32-34 Georges Bay Esplanade
St Helens Tasmania 7216
T: 03 6376 7900 | ABN 96 017 131 248

Break O'Day COUNCIL

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:

DA Number	DA 2025 / 00097
Applicant	P Davis
Proposal	Residential - Construction of a Shed
Location	12 Ti-Tree Drive, Ansons Bay

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.

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, 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 13th September 2025 **until 5pm Friday 26th September 2025.**

John Brown
GENERAL MANAGER

DWG NO.	DRAWING	REV
A000	COVER PAGE	03
A103	SITE PLAN SHED	01
A204	PLAN / ROOF PLAN / ELEVATIONS	01
A607	DOOR / WINDOW SCHEDULE	01
SCH03	WORKPLACE HEALTH & SAFETY	01
SCH04	WORKPLACE HEALTH & SAFETY	01

NEW SHED
12 TI-TREE DRIVE
ANSONS BAY

NCC BUILDING CLASSIFICATION(S):

CLASS 10a (GARAGE)

BAL ASSESSMENT: (AS3959-2018) BAL 12.5

EX. FLOOR AREA: 114.6m^2
NEW GROUND FLOOR: 54m^2
NEW FIRST FLOOR: NAm^2
TOTAL AREA: 168.60m^2

DECKS, RAMPS, ETC: 41.9m^2

PLANNING ZONE:
BODC 12 LOW DENSITY RES

LAND TITLE REF: 12275/16

PROPERTY ID: 6810362

SOIL CLASSIFICATION: (AS2870-2011) S

WIND CLASSIFICATION: (AS4055-2012) N3

CLIMATE ZONE: (NCC 2019) 7

ALPINE AREA: (NCC 2019) N/A

CORROSION ENV: (AS4312-2008) C3 MEDIUM

DRAWINGS TO BE READ IN CONJUNCTION WITH ANY WRITTEN SPECIFICATIONS AND ANY ASSOCIATED DOCUMENTATION PREPARED BY SUB-CONSULTANTS

BOUNDARY INFORMATION AND CONTOURS HAVE BEEN SOURCED FROM THE LIST AND ELVIS FOUNDATION SPATIAL DATA AND IS APPROXIMATE.

WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS

DIMENSIONS IN MILLIMETRES UNLESS NOTED OTHERWISE

DOCUMENTATION IS SUBJECT TO STATUTORY APPROVALS

THIS DESIGN IS INTENDED TO BE BUILT ONLY ONCE AND ONLY ON THE SITE THAT THE DESIGN WAS PREPARED FOR

IMPORTANT

WORKS ARE TO BE IN ACCORDANCE WITH THE APPLICABLE AUSTRALIAN STANDARDS, CONSTRUCTION CODES (NCC) & REQUIREMENTS OF ANY RELEVANT LOCAL AUTHORITIES

FOR CONSTRUCTION

TASMANIA REGISTERED ARCHITECT NO. 1135

CBM Sustainable Design

51 York Street, PO Box 1971, Launceston TAS 7250

P: +613 6332 6988 E: info@cbmgroup.com.au A: CC1113Z

NORTH

NEW SHED

12 TI-TREE DRIVE ANSONS BAY TAS

P DAVIS & L KENNY

SCALE: **(A3)**

REV	AMENDMENT	DATE
01	DA / REVIEW	27/04/2023
02	BA / REVIEW	17/07/2023
03	FOR REVIEW	27/05/2025
	APPROVAL	

ISSUED BY: **ldavis**

DRAWN BY: **LD**

APPROVED BY: **CBM**

COVER PAGE

DWG: **A000** REV: **03**

PROJECT: **EE642**

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PROPOSED SITE PLAN
1:500

0m 5m 25m 1:500

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NORTH

NEW SHED

12 TI-TREE DRIVE ANSONS BAY TAS

P DAVIS & L KENNY

SCALE: **1:500 (A3)**

REV	AMENDMENT	DATE
01	FOR REVIEW	27/05/2025
	APPROVAL	

ISSUED BY: **ldavis**
DRAWN BY: **LD**
APPROVED BY: **CBM**

SITE PLAN SHED

DWG: **A103** REV: **01**
PROJECT: **EE642**

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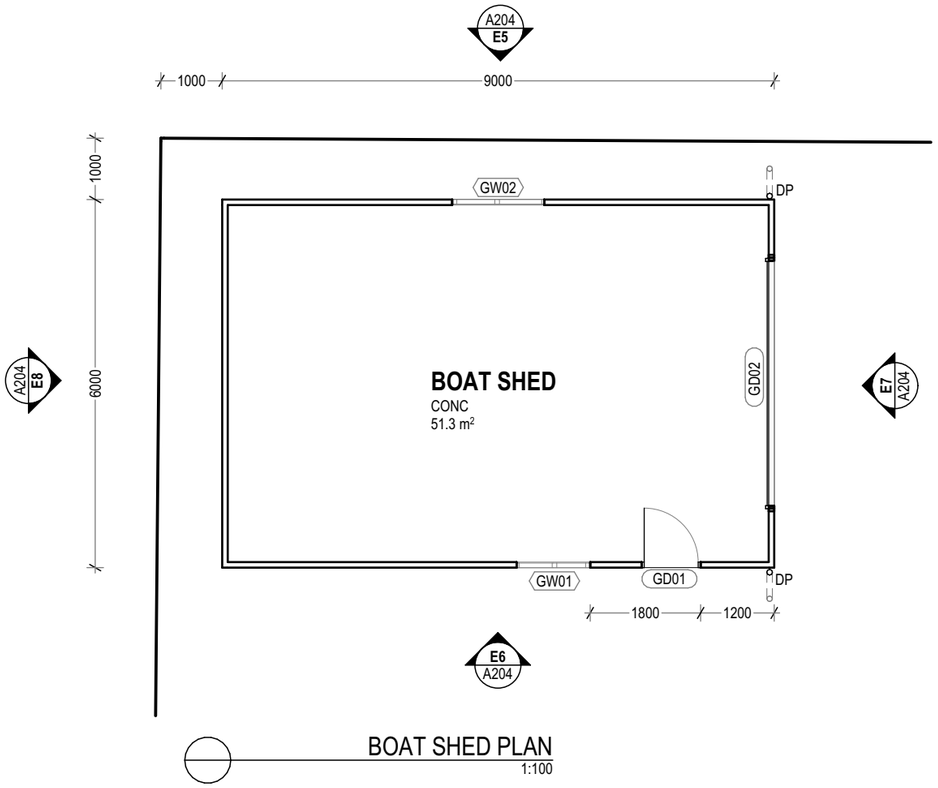
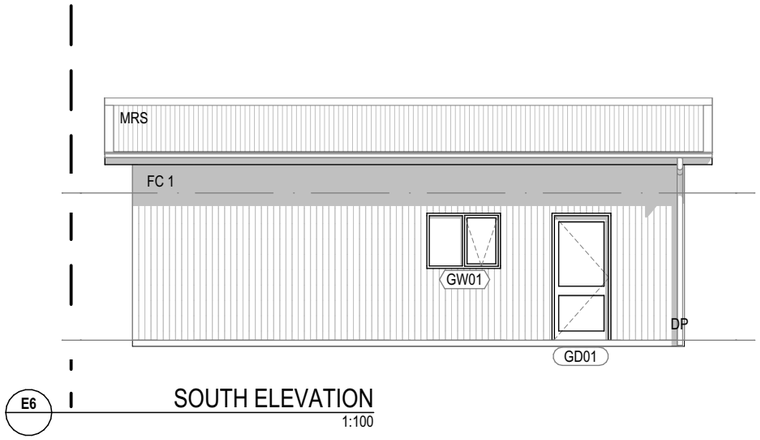
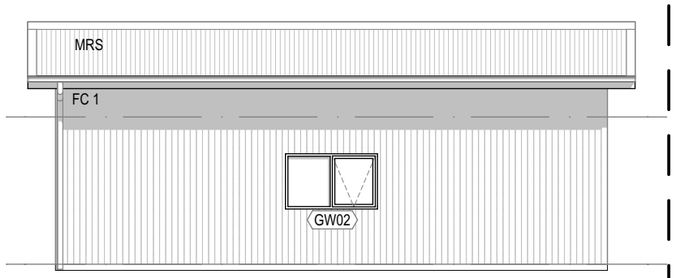


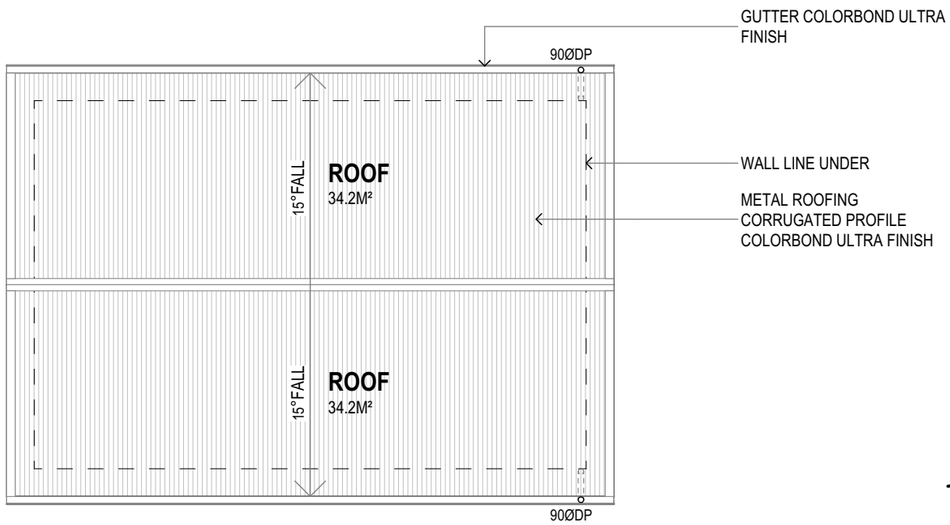
BOAT SHED PLAN
1:100



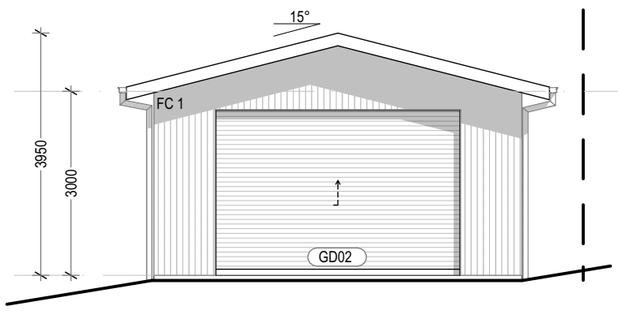
E6 SOUTH ELEVATION
1:100



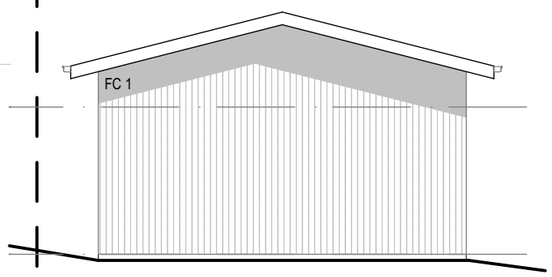
E5 NORTH ELEVATION
1:100



BOAT SHED ROOF PLAN
1:100



E7 EAST ELEVATION
1:100



E8 WEST ELEVATION
1:100

0m 1m 5m 1:100

BAL ASSESSMENT: BAL 12.5
(AS3959-2018)

SOME ITEMS LISTED BELOW MAY NOT BE APPLICABLE

REFER MATERIALS & FINISHES SCHEDULE FOR FURTHER DETAIL

D:	DOOR
DP:	DOWNPIPE
EX:	EXISTING
FC:	FIBRE CEMENT SHEET
FL:	FLOOR LEVEL
MRS:	METAL ROOF SHEETING
NGL:	NATURAL GROUND LINE
SH:	SHED / OUTBUILDING
W:	WINDOW

ADJACENT SURFACES TO BE FALLING AWAY FROM BUILDING

FLASHINGS AND TRIMS TO BE COLOUR MATCHED (AS POSSIBLE)

MATERIAL FINISHES TO BE SYMPATHETIC TO SITE CONTEXT

PRODUCTS AND SYSTEMS TO BE INSTALLED AND / OR USED AS PER MANUFACTURER'S INSTRUCTIONS

IMPORTANT
WORKS ARE TO BE IN ACCORDANCE WITH THE APPLICABLE AUSTRALIAN STANDARDS, CONSTRUCTION CODES (NCC) & REQUIREMENTS OF ANY RELEVANT LOCAL AUTHORITIES

FOR CONSTRUCTION

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NORTH

NEW SHED

12 TI-TREE DRIVE ANSONS BAY TAS

P DAVIS & L KENNY

SCALE: **1:100 (A3)**

REV	AMENDMENT	DATE
01	FOR REVIEW	27/05/2025
	APPROVAL	

ISSUED BY: **ldavis**
DRAWN BY: **LD**
APPROVED BY: **CBM**

PLAN / ROOF PLAN / ELEVATIONS

DWG: **A204** REV: **01**
PROJECT: **EE642**

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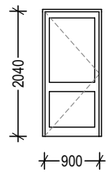
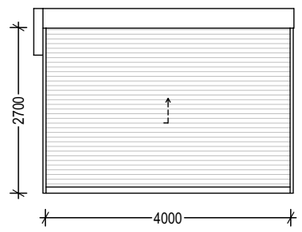
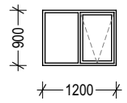
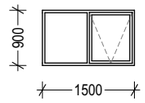
DOOR SCHEDULE		
DOOR NO.:	GD01	GD02
STORY:	GROUND FLOOR	GROUND FLOOR
LOCATION:	BOAT SHED	BOAT SHED
POSITION	Exterior	Exterior
BUSHFIRE ATTACK LEVEL	BAL 12.5	BAL 12.5
DOOR TYPE:	HINGE	ROLLER DOOR
WIDTH x HEIGHT:	900×2040	4000×2700
NOMINAL SILL HT.:	0	0
EXTERIOR VIEW: (NOT TO SCALE)		
FRAME: (MATERIAL / FINISH)	ALUMINIUM POWDERCOAT IRONSTONE	COLORBOND IRONSTONE
LEAF: (MATERIAL / FINISH)	CONFIRM WITH OWNER	COLORBOND IRONSTONE
SPECIFIC NOTES:		

DOOR SCHEDULE

WINDOW SCHEDULE		
WINDOW NO.:	GW01	GW02
STORY:	GROUND FLOOR	GROUND FLOOR
LOCATION:	BOAT SHED	BOAT SHED
BAL RATING:	BAL 12.5	BAL 12.5
WIDTH x HEIGHT:	1200×900	1500×900
NOMINAL SILL HT.:	1170	900
OPERABLE SASH:	AWNING	AWNING
EXTERIOR VIEW: (NOT TO SCALE)		
FRAME: (MATERIAL / FINISH)	ALUMINIUM POWDERCOAT IRONSTONE	ALUMINIUM POWDERCOAT IRONSTONE
GLAZING: (MATERIAL / FINISH)	CONFIRM WITH OWNER	CONFIRM WITH OWNER
SPECIFIC NOTES:	CONFIRM WITH OWNER	CONFIRM WITH OWNER

WINDOW SCHEDULE

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NORTH

NEW SHED

12 TI-TREE DRIVE ANSONS BAY TAS

P DAVIS & L KENNY

SCALE: **(A3)**

FOR CONSTRUCTION

REV	AMENDMENT	DATE
01	FOR REVIEW	27/05/2025
	APPROVAL	

ISSUED BY: **ldavis**

DRAWN BY: **LD**

APPROVED BY: **CBM**

DOOR / WINDOW SCHEDULE

DWG: **A607** REV: **01**

PROJECT: **EE642**

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GENERAL

1. THE FOLLOWING RISK MITIGATION NOTES HAVE BEEN PREPARED TO ADVISE THE 'PERSON CONDUCTING A BUSINESS OR UNDERTAKING' (PCBU) ON THE HEALTH AND SAFETY ASPECTS OF THE DESIGN IN ACCORDANCE WITH THE WORK HEALTH AND SAFETY ACT 2011 AND ARE PERTINENT TO ANY TIME WHEN THE BUILDING OPERATES AS A WORKPLACE.

2. THESE NOTES MAY NOT NECESSARILY ACCOUNT FOR ALL CONSTRUCTION, OPERATION, MAINTENANCE AND DEMOLITION PRACTICES AND SAFETY RISKS. INCLUSION OR EXCLUSION OF ANY ITEM DOES NOT ABSOLVE THE OWNER, CONTRACTOR, USER, MAINTAINER OR DEMOLISHER OF THEIR OBLIGATIONS TO UNDERTAKE APPROPRIATE RISK MANAGEMENT ACTIVITIES AND IT IS NOT AN ADMISSION THAT ANY ITEM BELOW IS THE RESPONSIBILITY OF THE DESIGNER.

3. ADDITIONAL GUIDANCE ON WORKPLACE HEALTH AND SAFETY IS PROVIDED IN THE FOLLOWING CODES OF PRACTICE, WHICH THE CONTRACTOR IS TO COMPLY WITH AS APPLICABLE:
   - "CONSTRUCTION WORK" (CP104);
   - "HOW TO MANAGE WORK HEALTH AND SAFETY RISKS" (CP112);
   - "MANAGING THE WORK ENVIRONMENT AND FACILITIES" (CP124);
   - "SAFE DESIGN OF STRUCTURES" (CP127).

4. FURTHER ADDITIONAL AND UPDATED CODES OF PRACTICE AND OTHER GUIDANCE MATERIALS FOR THE MINIMISATION OF RISKS TO WORKPLACE HEALTH AND SAFETY ARE MADE AVAILABLE PERIODICALLY FROM SAFE WORK AUSTRALIA (www.safeworkaustralia.gov.au) AND THE RELEVANT STATE SAFE WORKING AUTHORITIES AND SHOULD BE CONSULTED PRIOR TO WORKS COMMENCING ON SITE.

5. WHERE APPLICABLE, THE SPECIFIC RISKS ASSOCIATED WITH THIS PROJECT HAVE BEEN ASSESSED AND ARE SUMMARISED WHERE APPLICABLE, IN THE ATTACHED RISK ASSESSMENT / HAZARD IDENTIFICATION REPORTS.

6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY ALL ASSOCIATED RISKS OF THE CONSTRUCTION PROCESS AND TO PREPARE ADEQUATE SAFE WORK METHOD STATEMENTS AND JOB SAFETY ANALYSIS.

7. TEMPORARY STRUCTURES AND CONTRACTOR ERECTION PROCEDURES ARE ONLY INDICATED WHERE ESSENTIAL TO THE EXECUTION OF THE DESIGN AS INTENDED IN THE DOCUMENTS PROVIDED. DETAILED PROCEDURES MUST BE SOUGHT PRIOR TO WORKS COMMENCING. FOR ALL ASSOCIATED TEMPORARY STRUCTURE OR ERECTION DESIGN AND CERTIFICATION THE CONTRACTOR IS TO ENGAGE A THIRD PARTY TO ASSIST, CERTIFY AND OVERSEE THE ERECTION OF THE WORKS.

SITE

RUPTURE OF SERVICES DURING EXCAVATION FOR OTHER ACTIVITY CREATES A VARIETY OF RISKS INCLUDING RELEASE OF HAZARDOUS MATERIAL. EXISTING SERVICES MAY BE LOCATED ON OR AROUND THE BUILDING SITE. WHERE KNOWN, THESE ARE IDENTIFIED ON THE DRAWINGS; HOWEVER THE EXACT LOCATION AND EXTENT OF SERVICES MAY VARY FROM THAT INDICATED. SERVICES SHOULD BE LOCATED USING AN APPROPRIATE SERVICE, APPROPRIATE EXCAVATION PRACTICE SHOULD BE USED AND, WHERE NECESSARY, SPECIALIST CONTRACTORS SHOULD BE ENGAGED.

SITE ACCESS / TRAFFIC MANAGEMENT:

1. THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODE OF PRACTICE: "TRAFFIC MANAGEMENT IN WORKPLACES" STANDARD CONTROL.

2. ESPECIALLY FOR BUILDINGS ON A MAJOR, NARROW, OR STEEPLY INCLINED ROAD: PARKING OF VEHICLES OR LOADING / UNLOADING OF VEHICLES ON THE ROADWAY MAY CAUSE A TRAFFIC HAZARD. DURING CONSTRUCTION, MAINTENANCE OR DEMOLITION OF THE BUILDING, DESIGNATED PARKING FOR WORKERS AND LOADING AREAS SHOULD BE PROVIDED. WHERE APPLICABLE, A TRAFFIC MANAGEMENT PLAN SUPERVISED BY TRAINED TRAFFIC MANAGEMENT PERSONNEL SHOULD BE IMPLEMENTED FOR THE WORK SITE.

3. PUBLIC ACCESS TO CONSTRUCTION AND DEMOLITION SITES AND TO AREAS UNDER MAINTENANCE CAUSES RISK TO WORKERS AND THE PUBLIC. WARNING SIGNS AND SECURE BARRIERS TO UNAUTHORISED ACCESS SHOULD BE PROVIDED. WHERE ELECTRICAL INSTALLATIONS, EXCAVATIONS, PLANT OR LOOSE MATERIALS ARE PRESENT, THEY SHOULD BE SECURED WHEN NOT FULLY SUPERVISED.

4. BUILDING OWNERS AND OCCUPIERS SHOULD MONITOR THE PEDESTRIAN ACCESS WAYS AND, IN PARTICULAR, ACCESS TO AREAS WHERE MAINTENANCE IS ROUTINELY CARRIED OUT, TO ENSURE THAT SURFACES HAVE NOT MOVED OR CRACKED SUCH THAT THEY BECOME UNEVEN AND PRESENT A TRIP HAZARD. SPILLS, LOOSE MATERIAL, STRAY OBJECTS OR ANY OTHER MATTER THAT MAY CAUSE A SLIP OR TRIP HAZARD SHOULD BE CLEANED OR REMOVED FROM ACCESS WAYS.

5. CONTRACTORS SHOULD BE REQUIRED TO MAINTAIN A TIDY WORK SITE DURING CONSTRUCTION, MAINTENANCE OR DEMOLITION TO REDUCE RISK OF TRIPS AND FALLS IN THE WORKPLACE. MATERIALS FOR CONSTRUCTION OR MAINTENANCE SHOULD BE STORED IN DESIGNATED AREAS AWAY FROM ACCESS WAYS AND WORK AREAS.

6. CONSTRUCTION OF BUILDING ELEMENTS THAT ARE NECESSARY TO CONTRIBUTE TO SAFE ACCESS TO THE BUILDING, SUCH AS HANDRAILS, SCAFFOLDING, ACCESS STAIRS, FALL ARREST SYSTEMS ETC., MUST TAKE PLACE PRIOR TO PROGRESSING WITH ANY OTHER WORKS FOR WHICH THOSE ELEMENTS WILL BE REQUIRED.

WATER:

IF THE BUILDING SITE IS ADJACENT TO ANY BODY OF WATER ADEQUATE PROTECTION AND ACCESS PREVENTION SHALL BE PROVIDED. THE CONTRACTOR IS TO PREPARE A SAFE WORK METHOD STATEMENT FOR ANY WORKS REQUIRED TO BE UNDERTAKEN OVER WATER.

LIGHTING AND VENTILATION:

THE CONTRACTOR IS TO PROVIDE ADEQUATE LIGHTING AND VENTILATION TO ALL AREAS REQUIRED TO BE OCCUPIED BY WORKERS DURING CONSTRUCTION. PRIOR TO THE COMMISSIONING OF THE BUILDING, FINAL LIGHTING AND VENTILATION MUST BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NCC.

FIRE AND EMERGENCY:

ADEQUATE SITE SPECIFIC FIRE EQUIPMENT AND EMERGENCY EVACUATION PROCEDURES ARE TO BE PROVIDED AND MAINTAINED BY THE CONTRACTOR DURING WORKS ONSITE ACCORDING TO A SAFE WORK METHOD STATEMENT TO BE PREPARED BY THE CONTRACTOR PRIOR TO WORKS COMMENCING ONSITE. PRIOR TO THE COMMISSIONING OF THE BUILDING, FINAL FIRE PROTECTION EQUIPMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NCC.

ELECTRICAL:

1. THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODES OF PRACTICE: "WORKING IN THE VICINITY OF OVERHEAD AND UNDERGROUND ELECTRIC LINES" AND "MANAGING ELECTRICAL RISKS IN THE WORKPLACE" (CP117) AND AS3012 STANDARD CONTROLS.

2. UNDERGROUND POWER LINES MAY BE LOCATED IN OR AROUND THE SITE. ALL UNDERGROUND POWER LINES MUST BE ACCURATELY LOCATED AND EITHER DISCONNECTED OR ADEQUATE EXCLUSION ZONES DELINEATED PRIOR TO ANY CONSTRUCTION, MAINTENANCE OR DEMOLITION WORK COMMENCING.

3. OVERHEAD POWER LINES MAY BE LOCATED ON OR NEAR THE SITE. THESE POSE A SIGNIFICANT RISK IF STRUCK OR APPROACHED BY LIFTING DEVICES OR OTHER PLANT AND PERSONS WORKING ABOVE GROUND LEVEL. WHERE THERE IS A DANGER OF THIS OCCURRING, POWER LINES SHOULD BE, WHERE PRACTICAL, DISCONNECTED OR RELOCATED. WHERE THIS IS NOT PRACTICAL, CLEARLY IDENTIFIED EXCLUSION ZONES AND APPROACH DISTANCES SHALL BE ESTABLISHED AND MAINTAINED.

EXCAVATION

1. THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODE OF PRACTICE: "EXCAVATION WORK" (CP107) STANDARD CONTROL.

2. CONSTRUCTION OF THE BUILDING AND SOME MAINTENANCE ON THE BUILDING MAY REQUIRE EXCAVATION AND INSTALLATION OF ITEMS WITHIN THE EXCAVATION. WHERE PRACTICAL, INSTALLATION SHOULD BE CARRIED OUT USING METHODS THAT DO NOT REQUIRE WORKERS TO ENTER THE EXCAVATION. WHERE THIS IS NOT PRACTICAL, ADEQUATE SUPPORT FOR THE EXCAVATED AREA SHALL BE PROVIDED TO PREVENT COLLAPSE. WARNING SIGNS AND BARRIERS TO PREVENT ACCIDENTAL OR UNAUTHORISED ACCESS TO ALL EXCAVATIONS SHALL BE PROVIDED.

3. ANY AUGURING PROCEDURES MAY CAUSE A RISK OF FALLING INTO OPEN BORES. ALL BORES THEREFORE ARE TO BE CONCRETE FILLED AS SOON AS POSSIBLE. IN THE MEANTIME, ADEQUATE PROTECTION AND ACCESS PREVENTION SHALL BE PROVIDED.

4. THE CONTRACTOR IS TO CONSULT ANY SITE INVESTIGATION REPORTS ETC. BEFORE CONDUCTING ANY EXCAVATION WORKS. IN THE CASE OF ANY AREAS BEING IDENTIFIED AS HAVING GROUND CONTAMINATION PRESENT, A QUALIFIED SPECIALIST CONSULTANT SHALL BE ENGAGED TO PROVIDE REMEDIAL WORKS DESIGN AND RISK MITIGATION STRATEGIES.

CONSTRUCTION

FORMWORK:

1. THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODE OF PRACTICE: "FORMWORK AND FALSEWORK" STANDARD CONTROL.

2. ALL FORMWORK AND SUPPORTING SCAFFOLD STRUCTURES MUST BE DEIGNED TO CARRY THE CONSTRUCTION LOADING SPECIFIED WITH THIS SET OF DOCUMENTATION.

3. IN-SITU FORMWORK E.G. BONDEK / CONDECK MUST BE INSTALLED TO MANUFACTURES INSTRUCTIONS AND SUPPORTED DURING CONSTRUCTION AS RECOMMENDED. TEMPORARY SUPPORTS ARE NOT PROVIDED AS PART OF THIS DOCUMENTATION.

4. SLABS THAT SUPPORT CONTINUED TEMPORARY STRUCTURE MUST BE BACK PROPPED. BACK PROPPING MUST BE CHECKED AND APPROVED PRIOR TO ANY ADDITIONAL CONSTRUCTION LOADING.

5. WALLS, COLUMN AND OTHER VERTICAL FORMWORK MUST BE CHECKED AND DESIGNED FOR POTENTIAL HYDROSTATIC LOADING DURING CONCRETE PLACEMENT.

PRECAST PANEL ERECTION:

1. THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODE OF PRACTICE: "PRECAST TILT-UP AND CONCRETE ELEMENTS IN BUILDING CONSTRUCTION" AND AS3580 STANDARD CONTROLS.

2. CONTRACTOR IS TO ENSURE THAT CRANE SIZE AND LOCATION IS ADEQUATELY ASSESSED FOR CAPACITY BEFORE PANELS ARE ERECTED. THIS IT TO INCLUDE BUT IS NOT LIMITED TO CRANE SUPPORT BEARING, LOCATION OF UNDERGROUND SERVICES, OVERTURNING, LIFTING CAPACITY, OVERHEARD OBSTRUCTIONS AND TRAFFIC HAZARDS.

3. CHAIN AND SLING SETUP FOR PANELS IS TO BE CHECKED AGAINST APPROVED PANEL LIFTING POINTS. WHERE APPROPRIATE AN APPROVED SPREADER BEAM IS TO BE USED.

4. PATHWAYS OF OVERHEAD TRAVEL OF PANELS ARE TO BE CLEARLY MARKED AND ACCESS TO THESE RESTRICTED DURING LIFTING.

5. PANEL BEARING AND LOCATING PLATES AND DOWELS ARE TO BE CHECKED FOR FINAL LOCATION.

6. PANEL PROPPING AND TEMPORARY SUPPORT MUST BE LOCATED WITH APPROVED ANCHORS AND APPROPRIATE CHECKS AND DESIGNS FOR CAPACITY, NUMBER AND CONFIGURATION OF PROPS IS TO BE CONDUCTED PRIOR TO ERECTION. TEMPORARY SUPPORTING STRUCTURE DURING CONSTRUCTION IS NOT PROVIDED AS PART OF THESE DESIGN DOCUMENTS AND MUST BE OBTAINED PRIOR TO ERECTION.

STRUCTURAL STEEL ERECTION:

1. THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODES OF PRACTICE: "WELDING PROCESSES" (CP134), "ABRASIVE BLASTING" (CP101) AND "SPRAY PAINTING AND POWDER COATING" (CP131) STANDARD CONTROLS.

FOR CONSTRUCTION

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CBM Sustainable Design

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NORTH

NEW SHED

12 TI-TREE DRIVE ANSONS BAY TAS

P DAVIS & L KENNY

SCALE: (A3)

REV	AMENDMENT	DATE
01	APPROVAL	27/05/2025

ISSUED BY: ldavis

DRAWN BY: LD

APPROVED BY: CBM

WORKPLACE HEALTH & SAFETY

DWG: SCH03 REV: 01

PROJECT: EE642

www.cbmsustainabledesign.com.au

G:\Projects\EXCEED\642 Davis - Ti Tree Drive\WORKING FILES\20250523 BOAT SHED\12 TI-TREE DR.pln 22/08/2025

2. CONTRACTOR IS TO ENSURE THAT CRANE SIZE AND LOCATION IS ADEQUATELY ASSESSED FOR CAPACITY BEFORE THE FRAME IS ERECTED. THIS IT TO INCLUDING BUT IS NOT LIMITED TO CRANE SUPPORT BEARING, LOCATION OF UNDERGROUND SERVICES, OVERTURNING, LIFTING CAPACITY, OVERHEARD OBSTRUCTIONS AND TRAFFIC HAZARDS.

3. CHAIN AND SLING SETUP FOR FRAMING MEMBERS IS TO BE CHECKED AGAINST APPROVED LIFTING POINTS. WHERE APPROPRIATE AN APPROVED SPREADER BEAM IS TO BE USED.

4. PATHWAYS OF OVERHEAD TRAVEL OF FRAMING MEMBERS ARE TO BE CLEARLY MARKED AND ACCESS TO THESE RESTRICTED DURING LIFTING.5. TEMPORARY PROPPING WORK IS TO BE PROVIDED TO ENSURE STABILITY OF THE FRAMES DURING ERECTION. ALL STEEL FRAMES ARE TO BE TEMPORARY BRACED, UNTIL STRUCTURE IS FULLY ERECTED AND ALL CONNECTIONS BOLTED OR WELDED TOGETHER AS REQUIRED. TEMPORARY SUPPORTING STRUCTURE DURING CONSTRUCTION IS NOT PROVIDED AS PART OF THESE DESIGN DOCUMENTS AND MUST OBTAINED PRIOR TO ERECTION.

6. SITE BASED TREATMENTS OF STEEL FRAMING MEMBERS (EG. CUTTING, WELDING, GRIT BLASTING, SPRAY PAINTING, ETC.) IS TO BE MINIMISED WHEREVER POSSIBLE. IF SITE BASED TREATMENT IS UNAVOIDABLE, ADEQUATE PROTECTION, SCREENING AND VENTILATION TO MINIMISE HAZARDS TO PERSONNEL IS TO BE PROVIDED.

7. AVOID SITE BASE HOT WORKS WHERE POSSIBLE. IF UNAVOIDABLE, SITE SPECIFIC PROCEDURES FOR HOT WORKS PERMITS ETC. ARE TO BE FOLLOWED.

WORKING AT HEIGHTS:

1. THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODES OF PRACTICE: “MANAGING THE RISK OF FALLS AT WORKPLACES” (CP122), “PREVENTING FALLS IN HOUSING CONSTRUCTION” (CP127), “SCAFFOLDS AND SCAFFOLDING WORK” AND AS1657 STANDARD CONTROLS.

2. SCAFFOLDING MUST BE SECURED AND BRACED TO RESIST OVERTURNING. SINGLE PROPS MUST NOT BE USED UNLESS A DESIGN CHECK ON STABILITY IS MADE AND THEY ARE FIXED TO A STABLE BASE AT MIDPOINTS.

3. CONTRACTOR IS TO USE PASSIVE FALL PREVENTION DEVICE IF POSSIBLE (IE. FIXED PLATFORM, CHERRY PICKERS ETC.)

CONCRETE STRESSING:

1. CONTRACTOR IS TO ENSURE THAT CONCRETE STRENGTH MEETS REQUIRED CAPACITY AT TIME OF STRESSING.

2. RESTRICTED STRESSING AREAS ARE TO BE PROVIDED TO ALL AREAS WHERE STRESSING IS TAKING PLACED BOTH AT LIVE AND DEAD ENDS OF STRESSING DUCTS.

3. CONTRACTOR MUST ENSURE THAT AT ALL TIMES DURING STRESSING ONLY QUALIFIED AND APPROVED PERSONNEL HAVE ACCESS TO DESIGNATED STRESSING AREAS.

4. SLABS THAT SUPPORT CONTINUED TEMPORARY STRUCTURE MUST BE BACK PROPPED. BACK PROPPING MUST BE CHECKED AND APPROVED PRIOR TO ANY ADDITIONAL CONSTRUCTION LOADING.

CRANES AND OTHER MECHANICAL PLANT:

1. THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODES OF PRACTICE: “CRANES”, “MANAGING THE RISKS OF PLANT IN THE WORKPLACE” (CP123), "INDUSTRIAL LIFT TRUCKS” AND AS2550 STANDARD CONTROLS.

2. MECHANICAL LIFTING OF MATERIALS AND COMPONENTS DURING CONSTRUCTION, MAINTENANCE OR DEMOLITION PRESENTS A RISK OF FALLING OBJECTS. CONTRACTORS SHOULD ENSURE THAT APPROPRIATE LIFTING DEVICES ARE USED, THAT LOADS ARE PROPERLY SECURED, AND THAT ACCESS TO AREAS BELOW THE LOAD IS PREVENTED OR RESTRICTED.

3. CONTRACTOR IS TO ENSURE THAT CRANE SIZE AND LOCATION IS ADEQUATELY ASSESSED FOR CAPACITY BEFORE ANY LIFT. THIS IT TO INCLUDE BUT IS NOT LIMITED TO CRANE SUPPORT BEARING, LOCATION OF UNDERGROUND SERVICES, OVERTURNING, LIFTING CAPACITY, OVERHEARD OBSTRUCTIONS AND TRAFFIC HAZARDS.

EXISTING BUILDINGS

DEMOLITION:

1. THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODE OF PRACTICE: “DEMOLITION WORK” (CP106) STANDARD CONTROL.

2. LOCATIONS OF EXISTING EMBEDDED LIVE SERVICES ARE TO BE ACCURATELY ESTABLISHED PRIOR TO ANY PENETRATION OF EXISTING STRUCTURE.

3. DO NOT CUT OR REMOVE ANY STRUCTURAL MEMBER PRIOR TO INSPECTION BY A SUITABLY QUALIFIED STRUCTURAL ENGINEER.

4. SEEK ADVICE FROM A SUITABLY QUALIFIED STRUCTURAL ENGINEER PRIOR TO CORING, CHASING, CUTTING OR REMOVAL OF EXISTING CONCRETE AND REINFORCEMENT.

EXISTING STRUCTURAL ADEQUACY:

1. WHERE EXISTING STRUCTURAL ELEMENTS ARE DAMAGED OR EXHIBIT SIGNIFICANT SECTION LOSS, A SUITABLY QUALIFIED STRUCTURAL ENGINEER SHALL BE ENGAGED TO DESIGN A SYSTEM FOR STABILISING / SUPPORTING THE EXISTING STRUCTURE, SUCH THAT ALL WORK AREAS WILL BE ADEQUATELY SAFE FOR BUILDING WORKS TO COMMENCE. ANY SIGNIFICANT SECTION LOSS OR CORROSION OF EXISTING STRUCTURAL ELEMENTS SHALL BE REPORTED TO THE ENGINEER PRIOR TO PROCEEDING WITH WORKS.

2. ANY EXISTING RETAINING STRUCTURES PRESENT ON THE SITE SHALL BE INSPECTED BY A SUITABLY QUALIFIED STRUCTURAL ENGINEER TO ASCERTAIN THE EXTENT OF ANY EXCLUSION ZONES REQUIRED, ESPECIALLY WITH REGARD TO ANY EXCAVATION, THE OPERATION OF HEAVY SURFACE PLANT AND EQUIPMENT, OR STOCKPILING MATERIAL ADJACENT TO EXISTING RETAINING STRUCTURES.

3. NO EXCAVATION SHALL BE PERFORMED ADJACENT TO ANY EXISTING STRUCTURE, ESPECIALLY BELOW THE 45° LINE FROM THE UNDERSIDE OF AN EXISTING FOOTING WITHOUT THE EXPRESS PERMISSION OF THE STRUCTURAL ENGINEER.

ASBESTOS:

1. THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODES OF PRACTICE: “HOW TO MANAGE AND CONTROL ASBESTOS IN THE WORKPLACE" (CP111) AND “HOW TO SAFELY REMOVE ASBESTOS” (CP115) STANDARD CONTROLS.

2. FOR ALTERATIONS TO OR DEMOLITION OF A BUILDING CONSTRUCTED PRIOR TO 1990, IF THE BUILDING WAS CONSTRUCTED PRIOR TO:
   - 1990 - IT MAY CONTAIN ASBESTOS;
   - 1986 - IT IS LIKELY TO CONTAIN ASBESTOS;
   EITHER IN CLADDING MATERIAL OR IN FIRE-RETARDANT INSULATION MATERIAL. IN EITHER CASE, THE BUILDER SHOULD INSPECT AND, IF NECESSARY, HAVE ANY ASBESTOS REMOVED BY A SUITABLE QUALIFIED PERSON BEFORE DEMOLISHING, CUTTING, SANDING, DRILLING OR OTHERWISE DISTURBING THE EXISTING STRUCTURE.

EXISTING COATINGS:

PRIOR TO ANY WORKS COMMENCING AN APPROPRIATE METHOD OF PAINT REMOVAL AND DISPOSAL IS TO BE DETERMINED, PARTICULARLY ON HISTORIC STRUCTURES. COATINGS CONTAINING COAL TAR EPOXIES, BITUMEN AND ASPHALTS, ZINC CHROMATE AND LEAD AMONG OTHERS PRESENT A HEALTH RISK. ADEQUATE SCREENING IS TO BE PROVIDED TO THE PUBLIC AND THE SURROUNDING ENVIRONMENT DURING PAINT REMOVAL AND CLEANING OPERATIONS. ENVIRONMENTALLY APPROPRIATE METHODS ARE TO BE EMPLOYED DURING MAINTENANCE AND REPAIR WORK.

HAZARDOUS SUBSTANCES

THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODE OF PRACTICE: “MANAGING RISKS OF HAZARDOUS CHEMICALS IN THE WORKPLACE” (CP120) STANDARD CONTROL.

POWDERED MATERIALS:

MANY MATERIALS USED IN CONSTRUCTION CAN CAUSE HARM IF INHALED IN POWDERED FORM. PERSONS WORKING ON OR IN THE BUILDING DURING CONSTRUCTION, OPERATIONAL MAINTENANCE OR DEMOLITION SHOULD ENSURE GOOD VENTILATION AND WEAR PERSONAL PROTECTIVE EQUIPMENT, INCLUDING PROTECTION AGAINST INHALATION WHILE USING POWDERED MATERIAL OR WHEN SANDING, DRILLING, CUTTING OR OTHERWISE DISTURBING OR CREATING POWDERED MATERIAL.

TREATED TIMBER:

THE DESIGN OF THE BUILDING MAY INCLUDE PROVISION FOR INCLUSION OF TREATED TIMBER WITHIN THE STRUCTURE. DUST OR FUMES FROM THIS MATERIAL CAN BE HARMFUL. PERSONS WORKING ON OR IN THE BUILDING DURING CONSTRUCTION, OPERATIONAL MAINTENANCE OR DEMOLITION SHOULD ENSURE GOOD VENTILATION AND WEAR PERSONAL PROTECTIVE EQUIPMENT INCLUDING PROTECTION AGAINST INHALATION OF HARMFUL MATERIAL WHEN SANDING, DRILLING, CUTTING OR USING TREATED TIMBER IN ANY WAY THAT MAY CAUSE HARMFUL MATERIAL TO BE RELEASED. DO NOT BURN TREATED TIMBER.

VOLATILE ORGANIC COMPOUNDS:

MANY TYPES OF GLUES, SOLVENTS, SPRAY PACKS, PAINTS, VARNISHES AND SOME CLEANING MATERIALS AND DISINFECTANTS HAVE DANGEROUS EMISSIONS. AREAS WHERE THESE ARE USED SHOULD BE KEPT WELL VENTILATED WHILE THE MATERIAL IS BEING USED AND FOR A PERIOD AFTER INSTALLATION. PERSONAL PROTECTIVE EQUIPMENT MAY ALSO BE REQUIRED. THE MANUFACTURERS' RECOMMENDATIONS FOR USE MUST BE CAREFULLY FOLLOWED AT ALL TIMES.

SYNTHETIC MINERAL FIBRE:

GLASS FIBRE, ROCK WOOL, CERAMIC AND OTHER MATERIAL USED FOR THERMAL OR ACOUSTIC INSULATION MAY CONTAIN SYNTHETIC MINERAL FIBRE WHICH MAY BE HARMFUL IF INHALED, OR IF IT COMES INTO CONTACT WITH THE SKIN, EYES OR OTHER SENSITIVE PARTS OF THE BODY. PERSONAL PROTECTIVE EQUIPMENT, INCLUDING PROTECTION AGAINST INHALATION OF HARMFUL MATERIAL, SHOULD BE USED WHEN INSTALLING, REMOVING OR WORKING NEAR BULK INSULATION MATERIAL.

HAZARDOUS MANUAL TASKS

1. THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODE OF PRACTICE: “HAZARDOUS MANUAL TASKS” (CP110) STANDARD CONTROL.

2. COMPONENTS WITHIN THIS DESIGN WITH A MASS IN EXCESS OF 25 KG SHOULD BE LIFTED BY TWO OR MORE WORKERS OR BY A MECHANICAL LIFTING DEVICE. ALL MATERIAL PACKAGING, BUILDING AND MAINTENANCE COMPONENTS SHOULD CLEARLY SHOW THE TOTAL MASS OF PACKAGES AND WHERE PRACTICAL ALL ITEMS SHOULD BE STORED ON SITE IN A WAY THAT MINIMISES BENDING BEFORE LIFTING. ADVICE SHOULD BE PROVIDED ON SAFE LIFTING METHODS IN ALL AREAS WHERE LIFTING MAY OCCUR.

CONFINED SPACES

1. THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODE OF PRACTICE: “CONFINED SPACES” (CP103) AND AS 2865 STANDARD CONTROLS.

2. ENCLOSED SPACES WITHIN THE BUILDING MAY PRESENT A RISK TO PERSONS ENTERING FOR CONSTRUCTION, MAINTENANCE OR ANY OTHER PURPOSE. WHERE WORKERS ARE REQUIRED TO ENTER ENCLOSED SPACES, AIR TESTING EQUIPMENT AND PERSONAL PROTECTIVE EQUIPMENT SHALL BE PROVIDED. ONLY TRAINED PERSONNEL ARE TO ENTER A CONFINED SPACE AND THE CONTRACTOR IS TO PREPARE A WORK METHOD STATEMENT ADDRESSING MITIGATION OF RISKS FOR ANY SUCH WORKS. ADEQUATE SIGNAGE IS TO BE PROVIDED TO ALL TEMPORARY AND PERMANENT CONFINED SPACES IN ACCORDANCE WITH AS 2865.

NOISE

THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODE OF PRACTICE: “MANAGING NOISE AND PREVENTING HEARING LOSS AT WORK” (CP118) STANDARD CONTROL.

OPERATIONAL USE OF BUILDING

THE BUILDING HAS BEEN DESIGNED FOR THE SPECIFIC USE AS IDENTIFIED ON THE DRAWINGS. WHERE A CHANGE OF USE OCCURS AT A LATER DATE, A FURTHER ASSESSMENT OF THE WORKPLACE HEALTH AND SAFETY ISSUES SHOULD BE UNDERTAKEN.

FOR CONSTRUCTION

TASMANIA REGISTERED ARCHITECT NO. 1135

CBM Sustainable Design

51 York Street, PO Box 1971, Launceston TAS 7250

P: +613 6332 6988 E: info@cbmgroup.com.au A: CC1113Z

NORTH

NEW SHED

12 TI-TREE DRIVE ANSONS BAY TAS

P DAVIS & L KENNY

SCALE: (A3)

REV	AMENDMENT	DATE
01	APPROVAL	27/05/2025

ISSUED BY: ldavis

DRAWN BY: LD

APPROVED BY: CBM

WORKPLACE HEALTH & SAFETY

DWG: SCH04 REV: 01

PROJECT: EE642

www.cbmsustainabledesign.com.au

NEW SHED

12 TI-TREE DRIVE ANSONS BAY TAS

P DAVIS & L KENNY

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PROJECT: **EE642**

TRANSMITTAL

22/08/2025

FOR CONSTRUCTION

DWG NO.	DRAWING	REV	ISSUED
	TYPICAL ROOF DETAILS		☐
	LIGHTING CALCULATIONS		☐
	GROUND FLOOR FRAMING PLAN		☐
	ROOF FRAMING PLAN		☐
A000	COVER PAGE	03	☒
A101	LOCATION PLAN	02	☐
A102	PROPOSED SITE PLAN	03	☐
A103	SITE PLAN SHED	01	☒
A104	BUSHFIRE MANAGEMENT PLAN		☐
A201	GROUND FLOOR PLAN	02	☐
A202	GROUND FLOOR RCP	01	☐
A203	ROOF PLAN	02	☐
A204	PLAN / ROOF PLAN / ELEVATIONS	01	☒
A301	ELEVATIONS	02	☐
A302	SECTION	01	☐
A401	INTERIOR PLANS AND ELEVATIONS		☐
A402	INTERIOR PLANS AND ELEVATIONS		☐
A501	TYPICAL WALL DETAILS	01	☐
A502	TYPICAL ROOF DETAILS	01	☐
A503	SHOWER WATERPROOFING	01	☐
A601	DOOR / WINDOW SCHEDULE	01	☐
A602	GLAZING / LIGHTING CALCULATIONS	01	☐
A603	ENERGY EFFICIENCY NOTES	01	☐
A604	SUPPLEMENTARY NOTES	01	☐
A605	BUSHFIRE CONSTRUCTION NOTES	01	☐
A606	BUSHFIRE CONSTRUCTION NOTES	01	☐
A607	DOOR / WINDOW SCHEDULE	01	☒
A701	PERSPECTIVE VIEWS		☐
A801	GROUND FLOOR PLUMBING PLAN	01	☐
A802	PROPERTY SERVICE CONNECTION NOTES		☐
A803	GROUND FLOOR ELECTRICAL PLAN		☐
S100	COVER PAGE	01	☐
S101	SLAB & FOOTING PLAN / ROOF FRAMING PLAN	01	☐
S102	GROUND FLOOR WALL BRACING	01	☐
S103	TIE-DOWNS & WALL BRACING	01	☐
S104	STRUCTURAL DETAILS	01	☐
S105	STRUCTURAL DETAILS	01	☐
S106	STANDARD STRUCTURAL DETAILS	01	☐
S107	STRUCTURAL NOTES	01	☐
S108	STRUCTURAL NOTES	01 - WIP	☐
SCH01	WORKPLACE HEALTH & SAFETY	02	☐
SCH02	WORKPLACE HEALTH & SAFETY	02	☐
SCH03	WORKPLACE HEALTH & SAFETY	01	☒
SCH04	WORKPLACE HEALTH & SAFETY	01	☒
SCH05	MATERIALS & FINISHES SCHEDULE		☐
SCH06	MATERIALS & FINISHES SCHEDULE		☐
SCH07	MATERIALS & FINISHES SCHEDULE		☐
SCH08	MATERIALS & FINISHES SCHEDULE		☐
SCH09	MATERIALS & FINISHES SCHEDULE		☐
SCH10	MATERIALS & FINISHES SCHEDULE		☐
SCH11	#### RDS		☐
SCH12	#### RDS		☐
SCH13	#### RDS		☐

RECIPIENT	DATE / ISSUE FORMAT			
	27/04/2023	16/06/2023	27/05/2025	22/08/2025
CLIENT:	E	E	E	E
P DAVIS & L KENNY				
BUILDING CONTRACTOR:	-	-	-	-
-				
PRIVATE BUILDING CERTIFIER:	-	-	-	-
-				
STATUTORY AUTHORITY:	E	E	E	E
-				
WATER AUTHORITY:	-	-	-	-
-				
ACOUSTIC:	-	-	-	-
-				
CIVIL:	-	-	-	-
-				
ELECTRICAL:	-	-	-	-
-				
ENVIRONMENTAL:	-	-	-	-
-				
FIRE:	-	-	-	-
-				
GEOTECHNICAL:	-	-	-	-
-				
HERITAGE:	-	-	-	-
-				
HYDRAULIC:	-	-	-	-
-				
LAND SURVEYING:	-	-	-	-
-				
LANDSCAPING:	-	-	-	-
-				
MECHANICAL:	-	-	-	-
-				
QUANTITY SURVEYING:	-	-	-	-
-				
STRUCTURAL:	-	-	-	-
-				
-	-	-	-	-
-				
-	-	-	-	-
-				

FORMATS: **D** BIMX / DWG / DXF **E** ELECTRONIC (PDF) **H** PAPER HARDCOPY

ADDITIONAL ASSOCIATED DOCUMENTS	MARK	ISSUED
CERTIFICATE OF TITLE	-	-
SOIL TEST / SITE ASSESSMENT	-	-
ON-SITE WASTEWATER DESIGN	-	-
FORM 35 (BUILDING & PLUMBING DESIGN) CERTIFICATION	-	-
FORM 35 (STRUCTURAL DESIGN) CERTIFICATION	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

22082025

Break O'Day Council
admin@bodc.tas.gov.au

RE: DA 2025/00097 REQUEST FOR INFORMATION

1.

A2	**P2**
Dwellings, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally from the building, must have a setback from side and rear boundaries of not less than 5m.	The siting of a dwelling must not cause an unreasonable loss of amenity to adjoining properties, having regard to: (a) the topography of the site; (b) the size, shape and orientation of the site; (c) the setbacks of surrounding buildings; (d) the height, bulk and form of existing and proposed buildings; (e) the existing buildings and private open space areas on the site; (f) sunlight to private open space and windows of habitable rooms on adjoining properties; and (g) the character of development existing on established properties in the area.

Response P2

The proposed shed is set back 1m from the rear and side boundaries.
9 Boobyalla Drive adjoining property to the eastern side boundary has an existing shed set back approximately 4.5m.


9 Boobyalla Drive adjoining shed

10 Ti-Tree Drive adjoining property has multiple shrubs to adjoining boundary and has multiple buildings to the north and west see site plan.
The shed has a minimal impact on private open space of adjacent properties. The proposed shed is consistent with the residential house / shack character of area.

2.

C2.6.1 Construction of parking areas

Objective:	That parking areas are constructed to an appropriate standard.
Acceptable Solutions	**Performance Criteria**
A1 All parking, access ways, manoeuvring and circulation spaces must: (a) be constructed with a durable all weather pavement; (b) be drained to the public stormwater system, or contain stormwater on the site; and (c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete,	**P1** All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to: (a) the nature of the use; (b) the topography of the land; (c) the drainage system available;

pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.	(d) the likelihood of transporting sediment or debris from the site onto a road or public place; (e) the likelihood of generating dust; and (f) the nature of the proposed surfacing.

Response

The new driveway noted on the site plan is to provide access to store a motorboat used on an occasional basis. It is intended for the access to be consistent with the area and to be a natural free draining surface. It is not intended to be a sealed driveway with use as per a city residence. The site plan has been amended to note access (and not driveway).

See photos below of typical access ways (driveway) to sheds and dwellings.

Access to 11 Ti-Tree Drive

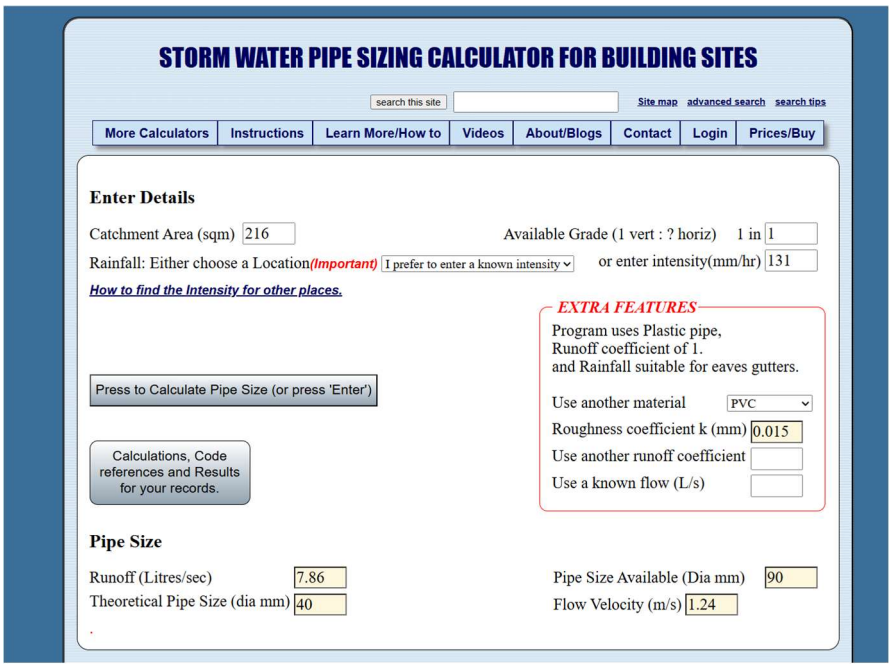
Access to 9 Boobyalla Drive

3.

Currently there is no stormwater management system for Ansons Bay, roof water is collected in a rainwater storage tank and the overflow is directed to the open culvert in the street. The existing rainwater storage tank has a 90mm overflow, the belowground SW line is 100mm to a pit, and has a drainage point for charged water from the house.

It is intended for the shed stormwater to be dealt with in the same manner. The existing water harvesting tank is 2400mm litres.

View of existing rainwater storage tank and boat to be stored in shed



SW Pipe minimum is 40mm as per above calculations.

Is it necessary for the owners to pay a hydraulics engineers to do calculations?

Kind Regards,

Lisa Davis

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