DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-24-267
PROPOSED DEVELOPMENT:	Outbuilding (Residential)
LOCATION:	276 Collins Cap Road Collinsvale
APPLICANT:	Z J Hallett
ADVERTISING START DATE:	21/03/2025
ADVERTISING EXPIRY DATE:	04/04/2025

Plans and documentation are available for inspection at Council's Offices, located at 374 Main Road, Glenorchy between 8.30 am and 5.00 pm, Monday to Friday (excluding public holidays) and the plans are available on Glenorchy City Council's website (**www.gcc.tas.gov.au**) unti **l04/04/2025**.

During this time, any person may make representations relating to the applications by letter addressed to the Chief Executive Officer, Glenorchy City Council, PO Box 103, Glenorchy 7010 or by email to gccmail@gcc.tas.gov.au.

Representations must be received by no later than 11.59 pm on **04/04/2025**, or for postal and hand delivered representations, by 5.00 pm on **04/04/2025**.

374 Main Road, Glenorchy
PO Box 103, Glenorchy TAS 7010
(03) 6216 6800 | gccmail@gcc.tas.gov.au
www.gcc.tas.gov.au
ABN 19 753 252 493

ENGINEERING SCHEDULE

CERTIFIED STEEL PORTAL FRAME SHED DESIGN IN ACCORDANCE WITH NCC 2022 FOR SITE WIND SPEED "40.93m/s", WIND REGION "A4", TERRAIN CATEGORY "2", IMPORTANCE LEVEL "2"
Internal Pressure: 0.5
Design Snow Load: 1.76 KPa, Roof Snow Load: 1.76 KPa

Customer: Zane Hallett
Site Address: 276 Collins Cap Rd, Collinsvale TAS 7012

Main Building: Span: 10, Length: 20, Height: 4, Roof Pitch: 11 degrees
The length being comprised of 4 bays, the largest bay is 5m bays.
Left LeanTo: NA
Right LeanTo: NA

Total Kit Weight: 5967.54kg

INTERNAL PORTALS	
Column:	2C25024
Rafter:	2C25024
Knee Brace:	2C15024
Knee Brace Length:	1700
Apex Brace:	2C15024
Apex Brace Length:	3800

END PORTALS	
Column:	C25024
Rafter:	C25024
Knee Brace:	NA
Knee Brace Length:	NA
Apex Brace:	NA
Apex Brace Length:	NA
Endwall Mullion:	C25024

LEFT LEAN TO PORTALS	
Internal Column:	NA
Internal Rafter:	NA
End Column:	NA
End Rafter:	NA
Knee Brace:	NA
Knee Brace Length:	NA

RIGHT LEAN TO PORTALS	
Internal Column:	NA
Internal Rafter:	NA
End Column:	NA
End Rafter:	NA
Knee Brace:	NA
Knee Brace Length:	NA

NOTE: All unclad intermediate columns are always back to back (refer to drawing: Floor Plan).

PURLINS AND GIRTS			
Eave Purlin:	TH120100		
Side Wall Girts:	TH120100	Max Spacing: 1100	Overlap: 10%
Front End Wall Girts:	TH120100	Max Spacing: 1100	Overlap: 10%
Back End Wall Girts:	TH120100	Max Spacing: 1100	Overlap: 10%
Roof Purlins:	TH120100	Max Spacing: 1200	Overlap: 10%

NOTE: Girt spacing will vary to a maximum 1.1m where window/s are located.

FASTENERS	
Sleeve Anchor Bolts:	M16x105 Sleeve Anchor
Frame Bolts:	M16x45 Purlin Assembly Zinc (Mild)
Frame Screws:	Frame Screw 14x14x22
Cross Bracing Strap:	30mm x 1.2 strap
Open Bay Header Height:	NA

COLOUR SCHEDULE	
Roof Sheets:	Monolith
External Wall Sheets:	Mountain Blue
Roller Doors:	Monolith
Flashings:	Monolith
PA Doors:	Monolith
Windows:	NA

DOMESTIC & LIGHT INDUSTRIAL STEEL PORTAL FRAME SHED STRUCTURES
This structure is designed in compliance with AS4600, AS3600 and AS1170 1 to 4 as Importance Level 2 with a Live Load of 0.25kPa as "Air Leaky Structures" providing stability when openings are prevalent.

The structures are clad with corrugated pre-painted finish, 0.42mm walls and 0.42mm roof (compliant with AS1562.1 Metal) over cold formed 450 to 550mPa galvanized steel C sections primary frames.

Primary framing is fastened together with 4.6 Class galvanized bolts adequately tensioned on ground prior to erection.

Secondary framing steel bracing, with purlins and girts lapped, are all tek fastened to primary steel with a minimum of two (2) teks per connection as specified in details.

All rainwater products are compliant with AS2179.1 (Metal).

ENGINEERING
The undersigning engineer has checked that the design of the structure complies with relevant current Australian Standards as stated above and the following i.e AS4671- 2001 Steel Reinforcing materials, AS3600 - Concrete structures. However, he will not be present during construction, neither will he conduct inspections nor construction supervision.

The class 10a buildings are designed for erection on pad footings or slab based on soil of classification "A"-"P" with minimum bearing capacity 100kPa (i.e. organic soil is to be removed to a suitable material below natural surface).

Where (suitable) fill is required to level the site, it should be placed and compacted in layers of 150mm maximum.

Concrete pad footings and slab supply and placement is to be in compliance with AS2870-2011 Residential Slabs & Footings, AS3600-2009 Concrete Structures for A2 and B2 exposure (i.e. 25mPa strength @ 28 days strength) with recommended slump 75 to 80mm for light pneumatic tyred traffic all trafficable floors.

25mm deep concrete saw cut, to be made into the surface of the concrete slab every 6m in width or length as crack control joints.

For sites where these conditions are considered to be inadequate, a customized foundation design for the structure can be supplied to suit a specific purpose.

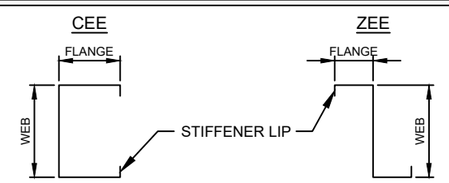
CONSTRUCTION
Erection of the structure is to be in compliance with local and state ordinances,

Occupational Health and Safety Regulations and with plans provided.

GENERAL
The designs as portrayed on the drawings remain the intellectual property of Best Sheds Pty Ltd and are provided for building approval and construction purposes only.

SNOW LOAD
Following conditions only apply to buildings with snow loading:
- No maintenance or roof traffic permitted on the roof while there is snow present.
- No other structure to be erected within 500mm of the gutters of this building.

COMPONENT DIAGRAM



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

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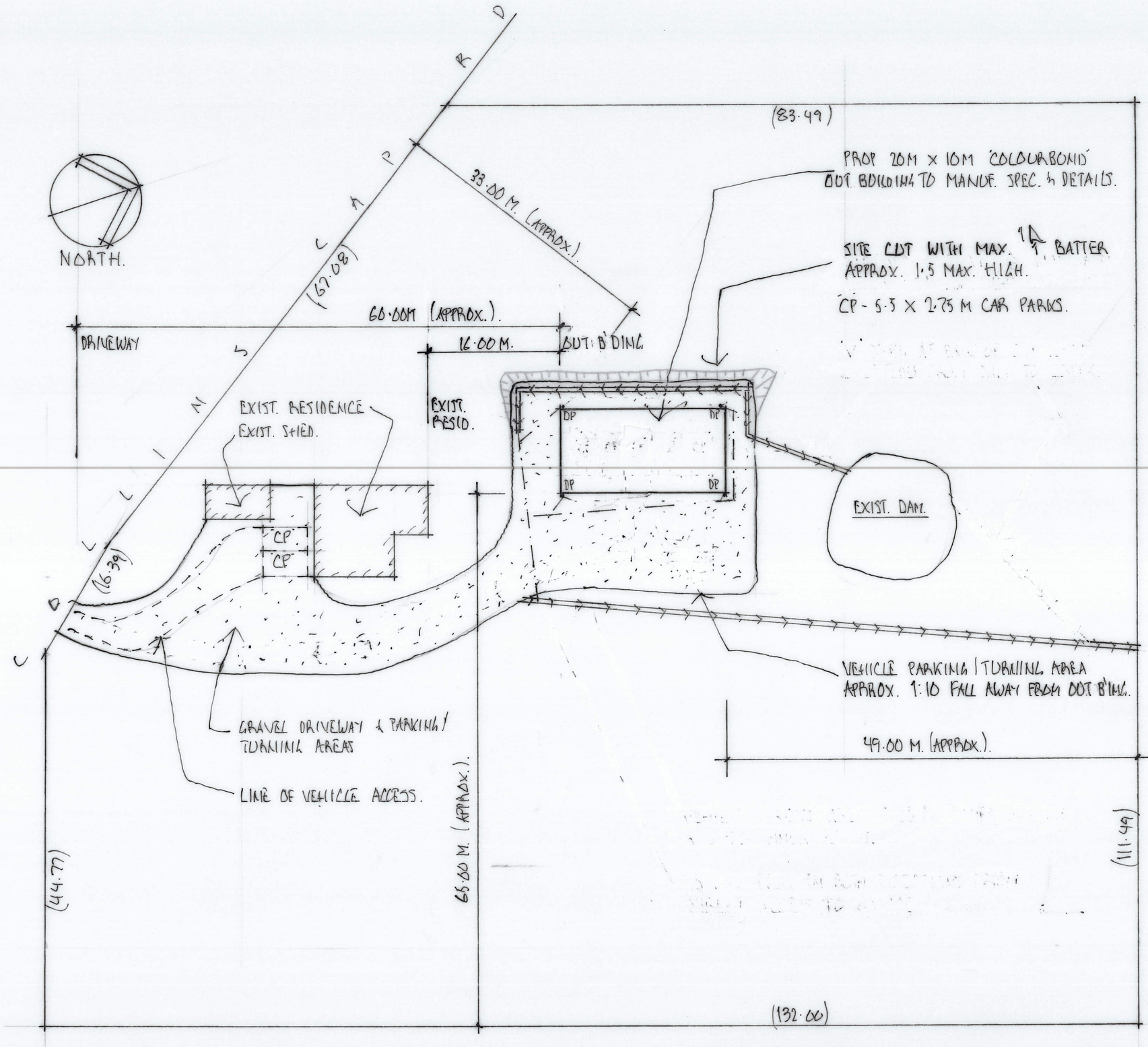
Signature:
Date: 11.09.2024

Customer Name: Zane Hallett
Site Address: 276 Collins Cap Rd
Collinsvale,
TAS, 7012

DATE 11.09.2024
JOB NO. 4098074405
SHEET 1 of 10



site plan 1:500

LEGEND :-

- DP. DENOTES 90 Ø PVC DOWN PIPES.
- T. DENOTES WATER STORAGE TANK WITH OVERFLOW TO 'V' DRAIN.
- ——.——.—— 90 Ø PVC S'WATER PIPE (BELOW SURFACE LEVEL) TO 'V' DRAIN.
- →→→→→ 'V' DRAIN

PROJECT NOTES:-

- AREA OF EXIST. RESID., 134 M2 APPROX.
- AREA OF EXIST. SHED, 32 M2 APPROX.
- AREA OF SITE, 1.319 HA
- AREA OF PROP 'C'BOND GARAGE, 200 M2.
- FOLIO REF. C.T. 32896-1, C.T. 62308-1

DRAWING LIST:-

- DWG. NO. 1HT OF 2, SITE PLAN
- DWG. NO. 2HT OF 2, SITE PREP. & DRAIN. NOTES.

PROPOSED COLOURBOND OUT B'DING
FOR MR. Z. HALLETT.

AT NO. 272 COLLINS CAP RD.,
COLLINSVALE.

date :MARCH 2025

scale 1:500

(GRANT SCOTT ACC. NO. CC1366).

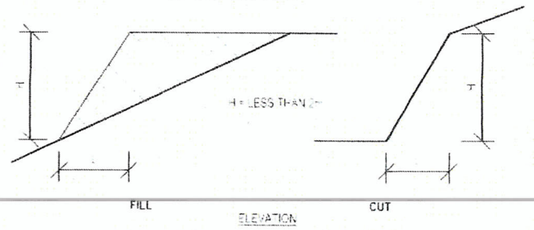
DWG. NO. 1HT OF

SITE PREPARATION, DRAINAGE AND MAINTENANCE:

1. ALL SITE WORKS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF BUILDING CODE OF AUSTRALIA AND AS 2870.

2. ALL TREES, STUMPS, ROOTS AND OTHER VEGETATION SHALL BE REMOVED TO A SATISFACTORY DEPTH BELOW THE NATURAL SURFACE WHERE SUPPORTING FILL, CONCRETE FOOTINGS OR CONCRETE SLABS.

3. WHERE AN AREA OF EXCAVATION OR FILL REQUIRES A BATTERED BANK, THE ANGLE OF THE BATTER SHALL BE SELECTED TO SUIT THE SITE MATERIAL. IF SITE CONDITIONS ARE NOT SUITABLE FOR A BATTERED BANK, ENGINEER MUST PROVIDE APPROPRIATE RETAINING WALL DETAILS. EMBANKMENTS MUST BE STABILISED WITH VEGETATION TO PREVENT SOIL EROSION. BATTERED BANKS ADJACENT TO A PROPERTY BOUNDARY MUST BE CARRIED OUT UNDER ENGINEERS SUPERVISION.

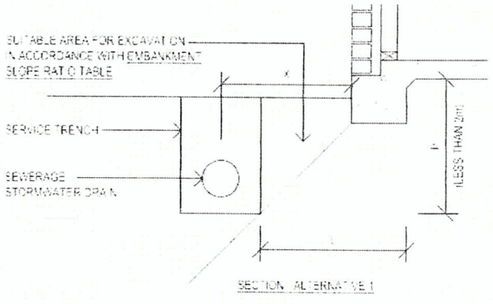


ELEVATION

EMBANKMENT SLOPE RATIO TABLE

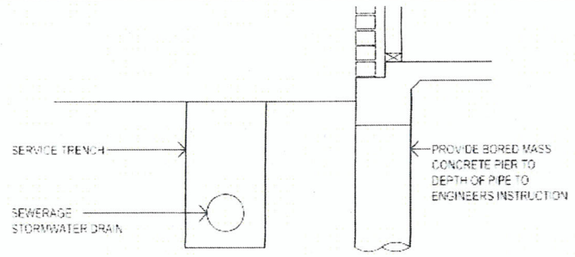
SOIL TYPE (REFER BCA PART 3.2.4 SITE CLASSIFICATION)		EMBANKMENT SLOPES (H : L)	
		COMPACTED FILL	CUT
STABLE ROCK (A)		2 : 3	3 : 1
SAND (A)		1 : 2	1 : 2
SILT (P)		1 : 4	1 : 4
CLAY	FIRM	1 : 2	1 : 1
	SOFT	NOT SUITABLE	2 : 3
SOFT SOILS (P)		NOT SUITABLE	NOT SUITABLE

4. EXCAVATION FOR DRAINS ADJACENT TO FOOTING SHALL BE COMPLETED IN ACCORDANCE WITH THE FOLLOWING DETAIL. ANY EXCAVATION BELOW THE AREA DEFINED AS BEING SAFE WILL NEED ADDITIONAL PROTECTION MEASURES TO BE DETERMINED BY APPROPRIATELY QUALIFIED PERSON.



SECTION - ALTERNATIVE 1

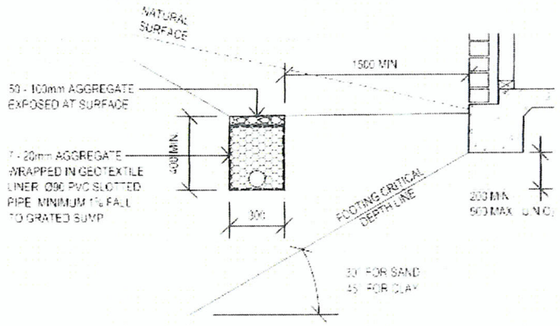
DISTANCE 'X' FROM CENTRELINE OF PIPE MUST COMPLY WITH EASEMENT DEFINED BY RELEVANT AUTHORITY



SECTION - ALTERNATIVE 2

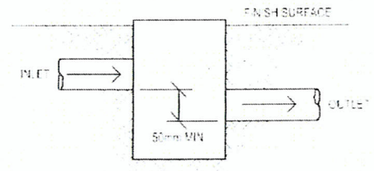
5. IN ALL BUT FREE DRAINING SOILS A SUB-SOIL DRAIN SHALL BE PROVIDED TO THE UPHILL SIDE OF THE FOOTINGS PRIOR TO EXCAVATION IN ACCORDANCE WITH THE FOLLOWING DETAIL.

THIS DETAIL SHALL APPLY TO SLAB AND STRIP FOOTINGS EQUALLY.



SECTION

6. WHERE A SUB-SOIL DRAINAGE SYSTEM IS INSTALLED IT MUST:
   a. BE GRADED WITH A MINIMUM FALL OF 1:100
   b. DISCHARGE INTO AN EXTERNAL SILT PIT OR SUMP WITH THE LEVEL OF DISCHARGE FROM THE SILT PIT OR SUMP INTO AN IMPERVIOUS DRAINAGE LINE NOT LESS THAN 50mm BELOW THE INVERT LEVEL OF THE INLET. REFER DETAIL BELOW.
   c. HAVE PROVISION FOR CLEANING AND MAINTENANCE.



7. SURFACE WATER MUST BE DIVERTED AWAY FROM FOOTINGS BY GRADING THE FINISHED GROUND LEVEL AWAY FROM DWELLING AT A MIN 5% FALL OVER THE FIRST 1m.

8. THE GROUND BENEATH SUSPENDED FLOORS MUST BE GRADED SO THAT THE AREA BENEATH THE BUILDING IS ABOVE THE ADJACENT EXTERNAL FINISHED GROUND LEVEL AND SURFACE WATER IS PREVENTED FROM PONDING UNDER THE BUILDING.

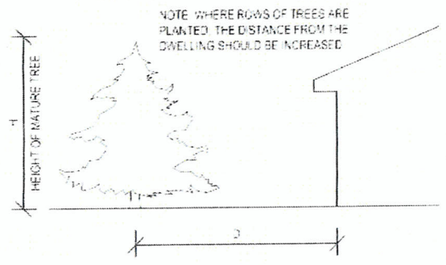
9. EXCAVATION NEAR THE EDGE OF THE FOOTING SYSTEM SHALL BE BACKFILLED IN SUCH A WAY AS TO MINIMISE THE INGRESS OF WATER INTO THE FOUNDATION. FILL SHALL BE MOIST CLAY COMPACTED BY HAND RODDING OR TAMPING. POROUS MATERIAL SUCH AS SAND, GRAVEL OR BUILDING RUBBLE SHOULD NOT BE USED.

10. WATER RUN-OFF SHALL BE COLLECTED AND CHANNELED AWAY FROM THE DWELLING DURING CONSTRUCTION AND DOWN PIPES SHALL BE TEMPORARILY CONNECTED TO DRAINAGE SYSTEM DURING CONSTRUCTION.

11. THE OVERFLOW / DISCHARGE FROM HOT WATER CYLINDERS AND HEAT PUMPS SHALL BE PLUMBED INTO A DRAINAGE SYSTEM.

12. PLANTING OF TREES CLOSE TO THE FOUNDATION OF A HOUSE SHOULD BE AVOIDED, AS THEY CAN CAUSE DAMAGE DUE TO DRYING OF THE CLAY. TO REDUCE THE POSSIBILITY OF DAMAGE, TREE PLANTING SHOULD BE RESTRICTED IN ACCORDANCE WITH THE FOLLOWING DETAIL.

SITE CLASS	DISTANCE FROM DWELLING (D)
A, S AND M	0.75 x H
E1 AND E2	1.00 x H
E	1.50 x H



FLOOR LEVELS:

1. FINISHED FLOOR LEVELS SHALL COMPLY WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.
2. THE MINIMUM FINISHED FLOOR LEVEL OF A CONCRETE SLAB ABOVE FINISHED GROUND LEVEL SHALL BE 150mm, EXCEPT IN SANDY, WELL DRAINED AREAS WHERE THE MINIMUM HEIGHT SHALL BE 100mm. THESE HEIGHT CAN BE REDUCED TO 50mm LOCALLY, WHERE THERE IS AN ADJOINING PAVED AREA THAT SLOPED AWAY FROM THE DWELLING.
3. A MINIMUM OF 150mm CLEARANCE BELOW BEARERS SHALL BE MAINTAINED IN TIMBER FRAMED FLOOR CONSTRUCTION FOR VENTILATION.
4. IT IS RECOMMENDED TO INCREASE THE CLEARANCE FOR SITES WITH ABOVE AVERAGE SOIL MOISTURE.

CONTROLLED FILL:

1. CONTROLLED FILL SHALL BE LAID IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF AS 2870 AND AS 3798.
2. ALL ORGANIC MATERIAL (I.E. TREES, STUMPS AND ROOTS) TO BE REMOVED TO A DEPTH OF 300mm BELOW NATURAL GROUND LEVEL.
3. CONTROLLED FILL SHALL BE IN ACCORDANCE WITH THE FOLLOWING (U.N.O):
   a. FILL MATERIAL SHALL BE WELL GRADED FCR.
   b. THE SUB-GRADE SHALL BE CHECKED FOR BEARING CAPACITY WHICH IS A MINIMUM OF 50KPA FOR SLABS AND A MINIMUM OF 100KPA FOR FOOTINGS.
   c. THE FILL SHALL BE COMPACTED IN HORIZONTAL LAYERS OF NOT MORE THAN 150MM.
   d. THE FILL SHALL BE COMPACTED TO A MINIMUM DENSITY RATIO OF 95%.
2. IMPORTED MATERIAL DIFFERING TO THE ABOVE SPECIFICATION, MAY BE USED AS CONTROLLED FILL IF APPROVED BY THE ENGINEER, PRIOR TO PLACEMENT.

STRUCTURAL STEEL AND WELDING:

STRUCTURAL STEEL:

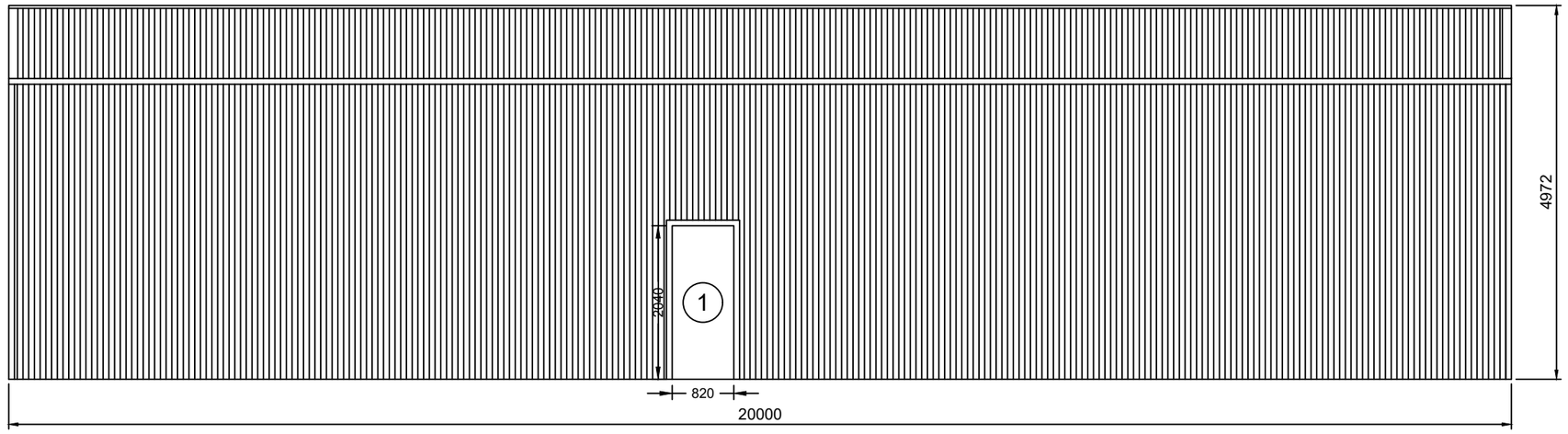
1. ALL STRUCTURAL STEEL TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA AND AS 4100.
2. ALL STEELWORK SHALL BE COATED WITH AN APPROPRIATE PROTECTION SYSTEM IN ACCORDANCE WITH BCA REQUIREMENTS.

WELDING:

1. ALL WORKS TO BE CARRIED OUT BY A QUALIFIED AND EXPERIENCED OPERATOR IN ACCORDANCE WITH AS 1554.
2. ALL WELDS SHALL BE 6mm GENERAL PURPOSE CONTINUOUS FILLET WELDS (U.N.O).

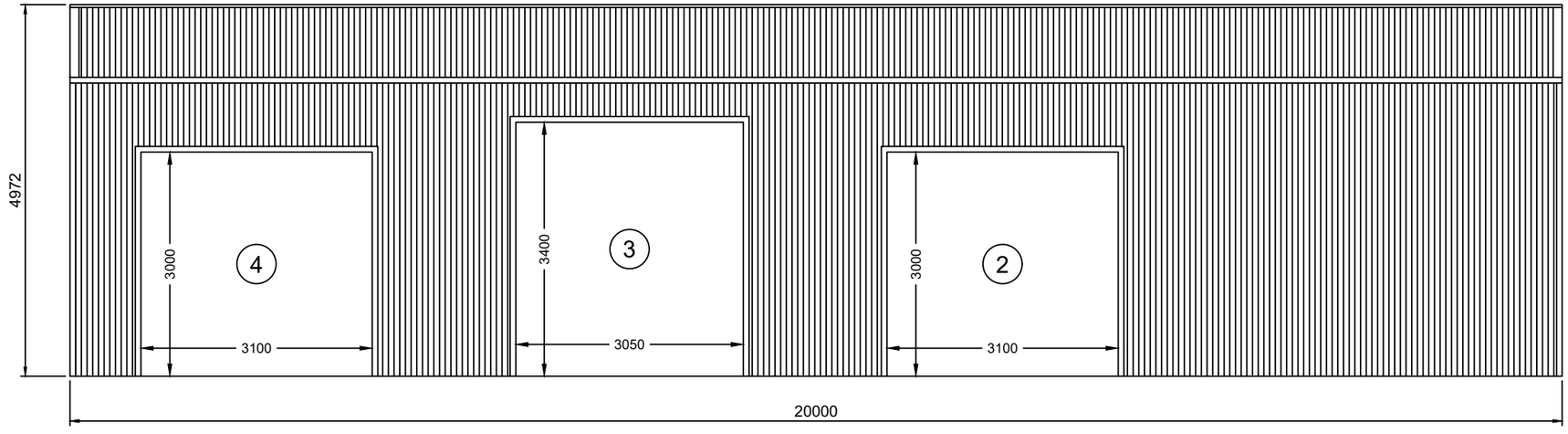
PROPOSED COLORBOND OUT BUILDING.
FOR MR. L. HALLETT.
AT NO. 272 COLLINS CAP RD.,
COLLINS VALE.

DATE. MARCH 2025



2/2 LEFT ELEVATION

SCALE: 1:75



1/2 RIGHT ELEVATION

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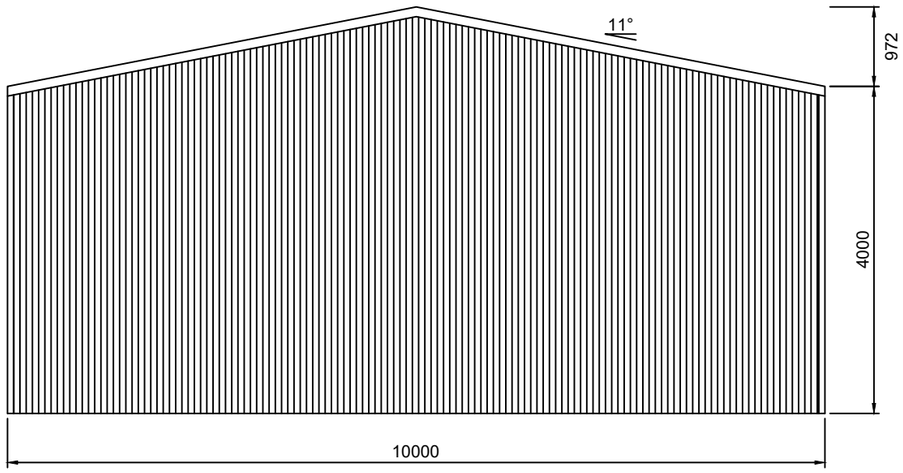
Bend MIEAust RPEng
RPEQ 15562 TBP PE003976 (VIC)
Signature:
Date: 11.09.2024

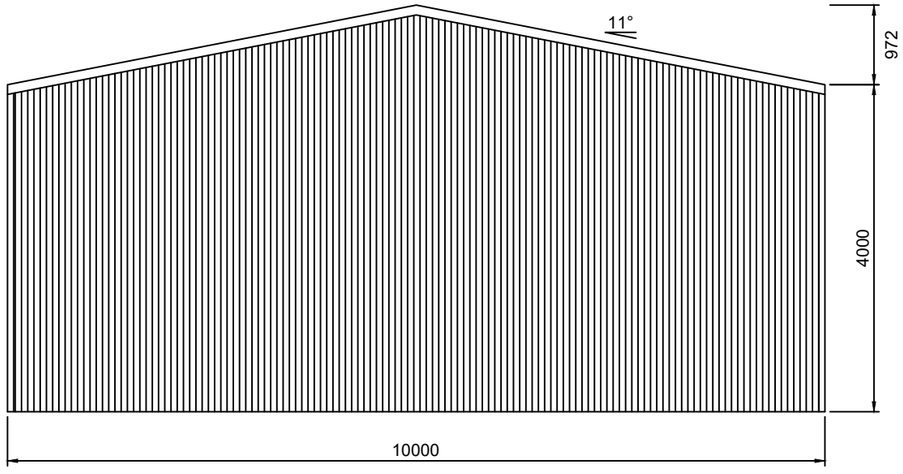
Customer Name: Zane Hallett
Site Address: 276 Collins Cap Rd
Collinsvale,
TAS, 7012

DATE 11.09.2024
JOB NO. 4098074405
SHEET 2 of 10



1/3 REAR ELEVATION

SCALE: 1:75 FRAME #5



2/3 FRONT ELEVATION

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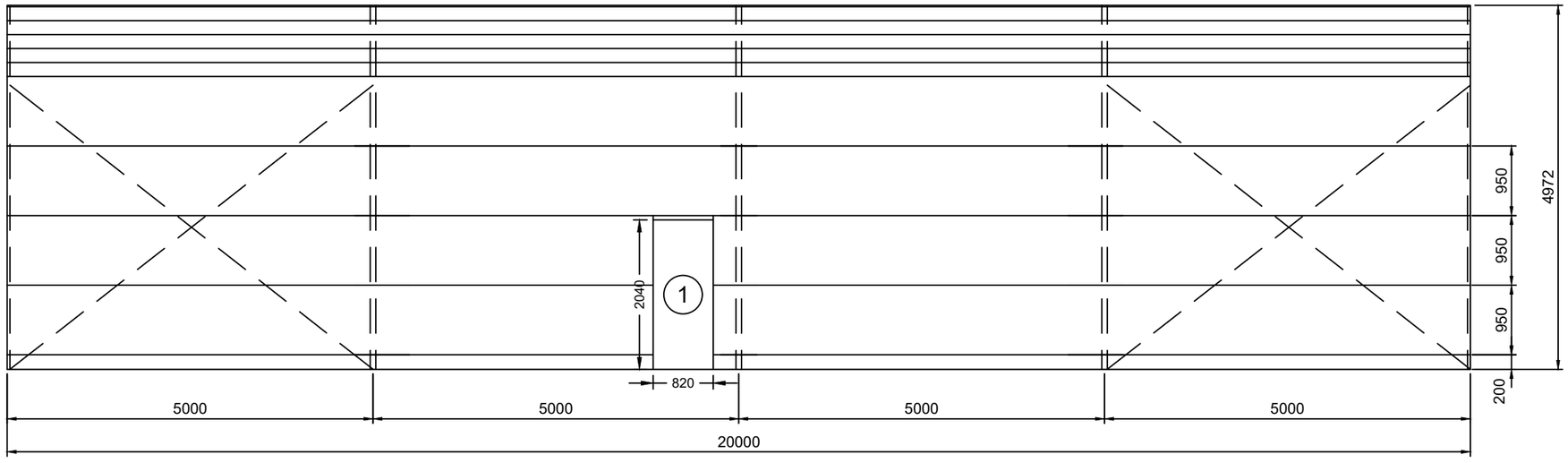
SHEET 3 of 10



2/4 LEFT ELEVATION

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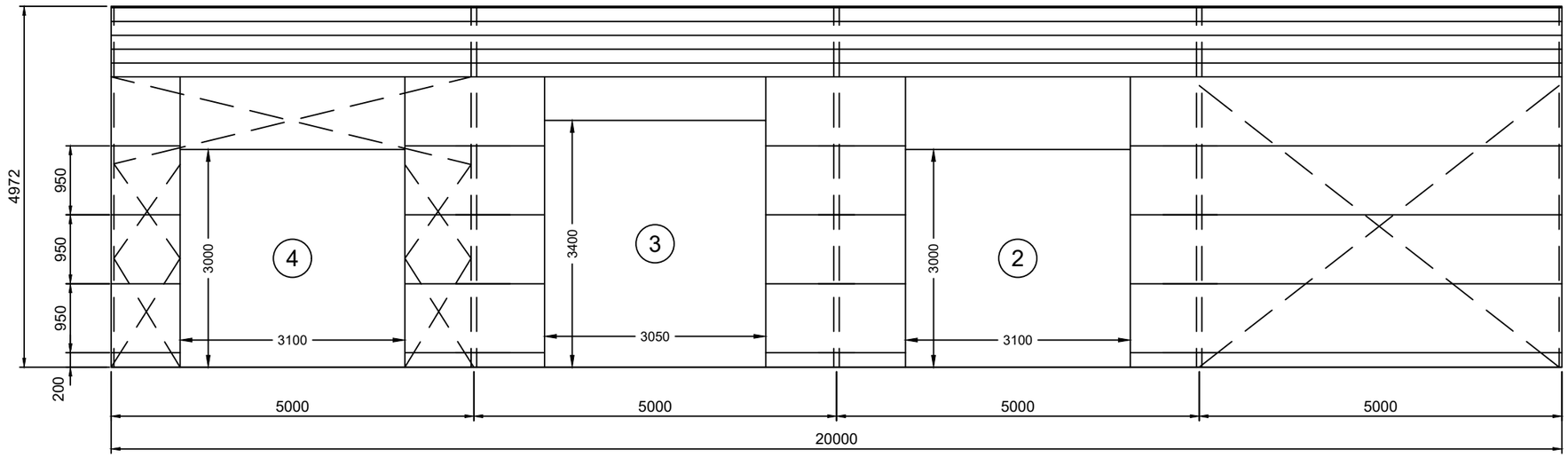

1/4 RIGHT ELEVATION

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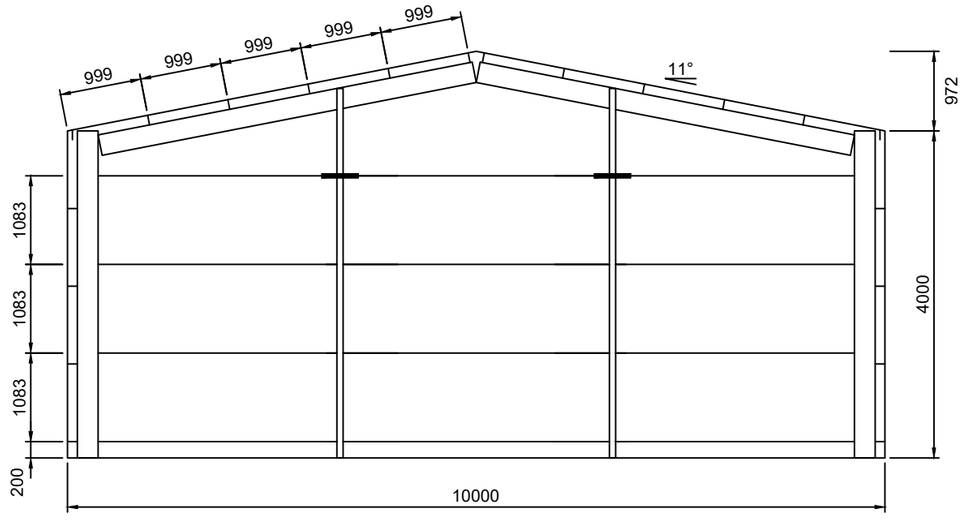
SHEET 4 of 10



1/5 REAR ELEVATION

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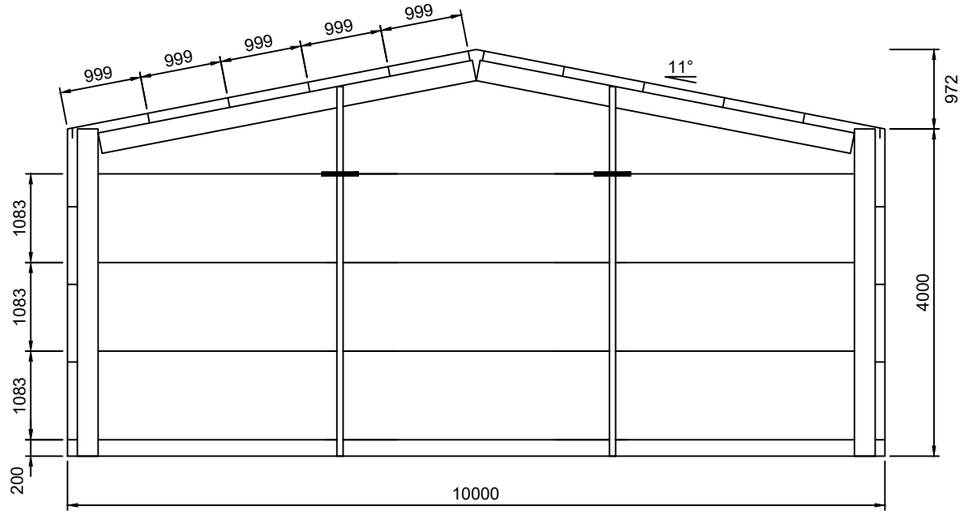

2/5 FRONT ELEVATION

SCALE: 1:75 FRAME #1

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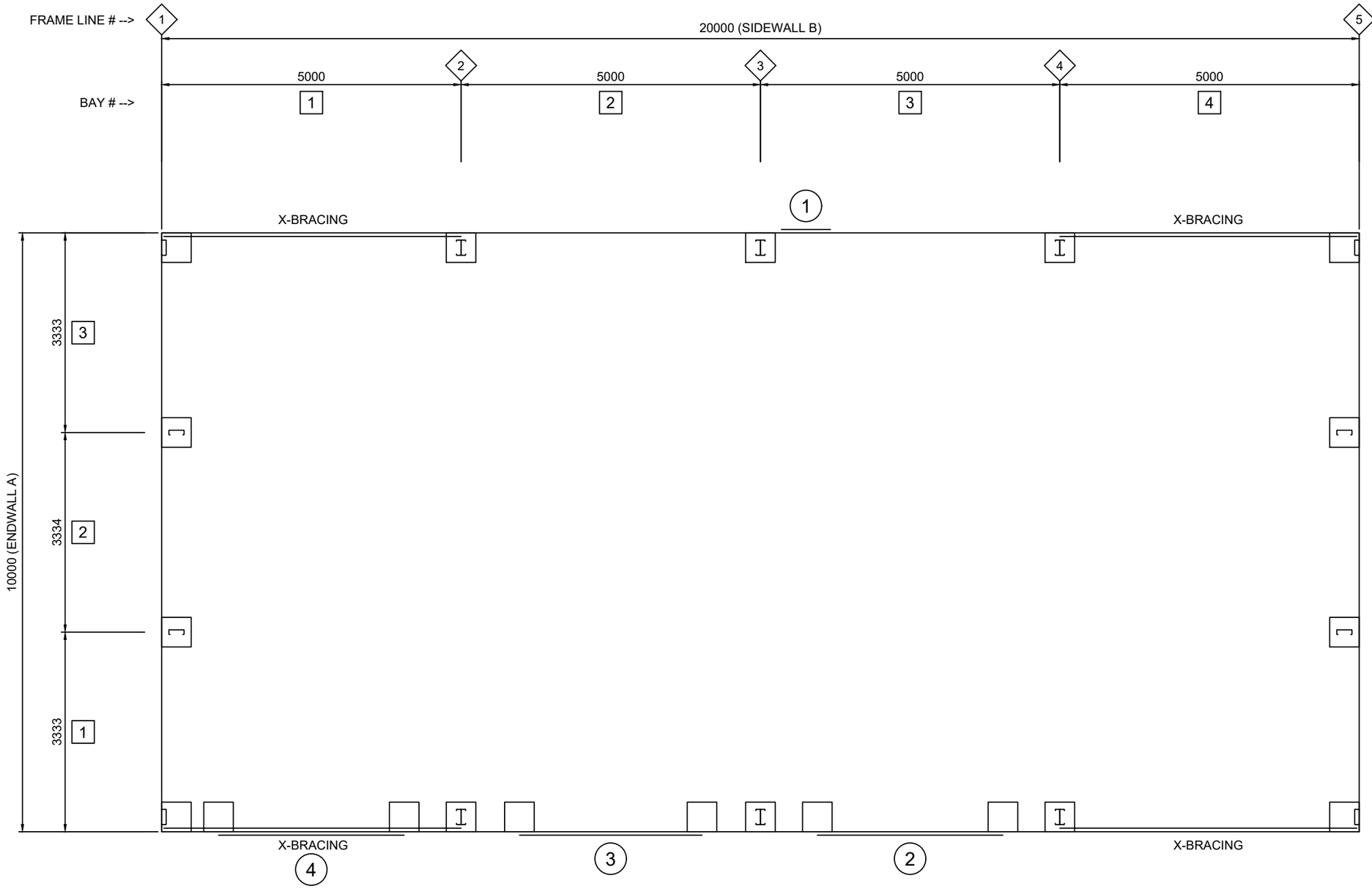

1/6 FLOOR PLAN

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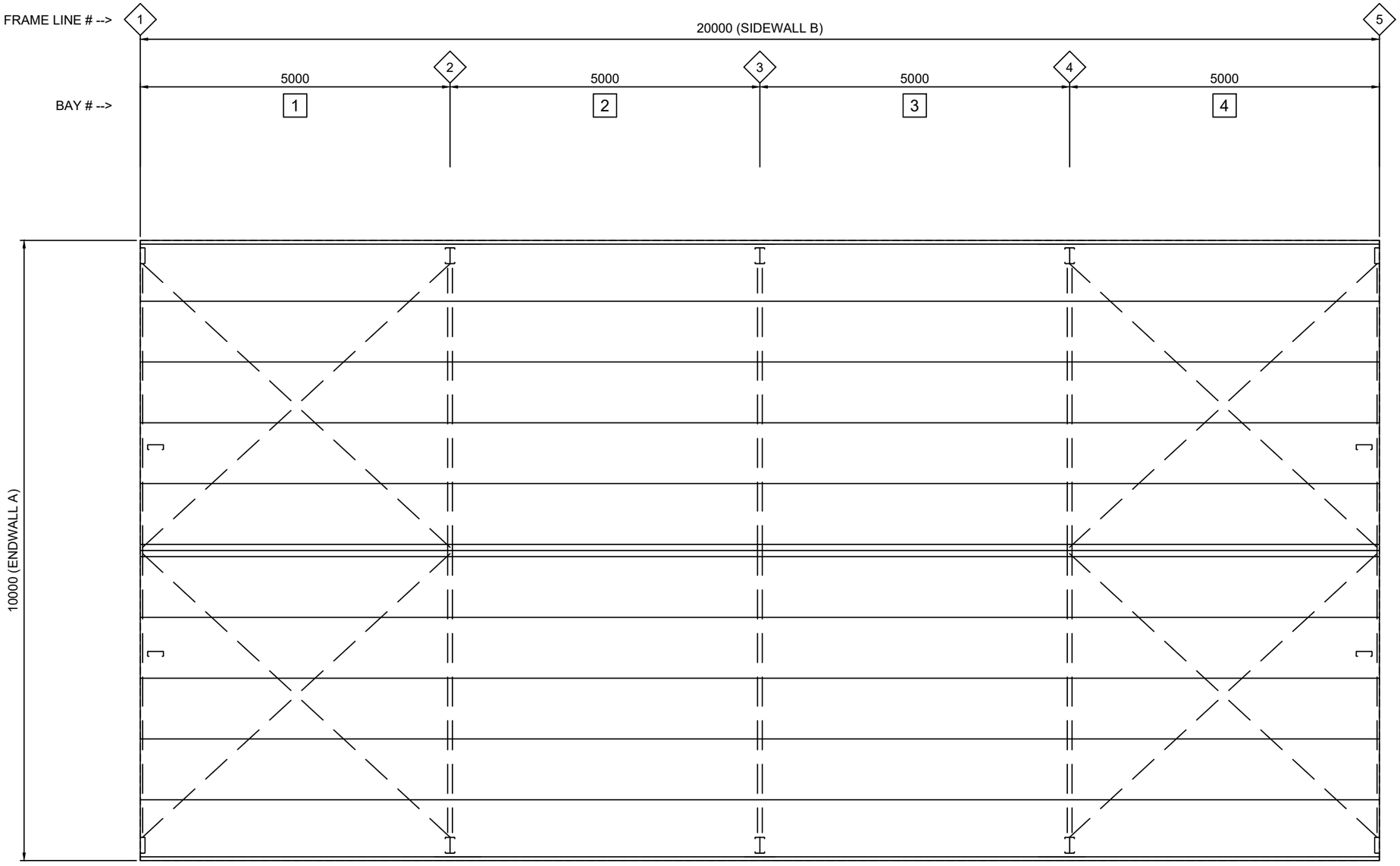

1/7 ROOF FRAMING PLAN

SCALE: 1:75

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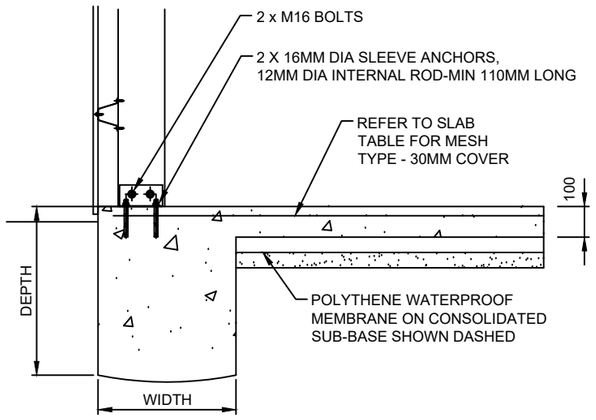
JOB NO. 4098074405
SHEET 7 of 10

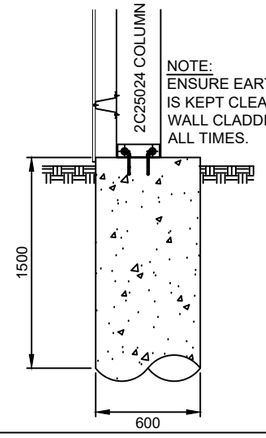
SLAB FOUNDATIONS DOMESTIC / LIGHT INDUSTRIAL
(100mm MINIMUM CONRETE SLAB INCLUDED)

SOIL CLASSIFICATION (COMPACTED)	REINFORCING IN SLAB	EDGE BEAM	PIER	EDGE BEAM (slab thickness not included)	
	MESH REINFORCING	TRENCH MESH	ø x DEPTH	DEPTH	WIDTH
A, S, & M	SL72	---	450 x 400	---	---
M - D	SL82	L11TM3	---	300	300
H TO H - D	SL82	L11TM3	---	400	300
E TO E - D	SL82	L11TM4	---	400	400
P (DROP EDGE BEAM OR STANDARD EDGE BEAM WITH PIERS UNDER COLUMNS 300 INTO FIRM GROUND)	SL82	L11TM4	450ø	400	400

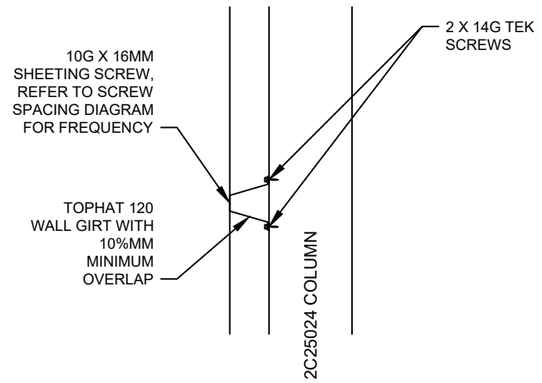
THICKNESS: 100MM WITH MINIMUM 30MM COVER. REFER TO SLAB FOUNDATION TABLE FOR REINFORCING SPECIFICATION

STRENGTH: 25mPa

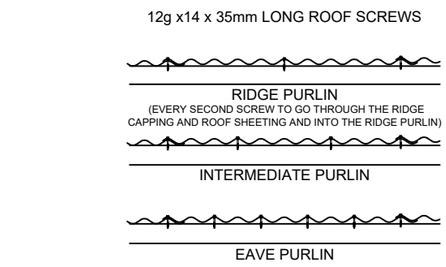


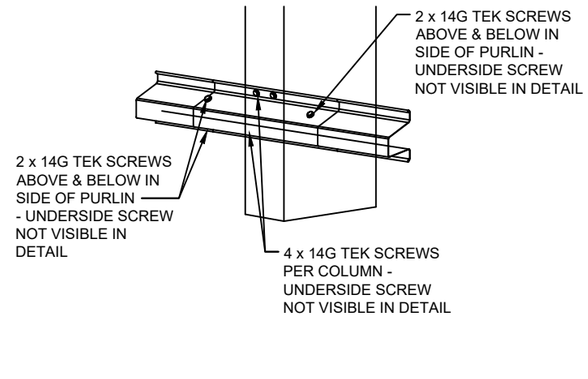


Z ALTERNATE PIER DETAIL

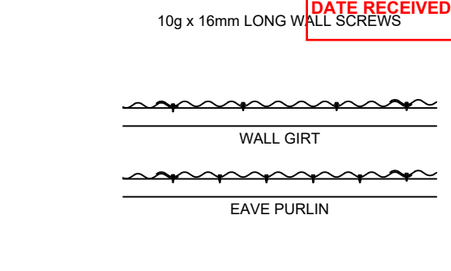


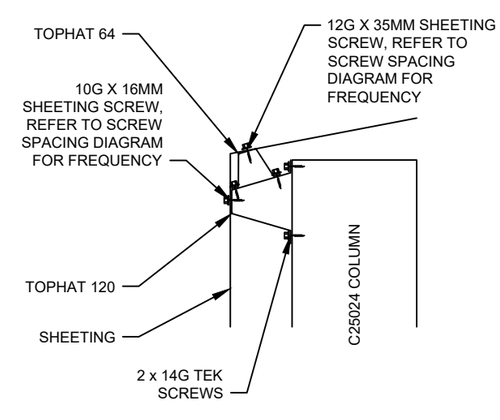
I ROOF SHEETING



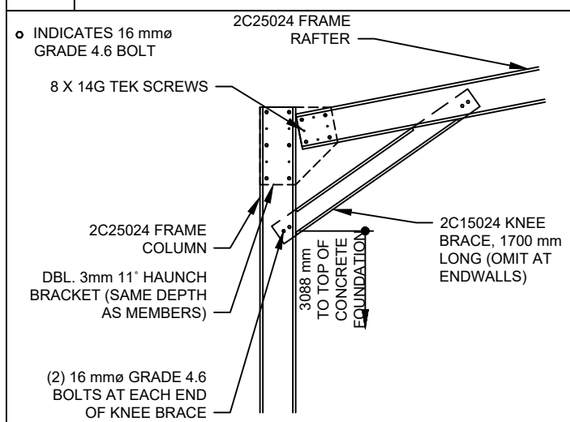


J WALL SHEETING





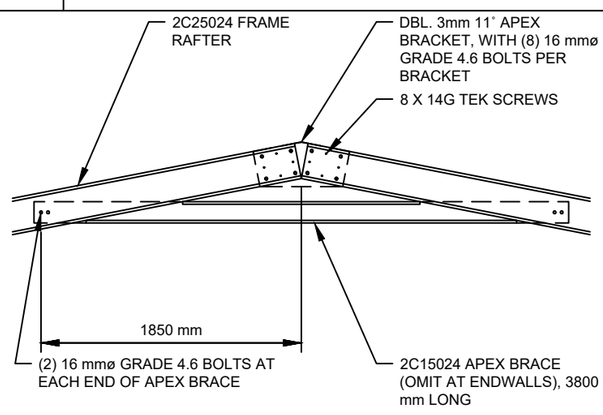
Y SLAB DETAIL



NOTE: ALL DOUBLE COMPONENTS SHALL BE SINGLE AT ENDWALLS.

A HAUNCH CONNECTION

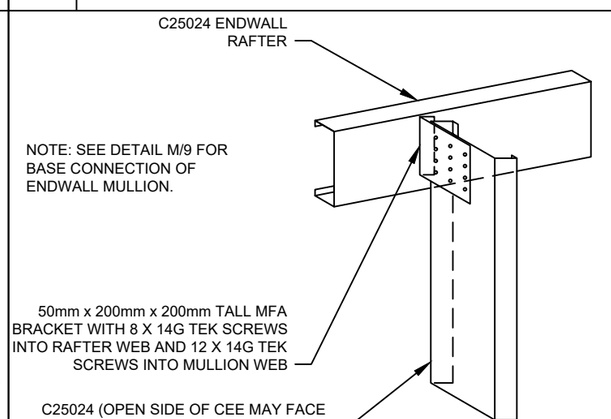
F GIRT CONNECTION



NOTE: ALL DOUBLE COMPONENTS SHALL BE SINGLE AT ENDWALLS.

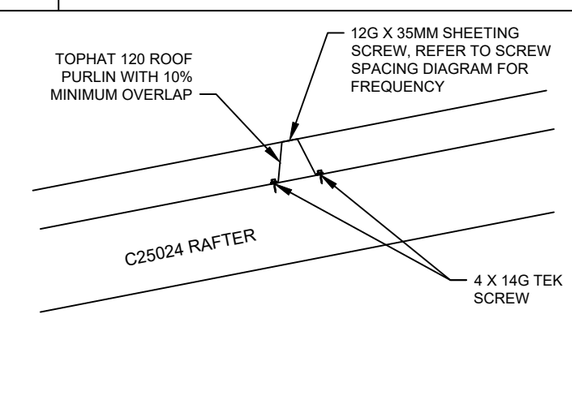
B APEX CONNECTION

G TOP HAT CONNECTION



C ENDWALL MULLION TO RAFTER

H EAVE CONNECTION



E PURLIN CONNECTION

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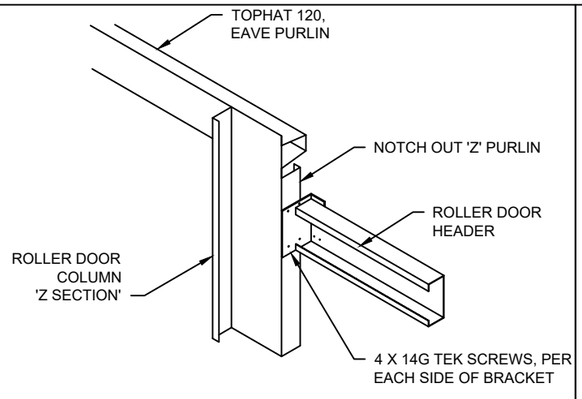
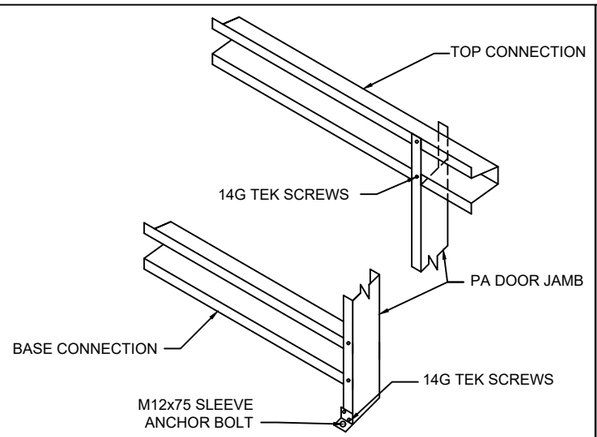
RPEQ 15562 TBP PE003976 (VIC)
Signature:
Date: 11.09.2024

Customer Name: Zane Hallett
Site Address: 276 Collins Cap Rd
Collinsvale,
TAS, 7012

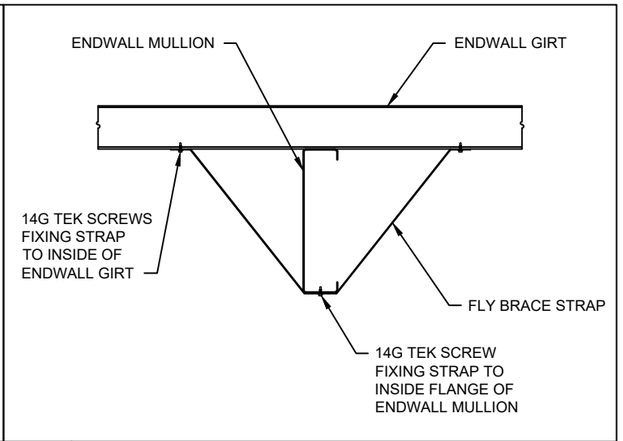
DATE 11.09.2024
JOB NO. 4098074405
SHEET 8 of 10



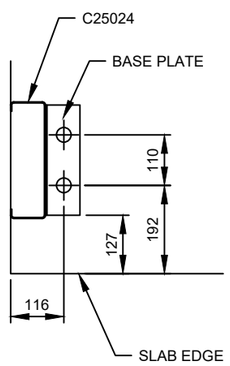
O TH120 SIDE ROLLER DOOR DETAIL



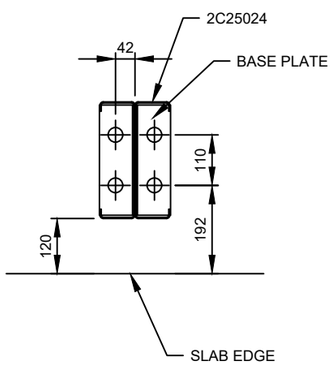
P PA DOOR STYLE CONNECTION



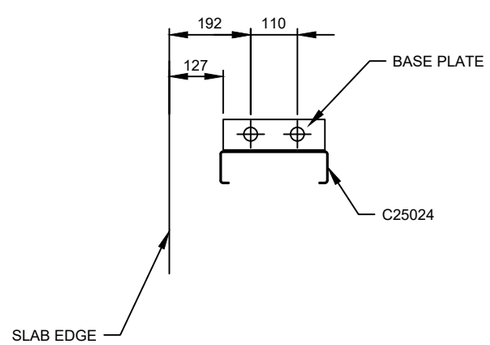
Q FLYBRACE



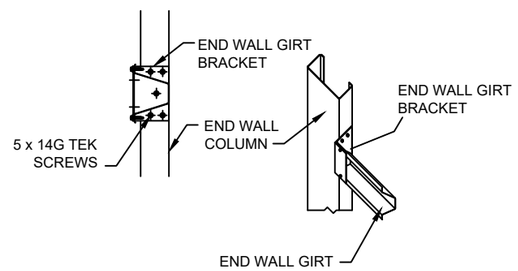
K CORNER COLUMN BASE



L INTERNAL COLUMN BASE



M ENDWALL MULLION BASE



N ENDWALL GIRT BRACKET

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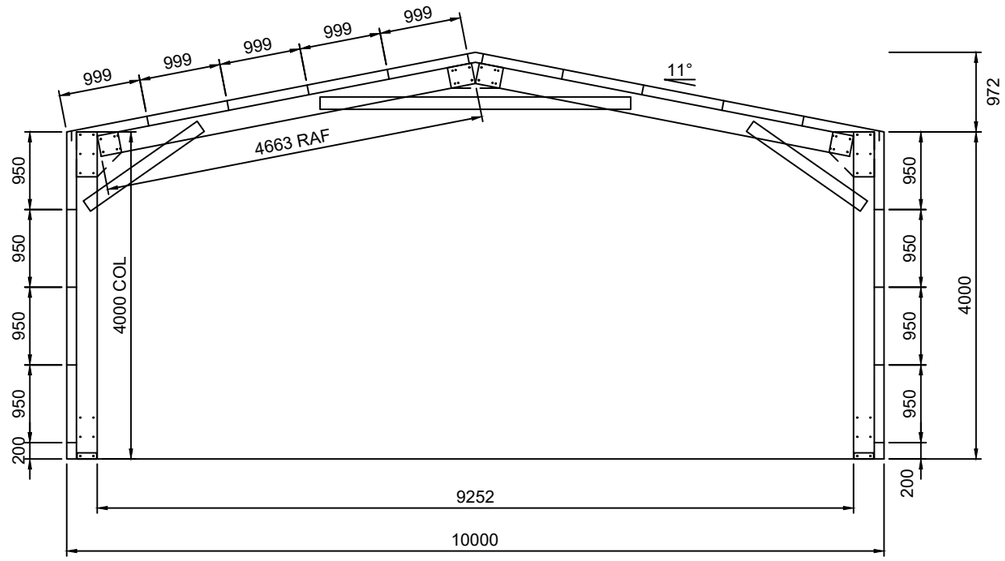
JOB NO. 4098074405
SHEET 9 of 10

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-24-267
DATE RECEIVED 27/09/2024



1/10 TYP. FRAME CROSS-SECTION

SCALE: 1:75 FRAMES 2-4

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