

dorset

3 Ellenor Street SCOTTSDALE TAS 7260 P 03 6352 6500
E dorset@dorset.tas.gov.au W www.dorset.tas.gov.au

NOTICE OF PLANNING APPLICATION

LAND USE PLANNING & APPROVALS ACT 1993

In accordance with *Section 57 (3)* of the *Land Use Planning & Approvals Act 1993* notice is hereby given that the following application has been received:

PLA No: 2025/91
PROPOSAL: SHED REPLACING EXISTING SHED TO BE DEMOLISHED, WITH RELAXATION OF SIDE SETBACK
APPLICANT: ENGINEERING PLUS
LOCATION: 3 ALFRED STREET BRIDPORT

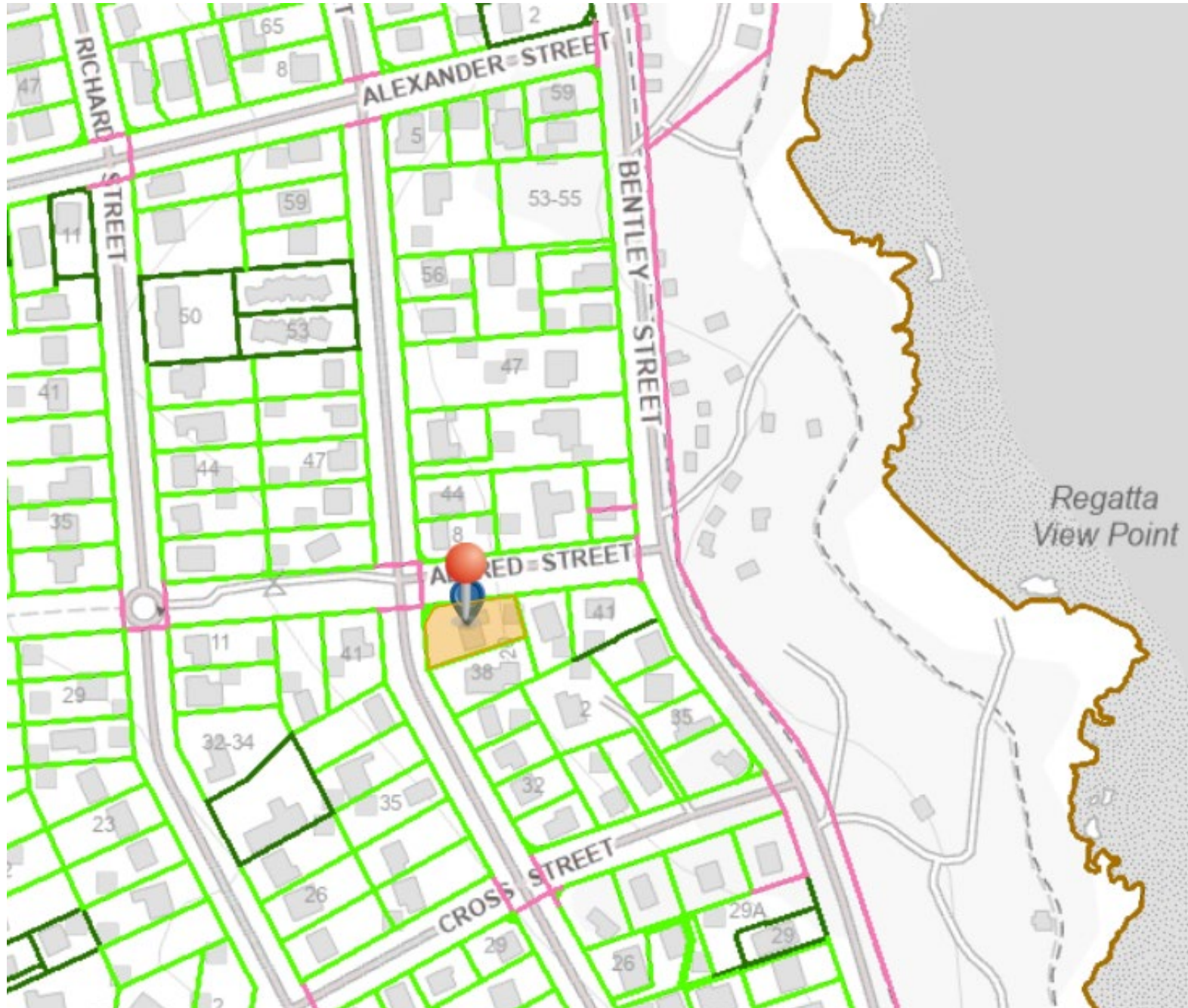
The application and associated plans and documents will be available for inspection at the Council Offices, 3 Ellenor Street, Scottsdale during normal office hours ending on 08/03/2026.

Further, in accordance with *Section 57 (5)* of the *Land Use Planning & Approvals Act 1993* any persons may make representations relating to the application which was advertised in The Examiner newspaper (Local Government Notices) on 21/02/2026. Representations must be made in writing and addressed to the General Manager, Dorset Council, PO Box 21, Scottsdale 7260, or by emailing dorset@dorset.tas.gov.au.

If you have any queries, please contact the Dorset Council on **03 6352 6500** during normal office hours.

John Marik
GENERAL MANAGER

3 Alfred Street BRIDPORT (2025/91)





Planning Permit Application

Please print all applicable details clearly

THE PROPOSAL

Describe in full the way it is proposed to use and/or develop the land: Proposed Demolition & Shed <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>	⇒ Provide a full description of the proposed use or development, including: <ul style="list-style-type: none"> • Building work • Change of use • Subdivision • Forestry • Demolition • Staging (if development is proposed to be carried out in stages, indicate this on the plans and describe in written material) • Signage • Other
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THE LAND

Address 3 Alfred Street Bridport, TAS 7262 <hr/> <hr/>	Certificate of Title (include all applicable title references) Volume: <u>79387/1</u> Folio: <u>1</u>
Land Area (m ² or hectares): 578 m²	
Present use of land: Residential <hr/> <hr/>	⇒ Provide a description of the existing use of the land, for example vacant, residential, agriculture, industrial, commercial
Present use of existing building(s): Dwelling <hr/> <hr/>	⇒ Provide a description of the use of the existing buildings on the land, for example dwelling, workshop, farm building, office, shop

THE APPLICANT (Note: the person to be nominated as the Applicant is the one whose name will appear for public notification purposes and permit issue)

Applicant's Name: Allira Beswick	
Address: 81 Elizabeth St, Launceston TAS 7250 <hr/> <hr/>	Phone: (03) 6331 7021
	Fax:
	Mobile:
Email: allira@engineeringplus.com.au	

THE OWNER

Owner's Name(s): ACN 127 756 085 PTY LTD	
Address: 39 BAYVIEW DR BLACKSTONE HEIGHTS TAS 7250	Phone:
	Fax:
	Mobile:
Email: phil@thelivingroomtas.com.au	

CROWN AND/OR COUNCIL CONSENT [to be completed where land in respect of the Application is (i) Crown land (within the meaning of the *Crown Lands Act 1976*) or (ii) owned or administered by the Crown or a Council]

Owner / Administrator's Name(s):	
Person signing the Application:	⇒ <i>to be completed by a person conferred the authority to ensure compliance with Section 52(1B)(a) of the Land Use Planning and Approvals Act 1993.</i>
Signature: _____ Date: _____	

DETAILS OF BUILDING WORK (to be completed if Application requires building work)

Value of building work: \$ <u>25000</u>	⇒ Please tick applicable box: <input type="checkbox"/> Estimate <input type="checkbox"/> Contract Price	
Type of work: Demolition + New Building	⇒ <i>For example, new building, alteration, addition, removal, repairs, demolition, re-erection, change of use</i>	
Proposed use of building: Storage Shed	⇒ <i>Describe the main use of the proposed building, for example, dwelling, workshop, farm building, office, shop</i>	
Existing floor area: 360.29 m ²	New / additional floor area: 86.88 m ²	Proposed maximum building height above natural ground level: 4.58 m
Materials:		
structural floor: <u>concrete</u>		
external walls: <u>colorbond</u> colour: _____		
roof cladding: <u>colorbond</u> colour: _____		
structural frame: <u>steel</u>		

DETAILS OF OTHER WORKS

Vehicle Access:

Is a new vehicle access or crossover required? (if so, ensure this is indicated on the plans) no

What would be the surfacing of the vehicle access? _____

Car Parking:

How many car parking spaces are currently provided? _____

How many additional car parking spaces would be provided? _____

What would be the surfacing of the car parking spaces? _____

Is provision made for loading and unloading of vehicles? (to be completed for retail, commercial, industrial, service industry or storage uses)

Describe any proposed earthworks, vegetation removal or other works required as part of the use and/or development:

DETAILS OF OTHER MATTERS

Proposed hours of operation:

Monday to Friday: _____ am to _____ pm

Saturday: _____ am to _____ pm

Sunday: _____ am to _____ pm

Provide details of any goods that would be stored outside:

Privacy Statement

The Dorset Council is committed to upholding the right to privacy of all individuals who have dealings with the Council. Unless required by law or by a Court or tribunal, the Council will take the necessary steps to ensure that the personal information that members of the public share with the Council remains confidential. How we use this information is explained in our Personal Information Protection Policy which is available at www.dorset.tas.gov.au or at the Council office.

Appointment Details

To ensure Council's officers are available to assist you with the submission of your Application, it is advisable to make an appointment by contacting Regulatory Services on 6352 6500.

Date: _____ Time: _____ Council Officer: _____

Copyright Authority

I authorise the Council and the Crown in right of the state of Tasmania to provide to any person, for the purposes of assessment or public consultation, a partial or complete copy of documents relating to this application.

I understand that the information and materials provided with this Application may be made available to the public in electronic form on the Council's website. I understand that the Council may make such copies of the information and materials as, in its opinion, are necessary to facilitate a thorough consideration of the Application.

I declare that the information given is a true and accurate representation of the proposed use and/or development, and I am liable for the payment of Council application processing fees even in the event of the use and/or development proposed by this Application not proceeding.


I confirm I am the copyright owner or have the authority to sign on behalf of any other person with copyright for documents relating to this Application.

I indemnify the Dorset Council for any claim or action taken against it in respect of breach of copyright in respect of any of the information or material provided.

Note: This authority is intended to cover copies made by the Crown or Council under Sections 40, 43, 49 or 183 of the *Copyright Act 1968*.

Where the applicant is NOT the owner, I hereby declare that the owner of the land to which this application relates has been notified of this application being made and the information and details supplied by me in this application are a true and accurate description of the proposal.

Applicant's Signature:



Date:

29/08/2025

385 / 35 D

DIAGRAM FROM ACTUAL

The Common Seal of the Warden, Councillors and Electors of the Municipality of Scottsdale has been hereunto affixed in the presence of us this 12th. day of November, 1958 in pursuance of a resolution given at a meeting of the Council held on the 27th. day of October, 1958.

[Signature] Warden
[Signature] Councillor
[Signature] Council Clerk.

TOWN OF BRIDPORT
SECTION AI

Lot 1 (S. 32) *Roy Geo. Randall, Pur.*

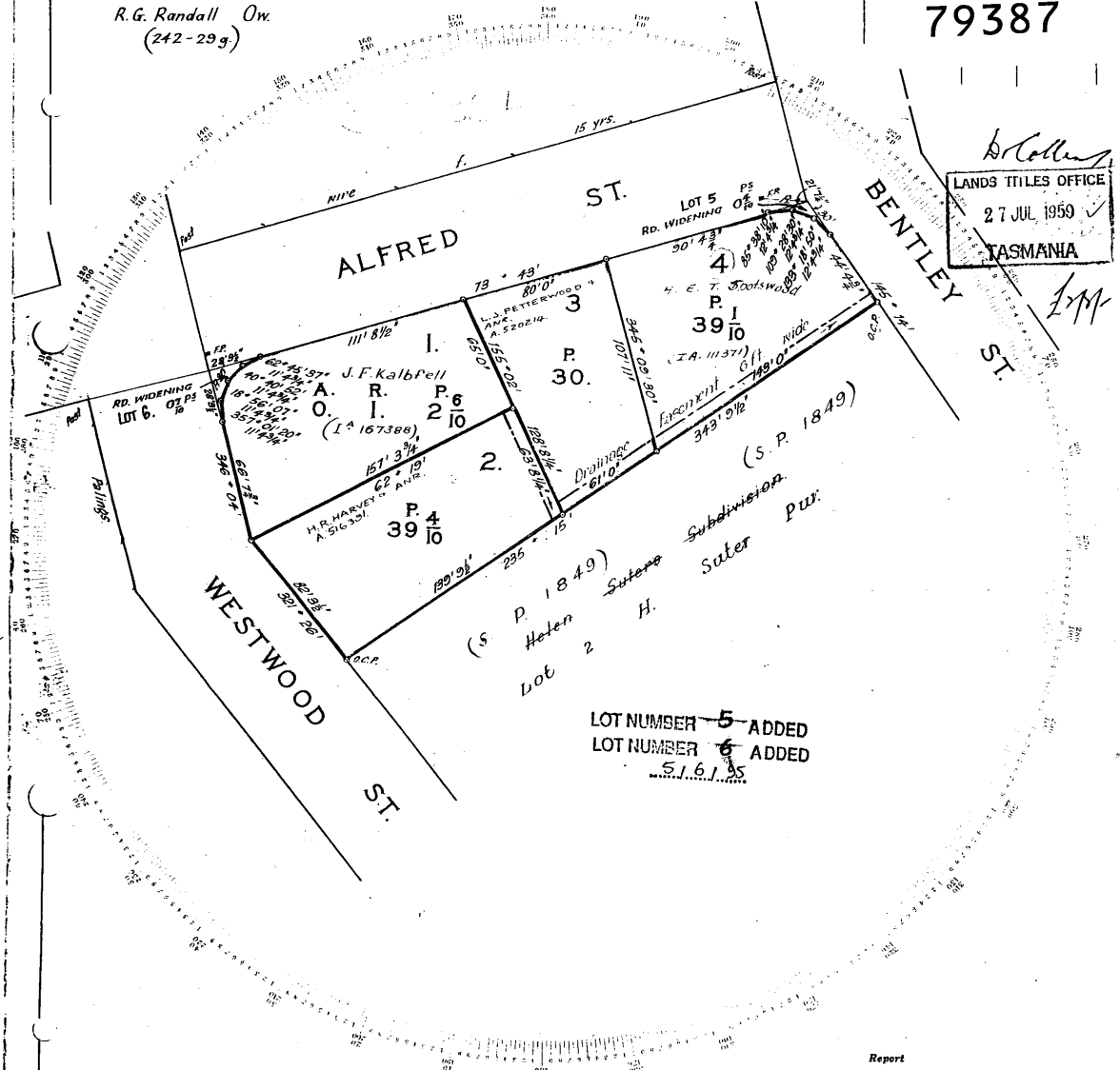
Scale 50 feet. to an inch

No. OF APPLICATION

R.G. Randall *OW.*
(242-29g)

REFERENCE TO CORNERS
 COR. BEARING DISTANCE FROM REGISTERED NUMBER
 79387

LANDS TITLES OFFICE
 27 JUL 1959
 TASMANIA



LOT NUMBER 5 ADDED
 LOT NUMBER 6 ADDED
 5.1.6.1.85

To be filled in by Surveyor
 Date of Instructions
 Survey commenced } 17. 8. 58
 Survey finished }
 Error of close 1 in
 Computations Checked *OK*
 Examination as to Boundaries *OK*
 Entered on Diagrams *OK*
 Entered on General Plan
 State Permanent Marks *OK*
 Finally examined *OK*
 I.P.O.
 May be acted upon
 Acted upon

PURCHASER'S NAME	ACT	DATE OF CONTRACT	GRANTED

Report
 I, *[Signature]* Authorised Surveyor.
 2, dated 2nd July, 1948.

SEARCH OF TORRENS TITLE

VOLUME 79387	FOLIO 1
EDITION 10	DATE OF ISSUE 05-Feb-2024

SEARCH DATE : 29-Aug-2025

SEARCH TIME : 04.19 PM

DESCRIPTION OF LAND

Town of BRIDPORT

Lot 1 on Diagram [79387](#) (formerly being 385-35D)

Derivation : Part of Lot 1 (Section A.1.) Gtd. to R.G. Randall.

Prior CT [2085/84](#)

SCHEDULE 1

[M836657](#) TRANSFER to ACN 127 756 085 PTY LTD Registered
03-Nov-2020 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
BENEFITING EASEMENT: Right of Drainage over the drainage
easement shown on Diagram No. [79387](#)

[A167388](#) FENCING CONDITION in Transfer

[N162752](#) MORTGAGE to The Living Room Tasmania Pty Ltd
Registered 05-Feb-2024 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

PAYMENT SCHEDULE

- 15% initial deposit to be paid to receive all appropriate plans, engineering specifications & certificates.
- 45% further deposit to be paid to commence manufacturing.
- 40% final payment to be paid 10 working days prior to the confirmed delivery date of your building.

BUILDING DETAILS

Building Class	10a A non-habitable building including a private garage, carport, shed or the like. (Refer NCC A6G11)
Weight	Approximately: 2500.00 kg
Span	Main Building: 7.24 m
Length	12 m (3 Bays of 4 m each)
Height	3.3 m (Low Side), 4.58 m (High Side)
Roof Type	Skillion, 10 degrees
Roof	COLORBOND® steel CORODEK® 0.42 BMT sheeting, BlueScope
Walls & Trims	COLORBOND® steel TRIMCLAD® 0.42 BMT sheeting, BlueScope
Gutters	COLORBOND® GUTTER-01. We have calculated the number of [Supplied by Others] downpipes required for: Left Side = 3.
Roller Doors	One (1) COLORBOND® steel 2.5m high x 2.1m wide roller door (roller door is not wind rated). Door height will necessitate a manual system (by owner) to reach the top of the door for opening and closing. One (1) COLORBOND® steel 3.374m high x 3m wide roller door supplied with a planetary gearing system (roller door is not wind rated). An internal chain drive has been added to the door to assist with opening and closing the door at heights. Refer to the General Specification (# Access Doors) in relation to opening sizes. The Roller Doors are boxed or steel wrapped for protection during transport. Refer to the Building information for details on Industrial Door Handling.
PA Doors	One (1) Larnec 2040h x 820w Single skin metal clad pre-hung door with COLORBOND® steel® steel facings and fold-down vertical sides for strength and appearance. Powder coated welded RHS frame. Supplied with a Knob/Lever entrance set. 180 degrees opening and reversible handing;
Bracing	The building will have Knee braces. Clearances are subject to the engineer's final design requirements. Estimated internal knee clearances are: Main Building 3.076m (Left Side), 3.173m (Right Side) .
Roof Purlins & Wall Girts	Tophat sections with a minimum overlap of 10% of the bay width. The purlins and girts are Top Hat 64.
Fixing to Concrete	Screw-Bolts fitted after concrete is cured.

SPECIFIC INCLUSIONS

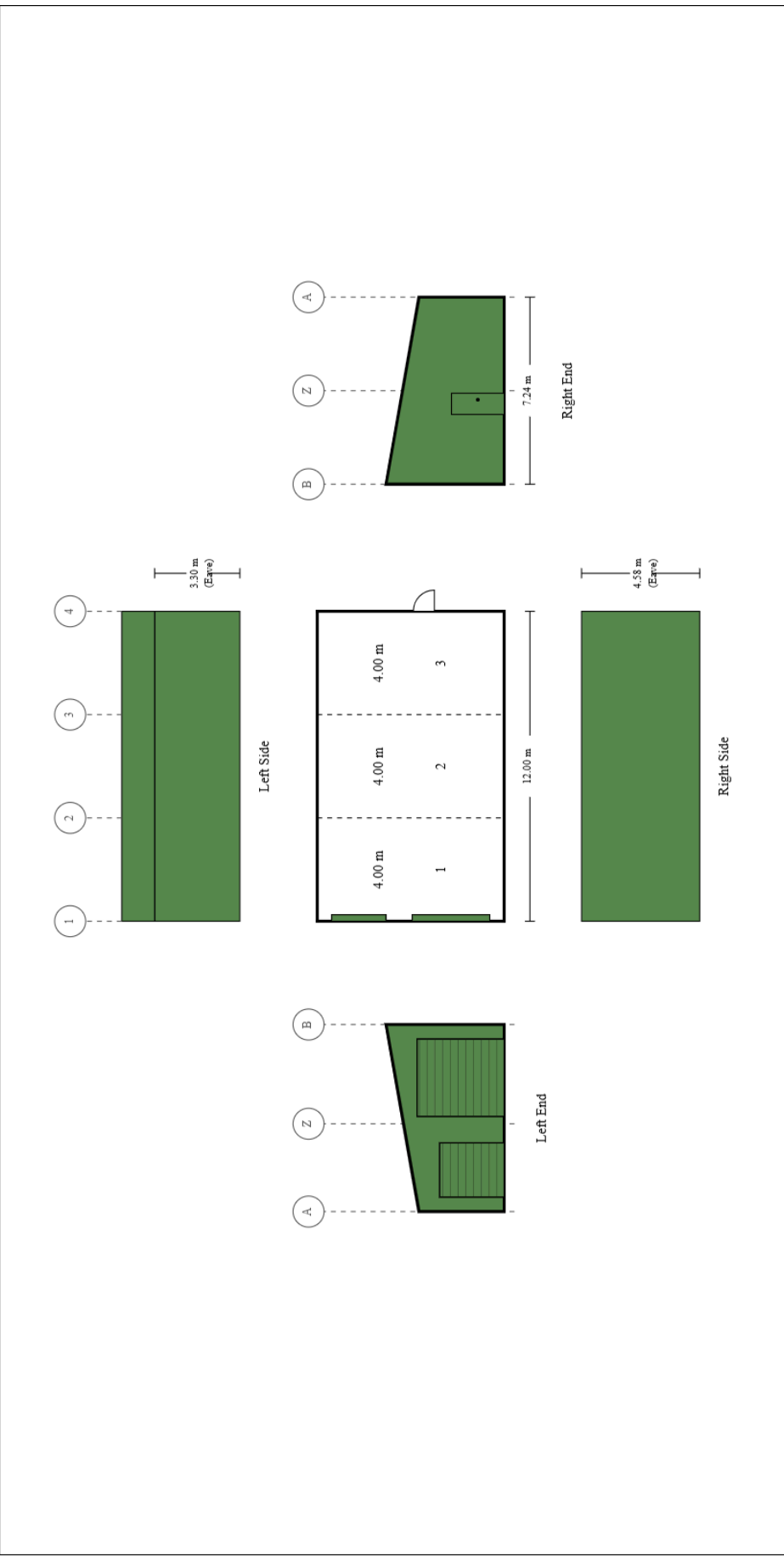
- Determination of the design criteria by the engineer. This includes assessment in 8 cardinal directions to determine the site design wind speed based on the building orientation.
- Engineering certification of the steel building to the appropriate Australian Standards.
- Engineers certification letter plus Completion of Form 35 solely for certifying the Structural matters associated with the Steel Framed Building and Foundation Design as described in the drawings provided.
- Slab or Pier designs for soil classes A, S, M, H1 and H2.
- Materials as nominated above supplied as per the attached "General Specification".
- BlueScope - product warranties of up to 15 years apply.



SPECIFIC EXCLUSIONS

- Drawings and providing of any other forms or additional information to be added to forms other than detailed above. eg BushFire Compliance forms.
- Consent authority including any building, development or construction certificate application(s).
- Construction of the steel building, its foundations plus inspections or certification of any site works. (building is supplied as a kit).
- Insurance of the steel building once delivered to site or collected from depot.





Purchaser Name: CB Building Site Location: Ref # rebt2508030		Building Layout Ref: rebt2508030		Seller: Sheds n Homes Lannceston Name: Rebecca Thomson Phone: 0437 120 410 Fax: Email: rebecca.thomson@shedsnhomes.com.au	
Ref # rebt2508030 Print Date: 14/08/25					

DESIGN CRITERIA

Exact Location Used	Geographic Co-ordinates of <-40.99676, 147.38861>. Refer to the image below showing this location and the left side orientation.
Address for Reference Purposes	3 Alfred St Bridport TAS 7262 Australia
Building Orientation	Left Side of building orientated to 75° (easterly direction)
NCC Version	NCC 2022
Design Wind Criteria for the Highest Cardinal Direction	Importance Level 2 with a Vr of 45.00 m/s ; Region A4; TC = 3.0; Mt = 1.07; Mc = 1; Ms = 0.88; giving a Vdes of 35.2 m/s.
Earthquake	An Earthquake Acceleration Co-efficient (Z) of up to 0.08 has been allowed for in the design of the building, however wind is the determining design factor.
Other Design Factors	No Snow Loading allowed.

LOCATION & ORIENTATION FOR DETERMINING THE DESIGN CRITERIA



Due to ongoing product development, the seller reserves the right to make design and engineering changes up to the point of scheduling manufacture. The engineer's final design requirements may override anything nominated.

Standards & Codes - All buildings are designed in accordance with test results, computer analysis, NCC, AS/NZS 1170, AS 3600, AS 4100 and AS 4600. Where more than 1 version of any code is applicable, the code to be used shall be at the engineers discretion.

Design Criteria - Prior to issuing an engineering certification, using Google Earth, the engineer carries out a site specific check based solely on the nominate coordinates and orientation. A structural design check is also done. Changes to the design criteria may result in a price increase or decrease. To minimise any cost increases, the purlins and girts may be changed from Top Hat to fully bolted Zs. This will only be done if, by doing so, it represents a net cost saving to the client. Unless nominated, no allowance has been made for solar panels, earthquake or snow loading. The building is not suitable for lining with gyprock.

Dimensions - all dimensions nominated are nominal sizes only Length and span are to inside of sheeting. Height is low side height. Length and span may vary when sides are fully open by up to 200mm per side/end. If an exact opening or clearance is required, then this must be specifically nominated as "exact size" in the quotation.

Environmental Characteristics - All components of the steel building are designed to suit the conditions generally described as Non aggressive. Care must be taken with any steel building to ensure that regular maintenance is carried out. The suitable conditions and Maintenance requirements are defined in the various BlueScope Technical Bulletins.

Roof & Wall Sheeting - COLORBOND® steel or ZINCALUME® steel as nominated. TCT refers to Total Coated Thickness. BMT refers to Base Metal Thickness. Refer to BlueScope TB-1a&1b

GALVSPAN® steel Sections - GALVSPAN® steel C-sections, Z-sections, purlins and girts have a minimum coating of 350-gsm (Z350) and a minimum yield strength of 450MPa. Refer to BlueScope TB-17

Brackets - All brackets are made with a minimum coating of 350-gsm (Z350) and a minimum yield strength of 450Mpa or greater.

Fasteners - All major connections are bolted and tec screwed. All other connections are tec screwed. Roof screws with cyclonic washers are ONLY provided where the building is rated cyclonic. Should conditions be severe (ISO Category 4 or 5), the purchaser should advise the seller of any special requirements. (Refer to BlueScope TB-16 and manufacturers warranty data.)

Bracing

Wall & Roof : Cross and Fly bracing as per the engineering plans, steel strapping will be supplied unless otherwise nominated. In open bays, a double eave purlin is provided for bracing purposes. Subject to engineering cross bracing in some open bays and over windows may be required.

Knee Braces: Where nominated by the engineering, lateral and/or transverse knee braces are provided. Knee braces will reduce the clearance heights.

End Wall Mullions - Fixed at 90 degrees to the columns and inside the rafter. These will reduce internal clearance.

Gutters - Unless otherwise nominated, the gutter type supplied will be nominated by our supplier as the most common type for the area. All Rainwater and drainage designs are the responsibility of the purchaser/owner. Residential gutters and downpipes where supplied are based on average rainfall for the state and may not be sufficient for your building size or usage. Please speak to your building designer or contractor to ensure gutters are fit for purpose. No consideration for door openings or other obstructions. Any changes to the design due to obstructions is the responsibility of the purchaser.

Piers and Slab - Designs are for a safe bearing value $\geq 100\text{kPa}$. (400kPa ultimate). Where a concrete slab, or concrete slab and piers is nominated, the wall sheeting will be supplied to extend 35 mm past the slab (building height + 35 mm). When concrete piers only are nominated, wall sheeting is provided to building height. Where a 50mm step down is nominated, the wall sheeting is not extended any further.

Fixing Method - The fixing method nominated is for the main side columns. Other columns are supplied as per engineering design.

The Engineers design may override your request.

Marking, Cutting and Drilling - Most components are marked for easy identification and placement. Most are also cut to length and drilled to suit bolt placement. It will be necessary to cut and/or drill some components on site.

Sheeted Portals and Mullions - All end wall mullions provide critical support to portal frames and cannot be repositioned or removed under any circumstances without engineering approval.

Communications - By requesting a quote, you agree to our Privacy Policy which states that we can notify you about special offers, products or services available from us or our participating partners. You can unsubscribe from these marketing newsletters at any time.

symbol indicates items that are only included when specifically nominated in your quotation.

Access Doors - All roller doors, sectional doors, shutters, steel sliding or bifold doors and PA doors are NOT wind rated. Roller doors can be supplied wind rated at an additional cost. The sizes quoted are approximate door sizes - NOT clear opening sizes. Clear opening sizes may be reduced due to the building height, widths, motors or chains. At least 70mm in height will be lost due to the 'lead in'. All roller door keys (where included) are keyed alike, unless otherwise stated. All Stable shutters will be provided in the same colour as the wall colour. Sliding doors are supplied so that each door will slide across the door bay plus one other bay as per shed layout.

Colours - Not all colours are available from all manufacturing depots. 0.40 TCT wall sheeting has limited colours in most areas.



Project

Project name	Taswater - Alfred St Bridport - 10122025
Project date	10/12/2025
Job End Date	10/12/2025

Table of Contents

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Project Information

Project name	Project number	Project date
Taswater - Alfred St Bridport - 10122025		10/12/2025

Contractor

Company: Paneltec

Responsible person:

Division:

Street:

City:

Phone:

Fax:

Mobile:

E-Mail:

Section Profile

Project name Taswater - Alfred St Bridport - 10122025	Project number	Project date 10/12/2025
-----------------------------------------------------------------	----------------	-----------------------------------

Section No.	US MH	DS MH	Date of inspection	Address/Location	Material	Inspected Length [m]	Pipe Asset ID
1	A195538	A195537	10/12/2025	Alfred St	Polyvinylchloride	58.79	A195273
2	A195539	A195538	10/12/2025	Alfred St	Polyvinylchloride	34.53	A195272

2 x 150 = 93.32 Section Length [m] (93.32 Inspected Length [m])

Total: 2 = 93.32 Section Length [m] (93.32 Inspected Length [m])

Section Summary

Project name Taswater - Alfred St Bridport - 10122025	Project number	Project date 10/12/2025
-----------------------------------------------------------------	----------------	-----------------------------------

Number of sections	2
Total length of sewer network	93.32 m
Inspected length of sewer network	93.32 m
Not inspected length of sewer network	0.00 m
Total abandoned inspections	0
Number of section inspection photos	7
Number of section inspection videos	2
Number of section inspection scans	0
Number of section inclination measurements	2

Pipe Asset ID	A195273	US MH	A195538
Suburb	Bridport	DS MH	A195537
Address/Location	Alfred St	Dia/Height [mm]	150
Inspected Length [m]	58.8	Material	Polyvinylchloride

	m+	Code	Observation Text
1	0.00	STMH	Start node, maintenance hole, Nodename:, A195537
2	0.00	WLN	No water flow
3	7.33	CNOU	Connection, unlined, connection appears to be open, Height/Diameter (mm): 100 at 2 o'clock
4	24.66	CNOU	Connection, unlined, connection appears to be open, Height/Diameter (mm): 100 at 2 o'clock
5	44.85	CNOU	Connection, unlined, connection appears to be open, Height/Diameter (mm): 100 at 2 o'clock
6	58.79	FHMH	Finish node, maintenance hole, Nodename:, A195538

Pipe Asset ID	A195272	US MH	A195539
Suburb	Bridport	DS MH	A195538
Address/Location	Alfred St	Dia/Height [mm]	150
Inspected Length [m]	34.5	Material	Polyvinylchloride

	m+	Code	Observation Text
1	0.00	STMH	Start node, maintenance hole, Nodename:, A195538
2	0.00	WLN	No water flow
3	4.50	CNOU	Connection, unlined, connection appears to be open, Height/Diameter (mm): 100 at 1 o'clock
4	20.49	CNOU	Connection, unlined, connection appears to be open, Height/Diameter (mm): 100 at 1 o'clock
5	34.53	FHMH	Finish node, maintenance hole, Nodename:, A195539

Project Summary

Project name Taswater - Alfred St Bridport - 10122025	Project number	Project date 10/12/2025
-----------------------------------------------------------------	-----------------------	-----------------------------------

Pipe Summary

No.	Type	PLR	Upstream Node	Downstream Node	Road	Town	Use	Mat.	Profile	Length
1	SEC	A195273	A195538	A195537	Alfred St	Bridport	S	PVC	150mm	58.79 m
2	SEC	A195272	A195539	A195538	Alfred St	Bridport	S	PVC	150mm	34.53 m
Total:										93.32 m

Pipe Levels

No.	PLR	Upstream Node	Upstream C.L.	Upstream I.L.	Upstream I.D.	Downstream Node	Downstream C.L.	Downstream I.L.	Downstream I.D.
1	A195273	A195538			0.000 m	A195537			0.000 m
2	A195272	A195539			0.000 m	A195538			0.000 m

Pipe Summary by Profile

Profile	Total Length	No. Pipes
150mm	58.79 m	
150mm	34.53 m	
150mm =	93.32 m	2
Total =	93.32 m	2

Inspection Summary

Pipe No.	Insp. No.	Upstream Node	Downstream Node	Dir.	Operator	Insp. Date	Insp. Time	Str	Ser	Final Observation	Length
1	1	A195538	A195537	US	Lochie Morice	10/12/2025	13:40	1	1	FHMH	58.79 m
2	1	A195539	A195538	US	Lochie Morice	10/12/2025	13:50	1	1	FHMH	34.53 m
Total:											93.32 m

Project Summary

Project name Taswater - Alfred St Bridport - 10122025	Project number	Project date 10/12/2025
-----------------------------------------------------------------	-----------------------	-----------------------------------

Inspection Summary by Profile		
Profile	Total Length	No. Inspections
150mm	58.79 m	
150mm	34.53 m	
150mm =	93.32 m	2
Total =	93.32 m	2

Defect Summary				CCTV Drainage Survey Observation Count																					
Sect. No.	Insp. No.	Upstream Node	Downstream Node	General				Structural Condition								Service Condition					Misc				
				Insp. Length (m)	No. Grade 4/5 Obs.	Survey Abandoned	Camera Under Water	Cracks	Fractures	Broken	Deformed	Collapsed	Holes	Surface Damage	Displaced Joints	Open Joints	Roots	Infiltration	Encrustation	Silt	Grease	Obstruction	Water Level	Line Deviates	
1	1	A195538	A195537	58.8																				1	
2	1	A195539	A195538	34.5																				1	
Total:				93.3																			2		

Section Inspection - 10/12/2025 - A195273

Date of inspection 10/12/2025	Time of inspection 1:40 PM	Land ownership Not known	Pipe Asset ID A195273	Nr. 1
Project name Taswater - Alfred St Bridport - 10122025	Contractor's Job Number	Coding Standard WSA 2020	Name of operator Lochie Morice	Job ID Taswater - Alfred St Bridport - 10122025

Suburb Bridport	US MH A195538	Unit Length 0.00 m
Address Alfred St	Direction Upstream	GIS length 0.00 m
Location type Other	DS MH A195537	Inspected Length [m] 58.79 m
Operation Gravity	Use The installation is designed to carry only sewer	Year Laid
Profile 150mm	Purpose of inspection Suspected operational problem (Operational exam)	
Lining material	Method of inspection Inspection by means of a remotely controlled television camera passed through the	
Lining type	Precipitation	
Dia/Height 150 mm	Cleaning The conduit was cleaned prior to the inspection	
Material Polyvinylchloride	Flow control No measures taken	

General comment

1:512	m+	Code	Observation Text	MPEG	Photo	Grade
A195537						
	0.00	STMH	Start node, maintenance hole, Nodename:, A195537	00:00:00		
	0.00	WLN	No water flow	00:00:18		
	7.33	CNOU	Connection, unlined, connection appears to be open, Height/Diameter (mm): 100 at 2 o'clock	00:01:22	A195273_4ae9c2da-4e33-4969	
	24.66	CNOU	Connection, unlined, connection appears to be open, Height/Diameter (mm): 100 at 2 o'clock	00:03:33	A195273_09433cea-8256-4cb9	
	44.85	CNOU	Connection, unlined, connection appears to be open, Height/Diameter (mm): 100 at 2 o'clock	00:06:02	A195273_bf5721f-5823-4cd0-8	
	58.79	FMH	Finish node, maintenance hole, Nodename:, A195538	00:08:13	A195273_361c28c9-eb3a-48d2	
A195538						

Construction Features

Miscellaneous Features

Structural Defects

Service & Operational Defects

STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
0	0.0	0.0	0.0	1	0	0.0	0.0	0.0	1

Section Pictures - 10/12/2025 - A195273

Suburb	Address/Location	Date of inspection	Pipe Asset ID	Job ID
Bridport	Alfred St	10/12/2025	A195273	Taswater - Alfred St



A195273_4ae9c2da-4e33-4969-bc3d-1252b0434f7b_20251210_134231_561.jpg, 00:01:22, 7.33
 Connection, unlined, connection appears to be open, Height/Diameter (mm): 100 at 2 o'clock



A195273_09433cea-8256-4cb9-a744-edf1d618daae_20251210_134451_309.jpg, 00:03:33, 24.66
 Connection, unlined, connection appears to be open, Height/Diameter (mm): 100 at 2 o'clock



A195273_fbf5721f-5823-4cd0-89ae-2e16367f13d3_20251210_134728_841.jpg, 00:06:02, 44.85
 Connection, unlined, connection appears to be open, Height/Diameter (mm): 100 at 2 o'clock

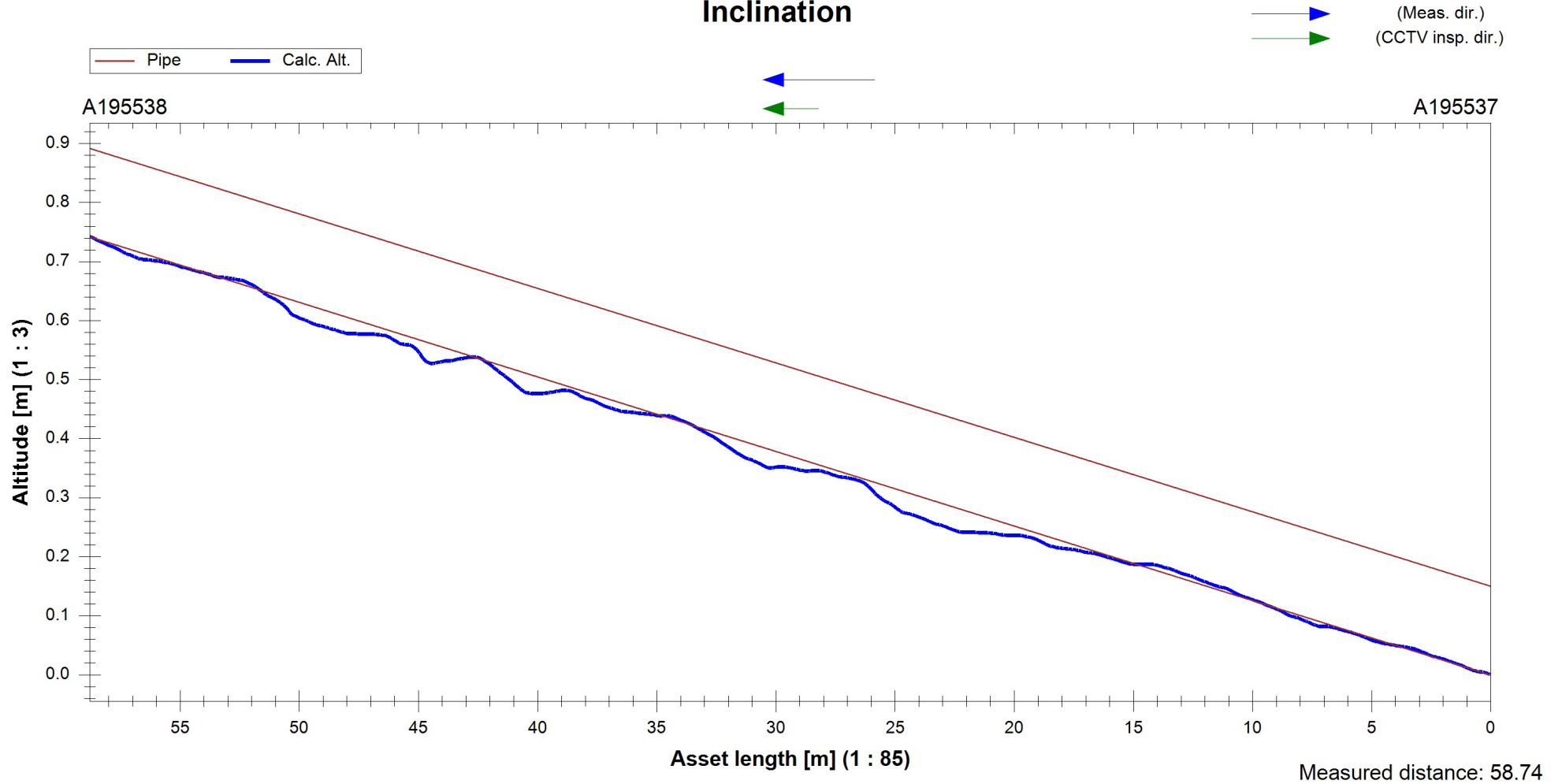


A195273_361c28c9-eb3a-48d2-8170-3442ba8b9800_20251210_134944_239.jpg, 00:08:13, 58.79
 Finish node, maintenance hole, Nodename:, A195538

Section Inclination - 10/12/2025 - A195273

Pipe Asset ID A195273	Date of inspection 10/12/2025	Time of inspection 1:40 PM	Name of operator Lochie Morice	Suburb Bridport	Address/Location Alfred St	Inspection Direction Upstream	Inspected Length 58.74 m
Shape	Dia/Height 150 mm	Width 150 mm	US MH A195538	DS MH A195537	Start altitude 0.000 m	End altitude 0.742 m	Measured Inc -1.263 %

Inclination



Section Inspection - 10/12/2025 - A195272

Date of inspection 10/12/2025	Time of inspection 1:50 PM	Land ownership Not known	Pipe Asset ID A195272	Nr. 2
Project name Taswater - Alfred St Bridport - 10122025	Contractor's Job Number	Coding Standard WSA 2020	Name of operator Lochie Morice	Job ID Taswater - Alfred St Bridport - 10122025

Suburb Bridport	US MH A195539	Unit Length 0.00 m
Address Alfred St	Direction Upstream	GIS length 0.00 m
Location type Other	DS MH A195538	Inspected Length [m] 34.53 m
Operation Gravity	Use <small>The installation is designed to carry only sewer</small>	Year Laid
Profile 150mm	Purpose of inspection Suspected operational problem (Operational exam)	
Lining material	Method of inspection Inspection by means of a remotely controlled television camera passed through the	
Lining type	Precipitation	
Dia/Height 150 mm	Cleaning The conduit was cleaned prior to the inspection	
Material Polyvinylchloride	Flow control No measures taken	

General comment

1:301	m+	Code	Observation Text	MPEG	Photo	Grade
A195538						
	0.00	STMH	Start node, maintenance hole, Nodename:, A195538	00:00:00		
	0.00	WLN	No water flow	00:00:19		
	4.50	CNOU	Connection, unlined, connection appears to be open, Height/Diameter (mm): 100 at 1 o'clock	00:01:00	A195272_f3b1a85b-d2ee-4719-	
	20.49	CNOU	Connection, unlined, connection appears to be open, Height/Diameter (mm): 100 at 1 o'clock	00:03:03	A195272_db9302ab-87b0-4f4a-	
	34.53	FMHM	Finish node, maintenance hole, Nodename:, A195539	00:04:56	A195272_a0c5ca9f-77aa-401f-8	
A195539						

Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Defects				
STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
0	0.0	0.0	0.0	1	0	0.0	0.0	0.0	1

Section Pictures - 10/12/2025 - A195272

Suburb	Address/Location	Date of inspection	Pipe Asset ID	Job ID
Bridport	Alfred St	10/12/2025	A195272	Taswater - Alfred St



A195272_f3b1a85b-d2ee-4719-b704-748be81b6909_20251210_135217_133.jpg, 00:01:00, 4.50
 Connection, unlined, connection appears to be open, Height/Diameter (mm): 100 at 1 o'clock



A195272_db9302ab-87b0-4f4a-94d5-0a722373f54a_20251210_135428_920.jpg, 00:03:03, 20.49
 Connection, unlined, connection appears to be open, Height/Diameter (mm): 100 at 1 o'clock

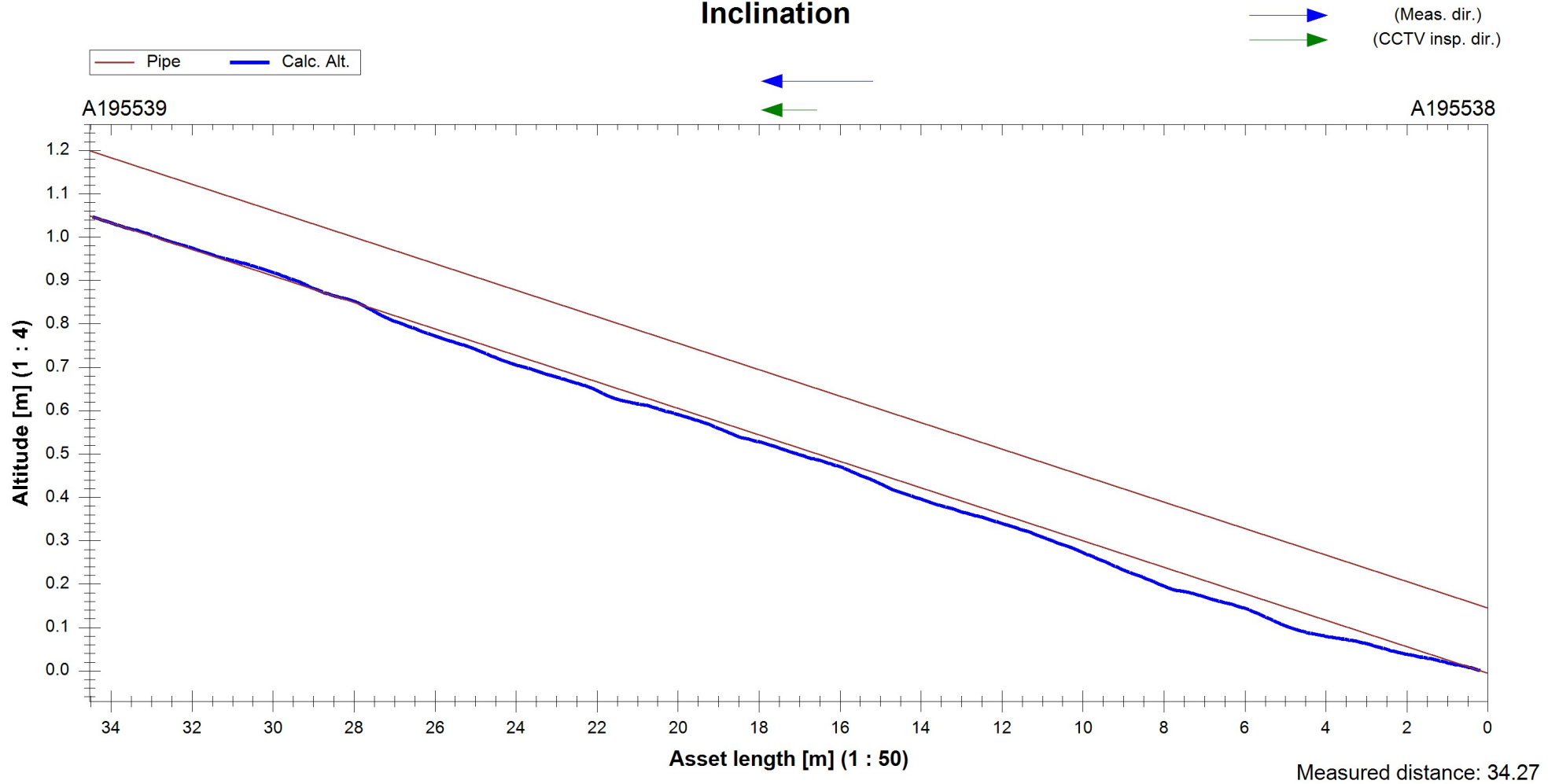


A195272_a0c5ca9f-77aa-401f-8c61-2017e295f54e_20251210_135625_014.jpg, 00:04:56, 34.53
 Finish node, maintenance hole, Nodename:, A195539

Section Inclination - 10/12/2025 - A195272

Pipe Asset ID A195272	Date of inspection 10/12/2025	Time of inspection 1:50 PM	Name of operator Lochie Morice	Suburb Bridport	Address/Location Alfred St	Inspection Direction Upstream	Inspected Length 34.27 m
Shape	Dia/Height 150 mm	Width 150 mm	US MH A195539	DS MH A195538	Start altitude 0.000 m	End altitude 1.047 m	Measured Inc -3.053 %

Inclination



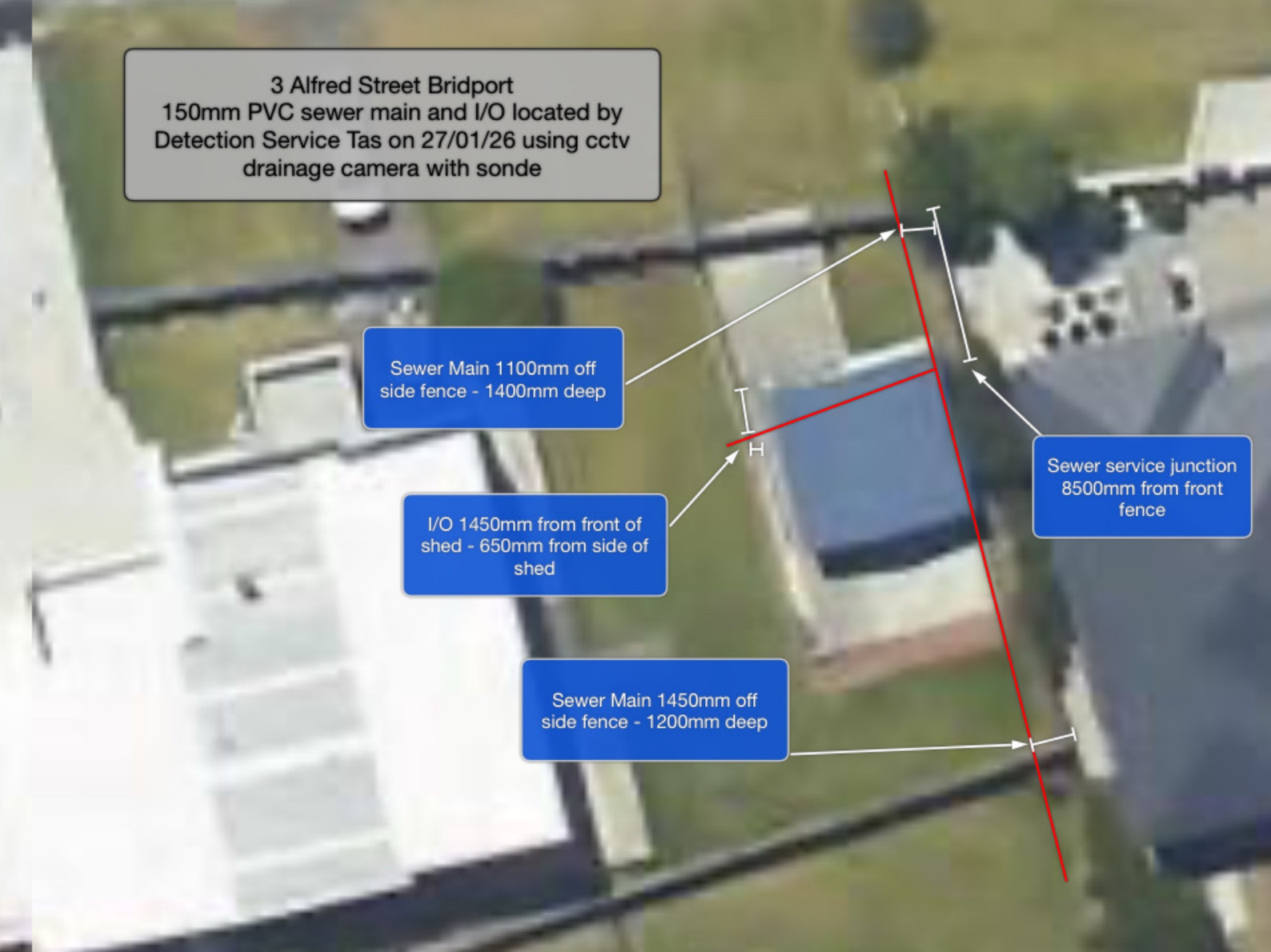
3 Alfred Street Bridport
150mm PVC sewer main and I/O located by
Detection Service Tas on 27/01/26 using cctv
drainage camera with sonde

Sewer Main 1100mm off
side fence - 1400mm deep

I/O 1450mm from front of
shed - 650mm from side of
shed

Sewer Main 1450mm off
side fence - 1200mm deep

Sewer service junction
8500mm from front
fence



DRAWING SCHEDULE

A00	COVER PAGE
A01	SITE PLAN
S01	GENERAL ENGINEERING NOTES
S02	SHED SLAB PLAN OPTION 1
S03	SHED SLAB PLAN OPTION 2
S04	DETAILED SECTIONS
S05	PIER AND SLAB DETAILS
S06	TYPICAL PENETRATION DETAILS
S07	PROPOSED DECK MEMBER PLAN

PROJECT INFORMATION

BUILDING DESIGNER:	GRANT JAMES PFEIFFER
ACCREDITATION No:	CC2211T
LAND TITLE REFERENCE NUMBER:	79387/1
BUILDING CLASS:	10
ZONE:	8.0 GENERAL RESIDENTIAL
DESIGN WIND SPEED:	N3
SOIL CLASSIFICATION:	H1
CLIMATE ZONE:	7
BUSHFIRE-PRONE BAL RATING:	N/A
ALPINE AREA:	N/A
CORROSION ENVIRONMENT:	SEVERE
FLOODING:	NO
LANDSLIP:	NO
DISPERSIVE SOILS:	NO
SALINE SOILS:	NO
SAND DUNES:	NO
MINE SUBSIDENCE:	NO
LANDFILL:	NO
GROUND LEVELS:	REFER PLAN
ORG LEVEL:	EXISTING

PROPOSED DEMOLITION & SHED ISSUED FOR DEVELOPMENT APPROVAL

ACN 127 756 085 PTY LTD
3 ALFRED ST
BRIDPORT TAS 7262

DORSET COUNCIL

Area Schedule (Gross Building)		
Name	Area	Area (sq)
EXISTING DECK	98.56 m ²	10.61
EXISTING DWELLING	229.69 m ²	24.72
EXISTING ENTRY	11.08 m ²	1.19
EXISTING EXTENSION	20.96 m ²	2.26
PROPOSED SHED	86.88 m ²	9.35
	447.16 m ²	48.13

GENERAL

- ATTENTION IS DRAWN TO THE PROVISIONS OF AS2870 APPENDICES A & F WHICH OUTLINE FOUNDATION MAINTENANCE AND CONSTRUCTION REQUIREMENTS.
- ALL SURFACE WATER NEAR THE PERIMETER OF THE STRUCTURE SHALL BE DIRECTED INTO THE STORMWATER SYSTEM OR OTHERWISE DISPOSED OF AWAY FROM THE HOUSE.
- SUNDRY CONSTRUCTION NOTES:
 - NO PART OF THE FOOTING IS TO BE ON FILL
 - VAPOUR BARRIER UNDER SLAB IS REQUIRED
 - FINISHED FLOOR LEVEL IS TO BE A MINIMUM OF 150mm ABOVE SURROUNDING GROUND LEVEL UNLESS STATED OTHERWISE.
 - ALL REINFORCEMENT TO BE LAPPED ONE FULL GRID MESH ON ALL SIDES
 - ANY SERVICE PIPE PENETRATION THROUGH THE EDGE BEAM SHALL BE LOCATED IN THE MIDDLE THIRD OF THE DEPTH
- PROVIDE ARTICULATION IN BRICKWORK IN ACCORDANCE WITH CEMENT & CONCRETE ASSOCIATION RECOMMENDATIONS (IF APPLICABLE).
- PROVISIONS FOR STEEP SITES:
 - NO EXCAVATION INTO THE SLOPE SHALL BE CARRIED OUT UNLESS SPECIFICALLY APPROVED BY THE DESIGNER.
 - WATER ON THE HIGH SIDE OF ANY WORKS SHALL NOT BE ALLOWED TO ENTER THE SUBSOIL UNLESS SPECIAL DRAINS ARE PROVIDED.
- TREE AND SHRUB PLANTING IN THE VICINITY OF THE FOOTINGS SHOULD BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF AS 2870.
- THIS DESIGN HAS BEEN PREPARED IN ACCORDANCE WITH THE GENERAL GUIDELINES OF AS2870. IT WILL THEREFORE NOT PROVIDE A HIGH DEGREE OF SHRINKAGE CRACK CONTROL. THIS WILL POTENTIALLY AFFECT BRITTLE SURFACES SUCH AS FLOOR TILES AND MAY CRACK THEM. AN IMPROVEMENT IN FLEXIBILITY OF THESE FINISHES WILL BE ACHIEVED BY THE USE OF FLEXIBLE ADHESIVES AND GROUTS.
- COPIES OF THE STANDARDS REFERRED TO ABOVE ARE AVAILABLE AT THE OFFICE OF ENGINEERING PLUS FOR PERUSAL BY THE OWNERS AND BUILDERS.
- THIS PLAN IS STRUCTURAL ONLY. IT IS THE RESPONSIBILITY OF THE BUILDER AND/OR THE OWNER TO COMPLY WITH GOOD PRACTICE IN SUCH MATTERS AS FLASHINGS, WATERPROOFING AND THE LIKE. SPECIAL ATTENTION IS DRAWN TO THE NEED TO KEEP PERMANENT WATER TABLES BELOW SLAB LEVELS IN ALL SITES ENSURE THAT THE FLOOR LEVEL IS PLACED AT SUCH A HEIGHT THAT PROPER SEWER AND STORMWATER DRAINAGE IS ACHIEVED.
- THE DETAILS SHOWN ON THIS/THESE DRAWINGS ARE CONSISTENT WITH ARCHITECTURAL DRAWINGS AT THE TIME OF DESIGN. THERE MAY BE A NEED TO MODIFY THEM ONCE WORK COMMENCES TO ALLOW FOR ANY MATTERS WHICH WERE NOT KNOWN ABOUT AT THE TIME OF DESIGN.
- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL, ENGINEERING AND OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ALL DISCREPANCIES SHALL BE REFERRED TO THE SUPERINTENDENT PRIOR TO COMMENCEMENT OF WORK.
- ANY DETAIL SHOWN ON THESE DRAWINGS BEING PRIMARILY OF AN ARCHITECTURAL NATURE IS SCHEMATIC. FULL COMPLIANCE WITH THE BCA IS REQUIRED, WHETHER SHOWN ON THESE DRAWINGS OR NOT.

FOUNDATIONS

- FOUNDATION MATERIAL IS TO ACHIEVE AN ALLOWABLE BEARING PRESSURE AS NOTED ON THE DETAILS DRAWING.
- ENSURE CONCRETE FOOTING MINIMUM 150mm CLEAR OF ANY ISOLATED ROCK OR FLOATER. PROVIDE SAND PACKING TO ENSURE SEPARATION.
- FOOTINGS TO BE TAKEN DOWN TO FOUNDATION MATERIAL APPROVED BY BUILDING SURVEYOR AND/OR ENGINEER.
- PLACE FILL UNDER SUSPENDED SLAB AS FORMWORK WHERE NOTED, AND ENSURE MOISTURE CONTENT IS MARGINALLY ABOVE THE OPTIMUM FOR THE PARTICULAR MATERIAL.
- ALL FOUNDATION EXCAVATIONS TO BE APPROVED BY BUILDING SURVEYOR AND/OR ENGINEER PRIOR TO POURING CONCRETE.
- ALL TRENCHING AND OTHER TEMPORARY EXCAVATIONS TO BE IN ACCORDANCE WITH AS2870, IN TERMS OF RATIO OF DEPTH TO HORIZONTAL DISTANCE FROM FOOTING.

BRACING & TIEDOWN

- BRACING & TIEDOWN BY BUILDER IN ACCORDANCE WITH AS1684.2-2010 (RESIDENTIAL TIMBER - FRAMED CONSTRUCTION)

PLUMBING NOTES

- REFER TO AS2870 IN REGARD TO PREVENTION OF WATER ENTRY UNDER THE SLAB VIA DRAINAGE AND WATER SERVICE TRENCHES
- REFER REQUIREMENTS OF AS2870 IN REGARD TO FLEXIBLE PLUMBING CONNECTIONS AND DRAINAGE FOR SITE CLASSIFICATIONS FOR 'M' CLASS AND ABOVE.

CONCRETE

- CONCRETE IS TO BE PLACED IN ACCORDANCE WITH STANDARD PRACTICE WITH PARTICULAR ATTENTION PAID TO VIBRATING ALL CONCRETE.
- ALL CONCRETE TO HAVE A STRENGTH OF MINIMUM CLASS N25 @ 28 DAYS
- NO SILICA FUME, FLY ASH OR SUCH OTHER CEMENT SUBSTITUTE TO BE ADDED TO STRUCTURAL CONCRETE.
- CONTINUOUS CURING TO BE CARRIED OUT SO THAT THE SLAB IS KEPT DAMP FOR 7 - 10 DAYS AND SPRAYED COMPOUNDS ARE PREFERRED. COMMENCE PROMPTLY AFTER SURFACE HAS BEEN FINISHED.
- SLUMP IN CONCRETE SHOULD BE THE MINIMUM POSSIBLE, AND NOT MORE THAN 80mm. IF IT IS LESS THAN THIS VALUE, IE: 60-80mm, SHRINKAGE CRACKING IN THE CONCRETE WILL BE MINIMISED. AND THIS IS RECOMMENDED. NO WATER TO BE ADDED TO SUPPLIED CONCRETE.
- CONSIDERATION MAY BE GIVEN TO POURING DEEP BEAMS FIRST, THEN COMPLETE THE SLAB LAST, PROVIDING THE TWO SECTIONS ARE WELL VIBRATED AND A COLD JOINT IS NOT FORMED.

ARTICULATION JOINTS

- THE SLAB AND FOOTING DETAILS ON THIS PLAN HAVE BEEN DESIGNED FOR ARTICULATED BRICK/BLOCKWORK/SHEETING IN ACCORDANCE WITH AS2870. ENSURE CONTROL JOINTS ARE INSTALLED IN ACCORDANCE WITH C&CA TECHNICAL NOTE 61, AS 4773 & MANUFACTURERS RECOMMENDATIONS FOR SHEETING. WHERE WINDOWS ARE WIDER THAN 1800mm, ENSURE JOINTS ARE INSTALLED EACH SIDE IN ACCORDANCE WITH C&CA NOTE 61, FIG 10. MORE JOINTS MAY THEREFORE BE REQUIRED TO SATISFY THE ABOVE CODE AND ESPECIALLY WHERE BRITTLE/COSMETICALLY SUSCEPTIBLE FINISHES ARE USED.

STRUCTURAL TIMBER

- ALL TIMBER CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT VERSIONS OF A.S.1684 & A.S.1720, AND THE CURRENT DESIGN DRAWINGS. WHERE TIMBER SIZES & CONNECTIONS ARE NOT SHOWN, DETAILS PROVIDED IN THE TIMBER FRAMING CODES SHALL APPLY.
- ALL DISCREPANCIES BETWEEN A.S.1684 REQUIREMENTS AND THE STRUCTURAL DESIGN DOCUMENTS, SHOULD BE BROUGHT TO THE ATTENTION OF ENGINEERING PLUS, AND ALL PROPOSED CHANGES TO THE DESIGN DOCUMENTS WILL REQUIRE THE APPROVAL OF ENGINEERING PLUS.
- TIMBER SHOWN ON STRUCTURAL DRAWINGS SHALL BE SEASONED HARDWOOD OF STRESS GRADE F17 UNLESS OTHERWISE SPECIFIED.
- ALL MANUFACTURED LVL TIMBER TO BE HYSpan, OR HAVE APPROVED EQUIVALENT PROPERTIES, WITH A MINIMUM DENSITY OF 560-650 Kg/m3 AND A JOINT GROUP OF JD4, AND INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.
- ALL LOAD BEARING WALLS SHALL HAVE SUPPORT MEMBERS DIRECTLY UNDER THE WALL LINE, AS PER A.S.1684 REQUIREMENTS. MEMBER SIZES CAN BE DETERMINED FROM A.S.1684 SUPPLEMENTS OR CONSULT ENGINEER FOR FURTHER SIZING.
- STUD SIZES FOR WALL HEIGHTS OVER 2.7m HIGH SHALL BE DETERMINED FROM THE A.S.1684 SUPPLEMENTS, OR CONSULT ENGINEER. SIZES GREATER THAN STANDARD WALL FRAMING WILL BE REQUIRED.
- ALL STRUCTURAL MEMBERS THAT REQUIRE NOTCHING OVER SUPPORTS CAN BE DONE SO AS PER A.S.1684 REQUIREMENTS. SPANS FOR SUCH MEMBERS MUST BE REDUCED TO SINGLE SPAN ONLY, IRRESPECTIVE OF LENGTH. FOR LVL OR MANUFACTURED TIMBER PRODUCTS, REFER TO MANUFACTURERS SPECIFICATIONS.
- IF PACKING IS REQUIRED TO LEVEL MEMBERS, ENSURE PACKING IS CORROSION RESISTANT, INCOMPRESSIBLE MATERIAL OVER THE FULL AREA OF THE SUPPORT.
- PROVIDE DOUBLE BLOCKING BETWEEN ADJACENT STRUCTURAL MEMBERS TO SUPPORT POINT LOADS ABOVE.
- STUDS SUPPORTING CONCENTRATED LOADS, AND JAMB STUDS AND MULLIONS SHALL BE DETERMINED FROM A.S.1684 - 6.3.2.2 & 6.3.2.3 RESPECTIVELY, OR CONSULT ENGINEER.
- LINTELS HAVE NOT BEEN DESIGNED FOR GIRDER TRUSS LOADS, AND IT IS ASSUMED FOR DESIGN PURPOSES THAT ALL EXTERNAL STRUCTURAL TIMBER FRAMED WALLS ARE LOAD BEARING. CONSULT ENGINEER SHOULD FUTURE TRUSS DESIGN NOT REFLECT THIS.
- BOLTS AND COACH SCREWS SHALL COMPLY WITH AS1112, TIGHTENED TO A SNUG TIGHT FIT UNLESS SHOWN OTHERWISE.
- EVERY BOLT AND COACH SCREW TIGHTENED AGAINST A TIMBER SURFACE SHALL BE PROVIDED WITH A WASHER AT EACH END. WASHER Ø TO BE MIN. 4xBOLTØ THICKNESS TO BE MIN. 1/4xBOLTØ. END AND SIDE DISTANCES IN ACCORDANCE WITH AS1720, FOR BOLTS AS FOLLOWS:
 - END - 8xD TENSION, 5xD LATERALLY LOADED
 - SIDE - 2xD TENSION, 4xD LATERALLY LOADED
 - 5xD BOLT GAUGE (BETWEEN BOLTS)
- REFER TO ARCHITECTS OR OTHERS DRAWINGS FOR ALL ADDITIONAL NON-STRUCTURAL TIMBER DETAILS.
- TOP PLATES SHALL BE PROVIDED ALONG THE FULL LENGTH OF WALLS, INCLUDING OVER OPENINGS

REINFORCEMENT

- COVER TO REINFORCEMENT IS TO BE AS FOLLOWS:
 - TRENCH MESH 50mm
 - SLAB MESH - BOTTOM 20mm
 - SLAB MESH - TOP 30mm
 - 40mm (SEE NOTE 4)
- WHERE N12 STARTER BARS ARE REQUIRED, ENSURE 500MM SPLICE LENGTH.
- NEW RIBBED REINFORCING MESHES MAY BE SUBSTITUTED FOR ANY MESH NOTED ON THIS DRAWING, IN ACCORDANCE WITH MANUFACTURERS GUIDELINES ON EQUIVALENT PERFORMANCE.
- IT IS RECOMMENDED THAT TOP COVER TO REINFORCEMENT IN SLABS BE INCREASED TO 40mm TO LIMIT ANY CRACKING IN SLABS DUE TO PLASTIC SHRINKAGE NEAR BEAMS. REDUCE TO 30mm WHERE TWO LAYERS OF REINFORCEMENT IS SPECIFIED.
- ALL REINFORCING TO SLAB/FOOTINGS AND REINFORCED CONCRETE WALLS IN WET AREAS TO BE EARTHED IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN AS/NZS 3000 : 2007 WIRING RULES, CLAUSE 5.6.2.5 & THE BCA.

SLABS ON GRADE

- SG1 SUB-BASE PREPARATION
THE SUB-BASE FOR SLABS ON GRADE SHALL BE PREPARED AS FOLLOWS:
- STRIP OFF ALL VEGETATED TOPSOIL AND CUT TO REQUIRED LEVEL. 300 MIN. BELOW ESL (SUBJECT TO FINAL SITE CHECK)
 - PROOF ROLL SUB-BASE TO STANDARD SPECIFIED.
 - WHERE SUB-BASE DISTURBED FOR EXCAVATIONS, FILL WITH STRUCTURAL FILL TYPE A OR B THOROUGHLY COMPACTED IN 150 MAXIMUM LAYERS.

- SG2 BASE PREPARATION
THE BASE FOR SLABS ON GRADE SHALL BE PREPARED AS DETAILED AND AS FOLLOWS:
- FILL WITH STRUCTURAL FILL TYPE A COMPACTED AND WATERED TO 150 MIN. FINISHED THICKNESS. ADDITIONAL FILL REQUIRED BELOW THIS LAYER SHALL BE TYPE A OR B STRUCTURAL FILL COMPACTED AND WATERED, PLACED IN LAYERS NOT EXCEEDING 200 FINISHED THICKNESS. ROLL INTO SUBGRADE WITH 10t STATIC DRUM.
 - COMPACTION TO MINIMUM 95% 'STANDARD COMPACTION' TO AS 1289 U.N.O.
 - PLACE 25 MAX. SAND BLINDING WATERED & COMPACTED, UNDER ENTIRE SLAB AND SLAB THICKENINGS.
 - LAY 0.2mm 'FORTECON' MEMBRANE. TAPE ALL JOINTS AND SEAL ALL PENETRATIONS. PLACE UNDER ENTIRE SLAB INCLUDING SLAB THICKENINGS & INTEGRAL FOOTINGS. TURN UP AT OUTSIDE EDGES.

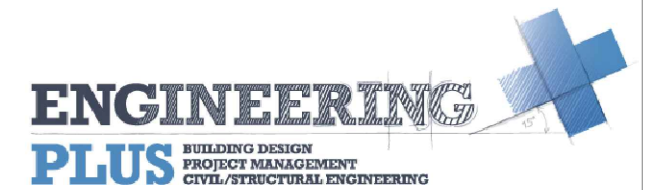
- SG3 STRUCTURAL FILL
STRUCTURAL FILL SHALL BE AS FOLLOWS:
- TYPE A - 20 FINE CRUSHED ROCK
 - TYPE B - 40+ FINE CRUSHED ROCK
 - TYPE C - 150/200 NOMINAL SIZE DOLERITE SPALLS IN 2 LAYERS.
- EXCAVATED MATERIAL NOT TO BE USED WITHOUT APPROVAL.

SOIL CLASSIFICATION TO AS2870

ASSUMED CLASS 'H1'

WIND CLASSIFICATION TO AS4055

ASSUMED N2 - 40m/s (ult)



DRAWING SCHEDULE
FOR THIS PROJECT
DRAWING NO: S01- S07

ISSUED FOR APPROVAL

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Client: ACN 127 756 085 PTY LTD
Project: PROPOSED DEMOLITION AND SHED
Address: 3 ALFRED ST
BRIDPORT TAS 7262

Mob 0417 362 783 or 0417 545 813
jack@engineeringplus.com.au
trin@engineeringplus.com.au



				Date Drawn: 06.02.26
				Drawn: J. Hall
				Checked: J. Hall
				Approved: J. Pfeiffer
				Scale: As Shown @ A3
B	ISSUED FOR APPROVAL	06.02.26	J.H.	Accredited Building Designer Designer Name: J.Pfeiffer Accreditation No: CC2211T
A	ISSUED FOR APPROVAL	11.07.25	J.H.	
Rev:	Amendment:	Date:	Int:	Drawing No: 503020 - S01 / S07 B

NOTE:
 ENSURE ALL STORMWATER RUNOFF IS DIRECTED AWAY FROM FOOTINGS AND CONNECTED TO S/W SYSTEM REFER TO GENERAL NOTES ITEMS 2, 5, 9 & 10 AND TO MAINTENANCE REQUIREMENTS IN SITE CLASSIFICATION REPORT.
 SITE DRAINAGE SHOWN IS INDICATIVE OF THAT ASSUMED IN DESIGN.
 ENSURE CONSTRUCTION SITE IS WELL MAINTAINED WITH RELIEF TRENCHES OR SIMILAR TO AVOID PONDING AND ABNORMAL MOISTURE CONDITIONS AS PER AS2870

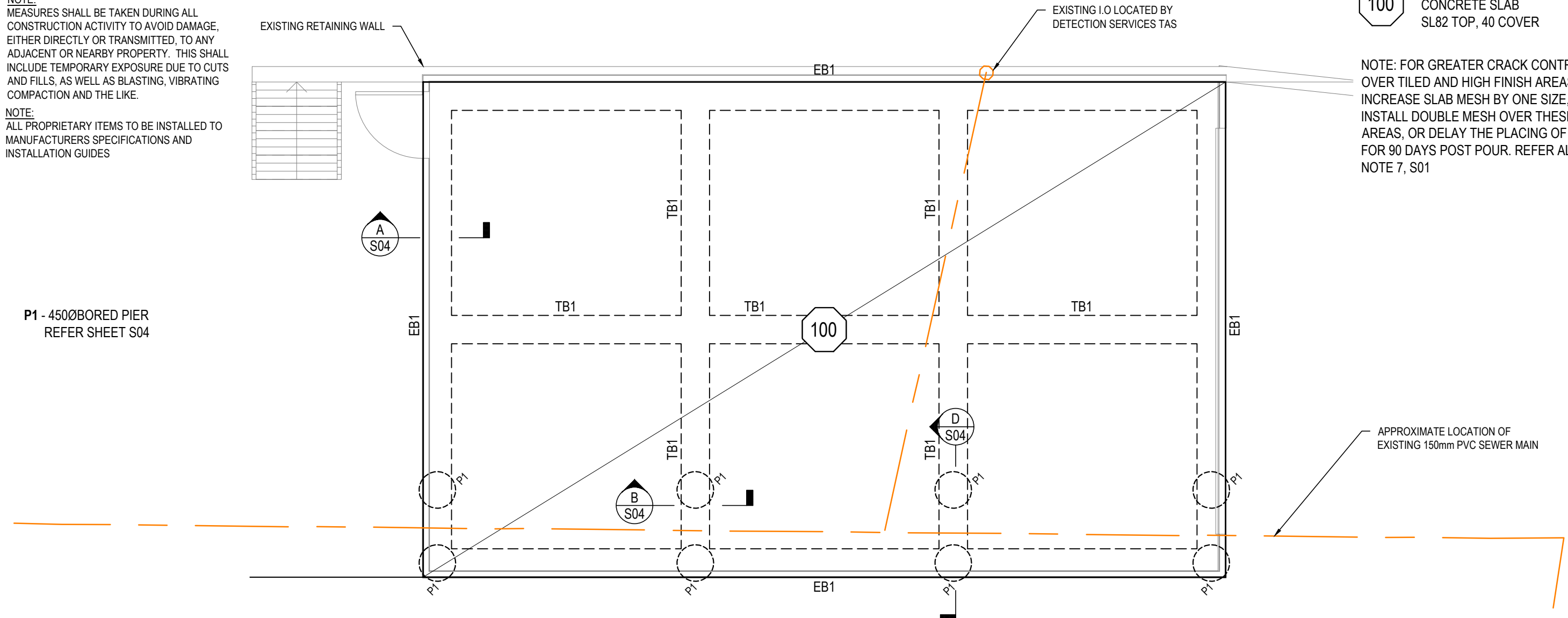
NOTE:
 MEASURES SHALL BE TAKEN DURING ALL CONSTRUCTION ACTIVITY TO AVOID DAMAGE, EITHER DIRECTLY OR TRANSMITTED, TO ANY ADJACENT OR NEARBY PROPERTY. THIS SHALL INCLUDE TEMPORARY EXPOSURE DUE TO CUTS AND FILLS, AS WELL AS BLASTING, VIBRATING COMPACTION AND THE LIKE.

NOTE:
 ALL PROPRIETARY ITEMS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS AND INSTALLATION GUIDES

DESIGN LOADING;
 GARAGE - 2.5kPa *

100 100 THICK RAFT
 CONCRETE SLAB
 SL82 TOP, 40 COVER

NOTE: FOR GREATER CRACK CONTROL OVER TILED AND HIGH FINISH AREAS, INCREASE SLAB MESH BY ONE SIZE, OR INSTALL DOUBLE MESH OVER THESE AREAS, OR DELAY THE PLACING OF TILES FOR 90 DAYS POST POUR. REFER ALSO NOTE 7, S01



SHED SLAB PLAN OPTION 1
 SCALE: 1:50

ISSUED FOR APPROVAL

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Client: ACN 127 756 085 PTY LTD
 Project: PROPOSED DEMOLITION AND SHED
 Address: 3 ALFRED ST
 BRIDPORT TAS 7262

Mob 0417 362 783 or 0417 545 813
 jack@engineeringplus.com.au
 trin@engineeringplus.com.au

				Date Drawn: 06.02.26
				Drawn: J. Hall
				Checked: J. Hall
				Approved: J. Pfeiffer
				Scale: As Shown @ A3
B	ISSUED FOR APPROVAL	06.02.26	J.H.	Accredited Building Designer
A	ISSUED FOR APPROVAL	11.07.25	J.H.	Designer Name: J.Pfeiffer
Rev:	Amendment:	Date:	Int:	Accreditation No: CC2211T

Drawing No: 503020 - S02 / S07 B
 Rev: B

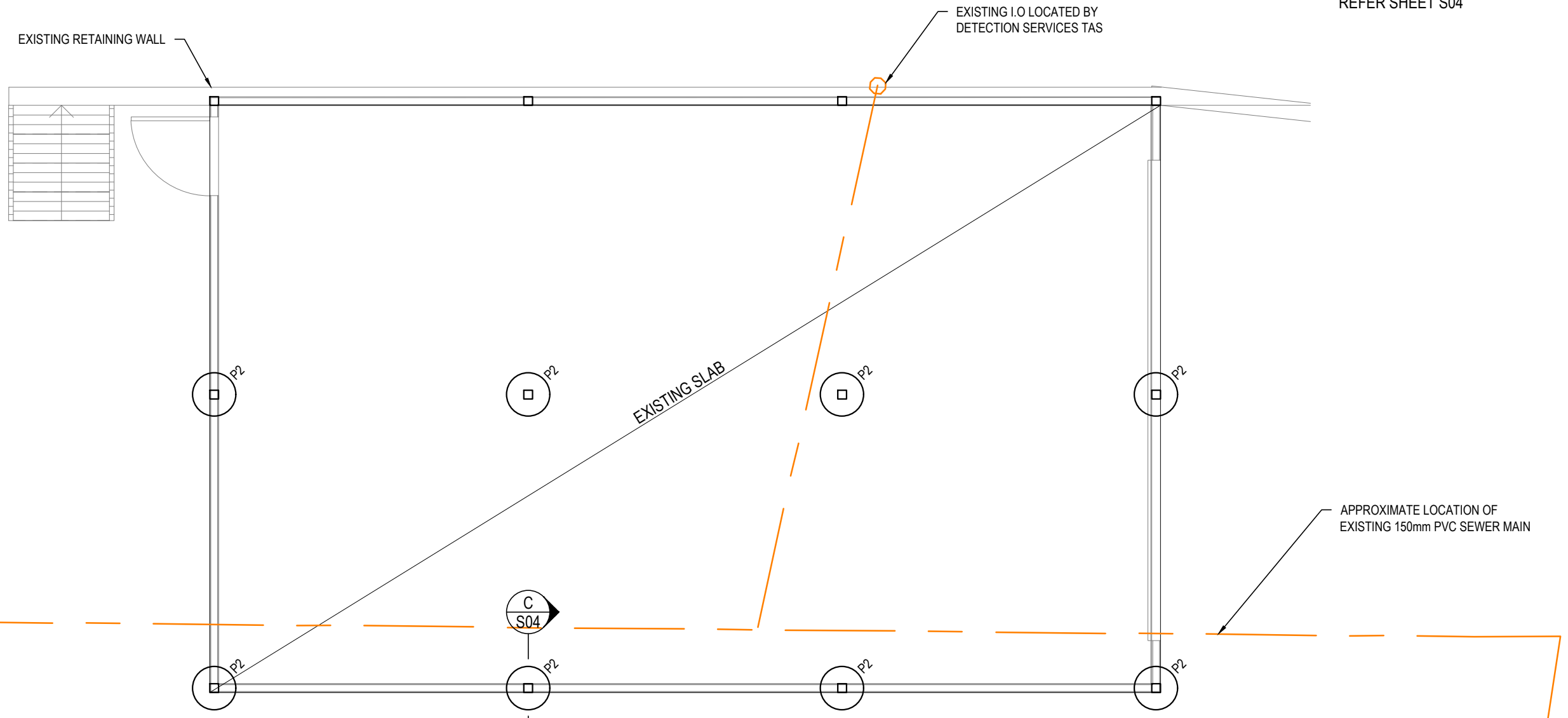
NOTE:
 ENSURE ALL STORMWATER RUNOFF IS DIRECTED AWAY FROM FOOTINGS AND CONNECTED TO S/W SYSTEM REFER TO GENERAL NOTES ITEMS 2, 5, 9 & 10 AND TO MAINTENANCE REQUIREMENTS IN SITE CLASSIFICATION REPORT.
 SITE DRAINAGE SHOWN IS INDICATIVE OF THAT ASSUMED IN DESIGN.
 ENSURE CONSTRUCTION SITE IS WELL MAINTAINED WITH RELIEF TRENCHES OR SIMILAR TO AVOID PONDING AND ABNORMAL MOISTURE CONDITIONS AS PER AS2870

NOTE:
 MEASURES SHALL BE TAKEN DURING ALL CONSTRUCTION ACTIVITY TO AVOID DAMAGE, EITHER DIRECTLY OR TRANSMITTED, TO ANY ADJACENT OR NEARBY PROPERTY. THIS SHALL INCLUDE TEMPORARY EXPOSURE DUE TO CUTS AND FILLS, AS WELL AS BLASTING, VIBRATING COMPACTION AND THE LIKE.

NOTE:
 ALL PROPRIETARY ITEMS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS AND INSTALLATION GUIDES

DESIGN LOADING;
 GARAGE - 2.5kPa *

P2 - 450Ø BORED PIER
 REFER SHEET S04



SHED SLAB PLAN OPTION 2
 SCALE: 1:50

ISSUED FOR APPROVAL

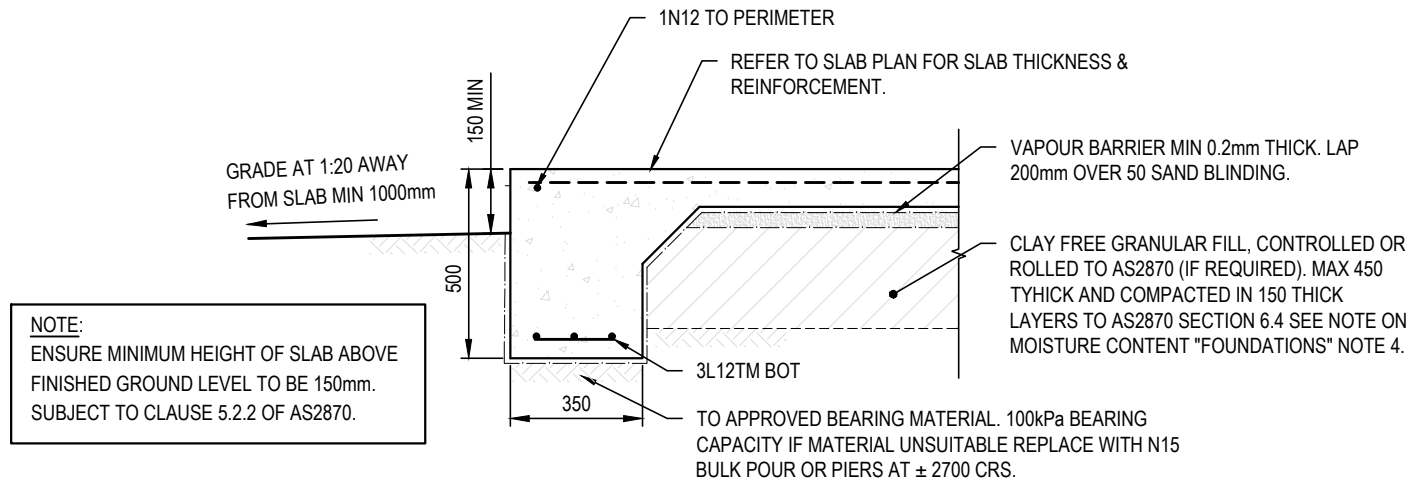
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Client: ACN 127 756 085 PTY LTD
 Project: PROPOSED DEMOLITION AND SHED
 Address: 3 ALFRED ST
 BRIDPORT TAS 7262

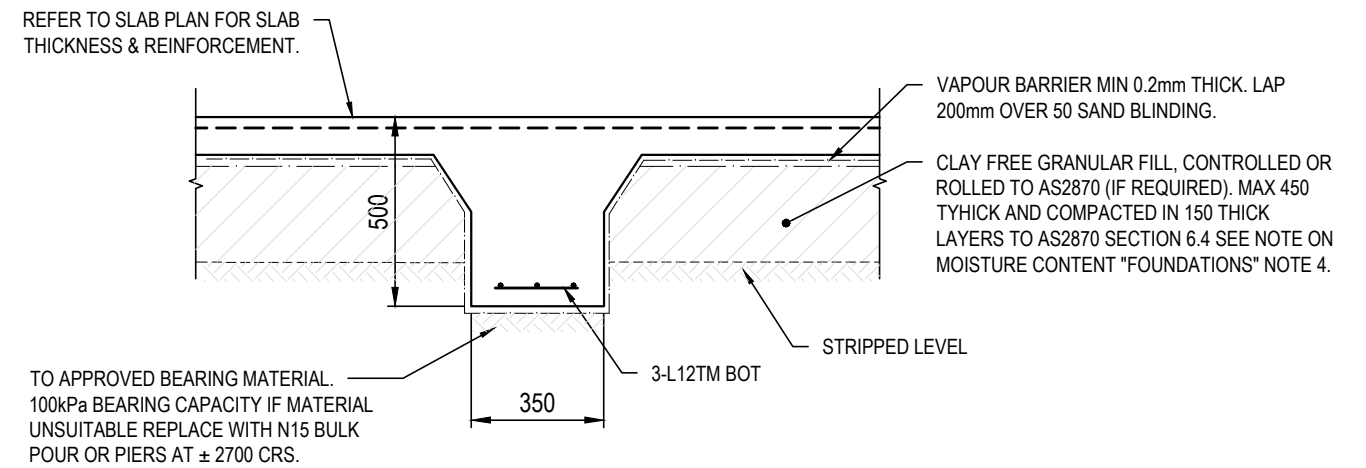
Mob 0417 362 783 or 0417 545 813
 jack@engineeringplus.com.au
 trin@engineeringplus.com.au

				Date Drawn: 06.02.26
				Drawn: J. Hall
				Checked: J. Hall
				Approved: J. Pfeiffer
				Scale: As Shown @ A3
B	ISSUED FOR APPROVAL	06.02.26	J.H.	Accredited Building Designer
A	ISSUED FOR APPROVAL	11.07.25	J.H.	Designer Name: J.Pfeiffer
Rev:	Amendment:	Date:	Int:	Accreditation No: CC2211T

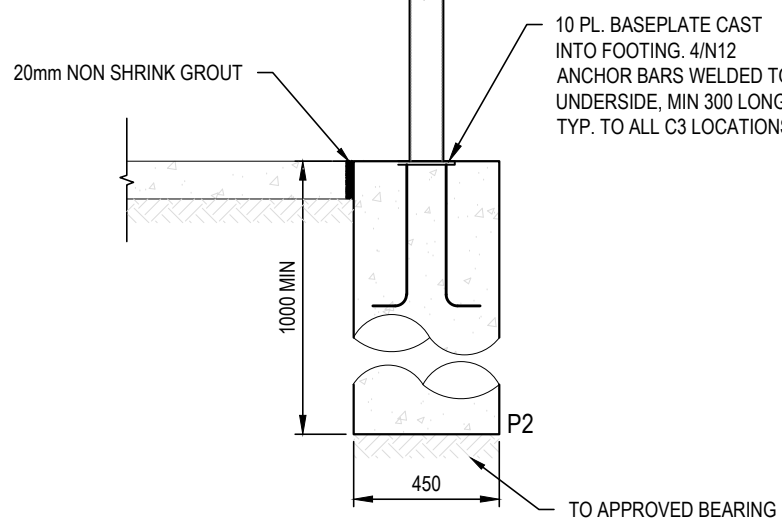
Drawing No: 503020 - S03 / S07 B Rev



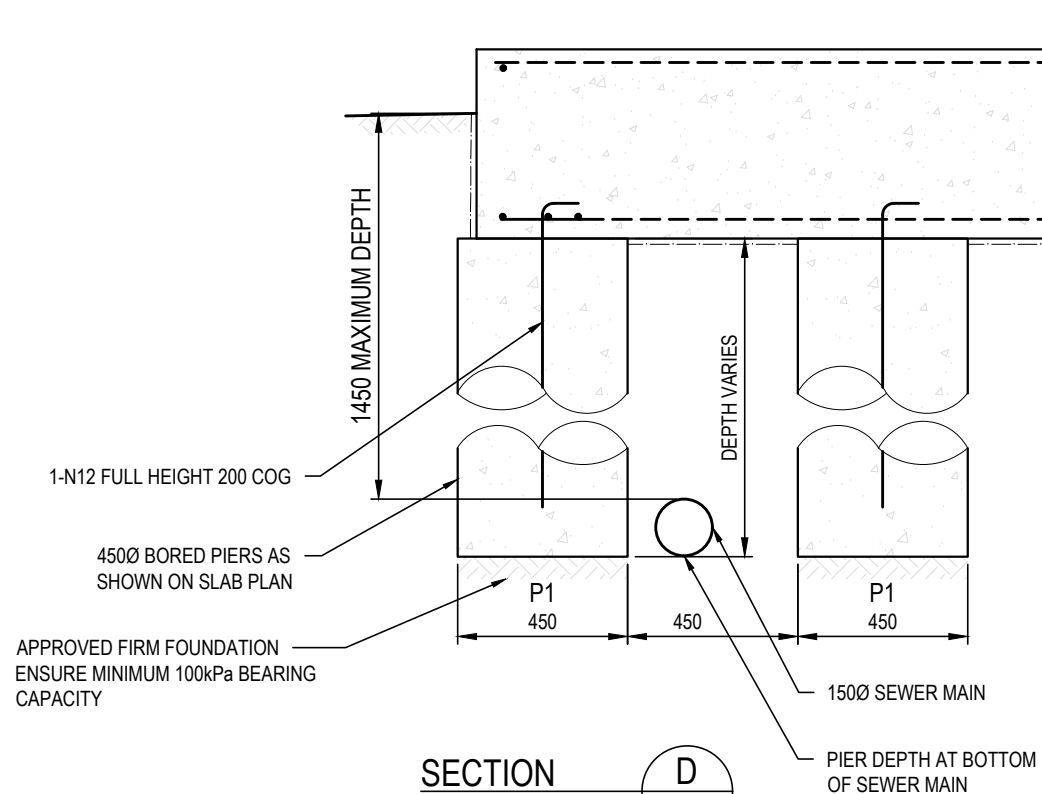
SECTION A
 SCALE 1:20
 S02



SECTION B
 SCALE 1:20
 S02



SECTION C
 SCALE 1:20
 S02



SECTION D
 SCALE 1:20
 S02

ISSUED FOR APPROVAL

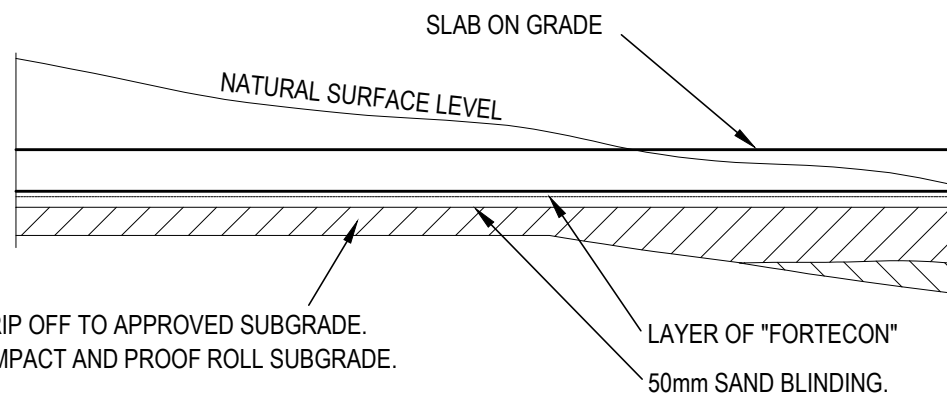
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Client: ACN 127 756 085 PTY LTD
 Project: PROPOSED DEMOLITION AND SHED
 Address: 3 ALFRED ST
 BRIDPORT TAS 7262

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 trin@engineeringplus.com.au

				Date Drawn: 06.02.26
				Drawn: J. Hall
				Checked: J. Hall
				Approved: J. Pfeiffer
				Scale: As Shown @ A3
B	ISSUED FOR APPROVAL	06.02.26	J.H.	Accredited Building Designer
A	ISSUED FOR APPROVAL	11.07.25	J.H.	Designer Name: J.Pfeiffer
Rev:	Amendment:	Date:	Int:	Accreditation No: CC2211T

Drawing No: 503020 - S04 / S07 B



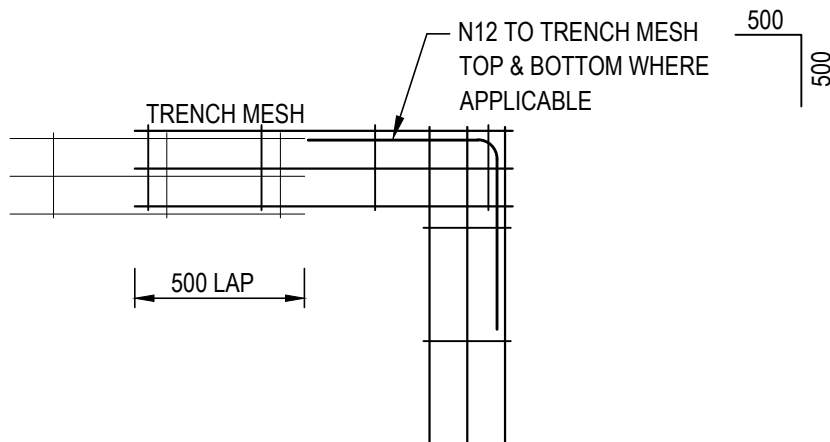
STRIP OFF TO APPROVED SUBGRADE.
 COMPACT AND PROOF ROLL SUBGRADE.

BACKFILL TO UNDERSIDE OF SAND BLINDING WITH
 APPROVED CLAY FREE GRAVEL IN 150mm MAXIMUM LAYERS.

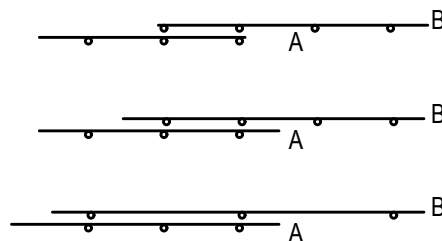
COMPACTED 95% OF AUSTRALIAN STANDARD MODIFIED
 COMPACTION TEST. A.S. 1289 MINIMUM CLAY FREE
 GRANULAR FILL THICKNESS TO BE 75mm.

TYPICAL SLAB PREPARATION

SCALE: N.T.S

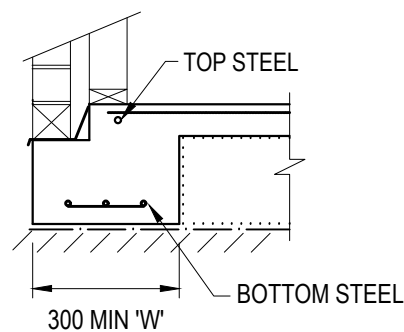


**CORNER REINFORCEMENT DETAIL
 TO ALL EXTERNAL & INTERNAL CORNERS**



LAPPING OF FABRIC

RAFT OR SLAB FABRIC SHALL BE LAPPED
 BY ONE FULL PANEL OF FABRIC SO THAT
 THE TWO OUTERMOST TRANSVERSE
 WIRES OF ONE SHEET OVERLAP THE
 OUTERMOST TRANSVERSE WIRES OF
 THE SHEET BEING LAPPED.



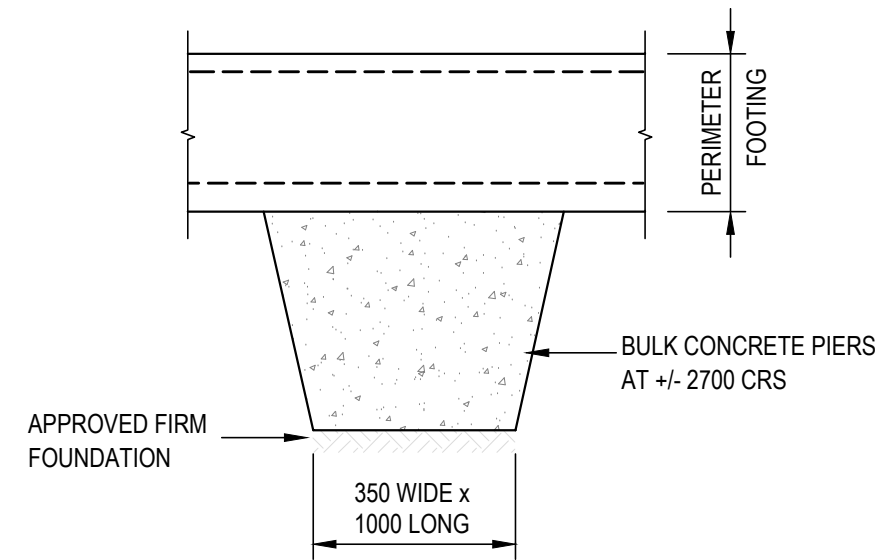
EXTERNAL BEAM

EXTERNAL BEAM

WIDTH 'W'	TOP STEEL	BOTTOM STEEL
300-350	1-N12	3-N12 OR 3-L12TM
350-440	2-N12	4-N12 OR 4-L12TM
440-530	3-N12 OR 3-L12TM	5-N12 OR 5-L12TM

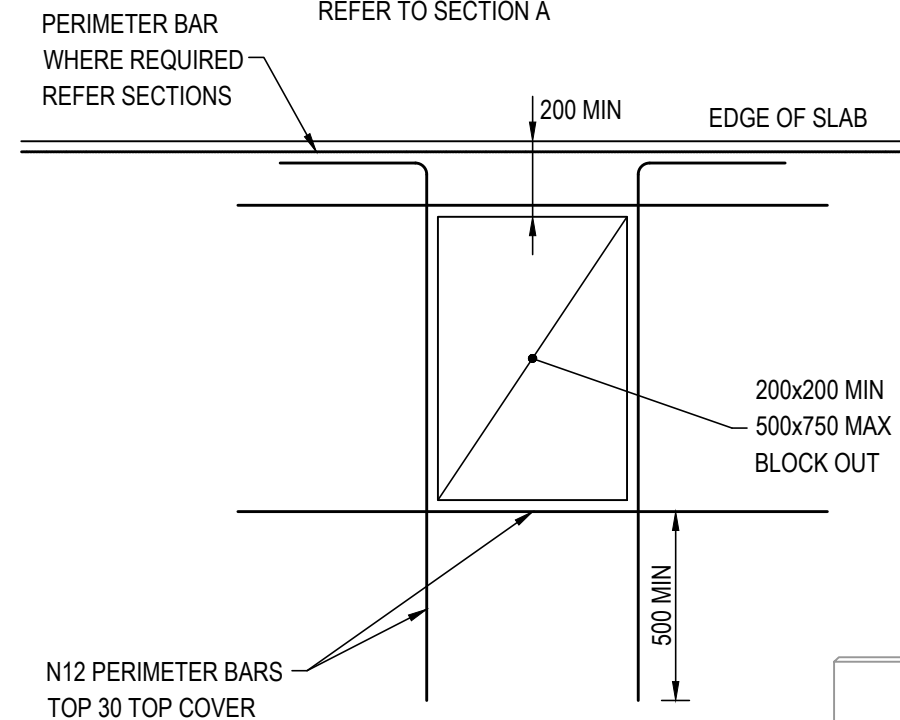
**TABLE WITH ADDITIONAL REINFORCEMENT
 FOR WIDENED BEAMS**

SCALE: N.T.S



BULK PIER DETAIL (IF REQD)

FOR USE ON PERIMETER BEAM OR AS DIRECTED
 REFER TO SECTION A



BLOCK OUT DETAIL

TYPICAL TO ALL LOCATIONS

ISSUED FOR APPROVAL

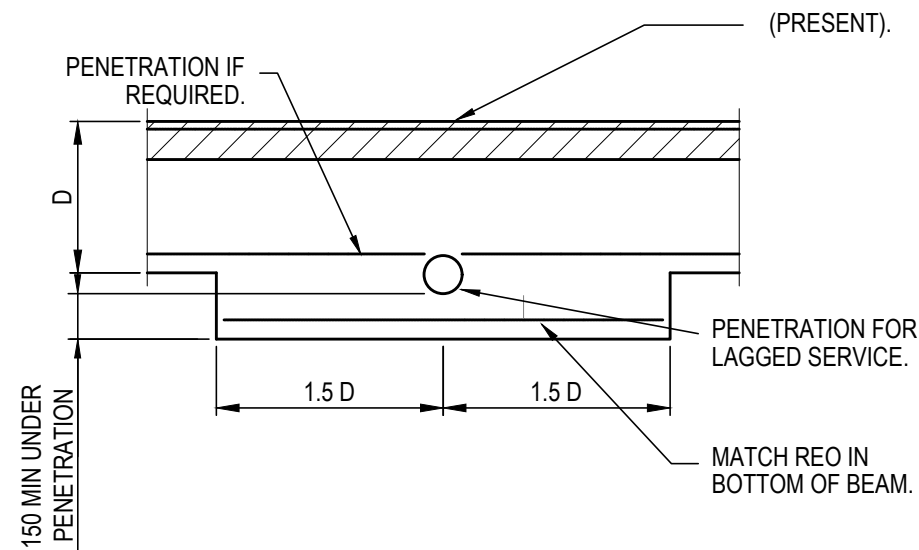
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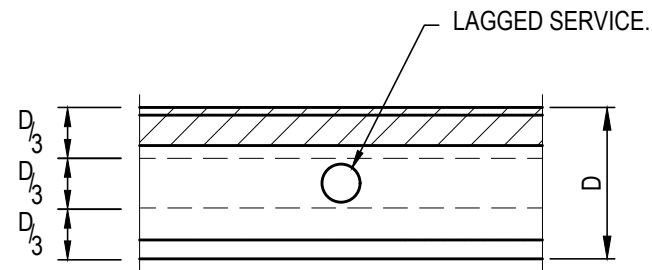
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Drawing No: 503020 - S05 / S07 B Rev

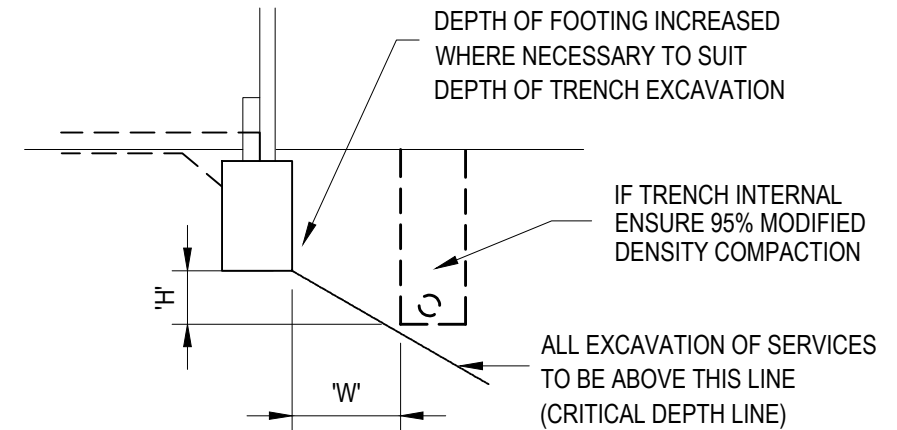


ELEVATION DETAIL FOR PIPE BELOW MIDDLE THIRD



ELEVATION DETAIL FOR PIPE THROUGH MIDDLE THIRD OF BEAM

PENETRATION SHALL NOT BE MADE IN TOP THIRD OF BEAM



SERVICE TRENCH LOCATION

ENSURE 'H' DOES NOT EXCEED 'W' FOR CLAY AND W FOR SAND
 $\frac{W}{2}$

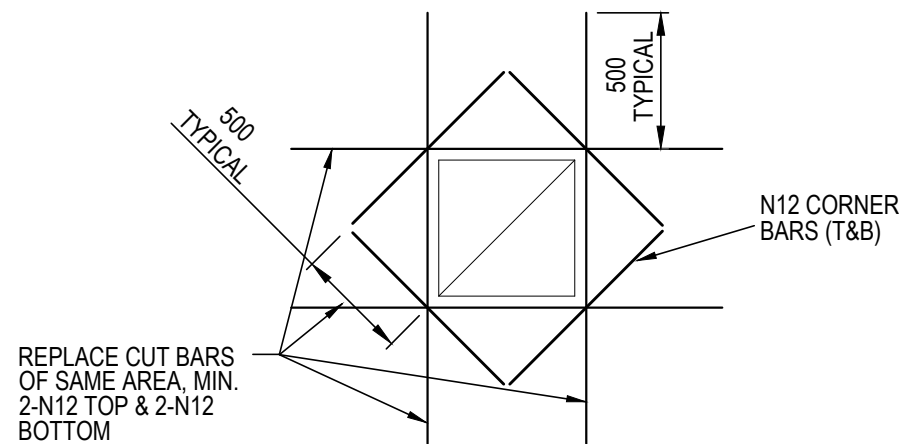
NOTE:

- 1 WE HAVE NOT LOCATED ALL SERVICES .
- 2 IT IS THE BUILDERS RESPONSIBILITY TO LOCATE ALL SERVICES PRIOR TO COMMENCING WORKS.
- 3 IF SERVICES ARE BELOW THE CRITICAL DEPTH LINE EXTRA SUPPORT IS NEEDED AS PER AS2870 OR TO OUR DETAIL.
- 4 BUILDERS ARE TO NOTIFY ENGINEERING PLUS SO FOOTING MAY BE AMENDED OR BULK PIERS ADDED TO OUR DISCRETION.

TYPICAL PENETRATION THROUGH SLAB THICKENING BEAM OR STRIP FOOTING DETAILS

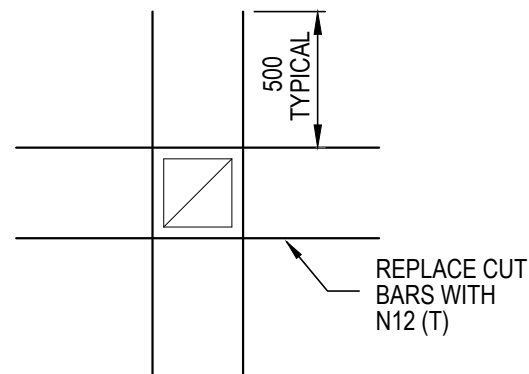
SCALE: 1:20

LAGGING TO AS2870 U.N.O. LAGGING MAY BE OMITTED FOR SITES CLASSIFIED A OR S.
 (MAXIMUM PENETRATION OPENING DIAMETER = D/2)



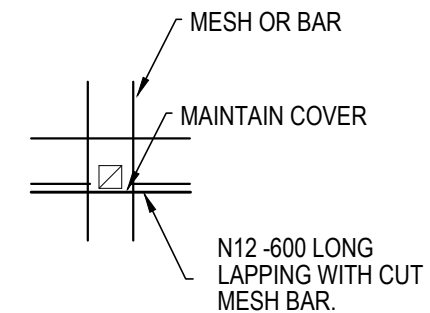
FOR PENETRATIONS LESS THAN 600x600

SCALE: N.T.S



FOR PENETRATIONS LESS THAN 300x300

SCALE: N.T.S



FOR PENETRATIONS LESS THAN 100x100

SCALE: N.T.S

TYPICAL PENETRATION DETAILS

SCALE: N.T.S

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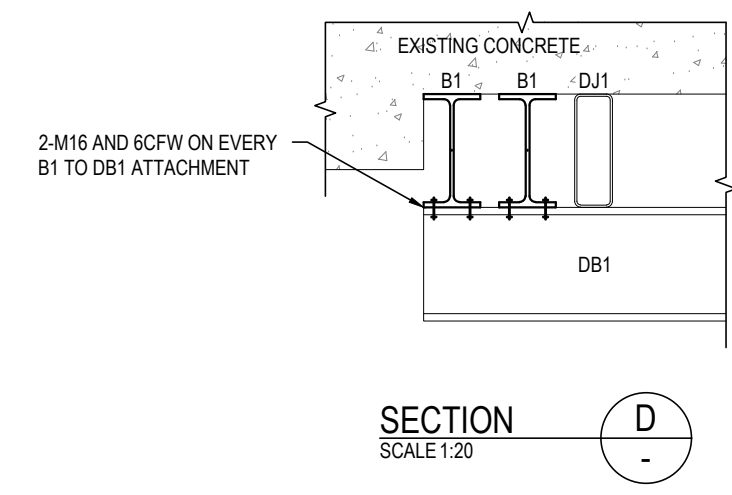
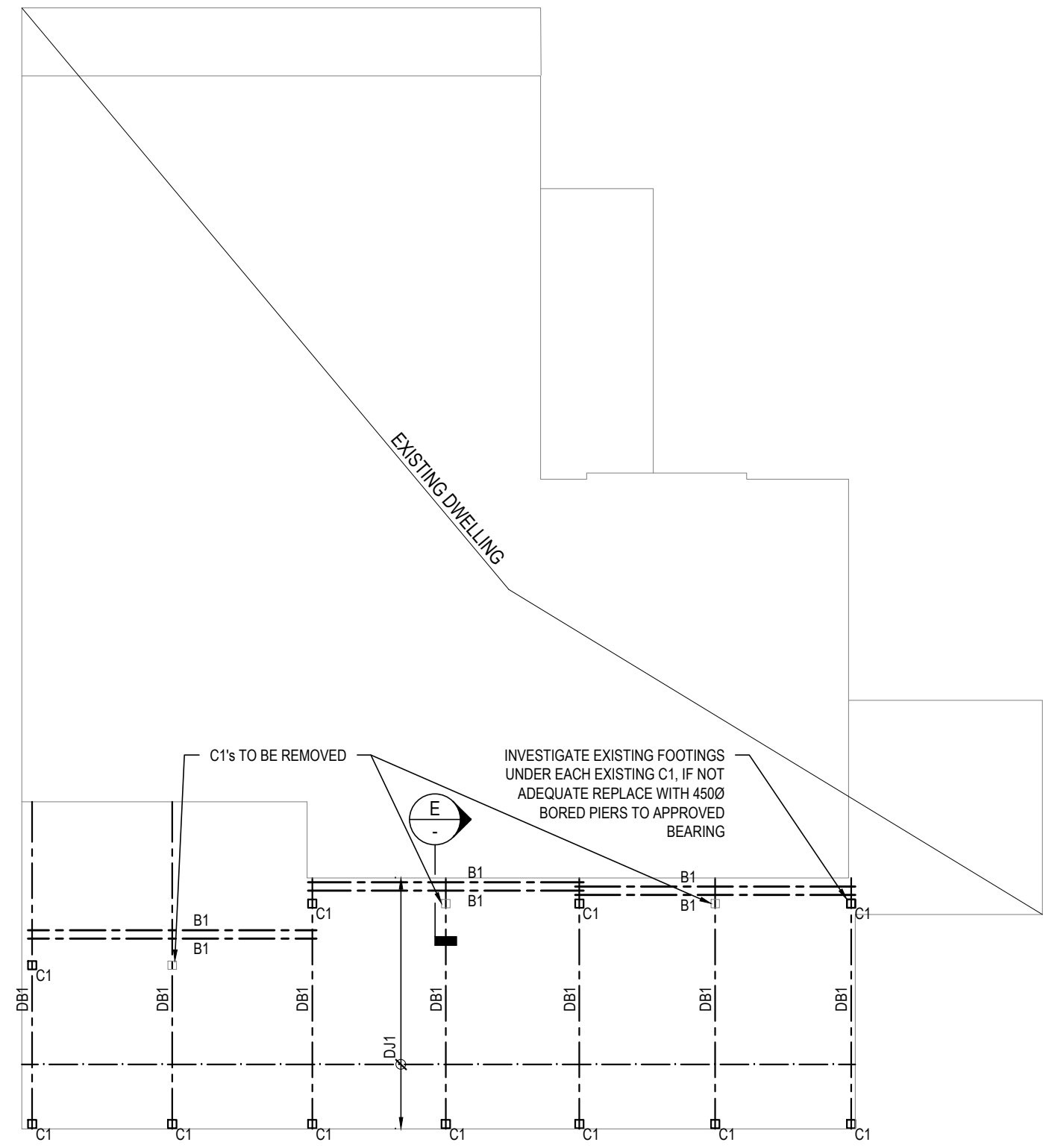
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Drawing No: 503020 - S06 / S07 B

MARK	DESCRIPTION	REMARK
C1	89x3.5 SHS	EXISTING STEEL COLUMN
DB1	150 PFC	EXISTING STEEL DECK BEARER
DJ1	150x50x3 RHS @450crs	EXISTING STEEL DECK JOISTS
B1	150 UB 014	STEEL FLOOR BEAM



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 Scale: As Shown @ A3

Drawing No: 503020 - S07 / S07 B

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