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

Break O'Day COUNCIL

Development Applications

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

DA Number	DA 2025 / 00069
Applicant	Eclo Designs
Proposal	Residential/Visitor Accommodation - New Dwelling
Location	1 Annabel Drive, St Helens

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

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 31st May, 2025 **until 5pm Monday 16th June, 2025.**

John Brown
GENERAL MANAGER

Proposed Residence
'Short stay Accomodation' AT 1 Annabel drive, St Helens 7216
FOR Janelle & Mike Tonkin

SITE INFORMATION

LAND TITLE REFERENCE: **180795/45**
WIND CLASSIFICATION: **N2**
SOIL CLASSFICATION: **H1**
CLIMATE ZONE: 7
BAL LEVEL: not in a zoned map bushfire area
ALPINE OR SUB-ALPINE AREA: **N/A**
CORROSION ENVIRONMENT: **LOW**
OTHER HAZARDS: **N/A**
PID:9217093
ZONING: GENERAL RESIDENTIAL

AREA SCHEDULE

SITE AREA: **824m2**

GROUND FLOOR AREA: **59.35m2**

DECK AREA: **30.4m2**

PAGE	CONTENT	REV.	DATE
A00	COVER PAGE	02	23.05.2025
A01	SITE PLAN		
A02	ISOMETRIC VIEWS		
A03	FLOOR PLAN		
A04	ELEVATION 1 & 2		
A05	ELEVATION 3 & 4		
A06	SETOUT PLAN		
A07	DRAINAGE PLAN		

ECO DESIGNS
eclo.designs@outlook.com
0419387746

REV	DATE	DESCRIPTION

CLIENT
Janelle & Mike Tonkin

PROJECT NO.
24013

PROJECT NAME
Proposed Residence 'Short stay Accomodation'

PROJECT ADDRESS
1 Annabel drive, St Helens 7216

DRAWN
C.O

ACCREDITATION
CC6669

DOCUMENT DATE
21/11/2024

PAPER SIZE
A3

DRAWING TITLE
Cover Page

DOCUMENT PHASE
Development Application

A00(

NOTES:

GENERAL NOTES:
DURING CONSTRUCTION SOIL AND WATER IS TO BE APPROPRIATELY MANAGED. THIS INCLUDES THE PROVISION OF SILT FENCING, FILTER SCREENS OR DEDICATED SILT TRAPS TO PREVENT DISCHARDGE OF GRAVEL, SOIL OR OTHER DEBRIS TO ANY EXISTING WATER COURSE OR ADJOINING PROPERTY DURING THE CONSTRUCTION PROCESS.

EXCAVATION:
ALLOW FOR BULK EXCAVATION WHERE REQUIRED AND ALL EXCAVATION, FILLING, BACK FILLING AND CONSOLIDATION REQUIRED FOR THE FOOTINGS AND SLAB, RETAIN ALL ACCESS AND SERVICES INDICATED. MAKE GOOD.

SETTING OUT:
THE CLIENT IS RESPONSIBLE FOR VERIFYING THE BOUNDARY PEGS ARE IN THE CORRECT LOCATION, MARKED AND CLEARLY VISIBLE FOR THE BUILDER.
THE BUILDER SHALL ACCURATELY SET-OUT THE WORKS AND VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMMENCING ANY WORKS. AND SHALL MAKE GOOD AT HIS OWN EXPENSE ANY ERRORS ARISING FROM INACCURACIES OF THE SETOUT.

PROTECTION WORK:
(SECTION 121 OF THE BUILDING ACT) IF EXCAVATION IS TO A LEVEL BELOW THAT OF THE ADJOINING OWNER'S FOOTINGS, ALONG THE TITLE BOUNDARY OR WITHIN 3 METRES OF A BUILDING BELONGING TO AN ADJOINING OWNER, THE BUILDER MUST (AS A MINIUMUM) PROVIDE AND MAINTAIN A GUARD TO SUPERVISE THE EXCAVATION. ADJOINING OWNER TO BE NOTIFIED USING FORM 6 (BUILDING AND PROTECTION WORK NOTICE) BY THE BUILDING SURVEYOR.

SITE SERVICES:
ELECTRICITY, GAS, TELEPHONE, WATER, STORMWATER & SEWER SERVICE LOCATIONS ARE TO BE DETERMINED ON SITE & CONNECTED AS PER LOCAL AUTHORITY REQUIREMENTS.

WARNING
BEWARE OF
UNDERGROUND SERVICES
The location of underground services is approximate only and the exact position should be proven on site. No guarantee is given that all services are shown.

LEGEND

- POWER CONNECTION POINT
- EXISTING SEWER CONNECTION POINT
- EXISTING STORMWATER CONNECTION POINT
- WM — EXISTING WATER METER

north

site plan
Scale: 1 : 200

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site plan

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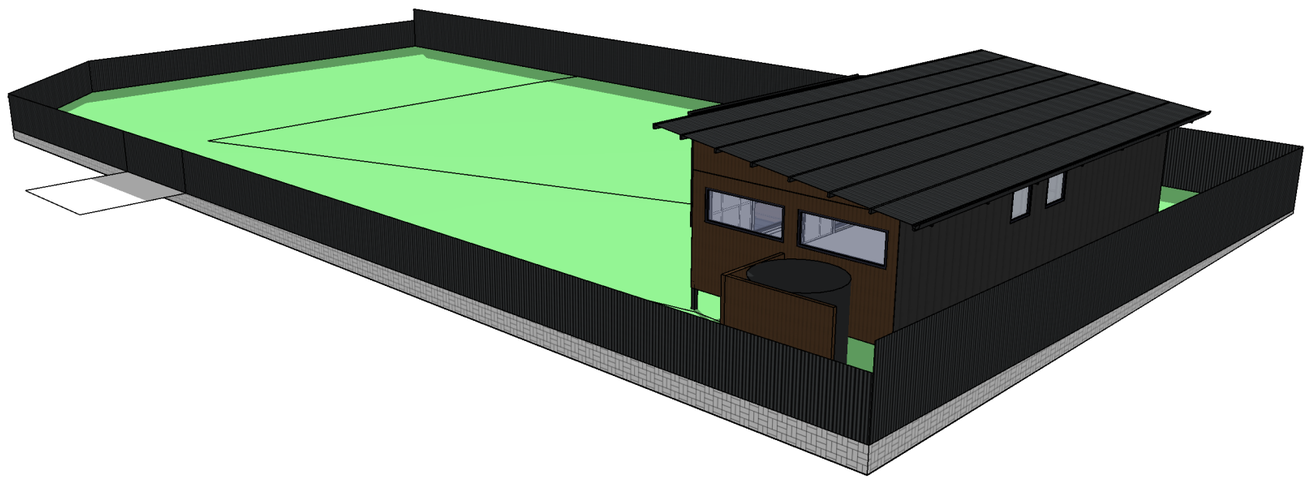

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Isometric views

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Development Application

A02

Isometric views

NOTES:

W## WINDOW MARKER
D## DOOR MARKER
HW HOTWATER CYLINDER (ON SLAB)
WO WALL OVEN
DW DISH WASHER
F FRIDGE
WM WASHING MACHINE
HPU HEAT PUMP UNIT (ON SLAB)
BIR BUILT IN ROBE
(WITHOUTDOOR AIR KIT AND INSULATED FLUE KIT)

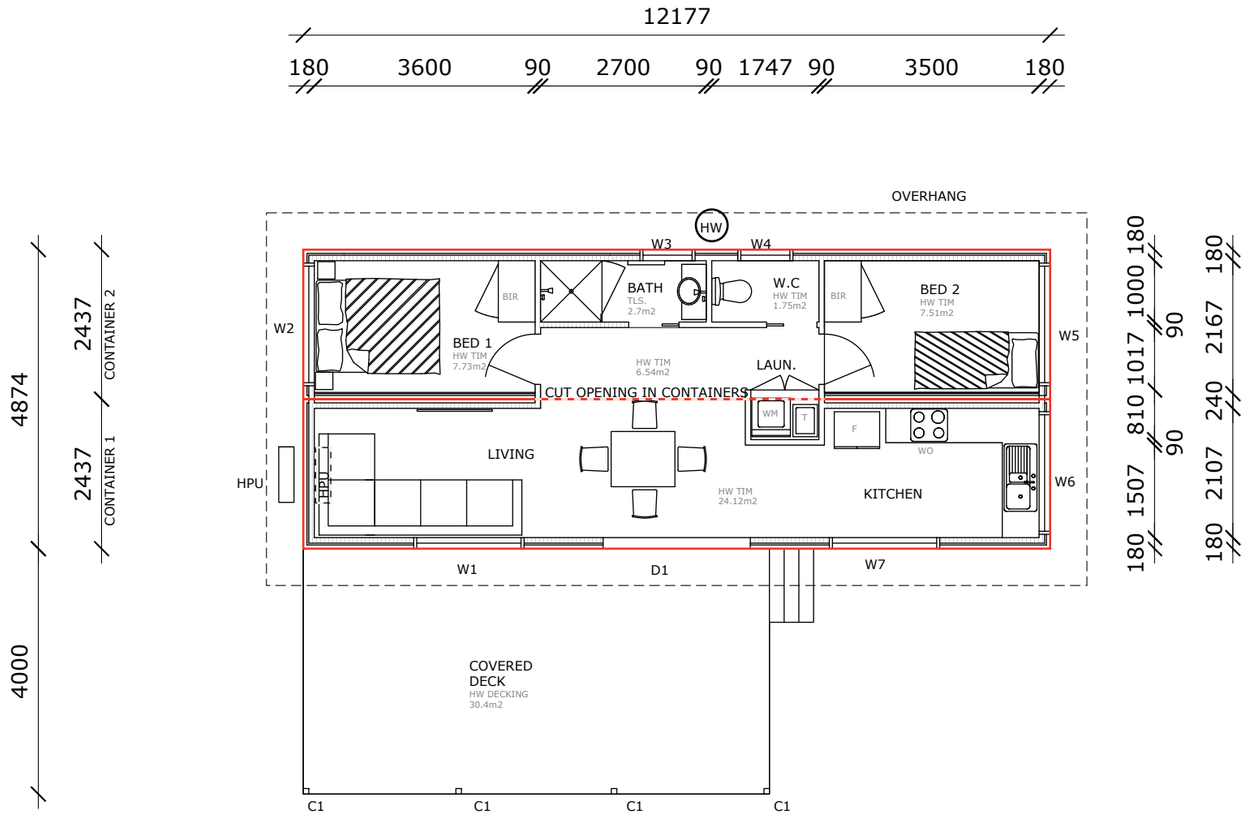
C1: TIMBER/STEEL POST
TO ENGINEERS SPECIFICATIONS

NOTE- DIMENSIONS ARE TO STUDWORK ONLY NOT INCLUDING CLADDING AND CAVITY

INTERNAL INSULATION:

R2.5 SOUND INSULATION BATTS REQUIRED TO INTERNAL WALLS SEPARATING WET AREAS TO HABITABLE ROOMS.
FOR SOUND SEPARATION AS PER NCC H4P6
NOT LESS THAN 45 DENSITY Rw

USE THERMAL INSULATION MATERIAL IN ACCORDANCE WITH AS/NZS 4859.1



Floor Plan
Scale: 1 : 100

north

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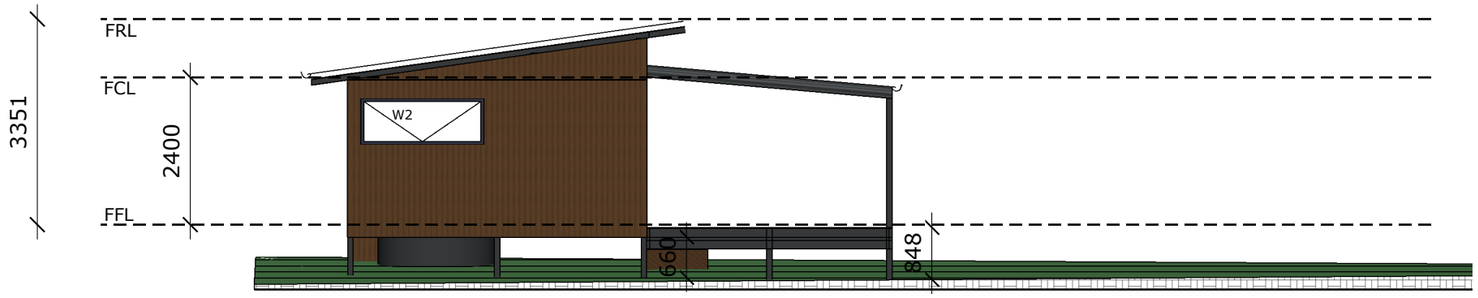
DRAWING TITLE
Floor Plan

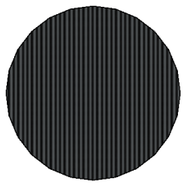
DOCUMENT PHASE
Development Application

A03

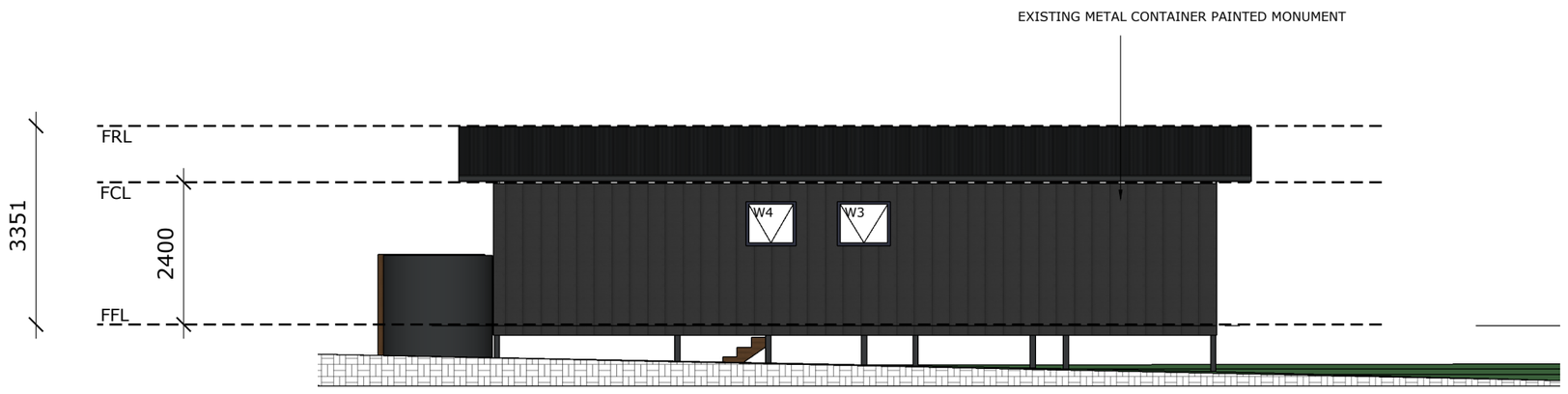


1 North Elevation
Scale: 1 : 100

SELECTED HW BUSHFIRE RATED TIMBER CLADDING/DECKING



CUSTOM ORB CLADDING ROOFING IN MONUMENT



2 East Elevation
Scale: 1 : 100

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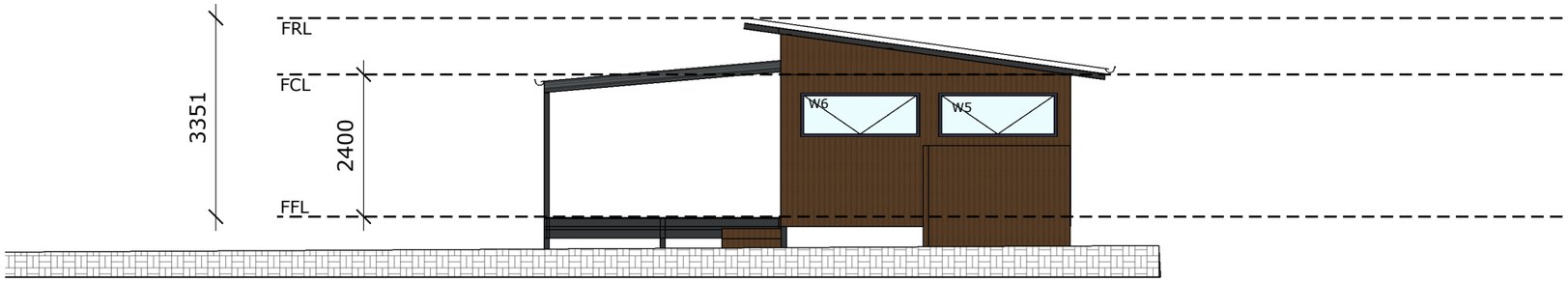
DRAWING TITLE
Elevations 1 & 2

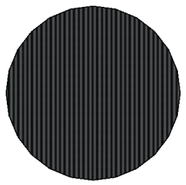
DOCUMENT PHASE
Development Application

A04



3 South Elevation
Scale: 1 : 100

SELECTED HW BUSHFIRE RATED TIMBER CLADDING/DECKING



CUSTOM ORB CLADDING ROOFING IN MONUMENT

4 West Elevation
Scale: 1 : 100

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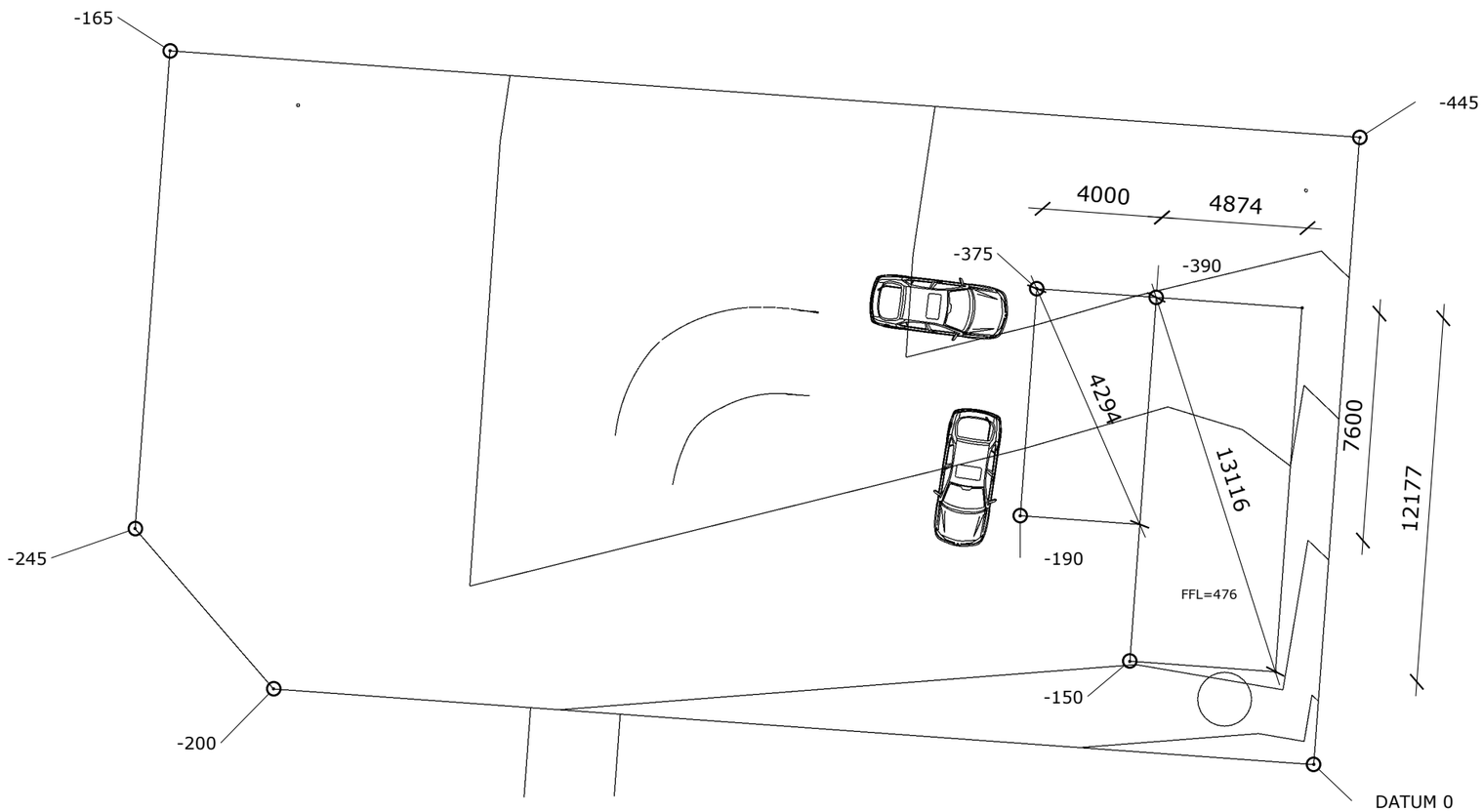
DRAWING TITLE
Elevations 3 & 4

DOCUMENT PHASE
Development Application

A05

NOTES:

FINISHED GROUND LEVELS AROUND BUILDING TO BE MINIMUM 100mm BELOW GROUND FLOOR AND GRADE AWAY FROM BUILDING FOR A MINIMUM DISTANCE OF 1500mm



Setout Plan

Scale: 1 : 200

north

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DRAWING TITLE
Setout Plan

DOCUMENT PHASE
Development Application

A0€

NOTES:

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 levelled pad prior to commencing footing excavation.

Services

The heated water system must be designed and installed with Part B2 of NCC Volume Three - 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 space
ii) within an internal floor between storeys; or
iii) between ceiling 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 pipingwithin 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 pipingwithin 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.

Depth covers to AS3500.2

Vehicular traffic area	500mm
all other locations	300mm

External/exposed pipework and fittings: reduce heat losses:
- minimise external pipe lengths by locating tank close to facade.
- insulate continuously, insulation thickness twice the diameter of the pipework (i.e. 50mm).
- Also insulate all valves, controls and fittings (i.e.,'Valve Cosy").
- External insulation must be durable and UV resistant.

Minimise length of warm DHW pipes:

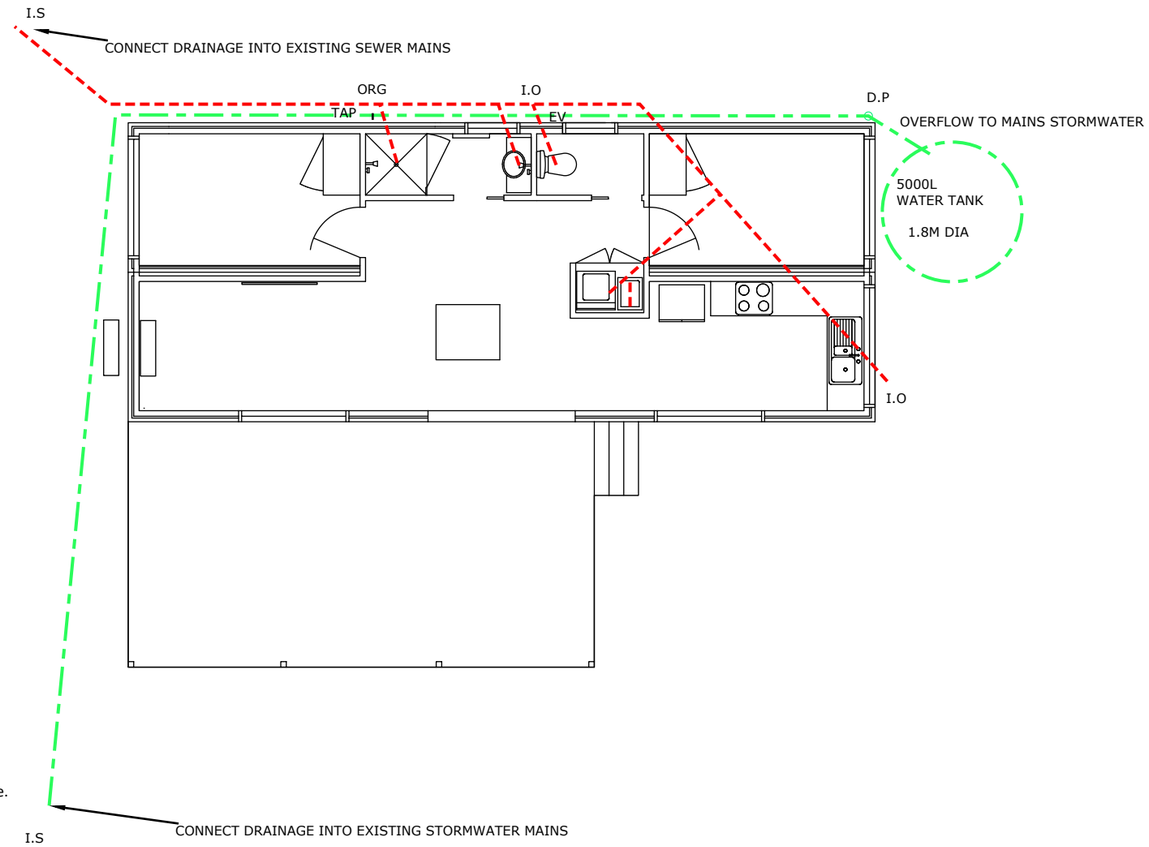
HWS located centrally to dwelling.

Reduce energy consumtion: Install WELS-rated water efficient hot water outlets/taps to minimise hot water usage.

vent pipes: avoid. Ideally, use pipe air admittance valve aerator instead of a roof vent.

Condensate pipes (i.e from aircon indoor units) that discharge to the exterior: fit with ball valve or double syphon for airtightness

Maintain integrity of insulation: Avoid reticulation of hot water pipes inside of the insulation layers. Best practice is to place reticulation pipework in dedicated wall or ceiling services installation cavity, internally to the control layers (air and vapour barrier)



LEGEND

100ø PVC - Storm Water line (Min. 1% Fall)

100ø PVC - Sewer line (Min. 1.65% Fall)

DN25 water line PE100 PN16

AAV	– AIR ADMITTANCE VALVE
I.O	– INSPECTION SHAFT OPENING
ORG	– OVERFLOW RELIEF GULLY
DP	– DOWN PIPE
I.S	– INSPECTION SHAFT
FC	– FLEXIBLE CONNECTOR
FWG	- FLOOR WASTE GULLY (NO SMALLER THAN DN40 UNTRAPPED)

(TPRV FROM HWC CONNECTED INTO STORMWATER)

ORG rim to be minimum 150mm below lowest sanitary fitting.

ORG rim to be minimum 75mm above outside gl.

north

Internal plumbing plan

Scale: 1 : 100

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Internal plumbing plan

DOCUMENT PHASE
Development Application

A07

Planning cover letter:

Applicant: eclo designs

Prepared by: chloe overton

Date: 23/05/25

Project no. 24013

Certificate of title: 180795/45

PID: 9217093

Site area: 824m2

Municipality: Break O day

Zone: General Residential

Proposal: Air BnB 2, bed container home

Use Class: Mixed use residential and Short term accommodation

The proposed development does not meet the acceptable solutions addressed in the planning scheme in regards to :

a. the presence of a gravel driveway (C2.6.1 Construction of parking Areas A1/P1) in lieu of a sealed driveway;

b. The siting of the 5,000L stormwater storage tank in proximity to frontage and side boundary and noting the proposed stormwater tank does not satisfy exemption Clause 4.6.13;

4.6.13 rain-water tanks

If:

(a) attached, or located, to the side or rear of a building;

(b) not more than 45kL in capacity;

(c) not on a stand with a height of more than 1.2m above existing ground level; and

(d) has a setback not less than the Acceptable Solution for the relevant zone,

unless the Local Historic Heritage Code applies and requires a permit for the use or development.

C2.6.1 Construction of parking areas

P1

All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to:

(a) the nature of the use;

(b) the topography of the land;

(c) the drainage system available;

(d) the likelihood of transporting sediment or debris from the site onto a road or public place;

(e) the likelihood of generating dust; and

(f) the nature of the proposed surfacing.

The proposed development requested a discretion for the location of the street-front water tank and a gravel driveway instead of a sealed one based on allowing for future land development. The clients are undecided about keeping the container dwelling long-term and prefer to avoid permanent infrastructure decisions, allowing space for a potential permanent dwelling in the future.

To lessen the visual impact of the front water tank the owner have considerations for a screen as displayed on eclo design plans.

The Gravel driveway will be adequately thickness and compaction for vehicle access and will be well maintained given the regular maintenance required for short term accommodation.