

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 2024 / 00214
Applicant	DCM Sheds
Proposal	Residential – Construction of a Garage
Location	1 Medeas Cove Esplanade, 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 28th June, 2025 **until 5pm Friday 11th July, 2025.**

John Brown
GENERAL MANAGER

PROPOSED STEEL FRAMED SHED AT
1 MEDEAS COVE ESP', ST HELENS 7216
FOR KIM TOWNS & MARCUS HENNESSY OF
143 GOULLEES ROAD, UNDERWOOD 7268

SITE INFORMATION:

Council	Break O'Day
Zone	General Residential - 8
Overlays	Natural Assets Code - 7 Safeguarding of Airports Code - 16

20 Richings Drive
YOUNGTOWN
TAS 7249

ph. 6343 2183
mobile. 0418 137 246

email. stevejordandrafting@gmail.com
ABN 48 567 070 667
Accreditation CC1570 S

FLOOR AREA*

proposed shed	54.0m ²
total floor area	54.0m ²

*floor area is the area measured within the
roof foot print of steel structures

LAND TITLE REFERENCE No.	C/T 24602/1
P.I.D.	6794665

DESIGN WIND SPEED	N3
SOIL CLASSIFICATION	N/A
CLIMATE ZONE	ZONE 7
BUSHFIRE-PRONE AREA RATING	N/A
ALPINE AREA	N/A
CORROSION ENVIRONMENT	EXTREME
LANDSLIP ZONE	N/A

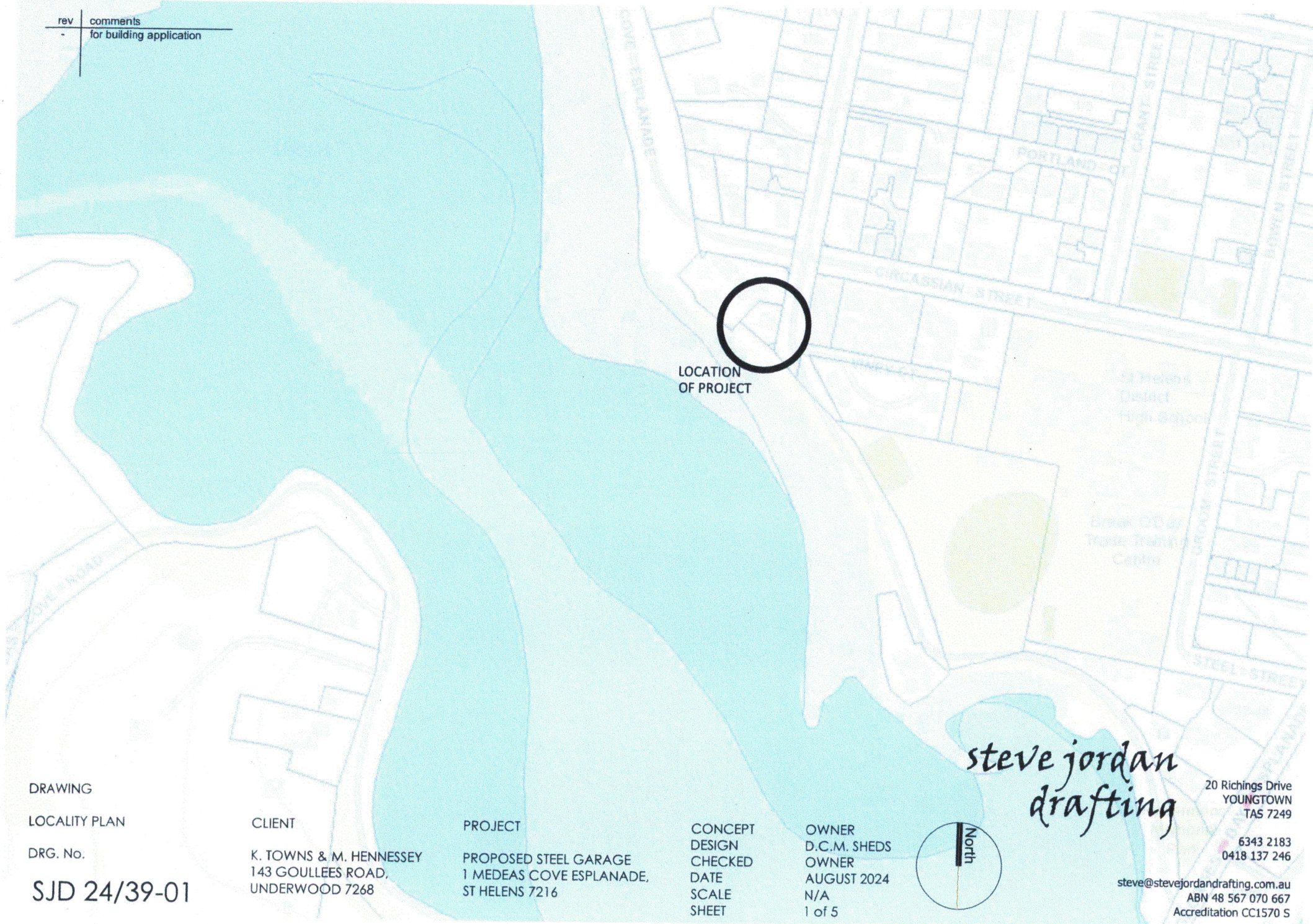
DRAWING No.

SJD 24/39-01
SJD 24/39-02
SJD 24/39-03
SJD 24/39-04
SJD 24/39-05
DCM 39-01

DESCRIPTION

LOCALITY PLAN
SITE PLAN
PLUMBING SITE PLAN
SHED PLANS
SHED ELEVATIONS
SHED STRUCTURAL DETAILS

steve jordan drafting



DRAWING

LOCALITY PLAN

DRG. No.

SJD 24/39-01

CLIENT

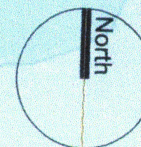
K. TOWNS & M. HENNESSEY
143 GOULLEES ROAD,
UNDERWOOD 7268

PROJECT

PROPOSED STEEL GARAGE
1 MEDEAS COVE ESPLANADE,
ST HELENS 7216

CONCEPT
DESIGN
CHECKED
DATE
SCALE
SHEET

OWNER
D.C.M. SHEDS
OWNER
AUGUST 2024
N/A
1 of 5

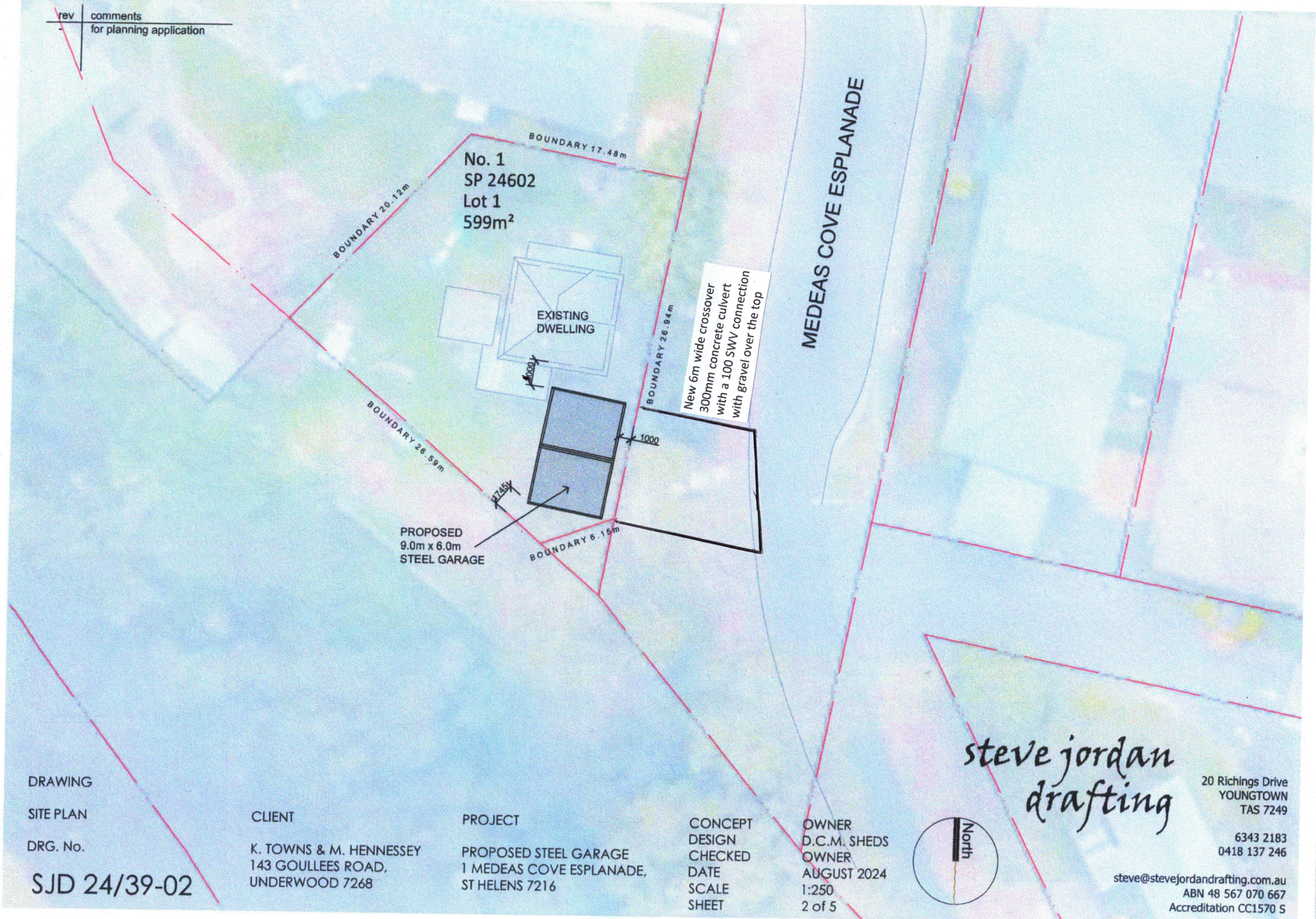


*steve jordan
drafting*

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DRAWING

SITE PLAN

DRG. No.

SJD 24/39-02

CLIENT

K. TOWNS & M. HENNESSEY
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UNDERWOOD 7268

PROJECT

PROPOSED STEEL GARAGE
1 MEDEAS COVE ESPLANADE,
ST HELENS 7216

CONCEPT
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CHECKED
DATE
SCALE
SHEET

OWNER
D.C.M. SHEDS
OWNER
AUGUST 2024
1:250
2 of 5

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drafting

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No. 1
SP 24602
Lot 1
599m²

NEW DN90 uPVC STORMWATER PIPEWORK,
AS SHOWN. ALL WORK TO COMPLY WITH A.S.
3500 & BREAK O'DAY COUNCIL INSTRUCTIONS.

NEW TANK

GUTTERS & DOWNPIPES. NCC 2022 HP7.4
colourbond gutters and uPVC down pipes.
storm water to be directed to rain water tank, overflow
to existing Council maintained road drainage.

STORMWATER
SEWER

- PLUMBING**
- ALL PLUMBING TO BE INSTALLED IN ACCORDANCE WITH A.S. 3500, THE PLUMBING REGULATIONS & THE TASMANIAN PLUMBING CODE.
 - ALL WORK MUST BE CARRIED OUT BY A LICENSED PLUMBER.

LEGEND

- ⊗ ORG - OVERFLOW RELIEF GULLY
- ROD.I.O - RODDING INSPECTION
- I.O. - INSPECTION OPENING
- RISER I.O - RISER INSPECTION OPENING
- D.P. - DOWN PIPE LOCATION
- FIXTURE LOCATION

PIPE DIAMETERS - UPVC

BATH - 400	VENT - 500
BASIN - 400	WC - 1000
FLOOR WASTE - 400	SEWER - 1000
SHOWER - 500	DOWN PIPE - 900
SINK - 500	STORM WATER 900
TROUGH - 500	

SEWER - UPVC DN 100 LAYED AT MINIMUM GRADE OF 1:60 CONNECTED TO EXISTING DWELLING DISPOSAL SYSTEM
STORM WATER - UPVC DN 90 LAYED AT MINIMUM GRADE 1:100
DOWN PIPES - UPVC 900 CONNECTED TO EXISTING DWELLING DISPOSAL SYSTEM

HOT & COLD WATER PIPE AS/NZS 3500.5 & AS/NZS 3500.1
MATERIAL - COPPER, 311 REHAU OR EQUIVALENT.
COLD WATER SUPPLY LINE FROM WATER METER TO HOUSE - DN 25mm
COLD WATER BRANCHES - DN 16mm
HOT WATER MAIN LINE - DN 20mm
HOT WATER BRANCHES - DN 16mm

WATER TO BE SUPPLIED FROM EXISTING DWELLING WATER SYSTEM.

HOT WATER DELIVERY TO ALL SANITARY FIXTURES USED FOR PERSONAL HYGIENE AT 50° & TO KITCHEN SINK & LAUNDRY AT 60°

VACUUM BREAKER BACK FLOW DEVICES TO BE FITTED TO ALL OUTSIDE TAPS

DRAWING
PLUMBING SITE PLAN

DRG. No.

SJD 24/39-03

CLIENT

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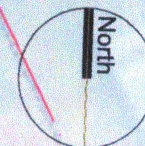
OWNER
D.C.M. SHEDS
OWNER
AUGUST 2024
1:250
3 of 5

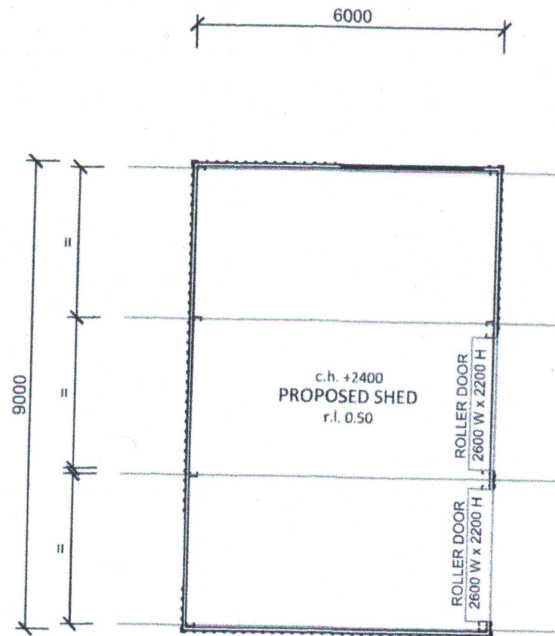
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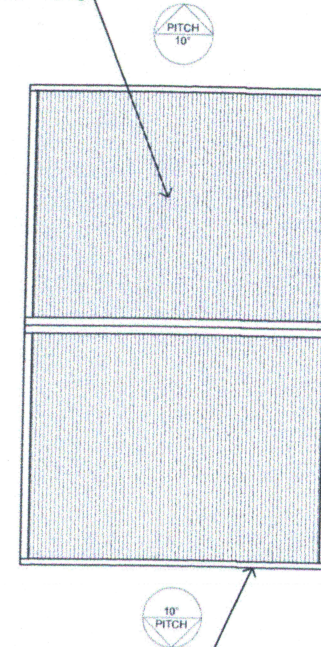




FLOOR PLAN

scale 1:100

ROOF CLADDING. NCC 2022 HP7.2
colourbond 'Custom Orb' metal sheeting installed in
accordance with AS 1562.1. R4.0 insulation in ceiling.



GUTTERS & DOWNPIPES. NCC 2022 HP7.4
colourbond metal fascias, gutters and uPVC down pipes.
down pipes maximum spacing 12m & 1.2m from a valley.

ROOF PLAN

scale 1:100

DRAWING

GARAGE PLANS

DRG. No.

SJD 24/39-04

CLIENT

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143 GOULLEES ROAD,
UNDERWOOD 7268

PROJECT

PROPOSED STEEL GARAGE
1 MEDEAS COVE ESPLANADE,
ST HELENS 7216

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SHEET

OWNER
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OWNER
AUGUST 2024
1:100
4 of 5

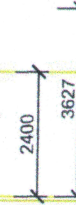
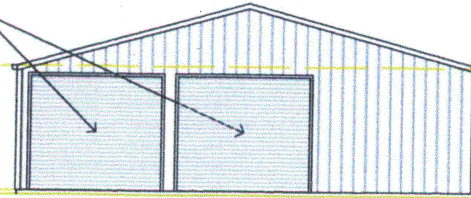
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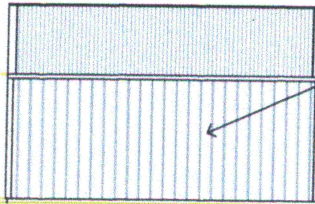
SELECTED COLORBOND CLAD GARAGE DOOR, ALL FIXING & FLASHINGS TO MANUFACTURERS REQUIREMENTS



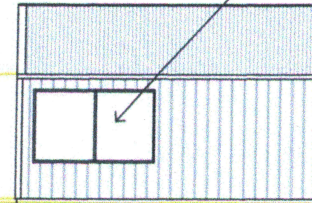
EASTERN ELEVATION

scale 1:100

SELECTED ALUMINIUM FRAMED WINDOW, GLAZING TO COMPLY WITH AS 1288, ALL FIXING & FLASHINGS TO MANUFACTURERS REQUIREMENTS



WALL CLADDING. NCC 2022 HP7 colourbond corrugated metal sheeting installed in accordance with manufacturers specifications.



NORTHERN ELEVATION

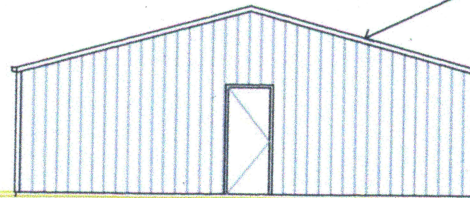
scale 1:100

SOUTHERN ELEVATION

scale 1:100

ROOF CLADDING. NCC 2022 HP7.2 colourbond corrugated metal sheeting installed in accordance with manufacturers specifications.

GUTTERS & DOWNPIPES. NCC 2022 HP7.4 colourbond metal facias, gutters and uPVC down pipes. down pipes maximum spacing 12m & 1.2m from a valley.



WESTERN ELEVATION

scale 1:100

*steve jordan
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DRAWING

GARAGE ELEVATIONS

DRG. No.

SJD 24/39-05

CLIENT

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PROJECT

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ST HELENS 7216

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OWNER
D.C.M. SHEDS
OWNER
AUGUST 2024
1:100
5 of 5

1 Medeas Cove Esp St Helens

Item 4

8.0 general Residential Zones

8.4.2 Setbacks and building envelopes for all dwellings

A1 Not applicable – the proposed is excluded as it is a garage

P2 The setback is 1m, which is compatible with setbacks of existing garages and carports along Medea Cove Esp example 14 Medeas Cove Esp

P3 The sitting and scale of the proposed shed will not interfere with dwelling on adjoining properties as there are no adjoining properties

8.4.5 Width of openings for garages and carports for all dwellings

P1 The width of the proposed shed openings will not dominate the primary frontage. The shed will next to the existing property and will blend in

C2.0 parking and Sustainable Transport Code

C2.5.1 Car Parking Numbers

A1 – N/A - there will be no car parking on site. The proposed shed is 1m from the boundary. The 2 roller doors face the frontage. Any cars stored will enter from the frontage directly into the proposed shed which is 1m from the frontage

C2.6.1 Construction of parking areas

A1 – N/A - there will be no car parking on site. The proposed shed is 1m from the boundary. The 2 roller doors face the frontage. Any cars stored will enter from the frontage directly into the proposed shed which is 1m from the frontage

C2.6.2 design and Layout of parking areas

A1 – N/A - there will be no car parking on site. The proposed shed is 1m from the boundary. The 2 roller doors face the frontage. Any cars stored will enter from the frontage directly into the proposed shed which is 1m from the frontage

C7.0 Natural Assests Code

C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area

P1.1

- a) There will be no impact caused by erosion, siltation sedimentation and runoff as the proposed project is a 9m x 6m shed
- b) There is no riparian or littoral vegetation in the proposed project
- c) There is no natural streambank or streambed condition
- d) There are no natural habitat, such as fallen logs, bank overhangs, rocks or trailing vegetation
- e) There natural flow and drainage is not applicable
- f) The is no fish passage
- g) The are no wetlands

- h) The proposed shed is 2m from the existing house
- i) Cut and fill will be minimised
- j) The proposed shed is keeping with the shape of the land
- k) There is no sand or waves within the proposed shed
- l) There will be no need for future works on the property. The shed will be used for storage
- m) As per the Wetlands and Waterways Works Manual
- n) As per the Tasmanian Coastal Works Manual

BRE-S2.0 Stormwater management Specific Area Plan

BRE-S2.7.1 Stormwater management

That development provides for adequate stormwater management.

A1 The proposed shed will have a new tank with the overflow directed to the road, as approved by Break O'day Council

OWNERS; KIM LOUISE TOWNS & MARCUS DAVID HENNESSY; CT24602/1
MUNICIPALITY OF BREAK O'DAY
N.C.McGUIRE & ASSOCIATES PTY.LTD. LAND SURVEYORS.
Email-mcg2001@bigpond.net.au ; M 0418825291

HOMES TASMANIA
(CT182494/1)
25 CIRCASSIAN STREET
SP182494

BEARINGS
GRID NORTH,
GDA 2020, 23/4/2025
GC1712-00, Scale 1:200
TM: MARK HENNESSY MEDEAS
COVE ESP 3d Contours

2023
SEC27A
(N124827)

Old ESPLANADE Bdy
43°09'02"
8.930
Plg+-10yrs
New CT.Bdy

Balance Width
after Crown Land
Application 21.6m+-

CROWN LAND
APPLICATION
LODGED TO
PURCHASE
LOT 100, 295+-m2 &
ROAD LOT, 16+-m2.

NOTE, WIRE FENCE SHOWN IN THE SURVEY NOTES,
SPD970, MARCH 1968, ALONG THIS BOUNDARY.
CROWN LAND APPLICATION IS FOR CROWN
LAND OCCUPIED BY THE OWNERS OF CT24602/1
SINCE THE LATE 1950 site +- 67yrs CT24602/1
THE CURRENT HOUSE IS SHOWN AS NEW PER
SURVEY PLAN 41/44DO OF 1952.

ESPLANADE
ORIGINAL WIDTH SHOWN AS
100FL=30.48m ON 41/44DO.

LOT 1
599m2
(CT24602/1)
WB House
(Shown new per
1952 Survey
40/44DO)
1 Medea Cove
Esplanade

LOT 100
295m2+-

NOTE, PALING FENCE
10yrs SHOWN IN THE
SURVEY NOTES OF
SPD970, MARCH 1968,
ALONG THIS BOUNDARY.

ORM Star
(RL5.39m)
Post at Fc.Int.

Balance Width after
Land Application
27.7m+-