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 2026 / 00218
Applicant	Design To Live
Proposal	Residential - Construction of a Dwelling and Attached Deck
Location	134-136 St Helens Point Road, Stieglitz (CT12232/26)

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 21st November, 2026 **until 5pm Friday 4th December, 2026.**

John Brown
GENERAL MANAGER

PROPOSED DWELLING
134-136 ST HELENS POINT ROAD,
STIEGLITZ TAS, 7216.



DRAWINGS

A01	COVER PAGE
A02	SITE PLAN
A03	PARKING PLAN
A04	FLOOR PLAN
A05	EXTERNAL SERVICES
A06	ELEVATIONS NTH-STH
A07	ELEVATIONS EST-WST
A08	PERSPECTIVES

ATTACHMENTS

CLASSIFICATION OF BUILDING		COUNCIL		ZONE	
CLASS 1A		BREAK O'DAY		GENERAL RESIDENTIAL	
AREAS	(m^2)	LAND TITLE REFERENCE	12232/26	ENERGY STAR RATING	TBC
DWELLING	108.94	PROPERTY ID	7432455	CLIMATE ZONE	7
EX. SHED	61.57	LOT SIZE (M^2)	800	ALPINE AREA	N/A
EX. AMENITIES BLOCK	70.53	BAL RATING	TBC	CORROSION ENV'	TBC
		DESIGN WIND CLASS	TBC	SITE HAZARDS	TBC
		SOIL CLASSIFICATION	TBC		
		PLANNING OVERLAY	AIRPORT OBSTACLE LIMITATION AREA		

DESIGN TO LIVE
ACC # 371799313
ABN. 71 615 812 747
PH. 6344 7319
E. info@designtolive.com.au
W. designtolive.com.au

CLIENT/S:
ASHLEY & COURTNEY VINEY

SITE ADDRESS:
134-136 ST HELENS POINT ROAD, STIEGLITZ TAS, 7216.

DRAWING
COVER PAGE

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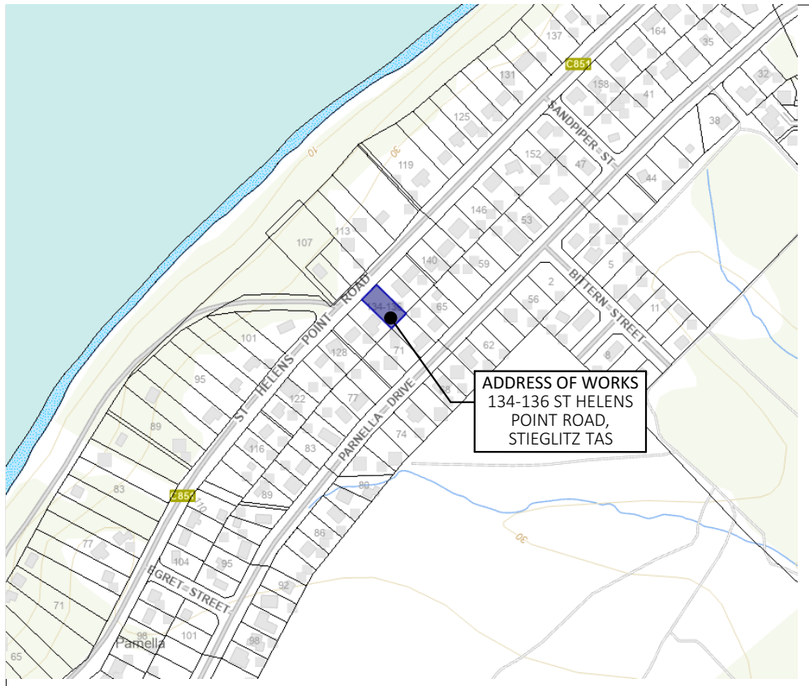
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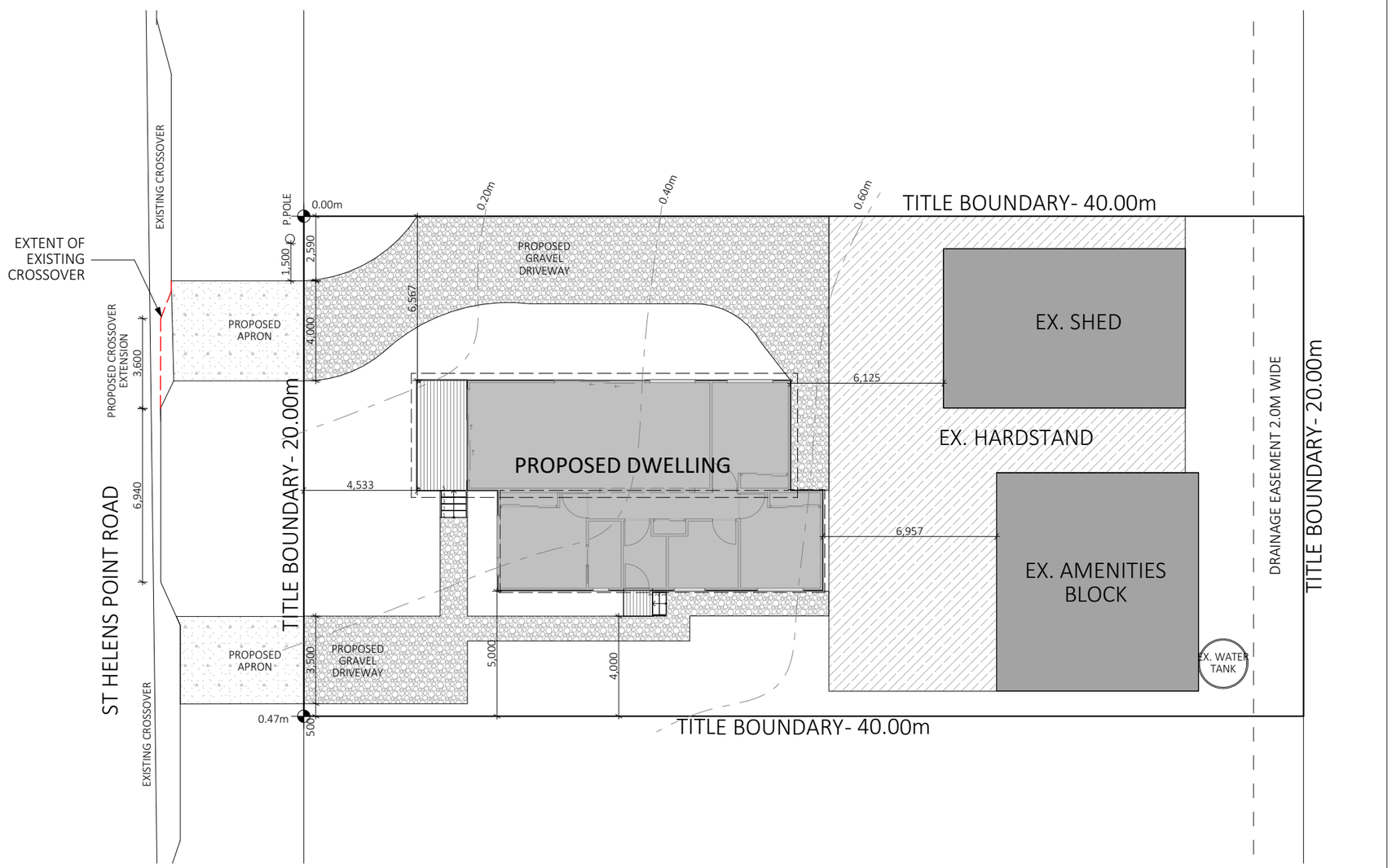
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CHECKED	M.L.	PAGE SIZE	A3





AREA	m²
DWELLING	108.94
EX. SHED	61.57
EX. AMENITIES BLOCK	70.53

NORTH

SITE PLAN

SCALE 1:200

0 2000 4000 6000 8000 10000

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SITE PLAN

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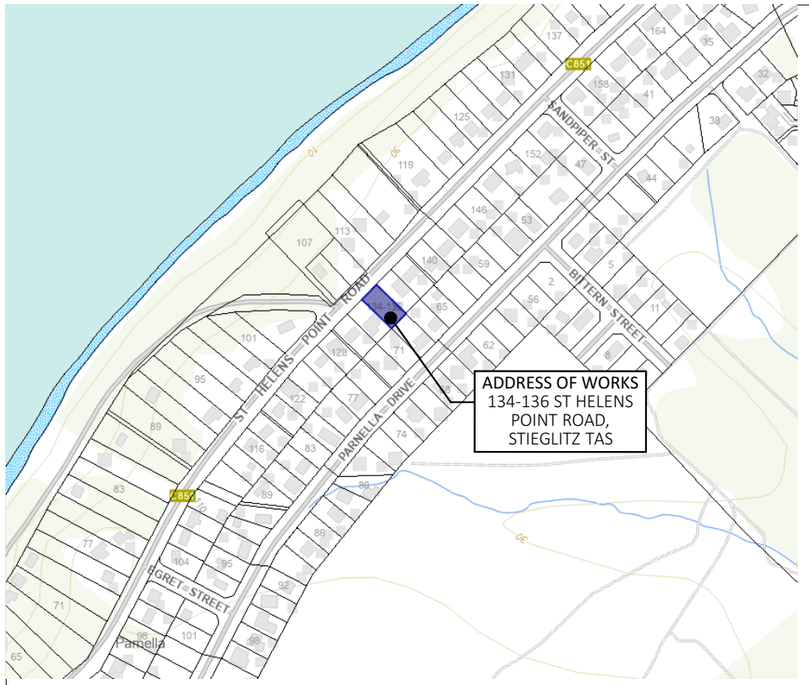
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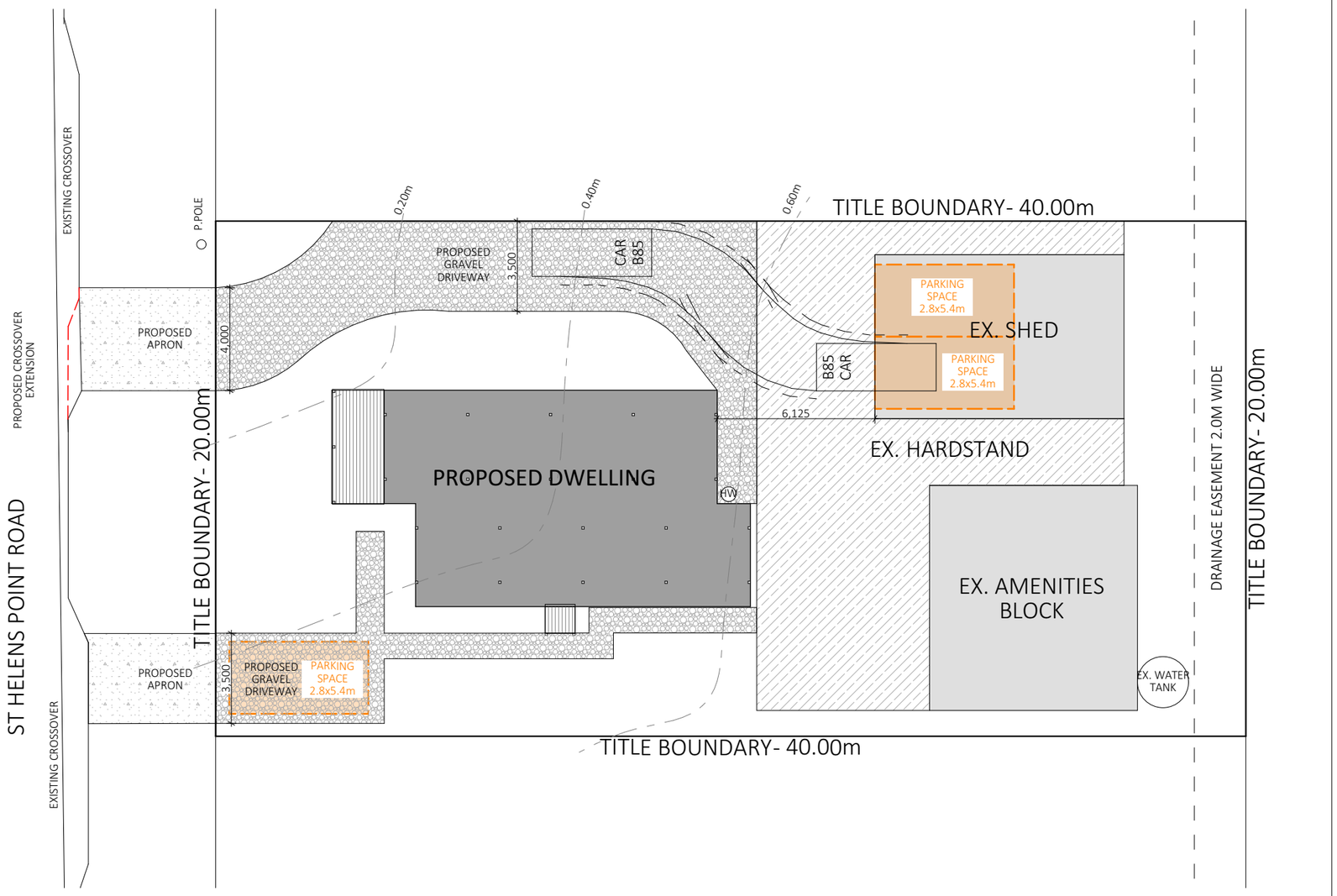
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CHECKED	M.L.	**PAGE SIZE**	**A3**





AREA	m^2
DWELLING	108.94
EX. SHED	61.57
EX. AMENITIES BLOCK	70.53

NORTH

PARKING AND TURNING 1

SCALE 1:200

0 2000 4000 6000 8000 10000

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DRAWING
PARKING PLAN

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FLOOR PLAN

SCALE 1:100

0 1000 2000 3000 4000 5000

NORTH

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DRAWING
FLOOR PLAN

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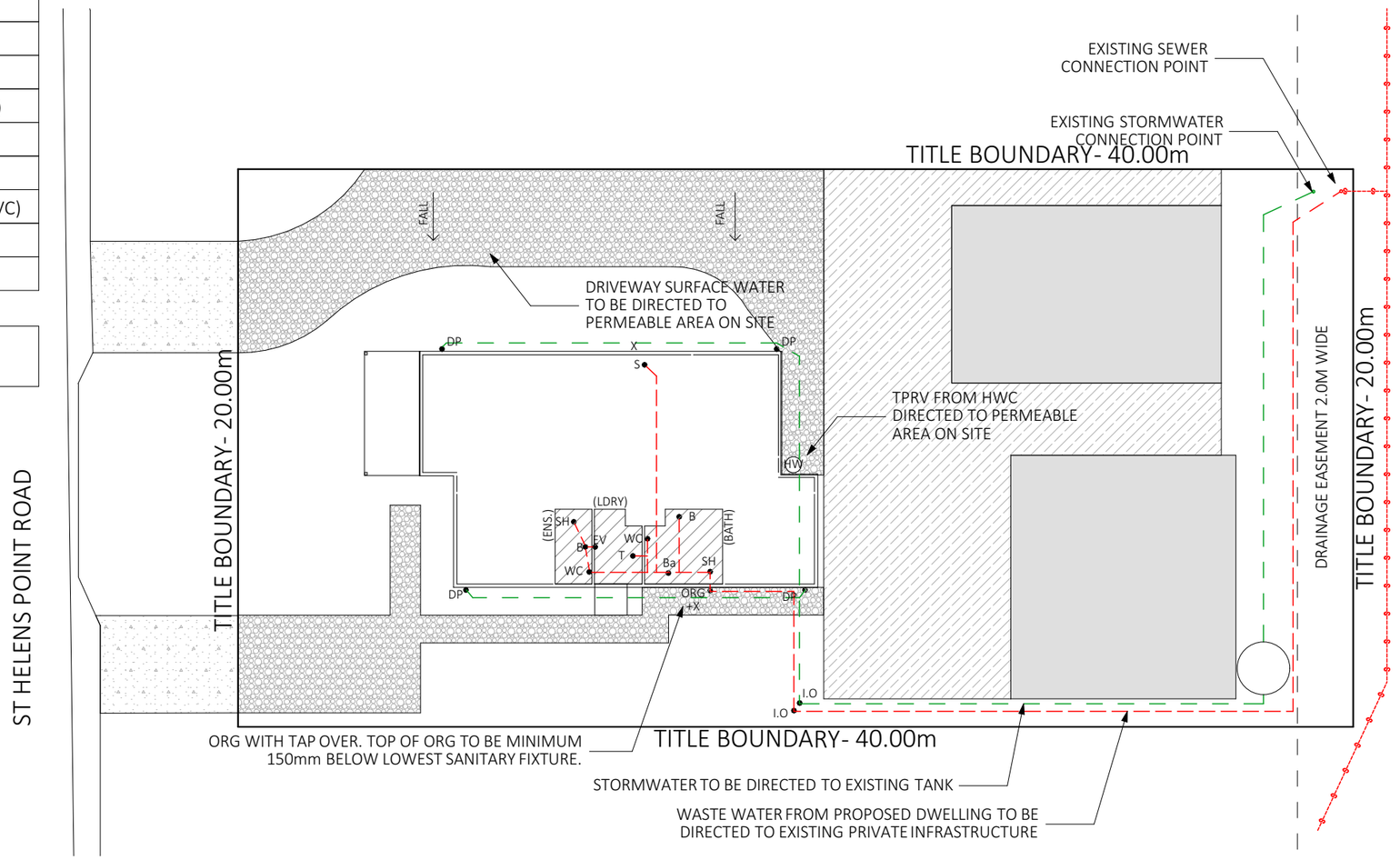
LEGEND	
B	BASIN
Ba	BATH (POP-UP PLUG WITH REMOVABLE WASTE)
S	SINK (65Ø)
T	LAUNDRY TUB (65Ø)
SH	SHOWER
WC	WATER CLOSET
FW	FLOOR WASTE
EV	VENT (THROUGH TO ROOF)
IO	INSPECTION OPENING
ORG	O/FLOW RELIEF GULLY
RE	RODDING EYE
X	EXTERNAL TAP
P	DRAINAGE PIT (357x357x452D)
DP	DOWNPIPE (90Ø)
	WET AREAS
	STORMWATER LINE (100mm PVC)
	SEWER LINE (100mm PVC)
	AG. DRAIN

THIS PAGE IS TO BE PRINTED AND READ IN COLOUR.

NOTES:

ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH AS-3500 AND LOCAL PLUMBING CODE AND SHOULD BE CARRIED OUT BY A LICENSED PLUMBER.

ALL WORKS ARE TO BE IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES INTERGRATED CODE (WSA 03-2011-3.1 VERSION 3.1 MRWA VERSION 2.0) AND THE SEWERAGE CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES INTERGRATED CODE (WSA 02-2014-3.1 MRWA VERSION 2.0) AND TASWATER'SSUPPLEMENTS TO THESE CODES.



INSTALL INSPECTION OPENINGS AT MAJOR BENDS FOR STORMWATER AND ALL LOW POINTS OF DOWNPIPES.

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 THE 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

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

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

PIPING WITHIN AN INSULATED TIMBER FRAMED WALL, SUCH AS THAT PASSING THROUGH A WALL STUD, IS CONSIDERED TO COMPLY WITH THE ABOVE INSULATION REQUIREMENTS.

NORTH

EXTERNAL SERVICES

SCALE 1:200

0 2000 4000 6000 8000 10000

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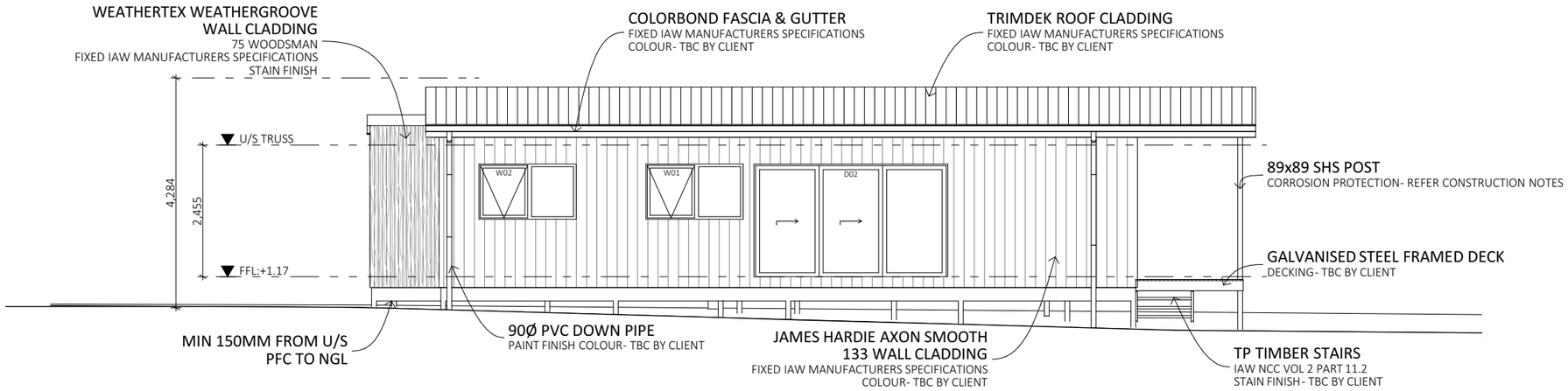
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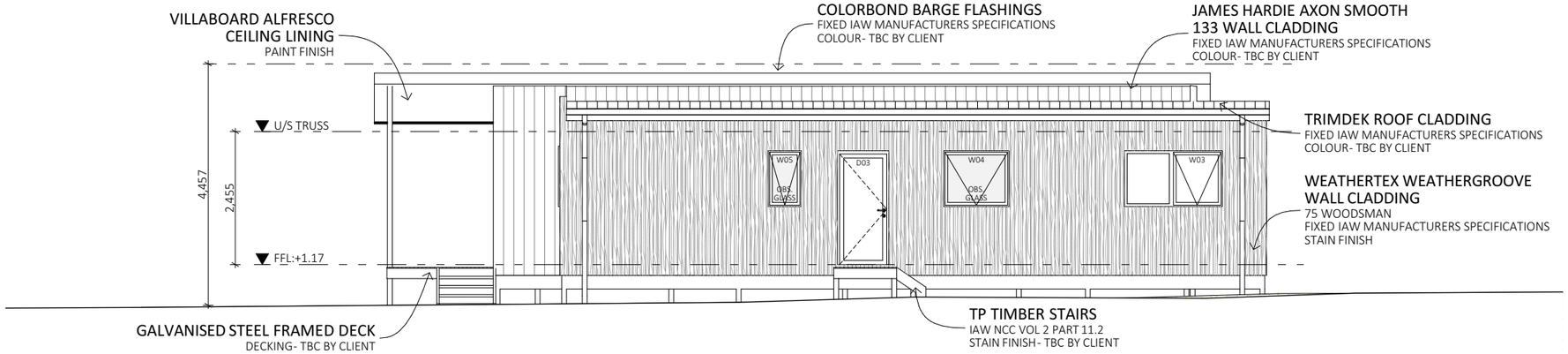


1
A04

NORTHERN ELEVATION

SCALE 1:100

0 1000 2000 3000 4000 5000



2
A04

SOUTHERN ELEVATION

SCALE 1:100

0 1000 2000 3000 4000 5000

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ELEVATIONS
NTH-STH

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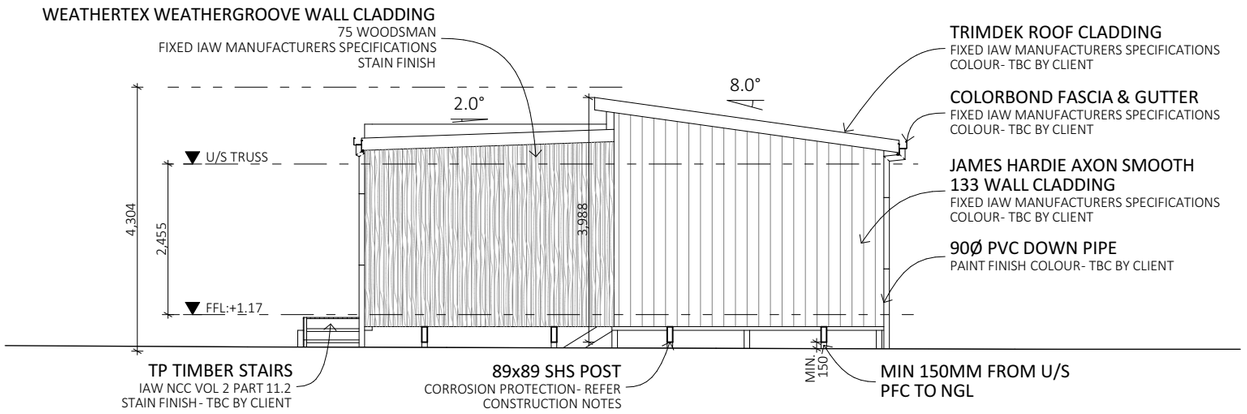
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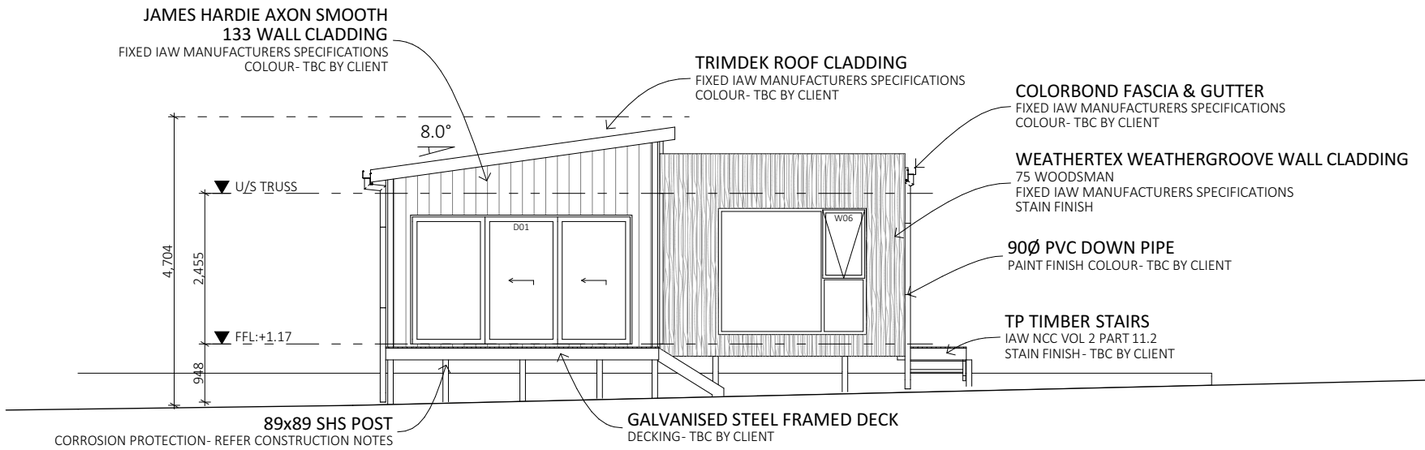


1
A04

EASTERN ELEVATION

SCALE 1:100

0 1000 2000 3000 4000 5000



2
A04

WESTERN ELEVATION

SCALE 1:100

0 1000 2000 3000 4000 5000

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DRAWING
ELEVATIONS
EST-WST

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DRAWING
PERSPECTIVES

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DESIGN TO LIVE

Mail: 202 Wellington Street, South Launceston 7249
A.B.N: 71 615 812 747
Phone: 6344 7319
Email: info@designtolive.com.au

5 November 2026

Planning Application Cover Letter

Development: Proposed Dwelling
Owner: Ashley Viney & Courtney Allen
Address: 134-136 St Helens Point Road
Council: Break O'Day Council
Zone: General Residential

Please find below further information for the proposed Development at the above address.

C2.5.1 – Car Parking numbers
Refer amended plans. 2 x parking spaces provided in existing shed & 1 x parking space provided at the additional crossover.

C2.6.1 – Construction of parking areas
Relies on performance criteria P1. The proposed gravel driveway will be constructed of permeable, compacted stone. This compacted design will minimise dust, loose gravel and water pooling. The pervious nature of the driveway will allow rainfall to soak through and not run into adjoining properties. Any remaining driveway surface water will be directed towards the permeable grassed area adjacent to the driveway.

C2.6.2 – Design and Layout of parking areas
Complies with acceptable solution. Gradient of driveway and parking areas is less than 4%. Cars can enter the site and parking spaces in a forward direction. Forward exit not required as car parking spaces do not exceed 3. Access width complies with Table C2.2 and parking space dimensions comply with Table C2.3. Combined access and manoeuvring width exceeds the required width of 5.8m. There are no vertical clearance restrictions.

C2.6.3 – Number of accesses for vehicles
Relies on performance criteria P1. The additional crossover will have minimal impact on any on street parking, one on street parking space will still be available as there is approx. 6.3m between the crossovers. There is no impact on pedestrian safety or amenity as there is not pedestrian path in this area. There is no impact on the residential amenity on the adjoining land, no is there any adverse impact on the streetscape. There are a number of properties on St Helens Point Road (including properties at 110, 114, 119, 126 & 133 St Helens Point Road) that have two crossovers so the proposal is remaining consistent with the existing streetscape.
Regards,

Denika McDonald-Hodges
(BEnvDes, MArch)