32-34 Georges Bay Esplanade
St Helens Tasmania 7216
T: 03 6376 7900 | ABN 96 017 131 248

Break O'Day COUNCIL

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 / 00042
Applicant	Optimo Awnings Northern Pty Ltd
Proposal	Residential - Awning over Existing Deck
Location	10 Charles Street, Beaumaris (CT 12068/99)

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 7th November 2026 **until 5pm Friday 20th November 2026**

John Brown
GENERAL MANAGER

PROPOSED AWNING

10 CHARLES STREET BEAUMARIS 7215

OWNER	D. Wilson
TITLE	12068/99
AWNING AREA	21.5m²
WIND SPEED	N2
CLIMATE ZONE	7
BAL	The site is not within a Bushfire prone area
CORROSION ENVIRONMENT	Moderate
ALPINE AREA	N/A

DRAWING SCHEDULE

260604-1	COVER PAGE & DRAWING SCHEDULE
260604-2	SITE PLAN
260604-3	ELEVATIONS
260604-4	ROOF FRAMING PLAN, SECTION & DETAILS
260604-5	STORM WATER DRAINAGE

ENGINEERS AUSTRALIA

Chester G. Bullock
FIEAust CPEng
Chartered Professional Engineer
Membership No. 47148

REV	DATE	DESCRIPTION

GOWLAND DRAFTING

TELEPHONE: 6343 0282
EMAIL: info@gowlanddrafting.com.au

ABN 16 102 865 350

BUILDING DESIGN & ENGINEERING DRAFTING. RESIDENTIAL & COMMERCIAL

DRAWN	BRENDEN SULZBERGER
LICENCE No.	CC812I
DATE	2/7/26
SCALE	NTS @ A3
DRAWING NO.	260604 1 of 5



SITE PLAN
SCALE 1:200

N
W E
S

GENERAL NOTES

DO NOT SCALE THE DRAWINGS

ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE NCC 2022 VOLUMES 1 & 3
AND REFERENCED STANDARDS THEREIN AS APPLICABLE.

ADOPT BUILDING INDUSTRY STANDARDS OF GOOD BUILDING PRACTICE & COMPLY WITH THE TASMANIAN WORK CODES OF PRACTICE.

EXISTING SERVICES IN THE AREA OF THE NEW WORKS TO BE LOCATED & IDENTIFIED PRIOR TO WORKS COMMENCING.

PROPRIETARY ITEMS, FIXINGS & FITTINGS ARE TO BE USED & INSTALLED AS PER THE MANUFACTURERS SPECIFICATIONS.

LICENSED TRADES PEOPLE ARE TO BE ENGAGED FOR ELECTRICAL, PLUMBING & GAS SERVICES WHERE & IF REQUIRED.

ENGINEERS AUSTRALIA
Chester G. Bullock
FIEAust CPEng
Chartered Professional Engineer
Membership No. 47148

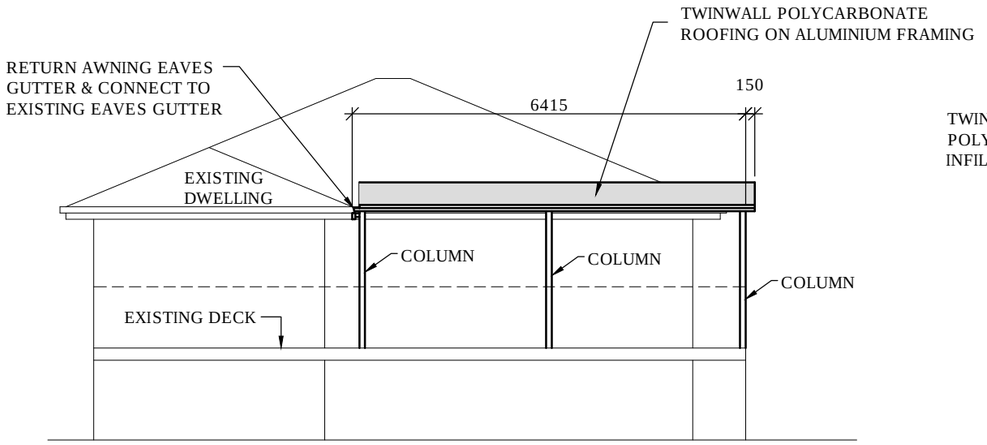
REV	DATE	DESCRIPTION

SITE PLAN

PROPOSED AWNING
10 CHARLES STREET
BEAUMARIS 7215

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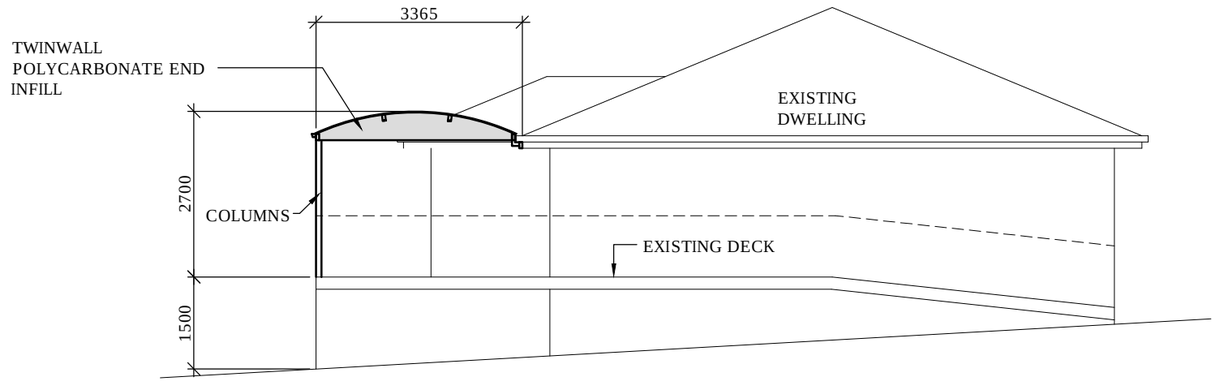
DRAWN	BRENDEN SULZBERGER
LICENCE No.	CC812I
DATE	2/7/26
SCALE	1:200 @ A3
DRAWING NO.	260604 2 of 5



EAST ELEVATION

SCALE 1:100

EXISTING BALUSTRADE NOT SHOWN FOR CLARITY



NORTH ELEVATION

SCALE 1:100

EXISTING BALUSTRADE NOT SHOWN FOR CLARITY

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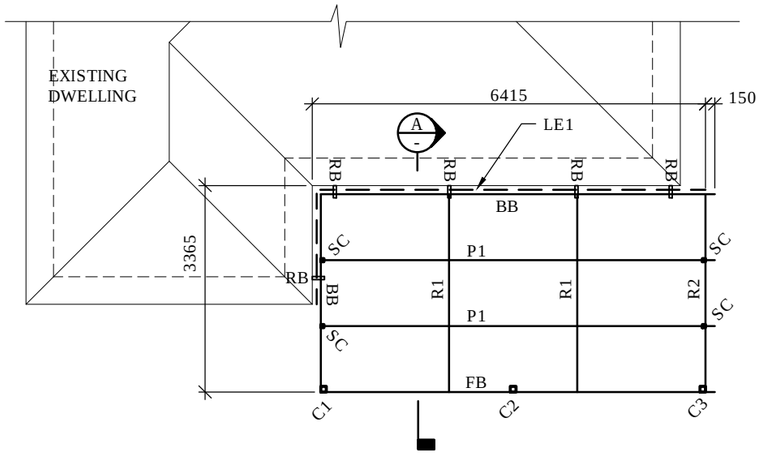
REV	DATE	DESCRIPTION

ELEVATIONS

PROPOSED AWNING
10 CHARLES STREET
BEAUMARIS 7215

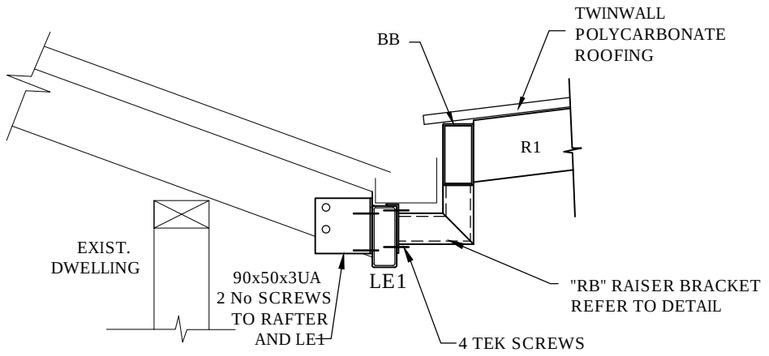
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DRAWING NO.	260604 3 of 5

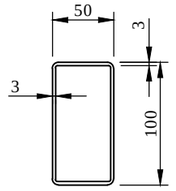


ROOF FRAMING PLAN

SCALE 1:100



DETAIL 2
SCALE 1:10



DETAIL 1.0
SCALE 1:5

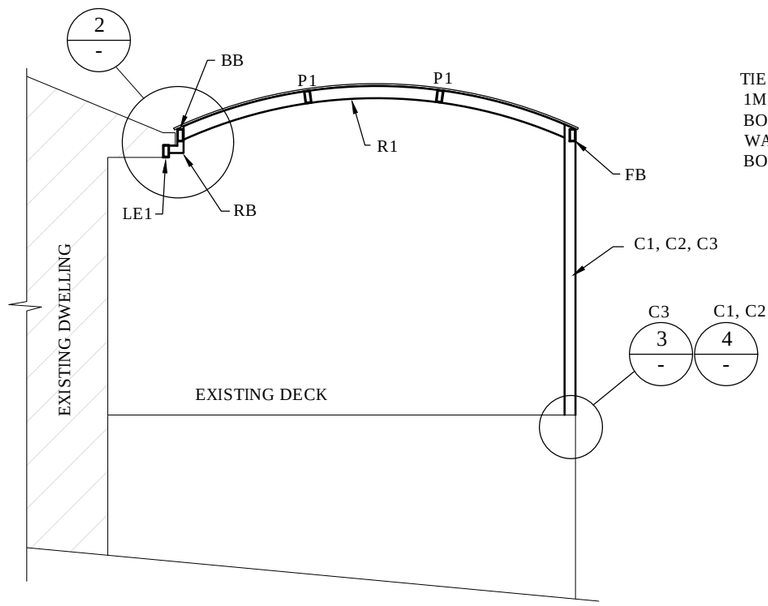
MEMBER SCHEDULE		
MARK	SIZE	REMARKS
RB	RAISER BRACKET	REFER DETAIL
LE1	100 x 50 RHS ALUMINIUM	REFER DETAIL 1.0
C1,C2,C3	90 x 90 SHS ALUMINIUM	
FB	100 x 50 RHS ALUMINIUM	REFER DETAIL 1.0
BB	100 x 50 RHS ALUMINIUM	REFER DETAIL 1.0
R1	100 x 50 RHS ALUMINIUM ROLLED RAFTER	REFER DETAIL 1.0
R2	100 x 50 RHS ALUMINIUM HORIZONTAL RAFTER	REFER DETAIL 1.0
P1	100 x 50 RHS ALUMINIUM	REFER DETAIL 1.0
SC	50 x 50 RHS ALUMINIUM STUB COLUMN	REFER DETAIL 5.0

CONFIRM ALL DIMENSIONS ON SITE

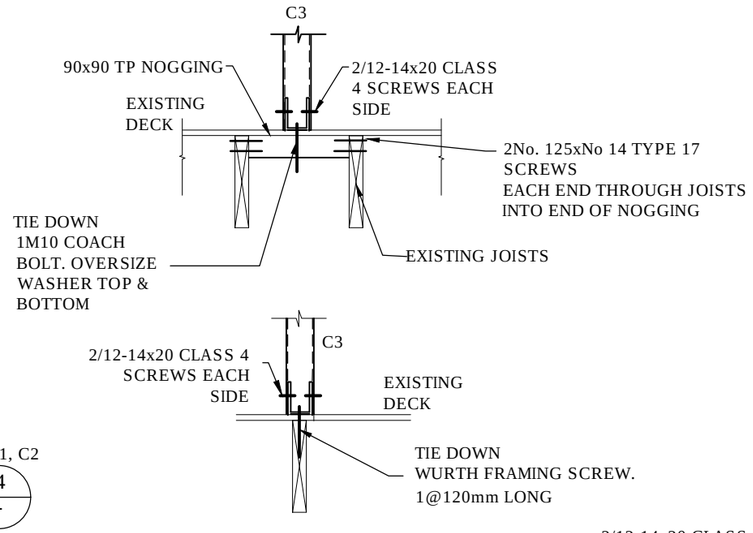
GENERAL NOTES

1. ALL JOINTS MADE WITH INTERNAL BRACKET SYSTEM FASTENED WITH 4 TEK SCREWS PER JOINT. REFER TO OPTIMO AWNINGS DRAWINGS 170608 1 TO 5, FOR STANDARD CONNECTION DETAILS
2. ALL ALUMINIUM TO AS1664
3. ALL ALUMINIUM TO BE POWDER COATED TO OWNERS SPECIFICATION.

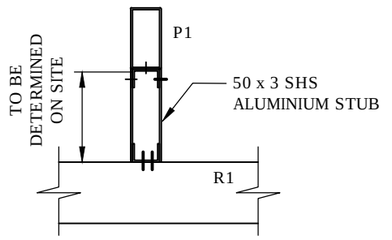
NOTE:
DURING INSTALLATION, CONTRACTOR IS TO CHECK & CONFIRM THAT FRAMING HAS BEEN INSTALLED AND TIED DOWN IN ACCORDANCE WITH AS1684-2021 RESIDENTIAL TIMBER FRAMED CONSTRUCTION



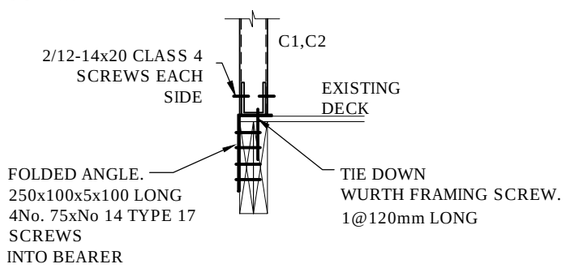
SECTION A
SCALE 1:50



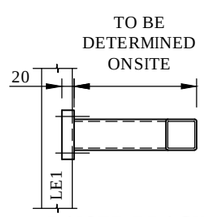
DETAIL 3
SCALE 1:20



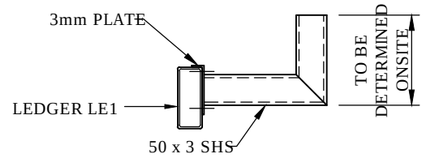
DETAIL 5
SCALE 1:10



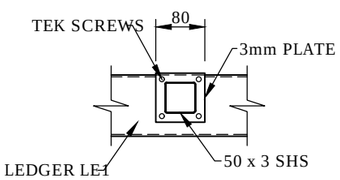
DETAIL 4
SCALE 1:20



RAISER BRACKET RB
SCALE 1:10



SIDE ELEVATION OF RAISER BRACKET RB
SCALE 1:10



END ELEVATION OF RAISER BRACKET RB
SCALE 1:10

Chester G. Bullock
FIEAust CPEng
Chartered Professional Engineer
Membership No. 47148
ENGINEERS AUSTRALIA

REV	DATE	DESCRIPTION

ROOF FRAMING PLAN SECTION & DETAILS

PROPOSED AWNING
10 CHARLES STREET
BEAUMARIS 7215

GOWLAND DRAFTING
TELEPHONE: 6343 0282
EMAIL: info@gowlanddrafting.com.au
ABN 16 102 865 350
BUILDING DESIGN & ENGINEERING DRAFTING. RESIDENTIAL & COMMERCIAL

DRAWN	BRENDEN SULZBERGER
LICENCE No.	CC812I
DATE	2/7/26
SCALE	AS NOTED @ A3
DRAWING NO.	260604 4 of 5



SITE AREA = 703m²
EXISTING DWELLING ROOF AREA = 117m²
EXISTING SHED ROOF AREA = 39m²
PROPOSED AWNING ROOF AREA = 21.5m²

EXISTING STORMWATER TANK = 10000l

PROPOSED STORMWATER ABSORPTION
TRENCH STORAGE CAPACITY 1.26m³

Chester G. Bullock
FIEAust CPEng
Chartered Professional Engineer
Membership No. 47148
ENGINEERS AUSTRALIA

STORM WATER DRAINAGE PLAN

SCALE 1:200

NOTE: SEPTIC FOR SEWER & ASSOCIATED DRAINAGE ARE EXISTING

STORMTECH SDC-310 OR EQUIVLENT DISPOSAL TRENCH.
SOAKEAGE TRENCH TO BE 7m x 1.1m, WITH A SINGLE ROW OF 3 CHAMBERS.
INSTALL TO MANUFACTURERS GUIDELINES. MINIMUM 450 COVER.

REV	DATE	DESCRIPTION
A	16-10-26	NOTES ADDED

STORM WATER
DRAINAGE PLAN

PROPOSED AWNING
10 CHARLES STREET
BEAUMARIS 7215

GOWLAND DRAFTING
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EMAIL: info@gowlanddrafting.com.au
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BUILDING DESIGN & ENGINEERING DRAFTING. RESIDENTIAL & COMMERCIAL

DRAWN	BRENDEN SULZBERGER
LICENCE No.	CC812I
DATE	2/7/26
SCALE	1:200 @ A3
DRAWING NO.	260604 5 of 5 A



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PROPOSED STORMWATER ABSORPTION
TRENCH STORAGE CAPACITY 1.26m³

6ty°
Thomas Cotton
Building Services
LIC: 311245120
Date: 20/10/2026

STORM WATER DRAINAGE PLAN

SCALE 1:200

NOTE: SEPTIC FOR SEWER & ASSOCIATED DRAINAGE ARE EXISTING

STORMTECH SDC-310 OR EQUIVLENT DISPOSAL TRENCH.
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A	16-10-26	NOTES ADDED

STORM WATER
DRAINAGE PLAN

PROPOSED AWNING
10 CHARLES STREET
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LICENCE No.	CC812I
DATE	2/7/26
SCALE	1:200 @ A3
DRAWING NO.	260604 5 of 5 A

Measured form and function 6ty°

6ty Pty Ltd
ABN 27 014 609 900

Postal Address
PO Box 63
Riverside
Tasmania 7250
W 6ty.com.au
E admin@6ty.com.au

Tamar Suite 103
The Charles
287 Charles Street
Launceston 7250
P (03) 6332 3300

57 Best Street
PO Box 1202
Devonport 7310
P (03) 6424 7161

CERTIFICATE OF QUALIFIED PERSON
ASSESSABLE ITEM (Form 55, *Section 321*)

Details of work to which this Certificate applies:

OWNER/ AGENT: Danny Wilson
10 Charles Street
BEAUMARIS TAS 7215

QUALIFIED PERSON: Chester G. Bullock
6ty Pty Ltd
PO Box 63
RIVERSIDE TAS 7250

Phone No: (03) 6332 3300
Facsimile No: (03) 6331 7188
Email: admin@6ty.com.au

LICENCE NO.: CC1633 I

QUALIFICATIONS AND INSURANCE DETAILS: Licensed as an Engineer – Civil.

SPECIALITY AREA OF EXPERTISE: Structural Engineering

DETAILS OF WORK:

ADDRESS: 10 Charles Street, Beaumaris

CERTIFICATE OF TITLE NO: 12068/99

THE ASSESSABLE ITEM RELATED TO THIS CERTIFICATE: Awning

CERTIFICATE DETAILS:

TYPE: Structural

This certificate is in relation to the above assessable item, at any stage, as part of - (tick one)

building work, plumbing work or plumbing installation or demolition work:	✓
a building, temporary structure or plumbing installation:	x

In issuing this certificate, the following matters are relevant:

DOCUMENTS: 260604 – 1 to 4 inclusive dated 02/07/2026, 260604 – 5 Rev. A dated 16/10/2026

RELEVANT CALCULATIONS: AS 1664.1:1997

REFERENCES: Building Code of Australia

SUBSTANCE OF CERTIFICATE: New Awning

SCOPE AND/OR LIMITATIONS: As per documentation

I certify the matters described in this certificate.

Signature: _____ Date: 20th October 2026
Certificate Number: CS2

dlcs ISO 9001 certified

Measured form and function

6ty Pty Ltd
ABN 27 014 609 900

Postal Address
PO Box 63
Riverside
Tasmania 7250
W 6ty.com.au
E admin@6ty.com.au

Tamar Suite 103
The Charles
287 Charles Street
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P (03) 6332 3300

57 Best Street
PO Box 1202
Devonport 7310
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ASSESSABLE ITEM (Form 55, *Section 321*)

Details of work to which this Certificate applies:

OWNER/ AGENT: Danny Wilson
10 Charles Street
BEAUMARIS TAS 7215

QUALIFIED PERSON: Thomas Cotton
6ty Pty Ltd
PO Box 63
RIVERSIDE TAS 7250

Phone No: (03) 6332 3300
Facsimile No: (03) 6331 7188
Email: admin@6ty.com.au

LICENCE NO.: 311245120

QUALIFICATIONS AND INSURANCE DETAILS: Licensed Engineer – Building Services

SPECIALITY AREA OF EXPERTISE: Building Services Engineering

DETAILS OF WORK:

ADDRESS: 10 Charles Street, Beaumaris

CERTIFICATE OF TITLE NO: 12068/99

THE ASSESSABLE ITEM RELATED TO THIS CERTIFICATE: Stormwater design

CERTIFICATE DETAILS:

TYPE: Building Services

This certificate is in relation to the above assessable item, at any stage, as part of - (tick one)

building work, plumbing work or plumbing installation or demolition work:	✓
a building, temporary structure or plumbing installation:	x

In issuing this certificate, the following matters are relevant:

DOCUMENTS: 260604 – 5 Rev. A dated 16/10/2026

RELEVANT CALCULATIONS: AS/NZS 3500

REFERENCES: NCC 2025

SUBSTANCE OF CERTIFICATE: Stormwater design

SCOPE AND/OR LIMITATIONS: As per documentation

I certify the matters described in this certificate.

Signature: _____ Date: 20th October 2026
Certificate Number: CS1

dlcs ISO 9001 certified