2-4 Eden Street
Riverside Tasmania 7250
Telephone: (03) 6323 9300
Facsimile: (03) 6323 9349

West Tamar Council

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE ONLY	
Application Number	PA2026142
Assess No:	A12809
PID No:	3544142

Applicant Name:	Natalie Siobhan MORGAN & Michael Charles RAMSAY				
Postal Address:					
Contact Phone:	**Home**		**Work**	**Mobile**	
Email Address:					

Planning Application Lodgement Checklist

The following documents have been submitted to support the consideration of this application:

1. A current copy of the property title text, folio plan and schedule of easements ☒
2. A completed application form including a detailed description of the proposal ☒
3. A complete plan set: ☒
   a) **Floor plans** ☒
   b) **Elevations** (from all orientations/sides and showing natural ground level and finished surface level) ☒
   c) **Site Plan** showing: ☒
   - Orientation
   - All title boundaries
   - Location of buildings and structure (both existing and proposed)
   - Setbacks from all boundaries
   - Native vegetation to be removed
   - Onsite services, connections and drainage details (including sewer, water and stormwater)
   - Cut and/or Fill
   - Car parking and access details (including construction material of all trafficable areas)
   - Fence details
   - Contours
4. Other:

If submitting plans in over the counter please ensure they are A3.
All plans must be to scale.

WEST TAMAR COUNCIL

Application Number: «Application_Number»

APPLICANT DETAILS

Applicant Name:	Michael RAMSAY

Note: *Full name(s) of person(s) or company making the application and postal address for correspondence.*

LAND DETAILS

Owner/Authority Name: *(as per certificate of title)*	Natalie Siobhan MORGAN & Michael Charles RAMSAY
Location / Address:	1310 Greens Beach Road KELSO TAS 7270
Title Reference:	PID: 3544142 (Volume: 199285 Folio: 1)
Zone(s):	Rural Living (Zone C)
Existing Development/Use:	Residential
Existing Developed Area:	

DEVELOPMENT APPLICATION DETAILS

Proposed Use:	Residential: ☐	Visitor Accommodation: ☐	Commercial: ☐	Other: ☐
	Description of Use: Proposed new 9.0m x 10.0m x m 2.4m eave, colorbond clad domestic storage shed (approximately 90.00m2)			

Development Type:	Building work: ☒	Demolition: ☐	Subdivision: ☐	Other: ☐
	Description of development: Domestic Storage Shed			

New or Additional Area:	Area Storage Shed – 90.00m2	
Estimated construction cost of the proposed development:	$ 42,000.00	
Building Materials:	Wall Type: Colorbond	Colour: Monument
	Roof Type: Colorbond	Colour: Shale Grey

WEST TAMAR COUNCIL

Application Number: «Application_Number»

SUBDIVISION ☐N/A

Subdivision creating additional lots ☐

Boundary adjustment with no additional lots created ☐

Number of Lots (existing) :		**Number of Lots (proposed) :**	
Description:			

If applying for a subdivision which creates a new road(s), please supply three proposed names for the road(s), in order of preference:

1.	
2.	
3.	

COMMERCIAL, INDUSTRIAL OR OTHER NON-RESIDENTIAL DEVELOPMENT/USE ☐N/A

Hours of Operation:	Monday / Friday:		To	
	Saturday:		To	
	Sunday:		To	

Existing Car Parking:	
Proposed Car Parking:	

Number of Employees: ***(Existing)***	
Number of Employees: ***(Proposed)***	

Type of Machinery installed:	
Details of trade waste and method of disposal:	

WEST TAMAR COUNCIL

Application Number: «Application_Number»

APPLICANT DECLARATION

Owner: *As the owner of the land, I declare that the information contained in this application is a true and accurate representation of the proposal and I consent to this application being submitted and for Council Officers to conduct inspections as required for the proposal,*

Natalie Siobhan MORGAN		22-05-2026
Name (print)	*Signed*	*Date*

Applicant: *(if not the owner)* *As the applicant, I declare that I have notified the owner of my intention to make this application* and that *the information contained in this application is a true and accurate representation of the proposal,*

Michael Charles RAMSAY		22-05-2026
Name (print)	*Signed*	*Date*

Please Note: If the application involves Crown Land you will need to provide a letter of consent and this form signed by the Minister, or a delegated officer of the Crown with a copy of the delegation.

Crown Consent *(if required)*

Name (print)	*Signed*	*Date*

Chief Executive Officer *(if required)*

Name (print)	*Signed*	*Date*

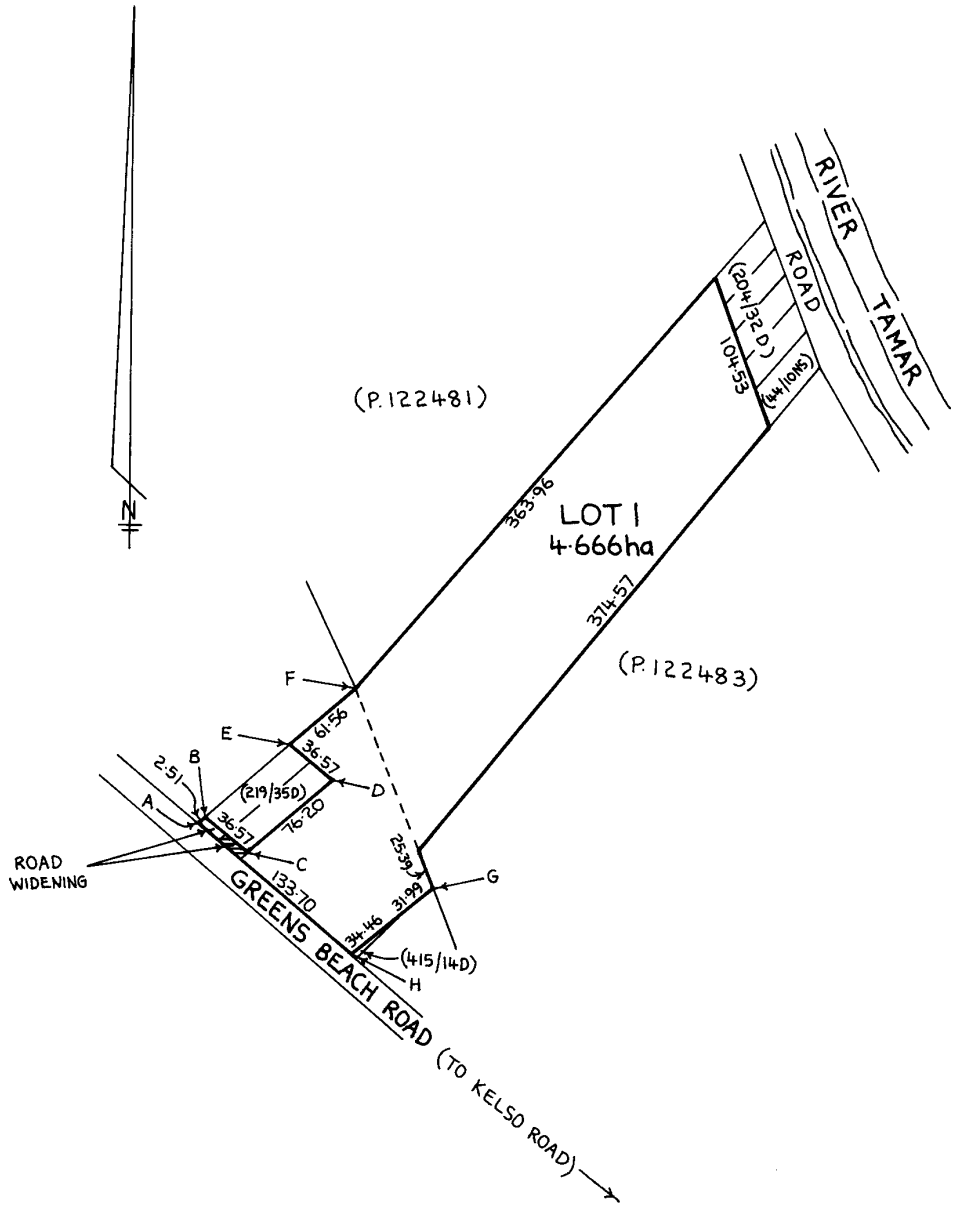
If the subject site is accessed via a right of way, the owner of the ROW must also be notified of the application.

Right of Way Owner:

As the applicant, I declare that I have notified the owner of the land encumbered by the Right Of Way, of my intent to lodge this application that will affect their land.

Name (print)	*Signed*	*Date*

OWNER FOLIO REFERENCE C.T. 2727/13 GRANTEE	**PLAN OF TITLE** LOCATION DEVON – STOCKPORT FIRST SURVEY PLAN No. (15/31 DEV) COMPILED BY LTO SCALE 1: 3000 LENGTHS IN METRES	Registered Number P.199285 APPROVED 10 SEP 1998 Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 129 (4844-11)	LAST UPI No 4101176 4103739	LAST PLAN No.
		ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



A-143
DAB

DRAWING SCHEDULE

A00	COVER PAGE
A01	LOCALITY PLAN
A02	LOCALITY PLAN - STORM TIDE OVERLAY
A03	LOCALITY PLAN - SEA LEVEL RISE OVERLAY
A04	SITE PLAN

PROJECT INFORMATION

BUILDING DESIGNER:	GRANT JAMES PFEIFFER
ACCREDITATION No:	CC2211T
ZONE:	11 - RURAL LIVING
BUILDING CLASS:	CLASS 10A
LAND TITLE REFERENCE NUMBER:	199285/1
DESIGN WIND SPEED:	N3
SOIL CLASSIFICATION:	'P' (M)
CLIMATE ZONE:	7
BUSHFIRE-PRONE BAL RATING:	12.5
ALPINE AREA:	N/A
CORROSION ENVIRONMENT:	SEVERE
FLOODING:	YES
LANDSLIP:	YES
DISPERSIVE SOILS:	UNKNOWN
SALINE SOILS:	UNKNOWN
SAND DUNES:	NO
MINE SUBSIDENCE:	NO
LANDFILL:	NO
GROUND LEVELS:	REFER PLAN
ORG LEVEL:	75MM ABOVE GROUND LEVEL SURFACE

DEVELOPMENT AREA	
Name	Area
APPROVED DWELLING	128.00 m²
APPROVED SHED	108.00 m²
APPROVED DECK	99.36 m²
PROPOSED SHED	90.00 m²
	425.36 m²

PROPOSED SHED

N. MORGAN & M. RAMSAY
1302 GREENS BEACH ROAD
KELSO TAS 7270

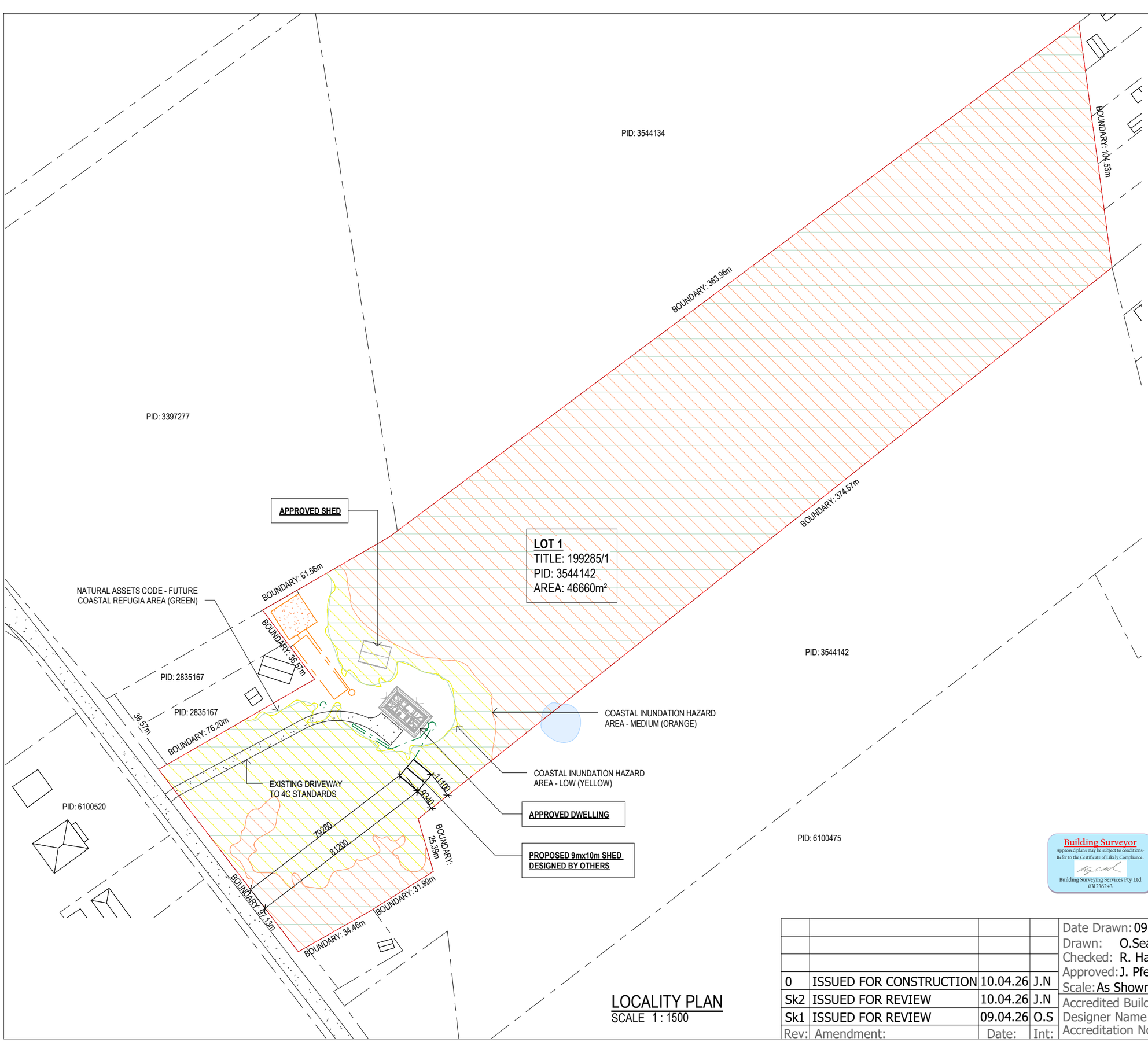
WEST TAMAR COUNCIL

ISSUED FOR CONSTRUCTION

Building Surveyor
Approved plans may be subject to conditions.
Refer to the Certificate of Likely Compliance.
Building Surveying Services Pty Ltd
031236243

81 Elizabeth Street, Launceston, Tasmania 7250 jack@engineeringplus.com.au, trin@engineeringplus.com.au
Jack 0417 362 783 or Trin 0417 545 813

ENGINEERING PLUS
BUILDING DESIGN
PROJECT MANAGEMENT
CIVIL/STRUCTURAL ENGINEERING



LOCALITY PLAN
SCALE 1 : 1500

NOTE:
ENTIRETY OF SITE COVERED BY PRIORITY VEGETATION AREA

Building Surveyor
Approved plans may be subject to conditions. Refer to the Certificate of Likely Compliance.
Building Surveying Services Pty Ltd
031236243

ISSUED FOR CONSTRUCTION

Copyright ©

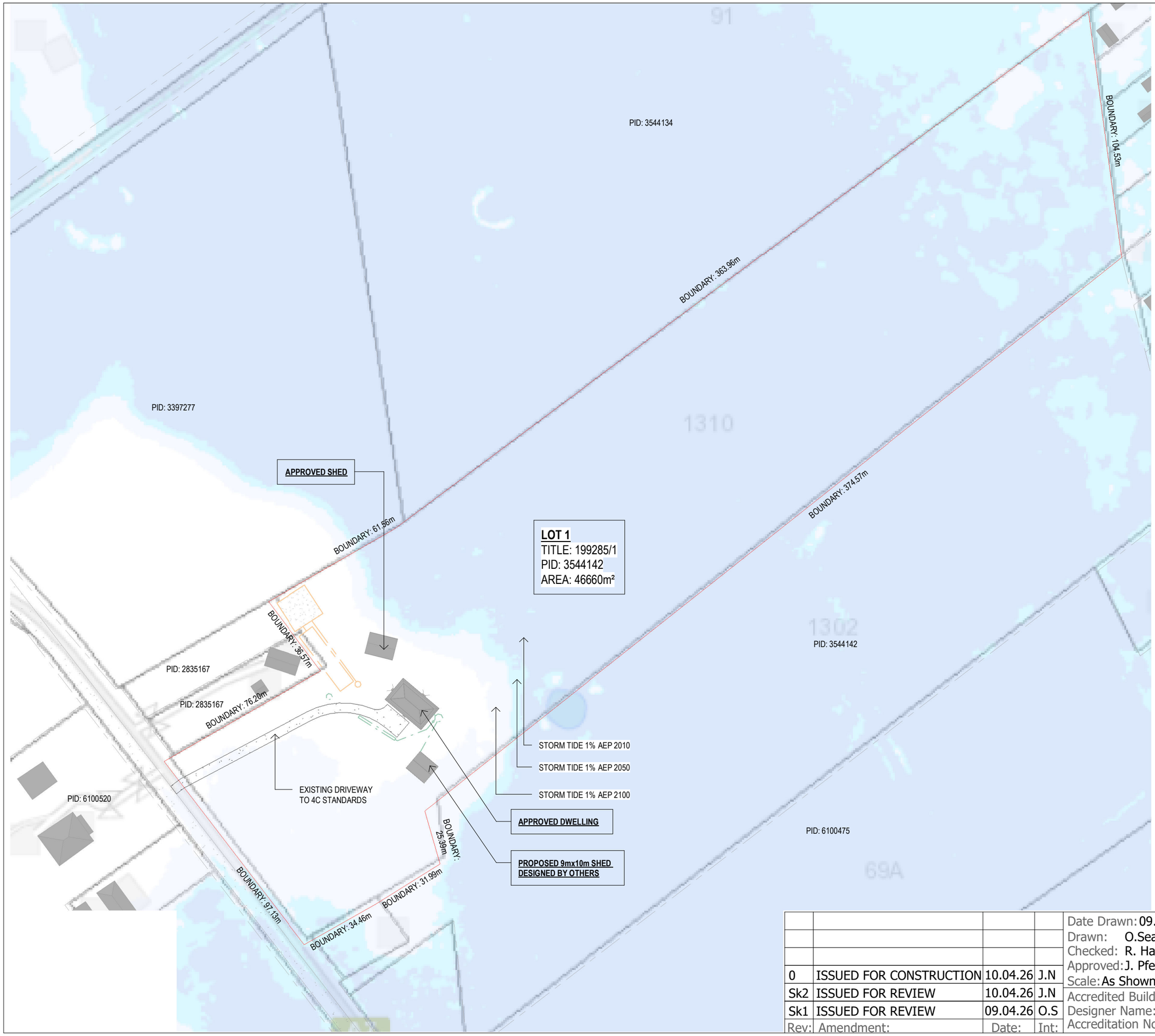
Rev:	Amendment:	Date:	Int:
0	ISSUED FOR CONSTRUCTION	10.04.26	J.N
Sk2	ISSUED FOR REVIEW	10.04.26	J.N
Sk1	ISSUED FOR REVIEW	09.04.26	O.S

Date Drawn: 09.04.26
Drawn: O.Seaman
Checked: R. Hall
Approved: J. Pfeiffer
Scale: As Shown @ A3
Accredited Building Designer
Designer Name: J.Pfeiffer
Accreditation No: CC2211T

Client: N. MORGAN & M. RAMSAY
Project: PROPOSED SHED
Address: 1302 GREENS BEACH ROAD
KELSO TAS 7270

Mob 0417 362 783 or 0417 545 813
jack@engineeringplus.com.au
trin@engineeringplus.com.au
ENGINEERING PLUS BUILDING DESIGN PROJECT MANAGEMENT CIVIL/STRUCTURAL ENGINEERING

Drawing No: 2026-118 A01 / A04
Rev 0



ENGINEERING PLUS
BUILDING DESIGN
PROJECT MANAGEMENT
CIVIL/STRUCTURAL ENGINEERING

NOTE:
ENTIRETY OF SITE COVERED BY PRIORITY VEGETATION AREA

LEGEND:

STORM TIDE 1% AEP 2010	
STORM TIDE 1% AEP 2050	
STORM TIDE 1% AEP 2100	

Building Surveyor
Approved plans may be subject to conditions
Refer to the Certificate of Likely Compliance.
Building Surveying Services Pty Ltd
031236243

LOCALITY PLAN - STORM TIDE
SCALE 1 : 1500

ISSUED FOR CONSTRUCTION

Copyright ©

0	ISSUED FOR CONSTRUCTION	10.04.26	J.N
Sk2	ISSUED FOR REVIEW	10.04.26	J.N
Sk1	ISSUED FOR REVIEW	09.04.26	O.S
Rev:	Amendment:	Date:	Int:

Date Drawn: 09.04.26
Drawn: O.Seaman
Checked: R. Hall
Approved: J. Pfeiffer
Scale: As Shown @ A3

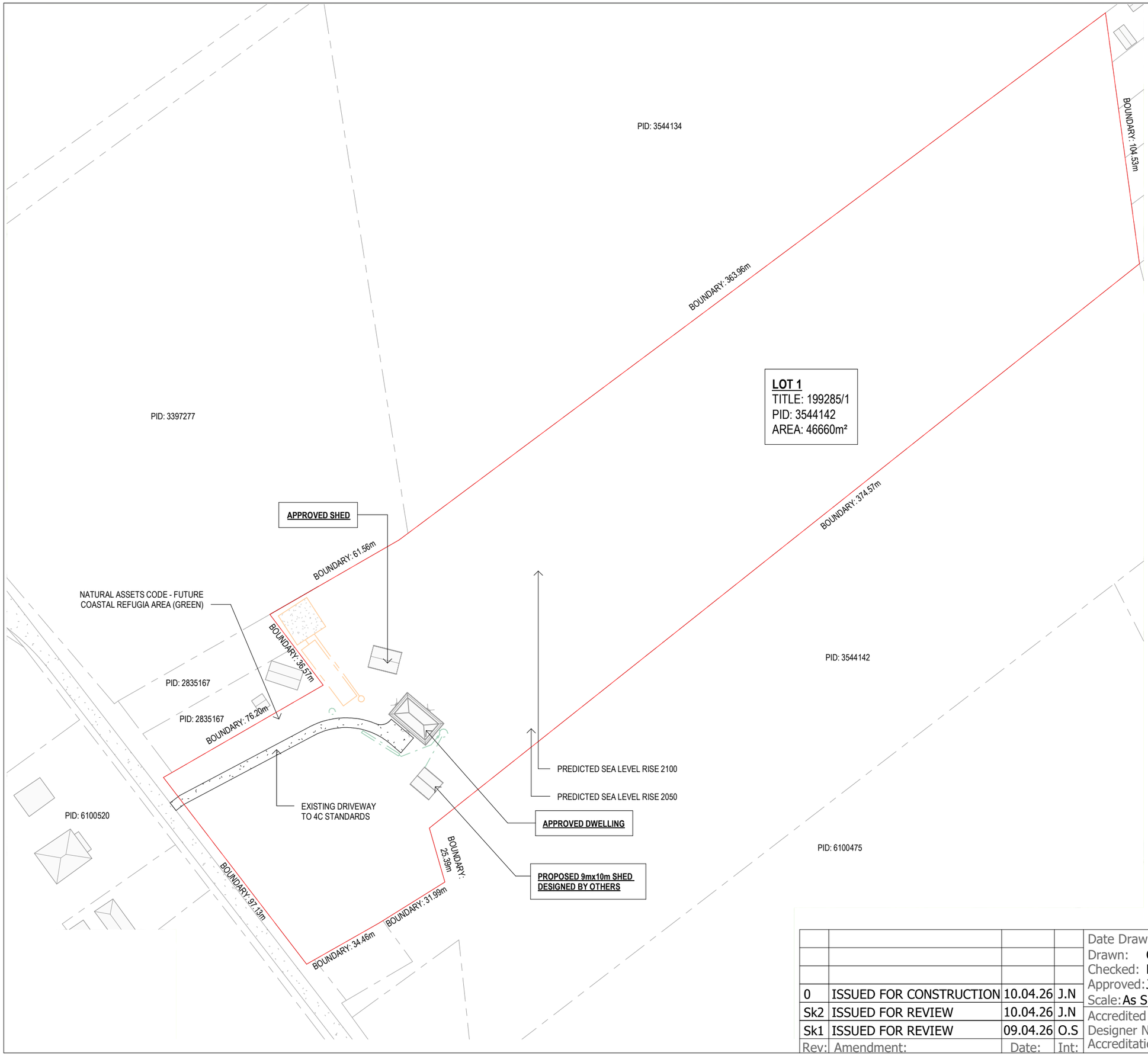
Client: N. MORGAN & M. RAMSAY
Project: PROPOSED SHED
Address: 1302 GREENS BEACH ROAD
KELSO TAS 7270

Mob 0417 362 783 or 0417 545 813
jack@engineeringplus.com.au
trin@engineeringplus.com.au
ENGINEERING PLUS BUILDING DESIGN PROJECT MANAGEMENT CIVIL/STRUCTURAL ENGINEERING

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

Drawing No: 2026-118 A02 / A04
Rev 0

ENGINEERING PLUS
BUILDING DESIGN
PROJECT MANAGEMENT
CIVIL/STRUCTURAL ENGINEERING



LEGEND:

PREDICTED SEA LEVEL RISE 2100
PREDICTED SEA LEVEL RISE 2050

Building Surveyor
Approved plans may be subject to conditions
Refer to the Certificate of Likely Compliance.
Building Surveying Services Pty Ltd
031236243

LOCALITY PLAN -SEA LEVEL RISE
SCALE 1 : 1500

ISSUED FOR CONSTRUCTION

Copyright ©

0	ISSUED FOR CONSTRUCTION	10.04.26	J.N
Sk2	ISSUED FOR REVIEW	10.04.26	J.N
Sk1	ISSUED FOR REVIEW	09.04.26	O.S
Rev:	Amendment:	Date:	Int:

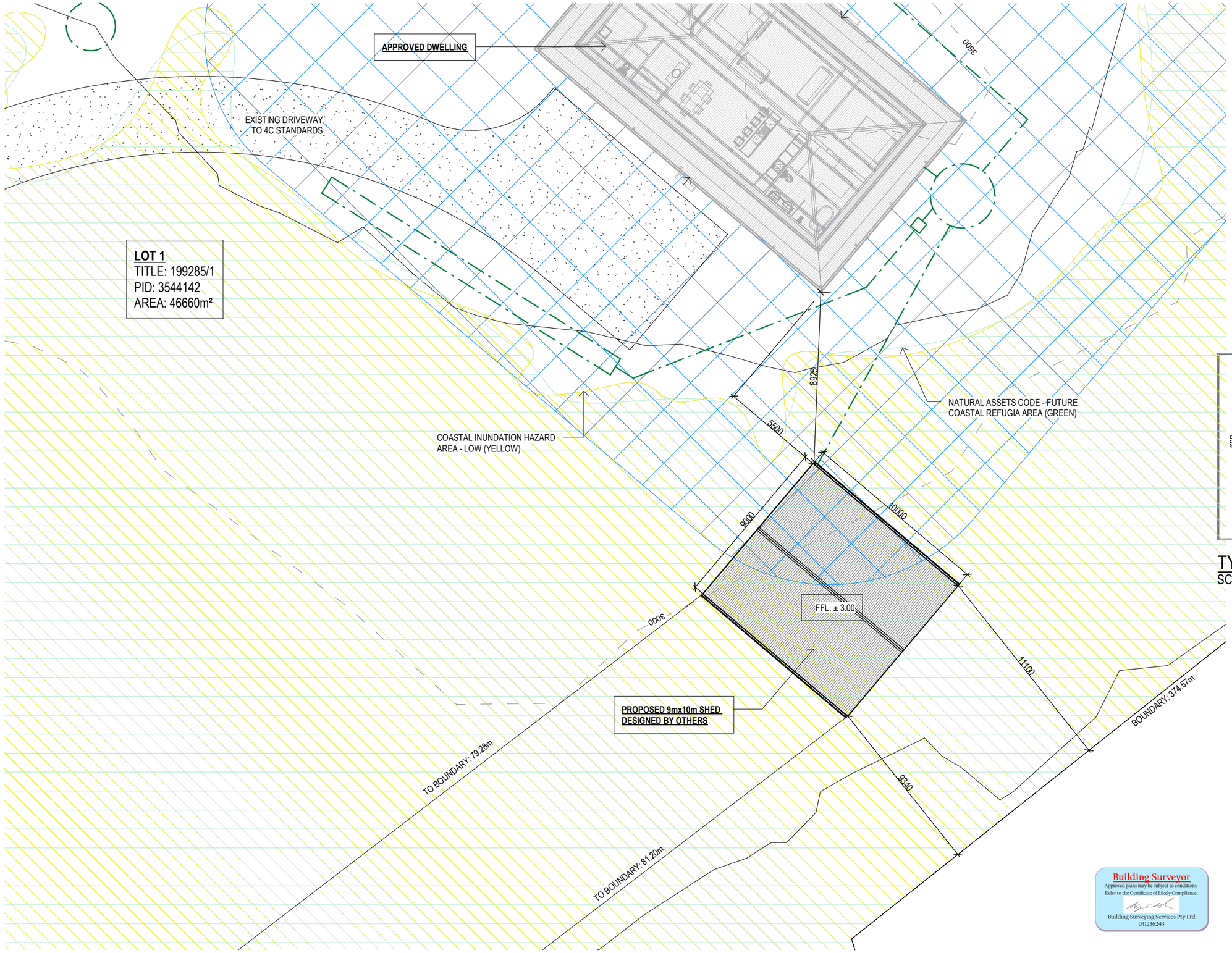
Date Drawn: 09.04.26
Drawn: O.Seaman
Checked: R. Hall
Approved: J. Pfeiffer
Scale: As Shown @ A3

Client: N. MORGAN & M. RAMSAY
Project: PROPOSED SHED
Address: 1302 GREENS BEACH ROAD
KELSO TAS 7270

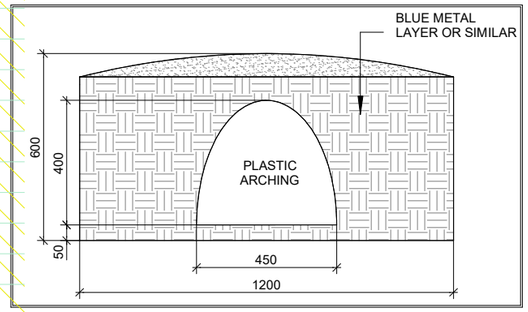
Mob 0417 362 783 or 0417 545 813
jack@engineeringplus.com.au
trin@engineeringplus.com.au
ENGINEERING PLUS BUILDING DESIGN PROJECT MANAGEMENT CIVIL/STRUCTURAL ENGINEERING

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

Drawing No: 2026-118 A03 / A04
Rev 0



SITE PLAN
SCALE 1 : 200



TYPICAL STORMWATER DISPOSAL TRENCH
SCALE 1 : 500

LEGEND	
	SEWER
	WATER
	STORMWATER

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

Building Surveyor
Approved plans may be subject to conditions
Refer to the Certificate of Likely Compliance.
Building Surveying Services Pty Ltd
031236243

ISSUED FOR CONSTRUCTION

Copyright ©

0	ISSUED FOR CONSTRUCTION	10.04.26	J.N
Sk2	ISSUED FOR REVIEW	10.04.26	J.N
Sk1	ISSUED FOR REVIEW	09.04.26	O.S
Rev:	Amendment:	Date:	Int:

Date Drawn: 09.04.26
Drawn: O.Seaman
Checked: R. Hall
Approved: J. Pfeiffer
Scale: As Shown @ A3

Client: N. MORGAN & M. RAMSAY
Project: PROPOSED SHED
Address: 1302 GREENS BEACH ROAD KELSO TAS 7270

Mob 0417 362 783 or 0417 545 813
jack@engineeringplus.com.au
trin@engineeringplus.com.au
ENGINEERING PLUS BUILDING DESIGN PROJECT MANAGEMENT CIVIL/STRUCTURAL ENGINEERING

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

Drawing No: 2026-118 A04 / A04
Rev 0

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
Topographic multiplier	1
Shielding multiplier	1
Ultimate design wind speed	41.0 m/s
Snow load	0.00 kPa
Slab imposed load	2.5 kPa or 9kN applied over 0.3x0.3m area (light vehicles)
Mezzanine imposed load	1.5 kPa
Allowable bearing capacity of foundation supporting footings	100 kPa
Allowable bearing capacity of foundation supporting slab	50 kPa
Allowable skin friction of foundation	25 kPa
Soil Type	Non-aggressive (not saline or acid sulfate)

4.0 Installation Building Contractor Responsibilities

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

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

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

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

5.0 Foundation

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

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

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

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

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

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

6.0 Concrete

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

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

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

7.0 Reinforcement

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

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

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

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

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

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

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

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

8.0 Anchor Bolts

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

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

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

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

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

9.0 Light Gauge Cold-formed Steel

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

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

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

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

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

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

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

10.0 Roof & Wall Sheeting

10.1 Roof & wall sheeting shall comply with AS 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

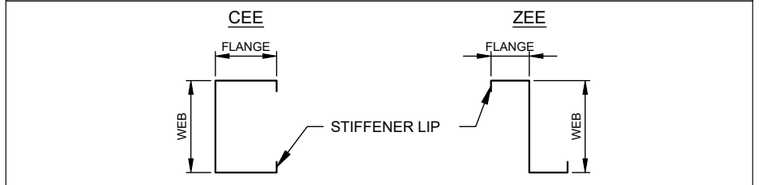
11.1 Wind-locked roller doors are assumed to remain in-place and resist the ultimate limit state wind loading except for in cyclonic regions

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

Building Surveyor
Approved plans may be subject to conditions
Refer to the Certificate of Likely Compliance.
Building Surveying Services Pty Ltd
031236243

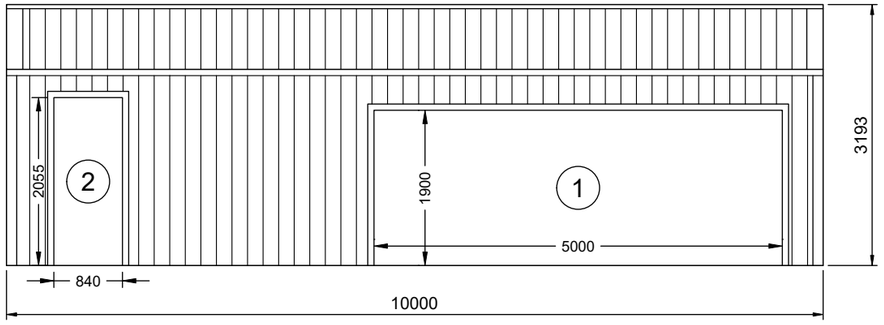
REV	DATE	DESCRIPTION
A	19-02-2026	-

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 19-02-2026
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)

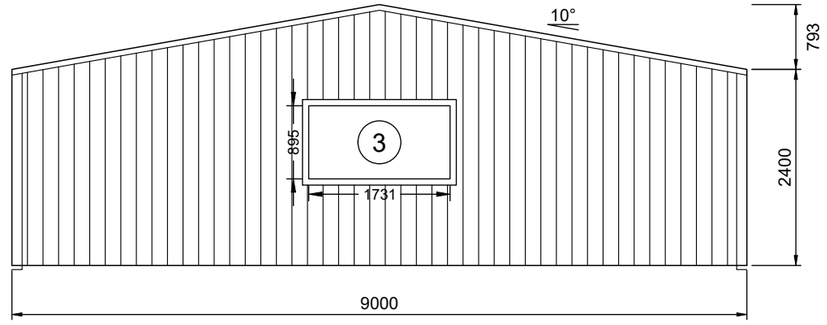
Customer Name: Nat Morgan
Site Address: 1302 Greens Beach Road
Kelso,
TAS, 7270

DATE 19-02-2026
JOB NO. HGOR1029287642
SHEET 1 of 9



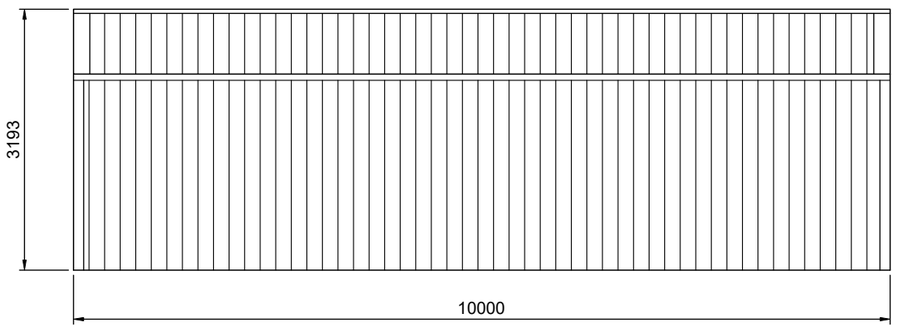
2/2 SIDEWALL B BUILDING ELEVATION

SCALE: 1:75



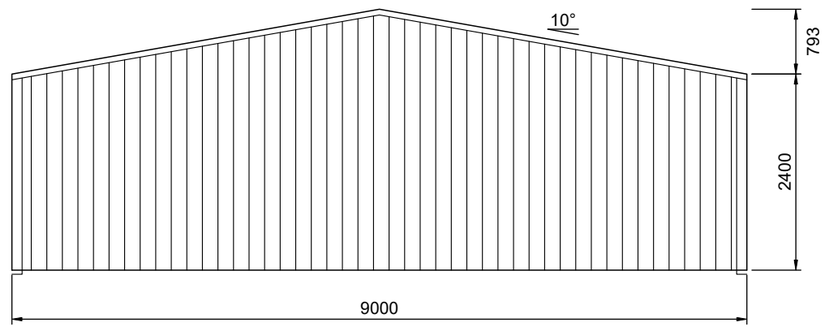
3/2 REAR BUILDING ELEVATION

SCALE: 1:75



1/2 SIDEWALL A BUILDING ELEVATION

SCALE: 1:75



4/2 FRONT BUILDING ELEVATION

SCALE: 1:75

Building Surveyor
Approved plans may be subject to conditions
Refer to the Certificate of Likely Compliance.
Building Surveying Services Pty Ltd
031236243

REV	DATE	DESCRIPTION
A	19-02-2026	-

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

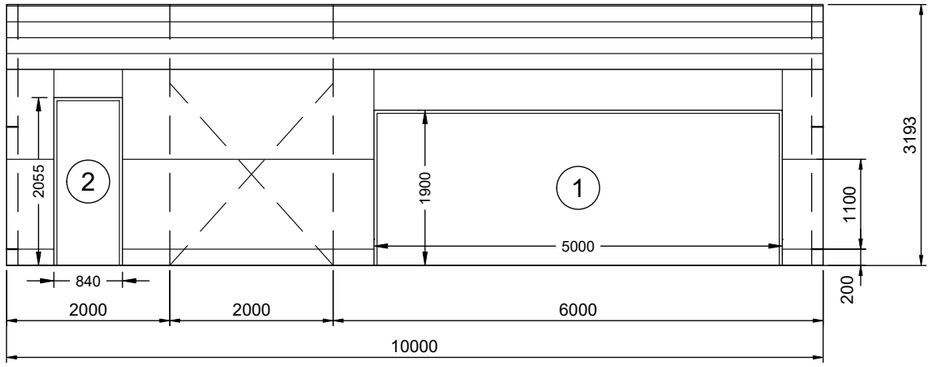
VENN ENGINEERING
PO Box 3084
THIRROUL NSW 2515
sheds@venn.engineering
ABN 39 626 802 257

Signed ..... Date 19-02-2026

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)

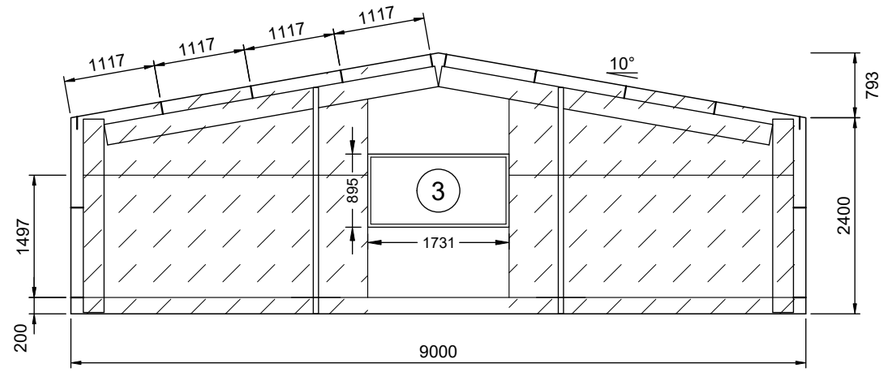
Customer Name: Nat Morgan
Site Address: 1302 Greens Beach Road
Kelso,
TAS, 7270

DATE 19-02-2026
JOB NO. HGOR1029287642
SHEET 2 of 9



2/3 SIDEWALL B FRAMING ELEVATION

SCALE: 1:75



3/3 REAR FRAMING ELEVATION

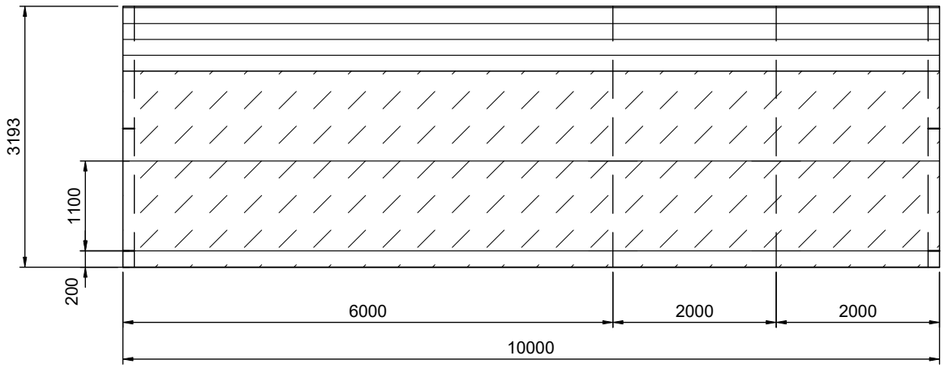
SCALE: 1:75

FRAME #4

DIAPHRAGM SCHEDULE

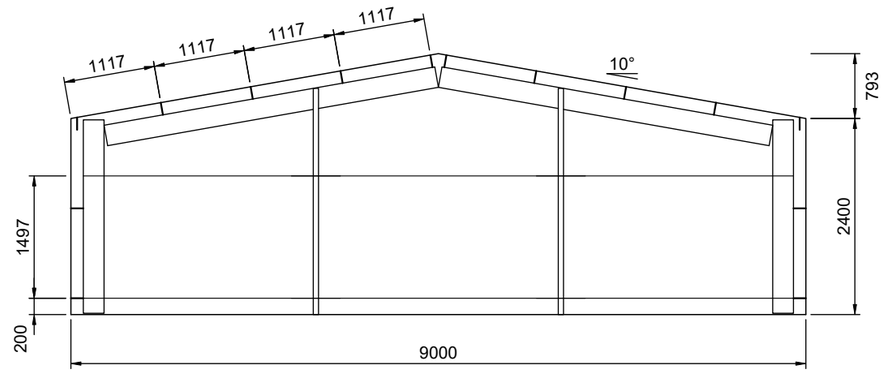
SHEETING IN DIAPHRAGM SECTIONS (SHOWN AS HATCHED AREA ON ELEVATIONS) NOT TO BE CUT UNDER ANY CIRCUMSTANCES

WALL	DISTANCE FROM WALL EDGE
Sidewall 'A'	0-10000
Endwall 'B'	0-3635 5366-9000



1/3 SIDEWALL A FRAMING ELEVATION

SCALE: 1:75



4/3 FRONT FRAMING ELEVATION

SCALE: 1:75

FRAME #1

Building Surveyor
Approved plans may be subject to conditions
Refer to the Certificate of Likely Compliance.
Building Surveying Services Pty Ltd
031236243

REV	DATE	DESCRIPTION
A	19-02-2026	-

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

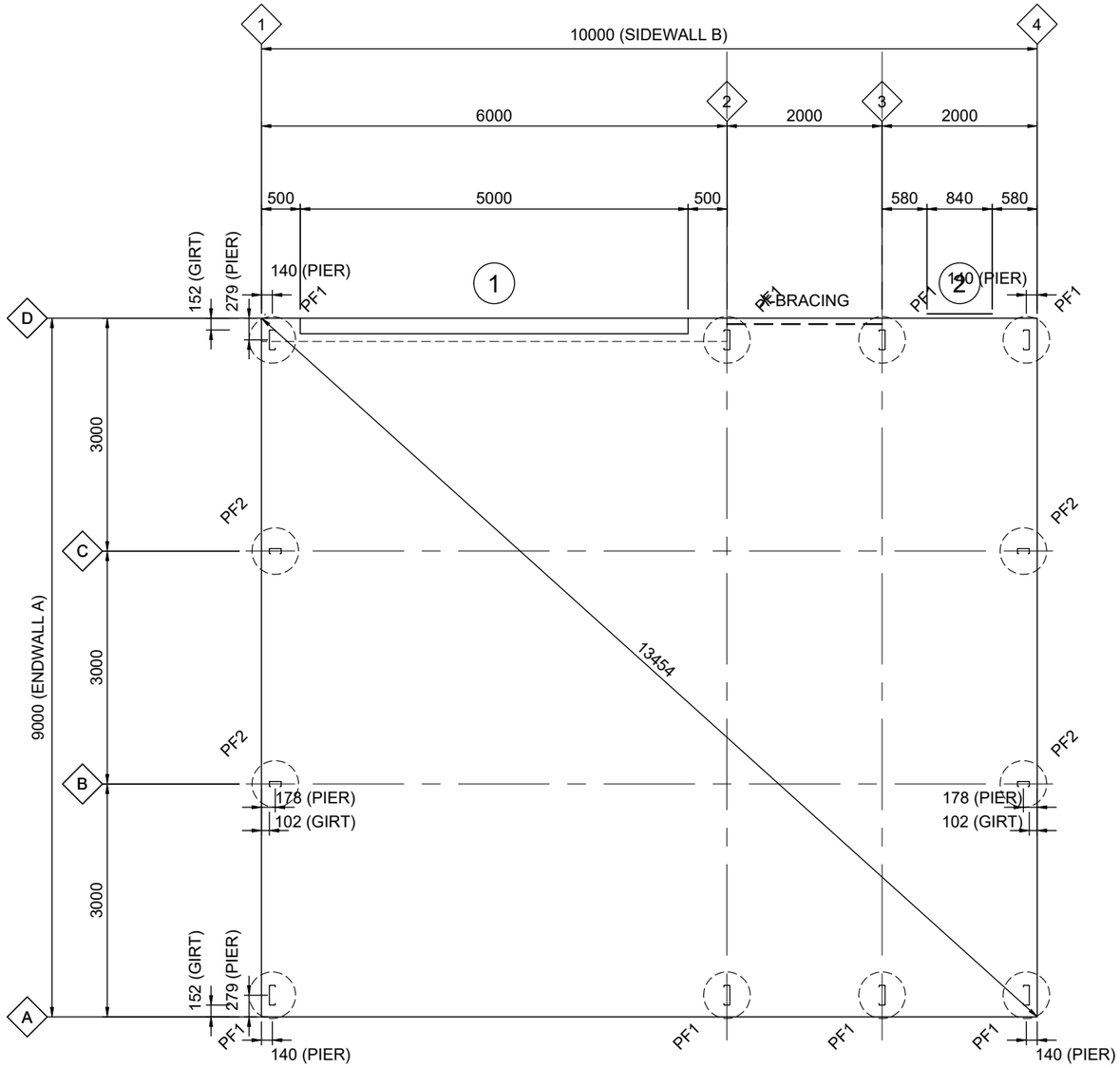
Signed ..... Date 19-02-2026

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: Nat Morgan
Site Address: 1302 Greens Beach Road
Kelso,
TAS, 7270

DATE 19-02-2026
JOB NO. HGOR1029287642
SHEET 3 of 9



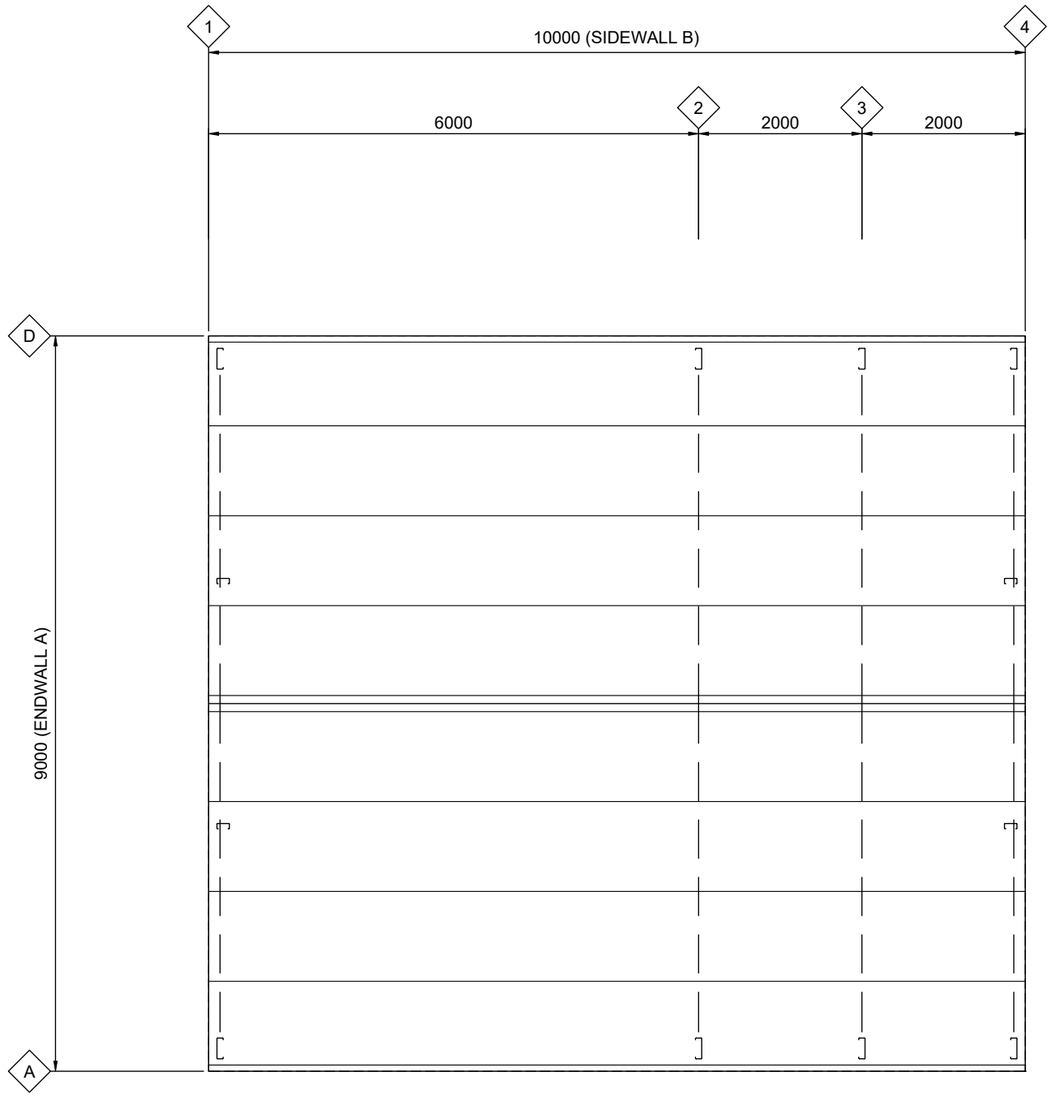
1/4 FOOTING/SLAB FLOOR PLAN

SCALE: 1:75

PF1 - 600Ø REINFORCED CONCRETE PIERS TO DETAIL
PF2 - 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



2/4 ROOF FRAMING PLAN

SCALE: 1:75

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

Building Surveyor
Approved plans may be subject to conditions
Refer to the Certificate of Likely Compliance.
Building Surveying Services Pty Ltd
03I236243

REV	DATE	DESCRIPTION
A	19-02-2026	-

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

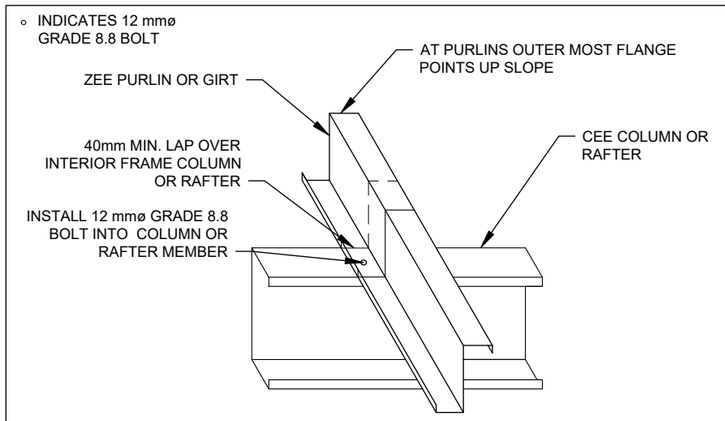
VENN ENGINEERING
PO Box 3084
THIRROUL NSW 2515
sheds@venn.engineering
ABN 39 626 802 257

Signed ..... Date 19-02-2026

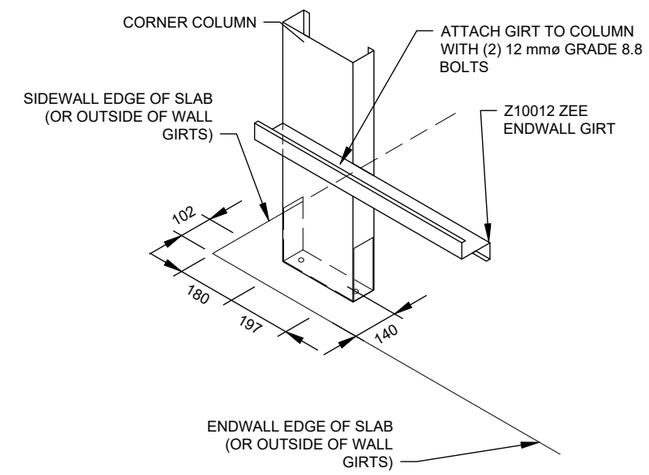
Grant J Wood MIEAust CPEng NER RPEQ
Registered EA Chartered Professional Engineer (No. 2383009)
Registered Professional Engineer QLD (No. 14384)
Registered Civil Engineer Building Practitioner VIC (No. PE0002499)
Registered Certifying Engineer (structural) NT (No. 306371ES)
Building Services Provider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

Customer Name: Nat Morgan
Site Address: 1302 Greens Beach Road
Kelso,
TAS, 7270

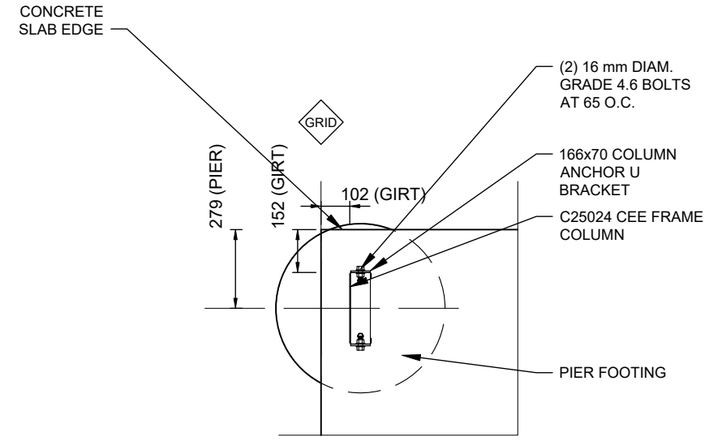
DATE 19-02-2026
JOB NO. HGOR1029287642
SHEET 4 of 9



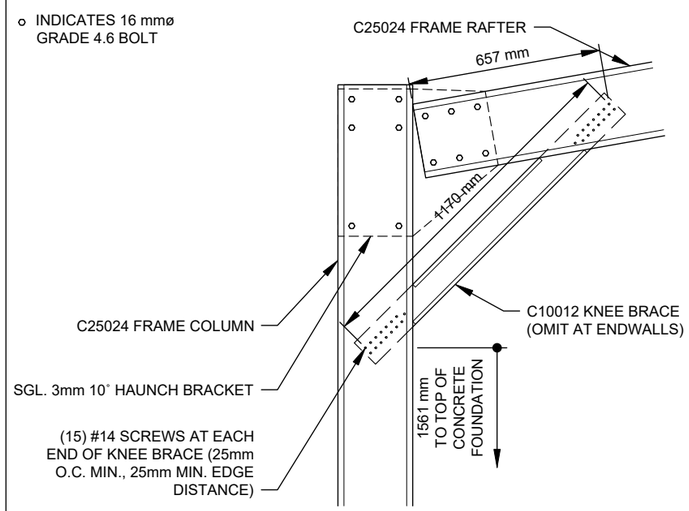
D ZEE PURLIN/GIRT CONNECTION



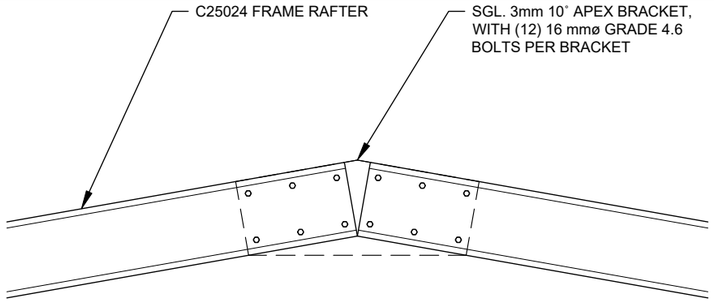
E1 GIRTS OUTSIDE CORNER COLUMN CONNECTIONS



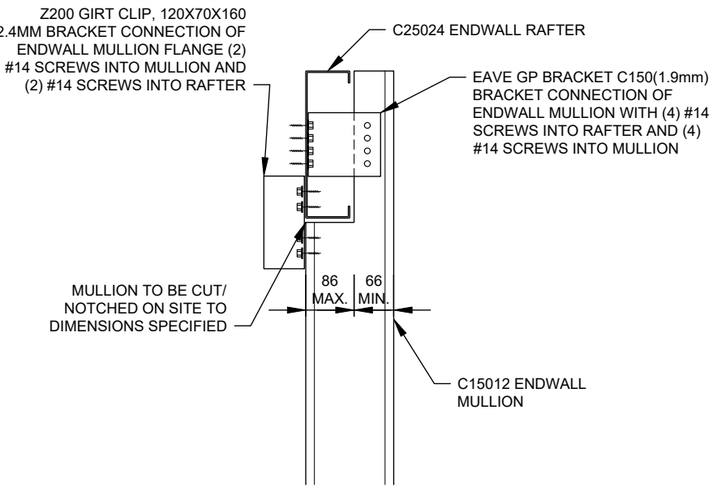
F1 CORNER COLUMN BASE DETAIL



A HAUNCH CONNECTION



B APEX CONNECTION



C NOTCHED MULLION TO RAFTER

DETAIL DIMENSIONS ARE SHOWN IN MM UNLESS SPECIFIED OTHERWISE

REV	DATE	DESCRIPTION
A	19-02-2026	-

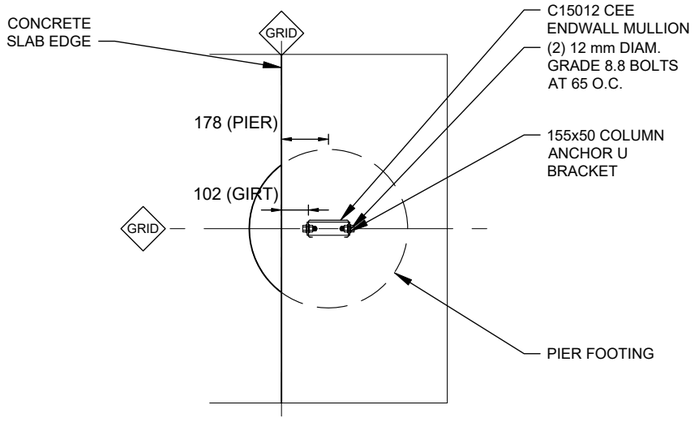
COLD FORMED BUILDINGS
ANOTHER COLD FORMED BUILDING DESIGNED BY ACT BUILDING SYSTEMS

VENN ENGINEERING
PO Box 3084
THIRROUL NSW 2515
sheds@venn.engineering
ABN 39 626 802 257
Signed ..... Date 19-02-2026
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)

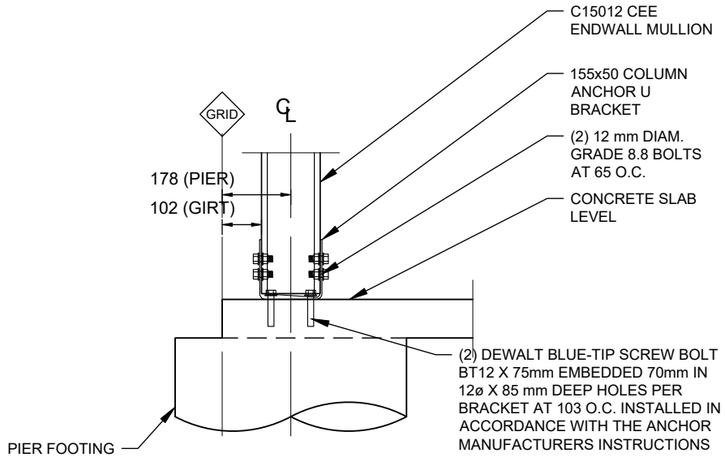
Customer Name: Nat Morgan
Site Address: 1302 Greens Beach Road
Kelso,
TAS, 7270

DATE 19-02-2026
JOB NO. HGOR1029287642
SHEET 5 of 9

Building Surveyor
Approved plans may be subject to conditions
Refer to the Certificate of Likely Compliance.
Building Surveying Services Pty Ltd
031236243

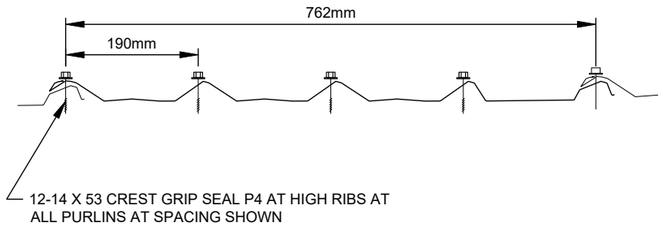


G1 ENDWALL MULLION BASE DETAIL



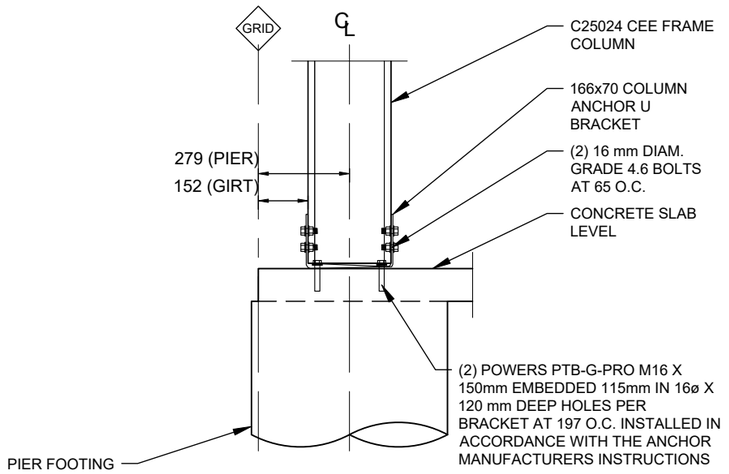
G2 ENDWALL MULLION BASE DETAIL 2

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

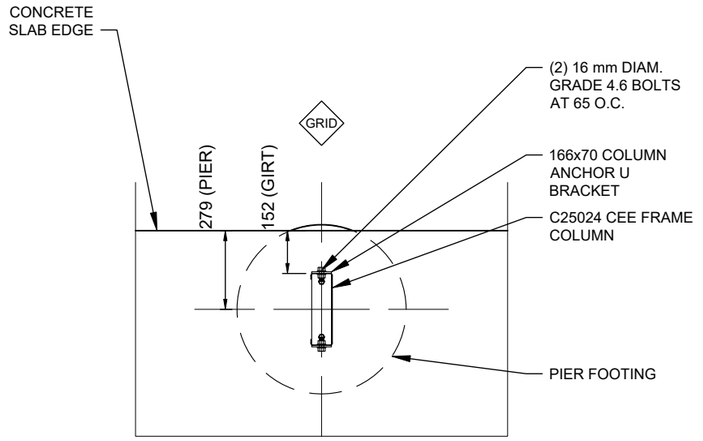


Metroll Inc
Trimclad 0.42

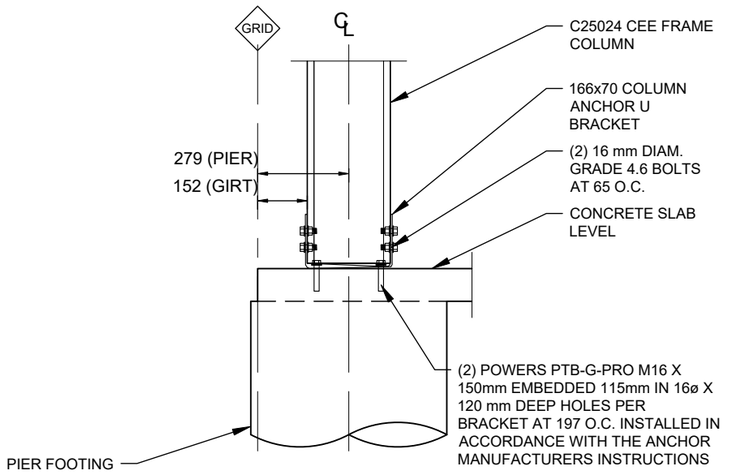
H ROOF SHEETING



F2 CORNER COLUMN BASE DETAIL 2



F3 FRAME COLUMN BASE DETAIL



F4 FRAME COLUMN BASE DETAIL 2

Building Surveyor
Approved plans may be subject to conditions
Refer to the Certificate of Likely Compliance.
Building Surveying Services Pty Ltd
031236243

DETAIL DIMENSIONS ARE SHOWN IN MM UNLESS SPECIFIED OTHERWISE

REV	DATE	DESCRIPTION
A	19-02-2026	-

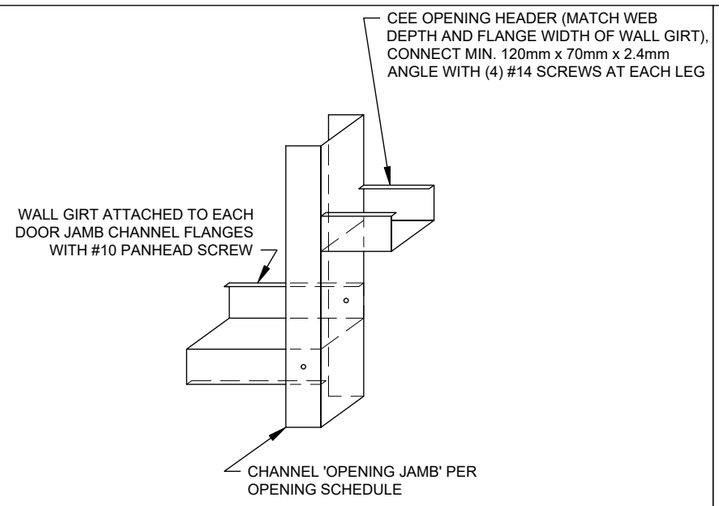
COLD FORMED BUILDINGS
ANOTHER COLD FORMED BUILDING DESIGNED BY ACT BUILDING SYSTEMS

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

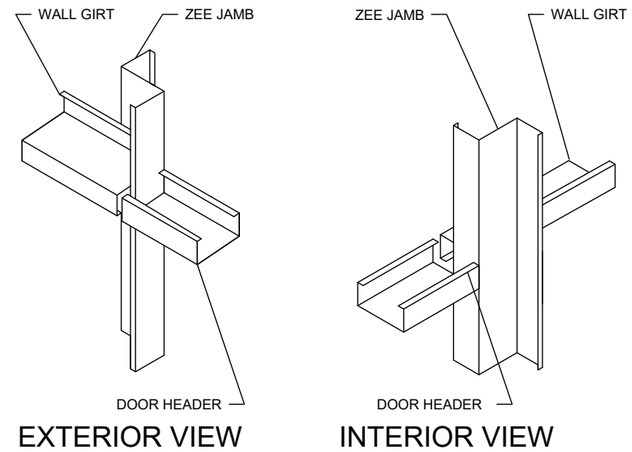
Signed ..... Date 19-02-2026
Grant J Wood MIEAust CPEng NER RPEQ
Registered EA Chartered Professional Engineer (No. 2383009)
Registered Professional Engineer QLD (No. 14384)
Registered Civil Engineer Building Practitioner VIC (No. PE0002499)
Registered Certifying Engineer (structural) NT (No. 306371ES)
Building Services Provider (Engineer Civil) TAS (No. 690930425)

Customer Name: Nat Morgan
Site Address: 1302 Greens Beach Road
Kelso,
TAS, 7270

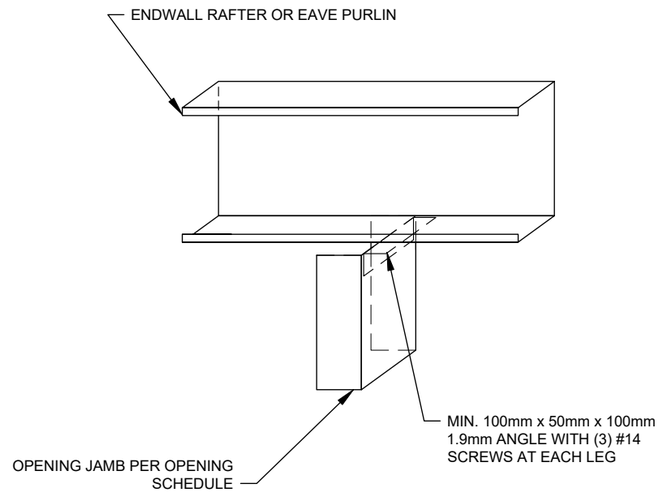
DATE 19-02-2026
JOB NO. HGOR1029287642
SHEET 6 of 9



K1 OPENING CHANNEL JAMB GIRT CONNECTION

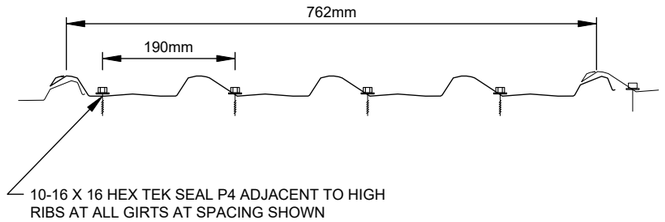


K2 OPENING ZEE JAMB GIRT CONNECTION



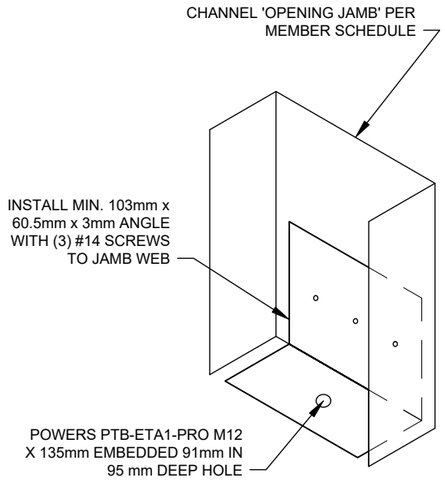
L1 CHANNEL JAMB TO CEE CONNECTION

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

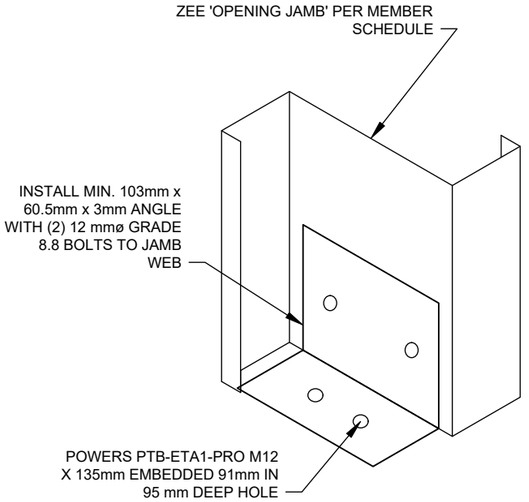


Metroll Inc
Trimclad 0.42

I WALL SHEETING



J1 PA DOOR JAMB BASE CONNECTION



J2 ROLLER DOOR JAMB BASE CONNECTION

DETAIL DIMENSIONS ARE SHOWN IN MM UNLESS SPECIFIED OTHERWISE

REV	DATE	DESCRIPTION
A	19-02-2026	-

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 19-02-2026
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)

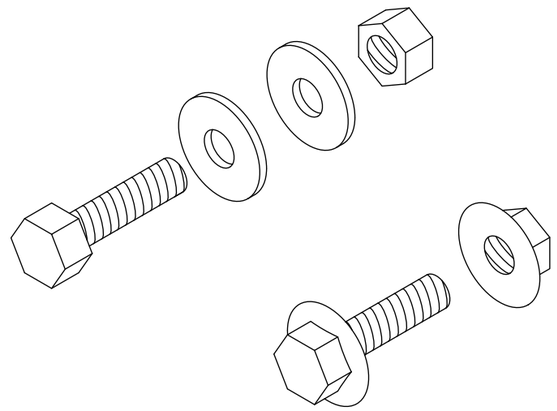
Customer Name: Nat Morgan
Site Address: 1302 Greens Beach Road
Kelso,
TAS, 7270

DATE 19-02-2026
JOB NO. HGOR1029287642
SHEET 7 of 9

Building Surveyor
Approved plans may be subject to conditions
Refer to the Certificate of Likely Compliance.
Building Surveying Services Pty Ltd
0312362243

T — BOLT OPTIONS

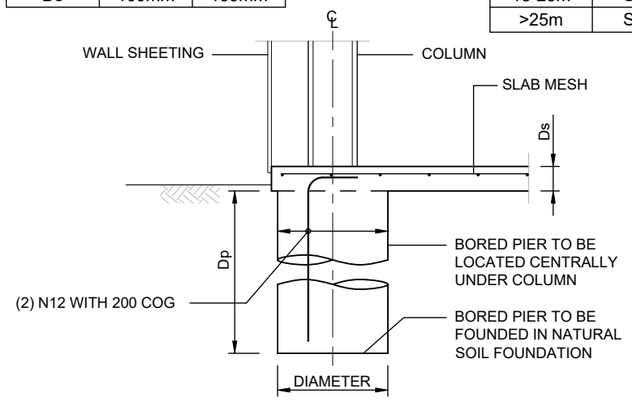
ALL NUTS AND BOLTS TO HAVE WASHER OR FLANGED HEADS



Y — SLAB WITH PIER FOOTING DETAIL

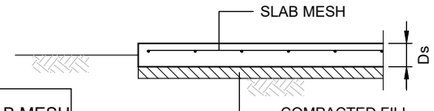
	PF1	PF2
Dp	650mm	550mm
Diameter	600mm	600mm
Ds	100mm	100mm

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



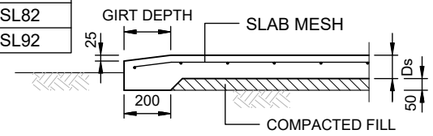
Z — SLAB DETAIL

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

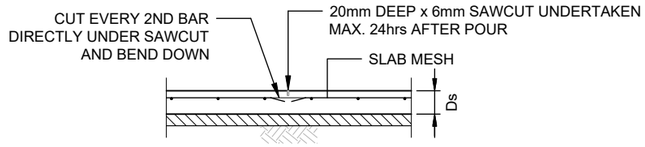


TYPICAL SLAB EDGE

Ds
100mm

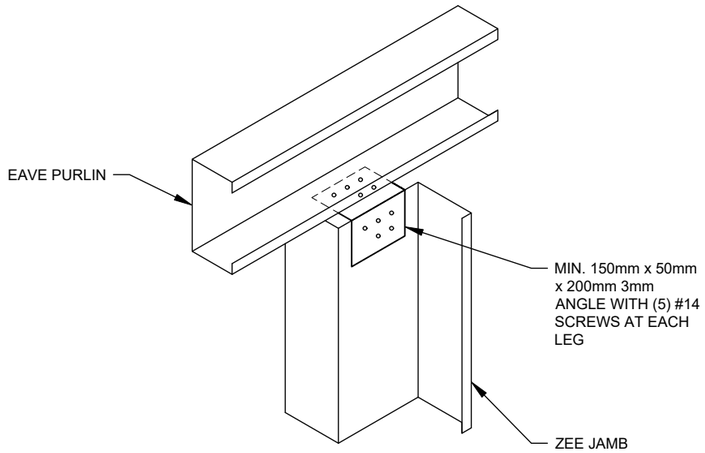


SLAB EDGE FOR ROLLER DOOR BAYS



CONTROL JOINT

L2 — ZEE JAMB TO EAVE PURLIN CONNECTION

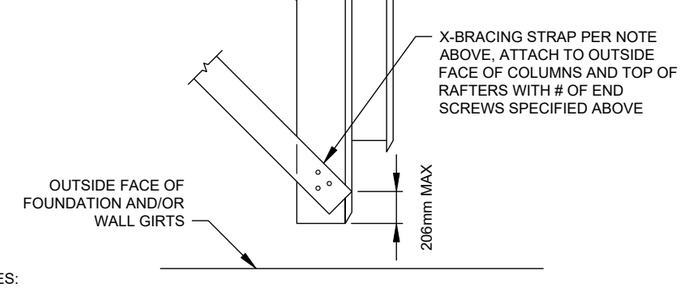


INTERIOR VIEW

M — ROOF AND WALL X-BRACING CONNECTION

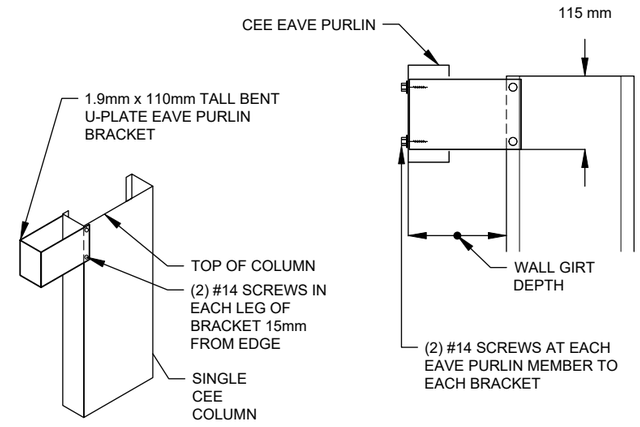
ENDWALL: N/A

SIDEWALLS & ROOF: 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.

O — EAVE PURLIN BRACKET



Building Surveyor
Approved plans may be subject to conditions
Refer to the Certificate of Likely Compliance.
Building Surveying Services Pty Ltd
031236243

DETAIL DIMENSIONS ARE SHOWN IN MM UNLESS SPECIFIED OTHERWISE

REV	DATE	DESCRIPTION
A	19-02-2026	-

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

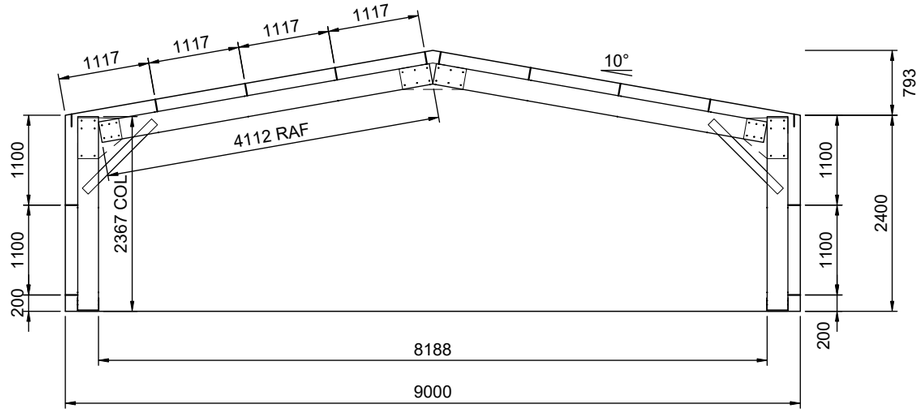
Signed ..... Date 19-02-2026

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: Nat Morgan
Site Address: 1302 Greens Beach Road
Kelso,
TAS, 7270

DATE 19-02-2026
JOB NO. HGOR1029287642
SHEET 8 of 9

MEMBER SCHEDULE			
COMPONENT			TYPE
CLEAR SPAN PORTAL (FRAMES 2, 3)	MEMBER	RAFTER	Single C25024
		COLUMN	Single C25024
		APEX BRACE	-
		KNEE BRACE	Single C10012
	BASE CONNECTION	BRACKET TYPE	Base cleat bolt down bracket BC.250V2
		ANCHOR BOLTS	(2) Powers PTB-G-PRO M16 x 150mm embedded 115mm
ENDWALL PORTAL (FRAME 1)	MEMBER	RAFTER	Single C25024
		COLUMN	Single C25024
		APEX BRACE	-
		KNEE BRACE	-
	BASE CONNECTION	BRACKET TYPE	Base cleat bolt down bracket BC.250V2
		ANCHOR BOLTS	(2) Powers PTB-G-PRO M16 x 150mm embedded 115mm
ENDWALL B PORTAL (FRAME 4)	MEMBER	RAFTER	Single C25024
		COLUMN	Single C25024
		APEX BRACE	-
		KNEE BRACE	-
	BASE CONNECTION	BRACKET TYPE	Base cleat bolt down bracket BC.250V2
		ANCHOR BOLTS	(2) Powers PTB-G-PRO M16 x 150mm embedded 115mm
ENDWALL MULLION	MEMBER	COLUMN	Single C15012
	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 Z15019 @ 1117mm centres
EAVE PURLIN		MEMBER	Single C15019
SIDEWALL GIRTS		MEMBER	Single Z15015 @ 1100mm centres
ENDWALL GIRTS		MEMBER	Single Z10012 @ 1497mm centres
OPENING (1)	MEMBER	JAMB	Single Z20015
		HEADER/SILL	Single C15012
	BASE CONNECTION	BRACKET TYPE	Angle base connection ABC.C200.110
		ANCHOR BOLTS	(2) Powers PTB-ETA1-PRO M12 x 135mm embedded 91mm
OPENING (2)	MEMBER	JAMB	Single Unlipped 152 x 1.2 Cee
		HEADER/SILL	Single C15012
	BASE CONNECTION	BRACKET TYPE	Angle base connection ABC.SINGLE
		ANCHOR BOLTS	(1) Powers PTB-ETA1-PRO M12 x 135mm embedded 91mm
OPENING (3)	MEMBER	JAMB	Single Unlipped 102 x 1.5 Cee
		HEADER/SILL	Single C10012
X-BRACING	STRAP		32mm x 1.2 strap



1/9 INTERNAL FRAMING ELEVATION

SCALE: 1:75

FRAMES 2, 3

Building Surveyor
Approved plans may be subject to conditions
Refer to the Certificate of Likely Compliance.
Building Surveying Services Pty Ltd
CC 032136243

REV	DATE	DESCRIPTION
A	19-02-2026	-

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 19-02-2026

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: Nat Morgan
Site Address: 1302 Greens Beach Road
Kelso,
TAS, 7270

DATE 19-02-2026
JOB NO. HGOR1029287642
SHEET 9 of 9

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

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

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

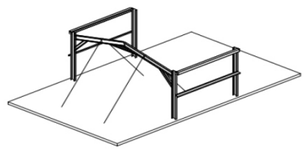


Fig 1. Frame First Temporary Bracing on First Rafter Installed

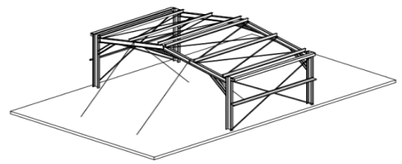


Fig 2. Temporary Bracing Installed as X Bracing

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

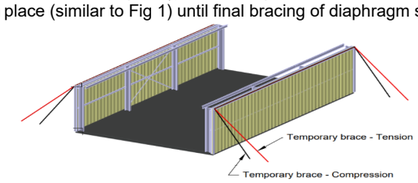


Fig 3. Tilt Up Method – Temporary Bracing

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

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

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

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

Support is also available at support@actbuildingsystems.com.

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

Building Surveyor
Approved plans may be subject to conditions
Refer to the Certificate of Likely Compliance.
Building Surveying Services Pty Ltd
031236243