Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2026/190

LOCATION OF AFFECTED AREA

37 SERENITY DRIVE, BRIDGEWATER

DESCRIPTION OF DEVELOPMENT PROPOSAL

OUTBUILDINGS (1 NEW, 1 RETROSPECTIVE)

A COPY OF THE DEVELOPMENT APPLICATION MAY BE VIEWED AT www.brighton.tas.gov.au AND AT THE COUNCIL OFFICES, 1 TIVOLI ROAD, OLD BEACH, BETWEEN 8:15 A.M. AND 4:45 P.M, MONDAY TO FRIDAY OR VIA THE QR CODE BELOW. ANY PERSON MAY MAKE WRITTEN REPRESENTATIONS IN ACCORDANCE WITH S.57(5) OF THE LAND USE PLANNING AND APPROVALS ACT 1993 CONCERNING THIS APPLICATION UNTIL 4:45 P.M. ON **30/11/2026**. ADDRESSED TO THE CHIEF EXECUTIVE OFFICER AT 1 TIVOLI ROAD, OLD BEACH, 7017 OR BY EMAIL AT development@brighton.tas.gov.au. REPRESENTATIONS SHOULD INCLUDE A DAYTIME TELEPHONE NUMBER TO ALLOW COUNCIL OFFICERS TO DISCUSS, IF NECESSARY, ANY MATTERS RAISED.

JAMES DRYBURGH
Chief Executive Officer

SCAN ME

Brighton
going places

11.4.1 Site Coverage:
As stated under clause 11.4.1 of the TPS, the Acceptable Solution A1: The site coverage must be not more than 400m^2. As demonstrated below, the final proposed site coverage exceeds this amount.

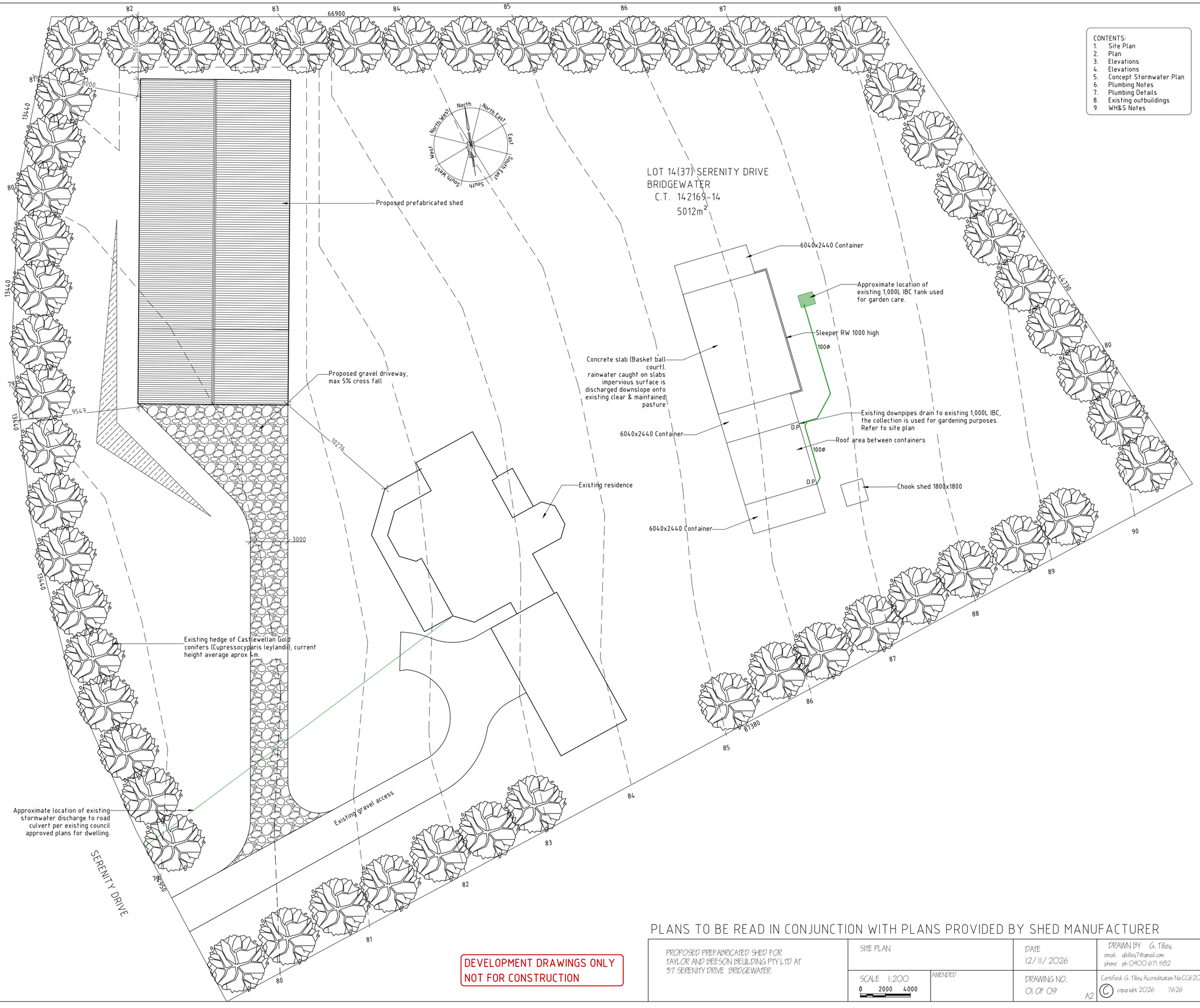
Dwelling:	111m^2
Existing Dwelling Extension:	69m^2
Exiting Outbuildings Total:	75m^2
Existing Total Coverage:	255m^2
Proposed Shed:	240m^2
Proposed Shed Awning:	72m^2
Proposed Coverage Total:	567m^2

P1
"The site coverage must be consistent with that existing on established properties in the area, having regard to:"
(a) the topography of the site;
(a)a The site features a semi-substantial slope with an average of 14%. Due to this, the proposed shed has been orientated so that the longer side of it runs parallel with the contours of the land, in doing so the required excavation may be minimized. The area surrounding the subject block features many blocks that employ the same strategy of orientating the buildings along the slope of the land.
(b) the capacity of the site to absorb runoff;
(b)a The burden of absorbing the full amount of the runoff will not be put on the land alone, but rather shared with that & of the existing large road culvert out the front. It is reasonable to assume that the road culvert will be able to handle the additional runoff given the large size & scale of other developments connected to said culvert in the area.
(c) the size and shape of the site;
(c)a The lot features a size of 5012m^2, with a proposed final site coverage of 567m^2, this gives a proposed site coverage of 11%.
(d) the existing buildings and any constraints impose by existing development;
(d)a The final site coverage is consistent (& even less than) the existing buildings in the area. Using mapping tools in combination with aerial imaging, it appears that much of the area has a site coverage around 400m^2 to 600m^2.
(e) the need to remove vegetation; and
(e)a As the proposed shed will be built over clear a maintained lawn, no vegetation will be required to be removed.
(f) the character of development existing on established properties in the area.
(f)a The area features a mix of small scale rural development & low density residential character. As such the inclusion of the shed wouldn't impede on either, but would rather further the character of the rural nature. This is further supported by the plethora of sheds visible from the road in the area.

11.4.2 Building height, setback and siting
As stated under clause 11.4.2 of the TPS, the Acceptable Solution A2: Buildings must have a setback from a frontage of not less than 20m..
As shown on the plans, the proposed location of the shed has a setback from the frontages of 8m.

P2
"Buildings must be sited to be compatible with the character of the area, having regard to:"
(a) the topography of the site;
(a)a The shed has been orientated to run parallel with the contours so as to minimize the excavation required. The shed has been proposed in the current location as it has both the room to facilitate this orientation, & it is the flattest point on the lot.
(b) the setbacks of adjacent buildings;
(b)a The area around the proposed features a variety of frontage setbacks, many of which lay around 15m, 20m, 10m and yet some still as little as 6m. Therefore a setback of 8m for the proposed shed is not unreasonable or out of place in the area.
(c) the height, bulk and form of existing and proposed buildings;
(c)a Due to the semi-rural character of the area, there are many sheds viewable from the road. There are a variety of size & form, some matching the proposed in form & others in size.
(d) the appearance when viewed from roads and public places; and
(d)a While there are many sheds viewable from the road in the area, the proposed will not be counted among them. The site features an existing perimeter of conifer trees that obscure viewing onto the lot, this would include obscuring the proposed shed. It is worth noting that the trees are currently only around 4m tall though are expected to keep growing past 10m.
(e) the retention of vegetation.
(e)a As the shed is proposed to be located of a maintained lawn, there will be no removal of vegetation. As demonstrated above, the care for the perimeter of trees around the block will play a pivotal part in maintaining the privacy of the owners & preventing viewing of the shed from the road.

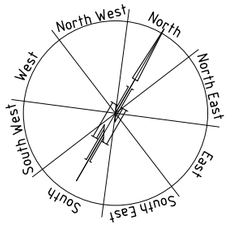
CONTENTS:
1. Site Plan
2. Plan
3. Elevations
4. Elevations
5. Concept Stormwater Plan
6. Plumbing Notes
7. Plumbing Details
8. Existing outbuildings
9. WH&S Notes

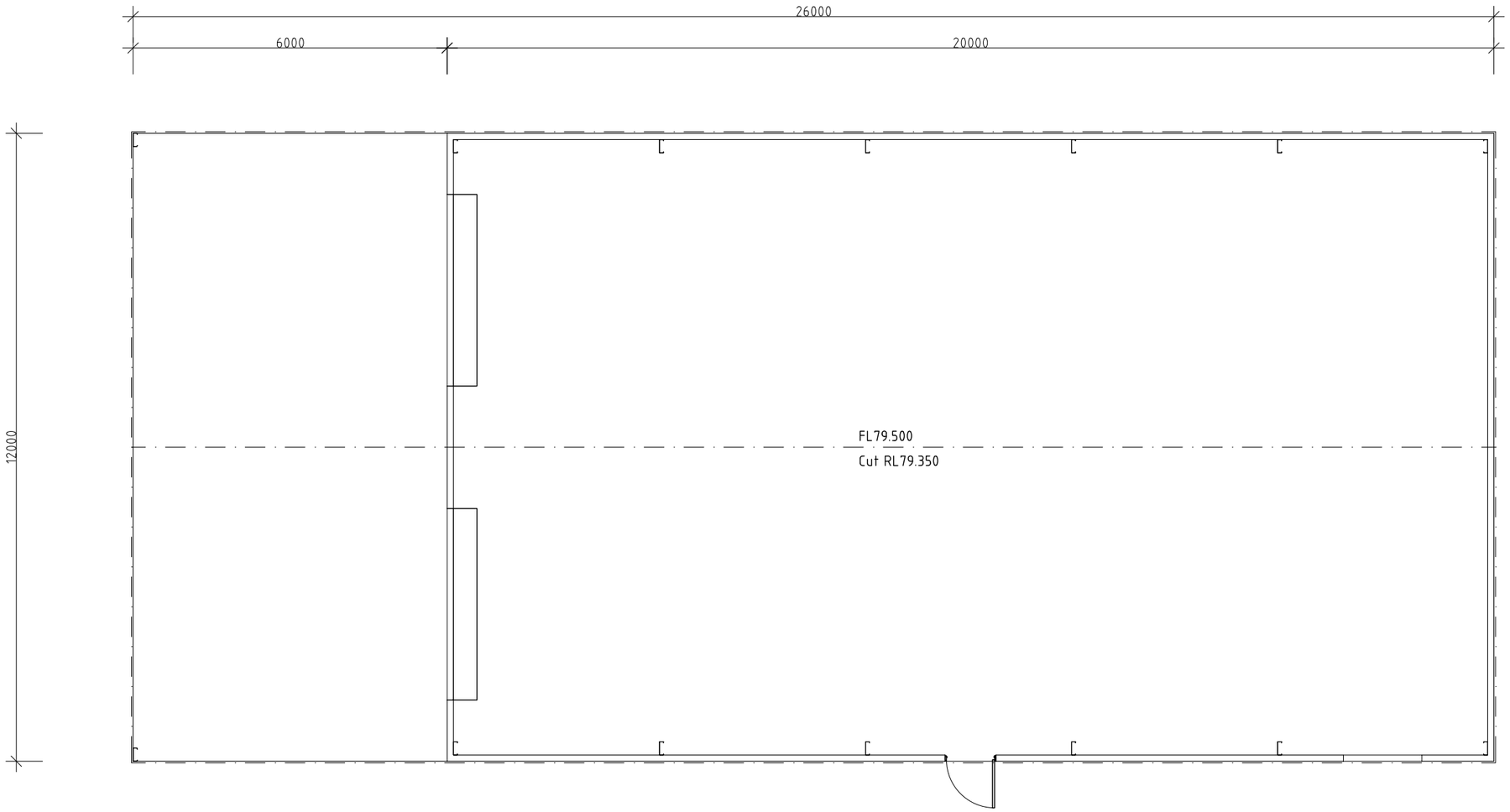


PLANS TO BE READ IN CONJUNCTION WITH PLANS PROVIDED BY SHED MANUFACTURER

DEVELOPMENT DRAWINGS ONLY
NOT FOR CONSTRUCTION

PROPOSED PREFABRICATED SHED FOR TAYLOR AND BEESON BEUILDING PTY LTD AT 37 SERENITY DRIVE BRIDGEWATER	SITE PLAN	DATE 12/11/2026	DRAWN BY G. Tilley email: gtilley7@gmail.com phone ph 0400 671 582
	SCALE 1:200 0 2000 4000 AMENDED	DRAWING NO. 01 OF 09 A2	Certified: G. Tilley Accreditation No.CC6210H © copyright 2026 7626





Area	
Shed:	240m²
Awning:	72m²

PLANS TO BE READ IN CONJUNCTION WITH PLANS PROVIDED BY SHED MANUFACTURER

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PROPOSED PREFABRICATED SHED FOR
TAYLOR AND BEESON BEUILDING PTY LTD AT
37 SERENITY DRIVE BRIDGEWATER

PLAN

SCALE 1:100
0 1000 2000

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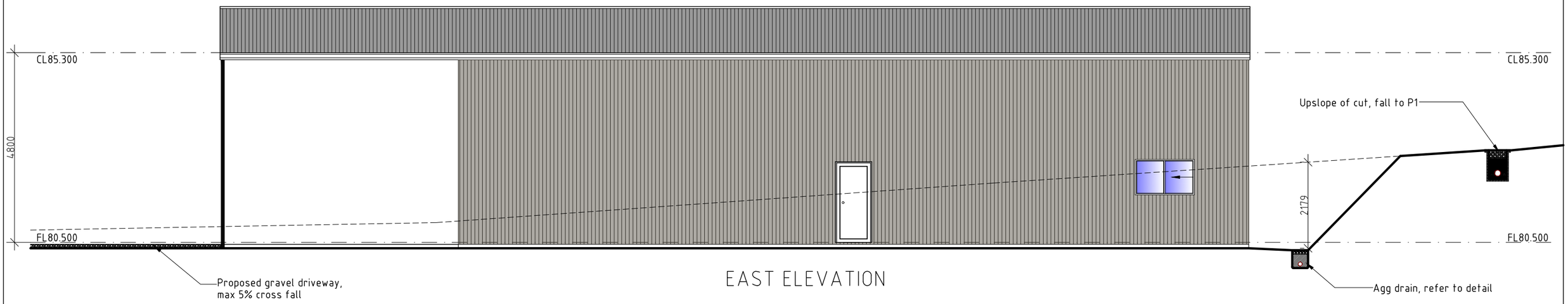
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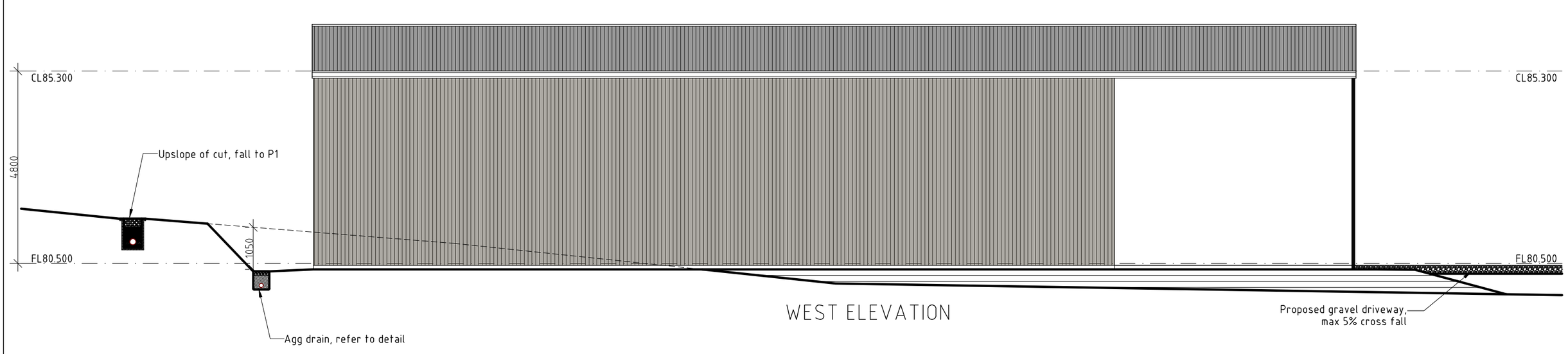
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EAST ELEVATION



WEST ELEVATION

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37 SERENITY DRIVE BRIDGEWATER

ELEVATIONS

SCALE 1:100
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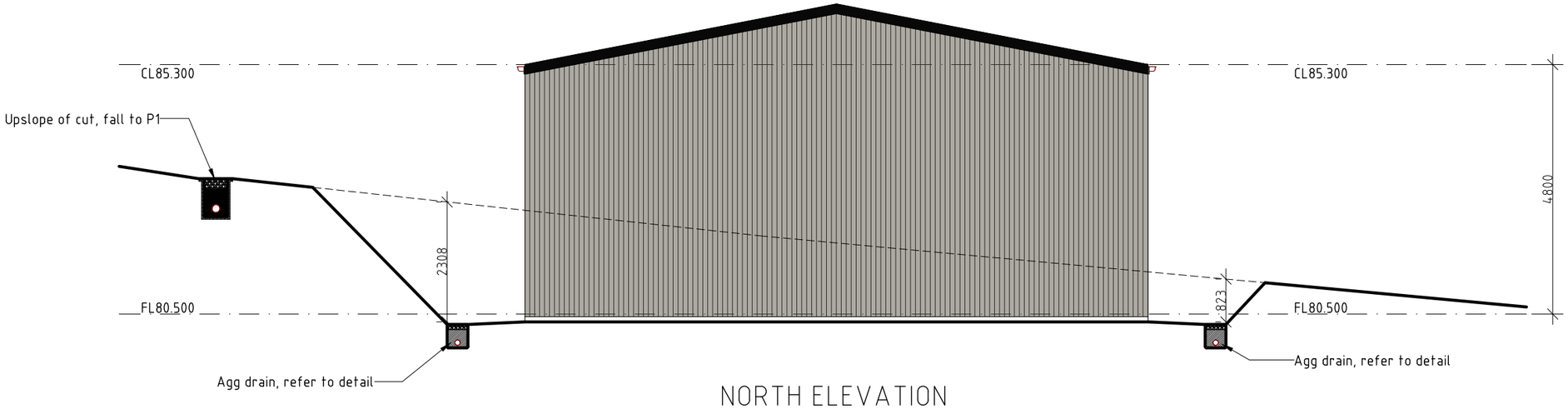
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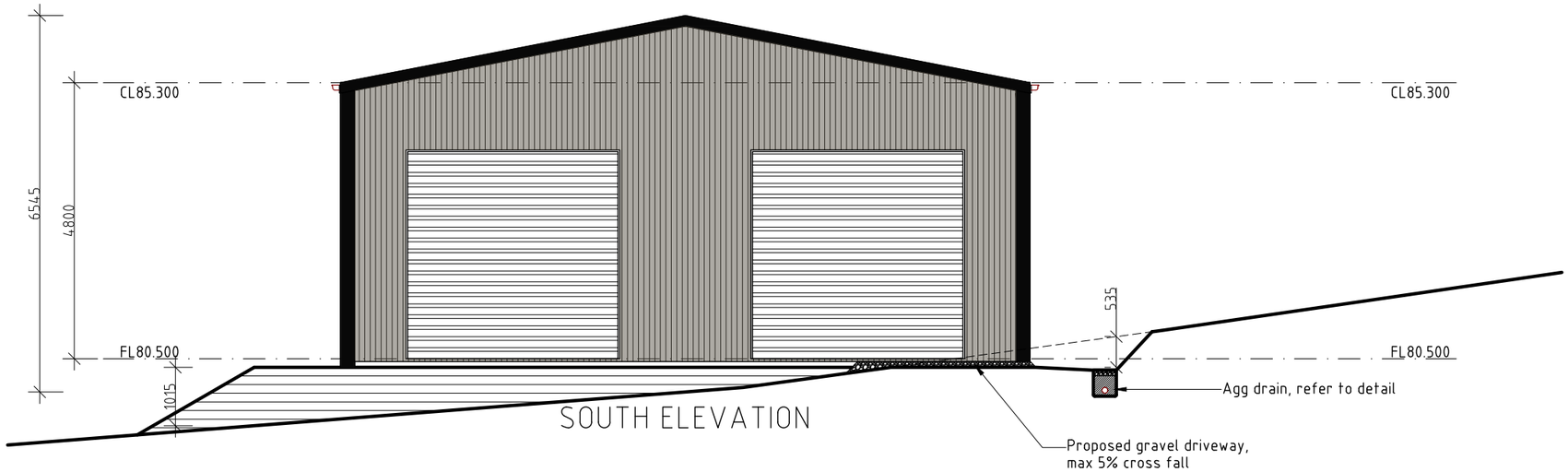
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NORTH ELEVATION



SOUTH ELEVATION

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37 SERENITY DRIVE BRIDGEWATER

ELEVATIONS

DATE
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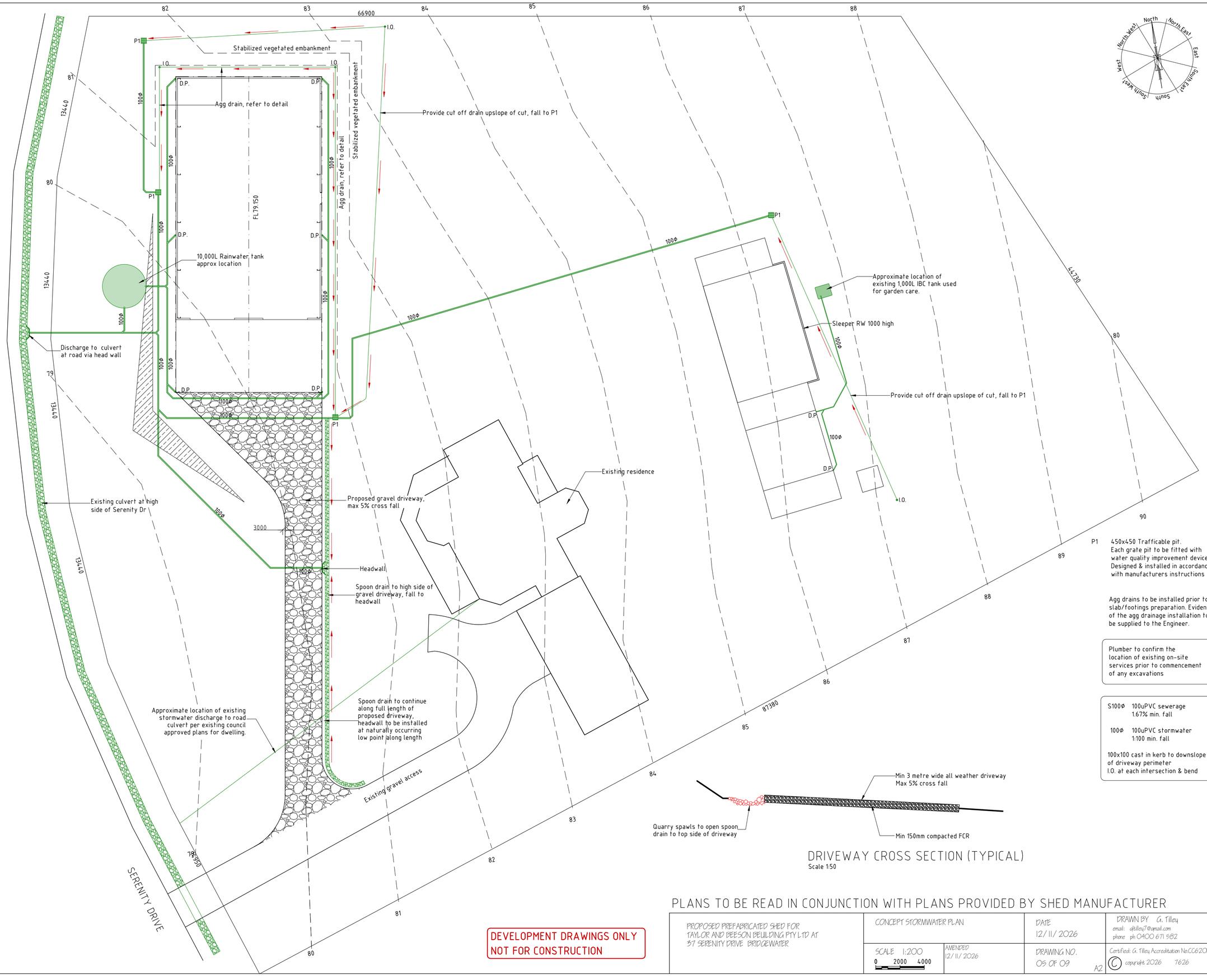
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DRIVEWAY CROSS SECTION (TYPICAL)

Scale 1:50

P1 450x450 Trafficable pit.
Each grate pit to be fitted with water quality improvement device. Designed & installed in accordance with manufacturers instructions

Agg drains to be installed prior to slab/footings preparation. Evidence of the agg drainage installation to be supplied to the Engineer.

Plumber to confirm the location of existing on-site services prior to commencement of any excavations

S100Φ 100uPVC sewerage 1.67% min. fall

100Φ 100uPVC stormwater 1:100 min. fall

100x100 cast in kerb to downslope of driveway perimeter I.O. at each intersection & bend

PLANS TO BE READ IN CONJUNCTION WITH PLANS PROVIDED BY SHED MANUFACTURER

DEVELOPMENT DRAWINGS ONLY
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PROPOSED PREFABRICATED SHED FOR
TAYLOR AND BEESON BEUILDING PTY LTD AT
37 SERENITY DRIVE BRIDGEWATER

CONCEPT STORMWATER PLAN

DATE 12/11/2026

SCALE 1:200
0 2000 4000

AMENDED 12/11/2026

DRAWING NO. 05 OF 09

A2

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WET AREAS TO COMPLY WITH NCC VOL. 2 PART H4D2, ABCB HOUSING PROVISIONS PART 10.2 AND AS 3740

WATERPROOFING OF ENCLOSED & UNENCLOSED SHOWERS:
FLOOR: Waterproof entire floor if no preformed shower base provided
WALLS: Waterproof to not less than 1800mm above the floor substrate
WALL JUNCTIONS AND JOINTS: Waterproof internal and external corners and horizontal joints within a height of 1800mm above the floor level with not less than 40mm width either side of the junction
WALL/FLOOR JUNCTIONS: Waterproof internal and external corners and joints
PENETRATIONS: Waterproof all penetrations

AREAS OUTSIDE THE SHOWER ON CONCRETE SLAB OR FC FLOORING:
FLOORS: Entire floor to be water resistant
WALLS/FLOOR JUNCTIONS: Waterproof all wall/floor junctions and where a flashing is used, the horizontal leg must be not less than 40mm

AREAS OUTSIDE THE SHOWER ON TIMBER FLOOR:
FLOORS: Waterproof entire floor
WALL/FLOOR JUNCTIONS: Waterproof all wall/floor junctions and where a flashing is used, the horizontal leg must be not less than 40mm.

AREAS ADJACENT TO NON-FREESTANDING BATHS AND SPAS (without showers):
FLOOR: Water resistant to entire floor on concrete or FC flooring; or Waterproof to entire floor on timber floor.
WALLS: Water resistant walls to a height of not less than 150mm above the vessels, for the full extent, where the vessel is within 75mm of a wall.
WALL JUNCTIONS AND JOINTS:Water resistant within 150mm above the vessel for the extent of the vessel to a width of 40mm either side of the junction
WALL/FLOOR JUNCTIONS: Waterproof for the extent of the vessel

AREAS ADJACENT TO INSERTED BATHS AND SPAS (without showers):
FLOOR: Water resistant to entire floor on concrete or FC flooring; or Waterproof to entire floor on timber floor.
HORIZONTAL SURFACES: Waterproof shelf adjoining bath or spa and include a waterstop under the vessel lip
WALLS: Waterproof walls to not less than 150mm above the lip of the vessel
WALL JUNCTIONS AND JOINTS: Waterproof junctions within 150mm of vessel to a width of 40mm either side of the junction
WALL/FLOOR JUNCTIONS: Waterproof wall/floor junctions 25mm above finished floor level
PENETRATIONS: Waterproof penetrations where they occur in horizontal surfaces, seal penetrations where they occur in vertical surfaces

OTHER AREAS (LAUNDRIES AND WCs):
FLOOR: Water resistant floor to entire room
WALLS: Water resistant wall to a height of not less than 150mm above the vessel for the extent of the vessel, where the vessel is within 75mm of wall
WALL JUNCTIONS AND JOINTS: Waterproof junctions where a vessel is fixed to a wall
WALL/FLOOR JUNCTIONS: Water resistant wall/floor junctions with horizontal leg not less than 40mm where flashing used
PENETRATIONS: Waterproof penetrations where they occur in surfaces required to be waterproof or water resistant.

WATERPROOFING SYSTEMS:
Waterproofing systems to be in accordance with ABCB Housing Provisions Part 10.2.6.

FALLS TO WET AREA FLOORS:
Where a floor waste is installed the continuous fall of a floor plane to the waste must be no less than 1:80 and no more than 1:50.

STEPDOWN SHOWERS:
Where stepdown showers are used, the shower area must be stepped down a minimum of 25mm below the finished floor level outside the shower. Refer to ABCB Housing Provisions Part 10.2.15 & relevant figures for details.

HOB CONSTRUCTION:
Shower hobs are to be constructed in accordance with ABCB Housing Provisions Part 10.2.16.

ENCLOSED SHOWERS WITH LEVEL THRESHOLD:
Enclosed showers with a level threshold must be provided with a waterstop in accordance with ABCB Housing Provisions Part 10.2.17 & relevant figures.

UNENCLOSED SHOWERS:
Unenclosed showers are to have a waterstop min. 1500mm from the shower rose with the vertical leg finishing flush with the top surface of the floor. Waterproof all all joins and junctions. Waterproof entire bathroom floor where unenclosed showers are installed. Refer to ABCB Housing Provisions Part 10.2.18 & relevant figures for details.

PENETRATIONS:
All penetrations in showers and wet areas must be waterproofed in accordance with ABCB Housing Provisions part 10.2.23.

FLASHINGS/JUNCTIONS:
All flashings and junctions in wet areas to be installed in accordance with ABCB Housing Provisions Part 10.2.24 & relevant figures.

SHOWER SCREENS:
1900H Semi-frameless shower screens to comply with ABCB Housing Provisions Table 8.4.6 & AS 1288:2021. Minimum 6mm toughened safety organic coated glass, labelled to comply with industry standards. Install shower screens in accordance with ABCB Housing Provisions Part 10.2.32.

HYDRAULIC NOTES:
1. All plumbing shall be in accordance with the Tasmanian Plumbing Regulations, AS 3500 and to the local authority approval.
2. The location of the existing services where shown are approximate only and shall be confirmed on site where possible. Determine location of existing power, Telstra, water and drainage services prior to commencing new work.
3. Conceal all pipework in ceiling space, ducts, cavities, wall chases, cupboards etc. unless otherwise approved.
4. Refer to designers drawings and fixture and equipment technical specifications for pipework connections.
5. Make good all disturbed surfaces to match existing.
6. Remove all excess soil and surplus materials from site.
7. All plumbing to be installed by a licensed plumber.

Install inspection openings at major bends for stormwater and all low points of downpipes.
All plumbing & drainage to be in accordance with local Council requirements.
Provide surface drain to back of bulk excavation to drain leveled pad prior to commencing footing excavation.
Stormwater line (100mm uPVC)
Sewer line (100mm uPVC)

SERVICES
The heated water system must be designed & installed with Part B2 of NCC Vol. 3 - Plumbing Code of Australia
Thermal insulation for heated water piping must:
a) be protected against the effects of weather and sunlight; and
b) be able to withstand the temperatures within the piping; and
c) use thermal insulation in accordance with AS/NZS 4859.1

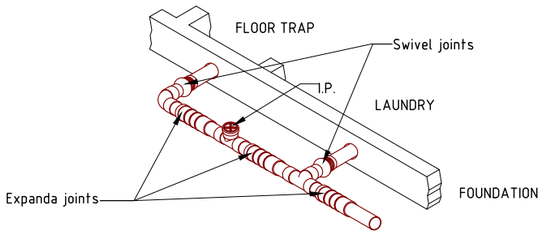
Heated water piping that is not within a conditioned space must be thermally insulated as follows:
1. Internal piping:
   a) All flow and return internal piping that is -
      (i) within an unventilated wall spaces
      (ii) within an internal floor between storeys; or
      (iii) between ceiling and insulation and a ceiling
   Must have a minimum R-value of 0.2 (ie. 9mm of closed cell polymer insulation)
2. Piping located within a ventilated wall space, an enclosed building subfloor or a roof space:
   a) All flow and return piping
   b) Cold water supply piping and Relief valve piping within 500mm of the connection to central water heating system
   Must have a minimum R-value of 0.45 (ie. 19mm of closed cell polymer insulation)
3. Piping located outside the building or in an unenclosed building sub-floor or roof space
   a) All flow and return piping.
   b) Cold water supply piping and Relief valve piping within 500mm of the connection to central water heating system
   Must have a minimum R-value of 0.6 (ie. 25mm of closed cell polymer insulation)
   Piping within an insulated timber framed wall, such as that passing through a wall stud, is considered to comply with the above insulation requirements.

Hot & Cold Water Nominal Diameters	
Branch off takes	Min. DN20
Max. off take length 6m	DN18
Max. off take length 3m	DN15
Max. off take length 1m	DN10

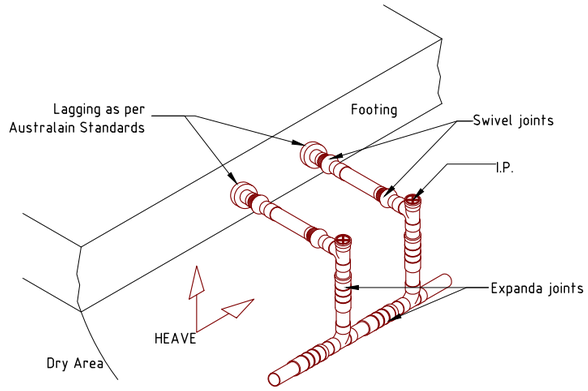
Insulation Schedule

Heated Water Pipes Type	Size Range	Insulation
Circulating Line	32-40	25mm Rockwool with foil wrap
Branch Line	20-25	19mm Bradflex
Offtake	18	13mm Bradflex
Cold Water Pipes Exposed Type	Size Range	Insulation
All	>20	13mm Bradflex
Other Cold Water Pipes Type	Size Range	Insulation
All	All	Not required

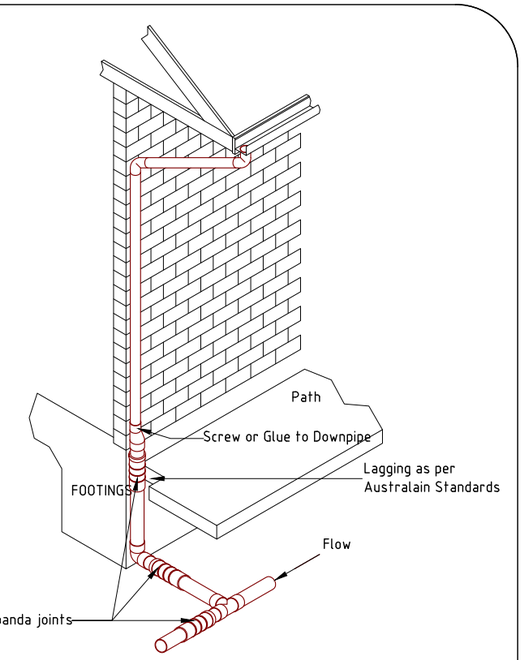
NOTE: Water pipes associated directly with plan equipment shall be insulated in accordance with the manufacturers instructions for a typical installation

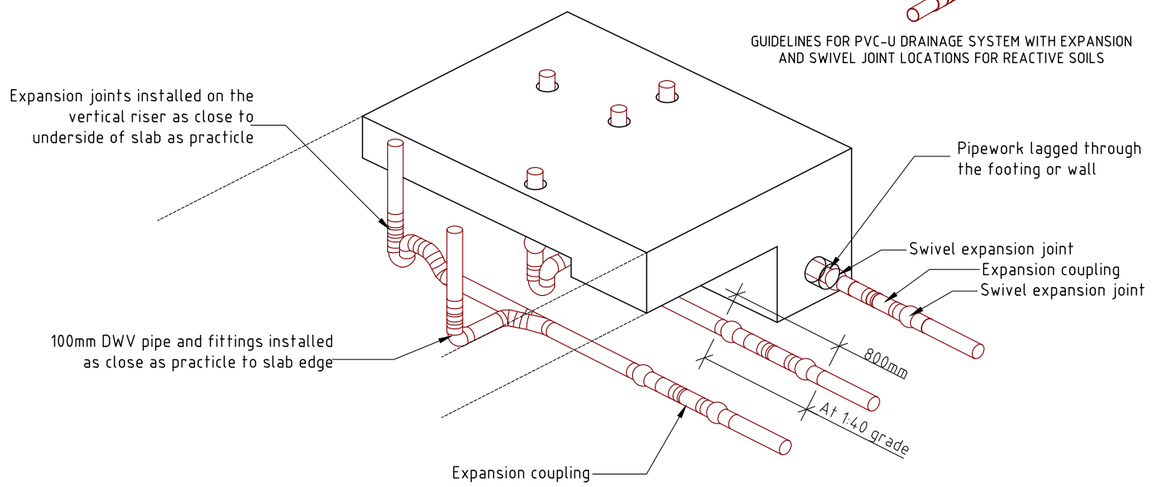


GUIDELINES FOR PVC-U DRAINAGE SYSTEM WITH EXPANSION AND SWIVEL JOINT LOCATIONS FOR REACTIVE SOILS



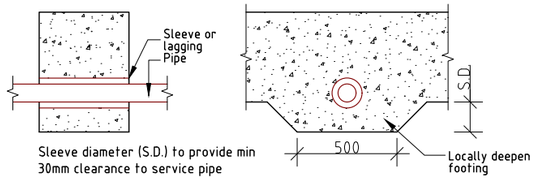
GUIDELINES FOR PVC-U DRAINAGE SYSTEM WITH EXPANSION AND SWIVEL JOINT LOCATIONS FOR REACTIVE SOILS





Note 1: Drain grade should be 1:40 for the first 800mm external to slab
Note 2: Swivel expansion joints installed on grade should not be used to correct pipe misalignment
Note 3: Swivel expansion joints and expansion joints should be installed at 50% of their telescopic movement
Note 4: Expansion joints installed on vertical risers should have a minimum of 40mm telescoopic movement
FIGURE G.5(A)- POTENTIAL LOCATIONS OF BELOW GROUND SWIVEL & EXPANSION JOINTS FOR "H" CLASS SITES

Pipes through footings & slab beams should be lagged.
Slab beam depths & footing depths should also be increased as indicated below



FLEXIBLE CONNECTION FOR SERVICE PIPES PASSING THROUGH FOOTINGS

Scale 1:20

Surface drainage to conform with NCC Vol. 2 Part H2D2.
NOTE: 50mm fall required over first 1m from building.

IMPORTANT NOTICE FOR ATTENTION OF OWNER:
The owners attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSRIO Building Technology File 18 and it is the owners responsibility to maintain the site in accordance with that document.

PROPOSED PREFABRICATED SHED FOR
TAYLOR AND BEESON BEUILDING PTY LTD AT
37 SERENITY DRIVE BRIDGEWATER

PLUMBING NOTES

DATE 12/11/2026

SCALE N/A

AMENDED

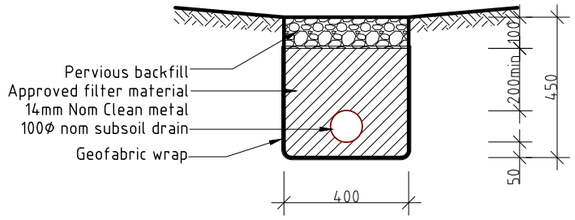
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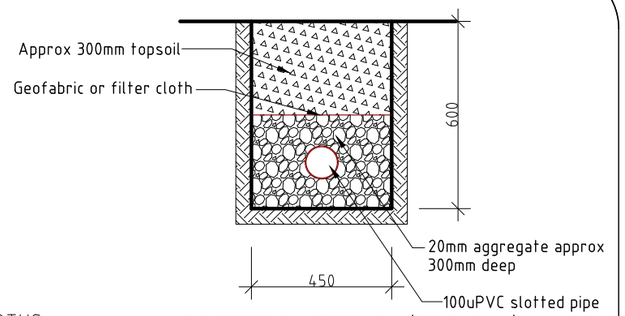
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NOTE: All materials and construction to comply with AS3500.3.2021



AGG DRAIN DETAIL (TYPICAL)

Scale 1:20

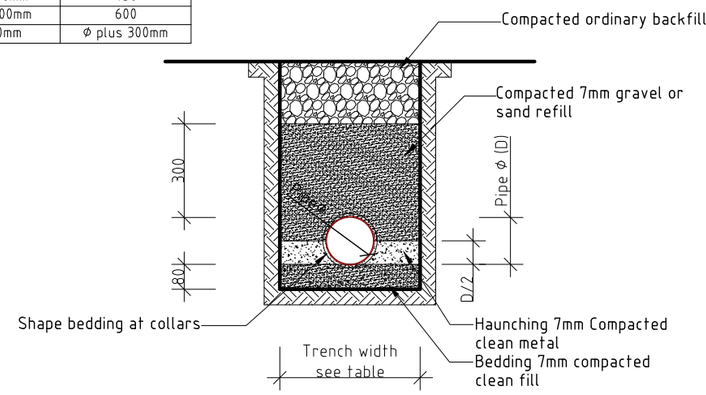


ABSORPTION TRENCH (TYPICAL)

Scale 1:20

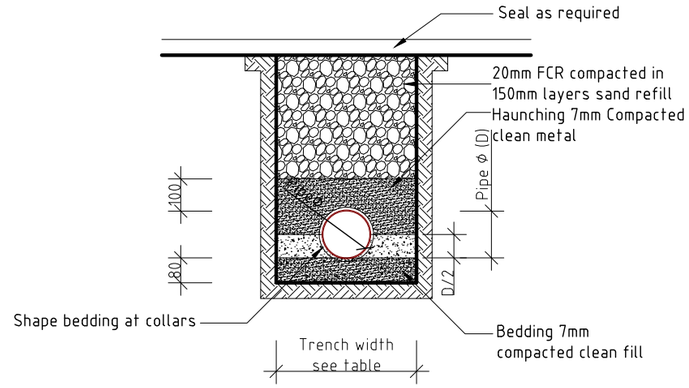
TRENCH WIDTHS

Pipe diameter	Min. trench width
Less than 50mm	250
75-100mm	450
150-300mm	600
>300mm	Ø plus 300mm



PIPE TRENCH DETAIL TO NON-TRAFFICABLE AREAS (TYPICAL)

Scale 1:20



PIPE TRENCH DETAIL TO TRAFFICABLE AREAS (TYPICAL)

Scale 1:20

Surface drainage to conform with NCC Vol. 2 Part H2D2.
NOTE: 50mm fall required over first 1m from building.

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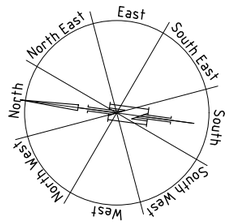
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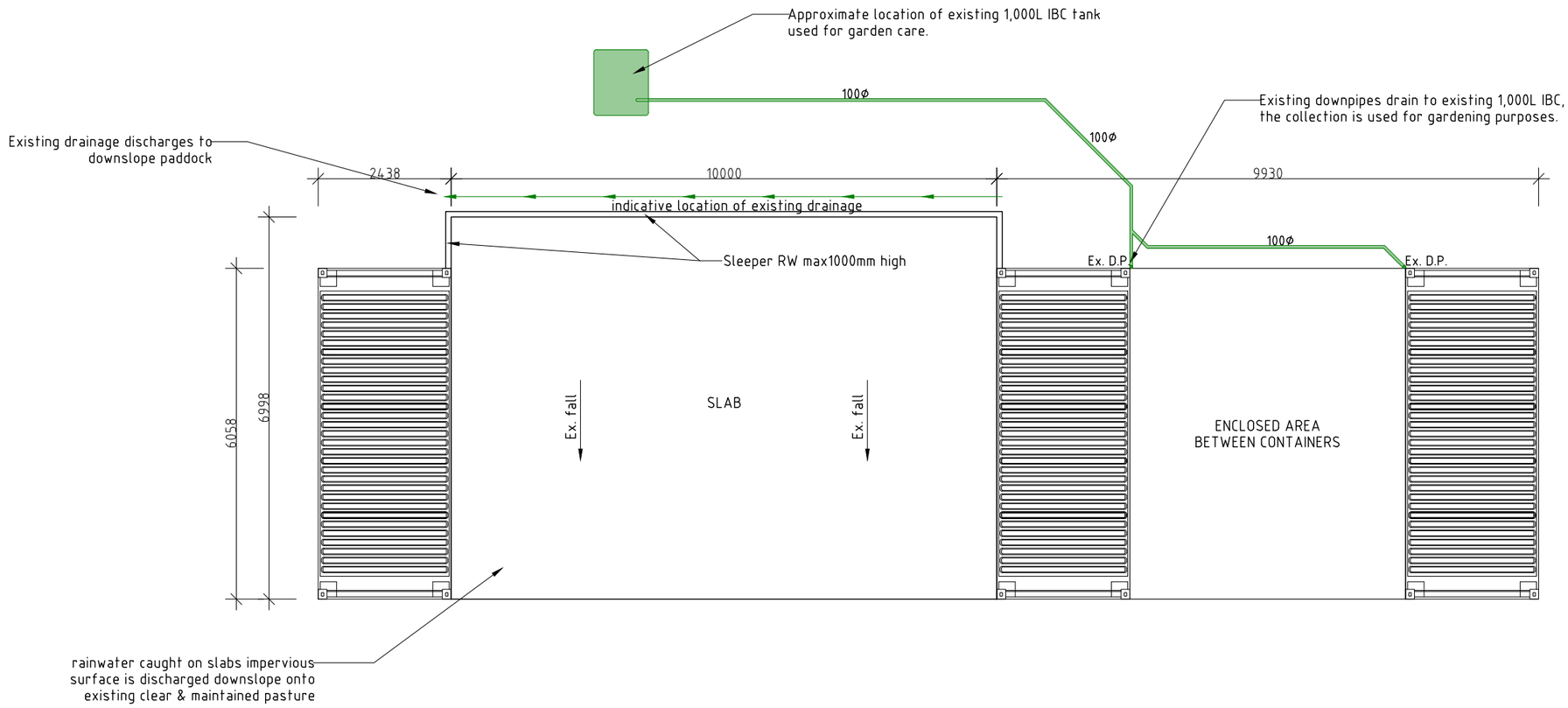
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07 OF 09

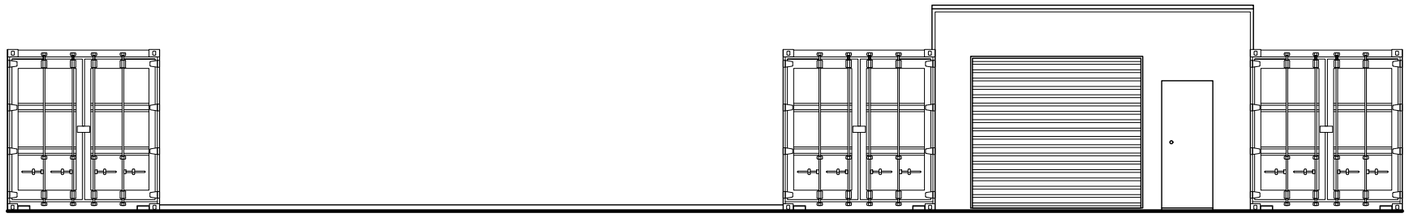
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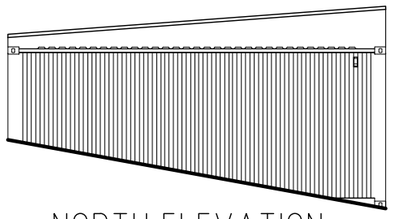


Preamble:
The block features a number of shipping containers used for storage that have been placed on the block a different points over the years. As shown through historical satellite imaging, the 2 southern most shipping containers along with the roof connection between them have been present since the year of 2014. It is worth noting that the subject block has since that time undergone an approved planning application & approved building works for an extension, during which the existing outbuildings never presented a problem to the council. This is likely due to them not being classified as works needing approval at the time of their placement, due to the containers being; un-modified, not used for anything other than storage, & not fixed in place. However the northern most shipping container along with the slab shown is a newer addition being introduced during the year of 2024 & thus does require retrospective approval. With that in mind, it is the position of the owner that it would be beneficial to also have the earlier 2014 outbuildings considered for official retrospective approval so as to avoid any future confusion with any future plans or developments should the council deem it beneficial.

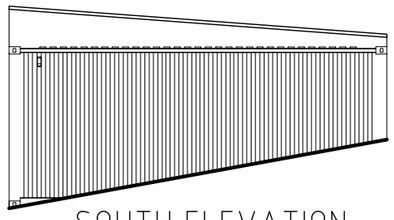




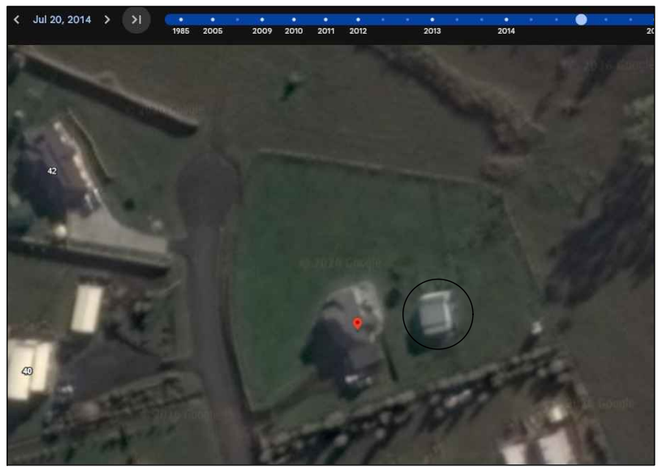
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



Arial image of lot as of July 2014

DEVELOPMENT DRAWINGS ONLY
NOT FOR CONSTRUCTION

PROPOSED PREFABRICATED SHED FOR
TAYLOR AND BEESON BEUILDING PTY LTD AT
37 SERENITY DRIVE BRIDGEWATER

EXISTING OUTBUILDINGS PLAN & ELEVATIONS

DATE
12/11/2026

DRAWN BY G. Tilley
email: gtilley7@gmail.com
phone ph 0400 671 582

SCALE 1:100
0 1000 2000

AMENDED

DRAWING NO.
08 OF 09

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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 metres 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 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.

PREVENTION OF FALLS

Where a person is exposed to the hazard of falling from a structure during construction or while cleaning or maintenance work is carried out, the builder shall provide:

1. A work system designed to prevent such falls; and
2. Where safety belt anchorage points are used they must be positioned on the building or structure so that a lifeline or safety harness may be attached before proceeding to a point where it is possible to fall; and
3. Anchorage points for the attachment of safety harness must comply with AS2626; and
4. The anchorage points & associated structure shall be capable of withstanding a force of at least 15kM (1500kg); and
5. The builder shall inform the owner prior to occupancy of the building, that a fall arrest system is constructed and must be used in accordance with AS2626 when exposed to the hazards of falling from the building.

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 selected in accordance with AS HB 197:1999 and AS/NZS 4586:2013.

STEPS, LOOSE OBJECTS AND UNEVEN SURFACES
Due to design restrictions for this 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 both 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 trips 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 MATERIALS 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 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 construction 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 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 frabricators should be required to limit the 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 portable tools and equipment. These should be fully maintained in accordance with manufacturers 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 manufacturers specification.

6. HAZARDOUS SUBSTANCES

ASBESTOS

For alterations to a building constructed prior to 1990:
If this existing building was constructed prior to:
1990 – it therefore may contain asbestos
1986 – it therefore is likely to contain asbestos
either in cladding material or in fire retardant insulation material. In either case, the building should check and if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

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 (PPE) including protection against inhalation while using powdered material or when sanding, drilling, 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 (PPE) 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 released. 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 manufacturers recommendations for use must be carefully considered at all times.

SYNTHETIC MINERAL FIBRE

Fibreglass, 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 of 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 also be required. The manufacturers 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 unauthorised access. These should be 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 should be 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, it 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.

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/NZS 3012 and all licensing requirements.
All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plan at the Workplace.
All works should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work.
Due to the 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.

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT.
THIS INCLUDES (but is not excluded to): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTERNORS, DEMOLISHERS.

PROPOSED PREFABRICATED SHED FOR TAYLOR AND BEESON BEUILDING PTY LTD AT 37 SERENITY DRIVE BRIDGEWATER	WH&S NOTES	DATE 12/11/2026	DRAWN BY G. Tilley email: gtilley7@gmail.com phone ph 0400 671 582
	SCALE N/A AMENDED	DRAWING NO. 09 OF 09	Certified: G. Tilley Accreditation No.CC6201H © copyright 2026 7626