

## **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 / 00087
<b>Applicant</b>	D McGuire
<b>Proposal</b>	Residential - Construction of a Carport and Shed
<b>Location</b>	3 Stewart Court, St Helens (CT 156477/16)

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 16<sup>th</sup> May 2026 **until 5pm Friday 29<sup>th</sup> May 2026**.

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

# PROPOSED DETACHED STEEL FRAMED STEEL CLAD PRE-FABRICATED SHED & CARPORT ATTACHED TO EXISTING SHED, AT 3 STEWART COURT, ST HELENS FOR *M.S. HRYB.*

APRIL 2026

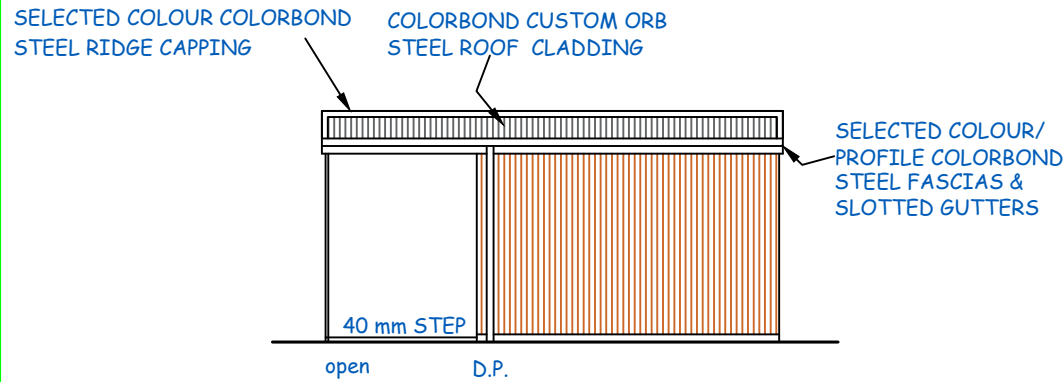
PROJECT No. 4526

KNOWN SITE HAZARDS REFER TO SAFETY SITE PLAN		UNDERGROUND SERVICES		WORKING AT HEIGHTS		BUSHFIRE ATTACK LEVEL B.A.L. - REFER TO REPORT (CLASS 10A)						
TITLE REFERENCE Volume 156477 Folio 16		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 STORE 16.00 m2	NEW SHED AREA 24.00 m2	EXISTING DWELLING 127.50 m2	EXISTING LOT AREA 861.00 m2								
	AREA OF OPEN 8.00 m2	NEW CARPORT AREA 33.60 m2	EXISTING SHED AREA 35.80 m2	SITE COVERAGE 25.66 %								
	TOTAL SHED 24.00 m2		TOTAL BUILDINGS 220.90 m2									
	AREA OF CARPORT 33.60 m2											
TITLE PAGE		4526 - 1 OF 10		PROPERTY IDENTIFICATION NUMBER 2997924								
SHED FLOOR, ROOF PLAN & ELEVATIONS		4526 - 2 OF 10		CERTIFICATE OF TITLE NUMBER 156477 FOLIO 16								
SHED, SLAB & ROOF FRAMING PLANS		4526 - 3 OF 10		<p>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.</p>								
SHED STRUCTURAL DETAILS 1:20		4526 - 4 OF 10										
CARPORT FLOOR, ROOF & ELEVATIONS		4526 - 5 OF 10										
CARPORT SLAB & ROOF FRAMING PLANS		4526 - 6 OF 10										
CARPORT STRUCTURAL DETAILS 1:20		4526 - 7 OF 10										
STEELWORK NOTES & SPECIFICATIONS		4526 - 8 OF 10										
SITE LOCATION & SERVICES PLAN		4526 - 9 OF 10										
CONSTRUCTION SAFETY NOTES		4526 - 10 OF 10										
PROPOSED DETACHED STEEL FRAMED, STEEL CLAD PRE-FABRICATED SHED & CARPORT ATTACHED TO EXISTING SHED AT 3 STEWART COURT, ST HELENS FOR M.S. HRYB.								DATE:	SCALE:	CHECKED BY:	DRAWN BY:	DWG No.
								30/04/2026	1:100	J WEEDA	A WEEDA	4526 - 1 OF 10

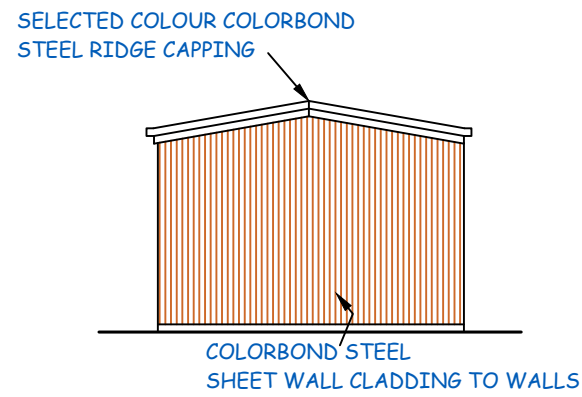
**WEEDA Drafting**  
  
**& Building Consultants Pty Ltd**

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

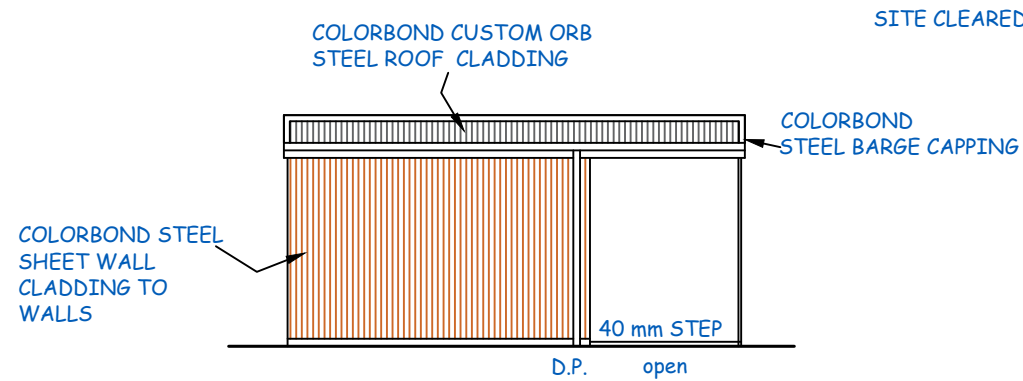
WORKPLACE STANDARDS TASMANIA BUILDING PRACTITIONER AC NUMBERS, ADAM: CC 5317 P Cat B.D.



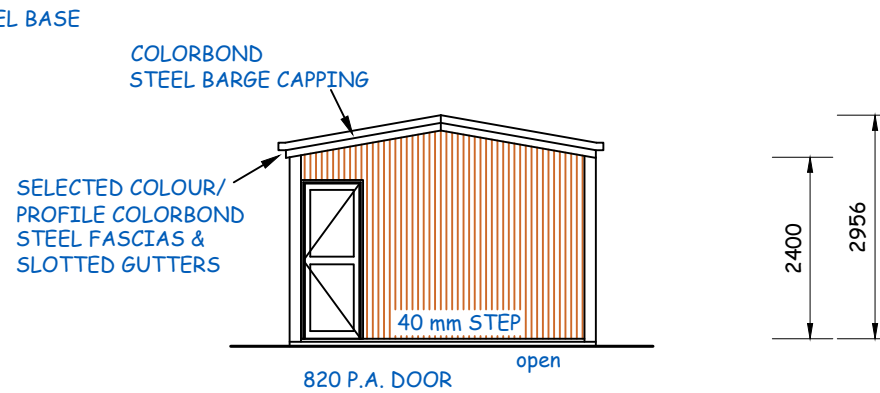
**NORTHERN ELEVATION**



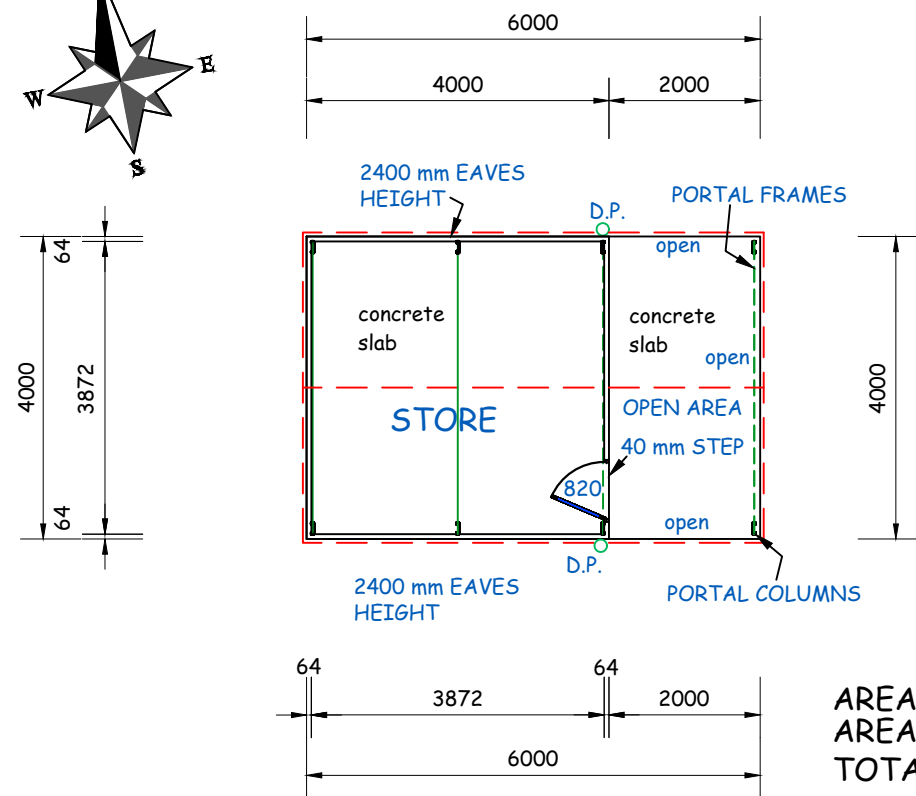
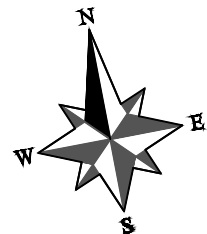
**WESTERN ELEVATION**



**SOUTHERN ELEVATION**



**EASTERN ELEVATION**



AREA OF STORE 16.00 m<sup>2</sup>  
 AREA OF OPEN 8.00 m<sup>2</sup>  
 TOTAL SHED 24.00 m<sup>2</sup>

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

**GUTTER & DOWNPIPE NOTES & CALCULATIONS:**

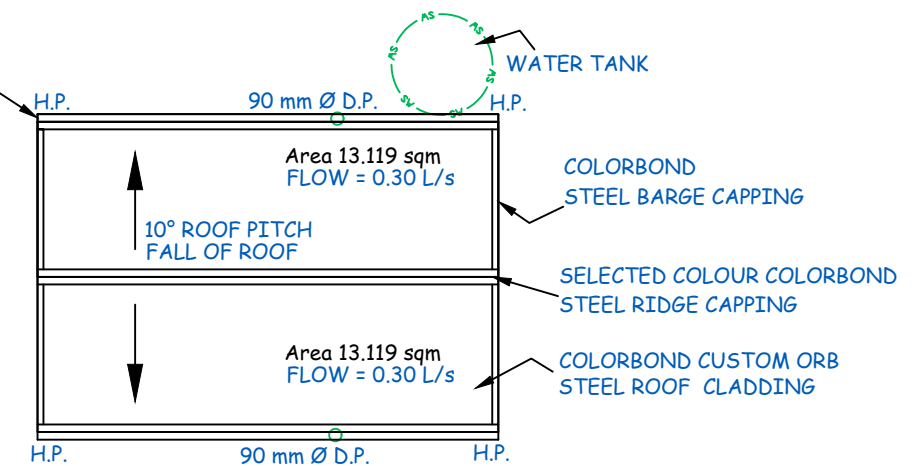
THE FOLLOWING IS TAKEN FROM PART THREE PLUMBING & DRAINAGE AUSTRALIAN STANDARDS AS/NZS 3500.3.2003 CALCULATIONS TAKEN FROM ZONE 4 TASMANIAN A.R.I. CHART IN AN OCCURRENCE >/20 YEARS. FIGURE E8 5 MIN A.R.I. = 130 mm. PITCH SLOPE AS INDICATED ON THE ROOF PLAN. GRADIENT FOR THE EAVES GUTTERS SHALL BE 1:500 OR STEEPER. THEREFORE Ae IS 6400 m<sup>2</sup> 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 m<sup>2</sup> & 100 mmØ IS 57 m<sup>2</sup>.

SELECTED COLOUR/ PROFILE COLORBOND STEEL FASCIAS & SLOTTED GUTTERS

STORM WATER DISCHARGED TO THE WATER TANK, OVERFLOW TO EXISTING STORM WATER LINES AS SHOWN ON THE SITE LOCATION & SERVICES PLAN

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

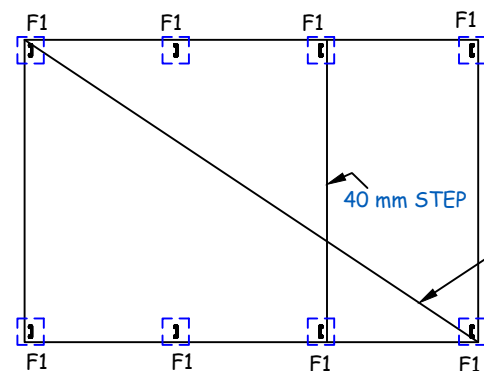
H.P. = INDICATES HIGH POINT OF GUTTER  
 D.P. = INDICATES DOWNPIPE  
 FLOW = FLOW RATE EACH METER GUTTER IN L/s



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

PROPOSED DETACHED STEEL FRAMED, STEEL CLAD PRE-FABRICATED SHED & CARPORT ATTACHED TO EXISTING SHED AT 3 STEWART COURT, ST HELENS FOR M.S. HRYB.

DATE:	SCALE:	CHECKED BY	DRAWN BY	DWG No.
30/04/2026	1:100	J WEEDA	A WEEDA	4526 - 2 OF 10



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

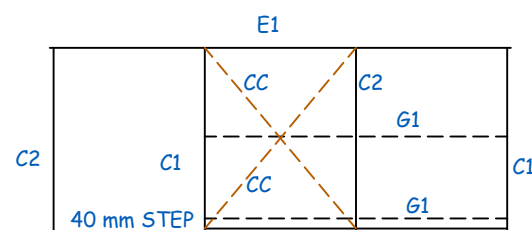
F1 = 350 mm X 350 mm X 400 mm DEEP

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

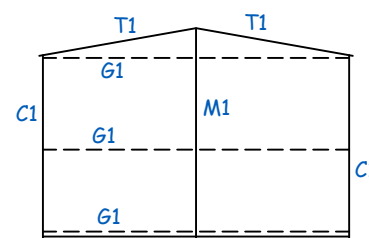
SLAB PLAN 1:100

STEEL SCHEDULE

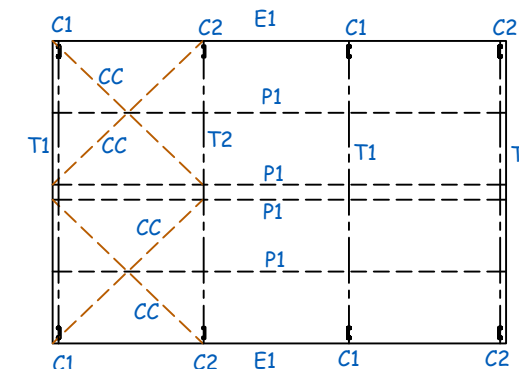
C1	C10012
C2	C15012
M1	C10012
M2	P. DOOR MULLIONS
E1	C10012
T1	C10012
T2	C15012
G1	61 X 1.0 mm TOP HAT
P1	61 X 1.0 mm TOP HAT
CC	BUILDERS STRAPPING 30 X 1.2MM



NORTHERN ELEVATION

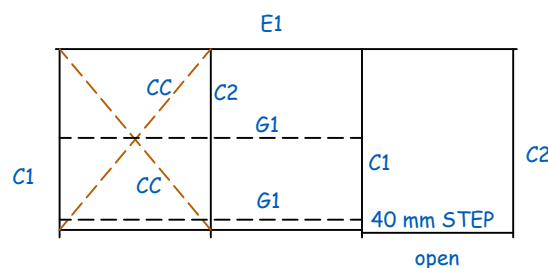


WESTERN ELEVATION

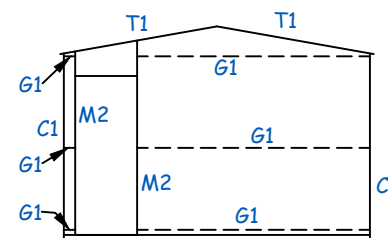


ROOF FRAMING PLAN 1:100

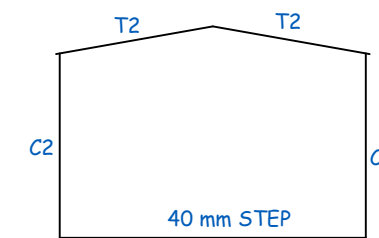
SITE CLEARED TO A LEVEL BASE



SOUTHERN ELEVATION



EASTERN ELEVATION



EASTERN ELEVATION  
(OPEN PART)

PROPOSED DETACHED STEEL FRAMED, STEEL CLAD PRE-FABRICATED SHED & CARPORT ATTACHED TO EXISTING SHED AT 3 STEWART COURT, ST HELENS FOR M.S. HRYB.

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30/04/2026	1:100	J WEEDA	A WEEDA	4526 - 3 OF 10

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.

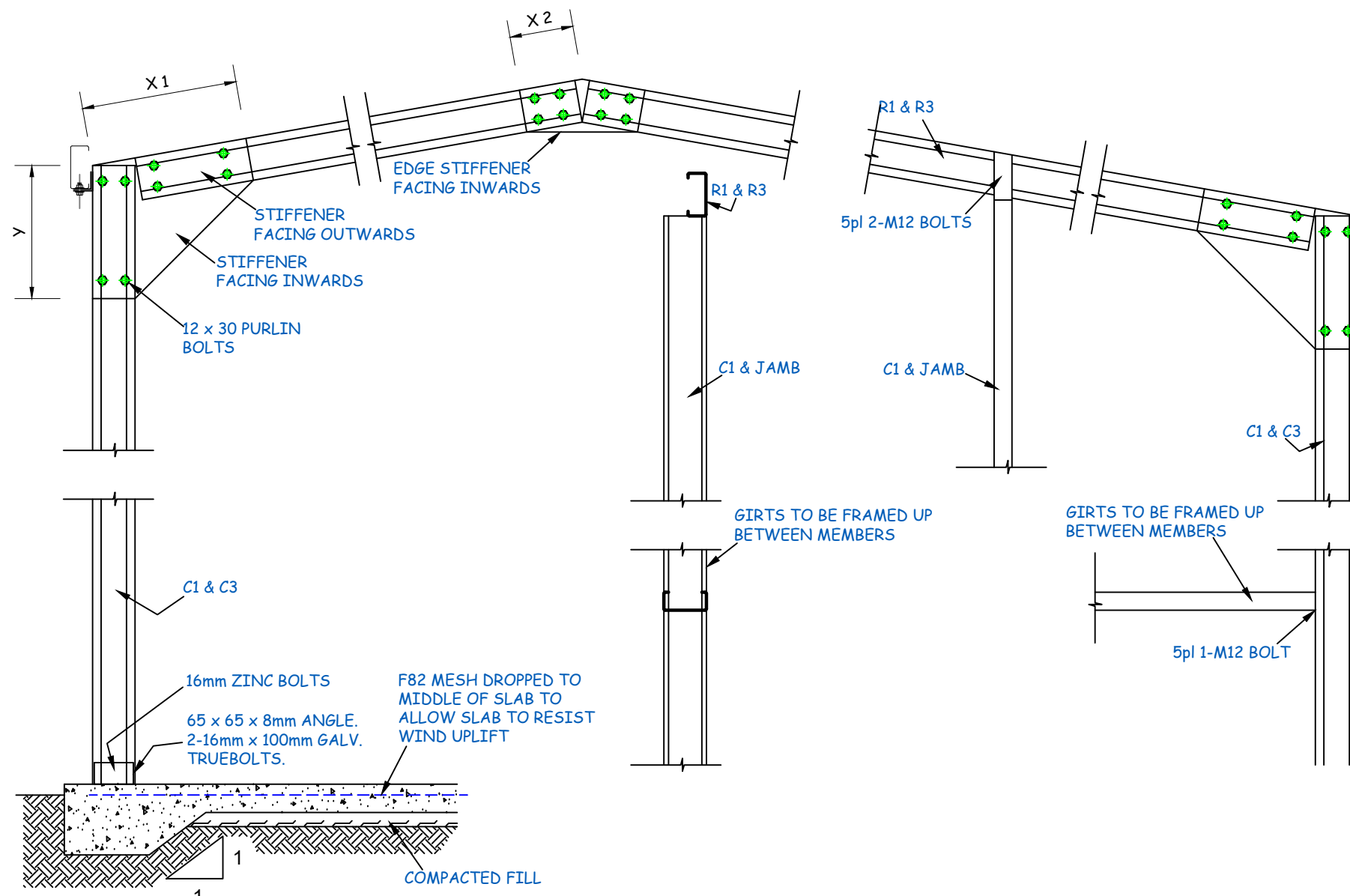
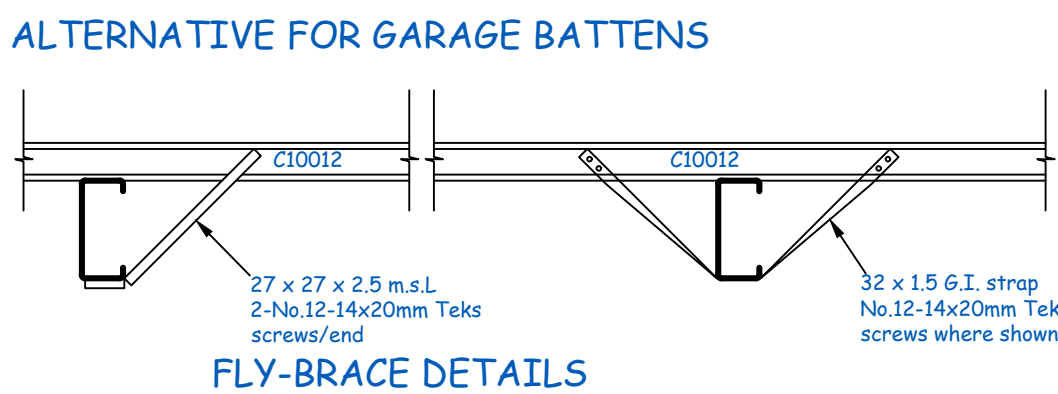
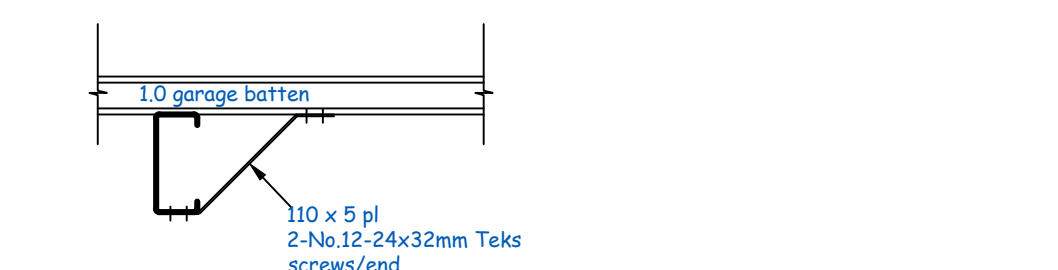
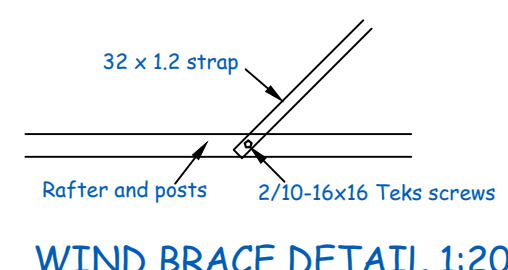
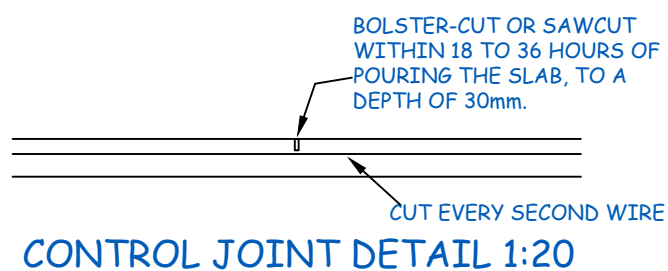
NOTE: ALL STIFFENERS 40mm MINIMUM. COLUMN AND RAFTER LENGTHS AS PER ENGINEERING SPEC'S.

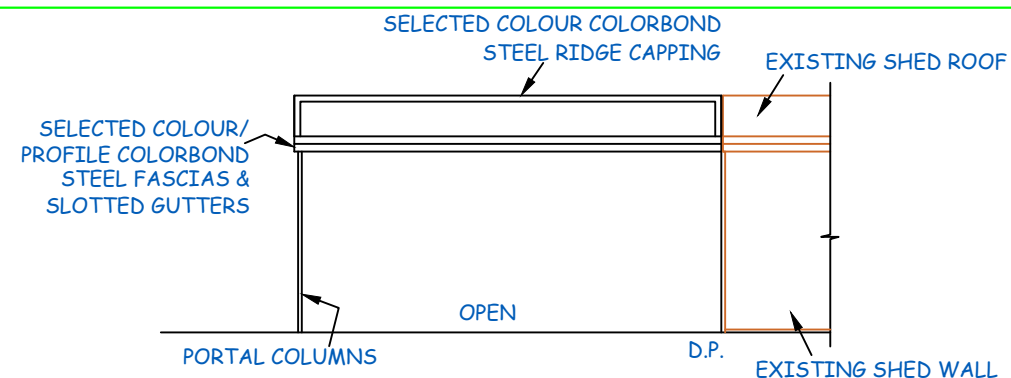
STEEL SCHEDULE

C1	C10012
C2	C15012
M1	C10012
M2	P. DOOR MULLIONS
E1	C10012
T1	C10012
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G1	61 X 1.0 mm TOP HAT
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CC	BUILDERS STRAPPING 30 X 1.2MM

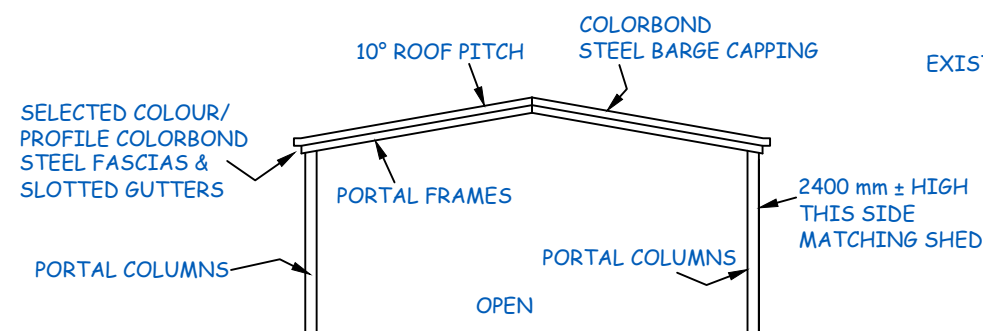
THICKEST COLUMN OR RAFTER MEMBER	PLATE THICKNESS		PURLIN BOLTS
	KNEE	RIDGE	
1.5 (mm typ.)	1.6	1.5	12x30
1.9 (mm typ.)	2.0	1.8	12x30
2.4 (mm typ.)	2.5	2.0	12x30

**PRE-FABRICATED GARAGE**

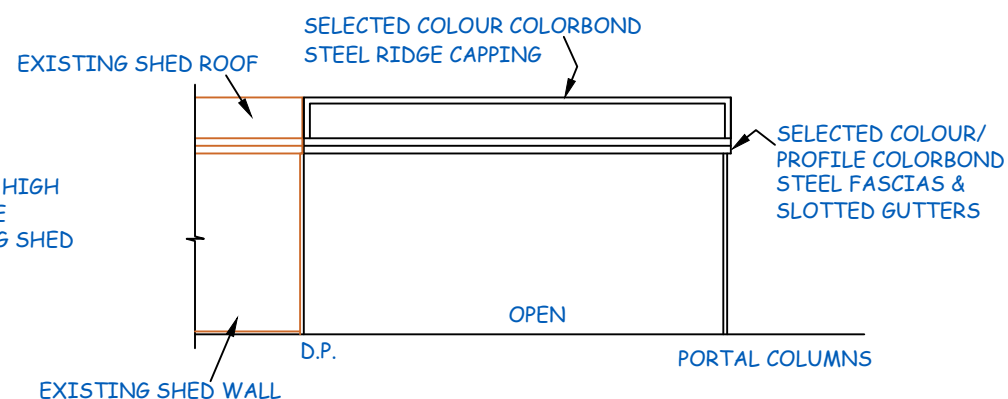




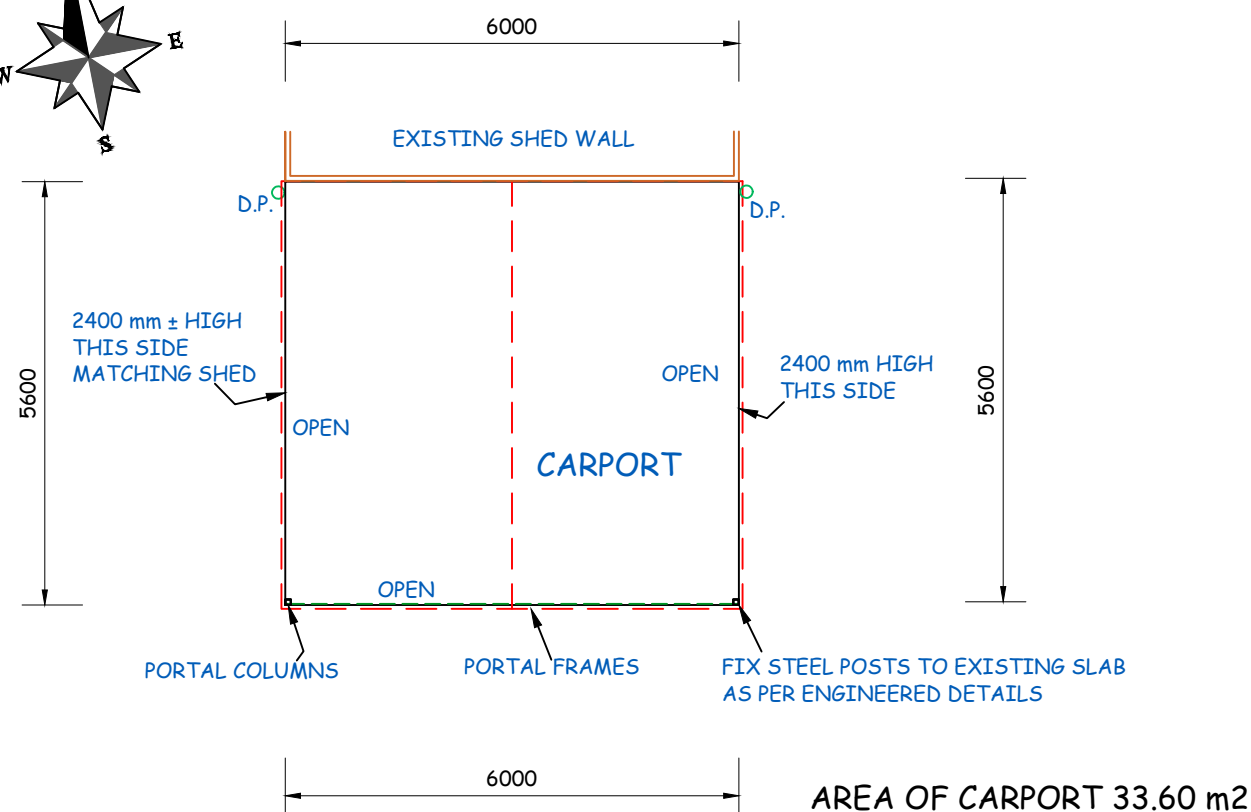
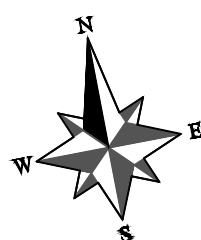
**EASTERN ELEVATION**



**SOUTHERN ELEVATION**



**WESTERN ELEVATION**



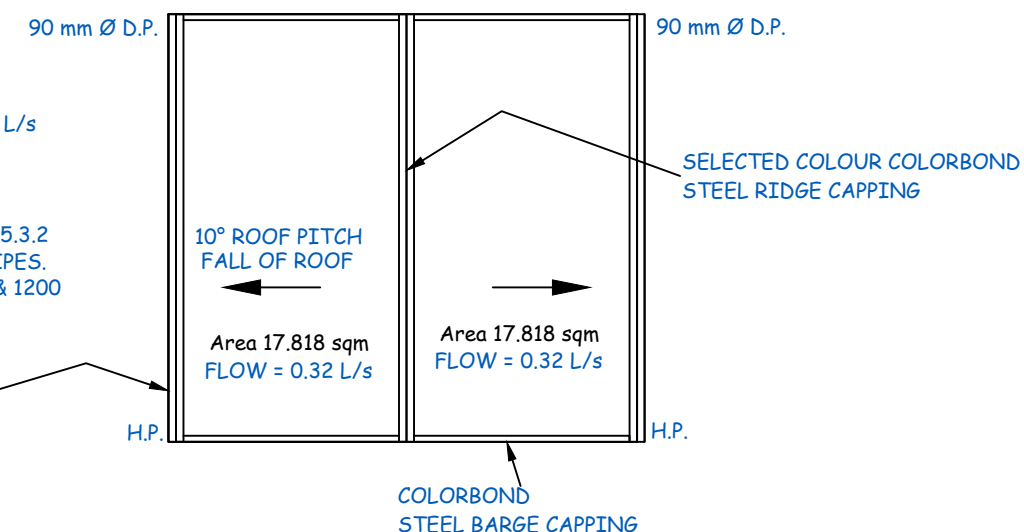
**PRE-FABRICATED CARPORT FLOOR PLAN 1:100**

**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  $A_e$  IS 6400 m<sup>2</sup> 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 m<sup>2</sup> & 100 mmØ IS 57 mmØ.

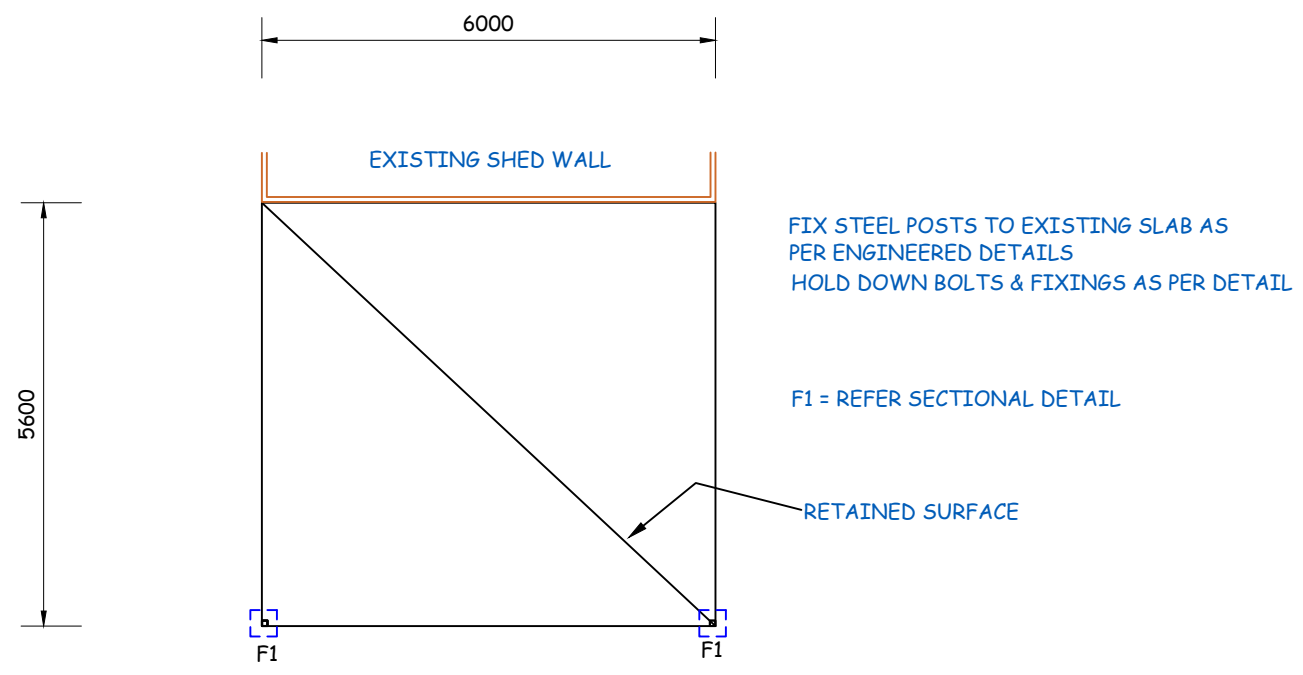
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 FLOW = FLOW RATE EACH METER GUTTER IN L/s

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

SELECTED COLOUR/ PROFILE COLORBOND STEEL FASCIAS & SLOTTED GUTTERS



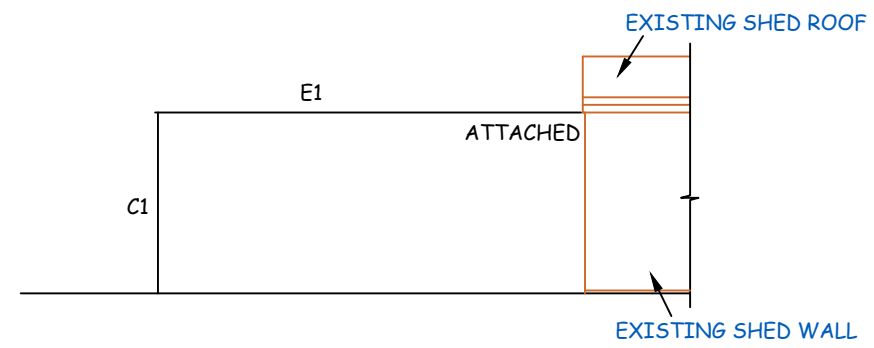
**PRE-FABRICATED CARPORT ROOF PLAN 1:100**



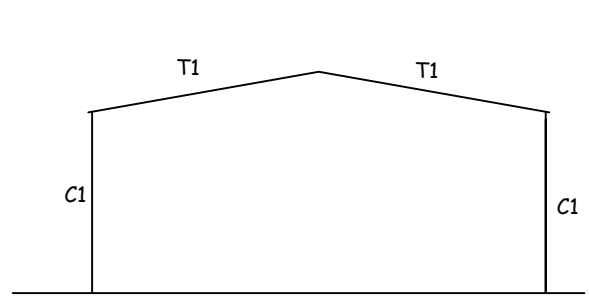
**PRE-FABRICATED CARPORT FOOTINGS PLAN 1:100**

**AWNING STEEL SCHEDULE**

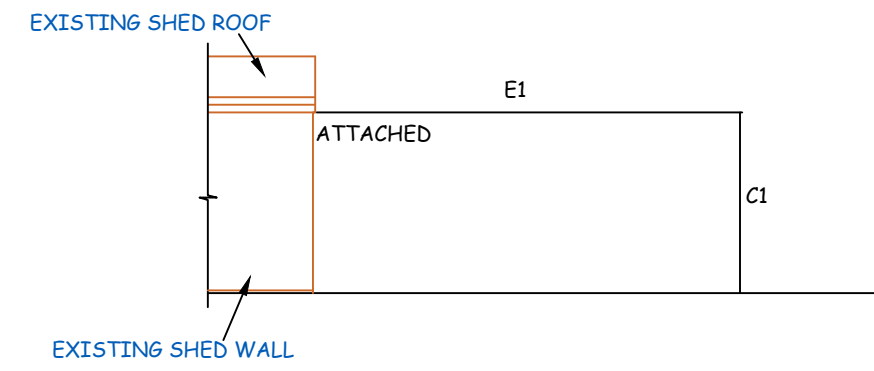
C1	100 X 100 X 3.0 mm GAUGE GAL. RHS COLUMN
E1	C20015
T1	C15015
FB	61 X 1.0 MM TOP HAT
CC	BUILDERS STRAPPING 30 X 1.2MM



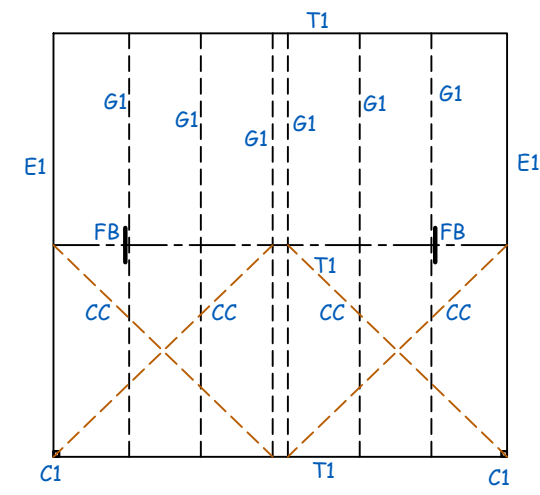
**EASTERN ELEVATION**



**SOUTHERN ELEVATION**



**WESTERN ELEVATION**



**ROOF FRAMING PLAN 1:100**



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.

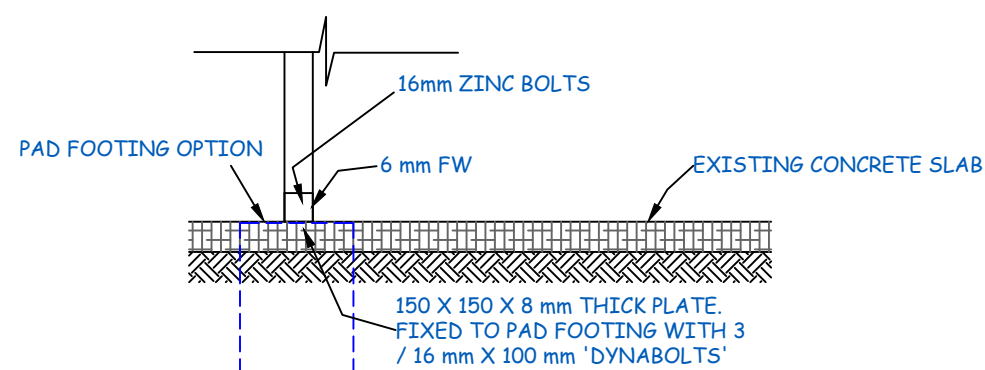
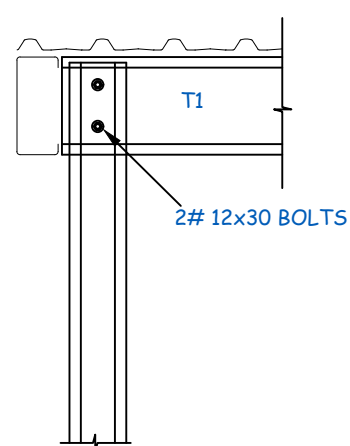
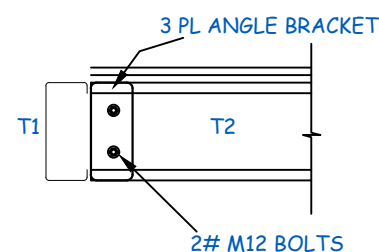
NOTE: ALL STIFFENERS 40mm MINIMUM. COLUMN AND RAFTER LENGTHS AS PER ENGINEERING SPEC'S.

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

AWNING STEEL SCHEDULE

- C1 100 X 100 X 3.0 mm GAUGE GAL. RHS COLUMN
- E1 C20015
- T1 C15015
- FB 61 X 1.0 MM TOP HAT
- CC BUILDERS STRAPPING 30 X 1.2MM

## PRE-FABRICATED CARPORT DETAILS



PROPOSED DETACHED STEEL FRAMED, STEEL CLAD PRE-FABRICATED SHED & CARPORT ATTACHED TO EXISTING SHED AT 3 STEWART COURT, ST HELENS FOR M.S. HRYB.

DATE:	SCALE:	CHECKED BY	DRAWN BY	DWG No.
30/04/2026	1:20	J WEEDA	A WEEDA	4526 - 7 OF 10

- 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) AT LEAST 1 PART < 3mm AWS 01.3-81, OR AWS C1.1-86 (SPOT WELDS)  
 A.S. 3678: CATEGORY GP, U.N.O.
- 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)

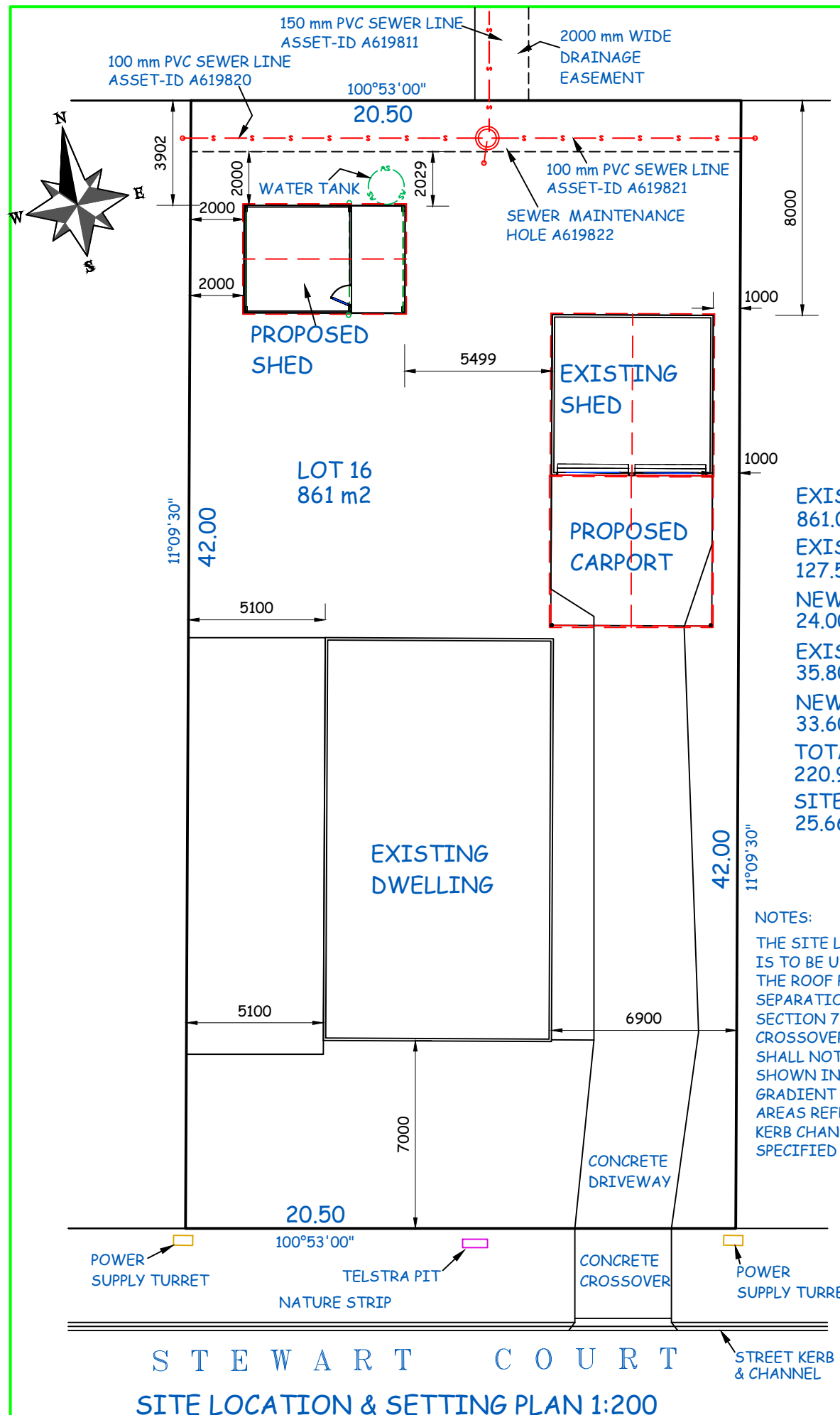
- CLEAR THE SITE & SET OUT THE WORKS. EXCAVATE THE SITE TO A LEVEL BASE.
- FORM UP & EXCAVATE FOR THE THICKENED EDGE BEAM SLAB.
- PROVIDE GRANULATED FILL AND CONSOLIDATE FULLY.
- LAY 200 um MEMBRANE WITH 200 mm LAPPED JOINTS.
- PROVIDE & PLACE THE TRENCH MESH & SL82 FABRIC TO COVER. FOR 100-120 mm THICK 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 DOOR & ANY OPTIONAL WINDOWS AS SHOWN ON THE ELEVATIONS.
- CARPORT FOOTINGS AS PER DETAIL.
- 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.S.2870 RES SLABS & FOOTINGS.
  - A.S.1302, 1303, & 1304 REINFORCEMENT.
  - A.S.1684 TIMBER FRAMING CODE.
  - A.S.4055 WIND LOADS & BRACING.
  - A.S.1720 TIMBER ROOF TRUSSES.
  - A.S.1562 STEEL ROOF CLADDING.
  - A.S.2050 TILED ROOFING.
  - A.S.4200 SARKING.
  - A.S.2589 PLASTERBOARD WALL LINING.
  - A.S.3740 WET AREA LININGS.
  - A.S.1288 GLASS & GLAZING.
  - A.S.3700 MASONRY CODE.
  - 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

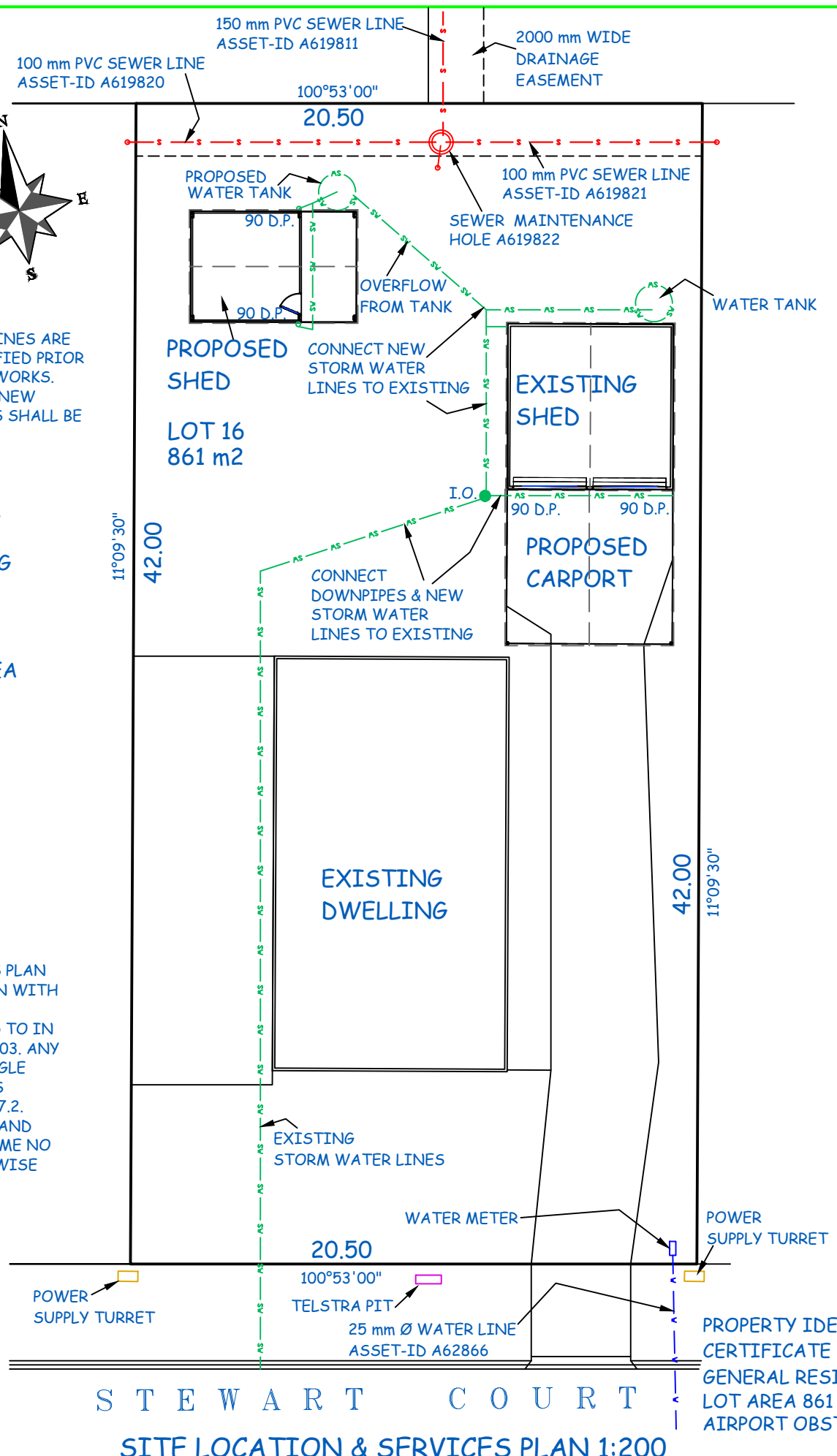
PROPOSED DETACHED STEEL FRAMED, STEEL CLAD PRE-FABRICATED SHED & CARPORT ATTACHED TO EXISTING SHED AT 3 STEWART COURT, ST HELENS FOR M.S. HRYB.	DATE:	SCALE:	CHECKED BY	DRAWN BY	DWG No.
	30/04/2026	1:50	J WEEDA	A WEEDA	4526 - 8 OF 10



ALL SERVICE LINES ARE TO BE IDENTIFIED PRIOR TO START OF WORKS. LOCATION OF NEW SERVICE LINES SHALL BE RECORDED.

EXISTING LOT AREA 861.00 m<sup>2</sup>  
 EXISTING DWELLING 127.50 m<sup>2</sup>  
 NEW SHED AREA 24.00 m<sup>2</sup>  
 EXISTING SHED AREA 35.80 m<sup>2</sup>  
 NEW CARPORT AREA 33.60 m<sup>2</sup>  
 TOTAL BUILDINGS 220.90 m<sup>2</sup>  
 SITE COVERAGE 25.66 %

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.



**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

PROPERTY IDENTIFICATION NUMBER 2997924  
 CERTIFICATE OF TITLE NUMBER 156477 FOLIO 16  
 GENERAL RESIDENTIAL PLANNING ZONE  
 LOT AREA 861 m<sup>2</sup>  
 AIRPORT OBSTACLE LIMITATION AREA

STEWART COURT  
 SITE LOCATION & SETTING PLAN 1:200

STEWART COURT  
 SITE LOCATION & SERVICES PLAN 1:200

PROPOSED DETACHED STEEL FRAMED, STEEL CLAD PRE-FABRICATED SHED & CARPORT ATTACHED TO EXISTING SHED AT 3 STEWART COURT, ST HELENS FOR M.S. HRYB.	DATE:	SCALE:	CHECKED BY	DRAWN BY	DWG No.
	30/04/2026	1:200	J WEEDA	A WEEDA	4526 - 9 OF 10

## 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**

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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. 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="#">6424 0511</a>
DIAL BEFORE YOU DIG	1100
<a href="#">ENERGY AUSTRALIA</a>	<a href="#">131 388</a>
GAS - TARGAS	131 888 OR TARGAS 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 WYNARD 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 DETACHED STEEL FRAMED, STEEL CLAD PRE-FABRICATED SHED & CARPORT ATTACHED TO EXISTING SHED AT 3 STEWART COURT, ST HELENS FOR M.S. HRYB.**

DATE:	SCALE:	CHECKED BY	DRAWN BY	DWG No.
30/04/2026	1:100	J WEEDA	A WEEDA	4526 - 10 OF 10

Additional information required – DA 2026-00087

Response to the letter dated 7<sup>th</sup> May 2026

General Residential Zone 8.4.2 P3

The sitting and scale of a dwelling must:

- (a) Not cause unreasonable loss of amenity on an adjoining property
- (i) Reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property,

There will be no reduction of sunlight to a habitable room of a dwelling on an adjoining property as the length of the carport 5.6m L which is back from the start of the adjoining dwelling.

- (ii) overshadowing the private open space of a dwelling on an adjoining property

There will no overshadowing of private open space of a dwelling on an adjoining property, as the length of the carport is 5.6m, it is a carport which has open sides and there would be no shadow and it is back from the start of the adjoining dwelling

- (iii) overshadowing of an adjoining vacant property and (v) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property

The adjoining property is not a vacant property. The 33.6m<sup>2</sup> carport is be attached to the existing shed. It is a carport with open sides and only a colorbond roof.

- (b) Provide separation between the dwellings on adjoining property that is consistent with that existing on established properties in the area

The proposed development is an open 33.6m<sup>2</sup> carport which will be setback form the start of the adjoining dwelling. There is a shed and carport on the adjoining property which is 15m L and 1m from the boundary.

- (c) Not cause an unreasonable reduction in sunlight to an existing solar energy installation on (i) an adjoining property or (ii) another dwelling on the same site

The proposed development is 5.6m L and is set back from the adjoining property and is not near the existing dwelling on the same site

