

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 2026 / 00060
Applicant	DCM Sheds
Proposal	Residential - Construction of a Shed
Location	96 McManus Drive, Falmouth (CT 152931/1)

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 4th April 2026 **until 5pm Tuesday 21st April 2026**.

John Brown
GENERAL MANAGER

PROPOSED DETACHED STEEL FRAMED STEEL CLAD PRE-FABRICATED SHED AT 96 McMANUS DRIVE, FALMOUTH FOR *A. HIGGS & K. STONE.*

MARCH 2026

PROJECT No. 2926

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 Volume 152931 Folio 1		DESIGN WIND SPEED 'N2'	SOIL CLASS. 'M'	BUILDING CLASS. 10(a)	CLIMATE ZONE SEVEN	ALPINE AREA NO	KNOWN SITE HAZARDS REFER TO SAFETY NOTES		
AREAS: AREA OF SHED		54.00 m ²	EXISTING DWELLING	150.00 m ²	LOT AREA	159 400 m ² (15.94 ha)			
EXISTING SHED AREA		72.00 m ²	TOTAL BUILDINGS	276.00 m ²	SITE COVERAGE	0.17 %			
TITLE PAGE		2926 - 1 OF 8		PROPERTY IDENTIFICATION NUMBER 2824919					
FLOOR & ROOF PLANS & ELEVATIONS		2926 - 2 OF 8		CERTIFICATE OF TITLE NUMBER 152931 FOLIO 1					
SHED, SLAB & ROOF FRAMING PLANS		2926 - 3 OF 8		<small>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.</small>					
STRUCTURAL DETAILS 1:20		2926 - 4 OF 8							
STEELWORK NOTES & SPECIFICATIONS		2926 - 5 OF 8							
PART SITE LOCATION & SERVICES PLAN		2926 - 6 OF 8							
SITE LOCATION PLANS		2926 - 7 OF 8							
CONSTRUCTION SAFETY NOTES		2926 - 8 OF 8							
PROPOSED DETACHED STEEL FRAMED, STEEL CLAD PRE-FABRICATED SHED AT 96 McMANUS DRIVE, FALMOUTH FOR A. HIGGS & K. STONE.					DATE:	SCALE:	CHECKED BY	DRAWN BY	DWG No.
					19/03/2026	1:100	J WEEDA	A WEEDA	2926 - 1 OF 8

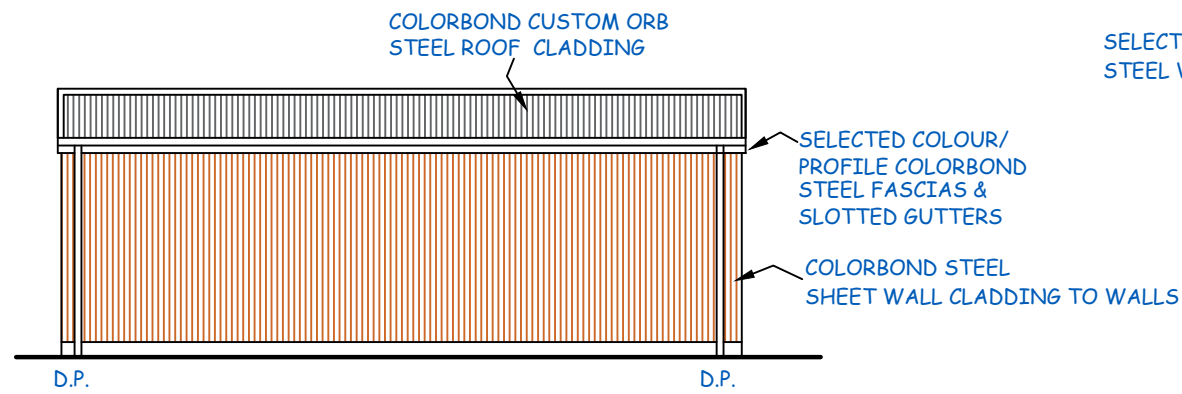
WEEDA Drafting



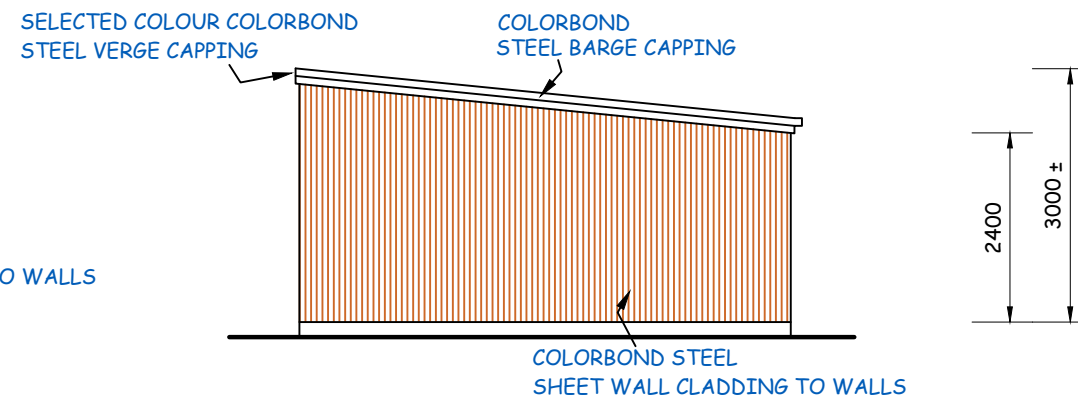
& Building Consultants Pty Ltd

95 Queen Street, West Ulverstone, 7315
 Phone: (03) 6425 9333
 Email: admin@weedadrafting.com.au

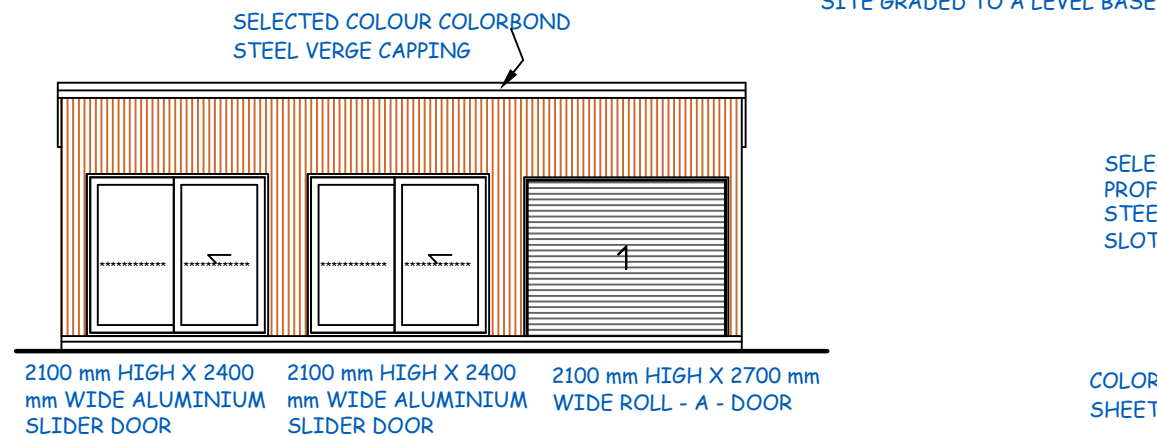
WORKPLACE STANDARDS TASMANIA BUILDING PRACTITIONER AC
 NUMBERS, ADAM: CC 5317 P Cat B.D.



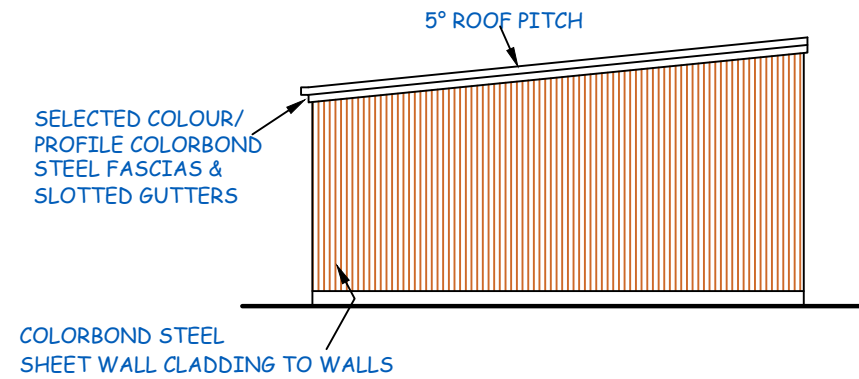
SOUTH-EASTERN ELEVATION



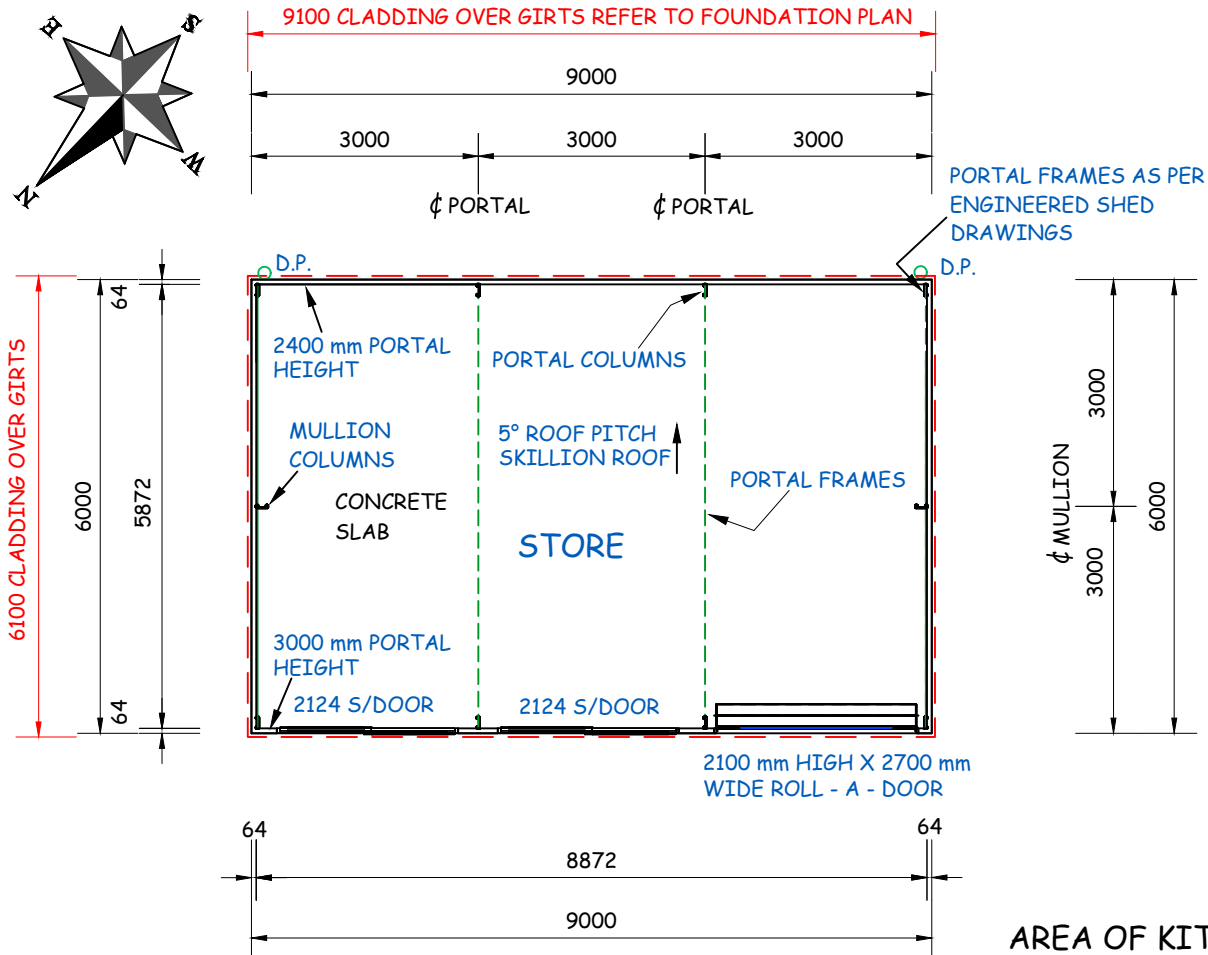
SOUTH-WESTERN ELEVATION



NORTH-WESTERN ELEVATION

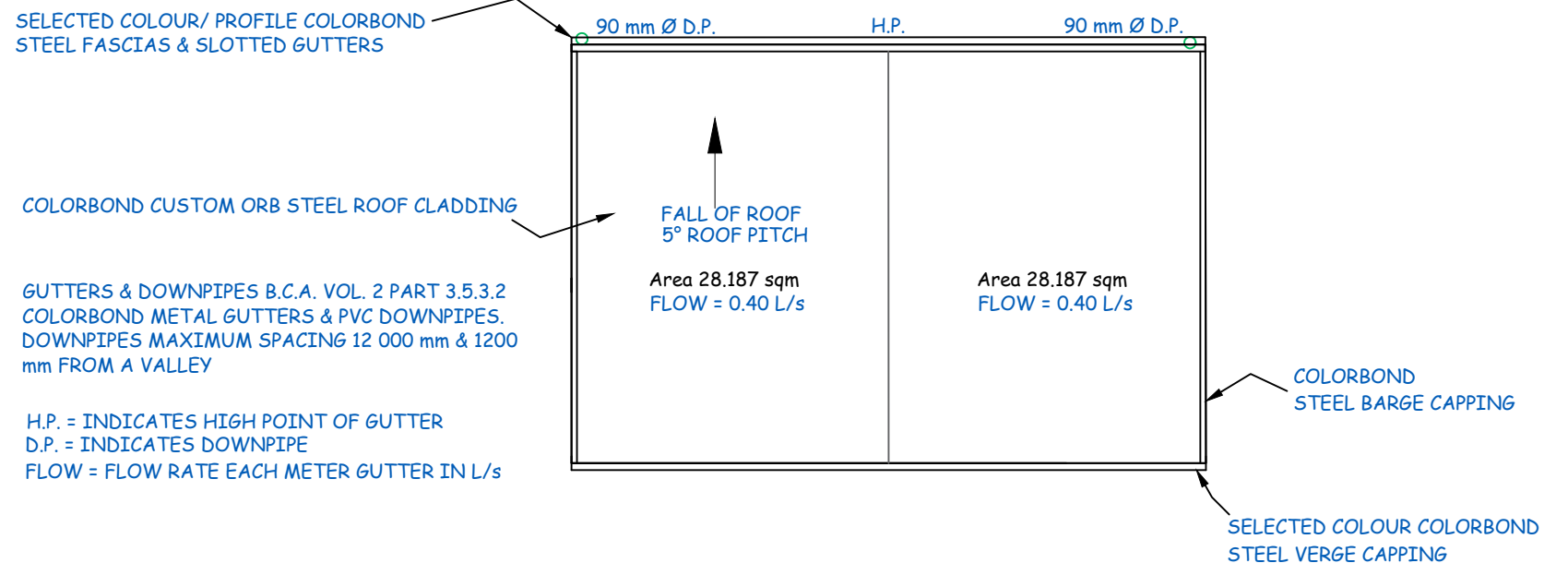


NORTH-EASTERN ELEVATION



PRE-FABRICATED SHED FLOOR PLAN 1:100

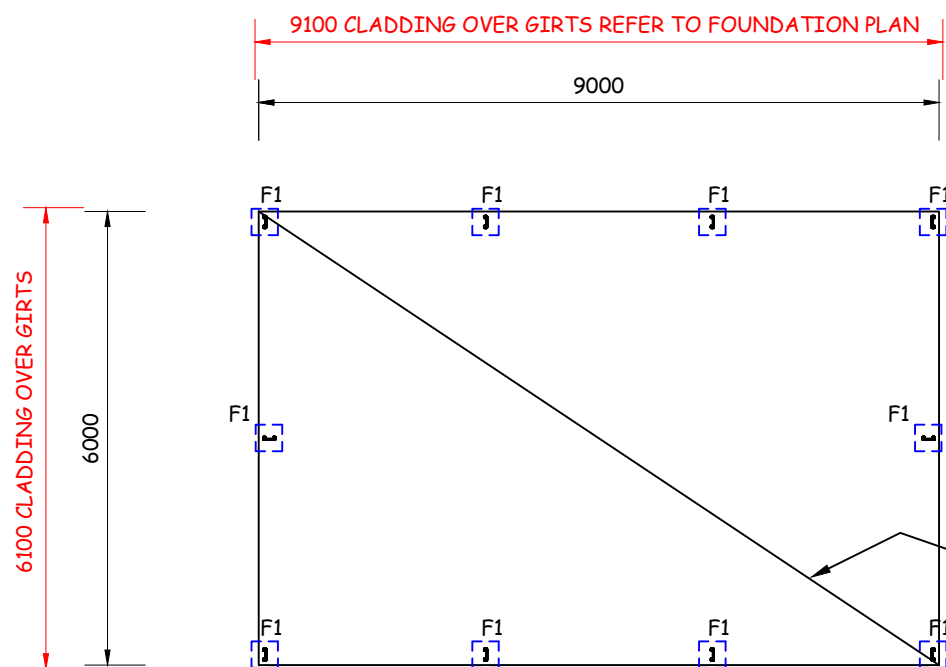
GUTTER & DOWNPIPE NOTES & CALCULATIONS:
 THE FOLLOWING IS TAKEN FROM PART THREE PLUMBING & DRAINAGE AUSTRALIAN STANDARDS AS/NZS 3500.3.2003 CALCULATIONS TAKEN FROM ZONE 4 TASMANIAN A.R.I. CHART IN AN OCCURRENCE >/20 YEARS. FIGURE E8 5 MIN A.R.I. = 130 mm. PITCH SLOPE AS INDICATED ON THE ROOF PLAN. GRADIENT 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.



PRE-FABRICATED SHED ROOF PLAN 1:100

PROPOSED DETACHED STEEL FRAMED, STEEL CLAD PRE-FABRICATED SHED AT 96 McMANUS DRIVE, FALMOUTH FOR A. HIGGS & K. STONE.

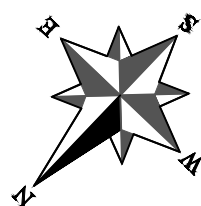
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FIX STEEL POSTS TO EXISTING SLAB AS PER ENGINEERED DETAILS
HOLD DOWN BOLTS & FIXINGS AS PER DETAIL

F1 = 350 mm X 350 mm X 400 mm DEEP

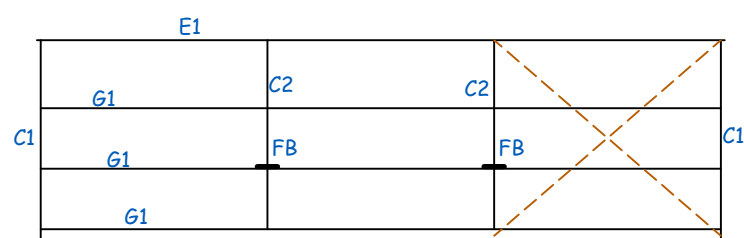
40 mm TOP COVER TO SL 82# FABRIC IN 100 mm SLAB LAID ON 200 um MEMBRANE



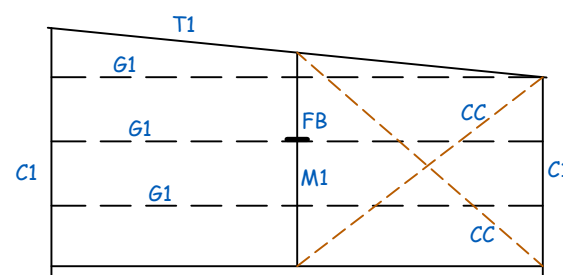
**PRE-FABRICATED SHED
SLAB PLAN 1:100**

STEEL SCHEDULE

C1	C15015
C2	C20015
H1	C10012
E1	C10015
M1	C15015
M2	C15015
T1	C15015
T2	C20019
T3	C15015
G1	61 X 1.0 mm TOP HAT
P1	61 X 1.0 mm TOP HAT
FB	BUILDERS STRAPPING 30 X 1.2MM
CC	BUILDERS STRAPPING 30 X 1.2MM
M3	30 X 61 X 30 CHANNEL

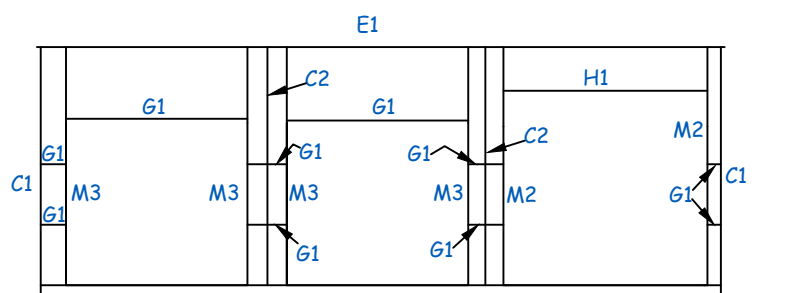


SOUTH-EASTERN ELEVATION



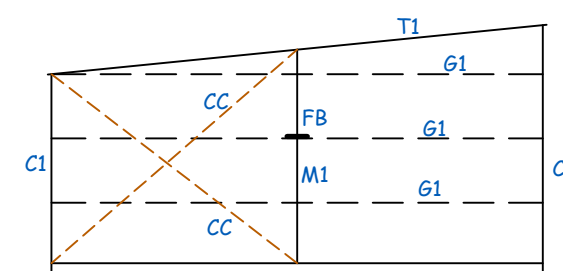
SOUTH-WESTERN ELEVATION

SITE GRADED TO A LEVEL BASE

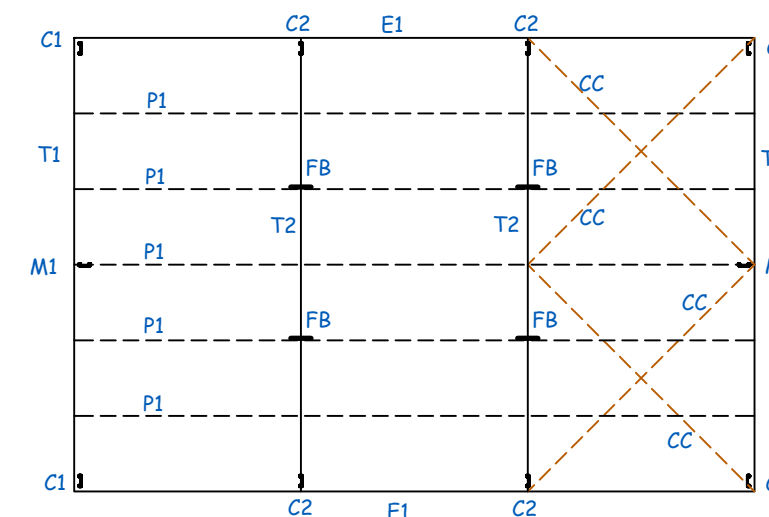


2100 mm HIGH X 2400 mm WIDE ALUMINIUM SLIDER DOOR
2100 mm HIGH X 2400 mm WIDE ALUMINIUM SLIDER DOOR
2100 mm HIGH X 2700 mm WIDE ROLL - A - DOOR

NORTH-WESTERN ELEVATION



NORTH-EASTERN ELEVATION



ROOF FRAMING PLAN 1:100

**PROPOSED DETACHED STEEL FRAMED, STEEL CLAD PRE-FABRICATED SHED AT
96 McMANUS DRIVE, FALMOUTH FOR A. HIGGS & K. STONE.**

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

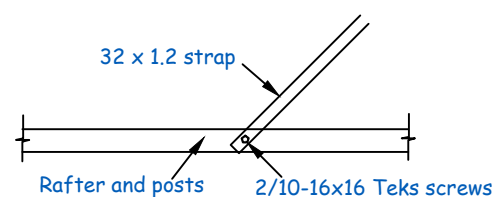
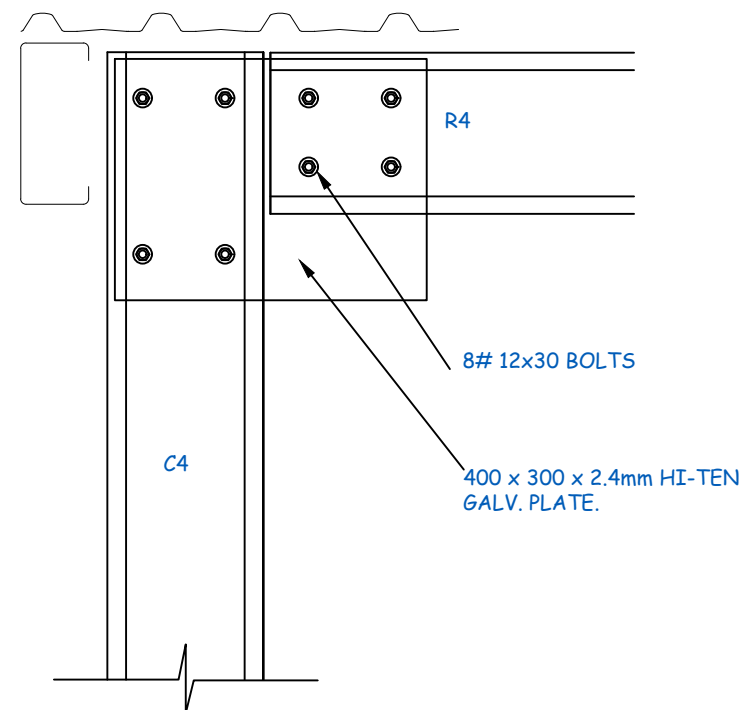
NOTE: C100 EAVES PURLIN TO BE USED WITH BOTH C-SECTION AND LYSAGHT GARAGE BATTEN PURLINS & GIRTS.

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

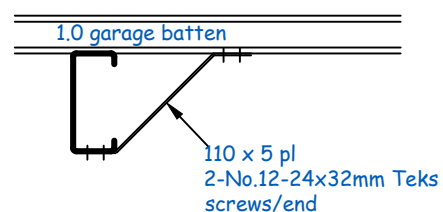
THICKEST COLUMN OR RAFTER MEMBER	PLATE THICKNESS		PURLIN BOLTS
	KNEE	RIDGE	
1.5 (mm typ.)	1.6	1.5	12x30
1.9 (mm typ.)	2.0	1.8	12x30
2.4 (mm typ.)	2.5	2.0	12x30

STEEL SCHEDULE

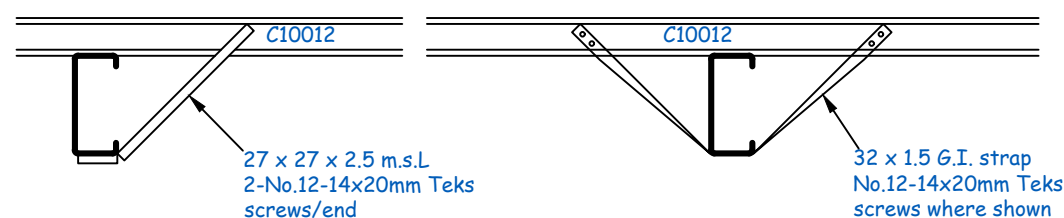
- C1 C15015
- C2 C20015
- H1 C10012
- E1 C10015
- M1 C15015
- M2 C15015
- T1 C15015
- T2 C20019
- T3 C15015
- G1 61 X 1.0 mm TOP HAT
- P1 61 X 1.0 mm TOP HAT
- FB BUILDERS STRAPPING 30 X 1.2MM
- CC BUILDERS STRAPPING 30 X 1.2MM
- M3 30 X 61 X 30 CHANNEL



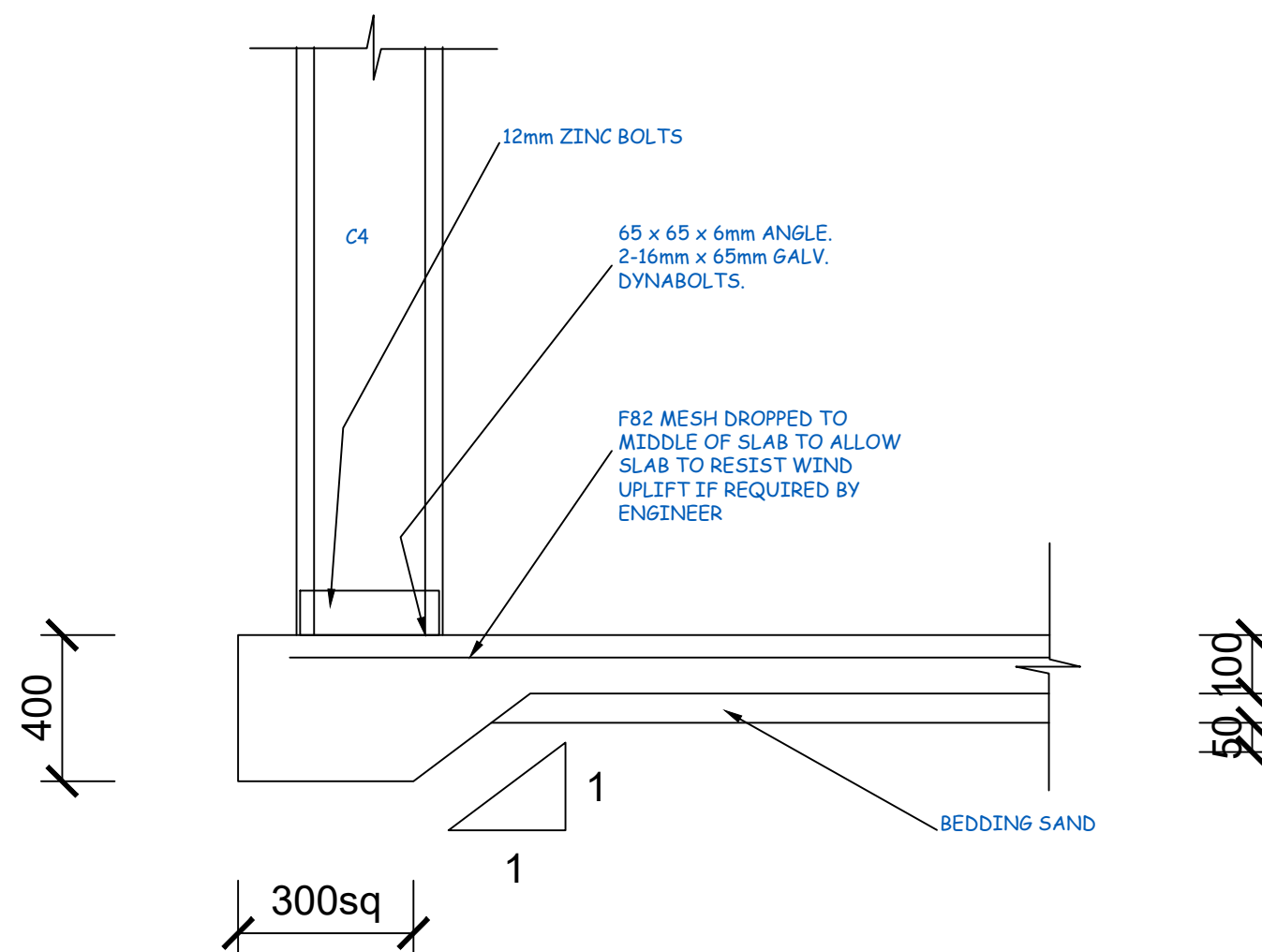
WIND BRACE DETAIL 1:20



ALTERNATIVE FOR GARAGE BATTENS



FLY-BRACE DETAILS



PROPOSED DETACHED STEEL FRAMED, STEEL CLAD PRE-FABRICATED SHED AT
 96 McMANUS DRIVE, FALMOUTH FOR A. HIGGS & K. STONE.

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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 (CFW)
 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 | CONCRETE GRADE | SLUMP | AGGREGATE |
|---|-------|----------------|--------|-----------|
| | mm | MPa | mm | mm |
| IN CONTACT WITH GROUND OR INTERNAL REINFORCEMENT: | 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:
- PONDING OR CONTINUOUS SPRINKLING WITH WATER.
 - AN IMPERMEABLE MEMBRANE WITH SEALED JOINTS.
 - AN ABSORPTIVE COVER KEPT CONTINUOUSLY WET.
 - 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

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

SPECIFICATIONS (PRE-FABRICATED SHED)

- CLEAR THE SITE & SET OUT THE WORKS. EXCAVATE THE SITE TO A LEVEL BASE.
- FORM UP & EXCAVATE FOR THE THICKENED EDGE BEAM SLAB.
- PROVIDE GRANULATED FILL AND CONSOLIDATE FULLY.
- LAY 200 um MEMBRANE WITH 200 mm LAPPED JOINTS.
- PROVIDE & PLACE THE TRENCH MESH & SL82 FABRIC TO COVER. FOR 100-120 mm THICK SLAB.
- POUR THE SLAB AND FINISH TO A STEEL FLOAT LEVEL TOP WITH EDGE REBATES FOR THE ROLLER DOOR CURTAIN
- ALL STEELWORK ERECTION SHALL BE UNDER THE DIRECT SUPERVISION OF A QUALIFIED RIGGER.
- ERECT THE STEELWORK TO DETAIL.
- PROVIDE & FIX THE ROOF & WALL CLADDINGS.
- PROVIDE & INSTALL THE ROLLER DOORS & DOOR & ANY OPTIONAL WINDOWS AS SHOWN ON THE ELEVATIONS.
- FORM UP FOR THE HARDSTAND AREA OR AN APRON SLAB IN FRONT OF THE P.A. & ROLLER DOORS.
- PROVIDE & FIX GUTTERS & DOWNPIPES.
- PROVIDE S.W. LINES AND CONNECT AS SHOWN ON THE SITE LOCATION & SERVICES PLAN.
- THERE ARE NO CHANGES TO THE SEWER LINES.
- LIGHTING AND POWER POINTS IN THE NEW BUILDING AS DIRECTED BY OWNER(S).
- ALL SERVICE LINES ARE TO BE IDENTIFIED PRIOR TO START OF WORKS. LOCATION OF NEW SERVICE LINES SHALL BE RECORDED.
- ON COMPLETION, CART AWAY DEBRIS AND LEAVE THE SITE TIDY.
- ENSURE THAT THE BUILDING SURVEYOR ISSUES THE 'CERTIFICATE OF COMPLETION' WHEN THE PROJECT IS COMPLETED.

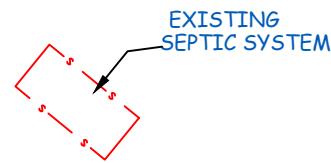
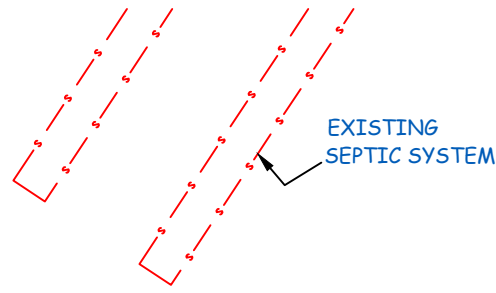
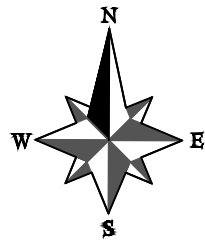
DOMESTIC CONSTRUCTION GENERAL NOTES

ONLY COMPLY WITH ITEMS RELEVANT TO THIS PROJECT

- THE OWNER SHALL VERIFY THE CORRECT BOUNDARIES OF THE PROPERTY.
- THE BUILDER IS RESPONSIBLE FOR THE CORRECT SETTING OUT OF ALL WORK.
- THE BUILDER SHALL VERIFY DIMENSIONS AND DETERMINE LEVELS ON SITE.
- FIGURED DIMENSIONS SHALL BE USED IN PREFERENCE TO SCALED.
- ALL CONCRETE SHALL BE POKER VIBRATED AND CURED FOR 3 DAYS MIN.
- 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.
- GUTTERS AND DOWN PIPES SHALL COMPLY WITH THE N.C.C. H1D7
- PLASTERBOARD LINING TO WALLS AND BATTENED CEILINGS GENERALLY.
- "VILLABOARD" LINING TO WET AREAS REQUIRED BY N.C.C. H2D2 & H2D4 & A.S. 3740
- BRICK ARTICULATION JOINTS SHALL BE PROVIDED TO COMPLY WITH H1D5
- STAIRS & BALUSTRADES SHALL COMPLY WITH H5D2
- THIS PROJECT SHALL BE BUILT TO THE H.I.A. GENERAL SPECIFICATION FOR DOMESTIC AND OTHER APPROPRIATE BUILDINGS NOT EXCEEDING 12m HEIGHT.
- THIS WORK IS COPYRIGHT©AND MAY NOT BE COPIED IN ANY FORM WITHOUT PRIOR CONSENT FROM WEEDA DRAFTING & BUILDING CONSULTANTS Pty. Ltd.
- BUILDING FABRIC INSULATION SHALL COMPLY WITH A.S. 4859
- BUILDING SEALING SHALL COMPLY WITH N.C.C. H6V3
- BUILDING AIR MOVEMENT SHALL COMPLY WITH N.C.C. H4O5
- BUILDING SERVICES SHALL COMPLY WITH WITH N.C.C. H4F3

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19/03/2026	AS SHOWN	J WEEDA	A WEEDA	2926 - 5 OF 8



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.

EXISTING LOT AREA
 159 400.00 m²
 EXISTING DWELLING
 150.00 m²
 EXISTING SHED AREA
 72.00 m²
 NEW SHED AREA
 54.00 m²
 TOTAL BUILDINGS
 276.00 m²
 SITE COVERAGE
 0.17 %

THERE ARE NO CHANGES TO THE SEWER LINES

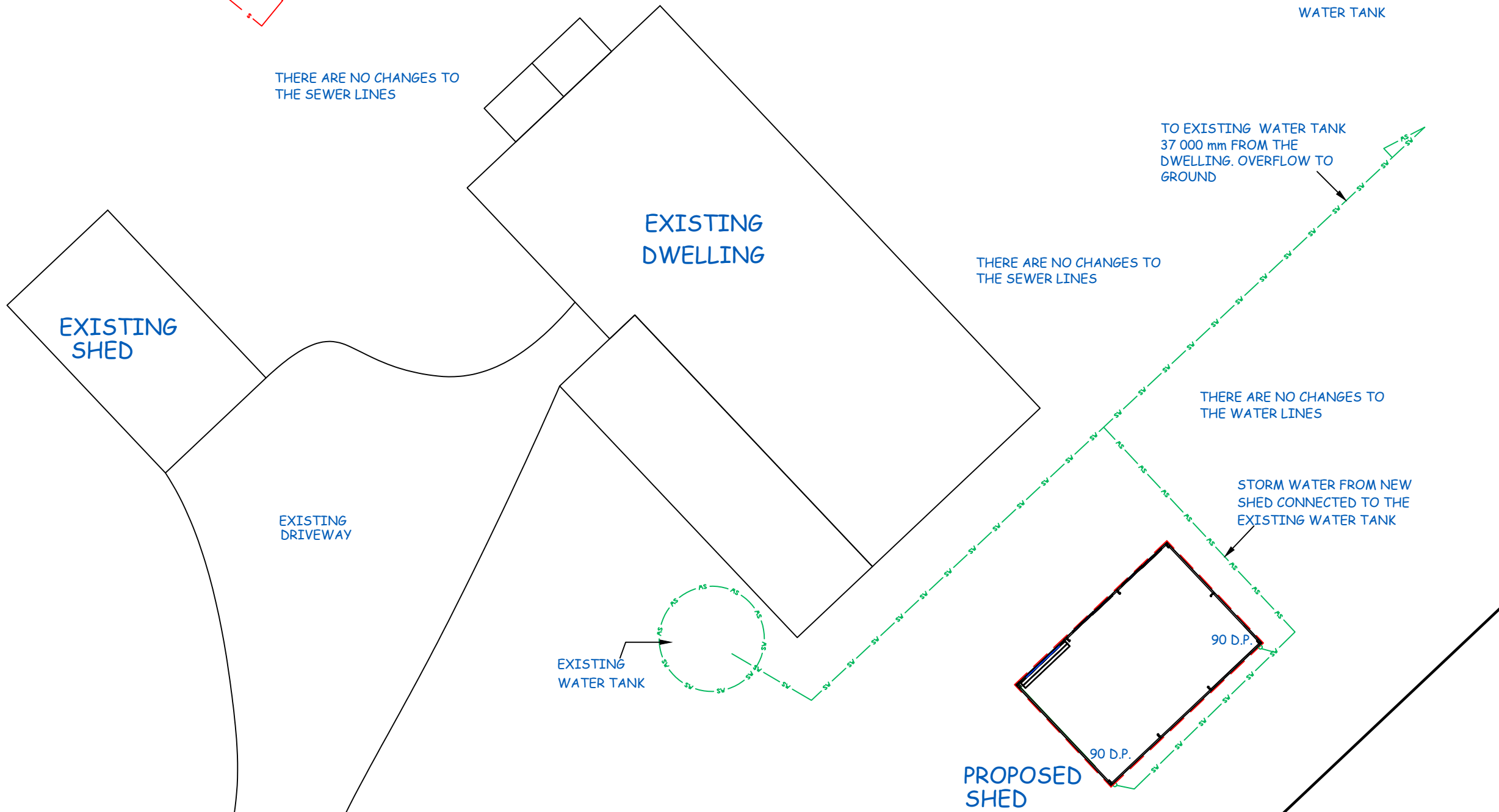
THERE ARE NO CHANGES TO THE SEWER LINES

TO EXISTING WATER TANK
 37 000 mm FROM THE DWELLING. OVERFLOW TO GROUND

THERE ARE NO CHANGES TO THE WATER LINES

STORM WATER FROM NEW SHED CONNECTED TO THE EXISTING WATER TANK

TO EXISTING WATER TANK



PART SITE LOCATION & SERVICES PLAN 1:200

WEEDA Drafting
 & Building Consultants Pty Ltd
 95 Queen Street, West Ulverstone, 7315
 Phone: (03) 6425 9333
 Email: admin@weedadrafting.com.au
WORKPLACE STANDARDS TASMANIA BUILDING PRACTITIONER AC NUMBERS, ADAM, CC 5317 P Cat B.D.

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 | 4. WASH TROUGH |
| 2. BATH/SPA | 5. SINK |
| 3. VANITY BASIN | 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 mm Ø 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

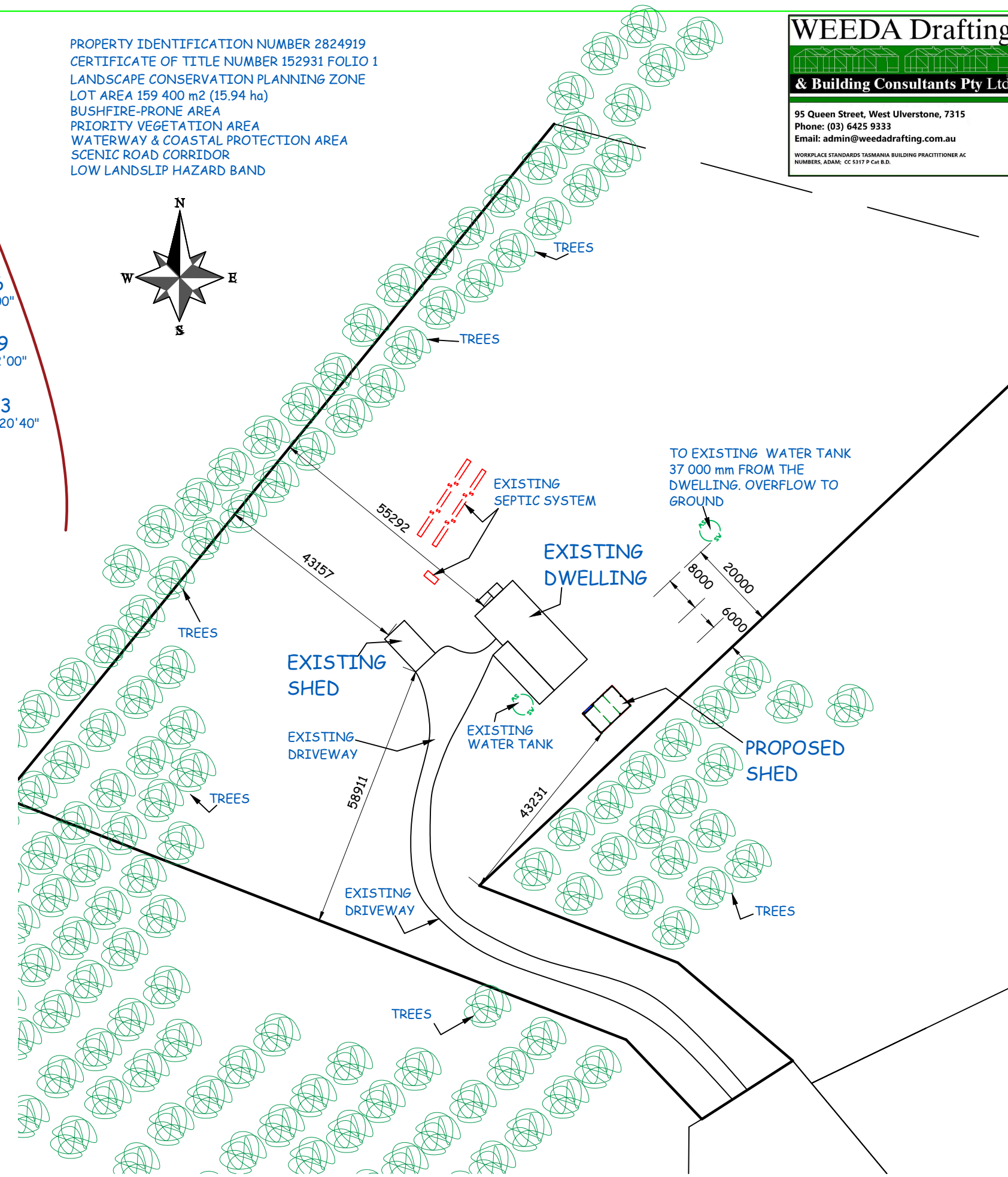
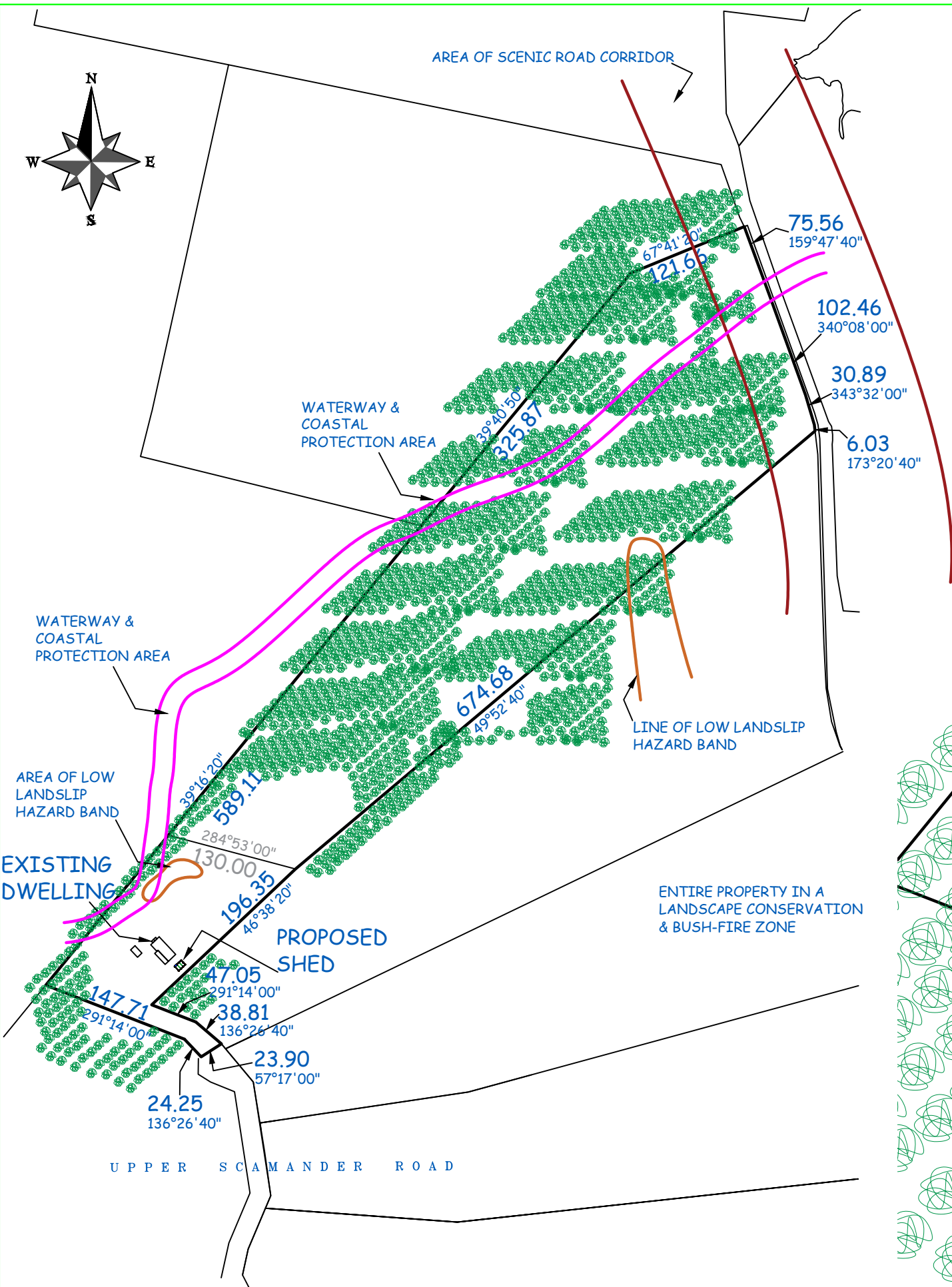
POWER SUPPLY

GAS SUPPLY

PROPOSED DETACHED STEEL FRAMED, STEEL CLAD PRE-FABRICATED SHED AT 96 McMANUS DRIVE, FALMOUTH FOR A. HIGGS & K. STONE.

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PROPERTY IDENTIFICATION NUMBER 2824919
 CERTIFICATE OF TITLE NUMBER 152931 FOLIO 1
 LANDSCAPE CONSERVATION PLANNING ZONE
 LOT AREA 159 400 m² (15.94 ha)
 BUSHFIRE-PRONE AREA
 PRIORITY VEGETATION AREA
 WATERWAY & COASTAL PROTECTION AREA
 SCENIC ROAD CORRIDOR
 LOW LANDSLIP HAZARD BAND



SITE LOCATION PLAN 1:5000

SITE LOCATION & SETTING OUT PLAN 1:1000

PROPOSED DETACHED STEEL FRAMED, STEEL CLAD PRE-FABRICATED SHED AT
 96 McMANUS DRIVE, FALMOUTH FOR A. HIGGS & K. STONE.

DATE:	SCALE:	CHECKED BY	DRAWN BY	DWG No.
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ACRONYMS AND TERMS

AIRBORNE DUST - SUSPENSION OF SOLID PARTICLES IN THE AIR
 ASPHYXIAN - VAPOUR OR GAS THAT REDUCES/INTERFERES 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 CONTROLLING 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

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.

WEEDA Drafting



& Building Consultants Pty Ltd

95 Queen Street, West Ulverstone, 7315
 Phone: (03) 6425 9333
 Email: admin@weedadrafting.com.au

WORKPLACE STANDARDS TASMANIA BUILDING PRACTITIONER AC NUMBERS, ADAM, CC 5117 P CH B.S.

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. CROSSEOVERS 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.

THESE DRAWINGS & IN PARTICULAR THE SAFETY INFORMATION ARE COPYRIGHT AND ANY UNAUTHORISED USE OF THIS MATERIAL WILL INCUR VIGOROUS LEGAL ACTION.

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 - TARGAS	131 888 OR TARGAS 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 WYNARD 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 AT
 96 McMANUS DRIVE, FALMOUTH FOR A. HIGGS & K. STONE.**

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19/03/2026	1:100	J WEEDA	A WEEDA	2926 - 8 OF 8

I refer to Planning Authority's request for further information in relation to our planning application for a shed at 96 McManus Drive, Falmouth. Items 1 - 5 are addressed below.

1. Attached is a copy of the Schedule of Easements and Part 5 Agreement (s71 Agreement) applicable to the property. The proposed shed is sited within the approved building envelope shown on the sealed plan, and there are no restrictions that prevent the Planning Authority from assessing the planning application.
2. No extension to the existing driveway is proposed as part of this application.
3. The shed is proposed to be setback 6m from the eastern side boundary, noting that the acceptable side setback under the acceptable solution is 20m. Supporting justification for the proposed setback variation against the corresponding performance criteria is provided below.
 - The shed is located approximately 150 m from the nearest residential dwelling, being 94 McManus Drive to the south-east. Given this substantial separation distance, any potential impact on residential amenity is considered negligible. The scale, height and form of the building, being a non-habitable outbuilding, are modest and typical of rural outbuildings within the locality. The shed will also be largely screened when viewed from the neighbouring property due to existing vegetation.
 - The siting of the shed responds appropriately to the size, shape and orientation of the land by locating the development well within the interior of the property, within an approved building envelope shown on the sealed plan, and within an existing cleared area. No vegetation removal is required to facilitate the development.
 - Due to the site's location at the end of McManus Drive, combined with existing vegetation and the internal siting of the shed on the lot, the development will not be visible from public roads or other public places.
 - The property adjoining the northern boundary of the site, [23131 Tasman Highway, Scamander](#), contains existing outbuildings that are located within the 20m acceptable side setback, demonstrating that similar development patterns exist within the locality.
 - The proposed siting will not interfere with the landscape values of the area, as the shed is contained within an established building envelope and cleared area and does not alter the broader landscape character or scenic qualities of the locality.
 - On this basis, the proposed reduced side setback achieves the intent of the setback standard by protecting residential amenity, avoiding adverse visual and landscape impacts, and is considered to satisfy 22.4.2 P3.

4. The shed is proposed to have an exterior finish comprising a black roof and windspray wall cladding, both of which have a light reflectance value of no more than 40%. On this basis, it is submitted that the proposal can satisfy the acceptable solution of development standard 22.4.2 A5. In the alternative, should P5 be applied by the Planning Authority, it is considered that the proposed finishes would not result in an unreasonable loss of amenity or detract from the landscape values of the site or surrounding area. This is supported by the substantial separation distances to adjoining development and the fact that the development is not visible from public roads or other public places. Accordingly, the proposal is considered to comfortably meet the intent of the standard.
5. In relation to development standard 22.4.4, it is noted that the shed is sited wholly within the approved building area shown on the sealed plan and, on this basis, it is considered that the proposal satisfies A1 and A2 of this standard.

I trust the information provided above satisfies the Planning Authority's request under s.54 of the *Land Use Planning and Approvals Act 1993*.

Kind regards,
David - DCM Sheds

We lead with ambition for a thriving Devonport
DEDICATION | CHAMPION | PIONEER

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3 attachments

 **26 7444 Request for Further Information - DA 060-2026.pdf**
364K