

Development Applications

Notice is hereby given under Section 57(3) of the *Land Use Planning & Approvals Act 1993* that an application has been made to the Break O' Day Council for a permit for the use or development of land as follows:

DA Number	DA 2025 / 00057
Applicant	Alldraw Building Design
Proposal	Residential - Dwelling, Secondary Residence & Shed
Location	112 St Helens Point Road, Stieglitz

Plans and documents can be inspected at the Council Office by appointment, 32 – 34 Georges Bay Esplanade, St Helens during normal office hours or online at www.bodc.tas.gov.au.

Representations must be submitted in writing to the General Manager, Break O'Day Council, 32 -34 Georges Bay Esplanade, St Helens 7216 or emailed to admin@bodc.tas.gov.au, and referenced with the Application Number in accordance with section 57(5) of the abovementioned Act during the fourteen (14) day advertised period commencing on Saturday 19th July, 2025 **until 5pm Friday 1st August, 2025.**

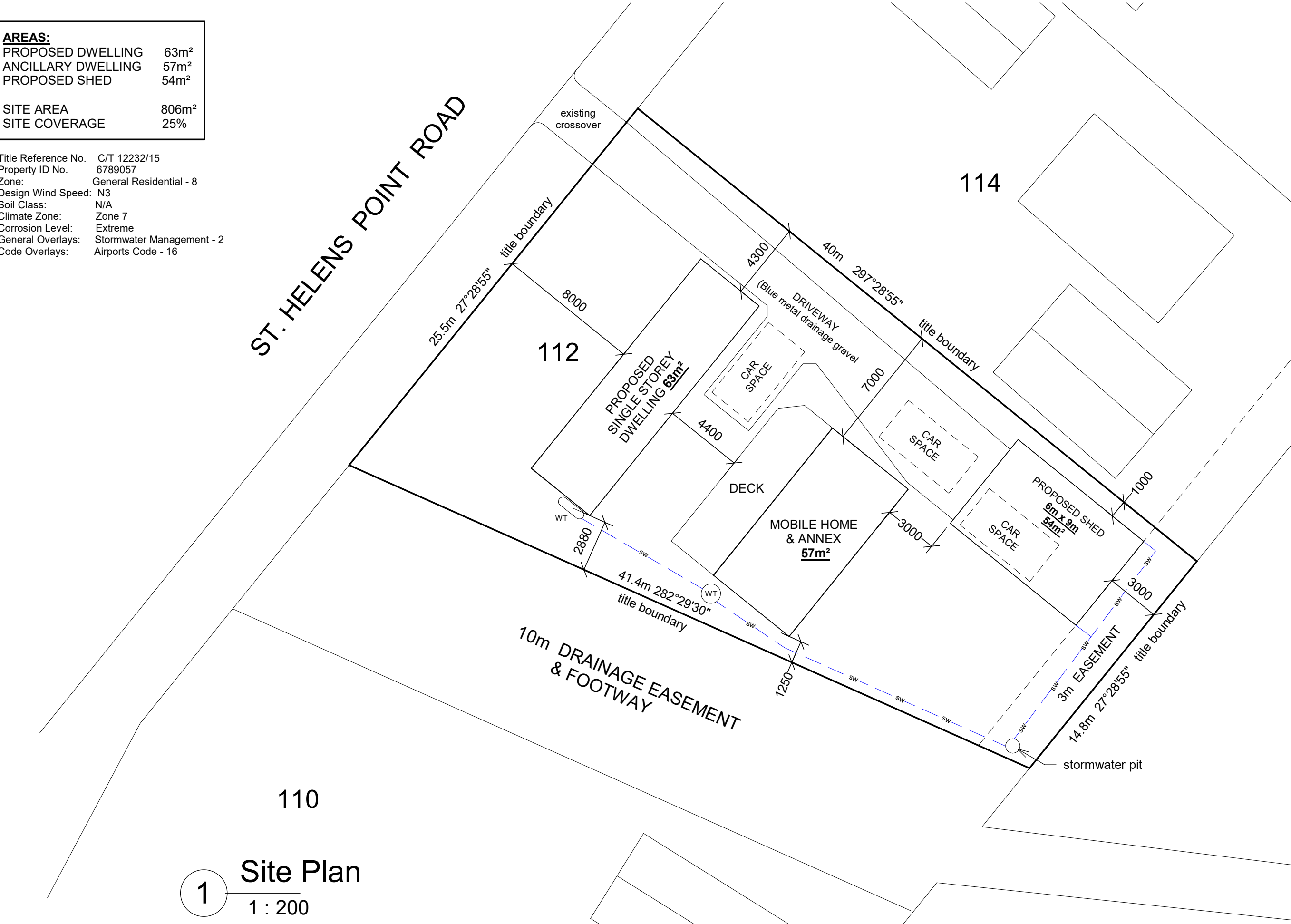
John Brown
GENERAL MANAGER

AREAS:
PROPOSED DWELLING 63m²
ANCILLARY DWELLING 57m²
PROPOSED SHED 54m²

SITE AREA 806m²
SITE COVERAGE 25%

Title Reference No. C/T 12232/15
Property ID No. 6789057
Zone: General Residential - 8
Design Wind Speed: N3
Soil Class: N/A
Climate Zone: Zone 7
Corrosion Level: Extreme
General Overlays: Stormwater Management - 2
Code Overlays: Airports Code - 16

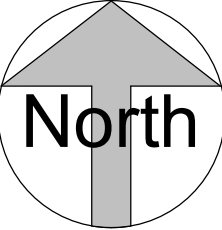
ST. HELENS POINT ROAD



1

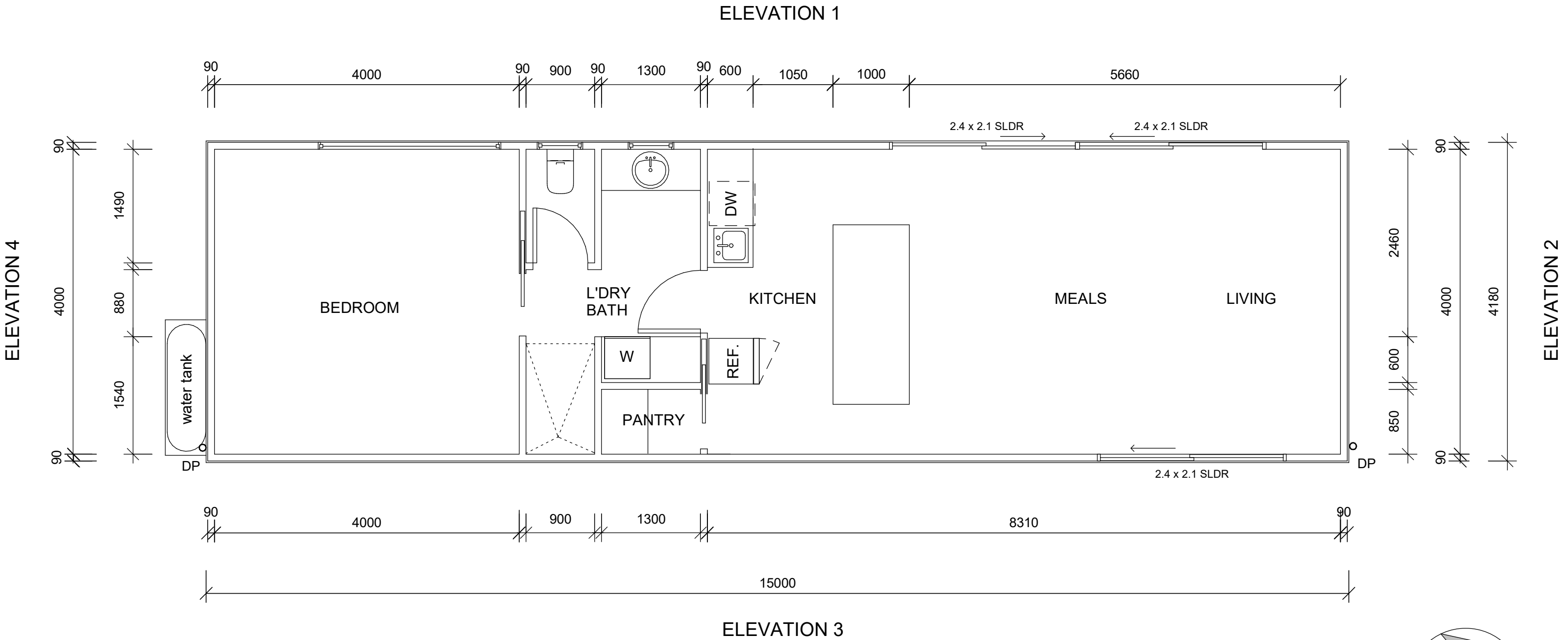
Site Plan

1 : 200

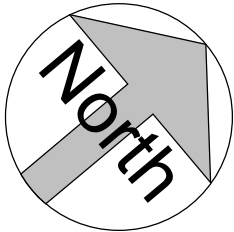


Client:	Phil Bramich	ALLdraw Building Design 24469 Tasman Hwy, St.Helens ph: 0421 745 095 e: james@alldraw.com.au	sheet : 1 of 10 status: Planning Date: 7/07/2025 10:14:10 AM Drawn: James Krelttszheim Reg # 911670743 Ref : 1359.2	ALLDRAW building design Ph: 0421 745 095 E: info@alldraw.com.au
Job address:	PROPOSED DWELLING 112 ST.HELENS POINT RD, STIEGLITZ TAS 7216			

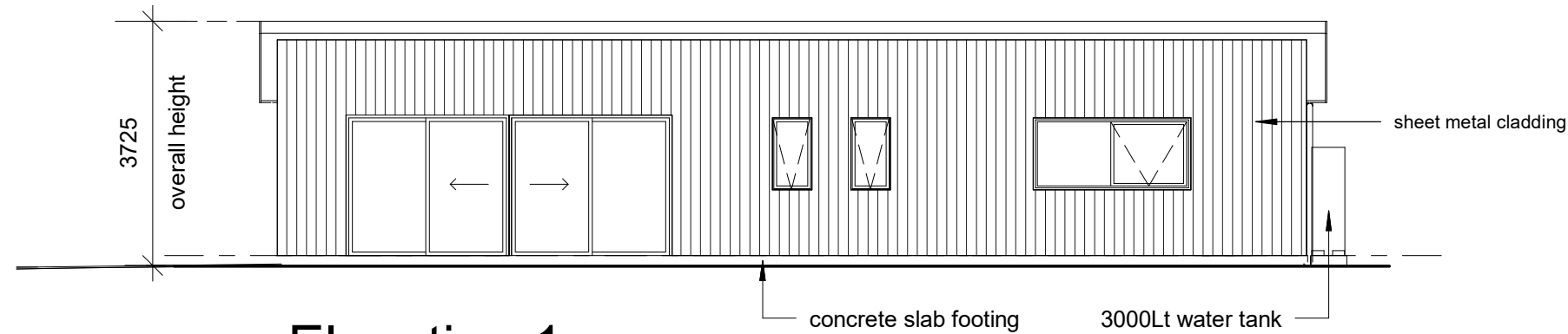
AREA:
Proposed Dwelling 63m²



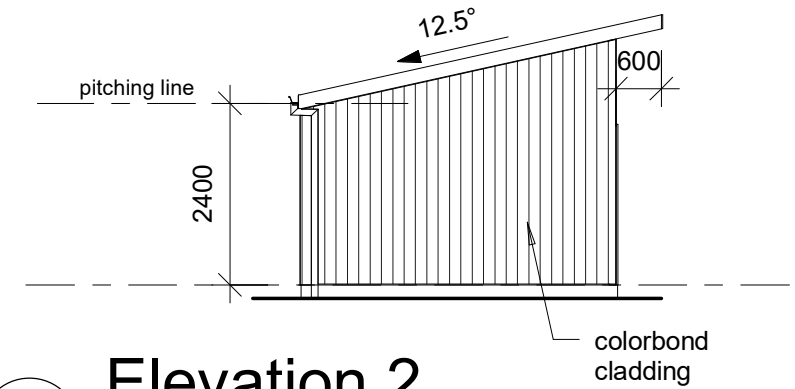
1 Floor Plan (Proposed Dwelling)
1 : 50



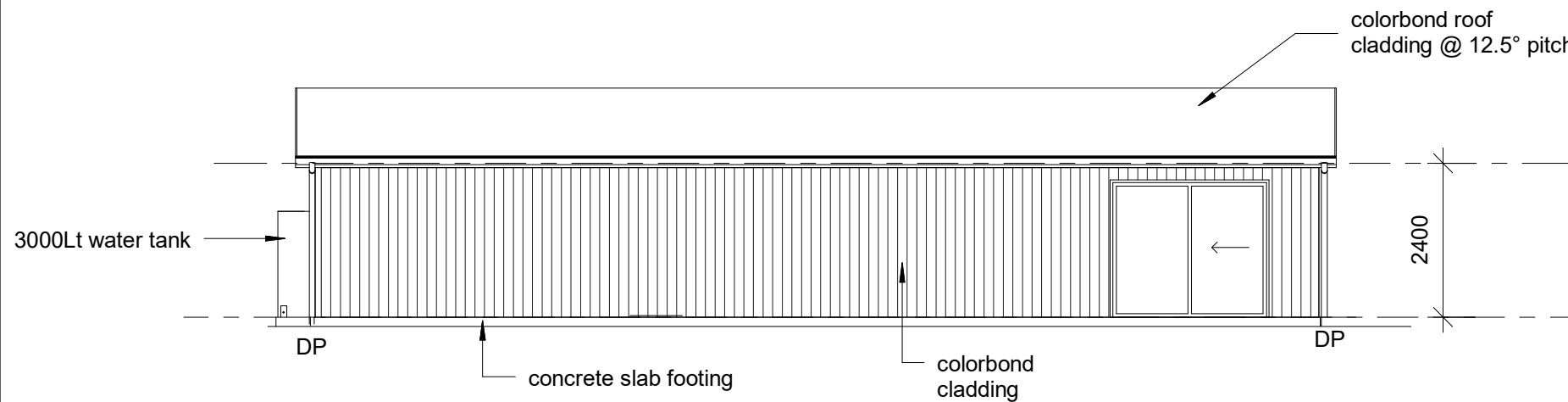
Client:	Phil Bramich		ALLdraw Building Design 24469 Tasman Hwy, St.Helens ph: 0421 745 095 e: james@alldraw.com.au		sheet : 2 of 10	 Ph: 0421 745 095 E: info@alldraw.com.au
Job address:	PROPOSED DWELLING 112 ST.HELENS POINT RD, STIEGLITZ TAS 7216				status: Planning	
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					Ref : 1359.2	



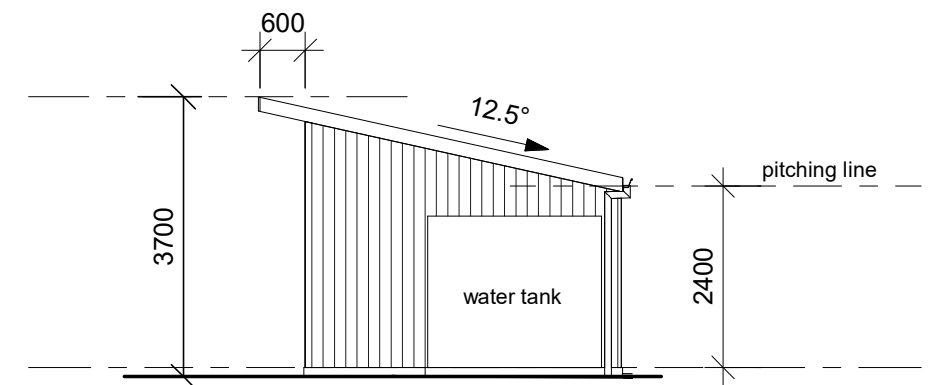
1 Elevation 1
1 : 100



2 Elevation 2
1 : 100



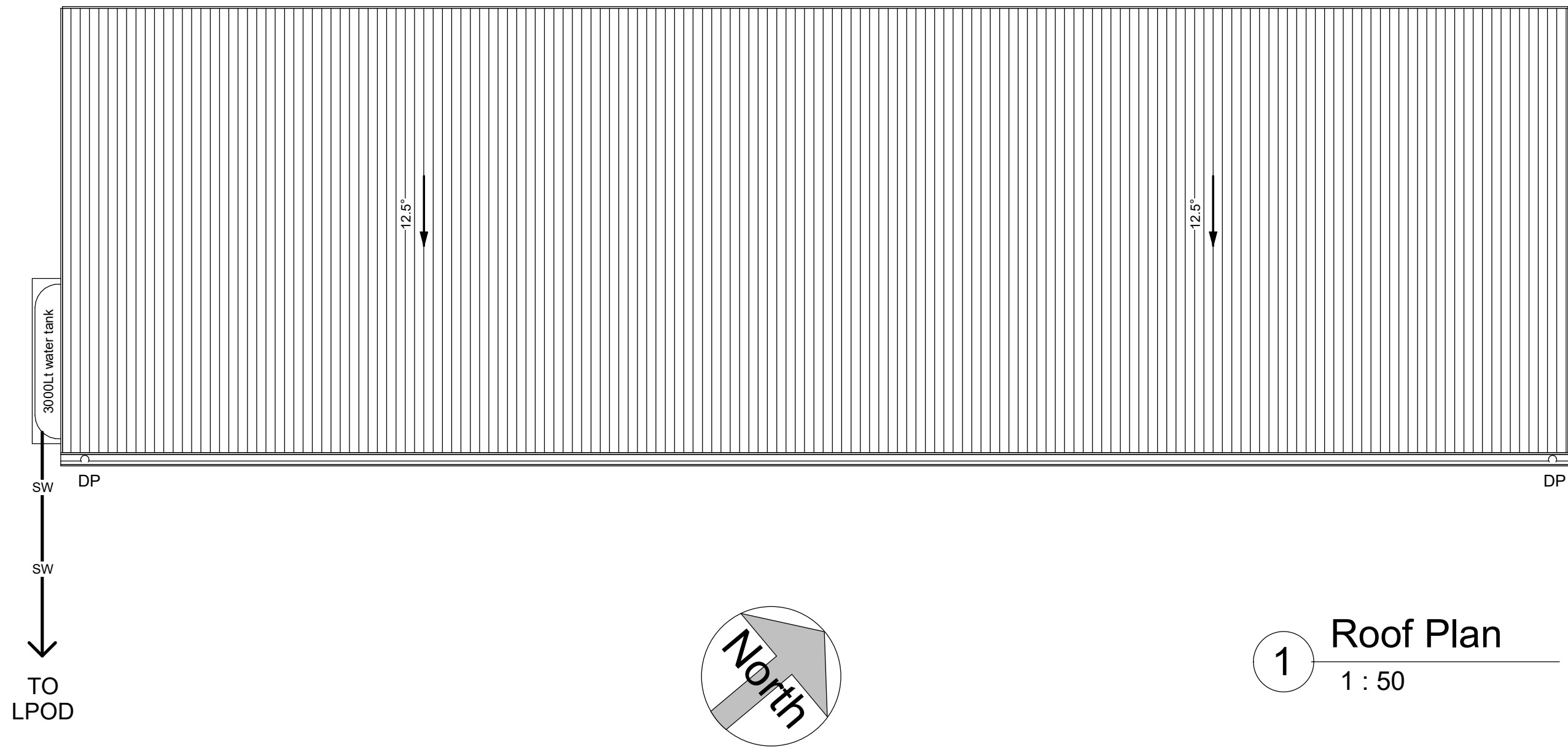
3 Elevation 3
1 : 100



4 Elevation 4
1 : 100

Client:	Phil Bramich				sheet : 3 of 10	ALLDRAW building design Ph: 0421 745 095 E: info@alldraw.com.au
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Stormwater overflow from water tank to be directed to the legal point of discharge



1 Roof Plan
1 : 50

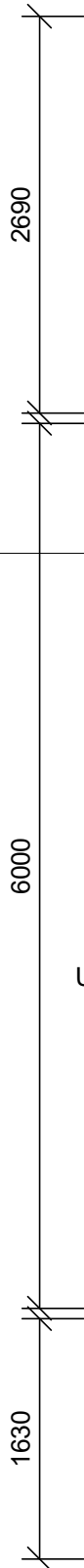
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AREAS:	
Mobile home	19.5m ²
Annexe	37.8m ²
Total	57.3m ²

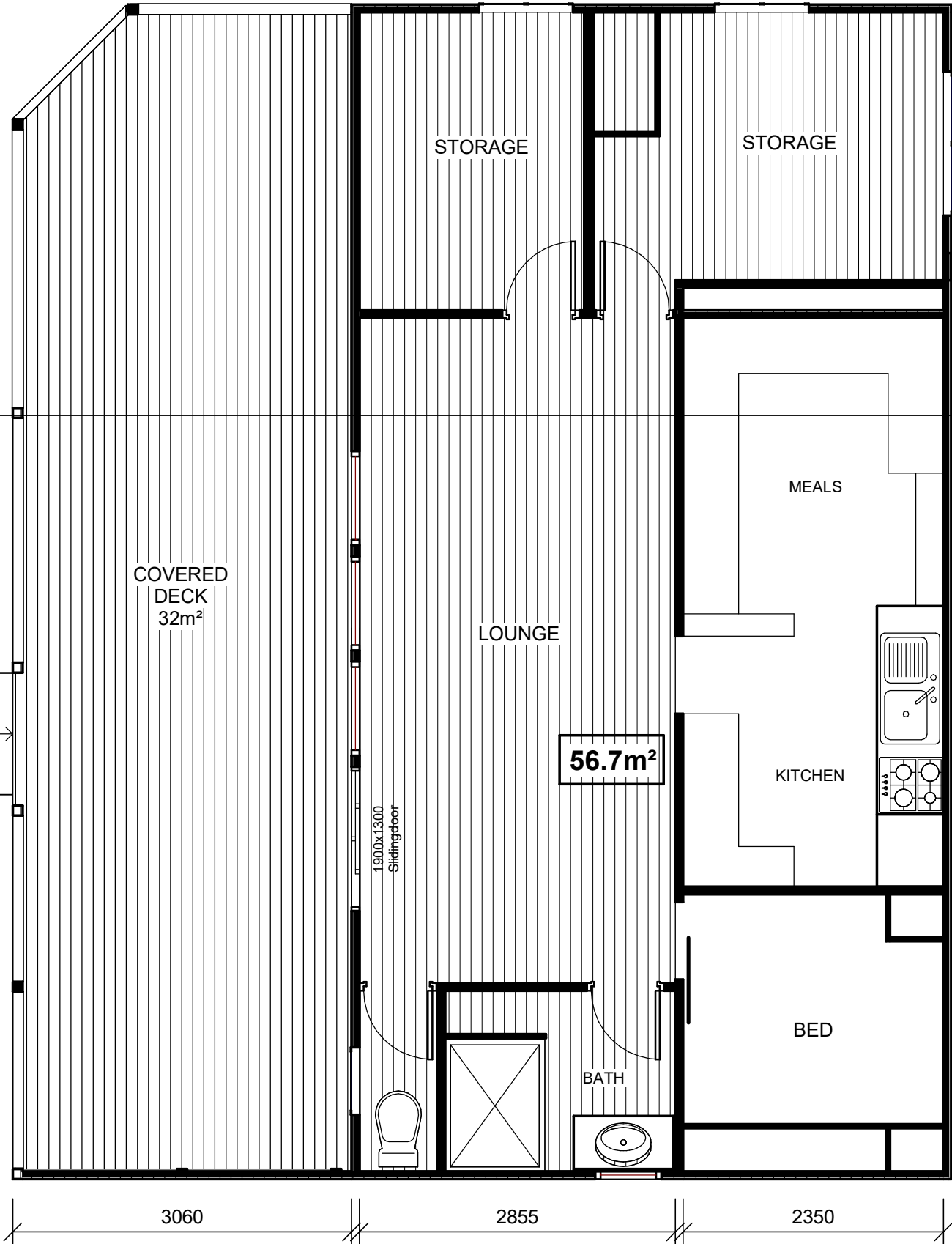
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Floor Plan 2
1 : 50

ELEVATION D

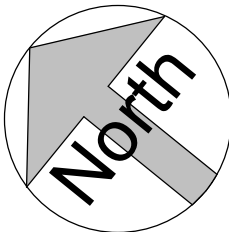


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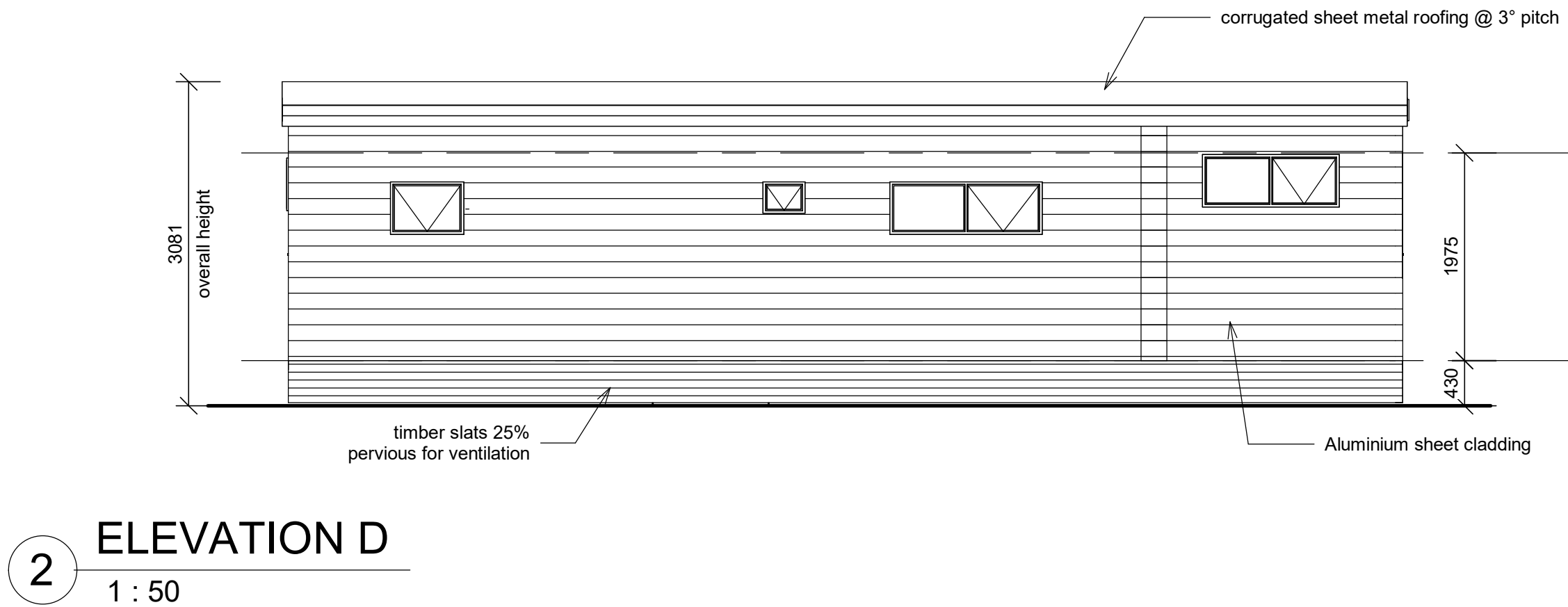
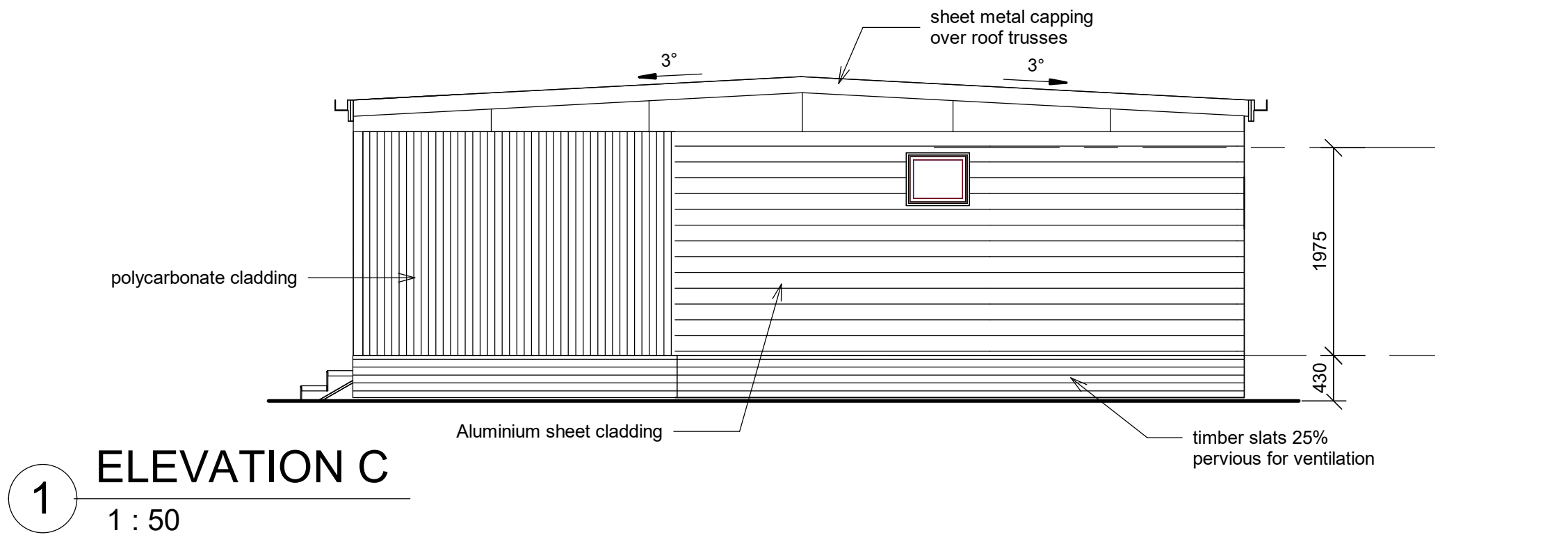


ELEVATION C

ELEVATION B

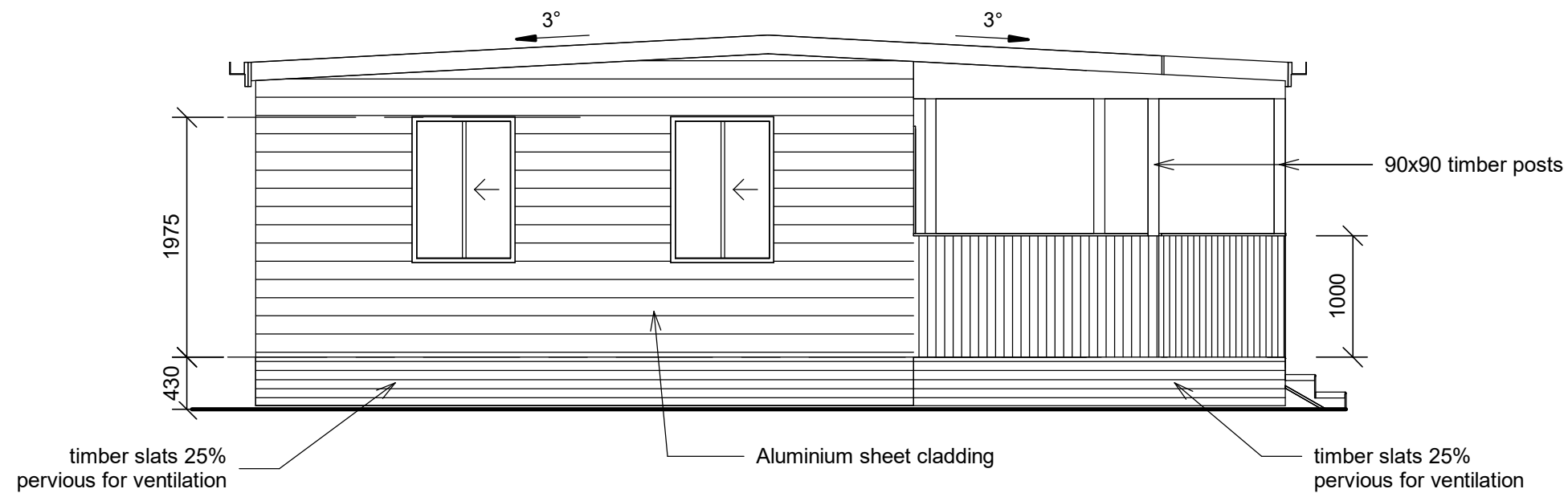


Client:	Phil Bramich		ALLdraw Building Design 24469 Tasman Hwy, St.Helens ph: 0421 745 095 e: james@alldraw.com.au		sheet : 5 of 10	<div>ALLDRAW</div> <div>building design</div> <div>Ph: 0421 745 095 E: info@alldraw.com.au</div>
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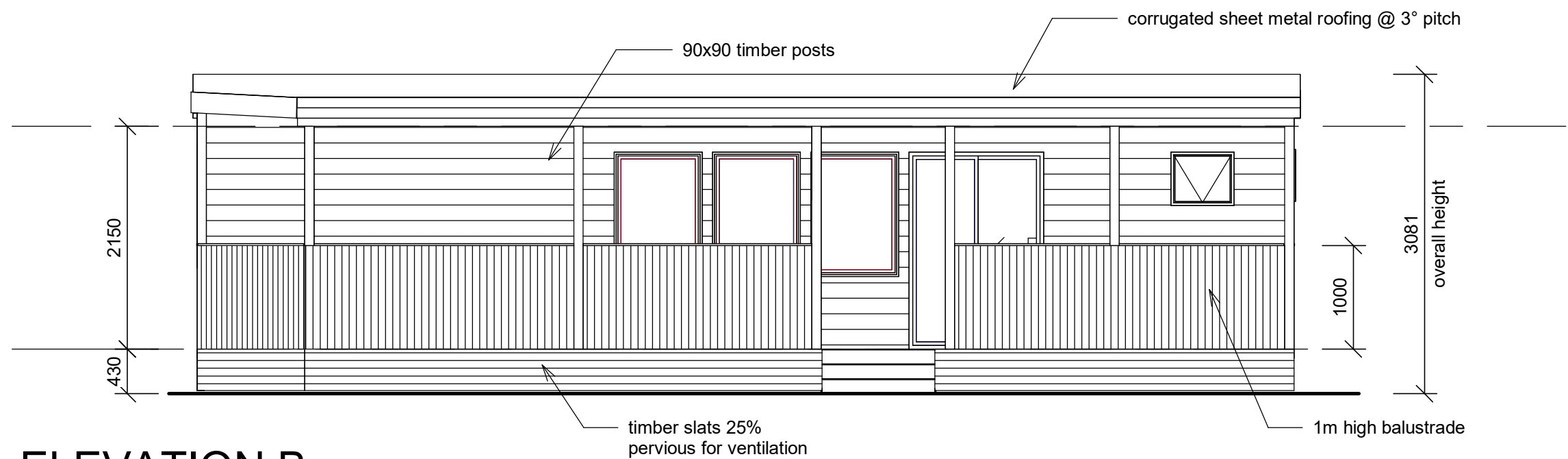


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Job address:	PROPOSED DWELLING 112 ST.HELENS POINT RD, STIEGLITZ TAS 7216		ALLdraw Building Design 24469 Tasman Hwy, St.Helens ph: 0421 745 095 e: james@alldraw.com.au		status: Planning
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1 ELEVATION A
1 : 50



2 ELEVATION B
1 : 50

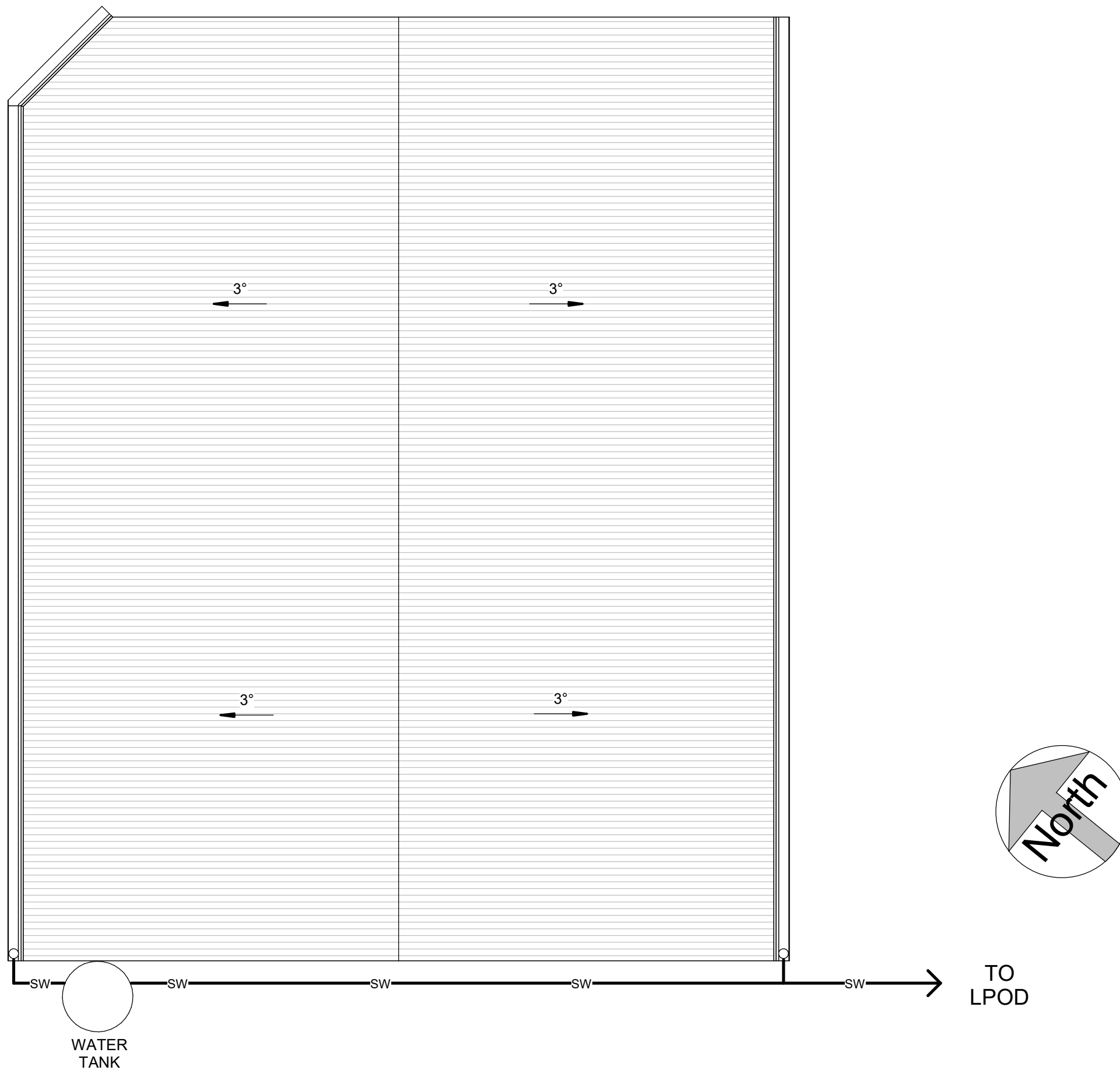
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Stormwater overflow from water tank to be directed to the legal point of discharge

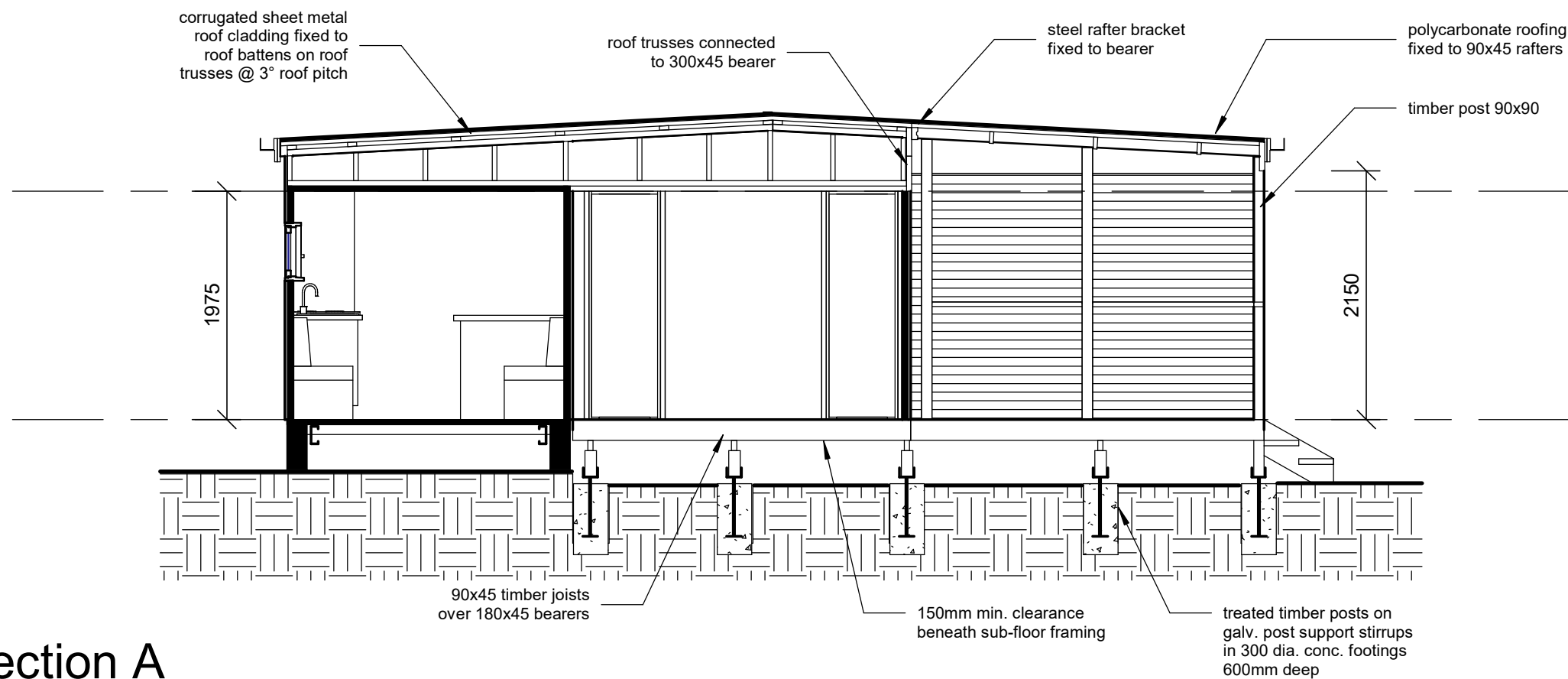
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Roof Plan 2

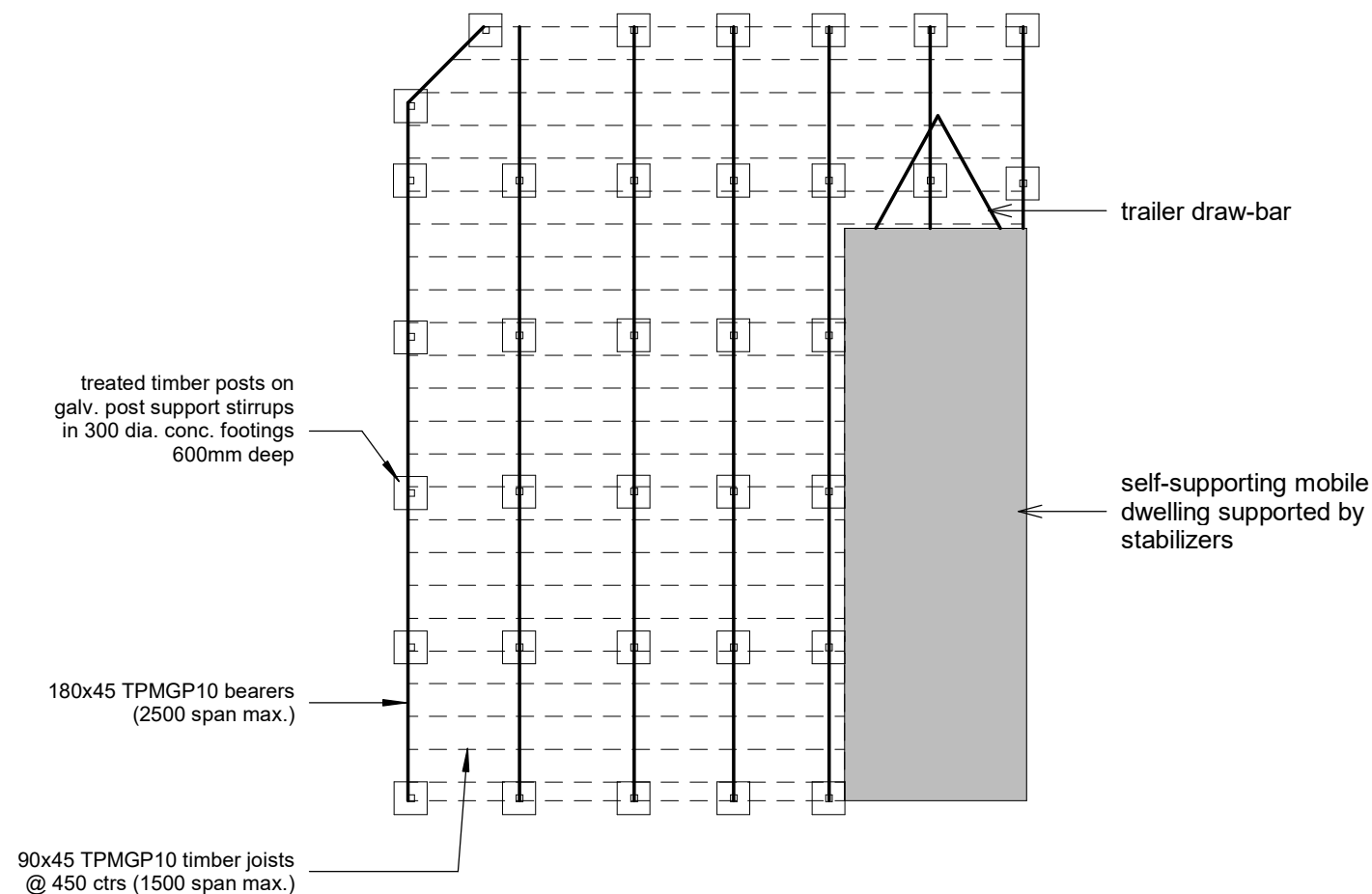
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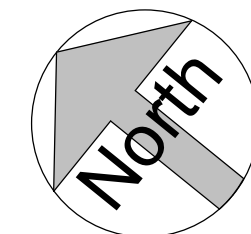
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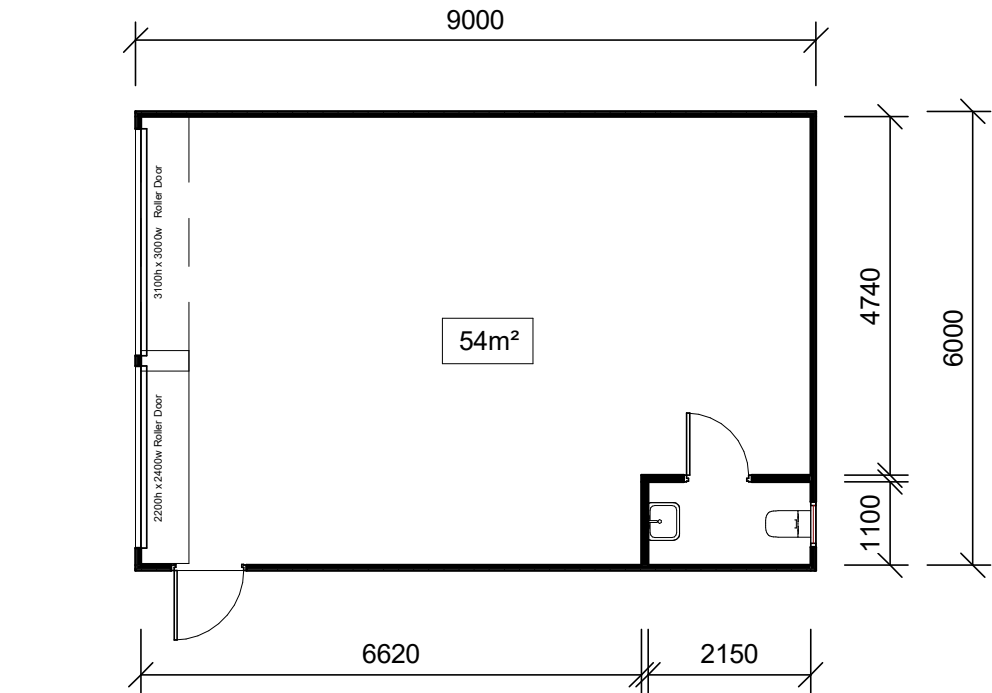
1 Section A
1 : 50



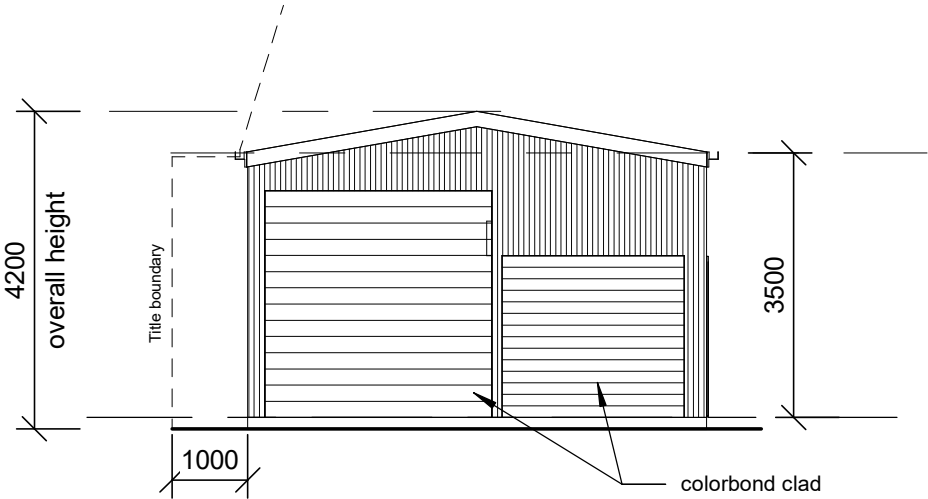
2 Sub-Floor Plan
1 : 100



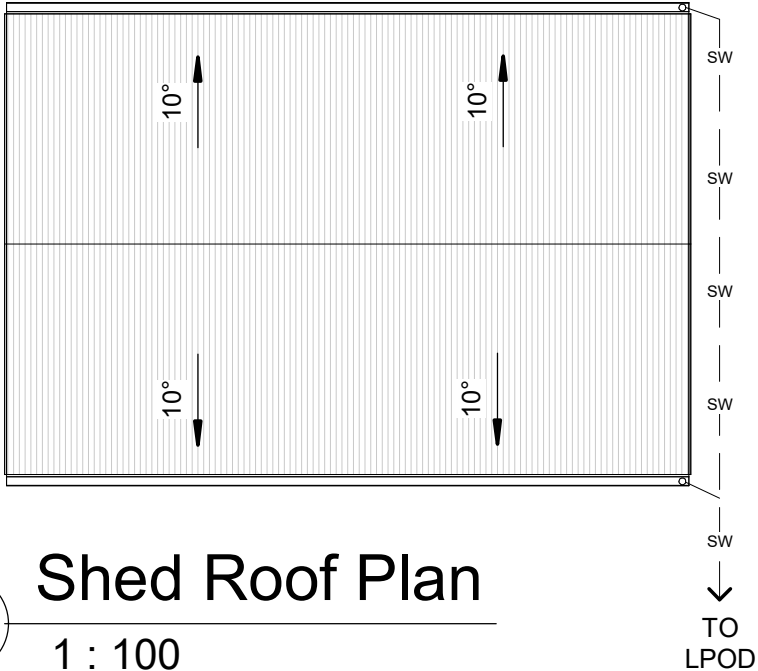
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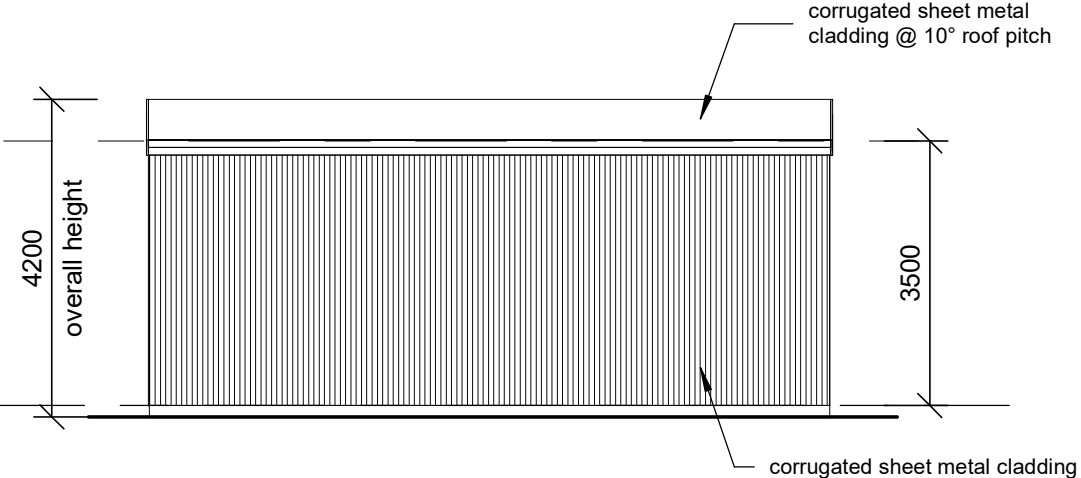
1 Shed Floor Plan
1 : 100



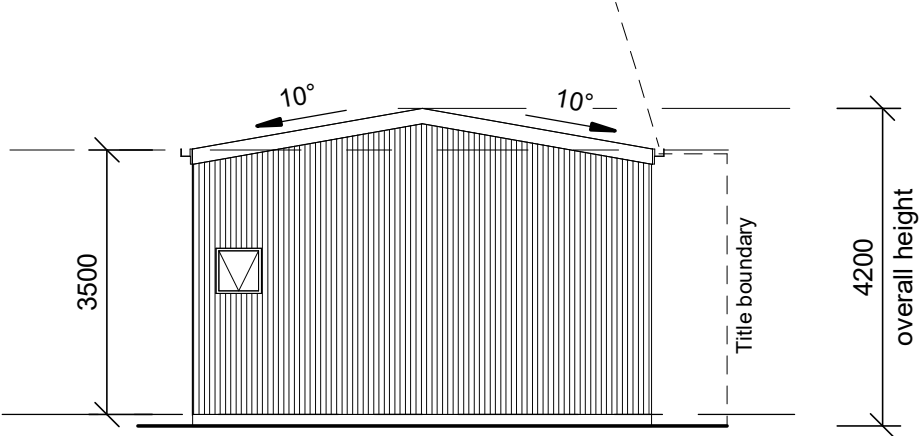
2 Front Elevation
1 : 100



6 Shed Roof Plan
1 : 100

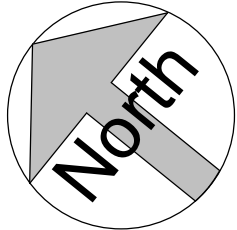
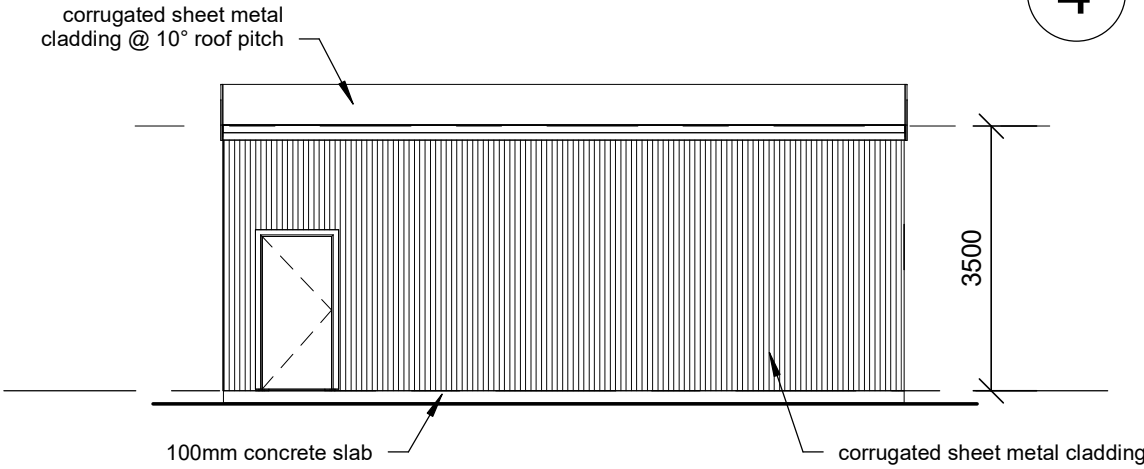


3 Boundary Elevation
1 : 100



4 Rear Elevation
1 : 100

5 Side Elevation
1 : 100



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ALLdraw Building Design
24469 Tasman Hwy, St.Helens
ph: 0421 745 095
e: james@alldraw.com.au

112 St. Helens Point Road, Stieglitz

Development Details

Property Address	112 St. Helens Point Road, Stieglitz	
Proposal	Proposed Dwelling, Ancillary Dwelling & Shed	
Land Area	806m2	
Land Owner	Phil Bramich	
PID / CT	6789057	2232/15
Planning Ordinance	Tasmanian Planning Scheme	
Land Zoning	General Residential	

Summary

We are seeking council approval for a proposed new dwelling, ancillary dwelling and shed (outbuilding) to vacant land at 112 St Helens Point Road, Stieglitz located within the General Residential Zone under the Tasmanian Planning Scheme. The property has a total land area of 806m2.

04 July 2025

Development Services
Break O'Day Council
PO Box 21
St Helens TAS 7216
Attn: Deb Szekely

Dear Deb,

RE: Response to Further Information Request – DA 057-2025, 112 St Helens Point Road, Stieglitz

Please find below our response to the letter dated 8 May 2025 regarding the above-mentioned development application. We have amended the documentation and provide the following clarifications and attachments:

1. Amended Development Application Form (Section 51(1AC) LUPAA):

- 1a. The proposal has been clearly described on the amended development application form, which now accurately reflects the intended use and development as: "Dwelling, Ancillary Dwelling and New Shed".
- 1b. The Use Class has been updated on page 2 of the application form to "Residential" in accordance with the Tasmanian Planning Scheme.

2. Caravan Incorporation into Structure (Section 54 LUPAA):

- We confirm that the mobile home (caravan) intended to form part of the ancillary dwelling is not registerable under the Vehicle and Traffic Act 1999. It is proposed to be incorporated into a structure to function as an ancillary dwelling.

3. Gross Floor Area Clarification:

- Amended floor plans and a site plan are attached. These clearly demonstrate that the proposed main dwelling has a gross floor area exceeding 60m², while the ancillary dwelling is under 60m², meeting the definition and requirements of a secondary residence under the Scheme.

4. Shed Plans and Engineering Drawings:

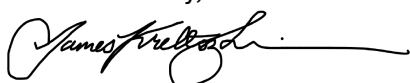
- Amended shed drawings are attached, including full dimensions (width, length, and height) and supporting engineering documentation.

5. Driveway and Car Parking Details:

- The amended site plan now includes the surface material to be used for the driveway and clearly shows the location of three (3) on-site car parking spaces as required.

We trust the enclosed updated documents and clarifications satisfy the outstanding requirements to validate and progress the assessment of the application. Please do not hesitate to contact me if further clarification is required.

Yours sincerely,



James Kreltszheim | **Building Designer**