

## Development Applications

Notice is hereby given under Section 57(3) of the *Land Use Planning & Approvals Act 1993* that an application has been made to the Break O' Day Council for a permit for the use or development of land as follows:

|                  |                                     |
|------------------|-------------------------------------|
| <b>DA Number</b> | DA 2023 / 00238                     |
| <b>Applicant</b> | The Shed Company                    |
| <b>Proposal</b>  | Storage – Shed for Storage Purposes |
| <b>Location</b>  | RA 26 Tims Creek Road, Mathinna     |

Plans and documents can be inspected at the Council Office by appointment, 32 – 34 Georges Bay Esplanade, St Helens during normal office hours or online at [www.bodc.tas.gov.au](http://www.bodc.tas.gov.au).

Representations must be submitted in writing to the General Manager, Break O'Day Council, 32 -34 Georges Bay Esplanade, St Helens 7216 or emailed to [admin@bodc.tas.gov.au](mailto:admin@bodc.tas.gov.au), and referenced with the Application Number in accordance with section 57(5) of the abovementioned Act during the fourteen (14) day advertised period commencing on Saturday 20 April 2024 **until 5pm Monday 6 May 2024**.

**John Brown**  
**GENERAL MANAGER**

## GENERAL PROJECT NOTES

CHECK CAREFULLY ALL ASPECTS OF THESE DOCUMENTS BEFORE COMMENCING WORK.

ANY ERRORS OR ANOMALIES TO BE REPORTED TO THE DRAWER BEFORE WORK IS CONTINUED

CONFIRM ALL SIZES AND HEIGHTS ON SITE

DO NOT SCALE OFF PLAN

ALL CONSTRUCTION IS TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND ALL RELEVANT AUSTRALIAN STANDARDS

CONSTRUCTION STANDARDS:  
ALL WORKS SHOULD BE GENERALLY INLINE WITH THE PRACTICES SET OUT IN THE 'GUIDE TO STANDARDS AND TOLERANCES 2007'

WIND LOADS DETERMINED IN ACCORDANCE WITH AS 4055 - WIND LOADS FOR HOUSING

THESE DOCUMENTS TO BE USED WITH ALL DOCUMENTATION PREPARED BY AN ENGINEER

THESE DOCUMENTS ARE INTENDED FOR COUNCIL APPLICATIONS AND NORMAL CONSTRUCTION, THEY ARE NOT TO BE USED FOR TENDERING PURPOSES OR INSPECTIONS.

THIS DESIGN IS COVERED UNDER COPYRIGHT AND ANY CHANGES MUST BE CONFIRMED BY "CREEK TO COAST DESIGNS" THE DRAWER RETAINS ALL "INTELLECTUAL PROPERTY"

### REQUIREMENTS OF SCHEDULE 1

DESIGNER : D. Cooper #300139920  
PROJECT ADDRESS : Lot 1 #26 Tims Creek Road, Mathinna, TAS 7214  
CLIENT NAME : Dwaine Gleeson  
TITLE REF : D.50063  
FLOOR AREA : 140m<sup>2</sup>  
DESIGN WIND SPEED : N2  
SOIL CLASSIFICATION : TBA  
CLIMATE ZONE : 7  
BAL LEVEL : N/A  
ALPINE AREA : N/A  
CORROSION ENVIRONMENT : N/A  
KNOWN SITE HAZARDS : NONE

### INDEX OF APPLICATION SET:

ARCHITECTURAL DRAWINGS - PAGE 01 - 03  
ENGINEERING DRAWINGS - NO SPECIFICATIONS - NO  
ADDITIONAL PAGES - FORM 35

## LIST OF SHEETS

| NO. | SHEET NAME    |
|-----|---------------|
| 1   | TITLE SHEET   |
| 2   | LOCALITY PLAN |
| 3   | SITE PLAN     |

# PROPOSED SHED for Dwaine Gleeson Lot 1 #26 Tims Creek Road, Mathinna, TAS 7214

| REV: | AMENDMENT:         | INI: | DATE:    |
|------|--------------------|------|----------|
| 1    | Ini. Prelim Design | HE   | 10.10.23 |
| 2    | Driveway Added     | DC   | 09.04.24 |
| .    | .                  | .    | .        |
| .    | .                  | .    | .        |
| .    | .                  | .    | .        |



USE FIGURED DIMENSIONS. DO NOT SCALE FROM THE DRAWINGS. CONFIRM ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION OR FABRICATION. IT REMAINS THE CONTRACTORS RESPONSIBILITY TO ENSURE COMPLIANCE WITH ALL RELEVANT CODES AND REGULATIONS IS MAINTAINED AT ALL TIMES.

**PROJECT**  
**for Dwaine Gleeson**  
  
Lot 1 #26 Tims Creek Road, Mathinna,  
TAS 7214

## TITLE SHEET

DATE: **09/04/2024**  
**CONSTRUCTION**  
JOB NUMBER: **7128**  
SHEET NUMBER: **1 of 3**

REVISION: **2**

LOT NUMBER: **26**  
PLAN NO: **D.50063**  
SITE AREA: **6.389 ha**  
DESIGN BASE : **The Shed Company**  
LOCAL AUTHORITY: **Break O' Day Council**

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**GENERAL LOCALITY PLAN NOTES**

STORMWATER DRAINAGE DESIGN & DISCHARGE TO AS 3500, SECTION 3.1.2 STORMWATER DRAINAGE, NCC VOL2 AND LOCAL COUNCIL REQUIREMENTS.



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**PROJECT**  
**for Dwaine Gleeson**

Lot 1 #26 Tims Creek Road, Mathinna, TAS 7214

**LOCALITY PLAN**

DATE: 09/04/2024  
**CONSTRUCTION**  
JOB NUMBER: 7128  
SHEET NUMBER: 2 of 3

REVISION: **2**



LOT NUMBER: 26  
PLAN NO: D.50063  
SITE AREA: 6.389 ha  
DESIGN BASE: The Shed Company  
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**NOTES**

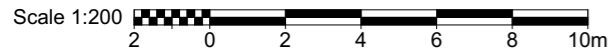
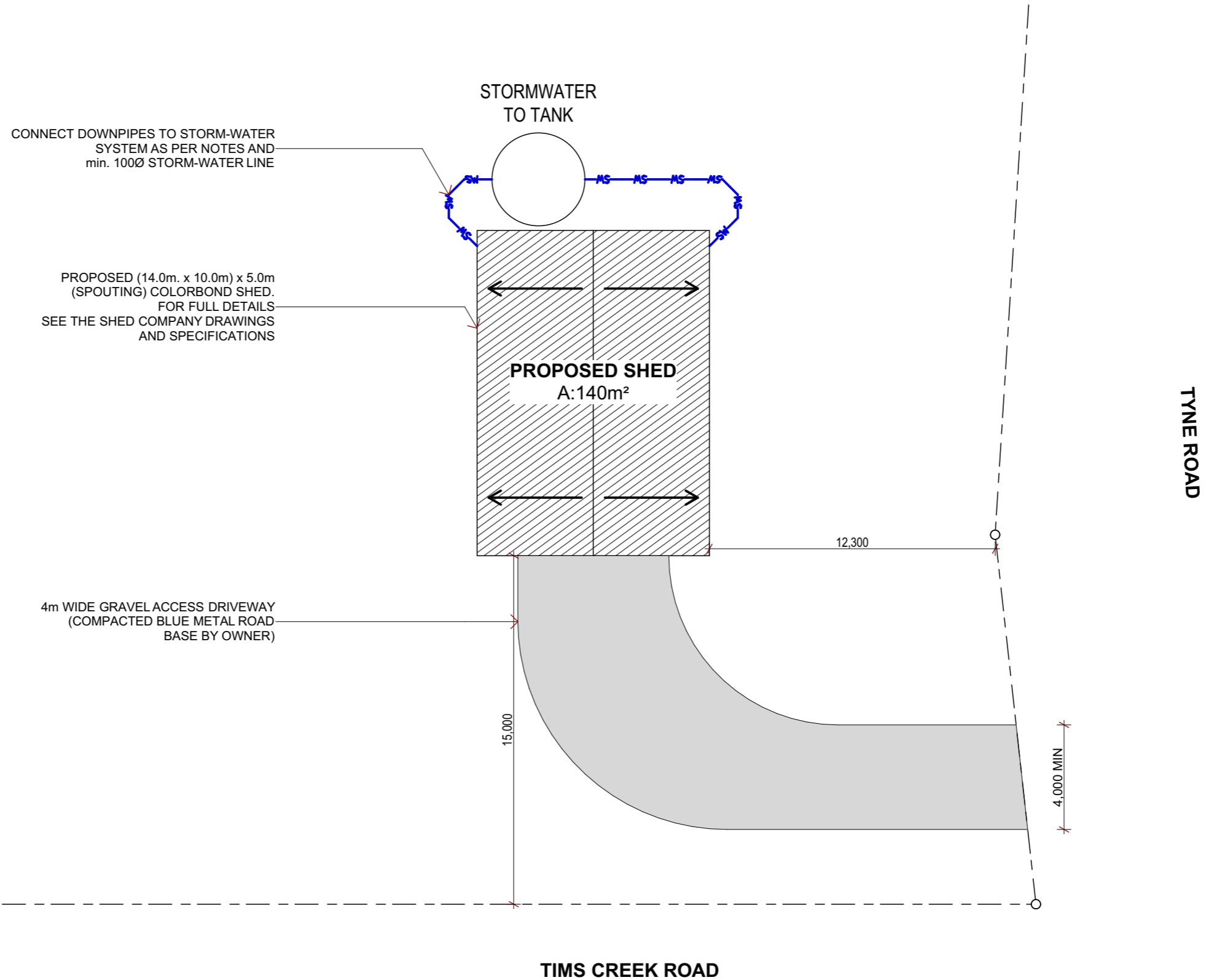
THESE PLANS HAVE BEEN PREPARED ALONGSIDE INFORMATION AND DIMENSIONS FROM BOTH THE DIRECT CLIENT, TheList AND ONLINE INFORMATION. ALL ASPECTS OF THE DRAWING SHOULD BE CHECKED THOROUGHLY BEFORE COMMENCEMENT OF WORK. IF IN DOUBT SEEK ADVICE FROM CREEK TO COAST DESIGNS.

**SET OUT NOTES**

THE BUILDER IS TO SET OUT THE WORKS IN CONJUNCTION WITH THE ACCOMPANYING PLANS. THE FINAL POSITION IS TO BE CONFIRMED BY THE CLIENT AS TO BEING CORRECT. ALL DIMENSIONS HEIGHTS AND LEVELS ARE TO BE CONFIRMED ON SITE BY ALL PARTIES INCLUDING LOCAL COUNCIL, OWNER AND ENGINEER BEFORE ANY EXCAVATION IS TO BE CARRIED OUT.

**PLUMBING NOTES**

ALL PLUMBING WORK BOTH WASTE AND WATER TO COMPLY WITH CURRENT BCA AND AS 3500 WITH ALL LOCAL COUNCIL REQUIREMENTS SATISFIED. ALL DRAINS ARE TO BE 100mm PVC SEWER PIPE SET IN 12mm BLUEMETAL WITH A MINIMUM DEPTH OF 500mm ALL AS PER AS 3500 "PLUMBING AND DRAINAGE". STORMWATER DRAIN INSTALLATION SHALL COMPLY WITH AS 3500.



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**PROJECT  
for Dwaine Gleeson**

Lot 1 #26 Tims Creek Road, Mathinna,  
TAS 7214

**SITE PLAN**

DATE: 09/04/2024

**CONSTRUCTION**

JOB NUMBER: 7128

SHEET NUMBER: 3 of 3

REVISION: **2**



LOT NUMBER: 26

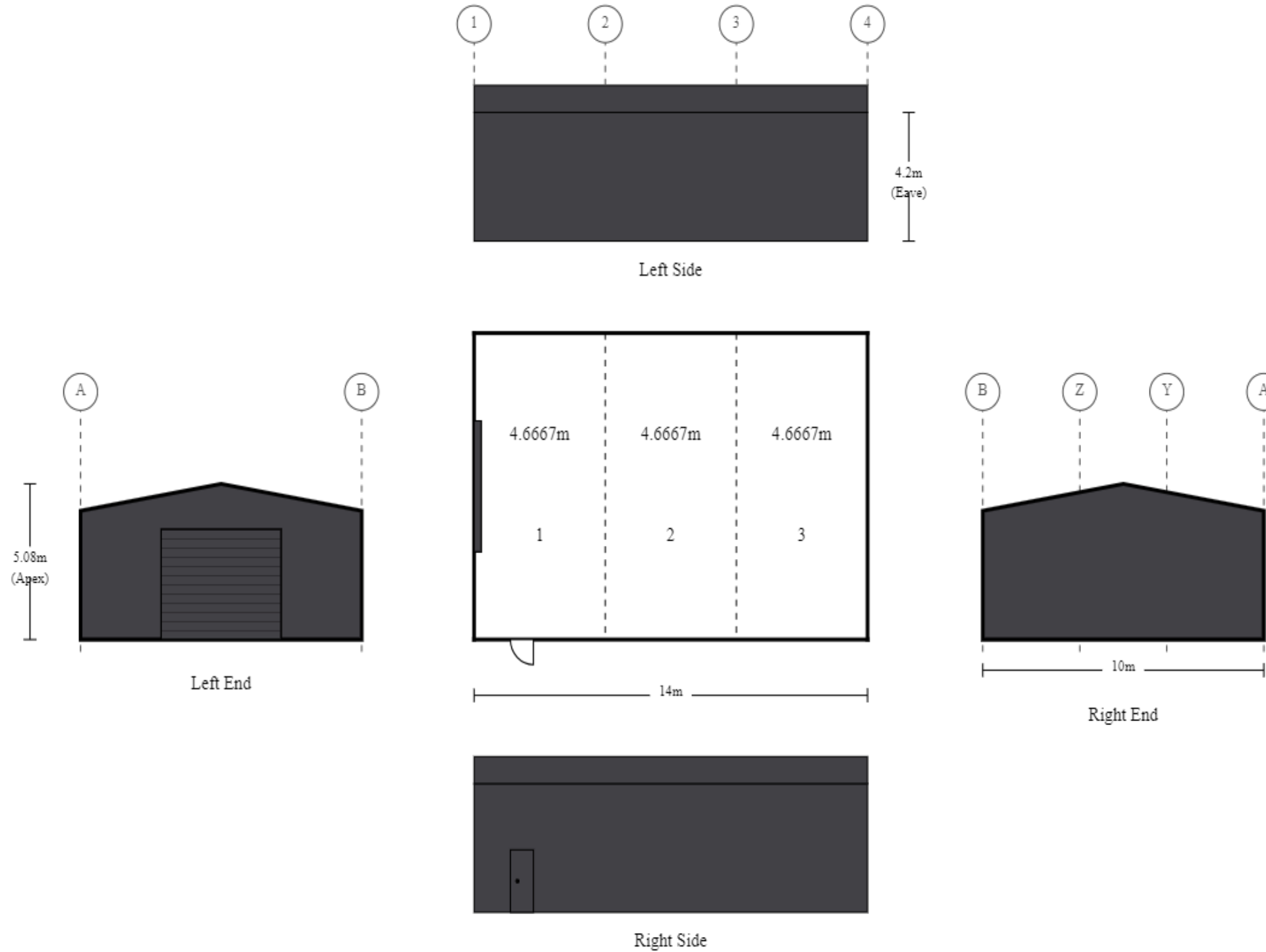
PLAN NO: D.50063

SITE AREA: 6.389 ha

DESIGN BASE: The Shed Company

LOCAL AUTHORITY: Break O' Day Council

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Purchaser Name: Dwaine Gleeson

Site Address: 26 Tims Creek Road Mathinna TAS 7214 Australia

Drawing # TLAN234005 - 0

Print Date: 09/10/23

**Layout**  
Not to Scale  
© Copyright Steelix IP Pty Ltd

Seller: The Shed Company Launceston  
Heald Cafe2U Pty Ltd atf Heald Family Trust  
Phone: 03 9002 4272  
Fax:  
Email: launceston@theshedcompany.com.au

Apex Engineering Group PTY LTD  
ACN 632 588 562  
MIE Aust. (Registered NER Structural) 5276680  
QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T. : 303557ES;  
Practising Professional Structural & Civil Engineers

Signature:

John Ronaldson

Date: 09/10/23