

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 / 00145
Applicant	Engineering Plus
Proposal	Residential - Retrospective Approval of Dwelling
Location	31 Hills Road, St Helens

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

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 22nd November, 2025 **until 5pm Friday 5th December, 2025.**

John Brown
GENERAL MANAGER

DRAWING SCHEDULE

A00	COVER PAGE
A01	SITE SURROUNDINGS PLAN
A02	SITE PLAN
A03	CONSTRUCTION PLAN
A04	FLOOR PLAN
A05	ELEVATIONS #1
A06	AREA PLAN
A07	3D PERSPECTIVE #1
A08	3D PERSPECTIVE #2
A09	3D PERSPECTIVE #3
A10	3D PERSPECTIVE #4

PROJECT INFORMATION

BUILDING DESIGNER:	GRANT JAMES PFEIFFER
ACCREDITATION No:	CC2211T
ZONE:	11.0 RURAL LIVING ZONE
BUILDING CLASS:	CLASS 1
LAND TITLE REFERENCE NUMBER:	230150/1
DESIGN WIND SPEED:	ASSUMED "N3"
SOIL CLASSIFICATION:	ASSUMED "H1"
CLIMATE ZONE:	7
BUSHFIRE-PRONE BAL RATING:	TBA
ALPINE AREA:	N/A
CORROSION ENVIRONMENT:	SEVERE
FLOODING:	NO
LANDSLIP:	LOW
DISPERSIVE SOILS:	UNKNOWN
SALINE SOILS:	UNKNOWN
SAND DUNES:	NO
MINE SUBSIDENCE:	NO
LANDFILL:	NO
GROUND LEVELS:	REFER PLAN
ORG LEVEL:	75mm ABOVE GROUND LEVEL

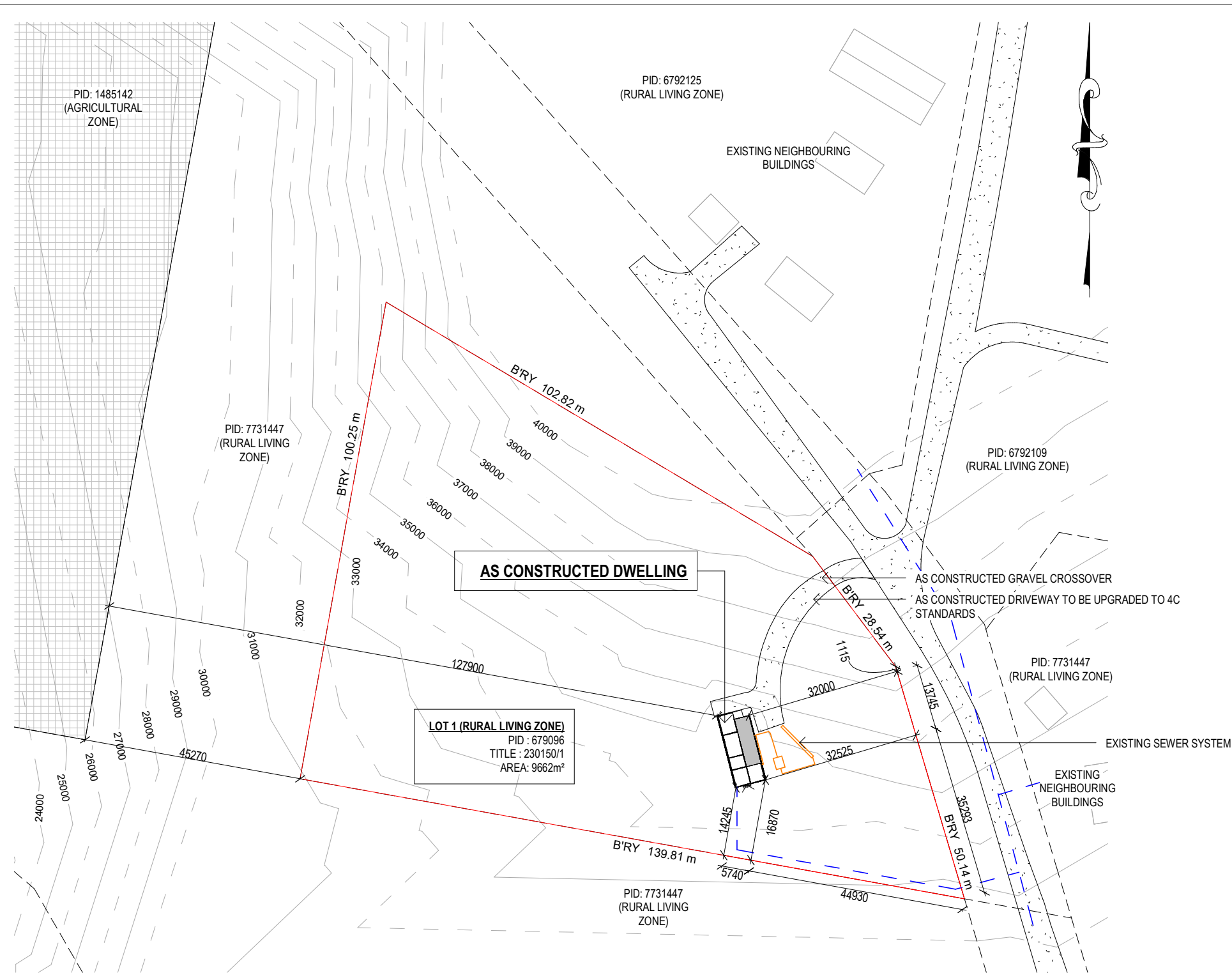
AS CONSTRUCTED DWELLING

M . PYKE
31, HILLS ROAD
ST HELENS TAS 7216

BREAK O'DAY COUNCIL

ISSUED FOR DEVELOPMENT APPROVAL

DEVELOPMENT AREA	
Name	Area
AS CONSTRUCTED BATHROOM	11.36 m²
AS CONSTRUCTED BEDROOM	10.84 m²
AS CONSTRUCTED DECK	12.71 m²
AS CONSTRUCTED EN-SUITE	3.28 m²
AS CONSTRUCTED KITCHEN + DINING	17.25 m²
AS CONSTRUCTED LIVING	15.02 m²
AS CONSTRUCTED LOUNGE ROOM	11.16 m²
AS CONSTRUCTED WALK IN ROBE	8.03 m²
	89.64 m²

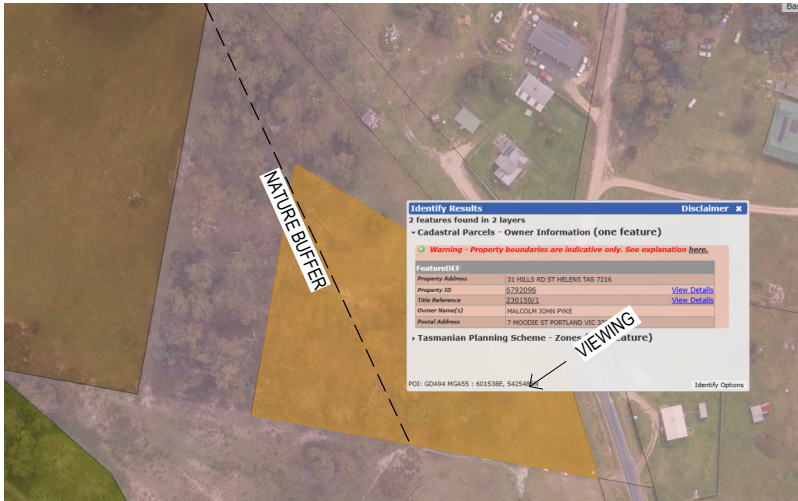


SITE SURROUNDINGS
SCALE 1 : 1000

A MODIFIED 4C ACCESS ROAD IS AN ALL-WEATHER ROAD WHICH COMPLIES WITH THE AUSTRALIAN ROAD RESEARCH BOARD "UNSEALED ROADS MANUAL – GUIDELINES TO GOOD PRACTICE", 3RD EDITION, MARCH 2009 AS A CLASSIFICATION 4C ACCESS ROAD AND THE FOLLOWING MODIFIED REQUIREMENTS:

- ALL-WEATHER CONSTRUCTION;
- LOAD CAPACITY OF AT LEAST 20 TONNES, INCLUDING FOR BRIDGES AND CULVERTS;
- MINIMUM CARRIAGEWAY WIDTH OF 4 METRES;
- MINIMUM VERTICAL CLEARANCE OF 4 METRES;
- MINIMUM HORIZONTAL CLEARANCE OF 0.5 METRES FROM THE EDGE OF THE CARRIAGEWAY;
- CROSS FALLS OF LESS THAN 3° (1:20 OR 5%);
- DIPS LESS THAN 7° (1:8 OR 12.5%) ENTRY AND EXIT ANGLE;
- CURVES WITH A MINIMUM INNER RADIUS OF 10 METRES;
- MAXIMUM GRADIENT OF 15° (1:3.5 OR 28%) FOR SEALED ROADS, AND 10° (1:5.5 OR 18%) FOR UNSEALED ROADS; AND
- TERMINATE WITH A TURNING AREA FOR FIRE APPLIANCES PROVIDED BY ONE OF THE FOLLOWING:
 - A TURNING CIRCLE WITH A MINIMUM INNER RADIUS OF 10 METRES;
 - A PROPERTY ACCESS ENCIRCLING THE BUILDING; OR
 - A HAMMERHEAD "T" OR "Y" TURNING HEAD 4 METRES WIDE AND 8 METRES LONG.

				Date Drawn: 06.06.25
B	DEVELOPMENT APPROVAL	27.10.25	J.C	Drawn: J. Chin
A	DEVELOPMENT APPROVAL	11.09.25	J.C	Checked: J. Pfeiffer
-	ISSUED FOR REVIEW	24.07.25	J.C	Approved: J. Pfeiffer
-	ISSUED FOR REVIEW	15.07.25	J.C	Scale: As Shown @ A3
-	ISSUED FOR REVIEW	06.06.25	J.C	Accredited Building Designer
Rev:	Amendment:	Date:	Int:	Designer Name: J. Pfeiffer
				Accreditation No: CC2211T



DRAINAGE
ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF NATIONAL PLUMBING AND DRAINAGE CODE AS3500 AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

NOTE
STORMWATER FROM AS CONSTRUCTED DWELLING TO BE DIRECTED INTO EXISTING STORMWATER SYSTEM TO LOCAL COUNCIL REQUIREMENTS & AS3500

ENTIRETY OF THE PROPERTY IS LOCATED IN A BUSHFIRE PRONE ZONE

LEGEND	
	SEWER
	WATER
	STORMWATER
	AGRICULTURE ZONE

R.F.I NOTES:
11.0 RURAL LIVING ZONE

11.4.2 BUILDING HEIGHT, SETBACK AND SITING - PLEASE NOTE THAT ASSESSMENT WILL BE REQUIRED AGAINST PERFORMANCE CRITERIA P4 AS THE DWELLING WILL BE LOCATED LESS THAN 200m TO A PROPERTY SUBJECT TO THE 21.0 AGRICULTURE ZONE.

THE AS-CONSTRUCTED DWELLING IS LOCATED APPROXIMATELY 127,900 MM (127.9 M) FROM THE AGRICULTURE ZONE. ON PLOT 7731447, THERE IS A BELT OF MATURE TREES APPROXIMATELY 45,270 MM (45.27 M) WIDE SEPARATING THE PROPERTY. THIS VEGETATION PROVIDES A NATURAL BARRIER BETWEEN THE AGRICULTURE ZONE AND THE AS-CONSTRUCTED DWELLING, THEREBY MINIMISING ANY POTENTIAL IMPACT ON THE AGRICULTURAL ZONE.

THE DWELLING IS SITUATED ON A SLOPING AREA, POSITIONED WELL AWAY FROM THE AGRICULTURE ZONE, AND WILL NOT INTERFERE WITH THE AGRICULTURE ZONE.

THE ABSORPTION TRENCH AND SEPTIC TANK ARE LOCATED ON THE OPPOSITE SIDE OF THE DWELLING, FACING AWAY FROM THE AGRICULTURE ZONE. THIS PLACEMENT FURTHER ENSURES THAT THERE WILL BE NO ADVERSE IMPACT ON THE NEIGHBOURING AGRICULTURAL LAND.

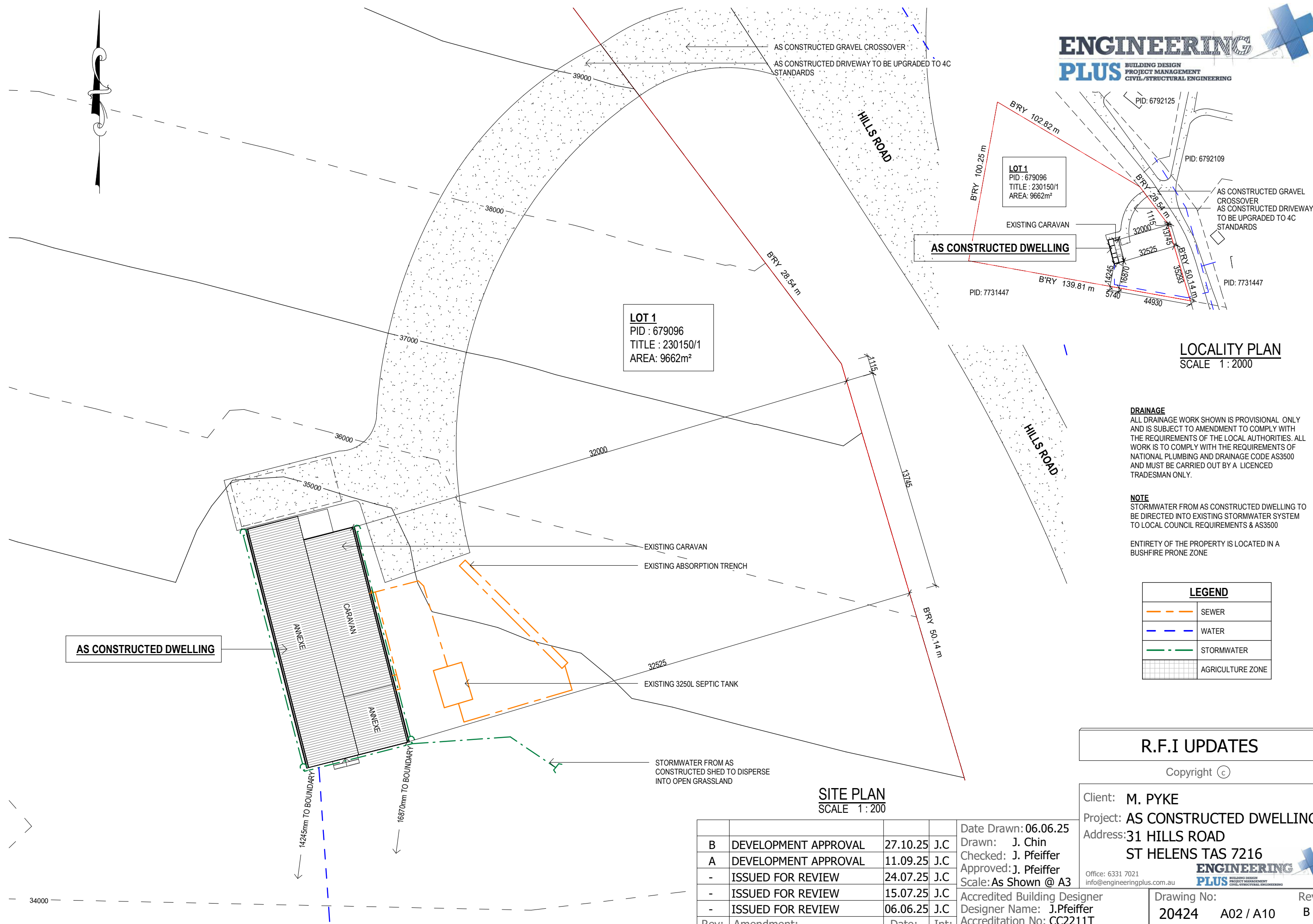
R.F.I UPDATES

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Client: M. PYKE
Project: AS CONSTRUCTED DWELLING
Address: 31 HILLS ROAD
ST HELENS TAS 7216

Office: 6331 7021
info@engineeringplus.com.au

Drawing No: 20424 A01 / A10 Rev B



LOCALITY PLAN
SCALE 1 : 2000

DRAINAGE
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AND IS SUBJECT TO AMENDMENT TO COMPLY WITH
THE REQUIREMENTS OF THE LOCAL AUTHORITIES. ALL
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NATIONAL PLUMBING AND DRAINAGE CODE AS3500
AND MUST BE CARRIED OUT BY A LICENCED
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NOTE
STORMWATER FROM AS CONSTRUCTED DWELLING TO
BE DIRECTED INTO EXISTING STORMWATER SYSTEM
TO LOCAL COUNCIL REQUIREMENTS & AS3500

ENTIRETY OF THE PROPERTY IS LOCATED IN A
BUSHFIRE PRONE ZONE

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	SEWER
	WATER
	STORMWATER
	AGRICULTURE ZONE

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ENGINEERING

PLUS

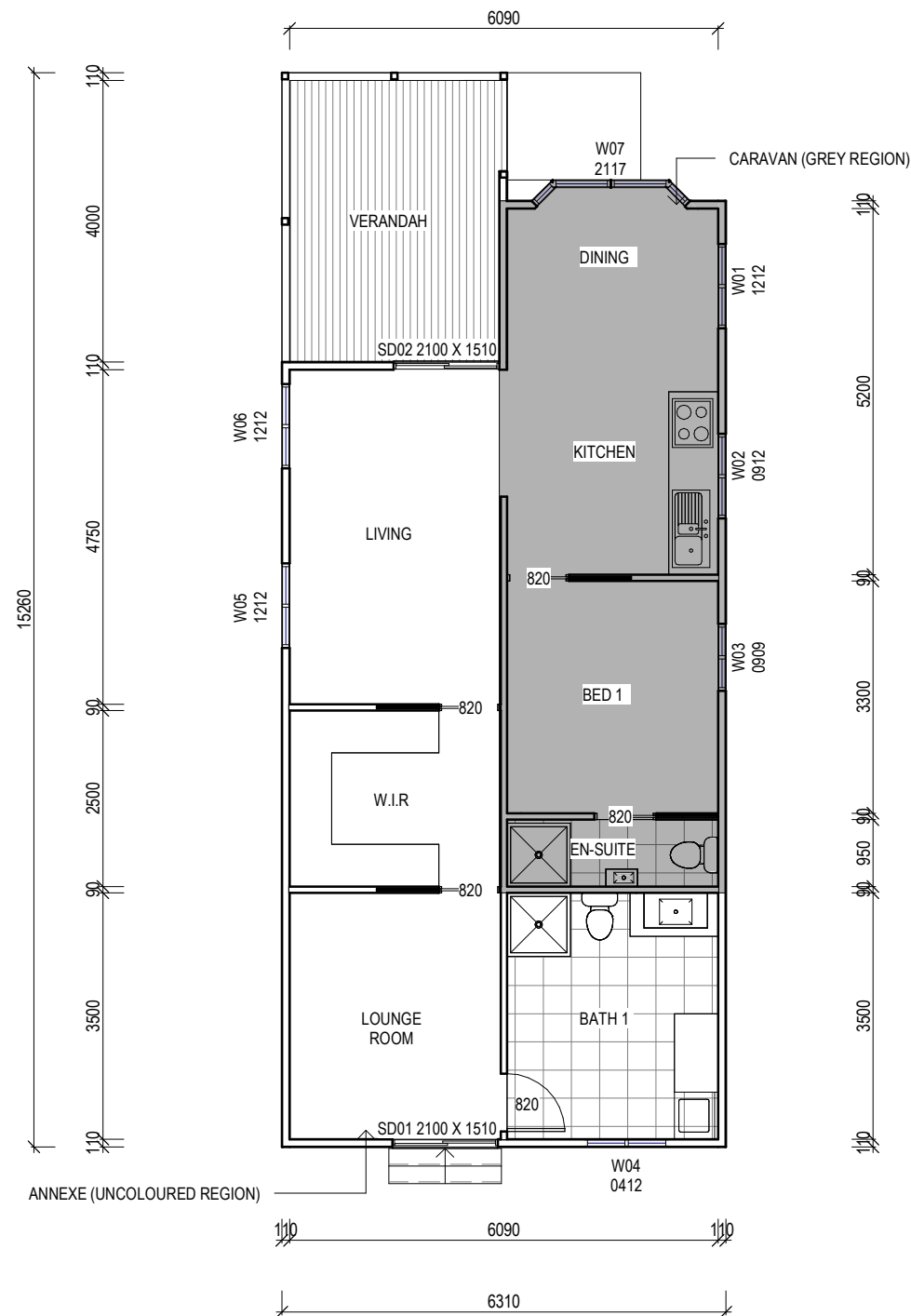
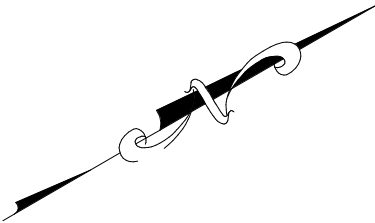
BUILDING DESIGN
PROJECT MANAGEMENT
CIVIL/STRUCTURAL ENGINEERING

Drawing No:	Rev
20424 A02 / A10	B

B	DEVELOPMENT APPROVAL	27.10.25	J.C
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-	ISSUED FOR REVIEW	06.06.25	J.C
Rev:	Amendment:	Date:	Int:

Date Drawn: 06.06.25
Drawn: J. Chin
Checked: J. Pfeiffer
Approved: J. Pfeiffer
Scale: As Shown @ A3

Accredited Building Designer
Designer Name: J.Pfeiffer
Accreditation No: CC2211T



CONSTRUCTION FLOOR PLAN
SCALE 1 : 100

Area Schedule (Gross Building)		
Name	Area	Area (sq)
AS CONSTRUCTED BATHROOM	11.36 m ²	1.22
AS CONSTRUCTED BEDROOM	10.84 m ²	1.17
AS CONSTRUCTED DECK	12.71 m ²	1.37
AS CONSTRUCTED EN-SUITE	3.28 m ²	0.35
AS CONSTRUCTED KITCHEN + DINING	17.25 m ²	1.86
AS CONSTRUCTED LIVING	15.02 m ²	1.62
AS CONSTRUCTED LOUNGE ROOM	11.16 m ²	1.20
AS CONSTRUCTED WALK IN ROBE	8.03 m ²	0.86
	89.64 m ²	9.65

WINDOW SCHEDULE					
MARK	HEIGHT	WIDTH	TYPE	U-VALUE	SHGC
W1	1200	1200	DG	4.3	0.55
W2	900	1500	DG	4.3	0.55
W3	900	950	DG	4.3	0.55
W4	400	1200	DG	4.3	0.55
W5	1200	1200	DG	4.3	0.55
W6	1200	1200	DG	4.3	0.55
W7	2100	1700	DG	4.3	0.55
SD1	2100	1510	DG	4.0	0.61
SD2	2100	1510	DG	4.0	0.61

DISCLAIMER
ALL WINDOWS SHOWN ON PLAN ARE APPROX. BASED OFF STANDARD MANUFACTURING SIZES. ALL WINDOW DIMENSIONS TO BE CONFIRMED ON SITE BY BUILDER PRIOR TO ORDERING AND MANUFACTURING.

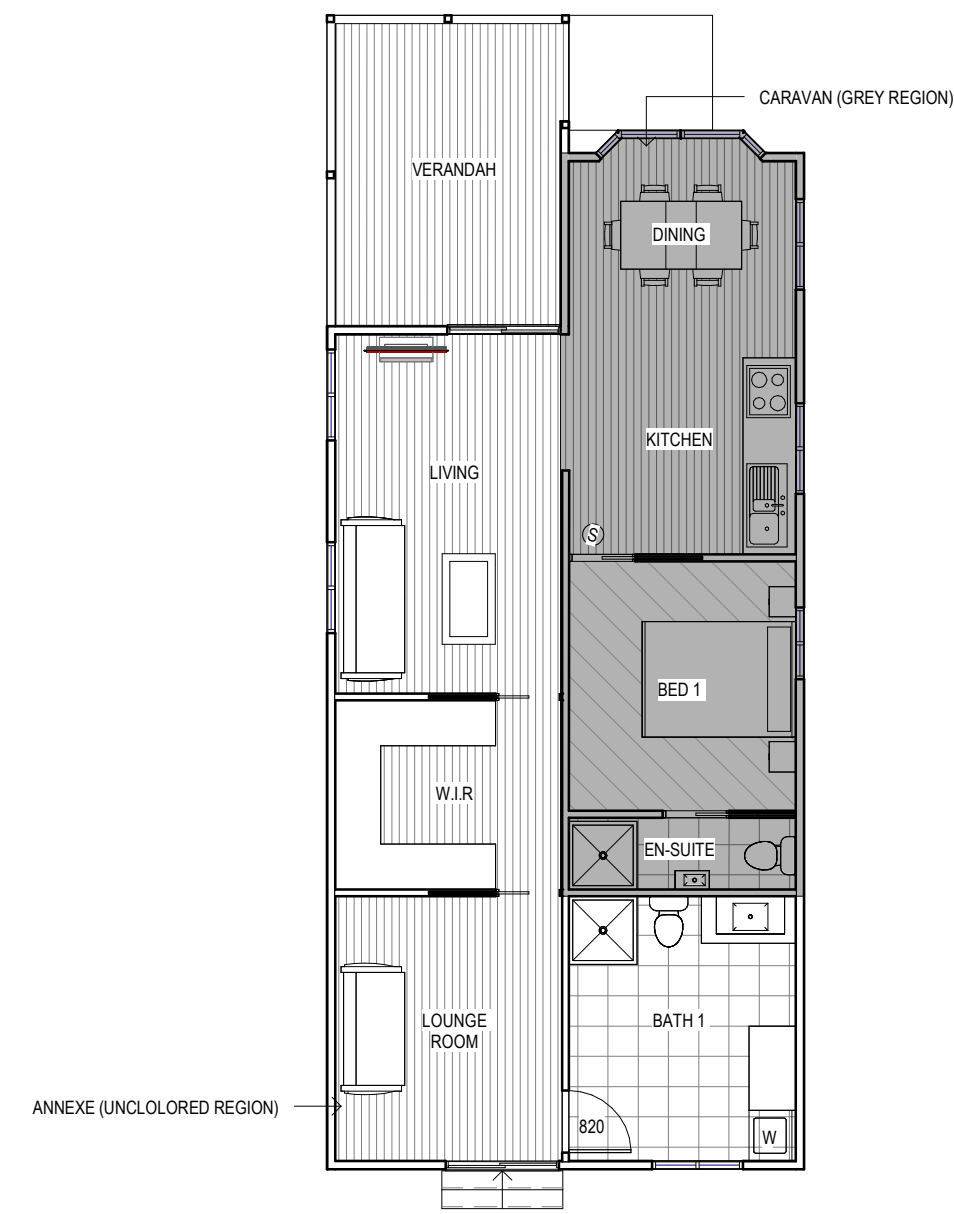
* - IF HEIGHT TO GROUND IS GREATER THAN 2.0m
WINDOW TO HAVE PERMANENTLY FIXED ROBUST
SCREEN INSTALLED OR HAVE AN OPENING
RESTRICTED TO 125mm

R.F.I UPDATES

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Client:	M. PYKE
Project:	AS CONSTRUCTED DWELLING
Address:	31 HILLS ROAD ST HELENS TAS 7216
Office: 6331 7021 info@engineeringplus.com.au	ENGINEERING PLUS BUILDING DESIGN PROJECT MANAGEMENT CIVIL/STRUCTURAL ENGINEERING
Accredited Building Designer Designer Name: J.Pfeiffer Accreditation No: CC2211T	Drawing No: 20424 A03 / A10 Rev B

				Date Drawn: 06.06.25
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FLOOR COVERINGS	
	CARPET
	CONCRETE
	TIMBER DECKING
	TILE
	VINYL TIMBER FLOORING

SMOKE ALARMS
PROVIDE AND INSTALL SMOKE ALARMS & HARD WIRE TO BUILDING POWER SUPPLY TO AS 3786. CEILING MOUNTED WITH 9VDC ALKALINE BATTERY BACKUP TO LOCATIONS INDICATED ON PLAN AND IN ACCORDANCE WITH ABCB OF H3D6 - PART 9.5.2

Ⓢ - DENOTES INTERCONNECTED SMOKE DETECTORS

Area Schedule (Gross Building)		
Name	Area	Area (sq)
AS CONSTRUCTED BATHROOM	11.36 m²	1.22
AS CONSTRUCTED BEDROOM	10.84 m²	1.17
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Drawing No: 20424
A04 / A10

Rev B

SELECTED ALUMINIUM FRAMED WINDOWS - ABCB VOLUME 2 PART 8.3

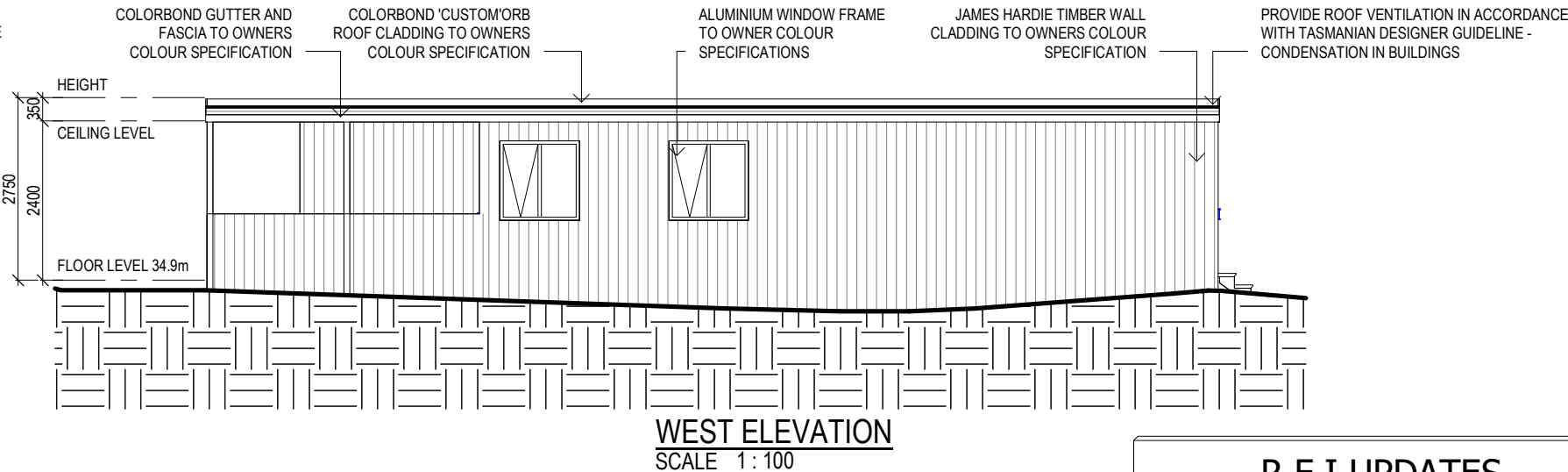
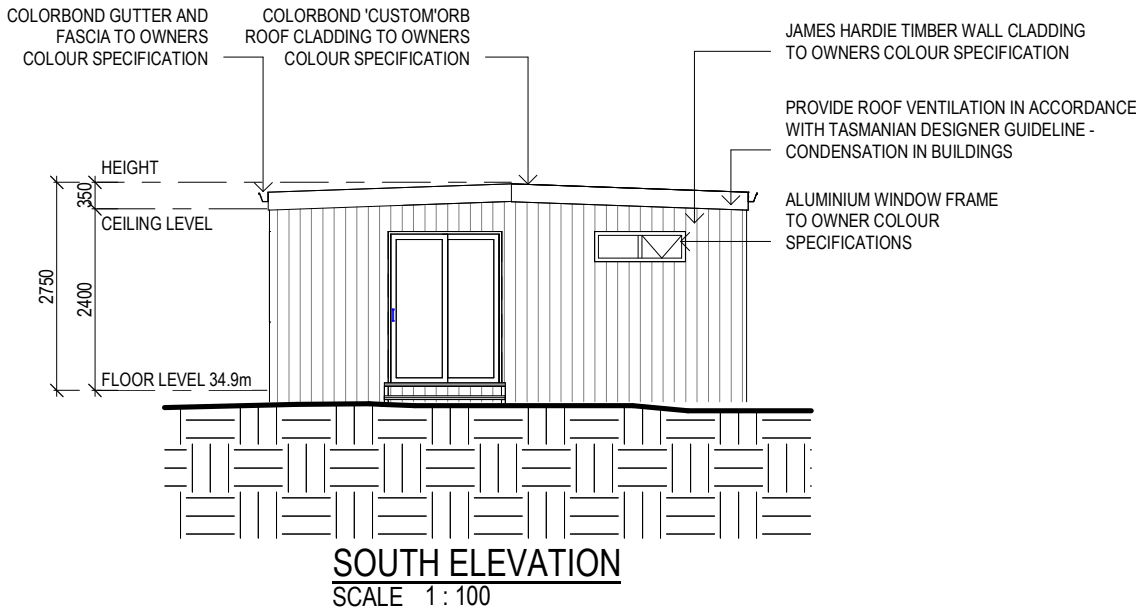
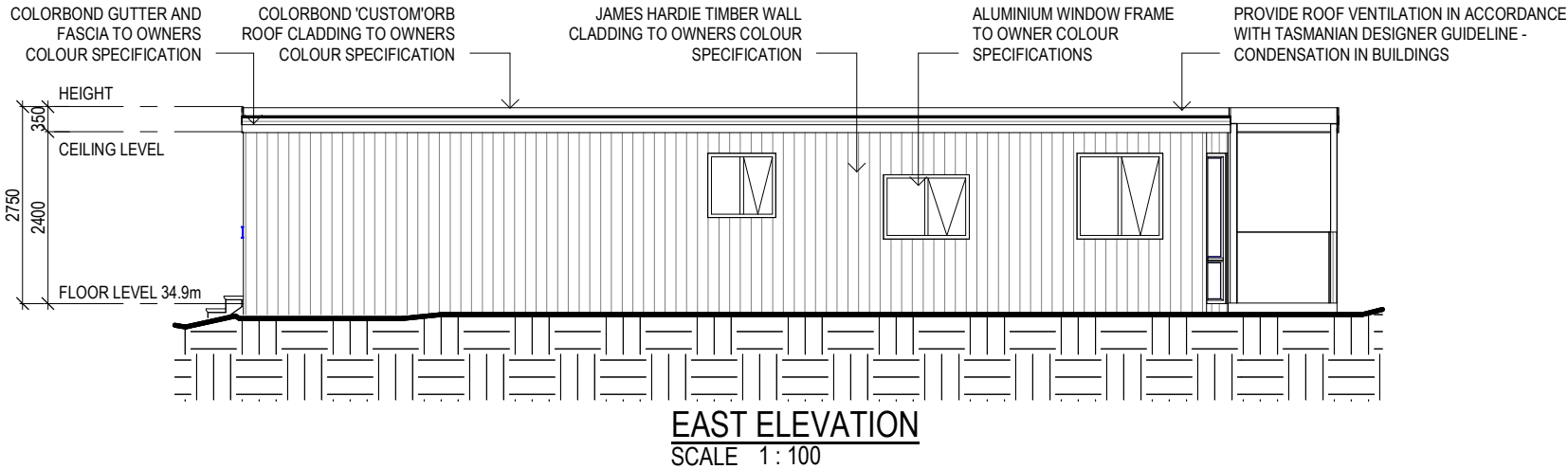
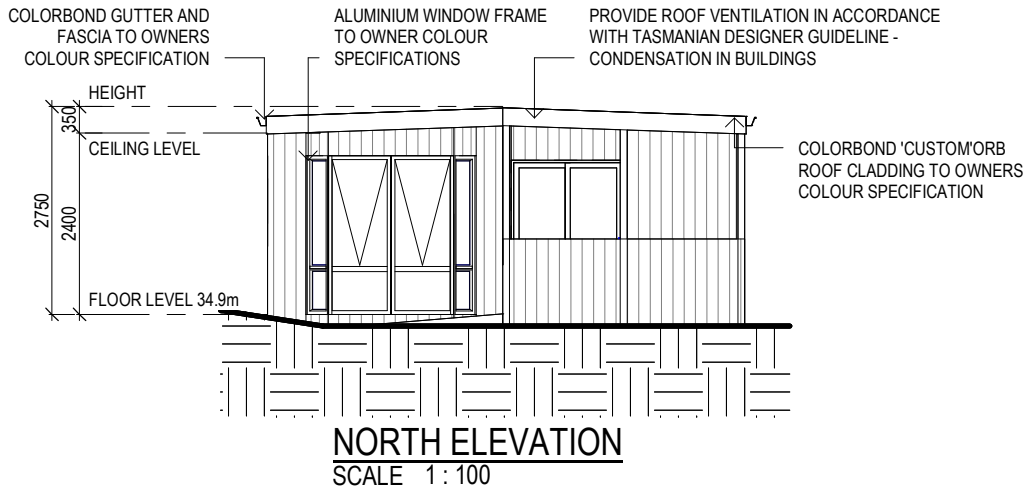
POWDER COATED ALUMINIUM WINDOW & DOOR FRAMES, UNLESS OTHERWISE NOTED.
TASMANIAN OAK REVEALS AND TRIMS. ALL FLASHING AND FIXINGS TO MANUFACTURERS SPECIFICATIONS.

GLAZING & FRAME CONSTRUCTION TO AS 2047 & AS 1288

ALL FIXINGS AND FLASHINGS TO MANUFACTURERS REQUIREMENTS

EAVE & SOFFIT CONSTRUCTION ABCB VOLUME 2 PART 7.4.5
EAVE WIDTH - 600MM

- SOFFIT / EAVE LINED WITH 'HARDIFLEX' CEMENT SHEETING
- TRIMMERS LOCATED WITHIN 1200 MM OF EXTERNAL CORNERS TO BE SPACED @ 500 MM CENTERS, REMAINDER OF SHEET - 700 MM CENTERS
 - FASTENER / FIXINGS WITHIN 1200 MM OF EXTERNAL CORNERS @ 200 MM CENTERS, REMAINDER OF SHEET - 300 MM CENTERS



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SUB FLOOR VENTILATION. NCC VOL 2 PART 6.2.1

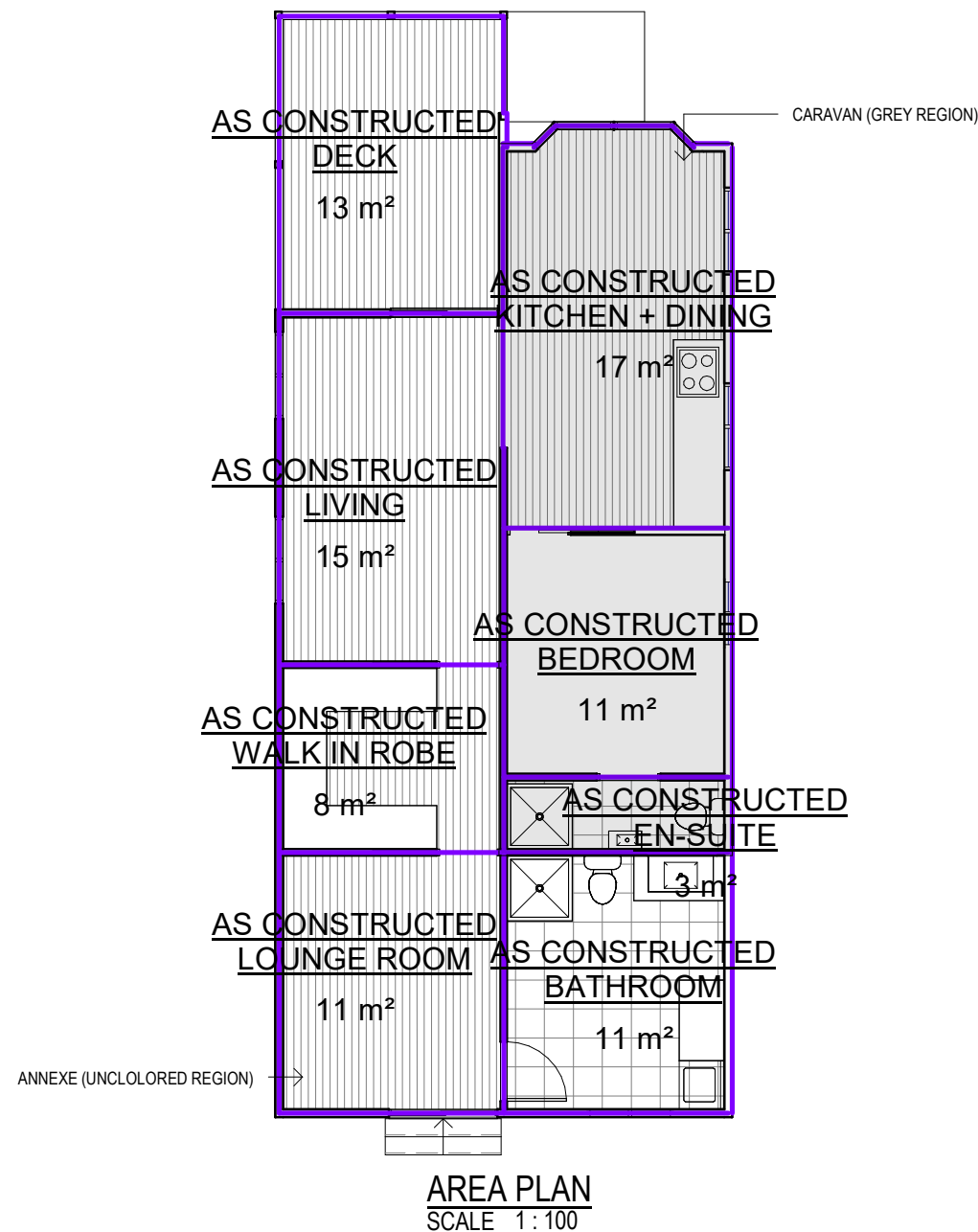
- A MINIMUM OF 150 MM OF SUB FLOOR CLEARANCE IS TO BE PROVIDED BETWEEN FINISHED SURFACE LEVEL & THE UNDERSIDE OF THE FLOOR BEARER.
- A MINIMUM OF 6000 MM2 PER METRE OF SUB FLOOR VENTILATION IS TO BE UNIFORMLY DISTRIBUTED AROUND THE EXTERNAL AND INTERNAL WALLS OF THE BUILDING.
- VENTS TO BE LOCATED NO GREATER THAN 600 MM FROM AN INTERNAL OR EXTERNAL CORNER.

PRYDA 230x75 - 52 HOLE VENT MAXIMUM SPACING 1050 MM ALONG WALL OR
PRYDA 230x165 - 117 HOLE VENT MAXIMUM SPACING 2350 MM ALONG WALL

ADDITIONAL VENTILATION PROVISIONS TO BE INSTALLED WHERE OBSTRUCTIONS SUCH AS CONCRETE VERANDAH'S, DECKS, PATIOS AND PAVING ARE INSTALLED & OBSTRUCT VENTILATION.

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Project: AS CONSTRUCTED DWELLING
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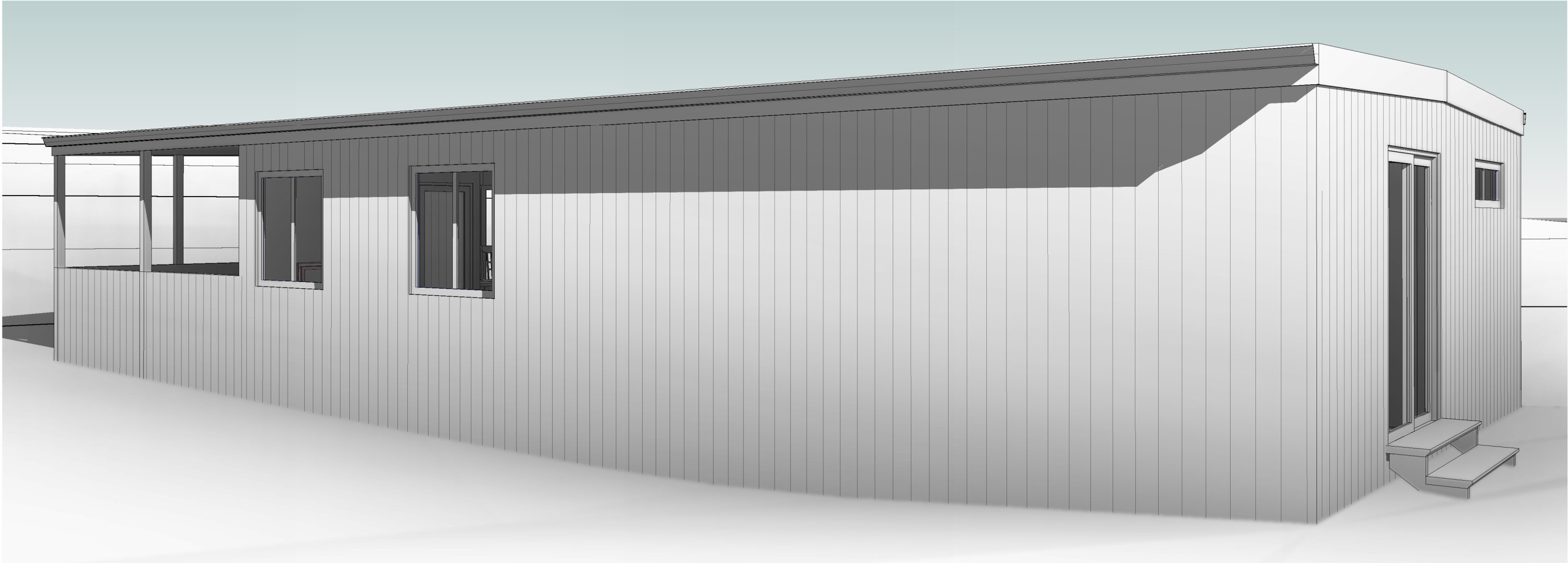
Drawing No:

20424

A06 / A10

Rev

B



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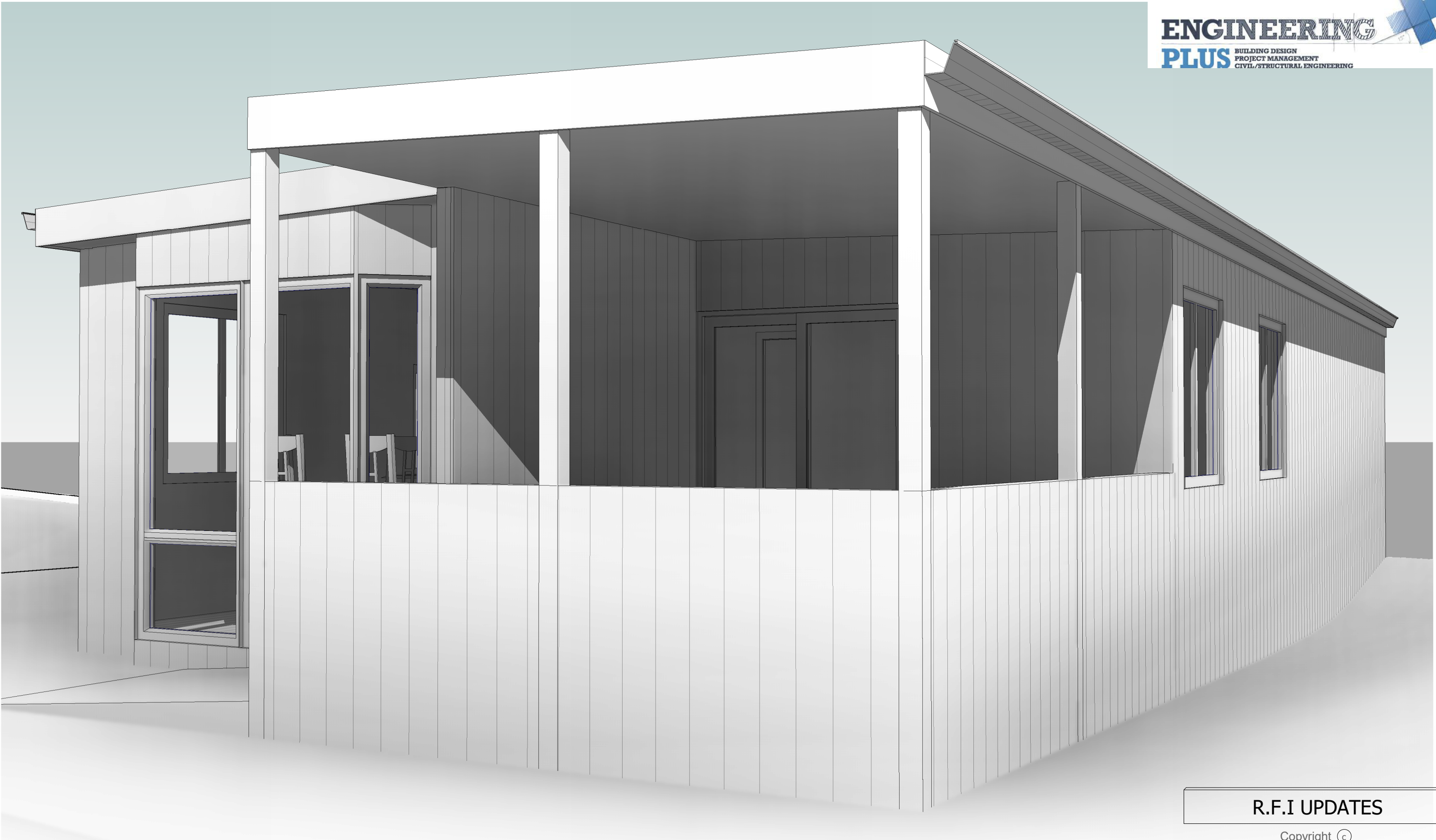
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Drawing No: 20424
A09 / A10
Rev B



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PLUS

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Accreditation No: CC2211T

Drawing No: 20424
A10 / A10

Rev B