

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:

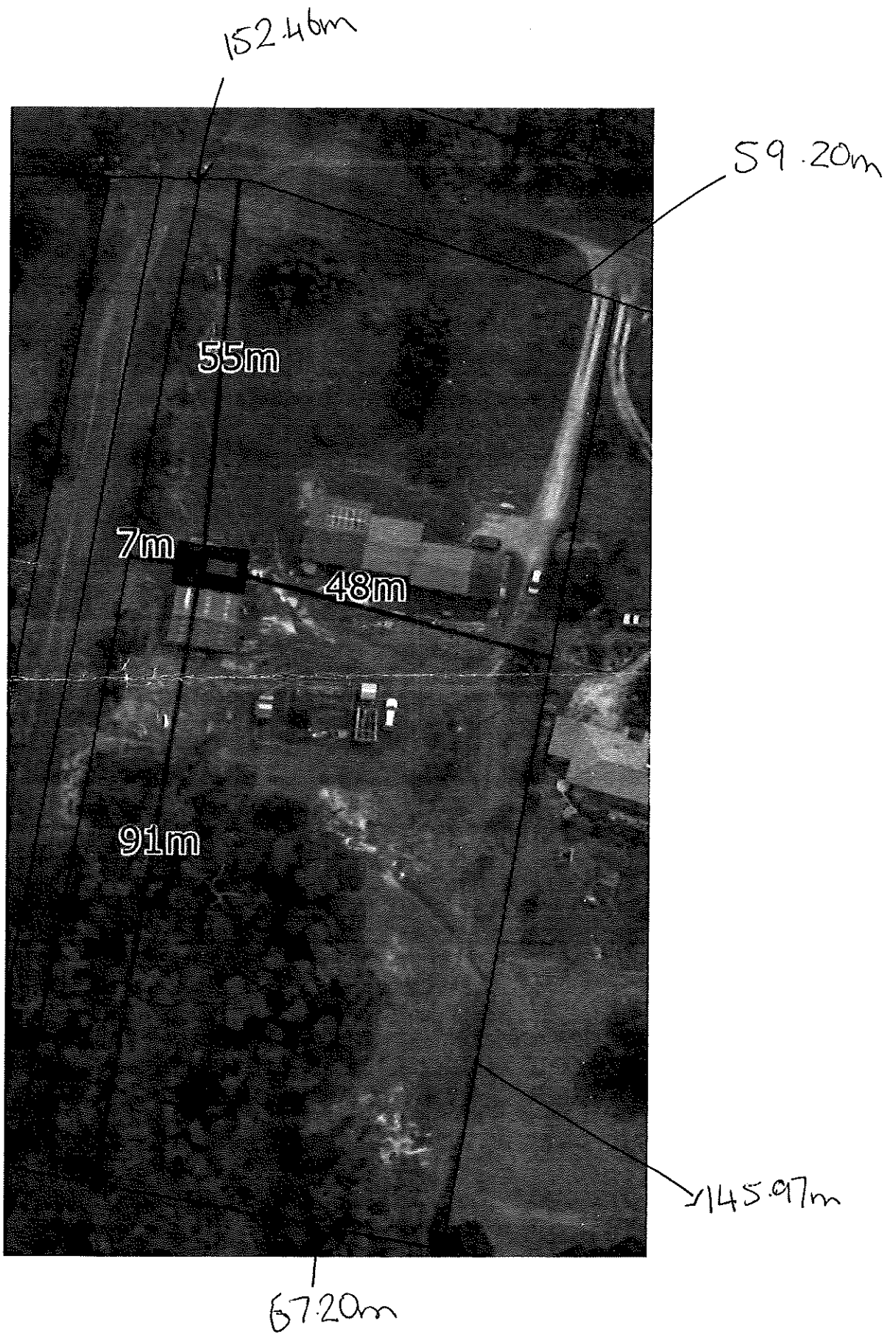
DA Number	DA 2026 / 00126
Applicant	D Stuart
Proposal	Residential - Construction of a Prefabricated Greenhouse
Location	32 Heritage Road, St Helens (CT 110059/2)

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.

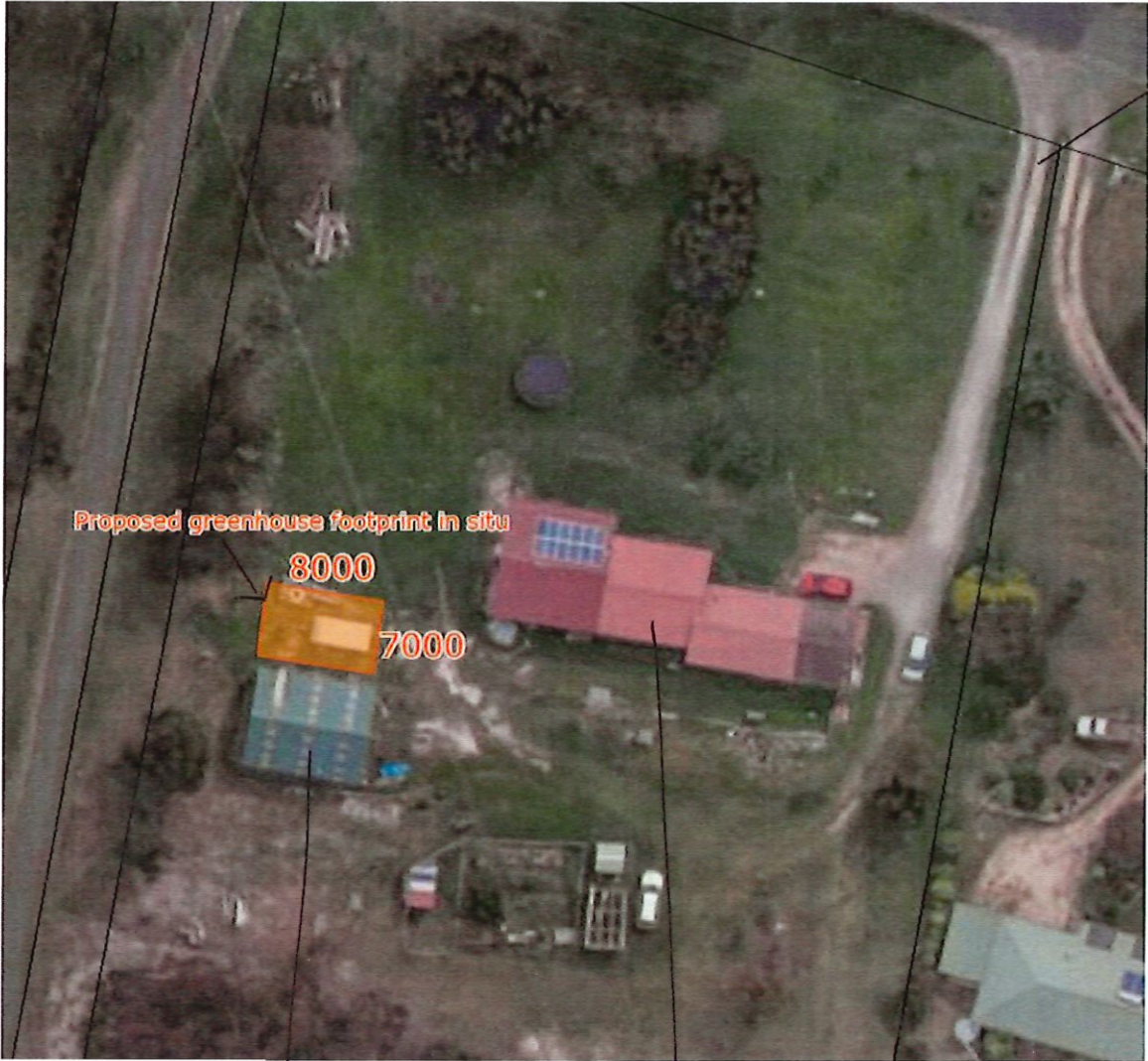
Representations must be submitted in writing to the General Manager, Break O'Day Council, 32 -34 Georges Bay Esplanade, St Helens 7216 or emailed to admin@bodc.tas.gov.au, and referenced with the Application Number in accordance with section 57(5) of the abovementioned Act during the fourteen (14) day advertised period commencing on Saturday 15th August 2026 **until 5pm Friday 28th August 2026.**

John Brown
GENERAL MANAGER

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DRIVEWAY
ACCESS



Proposed greenhouse footprint in situ

8000

7000

Shed

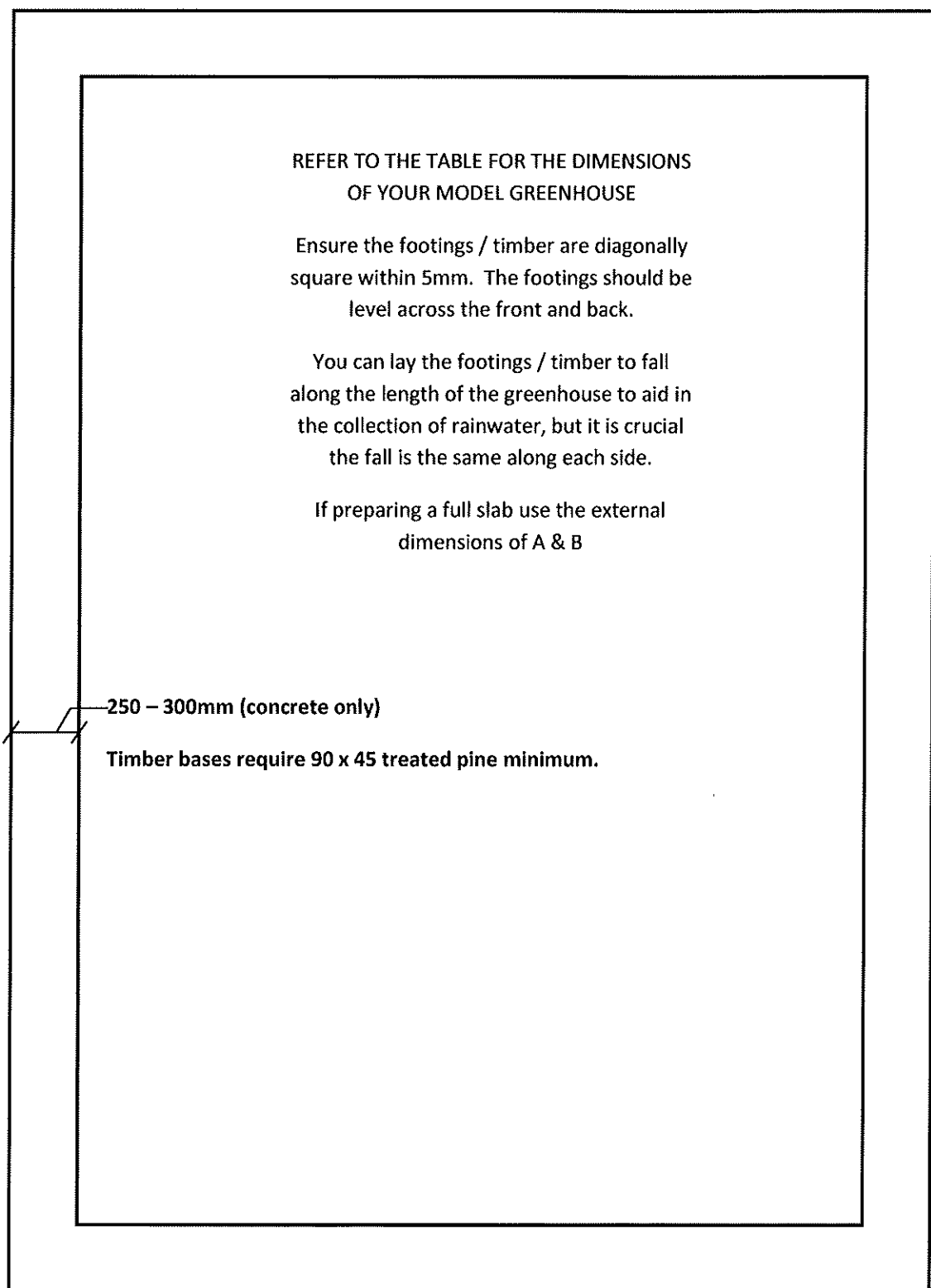
HOUSE

Scale Floor Plan



CONCRETE FOOTING / TIMBER

LAYOUT - GRANGE SERIES.



B (mm)

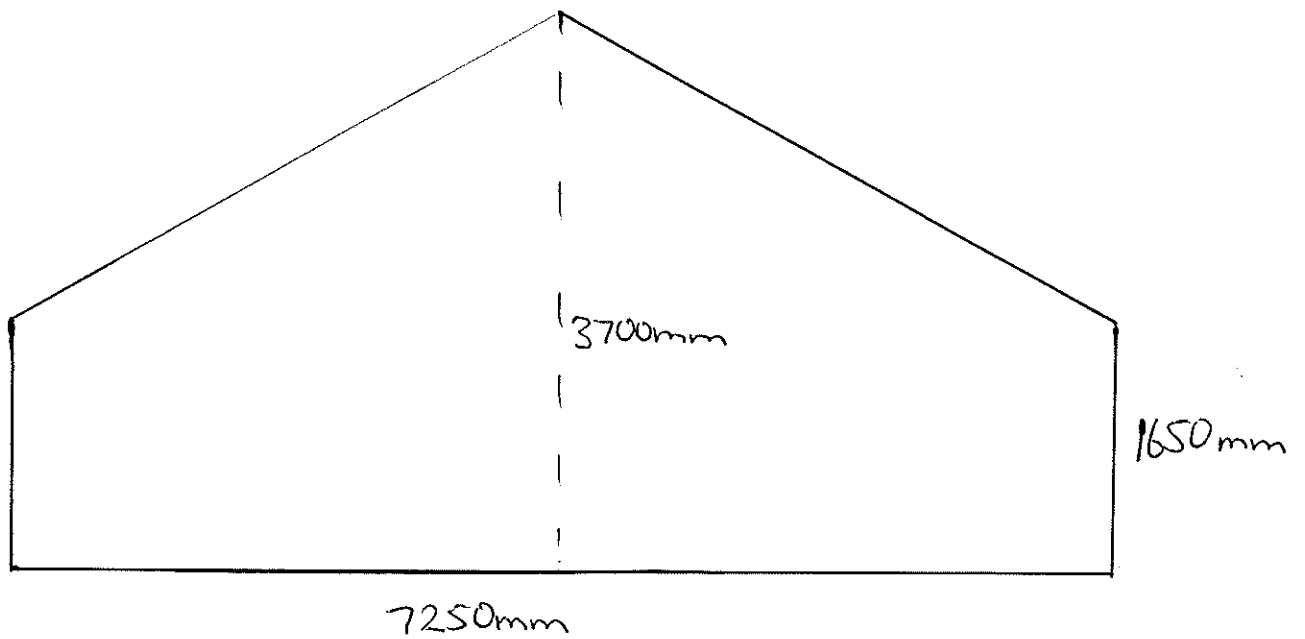
8250

A (mm)

7250

External Size

ELEVATION VIEW



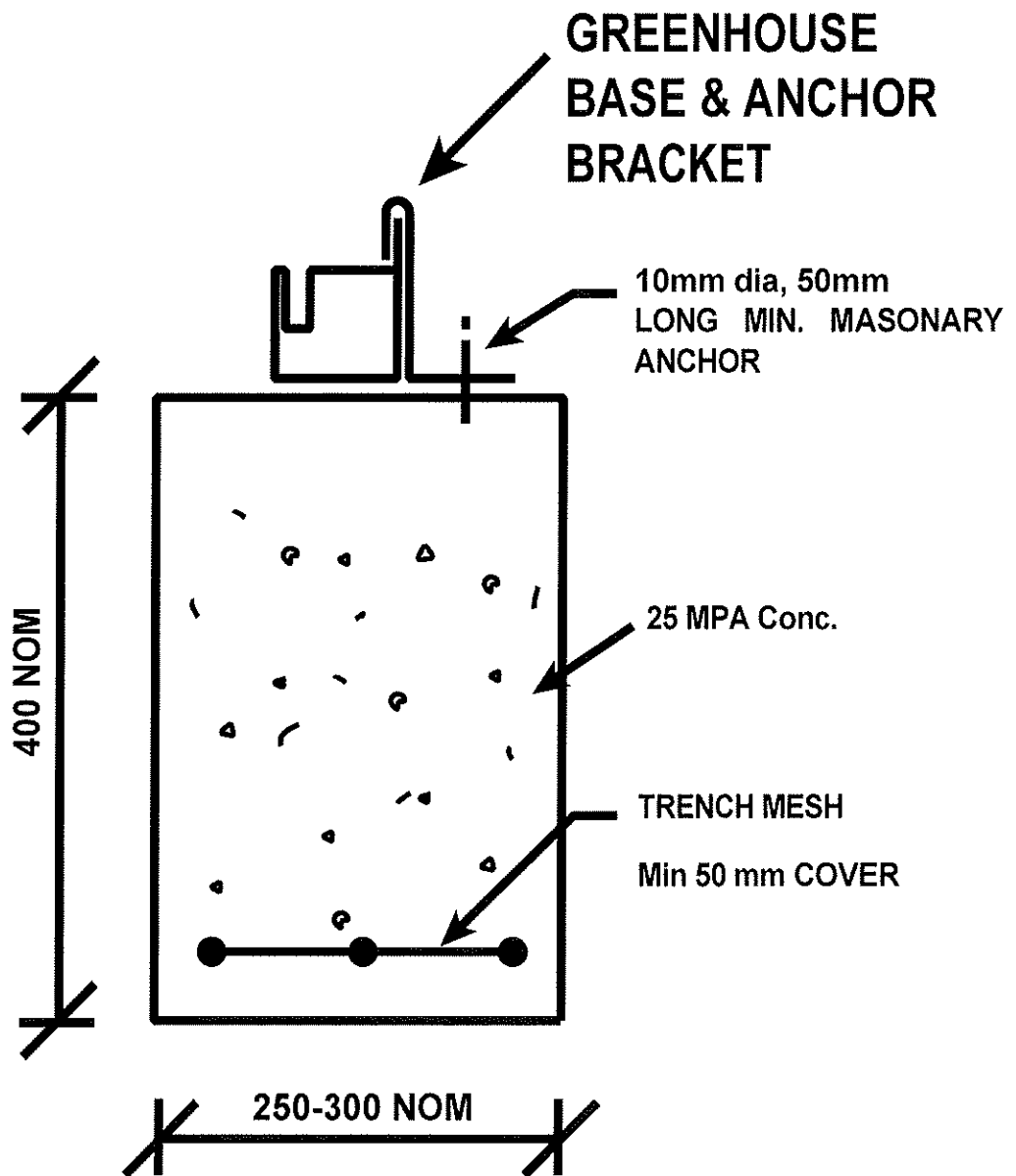
1cm = 500mm



GRANGE SERIES EXTERNAL SUB-BASE

DIMENSIONS – CONCRETE / TIMBER

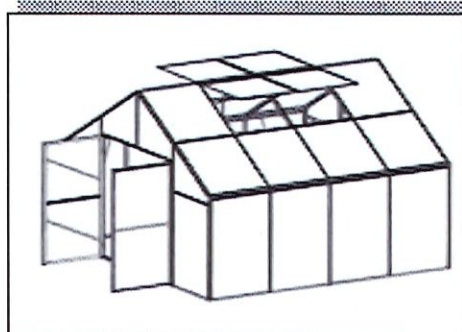
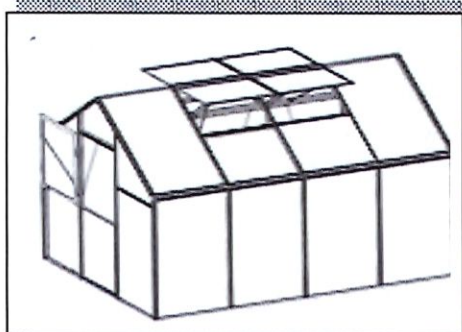
RANGE	MODEL	TIMBER BASE		CONCRETE BASE / STRIP	
		A(mm)	B(mm)	A(mm)	B(mm)
3m WIDE MODELS	3-3000	3075	3075	3250	3250
	3-4000	3075	4075	3250	4250
	3-5000	3075	5075	3250	5250
	3-6000	3075	6075	3250	6250
	3-7000	3075	7075	3250	7250
	3-8000	3075	8075	3250	8250
	3-9000	3075	9075	3250	9250
	3-10000	3075	10075	3250	10250
	3-11000	3075	11075	3250	11250
	3-12000	3075	12075	3250	12250
	3-13000	3075	13075	3250	13250
	3-14000	3075	14075	3250	14250
	3-15000	3075	15075	3250	15250
	3-16000	3075	16075	3250	16250
4m WIDE MODELS	4-3000	4075	3075	4250	3250
	4-4000	4075	4075	4250	4250
	4-5000	4075	5075	4250	5250
	4-6000	4075	6075	4250	6250
	4-7000	4075	7075	4250	7250
	4-8000	4075	8075	4250	8250
	4-9000	4075	9075	4250	9250
	4-10000	4075	10075	4250	10250
	4-11000	4075	11075	4250	11250
	4-12000	4075	12075	4250	12250
	4-13000	4075	13075	4250	13250
	4-14000	4075	14075	4250	14250
	4-15000	4075	15075	4250	15250
	4-16000	4075	16075	4250	16250
	4-17000	4075	17075	4250	17250
	4-18000	4075	18075	4250	18250
	4-19000	4075	19075	4250	19250
	4-20000	4075	20075	4250	20250
5m WIDE MODELS	5-4000	5075	4075	5250	4250
	5-6000	5075	6075	5250	6250
	5-8000	5075	8075	5250	8250
	5-10000	5075	10075	5250	10250
	5-12000	5075	12075	5250	12250
	5-14000	5075	14075	5250	14250
	5-16000	5075	16075	5250	16250
	5-18000	5075	18075	5250	18250
	5-20000	5075	20075	5250	20250
	5-22000	5075	22075	5250	22250
	5-24000	5075	24075	5250	24250
7m WIDE MODELS	7-4000	7075	4075	7250	4250
	7-8000	7075	8075	7250	8250
	7-12000	7075	12075	7250	12250
	7-16000	7075	16075	7250	16250
	7-20000	7075	20075	7250	20250
	7-24000	7075	24075	7250	24250
	7-28000	7075	28075	7250	28250
	7-32000	7075	30075	7250	32250



SUGGESTED STRIP FOOTING.

**NOTE : SHOULD BE CHECKED BY THE PROJECT ENGINEER
IN CONJUNCTION WITH SOIL CONDITIONS**

STEP BY STEP GUIDE TO ERECTING OUR GRANGE GREENHOUSE



Note: This is to be used as a guide that differs slightly from the sequence in the printed manual but shows some handy hints and tips. Please read before commencing. (Either sequence is just as efficient as the other)

STEP ONE

Assemble the doors and vents as per the printed manual. When installing the panels where rivets may foul, you may need to carefully notch out the panel where the rivet is, but do not over cut.



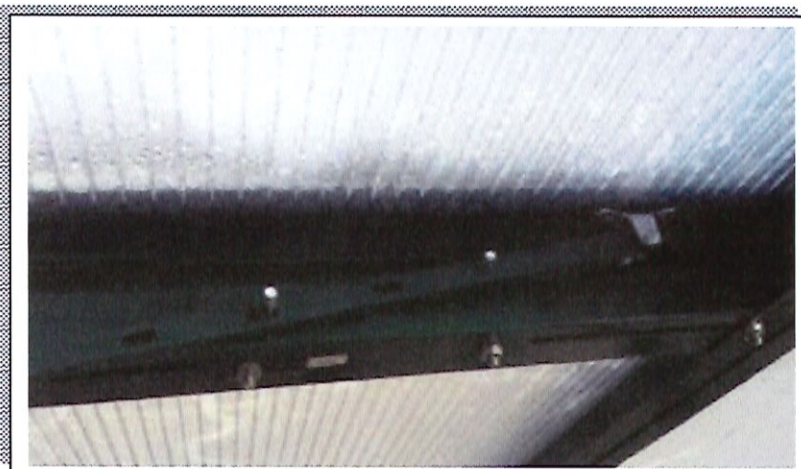
Assemble the roof vent frame and panel as shown. The predrilled holes in the roof vents are to suit automatic vent openers and the manual arms as shown below. Install the arm before installing the vent in the greenhouse.





The Image above shows the vent arm in the open position.

The Bottom picture shows how the vent arm closes over the pins when installed once the greenhouse is built.



STEP TWO

Prepare the footings / slab / timber base for the greenhouse as per the base anchoring plan provided. Securing the greenhouse is critical.

STEP THREE

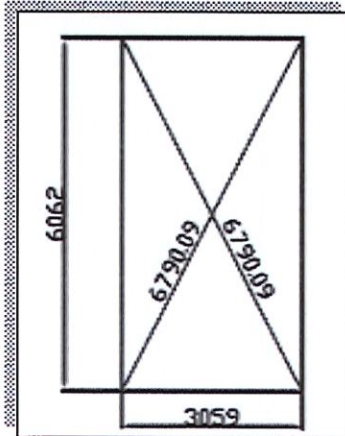
We highly recommend that you lay all of the parts out in number order and check them off the lists in the front of the manual as you open each individual carton



STEP FOUR

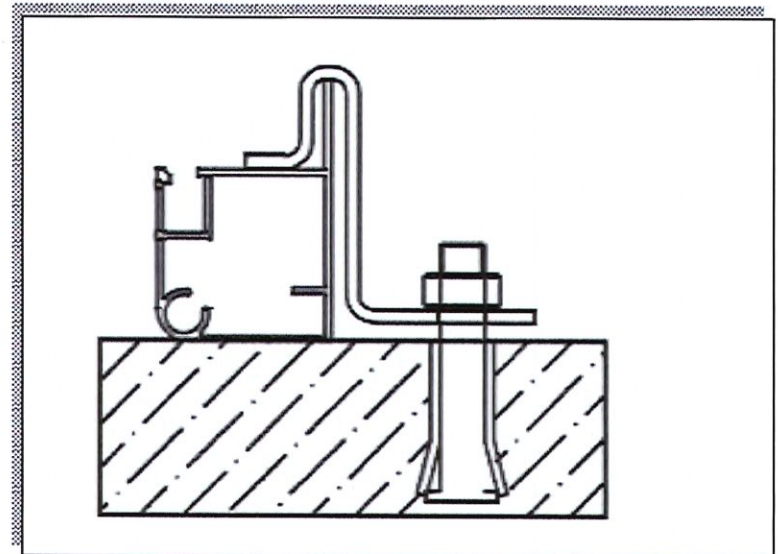
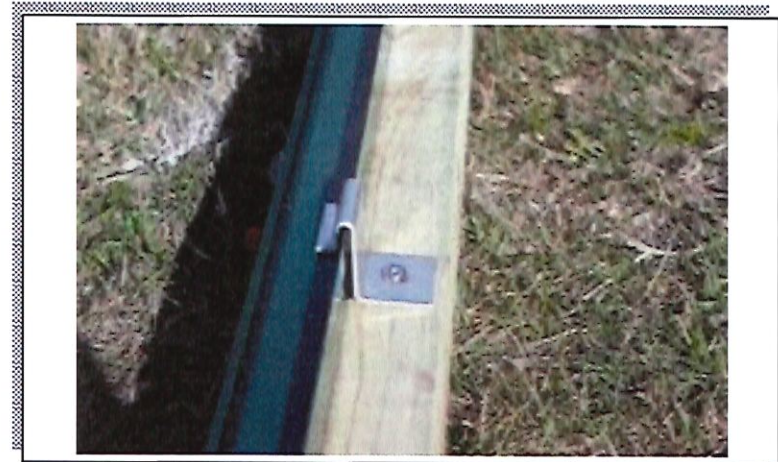
Using the connectors and perimeter profiles build the entire base frame of the greenhouse. Remember to install the external plastic cover plates over the connectors as you go. If you are having trouble with the pins lining up you may need to gently file or use a drill bit to remove any burrs or dags causing misalignment. **It is critical that the base is square and level.**





STEP FIVE

Temporarily anchor the base if possible. Ensure the base is level and straight (a stringline can help achieve this). It is also important to ensure the structure is square.



STEP SIX

It is often a good idea to lay the parts out in their appropriate position as shown below to improve the efficiency of the assembly process.



STEP SEVEN

Commence the assembly of the side walls and brace the structure at the same time.

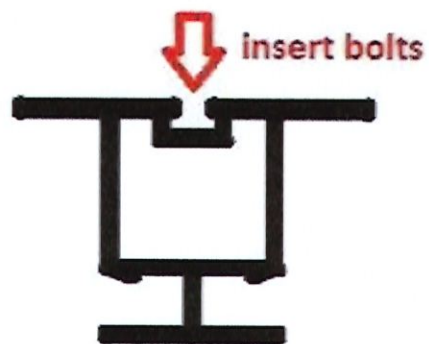


Black plastic coverplates need to be installed as you assemble the connector components



Install the diagonal wall braces as shown below.

Remember to install 1 bolt into the channel (part L02A) to receive the eave brace.



STEP EIGHT

Install the back wall framing and panels as shown. At the end of completing the back wall, install the two triangle brackets.





STEP NINE

Install the first section of roof framing onto the connectors, remember to install the braces (two are used here back to back) in this step. Then install the first section of the ridge and lock the connectors into place. You can preassemble the roof frame as shown to simplify the procedure



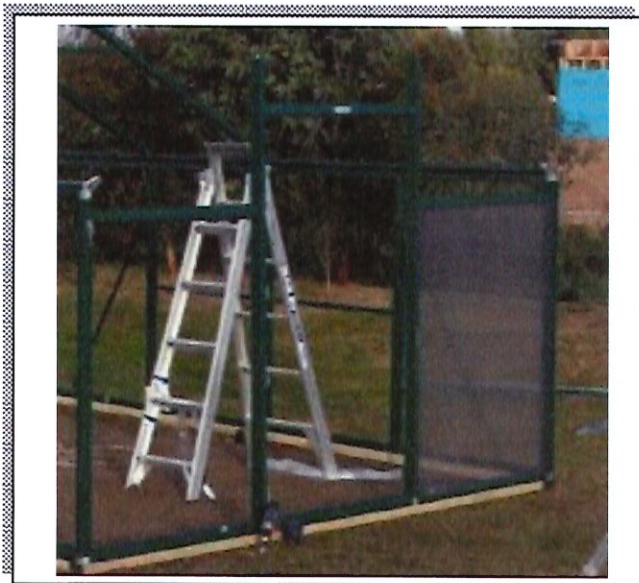
STEP TEN

Install the roof framing to the first section incl the bracing. This will provide bracing strength to the structure.



STEP ELEVEN

Install the front wall framing and panels. Ensure the framing with the hinges and door catch are orientated on the correct side of the door opening.



STEP TWLEVE

Install the main roof framing sections. First install the next section of ridge (remember to install the plastic cover plate J05 before the ridge locks into its final position). Then install the remaining roof framing and bracing. Also remember to insert two bolts into the channel of roof frames (L02B) for the bracing to be installed later.



STEP THIRTEEN

Install the eave and ridge stabilising bars as shown using the pre-inserted bolts from earlier.



STEP FOURTEEN

Install the framing below the roof vent incl the vent arm keeper. Before installing this framing remember to insert 2 - 4 bolts into the channel where installing automatic vent openers. We recommend 2 auto openers per vent especially in windy environments.



STEP FIFTEEN

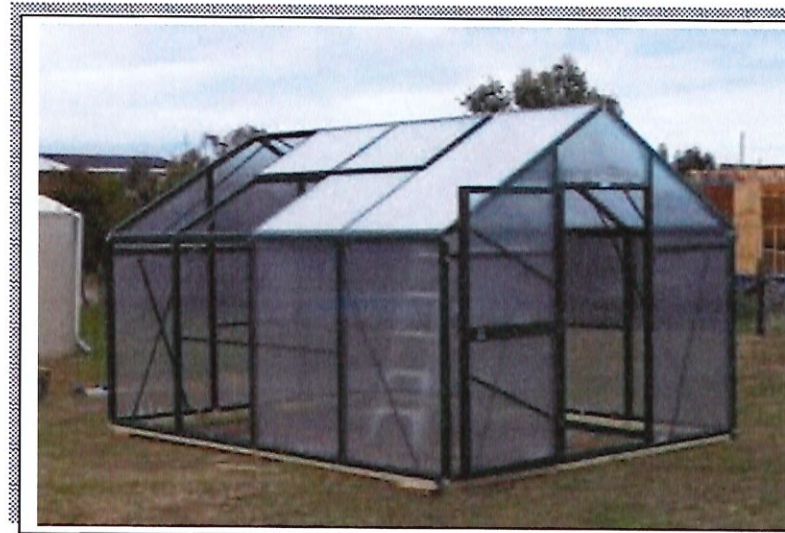
Install the roofvent into the greenhouse. Install L15A onto the greenhouse and insert the roofvent. Then use the screws to secure the vent in place.



When installing roof vents side by side, you need to preassemble the vent into the L15A part (as shown bottom right) for the second vent. Then lift the complete unit into place and bolt onto the ridge.

STEP SIXTEEN

Install the wall and roof panels into the greenhouse



STEP SEVENTEEN

As you install each section of 2 panels the Gutter profile can then be installed. This seals and secures the panels into place. Make sure the roof panel slides back slightly out of the ridge channel if needed to ensure the rubber strip seals over the bottom of the panels. The plastic joiner is to be used in between both gutters. If needed you can gently tap this on with a rubber / wooden mallet.



STEP EIGHTEEN

Install the cover plates to the ridge and gutter profile ends. If installing the downpipes it can help to use hot or boiling water to heat the pipe up first.



