
Application for Planning

S.57 Land Use Planning and Approvals Act 1993

The following application has been received:

Application No.: **DA2025035**

Location: **Unit 2, 53 Turners Beach Road, Turners Beach**

Proposal: **Residential - shed**

Performance Criteria: **Setbacks and building envelope for all dwellings**

The application may be inspected at the Administration Centre, 19 King Edward Street, Ulverstone during Office hours and on the council's website: www.centralcoast.tas.gov.au Any person may make representation in relation to the applications (in accordance with S.57(5) of the Act) by writing to the Chief Executive Officer, PO Box 220, Ulverstone 7315 or by email to admin@centralcoast.tas.gov.au and quoting the Application No. Any representations received by the Council are classed as public documents and will be made available to the public where applicable under the *Local Government (Meeting Procedures) Regulations 2015*.

The representation must be made on or before **29 September 2025**

Date of Notification: **13 September 2025**

CENTRAL COAST COUNCIL
PO Box 220
19 King Edward Street
ULVERSTONE TASMANIA 7315
Ph: (03) 6429 8900
Email: planning@centralcoast.tas.gov.au
www: centralcoast.tas.gov.au



Land Use Planning and Approvals Act 1993
Tasmanian Planning Scheme – Central Coast
PLANNING PERMIT APPLICATION

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

Received: 27 AUG 2025

Application No:

Office use only: Zone:

Doc ID:
Permit Pathway – NPR/Permitted/Discretionary

Use or Development Site:

Site Address

2/53 Turners Beach Rd
Turners Beach TAS 7315

Certificate of
Title Reference

148 558/2 148 558/0

Land Area

Heritage Listed Property

NO

YES

Applicant(s)

First Name(s)

Jennifer Lee

Surname(s)

Whiteway
(Wiseman)

Company name
(if applicable)

Contact No:

0400 883 743

Postal Address:

2/53 Turners Beach Rd
Turners Beach TAS 7315

Email address:

jenniferwhiteway22@gmail.com

Please tick box to receive correspondence and any relevant information regarding your application via email.

Owner(s) (note – if more than one owner, all names must be indicated)

First Name(s)

Jennifer

Middle Names(s)

Lee

Surname(s)

Whiteway
(Wiseman)

Company name (if applicable)

Postal Address:

2/53 Turners Beach Rd
Turners Beach TAS 7315

PERMIT APPLICATION INFORMATION

(If insufficient space for proposed use and development, please attach separate documents)

"USE" is the purpose or manner for which land is utilised.

Proposed Use

Residential

Use Class

Office use only

"Development" is the works required to facilitate the proposed use of the land, including the construction or alteration or demolition of buildings and structures, signs, any change in ground level and the clearing of vegetation.

Proposed Development (please submit all documentation in PDF format to planning@centralcoast.tas.gov.au separating A4 documents & forms from A3 documents).

Garage

Value of the development – (to include all works on site such as outbuildings, sealed driveways and fencing)

\$ 30K Estimate/ Actual

Total floor area of the developmentm²

Declaration of Notice to Landowner

If land is NOT in the applicant's ownership

I , declare that the owner/each of the owners of the land has been notified of the intention to make this permit application under section 52(1) of the *Land Use Planning and Approvals Act 1993*.

Signature of Applicant

Date

If the application involves land within a Strata Corporation

I Jennifer Whitway, declare that the owner/each of the owners of the body corporation has been notified of the intention to make this permit application.

Signature of Applicant



Date

27-8-25

If the application involves land owned or administered by the CENTRAL COAST COUNCIL

Central Coast Council consents to the making of this permit application.

General Managers Signature _____ Date _____

If the permit application involves land owned or administered by the CROWN

I, _____ the Minister
responsible for the land, consent to the making of this permit application.

Minister (Signature) _____ Date _____

NB: If the site includes land owned or administered by the Central Coast Council or by a State government agency, the consent in writing (a letter) from the Council or the Minister responsible for Crown land must be provided at the time of making the application - and this application form must be signed by the Council or the Minister responsible.

Applicants Declaration

I/ we Jennifer Whiteway (Wiseman)
declare that the information I have given in this permit application to be true and correct to the best of my knowledge.

Signature of Applicant/s  Date 27-8-25

Office Use Only	
Planning Permit Fee	\$
Public Notice Fee	\$
Permit Amendment / Extension Fee	\$
No Permit Required Assessment Fee	\$
TOTAL	\$
Validity Date	

SEARCH OF TORRENS TITLE

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

VOLUME 148558	FOLIO 0
EDITION 1	DATE OF ISSUE 18-Oct-2006

Received: 27 AUG 2025

SEARCH DATE : 22-Aug-2025
SEARCH TIME : 04.05 PM

Application No:

Doc. ID:

DESCRIPTION OF LAND

Parish of ABBOTSHAM Land District of DEVON
The Common Property for Strata Scheme 148558
Derivation : Part of Lo 463 Gtd. to W. Titley and Part of Lot
700 Gtd. to A. Clerke
Prior CT 8599/1

SCHEDULE 1

STRATA CORPORATION NUMBER 148558, 53 TURNERS BEACH ROAD
TURNERS BEACH

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP 8599 FENCING COVENANT in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES

VOLUME 148558	FOLIO 2
EDITION 2	DATE OF ISSUE 11-Sep-2007

Received: 27 AUG 2025

SEARCH DATE : 22-Aug-2025
SEARCH TIME : 04.05 PM

Application No:
Doc. ID:

DESCRIPTION OF LAND

Parish of ABBOTSHAM Land District of DEVON
Lot 2 on Strata Plan 148558 and a general unit entitlement
operating for all purposes of the Strata Scheme being a 1
undivided 1/2 interest
Derived from Strata Plan 148558
Derivation : Part of Lo 463 Gtd. to W. Titley and Part of Lot
700 Gtd. to A. Clerke

SCHEDULE 1

C806958 TRANSFER to JENNIFER LEE WISEMAN Registered
11-Sep-2007 at 12.01 PM

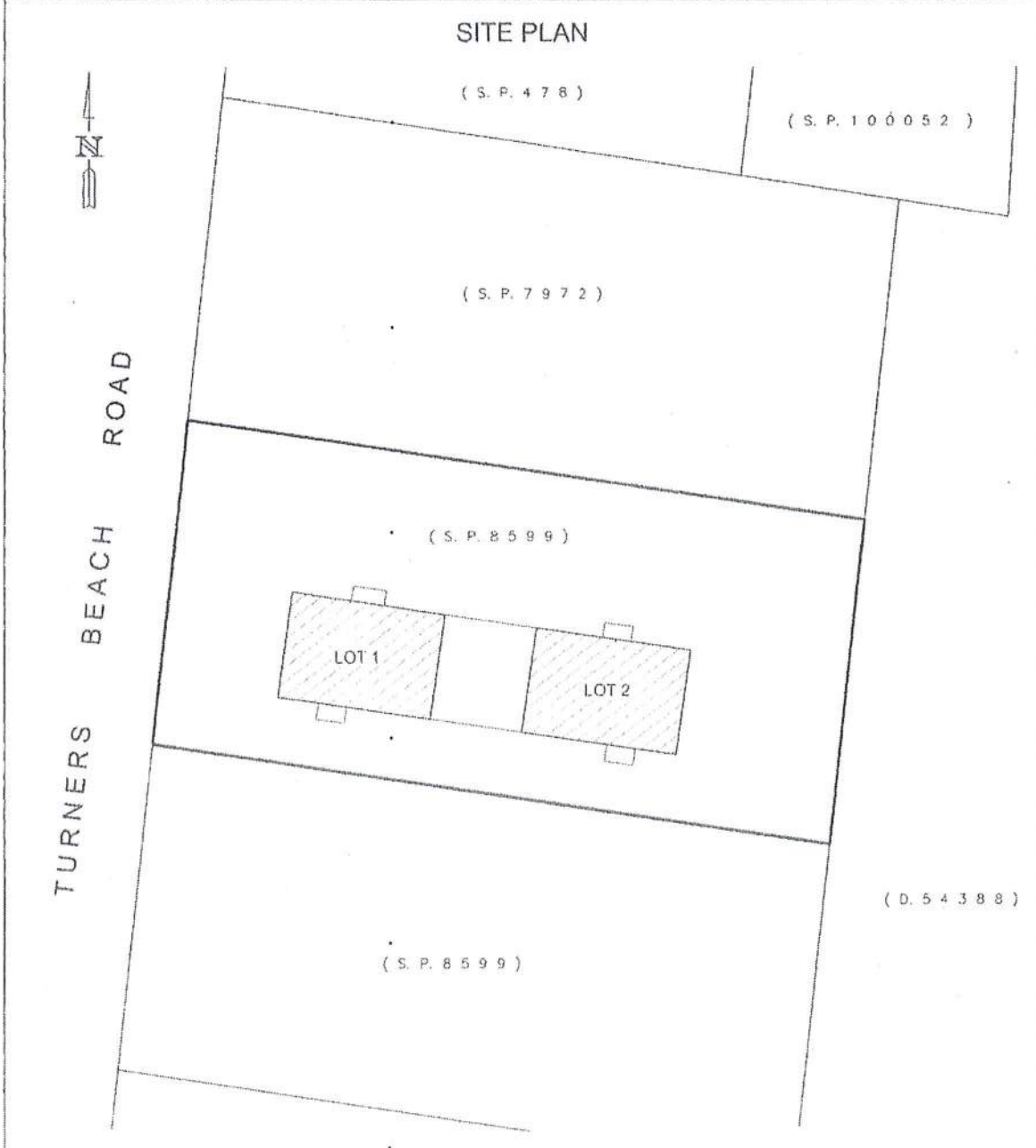
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
The registered proprietor holds the lot and unit entitlement
subject to any interest noted on common property
Folio of the Register volume 148558 folio 0
SP 8599 FENCING COVENANT in Schedule of Easements
C807376 MORTGAGE to Commonwealth Bank of Australia
Registered 11-Sep-2007 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

CITY/TOWN TURNERS BEACH SUBURB/LOCALITY		STRATA PLAN SHEET 1 OF 3 SHEETS		REGISTERED NUMBER 148558
FOLIO REFERENCE C.T.8599-1 SITE COMPRISES THE WHOLE OF LOT 1 ON PLAN No 5.P.8599		NAME OF STRATA SCHEME 53 TURNERS BEACH ROAD, TURNERS BEACH.		STRATA TITLES ACT 1998 REGISTERED 18 OCT 2006
MAPSHEET MUNICIPAL CODE No 104	LAST UPI No 6301821	SCALE 1:250	LENGTHS IN METRES	<i>Alice Kawa</i> Recorder of Titles



NOTES: (i) ALL BUILDINGS ON THE SITE TO BE SHOWN ON SHEET 1 (ii) BUILDING TO SITE BOUNDARY OFFSETS OF LESS THAN 2.00 METRES TO BE SHOWN ON SHEET 1	<i>Kath...</i>	<i>12/10/06</i>	<i>...</i>	<i>27/4/06</i>
	Council Delegate	Date	Registered Land Surveyor	Date
STAGED/COMMUNITY DEVELOPMENT SCHEME No (IF APPLICABLE)	LODGED BY BISHOP'S			

STRATA PLAN
SHEET 2 OF 3 SHEETS

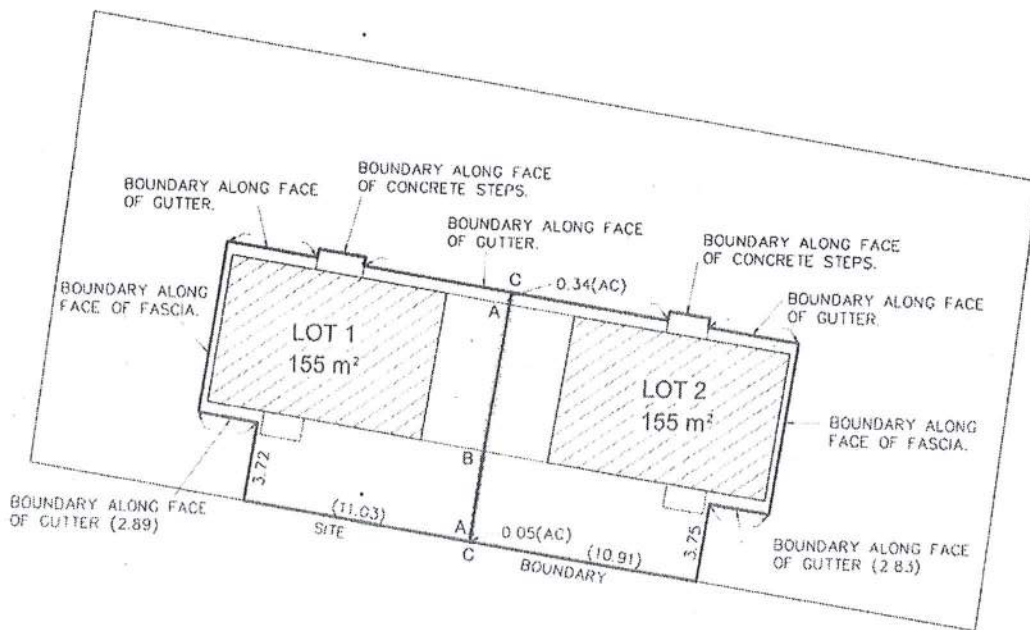
STRATA TITLES ACT 1998

Registered Number

Kathleen Abbott 29/08/06
Council Delegate Date

148558

GROUND FLOOR
SCALE: 1:200



LOT No.	TOTAL FLOOR AREA	OPEN AREA
1	73 m²	82m²
2	73 m²	82m²

THE HORIZONTAL LOT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES DEFINED BY:
 SITE BOUNDARIES
 THE CENTRE OF THE BRICK WALL AB
 THE FACE OF THE GUTTER
 THE FACE OF THE FASCIA
 THE FACE OF THE CONCRETE STEPS
 MEASUREMENTS WHERE THE BOUNDARIES ARE OPEN

MEASUREMENTS IN BRACKETS ARE FOR BOUNDARY FIXATION ONLY.
 AC IS THE PROLONGATION OF THE CENTRE OF THE BRICK WALL AB

THE VERTICAL LOT BOUNDARIES EXTEND FROM 2.00 METRES BELOW
 GROUND LEVEL TO 10.00 METRES ABOVE GROUND LEVEL.

[Signature] 27/4/06
Registered Land Surveyor Date

	CENTRAL COAST COUNCIL LAND USE PLANNING
Received:	21/02/2025
Application No:	DA2025035
Doc ID:	511738

SEARCH OF TORRENS TITLE

VOLUME 148558	FOLIO 2
EDITION 2	DATE OF ISSUE 11-Sep-2007

SEARCH DATE : 23-Oct-2012
SEARCH TIME : 12.59 PM

DESCRIPTION OF LAND

Parish of ABBOTSHAM Land District of DEVON
 Lot 2 on Strata Plan 148558 and a general unit entitlement
 operating for all purposes of the Strata Scheme being a 1
 undivided 1/2 interest
 Derived from Strata Plan 148558
 Derivation : Part of Lo 463 Gtd. to W. Titley and Part of Lot
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SCHEDULE 1

C806958 TRANSFER to JENNIFER LEE WISEMAN Registered
 11-Sep-2007 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 The registered proprietor holds the lot and unit entitlement
 subject to any interest noted on common property
 Folio of the Register volume 148558 folio 0
 SP 8599 FENCING COVENANT in Schedule of Easements
 C807376 MORTGAGE to Commonwealth Bank of Australia
 Registered 11-Sep-2007 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

STRATA PLAN
SHEET 2 OF 3 SHEETS

STRATA TITLES ACT 1998

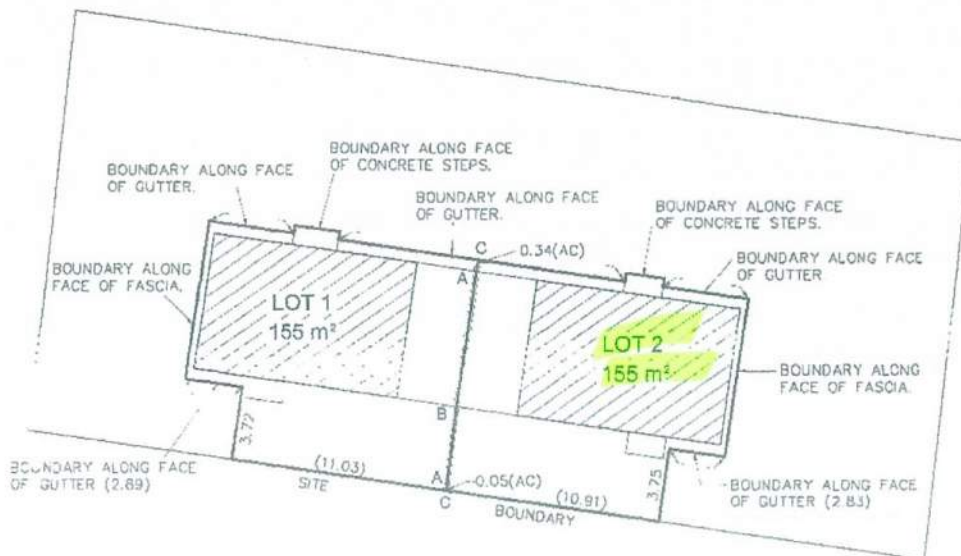
Registered Number

Katharine Blank 27/04/06
Council Delegate Date

148558

GROUND FLOOR

SCALE: 1:200



LOT No.	TOTAL FLOOR AREA	OPEN AREA
1	73 m ²	82m ²
2	73 m ²	82m ²

THE HORIZONTAL LOT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES DEFINED BY:
 SITE BOUNDARIES
 THE CENTRE OF THE BRICK WALL AB
 THE FACE OF THE GUTTER
 THE FACE OF THE FASCIA
 THE FACE OF THE CONCRETE STEPS
 MEASUREMENTS WHERE THE BOUNDARIES ARE OPEN

MEASUREMENTS IN BRACKETS ARE FOR BOUNDARY FIXATION ONLY.
 AC IS THE PROLONGATION OF THE CENTRE OF THE BRICK WALL AB.

THE VERTICAL LOT BOUNDARIES EXTEND FROM 2.00 METRES BELOW
 GROUND LEVEL TO 10.00 METRES ABOVE GROUND LEVEL.

Katharine Blank 27/4/06
Registered Land Surveyor Date

Shed Proposal

To whom it may concern,

I, Mr Mark Muir co-owner of 53 Turners Beach Road, Turners Beach 7315 Tasmania, give permission for Phillip and Jennifer Whiteway to build a 9x7 metre shed behind Unit 2 on the common ground of the property.

Sign:



Date: 19/11/2024

Kind Regards,

Mark Muir

0407 252 532

Mark.muir@outlook.com.au

727 East Derwent Hwy

Risdon 7017

SPECIFICATIONS SUMMARY



PHIL WHITEWAY

QUOTE NO: 413175

DATE: 16/09/2024

VALID: 14 Days

BURNIE SHEETMETAL

WIND DESIGN SPEED

Wind Region	Region: A4, Terrain Category: 2.50, Importance Level: 2
Wind Multipliers	Md: 1.00, Mc: 1.00, Mz: 0.87, Ms: 1.00, Mt: 1.00
Design Speed	39.15 m/s

PORTAL FRAMES

End Portal Frame	C15019
Internal Portal Frame	C15019
Knee Braces	No
Apex Braces	Yes

* End portal frames are upgraded to internal frames for unsheeted bays or where dominant openings cover 50% of the bay.

ROOF PURLINS

Purlin Type	TopHat 96mm 1.00 BMT
Purlin Spacing	857mm

WALL GIRTS

Side Wall Girt	TopHat 96mm 1.00 BMT
Side Wall Girt Spacing	1050mm
End Wall Girt	TopHat 96mm 1.00 BMT
End Wall Girt Spacing	1050mm

BAYS

Bay Count	3
Bay Sizes	3.00m, 3.00m, 3.00m

RAIN GOODS

Gutter	Square Gutter - Colour: Woodland Grey
Down Pipe	Downpipe 90mm Dia - Colour: Shale Grey
Barge Cap	Type 54 Barge Flashing 0.55 BMT - Colour: Woodland Grey
Ridge Cap	Steelline Ridge Capping - Roll Top - Colour: Woodland Grey

* Shed Builder and/or the consulting engineer reserve the right to alter any nominated engineering specification without further notice.

YOUR QUOTE



PHIL WHITEWAY

QUOTE NO: 413175

DATE: 16/09/2024

VALID: 14 Days

BURNIE SHEETMETAL

ABN: 90 976 703 289

ADDRESS:
10 PHILLIP ST
WIVENHOE TAS 7320

@ workshop@burnieplumbing.com.au

☎ 0448 313 622

🌐 www.burnieplumbing.com.au

phil whiteway
53 Turners Beach Road
Turners Beach TAS 7315
M: 0408948457

I would like to submit the following quotation for your proposed new steel building.

Regards
Burnie Sheetmetal

BUILDING SPECIFICATIONS

Building Length:	9.00m
Building Width:	7.00m
Wall Height:	3.60m
Roof Pitch:	10.0°
Roof Sheeting:	Corrugated 0.42 BMT - Colour: Woodland Grey
Wall Sheeting:	Steelclad 0.42 BMT - Colour: Shale Grey
Skylights:	6 Sheets
Roller-Doors:	1 x Series "AA" Roller-Door (2700 x 5000) - Colour (Woodland Grey)
P/A Doors:	1 x Personal Access Door (2040 x 820) - Colour (Woodland Grey)

QUOTATION AMOUNT

Kit Price including GST: \$ 16,400.00

CONDITIONS

1. 20% TO BE PAID FOR ENGINEERING
2. 50% TO BE PAID ON ORDER OF SHED
3. 30% TO BE PAID BEFORE DELIVERY
4. no down pipes supplied with sheds
5. bank details BSB 067400 ACC 10520839



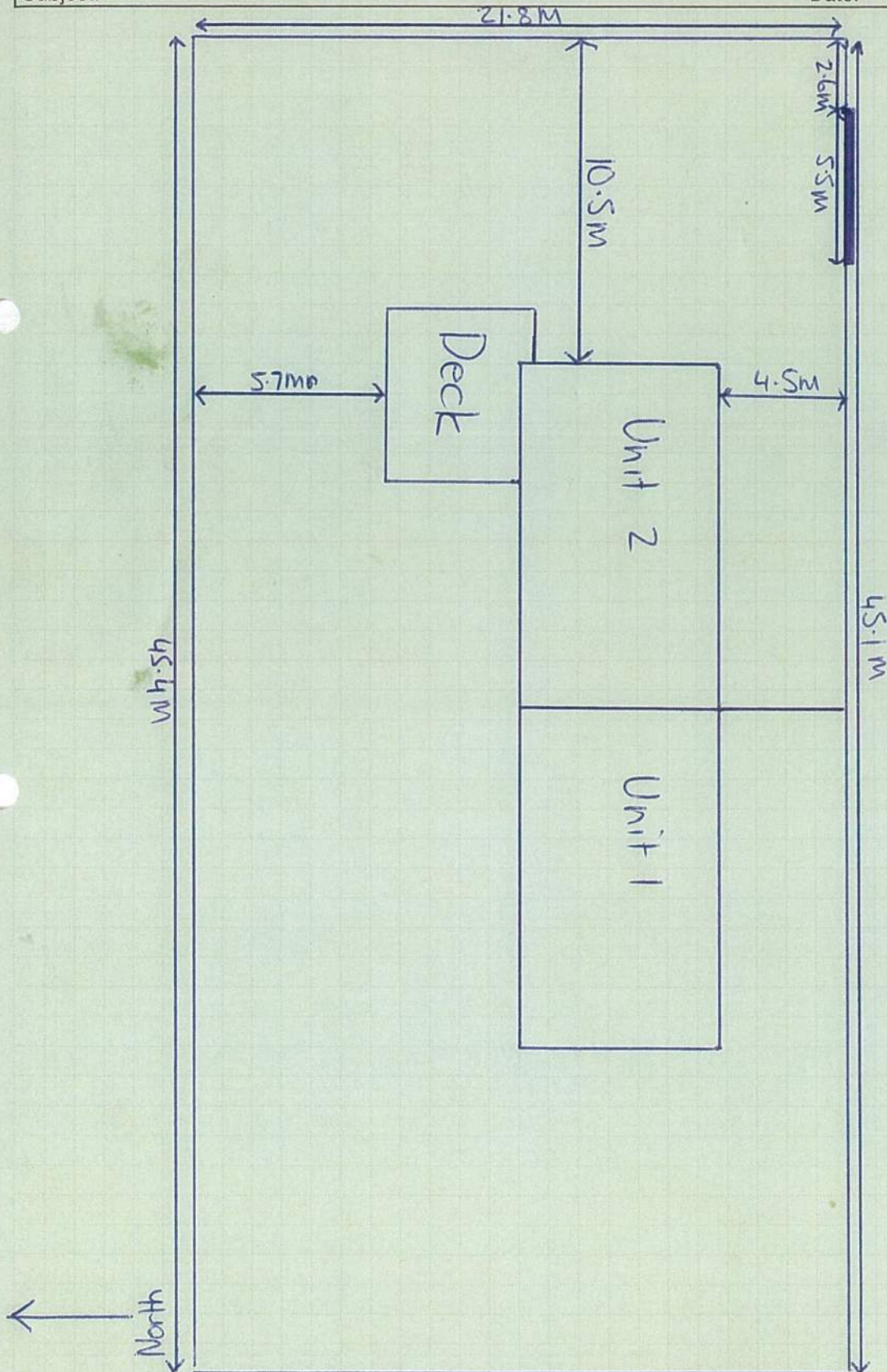
ROADWAYS PROPRIETARY LIMITED

A.B.N 28 009 485 812

HOBART: Jackson Street, PO Box 303 GLENORCHY TAS 7010
Telephone: 03 6271 3500 Facsimile: 03 6272 9606

BURNIE: 3 Ormsby Street, PO Box 283, BURNIE TAS 7320
Telephone: 03 6431 5077 Facsimile: 03 6431 6759

Memo:	Quote Number:	
To:	Job Number:	Page:
Subject:	Date:	By:



Block wall is 5.5 meters
X 2.6 meters High
53 Turners Beach Rd

PLAN OF HOUSE CONNECTION DRAINAGE

Drainage Plan No.

T 23 / 17

Owner:

R. Lane
53 Turners Beach Rd

Scale: 1 : 500

REFERENCE :

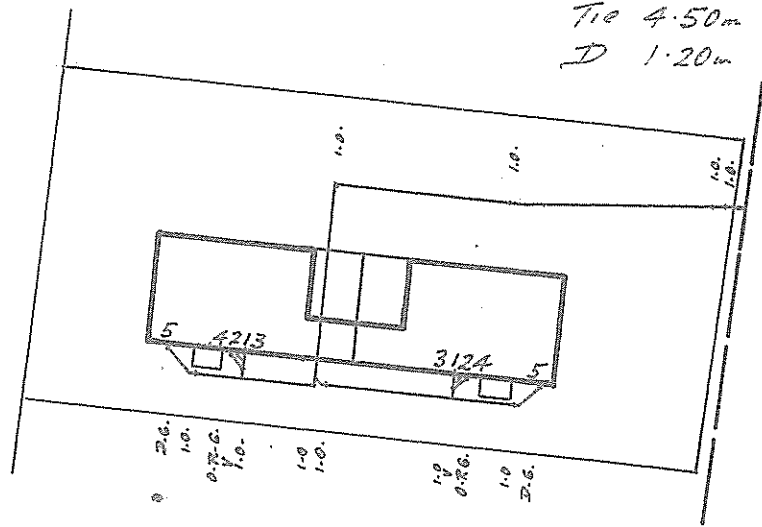
O.R.G.—Overflow Relief Gully
D.G.—Disconnecter Gully
Y.G.—Yard Gully
V.—Vent

G.I.T.—Grease Interceptor Trap
F.W.G.—Floor Waste Gully
I.C.—Inspection Chamber
I.O.—Inspection Opening

R.V.—Relief Vent
S.D.—Sub Drain
C.I.P.—Cast Iron Pipe
S.V.P.—Soil Vent Pipe

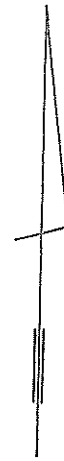
Council Reticalation shown by heavy broken lines
H.C. Drains shown by full lines

Turners Beach Rd



Fixtures

- | | |
|-----------|----------|
| 1. Closet | Existing |
| 2. Bath | " |
| 3. Basin | " |
| 4. Trough | " |
| 5. Sink | " |



Owners are requested to check the position of all proposed house connection drains in relation to possible future extensions or outbuildings as no such extensions will be permitted over the drains except in exceptional circumstances.

CONDITIONS OF ISSUE: This plan is issued subject to the following conditions:—

- All drainage and/or plumbing shall be carried out in accordance with requirements of the Building Regulations, and any special conditions endorsed hereon.
- No drainage work shall be commenced until the Council's house connection branch is constructed and made available (except in cases where special approval is granted).
- The Council accepts no liability for any alterations necessary due to any variation in the location or level of sewer main when constructed.

Designed :

F. B. 72

Field Book No. 92

Date 26 - 8 - 87

P. 47

P. 7

M.J. Traill

G. Lockhart

T 23/17

53

Turners Beach Rd

8-5-79

DO 45

RI 10:25

DT 9:45

Dist 5:20	7:10
10:3:00	1:50

0:75:00	0:70:00
5:42:50	0:50:00
01-4:35	0:40:00

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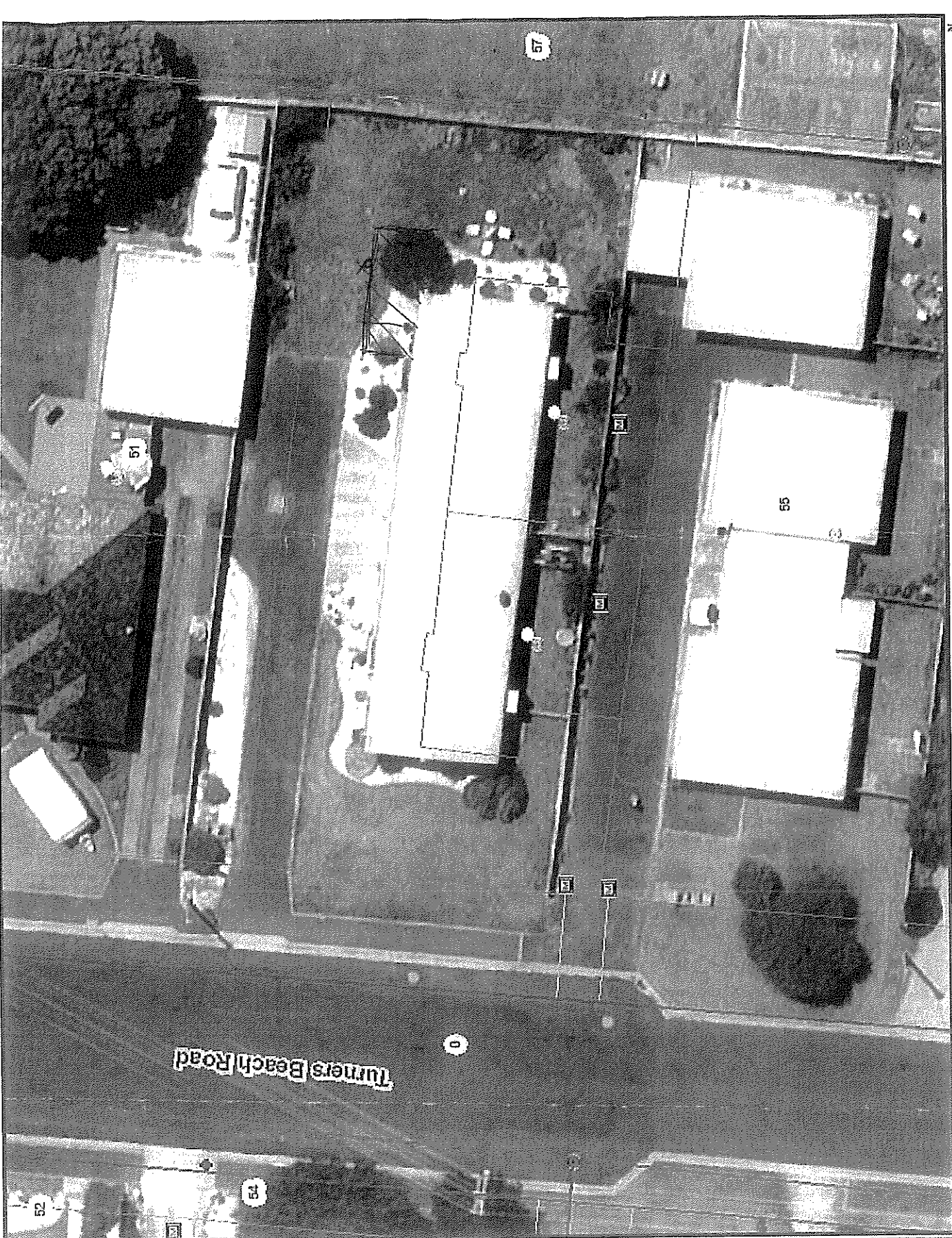
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47



Date: 2/11/2012

Unit 2, 53 Turners Beach Road.

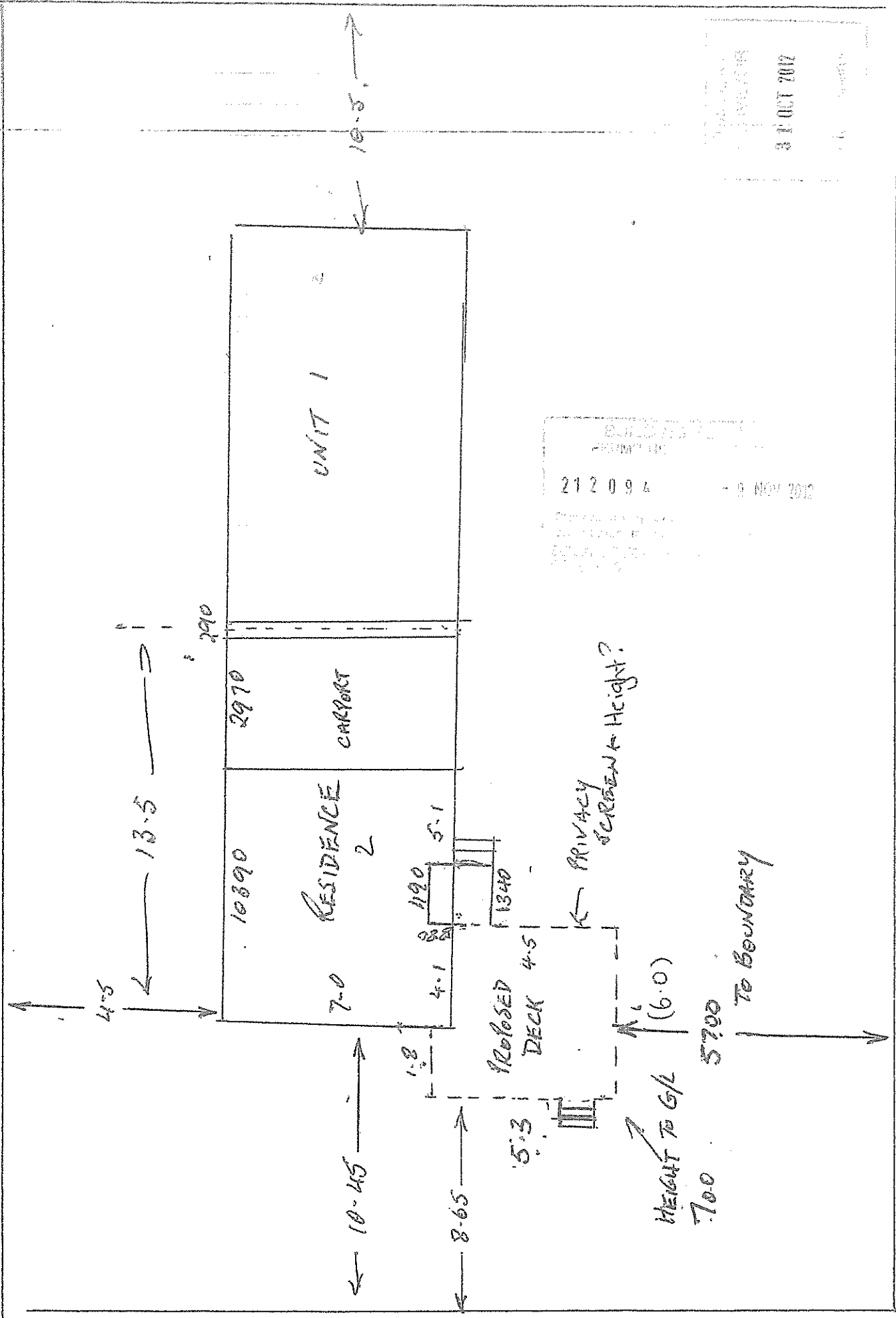
Disclaimer
The data depicted on this map may contain errors in completeness or accuracy and should be verified on site before commencement of works.

Legend

- Dialysis Patients
- Water_Meters
- Water_Connection
- Water_Fire_Plugs
- Water_Valves
- Water_Pipes
- Sewer_Manholes
- Rising Main
- Gravity Main
- Sewer Property Connection
- Sewer Rising Main ABA DONED
- Sewer Connection Point
- Road
- Railway
- Cadastral
- Aerial_Photos
- RGE**
- Red: Band_1
- Green: Band_2
- Blue: Band_3



1:310

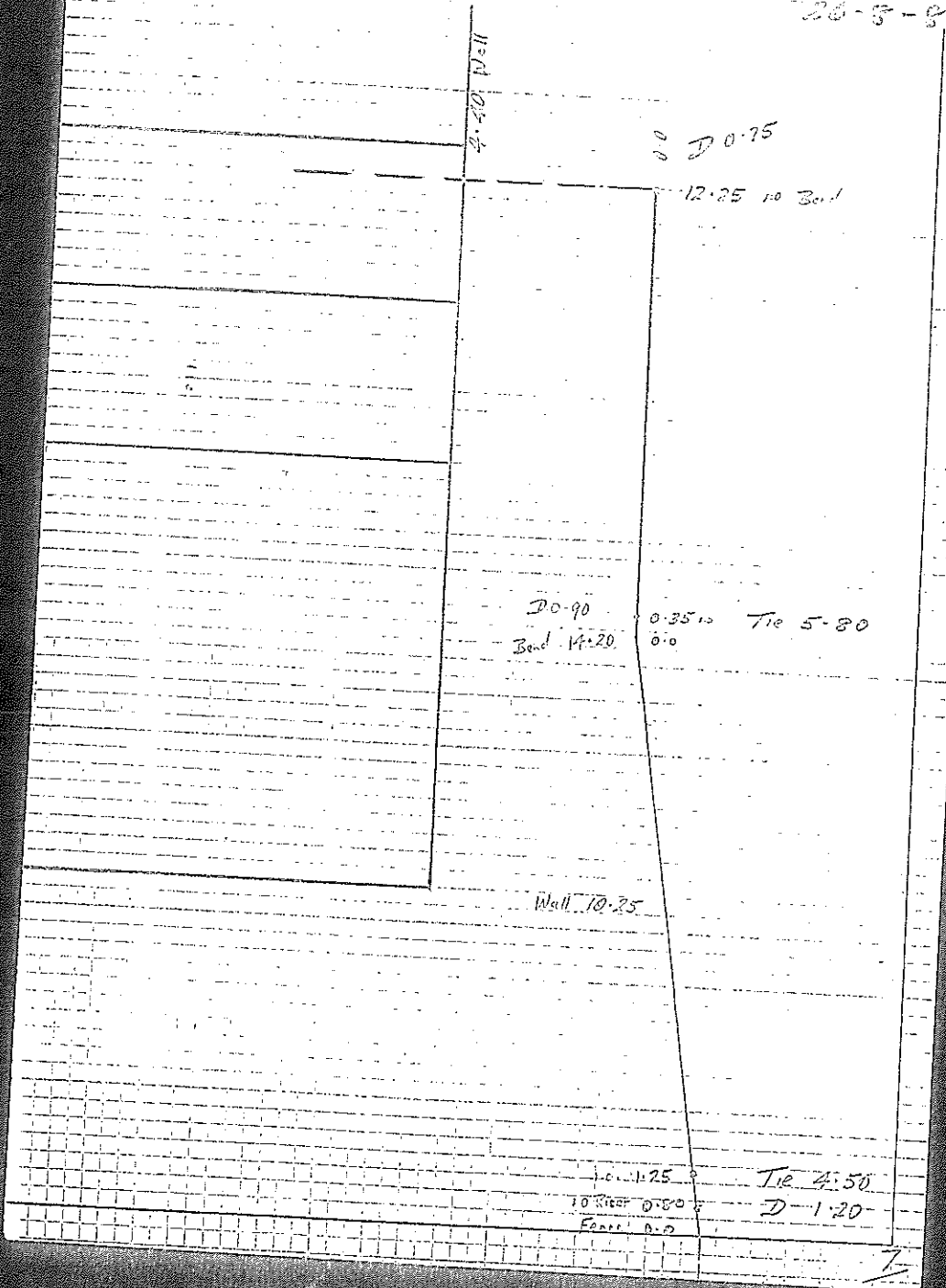


W. Yates

R. Lane
53 Turners Beach Rd

5/23/17

26-8-87



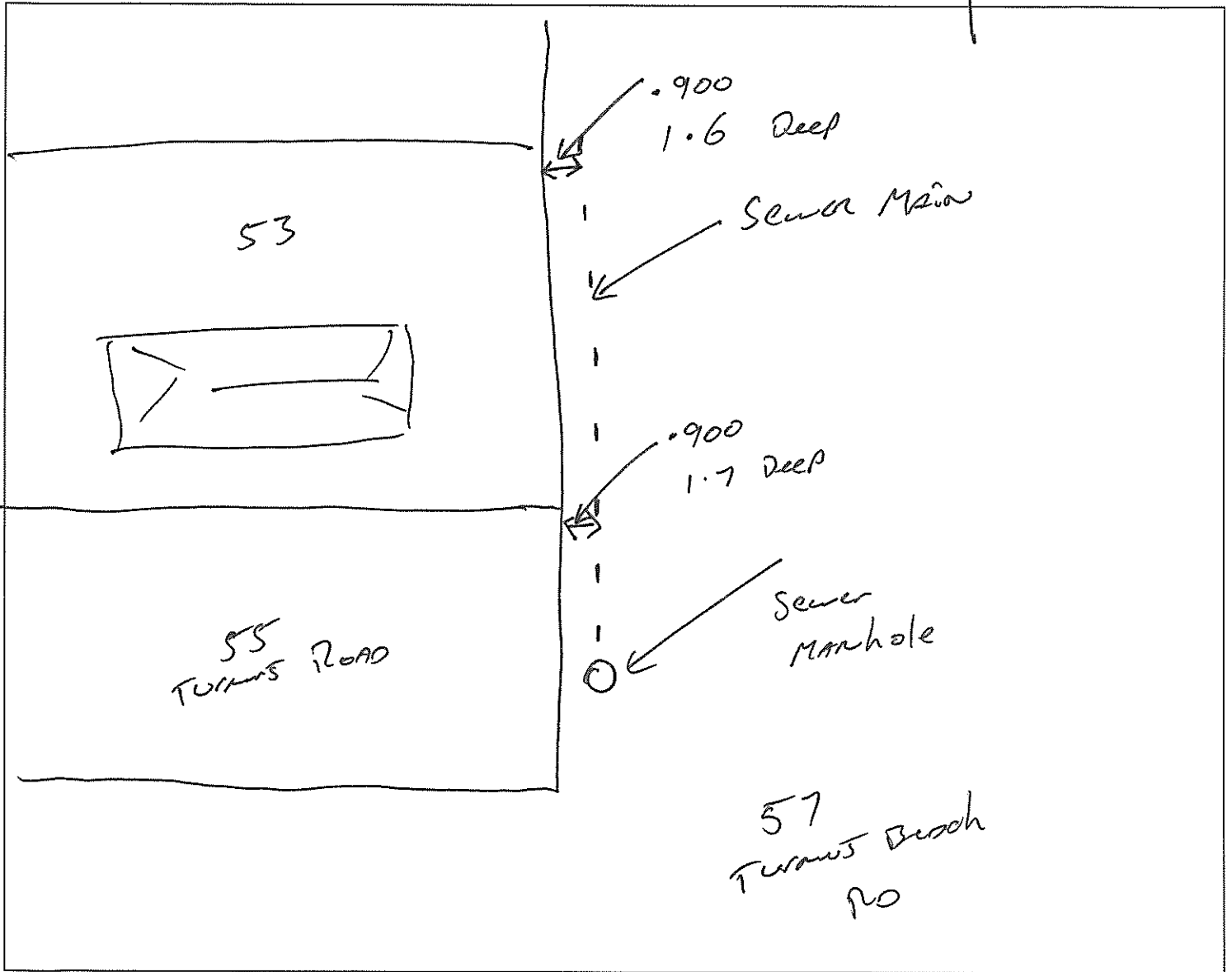
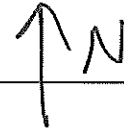
SITE RECORD DOCUMENT - Plan / Sketch

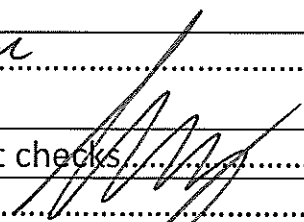
JOB REF. NO. _____ Contact person: _____

WORKSITE DETAIL 53 Turners Beach Rd

(ie .Street name & number, Suburb, post code, nearest landmark)

DATE 10/10/24



Person Locating Asset	Person requesting location (client)
Name <u>C. Howe</u>	Name:
NME Services.	Business Name:
Date completed asset checks.....	Date completed asset checks.....
Signed..... 	Signed.....

WOOLSTONG PRINTING

J. L. WISEMAN,

VOL. 148558 F 2.

400 BOUNDAR:

Phillwhiteway@hotmail.com

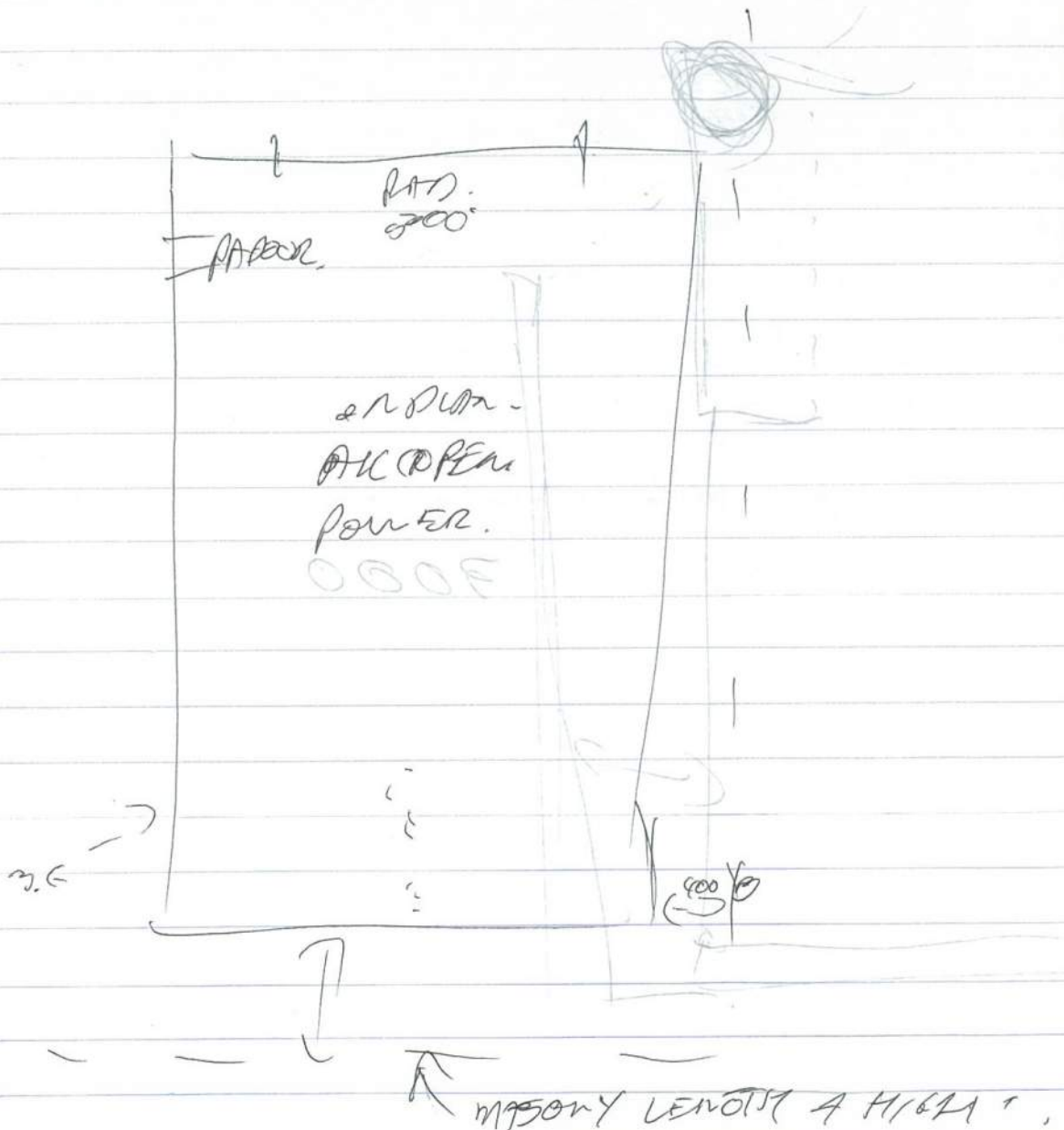
0408 948 457

PRE-FABRICATED SHEET

6 x 9 x 3.6 M/GM.

6.5 x 9

7 x 9





Date: 2/11/2012

Unit 2, 53 Turners Beach Road.

Disclaimer
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Legend	
	Dialysis Patients
	Water_Meters
	Water_Connection
	Water_Fire_Plugs
	Water_Valves
	Water_Pipes
	Sewer_Manholes
	Rising Main
	Gravity Main
	Sewer Property Connection
	Sewer Rising Main ABA NDONED
	Sewer Connection Point
	Road
	Railway
	Cadastral
	Aerial_Photos
RGB	
	Red: Band_1
	Green: Band_2
	Blue: Band_3



1:310



Central Coast Council



CENTRAL COAST COUNCIL
 19 King Edward St
 Ulverstone
 TAS 7315
 Telephone: 03 6429 8900
 admin@centralcoast.tas.gov.au



11-Sep-2025

**UNIT 2, 53 TURNERS BEACH
 ROAD,
 TURNERS BEACH
 DA2025035**

IMPORTANT

This map was produced on the GEOCENTRIC DATUM OF AUSTRALIA 1994 (GDA94), which has superseded the Australian Geographic Datum of 1984 (AGD66/84). Heights are referenced to the Australia Height Datum (AHD). For most practical purposes GDA94 coordinates, and satellite derived (GPS) coordinates based on the World Geodetic Datum 1984 (WGS84), are the same.


Disclaimer

This map is not a precise survey document
 All care is taken in the preparation of this plan; however, Central Coast Council accepts no responsibility for any misprints, errors, omissions or inaccuracies. The information contained within this plan is for pictorial representation only. Do not scale. Accurate measurement should be undertaken by survey.
 © The List 2025.
 © Central Coast Council 2025.

20 m

Scale =
1:850.500

17/03/2025

	CENTRAL COAST COUNCIL LAND USE PLANNING
Received:	10/04/2025
Application No:	DA2025035
Doc ID:	515819

Jennifer Whiteway (Nee Wiseman)
2/53 Turners Beach Road
Turners Beach
TAS 7315

I understand that the proposed shed to be built at 53 Turners Beach Road will be erected on common ground which means that either owner of the property can legally use the shed.

Kind Regards,



Jennifer Whiteway

PROPOSED DETACHED STEEL FRAMED STEEL CLAD PRE-FABRICATED SHED AT UNIT TWO 53 TURNERS BEACH ROAD, TURNERS BEACH FOR *J.L. WISEMAN & P. WHITEWAY.*

JULY 2025

PROJECT No. 0225

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		
ASSUMED DESIGN WIND SPEED 'N2'		ASSUMED SOIL CLASS. 'M'		BUILDING CLASS. 10(a)	CLIMATE ZONE SEVEN	ALPINE AREA NO	KNOWN SITE HAZARDS REFER TO SAFETY NOTES	
AREAS:	AREA OF SHED PRIVATE LOT AREA (UNIT TWO)	63.00 m ² 155.00 m ²	TOTAL UNITS NEW SHED AREA TOTAL BUILDINGS	191.00 m ² 63.00 m ² 254.00 m ²	LAND LOT AREA SITE COVERAGE	981.00 m ² 25.89 %		
TITLE PAGE		0225 - 1 OF 8		PROPERTY IDENTIFICATION NUMBER 2733101				
FLOOR & SLAB PLANS 1:100		0225 - 2 OF 8		CERTIFICATE OF TITLE NUMBER 148558 FOLIO 2				
ELEVATIONS & NOTATIONS		0225 - 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 (C) 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>				
DETAILS & NOTATIONS		0225 - 4 OF 8						
SITE LOCATION & SERVICES PLAN		0225 - 5 OF 8						
SITE LOCATION & SETTING OUT PLAN		0225 - 6 OF 8						
SITE LOCATION & SHADING PLANS		0225 - 7 OF 8						
CONSTRUCTION SAFETY NOTES		0225 - 8 OF 8						
<p>PROPOSED DETACHED PREFABRICATED STEEL FRAMED SHED TO THE PROPERTY AT UNIT TWO, 53 TURNERS BEACH ROAD, TURNERS BEACH FOR J.L. WISEMAN & P. WHITEWAY.</p>				DATE:	SCALE:	CHECKED BY:	DRAWN BY:	DWG No.
				18/07/2025	1:100	J WEEDA	A WEEDA	0225 - 1 OF 8

CENTRAL COAST COUNCIL
**CENTRAL COAST COUNCIL
LAND USE PLANNING**

Received: 28/08/2025
Application No: DA2025035
Doc ID: 529463

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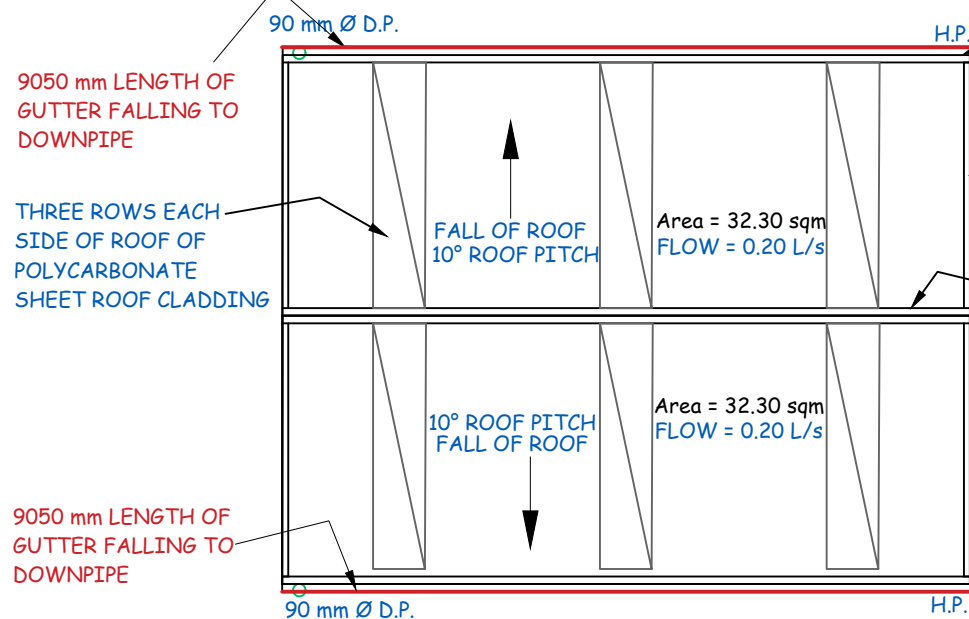
95 Queen Street, West Ulverstone, 7315
Phone: (03) 6425 9333
Email: admin@weedadrafting.com.au

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

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.

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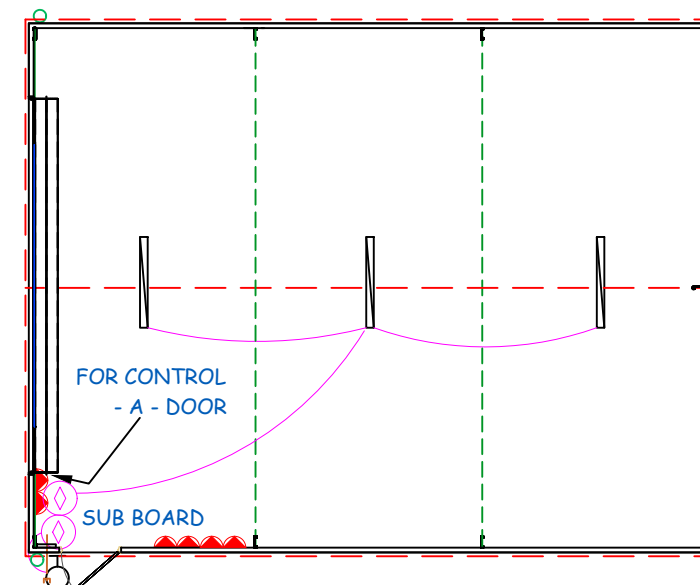
SHED ROOF PLAN 1:100

SELECTED COLOUR/ PROFILE COLORBOND STEEL FASCIA'S & SLOTTED GUTTERS
 SELECTED COLOUR COLORBOND STEEL BARGE CAPPING
 SELECTED COLOUR COLORBOND STEEL RIDGE CAPPING

STORM WATER CONNECTED TO THE EXISTING DWELLING DOWN PIPES

H.P. = INDICATES HIGH POINT OF GUTTER
 D.P. = INDICATES DOWNPIPE
 FLOW = FLOW RATE EACH METER GUTTER IN L/s

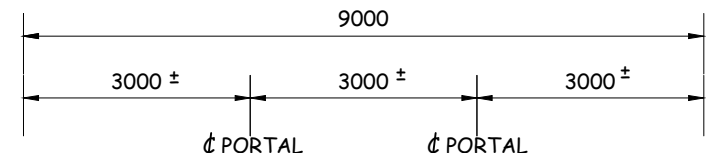
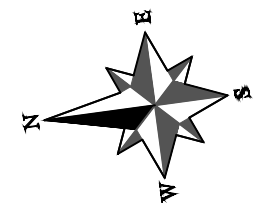
PROVIDE UNDERGROUND POWER FROM THE EXISTING UNIT TO THE PRE-FABRICATED SHED VIA A HIGH IMPACT CONDUIT UNDERGROUND POWER CABLE A MINIMUM 600 mm DEEP



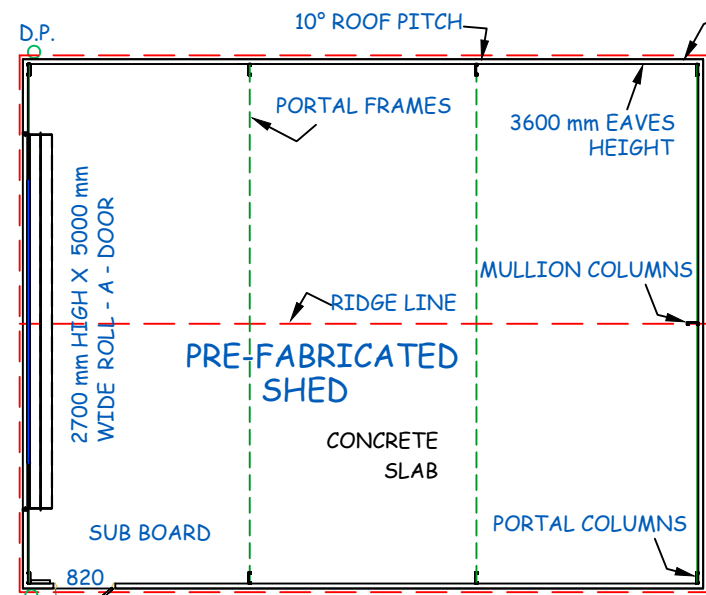
SHED ELECTRICAL PLAN 1:100

150 mm Ø PVC GRAVITY SEWER LINE ASSET-ID A660803 900 mm FROM REAR BOUNDARY AS MEASURED ON SITE BY NME UNDERGROUND PIPE LOCATORS DATED 10/10/2024

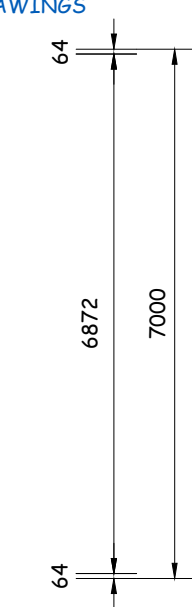
1700 mm DEEP 900 mm FROM REAR BOUNDARY AS MEASURED ON SITE BY NME



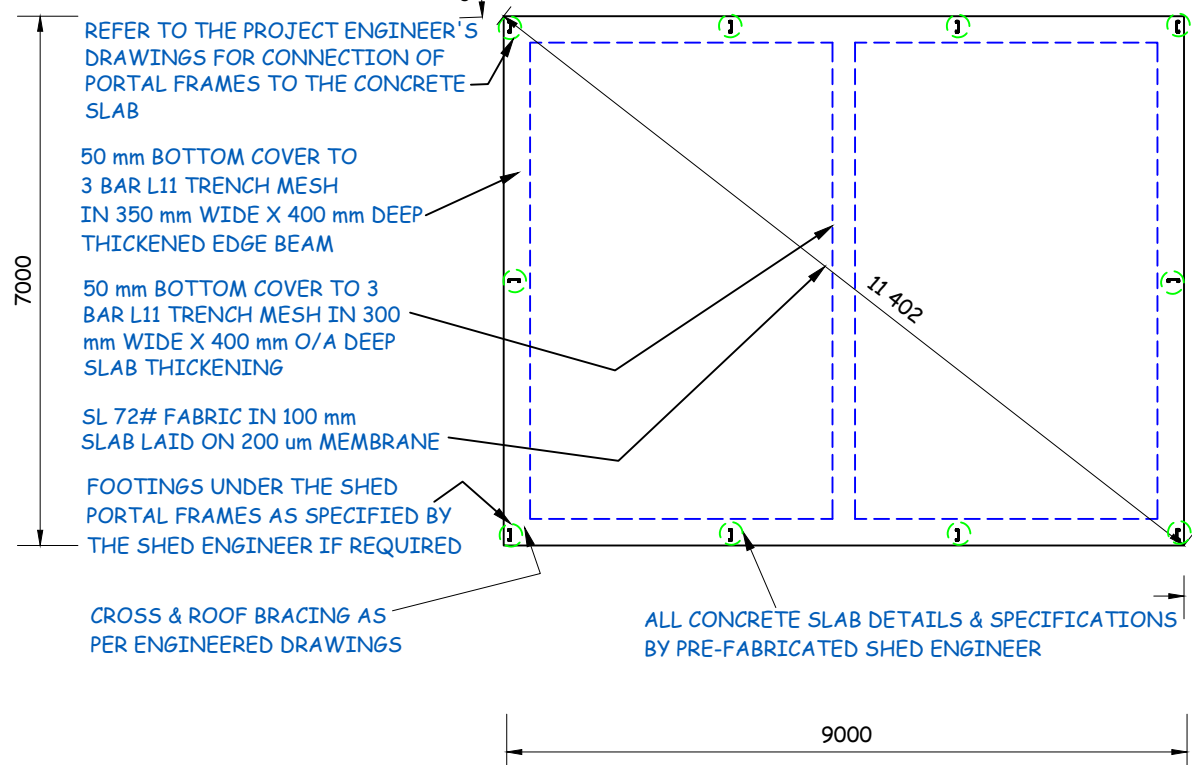
PORTAL FRAMES AS PER ENGINEERED SHED DRAWINGS



PRE-FABRICATED SHED FLOOR PLAN 1:100



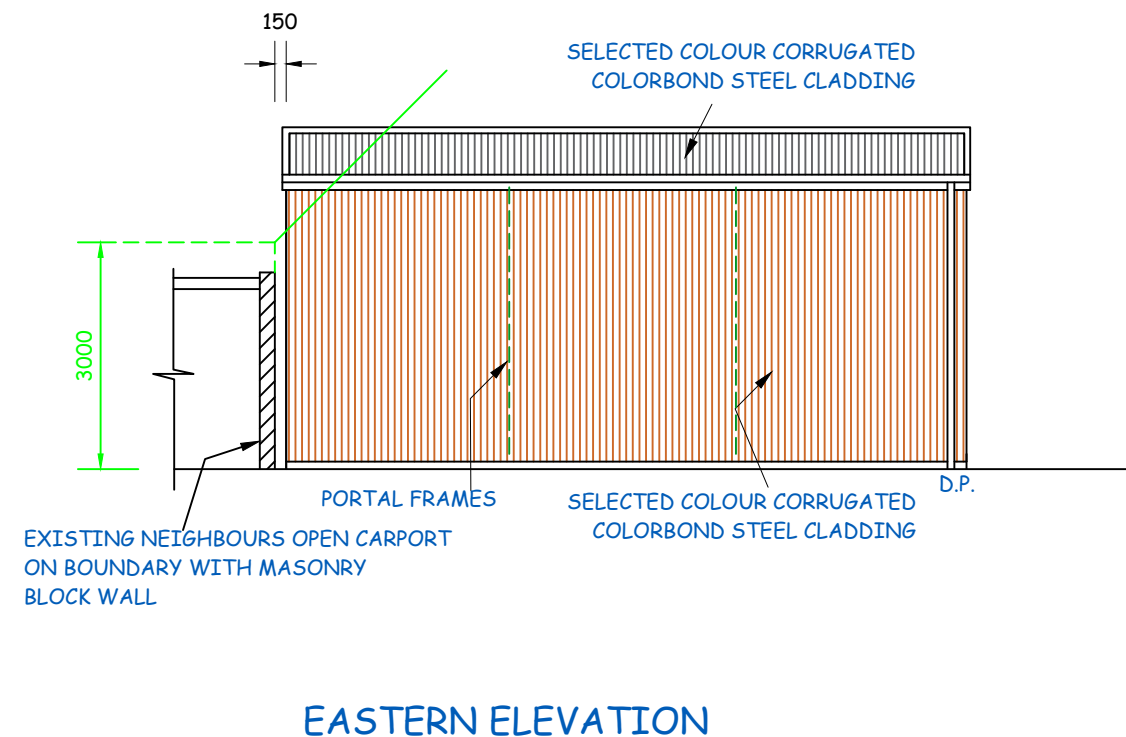
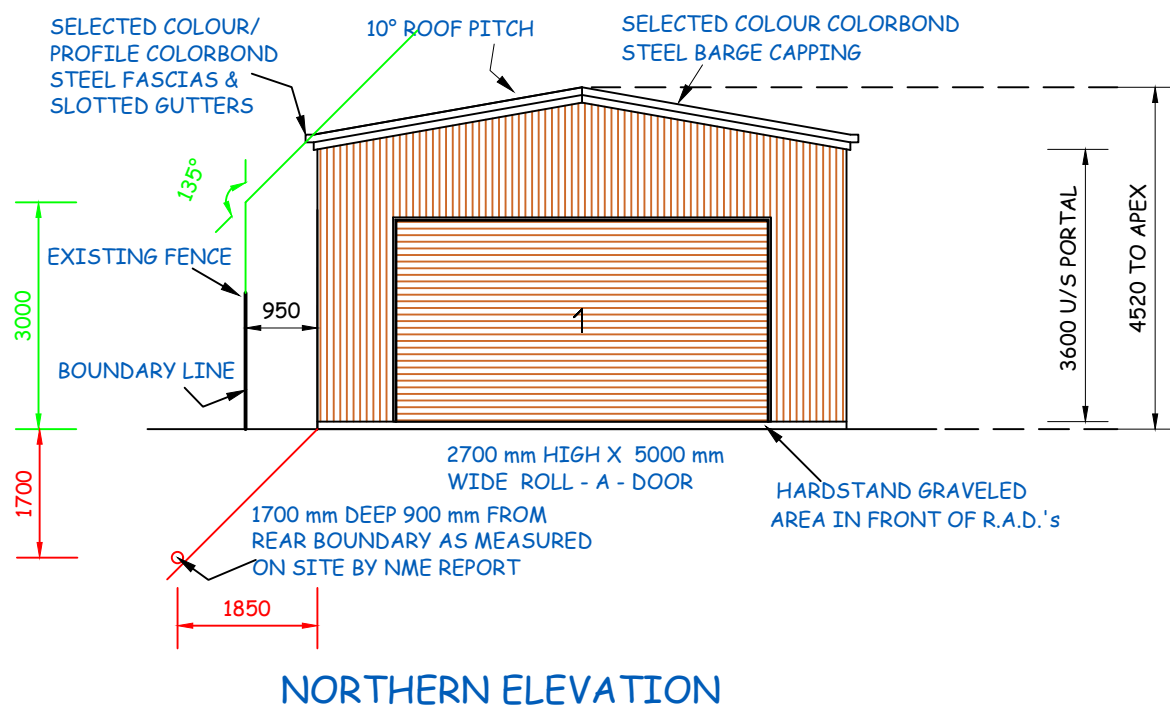
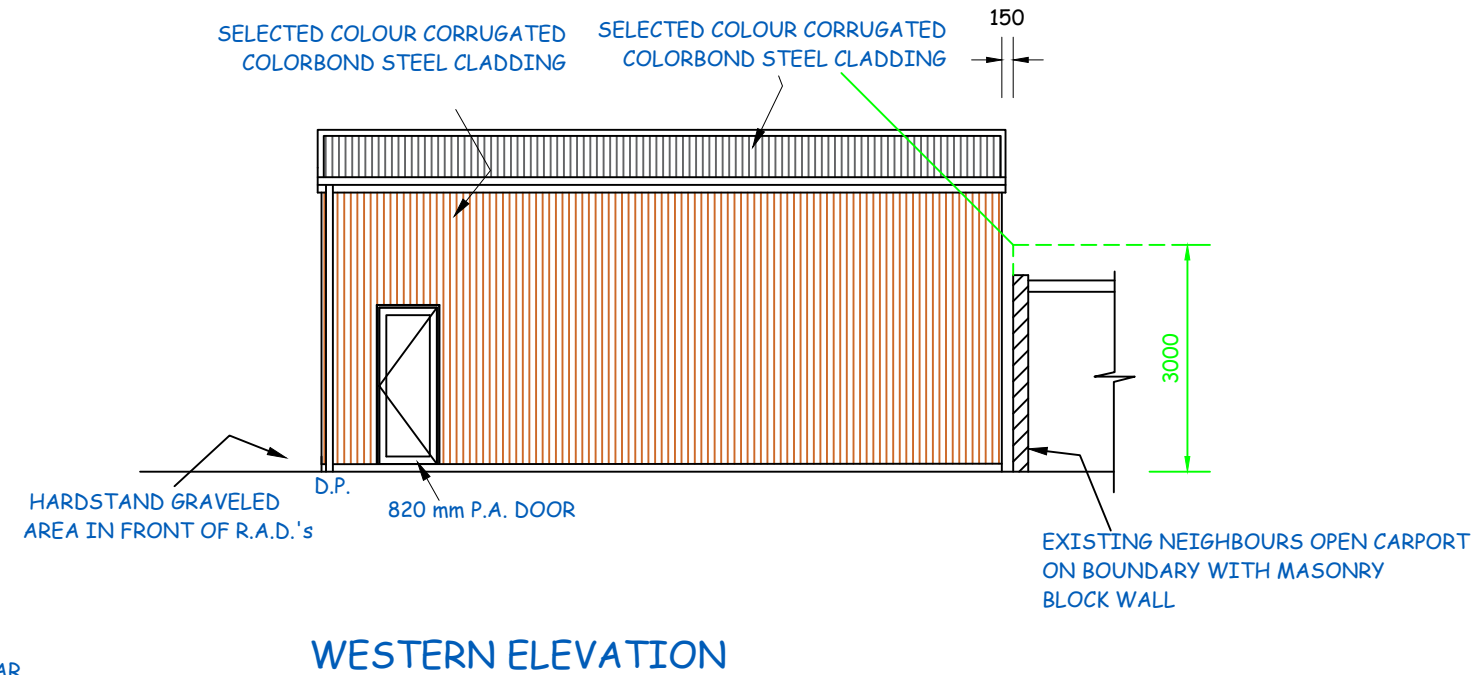
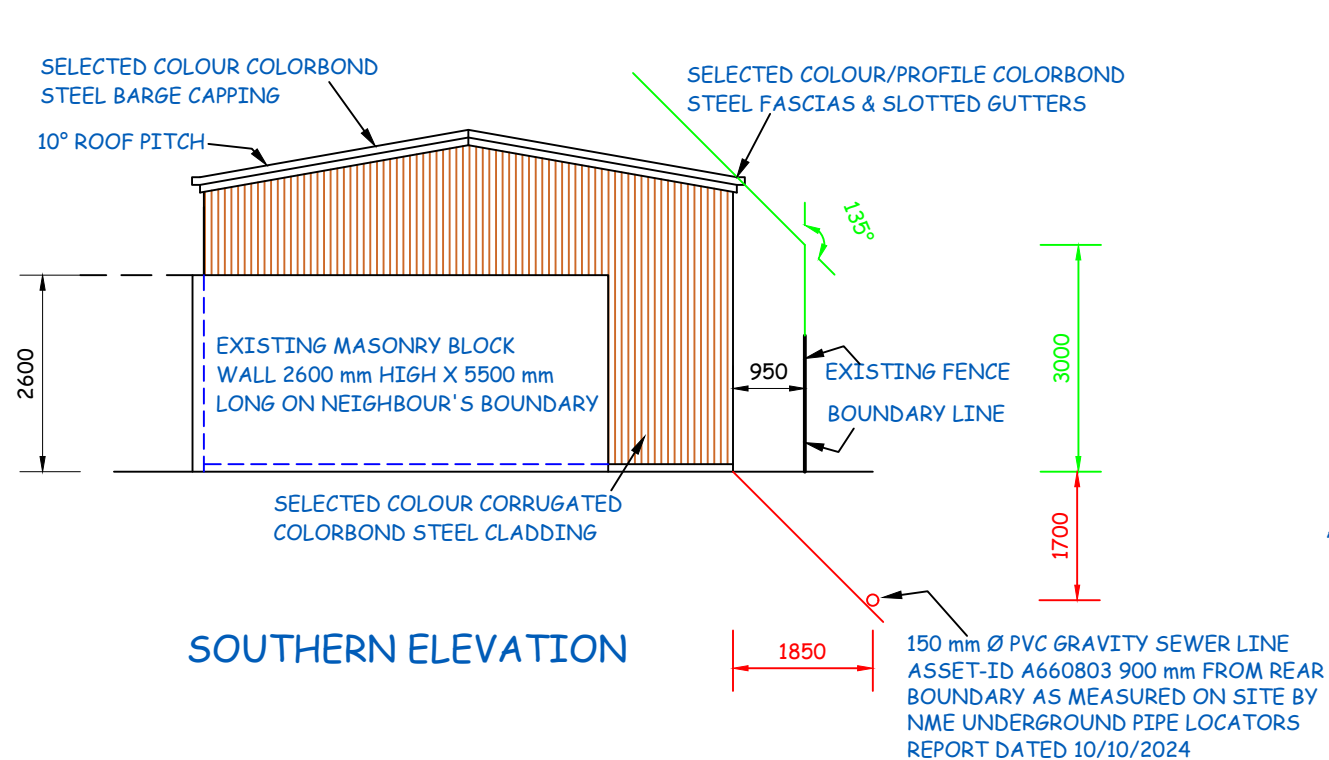
AREA OF SHED 63.00 m²



SHED SLAB PLAN 1:100

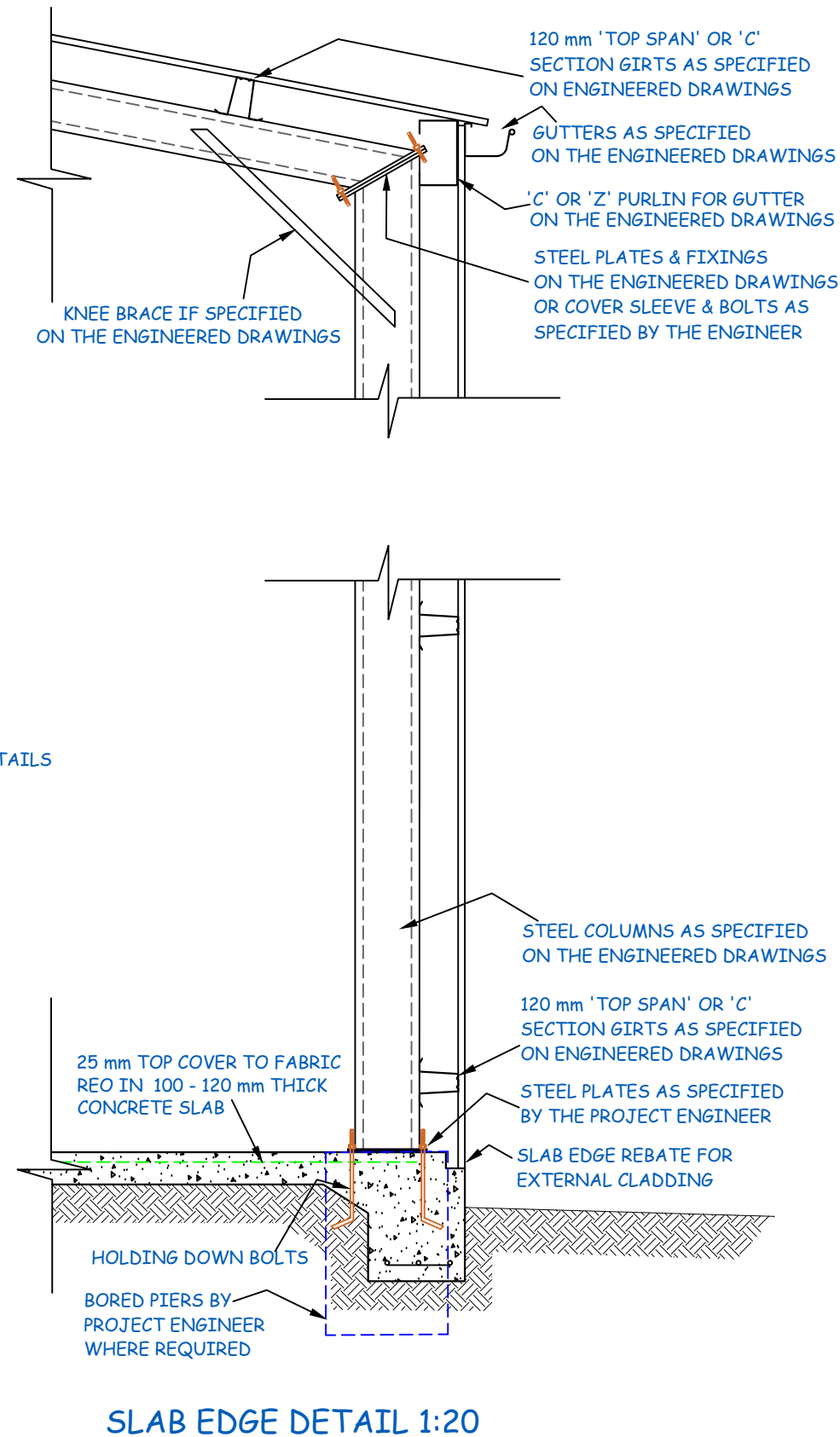
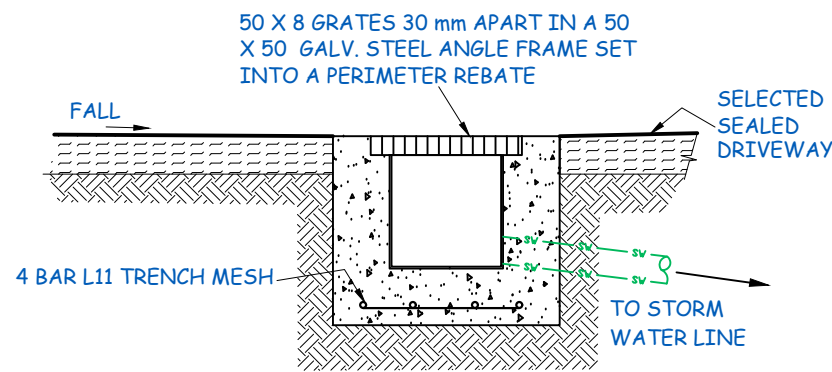
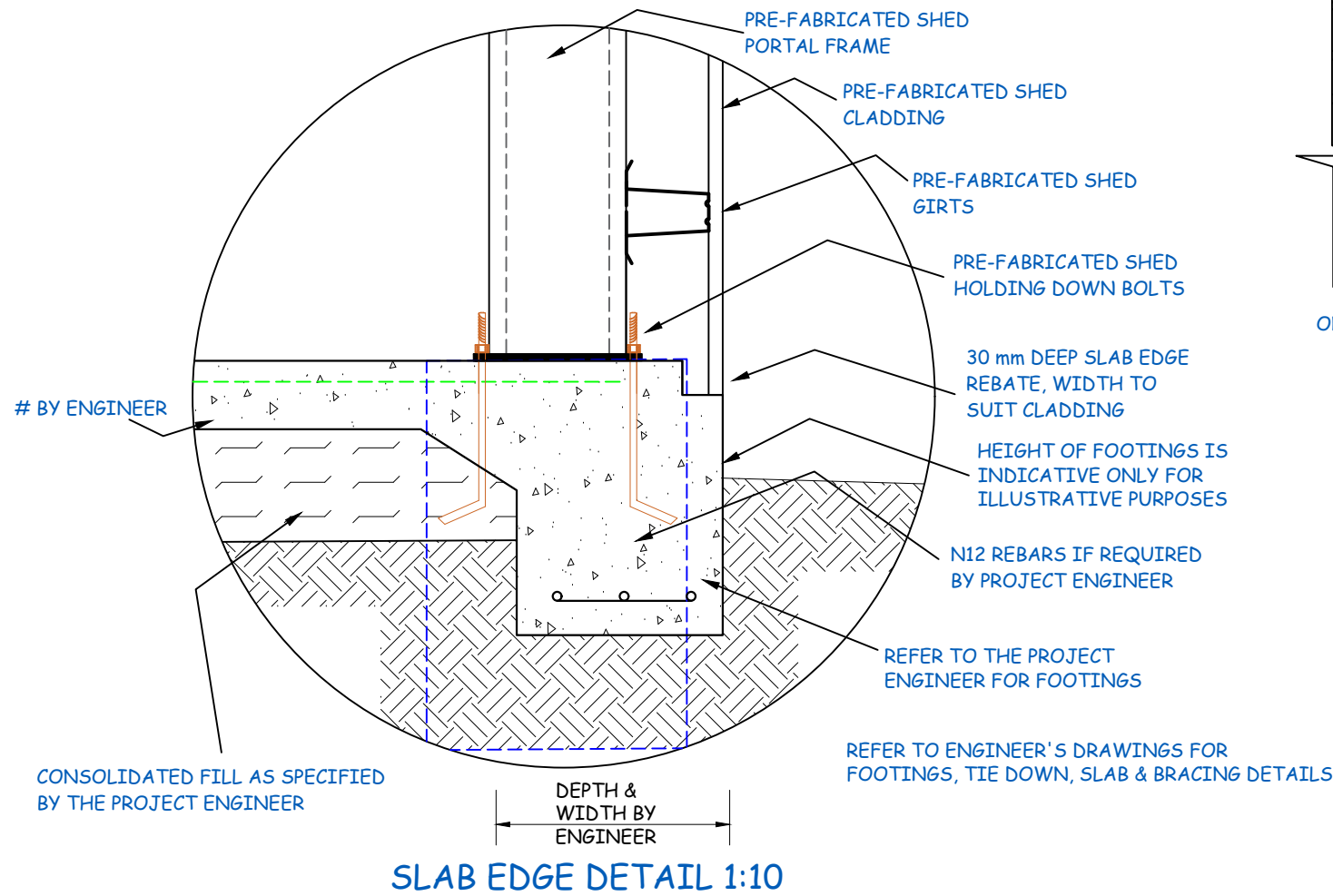
PROPOSED DETACHED PREFABRICATED STEEL FRAMED SHED TO THE PROPERTY AT UNIT TWO, 53 TURNERS BEACH ROAD, TURNERS BEACH FOR J.L. WISEMAN & P. WHITEWAY.

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PROPOSED DETACHED PREFABRICATED STEEL FRAMED SHED TO THE PROPERTY AT UNIT TWO, 53 TURNERS BEACH ROAD, TURNERS BEACH FOR J.L. WISEMAN & P. WHITEWAY.

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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 CEILING 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 N.C.C. H4F3

PROPOSED DETACHED PREFABRICATED STEEL FRAMED SHED TO THE PROPERTY AT UNIT TWO, 53 TURNERS BEACH ROAD, TURNERS BEACH FOR J.L. WISEMAN & P. WHITEWAY.

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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 HDT 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

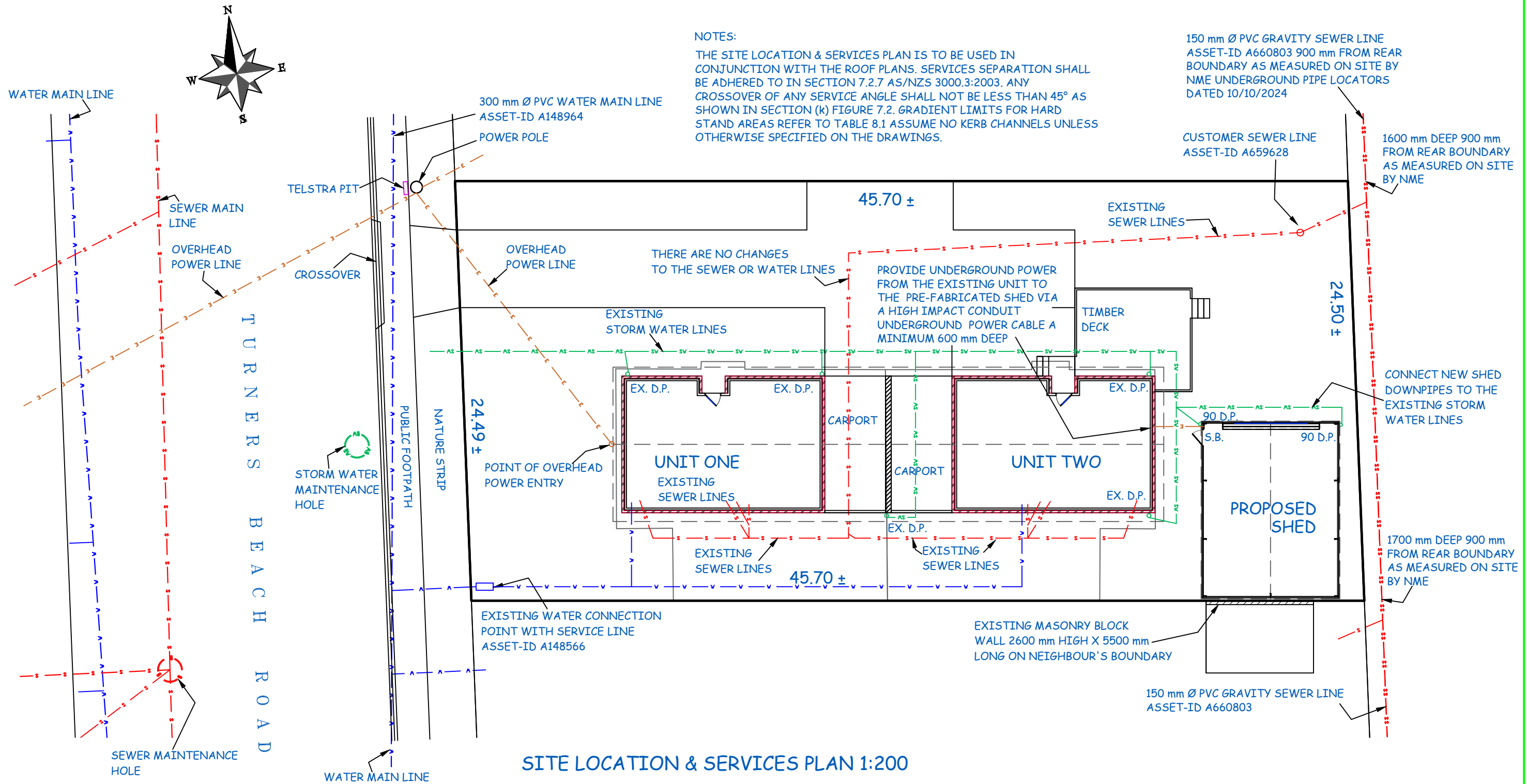
TELSTRA - NBN SUPPLY

POWER SUPPLY

CENTRAL COAST COUNCIL
LAND USE PLANNING
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 Email: admin@weedadrafting.com.au
WORKPLACE STANDARDS TASMANIA BUILDING PRACTITIONER AC NUMBERS, ADAM: CC 5317 P Cal B.D.

PROPERTY IDENTIFICATION NUMBER 2733101
CERTIFICATE OF TITLE NUMBER 148558 FOLIO 2
GENERAL RESIDENTIAL PLANNING ZONE
UNIT TWO LOT AREA 155 m2 LAND AREA TOTAL 981 m2



SITE LOCATION & SERVICES PLAN 1:200

PROPOSED DETACHED PREFABRICATED STEEL FRAMED SHED TO THE PROPERTY AT UNIT TWO, 53 TURNERS BEACH ROAD, TURNERS BEACH FOR J.L. WISEMAN & P. WHITEWAY.

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The overriding document is the "NATIONAL CONSTRUCTION CODE SERIES " "Building Code of Australia Volume 1, Class 2 TO 9 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 THE N.C.C B.C.A. VOLUME 2 PART 1.1

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 10(a) 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 FOR THE PAD & PIERED FOOTINGS.
2. FORM UP & EXCAVATE FOR THE THICKENED EDGE BEAM SLAB.
3. PROVIDE GRANULATED FILL AND CONSOLIDATE FULLY. LAY MEMBRANE. PROVIDE & PLACE THE TRENCH MESH & SL72 FABRIC TO COVER.
4. POUR THE SLAB AND FINISH TO A STEEL FLOAT LEVEL TOP, OR FALL TO OPEN SIDES.
5. ALL STEELWORK ERECTION SHALL BE UNDER THE DIRECT SUPERVISION OF A QUALIFIED RIGGER.
6. ERECT THE STEELWORK TO DETAIL. PROVIDE & FIX THE ROOF & WALL CLADDINGS.
7. FORM UP FOR THE GRAVELED HARDSTAND AREA OR AN APRON SLAB WHERE INDICATED.
8. PROVIDE & FIX GUTTERS & DOWNPIPES.
9. PROVIDE STORM WATER LINES & CONNECT AS DIRECTED BY THE COUNCIL AND/OR AS SHOWN ON THE PART SITE LOCATION & SERVICES PLAN.
10. THERE ARE NO SEWER CONNECTIONS INVOLVED WITH THIS PROJECT.
11. THERE ARE NO WATER CONNECTIONS INVOLVED WITH THIS PROJECT.
12. PROVIDE UNDERGROUND POWER FROM THE EXISTING UNIT TO THE PRE-FABRICATED SHED VIA A HIGH IMPACT CONDUIT UNDERGROUND POWER CABLE A MINIMUM 600 mm DEEP
13. ALL SERVICE LINES ARE TO BE IDENTIFIED PRIOR TO START OF WORKS. & NEW LINES ARE TO BE RECORDED.
14. ON COMPLETION, CART AWAY DEBRIS AND LEAVE THE SITE TIDY.

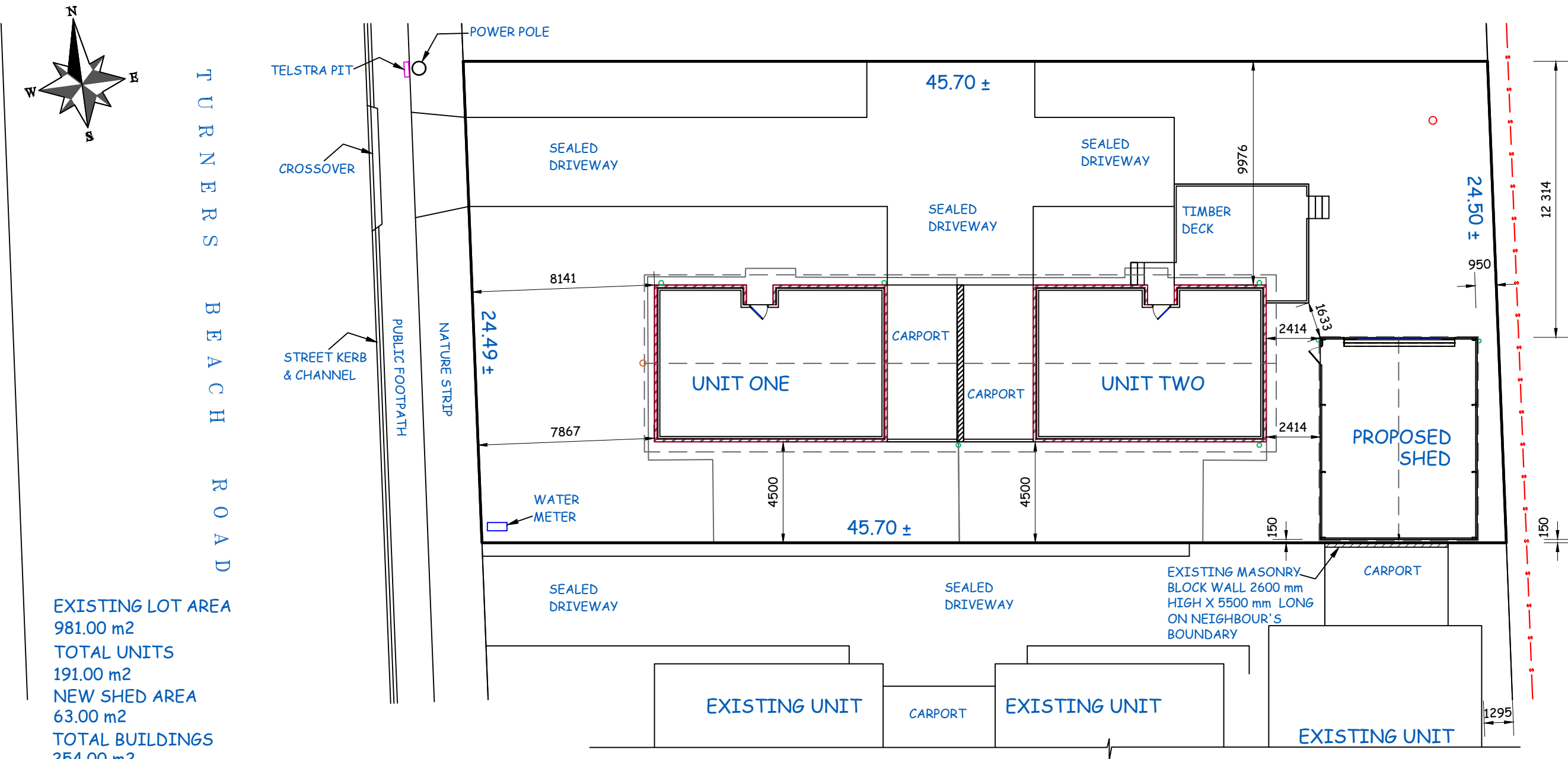
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EXISTING LOT AREA
981.00 m²
TOTAL UNITS
191.00 m²
NEW SHED AREA
63.00 m²
TOTAL BUILDINGS
254.00 m²
SITE COVERAGE
25.89 %

SITE LOCATION & SETTING OUT PLAN 1:200

PROPOSED DETACHED PREFABRICATED STEEL FRAMED SHED TO THE PROPERTY AT UNIT TWO,
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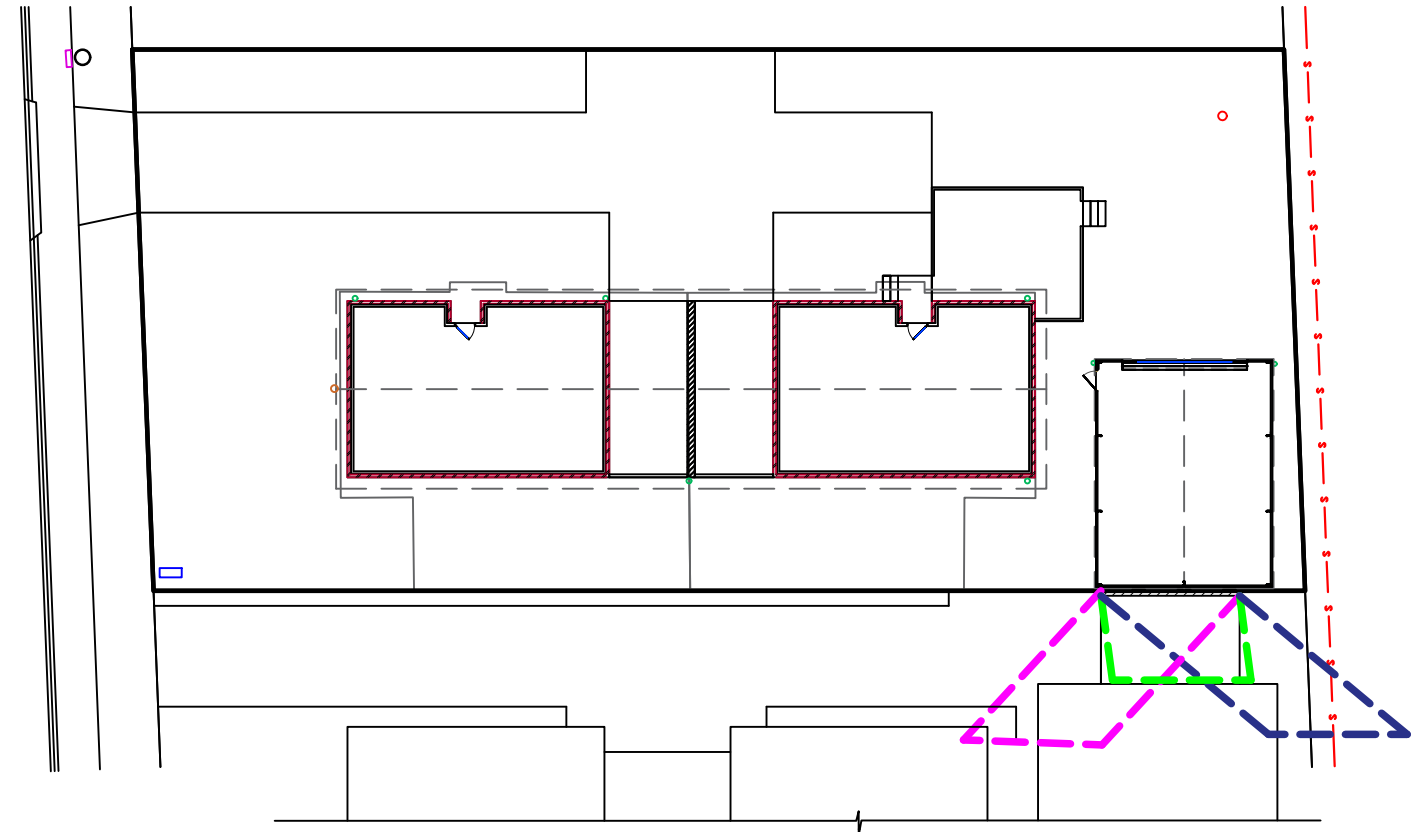
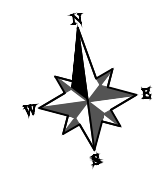
SHADING LEGEND

- SHADOW CASTING @ 0900 JUNE 21st ---
- SHADOW CASTING @ 1200 JUNE 21st ---
- SHADOW CASTING @ 1500 JUNE 21st ---

CENTRAL COAST COUNCIL **CENTRAL COAST COUNCIL**
 LAND USE PLANNING

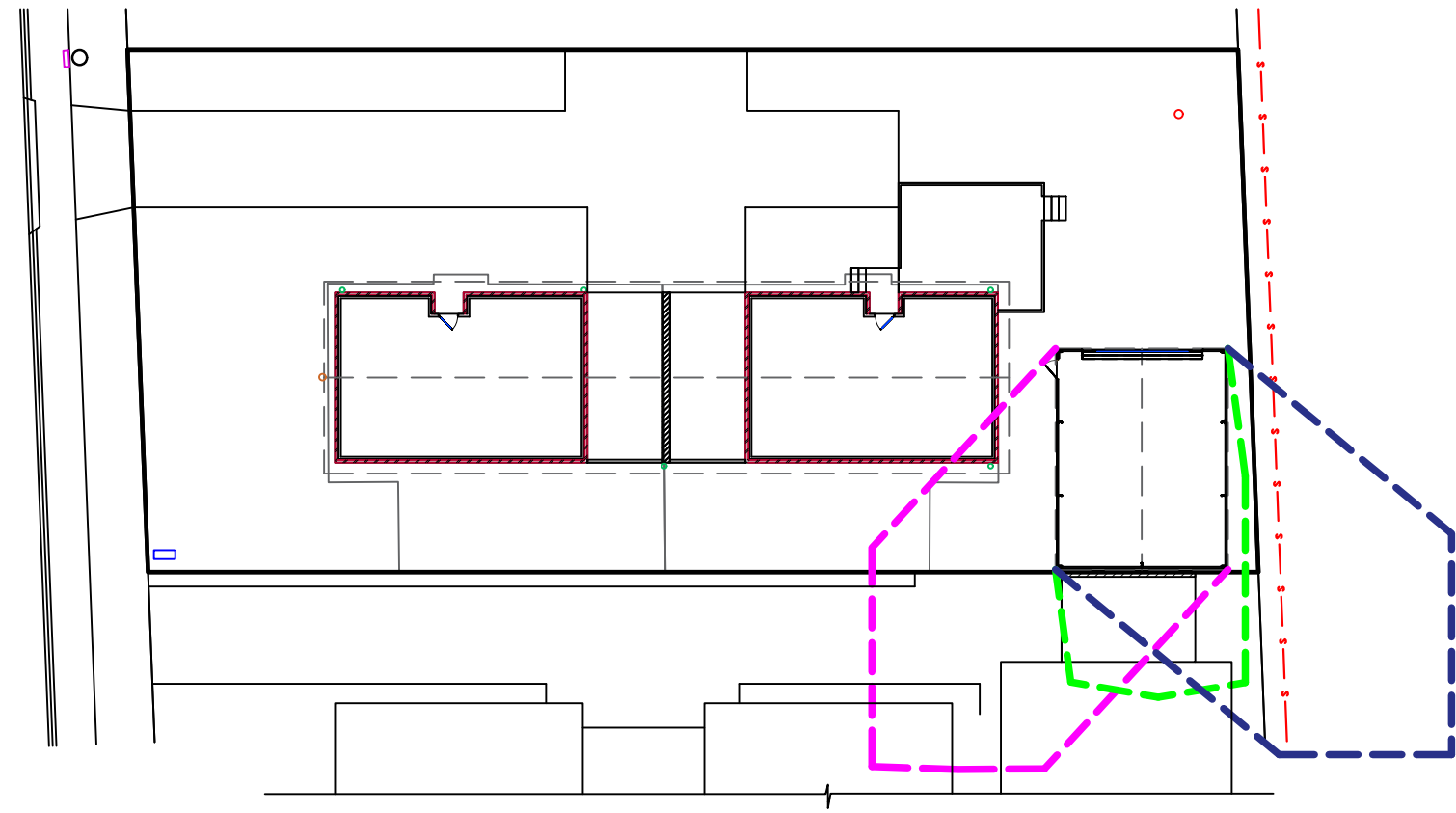
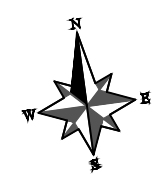
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TURNERS BEACH ROAD



EXISTING SITE LOCATION & SHADING PLAN 1:300

TURNERS BEACH ROAD



PROPOSED SITE LOCATION & SHADING PLAN 1:300

PROPOSED DETACHED PREFABRICATED STEEL FRAMED SHED TO THE PROPERTY AT UNIT TWO,
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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 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.



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 Email: admin@weedadrafting.com.au

WORKPLACE STANDARDS TASMANIA BUILDING PRACTITIONER AC NUMBERS, ADAM, CC 5117 P C&I B.S.

CENTRAL COAST COUNCIL LAND USE PLANNING	
Received:	28/08/2025
Application No:	DA2025035
Doc ID:	529463

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 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
BURNIE CITY COUNCIL	6430 6666
CENTRAL COAST COUNCIL	6429 8900
DEVONPORT CITY COUNCIL	6434 0511
DIAL BEFORE YOU DIG	1100
ENERGY AUSTRALIA	131 388
GAS - TARGAS	131 888 OR TARGAS 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

PROPOSED DETACHED PREFABRICATED STEEL FRAMED SHED TO THE PROPERTY AT UNIT TWO, 53 TURNERS BEACH ROAD, TURNERS BEACH FOR J.L. WISEMAN & P. WHITEWAY.

DATE:	SCALE:	CHECKED BY	DRAWN BY	DWG No.
18/07/2025	1:200	J WEEDA	A WEEDA	0225 - 8 OF 8