

## 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:

<b>DA Number</b>	DA 2024 / 00055
<b>Applicant</b>	Engineering Plus
<b>Proposal</b>	Residential - Construction of Deck & Roof
<b>Location</b>	259 Medeas Cove Road, St Helens (CT 181557/3)

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](http://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](mailto: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 13 April 2024 **until 5pm Monday 29 April 2024**.

**John Brown**  
**GENERAL MANAGER**

## DRAWING SCHEDULE

A00	COVER PAGE
A01	LOCALITY PLAN
A02	SITE PLAN
A03	CONSTRUCTION PLAN
A04	ELEVATIONS
A05	ROOF PLAN
A06	3D PERSPECTIVES

## PROJECT INFORMATION

BUILDING DESIGNER:	GRANT JAMES PFEIFFER
ACCREDITATION No:	CC2211T
BUILDING CLASS:	CLASS 10
LAND TITLE REFERENCE NUMBER:	181557/3
DESIGN WIND SPEED:	N2
SOIL CLASSIFICATION:	'M'
CLIMATE ZONE:	7
BUSHFIRE-PRONE BAL RATING:	12.5
ALPINE AREA:	N/A
CORROSION ENVIRONMENT:	MODERATE
FLOODING:	NO
LANDSLIP:	NO
DISPERSIVE SOILS:	UNKNOWN
SALINE SOILS:	UNKNOWN
SAND DUNES:	NO
MINE SUBSIDENCE:	NO
LANDFILL:	NO
GROUND LEVELS:	REFER PLAN
ORG LEVEL:	75MM ABOVE GROUND LEVEL SURFACE

## ISSUED FOR APPROVAL

## PROPOSED DECK & ROOF

K. BENNY  
 259a MEDEAS COVE ROAD  
 ST HELENS

BREAK O'DAY COUNCIL

DEVELOPMENT AREA	
Name	Area
EXISTING DWELLING	124.45 m <sup>2</sup>
PROPOSED DECK	47.55 m <sup>2</sup>
FRONT LANDING	5.16 m <sup>2</sup>
BACK LANDING	2.16 m <sup>2</sup>
LAUNDRY LANDING	2.16 m <sup>2</sup>
	181.48 m <sup>2</sup>

**FLOOD HAZARD LEGEND**

	H1 - GENERALLY SAFE
	H2 - UNSAFE FOR SMALL VEHICLES
	H4 - UNSAFE FOR VEHICLES & PEOPLE
	H5 - UNSAFE FOR VEHICLES, PEOPLE & SOME BUILDINGS

**NOTE:**  
 APPROX. FLOOD LEVEL OVER HOUSE AREA: 250mm



- SIGN SIMILAR TO ABOVE PICTURE TO BE PERMANENTLY FIXED TO THE STATIC WATER SUPPLY  
 - SIGN SIZE DIMENSIONS  
 - MIN. 300mm x 300mm  
 - LETTERING TO BE UPPERCASE AND NOT LESS THAN 100mm IN HEIGHT

**BAL NOTES:**  
 - FIREFIGHTING WATER SUPPLY TO BE A MIN. 10000L PER BUILDING TO BE PROTECTED. THIS VOLUME OF WATER MUST NOT BE USED FOR ANY OTHER PURPOSE INCLUDING FIRE FIGHTING SPRINKLER OR SPRAY SYSTEMS

- WATER TANK MUST BE METAL, CONCRETE OR LAGGED BY NON-COMBUSTABLE MATERIALS AND ALL ABOVE GROUND PIPES & FITTINGS TO BE MADE FROM NON-RUSTING, NON-COMBUSTIBLE AND NON-DEFORMING MATERIALS

- TANK TO BE LOCATED A MINIMUM 6.0m FROM DWELLING AND WITHIN 3.0m OF A HARDSTAND AREA - WATER TANK OR CONNECTION POINT TO BE FITTED WITH A MALE 64mm 5v THREAD COUPLING WITH MINIMUM DELIVERY OF 270L PER MINUTE

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 L

**ISSUED FOR APPROVAL**

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Client: **K. BENNY**  
 Project: **PROPOSED DECK & ROOF**  
 Address: **259a MEDEAS COVE ROAD, ST HELENS**

Mob 0417 362 783 or 0417 545 813  
 jack@engineeringplus.com.au  
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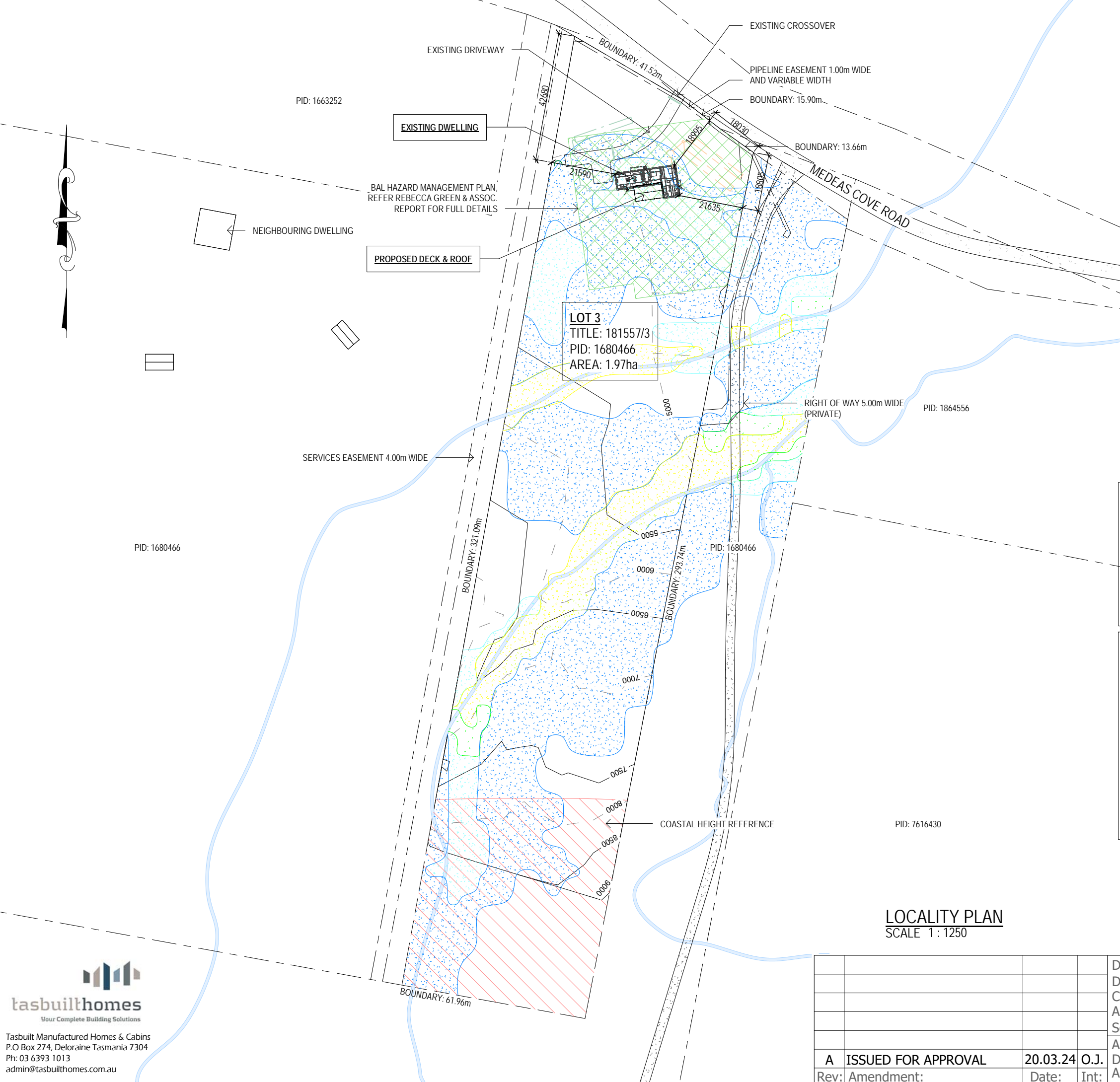


Accredited Building Designer  
 Designer Name: **J.Pfeiffer**  
 Accreditation No: **CC2211T**

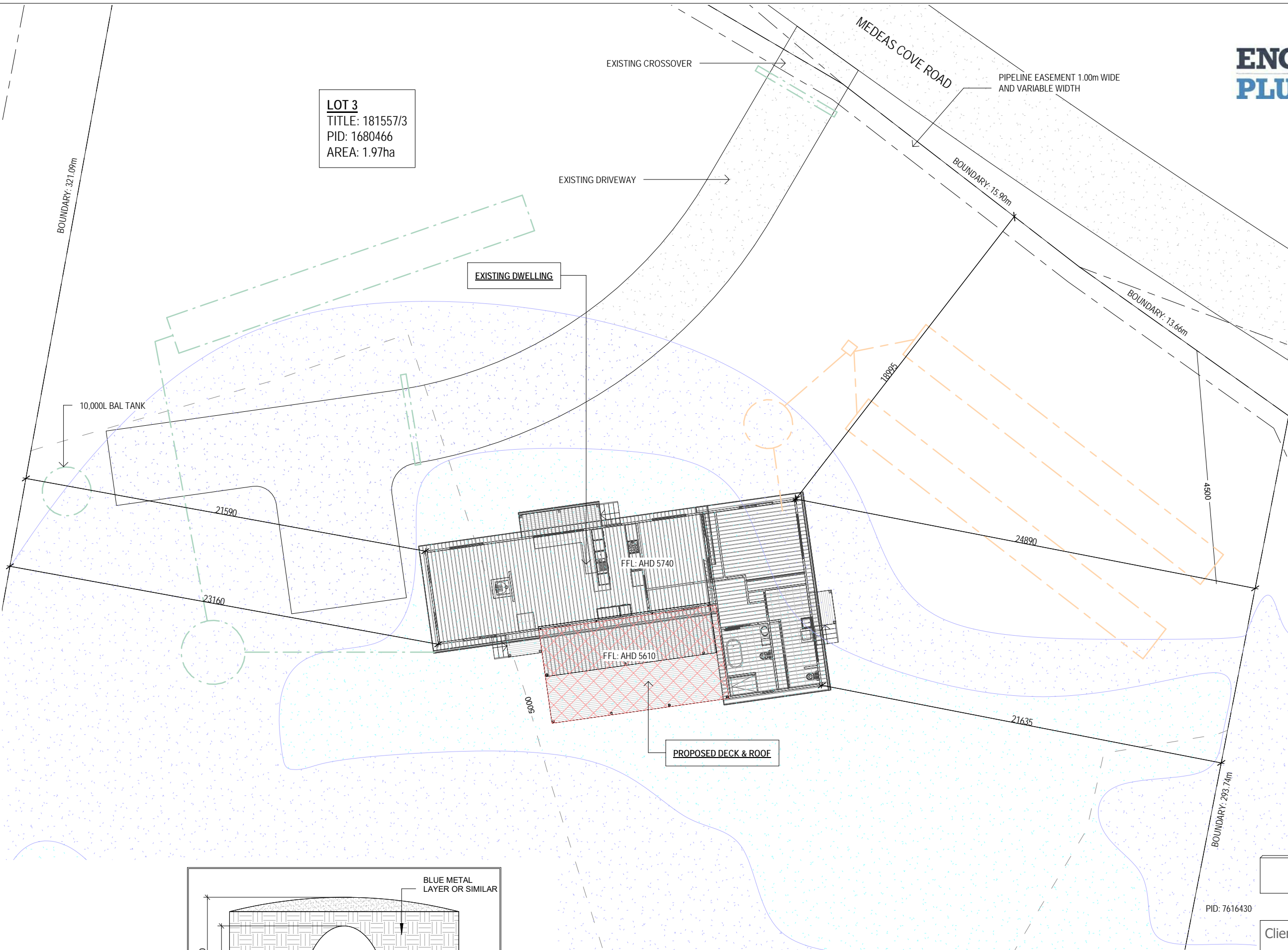
Date Drawn: **19.03.24**  
 Drawn: **O. Jones**  
 Checked: **O. Jones**  
 Approved: **J. Pfeiffer**  
 Scale: **As Shown @ A3**

**LOCALITY PLAN**  
 SCALE 1: 1250

A	ISSUED FOR APPROVAL	20.03.24	O.J.
Rev:	Amendment:	Date:	Int:



**LOT 3**  
 TITLE: 181557/3  
 PID: 1680466  
 AREA: 1.97ha



**FLOOD HAZARD LEGEND**

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	H4 - UNSAFE FOR VEHICLES & PEOPLE
	H5 - UNSAFE FOR VEHICLES, PEOPLE & SOME BUILDINGS

**NOTE:**  
 APPROX. FLOOD LEVEL OVER HOUSE AREA:  
 250mm

**LEGEND**

	SEWER
	WATER
	STORMWATER

**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.

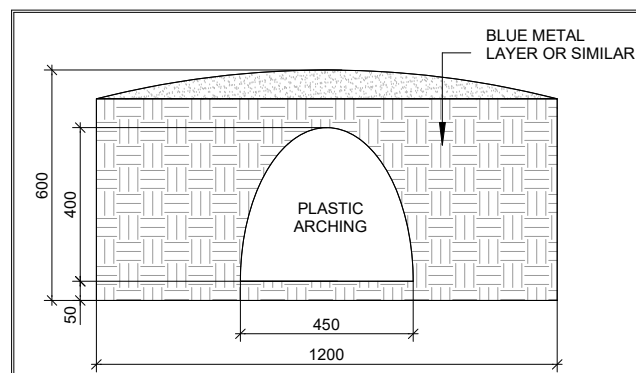
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Drawing No: **13524** A02 / A06 Rev **A**



**TYPICAL STORMWATER DISPOSAL TRENCH**  
 SCALE 1 : 500

**SITE PLAN**  
 SCALE 1 : 200

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**CONSTRUCTION PLAN**  
 SCALE 1:100

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Area Schedule (Gross Building)		
Name	Area	Area (sq)
EXISTING DWELLING	124.45 m <sup>2</sup>	13.40
FRONT LANDING	5.16 m <sup>2</sup>	0.56
BACK LANDING	2.16 m <sup>2</sup>	0.23
LAUNDRY LANDING	2.16 m <sup>2</sup>	0.23
PROPOSED DECK	47.55 m <sup>2</sup>	5.12
	181.48 m <sup>2</sup>	19.53

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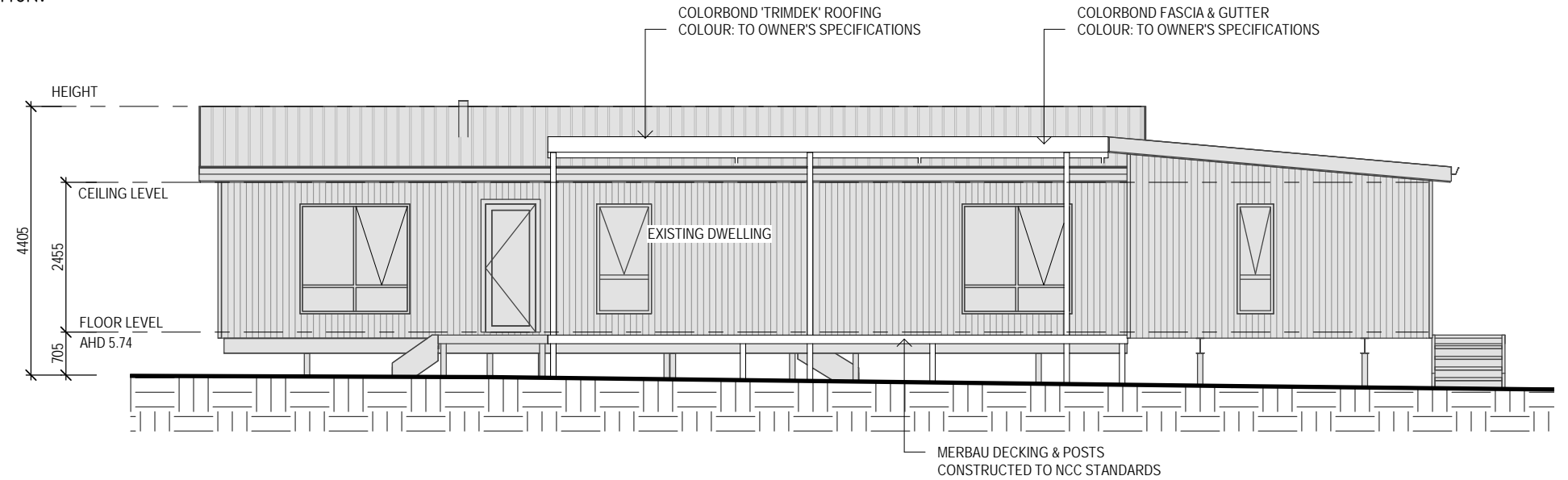
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 A03 / A06

SUB FLOOR VENTILATION. BCA VOLUME 2 PART 3.4.1.

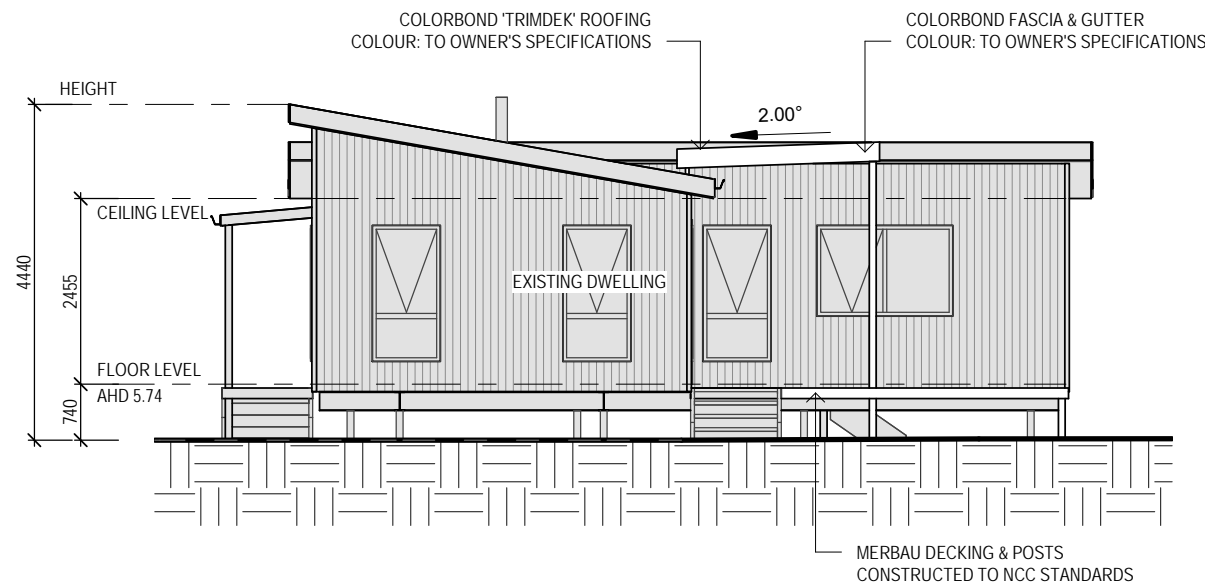
- A MINIMUM OF 150 MM OF SUB FLOOR CLEARANCE IS TO BE PROVIDED BETWEEN FINISHED SURFACE LEVEL & THE UNDERSIDE OF THE FLOOR BEARER.
- A MINIMUM OF 6000 MM<sup>2</sup> PER METRE OF SUB FLOOR VENTILATION IS TO BE UNIFORMLY DISTRIBUTED AROUND THE EXTERNAL AND INTERNAL WALLS OF THE BUILDING.
- VENTS TO BE 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.



**SOUTH ELEVATION**  
 SCALE 1:100



**WEST ELEVATION**  
 SCALE 1:100

STAIR CONSTRUCTION. BCA VOLUME 2 PART 3.9

- TREADS: 240 MM
- RISERS: 180 MM
- TREATED PINE TIMBER STAIR MATERIAL TO ASI684
- TREATMENT LEVELS H4 FOR INGROUND USE & H3 FOR ABOVE GROUND USE.
- ALL FIXINGS FITTING BRACKETS AND CONNECTORS TO BE GALVANISED.
- STRINGER: 300x50 F5 TREATED PINE
- TREADS: 240x45 F5 TREATED PINE MAXIMUM TREAD SPAN 1000

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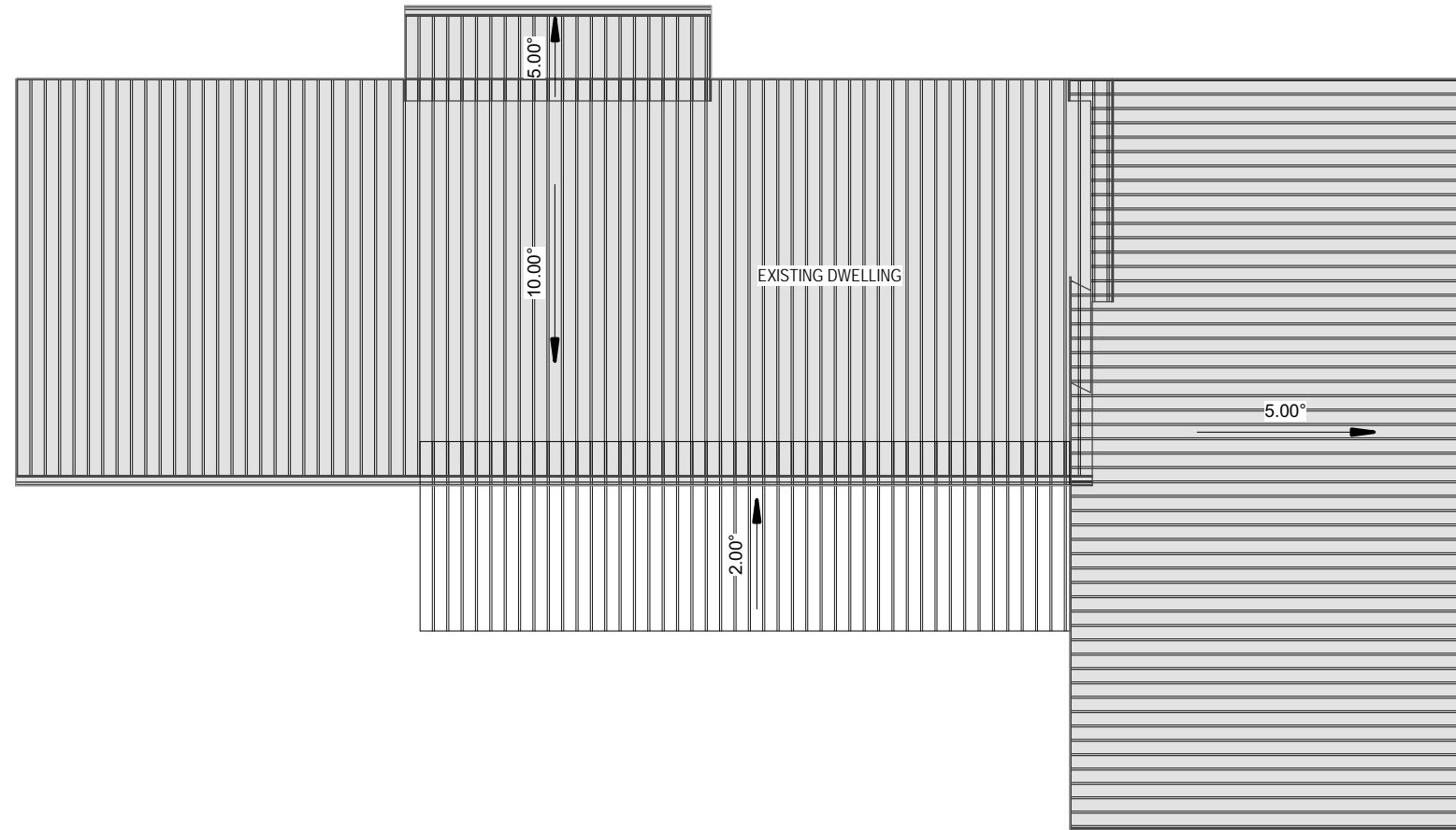
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**ROOF PLAN**  
 SCALE 1:100

ROOF CLADDING. BCA VOLUME 2 PART 3.5.1.3

COLORBOND 'CUSTOM ORB' METAL SHEETING INSTALLED IN ACCORDANCE WITH THIS PART, AS 1562.1 AND MANUFACTURERS RECOMMENDATIONS.

COLORBOND 'TRIMDEK' METAL SHEETING INSTALLED IN ACCORDANCE WITH THIS PART, AS 1562.1 AND MANUFACTURERS RECOMMENDATIONS.

REFER TO LYSAGHT ROOFING & WALLING MANUAL FOR FULL DETAILS ON SHEET INSTALLATION, FIXINGS & FLASHINGS

COLORBOND 'CUSTOM ORB'

- MINIMUM PITCH 5 DEGREES.
- CORROSION PROTECTION IN ACCORDANCE WITH BCA TABLE 3.5.1.1.
- END LAP OF SHEETS 5-15 DEGREES - MINIMUM 200MM.

COLORBOND 'TRIMDEK'

- MINIMUM PITCH 2 DEGREES.
- CORROSION PROTECTION IN ACCORDANCE WITH BCA TABLE 3.5.1.1.
- END LAP OF SHEETS 2-5 DEGREES - MINIMUM 250MM

ABOVE 15 DEGREES - MINIMUM 150 MM.

- RIDGE LINE VALLEY TO BE TURNED UP (STOP ENDED).
- FASTENERS TO BE MADE OF COMPATIBLE MATERIAL WITH ROOFING MATERIAL.
- CREST FIXINGS OF END SPANS @ EVERY SECOND RIB AND INTERNAL SPANS @ EVERY THIRD RIB.
- WHERE POSSIBLE SHEETS TO BE LAID WITH SIDE LAPS FACING AWAY FROM PREVAILING WEATHER.
- REFLECTIVE FOIL INSULATION TO BE FITTED TO UNDERSIDE OF SHEETS.

R3.5 INSULATION BATTS TO ROOF SPACE ABOVE CEILING LINING.

RECOMMENDED FIXINGS FOR SEVERE EXPOSURE CONDITIONS TO AS 3566

USE CLASS 4 MATERIALS FOR SEVERE EXPOSURE & STAINLESS STEEL FOR VERY SEVERE COASTAL ENVIRONMENTS.

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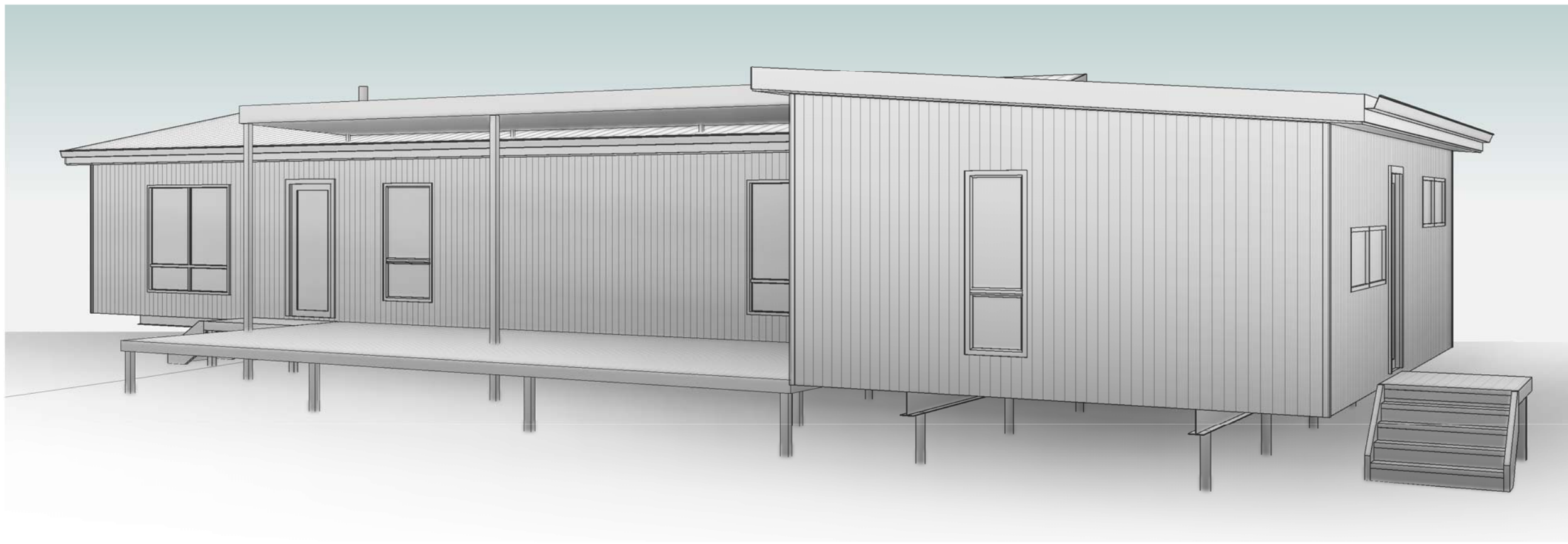
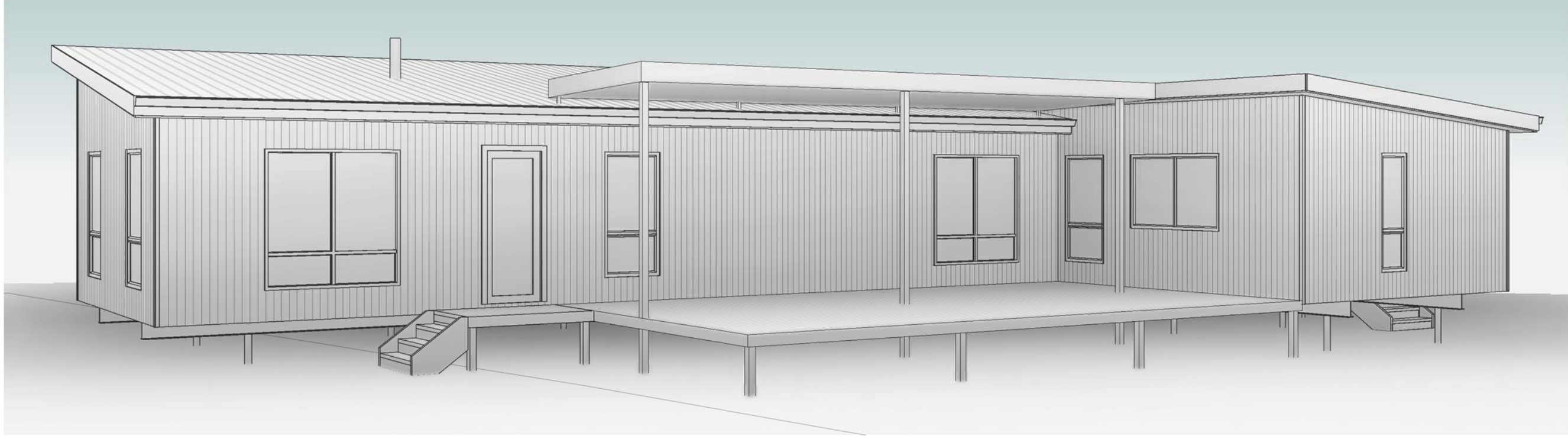
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