference:P3
Date received:10/09/2026

CONSTRUCTION AND INSTALLATION NOTES FOR THE ABSORPTION TRENCHES:

- The area designated for the trenches should be marked on the ground, and stripped of vegetation.
- The trenches should be dug to a minimum depth of 450mm, and the base flattened.
- Place 100mm thickness of 12-25mm diameter distribution aggregate on the base layer and flatten.
- Place slotted (at 4 & 8 O'clock)100mm PVC pipe on the aggregate and level.
- Add inspection risers and screw caps at the end of each run of 100mm pipe.
- Cover the 100mm PVC pipe with 50mm of distribution aggregate.
- Cover with geotextile fabric.
- Topsoil / sand should be added to cover the geotextile fabric and blend the top surface of the area with the natural ground level.

A cutoff drain will not be required.

There is sufficient available land for reserve trenches if required in the future.

Peter Hofto
Rock Solid Geotechnics Pty Ltd

Sorell Council
Development Application:5.2026.306.1 - Response to Request For Information - 5 Fern Close, Dodges Ferry - P3.pdf
Plan Reference:P3
Date received:10/09/2026

SITE AND SOIL EVALUATION REPORT

Soil Category: (as stated in AS/NZS 1547-2000) **1,**...2,...3,...4,...5,...**6**	Modified Emerson Test Required: No If Yes, Emerson Class No. ....
Measured or Estimated Soil Permeability (m/d):	1.5m/d
Design Loading Rate: (mm/d)	20 mm/day
Geology:	Triassic sediments.

Slope:	1-2 degrees to the west
Drainage lines / water courses:	Nil
Vegetation:	Grass, minor reeds
Site History: (land use)	Vacant block
Aspect:	West
Pre-dominant wind direction:	Northwest to southwest
Site Stability: Will on-site wastewater disposal affect site stability?	No
Is geological advice required?	No
Drainage/Groundwater:	Not encountered
Depth to seasonal groundwater (m):	Not Encountered
Are surface or sub-surface drains required upslope of the land application area	No
Water Supply:	
☑ Rainwater Tanks	
Date of Site Evaluation:	21/8/2026
Weather Conditions:	Fine

Sorell Council
Development Application:5.2026.306.1 - Response to Request For Information - 5 Fern Close, Dodges Ferry - P3.pdf
Plan Reference:P3
Date received:10/09/2026

ROCK SOLID GEOTECHNICS PTY LTD
Peter Hofto
163 Orielton Rd
Orielton
TAS 7172
0417960769
peter@rocksolidgeotechnics.com.au

Graham Winstanley
[redacted]

24/8/2026

Loading Certificate for Onsite Wastewater System - 5 Fern Close, Dodges Ferry

1 System Capacity:

- (medium/long term) — 2-bedroom dwelling, 4 persons, 480 litres/day

2 Design Criteria Summary:

- Primary Treated Effluent — 3000 litre (minimum) dual-purpose septic tank.
- Soil Category — Class 1 SAND
- Land Application System — Absorption Trenches (2 x 12m long and 1.0m wide)

3 Reserve Area:

- Suitable available reserve area.

4 Variation from design flows etc:

- The system should successfully assimilate additional peak loadings which may result from occasional social gatherings if this does not exceed use by more than 8 persons in a 24-hour period or more than 2 temporary resident visitors (ie. up to 6 persons total) for a period not exceeding 4 days. Visitors should be advised of the requirement to minimise time spent in showers, not running taps whilst cleaning teeth, and other common sense water conservation measures.

5 Consequences of overloading the system:

- Long term use by more than 4 residents or equivalent may result in overloading of the system, surfacing of effluent, public and environmental health nuisances, pollution of surface water etc.

6 Consequences of under-loading the system:

- Nil.

7 Consequences of lack of operation, maintenance and monitoring attention:

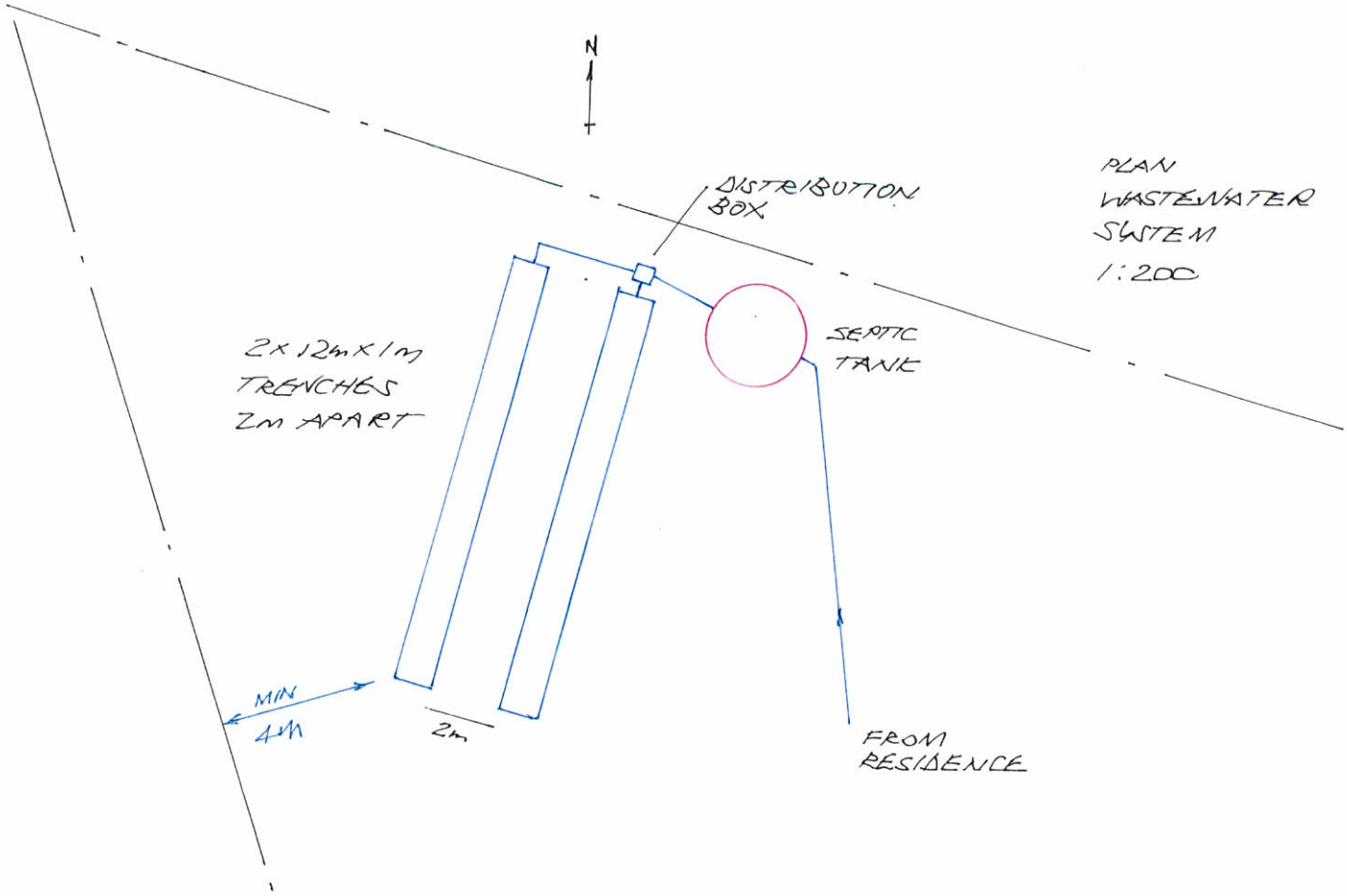
- The septic tank should be pumped at least every 3 years. The outlet filter should be cleaned every 6 months.

Peter Hofto
Rock Solid Geotechnics Pty Ltd

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Development Application:5.2026.306.1 - Response to Request For Information - 5 Fern Close, Dodges Ferry - P3.pdf
Plan Reference:P3
Date received:10/09/2026



GDA94 MGA55 : 551005E, 5254498N 1:425 **Disclaimer and Copyright Notice**



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Development Application:5.2026.306.1 - Response to Request For Information - 5 Fern Close, Dodges Ferry - P3.pdf
Plan Reference:P3
Date received:10/09/2026

ABSORPTION TRENCH

CROSS - SECTION

SCALE 1:10



CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Sorell Council
Development Application:5.2026.306.1 - Response to Request For Information - 5 Fern Close, Dodges Ferry - P3.pdf
Plan Reference:P3
Date received:10/09/2026

To: Graham Winstanley *Owner name*

[redacted] *Address*

Suburb/postcode

Form 35

Designer details:

Name:	Peter Hofto	Category:	Building Services Designer Hydraulic - Restricted
Business name:	Rock Solid Geotechnics P/L	Phone No:	0417960769
Business address:	163 Orielton Road		
	Orielton 7172	Fax No:	
Licence No:	CC6159I	Email address:	peter@rocksolidgeotechnics.com.au

Details of the proposed work:

Owner/Applicant	Graham Winstanley	Designer's project reference No.	GEOTECH 26-115
Address:	5 Fern Close, Dodges Ferry	Lot No:	

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

Description of work:

ONSITE WASTEWATER MANAGEMENT SYSTEM

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

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

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

Deemed-to-Satisfy: X | Performance Solution: *(X the appropriate box)*

Other details:

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers:	Prepared by: ROCK SOLID GEOTECHNICS	Date: 24/8/2026
Schedules:	Prepared by:	Date:
Specifications:	Prepared by: ROCK SOLID GEOTECHNICS	Date: 24/8/2026
Computations:	Prepared by: ROCK SOLID GEOTECHNICS	Date: 24/8/2026
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by:	Date:

Standards, codes or guidelines relied on in design process:

AS 1547:2021 On-site domestic wastewater management

Director's Guidelines for Onsite Wastewater Management

Any other relevant documentation:

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Development Application:5.2026.306.1 - Response to Request For Information - 5 Fern Close, Dodges Ferry - P3.pdf
Plan Reference:P3
Date received:10/09/2026

Attribution as designer:

I Peter Hofto – ROCK SOLID GEOTECHNICS P/L ..... am responsible for the design of that part of the work as described in this certificate;

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

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

	Name: (print)	*Signed*	*Date*
Designer:	Peter Hofto		24/8/2026
Licence No:	CC6159I		

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.

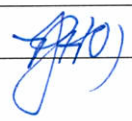
I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

- [x] The works will not increase the demand for water supplied by TasWater
- [x] 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
- [x] The works will not require a new connection, or a modification to an existing connection, to be made to TasWater's infrastructure
- [x] The works will not damage or interfere with TasWater's works
- [x] The works will not adversely affect TasWater's operations
- [x] The works are not within 2m of TasWater's infrastructure and are outside any TasWater easement
- [x] I have checked the LISTMap to confirm the location of TasWater infrastructure
- [x] 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 .....Peter Hofto – ROCK SOLID GEOTECHNICS P/L..... being responsible for the proposed work, am satisfied that the works described above are not Certifiable Works, as defined within the *Water and Sewerage Industry Act 2008,* that I have answered the above questions with all due diligence and have read and understood the Guidelines for TasWater CCW Assessments.

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

	Name: (print)	*Signed*	*Date*
Designer:	Peter Hofto		24/8/2026

Sorell Council
Development Application:5.2026.306.1 - Response to Request For Information - 5 Fern Close, Dodges Ferry - P3.pdf
Plan Reference:P3
Date received:10/09/2026

Sorell Council
Development Application:5.2026.306.1 - Response to Request For Information - 5 Fern Close, Dodges Ferry - P3.pdf
Plan Reference:P3
Date received:10/09/2026

ADVANCED ENVIRO-SEPTIC™
"Always The First Option"

AES Speed Levelers

There Is No Faster, Easier, Better, Or More Economical Way To Equalize Distribution Box Flow



There's no need to dig up and relevel tilted distributions boxes. Or to struggle with makeshift pipe dams. Now, with Tuf-Tite Speed Levelers, you can do the job in a fraction of the time, for a fraction of the cost.

For 3" or 4" PVC pipes

Speed Levelers are precision engineered to fit commonly used Schedule 40 Thick-Wall, SDR 35 (3034), and 2729 Thin-Wall PVC pipes. Simply press the Levelers into the pipe ends. They fit water-tight. No tools are necessary.

Non-corrosive Polyethylene

Tuf-Tite Speed Levelers are molded of specially formulated

Products
AES Pipe
AES Speed Levelers
Coupling
Offset Adaptor
Oxygen Demand Vent
Spec-Check ™

CHANKAR ENVIRONMENTAL PTY LTD

Unit 4/100 RENE STREET, NOOSAVILLE QLD 4566

Phone: (07) 5474 4055

polyethylene that is highly chemical resistant. They are actually more corrosion resistant than the PVC pipe in which they're used.

Fax: (07) 5335 1691

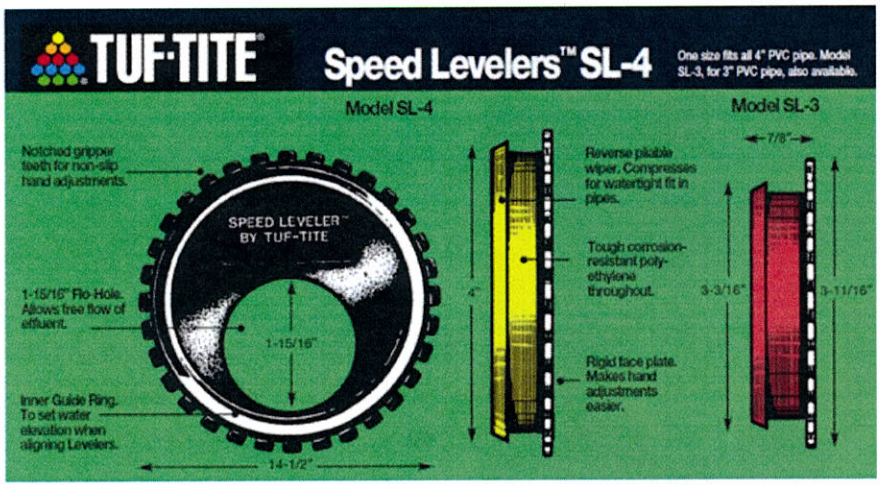
They're hand-adjustable

Easily rotate Speed Levelers by hand. The Flo-Hole can be positioned to admit effluent at the precise level you desire. The range of settings is infinitely variable. And Levelers can be reset easily, anytime.

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Development Application:5.2026.306.1 - Response to Request For Information - 5 Fern Close, Dodges Ferry - P3.pdf
Plan Reference:P3
Date received:10/09/2026

Tested. Proved. Preferred

Test after test show that Tuf-Tite Speed Levelers significantly improve distribution in gravity-flow septic systems. There simply is no other way this can be accomplished as effectively, quickly, easily, or economically



HOW TO SET SPEED LEVELERS

1. Insert a Speed Leveler into each outlet pipe inside the Distribution Box. Rotate each Leveler until the Flo-Hole is at the 12 o'clock position.
2. Start filling the Distribution Box with water. Stop when the water level touches the "Inner Guide Ring" of the highest Speed Leveler.
3. Rotate all the Speed Levelers until each of the Flo-Holes is aligned just above the water level. Slowly add more water to see if it enters all the Flo-Holes simultaneously. Make fine-tune adjustments if necessary.
4. You can alternate fields, or rest failed lines anytime. Simply rotate the Leveler on the appropriate pipe until the Flo-Hole is at the 12 o'clock position to stop the flow.

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) AS/NZS 1170.1:2002(+A2) AS/NZS 1170.2:2021
Cold formed Steel member standard	AS/NZS 4600:2018

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

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

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

3.0 Design Criteria

Building class	10a
Building Importance level	2
Wind region	A4
Terrain category	2.91
Topographic multiplier	1
Shielding multiplier	1
Ultimate design wind speed	37.7 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/NZS 4671:2019.

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

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

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

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

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

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

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

8.0 Anchor Bolts

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

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

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

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

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

9.0 Light Gauge Cold-formed Steel

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

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

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

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

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

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

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

10.0 Roof & Wall Sheeting

10.1 Roof & wall sheeting shall comply with AS 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

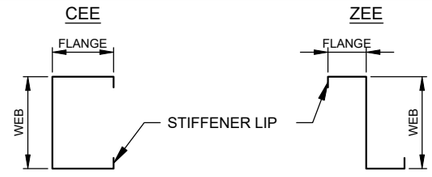
11.1 Wind-locked roller doors are assumed to remain in-place and resist the ultimate limit state wind loading except for in cyclonic regions

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)

COMPONENT DIAGRAM



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

Sorell Council
Development Application: 5.2026.306.1 - Development Application - 5 Fern Close, Dodges Ferry - P1.pdf
Plans Reference:P1
Date Received:3/09/2026

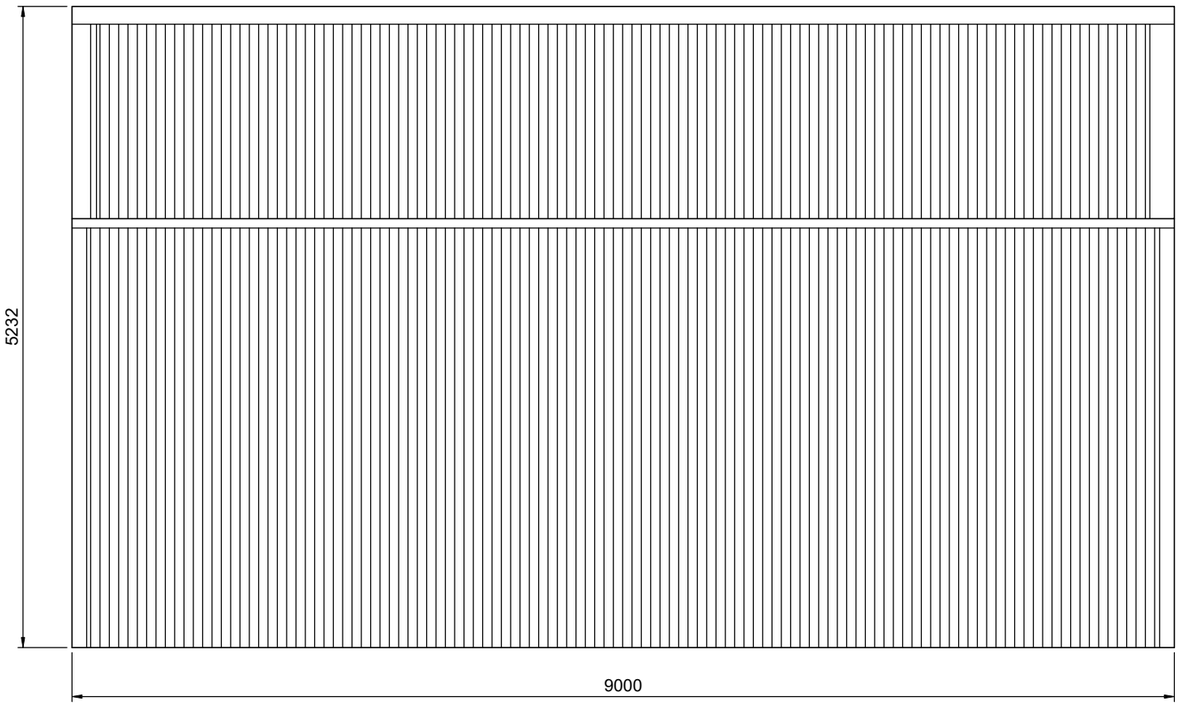
REV	DATE	DESCRIPTION
A	19-08-2026	-

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

VENN ENGINEERING
PO Box 3084
THIRROUL NSW 2515
sheds@venn.engineering
ABN 39 626 802 257
Signed ..... Date 19-08-2026
Grant J Wood MIEAust CPEng NER RPEQ
Registered EA Chartered Professional Engineer (No. 2383009)
Registered Professional Engineer QLD (No. 14384)
Registered Civil Engineer Building Practitioner VIC (No. PE0002499)
Registered Certifying Engineer (structural) NT (No. 306371ES)
Building Services Provider (Engineer Civil) TAS (No. 690930425)

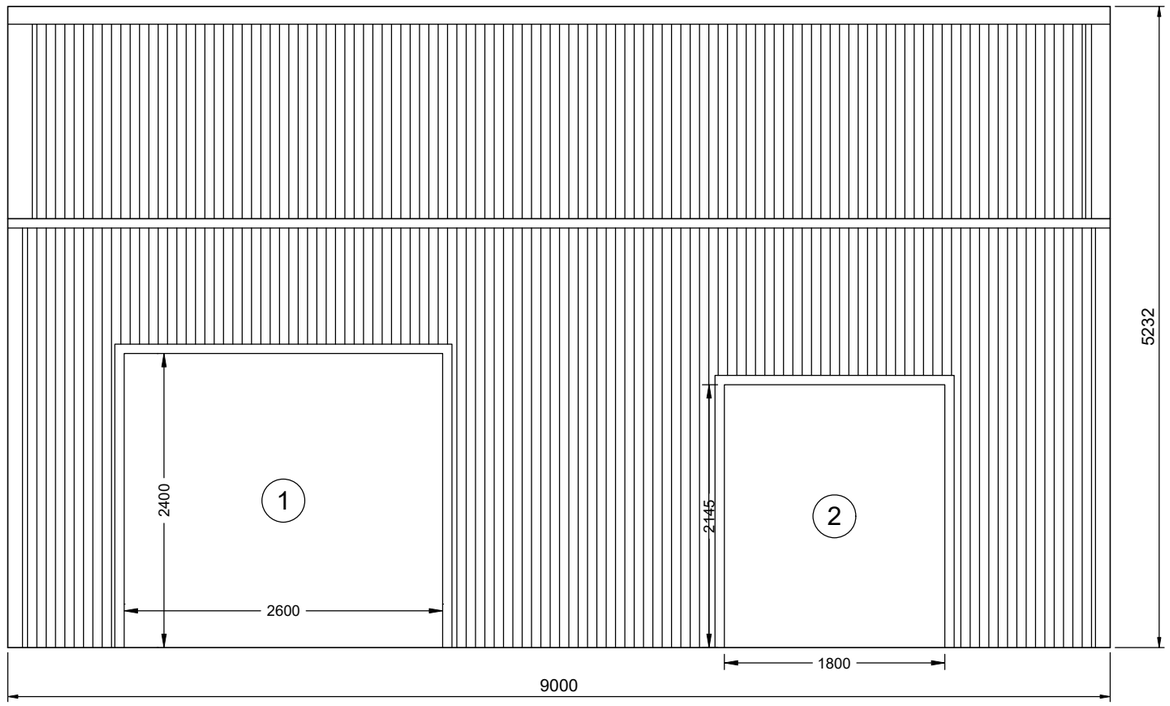
Customer Name: Graham Winstanley
Site Address: 5 Fern Close
Dodges Ferry,
TAS, 7173

DATE 19-08-2026
JOB NO. HGOR1050750680
SHEET 1 of 14



1/2 SIDEWALL A BUILDING ELEVATION

SCALE: 1:50



2/2 SIDEWALL B BUILDING ELEVATION

SCALE: 1:50

Sorell Council
Development Application: 5.2026.306.1 - Development Application - 5 Fern Close, Dodges Ferry - P1.pdf
Plans Reference:P1
Date Received:3/09/2026

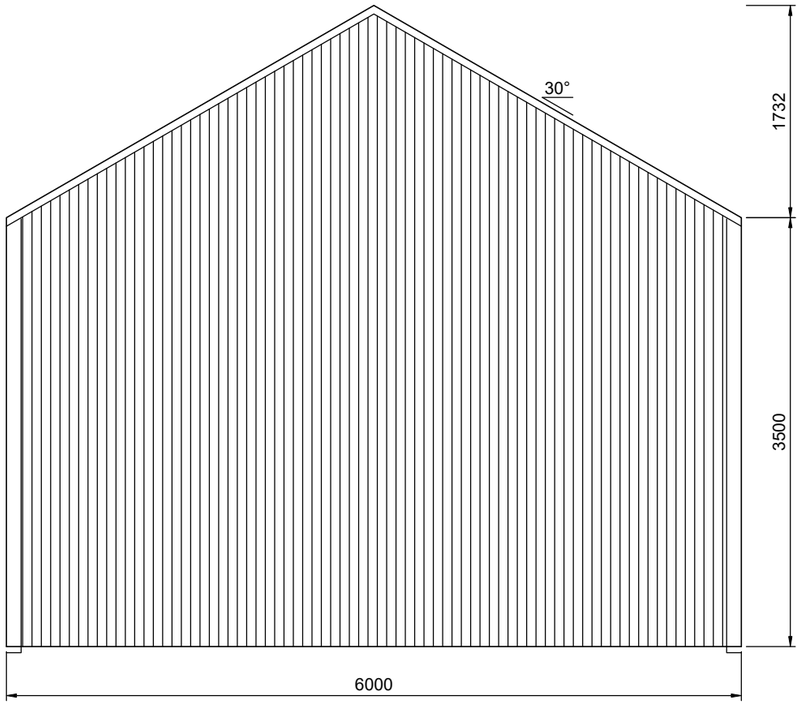
REV	DATE	DESCRIPTION
A	19-08-2026	-

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

VENN ENGINEERING
PO Box 3084
THIRROUL NSW 2515
sheds@venn.engineering
ABN 39 626 802 257
Signed ..... Date 19-08-2026
Grant J Wood MIEAust CPEng NER RPEQ
Registered EA Chartered Professional Engineer (No. 2383009)
Registered Professional Engineer QLD (No. 14384)
Registered Civil Engineer Building Practitioner VIC (No. PE0002499)
Registered Certifying Engineer (structural) NT (No. 306371ES)
Building Services Provider (Engineer Civil) TAS (No. 690930425)

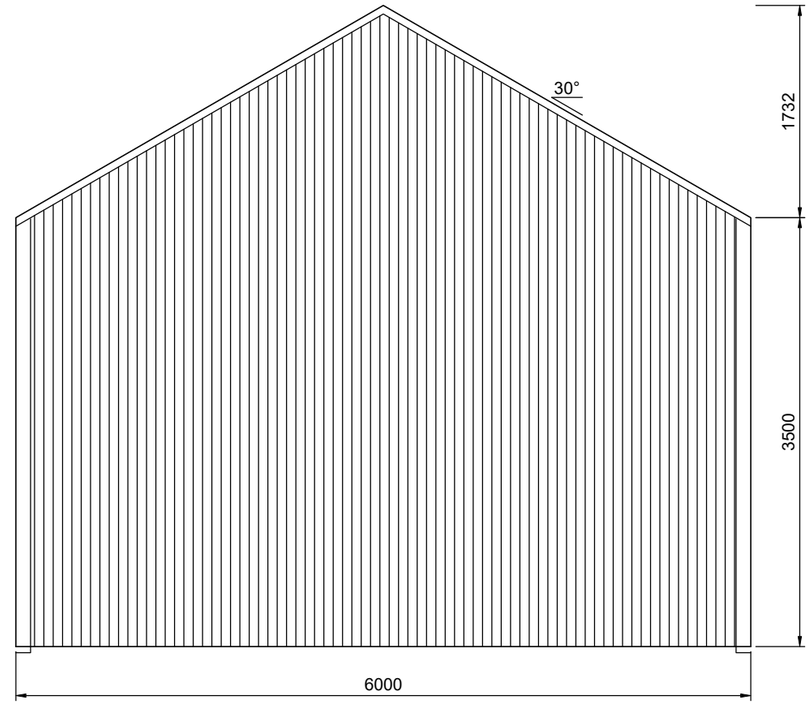
Customer Name: Graham Winstanley
Site Address: 5 Fern Close
Dodges Ferry,
TAS, 7173

DATE 19-08-2026
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SHEET 2 of 14



2/3 FRONT BUILDING ELEVATION

SCALE: 1:50



1/3 REAR BUILDING ELEVATION

SCALE: 1:50

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Development Application: 5.2026.306.1 - Development Application - 5 Fern Close, Dodges Ferry - P1.pdf
Plans Reference:P1
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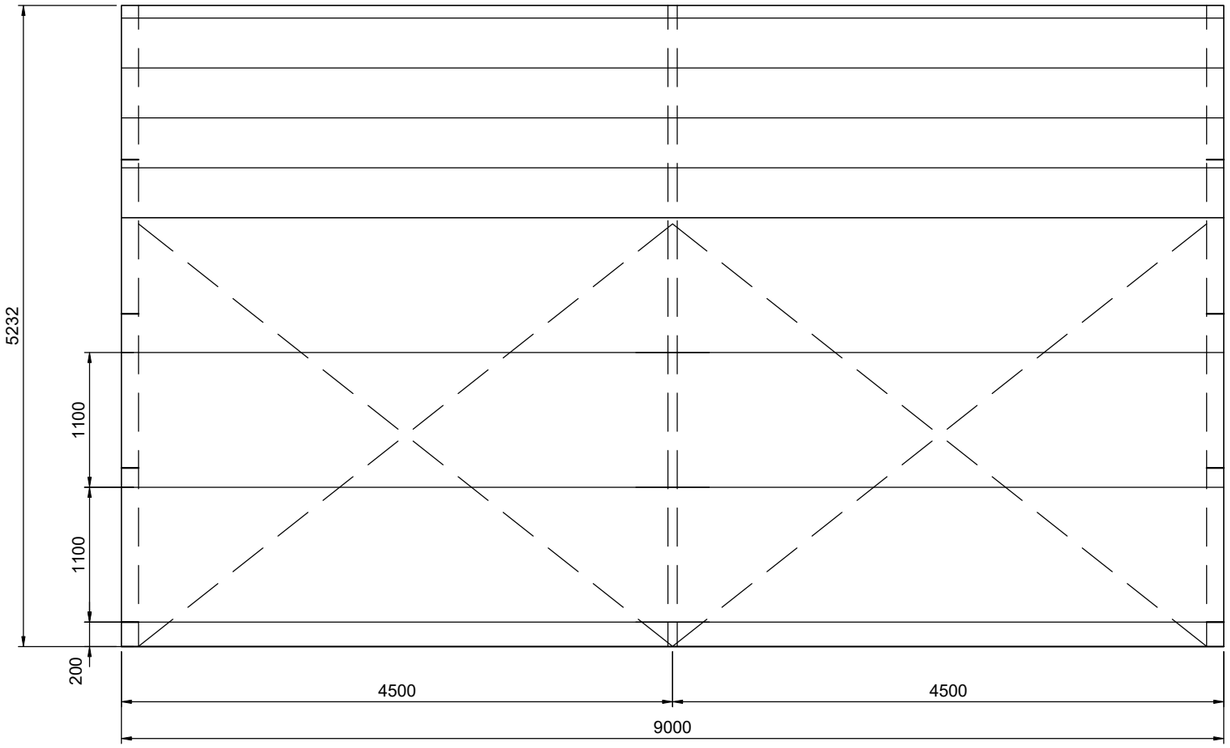
REV	DATE	DESCRIPTION
A	19-08-2026	-

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

VENN ENGINEERING
PO Box 3084
THIRROUL NSW 2515
sheds@venn.engineering
ABN 39 626 802 257
Signed ..... Date 19-08-2026
Grant J Wood MIEAust CPEng NER RPEQ
Registered EA Chartered Professional Engineer (No. 2383009)
Registered Professional Engineer QLD (No. 14384)
Registered Civil Engineer Building Practitioner VIC (No. PE0002499)
Registered Certifying Engineer (structural) NT (No. 306371ES)
Building Services Provider (Engineer Civil) TAS (No. 690930425)

Customer Name: Graham Winstanley
Site Address: 5 Fern Close
Dodges Ferry,
TAS, 7173

DATE 19-08-2026
JOB NO. HGOR1050750680
SHEET 3 of 14



1/4 SIDEWALL A FRAMING ELEVATION

SCALE: 1:50

Sorell Council
Development Application: 5.2026.306.1 - Development Application - 5 Fern Close, Dodges Ferry - P1.pdf
Plans Reference:P1
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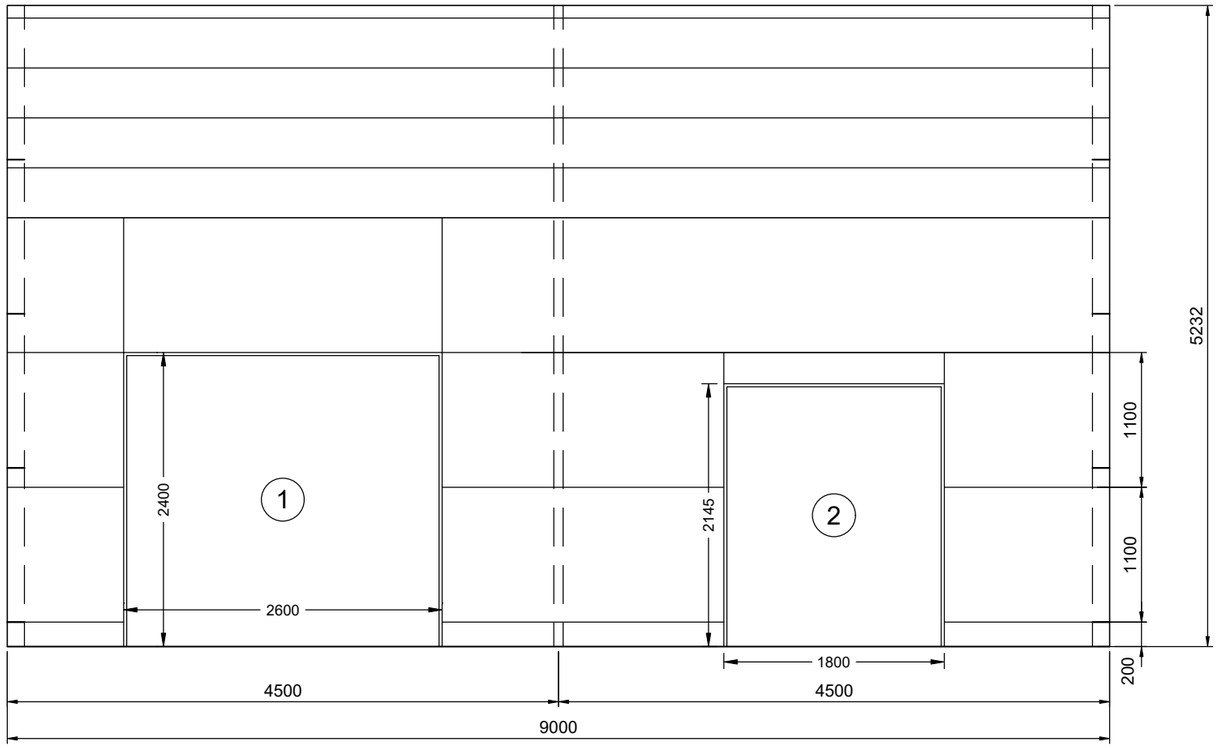
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DATE 19-08-2026
JOB NO. HGOR1050750680
SHEET 4 of 14



1/5 SIDEWALL B FRAMING ELEVATION

SCALE: 1:50

Sorell Council
Development Application: 5.2026.306.1 - Development Application - 5 Fern Close, Dodges Ferry - P1.pdf
Plans Reference:P1
Date Received:3/09/2026

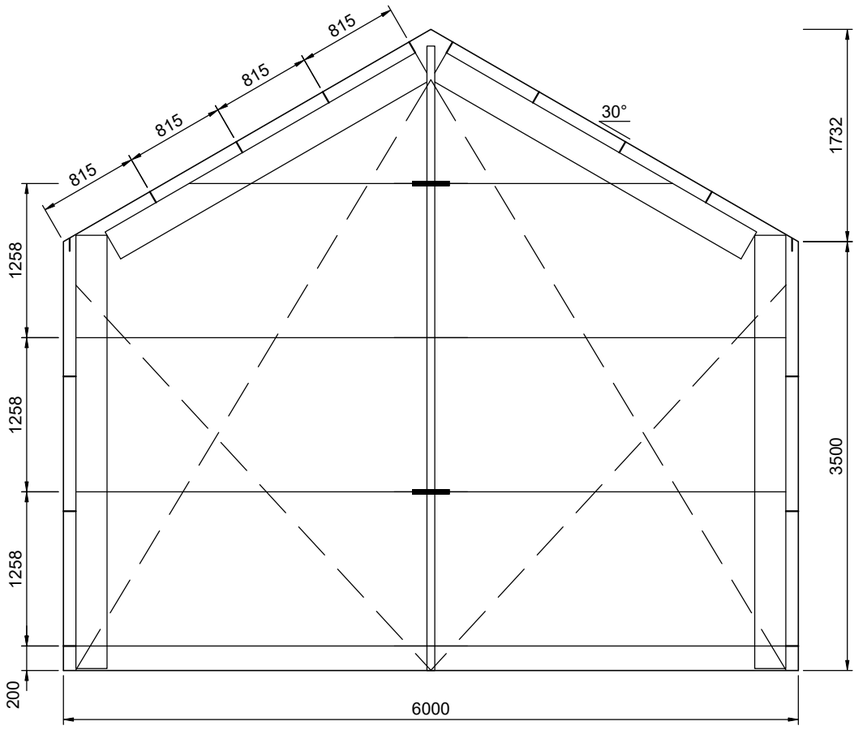
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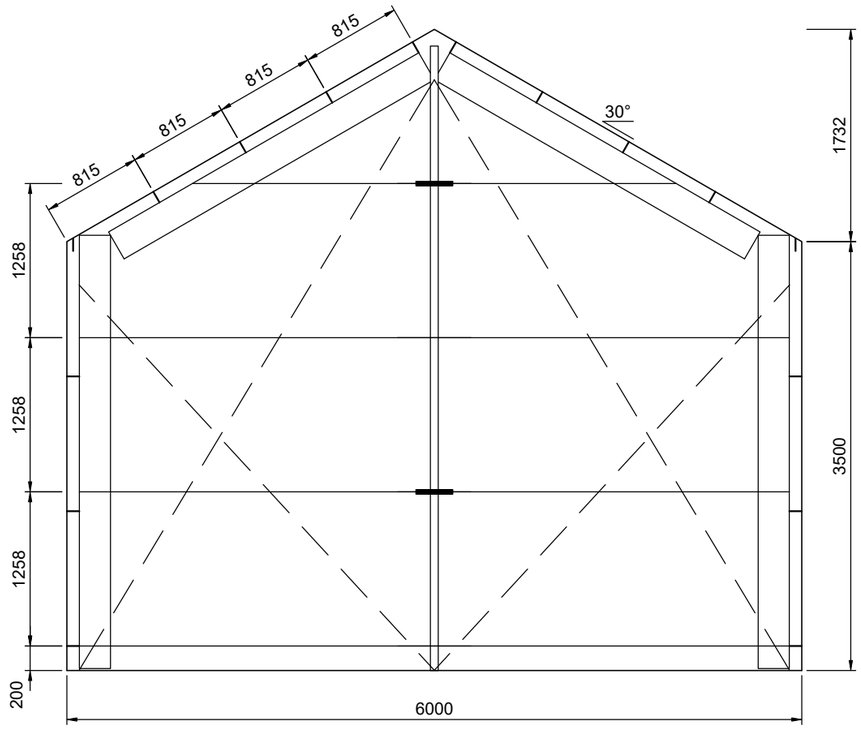
DATE 19-08-2026
JOB NO. HGOR1050750680
SHEET 5 of 14



2/6 FRONT FRAMING ELEVATION

SCALE: 1:50

FRAME #1



1/6 REAR FRAMING ELEVATION

SCALE: 1:50

FRAME #3

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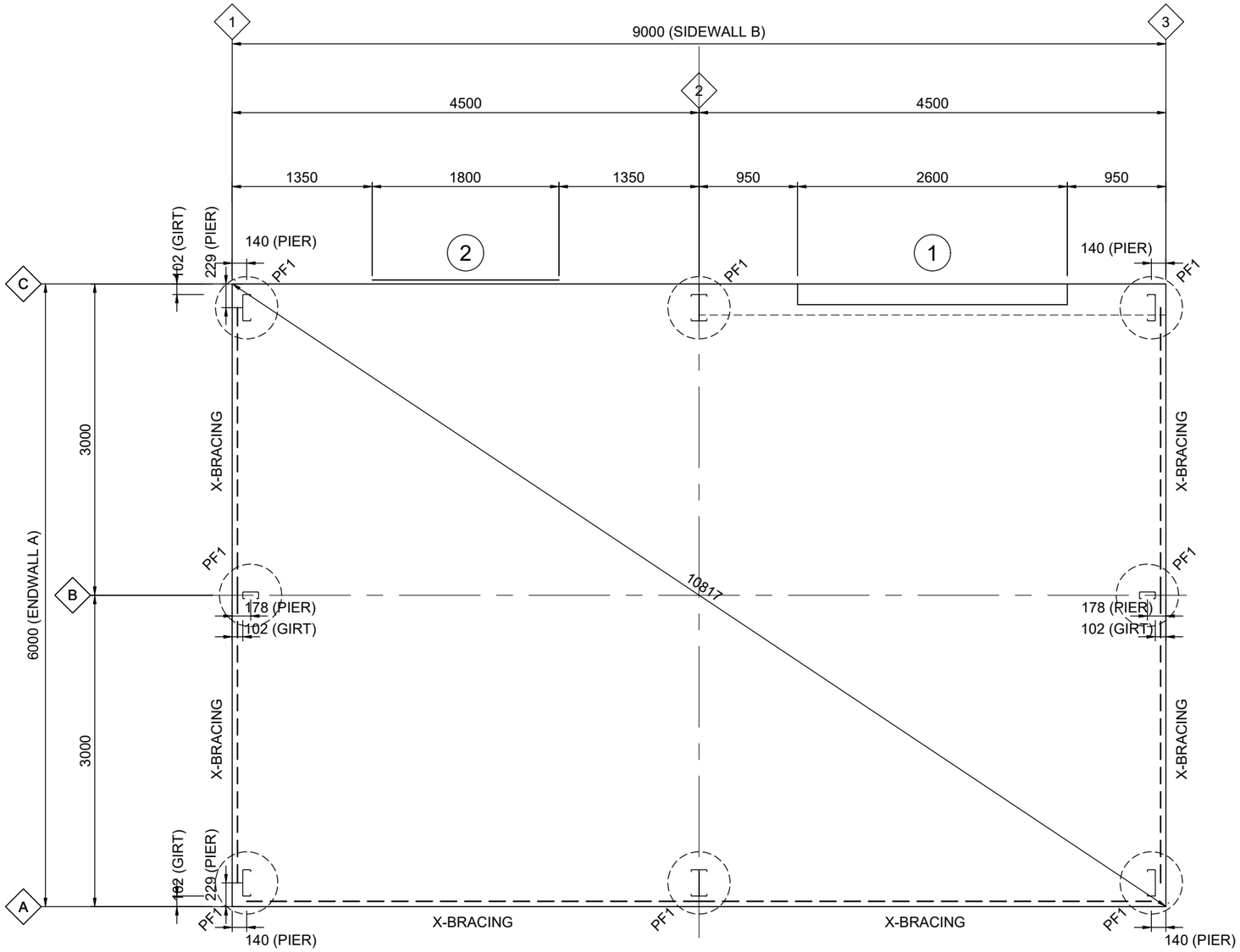
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SHEET 6 of 14



1/7 FOOTING/SLAB FLOOR PLAN

SCALE: 1:50 PF1 - 600Ø REINFORCED CONCRETE PIERS TO DETAIL

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

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

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Development Application: 5.2026.306.1 - Development Application - 5 Fern Close, Dodges Ferry - P1.pdf
Plans Reference:P1
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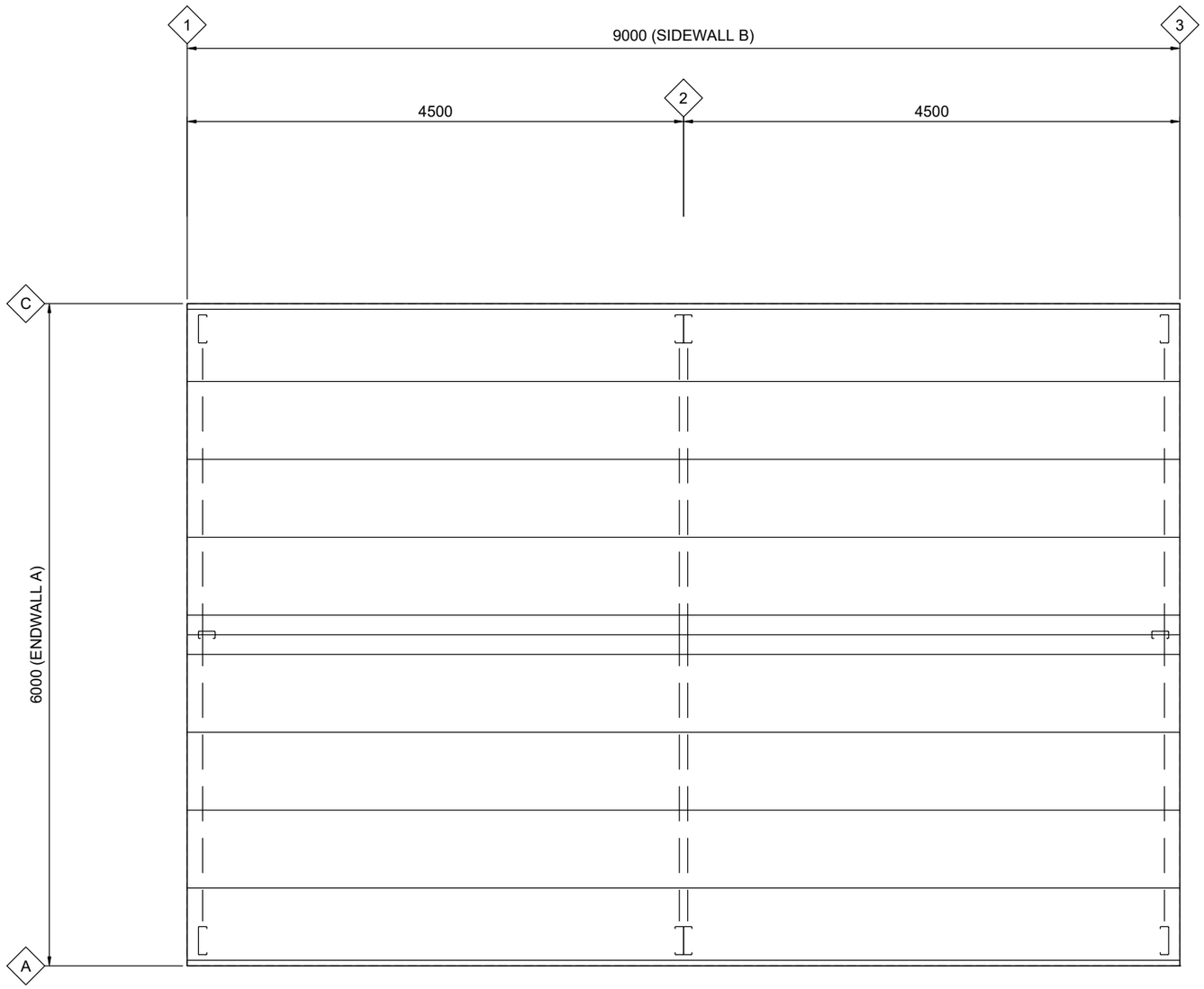
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SHEET 7 of 14



1/8 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

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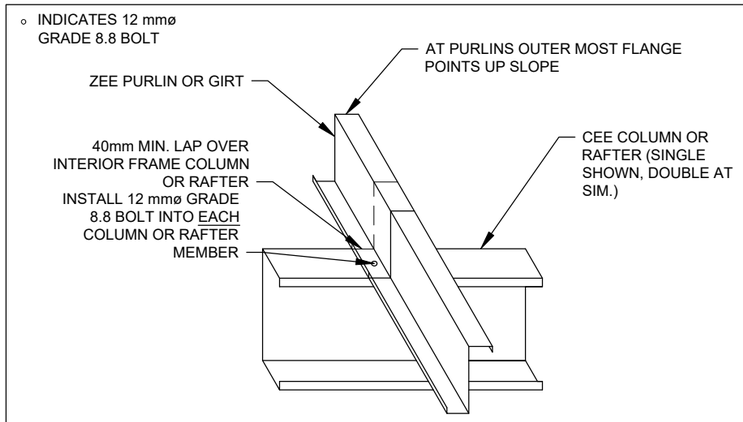
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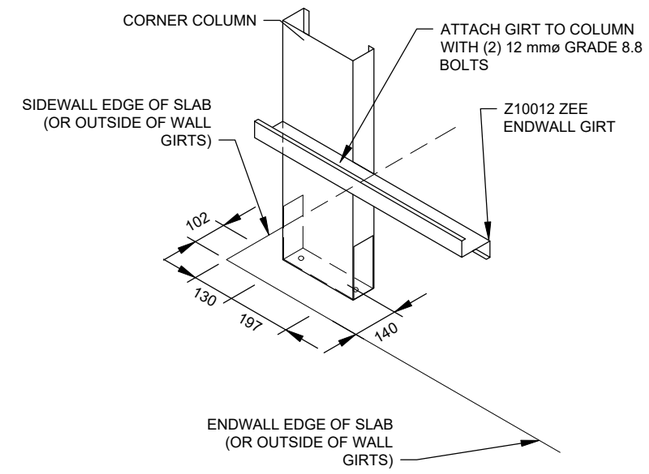
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DATE 19-08-2026
JOB NO. HGOR1050750680
SHEET 8 of 14

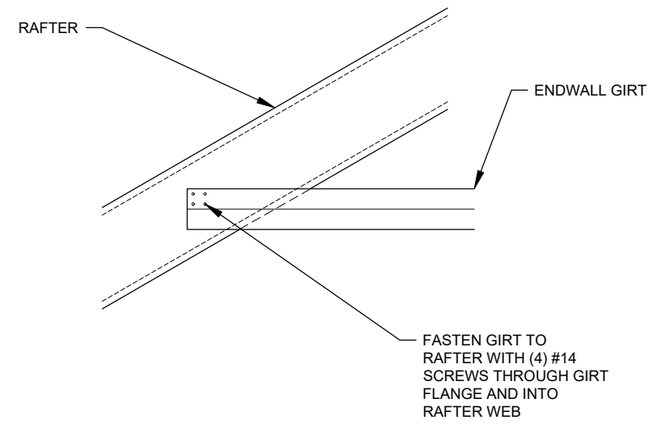
D — ZEE PURLIN/GIRT CONNECTION



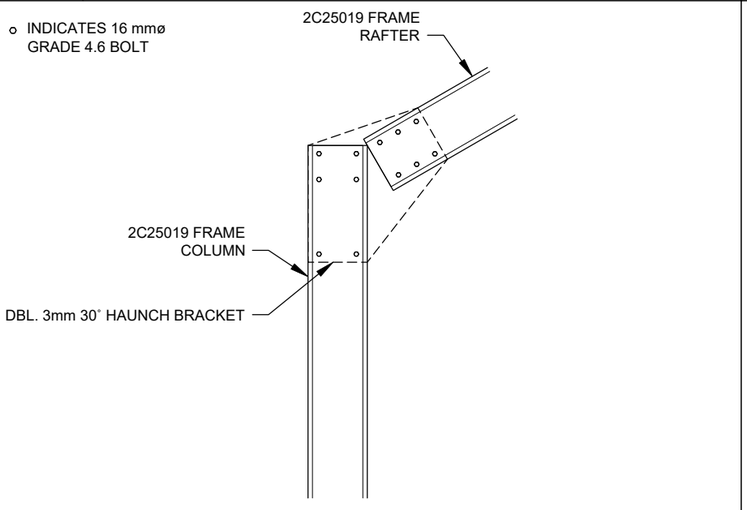
E1 — GIRTS OUTSIDE CORNER COLUMN CONNECTIONS



E2 — END GIRT TO RAFTER

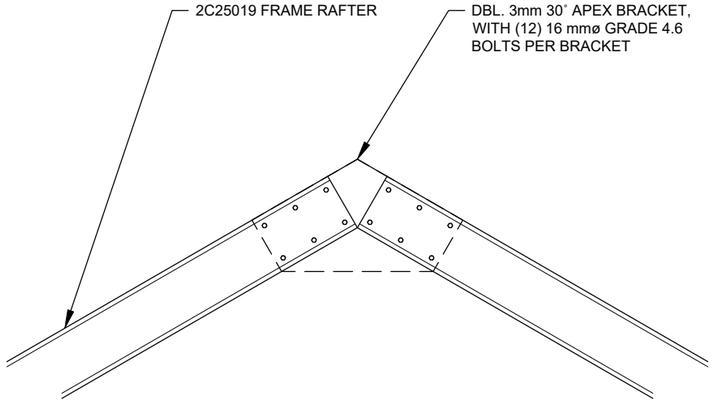


A — HAUNCH CONNECTION



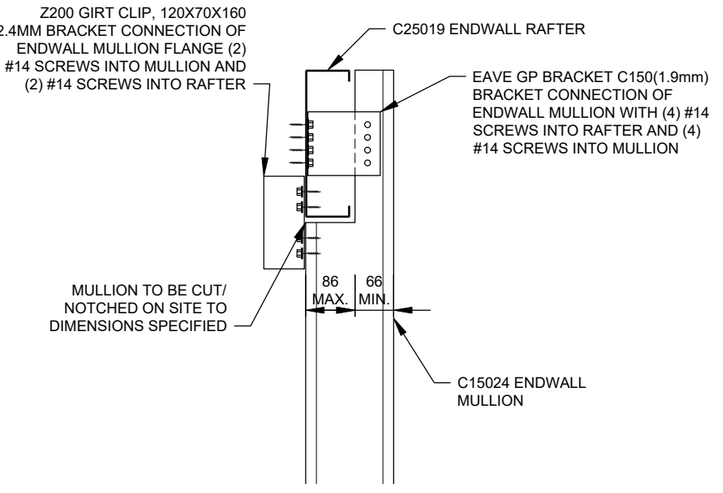
NOTE: ALL DOUBLE COMPONENTS SHALL BE SINGLE AT ENDWALLS.

B — APEX CONNECTION



NOTE: ALL DOUBLE COMPONENTS SHALL BE SINGLE AT ENDWALLS.

C — NOTCHED MULLION TO RAFTER



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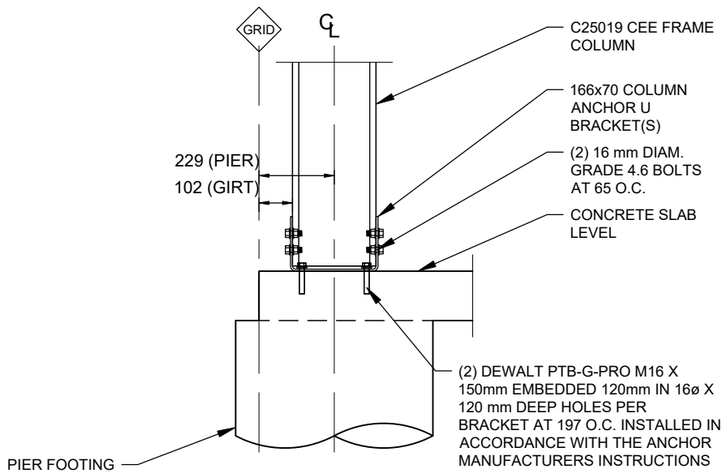
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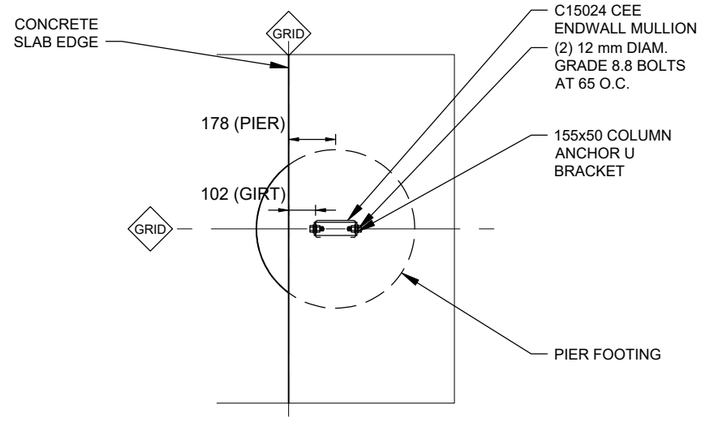
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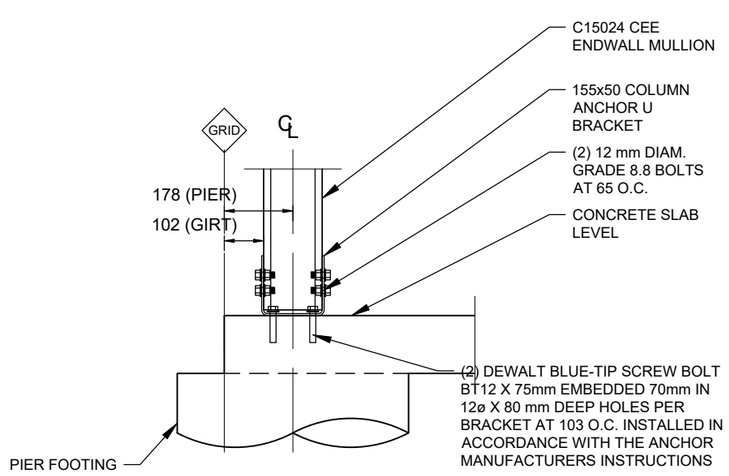
DATE 19-08-2026
JOB NO. HGOR1050750680
SHEET 9 of 14



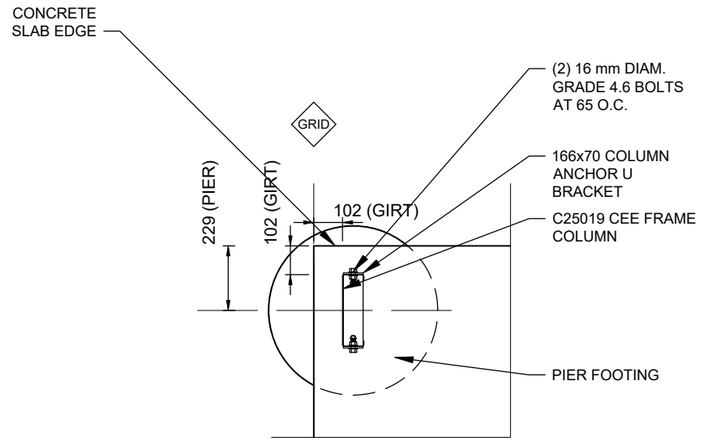
F4 FRAME COLUMN BASE DETAIL 2



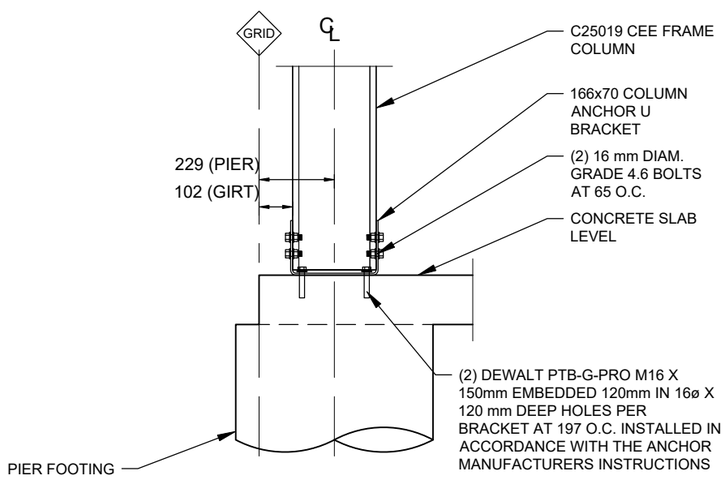
G1 ENDWALL MULLION BASE DETAIL



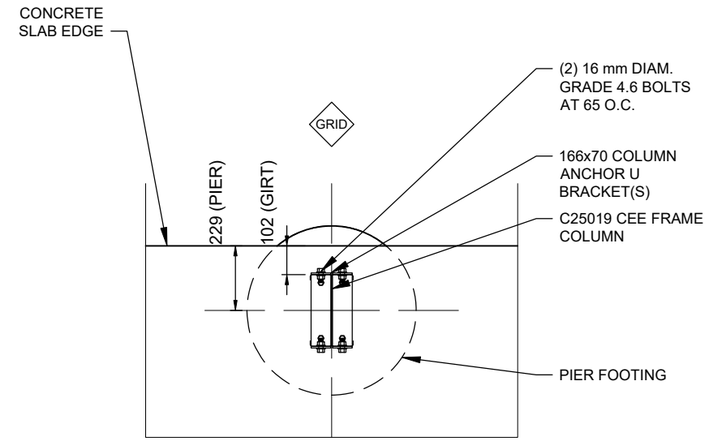
G2 ENDWALL MULLION BASE DETAIL 2



F1 CORNER COLUMN BASE DETAIL



F2 CORNER COLUMN BASE DETAIL 2



F3 FRAME COLUMN BASE DETAIL

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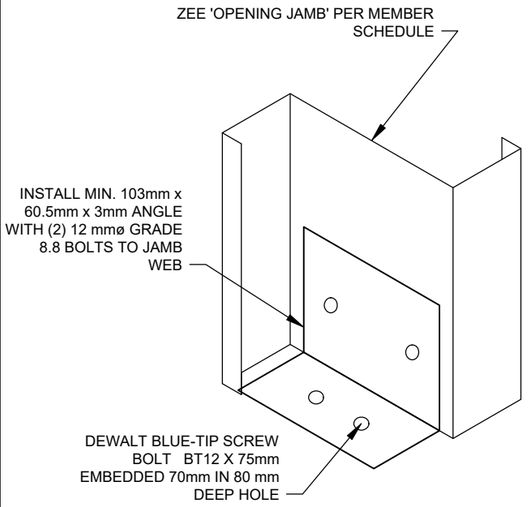
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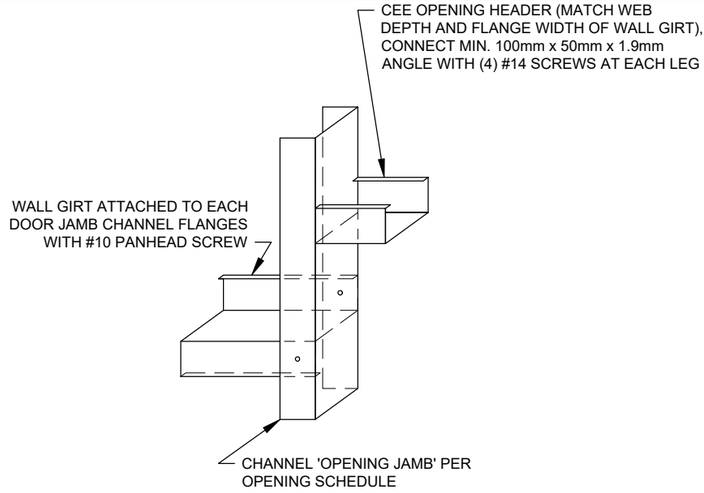
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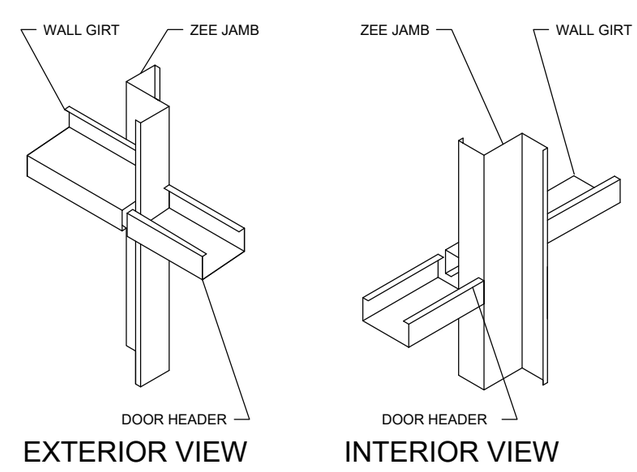
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SHEET 10 of 14



J2 ROLLER DOOR JAMB BASE CONNECTION

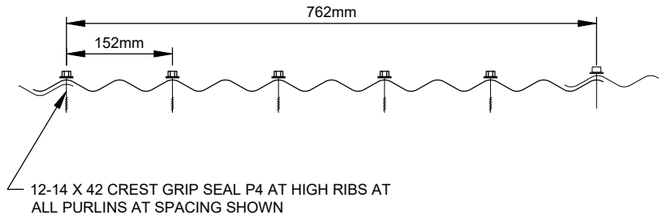


K1 OPENING CHANNEL JAMB GIRT CONNECTION



K2 OPENING ZEE JAMB GIRT CONNECTION

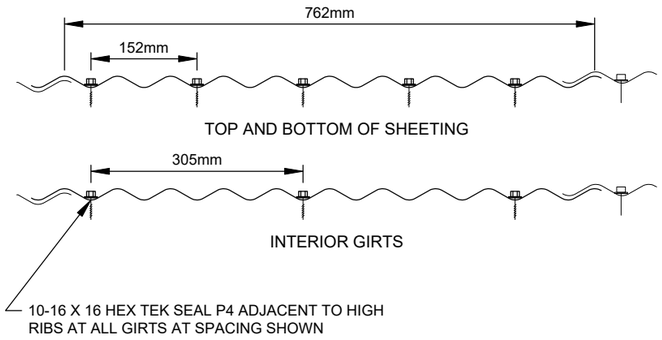
NOTE: ONLY STRUCTURAL INFORMATION IS INCLUDED IN THIS DETAIL. CONSULT PANEL MANUFACTURER FOR ADDT'L WEATHERTIGHTNESS RECOMMENDATIONS.



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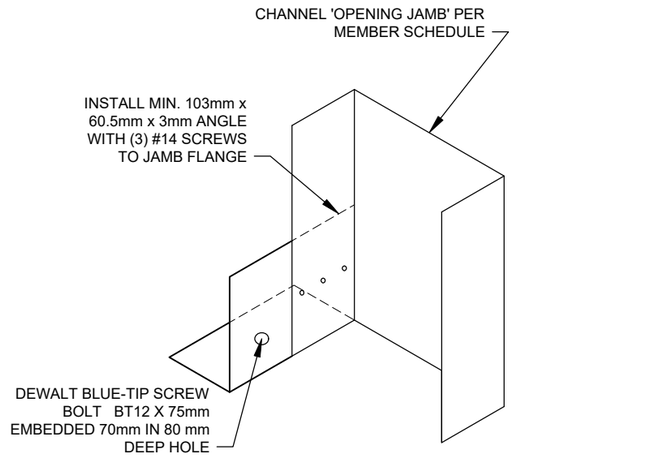
H ROOF SHEETING

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I WALL SHEETING



J1 PA DOOR JAMB BASE CONNECTION

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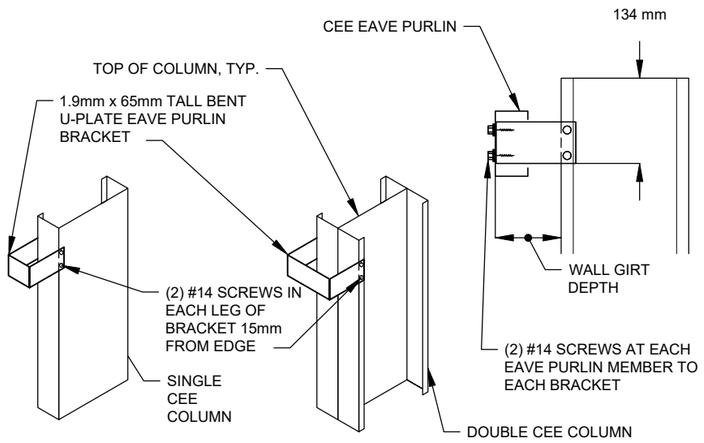
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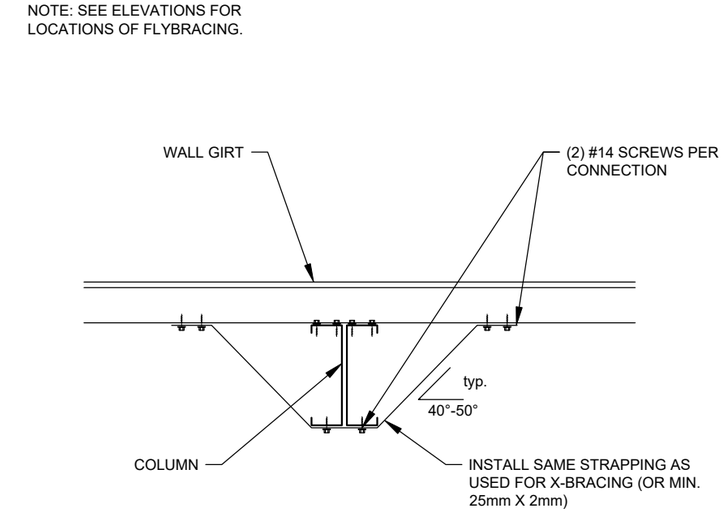
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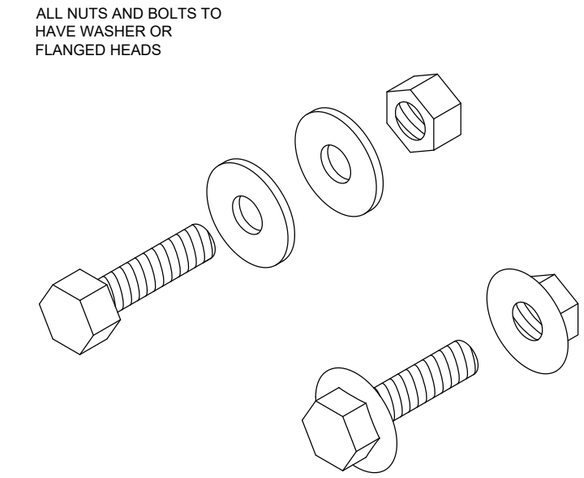
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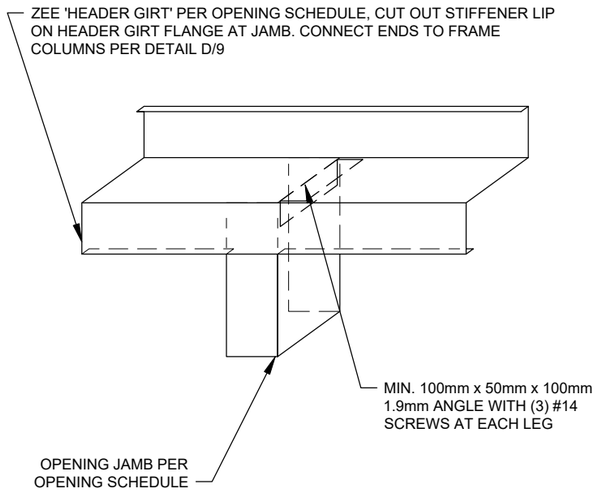
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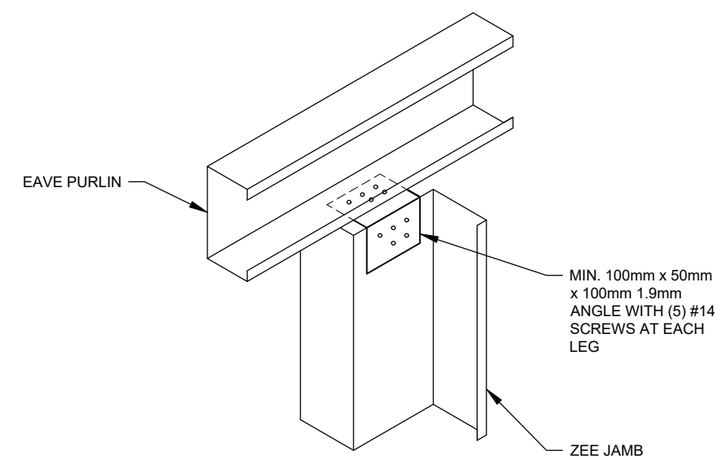
P FLYBRACING CONNECTION



U BOLT OPTIONS



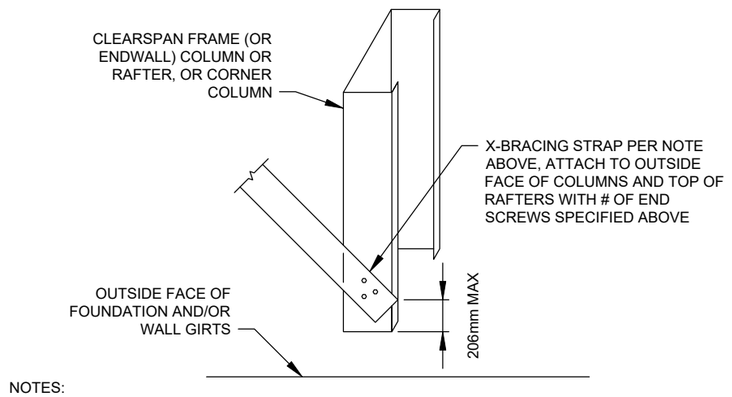
L1 CHANNEL JAMB TO HEADER GIRT CONNECTION



INTERIOR VIEW

L2 ZEE JAMB TO EAVE PURLIN CONNECTION

ENDWALLS: SGL. 32MM 1.2MM STRAP WITH (3) #14 SCREWS AT EACH END
SIDEWALLS: SGL. 32MM 1.2MM STRAP WITH (3) #14 SCREWS AT EACH END



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

M WALL X-BRACING CONNECTION

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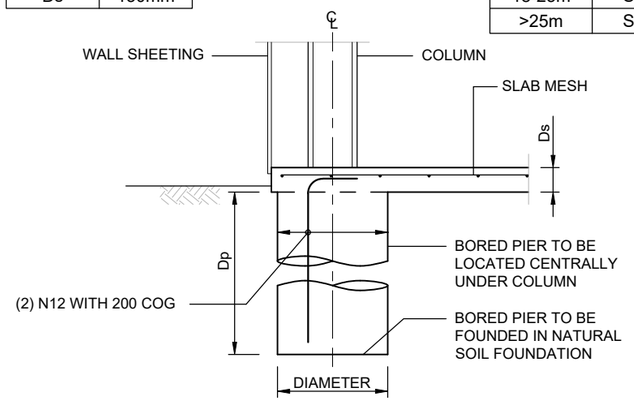
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Customer Name: Graham Winstanley
Site Address: 5 Fern Close
Dodges Ferry,
TAS, 7173

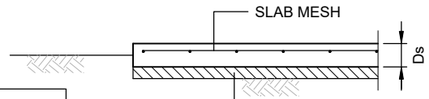
DATE 19-08-2026
JOB NO. HGOR1050750680
SHEET 12 of 14

	PF1
Dp	500mm
Diameter	600mm
Ds	150mm

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



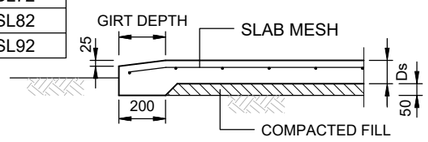
Y SLAB WITH PIER FOOTING DETAIL



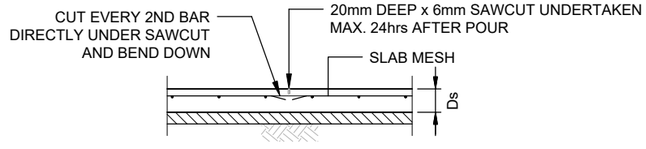
TYPICAL SLAB EDGE

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

Ds
150mm



SLAB EDGE FOR ROLLER DOOR BAYS



CONTROL JOINT

Z SLAB DETAIL

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Plans Reference:P1
Date Received:3/09/2026

DETAIL DIMENSIONS ARE SHOWN IN MM UNLESS SPECIFIED OTHERWISE

REV	DATE	DESCRIPTION
A	19-08-2026	-

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

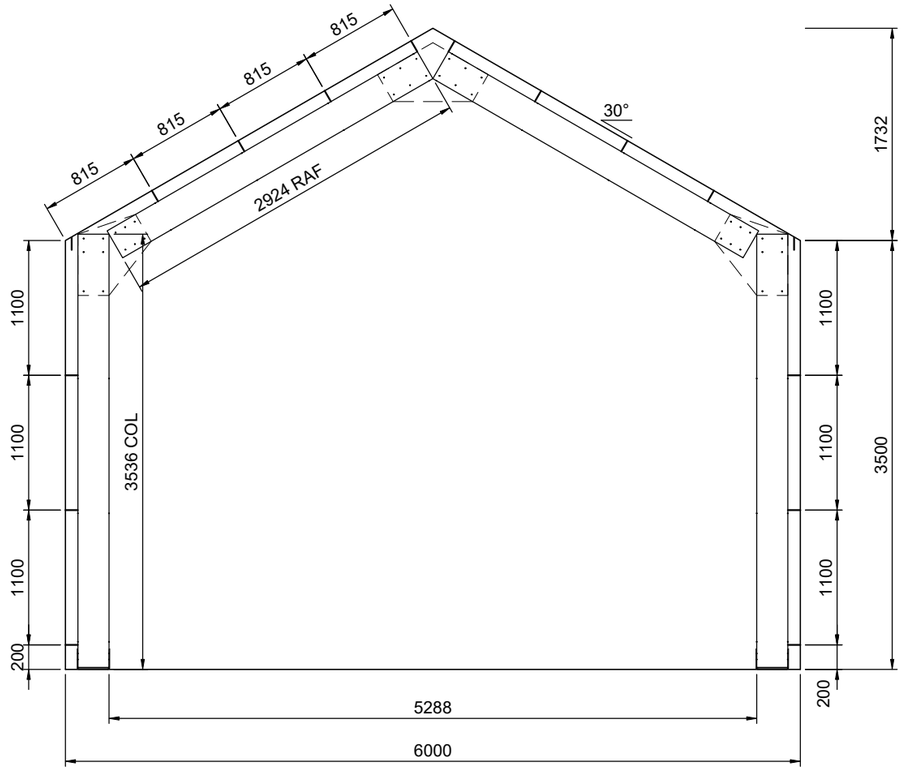
VENN ENGINEERING
PO Box 3084
THIRROUL NSW 2515
sheds@venn.engineering
ABN 39 626 802 257

Signed ..... Date 19-08-2026

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)
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JOB NO. HGOR1050750680
SHEET 13 of 14



1/14 INTERNAL FRAMING ELEVATION

SCALE: 1:50

FRAME #2

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Development Application: 5.2026.306.1 - Development Application - 5 Fern Close, Dodges Ferry - P1.pdf
Plans Reference:P1
Date Received:3/09/2026

MEMBER SCHEDULE			
COMPONENT			TYPE
CLEAR SPAN PORTAL (FRAME 2)	MEMBER	RAFTER	Double C25019
		COLUMN	Double C25019
		APEX BRACE	-
		KNEE BRACE	-
	BASE CONNECTION	BRACKET TYPE	Base cleat bolt down bracket BC.250V2
		ANCHOR BOLTS	(4) Dewalt PTB-G-PRO M16 x 150mm embedded 120mm
ENDWALL PORTAL (FRAMES 1, 3)	MEMBER	RAFTER	Single C25019
		COLUMN	Single C25019
		APEX BRACE	-
		KNEE BRACE	-
	BASE CONNECTION	BRACKET TYPE	Base cleat bolt down bracket BC.250V2
		ANCHOR BOLTS	(2) Dewalt PTB-G-PRO M16 x 150mm embedded 120mm
ENDWALL MULLION	MEMBER	COLUMN	Single C15024
	BASE CONNECTION	BRACKET TYPE	Base cleat bolt down bracket BC.150
		ANCHOR BOLTS	(2) Dewalt Blue-tip screw bolt BT12 x 75mm embedded 70mm
ROOF PURLINS		MEMBER	Single Z10012 @ 815mm centres
EAVE PURLIN		MEMBER	Single C10012
SIDEWALL GIRTS		MEMBER	Single Z10015 @ 1100mm centres
ENDWALL GIRTS		MEMBER	Single Z10012 @ 1258mm centres
OPENING (1)	MEMBER	JAMB	Single Z15019
		HEADER/SILL	Single C10012
	BASE CONNECTION	BRACKET TYPE	Angle base connection ABC.C150.60
		ANCHOR BOLTS	(2) Dewalt Blue-tip screw bolt BT12 x 75mm embedded 70mm
OPENING (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
X-BRACING	STRAP		32mm x 1.2 strap

REV	DATE	DESCRIPTION
A	19-08-2026	-

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JOB NO. HGOR1050750680
SHEET 14 of 14

Generic Temporary Bracing Information

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

Bracing Materials

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

Temporary Bracing Location

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

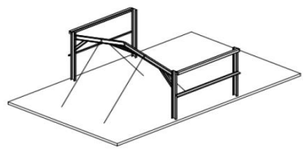


Fig 1. Frame First Temporary Bracing on First Rafter Installed

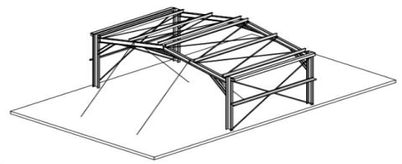


Fig 2. Temporary Bracing Installed as X Bracing

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

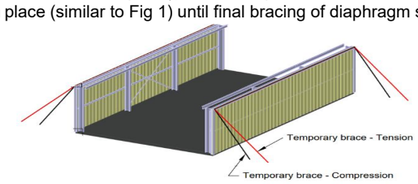


Fig 3. Tilt Up Method – Temporary Bracing

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

Additional Temporary Bracing

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

Bracing Removal

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

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

Support is also available at support@actbuildingsystems.com.

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

Sorell Council
Development Application: 5.2026.306.1 - Development Application - 5 Fern Close, Dodges Ferry - P1.pdf
Plans Reference:P1
Date Received:3/09/2026

Soil Test
By: Rock Solid Geotechnics
Date: 24 August 2026

BAL Assessment
Rate: TBA
By:
Date:

Land Survey
By:
Date:

Thermal Assessment
By:
Date:

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

Alpine Area
Class:

Climate Zone - 7

Soil Classification
Class: S

Wind Speed
N2 Vh,u = 40m/s

Land Title
Folio No: 11
Volume: 101804

Site Coverage

Land	-	987.00m²
Shed	-	54.00m²
TOTAL (for site coverage)-		54.00m²
Site Coverage	-	5.471%

Sorell Council

Development Application: 5.2026.306.1 - Response to Rwquest For Information - 5 Fern Close, Dodges Ferry - P4.pdf

Plans Reference: P4
Date Received: 05/10/2026

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building design ● drafting

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e: clint.draftone@bigpond.com

Client
Graham Winstanley
Job
New Shed
Job address
5 Fern Close,
Dodges Ferry
Drawing
Scale: A3
DWG: 1 of 11
Date: 5 October 2026
Job No: 2026-30

Cover

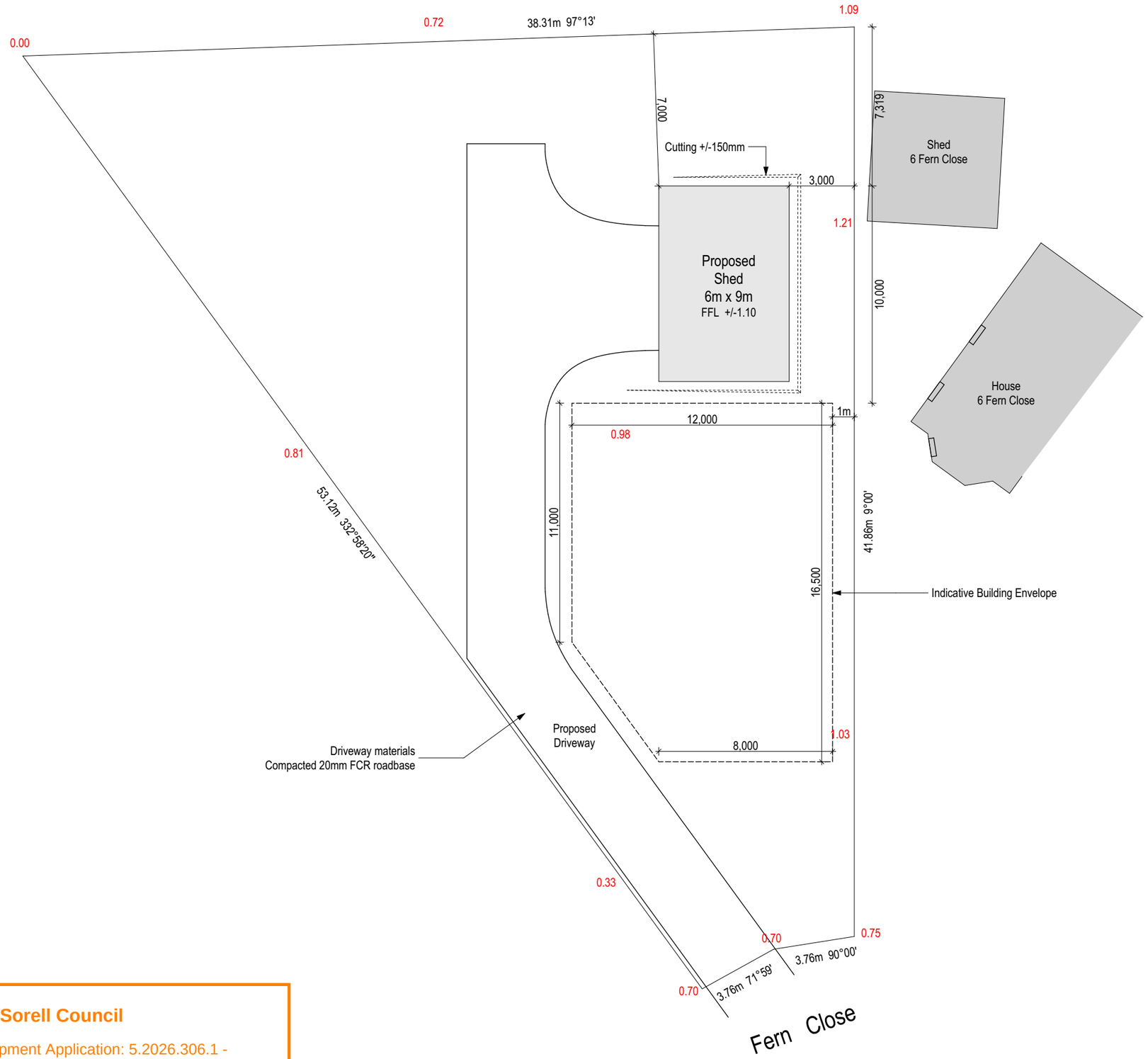
Amendments

Date	By
5-10-2026	CW

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

Layout Index

ID	Layout Name	Rev
1	Cover	
2	Site Plan	
3	Shadow Diagrams 21 June	
4	SWMP	
5	Plumbing Plan	
6	Elevations	
7	Roof Plan	
8	Specifications 1 - NCC/BCA Volum...	
9	Specifications 2 - 2022 Housing Pr...	
10	Specifications 3 - Steelwork Protect...	
11	OHS	



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Scale: A3 - 1:200
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Job No: 2026-30

Site Plan

N

Sorell Council

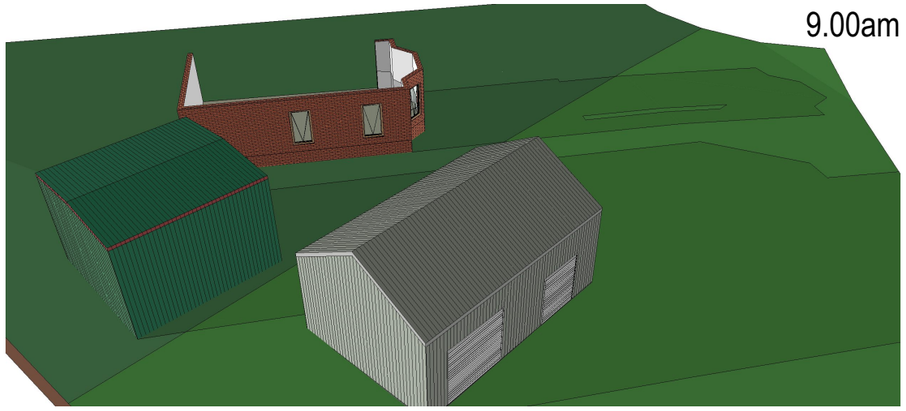
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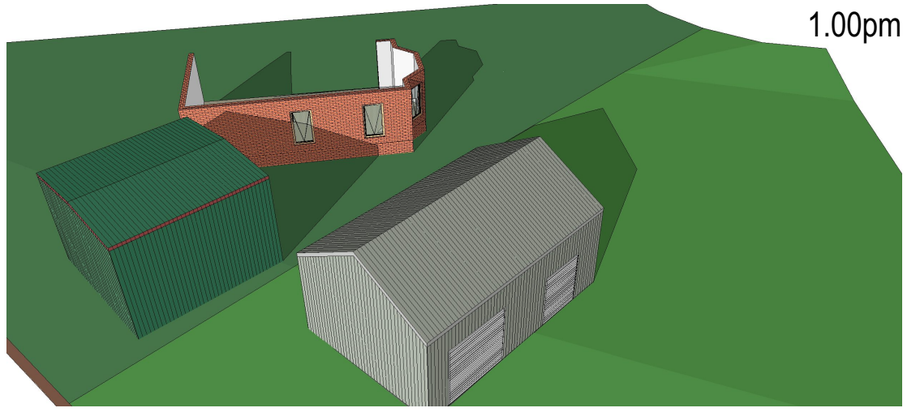
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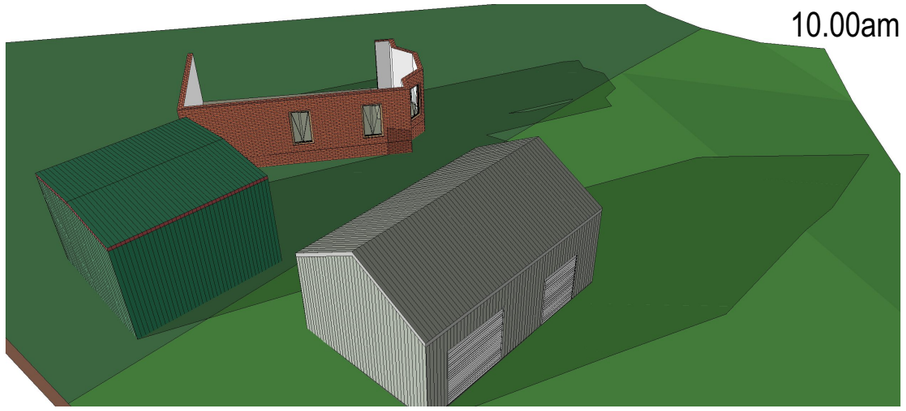
Amendments

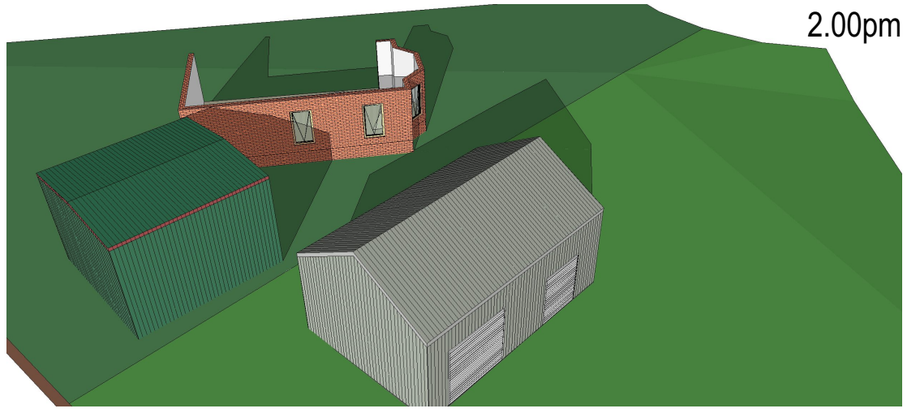
Date	By
5-10-2026	CW

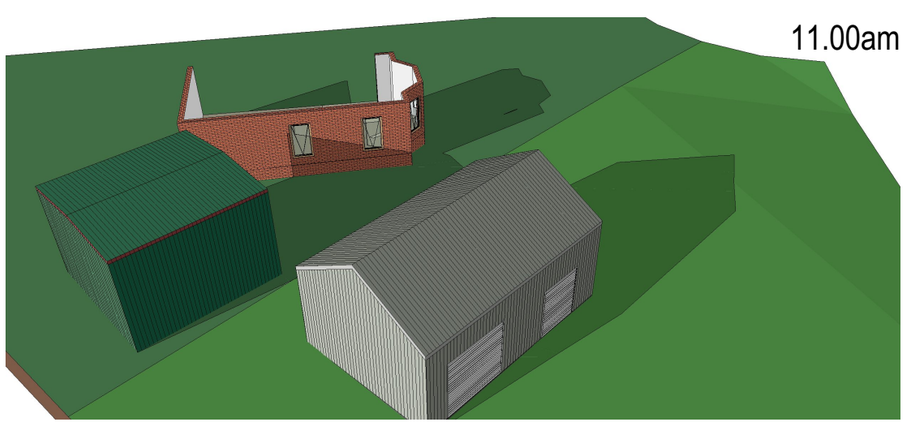
Builders,Tradesmen,Sub-contractors and Prefabricators to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.

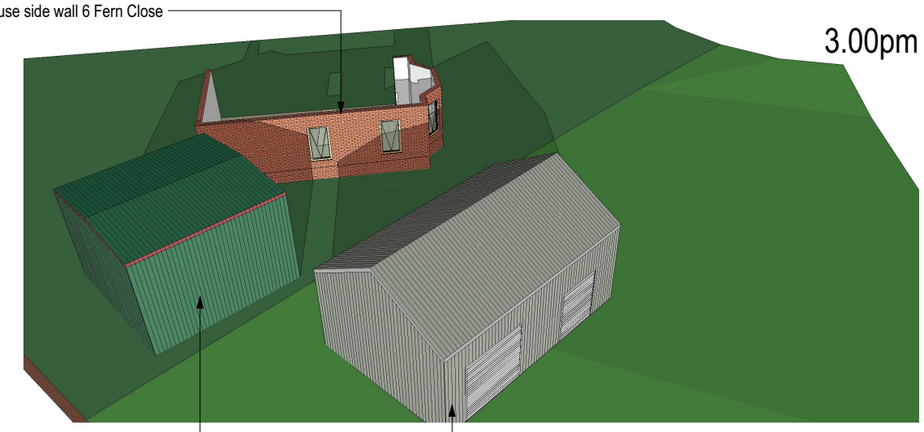


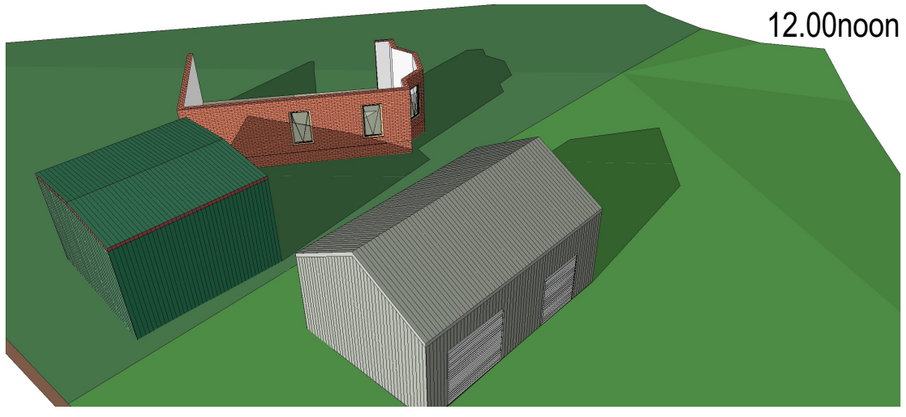












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DWG: 3 of 11
Date: 5 October 2026
Job No: 2026-30

Shadow Diagrams 21 June

Sorell Council
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Plans Reference: P4
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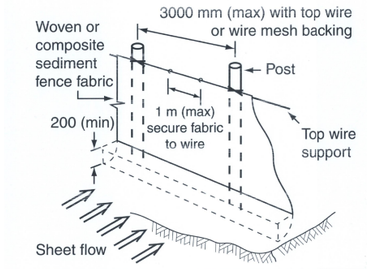
Sediment Fencing

Construction Notes

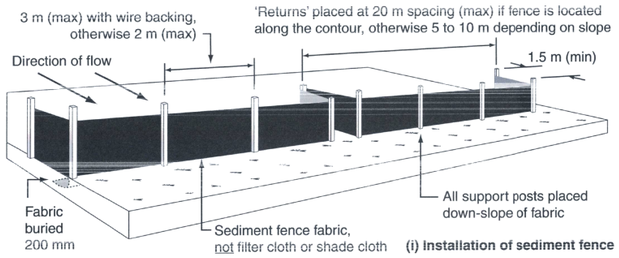
1 Sediment fence to be installed along a line of constant ground elevation wherever practical.
2 Both ends of sediment fence to extend up slope at least 1m.
3 Support post to be spaced a maximum 2m unless the fence is supported by a top wire or wire mesh backing, in which case 3m maximum spacing.
4 Fence "returns" shall be installed at maximum 20m spacing if fence is installed along the contour, otherwise 5 to 10m maximum spacing.
5 Minimum 4 staples or tie wires per stake.

Maintainance

Fibre rolls and sediment fences should be checked regularly, especially after every rain event and cleaned or repaired. For sediment fences check that all the pickets and the bottom of the fence are secure and that there are no tears in the fabric.



Installation with top wire support

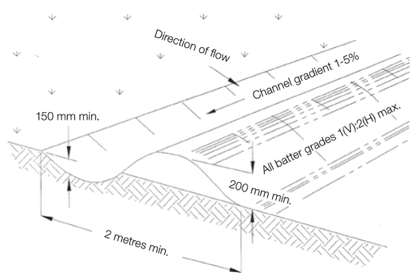


(i) Installation of sediment fence

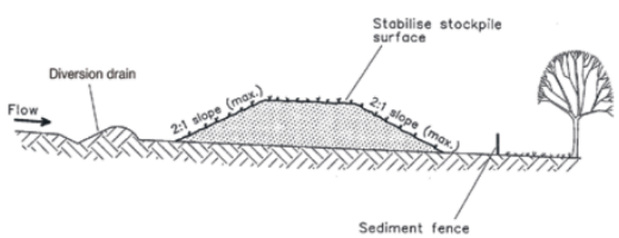
Diveversion Drains Upslope

A diversion drain is a channel constructed on the high side of a site to divert surface runoff from rainwater that would otherwise flow down onto the disturbed or active work area.

1 The channel should be 150mm deep with a curved shape.
2 Place the excavated soil from the channel on the down-slope side to increase the diversion drain's capacity.
3 The diversion drain should divert flows to a stable drainage line to ensure that the channel does not itself cause erosion where it discharges.
4 The diversion drain should be kept clean and free of plantings and mulch as this will lead to the deposition of sediment that obstructs water flow and causes water to breach the channel and create unwanted erosion.

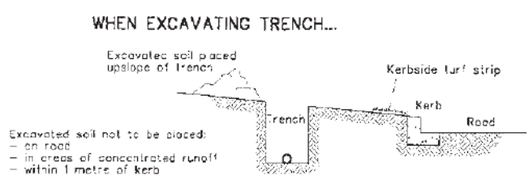


Example of diversion drain



Keep building materials in protected stockpiles

Example of a service trench



Construction Notes - Trenches

1 Do not open any trench unless it is likely to be closed in three days.
2 Place excavted material upslope of trench.
3 Stockpile topsoil separately from subsoil.
4 Divert runoff from the line of the cut.
5 Rehabilitate in accordance with specification.

Keep building materials in protected stockpiles

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SWMP

N

SORELL COUNCIL

Sorell Council

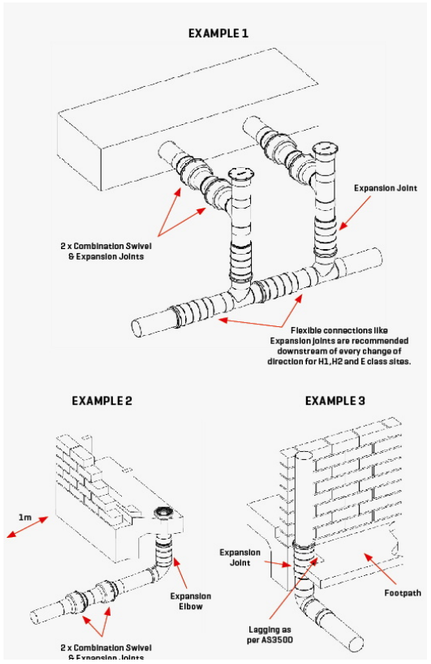
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Example Flex Joints

Drainage Notes:

All plumbing shall comply with AS2870 and the following specifications below.

Surface drainage must be installed prior to construction controlled from the start of site preparation and through construction.

All trenches shall slope away from the building footings.

The top of trenches to be backfilled with compacted clay (bentonite) within 1.5m of the building.

Where pipes pass under the footing the trench shall be backfilled full depth with clay to act as a barrier to the egress of moisture beneath the slab.

Subsurface drains (ie flexible drainage coil) to femove groundwater shall not be within 1.5m of the building.

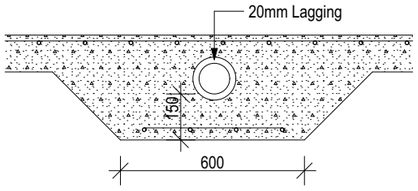
Where a sewer exits the slab, within 1 meter of the slab exit point, a combination of flexible connections which has both a swivel or deflective mechanism and a linear expansion component should be used. The linear expansion and angular deflection of the product should be more than characteristic movement (ys range: 20-40mm) of the soil.

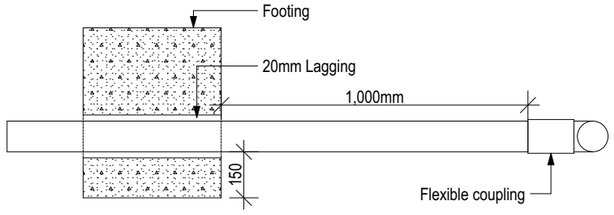
Where the pipe drops down vertically, another expansion joint should be used at the bottom of the vertical section to prevent the IO from being pushed up out of the ground.

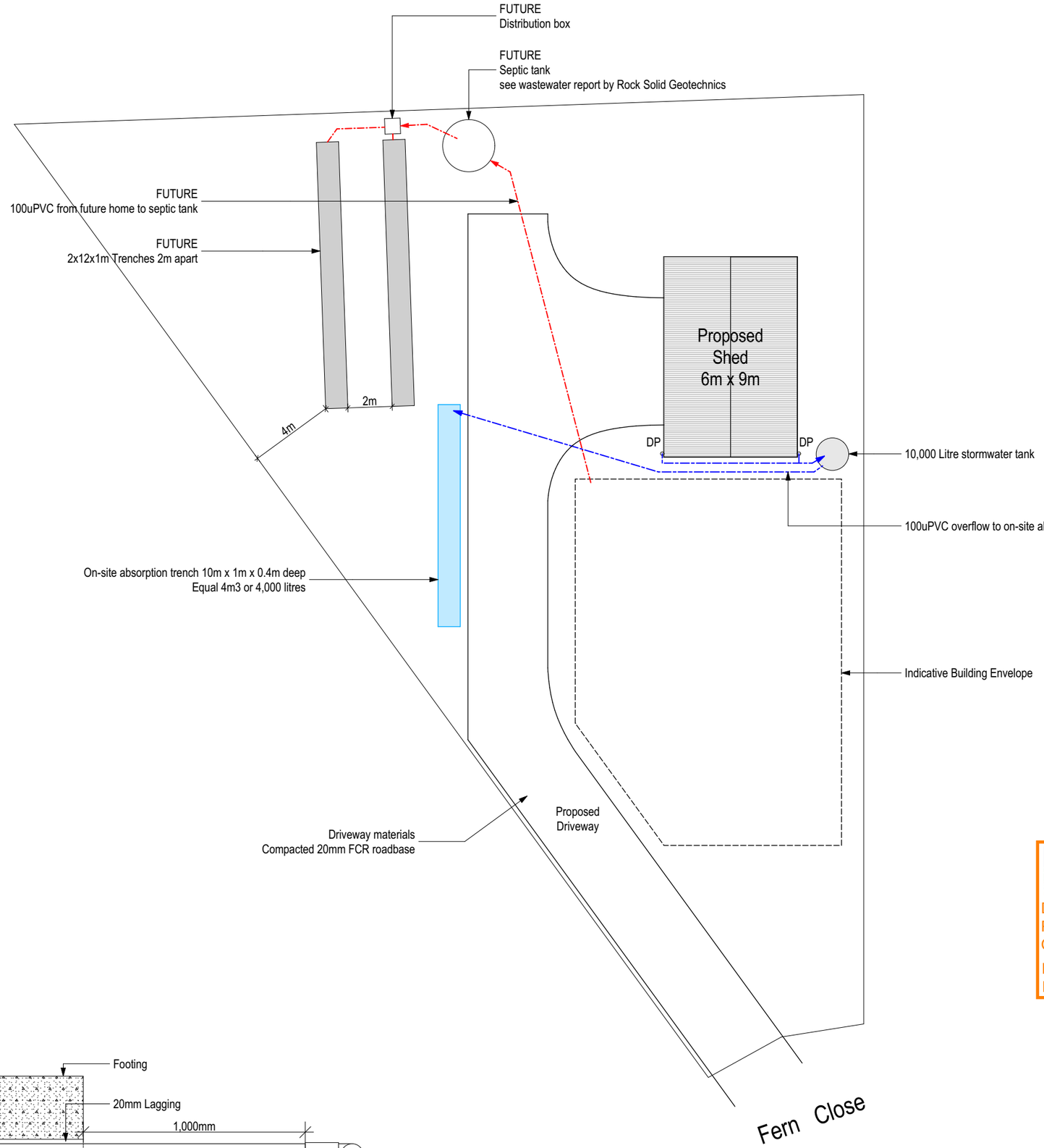
Buried plumbing under a slab should be protected from upward movement with a vertical expansion joint - Refer to detail.

Downpipes entering the ground:
An expansion joint should be installed at the base of downpipes to protect the gutters from upward movement caused by swelling of the soil.

Plumbing Requirements
For class M, H and E sites use flexible joints between inside and external pipe work







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DWG: 5 of 11
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Plumbing Plan

N

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

Downpipes
Sewer Line
Stormwater Line
Agg Pipe
450x450 Pit

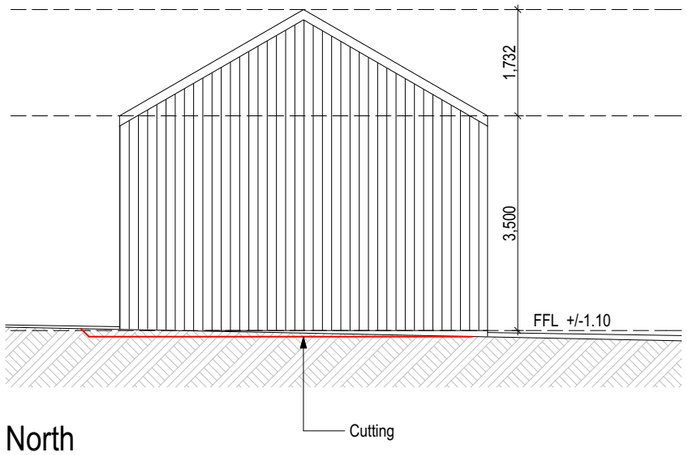
1	Toilet	100 dia
2	Bath	40 dia
3	Basin	40 dia
4	Trough	50 dia
5	Kit sink	50 dia
6	Shower	50 dia
7	Floor waste	50 dia

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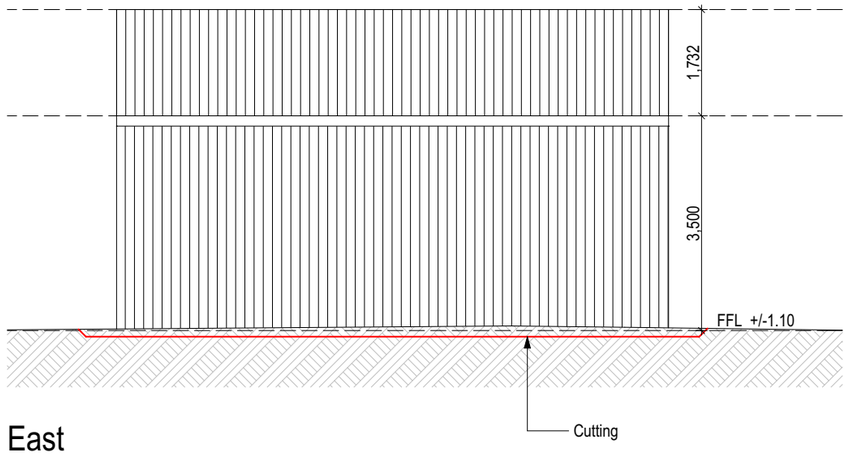
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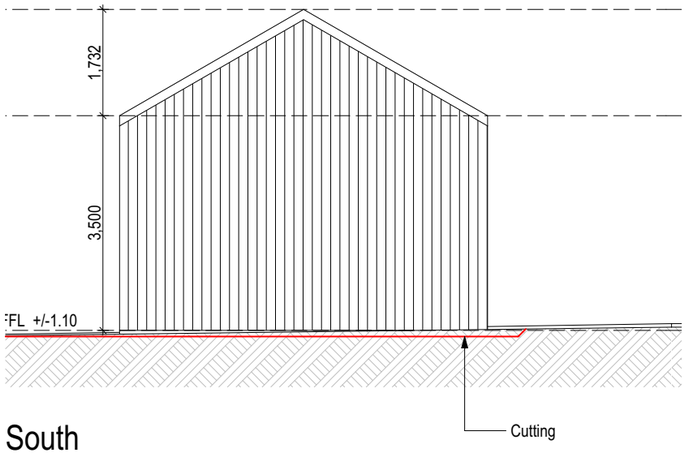
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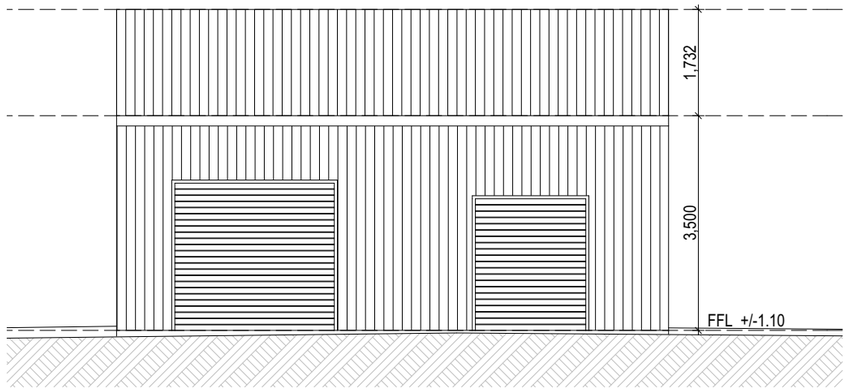
North



East



South



West

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Elevations

Material & Colour Schedule

Element	Material	Colour
Wall cladding	CGI Colorbond	CB Monument
Downpipes	uPVC	To match wall
Roof	CGI Colorbond	CB Monument
Trims & Gutters	Colorbond steel	CB Monument
Garage Doors	Colorbond steel	CB Monument

The colours indicated for non pre-finished elements (eg timber posts, weatherboard claddings) in the schedule are to be verified on site by the client. If there are any changes made to paint colours, the owner shall obtain approval from the certifying authority before putting work in hand

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Part 7.4 Gutters and downpipes

7.4.1 Application

[New for 2022]

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

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

Table 7.4.3b: Gutter sizes for various rainfall intensities

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

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

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

Table 7.4.3d: 5 minute duration rainfall intensities

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

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

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

7.4.7 Acceptable dedicated overflow measure per downpipe

[2019: Table 3.5.3.4b]

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

7.4.6 Acceptable continuous overflow measure

[2019: Table 3.5.3.4a]

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

Figure 7.4.6a: Construction of front face slotted gutter

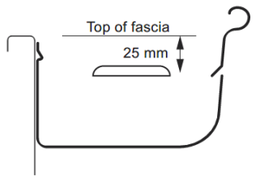


Figure 7.4.6b: Construction of controlled back gap

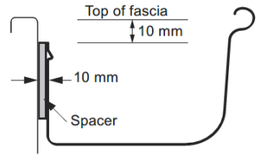


Figure 7.4.6c: Construction of controlled front bead height

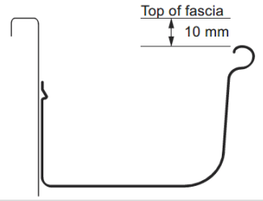
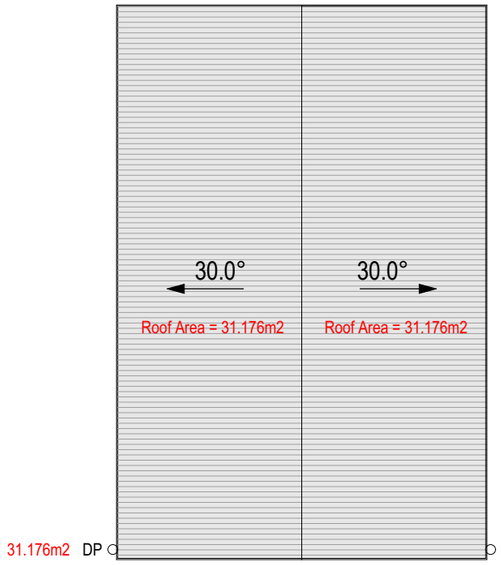


Figure Notes
Front bead of gutter to be a minimum of 10 mm below the top of the fascia.



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Roof Plan

N

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Plans Reference: P4
Date Received: 05/10/2026

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NCC - Volume Two (Building Code of Australia)

Section H - Housing

Part H1 - Structure

Objectives
H1O1 Objective
Functional Statements
H1F1 Functional Statements
Performance requirements
H1P1 Structural reliability and resistance
H1P2 Buildings in flood areas
Verification Methods
H1V1 Structural reliability
H1V2 Structural robustness
Deemed-to-Satisfy Provisions
H1D1 Deemed-to-Satisfy Provisions
H1D2 Structural provisions
H1D3 Site preparation
H1D4 Footings and slabs
H1D5 Masonry
H1D6 Framing
H1D7 Roof and wall cladding
H1D8 Glazing
H1D9 Earthquake areas
H1D10 Flood hazard areas
H1D11 Attachment of framed decks and balconies to external walls of buildings using a waling plate
H1D12 Piled footings

Part H2 - Damp and weatherproofing

Objectives
H2O1 Objective
Functional Statements
H2F1 Surface water
H2F2 Weatherproofing and dampness
H2F3 Drainage from swimming pools
Performance requirements
H2P1 Rainwater management
H2P2 Weatherproofing
H2P3 Rising damp
H2P4 Drainage from swimming pools
Verification Methods
H2V1 Weatherproofing
Deemed-to-Satisfy Provisions
H2D1 Deemed-to-Satisfy Provisions
H2D2 Drainage
H2D3 Footings and slabs
H2D4 Masonry
H2D5 Subfloor ventilation
H2D6 Roof and wall cladding
H2D7 Glazing
H2D8 External waterproofing

Part H3 - Fire safety

Objectives
H3O1 Objective
Functional Statements
H3F1 Protection from the spread of fire
H3F2 Fire detection and early warning
Performance requirements
H3P1 Spread of fire
H3P2 Automatic warning for occupants
Verification Methods
H3V1 Avoidance of spread of fire between buildings on one allotment
H3V2 Avoidance of spread of fire from allotment boundary
H3V3 Avoidance of spread of fire between buildings on adjoing allotments
H3V4 Avoidance of spread of fire between class 2-9 buildings
Deemed-to-Satisfy Provisions
H3D1 Deemed-to-Satisfy Provisions
H3D2 Fire hazard properties and non-combustible building elements
H3D3 Fire separation of external walls
H3D4 Fire protection of separating walls and floors
H3D5 Fire separation of garage-top-dwellings
H3D6 Smoke alarms and evacuation lighting

Part H4 - Health and amenity

Objectives
H4O1 Wet areas
H4O2 Room heights
H4O3 Facilities
H4O4 Light
H4O5 Ventilation
H4O6 Sound insulation
H4O7 Condensation and water vapour management - Tasmania to implement 1st October 2023
Functional Statements
H4F1 Wet areas
H4F2 Room heights
H4F3 Facilities
H4F4 Light
H4F5 Ventilation
H4F6 Sound insulation
H4F7 Condensation and water vapour management - Tasmania to implement 1st October 2023
Performance requirements
H4P1 Wet areas
H4P2 Room heights
H4P3 Facilities
H4P4 Light
H4P5 Ventilation
H4P6 Sound insulation
H4P7 Condensation and water vapour management - Tasmania to implement 1st October 2023
Verification Methods
H4V1 Room or space height
H4V2 Verification of suitable natural light
H4V3 Verification of indoor air quality
H4V4 Sound insulation
H4V5 Verification of condensation management - Tasmania to implement 1st October 2023
Deemed-to-Satisfy Provisions
H4D1 Deemed-to-Satisfy Provisions
H4D2 Wet areas
H4D3 Materials and installation of wet area components and systems
H4D4 Room heights
H4D5 Facilities
H4D6 Light
H4D7 Ventilation
H4D8 Sound insulation
H4D9 Condensation management - Tasmania to implement 1st October 2023

Part H5 - Safe movement and access

Objectives
H5O1 Objective
Functional Statements
H5F1 Safety from falling
Performance requirements
H5P1 Movement to and within a building
H5P2 Fall prevention barriers
Verification Methods
H5V1 Wire barriers
Deemed-to-Satisfy Provisions
H5D1 Deemed-to-Satisfy Provisions
H5D2 Stairway and ramp construction
H5D3 Barriers and handrails

Part H6 - Energy efficency - Tasmania to implement NCC 2025

Objectives
H6O1 Objective
Functional Statements
H6F1 Energy efficiency
Performance requirements
H6P1 Thermal performance
H6P2 Energy usage
Verification Methods
H6V1 Application of H6V2 and H6V3
H6V2 Verification using a reference building
H6V3 Verification of building envelope sealing
Deemed-to-Satisfy Provisions
H6D1 Deemed-to-Satisfy Provisions
H6D2 Application of Part H6

Part H7 - Ancillary provisions and additional construction requirements

Objectives
H7O1 Objective
Functional Statements
H7F1 Swimming pool access
H7F2 Heating appliances
H7F3 Alpine areas
H7F4 Bushfire areas
H7F5 Private bushfire shelters
Performance requirements
H7P1 Swimming pool access
H7P2 Swimming pool reticulation systems
H7P3 Heating appliances
H7P4 Building in alpine areas
H7P5 Buildings in bushfire prone areas
H7P6 Private bushfire shelters
Verification Methods
H7V1 Combustion appliances
H7V2 Buildings in bushfire prone areas
Deemed-to-Satisfy Provisions
H7D1 Deemed-to-Satisfy Provisions
H7D2 Swimming pools
H7D3 Construction in alpine areas
H7D4 Construction in bushfire prone areas
H7D5 Heating appliances, fireplaces, chimneys and flues

Part H8 - Livable Housing - Tasmania to implement 1st October 2024

Objectives
H8O1 Objective
Functional Statements
H8F1 Livable housing design
Performance requirements
H8P1 Livable housing design
Deemed-to-Satisfy Provisions
H8D1 Deemed-to-Satisfy Provisions
H8D2 Livable housing design

Specification 42 - House energy rating software

S42C1 Scope
S42C2 Heating and cooling loads
S42C3 Net equivalent energy usage
S42C4 Additional Deemed-to-Satisfy Provisions when using house energy rating software

Specification 44 - Calculation of heating load limit, cooling load limit and thermal energy load limit

S44C1 Scope
S44C2 Heating load limit
S44C3 Cooling load limit
S44C4 Thermal energy load limit

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Specifications 1 - NCC/BCA Volume Two

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ABCB - Housing Provisions (Standard)

Part 2 Structure
- 2.1 Scope and application of Section 2
- 2.2 Structural provisions

Part 3 Site Preparation
- 3.1 Scope and application of Section 3
- 3.2 Earthworks to be in accordance
  Earth Retaining Structures in accordance
  Un-retained bulk earthworks - site cut and fill
- 3.3 Drainage to be in accordance
- 3.4 Termite risk management

Part 4 Footings and Slabs

All workmanship to be in accordance with Part 4 and AS2870 (Current Edition) and engineering specifications
- 4.1 Scope and application of Section 4
- 4.2 Footings, slabs and associated elements
  Topsoil containing grass roots must be removed from the area on which the footing will rest.
  All concrete to be moist cured for a minimum of 7 days and shall be no less than grade N20
  Steel reinforcing also to comply with AS1302-1304 (Current Edition).
  Footings and slabs, including internal and edge beams, must be founded on soil with an allowable bearing pressure as follows:
  (a) Slab panels, load support panels and internal beams (HP for more details)
  (b) Edge beams connected to slab (HP for more details)
  (c) Pad footings, strip footings and edge beams not connected to slab (HP for more details)

Part 5 Masonry

General compliance with Part 5 and AS3700-AS4773 parts 1&2 (Current Editions)
- 5.1 Scope and application of Section 5
- 5.2 Masonry veneer
  Damp proof courses and Flashing materials
- 5.3 Cavity masonry
  Damp proof courses and Flashing materials
- 5.4 Unreinforced single leaf masonry
  External walls
  Damp proof courses and Flashing materials
- 5.5 Isolated piers
- 5.6 Masonry components and accessories
  Mortar mixes
  Mortar joints
  Lintels
  Wall ties
  Vertical articulation
- 5.7 Weatherproofing of masonry
  Damp-proof courses - materials & AS/NZS 2904
  Damp-proof courses - installation

Mortar Mixes - 5.6.3

Mortar used for masonry construction must comply with AS 3700 (Current Edition) except that the mortar may be mixed by volume in the proportions stated below.

Brick Classification	Mortar mixed by volume - Cement: Lime: Sand	
General use	Suitable for concrete masonry - requires the use of methyl cellulose water thickner	
Protected	**1:2:9**	**1:0:5**
General purpose	**1:1:6**	**1:0:5**
Exposure class	**1:0.5:4.5**	**1:0:4**

Mortar mixes for masonry see Table 5.6.3 of the ABCB Housing Provisions (Current edition)

Wall Ties - 5.6.5

(a) comply with AS2699.1(Current Edition) and:
(i) for masonry veneer walls be:
(A) a minimum of light duty veneer ties in areas where the design wind speed is not more than N2; and
(B) a minimum of medium duty veneer ties in areas where the design wind speed is more than N2; and
(ii) for cavity masonry walls be:
(A) a minimum of light duty cavity ties in areas where the design wind speed is N1; and
(B) a minimum of medium duty cavity ties in areas where the design wind speed is more than N1; and
(iii) where non-engaged piers are provided, piers must be tied to walls using medium duty ties; and
(iv) for monolithic or solid masonry construction be a minimum of medium duty ties; and
(b) be spaced and fixed in accordance with Tables 5.6.5a, 5.6.5b and 5.6.5b (see also Figures 5.6.5a and 5.6.5b); and
(B) be protected against corrosion in accordance with Table 5.6.5d.

Vertical Articulation Joints - 5.6.8

(1) Vertical articulation joints must be provided in masonry walls in accordance with (2), except in walls constructed on sites where the soil classification is A or S (see 4.2.2).
(2) Articulation joints between masonry elements must have a width not less than 10mm and be provided (see Figures 5.6.8a and 5.6.8b);
(a) in straight, continuous walls with openings less than 900mm x 900mm or walls without openings - at not more than 6m centres and within 4.5m, but not closer than 470mm of all corners; and
(b) in straight, continuous walls with openings more than 900mm x 900mm - at not more than 5m centres and located so that they are not more than 1.2m away from openings; and
(c) where the height of the wall changes by more than 20% - at the position of change in height; and
(d) where walls changes in thickness; and
(e) at control or construction joints in footings or slabs; and
(f) at junctions of walls constructed of different masonry materials.
(3) Articulation joints must not be located adjacent to arched openings.
(4) Articulation joints must be filled with flexible sealant that is supported during installation by;
(a) a compressible foam or polystyrene filler (see Figures 5.6.8d and 5.6.8e); or
(b) a purpose made backer rod (see Figures 5.6.8c, 5.6.8d, 5.6.8e and 5.6.8f).

Part 6 Framing
- 6.1 Scope and application of Section 6
- 6.2 Subfloor ventilation
- 6.3 Structural steel members

Residential Timber Framing to comply with HP Part 6 & AS1684.2 (Current Edition).
Provide minimum clearance of 150mm above ground level to underside of all framing members.
Specific Tie-Downs & Workmanship to be in accordance with AS1684.2 (Current Edition).
Steel framing to be in accordance with HP Part 6.3 & AS4100 (Current Editions).

Sub-Floor Ventilation - 6.2.1

Zone C - Minimum sub-floor ventilation (mm²/m of wall).
No membrane = 6000.
Ground sealed with impervious membrane = 3000.
Place vents not more than 600mm in from corner.
Ensure internal walls maintain air flow from outside.
Vents to be evenly spaced around perimeter.

Part 7 Roof and Wall Cladding
- 7.1 Scope and application of Section 7
- 7.2 Sheet roofing
- 7.3 Roof tiles and shingles
- 7.4 Gutters and downpipes
- 7.5 Timber and composite wall cladding

Wall cladding, roofing, gutters and downpipes to be in accordance with HP Part 7 & AS1562 (Current Edition).
All materials to be installed to manufacturers specifications.
Flashings to comply with the HP Part 7.2.7.

Part 8 Glazing
- 8.1 Scope and application of Section 4
- 8.2 Windows and external glazed doors
- 8.3 Glass
- 8.4 Glazing human impact

Glazing to be in accordance with AS 1288 & 2047 (Current Editions).
All aluminium window framing to comply with AS2047 (Current Edition).
See window schedule form for area compliance.
See Energy Assessment for glazing details.

Part 9 Fire Safety
- 9.1 Scope and application of Section 9
- 9.2 Fire separation of external walls
- 9.3 Fire protection of separating walls and floors
- 9.4 Fire protection of garage top dwellings
- 9.5 Smoke alarms and evacuation lighting

Fire safety in accordance with Australian Standards & HP Part 9.
Smoke detectors to be mains wired with battery backup in accordance with AS3786 and HP Part 9.5.
See plans for locations.
Bushfire areas to comply with AS3959 (Current Edition).
Alpine areas to comply with BCA Vol 2 H7F3, H7P4, H7D3.

Part 10 Health and Amenity
- 10.1 Scope and application of Section 10
- 10.2 Wet area waterproofing
- 10.3 Room heights
- 10.4 Facilities
- 10.5 Light
- 10.6 Ventilation
- 10.7 Sound insulation
- 10.8 Condensation management - Tasmania to implement 1st October 2023

Health & amenity in accordance with HP Part 10.
Wet areas to be in accordance with AS3740 - (Current Edition) & HP Part 10.2.
Room heights to comply with HP Part 10.3.
Provide impervious walls to a height of 1800mm around a shower and 300mm above the rim of a bath, sink and vanity basin.
Natural light and ventilation in accordance with HP Parts 10.5 & 10.6. Natural lighting to be provided by means of windows having an aggregate light transmitting area of not less than 10% of the floor area of the room. Windows to have an aggregate opening of not less than 5% of the floor area of the room.
All ventilation to comply with HP Part 10.6.
Provide exhaust fans to bathrooms vented to outside (damper on outlet).

Part 11 Safe Movement and Access
- 11.1 Scope and application of Section 11
- 11.2 Stairway and ramp construction
- 11.3 Barriers and handrails

Safe movement and access to be in accordance with HP Part 11.
Stairs to be constructed in accordance with HP Part 11.2. Railing to comply with HP Part 11.3.
Stair treads to be a min 240mm and max 355mm deep. Risers to be min 115mm and max 190mm high.
Treads must have a slip-resistant finish or a suitable non-skid near the edge of the nosings.
Spacing of rails to handrail and balastrade not to exceed 125mm except for cables see HP Part 11.3.6.
Swimming pools to comply with BCA Vol 2 H7F1, H7P1, H7P2, H7D2 & AS1926 Parts 1 & 2 (Current Editions).

Part 12 Ancillary Provisions
- 12.1 Scope and application of Section 12
- 12.2 Construction in alpine areas
- 12.3 Attachment of framed decks and balconies to external walls of buildings using a waling plate
- 12.4 Heating appliances, fireplaces, chimneys and flues

NCC 3.12 Energy Efficiency - NCC 2019

To comply with the NCC 3.12 Climate zone 7.
See Energy Assessment for insulation details.
Use membrane in roof and walls to meet NCC 3.12.1.
Building fabric to comply with NCC 3.12.1.
External glazing to comply with NCC 3.12.2.
Building sealing to comply with NCC 3.12.3.
Air movement to comply with NCC 3.12.4
Services to be installed in accordance with NCC 3.12.5.

Part 13 Energy Efficiency - Tasmania to implement NCC 2025 - Use NCC 2019
- 13.1 Scope and application of Section 13
- 13.2 Building fabric
- 13.3 External glazing
- 13.4 Building sealing
- 13.5 Ceiling fans
- 13.6 Whole-of-home energy usage
- 13.7 Services

INTERNAL WALL & CEILING LININGS

Wall & ceiling linings to be in 10mm plasterboard

General Notes

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

Surveyor to verify all dimensions, set outs, levels, location of services, easements and any other information relevant to the proposed building works.

Engineer to provide all structural certificates as required by Local Council and relevant autherities. Engineering details to overide Architectural drawings and specifications.

All construction work shall be carried out in accordance with the Planning and Building permits. Materials and workmanship to conform with the state building regulations local council by-laws and relevant Current Editions of ABCB, NCC & HP codes, Australian Standards, plans, specifications and manufacturers written instructions.

Builder and Surveyor to report to the Designer all relevant discrepancies, variations and changes prior to any works commencing. 24 Hours minimum required for drawings to be ammended.

SOIL CLASSIFICATION

According to AS2870- Current Edition the soil is classified:
Foundation soil classification: **Class S**

WIND CLASSIFICATION

The AS4055- Current Edition Wind Load for Housing classification of this site is:
Region: **A**
Terrain Category: **TC2.5**
Shielding Classification: **PS**
Topographic Classification: **T1**
Wind classification: **N2**
Max design gust speed: **Vh,u 40m/sec**

SEWER & STORMWATER

All plumbing work to be in accordance with Local council by-laws, local water authority, AS/NZ 3500 & the Tasmanian Plumbing Regulations Current Edition relevant codes and standards.
Final internal sizes & layout to be determined by the plumber to council approval.
Exact location for sewer & stormwater connection points to be confirmed by both builder and council's Plumbing Services Department prior to commencing work.
Provide overflow relief gulley with tap over.
Invert level to be 150mm minimum.
All drainage pipework to be UPVC class SN6.
All waste and vents to be DWV class pipe.
Exposed tempered water lines to be lagged with 38mm Bradflex FR or similar.
All valves and fittings to be tested and approved.
Tempered water to be set at 50 degrees celcius.

ELECTRICAL

To be in accordance with the AS/NZS 3018 & Aurora Tasmania requirements.

BRACING & WIND LOADS

Transfer of racking forces around bracing walls to be in accordance with AS1684.2 & AS4055 (Current Editions).
Roof and walls to be in accordance with the AS1684.2 (Current Edition).
Bracing of roof structures to be in accordance with AS1684.2 section 8 (Current Edition).

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Specifications 2 - 2022 Housing Provisions

Amendments

Date	By

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6.3.9 Corrosion protection

[2019: 3.4.4.4]

Structural steel members that are not built in to a masonry wall must—

(a) be protected against corrosion in accordance with Tables 6.3.9a, 6.3.9b and 6.3.9c; and

(b) where a paint finish is applied to the surface, be free from rust; and

(c) where zinc coatings are applied to the surface, be provided with a barrier coat to prevent domestic enamels from peeling; and

(d) when cut or welded on-site, have those areas and any other areas of damage to protective coatings comply with (a).

Table 6.3.9a: Minimum protective coatings for structural steel members

Environment	Location	Minimum protective coating		
		Option 1 (hot dip galvanising)	Option 2 (duplex system). See Table 6.3.9c	Option 3 (paint). See Table 6.3.9b
Low (mild steel corrosion rate 1.3 to 25 µm/year	Typically remote inland areas or more than 1 km from sheltered bays	HDG75	–	ACL2, ACC2, IZS1, PUR2A

Environment	Location	Minimum protective coating		
		Option 1 (hot dip galvanising)	Option 2 (duplex system). See Table 6.3.9c	Option 3 (paint). See Table 6.3.9b
Medium (mild steel corrosion rate 25 to 50 µm/year)	Typically more than 1 km from *breaking surf* or aggressive industrial areas or more than 50 m from sheltered bays	HDG225	–	ACL3, ACC4, ACC5, IZS1, PUR3, PUR4
High (mild steel corrosion rate 50 to 80 µm/year)	Typically more than 200 m from *breaking surf* or aggressive industrial areas or within 50 m from sheltered bays	HDG450	HDG150 (5 years) 4D (10-15 years) or HDG300 (10 years) 2D (5-10 years)	ACC6, IZS3, PUR5
Very High (mild steel corrosion rate 80 to 200 µm/year)	Typically extends from 100 m inland from *breaking surf* to 200 m inland from *breaking surf*, or within 200 m of aggressive industrial areas and within 100 m of *breaking surf*.	HDG900	HDG300 (5 years) 5D (10-15 years) or HDG600 (10 years) 4D (5-10 years)	ACC6 (C5-M only), PUR5

Table Notes

Hot dip galvanising and duplex systems must be in accordance with AS 2312.2. Paint systems must be in accordance with AS 2312.1.

Table 6.3.9c: Duplex coating system specification

AS 2312.2 duplex system	Surface preparation	1st coat		2nd coat		3rd coat		Total DFT
		Type of paint	DFT	Type of paint	DFT	Type of paint	DFT	
2D	Degrease, wash and dry, sweep blast clean	Epoxy primer (2 pack) inhibitive	75	Polyurethane or acrylic gloss (2 pack)	100	–	–	175
4D	Degrease, wash and dry, sweep blast clean	High-build epoxy (2 pack)	250	Polyurethane or acrylic gloss (2 pack)	100	–	–	350
5D	Degrease, wash and dry, sweep blast clean	Epoxy primer (2 pack) inhibitive	75	High-build epoxy (2 pack)	225	Polyurethane or acrylic gloss (2 pack)	100	400

Table Notes

DFT refers to dry film thickness, measured in µm.

Notes

Clause 3.4.4.4 and Table 3.4.4.7 from NCC Volume Two 2019 (Amendment 1) may be used in place of 6.3.9 and Tables 6.3.9a, 6.3.9b and 6.3.9c until 1 May 2024.

Table 6.3.9b: Paint coating system specification

AS 2312.1 system	Surface preparation	1st coat		2nd coat		3rd coat		Total DFT
		Type of paint	DFT	Type of paint	DFT	Type of paint	DFT	
ACC2	Sa 2.5	Epoxy primer	75	Acrylic (2 pack)	50	–	–	125
ACC4	Sa 2.5	Epoxy primer	75	High build epoxy	125	Acrylic (2 pack)	50	250
ACC5	Sa 2.5	Zinc rich primer	75	High build epoxy	125	Acrylic (2 pack)	50	250
ACC6	Sa 2.5	Zinc rich primer	75	High build epoxy	200	Acrylic (2 pack)	50	325
ACL2	Sa 2.5	Zinc rich primer	75	Acrylic latex	40	Acrylic latex	40	155
ACL3	Sa 2.5	Zinc rich primer	75	High build epoxy	125	Acrylic latex	40	240
IZS1	Sa 2.5	Inorganic zinc silicate	75	–	–	–	–	75
IZS3	Sa 2.5	Inorganic zinc silicate	125	–	–	–	–	125
PUR2A	Sa 2.5	Zinc rich primer	75	High build polyurethane	75	–	–	150
PUR3	Sa 2.5	Epoxy primer	75	High build epoxy	125	Polyurethane gloss	50	250
PUR4	Sa 2.5	Zinc rich primer	75	High build epoxy	125	Polyurethane gloss	50	250
PUR5	Sa 2.5	Zinc rich primer	75	High build epoxy	200	Polyurethane gloss	50	325

Table Notes

DFT refers to dry film thickness, measured in µm.

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Specifications 3 - Steelwork Protection

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Development Application: 5.2026.306.1 - Response to Rwquest For Information - 5 Fern Close, Dodges Ferry - P4.pdf
Plans Reference: P4
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Site Safety Notes

These Notes Must Be Read And Understood By All Involved In The Project

This includes (but is not excluded to): Owner Builder, Sub-Contractors, Consultants, Renovators, Operators, Maintenors & Demolishers

1. FALLS, SLIPS AND TRIPS

1.1 WORKING AT HEIGHTS

1.1.1 DURING CONSTRUCTION

Wherever possible, components for this building should be prefabricated off site or at ground level to minimise the risk of workers falling more than two metres, However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The Builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

1.1.2 DURING OPERATION OR MAINTENANCE

Houses or other low-rise buildings where scaffolding is appropriate:

Cleaning and maintenance of windows, walls, roofs or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders and trestles should be used in accordance with relevant codes of practice, regulations or legislation.

Buildings where scaffolding, ladders and trestles are not appropriate:

Cleaning and maintenance of windows, walls, roofs or other components of the building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

1.1.3 ANCHORAGE POINTS

Anchorage points for portable scaffold or fall arrest devices have been included in the design for use by maintenance workers. Any persons engaged to work on the building after completion of construction work should be informed about the anchorage points.

1.2 SLIPPERY OR UNEVEN SURFACES

1.2.1 FLOOR FINISHES - Specified

If finishes have been specified by the Designer, these have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.

1.2.2 FLOOR FINISHES - By Owner

If the Designer has not been involved in the selection of surface finishes, the Owner is responsible for the selection of surface finishes in the pedestrian-trafficable areas of the building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZS 4586:2004.

1.2.3 STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

Due to the design requirements for the building, steps and/or ramps are included in the building that may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warnings during construction, maintenance, demolition, and at all times when the building operates as a workplace.

Building owners and occupiers should monitor the pedestrian access ways and, in particular, access to areas where maintenance is routinely carried out, to ensure that surfaces have not moved or cracked such that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip should be cleaned or removed from access ways.

Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce risk of trips and falls at the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS

2.1 LOOSE MATERIALS OR SMALL OBJECTS

Construction, maintenance or demolition work on or around the building is likely to involve persons working above ground level or above floor levels. Where this occurs, one of the following measures should be taken to avoid objects falling, from the area where work is being carried out, onto persons below.

1. Prevent or restrict access to areas below where the work is being carried out.
2. Provide toe boards to scaffolding and work platforms.
3. Provide a protective structure below the work area.
4. Ensure that all persons below the work area have Personal Protective Equipment.

2.2 BUILDING COMPONENTS

During construction, renovation or demolition of the building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse, which may injure persons in the area, is a possibility.

Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured, and that access to areas below the load is prevented or restricted.where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturers' recommendations for use must be carefully considered at all times.

3. TRAFFIC MANAGEMENT

Buildings on a major road, narrow road or steeply inclined road:

Parking of vehicles or loading/unloading of vehicles on the roadway may cause a traffic hazard. During construction, maintenance or demolition of the building, designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for supervision of these areas,

Buildings where on-site loading/unloading is restricted:

Construction of the building may require loading and unloading materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas.

All buildings:

Busy construction and demolition sites present a risk of collision when deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be implemented for the work site.

4. SERVICES

General:

Rupture of services during excavation for other activity creates a variety of risks including release of hazardous material. Existing services may be located on or around the building site. Where known, these are identified on the drawings, but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig, Telstra, etc.), appropriate excavation practice should be used and, where necessary, specialist contractors should be engaged.

Locations with underground power lines:

Underground power lines may be located in or around the site. All underground power lines must be disconnected or accurately located and adequate warning signs used prior to any construction, maintenance or demolition work commencing.

Locations with overhead power lines:

Overhead power lines may be located on or near the site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical, adequate warning in the form of bright-coloured tape or signage should be used, or a protective barrier provided.

5. MANUAL TASKS

Components within this design with a mass in excess of 25 kg should be lifted by two or more workers or by a mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass.

All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way that minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur.

Construction, maintenance and demolition of the building will require the use of portable tools and equipment. These should be fully maintained in accordance with the manufacturers' specifications and not used where faulty or, in the case of electrical equipment, not carrying a current electrical safety tag.

All safety guards and devices should be regularly checked and Personal Protective Equipment should be used in accordance with the manufacturer's specification.

6. HAZARDOUS SUBSTANCES

6.1 ASBESTOS

For alterations to or demolition of a building constructed prior to 1990, if the building was constructed prior to:

1990 - it may contain asbestos

1986 - it is likely to contain asbestos,

either in cladding material or in fire-retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

6.2 POWDERED MATERIALS

Many materials used in construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment, including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

6.3 TREATED TIMBER

The design of the building may include provision for inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

6.4 VOLATILE ORGANIC COMPOUNDS

Many types of glues, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturers' recommendations for use must be carefully considered at all times.

6.5 SYNTHETIC MINERAL FIBRE

Glass fibre, rock wool, ceramic and other material used for thermal or acoustic insulation may contain synthetic mineral fibre which may be harmful if inhaled, or if it comes into contact with the skin, eyes or other sensitive parts of the body. Personal Protective Equipment, including protection against inhalation of harmful material, should be used when installing, removing or working near bulk insulation material.

6.6 TIMBER FLOORS

The building may contain timber floors that have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application, and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

7. CONFINED SPACES

7.1 EXCAVATION

Construction of the building and some maintenance on the building may require excavation and installation of items within the excavation. Where practical, installation should be carried out using methods that do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

7.2 ENCLOSED SPACES

For buildings with enclosed spaces where maintenance or other access may be required:

Enclosed spaces within the building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

7.3 SMALL SPACES

For buildings with small spaces where maintenance or other access may be required:

Some small spaces within the building may require access by construction and maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces, they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

8. PUBLIC ACCESS

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and the public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present, they should be secured when not fully supervised.

9. OPERATIONAL USE OF BUILDING

RESIDENTIAL BUILDINGS

The building has been designated as a residential building. If the building, at a later date, is used or intended for use as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement legislation should be applied to the new use.

NON-RESIDENTIAL BUILDINGS

Non-residential buildings where the end-use has not been identified:

The building has been designed to requirements of the classification identified on the drawings. The specific use of the building is not known at the time of the design and a further assessment of the workplace health and safety issues should be undertaken at the time of fit-out for the end user.

Non-residential buildings where the end-use is known:

The building has been designed for the specific use as identified on the drawings. Where a change of use occurs at a later date, a further assessment of the workplace health and safety issues should be undertaken.

10. OTHER HIGH-RISK ACTIVITY

All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/NZS 3012 and all licensing requirements.

All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace.

All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work.

Due to the history of serious incidents, it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.

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