

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 / 00225
Applicant	D McGuire
Proposal	Residential - Construction of a New Shed
Location	28023 Tasman Highway, Pyengana (CT 21325/1)

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 31st October 2026 **until 5pm Monday 16th November 2026.**

John Brown
GENERAL MANAGER

PROPOSED DETACHED STEEL FRAMED PRE-FABRICATED SHED AT 28023 TASMAN HIGHWAY, PYENGANA FOR *J. & K.P. CADZOW.*

OCTOBER 2026

PROJECT No. 12326

KNOWN SITE HAZARDS REFER TO SAFETY SITE PLAN		UNDERGROUND SERVICES		WORKING AT HEIGHTS		BUSHFIRE ATTACK LEVEL B.A.L. - N/A (CLASS 10A)		
DISTRIBUTION	DRAFT	PLANNING APPROVAL	BUILDING APPROVAL	BUILDING SURVEYOR	TITLE HOLDER	BUILDER		
TITLE REFERENCE Volume 2132 Folio 1		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 SHED 36.00 m2		DWELLING AREA TOTAL BUILDINGS	197.00 m2 233.00 m2	EXISTING LOT AREA 7424.00 m2 SITE COVERAGE		3.14 %		
TITLE PAGE		12326 - 1 OF 8		PROPERTY IDENTIFICATION NUMBER 7390793 CERTIFICATE OF TITLE NUMBER 2132 FOLIO 1				
FLOOR & ROOF PLANS & ELEVATIONS		12326 - 2 OF 8						
SHED, SLAB & ROOF FRAMING PLANS		12326 - 3 OF 8		<p>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.</p>				
STRUCTURAL DETAILS 1:20		12326 - 4 OF 8						
STEELWORK NOTES & SPECIFICATIONS		12326 - 5 OF 8						
PART SITE LOCATION & SERVICES PLAN		12326 - 6 OF 8						
SITE LOCATION PLAN 1:500		12326 - 7 OF 8						
CONSTRUCTION SAFETY NOTES		12326 - 8 OF 8						
DEMOLISH DILAPIDATED SHED FOR PROPOSED DETACHED STEEL FRAMED STEEL CLAD PRE-FABRICATED SHED AT 28023 TASMAN HIGHWAY, PYENGANA FOR J. & K.P. CADZOW.				DATE: 14/10/2026	SCALE: 1:100	CHECKED BY J WEEDA	DRAWN BY A WEEDA	DWG No. 12326 - 1 OF 8

WEEDA Drafting



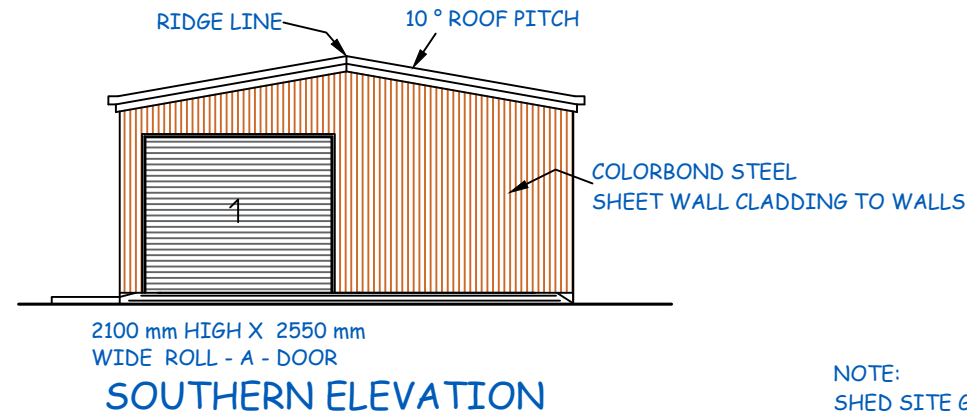
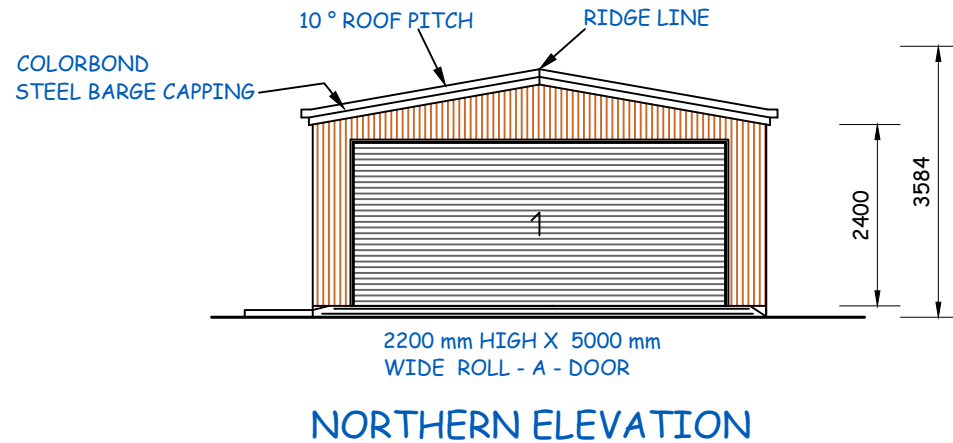
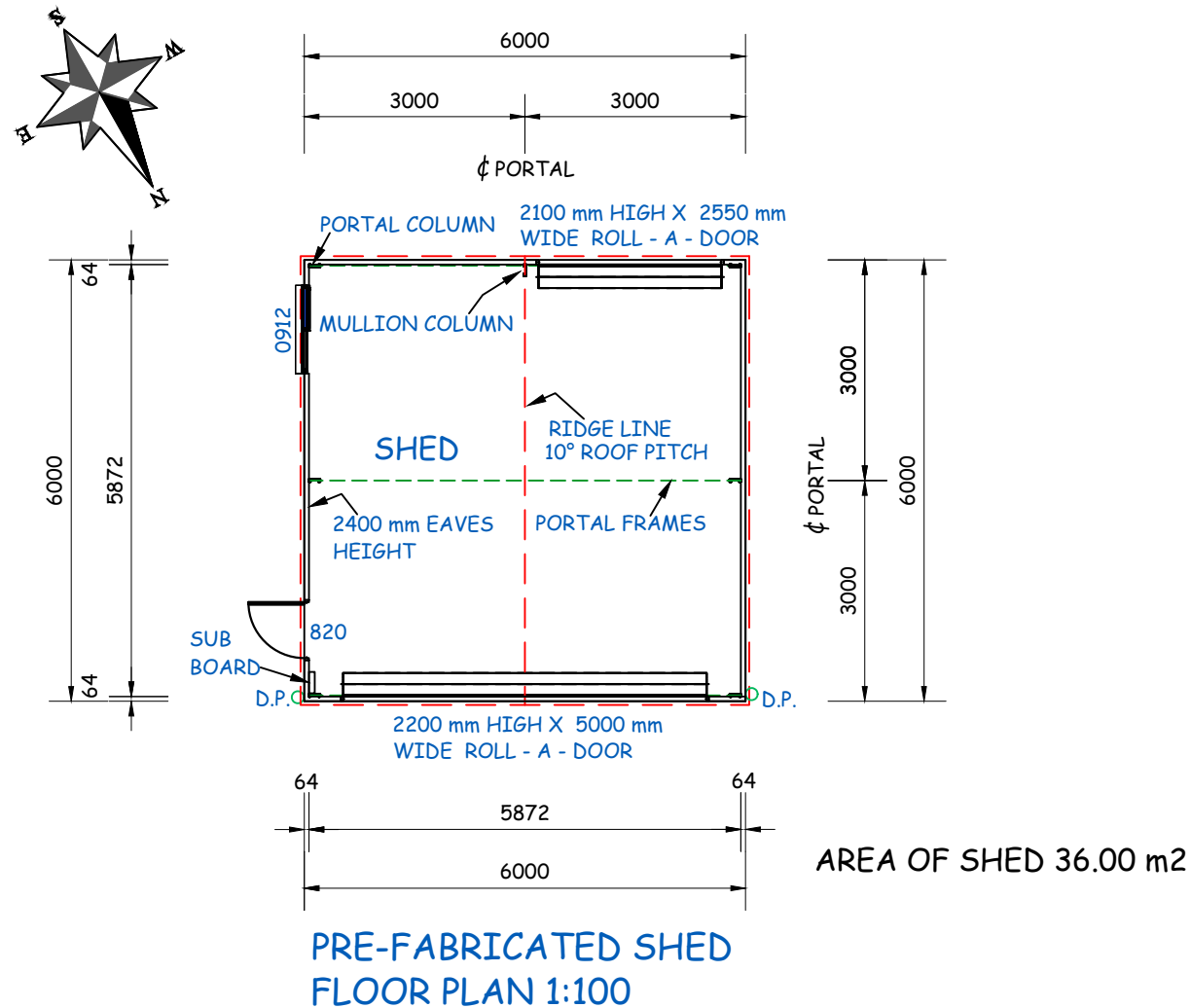
& Building Consultants Pty Ltd

95 Queen Street, West Ulverstone, 7315

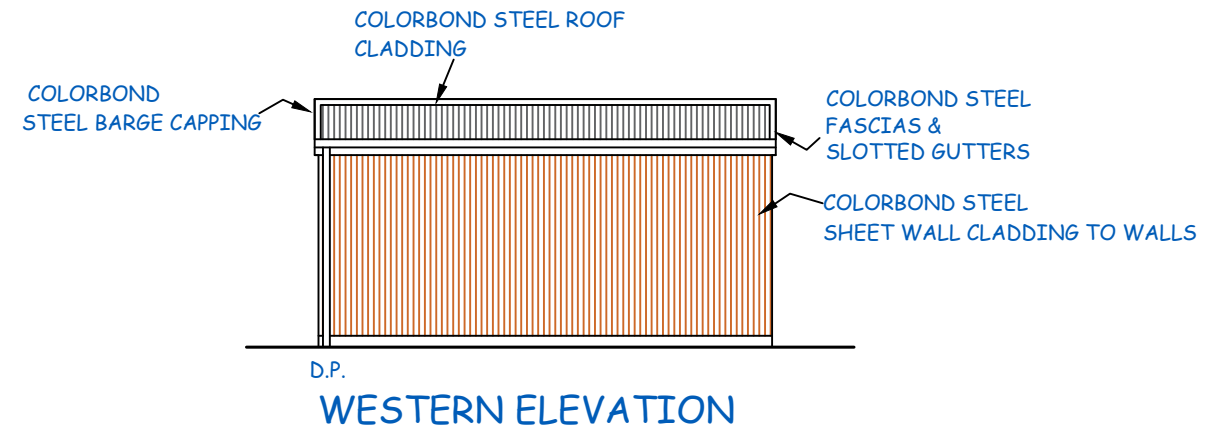
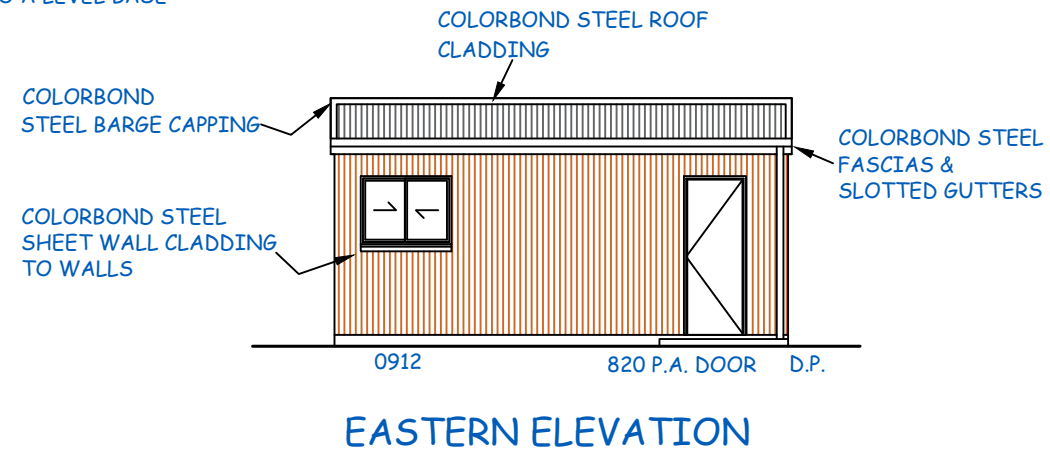
Phone: (03) 6425 9333

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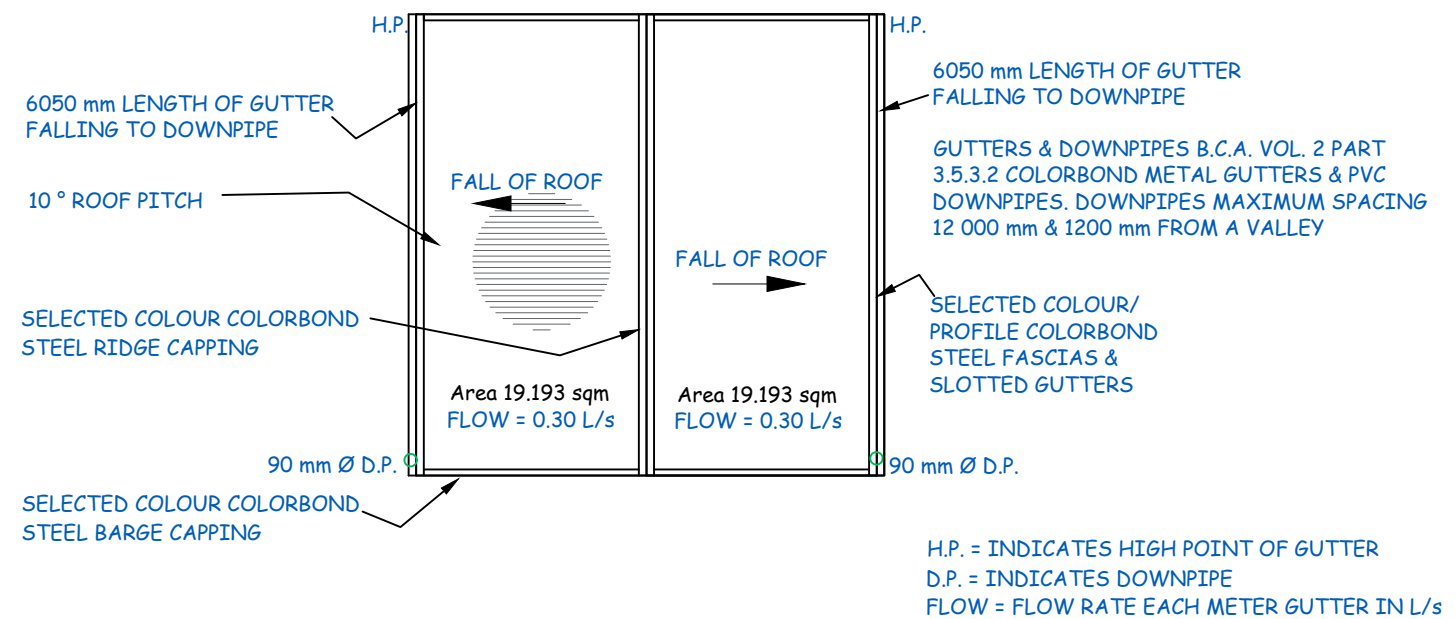
WORKPLACE STANDARDS TASMANIA BUILDING PRACTITIONER AC
NUMBERS, ADAM: CC 5317 P Cat B.D.



NOTE:
SHED SITE GRADED TO A LEVEL BASE

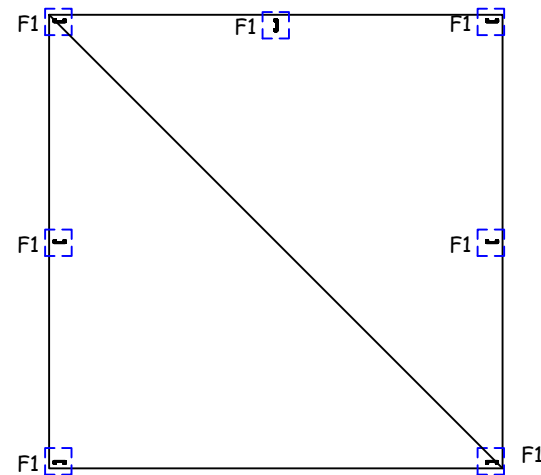


GUTTER & DOWNPIPE NOTES & CALCULATIONS:
THE FOLLOWING IS TAKEN FROM PART THREE PLUMBING & DRAINAGE AUSTRALIAN STANDARDS AS/NZS 3500.3.2003
CALCULATIONS TAKEN FROM ZONE 4 TASMANIAN A.R.I. CHART IN AN OCCURRENCE >/20 YEARS. FIGURE E8 5 MIN A.R.I. = 130 mm. PITCH SLOPE AS INDICATED ON THE ROOF PLAN. GRADIENT 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.



DEMOLISH DILAPIDATED SHED FOR PROPOSED DETACHED STEEL FRAMED STEEL CLAD
PRE-FABRICATED SHED AT 28023 TASMAN HIGHWAY, PYENGANA FOR J. & K.P. CADZOW.

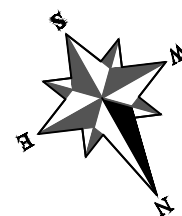
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40 mm TOP COVER TO SL 82# FABRIC IN
100 mm SLAB LAID ON 200 um MEMBRANE

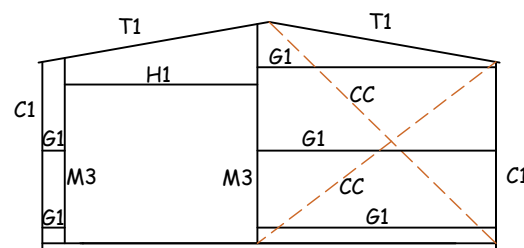
F1 = 300 X 300 X 400 mm DEEP CONCRETE PAD FOOTING

PRE-FABRICATED SHED
SLAB PLAN 1:100



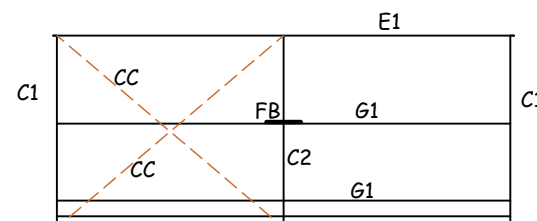
STEEL SCHEDULE

C1	C15015
C2	C20015
C2	C20015
E1	C10012
H1	C10012
H2	C15015
M2	C10015
M3	C15015
T1	C15015
T2	C20015
M1	P. DOOR MULLIONS
G1	61 X 1.0 mm TOP HAT
P1	61 X 1.0 mm TOP HAT
FB	BUILDERS STRAPPING 30 X 1.2mm GALVANISED
CC	BUILDERS STRAPPING 30 X 1.2mm GALVANISED

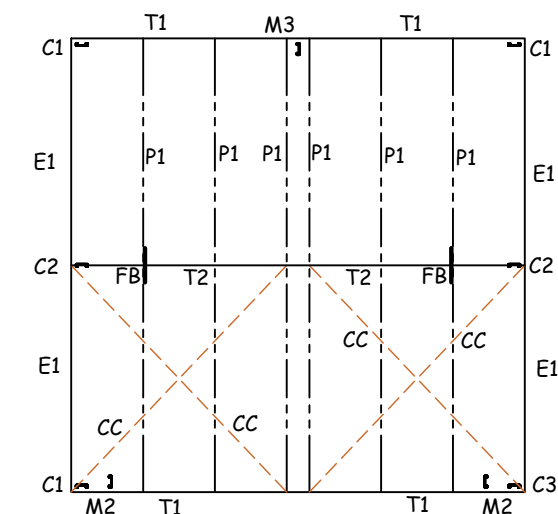


2100 mm HIGH X 2550 mm
WIDE ROLL - A - DOOR

SOUTHERN ELEVATION

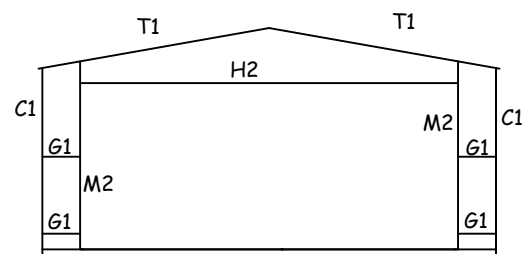


WESTERN ELEVATION



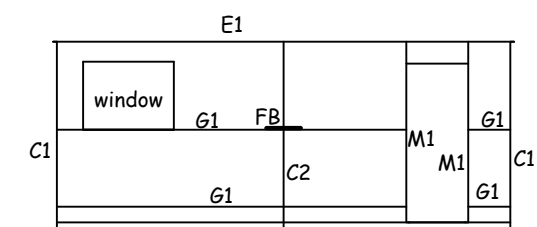
ROOF FRAMING PLAN 1:100

NOTE:
SHED SITE GRADED TO A LEVEL BASE



2200 mm HIGH X 5000 mm
WIDE ROLL - A - DOOR

NORTHERN ELEVATION



0912 820 P.A. DOOR

EASTERN ELEVATION

DEMOLISH DILAPIDATED SHED FOR PROPOSED DETACHED STEEL FRAMED STEEL CLAD
PRE-FABRICATED SHED AT 28023 TASMAN HIGHWAY, PYENGANA FOR J. & K.P. CADZOW.

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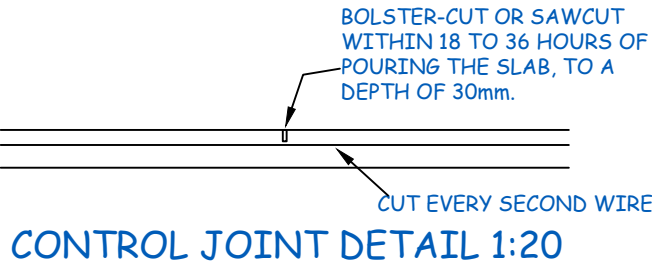
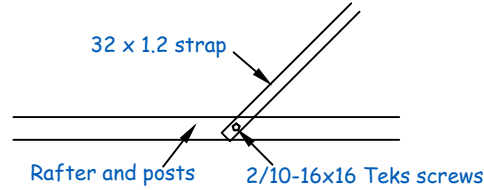
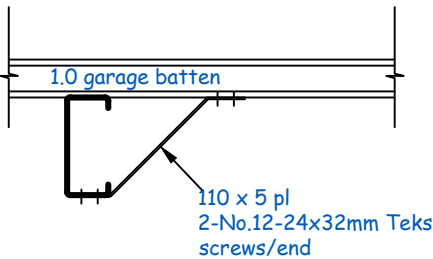
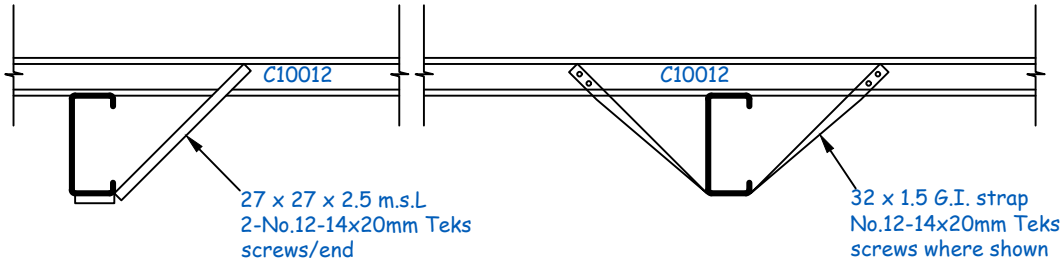
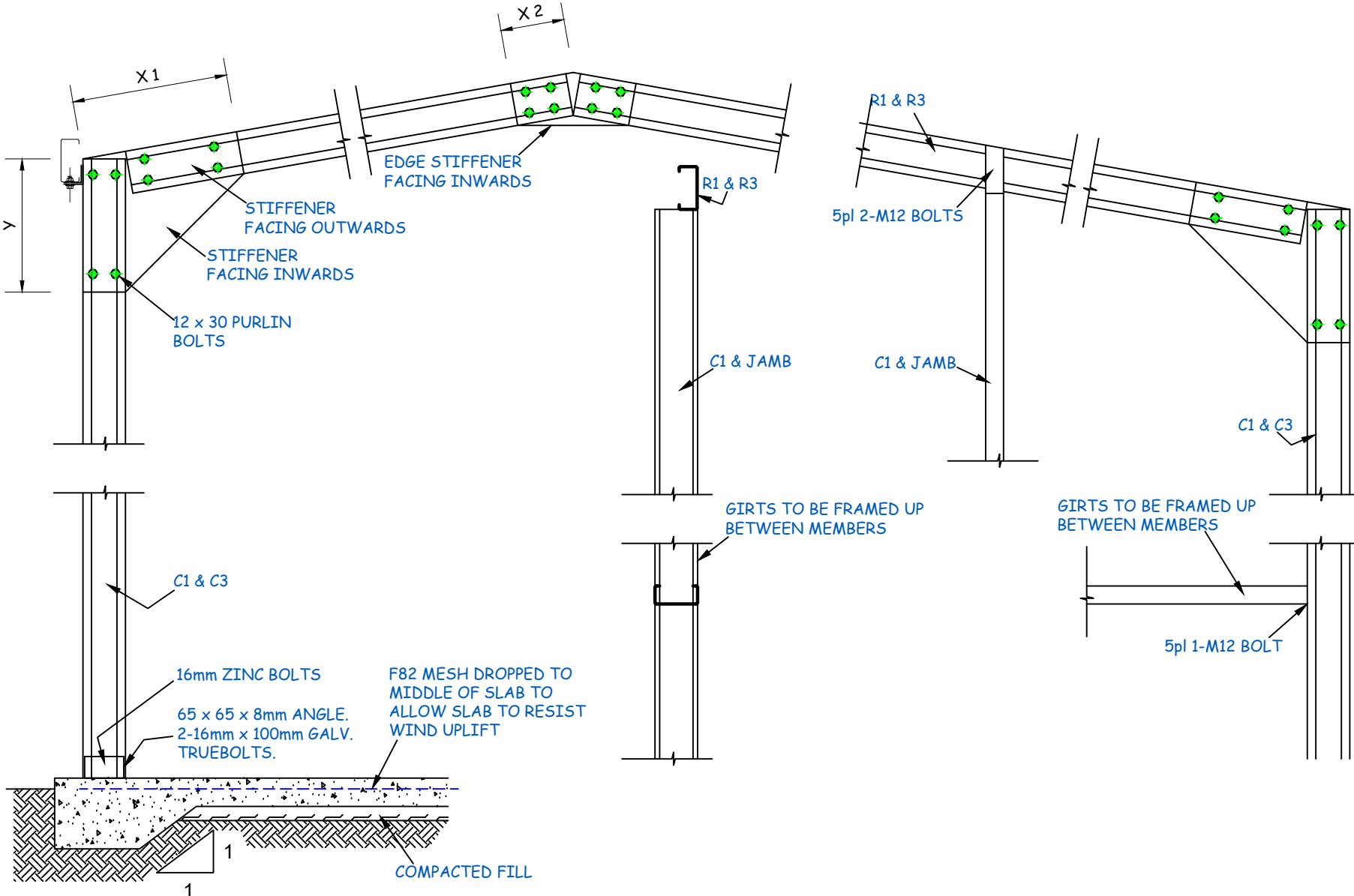
RAFTER COLUMN	PLATE SIZE (mm)		
	x1	y	x2
C100	500	420	150
C150	550	470	225
C200	600	520	300
C250	650	570	300

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	C15015
C2	C20015
C2	C20015
E1	C10012
H1	C10012
H2	C15015
M2	C10015
M3	C15015
T1	C15015
T2	C20015
M1	P. DOOR MULLIONS
G1	61 X 1.0 mm TOP HAT
P1	61 X 1.0 mm TOP HAT
FB	BUILDERS STRAPPING 30 X 1.2mm GALVANISED
CC	BUILDERS STRAPPING 30 X 1.2mm GALVANISED

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



	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 (CFWO)			
	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	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
		mm	MPa	mm
	IN CONTACT WITH	40	N20	50-120
C3	GROUND OR INTERNAL 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.
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
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 OPTIONAL WINDOWS AS SHOWN ON THE ELEVATIONS.
11. FORM UP FOR THE HARDSTAND AREA OR AN APRON SLAB IN FRONT OF THE P.A. & ROLLER DOORS.
12. PROVIDE & FIX GUTTERS & DOWNPIPES.
- 13.PROVIDE S.W. LINES AND CONNECT AS SHOWN ON THE SITE LOCATION & SERVICES PLAN.
14. THERE ARE NO CHANGES TO THE SEWER LINES.
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.
18. ENSURE THAT THE BUILDING SURVEYOR ISSUES THE 'CERTIFICATE OF COMPLETION' WHEN THE PROJECT IS COMPLETED.

WEEDA Drafting



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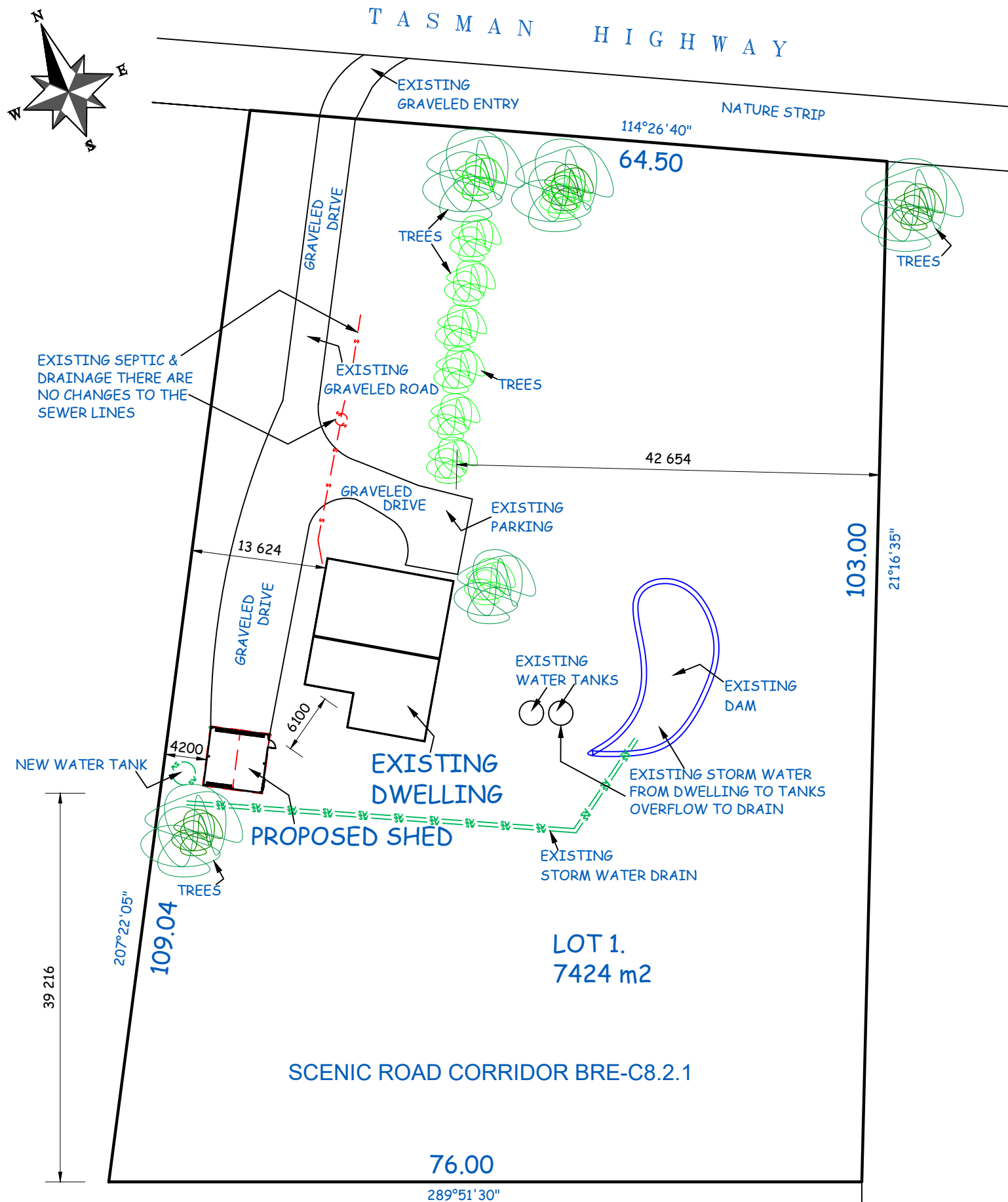
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WORKPLACE STANDARDS TASMANIA BUILDING PRACTITIONER AC
NUMBERS, ADAM: CC 5317 P Cat B.D.

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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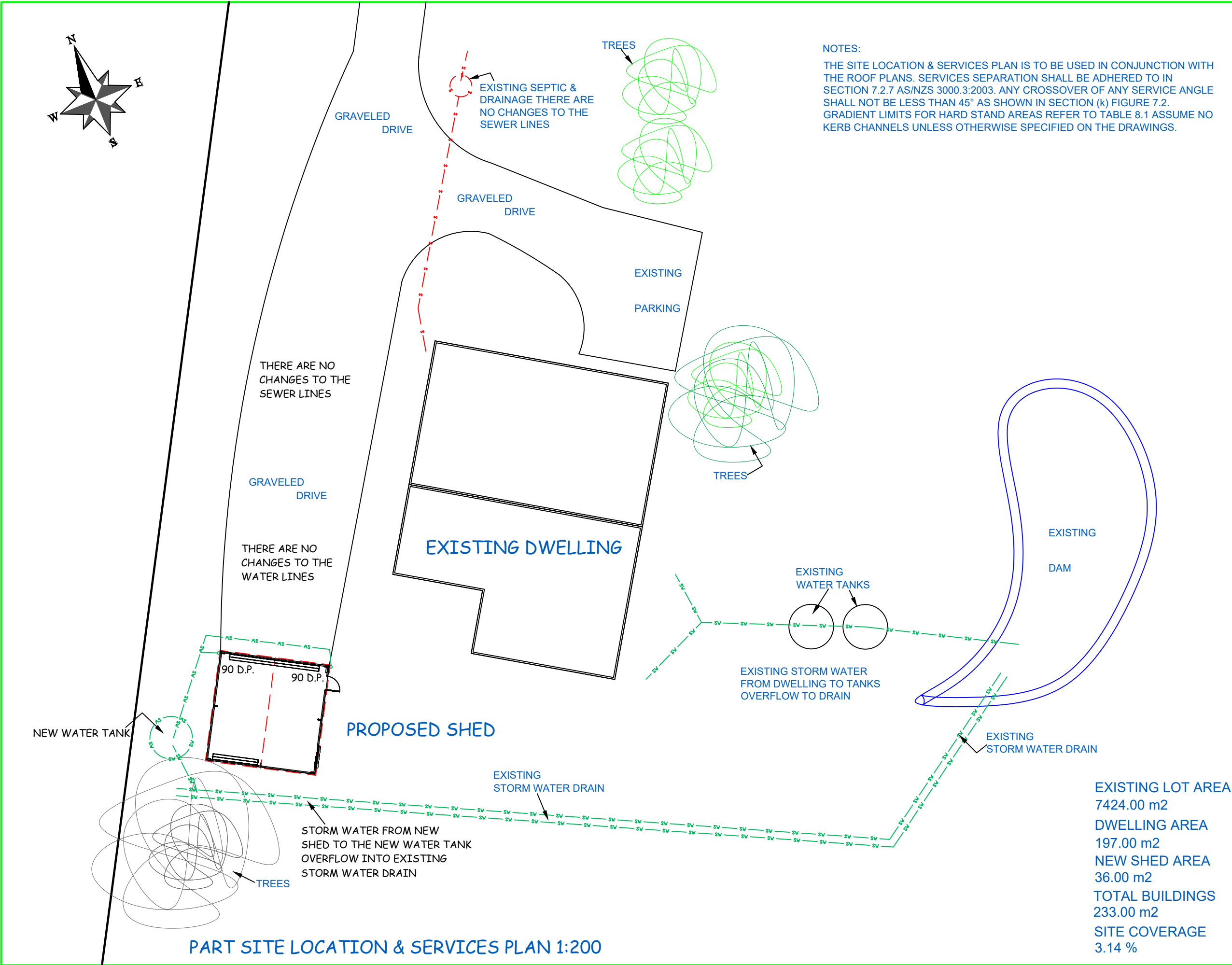


PROPERTY IDENTIFICATION NUMBER 7390793
CERTIFICATE OF TITLE NUMBER 2132 FOLIO 1
AGRICULTURE PLANNING ZONE
LOT AREA 7424 m2
BUSHFIRE PRONE AREA
SCENIC ROAD CORRIDOR

SITE LOCATION & SETTING OUT PLAN 1:500

DEMOLISH DILAPIDATED SHED FOR PROPOSED DETACHED STEEL FRAMED STEEL CLAD
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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.

WEEDA Drafting

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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 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
7424.00 m2
DWELLING AREA
197.00 m2
NEW SHED AREA
36.00 m2
TOTAL BUILDINGS
233.00 m2
SITE COVERAGE
3.14 %

DEMOLISH DILAPIDATED SHED FOR PROPOSED DETACHED STEEL FRAMED STEEL CLAD PRE-FABRICATED SHED AT 28023 TASMAN HIGHWAY, PYENGANA FOR J. & K.P. CADZOW.

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ACRONYMS AND TERMS

AIRBORNE DUST - SUSPENSION OF SOLID PARTICLES IN THE AIR
ASPHYXIAN - VAPOUR OR GAS THAT REDUCES/INTERFERES WITH THE BODY'S 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 BE 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' WEBSITE.

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 ON TO 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. CROSSEOVERS 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 PCBU 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
BURNIE CITY COUNCIL	6430 6666
CENTRAL COAST COUNCIL	6429 8900
DEVONPORT CITY COUNCIL	6424 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 WYNARD 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

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DATE:

14/10/2026

SCALE:

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CHECKED BY

J WEEDA

DRAWN BY

A WEEDA

DWG No.

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28023 Tasman Highway Pyengana - DA 225/2026

Planning Scheme Response

Performance Criteria

21.4.2 Setbacks

P1

Buildings must be sited to provide adequate vehicle access and not cause an unreasonable impact on existing use on adjoining properties having regard to

- (a) the bulk and form of the proposed building is a 36m² shed to be used for storage only
- (b) the existing use on the adjoining properties is farming
- (c) separation from the existing use on the adjoining properties is by the way of a farm road alongside the boundaries
- (d) There is a farm road between the 2 properties. The nearest farm building is approx 65m from the proposed shed

P2

Buildings for a sensitive use must be so as not to conflict or interfere with an agricultural use, having regard to

- (a) the size of the site is 7424m², rectangular shaped, flat site
- (b) existing buildings on the adjoining site are approx 24m from the side boundary. The property on the other side of Tasman Highway is approx 8m from their front boundary
- (c) there is an existing dwelling on the site which is approx 16m from the side boundary and approx 43m from the front boundary
- (d) the existing and potential use of adjoining properties is for farming
- (e) the proposed shed will be classic cream in colour and trees are planned to be planted alongside the shed to hide and protect it
- (f) There is a farm road between the 2 properties. The nearest farm building is approx 65m from the proposed shed