

## **Development Applications**

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

<b>DA Number</b>	DA 2026 / 00065
<b>Applicant</b>	Branxholm Fabrications Pty Ltd
<b>Proposal</b>	Residential - Construction of Garden Enclosure
<b>Location</b>	2 Riverview Road, Scamander (CT 150229/2)

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

Representations must be submitted in writing to the General Manager, Break O' Day Council, 32 -34 Georges Bay Esplanade, St Helens 7216 or emailed to [admin@bodc.tas.gov.au](mailto:admin@bodc.tas.gov.au), and referenced with the Application Number in accordance with section 57(5) of the abovementioned Act during the fourteen (14) day advertised period commencing on Saturday 9<sup>th</sup> May 2026 **until 5pm Friday 22<sup>nd</sup> May 2026**.

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

# PROPOSED DETACHED STEEL FRAMED STEEL MESH GARDEN ENCLOSURE TO THE PROPERTY AT 2 RIVERVIEW ROAD SCAMANDER FOR *B.L. & L.M. WEDD.*

MARCH 2026

PROJECT No. 3026

KNOWN SITE HAZARDS REFER TO SAFETY SITE PLAN		UNDERGROUND SERVICES		WORKING AT HEIGHTS		BUSHFIRE ATTACK LEVEL B.A.L. - N/A (CLASS 10A)		
DISTRIBUTION	DRAFT	PLANNING APPROVAL	BUILDING APPROVAL	BUILDING SURVEYOR	TITLE HOLDER	BUILDER		
TITLE REFERENCE Volume 150229 Folio 2		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	NEW GARDEN 128.00 m2	EXISTING DWELLING 320.50 m2	TOTAL BUILDINGS 448.50 m2	EXISTING LOT AREA 10 590.00 m2 (1.059 ha.)	SITE COVERAGE 4.24 %			
TITLE PAGE		3026 - 1 OF 7		PROPERTY IDENTIFICATION NUMBER 2766261 CERTIFICATE OF TITLE NUMBER 150229 FOLIO 2  <small>NOTE: THE BUILDING CONTRACTOR SHALL ENSURE THAT THE WHOLE SET OF DRAWINGS AND SUPPORTING DOCUMENTATION IS PASSED ONTO ALL SUB CONTRACTORS &amp; SUPPLIERS PRIOR TO THOSE ENTITIES COMMENCING MANUFACTURING OR SUPPLYING MATERIALS FOR THE PROJECT. WEEDA DRAFTING &amp; 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 &amp; BUILDING CONSULTANTS Pty. Ltd. PRIOR TO WORK COMMENCING ON SITE THE OWNER &amp; BUILDER SHALL CHECK THAT THE APPROVED SET OF DRAWINGS ARE CORRECT &amp; ARE THE SET OF DRAWINGS STATED IN THE BUILDING CONTRACT.</small>				
FLOOR, FRAMING & FOOTING PLANS		3026 - 2 OF 7						
ELEVATIONS & NOTATIONS		3026 - 3 OF 7						
GARDEN FRAME DETAILS		3026 - 4 OF 7						
PART SITE LOCATION & SERVICES PLAN		3026 - 5 OF 7						
SITE LOCATION & SETTING OUT PLAN		3026 - 6 OF 7						
CONSTRUCTION SAFETY NOTES		3026 - 7 OF 7						
PROPOSED STEEL FRAMED STEEL MESH GARDEN ENCLOSURE TO THE PROPERTY AT 2 RIVERVIEW ROAD, SCAMANDER FOR B.L. & L.M. WEDD.				DATE: 20/03/2026	SCALE: 1:100	CHECKED BY J WEEDA	DRAWN BY A WEEDA	DWG No. 3026 - 1 OF 7

**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.

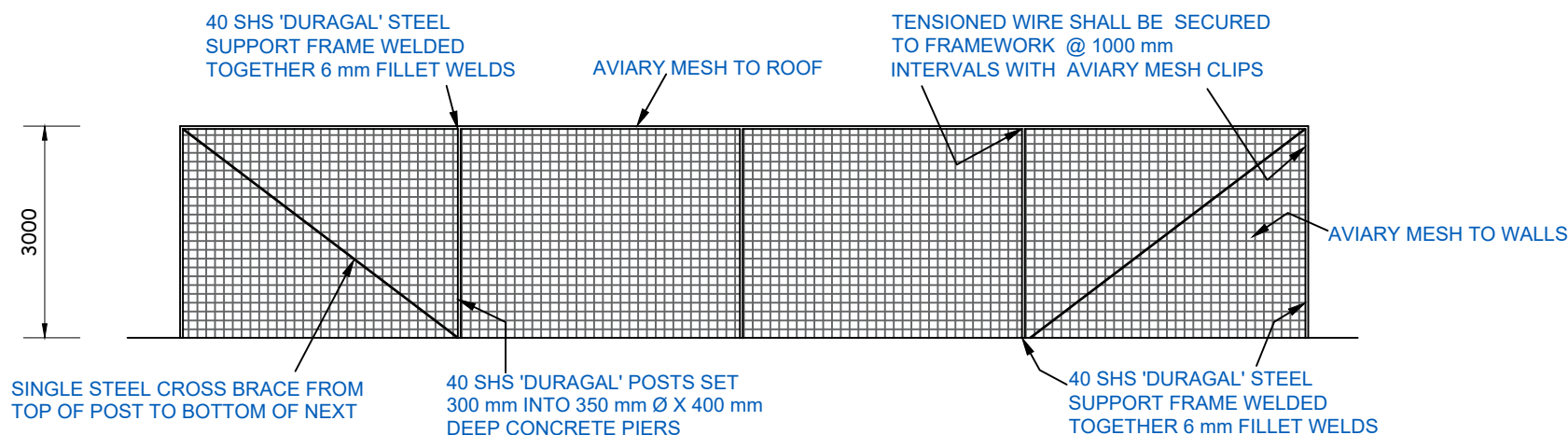




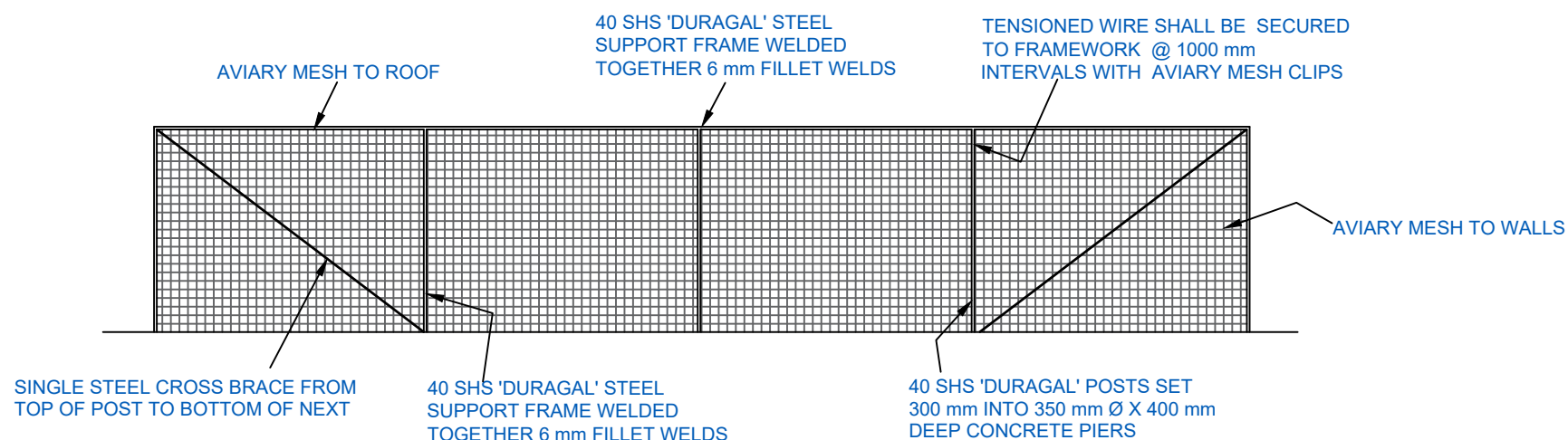
**DOMESTIC CONSTRUCTION  
 GENERAL NOTES**

**ONLY COMPLY WITH ITEMS  
 RELEVANT TO THIS PROJECT**

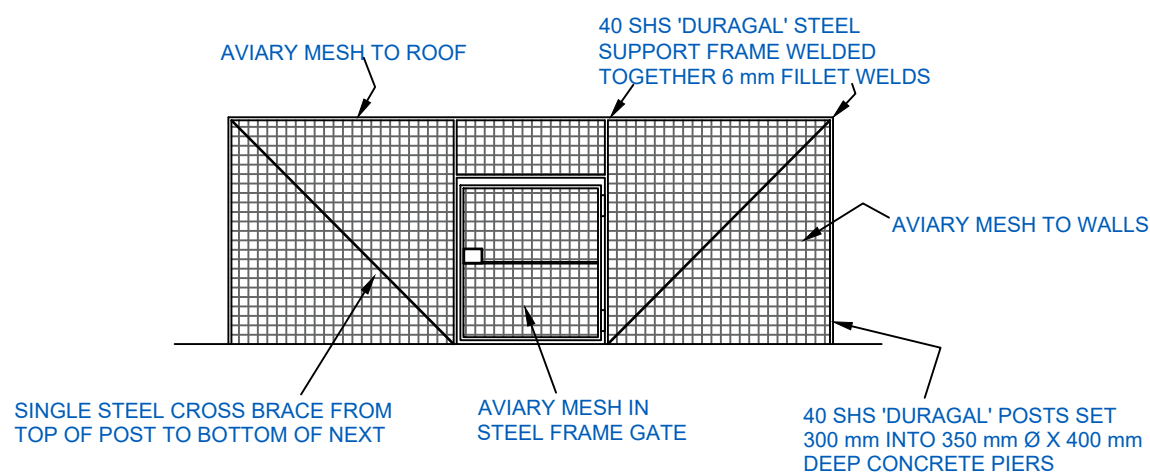
1. THE OWNER SHALL VERIFY THE CORRECT BOUNDARIES OF THE PROPERTY.
2. THE BUILDER IS RESPONSIBLE FOR THE CORRECT SETTING OUT OF ALL WORK.
3. THE BUILDER SHALL VERIFY DIMENSIONS AND DETERMINE LEVELS ON SITE.
4. FIGURED DIMENSIONS SHALL BE USED IN PREFERENCE TO SCALED.
5. ALL CONCRETE SHALL BE POKER VIBRATED 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. THIS WORK IS COPYRIGHT © AND MAY NOT BE COPIED IN ANY FORM WITHOUT PRIOR CONSENT FROM WEEDA DRAFTING & BUILDING CONSULTANTS Pty. Ltd.
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 N.C.C. H4F3



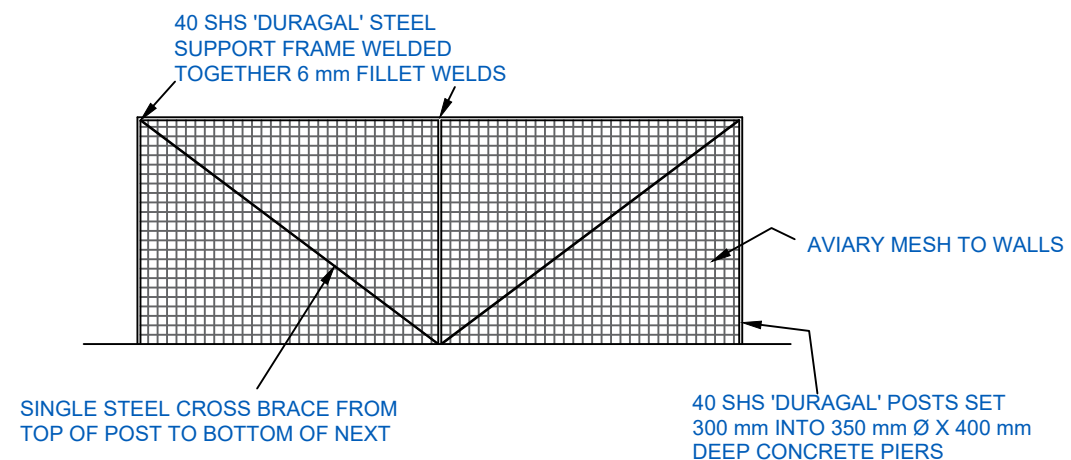
**SOUTH-WESTERN ELEVATION**



**NORTH-EASTERN ELEVATION**



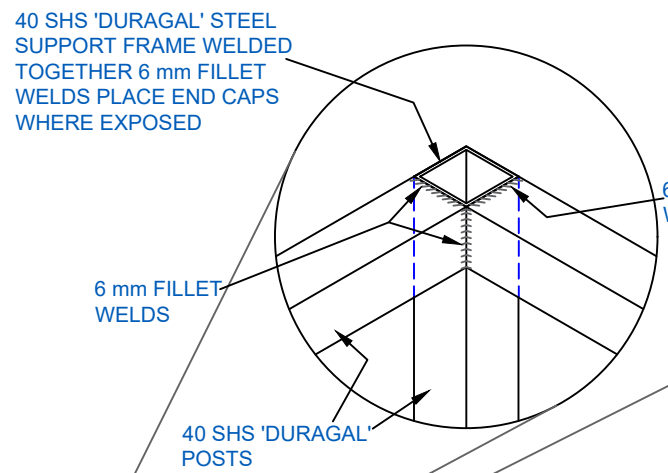
**NORTH-WESTERN ELEVATION**



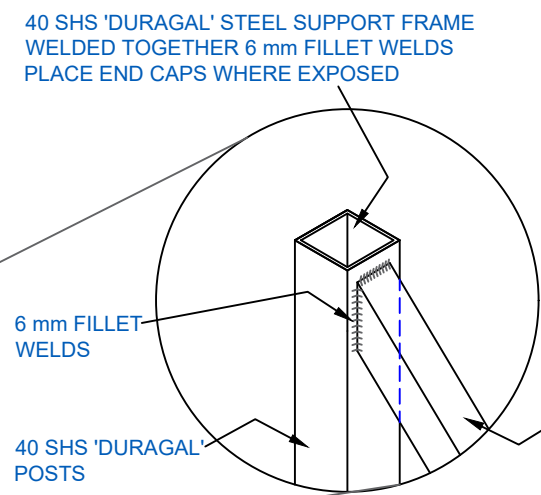
**SOUTH-EASTERN ELEVATION**

**PROPOSED STEEL FRAMED STEEL MESH GARDEN ENCLOSURE TO THE PROPERTY AT  
 2 RIVERVIEW ROAD, SCAMANDER FOR B.L. & L.M. WEDD.**

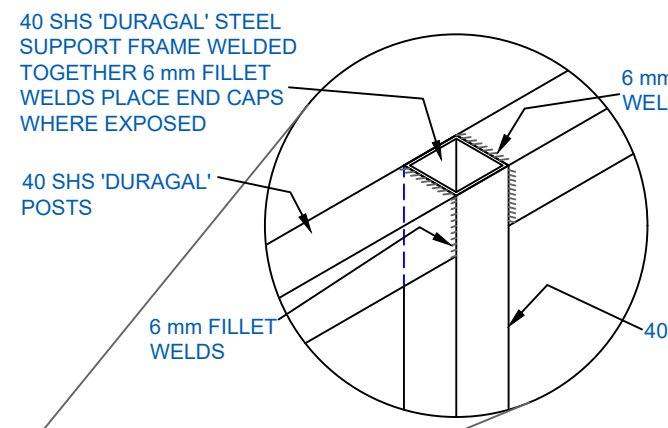
DATE:	SCALE:	CHECKED BY	DRAWN BY	DWG No.
20/03/2026	1:100	J WEEDA	A WEEDA	3026 - 3 OF 7



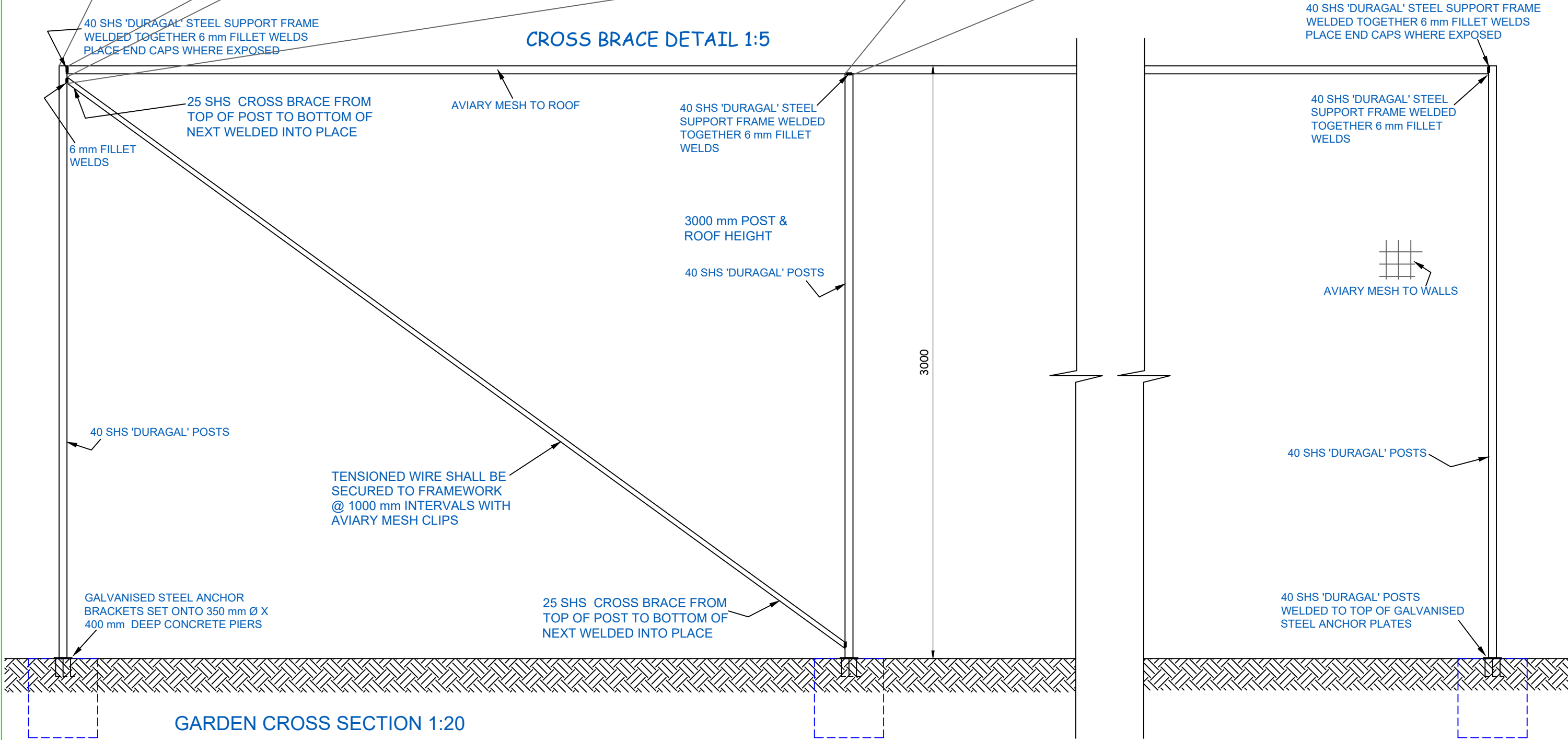
**POST CORNER DETAIL 1:5**



**CROSS BRACE DETAIL 1:5**



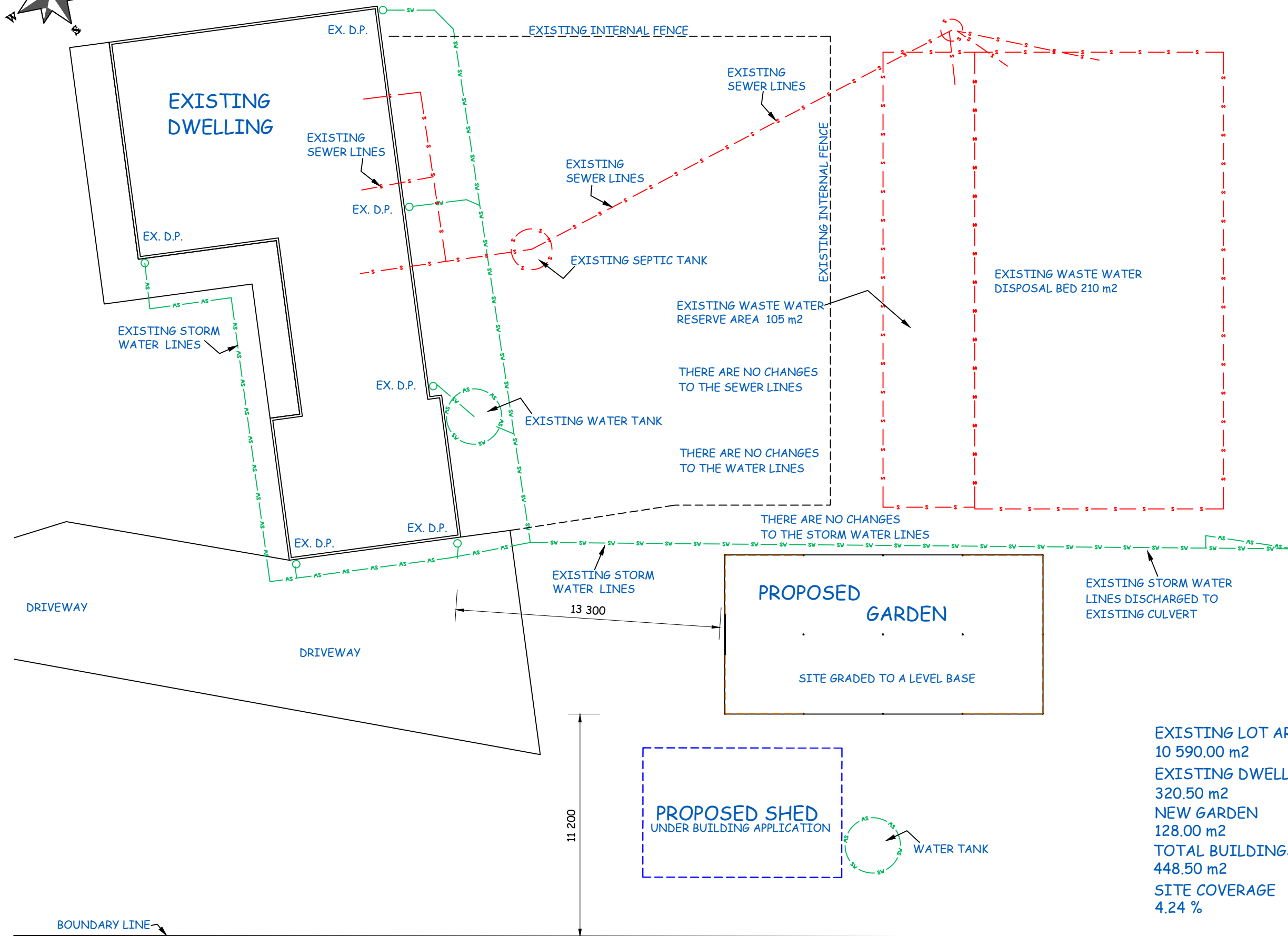
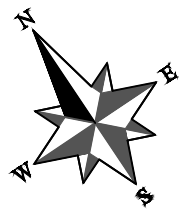
**POST FRAME DETAIL 1:5**



**GARDEN CROSS SECTION 1:20**

**PROPOSED STEEL FRAMED STEEL MESH GARDEN ENCLOSURE TO THE PROPERTY AT  
 2 RIVERVIEW ROAD, SCAMANDER FOR B.L. & L.M. WEDD.**

DATE:	SCALE:	CHECKED BY	DRAWN BY	DWG No.
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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 100mmØ 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

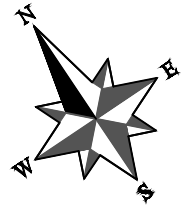
POWER SUPPLY

GAS SUPPLY

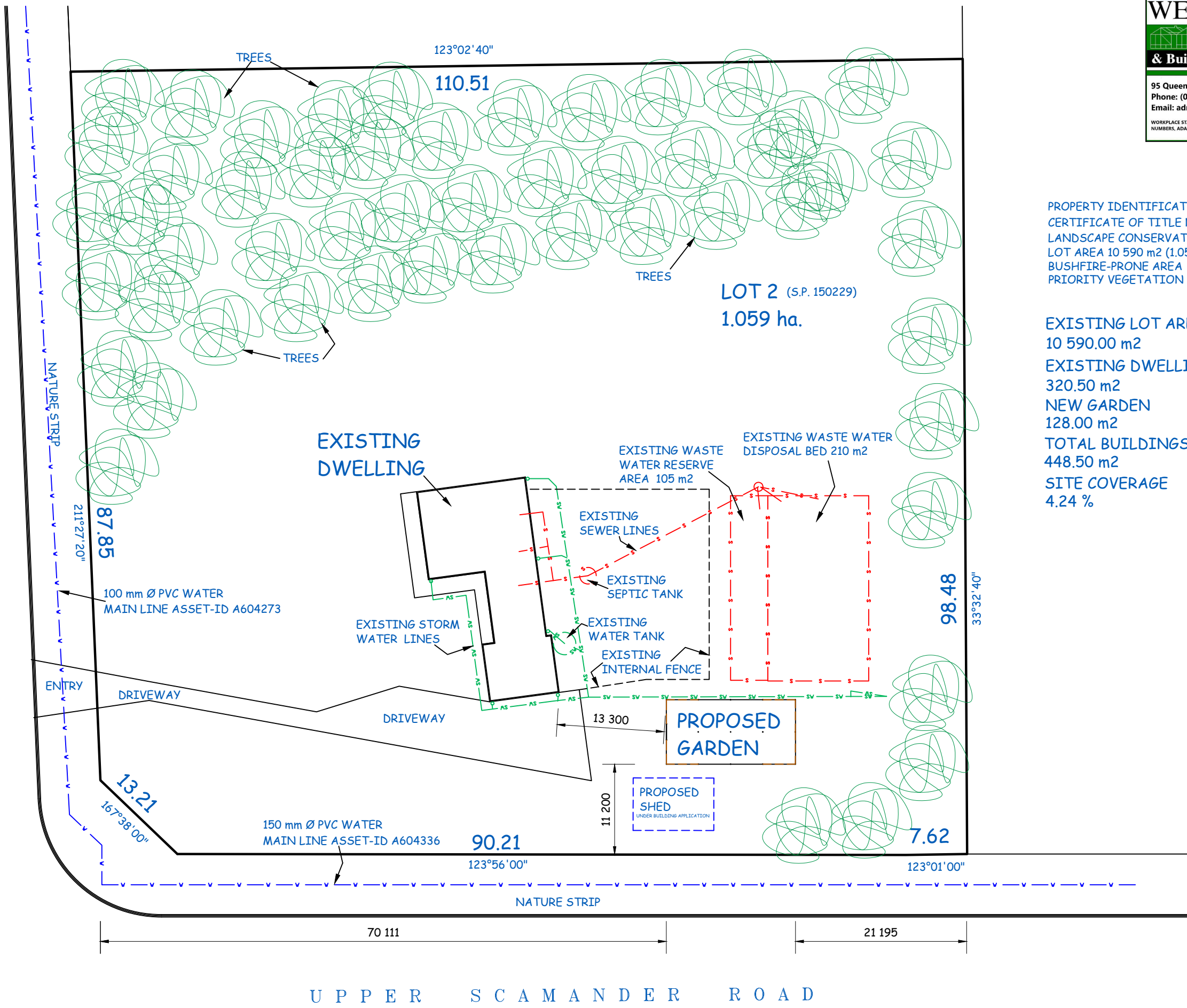
EXISTING LOT AREA 10 590.00 m2  
 EXISTING DWELLING 320.50 m2  
 NEW GARDEN 128.00 m2  
 TOTAL BUILDINGS 448.50 m2  
 SITE COVERAGE 4.24 %

**PART SITE LOCATION & SERVICES PLAN 1:200**

<b>PROPOSED STEEL FRAMED STEEL MESH GARDEN ENCLOSURE TO THE PROPERTY AT 2 RIVERVIEW ROAD, SCAMANDER FOR B.L. &amp; L.M. WEDD.</b>	DATE:	SCALE:	CHECKED BY	DRAWN BY	DWG No.
	20/03/2026	1:200	J WEEDA	A WEEDA	3026 - 5 OF 7



R I V E R V I E W  
R O A D



PROPERTY IDENTIFICATION NUMBER 2766261  
 CERTIFICATE OF TITLE NUMBER 150229 FOLIO 2  
 LANDSCAPE CONSERVATION PLANNING ZONE  
 LOT AREA 10 590 m<sup>2</sup> (1.059 ha)  
 BUSHFIRE-PRONE AREA  
 PRIORITY VEGETATION AREA

**EXISTING LOT AREA**  
10 590.00 m<sup>2</sup>

**EXISTING DWELLING**  
320.50 m<sup>2</sup>

**NEW GARDEN**  
128.00 m<sup>2</sup>

**TOTAL BUILDINGS**  
448.50 m<sup>2</sup>

**SITE COVERAGE**  
4.24 %

**SITE LOCATION PLAN 1:500**

**PROPOSED STEEL FRAMED STEEL MESH GARDEN ENCLOSURE TO THE PROPERTY AT  
 2 RIVERVIEW ROAD, SCAMANDER FOR B.L. & L.M. WEDD.**

DATE:	SCALE:	CHECKED BY	DRAWN BY	DWG No.
20/03/2026	1:500	J WEEDA	A WEEDA	3026 - 6 OF 7

## ACRONYMS AND TERMS

AIRBORNE DUST - SUSPENSION OF SOLID PARTICLES IN THE AIR  
 ASPHYXANT - 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	
OTHER	
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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 C 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**

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 Email: admin@weedadrafting.com.au

WORKPLACE STANDARDS TASMANIA BUILDING PRACTITIONER AC NUMBERS, ADAM. CC 5317 P C&B.D.

## 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.

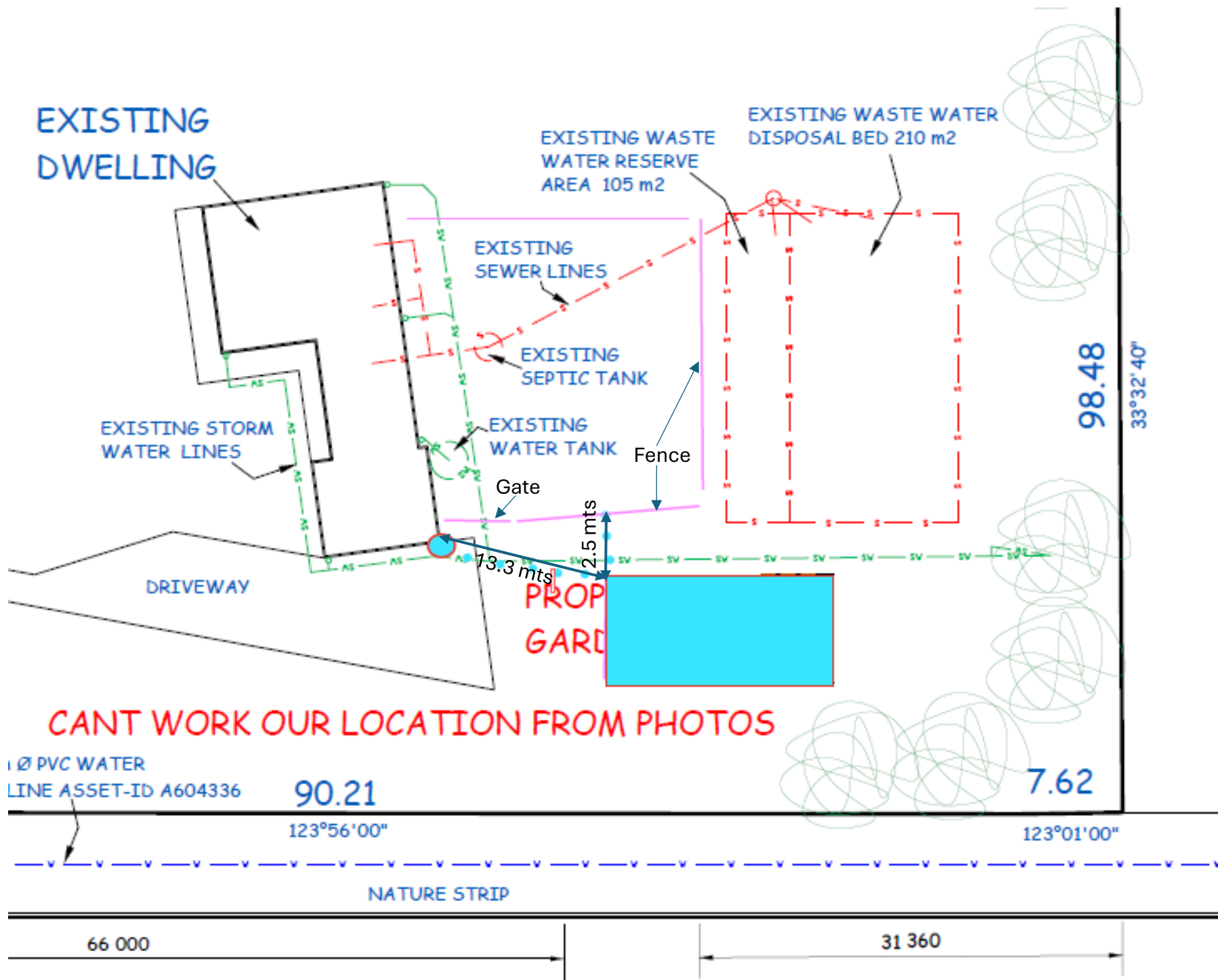
THESE DRAWINGS & IN PARTICULAR THE SAFETY INFORMATION ARE COPYRIGHT AND ANY UNAUTHORISED USE OF THIS MATERIAL WILL INCUR VIGOROUS LEGAL ACTION.

## EMERGENCY NUMBERS

POLICE/FIRE/AMBULANCE	000 OR MOBILE 112
<a href="#">AURORA HOTLINE</a>	<a href="#">1300 132 003</a> <a href="#">FALLEN POWER LINE 132 004</a>
BURNIE CITY COUNCIL	6430 6666
<a href="#">CENTRAL COAST COUNCIL</a>	<a href="#">6429 8900</a>
<a href="#">DEVONPORT CITY COUNCIL</a>	<a href="#">6423 0511</a>
DIAL BEFORE YOU DIG	1100
<a href="#">ENERGY AUSTRALIA</a>	<a href="#">131 388</a>
GAS - TASGAS	131 888 OR TASGAS 180 2111 PIPELINE 1800 195 666
<a href="#">KENTISH COUNCIL</a>	<a href="#">6491 2500</a>
LATROBE COUNCIL	6421 4650
<a href="#">POISONS INFORMATION CENTRE</a>	<a href="#">13 1126</a>
STATE EMERGENCY SERVICE	132 500 OR 03 6434 5333
TAS WATER	13 6992 OR 13 699 2837
<a href="#">TELSTRA HOTLINE</a>	<a href="#">132 125</a>
WARATAH WYNYARD COUNCIL	03 6443 8333 ALL HOURS
<a href="#">WEEDA BUILDING CONSULTANTS</a>	<a href="#">03 6425 9333</a> OR <a href="#">0438 252 861</a> OR <a href="#">0427 333 129</a>
WORKCOVER	1300 776 572
<a href="#">WORKPLACE STANDARDS</a>	<a href="#">1300 366 322</a>
MEANDER VALLEY	63935300

**PROPOSED STEEL FRAMED STEEL MESH GARDEN ENCLOSURE TO THE PROPERTY AT  
2 RIVERVIEW ROAD, SCAMANDER FOR B.L. & L.M. WEDD.**

DATE:	SCALE:	CHECKED BY	DRAWN BY	DWG No.
20/03/2026	1:100	J WEEDA	A WEEDA	3026 - 7 OF 7



**CANT WORK OUR LOCATION FROM PHOTOS**



Branxholm Fabrications Pty Ltd

2-8 Station Rd, Branxholm

TASMANIA 7261

0363 546 103

[admin@branxholmfabrications.com.au](mailto:admin@branxholmfabrications.com.au)

#### 4. Planning scheme response:

- **22.0 Landscape Conservation Zone**

- 22.4.4 Landscape protection – Objective:

That the landscape values of the site and surrounding area are protected or managed to minimise adverse impacts.

**Response:**

- The proposed structure (mesh covered garden enclosure) will be located in an already (previously) cleared location on the property – See images below. The building/structure will be located within the building area as per plans (see below).
- There will be no removal of native vegetation.
- The existing native vegetation / habitat on the perimeter of the property shall remain in place and untouched.
- The structure (which shall be entirely see through – aviary mesh) shall be 3.0 mts in height and shall sit below the current height of surrounding vegetation.
- The purpose of the structure is to enclose a vegetable garden and keep protected from native fauna.
- The enclosed garden will be primarily green in colour and should enhance the aesthetics of the property.





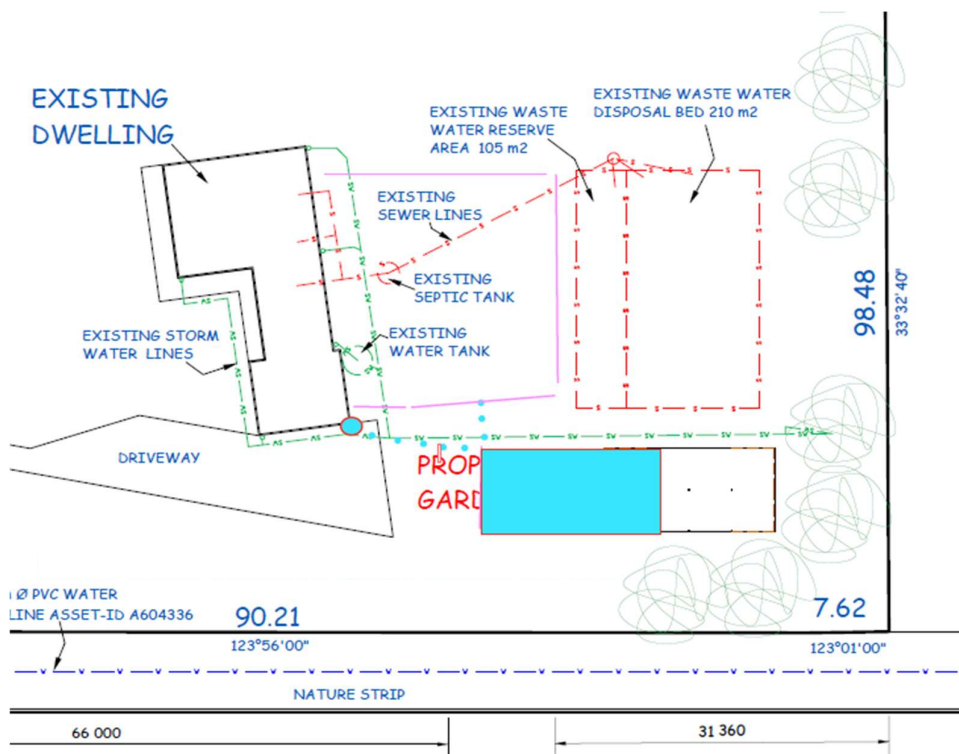
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- **C7.0 Natural Assets Code**
  - *C7.6.2 Clearance within a priority vegetation area* – only applicable if vegetation removal forms part of the application.

**Response:**

- No vegetation will be removed.