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	PA2026307
	Assess No:	A14020
	PID No:	9355096

Applicant Name:	i4 design					
Applicant Contact Name						
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

WEST TAMAR COUNCIL

Application Number: Application_Number

APPLICANT DETAILS

Applicant Name:	i4 design - genette stagoll - details as previously.

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)*	M.R. WADLEY & E.R. BISSETT
Location / Address:	LOT 115, #4, Soufoula Court, Legana
Title Reference:	CT VOL. 188522 Folio 115
Zone(s):	LOW DENSITY RESIDENTIAL
Existing Development/Use:	VACANT LAND
Existing Developed Area:	N/A

Are any of the components in this Application seeking retrospective approval? E.g. Use and/or development that has commenced without a Planning Permit.	**YES** ☐ **NO** ☒
(If yes please specify the relevant components):	

DEVELOPMENT APPLICATION DETAILS

Proposed Use:	Residential: ☒	Visitor Accommodation: ☐	Commercial: ☐	Other: ☐
	Description of Use: CONSTRUCTION OF TWO-STOREY SINGLE DWELLING & SEPARATE OUTBUILDING (GARAGE/STORE)			

Development Type:	Building work: ☒	Demolition: ☐	Subdivision: ☐	Other: ☐
	Description of development: RESIDENTIAL DWELLING			

New or Additional Area:	N/A

WEST TAMAR COUNCIL

Application Number: Application_Number

Estimated construction cost of the proposed development:	$350,000		
Building Materials:	Wall Type: Brickwork + feature FRC cladding	Colour: Variable - refer elevations	
	Roof Type: Steel	Colour: Grey	

WEST TAMAR COUNCIL

Application Number: Application_Number

VISITOR ACCOMMODATION ☐N/A

Gross Floor Area to be used per lot:		**Number of Bedrooms to be used:**	
Number of Carparking Spaces:		**Maximum Number of Visitors at a time:**	

SUBDIVISION ☐N/A

Subdivision creating additional lots ☐
Boundary adjustment with no additional lots created ☐

Number of Lots (existing) :		**Number of Lots (proposed) :**	
Description:	N/A		
If applying for a subdivision which creates a new road(s), please supply three proposed names for the road(s), in order of preference:			

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:	

WEST TAMAR COUNCIL

Application Number: Application_Number

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,*

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,*

Name (print)	Signed	Date
GENETTE STAGOLL (i4 design)	GStagoll	28/09/2026

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)*

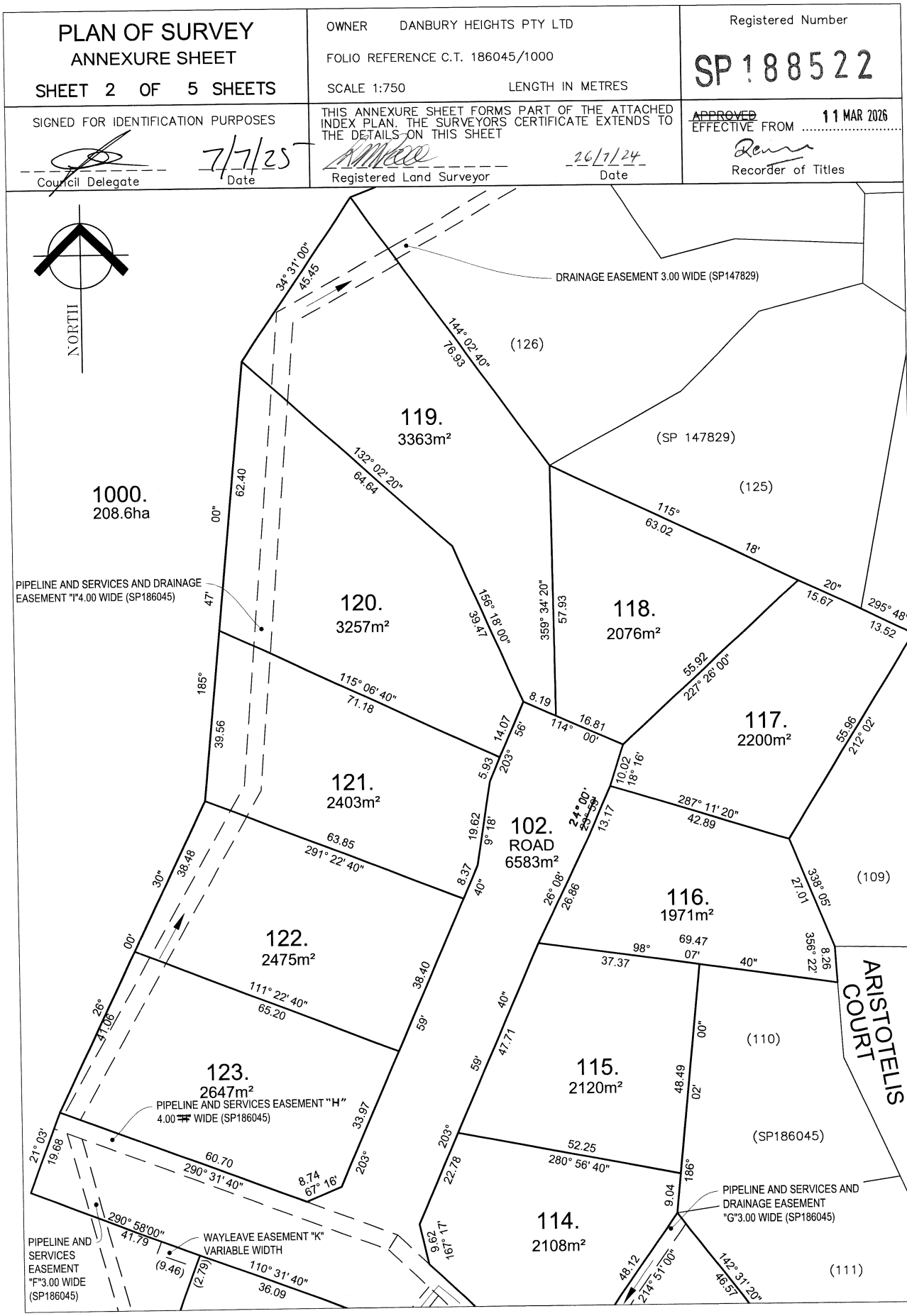
Name (print)	Signed	Date
N/A		

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


PLAN OF SURVEY
ANNEXURE SHEET
SHEET 2 OF 5 SHEETS
OWNER DANBURY HEIGHTS PTY LTD
FOLIO REFERENCE C.T. 186045/1000
SCALE 1:750 LENGTH IN METRES
Registered Number
SP 188522
SIGNED FOR IDENTIFICATION PURPOSES
Council Delegate
7/7/25
Date
THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET
Registered Land Surveyor
26/7/24
Date
APPROVED
EFFECTIVE FROM 11 MAR 2026
Recorder of Titles
NORTH
DRAINAGE EASEMENT 3.00 WIDE (SP147829)
1000.
208.6ha
119.
3363m²
120.
3257m²
118.
2076m²
117.
2200m²
121.
2403m²
102.
ROAD
6583m²
122.
2475m²
116.
1971m²
123.
2647m²
115.
2120m²
114.
2108m²
(126)
(SP 147829)
(125)
(109)
(110)
(SP186045)
(111)
PIPELINE AND SERVICES AND DRAINAGE EASEMENT "I"4.00 WIDE (SP186045)
PIPELINE AND SERVICES EASEMENT "H" 4.00 WIDE (SP186045)
PIPELINE AND SERVICES EASEMENT "F"3.00 WIDE (SP186045)
WAYLEAVE EASEMENT "K" VARIABLE WIDTH
PIPELINE AND SERVICES AND DRAINAGE EASEMENT "G"3.00 WIDE (SP186045)
ARISTOTELIS COURT
34° 31' 00"
45.45
144° 02' 40"
76.93
132° 02' 20"
64.64
62.40
00"
115°
63.02
18'
20"
15.67
295° 48'
13.52
359° 34' 20"
57.93
156° 18' 00"
39.47
55.92
227° 26' 00"
115° 06' 40"
71.18
185°
47'
39.56
8.19
114° 00'
16.81
14.07
56'
203°
5.93
10.02
18° 16'
55.96
212° 02'
287° 11' 20"
42.89
24° 00'
25.39
13.17
19.62
9° 18'
63.85
291° 22' 40"
8.37
40"
38.48
30"
00'
26°
41.06
111° 22' 40"
65.20
59'
38.40
26° 08'
26.86
27.01
338° 05'
98°
37.37
69.47
07'
40"
356° 22'
8.26
40"
47.71
59'
48.49
00"
02'
186°
9.04
203°
22.78
52.25
280° 56' 40"
21° 03'
19.68
60.70
290° 31' 40"
8.74
67° 16'
33.97
203°
290° 58' 00"
41.79
(9.46)
(2.79)
110° 31' 40"
36.09
19.69
11.69
48.12
214° 51' 00"
142° 31' 20"
46.57

i4 design
1/2 Outram St., West Launceston 7250
M: 0417 291 127
E: genettestagoll@icloud.com

proposed residence
@ 4 Sofoula Court, DANBURY HEIGHTS

PLANNING APPLICATION
DRAWING NO: 2026:01:05:DA1
DATE: 28.09.2026
© 2026 design copyright genette stagoll
accreditation number: CC598S

NOTE RE: CONTOURS

- contour intervals @ 1.00
- site level information as supplied by Owner

existing crossover

SOFOULA COURT

LOT 115
2120m²

52.25
title boundary

0.00
1.00
2.00
3.00
4.00
5.00

proposed driveway

5.00
47.71
title boundary

9.70
11.50

deck

proposed residence

4.00
2.00
2.90

15.0 x 9.0
proposed shed
135.00 m²

10.70
11.40
4.00
4.00
planning setback line

title boundary
48.49

title boundary
37.37

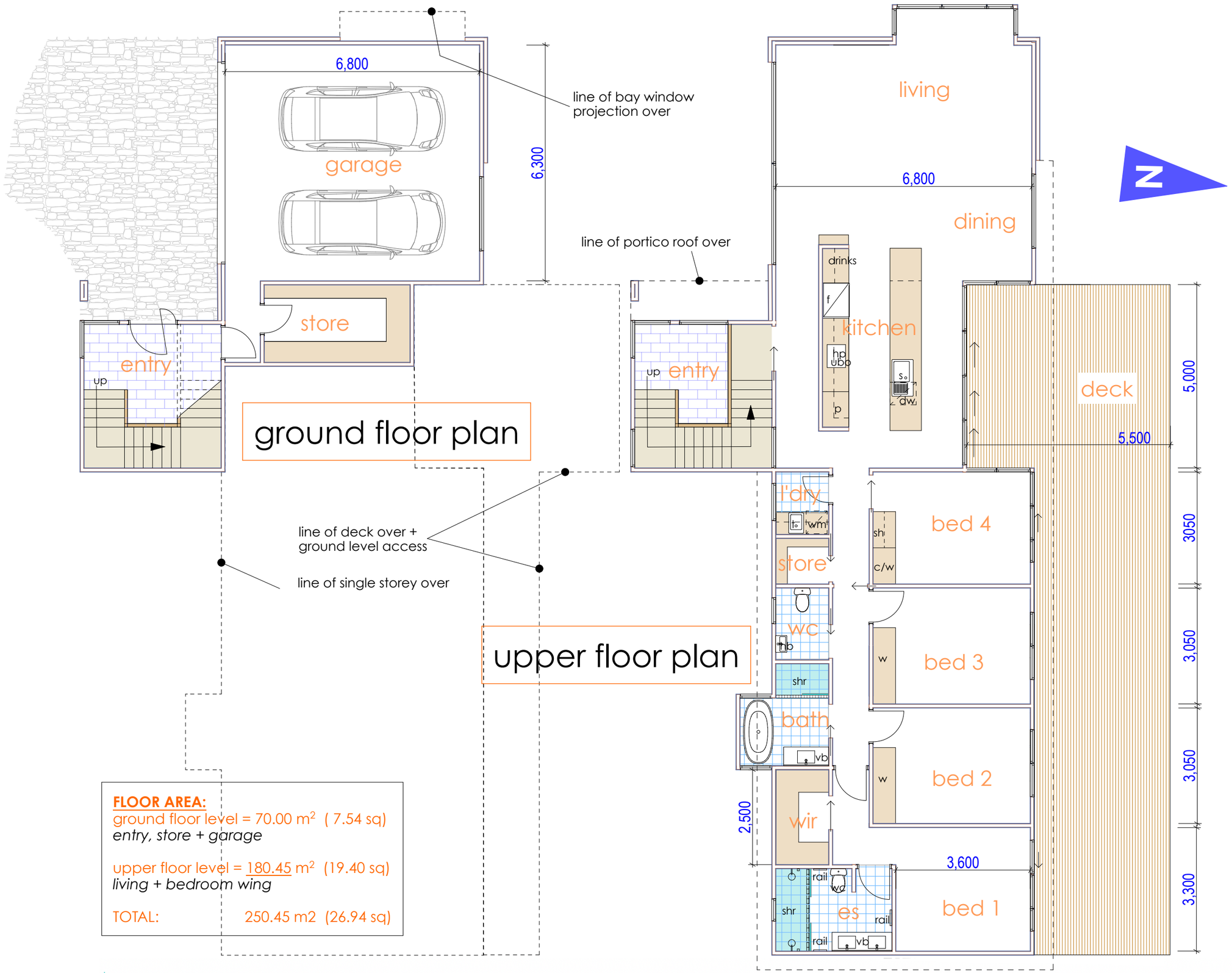
N

REFER VENN ENGINEERING DRAWINGS
for separate shed details,
drawing nos: EALB1053247596:1-10,
dated 19.09.2026



site development plan
1:200





FLOOR AREA:
ground floor level = 70.00 m² (7.54 sq)
entry, store + garage

upper floor level = 180.45 m² (19.40 sq)
living + bedroom wing

TOTAL: 250.45 m2 (26.94 sq)

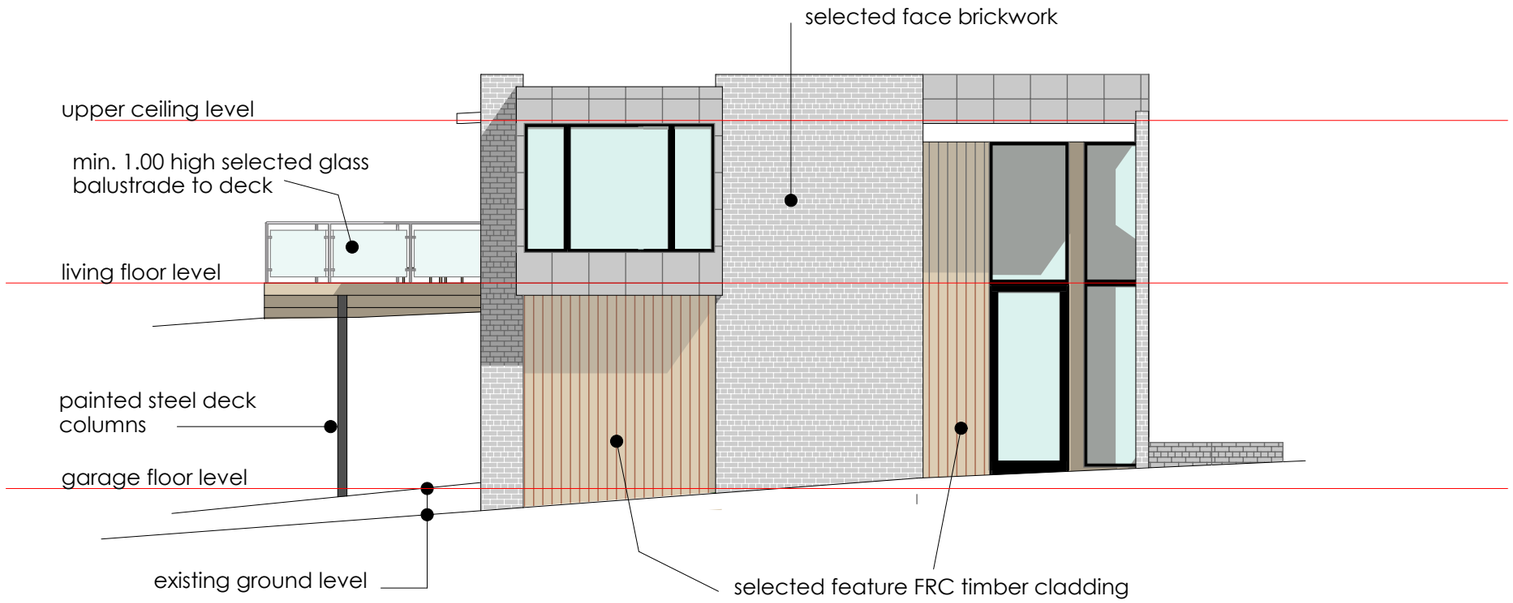
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proposed residence
@ 4 Sofoula Court, DANBURY HEIGHTS

PLANNING APPLICATION

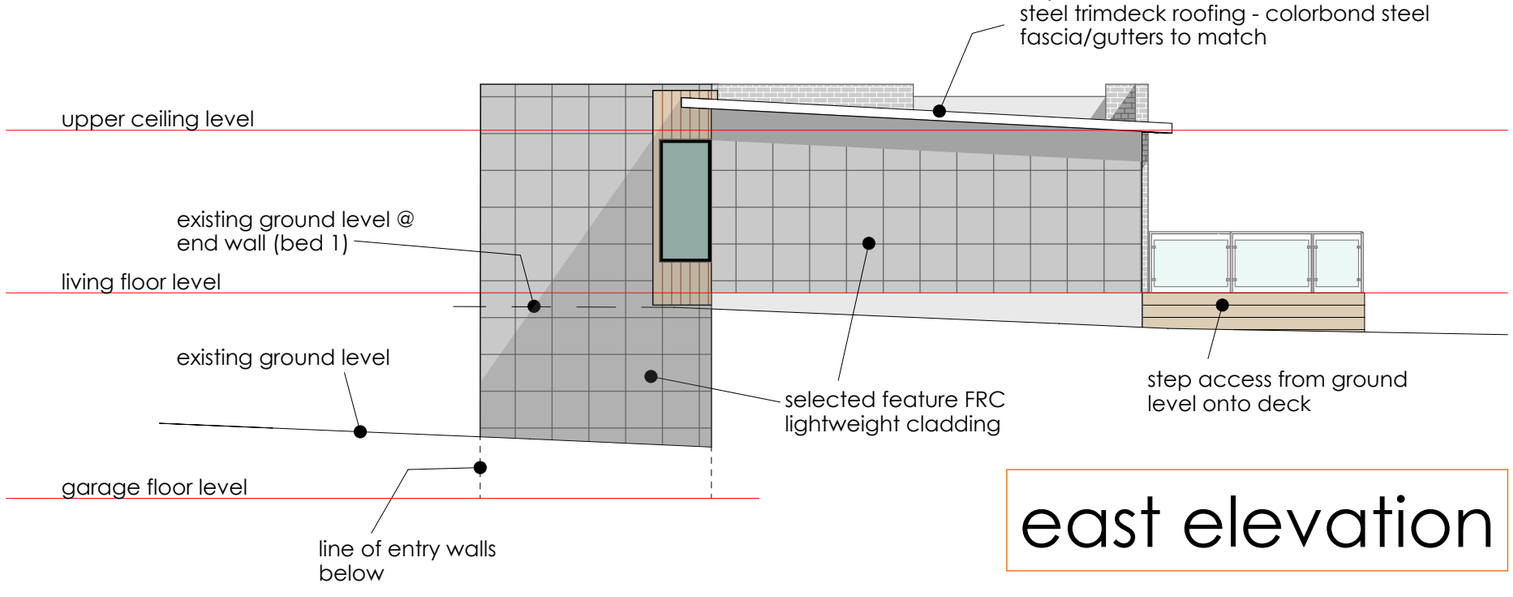
DRAWING NO: 2026: 05:05:DA2
DATE: 28.09.2026

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accreditation number: CC598S



west elevation

3° pitch to skillion roof - selected colorbond steel trimdeck roofing - colorbond steel fascia/gutters to match



east elevation

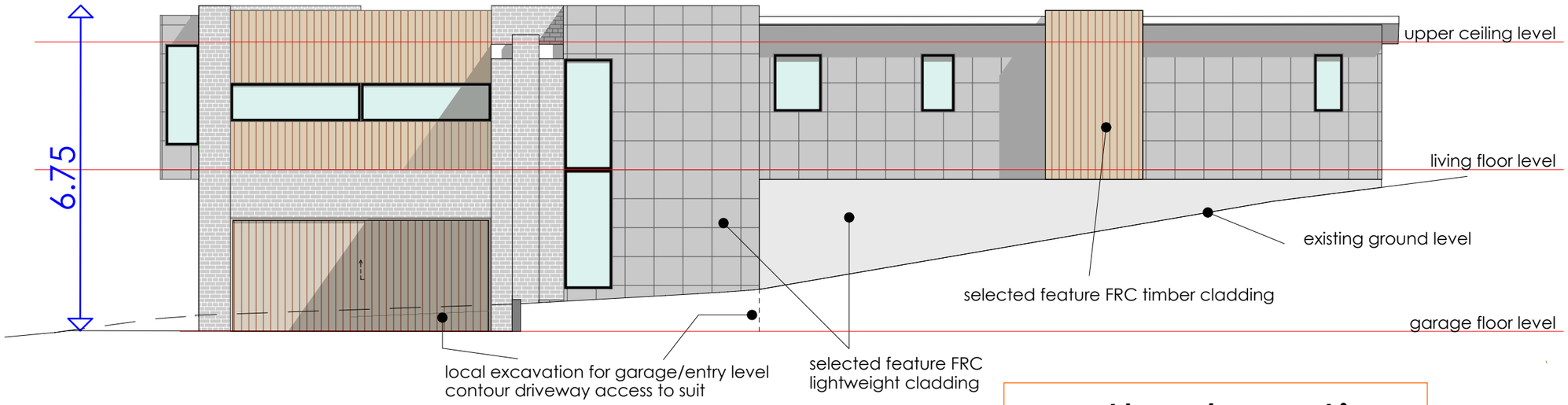
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proposed residence
@ 4 Sofoula Court, DANBURY HEIGHTS

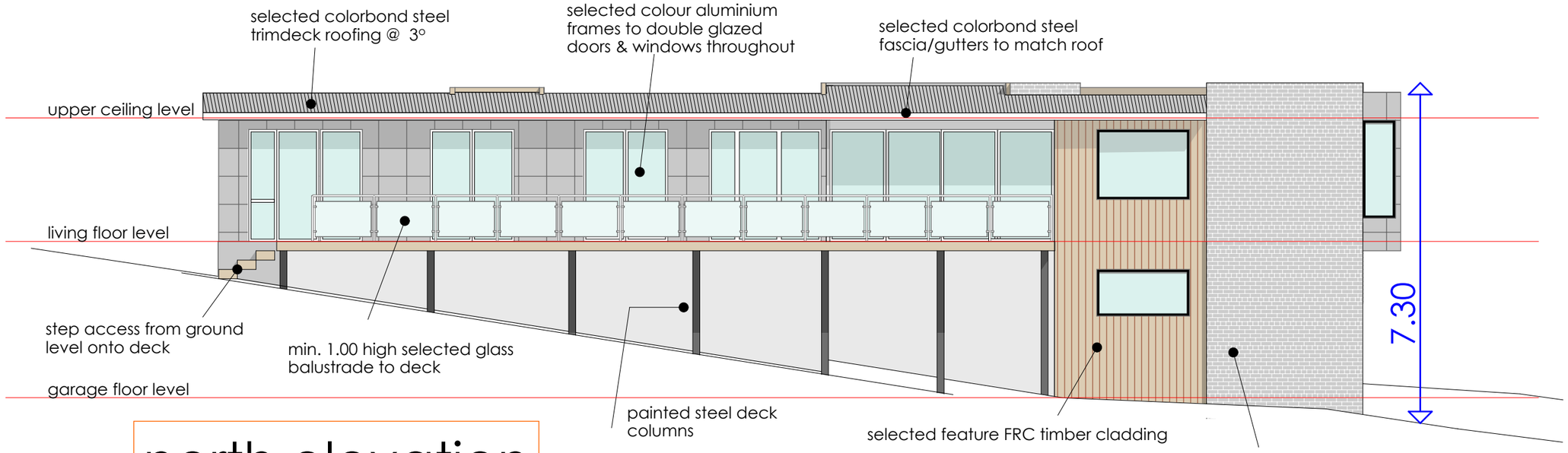
PLANNING APPLICATION

DRAWING NO: 2026:01:05:DA3
DATE: 28.09.2026

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south elevation



north elevation

i4 design
1/2 Outram St., West Launceston 7250
M: 0417 291 127
E: genettestagoll@icloud.com

proposed residence
@ 4 Sofoula Court, DANBURY HEIGHTS

PLANNING APPLICATION

DRAWING NO: 2026:01:05:DA4
DATE: 28.09.2026

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accreditation number: CC598S

STRUCTURAL GENERAL NOTES

1.0 General

1.1 These drawings are
- a) Jointly owned by Easy Shed 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 Easy Shed 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	2.7
Topographic multiplier	1.2
Shielding multiplier	1
Ultimate design wind speed	46.1 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

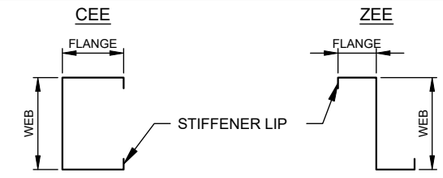
11.1 Wind-locked roller doors are assumed to remain in-place and resist the ultimate limit state wind loading except for in cyclonic regions

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

REV	DATE	DESCRIPTION
A	19-09-2026	-

COLD FORMED BUILDINGS

ANOTHER COLD FORMED BUILDING DESIGNED BY ACT BUILDING SYSTEMS

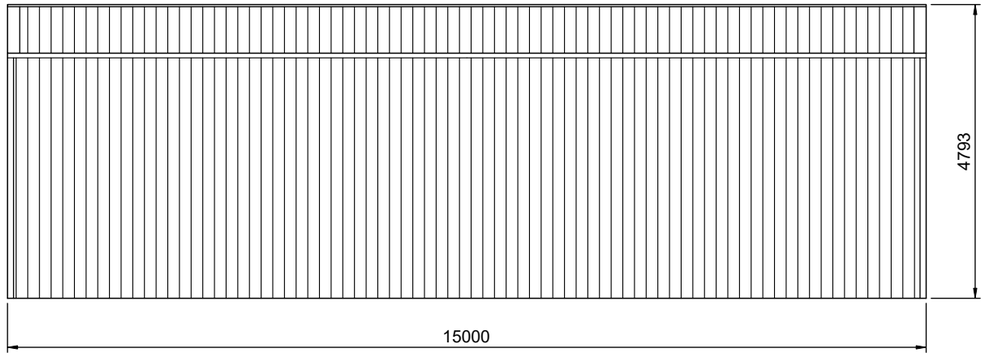
VENN ENGINEERING

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

Signed ..... Date 19-09-2026
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)

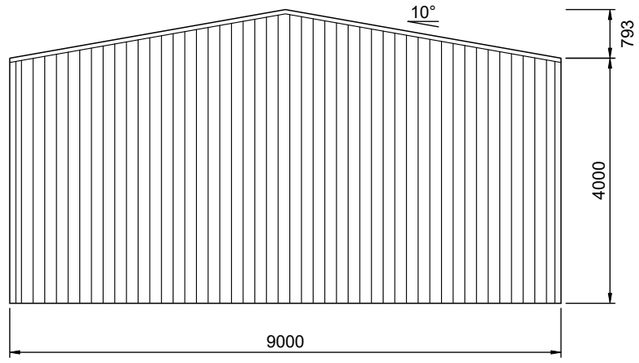
Customer Name: Manuel Wadley
Site Address: Lot 115 Sofoula ct
Legana,
TAS, 7277

DATE 19-09-2026
JOB NO. EALB1053247596
SHEET 1 of 10



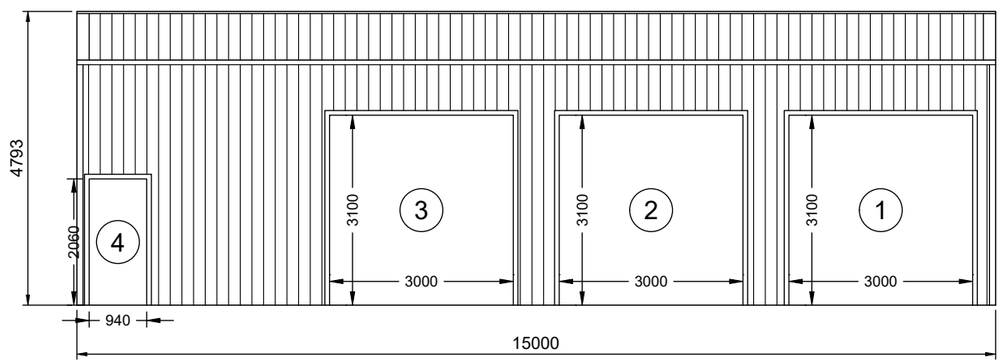
2/2 SIDEWALL B BUILDING ELEVATION

SCALE: 1:100



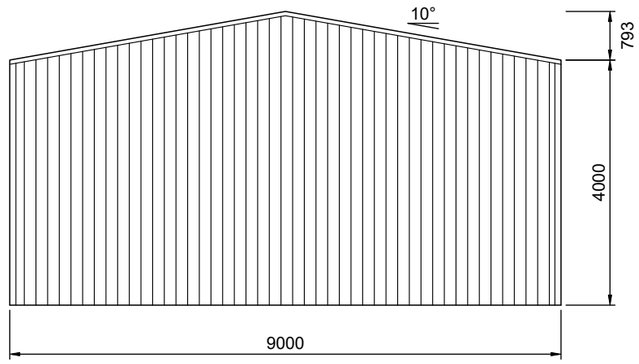
3/2 REAR BUILDING ELEVATION

SCALE: 1:100



1/2 SIDEWALL A BUILDING ELEVATION

SCALE: 1:100



4/2 FRONT BUILDING ELEVATION

SCALE: 1:100

REV	DATE	DESCRIPTION
A	19-09-2026	-

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

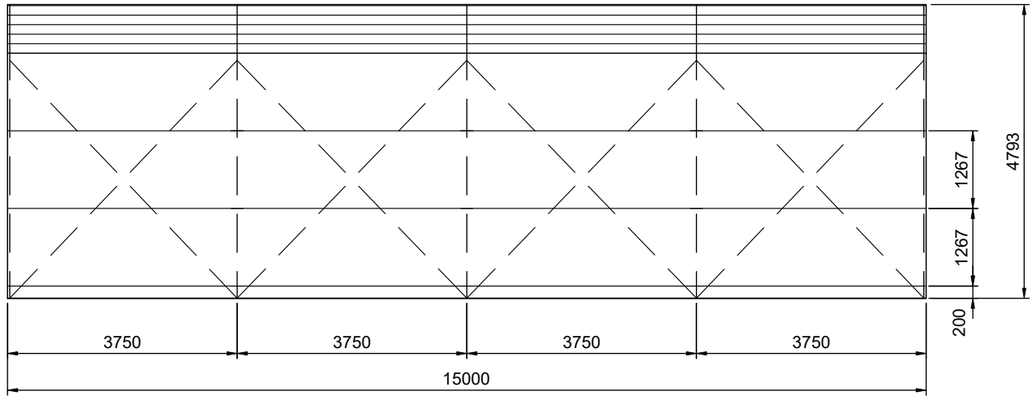
Signed ..... Date 19-09-2026

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)

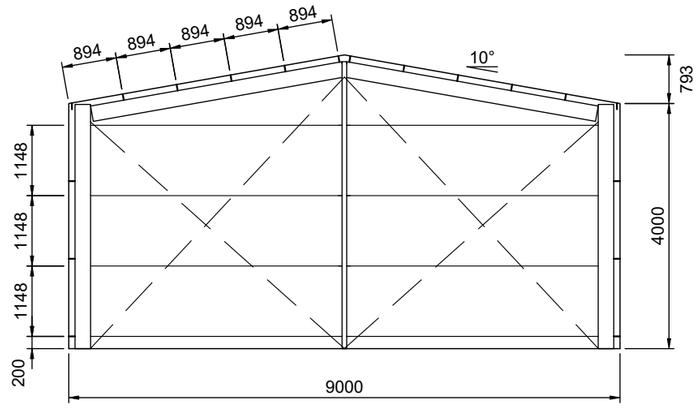
Customer Name: Manuel Wadley
Site Address: Lot 115 Sofoula ct
Legana,
TAS, 7277

DATE 19-09-2026
JOB NO. EALB1053247596
SHEET 2 of 10



2/3 SIDEWALL B FRAMING ELEVATION

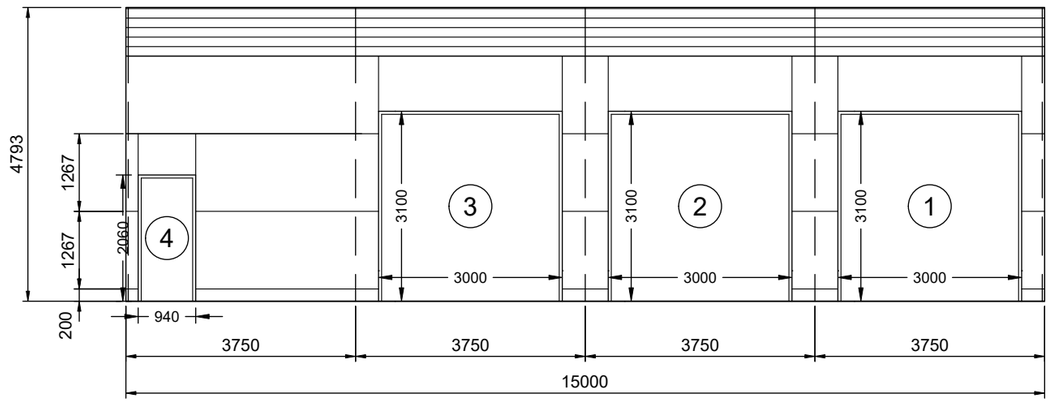
SCALE: 1:100



3/3 REAR FRAMING ELEVATION

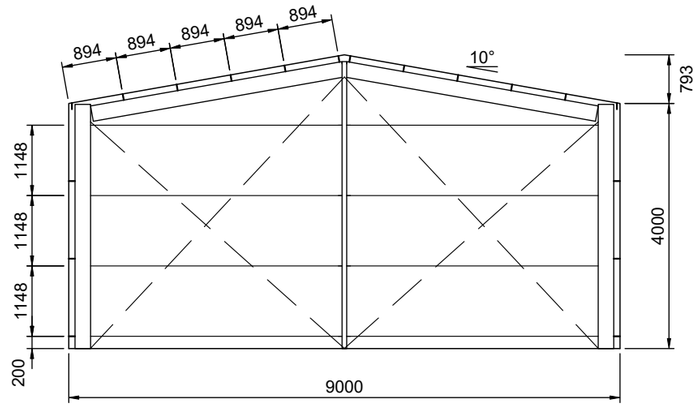
SCALE: 1:100

FRAME #5



1/3 SIDEWALL A FRAMING ELEVATION

SCALE: 1:100



4/3 FRONT FRAMING ELEVATION

SCALE: 1:100

FRAME #1

REV	DATE	DESCRIPTION
A	19-09-2026	-

COLD FORMED BUILDINGS

ANOTHER COLD FORMED BUILDING DESIGNED BY ACT BUILDING SYSTEMS

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

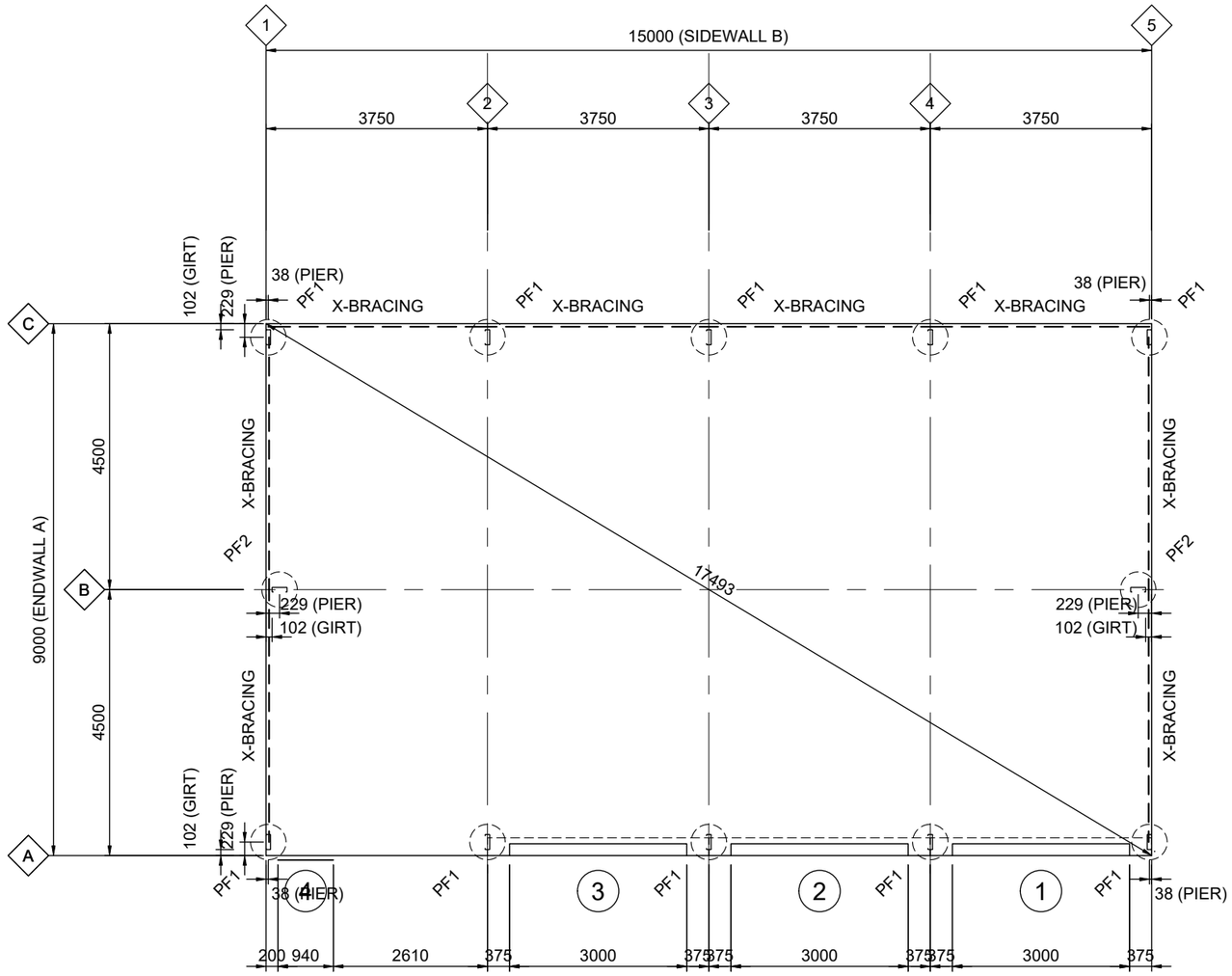
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SHEET 3 of 10



1/4 FOOTING/SLAB FLOOR PLAN

SCALE: 1:100

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

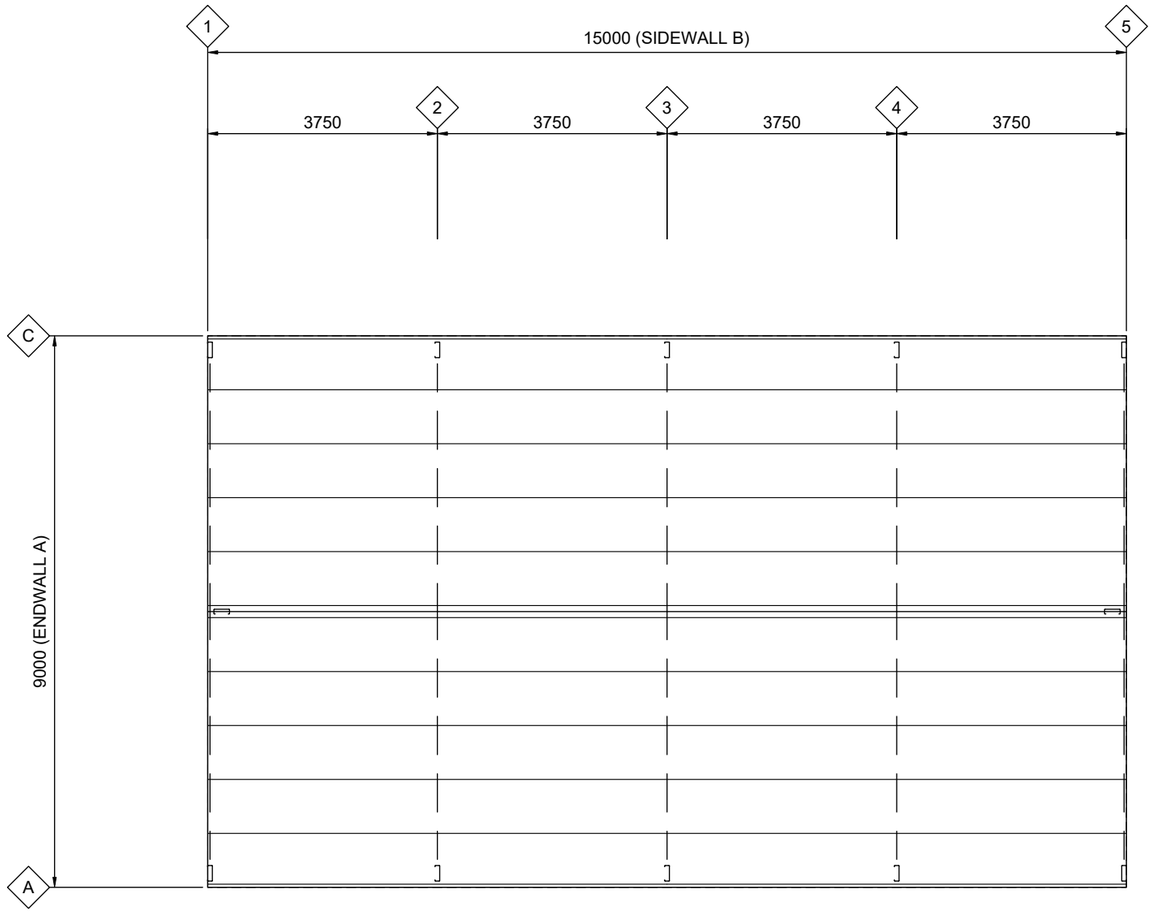
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SHEET 4 of 10



1/5 ROOF FRAMING PLAN

SCALE: 1:100

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

REV	DATE	DESCRIPTION
A	19-09-2026	-

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ANOTHER COLD FORMED BUILDING DESIGNED BY ACT BUILDING SYSTEMS

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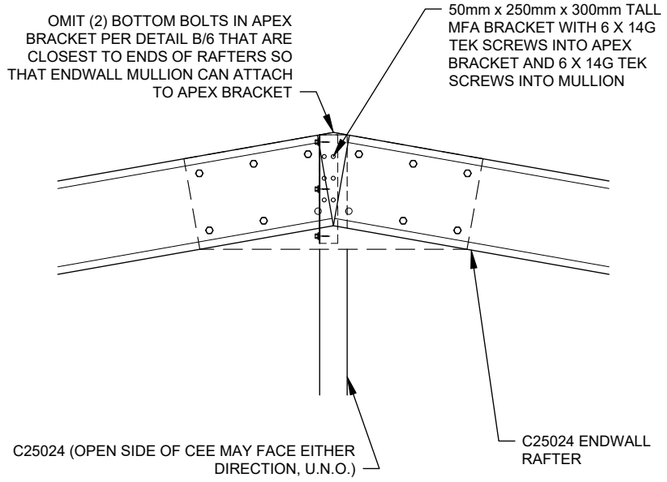
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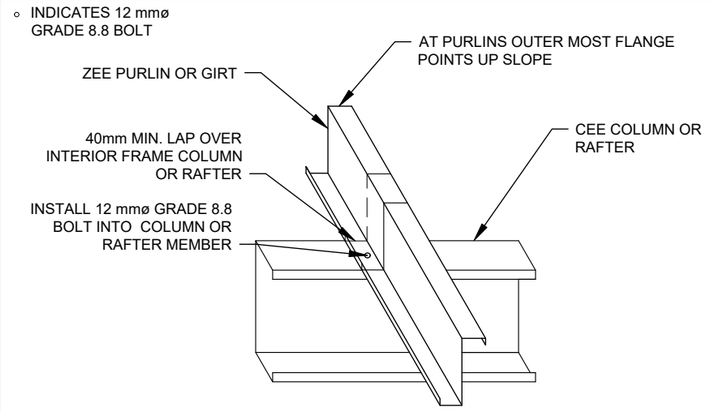
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DATE 19-09-2026
JOB NO. EALB1053247596
SHEET 5 of 10

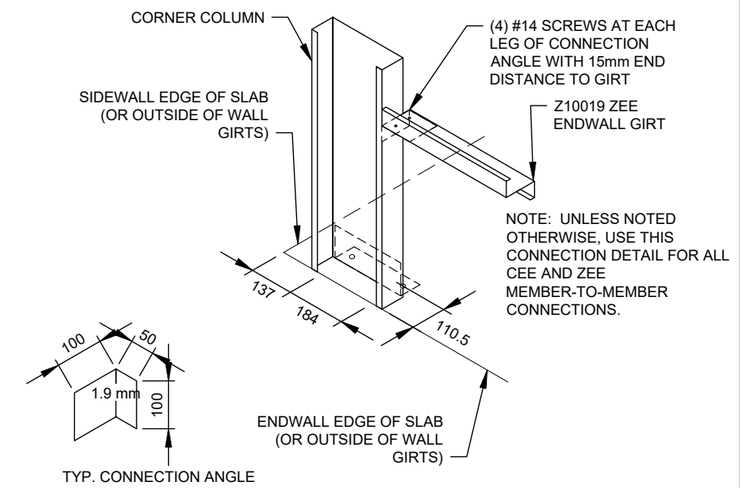


NOTE: SEE DETAILS G1/7 & G1/7 FOR ENDWALL MULLION BASE CONNECTIONS

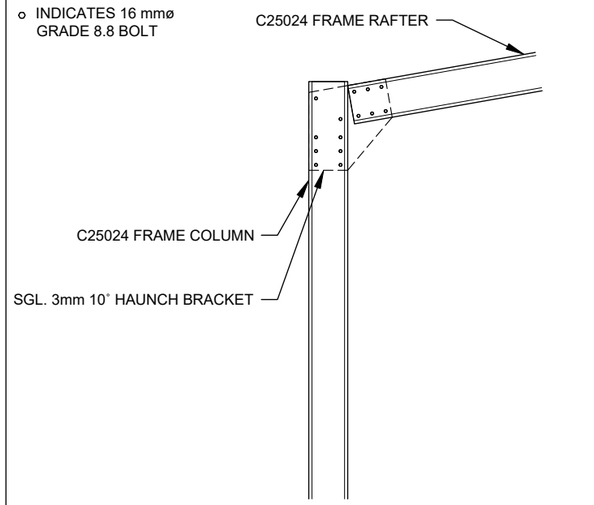
C ENDWALL MULLION TO RAFTER PEAK CONDITION



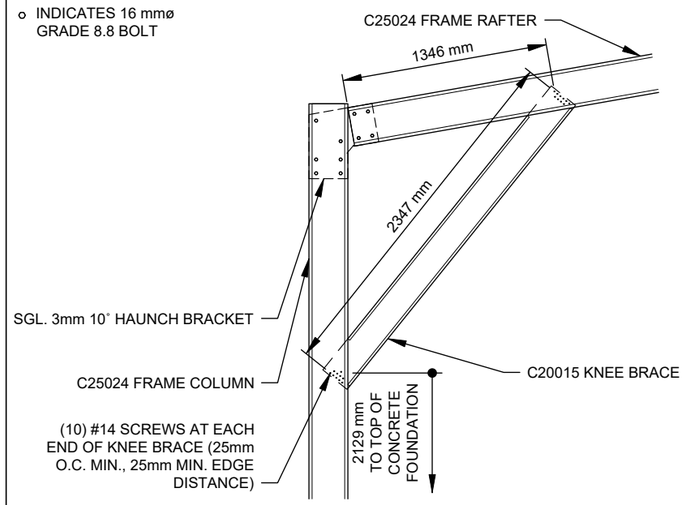
D ZEE PURLIN/GIRT CONNECTION



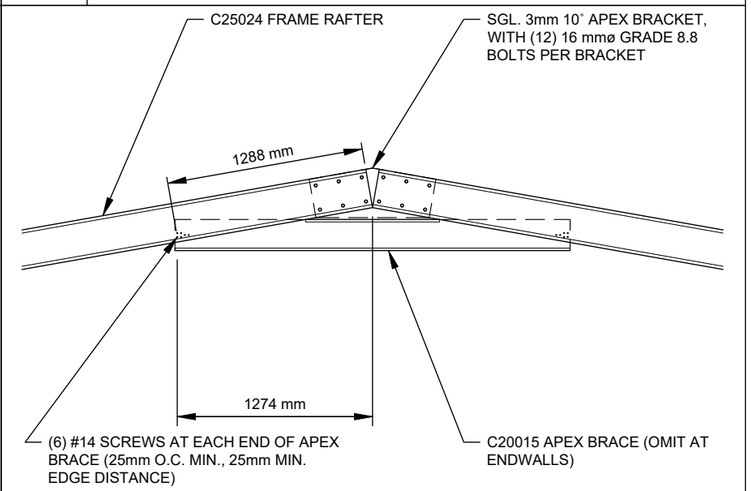
E GIRTS IN-LINE CORNER COLUMN CONNECTIONS



A1 HAUNCH CONNECTION
FRAMES 1, 5



A2 HAUNCH CONNECTION
FRAMES 2-4



B APEX CONNECTION

DETAIL DIMENSIONS ARE SHOWN IN MM UNLESS SPECIFIED OTHERWISE

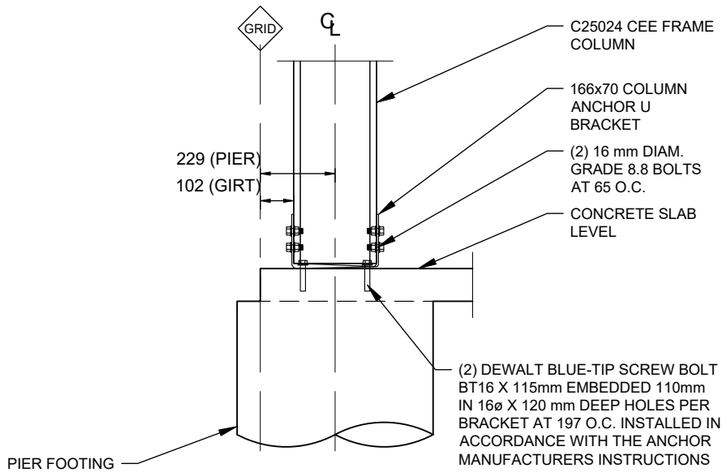
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COLD FORMED BUILDINGS
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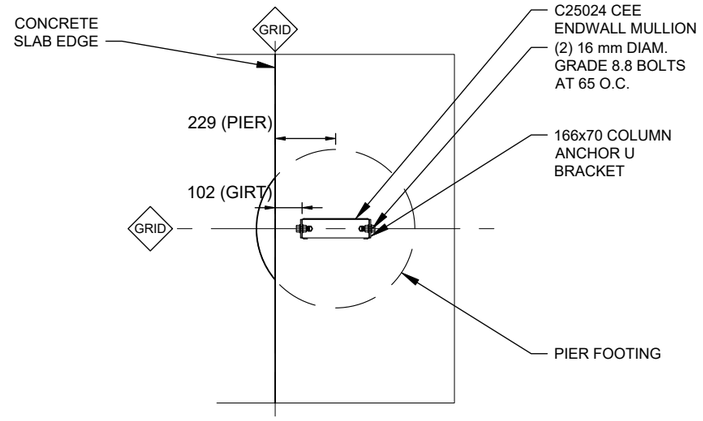
VENN ENGINEERING
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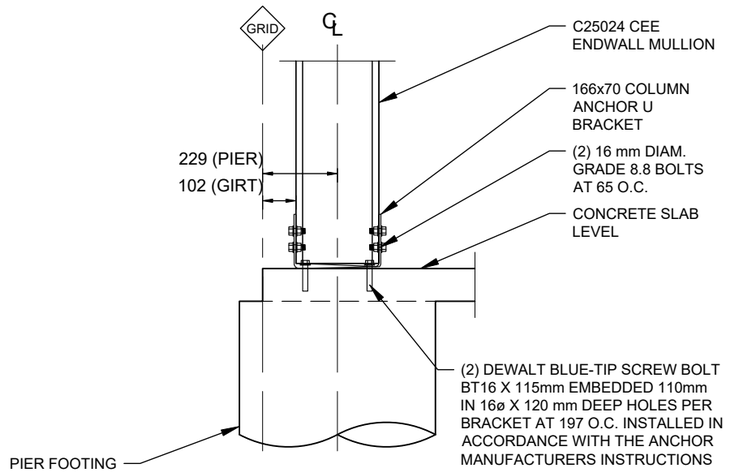
DATE 19-09-2026
JOB NO. EALB1053247596
SHEET 6 of 10



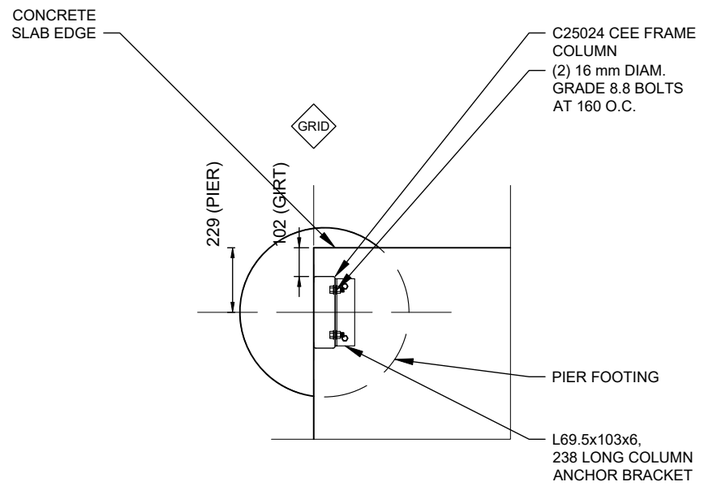
F4	FRAME COLUMN BASE DETAIL 2



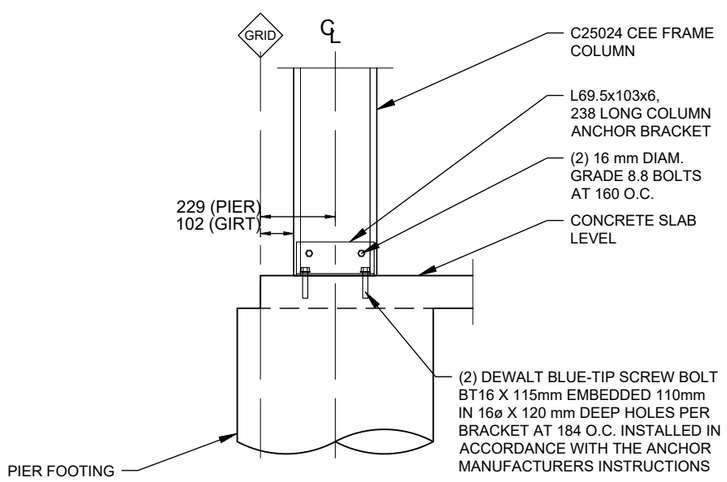
G1	ENDWALL MULLION BASE DETAIL



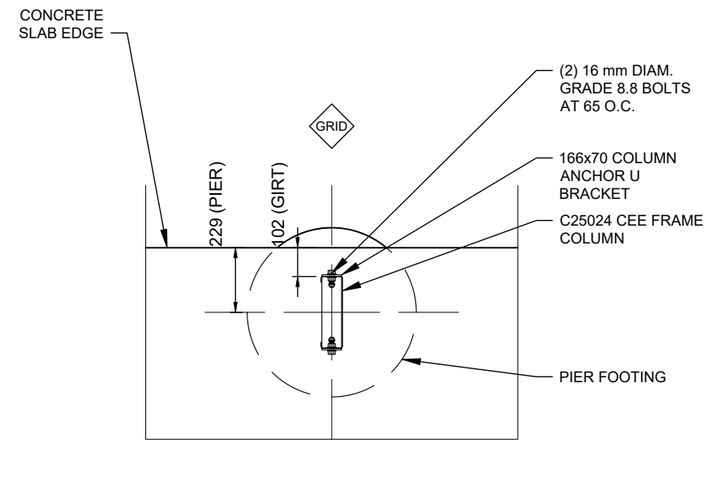
G2	ENDWALL MULLION BASE DETAIL 2



F1	CORNER COLUMN BASE DETAIL



F2	CORNER COLUMN BASE DETAIL 2



F3	FRAME COLUMN BASE DETAIL

DETAIL DIMENSIONS ARE SHOWN IN MM UNLESS SPECIFIED OTHERWISE

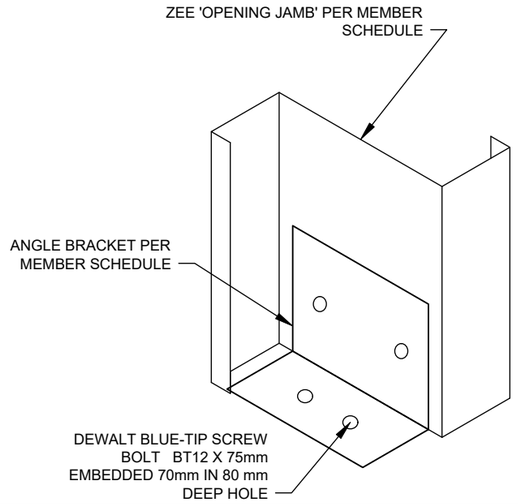
REV	DATE	DESCRIPTION
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ANOTHER COLD FORMED BUILDING DESIGNED BY ACT BUILDING SYSTEMS

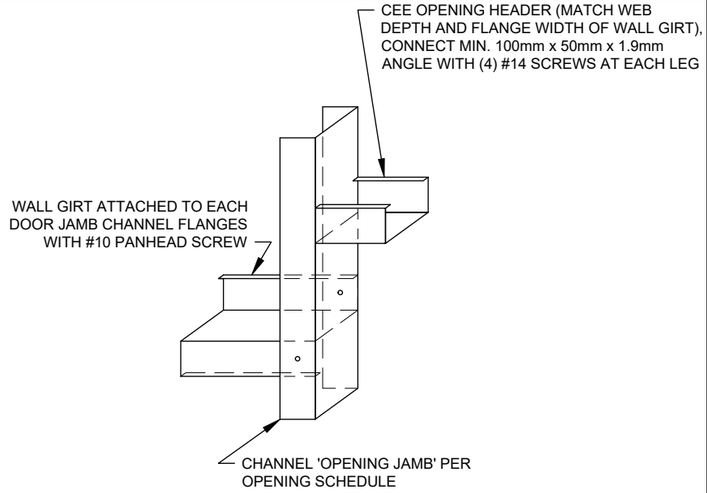
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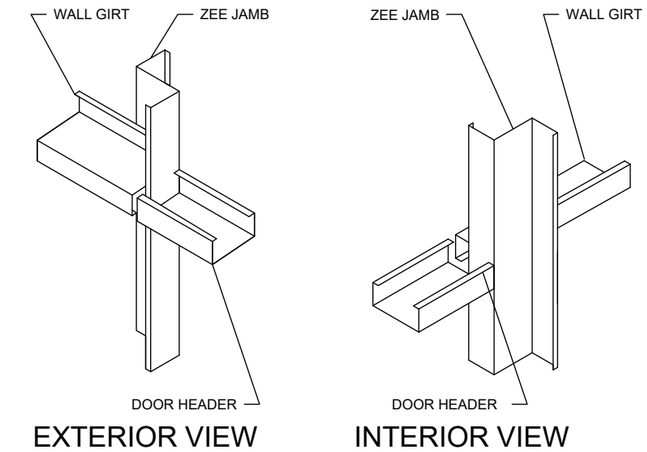
DATE 19-09-2026
JOB NO. EALB1053247596



J2 ROLLER DOOR JAMB BASE CONNECTION

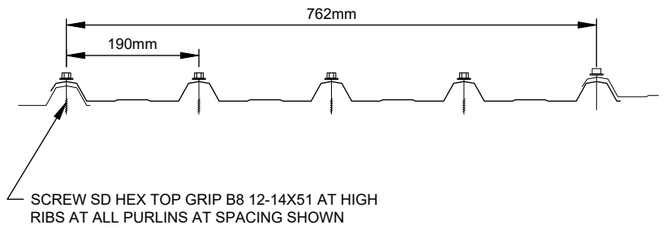


K1 OPENING CHANNEL JAMB GIRT CONNECTION



K2 OPENING ZEE JAMB GIRT CONNECTION

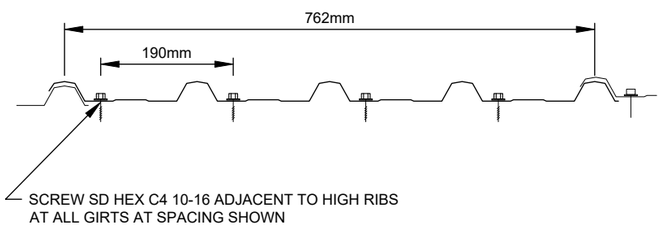
NOTE: ONLY STRUCTURAL INFORMATION IS INCLUDED IN THIS DETAIL. CONSULT PANEL MANUFACTURER FOR ADDT'L WEATHERTIGHTNESS RECOMMENDATIONS.



Stramit
Monoclad 0.42

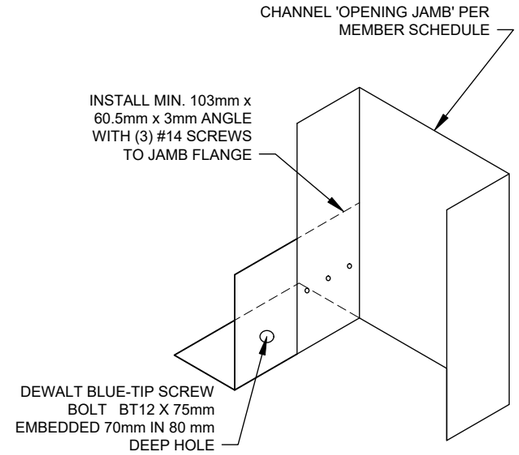
H ROOF SHEETING

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



Stramit
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I WALL SHEETING



J1 PA DOOR JAMB BASE CONNECTION

DETAIL DIMENSIONS ARE SHOWN IN MM UNLESS SPECIFIED OTHERWISE

REV	DATE	DESCRIPTION
A	19-09-2026	-

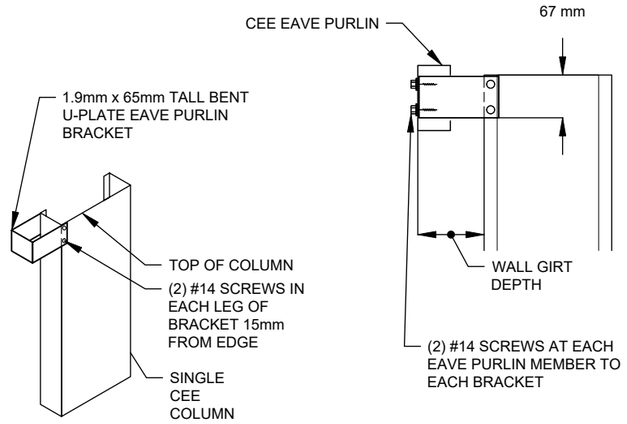
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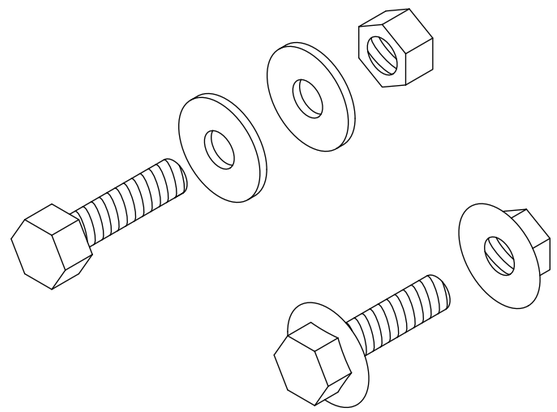
DATE 19-09-2026
JOB NO. EALB1053247596

O — EAVE PURLIN BRACKET



T — BOLT OPTIONS

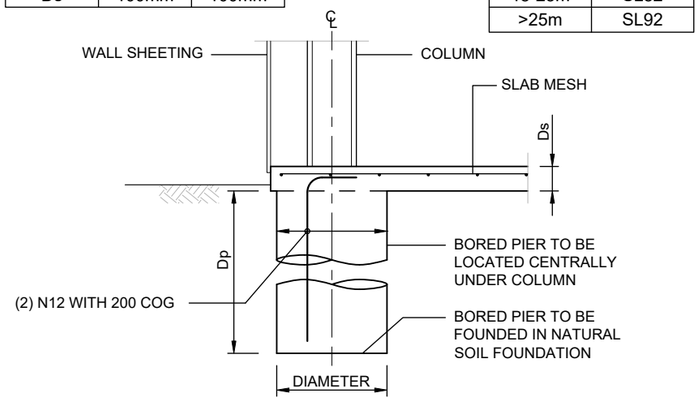
ALL NUTS AND BOLTS TO HAVE WASHER OR FLANGED HEADS



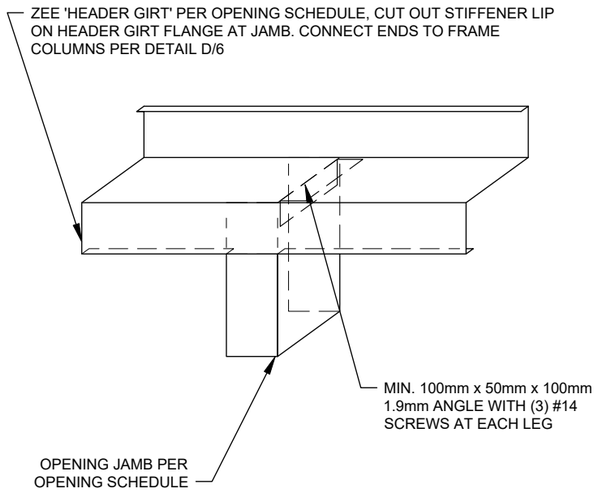
Y — SLAB WITH PIER FOOTING DETAIL

	PF1	PF2
Dp	800mm	650mm
Diameter	600mm	600mm
Ds	100mm	100mm

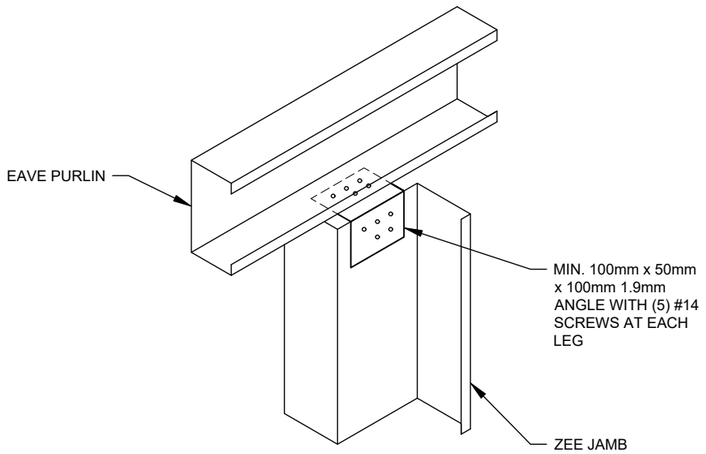
MAX SLAB LENGTH	SLAB MESH
<18m	SL72
18-25m	SL82
>25m	SL92



L1 — CHANNEL JAMB TO HEADER GIRT CONNECTION



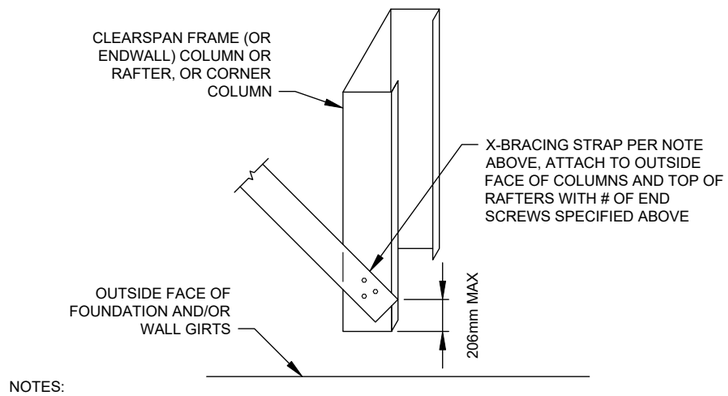
L2 — ZEE JAMB TO EAVE PURLIN CONNECTION



INTERIOR VIEW

M — WALL X-BRACING CONNECTION

ENDWALLS: SGL. 30MM 1MM STRAP WITH (3) #14 SCREWS AT EACH END
SIDEWALLS: SGL. 30MM 1MM 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.

DETAIL DIMENSIONS ARE SHOWN IN MM UNLESS SPECIFIED OTHERWISE

REV	DATE	DESCRIPTION
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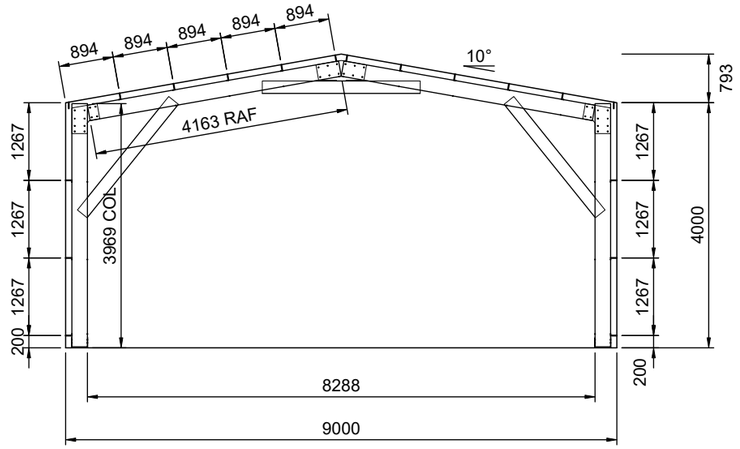
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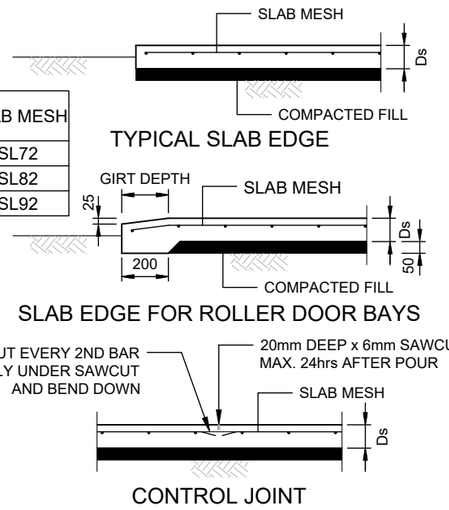
DATE 19-09-2026
JOB NO. EALB1053247596
SHEET 9 of 10



1/10 INTERNAL FRAMING ELEVATION

SCALE: 1:100

FRAMES 2-4



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

Ds
100mm

Z SLAB DETAIL

MEMBER SCHEDULE			
COMPONENT			TYPE
CLEAR SPAN PORTAL (FRAMES 2-4)	MEMBER	RAFTER	Single C25024
		COLUMN	Single C25024
		APEX BRACE	Single C20015
		KNEE BRACE	Single C20015
	BASE CONNECTION	BRACKET TYPE	Base cleat bolt down bracket BC.250
		ANCHOR BOLTS	(2) Dewalt Blue-tip screw bolt BT16 x 115mm embedded 110mm
ENDWALL PORTAL (FRAMES 1, 5)	MEMBER	RAFTER	Single C25024
		COLUMN	Single C25024
		APEX BRACE	-
		KNEE BRACE	-
	BASE CONNECTION	BRACKET TYPE	Angle base connection ABC.C250.160
		ANCHOR BOLTS	(2) Dewalt Blue-tip screw bolt BT16 x 115mm embedded 110mm
ENDWALL MULLION	MEMBER	COLUMN	Single C25024
	BASE CONNECTION	BRACKET TYPE	Base cleat bolt down bracket BC.250
		ANCHOR BOLTS	(2) Dewalt Blue-tip screw bolt BT16 x 115mm embedded 110mm
ROOF PURLINS		MEMBER	Single Z10019 @ 894mm centres
EAVE PURLIN		MEMBER	Single C10019
SIDEWALL GIRTS		MEMBER	Single Z10015 @ 1267mm centres
ENDWALL GIRTS		MEMBER	Single Z10019 @ 1148mm centres
OPENINGS (1-3)	MEMBER	JAMB	Single Z20019
		HEADER/SILL	Single C10012
	BASE CONNECTION	BRACKET TYPE	Angle base connection ABC.C200.110
		ANCHOR BOLTS	(2) Dewalt Blue-tip screw bolt BT12 x 75mm embedded 70mm
OPENING (4)	MEMBER	JAMB	Single Unlipped 102 x 1.9 Cee
		HEADER/SILL	Single C10012
	BASE CONNECTION	BRACKET TYPE	Angle base connection ABC.SINGLE
		ANCHOR BOLTS	(1) Dewalt Blue-tip screw bolt BT12 x 75mm embedded 70mm
X-BRACING		STRAP	30mm x 1.0 strap

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SHEET 10 of 10

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.

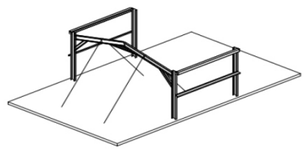


Fig 1. Frame First Temporary Bracing on First Rafter Installed

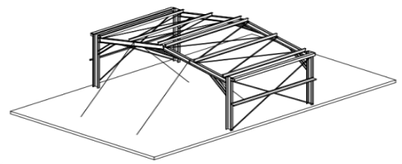


Fig 2. Temporary Bracing Installed as X Bracing

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.

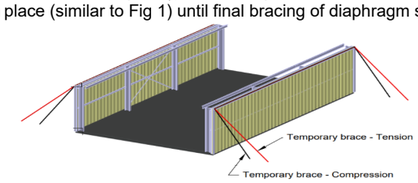


Fig 3. Tilt Up Method – Temporary Bracing

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.