

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 / 00144
Applicant	D McGuire
Proposal	Residential - Construction of a Dwelling and Shed
Location	221 Tasman Highway, Beaumaris (CT 7768/3)

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 10th October 2026 **until 5pm Friday 23rd October 2026.**

John Brown
GENERAL MANAGER

PROPOSED STEEL FRAMED STEEL CLAD
PRE-FABRICATED SHED (STAGE ONE) &
PROPOSED DWELLING (STAGE TWO) AT
221 TASMAN HIGHWAY, BEAUMARIS
FOR
J.M. & N.C. HENDY.

AUGUST 2026

PROJECT No. 9626

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 7768 Folio 3		DESIGN WIND SPEED 'N2'		SOIL CLASS. 'M'		BUILDING CLASS. 1(a) & 10(a)		CLIMATE ZONE SEVEN		ALPINE AREA NO		KNOWN SITE HAZARDS REFER TO SAFETY NOTES					
AREAS: DWELLING AREA		180.20 m2		TOTAL BUILDINGS		234.20 m2		LOT AREA		1976.00 m2							
SHED AREA		54.00 m2						SITE COVERAGE		11.85 %							
TITLE PAGE				9626 - 1 OF 10				PROPERTY IDENTIFICATION NUMBER 7148032 CERTIFICATE OF TITLE NUMBER 7768 FOLIO 3 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				9626 - 2 OF 10													
SHED FRAMING PLANS & ELEVATIONS				9626 - 3 OF 10													
SHED SECTIONAL DETAILS & NOTES				9626 - 4 OF 10													
SHED NOTES & SPECIFICATIONS				9626 - 5 OF 10													
DWELLING FLOOR PLAN 1:100				9626 - 6 OF 10													
DWELLING ELEVATIONS 1:100				9626 - 7 OF 10													
PART SITE LOCATION & SERVICES PLAN				9626 - 8 OF 10													
SITE LOCATION PLAN				9626 - 9 OF 10													
CONSTRUCTION SAFETY NOTES				9626 - 10 OF 10													
PROPOSED STEEL FRAMED STEEL CLAD PRE-FABRICATED SHED (STAGE ONE) & PROPOSED DWELLING (STAGE TWO) AT 221 TASMAN HIGHWAY, BEAUMARIS FOR J.M. & N.C. HENDY.								DATE:		SCALE:		CHECKED BY		DRAWN BY		DWG No.	
								12/08/2026		1:100		J WEEDA		A WEEDA		9626 - 1 OF 10	

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.

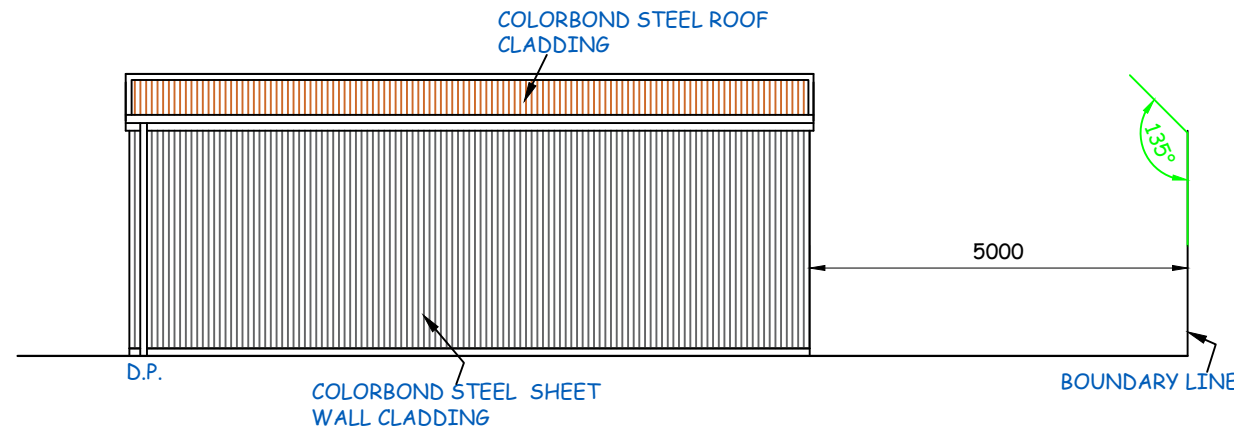
WEEDA Drafting



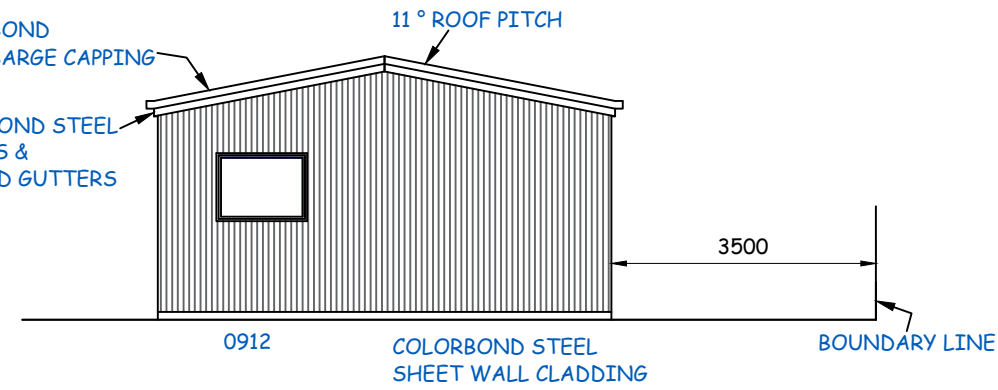
& Building Consultants Pty Ltd

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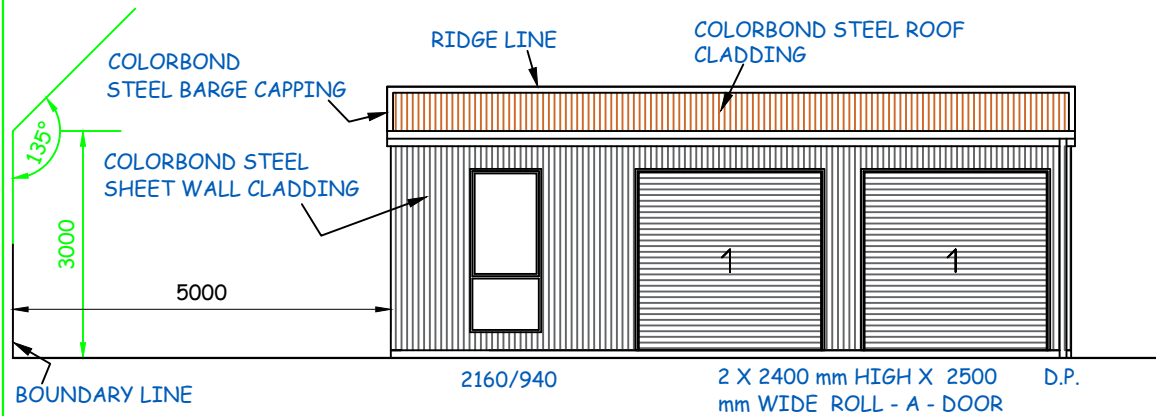
WORKPLACE STANDARDS TASMANIA BUILDING PRACTITIONER AC
NUMBERS, ADAM; CC 5317 P Cat B.D.



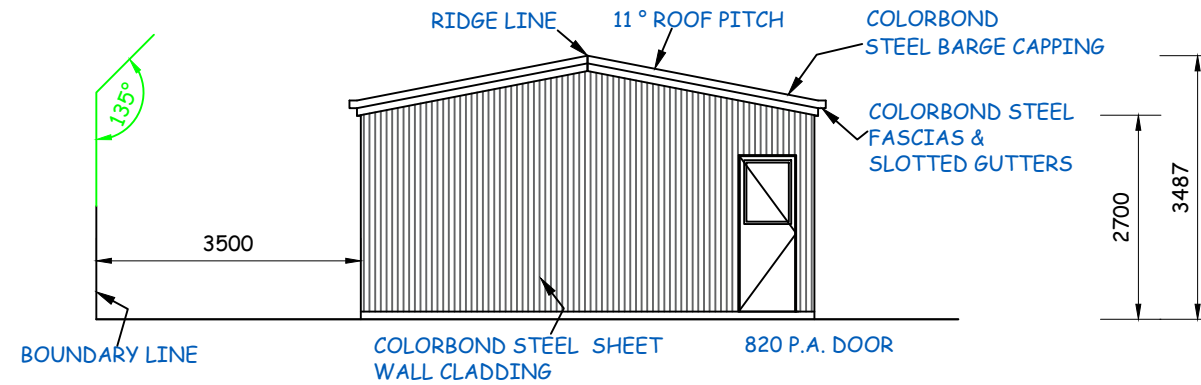
WESTERN ELEVATION



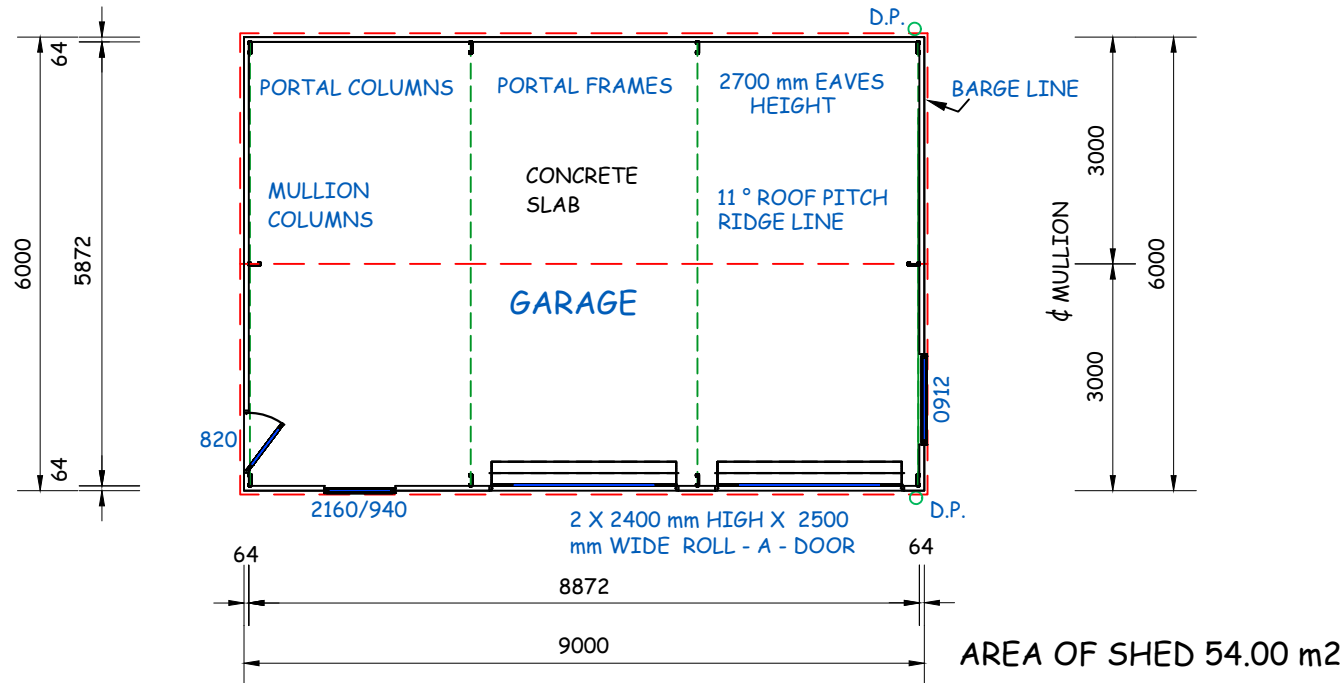
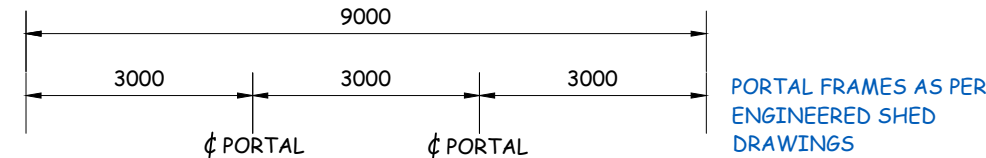
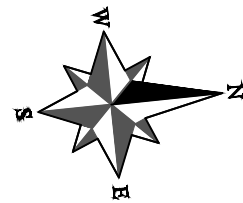
NORTHERN ELEVATION



EASTERN ELEVATION

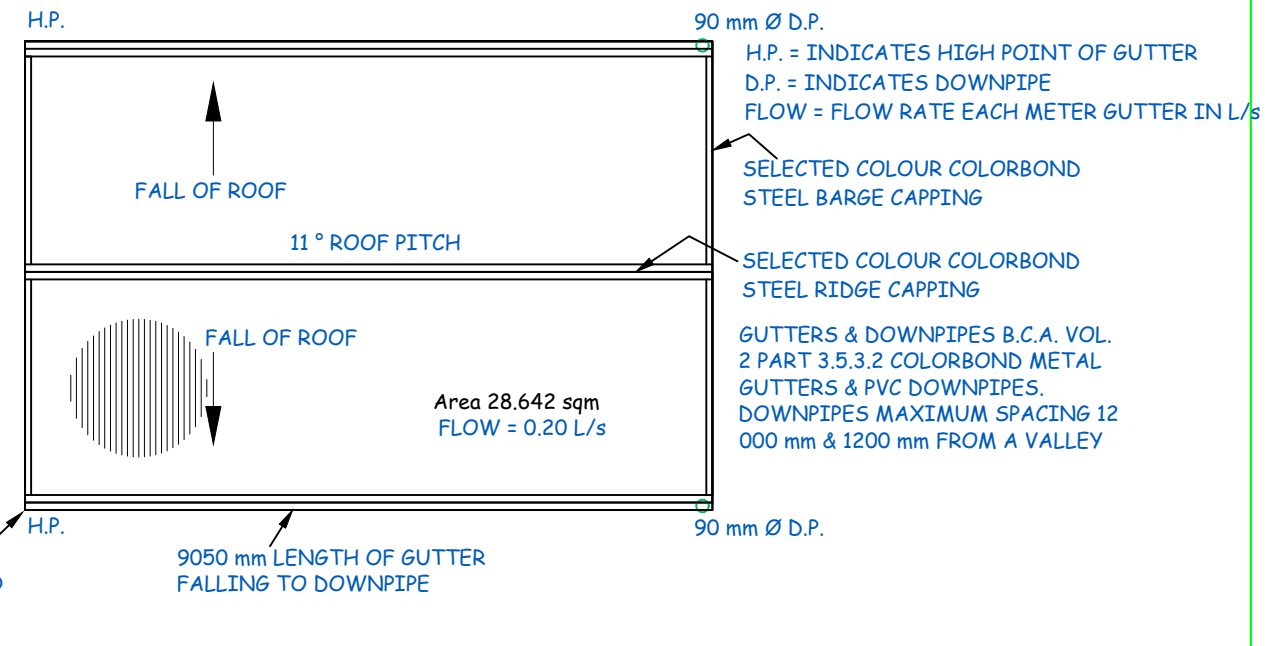


SOUTHERN ELEVATION

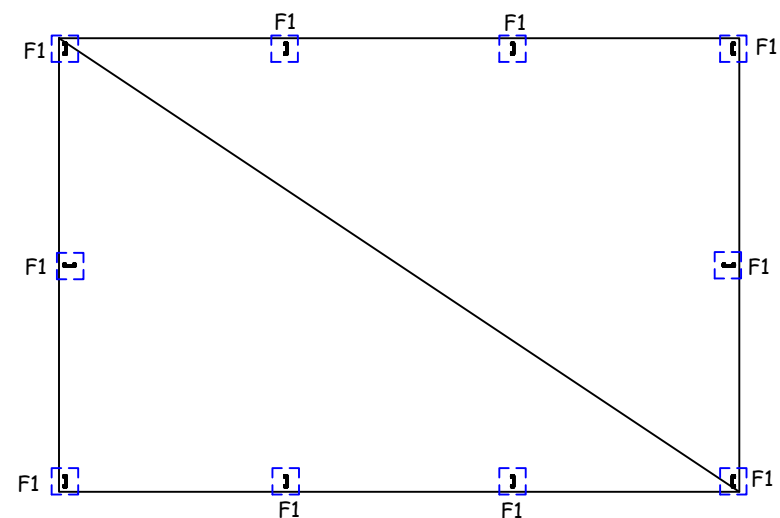


SHED FLOOR PLAN 1:100

GUTTER & DOWNPIPE NOTES & CALCULATIONS:
THE FOLLOWING IS TAKEN FROM PART THREE PLUMBING & DRAINAGE AUSTRALIAN STANDARDS AS/NZS 3500.3.2003
CALCULATIONS TAKEN FROM ZONE 4 TASMANIAN A.R.I. CHART IN AN OCCURRENCE >/20 YEARS. FIGURE E8 5 MIN A.R.I. = 130 mm. PITCH SLOPE AS INDICATED ON THE ROOF PLAN. GRADIENT FOR THE EAVES GUTTERS SHALL BE 1:500 OR STEEPER. THEREFORE Ae IS 6400 m2 90 mmØ ROUND DOWNPIPE OR 100 X 50 mm SQUARE DOWNPIPE OR 6700 mm 100 mmØ ROUND DOWNPIPE OR 75 X 70 mm SQUARE DOWNPIPE. FROM FIGURE H2 MAXIMUM AREA PER 90 mmØ IS 52 m2 & 100 mmØ IS 57 mmØ.

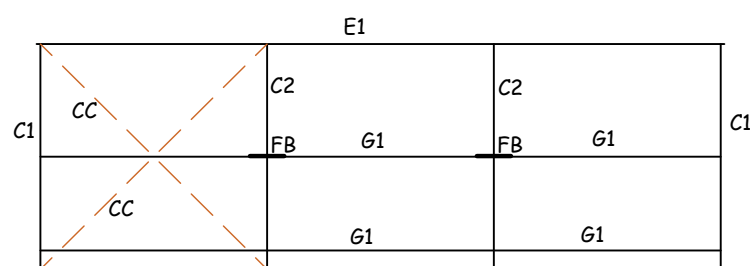
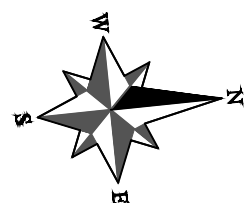


SHED ROOF PLAN 1:100

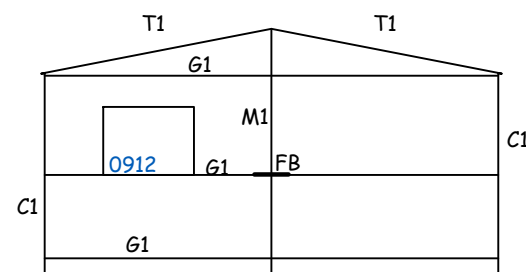


40 mm TOP COVER TO SL 82# FABRIC IN
100 mm SLAB LAID ON 200 um MEMBRANE

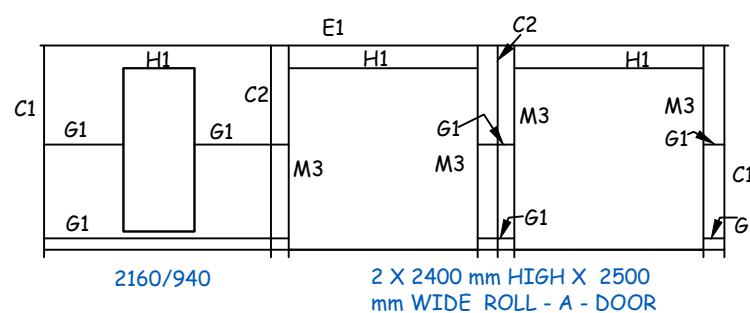
F1 = 350 X 350 X 400 mm DEEP CONCRETE PAD FOOTING



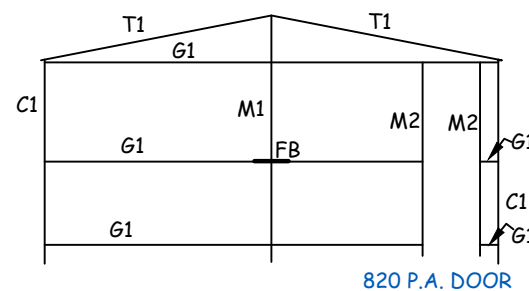
WESTERN ELEVATION



NORTHERN ELEVATION



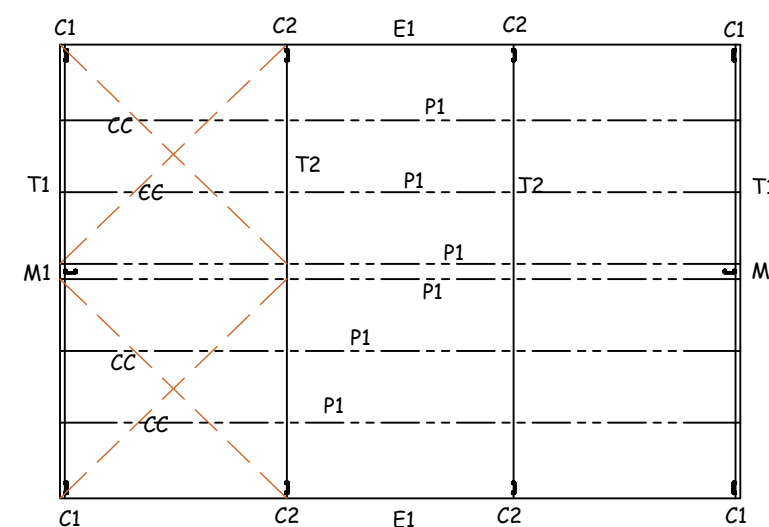
EASTERN ELEVATION



SOUTHERN ELEVATION

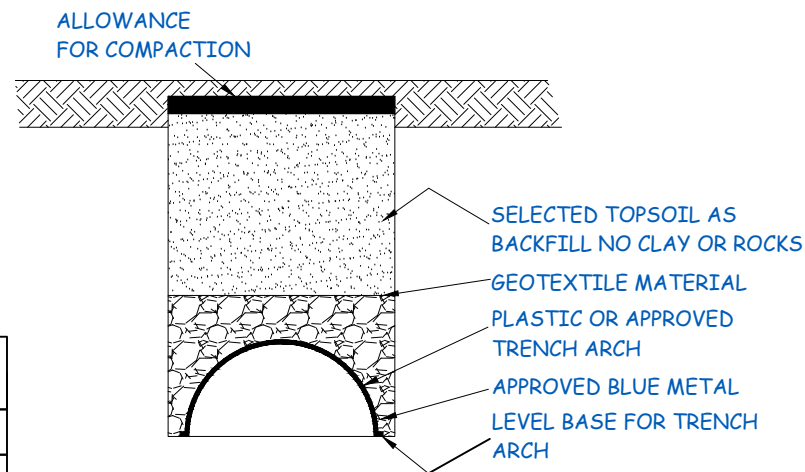
STEEL SCHEDULE

C1	C10015
C2	C20015
E1	C10015
H1	C10012
M1	C10015
M3	C15015
T1	C10015
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
M2	P. DOOR MULLIONS



RAFTER COLUMN	PLATE SIZE (mm)		
	x1	y	x2
C100	500	420	150
C150	550	470	225
C200	600	520	300
C250	650	570	300

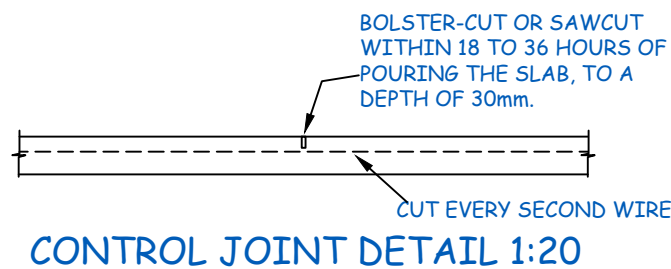
THICKEST COLUMN OR RAFTER MEMBER	PLATE THICKNESS		PURLIN BOLTS
	KNEE	RIDGE	
1.5 (mm typ.)	1.6	1.5	12x30
1.9 (mm typ.)	2.0	1.8	12x30
2.4 (mm typ.)	2.5	2.0	12x30



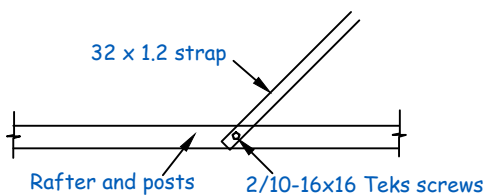
STORM WATER SOAKAGE TRENCH SECTION 1:20

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

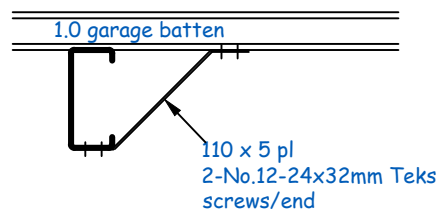
NOTE: ALL STIFFENERS 40mm MINIMUM. COLUMN AND RAFTER LENGTHS AS PER ENGINEERING SPEC'S.



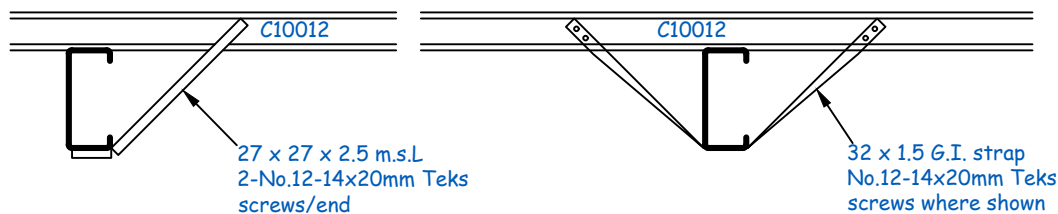
CONTROL JOINT DETAIL 1:20



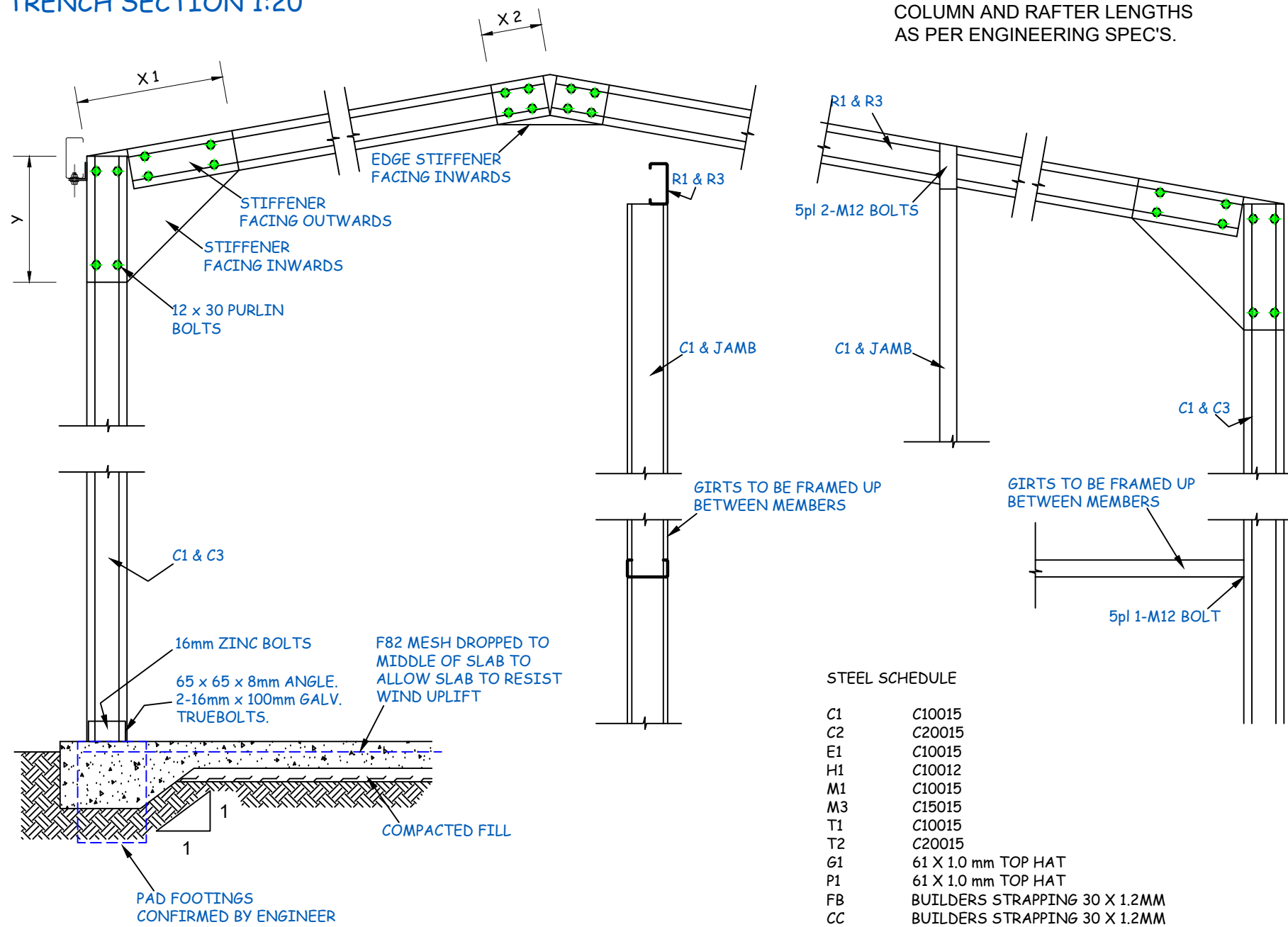
WIND BRACE DETAIL 1:20



ALTERNATIVE FOR GARAGE BATTENS



FLY-BRACE DETAILS



TYPICAL STRUCTURAL CROSS SECTION 1:20

STEEL SCHEDULE

C1	C10015
C2	C20015
E1	C10015
H1	C10012
M1	C10015
M3	C15015
T1	C10015
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
M2	P. DOOR MULLIONS

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):
	EDGE 1.75df
	PITCH 2.50df
	SHEARED OR HAND FLAME CUT EDGE: 1.50df
	ROLLED PLATE: MACHINE FLAME, SAWN OR PLANED EDGE: 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
	40 N20 50-120 20
C3	IN CONTACT WITH 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.

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 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

PROPOSED STEEL FRAMED STEEL CLAD PRE-FABRICATED SHED (STAGE ONE) & PROPOSED DWELLING (STAGE TWO) AT 221 TASMAN HIGHWAY, BEAUMARIS FOR J.M. & N.C. HENDY.	DATE:	SCALE:	CHECKED BY	DRAWN BY	DWG No.
	12/08/2026	1:50	J WEEDA	A WEEDA	9626 - 5 OF 10

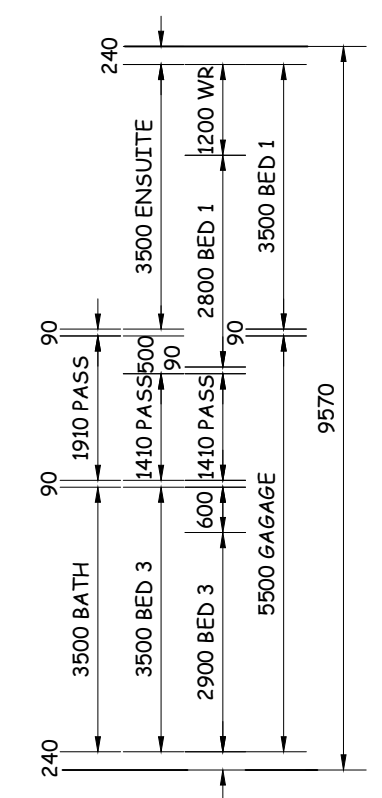
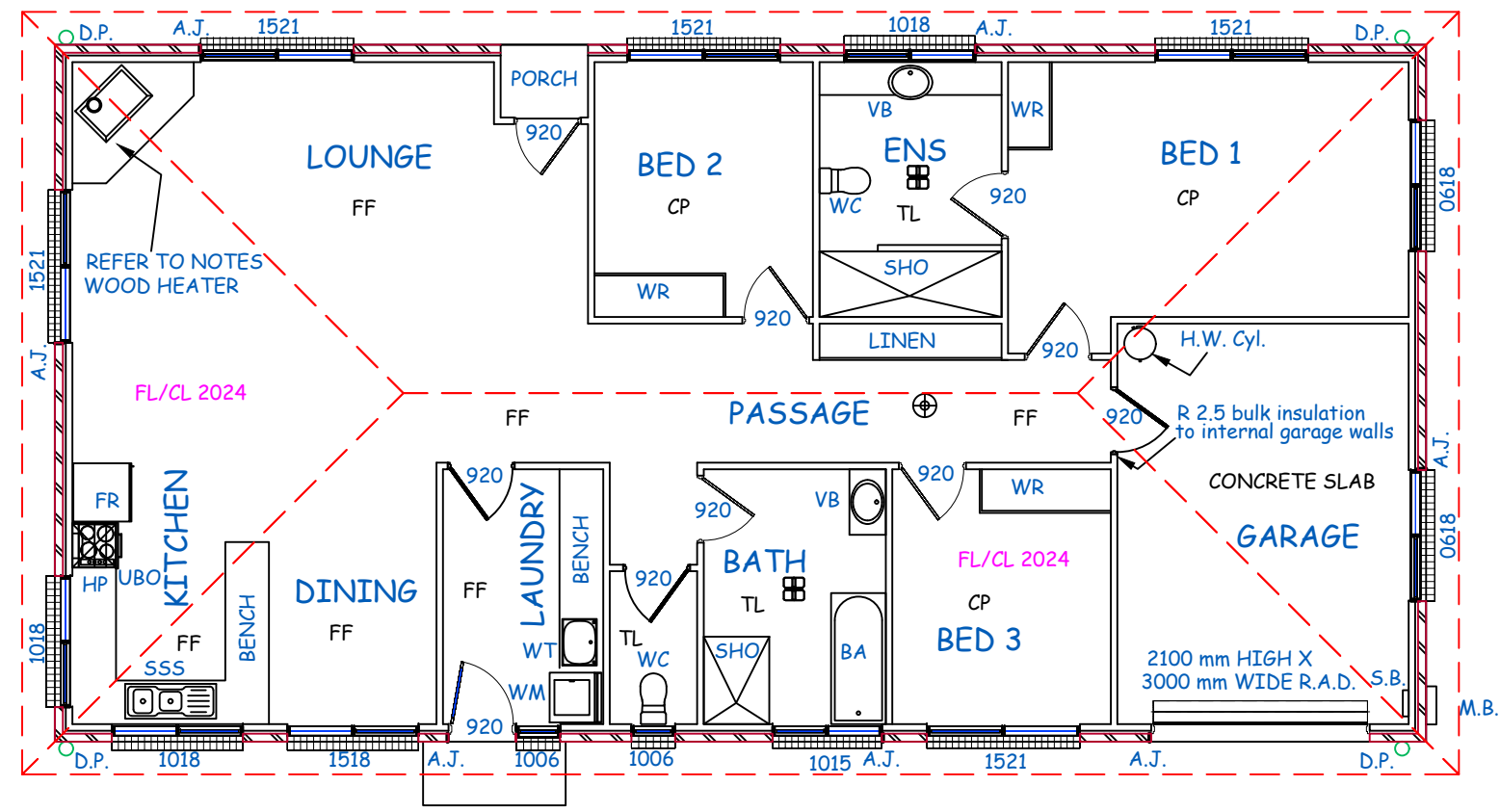
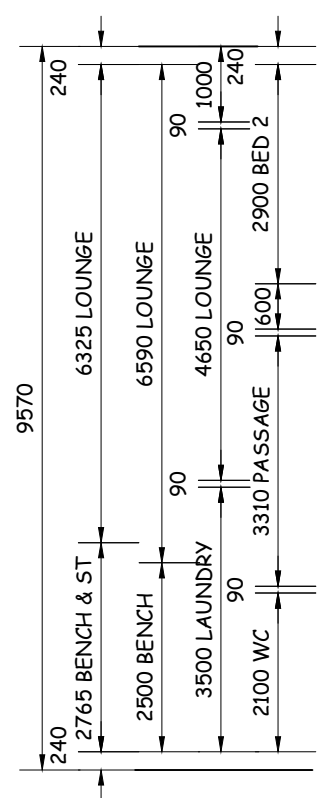
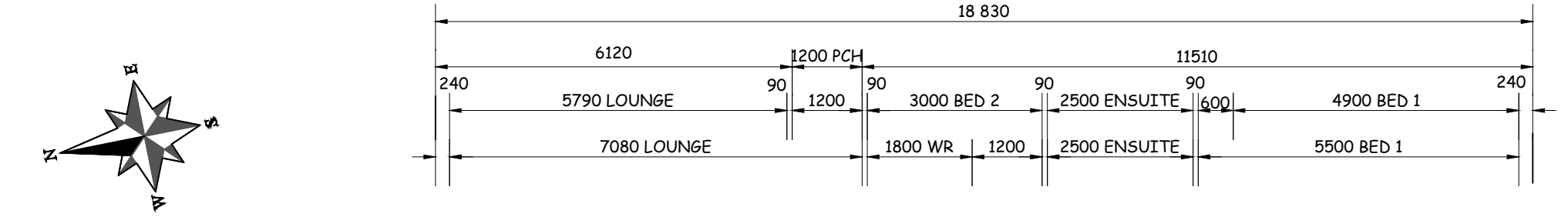
LEGEND WT- WASH TROUGH WM- WASHING MACHINE DR - DRYER WR- WARDROBE	WIWR - WALK IN ROBE WC - TOILET VB- VANITY BASIN BA - BATH SH- SHOWER	SHO- SHOWER OPEN SHE- SHOWER ENCLOSED PTY - PANTRY UBO - UNDER BENCH OVEN HP- HOT PLATES	SSS - S/STEEL SINK MW - MICRO WAVE OVEN RH - RANGE HOOD MB- METER BOX FR- FRIDGE	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

WEEDA Drafting

& Building Consultants Pty Ltd

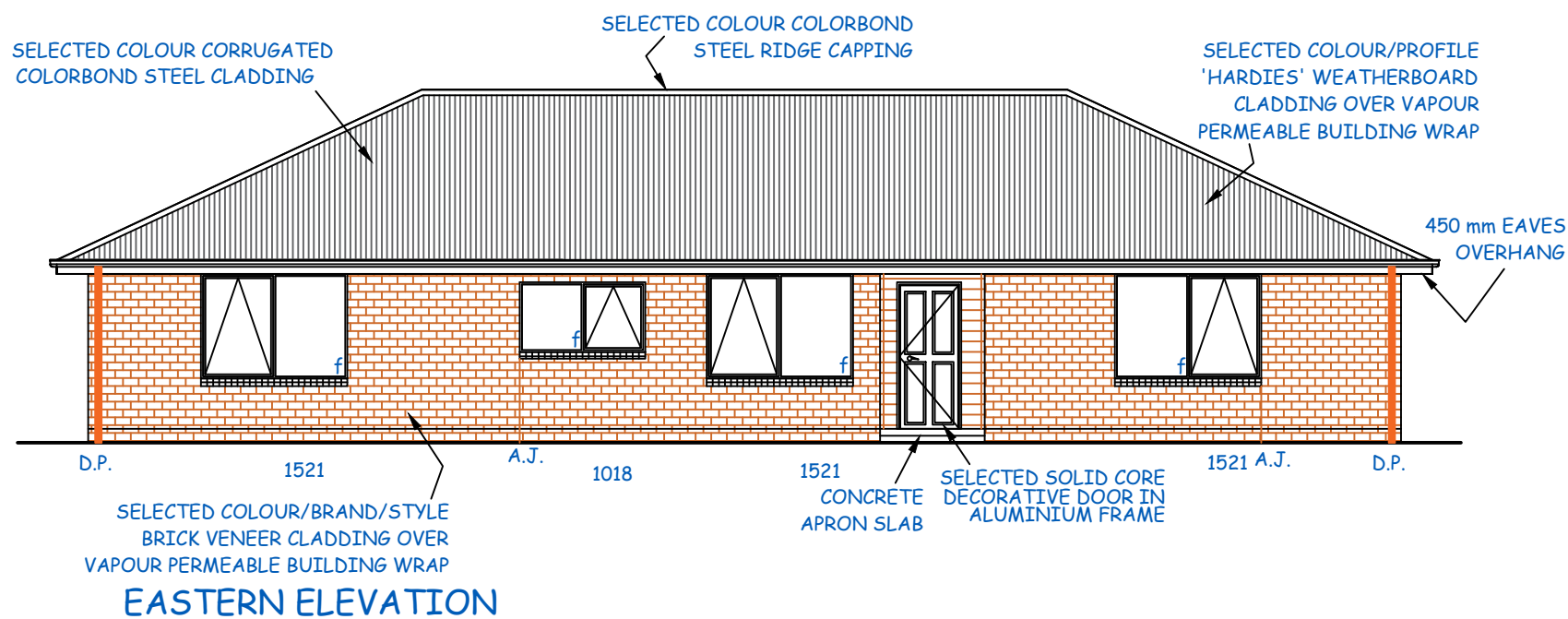
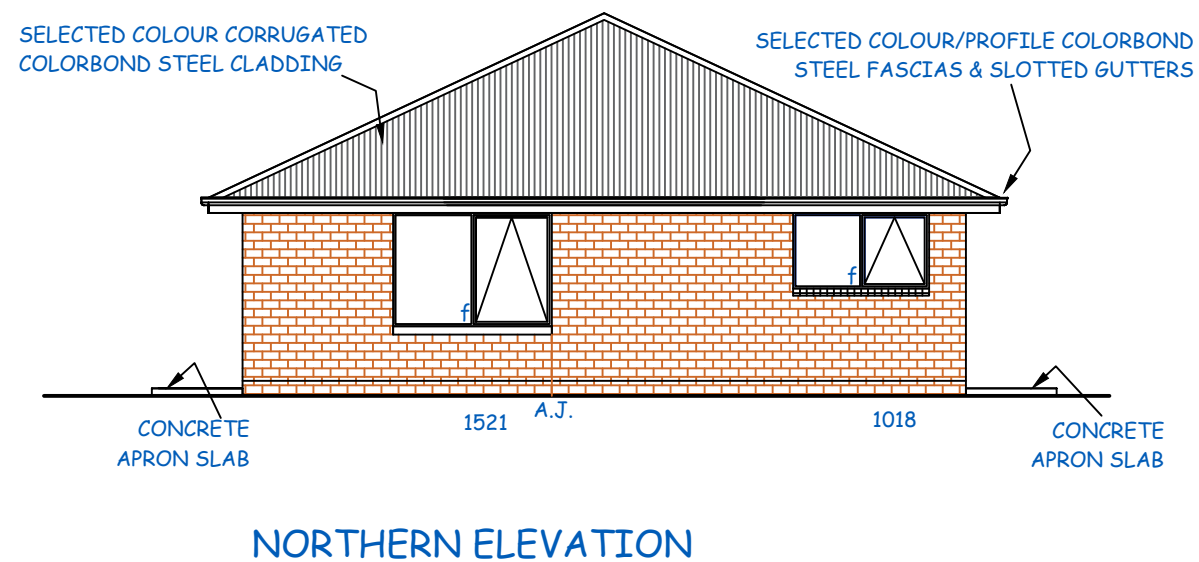
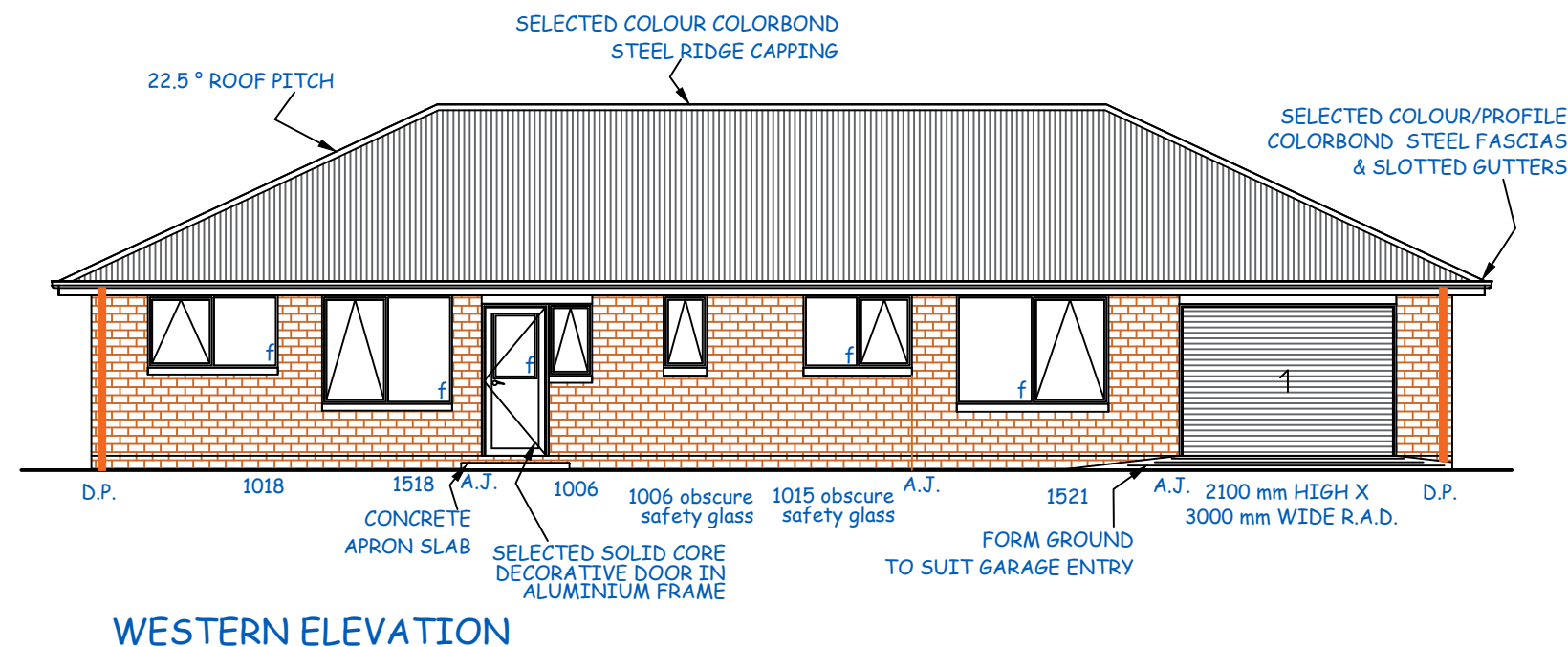
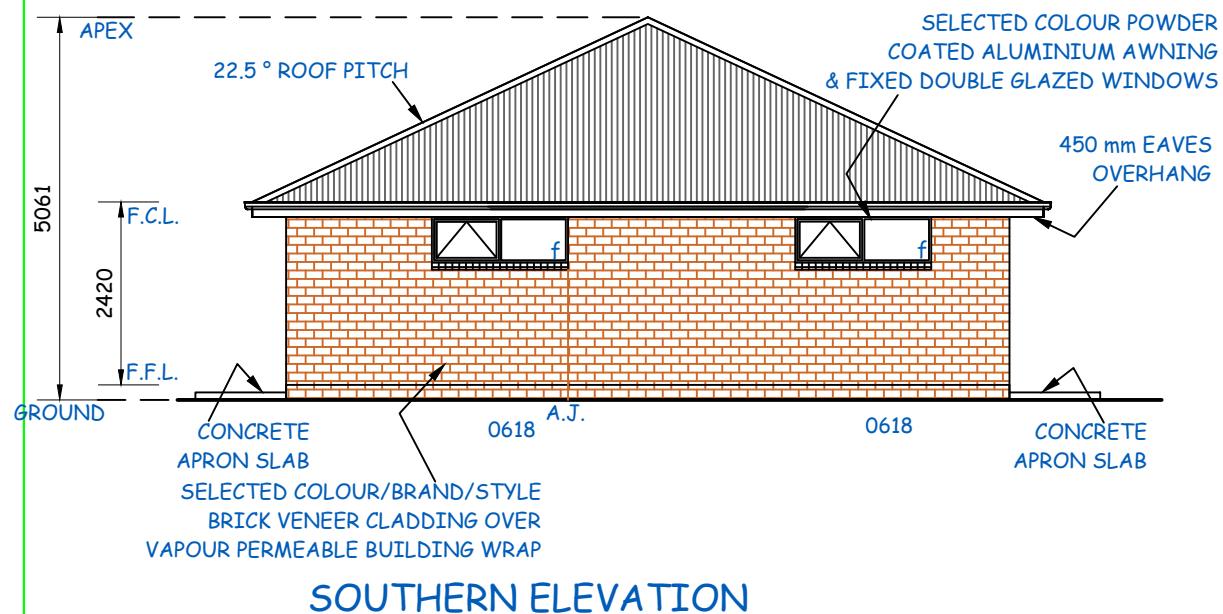
95 Queen Street, West Ulverstone, 7315
 Phone: (03) 6425 9333
 Email: admin@weedadrafting.com.au

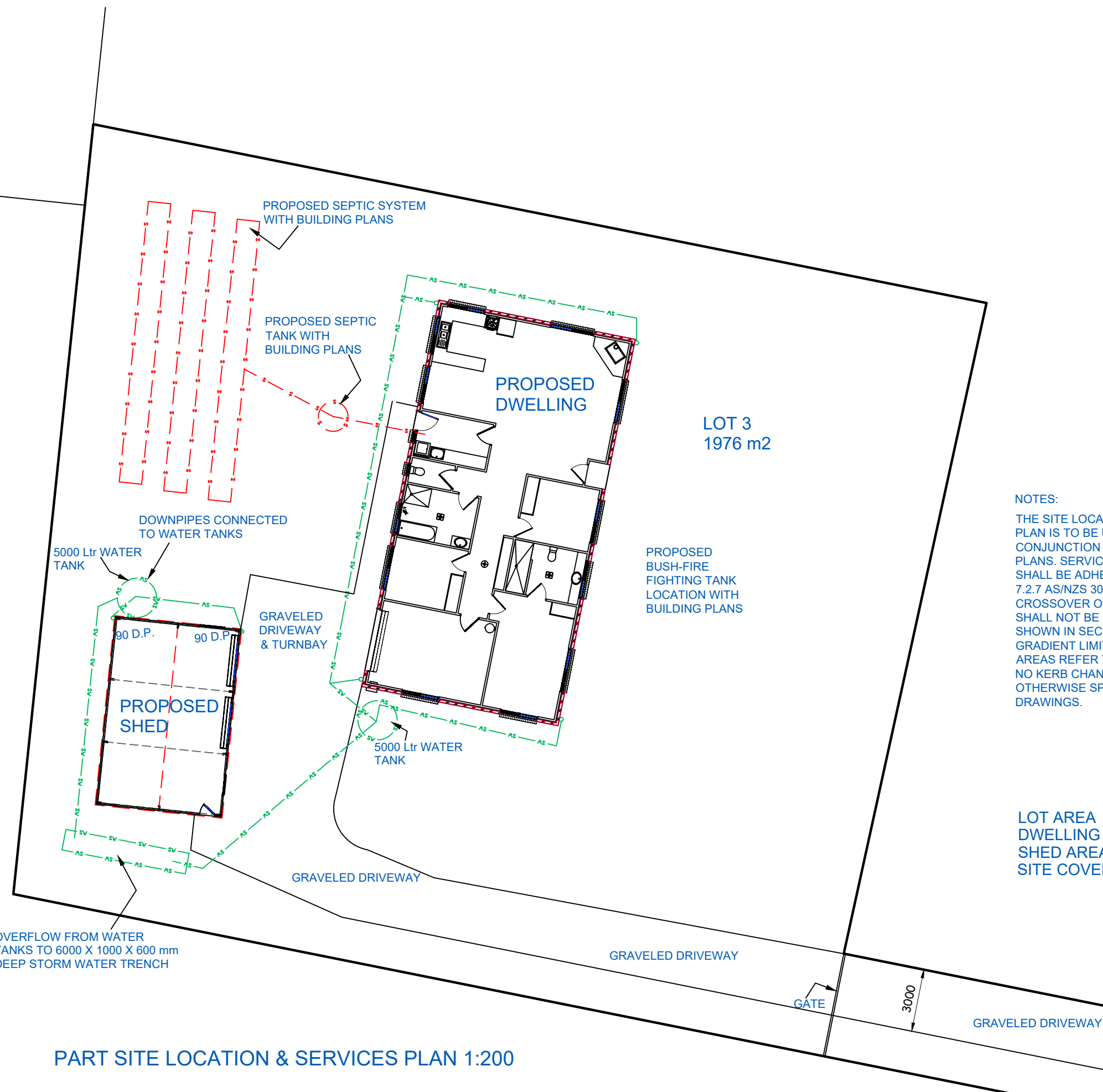
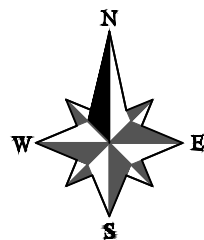
WORKPLACE STANDARDS TASMANIA BUILDING PRACTITIONER AC
 NUMBERS, ADAM: CC 5317 P Cat B.D.



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

PROPOSED
FLOOR PLAN 1:100





PART SITE LOCATION & SERVICES PLAN 1:200

WEEDA Drafting

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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 5317 P Cat B.D.

PLUMBING NOTES - DOMESTIC

PLUMBING SHALL BE INSTALLED TO:
A.S./N.Z. 3500.1-2021 WATER SUPPLY
A.S./N.Z. 3500.2-2021 SANITARY PLUMBING
A.S./N.Z. 3500.3-2021 STORM WATER
A.S./N.Z. 3500.4-2021 HOT WATER

- FIXTURES:
- | | |
|-----------------|----------------|
| 1. TOILET | 4. WASH TROUGH |
| 2. BATH/SPA | 5. SINK |
| 3. VANITY BASIN | 6. SHOWER |

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

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

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

D.P. = DOWNPIPE SIZE AS SHOWN
STORM WATER LINE 100 mm Ø
S.W. LINES GENERALLY OUT 1200mm & PARALLEL TO EXTERNAL WALLS. STORM WATER - UPVC 100 mmØ LAID @ MIN. GRADE OF 1:100
GRADED PIT 600 X 600 mm DEEP REFER GRADED PIT DETAIL 150 mm Ø STORM WATER LINE DISCHARGING FROM THE GRADED 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

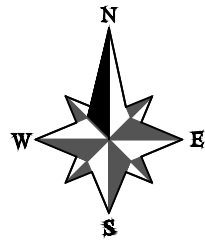
GAS SUPPLY

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.

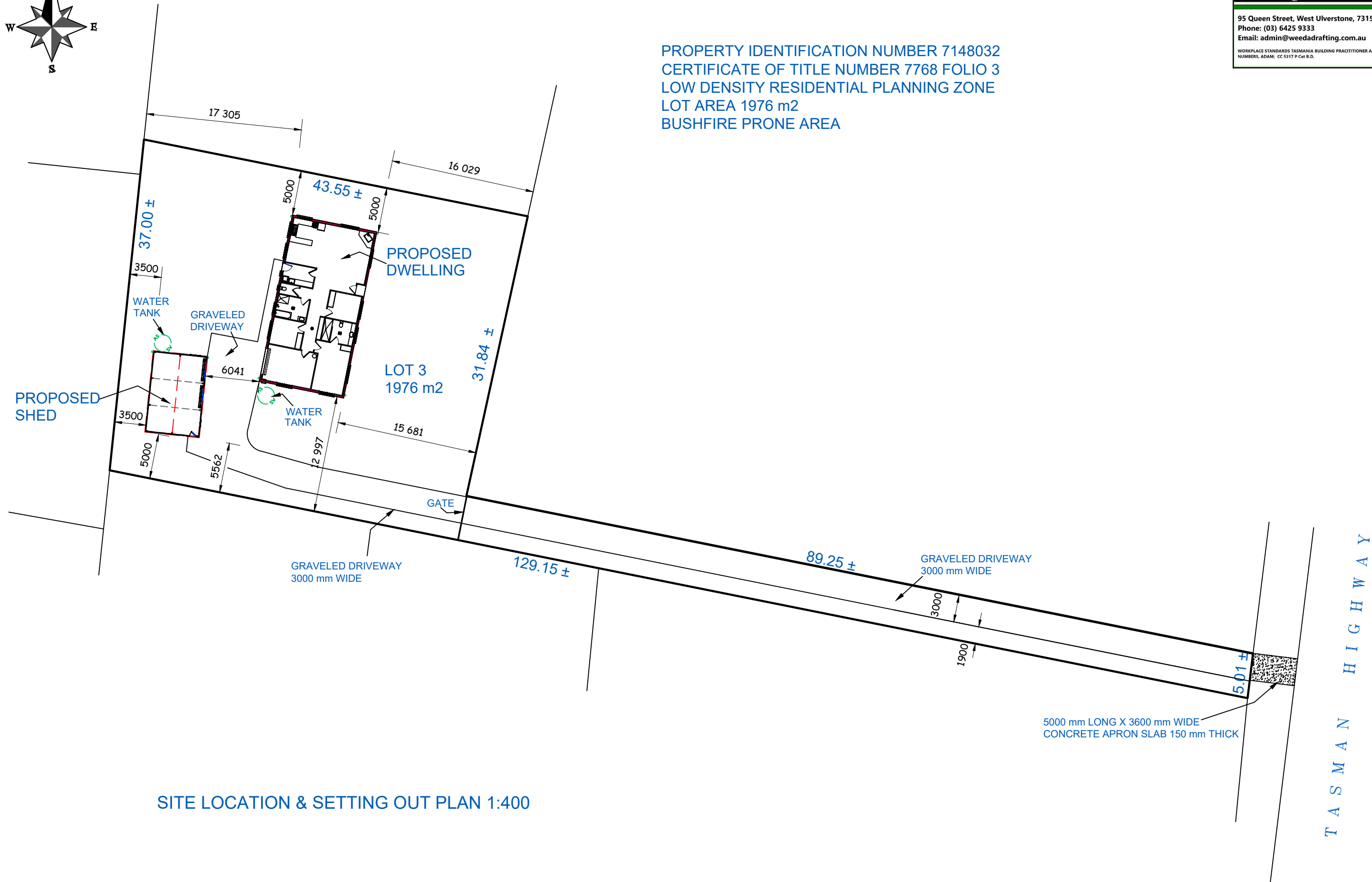
LOT AREA 1976.00 m2
DWELLING AREA 180.20 m2
SHED AREA 54.00 m2
SITE COVERAGE 11.85 %

PROPOSED STEEL FRAMED STEEL CLAD PRE-FABRICATED SHED (STAGE ONE) & PROPOSED DWELLING (STAGE TWO) AT 221 TASMAN HIGHWAY, BEAUMARIS FOR J.M. & N.C. HENDY.

DATE:	SCALE:	CHECKED BY	DRAWN BY	DWG No.
12/08/2026	1:200	J WEEDA	A WEEDA	9626 - 8 OF 10



PROPERTY IDENTIFICATION NUMBER 7148032
CERTIFICATE OF TITLE NUMBER 7768 FOLIO 3
LOW DENSITY RESIDENTIAL PLANNING ZONE
LOT AREA 1976 m2
BUSHFIRE PRONE AREA



SITE LOCATION & SETTING OUT PLAN 1:400

PROPOSED STEEL FRAMED STEEL CLAD PRE-FABRICATED SHED (STAGE ONE) & PROPOSED DWELLING (STAGE TWO) AT 221 TASMAN HIGHWAY, BEAUMARIS FOR J.M. & N.C. HENDY.	DATE:	SCALE:	CHECKED BY	DRAWN BY	DWG No.
	12/08/2026	1:400	J WEEDA	A WEEDA	9626 - 9 OF 10

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

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.

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 FALLEN POWER LINE 132 004
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 PIPELINE 1800 195 666
KENTISH COUNCIL	6491 2500
LATROBE COUNCIL	6421 4650
POISONS INFORMATION CENTRE	13 1126
STATE EMERGENCY SERVICE	132 500 OR 03 6434 5333
TAS WATER	13 6992 OR 13 699 2837
TELSTRA HOTLINE	132 125
WARATAH 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 221 TASMAN HIGHWAY, BEAUMARIS FOR J.M. & N.C. HENDY.

DATE:

12/08/2026

SCALE:

1:100

CHECKED BY

J WEEDA

DRAWN BY

A WEEDA

DWG No.

9626 - 10 OF 10

221 Tasman Highway - Beaumaris -DA144-2026

Planning Scheme Response

10.0 Low Density Residential Zone

10.4.3 Setback

P1 - performance criteria

The siting of the dwelling must be compatible with the streetscape and character of development existing on established properties in the area

(a) the topography of the site is mainly level from the driveway to the proposed site

There is an 89m long driveway from the footpath to the start of the actual site

(b) the setbacks of surrounding buildings are in line with the proposed dwelling i.e. 225 Tasman Hwy and 2 Beaumaris Ave Beauamaris

c) the height of the propsoed dwelling is 2.4m H. The size of the proposed dwelling is 180m² and will sit to the middle of the site.

The proposed garage is 2.7m H is 54m² and will sit to the left hand top side of the house

(d) the driveway to the site is 89m long and the dwelling and garage will not be seen from the the road

The public oen space is not close to the proposed dwelling and garage

e) the driveway to the site is 89m long and their will be no safety issues of road users

P2 performance criteria

The siting of the dwelling must not cause an unreasable loss of amenity to adjoining properties having regard to

(a) the topography of the site is mainly level from the driveway to the proposed site

(b) the site is 1976m² and is square in shape which faces Tasman Highway with an 89m long driveway

c) the setback of adjoining properties at Beaumaris ave and 225 Tasman Highway are in line with the proposed dwelling at 221 Tasman Highway

d) the height of the propsoed dwelling is 2.4m H. The size of the proposed dwelling is 180m² and will sit to the middle of the site.

The proposed garage is 2.7m H is 54m² and will sit to the left hand top side of the site

e) there are no existing buildings on the site, the proposed area of the total buildings is 234m² which allows a lot of private space on the site

(f) the proposed dwelling sits to the middle of the site and will not effect sunlight to private open space of habitable rooms on adjoining properties

(g) there are dwellings on established properties in the area i.e. 2 Beaumaris Ave, 225 Tasman Highway and 223 Tasman Highway being 3 examples

C2.0 Parking and Sustainable Transport Code

C2.5.1 Car parking numbers

That an appropriate level of car parking spaces are provided to meet the needs of the use

Performance Criteria

P1.1

- (a) There is off street parking is at the council park at Beaumaris Ave Beaumaris, which is to the back of the site
- (b) (i) the car spaces planned for the proposed dwelling and garage are for residential use only for the owners of the site
- (b) (ii) There are only 2 car parking spaces being for use by the residents
- (c) There is one bus daily that can be used for public transport within reasonable walking distance of the site
- (d) There are no other available transport alternatives
- (e) there are no site constraints
- (f) The closest off street parking is at the council park at Beaumaris Ave Beaumaris, which is to the back of the site near no major roads
- (g) the proposed parking for the dwelling and the garage is behind the dwelling and will not be sighted from the major road
- (h) no assessment is required the proposed parking is for the residents 2 cars only

P1.2

- (a) the proposed car parking is for the residents 2 cars only and an occasional visitor, the cars will mainly be parked in the dwelling garage or in the garage
- (b) The size of the dwelling is 180.20m² with 3 bedrooms which along with the garage, takes up 11.85% of the site
- (c) there are several dwellings in the area with car parking for their vehicles i.e. 223 and 225 Tasman Highway and 2 Beaumaris Ave

C2.6 .1 Construction of parking areas

That parking areas are constructed to an appropriate standard

P1

- (a) the car parking will be used for residential vehicles only
- (b) The land slopes gently towards Tasman Highway
- (c) The driveway will slope gently towards Tasman Highway
- (d) there will be no likelihood of transporting sediment or debris from the site onto a road or public place, the driveway to the site is 89.25m long
- (e) the proposed driveway will be grave - no dust will be generated
- (f) the proposed driveway will be gravel

C2.6.2 design and layout of parking areas

That parking areas are designed and laid out to provide convenient, safe and efficient parking

P1

- (a) The site is set behind another property It is keeping in character of adjoining properties
- (b) The driveway will slope gently towards Tasman Highway. The property is 1976m² and the layout is goes to the proposed shed and dwelling only
- (c) The proposed driveway will be gravel and will be useable during all weather conditions
- (d) The site sits behind another property. The enterence is in keeping with other adjoining enterences
- (e) The proposed development will be a residential dwelling and a shed for storage
- (f) the expected number of vehicles will be 2 passenger cars
- (g) there will no use of the parking areas by persons with a disability
- (h) there is a main road 89m from the site - most of the traffic to the left of the site is residential
- (i) the proposed driveway will be 89m long before it reaches the site - the start of the driveway will be a crossover
- (j) the proposed driveway will meet the provisions of Australian Standards AS 2890-1-2004 part 1 and AS2890-2 Part 2

C3.0 Road and Raiway Assests Code

C3.5.1 traffice generation of a vehicle crossing, level crossing or new junction

P1

- (a) there will be no increase in traffic to and from the site as there is a grassed driveway used now to access the site
- (b) the traffic will be 2 passenger cars
- (c) the driveway will be gravel with a crossover at the front
- (d) the speed on the driveway will be 5klms and hour
- (e) this is the only access to the site
- (f) the proposed driveway and crossover is needed to access the site
- (g) not applicable
- (h) not applicable

Planning Scheme Response

acceptable Solutions

10.4.3 setback

A1

The setback from the frontage for the dwelling is 15.6m and the shed is 6m further from the dwelling, which meets the setback requirement of 8

C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction

acceptable Solutions

A1.1

not applicable - the proposed driveway is not a category 1 road or a limited access road

A1.2

Written consent has been given by the road authority for the new vehicle crossing

A1.3

not applicable - the new vehicle crossing is not a level crossing

A1.4

Vehicular traffic to and from the site will be private residential vehicles only

A1.5

Vehicular traffic will be able to enter and leave the major road in a forward direction. There is a large turning area on the site