

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 / 00107
Applicant	DCM Sheds
Proposal	Residential - Construction of a Dwelling with Attached Garage and Separate Shed
Location	6 Annabel Drive, St Helens (CT 183451/21)

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 1st August 2026 **until 5pm Friday 14th August 2026.**

John Brown
GENERAL MANAGER

PROPOSED STEEL FRAMED STEEL CLAD
PRE-FABRICATED SHED (STAGE ONE) &
PROPOSED DWELLING (STAGE TWO) AT
6 ANNABEL DRIVE,
ST. HELENS
FOR

MAY 2026

R.C. & M.M.L. GRAY.

PROJECT No. 5626

KNOWN SITE HAZARDS REFER TO SAFETY SITE PLAN			UNDERGROUND SERVICES		WORKING AT HEIGHTS		BUSHFIRE ATTACK LEVEL B.A.L. - N/A						
DISTRIBUTION		DRAFT	PLANNING APPROVAL		BUILDING APPROVAL		BUILDING SURVEYOR		TITLE HOLDER		BUILDER		
TITLE REFERENCE Volume 183451 Folio 21			DESIGN WIND SPEED 'N2'	SOIL CLASS. 'M'	BUILDING CLASS. 10(a) STAGED		CLIMATE ZONE SEVEN		ALPINE AREA NO	KNOWN SITE HAZARDS REFER TO SAFETY NOTES			
AREAS DWELLING AREA 180.20 m2 TOTAL BUILDINGS 306.20 m2													
SHED AREA 126.00 m2 SITE COVERAGE 29.93 % EXISTING LOT AREA 1023.00 m2													
TITLE PAGE				5626 - 1 OF 9		PROPERTY IDENTIFICATION NUMBER 9806670 CERTIFICATE OF TITLE NUMBER 183451 FOLIO 21 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 PRACITITIONER AC NUMBERS, ADAM; CC 5317 P Cat B.D.			
SHED FLOOR, ROOF & ELEVATIONS				5626 - 2 OF 9									
SHED FRAMING PLANS & ELEVATIONS				5626 - 3 OF 9									
SHED SECTIONAL DETAILS & NOTES				5626 - 4 OF 9									
SHED NOTES & SPECIFICATIONS				5626 - 5 OF 9									
DWELLING FLOOR PLAN				5626 - 6 OF 9									
DWELLING ELEVATIONS				5626 - 7 OF 9									
SITE LOCATION & SERVICES PLAN				5626 - 8 OF 9									
CONSTRUCTION SAFETY NOTES				5626 - 9 OF 9									
PROPOSED STEEL FRAMED STEEL CLAD PRE-FABRICATED SHED (STAGE ONE) & PROPOSED DWELLING (STAGE TWO) AT 6 ANNABEL DRIVE, ST. HELENS FOR R.C. & M.M.L. GRAY.						DATE:		SCALE:	CHECKED BY	DRAWN BY	DWG No.		
						25/05/2026		1:100	J WEEDA	A WEEDA	5626 - 1 OF 9		

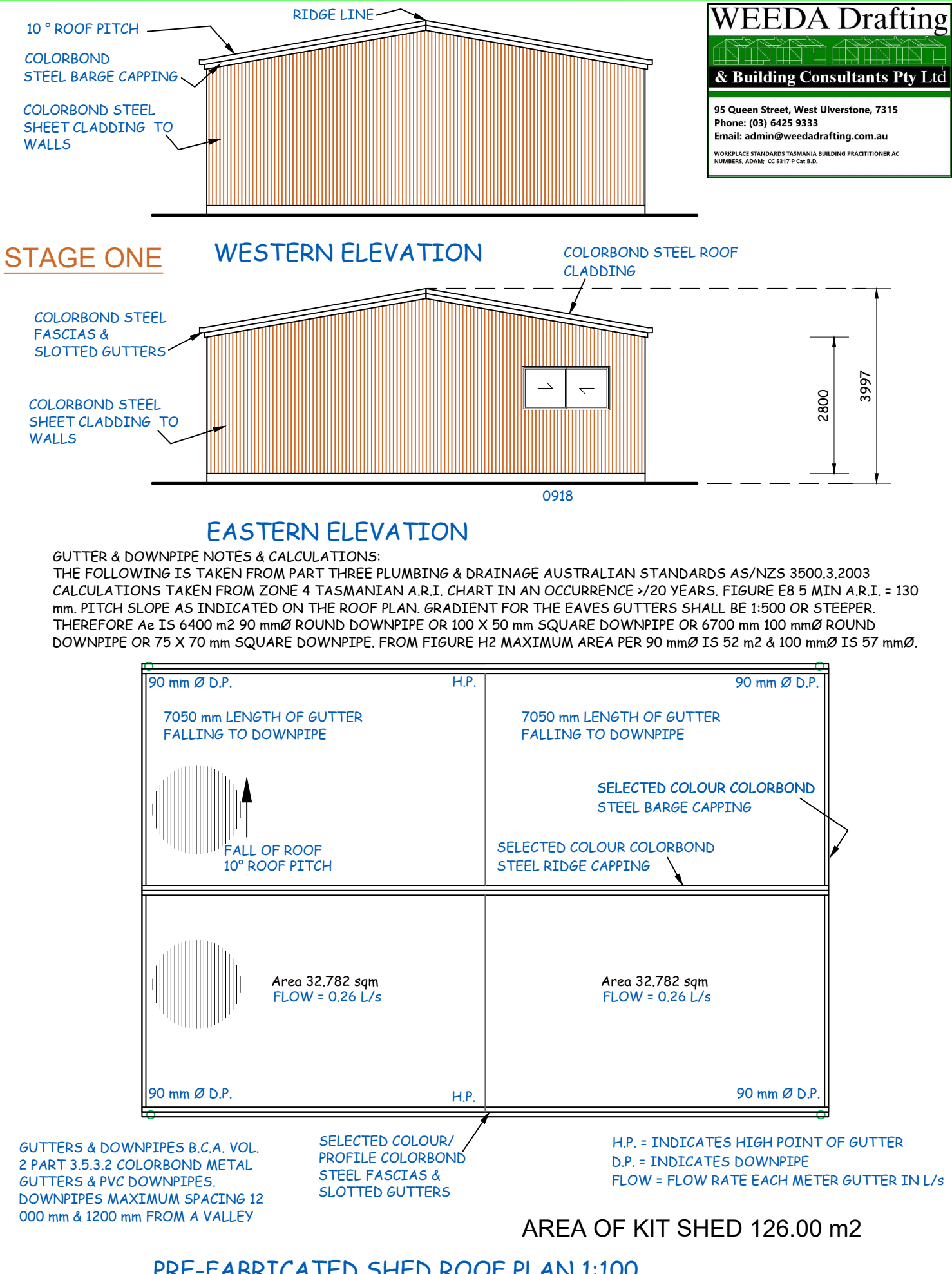
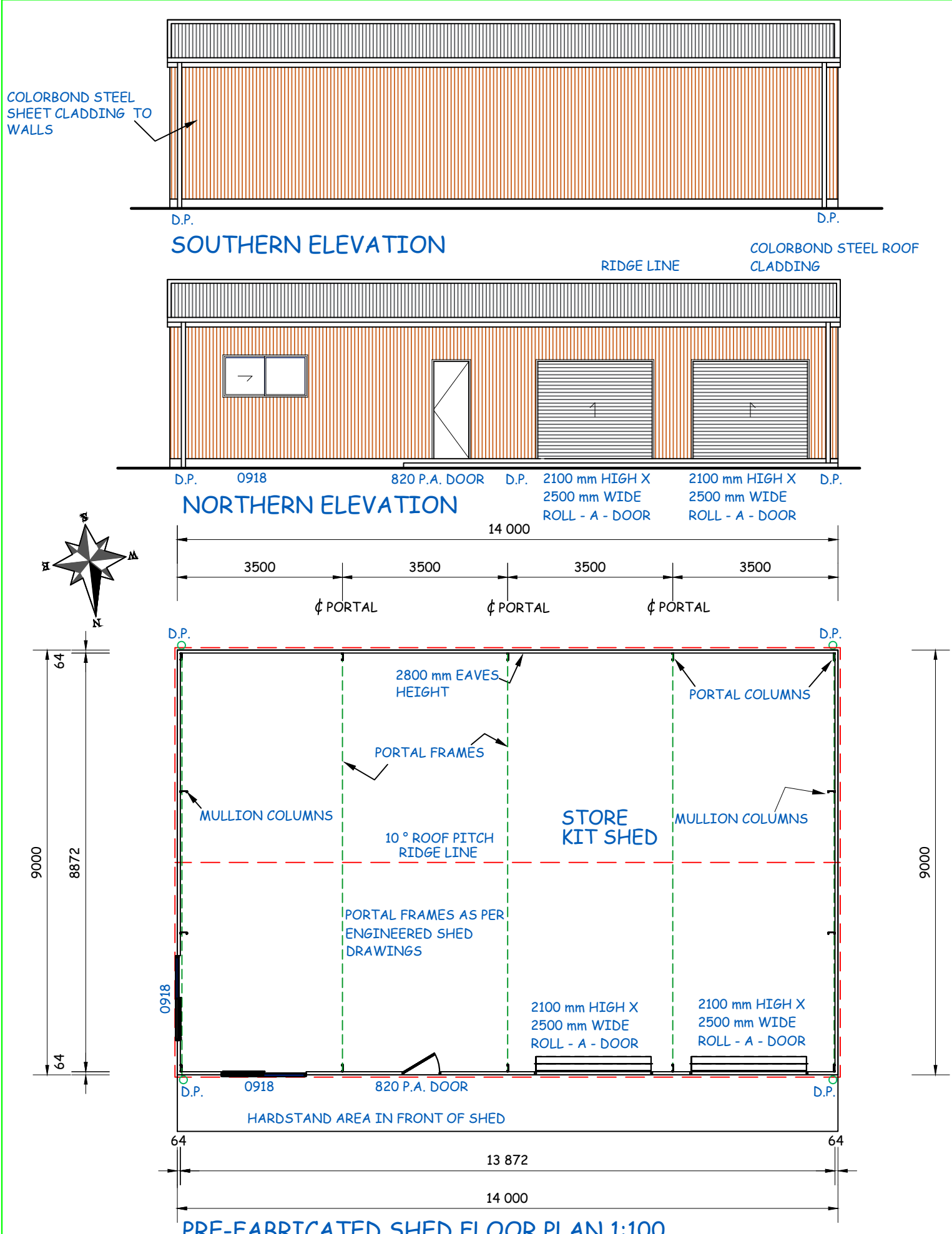
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WORKPLACE STANDARDS TASMANIA BUILDING PRACTITIONER AC
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WORKPLACE STANDARDS TASMANIA BUILDING PRACTITIONER AC
NUMBERS, ADAM: CC 5317 P Cat B.D.

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 m².

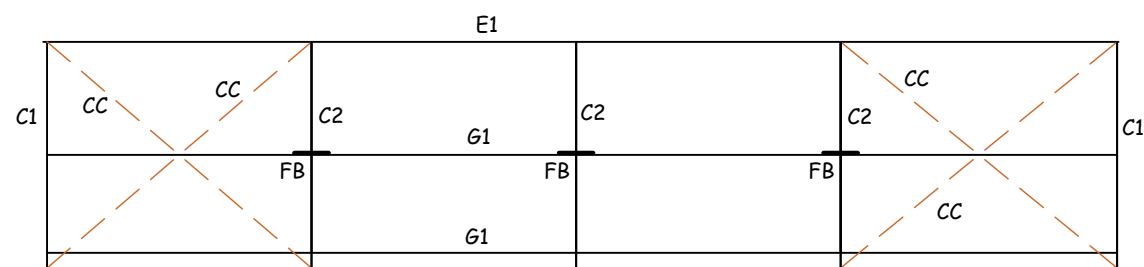
GUTTERS & DOWNPIPES B.C.A. VOL. 2 PART 3.5.3.2 COLORBOND METAL GUTTERS & PVC DOWNPIPES. DOWNPIPES MAXIMUM SPACING 12 000 mm & 1200 mm FROM A VALLEY

SELECTED COLOUR/ PROFILE COLORBOND STEEL FASCIAS & SLOTTED GUTTERS

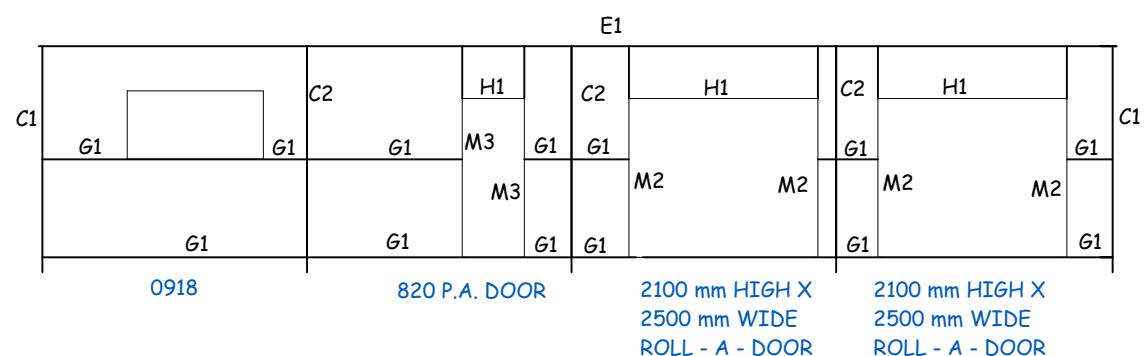
H.P. = INDICATES HIGH POINT OF GUTTER
D.P. = INDICATES DOWNPIPE
FLOW = FLOW RATE EACH METER GUTTER IN L/s

AREA OF KIT SHED 126.00 m²

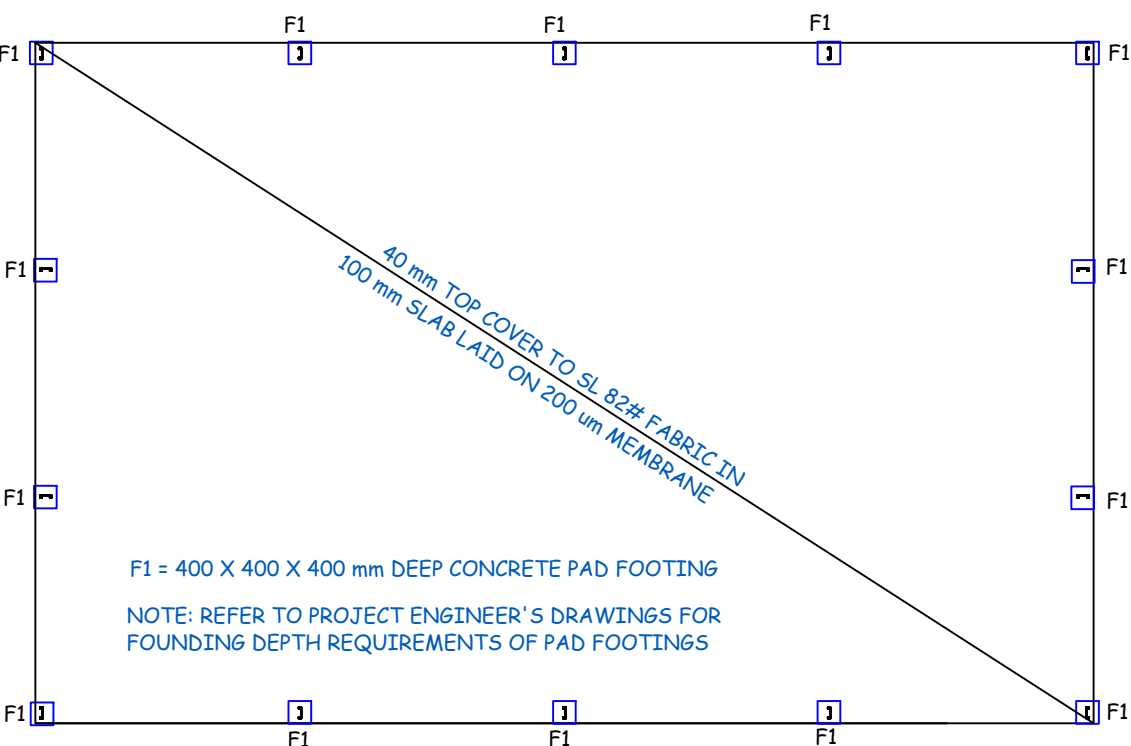
STAGE ONE



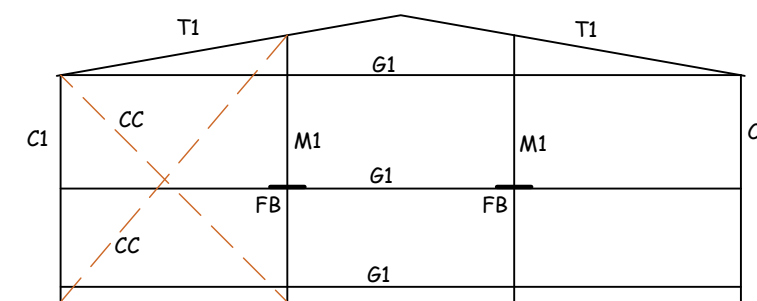
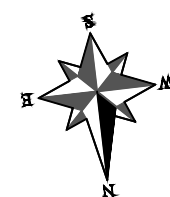
SOUTHERN ELEVATION
FRAMING DETAIL



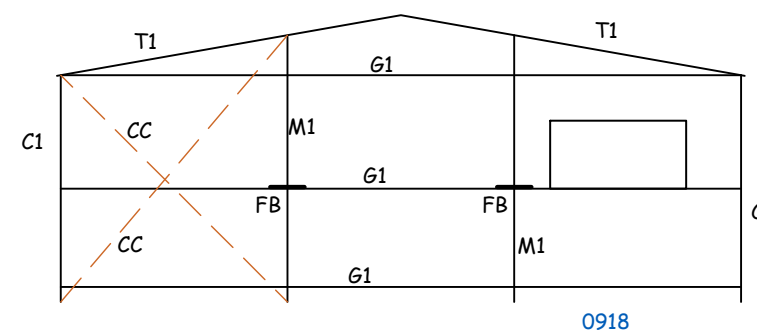
NORTHERN ELEVATION
FRAMING DETAIL



SHED SLAB PLAN 1:100



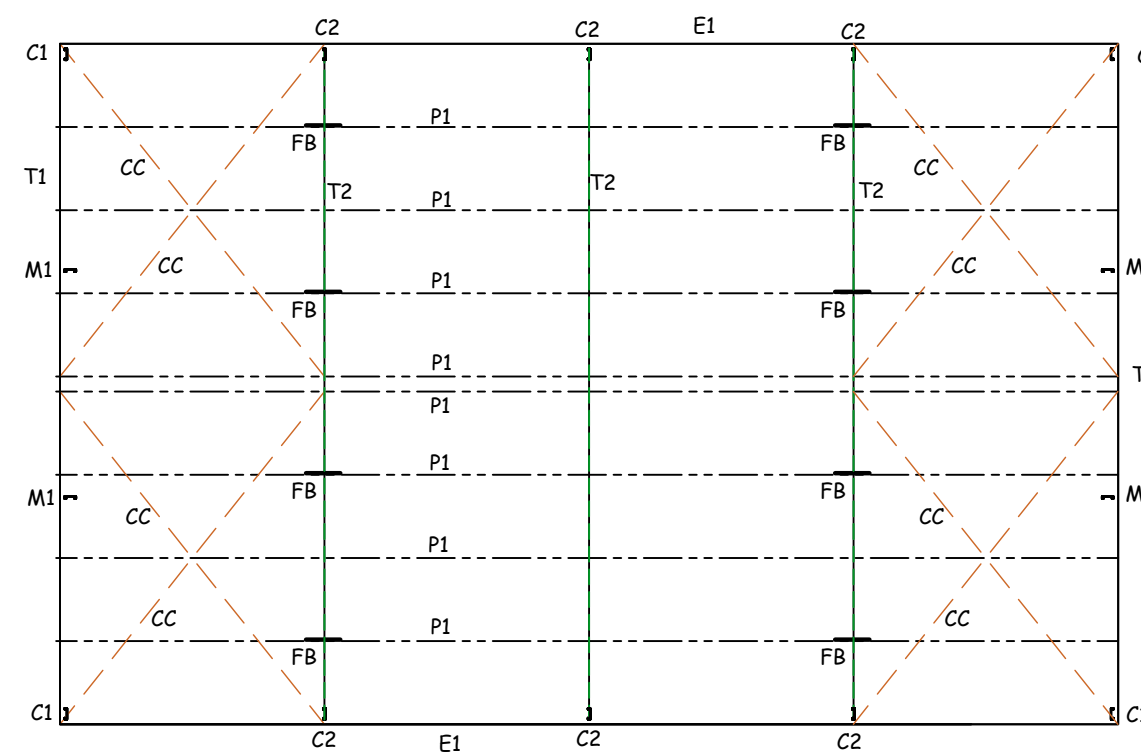
WESTERN ELEVATION
FRAMING DETAIL



EASTERN ELEVATION
FRAMING DETAIL

STEEL SCHEDULE

C1	C15015
C2	C20015
E1	C10015
H1	C10012
M1	C15015
M2	C15015
T1	C15015
T2	C20015
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	P. DOOR MULLIONS
	APEX BOTTOM CORD C15015



SHED 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

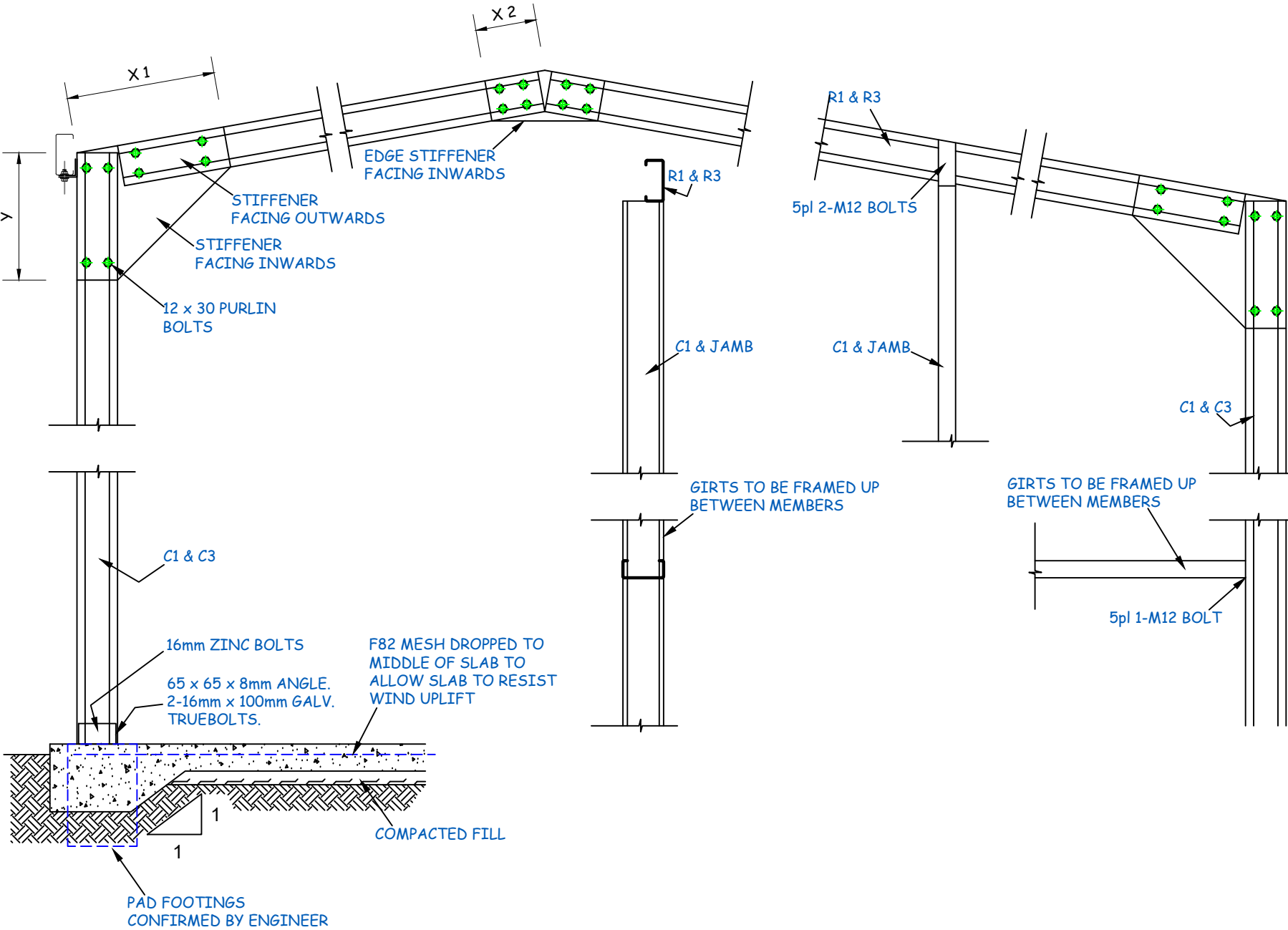
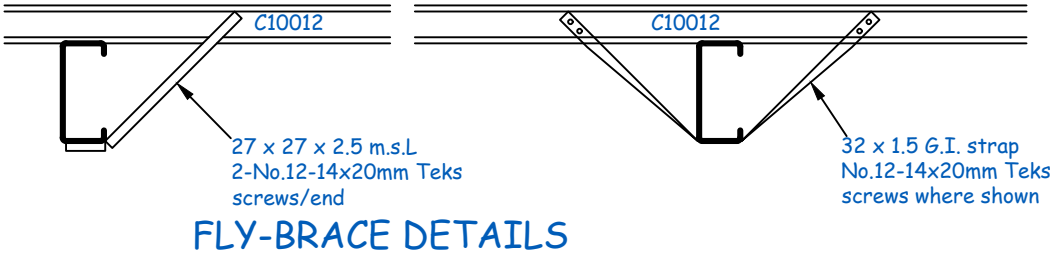
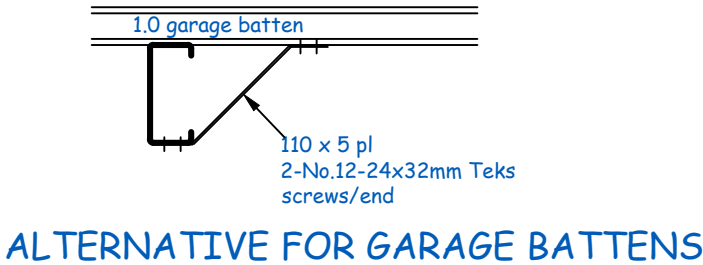
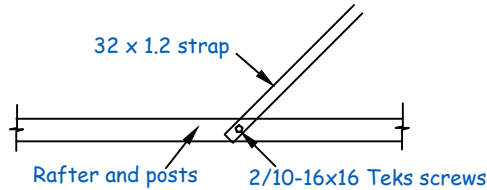
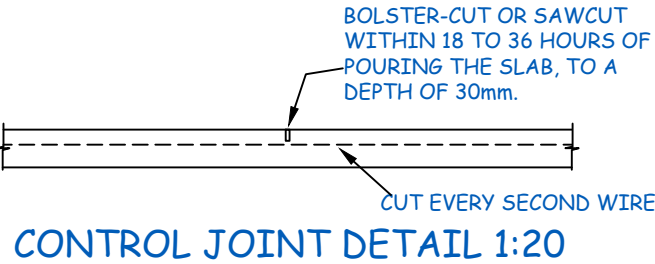
NOTE: C100 EAVES PURLIN TO BE USED WITH BOTH C-SECTION AND LYSAGHT GARAGE BATTEN PURLINS & GIRTS.

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

STEEL SCHEDULE

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APEX BOTTOM CHORD C15015	



S1	STEELWORK
S2	WORKMANSHIP AND MATERIALS TO A.S. 4100
S2	COLD FORMED OPEN SECTIONS: C***10 A.S. 1397: GRADE C350
	C***12 GRADE C500
	C***15 TO 25 GRADE C450
S3	PLATE, STRIP, FLOORPLATE (ALTERNATIVES) A.S. 1594: GRADE 250
	A.S. 3678: GRADE Hd250
S4	WELDING: CONNECTED PARTS > 3mm A.S. 1554: 4mm CONTIN. FILLET WELD (CFW0)
	A.S. 3678: CATEGORY 6P, 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):
	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 40 N20 50-120 20
C3	REINFORCEMENT: F, HARD DRAWN STEEL WIRE REINFORCING FABRIC TO AS 1304
	Y, HOT ROLLED DEFORMED BAR GRADE 410Y, TO AS 1302
	THE NUMBER FOLLOWING THE BAR SYMBOL IS THE NOMINAL BAR
	DIAMETER IN MILLIMETRES.
C4	REINFORCEMENT SHALL BE SUPPORTED IN ITS CORRECT POSITION, SO AS NOT TO BE
	DISPLACED DURING CONCRETING, ON APPROVED BAR CHAIRS AT 800mm MAXIMUM
	CENTRES BOTH WAYS.
C5	JOINTS AND POUR-BREAKS SHALL BE ONLY WHERE SHOWN, OR TO ENGINEERS
	APPROVAL.
C6	BOLTS: TYPE 4.6: ORDINARY BOLTS TO A.S. 1111.
	TYPE /S: SNUG-TIGHT
C7	CURE CONCRETE FOR AT LEAST 7 DAYS, COMMENCING FROM THE TIME OF CASTING,
	USING ONE OF THE FOLLOWING METHODS:
1.	PONDING OR CONTINUOUS SPRINKLING WITH WATER.
2.	AN IMPERMEABLE MEMBRANE WITH SEALED JOINTS.
3.	AN ABSORPTIVE COVER KEPT CONTINUOUSLY WET.
4.	AN APPROVED CURING COMPOUND.

	CONCRETE FOOTINGS IF NO FLOOR SLAB
	(ANCHOR BOLTS TO EXTEND FULL LENGTH)
	END COLUMNS: 400x400 600
	INTERNAL COLUMNS: 400x400 800
	W41
	THESE GARAGES HAVE BEEN DESIGNED FOR A WIND GUST SPEED OF 37
	METRES/SECOND (PERMISSIBLE STRESS METHOD), TO A WIND
	CLASSIFICATION OF W41 METRES/SECOND FOR A STANDARD HOUSE (GREATER
	HEIGHT OF 6 METRES)
	fw = FILLET WELD
	cfw = CONTINUOUS FILLET WELD
	WIND CLASSIFICATION: W41
	INTERNAL WIND PRESSURE: +0.45,-0.3 (+0.2,-0.3 FOR SERVICABILITY)
	PERMISSIBLE CONCENTRATED LOAD 4.5kN (450kg) AT APEX OF EACH FRAME
	ROOF SHEETING Lysaght Trimdek Hi-Ten 0.47 TCT or equal.
	PURLINS & GIRTS Lysaght garage battens 1.0 TCT, lapped 450 at supports,
	2-No.14-10x20mm Teks screws to frame,
	or Lysaght C10010, continuous for at least 2 spans, fw to frame.

The overriding document is the "NATIONAL CONSTRUCTION CODE SERIES "

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

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

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

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

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

NOTES

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

SPECIFICATIONS (PRE-FABRICATED SHED)

1. CLEAR THE SITE & SET OUT THE WORKS. EXCAVATE THE SITE TO A LEVEL BASE.
2. FORM UP & EXCAVATE FOR THE THICKENED EDGE BEAM SLAB & COLUMN PAD FOOTINGS.
3. PROVIDE GRANULATED FILL AND CONSOLIDATE FULLY.
4. LAY 200 um MEMBRANE WITH 200 mm LAPPED JOINTS.
5. PROVIDE & PLACE THE TRENCH MESH & SL82 FABRIC TO COVER. FOR 100-120 mm THICK SLAB.
6. POUR THE SLAB AND FINISH TO A STEEL FLOAT LEVEL TOP WITH EDGE REBATES FOR THE ROLLER DOOR CURTAIN & CLADDINGS.
7. ALL STEELWORK ERECTION SHALL BE UNDER THE DIRECT SUPERVISION OF A QUALIFIED RIGGER.
8. ERECT THE STEELWORK TO DETAIL.
9. PROVIDE & FIX THE ROOF & WALL CLADDINGS.
- 10.PROVIDE & INSTALL THE ROLLER DOORS, DOOR & ANY WINDOWS AS DIRECTED BY THE OWNER(S).

11. FORM UP FOR THE HARDSTAND AREA OR AN APRON SLAB IN FRONT OF THE ROLLER DOORS.
12. PROVIDE & FIX GUTTERS & DOWNPIPES.
- 13.PROVIDE S.W. LINES AND CONNECT AS SHOWN ON THE PART SITE LOCATION & SERVICES PLAN.
14. THERE ARE NO CHANGES TO THE SEWER LINES. BUILDER TO ENSURE SEWER LINES TO BE PROTECTED DURING FOOTINGS WORKS. SEWER LINES SHALL BE TESTED FOR DAMAGE PRIOR TO CONCRETE SLAB POUR.
15. LIGHTING AND POWER POINTS IN THE NEW BUILDING AS DIRECTED BY OWNER(S).
16. ALL SERVICE LINES ARE TO BE IDENTIFIED PRIOR TO START OF WORKS. LOCATION OF NEW SERVICE LINES SHALL BE RECORDED.
17. ON COMPLETION, CART AWAY DEBRIS AND LEAVE THE SITE TIDY.

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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 WITH N.C.C. H4F3

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LEGEND

WT- WASH TROUGH
WM- WASHING MACHINE
DR - DRYER
WR- WARDROBE

WIWR - WALK IN ROBE
WC - TOILET
VB- VANITY BASIN
BA - BATH
SH- SHOWER

SHO- SHOWER OPEN
SHE- SHOWER ENCLOSED
PTY - PANTRY
UBO - UNDER BENCH OVEN
HP- HOT PLATES

SSS - S/STEEL SINK
MW - MICRO WAVE OVEN
RH - RANGE HOOD
MB- METER BOX
FR- FRIDGE

FRZ- FREEZER
DW- DISHWASHER
RAD- ROLLER DOOR
CJ- CONTROL JOINT
⊕ SMOKE DETECTOR

TL - CERAMIC TILE
SV - SHEET VINYL
CP - CARPET
FF - VINYL FLO/FLR
SD - SLIDER DOOR

D.P. - DOWNPIPES
□ SUB FLOOR VENTS
⊞ BATHROOM FAN,
LIGHT, HEATER.
FW - FLOOR WASTE
HW- HOT WATER

VENTED SKYLIGHT
WITH DIFFUSER

ROOF SPACE
ACCESS HATCH

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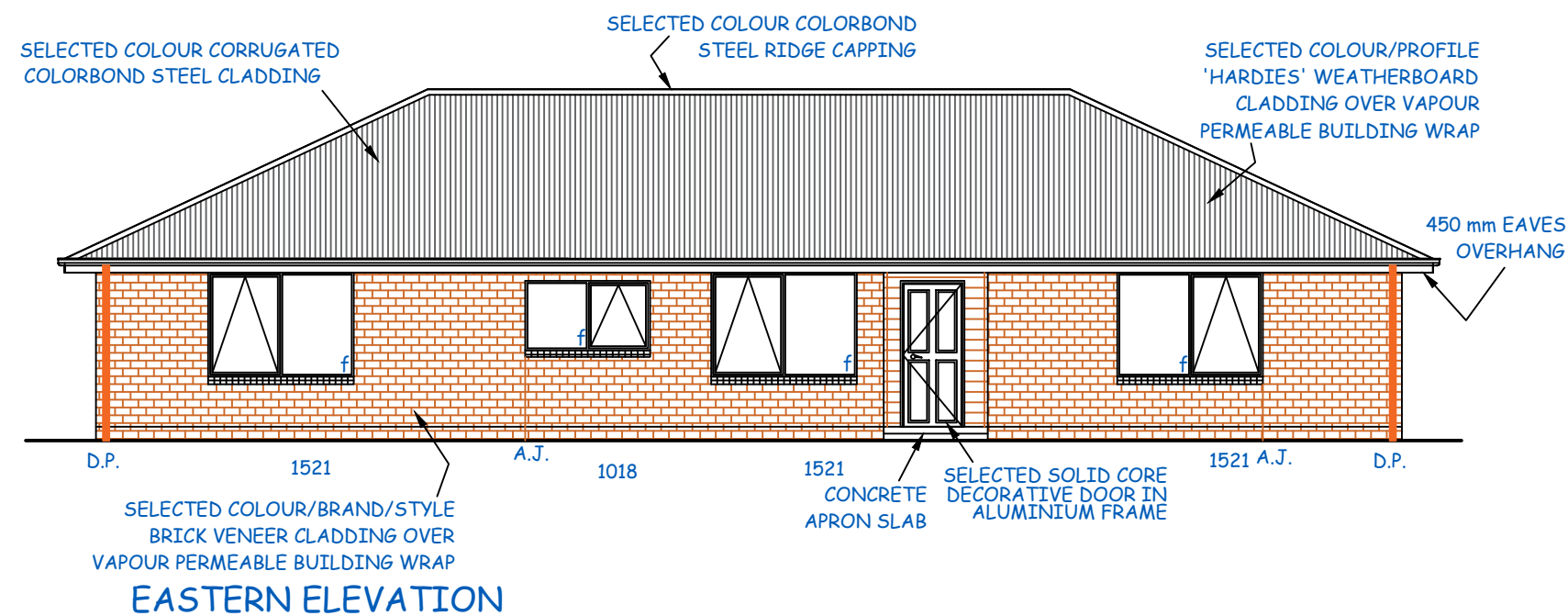
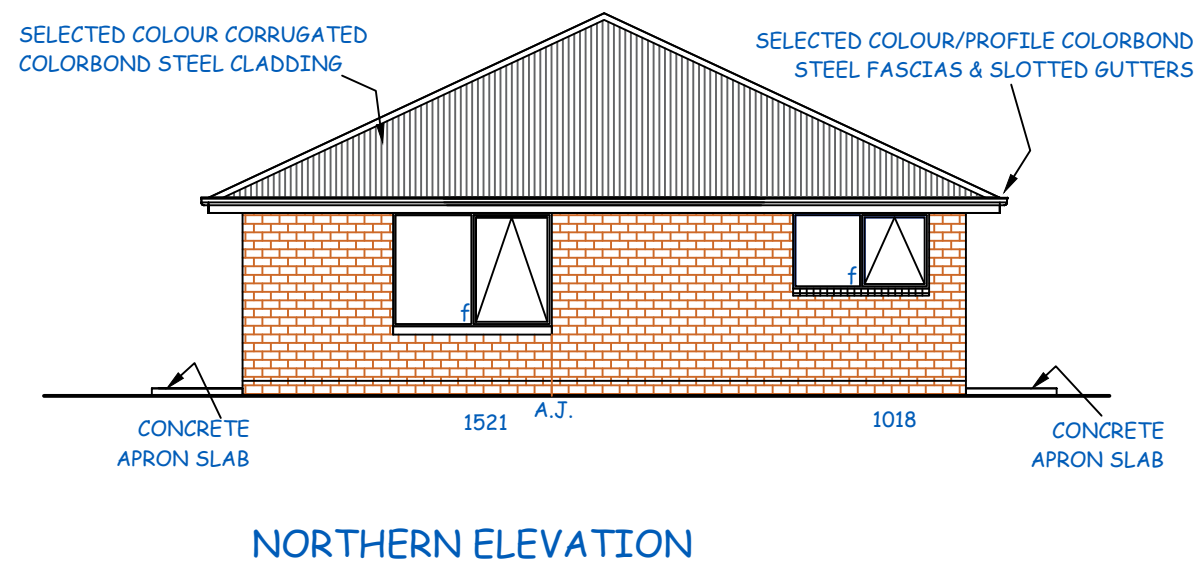
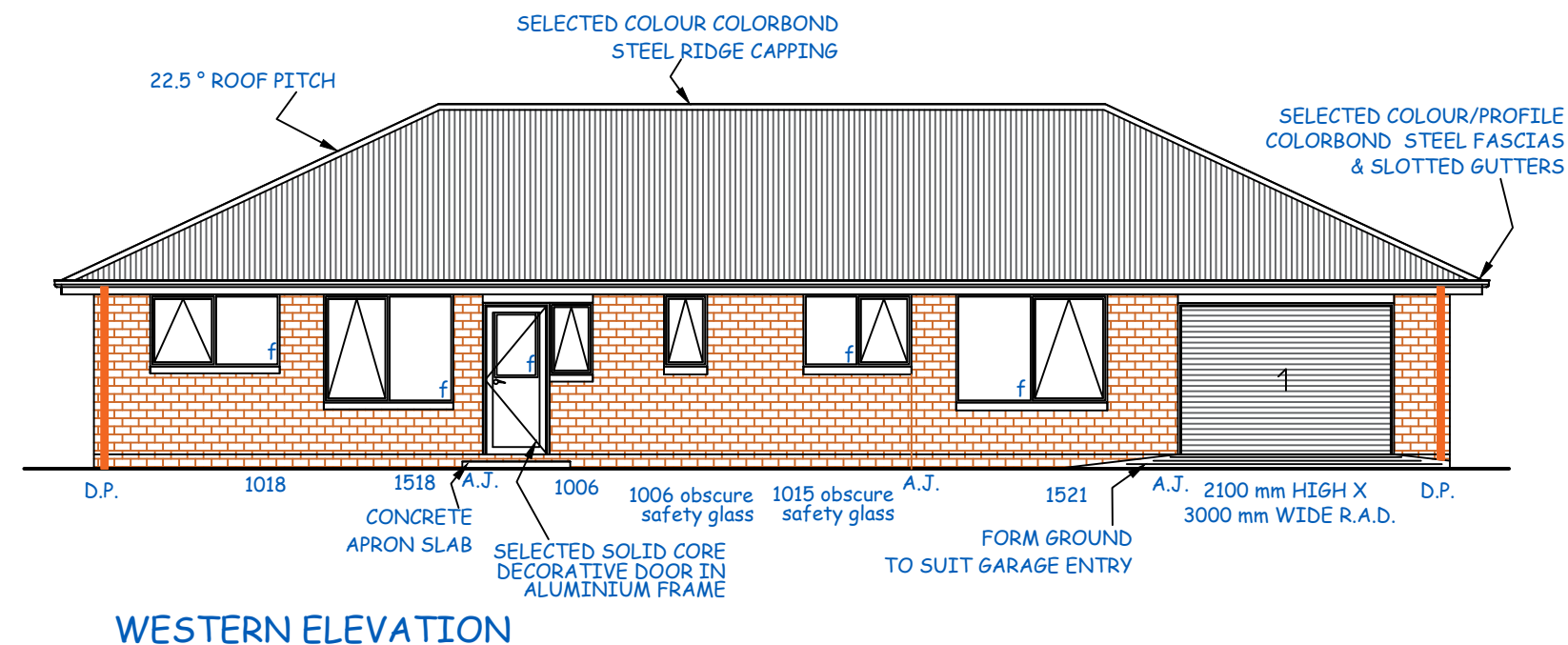
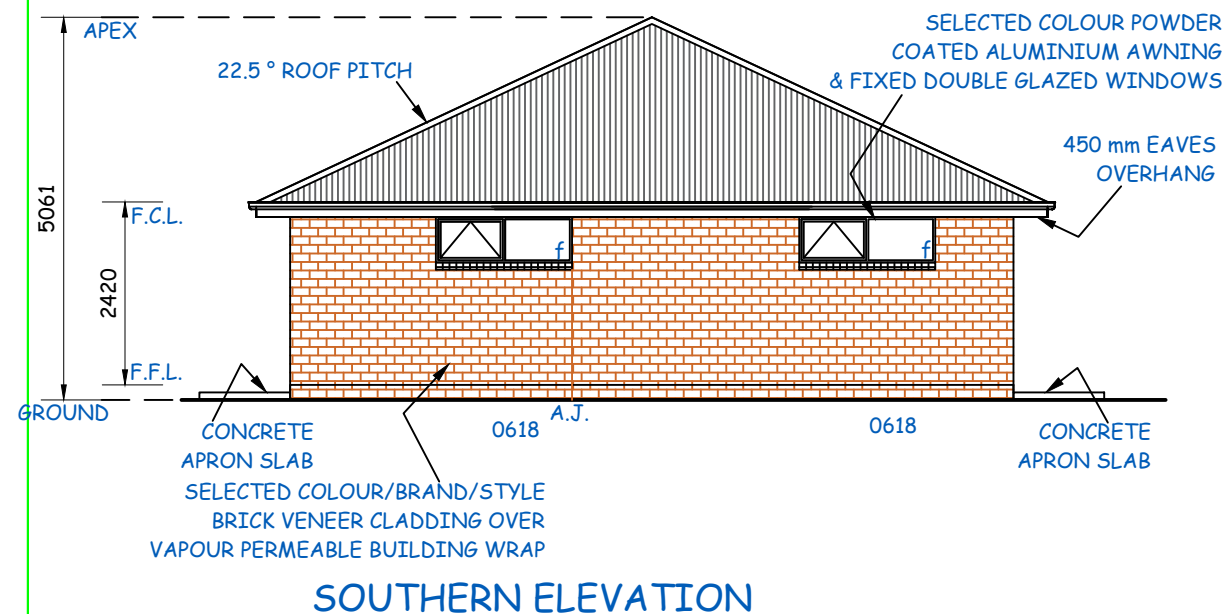
STAGE TWO

PROPOSED
FLOOR PLAN 1:100

AREA:	
DWELLING	154.30 m2 16.60 sq.
GARAGE	24.70 m2
FRONT PORCH	1.20 m2
TOTAL	180.20 m2 19.39 sq.

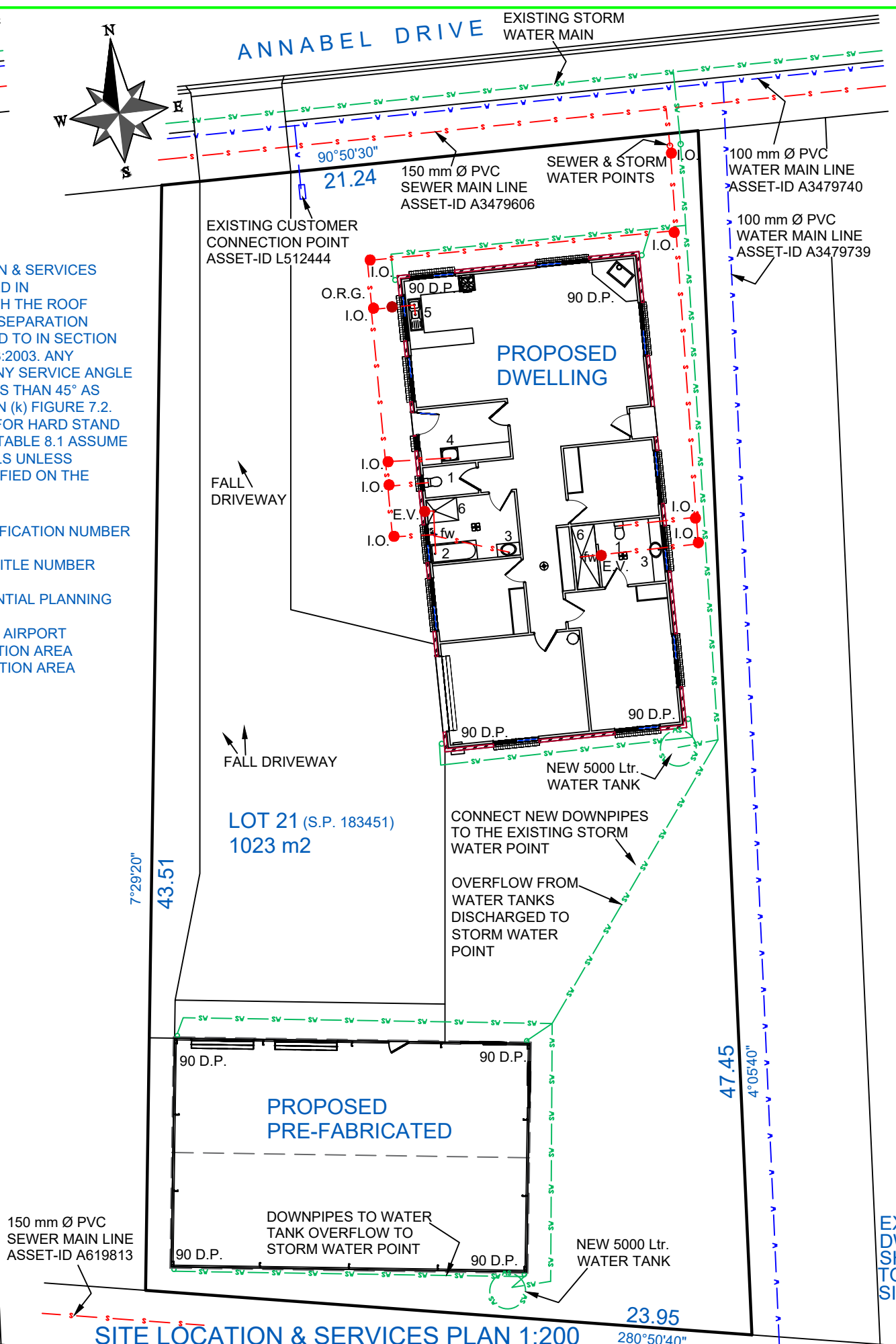
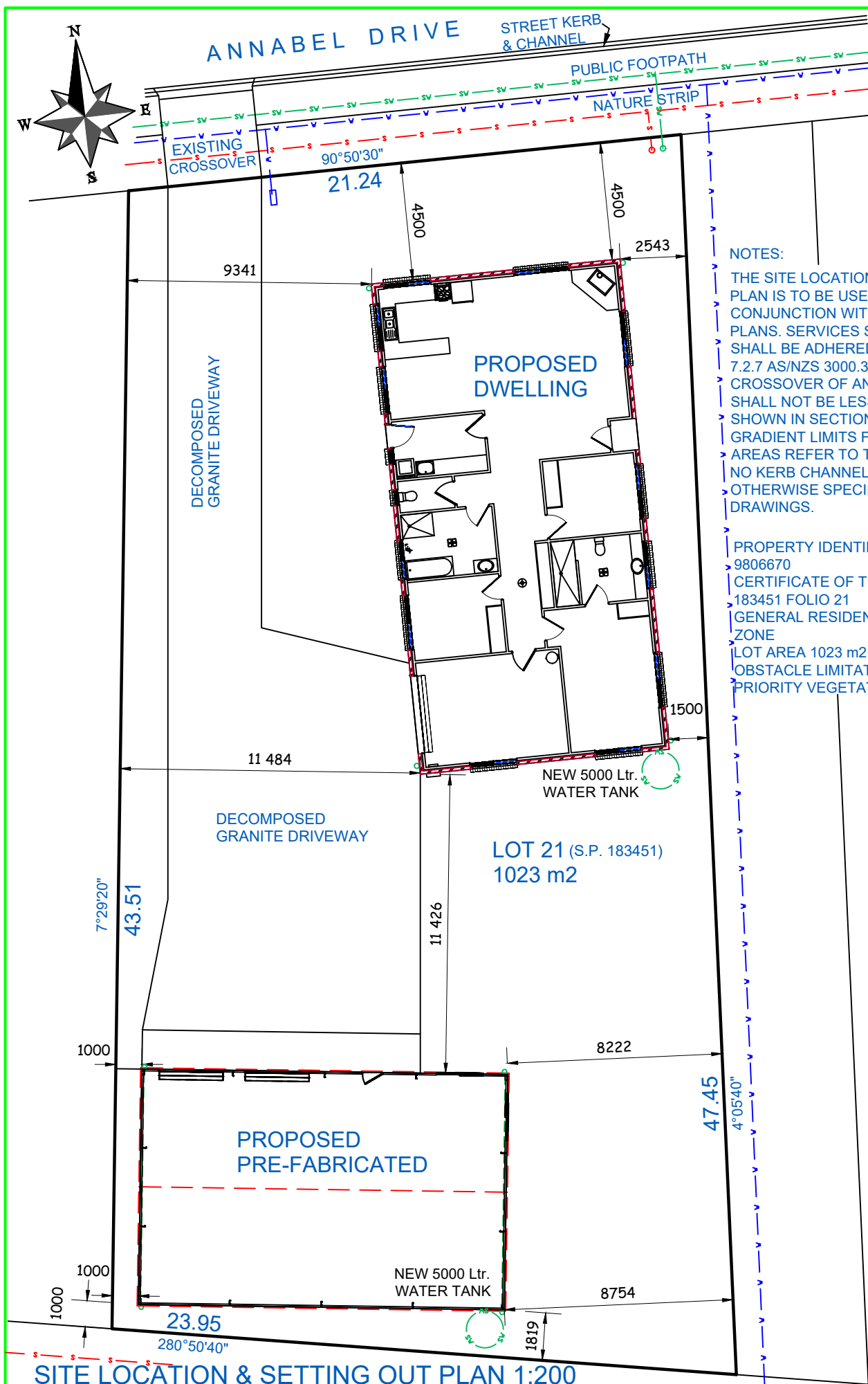
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STAGE TWO



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

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

I.O. - INSPECTION OPENING
E.V. - EDUCT VENT
R.E. - ROD EYE

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

D.P. = DOWNPIPE SIZE AS SHOWN
STORM WATER LINE 100 mm Ø
S.W. LINES GENERALLY OUT 1200mm &
PARALLEL TO EXTERNAL WALLS. STORM
WATER - UPVC 100 mmØ LAID @ MIN.
GRADE OF 1:100
GRADED 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 1023.00 m2
DWELLING AREA 180.20 m2
SHED AREA 126.00 m2
TOTAL BUILDINGS 306.20 m2
SITE COVERAGE 29.93 %

PROPOSED STEEL FRAMED STEEL CLAD PRE-FABRICATED SHED (STAGE ONE) & PROPOSED DWELLING (STAGE TWO) AT 6 ANNABEL DRIVE, ST HELENS FOR R.C. & M.M.L. GRAY.

DATE:

25/05/2026

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1:200

CHECKED BY

J WEEDA

DRAWN BY

A WEEDA

DWG No.

5626 - 8 OF 9

ACRONYMS AND TERMS

AIRBORNE DUST - SUSPENSION OF SOLID PARTICALES IN THE AIR
ASPHYXIANT - 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

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.

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
AURORA HOTLINE	1300 132 003
BREAK O'DAY COUNCIL	6376 7900
BURNIE CITY COUNCIL	6430 6666
CENTRAL COAST COUNCIL	6429 8900
DEVONPORT CITY COUNCIL	6423 0511
DIAL BEFORE YOU DIG	1100
ENERGY AUSTRALIA	131 388
GAS - TASGAS	131 888 OR TASGAS 180 2111
KENTISH COUNCIL	6491 2500
LATROBE COUNCIL	6421 4650
POISONS INFORMATION CENTRE	13 1126
STATE EMERGENCY SERVICE	132 500 OR 03 6434 5333
TAS WATER	13 6992 OR 13 699 2837
TELSTRA HOTLINE	132 125
WARATAH WYNYARD COUNCIL	03 6443 8333 ALL HOURS
WEEDA BUILDING CONSULTANTS	03 6425 9333 OR 0438 252 861 OR 0427 333 129
WORKCOVER	1300 776 572
WORKPLACE STANDARDS	1300 366 322
MEANDER VALLEY	63935300

PROPOSED STEEL FRAMED STEEL CLAD PRE-FABRICATED SHED (STAGE ONE) & PROPOSED DWELLING (STAGE TWO) AT 6 ANNABEL DRIVE, ST HELENS FOR R.C. & M.M.L. GRAY.

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25/05/2026	1:100	J WEEDA	A WEEDA	5626 - 9 OF 9

6 Annabel Dr – St Helens

Response to item 2 re email 14th July 2026

C2.61.1 Construction of parking areas

P1

- (a) The nature of the use of the driveway is for the owner's vehicles to be driven to access the proposed garage for parking
- (b) The topography of the land is flat
- (c) The driveway is to be stabilised decomposed granite – there is a stormwater on site
- (d) There is no likelihood of transporting sediment or debris from the site onto the road or public place as the driveway will be stabilised decomposed granite and will only be used for owner's vehicles to access the garage and dwelling
- (e) There will be no likelihood of generating dust as the driveway will be stabilised decomposed granite
- (f) The nature of the proposed surfacing will be stabilised decomposed granite, the material of which is permeable, allowing rainwater to infiltrate directly into the ground below. The installation of which will be graded to slope away from structures to direct water and prevent erosion