

## 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:

<b>DA Number</b>	DA 2024 / 00226
<b>Applicant</b>	Jon Pugh Home Design
<b>Proposal</b>	Residential – Construction of a Shed
<b>Location</b>	137 Binalong Bay Road, St Helens

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](http://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](mailto: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 21<sup>st</sup> December, 2024 **until 5pm Monday 13<sup>th</sup> January, 2025.**

**John Brown**  
**GENERAL MANAGER**

BUILDING DESIGNER: JONATHAN PUGH  
ACCREDITATION NO.: CC 6894  
TITLE REFERENCE: C.T. 29213/3  
DESIGN WIND SPEED: N/A  
SOIL CLASSIFICATION: N/A  
CLIMATE ZONE: 7  
BUSHFIRE PRONE BAL RATING: N/A  
ALPINE AREA: N/A  
CORROSION ENVIRONMENT: SEVERE - 320m to INLAND WATERS  
FLOODING RISK: UNKNOWN  
LANDSLIP: NO  
DISPERSIVE SOILS: UNKNOWN  
SALINE SOILS: UNKNOWN  
SAND DUNES: NO  
MINE SUBSIDENCE: NO  
LANDFILL: NO  
DATUM LEVEL AT KERB: UNKNOWN  
GROUND LEVEL: MIN 150mm BELOW F.L.  
FINISHED FLOOR LEVEL: AS PER PLANS / OR 150mm ABOVE G.L.  
OVERFLOW RELIEF GULLY LEVEL: MIN 150mm BELOW F.L.

# Development & Building Application

November 2024

## Proposed Shed for Peter & Margaret Kossler

#137 Binalong Bay Road,  
St Helens, TAS 7216

### Building Areas

Shed	135.00m <sup>2</sup>
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### Drawing Schedule

Drg No.	Drawing Name
A01	General Notes
A02	Safety Notes
A03	Proposed Site Plan
A04	Proposed Floor Plan + Elevations

jon pugh home design : accr/no. CC6894  
jackp1@iprimus.com.au : 0459 586 013  
PO BOX 397 ST HELENS TAS 7216

## GENERAL NOTES

ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE  
DIMENSIONS TAKE PREFERENCE OVER SCALE AND ARE TO STRUCTURE NOT FINISH

WALLS SHOWN AS STUD COMPONENT WITHOUT CLADDINGS  
CHECK AND VERIFY DIMENSIONS AND CONFIRM ANY EXISTING DIMENSIONS ON SITE

ALL WORK TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND ALL RELEVANT AUSTRALIAN STANDARDS. ANY OUTDATED STANDARDS LISTED IN THIS DOCUMENTATION ARE TO BE TAKEN TO REFER TO THE CURRENT EDITION  
MANUFACTURER'S SPECIFICATIONS MEANS A CURRENT APPROVED SPECIFICATION FOR USE UNDER APPLICABLE CONDITIONS  
ENGINEER'S SPECIFICATIONS TAKE PRECEDENT OVER DRAWING NOTES

### SITE WORKS:

SITE TO BE PREPARED IN ACCORDANCE WITH ENGINEER'S OR SURVEYORS REPORT IF APPLICABLE.  
SITE TO BE EXCAVATED OR FILLED AS LEVELS INDICATED.  
CONSTRUCTION AREA TO BE CLEARED OF VEGETATION, ALL TOP SOIL AND UPPER STRATA CONTAINING ORGANIC MATTER.  
CHECK BOUNDARIES, EASEMENTS AND SERVICE LOCATIONS ON SITE PRIOR TO COMMENCING WORK  
IF IN ANY DOUBT ABOUT BEARING AND BOUNDARIES SHOWN THEN THESE MUST BE CONFIRMED ON SITE BY A SURVEYOR PRIOR TO SETOUT.  
ELECTRICITY, COMMUNICATIONS, WATER, SEWER, STORMWATER & GAS SERVICES TO BE CONNECTED IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS.  
PREPARE FOUNDATIONS SO THAT FOOTINGS SHALL BE PLACED ON LEVEL UNDISTURBED MATERIAL. FOOTINGS TO FOUND IN NON-EXPANSIVE NATURAL MATERIAL HAVING A MINIMUM BEARING CAPACITY OF 100kpa. REFER TO SOIL REPORT AND ENGINEER'S SPECIFICATIONS FOR FOOTING AND BEARING CAPACITY.  
GROUND SURFACE TO BE SLOPED AT 1:20 FALL (MIN.) AWAY FROM BUILDING, INCLUDING UNDER DECKS, FOR A MIN. 1000mm AND TO A POINT WHERE PONDING WILL NOT OCCUR.  
FINISHED GROUND LEVEL BELOW CONCRETE SLABS AS FOLLOWS:  
(a) 100mm IN SANDY WELL DRAINED SOILS  
(b) 50mm FOR PAVED AND CONCRETED AREAS SLOPING AWAY AT 1:20  
(c) 150mm IN ALL OTHER AREAS  
DRAINS TO BE PROVIDED TO FACILITATE DRAINAGE OF WATER AWAY FROM BUILDING AND FOUNDATIONS  
WHERE EXCAVATION WORK IS TO A LEVEL BELOW THAT OF AN ADJOINING PROPERTY, ON THE PROPERTY BOUNDARY OR WITHIN 3m OF AN EXISTING BUILDING ON AN ADJOINING PROPERTY, PROTECTION WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH SECTION 121 OF THE BUILDING ACT AND RELEVANT BUILDING REGULATIONS.  
WHERE REQUIRED, OBTAIN AGREEMENT WITH ADJOINING PROPERTY OWNERS FOR PROTECTION WORK IN ACCORDANCE WITH FORM 6 PRIOR TO COMMENCING WORK.

### WORK HEALTH & SAFETY:

REFER TO SAFETY NOTES. CONTRACTORS TO COMPLY WITH STATE WORK HEALTH AND SAFETY ACT AND ALL RELEVANT CODES

### FALL PREVENTION:

WHERE A PERSON IS EXPOSED TO THE HAZARD OF FALLING FROM A STRUCTURE DURING CONSTRUCTION, CLEANING OR MAINTENANCE WORK THE BUILDER SHALL PROVIDE:  
(a) A WORK SYSTEM DESIGNED TO PREVENT A FALL  
(b) WHERE SAFETY BELT ANCHORAGE POINTS ARE USED THEY MUST BE POSITIONED SUCH THAT THE SAFETY LINE CAN BE ATTACHED BEFORE PROCEEDING TO THE AREA WHERE A FALL IS POSSIBLE  
(c) ANCHORAGE POINTS MUST COMPLY WITH AS 2626 AND BE ABLE TO WITHSTAND A FORCE OF 15kN (1500kg)  
(d) INFORM THE OWNER PRIOR TO OCCUPANCY THE NATURE OF THE FALL ARREST SYSTEM AND USE ACCORDING TO AS 2626

### SOIL AND WATER MANAGEMENT:

DOWNPIPES TO BE CONNECTED TO WATER TANK AS SOON AS ROOF IS INSTALLED  
INSTALL AG. DRAIN PRIOR TO FOOTING EXCAVATION SEE DRAINAGE PLAN FOR LOCATION  
EXCAVATED MATERIAL PLACED UP-SLOPE OF OF AG DRAIN. TO BE REMOVED WHEN BUILDING WORKS ARE COMPLETE AND USED AS FILL ON SITE FOR ANY LOW POINTS. INSTALL A SEDIMENT FENCE ON THE DOWNSLOPE OF MATERIAL.  
MINIMISE THE TIME SERVICE TRENCHES ARE LEFT OPEN & PROGRESSIVELY BACKFILL TRENCHES WITH COMPACTED BACKFILL FINISHED 100mm ABOVE ADJACENT GROUND LEVEL.  
LIMIT DISTURBANCE OF VEGETATION TO THAT ONLY REQUIRED FOR THE CONSTRUCTION OF THE DEVELOPMENT AND LIMIT VEHICLE MOVEMENT ON DISTURBED AREAS.  
CONSTRUCTION VEHICLES TO BE PARKED ON THE STREET OR THE DRIVEWAY TO PREVENT TRANSFERRING DEBRIS ONTO THE ROAD

### MATERIALS AND CONSTRUCTION:

AS APPLICABLE, REFER DRAWINGS FOR MATERIALS USED  
STRUCTURAL NOTES SUPPLIED BY ENGINEER TAKE PRECEDENCE OVER THESE NOTES

### MATERIALS GENERALLY:

ALL BUILDING MATERIALS TO BE NEW AND IN SOUND CONDITION.  
RE-USED MATERIAL MAY BE USED IF BUILDER IS SATISFIED THE MATERIAL IS SOUND AND FIT FOR THE PURPOSE AND THE OWNER GIVES APPROVAL

### RE-INFORCED CONCRETE:

CONCRETE TO BE IN ACCORDANCE WITH NCC VOL 2 PART 3.2 AND CURRENT EDITIONS OF THE FOLLOWING CODES AND CODES REFERENCED THERE-IN:  
AS 3600 CONCRETE STRUCTURES  
AS 1379 READY MIXED CONCRETE  
SLABS AND FOOTINGS IN ACCORDANCE TO BE CONSTRUCTED IN ACCORDANCE WITH AS 2870.1  
CONCRETE STRENGTH AS PER ENGINEER'S SPECIFICATIONS  
CONCRETE PLACEMENT AS PER ENGINEER'S SPECIFICATIONS

### BLOCKWORK:

REINFORCED CONCRETE BLOCKWORK TO CONFORM TO AS 3700  
ALL CORES CONTAINING REINFORCING TO BE FILLED WITH 20 mpa GROUT  
DAMP PROOF COURSE TO BE PLACED 150MM ABOVE GROUND LEVEL  
CLEAN OUT CORES AFTER EACH DAYS LAYING

### BRICKWORK:

BRICKWORK TO CONFORM TO AS 1255  
BRICKS TYPICALLY 230 x 110 x 76mm WITH RUNNING BOND AND FLUSH TOOLING OF MORTAR JOINTS  
APPROVED STAINLESS STEEL TIES AT 450 x 600 CENTRES. ALSO TO 300mm CENTRES TO RAISED FLOOR LEVELS.  
USE MEDIUM DUTY TYPE TIES AND GRADE 316 STAINLESS STEEL IN AREAS WITHIN 1km OF BREAKING SURF  
STANDARD REINFORCING EVERY 4th COURSE (BRICKTOUR)  
DPC TO BE 150mm ABOVE GROUND LEVEL  
WALLS TO HAVE A CONTINUOUS CAVITY TO BE KEPT CLEAR OF MORTAR DROPPINGS  
ALL OPENINGS TO BE FULLY FLASHED WITH STANDARD DAMP PROOF COURSE MATERIAL TO PREVENT WATER PENETRATION TO INTERNAL AREAS  
BRICK FOUNDATION WALLS UNDER TIMBER FLOORS TO HAVE VENTS AT 6000m<sup>2</sup> PER METRE LENGTH OF EXTERNAL WALL (PRYDA 230 X 75mm METAL VENT AT MAX. 1050 CENTRES OR 230 x 165mm AT MAX 2350 CENTRES)  
ALL PERPENDS TO BE FULLY FILLED WITH MORTAR  
WEEP HOLES ABOVE DPC LAYER MAX. 1200 CENTRES

### STEELWORK:

FABRICATE AND ERECT STEEL IN ACCORDANCE WITH CURRENT EDITIONS OF:  
AS 4100 - STEEL STRUCTURE CODE  
AS 1554 - CODE FOR WELDING IN BUILDING  
UNLESS OTHERWISE SPECIFIED 10mm PLATE AND 6mm CONTINUOUS FILLET WELD TO BE USED  
STEELWORK TO BE PROTECTED IN ACCORDANCE WITH BCA TABLE 3.4.4.2  
STEEL IN EXPOSED LOCATIONS TO BE HOT DIPPED GALVANISED OR A PROPRIETARY GALVANISED PRODUCT (DURAGAL)  
ALL BOLTS STEEL / STEEL TO BE M16 8.8/s UNLESS NOTED OTHERWISE  
ALL CONNECTIONS TO BE 2/M16 8.8/s UNLESS NOTED OTHERWISE

STEEL WALL & ROOF FRAMING TO COMPLY WITH NCC VOL 2 PART 3.4.2 and ENGINEER'S SPECIFICATIONS & DRAWINGS.  
STEEL FRAMING TO COMPLY WITH AS 3623 Domestic Metal Framing, AS/NZS 4600 or: NASH - RESIDENTIAL AND LOW RISE STEEL FRAMING - PART 1 OR PART 2

### TIMBER:

FRAMING TO CONSTRUCTED IN ACCORDANCE WITH NCC VOL 2 PART 3.4  
STRUCTURAL TIMBER TO BE IN ACCORDANCE WITH AS 1684  
RESIDENTIAL TIMBER FRAMED CONSTRUCTION, AS 1720 TIMBER STRUCTURES, AS 1328 GLUED LAMINATED STRUCTURAL TIMBER AND AS 1170 STRUCTURAL DESIGN ACTIONS  
PROVIDE TEMPORARY BRACING DURING CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF AS 1684  
NO UNTREATED TIMBER TO BE USED WITHIN 150mm OF GROUND LEVEL  
FRAMING, DRILLING, CUTTING AND CONNECTIONS TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF AS 1684  
FITTINGS AND FIXINGS TO BE HOT DIPPED GALVANISED OR OF SPECIFICALLY APPROVED MATERIALS AND FINISHES  
ALL NUTS AND BOLTS TO BE PROVIDED WITH WASHERS  
ALL BOLTS TO BE TIGHTENED BEFORE HANDOVER  
BOLT HOLES TO BE 2MM OVERSIZE IN UNSEASONED TIMBER  
UNLESS OTHERWISE SPECIFIED, TIMBER MEMBERS TO BE FIXED WITH NOMINAL FIXING AS SPECIFIED IN AS 1684  
SIZES AND DETAILS NOT SHOWN TO COMPLY WITH AS 1684  
TIMBER ROOF TRUSSES & INSTALLATION TO BE TO MANUFACTURER'S SPECIFICATION. SPECIFICATION AND CERTIFICATION TO BE PROVIDED TO THE BUILDING SURVEYOR.  
INSTALL DAMP PROOF COURSE AS REQUIRED TO PREVENT MOISTURE FROM CONCRETE & MASONRY BUILDING ELEMENTS EFFECTING TIMBER FRAMING.  
MINIMUM 150mm BETWEEN FINISHED GROUND LEVEL AND UNDERSIDE OF ANY TIMBER FRAMING.  
TIE DOWN FIXINGS & BRACING TO BE IN ACCORDANCE WITH AS 1684  
OPENINGS TO BE FULLY FLASHED WITH GALVANISED OR COLORBOND SHEET STEEL FLASHING

### TIMBER CONT'D:

UNLESS OTHERWISE NOTED:

HARDWOOD - MIN STRESS GRADE F17, S3 STRENGTH GROUP, J2 JOINT GROUP.  
SOFTWOOD MIN STRESS GRADE F5, JD6 STRENGTH GROUP, JD4 JOINT GROUP.  
TIMBER SHALL BE FREE OF DEFECTS  
WALL STUDS : 90 x 35 MGP10 OR F17 HW AT MAX. 450 CENTRES  
WALL PLATES: 90 x 35 F17 HW  
PROVIDE DOUBLE TOP PLATE TO LOAD BEARING WALLS  
NOGGINGS AT MAX. 1200 CENTRES  
PROVIDE THE FOLLOWING STUDS AT OPENINGS:  
1 STUD EITHER SIDE OF OPENINGS UP TO 900mm  
2 STUDS EITHER SIDE OF OPENINGS UP TO 1200mm  
3 STUDS EITHER SIDE OF OPENINGS UP TO 3000mm  
JOISTS OVER 140mm H TO HAVE BLOCKING OR HERRINGBONE  
STRUTTING INSTALLED ON THE OUTSIDE OF THE BUILDING AND INTERNALLY IN BOTH DIRECTIONS

### CLADDING AND MOULDINGS:

EXTERNAL TIMBER:

TREATED PINE AND WESTERN RED CEDAR CLADDING TO BE FIXED AND FINISHED TO MANUFACTURER'S SPECIFICATIONS  
CHAMFERBOARDS AND WEATHERBOARDS (INCLUDING TREATED BOARDS) TO BE PRIMED NEARLY ALL ROUND BEFORE FIXING.  
ONE THIRD OF BACK FACE TO REMAIN BARE FOR MOISTURE ESCAPE.  
CHAMFER BOARD FIXING:  
UP TO 75mm WIDE - SINGLE NAILED. OVER 75mm DOUBLE NAILED  
WEATHERBOARD FIXING: ALL SINGLE NAILED  
ONTO HARDWOOD FRAMES - 60 x 2.8mm GALV. NAILS  
ONTO SOFTWOOD FRAMES - 60 x 3.15mm GALV. DEFORMED SHANK NAILS  
RENDER COAT SUBSTRATES i.e. 'BLUEBOARD', 'POWERPANEL', EPS etc TO BE FIXED TO MANUFACTURER'S SPECIFICATIONS  
VAPOUR PERMEABLE SARKING TO BE PROVIDED BETWEEN CLADDING AND FRAME

INTERNAL TIMBER:

NAILING:  
SINGLE NAILED UP TO 100mm WIDE, DOUBLE NAILED OVER 100mm WIDE  
12 or 15mm THICK - 30 x 2.0mm NAILS  
19 or 21mm THICK - 50 x 2.5mm NAILS  
LINING BOARDS NAILING CENTRES:  

WALLS	CEILINGS
12 or 15mm THICK 800	560
19 or 21mm THICK 1800	1200

OTHER CLADDINGS:

ALL OTHER CLADDINGS TO BE FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS

MOULDINGS:

UNLESS NOTED OTHERWISE ON DRAWINGS OR OWNER SPECIFIED:  
WITH RENOVATIONS OR EXTENSIONS, MATCH EXISTING  
ON NEW PROJECTS THE FOLLOWING ARE TO BE ADOPTED:

CORNICE:  
STANDARD 55mm PLASTER CORNICE  
ARCHITRAVES:  
MDF COLONIAL OR SPLAYED 67 x 18 mm  
SKIRTING:  
MDF COLONIAL OR SPLAYED 67 x 12 mm  
WINDOW REVEALS:  
F17 HW TO MATCH CLADDING PROFILE

### ROOF AND WALL CLADDING:

ROOF & WALL CLADDING TO BE INSTALLED IN ACCORDANCE WITH NCC VOL 2 PART 3.5 AND MANUFACTURER'S SPECIFICATIONS  
ROOF CLADDING PROFILE TO BE APPROPRIATE FOR ROOF PITCH  
VAOUR PERMEABLE SARKING TO BE PLACED BETWEEN WALL AND ROOF FRAMING AND CLADDING.  
FOR SITES WITHIN 200m OF BREAKING SURF OR PROTECTED COASTAL WATERS COLORBOND ULTRA OR COLORBOND STAINLESS STEEL TO BE USED FOR ROOF CLADDING  
FOR SITES WITHIN 1km OF BREAKING SURF OR PROTECTED COASTAL WATERS, COLORBOND ULTRA STEEL TO BE USED FOR WALL CLADDING.  
FOR SITES WITHIN 500m OF BREAKING SURF OR PROTECTED COASTAL WATERS, COLORBOND STAINLESS STEEL TO BE USED FOR WALL CLADDING  
FOR SITES WITHIN 400m OF BREAKING SURF OR PROTECTED COASTAL WATERS, CLASS 4 FIXINGS IN ACCORDANCE WITH AS 3566 ARE TO BE USED.  
VALLEY GUTTERS TO BE A MIN. 400mm WIDE  
BOX GUTTERS TO HAVE A MIN. FALL OF 1:100 AND BE INSTALLED OVER CONTINUOUS BOARD SUPPORT TO PREVENT PONDING  
ROOF PENETRATIONS AND FLASHING TO BE IN ACCORDANCE WITH NCC VOL 2 PART 3.5.1.  
DOWNPIPE MATERIAL AS SPECIFIED AND MIN 90MM DIA. OR 100 x 50mm RECTANGULAR  
GUTTER OVERFLOW PROVISIONS IN ACCORDANCE WITH NCC VOL 2 PART 3.5.3.

### FRONT COASTAL CONDITIONS:

ALL FIXINGS TO BE HOT DIPPED OR GALVANISED WITH ADDITIONAL COATINGS  
ALL NAIL GUN FIXINGS TO BE GALVANISED  
ALL SCREWS TO BE GALVANISED  
ALL WINDOW AND DOOR HARDWARE TO BE STAINLESS STEEL 316

All Dimensions and Site levels to be Verified on Site By Owner & or Contractor(s) Prior to Setting out and Commencement of Any Construction Works  
  
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### residential building design + documentation

jon pugh home design : accr/no. CC6894  
jackp1@iprimus.com.au : 0459 586 013  
PO BOX 397 ST HELENS TAS 7216

client:

**Peter & Margaret Kossler**

project:

Proposed Shed

at:

137 Binalong Bay Road,  
St Helens, TAS 7216

drawing title:

General Notes

REV.	DESCRIPTION	DATE
job. no.	revision	
<b>331</b>	<b>-</b>	
sheet no.	date	
<b>A01</b>	<b>12/11/24</b>	

# SAFETY IN DESIGN NOTES

THESE NOTES MUSTBE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT. THIS INCLUDES (BUT IS NOT EXCLUDED TO): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTAINERS, DEMOLISHERS

## 1. FALLS, SLIPS, TRIPS

### (A) WORKING AT HEIGHTS

#### DURING CONSTRUCTION

WHEREVER POSSIBLE, COMPONENTS FOR THIS BUILDING SHOULD BE PREFABRICATED OFF-SITE OR AT GROUND LEVEL TO MINIMISE THE RISK OF WORKERS FALLING MORE THAN TWO METRES. HOWEVER, CONSTRUCTION OF THIS BUILDING WILL REQUIRE WORKERS TO BE WORKING AT HEIGHTS WHERE A FALL IN EXCESS OF TWO METRES IS POSSIBLE AND INJURY IS LIKELY TO RESULT FROM SUCH A FALL. THE BUILDER SHOULD PROVIDE A SUITABLE BARRIER WHEREVER A PERSON IS REQUIRED TO WORK IN A SITUATION WHERE FALLING MORE THAN TWO METERS IS A POSSIBILITY.

#### DURING OPERATION OR MAINTENANCE

FOR HOUSES OR OTHER LOW-RISE BUILDINGS WHERE SCAFFOLDING IS APPROPRIATE: CLEANING AND MAINTENANCE OF WINDOWS, WALLS, ROOF OR OTHER COMPONENTS OF THIS BUILDING WILL REQUIRE PERSONS TO BE SITUATED WHERE A FALL FROM A HEIGHT IN EXCESS OF TWO METRES IS POSSIBLE. WHERE THIS TYPE OF ACTIVITY IS REQUIRED, SCAFFOLDING, LADDERS, OR TRESTLES SHOULD BE USED IN ACCORDANCE WITH THE RELEVANT CODES OF PRACTICE, REGULATIONS OR LEGISLATION. FOR BUILDINGS WHERE SCAFFOLD, LADDERS, TRESTLES ARE NOT APPROPRIATE: CLEANING AND MAINTENANCE OF WINDOWS, WALLS, ROOF OR OTHER COMPONENTS OF THIS BUILDING WILL REQUIRE PERSONS TO BE SITUATED WHERE A FALL FROM A HEIGHT IN EXCESS OF TWO METRES IS POSSIBLE. WHERE THIS TYPE OF ACTIVITY IS REQUIRED, SCAFFOLDING, FALL BARRIERS OR PERSONAL PROTECTIVE EQUIPMENT (PPE) SHOULD BE USED IN ACCORDANCE WITH RELEVANT CODES OF PRACTICE, REGULATIONS OR LEGISLATION.

#### ANCHORAGE POINTS

ANCHORAGE POINTS FOR PORTABLE SCAFFOLD OR FALL ARREST DEVICES HAVE BEEN INCLUDED IN THE DESIGN FOR USE BY MAINTENANCE WORKERS. ANY PERSONS ENGAGED TO WORK ON THE BUILDING AFTER COMPLETION OF CONSTRUCTION WORK SHOULD BE INFORMED ABOUT THE ANCHORAGE POINTS.

### (B) SLIPPERY OR UNEVEN SURFACES

#### FLOOR FINISHES SPECIFIED

IF FINISHES HAVE BEEN SPECIFIED BY DESIGNER, THESE HAVE BEEN SELECTED TO MINIMISE THE RISK OF FLOORS AND PAVED AREAS BECOMING SLIPPERY WHEN WET OR WHEN WALKED ON WITH WET SHOES/ FEET. ANY CHANGES TO THE SPECIFIED FINISH SHOULD BE MADE IN CONSULTATION WITH THE DESIGNER OR, IF THIS IS NOT PRACTICAL SURFACES WITH AN EQUIVALENT OR BETTER SLIP RESISTANCE SHOULD BE CHOSEN.

#### FLOOR FINISHES BY OWNER

IF DESIGNER HAS NOT BEEN INVOLVED IN THE SELECTION OF SURFACE FINISHES, THE OWNER IS RESPONSIBLE FOR THE SELECTION OF SURFACE FINISHES IN THE PEDESTRIAN TRAFFICABLE AREAS OF THIS BUILDING. SURFACES SHOULD BE IN ACCORDANCE WITH AS HB 197:1999 AND AS/NZ 4586:2004.

### STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

DUE TO DESIGN RESTRICTIONS FOR THS BUILDING, STEPS AND/ OR RAMPS ARE INCLUDED IN THE BUILDING WHICH MAY BE A HAZARD TO WORKERS CARRYING OBJECTS OR OTHERWISE OCCUPIED. STEPS SHOULD BE CLEARLY MARKED WITH VISUAL AND TACTILE WARNING DURING CONSTRUCTION, MAINTENANCE, DEMOLITION AND AT ALL TIMES WHEN THE BUILDING OPERATES AS A WORKPLACE. BUILDING OWNERS AND OCCUPIERS SHOULD MONITOR THE PEDESTRIAN ACCESS WAYS AND IN PARTICULAR ACCESS TO AREAS WHERE MAINTENANCE IS ROUTINELY CARRIED OUT TO ENSURE THAT SURFACES HAVE NOT MOVED OR CRACKED SO THAT THEY BECOME UNEVEN AND PRESENT A TRIP HAZARD. SPILLS, LOOSE MATERIAL, STRAY OBJECTS OR ANY OTHER MATTER THAT MAY CAUSE A SLIP OR TRIP HAZARD SHOULD BE CLEANED OR REMOVED FROM ACCESS WAYS. CONTRACTORS SHOULD BE REQUIRED TO MAINTAIN A TIDY WORK SITE DURING CONSTRUCTION, MAINTENANCE OR DEMOLITION TO REDUCE THE RISK OF RIPS AND FALLS IN THE WORKPLACE. MATERIALS FOR CONSTRUCTION OR MAINTENANCE SHOULD BE STORED IN DESIGNATED AREAS AWAY FROM ACCESS WAYS AND WORK AREAS.

## 2. FALLING OBJECTS

### LOOSE, MATERIAL OR SMALL OBJECTS

CONSTRUCTION, MAINTENANCE OR DEMOLITION WORK ON OR AROUND THIS BUILDING IS LIKELY TO INVOLVE PERSONS WORKING ABOVE GROUND LEVEL OR ABOVE FLOOR LEVELS. WHERE THIS OCCURS ONE OR MORE OF THE FOLLOWING MEASURES SHOULD BE TAKEN TO AVOID OBJECTS FALLING FROM THE AREA WHERE THE WORK IS BEING CARRIED OUT ONTO PERSONS BELOW:

1. PREVENT OR RESTRICT ACCESS TO AREAS BELOW WHERE THE WORK IS BEING CARRIED OUT.
2. PROVIDE TOEBOARDS TO SCAFFOLDING OR WORK PLATFORMS.
3. PROVIDE PROTECTIVE STRUCTURE BELOW THE WORK AREA.
4. ENSURE THAT ALL PERSONS BELOW THE WORK AREA HAVE PERSONAL PROTECTIVE EQUIPMENT (PPE).

### BUILDING COMPONENTS

DURING CONSTRUCTION, RENOVATION OR DEMOLITION OF THIS BUILDING, PARTS OF THE STRUCTURE INCLUDING FABRICATED STEELWORK, HEAVY PANELS AND MANY OTHER COMPONENTS WILL REMAIN STANDING PRIOR TO OR AFTER SUPPORTING PARTS ARE IN PLACE. CONTRACTORS SHOULD ENSURE THAT TEMPORARY BRACING OR OTHER REQUIRED SUPPORT IS IN PLACE AT ALL TIMES WHEN COLLAPSE WHICH MAY INJURE PERSONS IN THE AREA IS A POSSIBILITY.

MECHANICAL LIFTING OF MATERIALS AND COMPONENTS DURING CONSTRUCTION, MAINTENANCE OR DEMOLITION PRESENTS A RISK OF FALLING OBJECTS. CONTRACTORS SHOULD ENSURE THAT APPROPRIATE LIFTING DEVICES ARE USED, THAT LOADS ARE PROPERLY SECURED AND THAT ACCESS TO AREAS BELOW THE LOAD IS PREVENTED OR RESTRICTED.

## 3. TRAFFIC MANAGEMENT

FOR BUILDING ON A MAJOR ROAD, NARROW ROAD OR STEEPLY SLOPING ROAD: PARKING OF VEHICLES OR LOADING/ UNLOADING OF VEHICLES ON THIS ROADWAY MAY CAUSE A TRAFFIC HAZARD. DURING CONSTRUCTION, MAINTENANCE OR DEMOLITION OF THIS BUILDING DESIGNATED PARKING FOR WORKERS AND LOADING AREAS SHOULD BE PROVIDED. TRAINED TRAFFIC MANAGEMENT PERSONNEL SHOULD BE RESPONSIBLE FOR THE SUPERVISION OF THESE AREAS.

FOR BUILDING WHERE ON-SITE LOADING/ UNLOADING IS RESTRICTED: CONSTRUCTION OF THIS BUILDING WILL REQUIRE LOADING AND UNLOADING OF MATERIALS ON THE ROADWAY. DELIVERIES SHOULD BE WELL PLANNED TO AVOID CONGESTION OF LOADING AREAS AND TRAINED TRAFFIC MANAGEMENT PERSONNEL SHOULD BE USED TO SUPERVISE LOADING/ UNLOADING AREAS. FOR ALL BUILDINGS: BUSY CONTRUCTION AND DEMOLITION SITES PRESENT A RISK OF COLLISION WHERE DELIVERIES AND OTHER TRAFFIC ARE MOVING WITHIN THE SITE. A TRAFFIC MANAGEMENT PLAN SUPERVISED BY TRAINED TRAFFIC MANAGEMENT PERSONNEL SHOULD BE ADOPTED FOR THE WORK SITE.

## 4. SERVICES

### GENERAL

RUPTURE OF SERVICES DURING EXCAVATION OR OTHER ACTIVITY CREATES A VARIETY OF RISKS INCLUDING RELEASE OF HAZARDOUS MATERIAL. EXISTING SERVICES ARE LOCATED ON OR AROUND THIS SITE. WHERE KNOWN, THESE ARE IDENTIFIED ON THE PLANS BUT THE EXACT LOCATION AND EXTENT OF SERVICES MAY VARY FROM THAT INDICATED.

SERVICES SHOULD BE LOCATED USING AN APPROPRIATE SERVICE (SUCH AS DIAL BEFORE YOU DIG), APPROPRIATE EXCAVATION PRACTICE SHOULD BE USED AND, WHERE NECESSARY, SPECIALIST CONTRACTORS SHOULD BE USED.

LOCATIONS WITH UNDERGROUND POWER:

UNDERGROUND POWER LINES MAY BE LOCATED IN OR AROUND THIS SITE. ALL UNDERGROUND POWER LINES MUST BE DISCONNECTED OR CAREFULLY LOCATED AND ADEQUATE WARNING SIGNS USED PRIOR TO ANY CONSTRUCTION, MAINTENANCE OR DEMOLITION COMMENCING.

LOCATIONS WITH OVERHEAD POWER LINES:

OVERHEAD POWER LINES MAY BE NEAR OR ON THIS SITE. THESE POSE A RISK OF ELECTROCUTION IF STRUCK OR APPROACHED BY LIFTING DEVICES OR OTHER PLANT AND PERSONS WORKING ABOVE GROUND LEVEL. WHERE THERE IS A DANGER OF THIS OCCURRING, POWER LINES SHOULD BE, WHERE PRACTICAL, DISCONNECTED OR RELOCATED. WHERE THIS IS NOT PRACTICAL ADEQUATE WARNING IN THE FORM OF BRIGHT COLOURED TAPE OR SIGNAGE SHOULD BE USED OR A PROTECTIVE BARRIER PROVIDED.

## 5. MANUAL TASKS

COMPONENTS WITHIN THIS DESIGN WITH A MASS IN EXCESS OF 25kg SHOULD BE LIFTED BY TWO OR MORE WORKERS OR BY MECHANICAL LIFTING DEVICE. WHERE THIS IS NOT PRACTICAL, SUPPLIERS OR FABRICATORS SHOULD BE REQUIRED TO LIMIT COMPONENT MASS. ALL MATERIAL PACKAGING, BUILDING AND MAINTENANCE COMPONENTS SHOULD CLEARLY SHOW THE TOTAL MASS OF PACKAGES AND WHERE PRACTICAL ALL ITEMS SHOULD BE STORED ON SITE IN A WAY WHICH MINIMISES BENDING BEFORE LIFTING. ADVICE SHOULD BE PROVIDED ON SAFE LIFTING METHODS IN ALL AREAS WHERE LIFTING MAY OCCUR.

CONSTRUCTION, MAINTENANCE AND DEMOLITION OF THIS BUILDING WILL REQUIRE THE USE OF OF PORTABLE TOOLS AND EQUIPMENT. THESE SHOULD BE FULLY MAINTAINED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND NOT USED WHERE FAULTY OR (IN THE CASE OF ELECTRICAL EQUIPMENT) NOT CARRYING A CURRENT ELECTRICAL SAFETY TAG. ALL SAFETY GUARDS OR DEVICES SHOULD BE REGULARLY CHECKED AND PERSONAL PROTECTIVE EQUIPMENT (PPE) SHOULD BE USED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

## 6. HAZARDOUS SUBSTANCES

### POWDERED MATERIALS

MANY MATERIALS USED IN THE CONSTRUCTION OF THIS BUILDING CAN CAUSE HARM IF INHALED IN POWDERED FORM. PERSONS WORKING ON OR IN THE BUILDING DURING CONSTRUCTION, OPERATIONAL MAINTENANCE OR DEMOLITION SHOULD ENSURE GOOD VENTILATION AND WEAR PERSONAL PROTECTIVE EQUIPMENT INCLUDING PROTECTION AGAINST INHALATION WHILE USING POWDERED MATERIAL OR WHEN SANDING, DRILING, CUTTING OR OTHERWISE DISTURBING OR CREATING POWDERED MATERIAL.

### TREATED TIMBER

THE DESIGN OF THIS BUILDING MAY INCLUDE PROVISION FOR THE INCLUSION OF TREATED TIMBER WITHIN THE STRUCTURE. DUST OR FUMES FROM THIS MATERIAL CAN BE HARMFUL. PERSONS WORKING ON OR IN THE BUILDING DURING CONSTRUCTION, OPERATIONAL MAINTENANCE OR DEMOLITION SHOULD ENSURE GOOD VENTILATION AND WEAR PERSONAL PROTECTIVE EQUIPMENT INCLUDING PROTECTION AGAINST INHALATION OF HARMFUL MATERIAL WHEN SANDING, DRILLING, CUTTING OR USING TREATED TIMBER IN ANY WAY THAT MAY CAUSE HARMFUL MATERIAL TO BE RELAEASED. DO NOT BURN TREATED TIMBER.

### VOLATILE ORGANIC COMPOUNDS

MANY TYPES OF GLUE, SOLVENTS, SPRAY PACKS, PAINTS, VARNISHES AND SOME CLEANING MATERIALS AND DISINFECTANTS HAVE DANGEROUS EMISSIONS. AREAS WHERE THESE ARE USED SHOULD BE KEPT WELL VENTILATED WHILE THE MATERIAL IS BEING USED AND FOR A PERIOD AFTER INSTALLATION. PERSONAL PROTECTIVE EQUIPMENT (PPE) MAY ALSO BE REQUIRED. THE MANUFACTURER'S RECOMMENDATIONS FOR USE MUST BE CAREFULLY CONSIDERED AT ALL TIMES.

### SYNTHETIC MINERAL FIBRE

FIBREGLOSS, ROCKWOOL, CERAMIC AND OTHER MATERIAL USED FOR THERMAL OR SOUND INSULATION MAY CONTAIN SYNTHETIC MINERAL FIBRE WHICH MAY BE HARMFUL IF INHALED OR IF IT COMES IN CONTACT WITH THE SKIN, EYES OR OTHER SENSITIVE PARTS OR THE BODY. PERSONAL PROTECTIVE EQUIPMENT (PPE) INCLUDING PROTECTION AGAINST INHALATION OF HARMFUL MATERIAL SHOULD BE USED WHEN INSTALLING, REMOVING OR WORKING NEAR BULK INSULATION MATERIAL.

### TIMBER FLOORS

THIS BUILDING MAY CONTAIN TIMBER FLOORS WHICH HAVE AN APPLIED FINISH. AREAS WHERE FINISHES ARE APPLIED SHOULD BE KEPT WELL VENTILATED DURING SANDING AND APPLICATION AND FOR A PERIOD AFTER INSTALLATION. PERSONAL PROTECTIVE EQUIPMENT (PPE) MAY BE REQUIRED. THE MANUFACTURER'S RECOMMENDATIONS FOR USE MUST BE CAREFULLY CONSIDERED AT ALL TIMES.

## 7. CONFINED SPACES

### EXCAVATION

CONSTRUCTION OF THIS BUILDING AND SOME MAINTENANCE ON THE BUILDING WILL REQUIRE EXCAVATION AND INSTALLATION OF ITEMS WITHIN EXCAVATIONS. WHERE PRACTICAL, INSTALLATION SHOULD BE CARRIED OUT USING METHODS WHICH DO NOT REQUIRE WORKERS TO ENTER THE EXCAVATION. WHERE THIS IS NOT PRACTICAL, ADEQUATE SUPPORT FOR THE EXCAVATED AREA SHOULD BE PROVIDED TO PREVENT COLLAPSE. WARNING SIGNS AND BARRIERS TO PREVENT ACCIDENTAL OR UNAUTHORISED ACCESS TO ALL EXCAVATIONS SHOULD BE PROVIDED.

### ENCLOSED SPACES

FOR BUILDINGS WITH ENCLOSED SPACES WHERE MAINTENANCE OR OTHER ACCESS MAY BE REQUIRED: ENCLOSED SPACES WITHIN THIS BUILDING MAY PRESENT A RISK TO PERSONS ENTERING FOR CONSTRUCTION, MAINTENANCE OR ANY OTHER PURPOSE. THE DESIGN DOCUMENTATION CALLS FOR WARNING SIGNS AND BARRIERS TO UN AUTHORISED ACCESS. THESE ARE TO BE USED AND MAINTAINED THROUGHOUT THE LIFE OF THE BUILDING. WHERE WORKERS ARE REQUIRED TO ENTER ENCLOSED SPACES, AIR TESTING EQUIPMENT AND PERSONAL PROTECTIVE EQUIPMENT (PPE) SHOULD BE PROVIDED.

### SMALL SPACES

FOR BUILDINGS WITH SMALL SPACES WHERE MAINTENANCE OR OTHER ACCESS MAY BE REQUIRED: SOME SMALL SPACES WITHIN THIS BUILDING WILL REQUIRE ACCESS BY CONSTRUCTION OR MAINTENANCE WORKERS. THE DESIGN DOCUMENTATION CALLS FOR WARNING SIGNS AND BARRIERS TO UNAUTHORISED ACCESS. THESE AREAS TO BE USED AND MAINTAINED THROUGHOUT THE LIFE OF THE BUILDING. WHERE WORKERS ARE REQUIRED TO ENTER SMALL SPACES THEY SHOULD BE SCHEDULED SO THAT ACCESS IS FOR SHORT PERIODS. MANUAL LIFTING AND OTHER MANUAL ACTIVITY SHOULD BE RESTRICTED IN SMALL SPACES.

## 8. PUBLIC ACCESS

PUBLIC ACCESS TO CONSTRUCTION AND DEMOLITION SITES AND TO AREAS UNDER MAINTENANCE CAUSES RISK TO WORKERS AND PUBLIC. WARNING SIGNS AND SECURE BARRIERS TO UNAUTHORISED ACCESS SHOULD BE PROVIDED. WHERE ELECTRICAL INSTALLATIONS, EXCAVATIONS, PLANT OR LOOSE MATERIALS ARE PRESENT THEY SHOULD BE SECURED WHEN NOT FULLY SUPERVISED.

## 9. OPERATIONAL USE OF BUILDING

### RESIDENTIAL BUILDINGS

THIS BUILDING HAS BEEN DESIGNED AS A RESIDENTIAL BUILDING. IF IT, AT A LATER DATE, IS USED OR INTENDED TO BE USED AS A WORKPLACE, THE PROVISIONS OF THE WORK HEALTH AND SAFETY ACT 2011 OR SUBSEQUENT REPLACEMENT ACT SHOULD BE APPLIED TO THE NEW USE.

### NON-RESIDENTIAL BUILDINGS

FOR NON-RESIDENTIAL BUILDINGS WHERE THE END USE HAS NOT BEEN IDENTIFIED:

THIS BUILDING HAS BEEN DESIGNED TO THE REQUIREMENTS OF THE CLASSIFICATION IDENTIFIED ON THE DRAWINGS. THE SPECIFIC USE OF THE BUILDING IS NOT KNOWN AT THE TIME OF THE DESIGN AND A FURTHER ASSESSMENT OF THE WORKPLACE HEALTH AND SAFETY ISSUES SHOULD BE UNDERTAKEN AT THE TIME OF THE FITOUT FOR THE END USER.

FOR NON-RESIDENTIAL BUILDINGS WHERE THE END USE IS KNOWN: THIS BUILDING HAS BEEN DESIGNED FOR THE SPECIFIC USE AS IDENTIFIED ON THE DRAWINGS. WHERE A CHANGE OF USE OCCURS AT A LATER DATE A FURTHER ASSESSMENT OF THE WORKPLACE HEALTH AND SAFETY ISSUES SHOULD BE UNDERTAKEN.

## 10. OTHER HIGH RISK ACTIVITY

ALL ELECTRICAL WORK SHOULD BE CARRIED OUT IN ACCORDANCE WITH CODE OF PRACTICE: MANAGING ELECTRICAL RISKS AT THE WORKPLACE. AS/ NZ 3012 AND ALL LICENSING REQUIREMENTS. ALL WORK USING PLANT SHOULD BE CARRIED OUT IN ACCORDANCE WITH CODE OF PRACTICE: MANAGING RISKS OF PLANT AT THE WORKPLACE. ALL WORK SHOULD BE CARRIED OUT IN ACCORDANCE WITH CODE OF PRACTICE: MANAGING NOISE AND PREVENTING HEARING LOSS AT WORK. DUE TO HISTORY OF SERIOUS INCIDENTS IT IS RECOMMENDED THAT PARTICULAR CARE BE EXERCISED WHEN UNDERTAKING WORK INVOLVING STEEL CONSTRUCTION AND CONCRETE PLACEMENT. ALL THE ABOVE APPLIES.

All Dimensions and Site levels to be Verified on Site By Owner & or Contractor(s) Prior to Setting out and Commencement of Any Construction Works

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### residential building design + documentation

jon pugh home design : accr/no. CC6894  
jackp1@iprimus.com.au : 0459 586 013  
PO BOX 397 ST HELENS TAS 7216

client:

# Peter & Margaret Kossler

project:

## Proposed Shed

at:

## 137 Binalong Bay Road, St Helens, TAS 7216

drawing title:

## Safety Notes

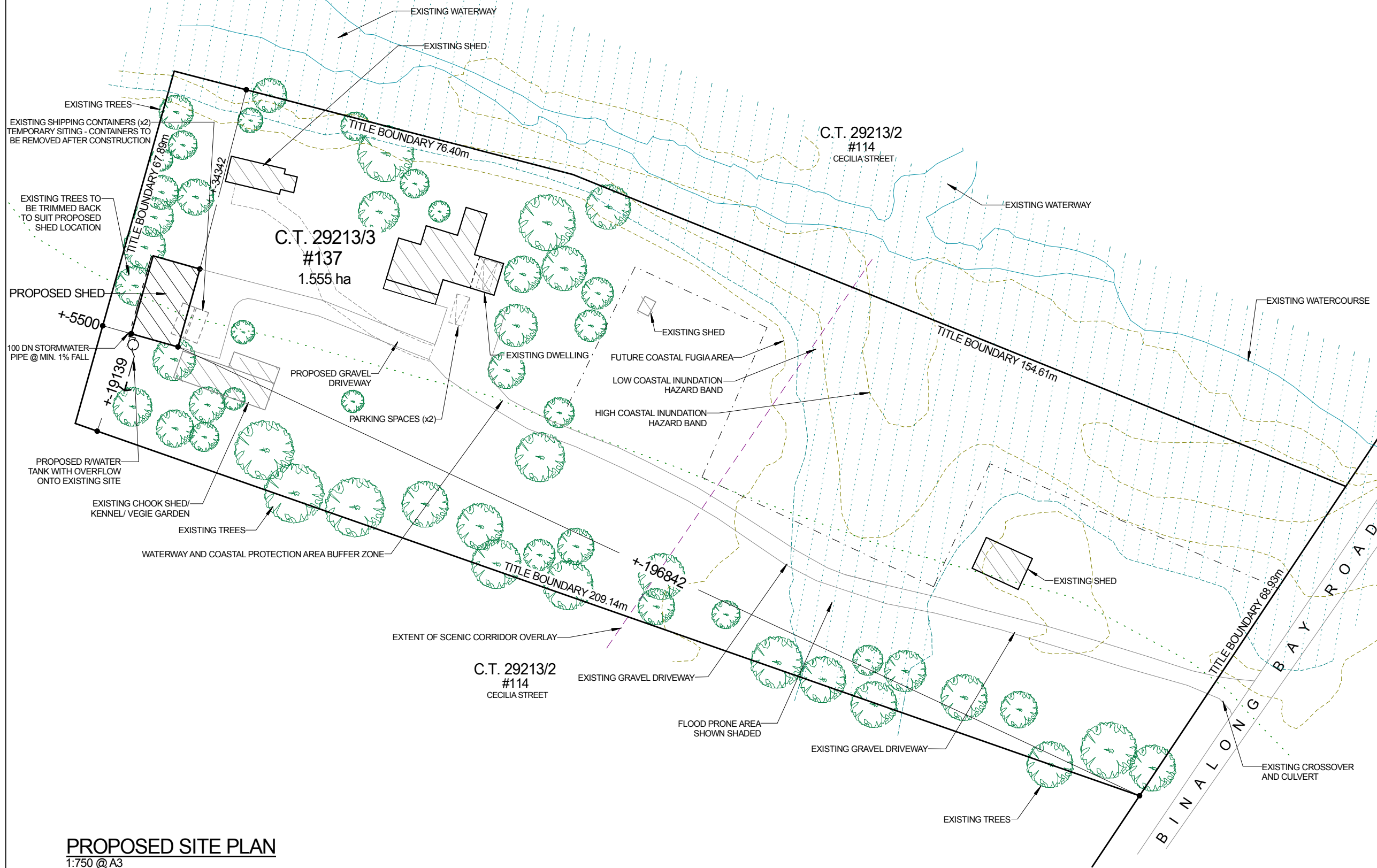
REV.	DESCRIPTION	DATE

job. no.	revision
<b>331</b>	<b>-</b>
sheet no.	date
<b>A02</b>	12/11/24



**SOIL AND WATER MANAGEMENT**

DOWNPIPES TO BE CONNECTED TO STORMWATER SYSTEM AS SOON AS ROOF IS INSTALLED  
 INSTALL AG DRAIN PRIOR TO FOOTING EXCAVATION  
 SEE DRAINAGE PLAN FOR LOCATION (IF SHOWN)  
 EXCAVATED MATERIAL PLACED UP-SLOPE OF OF AG DRAIN. TO BE REMOVED WHEN BUILDING WORKS ARE COMPLETE AND USED AS FILL ON SITE FOR ANY LOW POINTS. INSTALL A SEDIMENT FENCE ON THE DOWNSLOPE OF MATERIAL  
 CONSTRUCTION VEHICLES TO BE PARKED ON THE STREET OR THE DRIVEWAY ONCE PAVED TO PREVENT TRANSFERRING DEBRIC ONTO BINALONG BAY ROAD



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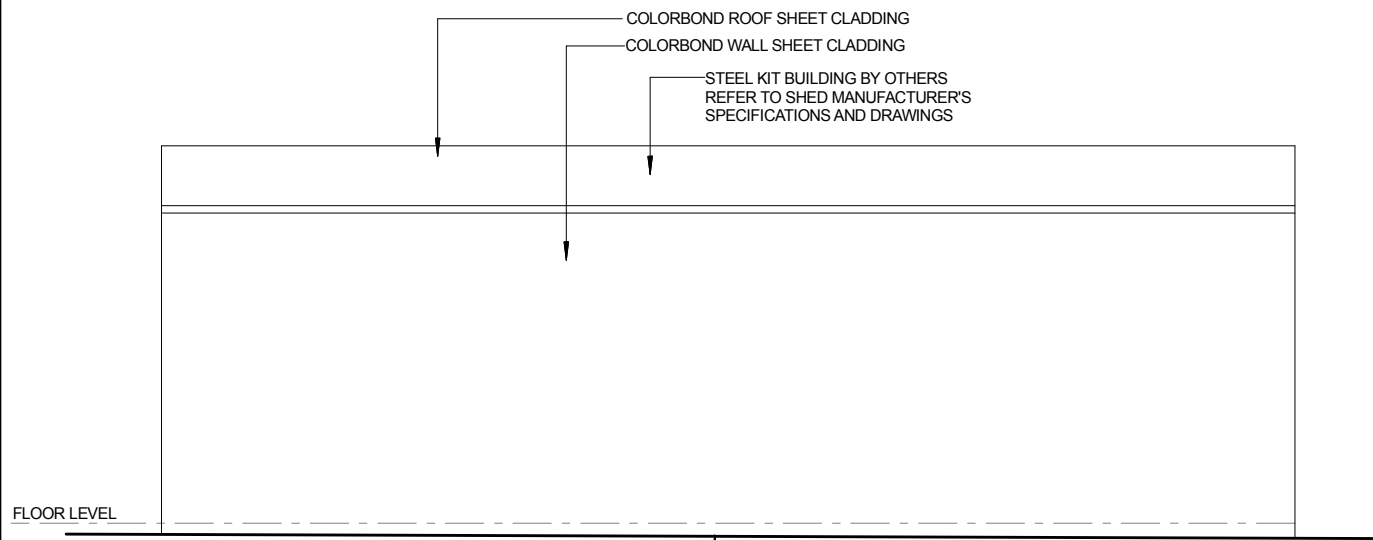
drawing title:  
 Proposed Site Plan

**PROPOSED SITE PLAN**  
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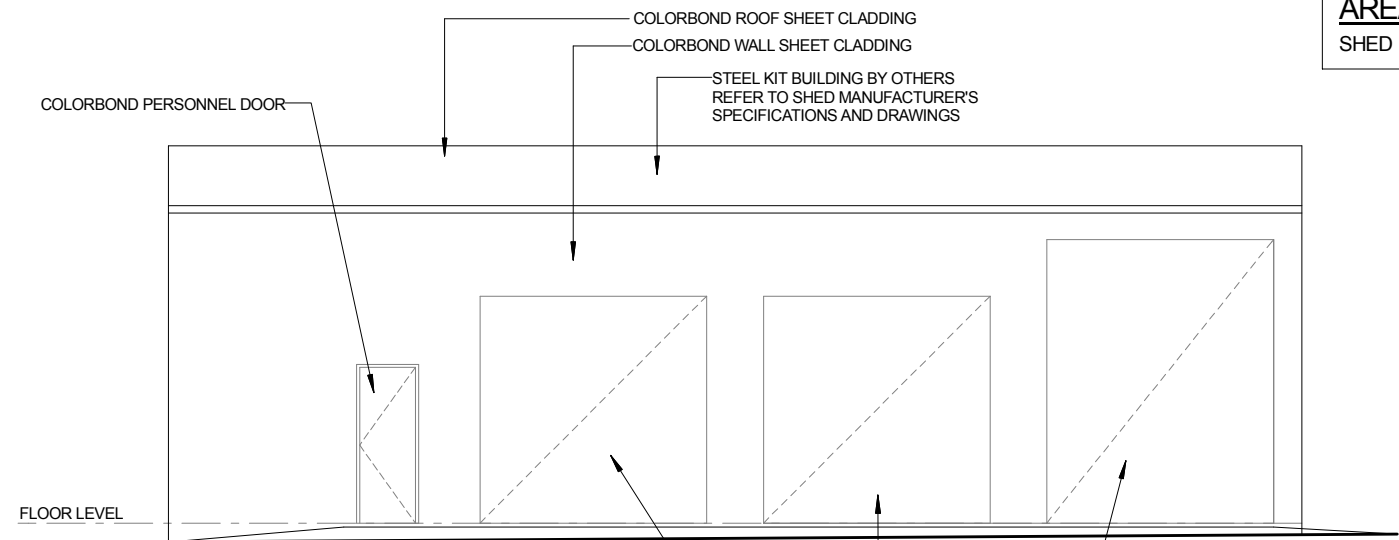
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job. no.	revision
<b>331</b>	-
sheet no.	date
<b>A03</b>	12/11/24

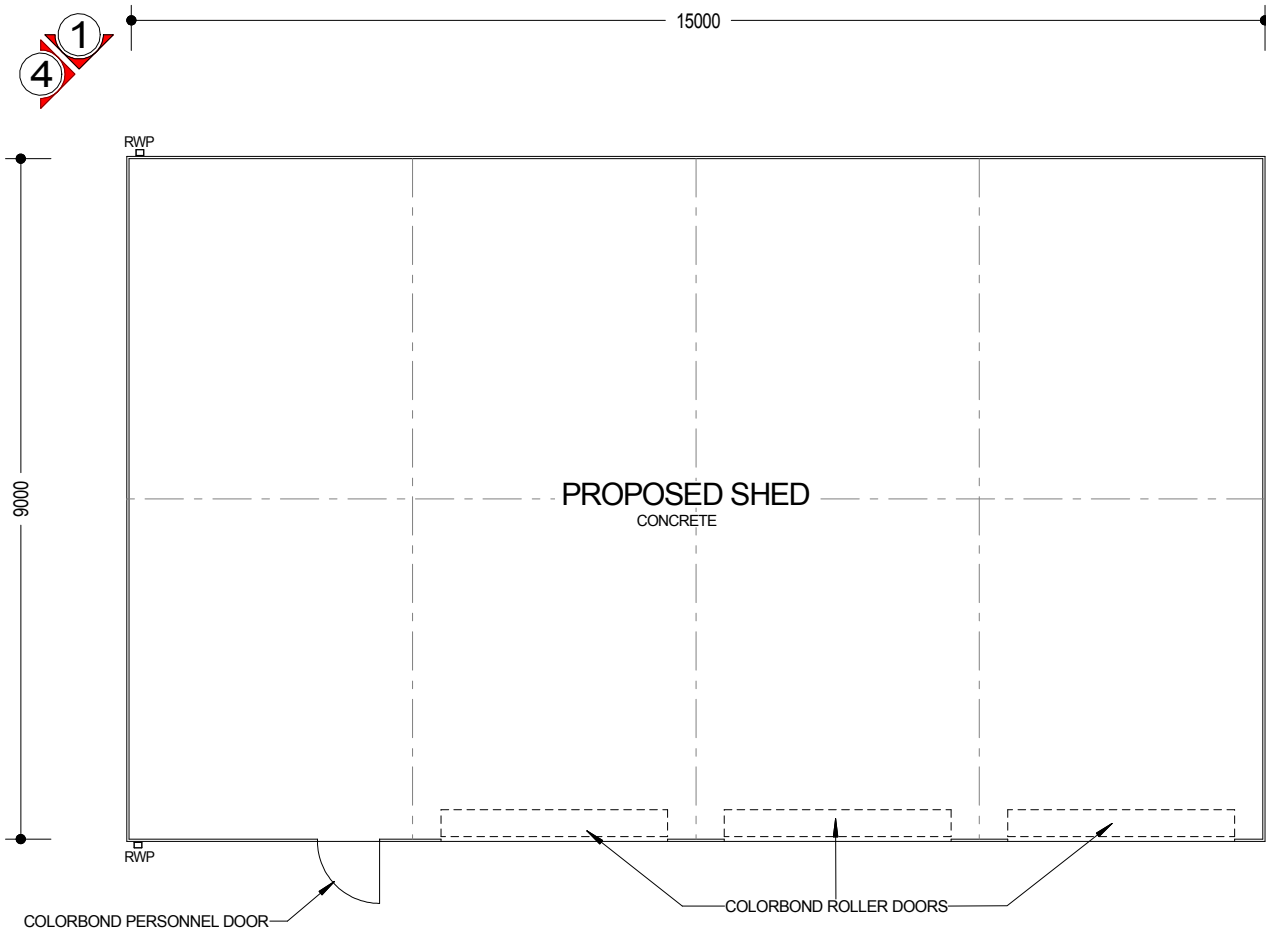
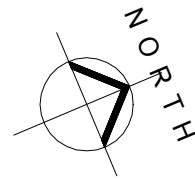


**ELEVATION 1**  
1:100 @ A3

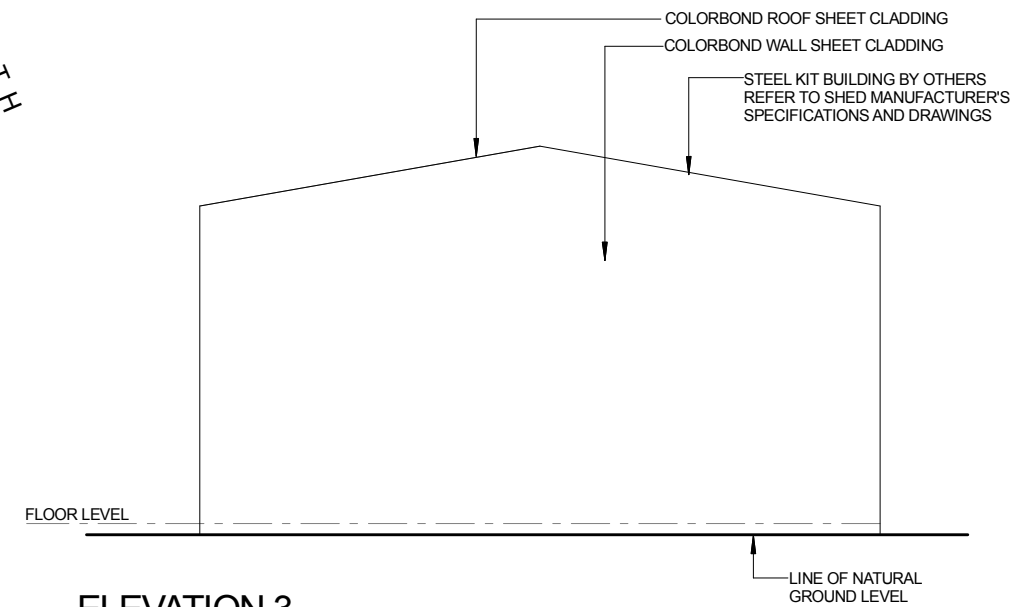


**ELEVATION 2**  
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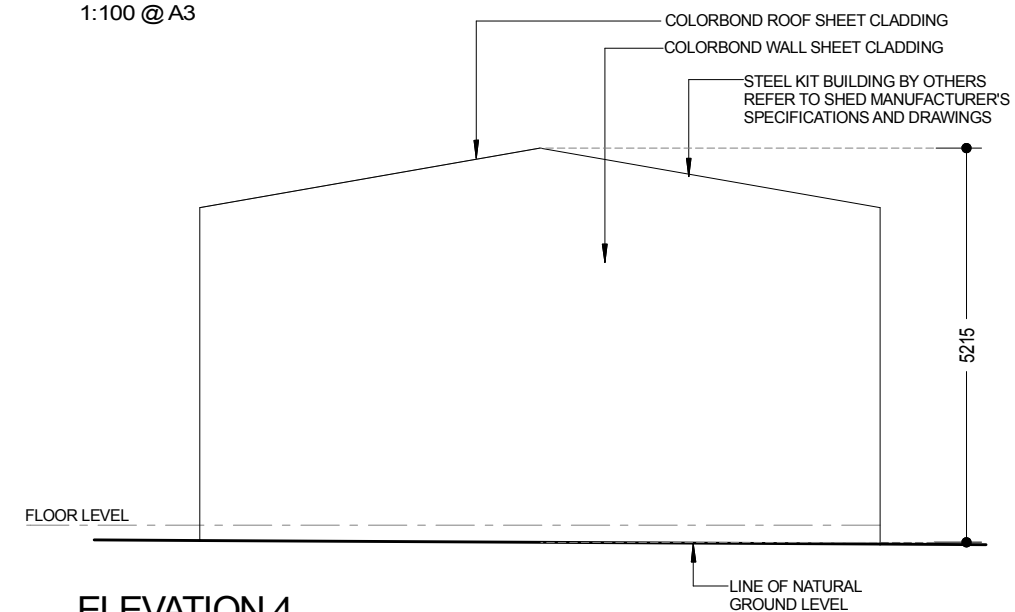
**AREAS:**  
SHED : 135.00m<sup>2</sup>



**PROPOSED FLOOR PLAN**  
1:100 @ A3



**ELEVATION 3**  
1:100 @ A3



**ELEVATION 4**  
1:100 @ A3

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client:

**Peter & Margaret Kossler**

project:

Proposed Shed

at:

137 Binalong Bay Road,  
St Helens, TAS 7216

drawing title:

Proposed Floor Plan + Elevations

REV.	DESCRIPTION	DATE

job. no.	331	revision	-
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sheet no.	A04	date	12/11/24
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# **DEVELOPMENT APPLICATION COMPLIANCE REPORT**

**November 2024**

## **OWNER'S DETAILS**

Peter & Margaret Kossler  
#137 Binalong Bay Road  
St Helens  
TAS 7216

## **PROJECT DETAILS**

Proposed Shed at:  
#137 Binalong Bay Road  
St Helens  
TAS 7216

## **PREPARED BY**

Jon Pugh Home Design  
0459 586 013

## **DEVELOPMENT SITE DETAILS**

The property currently has an existing dwelling and outbuildings on it. There is an existing access off Binalong Bay Road. The property is relatively level. The surrounding land is zoned Rural and is used for agricultural purposes.

## **DEVELOPMENT PROPOSAL**

The owners propose to build a shed at the rear of the property to house their large collection of classic vehicles.

The stormwater run off from the proposed shed will be directed to a rainwater tank which will provide for use on the nearby vegie garden. The tank overflow will be directly to existing absorption on site.

The proposed development relies on Acceptable solutions and performance criteria from the Tasmanian Planning Scheme to satisfy planning standards.

## DEVELOPMENT DETAILS

The proposed development is for a Shed.

Proposed Shed: 135.00m<sup>2</sup>

**Total Area of Development 135.00m<sup>2</sup>**

## PLANNING CODE

The proposed development is in the RURAL LIVING ZONE. The proposed development is for the 'Residential' use. The 'Residential use is a 'No Permit Required' Use.

The following standards from the Tasmanian Planning Scheme are to be considered:

- **ZONE 11.0 Rural Living Zone**
- **CODE C2.0 Parking and Sustainable Transport Code**

The Bushfire Prone Areas Code 13.0 has not been addressed as this is an outbuilding and is greater than 6m from the existing dwelling.

The Scenic Corridor Code C8.0 has not been addressed as the proposal sits well outside of the area shown as the scenic corridor.

The Coastal Inundation Code 11.0 has not been addressed as the proposed development is outside of the areas shown as affected.

The Flood-Prone Areas Hazard Code 12.0 has not been addressed as this is an outbuilding and is exempt from this code.



## **ZONE 11.0 Rural Living Zone**

### **11.3 Use Standards**

#### **11.3.1 Discretionary Uses**

- A1     Acceptable Solution  
        The proposed development is for a Permitted Use.
- A2     Not Applicable  
        The Proposed development is not a Commercial Use.
- A3     Not Applicable  
        The Proposed development is not a Commercial Use.

#### **11.3.2 Visitor Accommodation**

- A1     Not Applicable  
        The Proposed development is not for Visitor Accommodation Use.
- A2     Not Applicable  
        The Proposed development is for Visitor Accommodation Use.

### **11.4 Development Standards**

#### **11.4.1 Site Coverage**

The Site Coverage including the proposed shed is 470.97m<sup>2</sup> and slightly greater than the acceptable solution.

#### **P1 Performance Criteria**

- a) Due to the topography of the property the proposed shed is located on a flat part of the property well away from the road frontage and the other lower areas of the property.
- b) The property is large and there is adequate capacity for the site to drain and absorb runoff.
- c) The property is large and there is sufficient space to house the proposed shed. The proposed shed is located on a flat part of the property well away from the road frontage and the other lower areas of the property.
- d) The proposed shed is not constrained by the existing buildings on the

- property.
- e) Three existing trees will require their limbs to be trimmed only. No other vegetation is required to be removed for this proposed development.
  - f) There is no established character of existing development on neighbouring established properties.

#### **11.4.2 Building Design and Siting**

**A1 Acceptable Solution**

The proposed development is less than 8.5m high. The overall height is 5.22m.

**A2 Acceptable Solution**

The proposed development is setback over 20m from the frontage. The setback is over 198m.

**P3 Performance Criteria**

- a) Due to the topography of the property the proposed shed is located on a flat part of the property well away from the road frontage and the other lower areas of the property.
- b) The property is large and there is sufficient space to house the proposed shed. The proposed shed is located on a flat part of the property well away from the road frontage and the other lower areas of the property.
- c) Surrounding property is zoned either agricultural or rural living properties. There are no immediate neighbouring dwellings.
- d) The height, bulk and form of the proposed shed is in keeping with existing buildings on the property.
- e) There is no established character of existing development on neighbouring established properties.
- f) The proposed shed will not adversely overshadow adjoining properties. There are no existing buildings close to the proposed shed.

**A4 Acceptable Solution**

The proposed development is not a sensitive use.

## **11.5 Development Standards for Subdivision**

### **11.5.1 Lot Design**

- A1 Acceptable Solution  
Not applicable.
- A2 Acceptable Solution  
Not applicable.
- A3 Acceptable Solution  
Not applicable.

### **11.5.2 Roads**

- A1 Acceptable Solution  
Not applicable.

### **11.5.3 Services**

- A1 Acceptable Solution  
Not applicable.
- A2 Acceptable Solution  
Not applicable.

## **CODE C2.0 Parking and Sustainable Transport Code**

### **C2.5 Use Standards**

#### **C2.5.1 Car Parking Numbers**

- A1 Acceptable solution  
2 existing car parking spaces are provided in the existing carport to the existing dwelling and in front of the dwelling as per Table C2.1.

### **C2.5.2 Bicycle Parking Numbers**

- A1 Acceptable solution  
No bicycle parking spaces are required or provided as per Table C2.1.

### **C2.5.3 Motorcycle Parking Numbers**

- A1 Acceptable solution  
No motorcycle parking spaces are required or provided as per Table C2.4.

### **C2.5.4 Loading Bays**

- A1 Acceptable solution  
No loading bays are required or provided.

### **C2.5.5 Number of Car parking Spaces within the General Residential Zone**

- A1 Acceptable solution  
There are no non-residential buildings in this proposal.

## **C2.6 Development Standards for Buildings and Works**

### **C2.6.1 Construction of Parking Areas**

- P1 Performance Solution
- (a) The area for manoeuvring is in front of the proposed Shed and will be easily identifiable.
  - (b) The site for the proposed Shed is located in the rear corner of the property.
  - (c) The stormwater run off from the proposed shed will be directed to a rainwater tank which will provide for use on the nearby vegie garden. The tank overflow will be directly to existing absorption on site.
  - (d) The site for the proposed Shed is located in the rear corner of the property and is well away from the road.
  - (e) The compacted gravel area will be too small to generate a significant amount of dust.
  - (f) The maneuvering space will be compacted gravel in front of the proposed Shed.

### **C2.6.2 Design and layout of Parking Areas**

A1.1 The layout of car spaces and access ways must be designed in accordance with AS 2890.1 - Parking facilities. Parts 1-6: Off Road Car Parking.

- Minimum parking bay size 2.4m x 5.4m
- Minimum driveway width 3.0m
- Maximum gradient 1:4
- Minimum height clearance 2200mm
- Maximum gradient across property line and footpath 1:20

A1.2 Parking spaces provided for use by persons with a disability

Not applicable

### **C2.6.3 Number of Accesses for Vehicles**

A1 Acceptable solution  
Only one access is proposed in this proposal.

A2 Not Applicable  
This proposal is in the General Residential Zone.

### **C2.6.4 Lighting of Parking Areas within the General Business Zone and Central Business Zone**

A1 Not Applicable  
This proposal is in the General Residential Zone.

### **C2.6.5 Pedestrian Access**

A1.1 Not Applicable  
The use in this proposal does not require more than 10 parking spaces.

A1.2 Not Applicable  
The use in this proposal does not require disabled access parking.

### **C2.6.6 Loading Bays**

A1 Not Applicable  
Loading Bays are not required.

- A2 Not Applicable  
Loading Bays are not required.

### **C2.6.7 Bicycle Parking and Storage facilities within the General Business Zone and Central Business Zone**

- A1 Not Applicable  
The use in this proposal does not require bicycle parking spaces.
- A2 Not Applicable  
The use in this proposal does not require bicycle parking spaces..

### **C2.6.8 Siting of Parking and Turning Areas**

- A1 Not Applicable  
The use in this proposal does not require any specific provisions.
- A2 Not Applicable  
The use in this proposal does not require any specific provisions.

## **C2.7 Parking Precinct Plan**

### **C2.7.1 Parking Precinct Plan**

- A1 Not Applicable  
The use in this proposal does not require any specific provisions.