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 / 00171
Applicant	D McGuire
Proposal	Residential – Construction of a Shed including an Attached Awning to the Existing Dwelling
Location	74 Canhams Road, St Helens

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 31st January 2026 **until 5pm Friday 13th February 2026.**

John Brown
GENERAL MANAGER

PROPOSED DETACHED STEEL FRAMED STEEL CLAD PRE-FABRICATED SHED & STEEL CLAD PRE-FABRICATED AWNING AT 74 CANHAMS ROAD ST. HELENS FOR *P.R. LOWRY.*

NOVEMBER 2025

PROJECT No. 10525

KNOWN SITE HAZARDS REFER TO SAFETY SITE PLAN	UNDERGROUND SERVICES	WORKING AT HEIGHTS	BUSHFIRE ATTACK LEVEL B.A.L. - REFER TO REPORT (CLASS 10A)

DISTRIBUTION	DRAFT	PLANNING APPROVAL	BUILDING APPROVAL	BUILDING SURVEYOR	TITLE HOLDER	BUILDER

TITLE REFERENCE	DESIGN WIND SPEED 'N2'	SOIL CLASS. 'M'	BUILDING CLASS.	CLIMATE ZONE	ALPINE AREA	KNOWN SITE HAZARDS
Volume 165214 Folio 1			10(a)	SEVEN	NO	REFER TO SAFETY NOTES

AREAS	AREA OF SHED	150.00 m2	AREA OF AWNING	60.15 m2
	AREA OF OPEN STORE	60.00 m2	TOTAL NEW	270.15 m2
	TOTAL SHED	210.00 m2	LOT AREA	72.33 ha.

PROPERTY IDENTIFICATION NUMBER 371854
CERTIFICATE OF TITLE NUMBER 165214 FOLIO 1

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Email: admin@weedadrafting.com.au
WORKPLACE STANDARDS TASMANIA BUILDING PRACITITIONER AC NUMBERS, ADAM; CC 5317 P Cat B.D.

PROPOSED DETACHED STEEL FRAMED, STEEL CLAD PRE-FABRICATED SHED & STEEL CLAD PRE-FABRICATED AWNING AT 74 CANHAMS ROAD ST. HELENS FOR P.R. LOWRY.

DATE:	SCALE:	CHECKED BY	DRAWN BY	DWG No.
04/11/2025	1:100	J WEEDA	A WEEDA	10525 - 1 OF 16

GUTTER & DOWNPIPE NOTES & CALCULATIONS:
THE FOLLOWING IS TAKEN FROM PART THREE PLUMBING & DRAINAGE AUSTRALIAN STANDARDS AS/NZS 3500.3.2003
CALCULATIONS TAKEN FROM ZONE 4 TASMANIAN A.R.I. CHART IN AN OCCURRENCE >/20 YEARS. FIGURE E8 5 MIN A.R.I. = 130 mm. PITCH SLOPE AS INDICATED ON THE ROOF PLAN. GRADIENT FOR THE EAVES GUTTERS SHALL BE 1:500 OR STEEPER. THEREFORE Ae IS 6400 m2 90 mmØ ROUND DOWNPIPE OR 100 X 50 mm SQUARE DOWNPIPE OR 6700 mm 100 mmØ ROUND DOWNPIPE OR 75 X 70 mm SQUARE DOWNPIPE. FROM FIGURE H2 MAXIMUM AREA PER 90 mmØ IS 52 m2 & 100 mmØ IS 57 mmØ.

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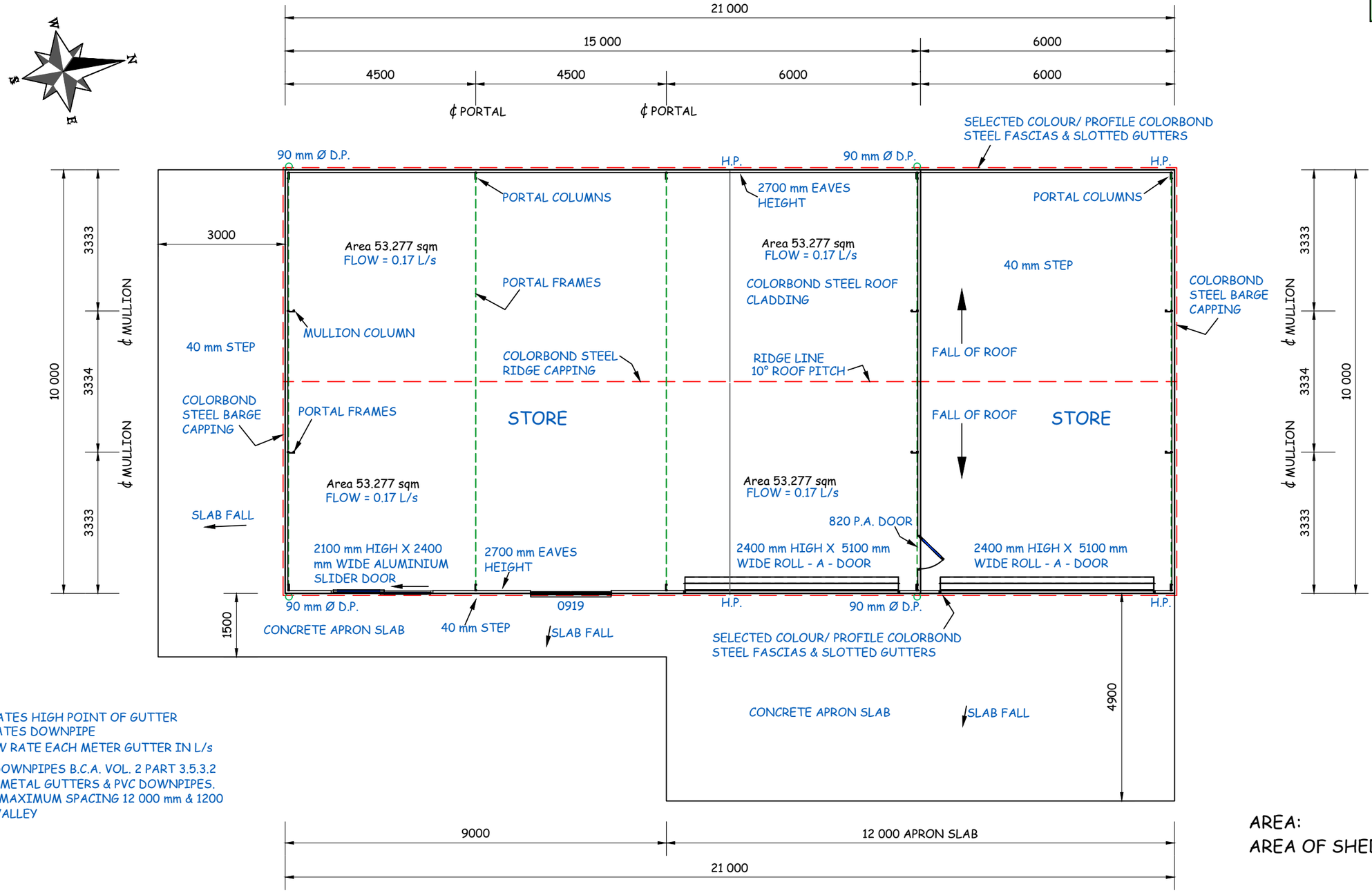
PRE-FABRICATED SHED



H.P. = INDICATES HIGH POINT OF GUTTER
D.P. = INDICATES DOWNPIPE
FLOW = FLOW RATE EACH METER GUTTER IN L/s

GUTTERS & DOWNPIPES B.C.A. VOL. 2 PART 3.5.3.2
COLORBOND METAL GUTTERS & PVC DOWNPIPES.
DOWNPIPES MAXIMUM SPACING 12 000 mm & 1200 mm FROM A VALLEY

AREA:
AREA OF SHED 210.00 m2

PRE-FABRICATED SHED
FLOOR & ROOF PLAN 1:100

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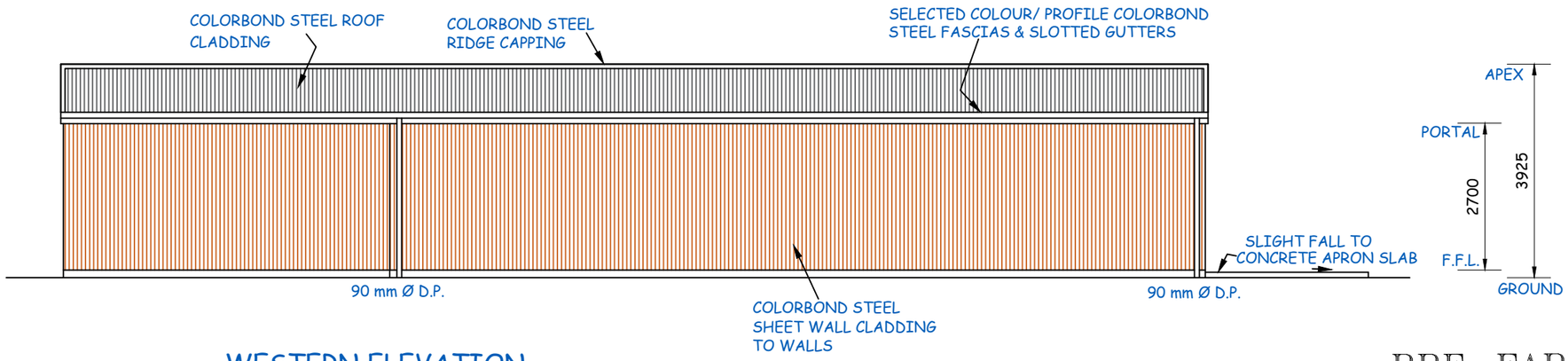
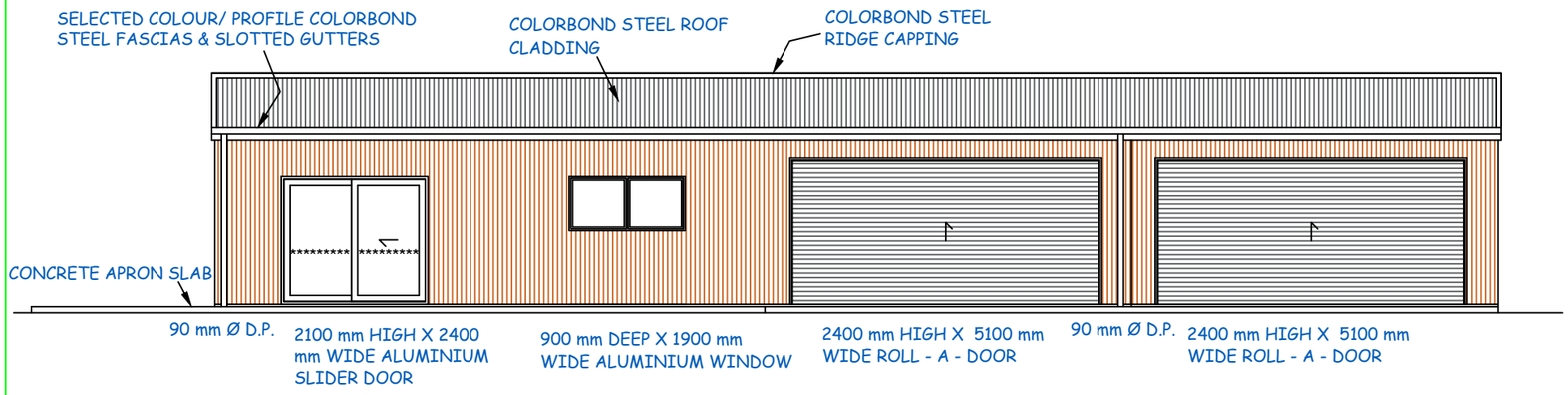


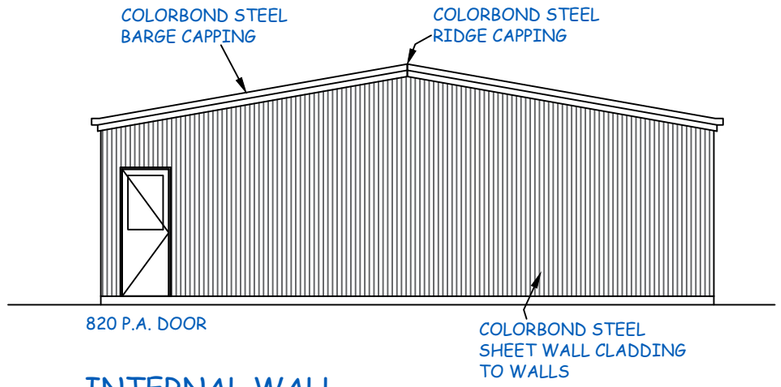
WESTERN ELEVATION

PRE-FABRICATED SHED

NOTE:
SITE GRADED TO A LEVEL BASE

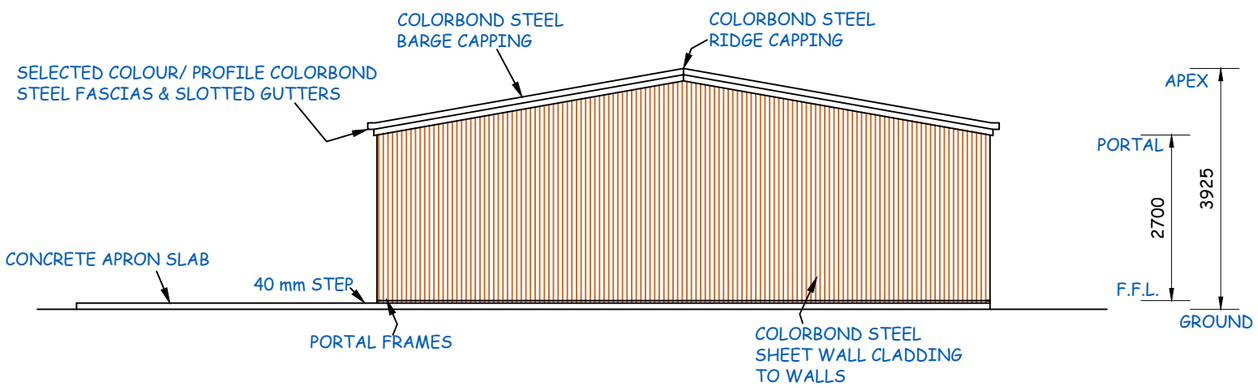


EASTERN ELEVATION

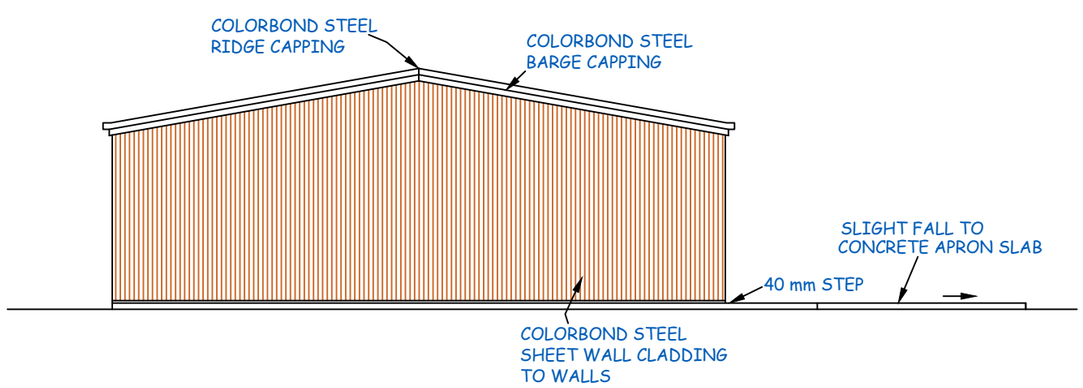


INTERNAL WALL NORTHERN ELEVATION

NOTE:
SITE GRADED TO A LEVEL BASE



NORTHERN ELEVATION



SOUTHERN ELEVATION

PROPOSED DETACHED STEEL FRAMED, STEEL CLAD PRE-FABRICATED SHED & STEEL CLAD PRE-FABRICATED AWNING AT 74 CANHAMS ROAD ST. HELENS FOR P.R. LOWRY.

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PRE-FABRICATED SHED

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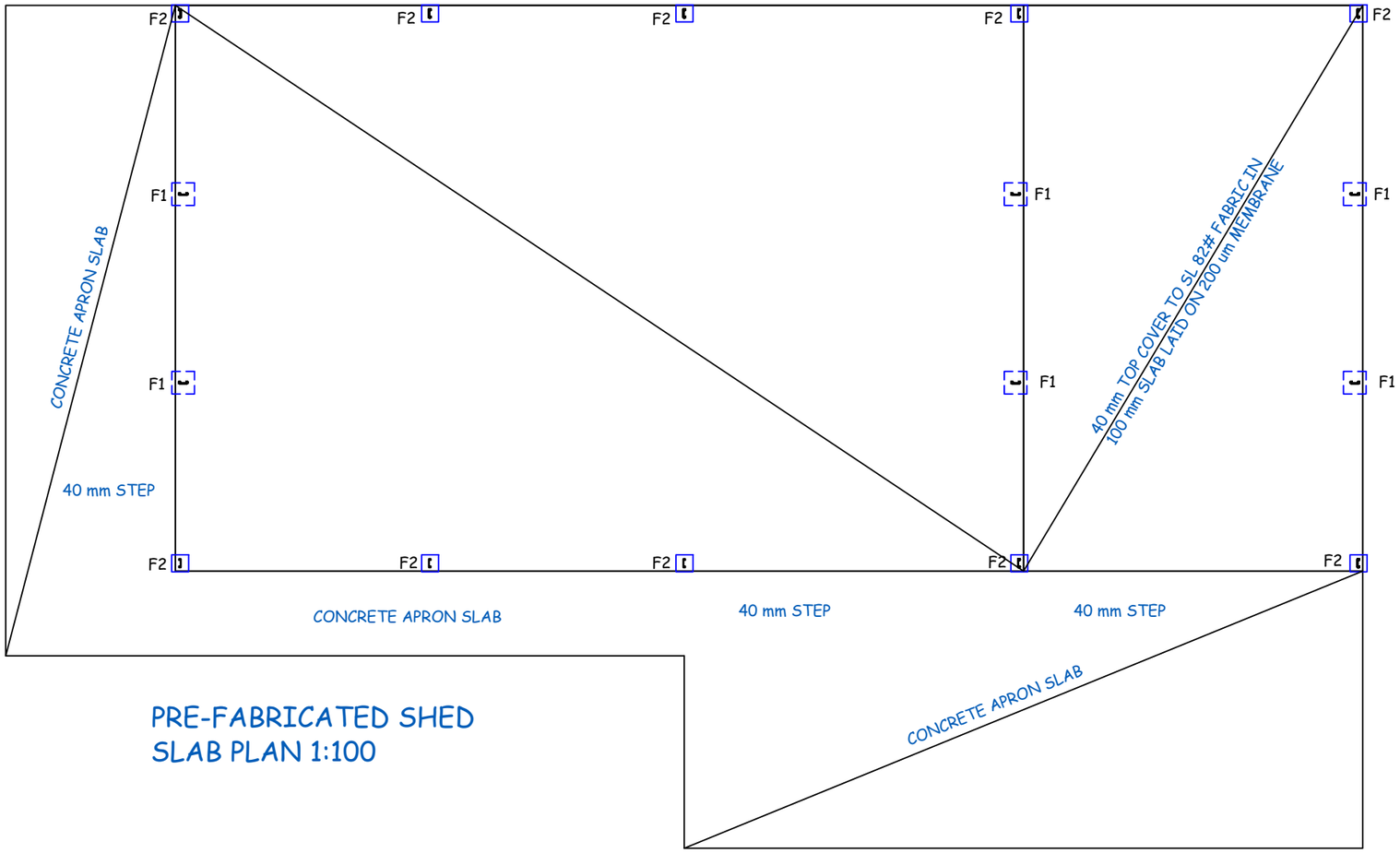
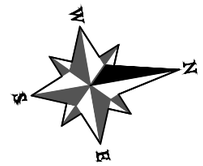


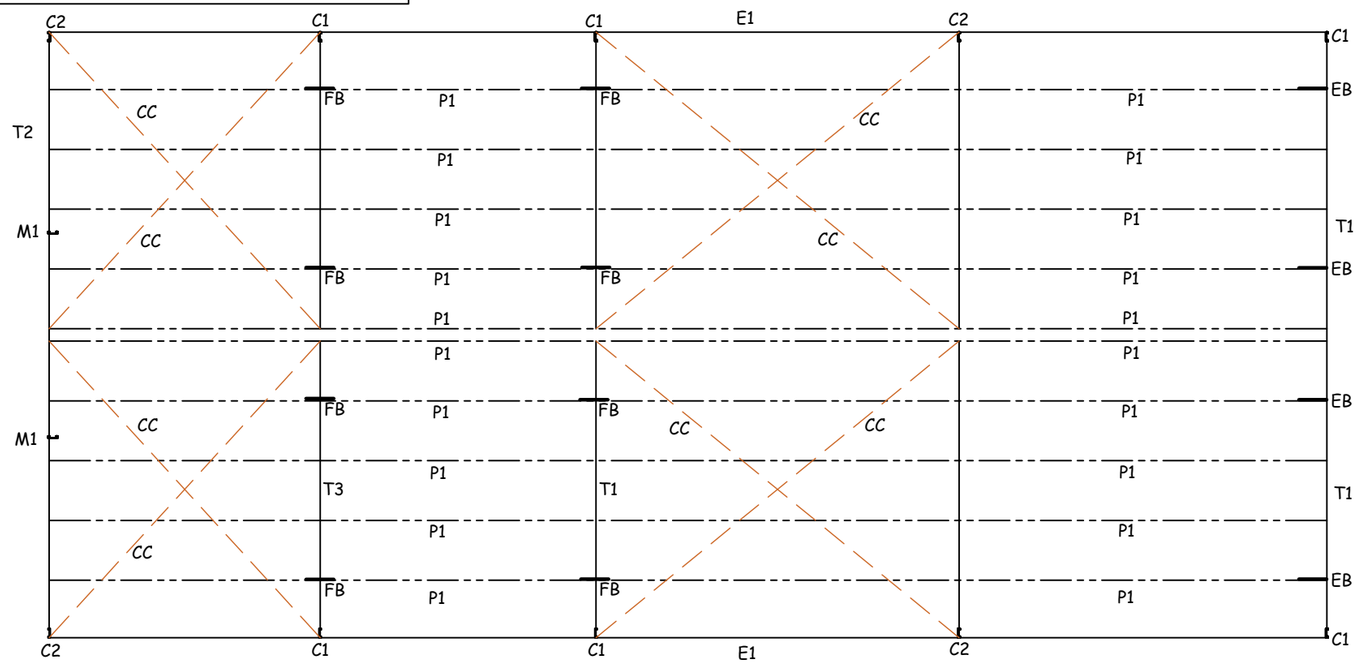
PRE-FABRICATED SHED
SLAB PLAN 1:100

F1 = 300 X 300 X 400 mm DEEP CONCRETE PAD FOOTING
F2 = 400 X 400 X 500 mm DEEP CONCRETE PAD FOOTING



STEEL SCHEDULE

C1	C25019
C2	C20015
D1	C20015
E1	C15015
H1	C15015
M1	C15015
M2	C20019
T1	C25024
T2	C20015
T3	C25019
G1	61 X 1.0 mm TOP HAT
G2	96 X 1.0 mm TOP HAT
G4	96 X 1.2 mm TOP HAT
P1	120 X 1.0 mm TOP HAT
EB	50 X 50 X 2 mm GAL LINTEL
FB	BUILDERS STRAPPING 30 X 1.2MM
CC	BUILDERS STRAPPING 30 X 1.2MM
M3	96 CHANNEL



PRE-FABRICATED SHED
ROOF FRAMING PLAN 1:100

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PRE-FABRICATED SHED

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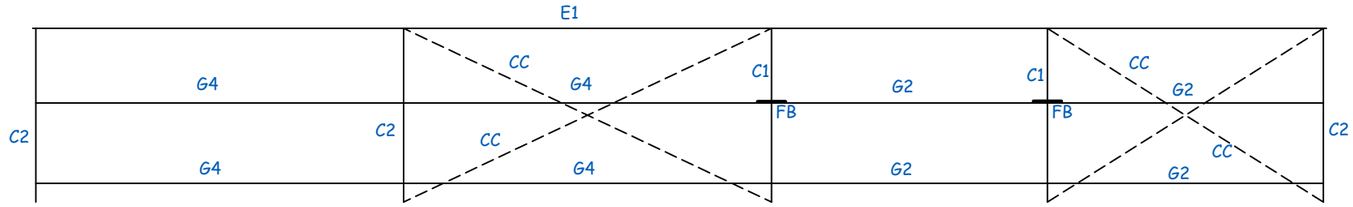
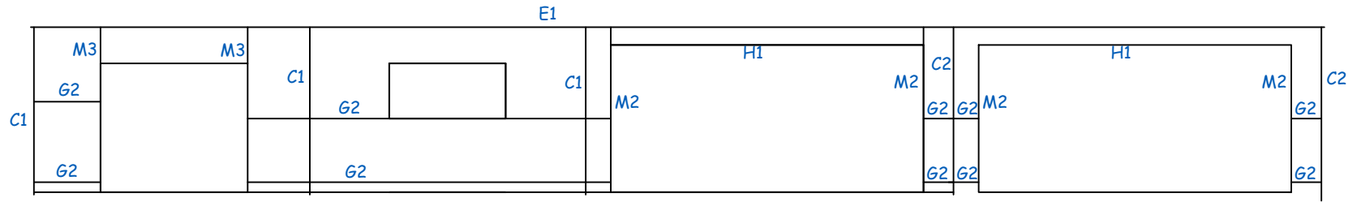


WESTERN ELEVATION

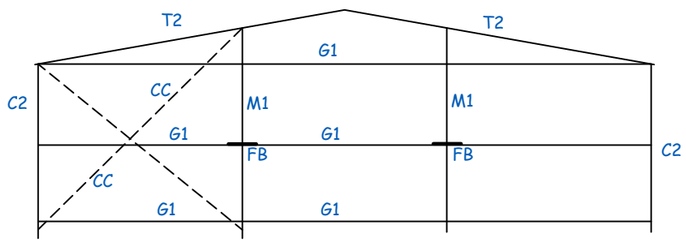


EASTERN ELEVATION

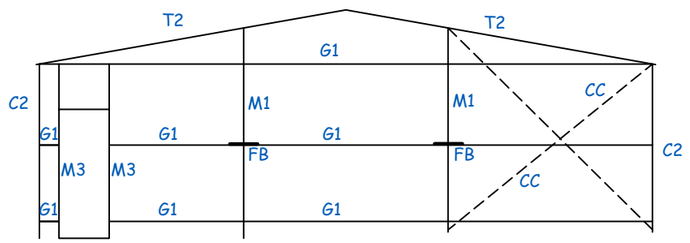
NOTE: THE BUILDING CONTRACTOR SHALL ENSURE THAT THE WHOLE SET OF DRAWINGS AND SUPPORTING DOCUMENTATION IS PASSED ONTO ALL SUB CONTRACTORS & SUPPLIERS PRIOR TO THOSE ENTITIES COMMENCING MANUFACTURING OR SUPPLYING MATERIALS FOR THE PROJECT. WEEDA DRAFTING & BUILDING CONSULTANTS Pty. Ltd. WILL NOT BE LIABLE FOR ANY ACTION IF THESE CONDITIONS ARE NOT FOLLOWED. IF THERE ARE ANY DISCREPANCIES IN THE DRAWINGS OR SUPPORTING DOCUMENTS, THEY MUST BE REFERRED TO THE DESIGNER/DRAFTSMAN FOR RESOLUTION. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT AND SHALL NOT BE REPRODUCED OR ALTERED IN ANY WAY WITHOUT THE WRITTEN APPROVAL OF BOTH THE OWNERS AND WEEDA DRAFTING & BUILDING CONSULTANTS Pty. Ltd. PRIOR TO WORK COMMENCING ON SITE THE OWNER & BUILDER SHALL CHECK THAT THE APPROVED SET OF DRAWINGS ARE CORRECT & ARE THE SET OF DRAWINGS STATED IN THE BUILDING CONTRACT.

STEEL SCHEDULE

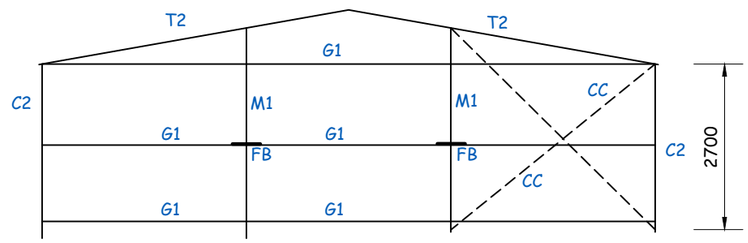
C1	C25019
C2	C20015
D1	C20015
E1	C15015
H1	C15015
M1	C15015
M2	C20019
T1	C25024
T2	C20015
T3	C25019
G1	61 X 1.0 mm TOP HAT
G2	96 X 1.0 mm TOP HAT
G4	96 X 1.2 mm TOP HAT
P1	120 X 1.0 mm TOP HAT
EB	50 X 50 X 2 mm GAL LINTEL
FB	BUILDERS STRAPPING 30 X 1.2MM
CC	BUILDERS STRAPPING 30 X 1.2MM
M3	96 CHANNEL



NORTHERN ELEVATION



INTERNAL WALL



SOUTHERN ELEVATION

PROPOSED DETACHED STEEL FRAMED, STEEL CLAD PRE-FABRICATED SHED & STEEL CLAD PRE-FABRICATED AWNING AT 74 CANHAMS ROAD ST. HELENS FOR P.R. LOWRY.

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RAFTER COLUMN	PLATE SIZE (mm) x1	y	x2
C100	500	420	150
C150	550	470	225
C200	600	520	300
C250	650	570	300

THICKEST COLUMN OR RAFTER MEMBER	PLATE THICKNESS KNEE	RIDGE	PURLIN BOLTS
1.5 (mm typ.)	1.6	1.5	12x30
1.9 (mm typ.)	2.0	1.8	12x30
2.4 (mm typ.)	2.5	2.0	12x30

NOTE: C100 EAVES PURLIN TO BE USED WITH BOTH C-SECTION AND LYSAGHT GARAGE BATTEN PURLINS & GIRTS.

NOTE: ALL STIFFENERS 40mm MINIMUM. COLUMN AND RAFTER LENGTHS AS PER ENGINEERING SPEC'S.

PRE-FABRICATED SHED

SHED STEEL SCHEDULE

C1	C25019
C2	C20015
D1	C20015
E1	C15015
H1	C15015
M1	C15015
M2	C20019
T1	C25024
T2	C20015
T3	C25019
G1	61 X 1.0 mm TOP HAT
G2	96 X 1.0 mm TOP HAT
G4	96 X 1.2 mm TOP HAT
P1	120 X 1.0 mm TOP HAT
EB	50 X 50 X 2 mm GAL LINTEL
FB	BUILDERS STRAPPING 30 X 1.2MM
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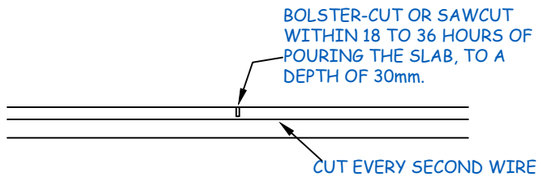
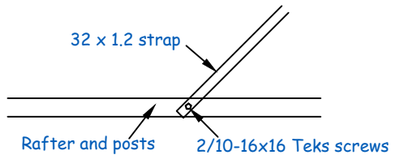
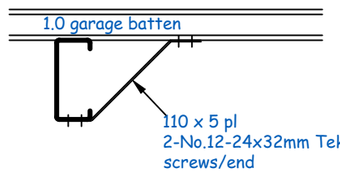


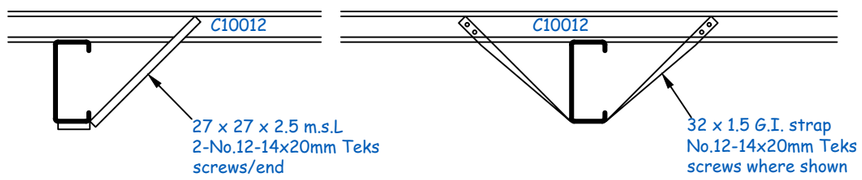
CONTROL JOINT DETAIL 1:20



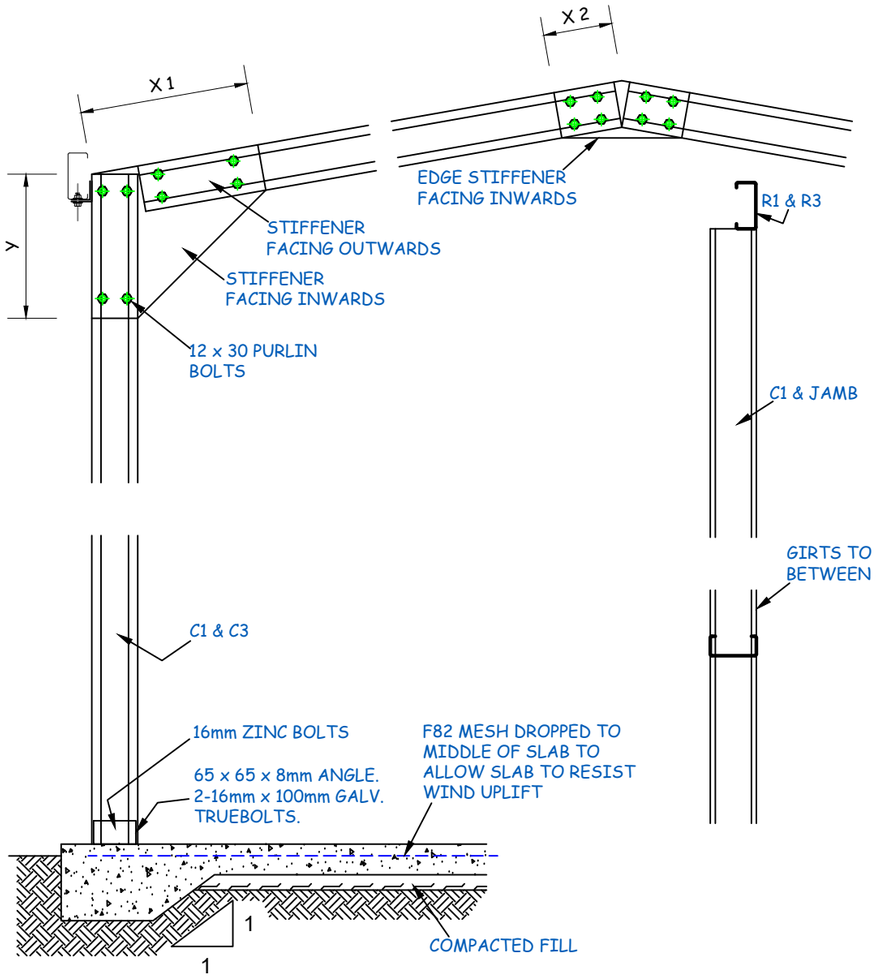
WIND BRACE DETAIL 1:20



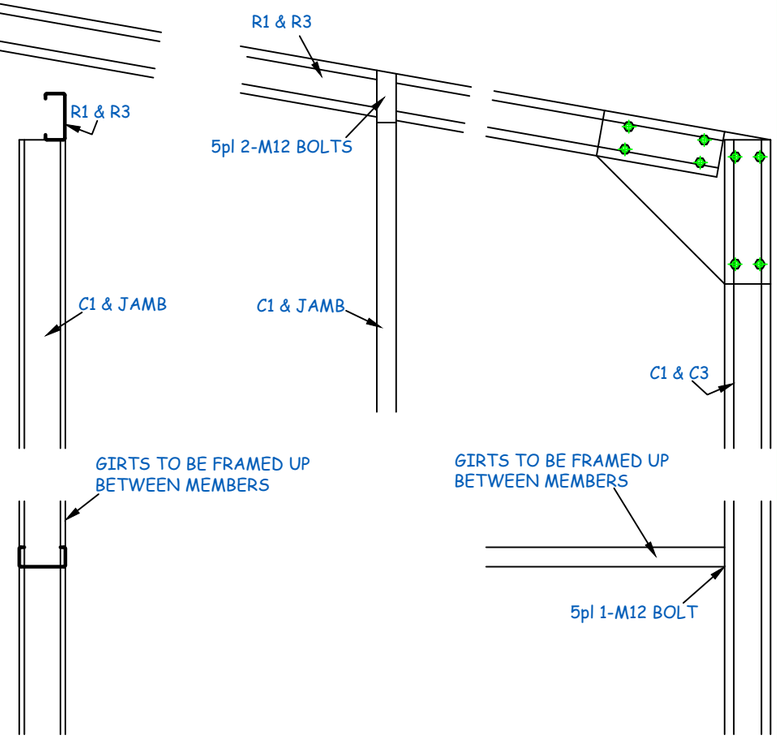
ALTERNATIVE FOR GARAGE BATTENS



FLY-BRACE DETAILS



TYPICAL STRUCTURAL CROSS SECTION 1:20



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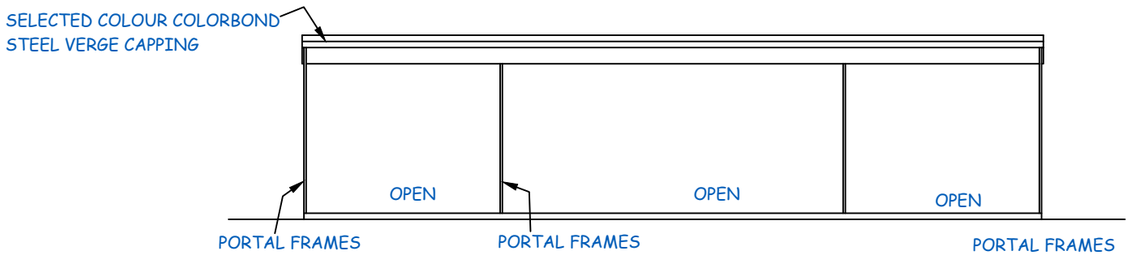
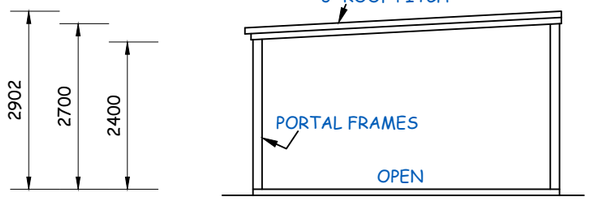


EASTERN ELEVATION (AGAINST HOUSE)



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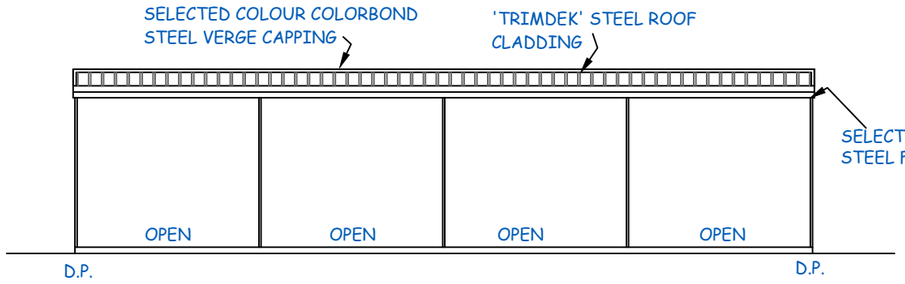
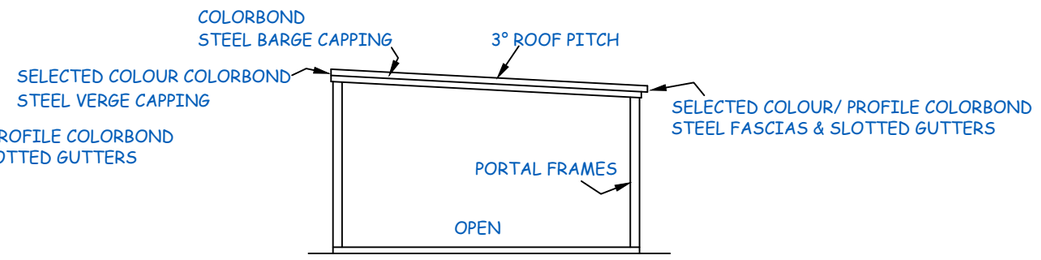
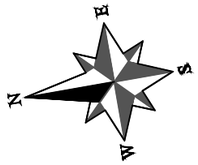


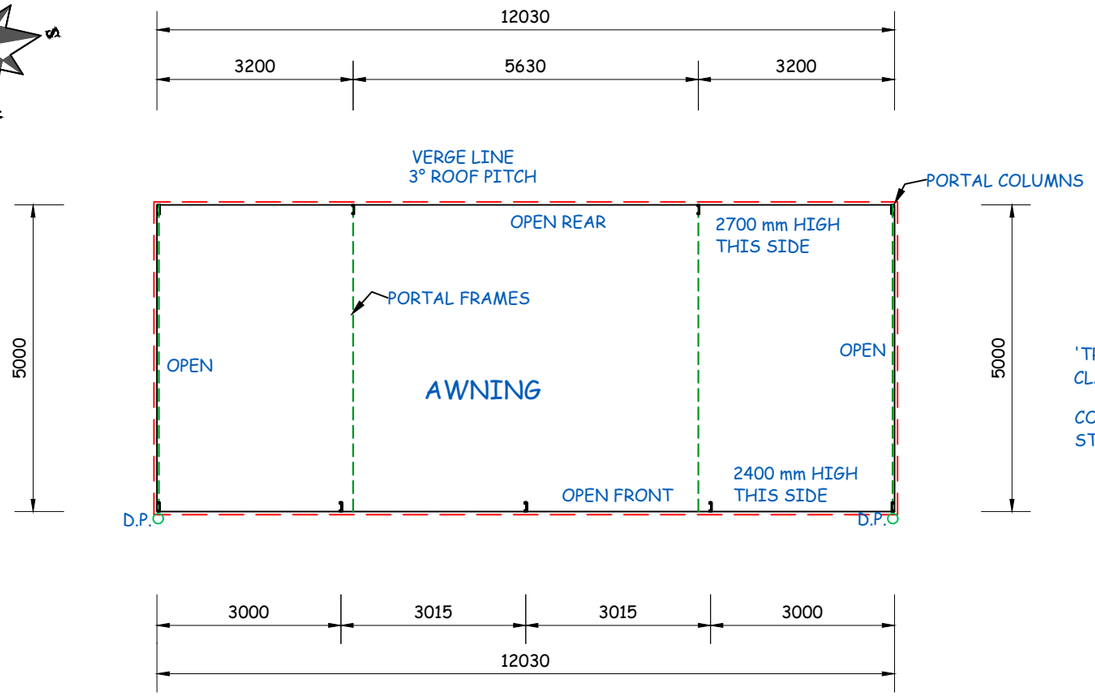
WESTERN ELEVATION



NORTHERN ELEVATION

PRE-FABRICATED AWNING





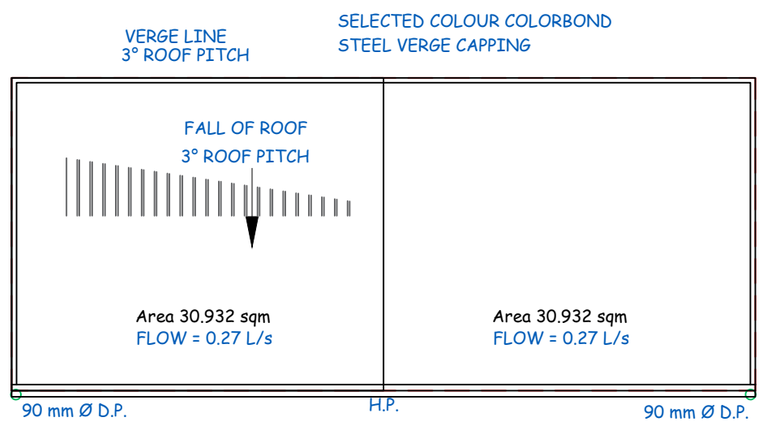
'TRIMDEK' STEEL ROOF CLADDING

COLORBOND STEEL BARGE CAPPING

PRE-FABRICATED AWNING FLOOR PLAN 1:100

AREA:
AREA OF AWNING 60.15 m2

GUTTER & DOWNPIPE NOTES & CALCULATIONS:
THE FOLLOWING IS TAKEN FROM PART THREE PLUMBING & DRAINAGE AUSTRALIAN STANDARDS AS/NZS 3500.3.2003
CALCULATIONS TAKEN FROM ZONE 4 TASMANIAN A.R.I. CHART IN AN OCCURRENCE >/20 YEARS.
FIGURE E8 5 MIN A.R.I. = 130 mm. PITCH SLOPE AS INDICATED ON THE ROOF PLAN. GRADIENT FOR THE EAVES GUTTERS SHALL BE 1:500 OR STEEPER. THEREFORE Ae IS 6400 m2 90 mmØ ROUND DOWNPIPE OR 100 X 50 mm SQUARE DOWNPIPE OR 6700 mm 100 mmØ ROUND DOWNPIPE OR 75 X 70 mm SQUARE DOWNPIPE. FROM FIGURE H2 MAXIMUM AREA PER 90 mmØ IS 52 m2 & 100 mmØ IS 57 mmØ.



GUTTERS & DOWNPIPES B.C.A. VOL. 2 PART 3.5.3.2
COLORBOND METAL GUTTERS & PVC DOWNPIPES.
DOWNPIPES MAXIMUM SPACING 12 000 mm & 1200 mm FROM A VALLEY

SELECTED COLOUR/ PROFILE COLORBOND
STEEL FASCIAS & SLOTTED GUTTERS

H.P. = INDICATES HIGH POINT OF GUTTER
D.P. = INDICATES DOWNPIPE
FLOW = FLOW RATE EACH METER GUTTER IN L/s

PRE-FABRICATED AWNING ROOF PLAN 1:100

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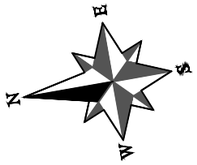
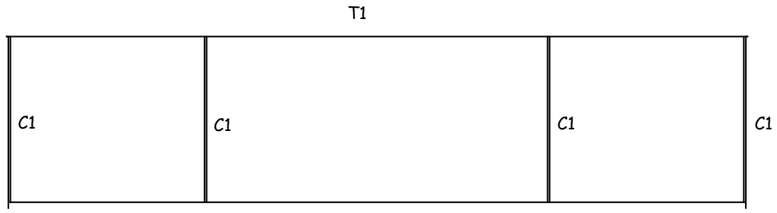
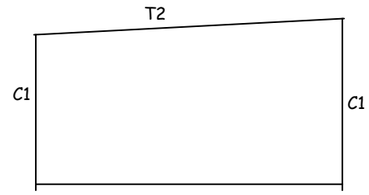
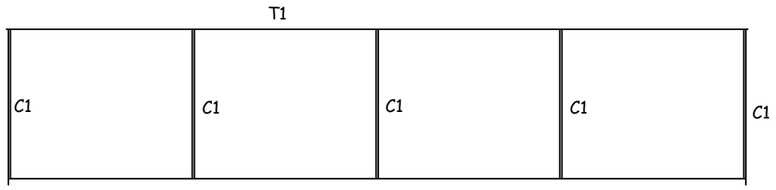




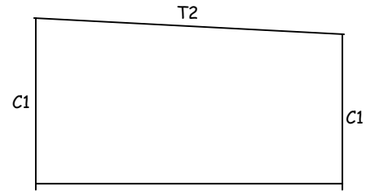
EASTERN ELEVATION



SOUTHERN ELEVATION



WESTERN ELEVATION



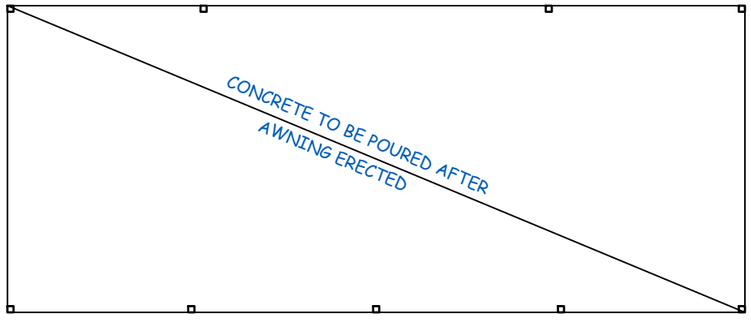
NORTHERN ELEVATION

AWNING STEEL SCHEDULE

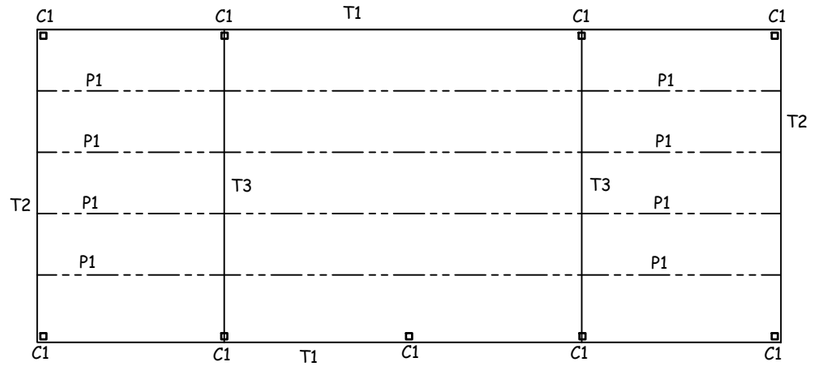
C1	100 X 100 X 3.0 mm GAUGE GAL. COLUMN
T2	C15019
T3	B TO B C15015
P1	C15012
T1	C15015
P2	C15015

PRE-FABRICATED AWNING

COLUMNS FIXED TO GROUND AS SPECIFIED BY THE PROJECT ENGINEER



PRE-FABRICATED AWNING
SLAB PLAN 1:100



PRE-FABRICATED AWNING
ROOF PLAN 1:100

PROPOSED DETACHED STEEL FRAMED, STEEL CLAD PRE-FABRICATED SHED & STEEL CLAD PRE-FABRICATED AWNING AT 74 CANHAMS ROAD ST. HELENS FOR P.R. LOWRY.	DATE:	SCALE:	CHECKED BY	DRAWN BY	DWG No.
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RAFTER COLUMN	PLATE SIZE (mm) x1	y	x2
C100	500	420	150
C150	550	470	225
C200	600	520	300
C250	650	570	300

THICKEST COLUMN OR RAFTER MEMBER	PLATE THICKNESS KNEE	RIDGE	PURLIN BOLTS
1.5 (mm typ.)	1.6	1.5	12x30
1.9 (mm typ.)	2.0	1.8	12x30
2.4 (mm typ.)	2.5	2.0	12x30

NOTE: C100 EAVES PURLIN TO BE USED WITH BOTH C-SECTION AND LYSAGHT GARAGE BATTEN PURLINS & GIRTS.

NOTE: ALL STIFFENERS 40mm MINIMUM. COLUMN AND RAFTER LENGTHS AS PER ENGINEERING SPEC'S.

AWNING STEEL SCHEDULE

C1	100 X 100 X 3.0 mm GAUGE GAL. COLUMN
T2	C15019
T3	B TO B C15015
P1	C15012
T1	C15015
P2	C15015

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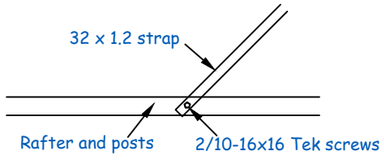
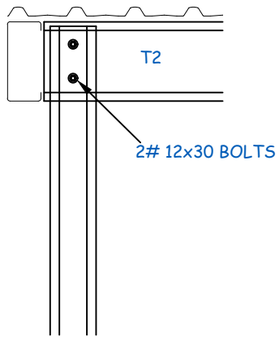
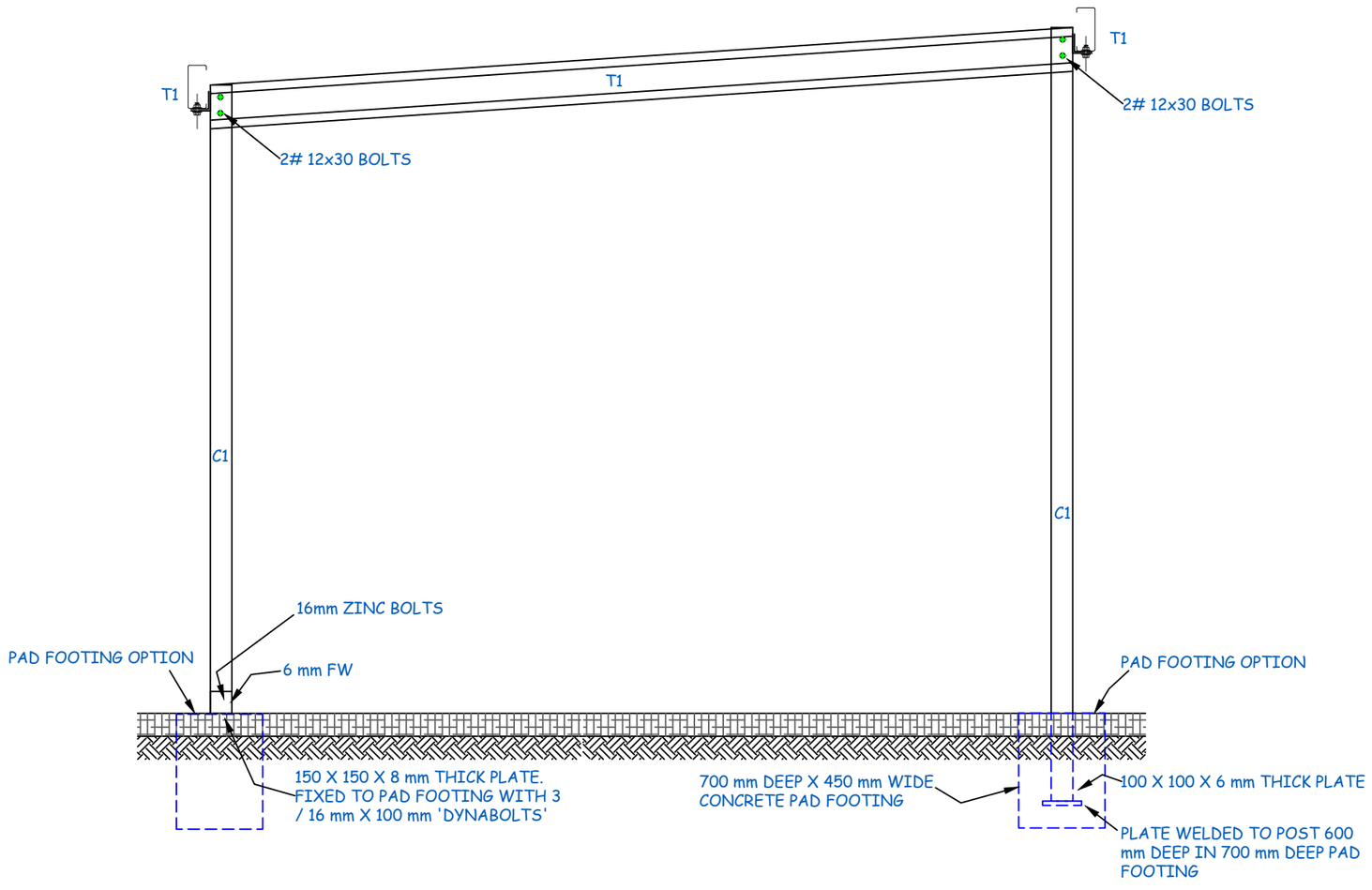
PRE-FABRICATED AWNING



WIND BRACE DETAIL 1:20





TYPICAL STRUCTURAL CROSS SECTION 1:20

PROPOSED DETACHED STEEL FRAMED, STEEL CLAD PRE-FABRICATED SHED & STEEL CLAD PRE-FABRICATED AWNING AT 74 CANHAMS ROAD ST. HELENS FOR P.R. LOWRY.

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STEELWORK

S1 WORKMANSHIP AND MATERIALS TO A.S. 4100

S2 COLD FORMED OPEN SECTIONS: C***10 A.S. 1397: GRADE C350
C***12 GRADE C500
C***15 TO 25 GRADE C450

S3 PLATE, STRIP, FLOORPLATE (ALTERNATIVES) A.S. 1594: GRADE 250
A.S. 3678: GRADE Hd250

S4 WELDING: CONNECTED PARTS > 3mm A.S. 1554: 4mm CONTIN. FILLET WELD (CFW0)
A.S. 3678: CATEGORY GP, U.N.O.
AT LEAST 1 PART < 3mm AWS 01.3-81, OR AWS C1.1-86 (SPOT WELDS)

S5 ALL MEMBERS CONTINUOUS BETWEEN CONNECTIONS, WELDED SPLICES PERMITTED ONLY WITH THE ENGINEERS WRITTEN APPROVAL.

S6 BOLTS: TYPE 4.6: ORDINARY BOLTS TO A.S. 1111.
TYPE /S: SNUG-TIGHT

S7

MINIMUM DISTANCES U.N.O. (df = DIA. OF FASTENER):	EDGE	PITCH
SHEARED OR HAND FLAME CUT EDGE:	1.75df	2.50df
ROLLED PLATE: MACHINE FLAME, SAWN OR PLANED EDGE:	1.50df	2.50df
ROLLED PLATE < 3mm THICK:	1.50df	3.00df

S8 MAXIMUM BOLT-HOLE DIAMETER: BOLT DIAMETER + 4mm

S9 ALL BLACK STEEL SPRAY PAINTED WITH MIROSHEEN ALUMINIUM 543 OR SIMILAR.

STEELWORK

C1 MATERIALS, CONSTRUCTION & TESTING: TO A.S. 3600 SUPPLEMENT 3 - 1991.

C2 CLEAR COVER AND CONCRETE PROPERTIES:

LOCATION	COVER mm	CONCRETE GRADE MPa	SLUMP mm	AGGREGATE mm
IN CONTACT WITH GROUND OR INTERNAL	40	N20	50-120	20

C3 REINFORCEMENT: F, HARD DRAWN STEEL WIRE REINFORCING FABRIC TO AS 1304
Y, HOT ROLLED DEFORMED BAR GRADE 410Y, TO AS 1302
THE NUMBER FOLLOWING THE BAR SYMBOL IS THE NOMINAL BAR DIAMETER IN MILLIMETRES.

C4 REINFORCEMENT SHALL BE SUPPORTED IN ITS CORRECT POSITION, SO AS NOT TO BE DISPLACED DURING CONCRETING, ON APPROVED BAR CHAIRS AT 800mm MAXIMUM CENTRES BOTH WAYS.

C5 JOINTS AND POUR-BREAKS SHALL BE ONLY WHERE SHOWN, OR TO ENGINEERS APPROVAL.

C6 BOLTS: TYPE 4.6: ORDINARY BOLTS TO A.S. 1111.
TYPE /S: SNUG-TIGHT

C7 CURE CONCRETE FOR AT LEAST 7 DAYS, COMMENCING FROM THE TIME OF CASTING, USING ONE OF THE FOLLOWING METHODS:

1. PONDING OR CONTINUOUS SPRINKLING WITH WATER.
2. AN IMPERMEABLE MEMBRANE WITH SEALED JOINTS.
3. AN ABSORPTIVE COVER KEPT CONTINUOUSLY WET.
4. AN APPROVED CURING COMPOUND.

CONCRETE FOOTINGS IF NO FLOOR SLAB
(ANCHOR BOLTS TO EXTEND FULL LENGTH)

END COLUMNS:	400x400	600
INTERNAL COLUMNS:	400x400	800

W41
THESE GARAGES HAVE BEEN DESIGNED FOR A WIND GUST SPEED OF 37 METRES/SECOND (PERMISSIBLE STRESS METHOD), TO A WIND CLASSIFICATION OF W41 METRES/SECOND FOR A STANDARD HOUSE (GREATER HEIGHT OF 6 METRES)

fw = FILLET WELD
cfw = CONTINUOUS FILLET WELD

WIND CLASSIFICATION:	W41
INTERNAL WIND PRESSURE:	+0.45,-0.3 (+0.2,-0.3 FOR SERVICABILITY)
PERMISSIBLE CONCENTRATED LOAD	4.5kN (450kg) AT APEX OF EACH FRAME
ROOF SHEETING	Lysaght Trimdek Hi-Ten 0.47 TCT or equal.
PURLINS & GIRTS	Lysaght garage battens 1.0 TCT, lapped 450 at supports, 2-No.14-10x20mm Teks screws to frame, or Lysaght C10010, continuous for at least 2 spans, fw to frame.

The overriding document is the "NATIONAL CONSTRUCTION CODE SERIES " "Building Code of Australia Volume 2, Class 1 & 10 Buildings" which refers to the relevant Australian / NZ Standards. WHERE AS/NZ STANDARDS ARE NOTED, ENSURE THAT THE LATEST AND CURRENT EDITION IS REFERENCED

THE BUILDER SHALL APPLY & PAY FOR THE RELEVANT COUNCIL "WORKS IN A ROAD RESERVATION" PERMIT FOR DELIVERY OF GOODS VEHICLES THAT CAN NOT BE ACCOMMODATED FULLY ON THE SITE AT THE TIME OF DELIVERY.

THE SOIL CLASSIFICATION FOR THIS SITE HAS BEEN ASSUMED AS 'M' UNDER A.S. 2870.

THE WIND CATEGORY FOR THIS SITE HAS BEEN ASSUMED AS 'N2' UNDER A.S. 4055.

THE CLIMATE ZONE FOR THIS SITE IS 7 UNDER N.C.C. H6V2 & FIGURE 2 & TABLE 3

NOTES

1. THE BUILDER SHALL HAVE A PUBLIC RISK INSURANCE POLICY TO THE VALUE OF $5 MILLION.
2. THE BUILDER SHALL BE ACCREDITED FOR CLASS 1 & 10 CLASS BUILDINGS.
3. THE BUILDER SHALL ENSURE THE SAFETY ON SITE . USE ONLY APPROVED SCAFFOLDING.
4. USE ONLY TESTED & TAGGED POWER TOOLS.

SPECIFICATIONS (PRE-FABRICATED SHED)

1. CLEAR THE SITE & SET OUT THE WORKS. EXCAVATE THE SITE TO A LEVEL BASE.
2. FORM UP & EXCAVATE FOR THE THICKENED EDGE BEAM SLAB.
3. PROVIDE GRANULATED FILL AND CONSOLIDATE FULLY.
4. LAY 200 um MEMBRANE WITH 200 mm LAPPED JOINTS.
5. PROVIDE & PLACE THE TRENCH MESH & SL82 FABRIC TO COVER. FOR 100-120 mm THICK SLAB.
6. POUR THE SLAB AND FINISH TO A STEEL FLOAT LEVEL TOP WITH EDGE REBATES FOR THE ROLLER DOOR CURTAIN
7. ALL STEELWORK ERECTION SHALL BE UNDER THE DIRECT SUPERVISION OF A QUALIFIED RIGGER.
8. ERECT THE STEELWORK TO DETAIL.
9. PROVIDE & FIX THE ROOF & WALL CLADDINGS.
10. PROVIDE & INSTALL THE ROLLER DOOR & SLIDER DOOR & ANY OPTIONAL WINDOWS AS DIRECTED BY THE OWNER(S).
11. FORM UP FOR THE HARDSTAND AREA OR AN APRON SLAB IN FRONT OF THE ROLLER DOOR.
12. PROVIDE & FIX GUTTERS & DOWNPIPES.
13. PROVIDE S.W. LINES AND CONNECT AS SHOWN ON THE PART SITE LOCATION & SERVICES PLAN.
14. THERE ARE NO CHANGES TO THE SEWER LINES.
15. LIGHTING AND POWER POINTS IN THE NEW BUILDING AS DIRECTED BY OWNER(S).
16. ALL SERVICE LINES ARE TO BE IDENTIFIED PRIOR TO START OF WORKS. LOCATION OF NEW SERVICE LINES SHALL BE RECORDED.
17. ON COMPLETION, CART AWAY DEBRIS AND LEAVE THE SITE TIDY.

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DOMESTIC CONSTRUCTION GENERAL NOTES

ONLY COMPLY WITH ITEMS RELEVANT TO THIS PROJECT

1. THE OWNER SHALL VERIFY THE CORRECT BOUNDARIES OF THE PROPERTY.
2. THE BUILDER IS RESPONSIBLE FOR THE CORRECT SETTING OUT OF ALL WORK.
3. THE BUILDER SHALL VERIFY DIMENSIONS AND DETERMINE LEVELS ON SITE.
4. FIGURED DIMENSIONS SHALL BE USED IN PREFERENCE TO SCALED.
5. ALL CONCRETE SHALL BE POKER VIBRATED AND CURED FOR 3 DAYS MIN.
6. ALL WORK SHALL COMPLY WITH THE BUILDING CODE OF AUSTRALIA CLASS 1 & 10 BUILDINGS AND THE FOLLOWING AUSTRALIAN STANDARDS:
(a) A.S.2870 RES SLABS & FOOTINGS.
(b) A.S.1302, 1303, & 1304 REINFORCEMENT.
(c) A.S.1684 TIMBER FRAMING CODE.
(d) A.S.4055 WIND LOADS & BRACING.
(e) A.S.1720 TIMBER ROOF TRUSSES.
(f) A.S.1562 STEEL ROOF CLADDING.
(g) A.S.2050 TILED ROOFING.
(h) A.S.4200 SARKING.
(i) A.S.2589 PLASTERBOARD WALL LINING.
(j) A.S.3740 WET AREA LININGS.
(k) A.S.1288 GLASS & GLAZING.
(l) A.S.3700 MASONRY CODE.
(m) A.S.3500 PLUMBING WORK.
7. GUTTERS AND DOWN PIPES SHALL COMPLY WITH THE N.C.C. H1D7
8. PLASTERBOARD LINING TO WALLS AND BATTENED CEILINGS GENERALLY.
9. "VILLABOARD" LINING TO WET AREAS REQUIRED BY N.C.C. H2D2 & H2D4 & A.S. 3740
10. BRICK ARTICULATION JOINTS SHALL BE PROVIDED TO COMPLY WITH H1D5
11. STAIRS & BALUSTRADES SHALL COMPLY WITH H5D2
12. THIS PROJECT SHALL BE BUILT TO THE H.I.A. GENERAL SPECIFICATION FOR DOMESTIC AND OTHER APPROPRIATE BUILDINGS NOT EXCEEDING 12m HEIGHT.
13.
14. BUILDING FABRIC INSULATION SHALL COMPLY WITH A.S. 4859
15. BUILDING SEALING SHALL COMPLY WITH N.C.C. H6V3
16. BUILDING AIR MOVEMENT SHALL COMPLY WITH N.C.C. H4O5
17. BUILDING SERVICES SHALL COMPLY WITH WITH N.C.C. H4F3

PROPOSED DETACHED STEEL FRAMED, STEEL CLAD PRE-FABRICATED SHED & STEEL CLAD PRE-FABRICATED AWNING AT 74 CANHAMS ROAD ST. HELENS FOR P.R. LOWRY.

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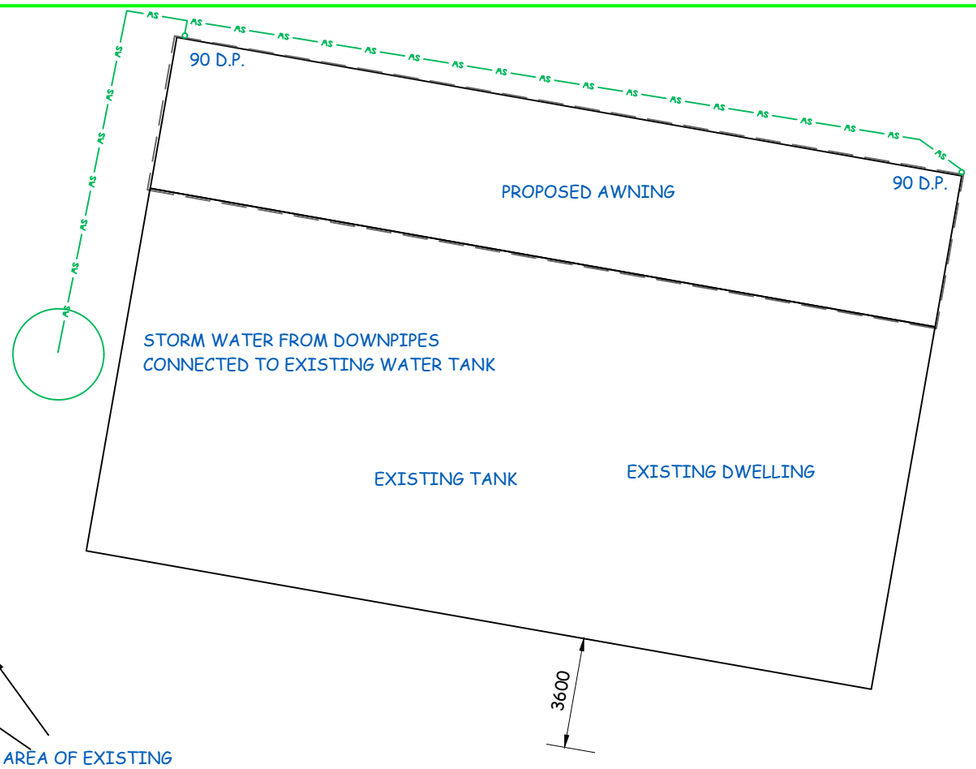
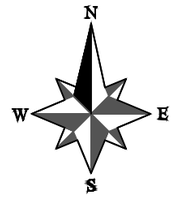


PART SITE LOCATION & SERVICES PLAN 1:200

NOTES:

THE SITE LOCATION & SERVICES PLAN IS TO BE USED IN CONJUNCTION WITH THE ROOF PLANS. SERVICES SEPARATION SHALL BE ADHERED TO IN SECTION 7.2.7 AS/NZS 3000.3:2003. ANY CROSSOVER OF ANY SERVICE ANGLE SHALL NOT BE LESS THAN 45° AS SHOWN IN SECTION (k) FIGURE 7.2. GRADIENT LIMITS FOR HARD STAND AREAS REFER TO TABLE 8.1 ASSUME NO KERB CHANNELS UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.



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PLUMBING NOTES - DOMESTIC

PLUMBING SHALL BE INSTALLED TO:
A.S./N.Z. 3500.1-2021 WATER SUPPLY
A.S./N.Z. 3500.2-2021 SANITARY PLUMBING
A.S./N.Z. 3500.3-2021 STORM WATER
A.S./N.Z. 3500.4-2021 HOT WATER

FIXTURES:

1. TOILET
2. BATH/SPA
3. VANITY BASIN
4. WASH TROUGH
5. SINK
6. SHOWER

NOTE: connection of DN 100 mm Ø branch drain to DN mm Ø main drain now require a 15 ° incline

I.O. - INSPECTION OPENING

E.V. - EDUCT VENT

R.E. - ROD EYE

O.R.G.-OVERFLOW RELIEF GULLY TOP OF O.R.G.'s SHALL BE A MINIMUM OF 150mm BELOW THE LOWEST FIXTURE A MINIMUM OF 75 mm ABOVE FINISHED GROUND /SURFACE LEVEL. CONCRETE SURROUND PLINTHS SHALL BE PROVIDED GROUND O.R.G.'S. ALL O.R.G.'S TO BE CHARGED WITH TAP OVER

D.P. = DOWNPIPE SIZE AS SHOWN
STORM WATER LINE 100 mm Ø
S.W. LINES GENERALLY OUT 1200mm & PARALLEL TO EXTERNAL WALLS. STORM WATER - UPVC 100 mmØ LAID @ MIN. GRADE OF 1:100
GRATED PIT 600 X 600 X 600 mm DEEP
REFER GRATED PIT DETAIL 150 mm Ø STORM WATER LINE DISCHARGING FROM THE GRATED PIT

SEWER LINE 100 mm Ø
SEWER LINES GENERALLY OUT 1000mm & PARALLEL TO EXTERNAL WALLS.
SEWER - UPVC ON 100 LAID @ A MIN. GRADE OF 1:60

WATER SUPPLY 20 mm Ø LINE
S.V. - STOP VALVE

TELSTRA - NBN SUPPLY

POWER SUPPLY

GAS SUPPLY

PROPOSED DETACHED STEEL FRAMED, STEEL CLAD PRE-FABRICATED SHED & STEEL CLAD PRE-FABRICATED AWNING AT 74 CANHAMS ROAD ST. HELENS FOR P.R. LOWRY.

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N
W E
S

PROPERTY IDENTIFICATION NUMBER 371854
CERTIFICATE OF TITLE NUMBER 165214 FOLIO 1
AGRICULTURE PLANNING ZONE
LOT AREA 72.33 ha.
WATERWAY & COASTAL PROTECTION AREA
BUSHFIRE-PRONE AREA
AREAS OF LOW LANDSLIP HAZARD BAND

492.06
TREES & GENERAL BUSH
438.55
LINE OF LOW LANDSLIP HAZARD BAND
104.87
706.70
TREES & GENERAL BUSH
269.57
764.54
TREES & GENERAL BUSH
CANHAMS ROAD
LOT 1. (S.P. 165214)
72.33 ha.
44.76
LINE OF TREE CLEARING
111.68
321°38'00"
LINE OF LOW LANDSLIP HAZARD BAND
TREES & GENERAL BUSH
6.43
55°35'00"
70.21
123.44
94°55'40"
162 507 DWELLING
157°07'00"
254.32
CANHAMS ROAD
EXISTING DWELLING & PROPOSED AWNING
NEW GRAVELED TURNBAY
121.07
35°36'00"
LINE OF LOW LANDSLIP HAZARD BAND
TANKS
PROPOSED SHED
TANK
80 741
54 327
32.75
199°13'40"
156°03'40"
102.05
EXISTING DRIVEWAY
132.28
134.43
66.22
11°55'40"
89°06'20"
150.74
83°25'40"
75°09'40"
158 577 SHED
5.23
0°50'00"
EXISTING DRIVEWAY

SITE LOCATION & SETTING OUT PLAN 1:5000

PROPOSED DETACHED STEEL FRAMED, STEEL CLAD PRE-FABRICATED SHED & STEEL CLAD PRE-FABRICATED AWNING AT 74 CANHAMS ROAD ST. HELENS FOR P.R. LOWRY.

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SITE LOCATION & WATERWAY PROTECTION OVERLAY 1 : 5000

PROPOSED DETACHED STEEL FRAMED, STEEL CLAD PRE-FABRICATED SHED & STEEEL CLAD PRE-FABRICATED AWNING AT 74 CANHAMS ROAD, ST. HELENS, FOR P.R. LOWRY.	DATE:	SCALE:	CHECKED BY:	DRAWN BY:	DWG No:
	04/11/2025	1 : 5000	J WEEDA	A WEEDA	10525 - 13 OF 16

BUSH FIRE ATTACK LEVEL 19.0

GLOSSARY OF TERMS

BUSHFIRE - AN UNPLANNED FIRE BURNING IN VEGETATION, ALSO REFERED TO AS A WILDFIRE

BUSHFIRE ATTACK - ATTACK BY BURNING EMBERS, RADIANT HEAT OR FLAME GENERATED BY A BUSHFIRE, WHICH MIGHT RESULT IN IGNITION & SUBSEQUENT TO OR DESTRUCTION OF A BUILDING

BUSHFIRE PRONE AREA - AN AREA THAT IS SUBJECT TO OR LIKELY TO BE SUBJECT TO BUSHFIRE ATTACK

BUSHFIRE ATTACK LEVEL (BAL) - A MEANS OF MEASURING THE SEVERITY OF A BUILDING'S POTENTIAL EXPOSURE TO EMBER ATTACK, RADIANT HEAT & DIRECT FLAME CONTACT

BUSHFIRE SHUTTER - CONSTRUCTED & FITTED TO THE EXTERIOR OF A BUILDING TO PROTECT A WINDOW OR A DOOR FROM EXPOSURE ATTACK

CLASSIFIED VEGETATION - VEGETATION THAT HAS BEEN CLASSIFIED IN ACCORDANCE WITH CLAUSE 2.2.3 OF A.S. 3959

COMBUSTIBLE - AS DETERMINED BY A.S. 1530.1

EFFECTIVE SLOPE - THE SLOPE UNDER THAT CLASSIFIED VEGETATION WHICH MOST INFLUENCES THE BUSHFIRE ATTACK

EMBER ATTACK - ATTACK BY SMOULDERING OF FLAMING WINDBORNE DEBRIS THAT IS CAPABLE OF ENTERING OR ACCUMULATING AROUND A BUILDING & THAT MAY IGNITE THE BUILDING OF OTHER COMBUSTIBLE MATERIALS & DEBRIS

EMBER GUARD - A COVER INSERTED IN OR OVER AN OPENING OR CAVITY TO PREVENT ENTRY OF BURNING EMBERS

FIRE DANGER INDEX (FDI) - THE CHANCE OF A FIRE STARTING, IT'S RATE OF SPREAD, IT'S INTENSITY & THE DIFFICULTY OF IT'S SUPPRESSION, ACCORDING TO VARIOUS COMBINATIONS OF AIR TEMPERATURE, RELATIVE HUMIDITY, WIND SPEED & DROUGHT EFFECTS. NOTE TASMANIAN FDI IS 50 FOR NON ALPINE AREAS

FIRE RESISTANCE LEVEL (FRL) - THE NOMINAL GRADING PERIOD, IN MINUTES THAT IS DETERMINED BY SUBJECTING A SPECIMEN TO THE STANDARD TIME TEMPERATURE CURVE REGIME AS SET OUT IN A.S. 1530.4. FRL IS EXPRESSED IN THREE NUMBERS OF STRUCTURAL ADEQUACY-INTEGRITY-INSULATION

GLAZED ASSEMBLY - ANY COMBINATION OF GLASS & ANY OTHER MATERIAL THAT FILLS A WINDOW OR DOOR OPENING; ALSO KNOWN AS A GLAZING SYSTEM

HAZARD MANAGEMENT AREA (HMA) - AREA OF MANAGEMENT OF EXTERNAL ENVIRONMENT THAT MUST BE MAINTAINED TO ACHIEVE & MAINTAIN BAL LEVEL (REPLACES BUILDING PROTECTION ZONE (BPZ) & FUEL MODIFIED BUSHFIRE ZONE (FMBZ)

THIS STANDARD - REFERS TO THE AUSTRALIAN STANDARD A.S. 3959

OVERSTOREY - THE CANOPY, BEING THE TALLEST STATUM OF THE VEGETATION

UNDERSTOREY - THE VEGETATION BENEATH THE OVERSTOREY

B.A.L. DETERMINATION	COMPASS POINT			
	N	S	E	W
CLAUSE 2.2.2 THE RELEVANT FDI IS	50	50	50	50
CLAUSE 2.2.3 THE CLASSIFICATION TYPE IS	REFER TO REPORT			
CLAUSE 2.2.4 THE DISTANCE(m) OF THE SITE FROM THE CLASSIFIED VEGETATION TYPE(S) IS	REFER TO REPORT			
CLAUSE 2.2.5 THE EFFECTIVE SLOPE(S) UNDER THE CLASSIFIED VEGETATION TYPE(S) IS	REFER TO REPORT			
PROPERTY IS CLAUSE 2.2.6 THEREFORE THE BAL LEVEL FOR THIS	REFER TO REPORT			

PROPERTY B.A.L. LEVEL IS 19.0

B.A.L. IF MANAGEMENT PLAN IMPLEMENTED MAINTAINED & MANAGED 19.0

(WARNING IF MANAGEMENT PLAN NOT MAINTAINED MAY VOID INSURANCE)

B.A.L. – 19.0 IS PRIMARILY CONCERNED WITH PROTECTION FROM EMBER ATTACK & RADIANT HEAT GREATER THAN 12.5 kW/m2 UP TO & INCLUDING 19.0 kw/m2

SUB FLOOR SUPPORTS

THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR SUBFLOOR SUPPORT POSTS, COLUMNS, STUMPS, PIERS & POLES. NOTE THIS APPLIES TO THE PRINCIPAL BUILDING ONLY AND NOT TO VERANDAH'S DECKS ETC.

IDEALLY, STORAGE OF COMBUSTIBLE MATERIALS BENEATH A FLOOR AT THIS BAL WOULD NOT OCCUR & ON THIS ASSUMPTION THERE IS NO REQUIREMENT TO ENCLOSE THE SUBFLOOR SPACE OR TO PROTECT THE SUBFLOOR SUPPORTS, OR THE BEARERS, JOISTS & FLOORING FROM BUSHFIRE ATTACK. SHOULD COMBUSTABLE MATERAILS BE STORED IT IS RECOMMENDED THE AREA BE PROTECTED AS MATERIALS STORED IN THE SUBFLOOR MAY BE IGNITED BY EMBERS & CAUSE AN IMPACT TO THE BUILDING

FLOORS

THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR CONCRETE SLABS ON THE GROUND.

THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR ELEVATED FLOORS INCLUDING BEARERS, JOISTS & FLOORING

EXTERNAL WALLS

THE EXPOSED COMPONENTS OF AN EXTERNAL WALL THAT ARE LESS THAN 400 mm FROM THE GROUND OR LESS THAN 400 mm ABOVE DECKS, CARPORT ROOFS, AWNINGS & SIMILAR ELEMENTS OR FITTINGS HAVING AN ANGLE LESS THAN 18° TO THE HORIZONTAL & EXTENDING MORE THAN 110 mm IN WIDTH FROM THE WALL SHALL BE:

A) NON COMBUSTIBLE MATERIAL (EXAMPLES ARE BUT NOT LIMITED TO) MINIMUM 90 mm IN THICKNESS;
- i) FULL MASONRY OR MASONRY VENEER WALLS WITH AN OUTER LEAF OF CLAY, CONCRETE, CALCIUM, SILICATE OR NATURAL STONE
- ii) PRECAST OR IN SITU WALLS OF CONCRETE OR AERATED CONCRETE
- iii) EARTH WALL INCLUDING MUD BRICK

B) TIMBER LOGS OF A SPECIES WITH A DENSITY OF 680 kg/m2 OR GREATER AT A 12% MOISTURE CONTENT OF A MINIMUM NOMINAL OVERALL THICKNESS OF 90 mm & A MINIMUM THICKNESS OF 70 mm & GAUGE PLANED

C) CLADDING THAT IS FIXED EXTERNALLY TO A TIMBER OR STEEL FRAMED WALL & IS
- i) NON COMBUSTIBLE MATERIAL
- ii) FIBRE CEMENT A MINIMUM OF 6 mm IN THICKNESS
- iii) BUSHFIRE RESISTANT TIMBER
- iv) TIMBER SPECIES AS SPECIFIED WITH A DENISTY OF 750 kg/m2 OR GREATER TABLE E1 A.S. 3959 SUCH AS GREY IRON BARK OR TURPENTINE

D) ANY COMBINATION OF A,B, & C ABOVE

THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR THE EXPOSED COMPONENTS OF AN EXTERNAL WALL THAT ARE 400 mm OF MORE FROM THE GROUND OR 400 mm OR MORE ABOVE DECKS, CARPORT ROOFS, AWNINGS & SIMILAR ELEMENTS OR FITTINGS HAVING AN ANGLE LESS THAN 18° TO THE HORIZONTAL & EXTENDING MORE THAN 110 mm IN WIDTH FROM THE WALL

JOINTS: ALL JOINTS IN THE EXTERNAL SURFACE MATERIAL OF WALLS SHALL BE COVERED, SEALED, OVERLAPPED, BACK OR BUTT JOINTED TO PREVENT GAPS GREATER THAN 3 mm

VENTS & WEEPHOLES: IN EXTERNAL WALLS SHALL BE SCREENED WITH A MESH WITH A MAXIMUM APERTURE OF 2 mm, MADE OF CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM, EXEPT WHERE THE VENTS & WEEPHOLES HAVE AN APETURE LESS THAN 3 mm OR ARE LOCATED IN AN EXTERNAL WALL OF A SUBFLOOR SPACE

EXTERNAL GLAZED ELEMENTS

BUSHFIRE SHUTTERS: WHERE FITTED SHALL:

A) NON COMBUSTIBLE MATERIAL

B) BUSHFIRE RESISTANT TIMBER APPENDIX F A.S. 3959

C) TIMBER SPECIES AS SPECIFIED WITH A DENISTY OF 750 kg/m2 OR GREATER TABLE E1 A.S. 3959 SUCH AS GREY IRON BARK OR TURPENTINE

D) ANY COMBINATION OF A,B, & C ABOVE

1) WHERE FITTED, SCREENS FOR WINDOWS & DOORS SHALL HAVE A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2 mm, MADE OF COROSION RESISTANT STEEL, BRONZE OR ALUMINIUM. GAPS BETWEEN THE PERIMETER OF THE SCREEN ASSEMBLY & THE BUILDING ELEMENT TO WHICH IT IS FITTED SHALL NOT EXEED 3 m. THE FRAME SUPPORTING THIS SHEET SHALL BE MADE FROM METAL OR A,B,C OR D ABOVE

EXTERNAL WINDOWS

WINDOW ASSEMBLIES BE COMPLETELY PROTECTED AS 'A' TO 'D' & 1 ABOVE

WINDOW ASSEMBLIES SHALL COMPLY WITH THE FOLLOWING;

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WORKPLACE STANDARDS TASMANIA BUILDING PRACITITIONER AC NUMBERS, ADAM; CC 5317 P Cat B.D.

FOR WINDOW ASSEMBLIES LESS THAN 400 mm FROM THE GROUND OR LESS THAN 400 mm ABOVE DECK, CARPORT ROOFS, AWNINGS & SIMILAR ELEMENTS OR FITTINGS HAVING AN ANGLE LESS THAN 18° TO THE HORIZONTAL & EXTENDING MORE THAN 110 mm IN WIDTH FROM THE WINDOW FRAME. WINDOW FRAMES & JOINERY SHALL BE MADE FROM BUSHFIRE RESISTANT TIMBER, METAL OR METAL REINFORCED PVC-U. HARDWARE THAT SUPPORTS THE SASH IN ITS FUNCTIONS OF OPENING & CLOSING SHALL BE METAL.

WHERE GLAZING IS LESS THAN 400 mm FROM THE GROUND OF LESS THAN 400 mm ABOVE DECK, CARPORT ROOFS, AWNING & SIMILAR ELEMENTS OR FITTINGS HAVING AN ANGLE LESS THAN 18° TO THE HORIZONTAL AND EXTENDING MORE THAN 110 mm IN WIDTH FROM THE WINDOW FRAME. THE GLAZING SHALL BE GRADE A SAFETY GLASS MINIMUM 5 mm THICKNESS, 5 mm TOUGHENED GLASS OR GLASS BLOCKS, ANNEALED GLASS MAY BE USED. WINDOWS SHALL BE SCREEN INTERNALLY OR EXTERNALLY AS PER POINT 1.

EXTERNAL DOORS

SHALL BE PROTECTED & SCREENED AS PER A TO D & POINT 1. WHERE DOORS INCORPORATE A GLAZING ELEMENT THE GLAZING SHALL BE TOUGHENED GLASS MINIMUM 5 mm IN THICKNESS DOORS SHALL BE TIGHT FITTING TO THE DOOR FRAME & TO AN ABUTTING DOOR IF APPLICABLE DOORS ARE TO BE NON COMBUSTIBLE OR SOLID TIMBER, LAMINATED HAVING A MINIMUM THICKNESS OF 35 mm FOR THE FIRST 400 mm ABOVE THE THRESHOLD OR HOLLOW CORE DOOR WITH 400 mm HIGH NON COMBUSTIBLE KICKPLATE

WHERE ANY PART OF THE DOOR FRAME IS LESS THAN 400 mm FROM THE GROUND OR LESS THAN 400 mm ABOVE DECK, CARPORT ROOFS, AWNING & SIMILAR ELEMENTS OR FITTINGS HAVING AN ANGLE LESS THAN 18° TO THE HORIZONTAL AND EXTENDING MORE THAN 110 mm FROM THE DOOR. THE DOOR FRAME SHALL BE MADE AS PER A TO D,

METAL OR METAL REINFORCED PVC-U. THE REINFORCING MEMBERS SHALL BE MADE FROM ALUMINIUM, STAINLESS STEEL OR CORROSION RESISTANT STEEL. THE FRAME & SASH SHALL SATISFY THE DESIGN LOAD, PERFORMANCE & STRUCTURAL STRENGTH OF THE MEMBER.

WEATHER STRIPS, DRAUGHT EXCLUDERS OR DRAUGHT SEALS SHALL BE INSTALLED AT THE BASE OF SIDE HUNG EXTERNAL DOORS.

SLIDER DOORS SHALL BE COMPLETELY PROTECTED BY A BUSHFIRE SHUTTER OR SCREEN THAT COMPLIES WITH A TO D & POINT 1. GLAZING MINIMUM 5 mm TOUGHENED

A VEHICLE ACCESS DOOR WITHIN 400 mm OF THE GROUND WHEN THE DOOR IS CLOSED SHALL BE MADE FROM A TO D OR FIBRE CEMENT SHEET MINIMUM 6 mm THICKNESS.

"PANELIFT" & TILT DOORS SHALL BE FITTED WITH SUITABLE WEATHER STRIPS, DRAUGHT EXCLUDERS, DRAUGHT SEALS OR GUIDE TRACKS AS APPROPRIATE TO THE DOOR TYPE WITH A MINIMUM GAP NO GREATER THAN 3 mm.

ROLLER DOORS SHALL HAVE GUIDE TRACKS WITH A MAXIMUM GAP NO GREATER THE 3 mm AND SHALL BE FITTED WITH NYLON BRUSH THAT IS IN CONTACT WITH THE DOOR.

VEHICLE ACCESS DOORS SHALL NOT INCLUDE VENTILATION SLOTS.

ROOFS

A ROOF INCLUDES CARPORT, VERANDAH'S, EAVES, FASCIAS, GABLES, GUTTERS & DOWNPIPES.

ALL ROOF COVERINGS & ACCESSORIES SHALL BE NON COMBUSTIBLE

THE ROOF/WALL JUNCTION SHALL BE SEALED, TO PREVENT OPENINGS GREATER THAN 3 mm

ROOF OPENINGS SUCH AS GABLE & ROOF VENTS SHALL BE FITTED WITH EMBER GUARDS MADE OF NON COMBUSTIBLE MATERIAL, MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2 mm MADE OF CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM.

TILED ROOFS SHALL BE FULLY SARKED, BE LOCATED ON THE TOP OF THE ROOF FRAMING, COVER THE ENTIRE ROOF AREA INCLUDING RIDGES & HIPS AND EXTEND INTO GUTTERS & VALLEYS.

SHEET ROOFS SHALL BE FULLY SARKED, HAVE ANY GAPS GREATER THAN 3 mm SEALED AT THE FASCIA OR WALL LINE & AT THE VALLEY'S HIPS & RIDGES BY MESH OR PERFORATED SHEET, MINERAL WOOL OR OTHER NON COMBUSTIBLE MATERIAL.

THERE IS NO REQUIREMENT TO LINE THE UNDERSIDE OF A VERANDAH, CARPORT OR AWNING THAT IS SEPARATED FROM THE MAIN ROOF SPACE.

ALL OVERHEAD GLAZING SHALL BE GRADE A SAFETY GLASS COMPLYING WITH A.S. 1288.

WATER & GAS SUPPLY PIPES

ABOVE GROUND, EXPOSED WATER & GAS SUPPLY PIPES SHALL BE METAL.

BELOW GROUND PIPE LINES TO BE A MINIMUM OF 300 mm INTO GROUND

PROPOSED DETACHED STEEL FRAMED, STEEL CLAD PRE-FABRICATED SHED & STEEL CLAD PRE-FABRICATED AWNING AT 74 CANHAMS ROAD ST. HELENS FOR P.R. LOWRY.

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04/11/2025	1:100	J WEEDA	A WEEDA	10525 - 14 OF 16

BUSH FIRE ATTACK LEVEL 19.0

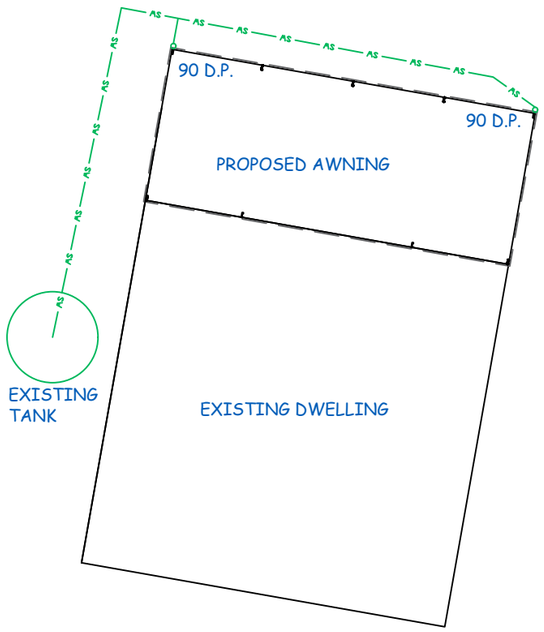
GLAZED ELEMENTS IN ROOF LIGHTS & SKYLIGHTS MAY BE OF POLYMER PROVIDED A GRADE A SAFETY GLASS DIFFUSER, COMPLYING WITH A.S. 1288 IS INSTALLED UNDER THE GLAZING. WHERE SAFETY GLAZING IS AN INSULATING GLAZING UNIT GRADE A TOUGHENED SAFETY GLASS MINIMUM 4 mm THICKNESS SHALL BE USED IN THE OUTER PANE OF THE UNIT. CLERESTORY WINDOWS MUST BE FIXED SASH 4 mm MINIMUM TOUGHENED GLASS. FLASHING ELEMENTS TO BE OF FIRE RETARDANT MATERIAL.
EVAPORATIVE COOLING UNIT SHALL BE FITTED WITH NON COMBUSTIBLE BUTTERFLY CLOSERS AS CLOSE AS PRACTICABLE TO THE ROOF LEVEL OR THE UNIT SHALL BE FITTED WITH NON COMBUSTIBLE COVERS WITH A MESH OR FERFORATED SHEET WITH A MAXIMUM APERTURE OF 2 mm MADE OF CORROSION RESISTANT STEEL BRONZE OR ALUMINIUM.
VENT PIPES MADE FROM PVC ARE PERMITTED. GUARDS SHALL NOT BE FITTED TO GAS FLUES
EAVES LININGS, FASCIAS & GABLES, WHERE FITTED SHALL:
A) NON COMBUSTIBLE MATERIAL
B) BUSHFIRE RESISTANT TIMBER APPENDIX F A.S. 3959
C) TIMBER SPECIES AS SPECIFIED WITH A DENISTY OF 750 kg/m2 OR GREATER TABLE E1 A.S. 3959 SUCH AS GREY IRON BARK OR TURPENTINE
D) ANY COMBINATION OF A,B, & C ABOVE
EAVES PENETRATIONS SHALL BE PROTECTED THE SAME AS FOR ROOF PENETRATIONS.
EAVES VENTILATION OPENINGS GREATER THAN 3 mm SHALL BE FITTED WITH EMBER GUARDS MADE OF NON COMBUSTIBLE MATERIAL, MESH OR A PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2 mm MADE OF CORROSION RESISTANT STEEL OR ALUMINUM
THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR FASCIAS, BARGE BOARDS & EAVES LININGS.
THIS STANDARD DOES NOT PROVIDE MATERIAL REQUIREMENTS FOR GUTTER (EXCEPT BOX GUTTERS) & DOWNPIPES. INSTALL GUTTER & VALLEY LEAF GUARDS THAT ARE NON COMBUSTIBLE. BOX GUTTERS SHALL BE NON COMBUSTIBLE & FLASHED AT THE JUNCTION WITH THE ROOF WITH NON COMBUSTIBLE MATERIAL.

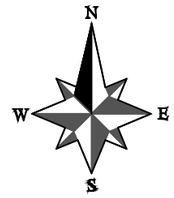
VERANDAH'S DECKS, STEPS, RAMPS & LANDINGS

DECKING SLATS MAY BE SPACED
THERE IS NO REQUIREMENT TO ENCLOSE THE SUB FLOOR SPACES OF VERANDAH'S, DECKS, STEPS, RAMPS OR LANDINGS.
THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR THE MATERIALS USED TO ENCLOSE A SUB FLOOR SPACE EXCEPT WHERE THOSE MATERIALS ARE LESS THAN 400 mm FROM THE GROUND. WHERE THE MATERIALS USED TO ENCLOSE A SUB FLOOR SPACE ARE LESS THAN 400 mm FROM THE GROUND SHALL:
A) NON COMBUSTIBLE MATERIAL
B) BUSHFIRE RESISTANT TIMBER APPENDIX F A.S. 3959
C) TIMBER SPECIES AS SPECIFIED WITH A DENSITY OF 750 kg/m2 OR GREATER TABLE E1 A.S. 3959 SUSH AS IRON BARK OR TURPENTINE
D) ANY COMBINATION OF A,B, & C ABOVE.
THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR SUPPORT POSTS, COLUMNS, STUMPS, STRINGERS, PIERS & POLES
THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR THE FRAMING OF VERANDAH'S RAMPS, OR LANDINGS
THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR DECKING, STAIR TREAD & THE TRAFFICABLE SURFACES OF RAMPS & LANDINGS THAT ARE MORE THAN 300 mm FROM A GLAZED ELEMENT. DECKING, STAIR TREADS & THE TRAFFICABLE SURFACES OF RAMPS & LANDINGS LESS THAN 300 mm HORIZONTAL FROM GLAZED ELEMENTS THAT ARE LESS THAN 400 mm VERTICALLY FROM THE SURFACE OF THE DECK SHALL BE A TO D ABOVE OR PVC.
THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR SUPPORT POSTS, COLUMNS, STUMPS, STRINGERS, PIERS & POLES.
THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR FRAMING OF VERANDAH'S, DECK'S RAMPS OR LANDINGS.
THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR DECKING, STAIR TREADS & THE TRAFFICABLE SURFACES OF RAMPS & LANDINGS THAT ARE MORE THAN 300 mm FROM A GLAZED ELEMENT.
DECKING, STAIR TREADS AND THE TRAFFICABLE SURFACES OF RAMPS & LANDINGS LESS THAN 300 mm HORIZONTAL & 400 mm VERTICAL FROM THE SURFACE OF THE DECK SHALL BE MADE FROM A TO D ABOVE.
THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR BALUSTRADES, HANDRAILS & OTHER BARRIERS.

GENERAL MAINTENANCE

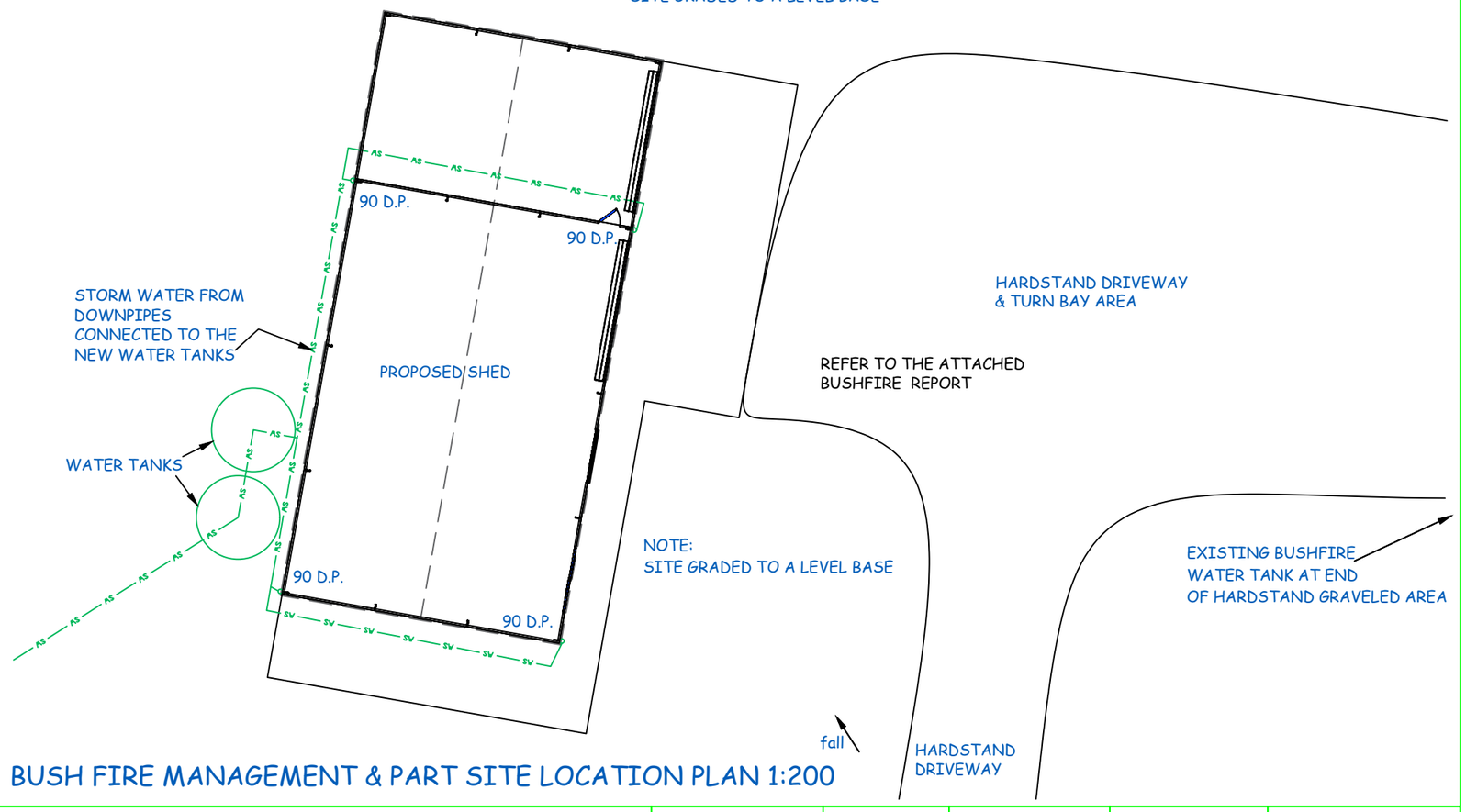
PRIOR TO ONSET OF FIRE SEASON GUTTERING & ROOF VALLEYS TO BE CLEANED OUT OF DEBRIS. ROOF TO BE CHECKED FOR DAMAGED OR DISLODGED MATERIALS. TWICE YEARLY
WATER SUPPLY CHECKED & TESTED ENSURE ALL SERVICE LINES ARE IN GOOD ORDER.
ALL LANDSCAPING TO CONSIDER THE PROTECTION FROM EMBER ATTACK
AVOID TREE & SHRUBS WHICH RETAIN DEAD MATERIAL, SHED STRIPS OF BARK OR DROP LARGE QUANTITIES OF LEAVES VINES & CLIMBERS SHALL NOT BE PLACED ON EXTERNAL WALLS





REFER TO THE ATTACHED BUSHFIRE REPORT

NOTE:
SITE GRADED TO A LEVEL BASE



BUSH FIRE MANAGEMENT & PART SITE LOCATION PLAN 1:200

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PROPOSED DETACHED STEEL FRAMED, STEEL CLAD PRE-FABRICATED SHED & STEEL CLAD PRE-FABRICATED AWNING AT 74 CANHAMS ROAD ST. HELENS FOR P.R. LOWRY.

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04/11/2025	1:100	J WEEDA	A WEEDA	10525 - 15 OF 16

ACRONYMS AND TERMS

AIRBORNE DUST - SUSPENSION OF SOLID PARTICALES IN THE AIR
ASPHYXIANT - VAPOUR OR GAS THAT REDUCES/INTERFERS WITH THE BODIES ABILITY TO USE OXYGEN
BAL - BUSHFIRE ATTACK LEVEL
CHEMICAL AGENT - A SUBSTANCE THAT AFFECTS THE BODY IN A HARMFUL WAY
CONFINED SPACE - AN AREA IN WHICH GAS/VAPOUR/DUST MAY OCCUR OR IN WHICH OXYGEN MAY BE USED UP OR AN AREA NOT DESIGNED FOR CONTINUOUS OCCUPANCY
CORROSIVE - SUBSTANCE THAT WILL BURN THE SKIN OR EYES ON CONTACT
HAZARD - ANY SITUATION WITH THE POTENTIAL TO CAUSE INJURY OR ILLNESS
HIERARCHY OF CONTROL - METHOD OF CONTROLING RISKS. REFER START OF WORKS
MANUAL HANDLING - ACTIVITY THAT INVOLVES LIFTING LOWERING PUSHING OR PULLING BUILDING COMPONENTS
OH&S - OCCUPATIONAL HEALTH & SAFETY
OUT OF SERVICE TAG - INFORMATION SECURELY ATTACHED TO ANY EQUIPMENT WHICH IS NOT IN A CONDITION FIT FOR INTENDED USE
PCBU - PERSON CONDUCTING A BUSINESS OR UNDERTAKING
PPE - PERSONAL PROTECTIVE EQUIPMENT
RISK - THE LIKELIHOOD THAT EXPOSURE TO A HAZARD WILL RESULT IN INJURY
RSAH - ROOF SPACE ACCESS HATCH
SDS - SAFETY DATA SHEETS
SWMS - SAFE WORK METHOD STATEMENTS
TOOL BOX MEETING - AN OCCUPATIONAL HEALTH & SAFETY SITE MEETING
WHITE CARD - OH&S CONSTRUCTION INDUCTION SAFETY CARD
WHS - WORK HEALTH & SAFETY
WHSMP - WORK HEALTH & SAFETY MANAGEMENT PLAN

PROJECT CONTACT NUMBERS

NAME & NUMBER OF OWNER(S)	
NAME & NUMBER OF DRAFTSMAN	6425 9333 OR 0427 333 129
NAME & NUMBER OF ENERGY RATER	
NAME & NUMBER OF ENGINEER	
NAME & NUMBER OF BUILDING SURVEYOR	
NAME & NUMBER OF BUILDER	
NAME & NUMBER OF EXCAVATOR	
NAME & NUMBER OF CONCRETOR	
NAME & NUMBER OF BRICKLAYER	
NAME & NUMBER OF PLUMBER	
NAME & NUMBER OF ELECTRICIAN	
NAME & NUMBER OF DEMOLISHER	
NAME & NUMBER OF STEEL WORKER	
NAME & NUMBER OF DRAIN LAYER	
NAME & NUMBER OF WINDOW INSTALLER	
NAME & NUMBER OF ROOFER	
NAME & NUMBER OF PLASTERER	
NAME & NUMBER OF JOINER	
NAME & NUMBER OF PAINTER	
NAME & NUMBER OF INSULATION INST	
NAME & NUMBER OF GARAGE DOOR	
NAME & NUMBER OF TILE LAYER	
NAME & NUMBER OF GAS FITTER	
NAME & NUMBER OF SOLAR/AC INSTALLER	
NAME & NUMBER OF FLOOR FURNISHER	
NAME & NUMBER OF WINDOW FURNISHER	
NAME & NUMBER OF FENCER	
NAME & NUMBER OF LANDSCAPER	
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GENERAL SAFETY NOTES

NOTE: BY STARTING BUILDING WORKS IT IS UNDERSTOOD THAT THE BUILDER IN CHARGE HAS FULLY READ, UNDERSTOOD AND WILL ADHERE TO THE PLAN & ASSOCIATED DOCUMENTATION.

1. READ ALL PLANS PRIOR TO START OF WORK. PARTICULAR ATTENTION MUST BE MADE OF THE SAFETY INFORMATION CONTAINED WITHIN THE PLANS INCLUDING ANY ENGINEERING DRAWINGS.
2. THE PLANS & DOCUMENTATION NOTED ON THE FORM 35 SHALL BY USED IN CONJUNCTION WITH 'WORKSAFE TASMANIA' & WHERE NOTED OR DIRECTED BY 'WORKSAFE TASMANIA' 'SAFE WORK AUSTRALIA'
THE FOLLOWING GUIDANCE NOTES ARE AVAILABLE ON 'WORKSAFE TASMANIA' THROUGH 'TASMANIA DEPARTMENT OF JUSTICE' WEBPAGE.
A) 'WORK SAFE AUSTRALIA' INCIDENT NOTIFICATION FACT SHEET
B) 'WORKSAFE TASMANIA' GUIDANCE NOTE
   i) GN049 USING PORTABLE LADDERS SAFELY
   ii) GN051 MAKING HOUSING CONSTRUCTION SITES SECURE AGAINST UNAUTHORISED PUBLIC ACCESS
   iii) GN050 GUIDANCE ON PREVENTION OF FALLS IN HOUSING CONSTRUCTION
   iv) GN104 FACILITIES FOR WORKERS AT CONSTRUCTION WORKPLACES
   v) GN052 USING TIMBER FOR TEMPORARY PERIMETER GUARDRAILS
3. REFER TO THE FOLLOWING 'WORKSAFE TASMANIA' REGULATIONS
   i) WHAT IS HIGH RISK CONSTRUCTION WORK WHS REGULATION 291
   ii) WHAT IS A CONSTRUCTION PROJECT WHS REGULATION 292
   iii) PRINCIPAL CONTRACTOR WHS REGULATION 293
   iv) WHAT IS INVOLVED IN MANAGING RISKS ASSOCIATED WITH CONSTRUCTION WORK WHS REGULATION 297
   v) CONSULTING WORKERS WHS ACT SECTION 47 & 48
   vi) CONSULTING, COOPERATING & COORDINATING ACTIVITIES WITH OTHER DUTY HOLDERS WHS SECTION 46
   vii) DUTIES RELATING TO CONSTRUCTION WORK WHS REGULATION 294 - 296
   viii) PRINCIPAL CONTRACTOR WHS REGULATION 308 - 315
   ix) MAINTAINING & REVIEWING CONTROL MEASURES WHS REGULATION 37 - 38
   x) WHAT IS A SAFE WORK METHOD STATEMENT
   xi) PREPARING A SWIM WHS REGULATION 299
   xii) IMPLEMENTING A SWMS 300 / REVIEWING A SWMS
   xiii) WHAT IS A WHS MANAGEMENT PLAN
   xiv) WHAT MUST THE WHS MANAGEMENT PLAN CONTAIN
   xv) HOW TO PREPARE A WHS MANAGEMENT PLAN
   xvi) INFORMING PEOPLE ABOUT THE WHS MANAGEMENT PLAN
   xvii) REVIEWING & REVISING A WHS MANAGEMENT PLAN
   xviii) KEEPING THE WHS MANAGEMENT PLAN
   xix) INFORMATION TRAINING INSTRUCTION & SUPERVISION WHS REGULATION 39
   xx) GENERAL CONSTRUCTION INDUCTION TRAINING WHS REGULATION 316 - 317
   xxi) WHITE CARDS WHS REGULATION 317 & 319
   xxii) WORKPLACE SPECIFIC INDUCTION TRAINING
   xxiii) OTHER TRAINING
   xxiv) SUPERVISION
   xxv) MANAGEMENT ARRANGEMENTS
      a) APPENDIX & GLOSSARY
      b) EXAMPLES OF CONSTRUCTION WORK
      c) EXAMPLES OF HIGH RISK CONSTRUCTION WORK
4. APPENDIX D 'DESIGN DUTIES'
5. APPENDIX E 'SAFE WORK METHOD STATEMENT TEMPLATE GUIDELINES'
6. APPENDIX F 'SAMPLE OF A COMPLETED SAFE WORK METHOD STATEMENT'
7. APPENDIX G 'PREPARING A WHS MANAGEMENT PLAN'
8. APPENDIX H 'WHS MANAGEMENT PLAN TEMPLATE'
9. APPENDIX I 'SAMPLE OF A COMPLETED WHS MANAGEMENT PLAN'
10. APPENDIX J 'HOUSING CONSTRUCTION WORKPLACE MANAGEMENT ARRANGEMENTS'
11. APPENDIX K 'GENERAL CONSTRUCTION WORKPLACE MANAGEMENT ARRANGEMENTS' WHS REGULATION 40 (INCLUDING)
   i) ENTRY & EXIT
   ii) WORK AREAS
   iii) FLOOR & SURFACES
   iv) LIGHTING
   v) HEAT & COLD
   vi) ESSENTIAL SERVICES
   vii) UNDERGROUND ESSENTIAL SERVICES WHS REGULATION 304
12. FACILITIES AT A CONSTRUCTION WORKPLACE WHS REGULATION 41
13. FIRST AID WHS REGULATION 42
14. EMERGENCY PLANNING WHS REGULATION 43
15. PERSONAL PROTECTIVE EQUIPMENT WHS REGULATION 44 & 46

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WORKS IN A ROAD RESERVATION

1. WHERE PRACTICABLE ALL DELIVERY TRUCKS INCLUDING CONCRETE SHOULD UNLOAD ON SITE, IF DRIVEWAYS ARE TO BE POURED CONCRETE TRUCKS SHOULD POUR ON SITE & BEFORE LANDSCAPING IS DONE.
2. WHERE TRUCKS ARE UNLOADING FROM A ROAD RESERVATION A WORKS IN A ROAD RESERVATION PERMIT MUST BE OBTAINED FROM LOCAL COUNCIL. (FEE MAY BE APPLIED)
3. A TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO A.S. 1742.3 PRIOR TO WORKS.
4. CROSSOVERS MUST BE TO THE URBAN ROADS TYPICAL VEHICLE CROSSING STANDARDS.
5. PCBU MUST HAVE PUBLIC LIABILITY INSURANCE TO A MINIMUM OF $5 m.

DURING BUILDING WORKS

1. THE BUILDER SHALL NOTIFY THE DESIGNER OF ANY DEFECTS OR AMBIGUOUS INFORMATION ON THE PLANS.
2. THE BUILDER SHALL NOTIFY THE DESIGNER OF ANY MAJOR CHANGES TO THE PLANS THAT HAS BEEN AGREED TO BY THE OWNER(S).

DEMOLITION

1. DEMOLITION MUST BE DONE IN ACCORDANCE WITH A.S. 2601
2. ALL DEMOLITION WORK IS TO BE CARRIED OUT BY LICENCED/QUALIFIED PCBU'S
3. ALL HAZARDOUS SUBSTANCES MUST BE IDENTIFIED PRIOR TO COMMENCEMENT.
4. THE PCUB SHALL CARRY OUT A DILAPDATION SURVEY OF ALL PROPERTIES IN CLOSE PROXIMITY THAT MAY BE AFFECTED BY THE DEMOLITION OF BUILDING WORK.
5. ALL DEMOLITION WORK MUST BE APPROVED BY BUILDING SURVEYOR & LOCAL COUNCIL.
6. DEMOLITION WORK MUST BE DONE IN A LOGICAL AND SAFE MANNER, A SITE PLAN SHOULD BE DRAWN UP TO DESIGNATE AREAS FOR WORK SHED, TOILET, PARKING, TRAFFIC MOVEMENT, REFUSE DISPOSAL & EMERGENCY EVACUATION POINT.

EMERGENCY NUMBERS

POLICE/FIRE/AMBULANCE	000 OR MOBILE 112
AURORA HOTLINE	1300 132 003 FALLEN POWER LINE 132 004
BURNIE CITY COUNCIL	6430 6666
CENTRAL COAST COUNCIL	6429 8900
DEVONPORT CITY COUNCIL	6424 0511
DIAL BEFORE YOU DIG	1100
ENERGY AUSTRALIA	131 388
GAS - TASGAS	131 888 OR TASGAS 180 2111 PIPELINE 1800 195 666
KENTISH COUNCIL	6491 2500
LATROBE COUNCIL	6421 4650
POISONS INFORMATION CENTRE	13 1126
STATE EMERGENCY SERVICE	132 500 OR 03 6434 5333
TAS WATER	13 6992 OR 13 699 2837
TELSTRA HOTLINE	132 125
WARATAH WYNYARD COUNCIL	03 6443 8333 ALL HOURS
WEEDA BUILDING CONSULTANTS	03 6425 9333 OR 0438 252 861 OR 0427 333 129
WORKCOVER	1300 776 572
WORKPLACE STANDARDS	1300 366 322
MEANDER VALLEY	63935300

PROPOSED DETACHED STEEL FRAMED, STEEL CLAD PRE-FABRICATED SHED & STEEL CLAD PRE-FABRICATED AWNING AT 74 CANHAMS ROAD ST. HELENS FOR P.R. LOWRY.

DATE:	SCALE:	CHECKED BY	DRAWN BY	DWG No.
4/11/2025	1:100	J WEEDA	A WEEDA	10525 - 16 OF 16

DA 171 – 2025 – 74 Canhams Rd – ST HELENS

Planning scheme response – proposed shed and awning

21.0 – 21.4.2 Setbacks – P2

Buildings for a sensitive use must be sited as not to conflict or interfere with any agricultural use having regard to

(a) The size of property is 72.33 ha. The property is rectangular in shape and the land is mostly flat
(b) The adjoining property is a quarry with no exiting dwellings
(c) The location of exiting building on the site is next to where the proposed shed will be. The proposed awning is to e attached to the existing dwelling
(d) The adjoining property is used as a quarry
(e) N/A the proposed building is a storage shed and the proposed awning is to be used as shelter
(f) There are trees separating the properties

C7.0 – C7.6.1

Buildings and works within a waterway and coastal protection area or a future coastal refugia area

P1.1

(a) The proposed development is a storage shed and an awning and there will be no runoff
(b) There is no vegetation within the proposed shed and awning
(c) There is no natural streambank of streambed within the proposed shed and awning
(d) There are no fallen logs, bank overhangs, rocks or trailing vegetation with the proposed shed and awning
(e) The proposed shed and awning will not impede on natural flow and drainage
(f) There is no fish passage within the proposed shed and awning
(g) There are no wetlands within the proposed shed and awning
(h) The proposed shed is to be aside the existing dwelling, and proposed awning is to be attached to the existing dwelling
(i) The proposed shed will also consist of a slab with minimal cut and fill. The awning is into concrete piers with a concrete pad added after installation
(j) The proposed shed is to be used for storage, and the awning is be to used for shelter, which fits with the size, shape and slope of the land
(k) There are no sand or wave movements on the existing property
(l) There are no further plans to build any further works on the property
(m) The environmental best practice guidelines and the guidelines in the Tasmanian Coastal Works Manual will not be a problem

P1.2 Buildings and works within the spatial extent of tidal waters must be for a use that relies upon a coastal location to fulfil its purpose having regard to.

(a) – (f) N/A the proposed shed is a storage shed and proposed awning is for shelter

P2.1

(a) There are no sand dunes, wetland, saltmarshes or other coastal habitats from adjacent areas within the proposed shed and awning

(b) There will be no drainage networks for the proposed shed and awning
(c) There is no sand on the property for deposition or erosion to occur
(d) The proposed shed is aside the existing dwelling and prosed awning is to be attached to the existing dwelling
(e) There is no native vegetation within the proposed shed and awning
(f) The proposed shed will also consist of a slab with minimal cut and fill and proposed awning is into concrete piers with a concrete pad added after installation
(g) The proposed shed is to be used for storage shed which fits with the size, shape and slope of the land and the proposed awning will be used for shelter
(h) There will be no impact of sea level rise as the property is many miles from the sea