

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 2023 / 00235
Applicant	J F Titley
Proposal	Residential – Change of Use from Shed with Amenities to Dwelling & Construction of a New Deck
Location	8 Homer Street, 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 4 May 2024 **until 5pm Friday 17 May 2024**.

John Brown
GENERAL MANAGER

Conversion of Existing Shed with Amenities to Studio Dwelling & Construction of a New Deck

8 Homer st, St.Helens

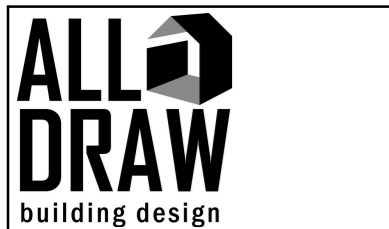
Client: John Titley

AREAS:

FLOOR AREA	45m ²
DECK	28m ²
TOTAL	73m ²



1 3D View



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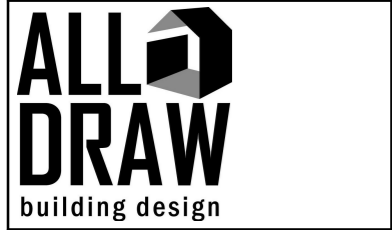
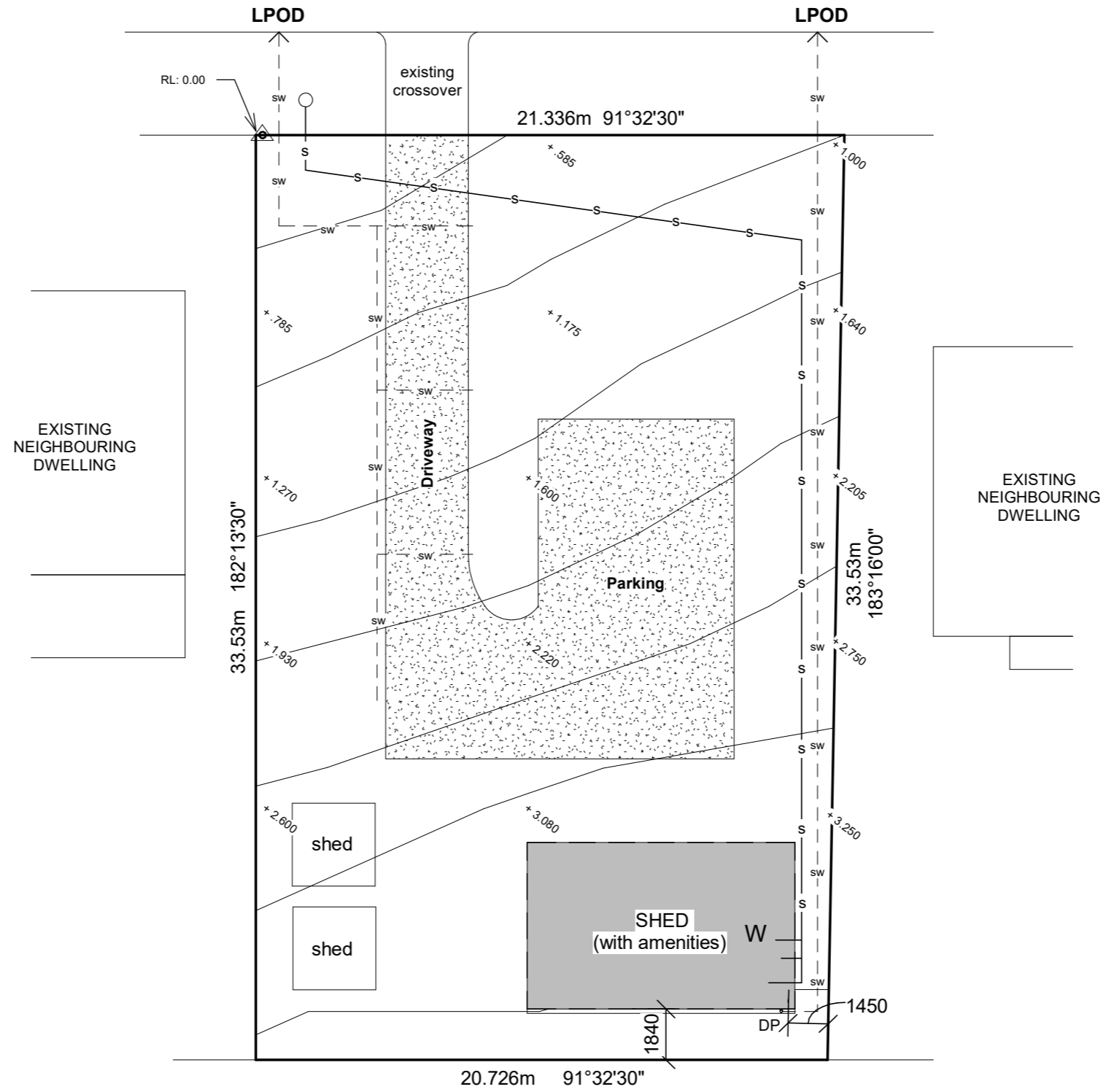
No.	Description	Date

Studio Dwelling & New Deck Construction
 8 Homer St, St.Helens

Title Page

Project number	016	01
Date	23/04/2024	
Drawn by	JK	
Checked by	JT	
Scale		1 : 100

HOMER STREET



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No.	Description	Date

Studio Dwelling & New Deck Construction
 8 Homer St, St.Helens

Existing Site Plan		
Project number	016	02
Date	23/04/2024	
Drawn by	JK	
Checked by	JT	
Scale		1 : 200

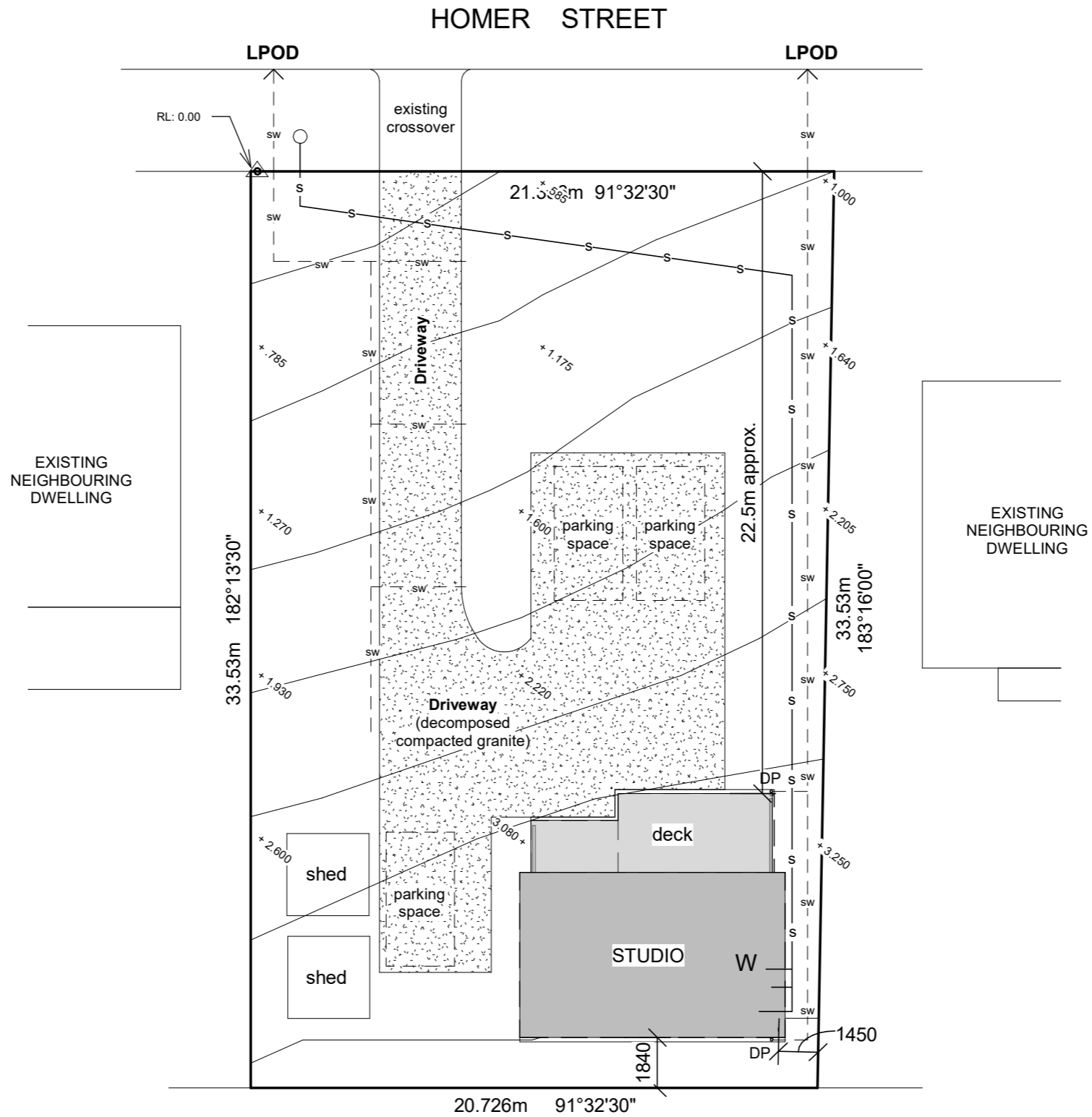
AREAS:	
SITE AREA	705m ²
STUDIO	45m ²
DECK	28m ²
TOTAL BUILT AREA	73m ²
SITE COVERAGE	- 10%

STORMWATER:

ALL STORMWATER TO BE TAKEN TO THE LEGAL POINT OF DISCHARGE OF THE SITE ACCORDING TO THE RELEVANT AUTHORITIES APPROVAL. ALL DRAINAGE WORKS IN ACCORDANCE WITH AS3500

WASTE WATER

WASTE WATER TO BE CONNECTED TO EXISTING SEWAGE SYSTEM



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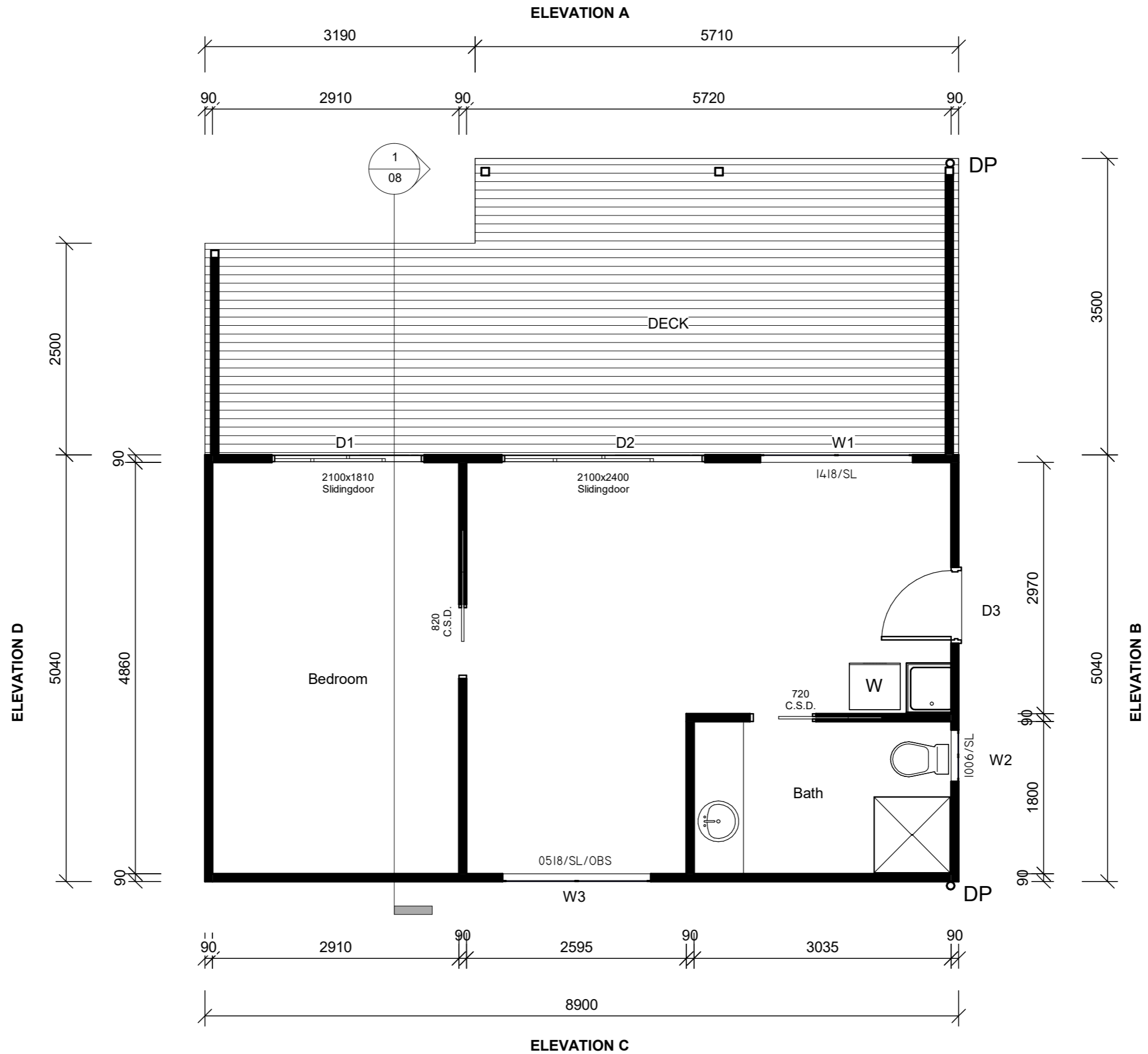
No.	Description	Date

Studio Dwelling & New Deck Construction
 8 Homer St, St. Helens

Proposed Site Plan

	Project number	016	03
	Date	23/04/2024	
	Drawn by	JK	
	Checked by	JT	
		ScAs indicated	

AREAS:
 FLOOR AREA - 50m²
 PORCH - 7.5m²
 TOTAL - 57.5m²

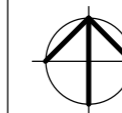


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No.	Description	Date

Studio Dwelling & New Deck Construction
 8 Homer St, St.Helens

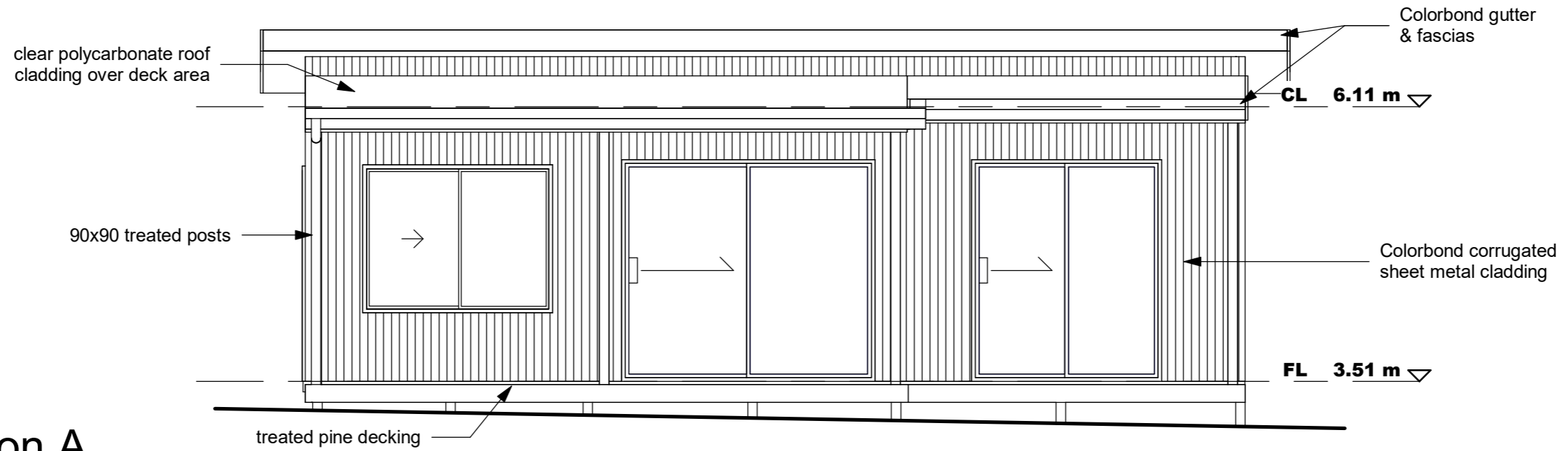
Floor Plan



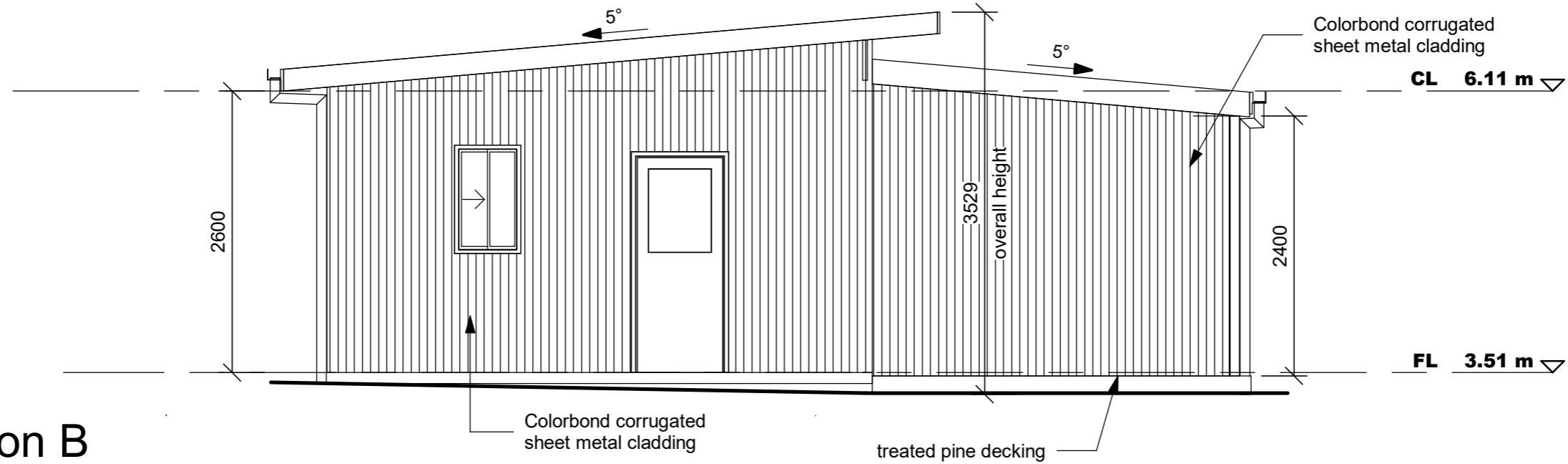
Project number	016
Date	23/04/2024
Drawn by	JK
Checked by	JT

04

Scale 1 : 50



1 Elevation A
1 : 50



2 Elevation B
1 : 50

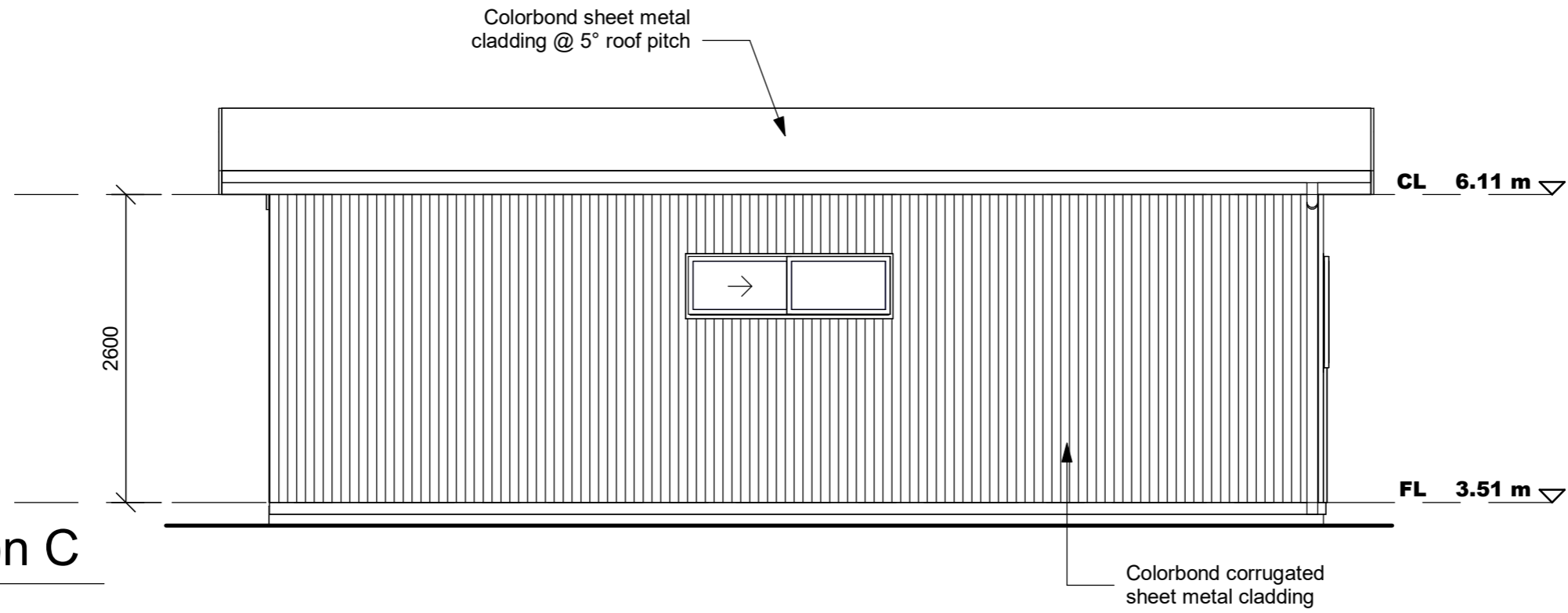


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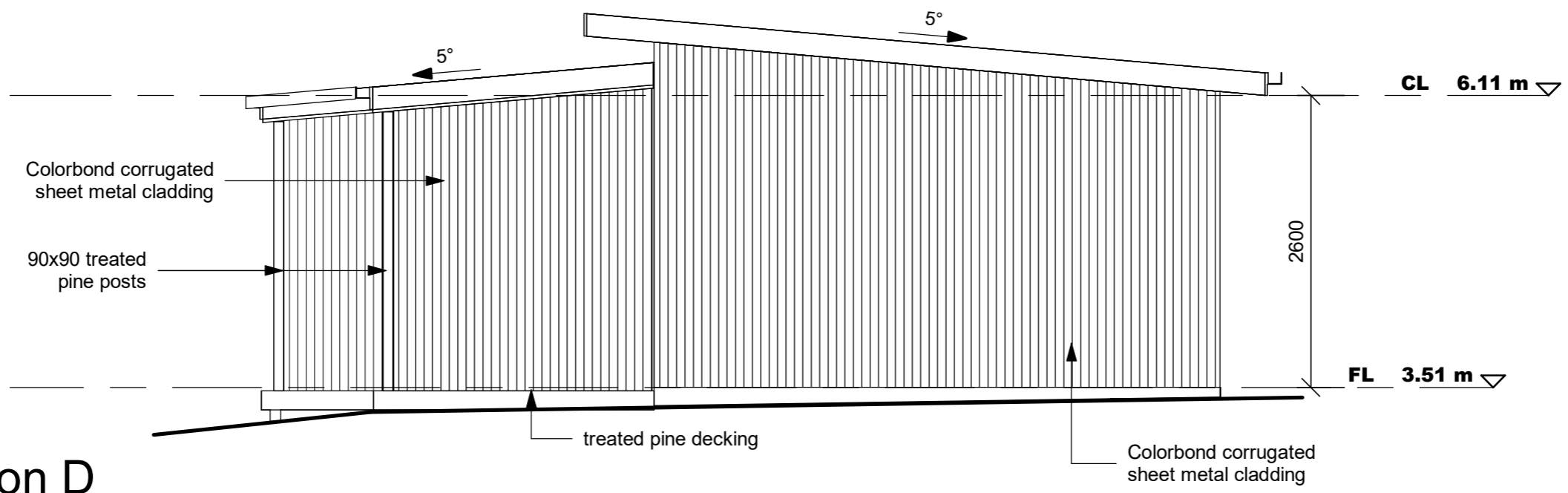
No.	Description	Date

Studio Dwelling & New Deck Construction
8 Homer St, St.Helens

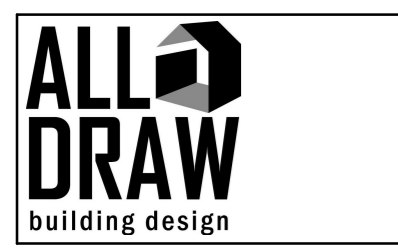
Elevations		
Project number	016	05
Date	23/04/2024	
Drawn by	JK	
Checked by	JT	
Scale		1 : 50



1 Elevation C
1 : 50



2 Elevation D
1 : 50



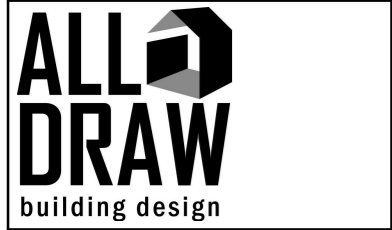
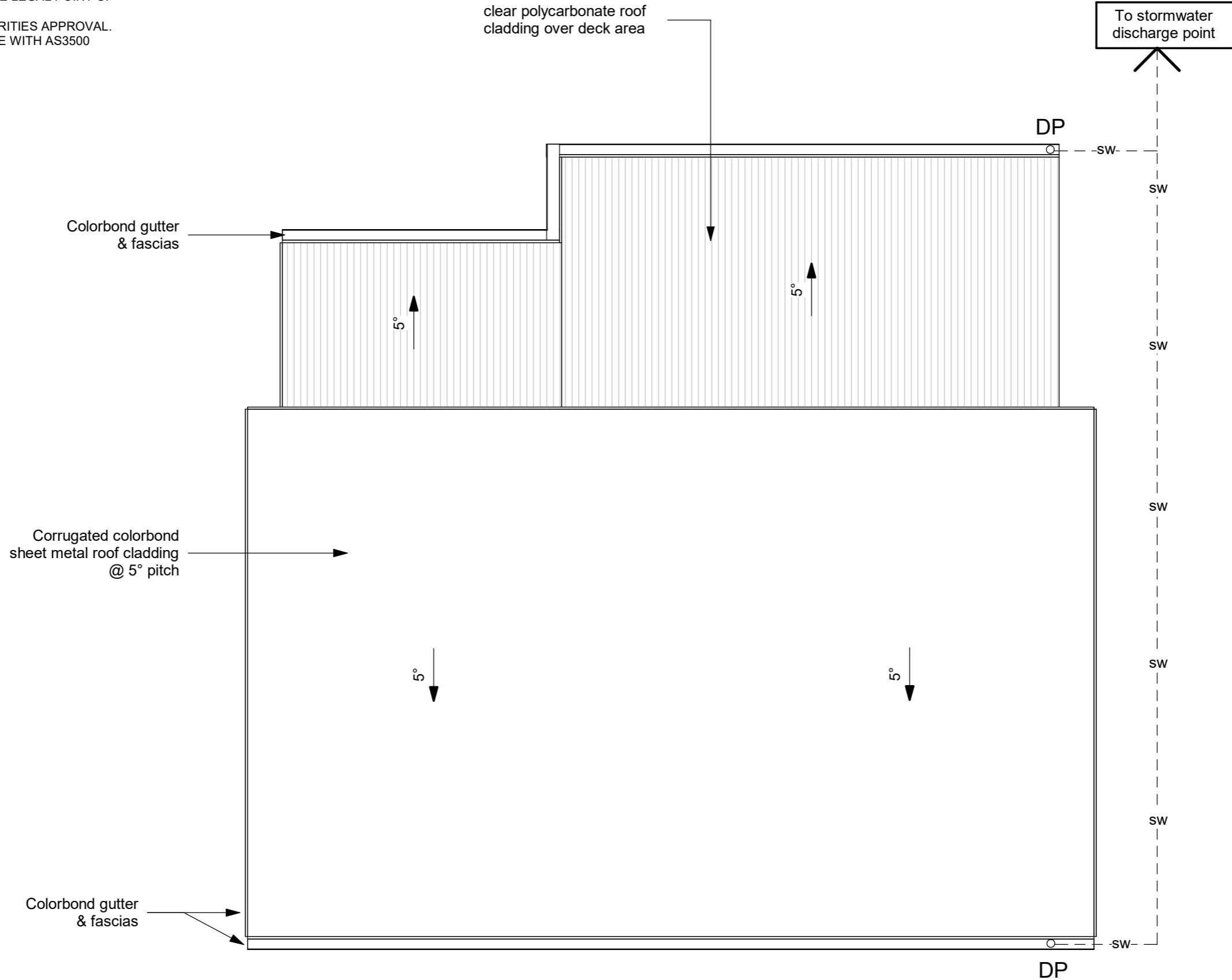
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Studio Dwelling & New Deck Construction
8 Homer St, St.Helens

Elevations		
Project number	016	06
Date	23/04/2024	
Drawn by	JK	
Checked by	JT	
Scale		1 : 50

STORMWATER:

ALL STORMWATER TO BE TAKEN TO THE LEGAL POINT OF DISCHARGE OF THE SITE ACCORDING TO THE RELEVANT AUTHORITIES APPROVAL. ALL DRAINAGE WORKS IN ACCORDANCE WITH AS3500

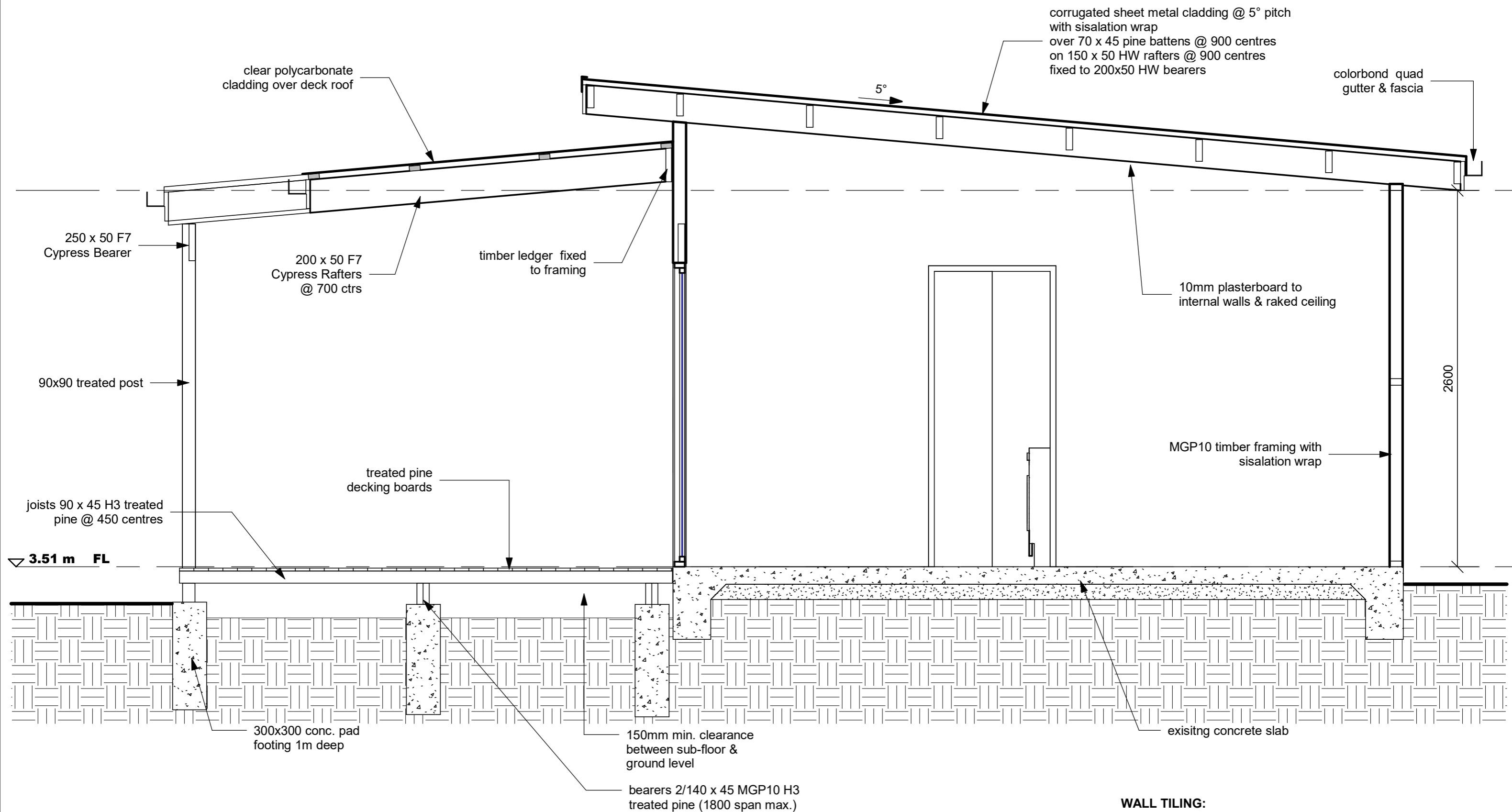


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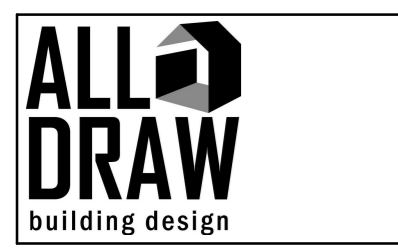
No.	Description	Date

Studio Dwelling & New Deck Construction
 8 Homer St, St.Helens

Roof Plan		
	Project number	016
	Date	23/04/2024
	Drawn by	JK
	Checked by	JT
07		ScAs indicated



WALL TILING:
 All wall tiles to wet areas to be on a backing of waterproof plasterboard or fibrous cement villa board lining. Tiles 1800mm minimum above shower base and 150mm min. above sinks, basins, troughs & baths



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No.	Description	Date

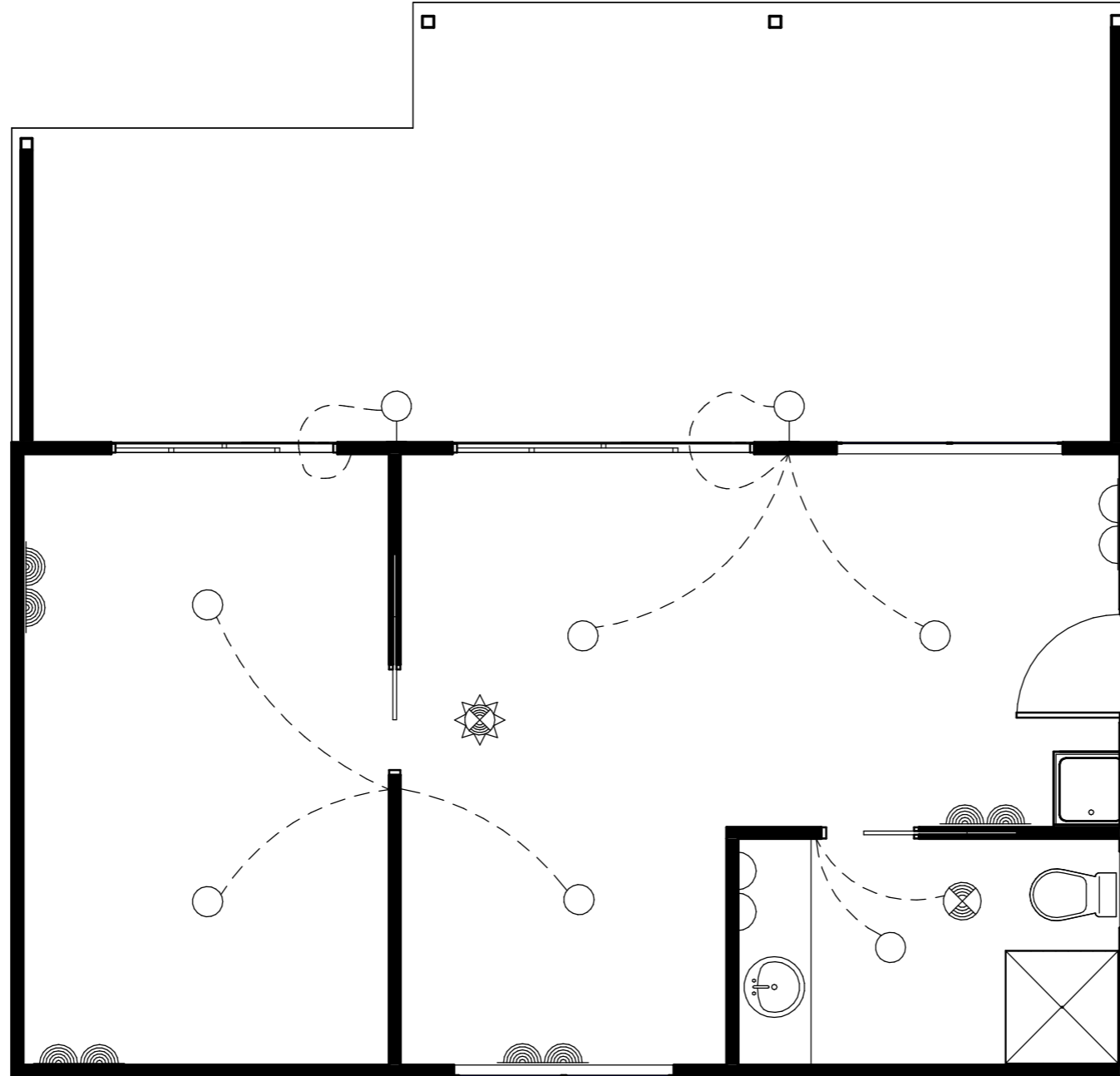
Studio Dwelling & New Deck Construction
 8 Homer St, St.Helens

Section		08
Project number	016	
Date	23/04/2024	
Drawn by	JK	
Checked by	JT	
Scale		1 : 25

THE LAMP POWER DENSITY OF ARTIFICIAL LIGHTING DOES NOT EXCEED:
 5W /m² OF FLOOR AREA
 4W /m² OF DECK AREA

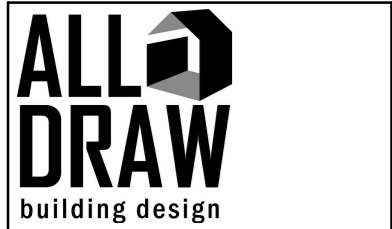
SMOKE DETECTORS
 MUST COMPLY WITH AS 3786
 BE INTER-CONNECTED & INSTALLED
 IN ACCORDANCE WITH B.C.A PART 3.7.2

EXHAUST FAN:
 EXHAUST VENTILATION FANS
 ARE TO DISCHARGE THROUGH
 TO OUTSIDE AIR OR TO A
 VENTILATED ROOF CAVITY



LEGEND:

	T.V. POINT		INTERNET OUTLET
	SINGLE P.P. 300mm above floor		Smoke Detectors as per (AS3786) to be interconnected as per NCC3.7.2.2
	DOUBLE P.P. 300mm above floor		WALL MOUNTED LIGHT 15 watt compact fluro
	SINGLE P.P. 1100mm above floor		FLUORESCENT TUBE 36 Watt single
	DOUBLE P.P. 1100mm above floor		PARA FLOOD LIGHT 18 watt
	WATERPROOF SINGLE P.P.		EXHAUST FAN (SELF CLOSING)
	WATERPROOF DOUBLE P.P.		CEILING FAN WITHOUT LIGHT
	TV OUTLET		CEILING FAN WITH LIGHT 15 watt compact fluro
	LIGHT 15 Watt Compact fluro		IXL TASTIC (Heat / Light / Fan)
	DOWN LIGHT 11 Watt LED		AIR-CONDITIONER
	FEATURE LIGHT 15 Watt		
	INFRARED HEATER		



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No.	Description	Date

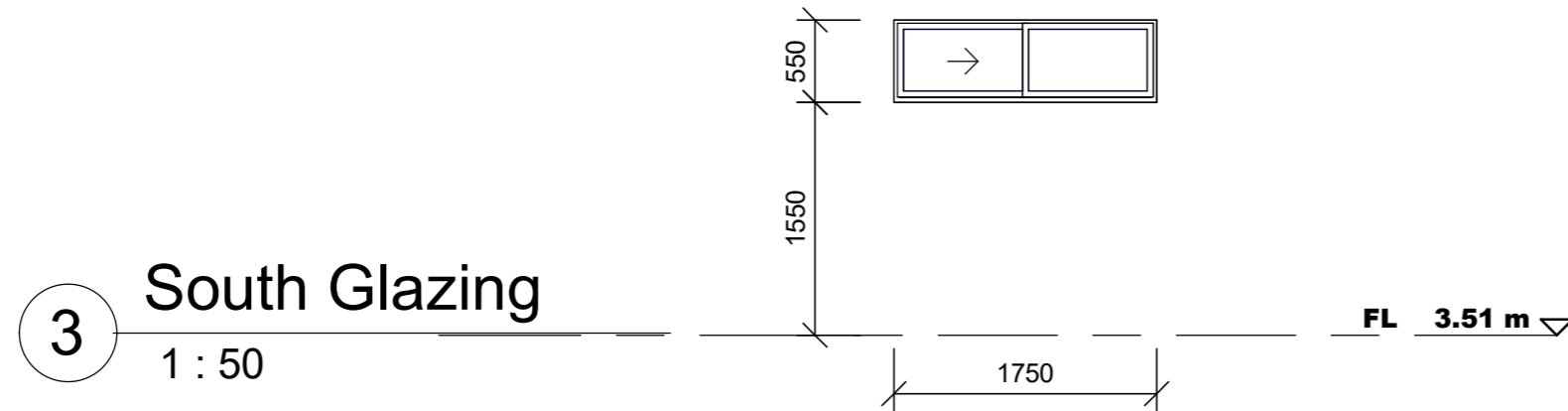
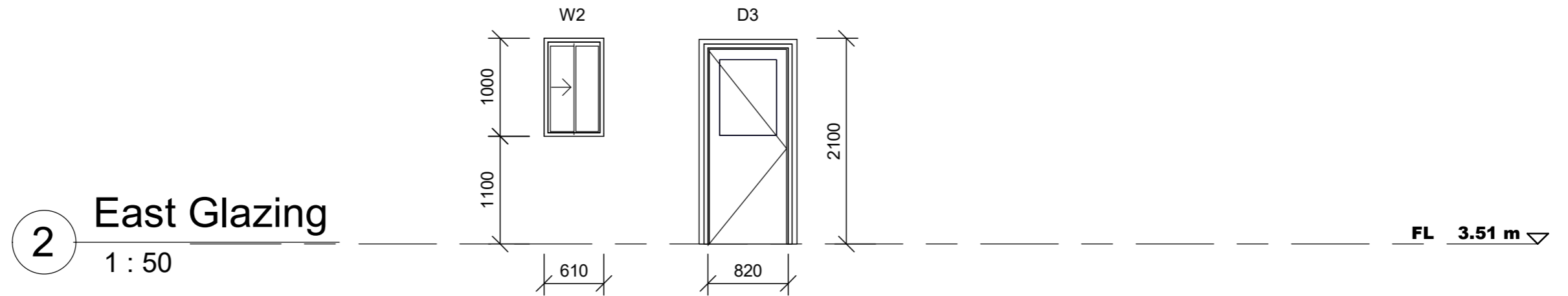
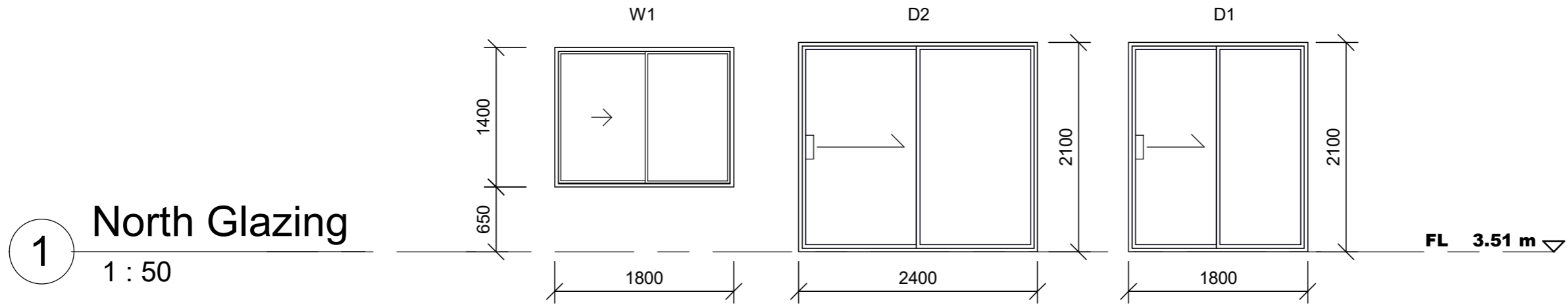
Studio Dwelling & New Deck Construction
 8 Homer St, St.Helens

Electrical Layout

	Project number	016	09
	Date	23/04/2024	
	Drawn by	JK	
	Checked by	JT	
			ScAs indicated

WINDOW SIZES ARE NOMINAL ONLY. ACTUAL SIZE MAY VARY ACCORDING TO MANUFACTURER.

WINDOWS TO BE FLASHED ALL AROUND



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Glazing Schedule

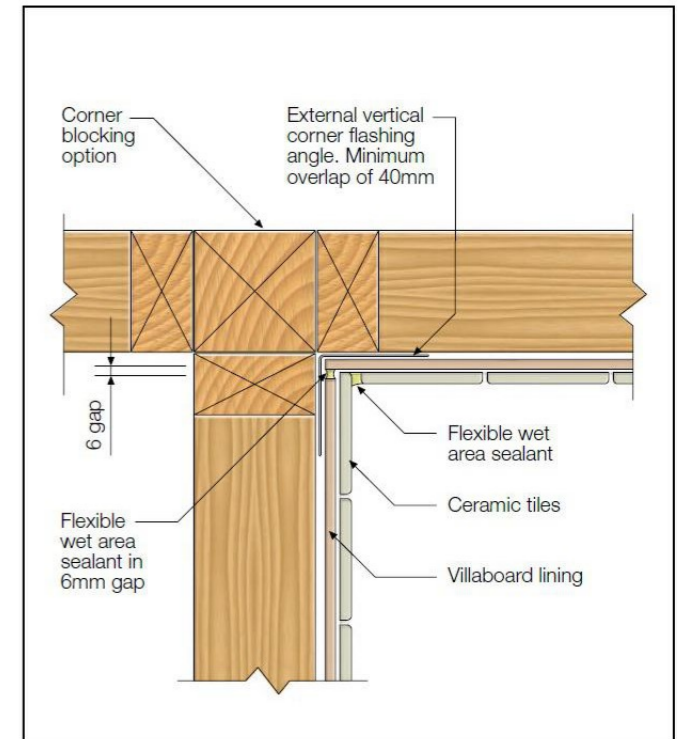
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Date	23/04/2024	
Drawn by	JK	
Checked by	JT	
Scale		1 : 50

GENERAL NOTES:-

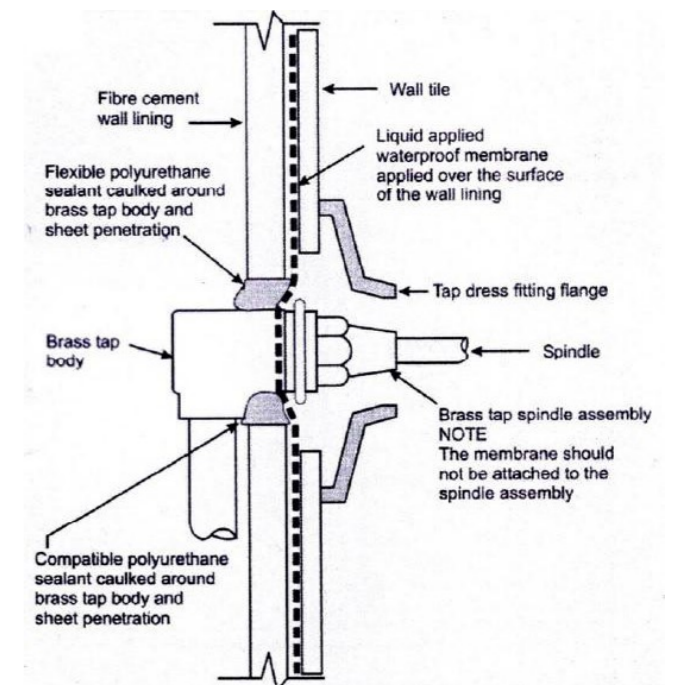
- GN01 - DO NOT SCALE DRAWINGS, USE WRITTEN DIMENSIONS ONLY.
- GN02 - THE OWNER, BUILDER & SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, SETBACKS & SPECIFICATIONS PRIOR TO COMMENCING ANY WORKS OR ORDERING MATERIALS & SHALL BE RESPONSIBLE FOR ENSURING THAT ALL BUILDING WORKS CONFORM TO THE BUILDING CODE OF AUSTRALIA, A.S. CODES (CURRENT EDITIONS) BUILDING REGULATIONS, LOCAL BY-LAWS & TOWN PLANNING REQUIREMENTS.
FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS
- GN03 - ALL WORKS SHALL COMPLY WITH BUT NOT BE LIMITED TO THE FOLLOWING AUSTRALIAN STANDARDS:
A.S. 1288 GLASS IN BUILDINGS - SELECTION & INSTALLATION
A.S. 1562 - DESIGN & INSTALLATION OF SHEET ROOF & WALL CLADDINGS. - PART 1 METAL.
A.S. 1684.2 - NATIONAL TIMBER FRAMING CODE.
A.S. 2870 - RESIDENTIAL SLABS AND FOOTINGS. - CONSTRUCTION.
A.S. 2904 - DAMP-PROOF COURSES AND FLASHING.
A.S. 3600 - CONCRETE STRUCTURES.
A.S. 3660.1 - PROTECTION OF BUILDING AGAINST SUBTERRANEAN TERMITES - PART 1 NEW BUILDINGS.
A.S. 3700 - MASONRY IN BUILDINGS.
A.S. 3740 - WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS.
A.S. 3786 - SMOKE ALARMS.
A.S. 4055 - WIND LOADINGS FOR HOUSING.
- GN04 - THESE PLANS SHALL BE READ IN CONJUNCTION WITH ANY STRUCTURAL OR CIVIL ENGINEERING COMPUTATIONS & DRAWINGS.
- GN05 - SOIL CLASSIFICATION.
THESE PLANS SHALL BE READ IN CONJUNCTION WITH THE:-
SOIL REPORT
FOOTINGS TO BE FOUNDED AT THE MINIMUM DEPTHS INDICATED IN THE SOIL REPORT.
- GN06 WHERE THE BUILDING (OTHER THAN A CLASS 10a) IS LOCATED IN A DESIGNATED TERMITE INFESTATION AREA THE BUILDING SHALL BE PROTECTED IN ACCORDANCE WITH A.S.3660.1

- GN07 - ALL GLAZING 500mm ABOVE FLOOR LEVEL TO COMPLY WITH A.S.1288-2006
- GN08 - WINDOW SIZES ARE NOMINAL ONLY, ACTUAL SIZE WILL VARY ACCORDING TO MANUFACTURER. WINDOWS TO BE FLASHED ALL AROUND.
- GN09 - STORMWATER SHALL BE TAKEN TO LEGAL POINT OF DISCHARGE TO THE SATISFACTION OF THE RELEVANT AUTHORITY.
- GN10 - SEWER OR SEPTIC SYSTEM SHALL BE IN ACCORDANCE WITH THE RELEVANT AUTHORITY'S REQUIREMENTS.
- GN11 - FOOTINGS NOT TO ENCROACH TITLE BOUNDARIES AND EASEMENT LINES.
- GN12 - SMOKE ALARMS COMPLY WITH A.S. 3786 AND INSTALLED IN ACCORDANCE WITH B.C.A. Vic appd, PART E Cl E 1.7.7 THE SMOKE ALARM SHALL BE HARD WIRED WITH BATTERY BACKUP.
- GN13 - WATERPROOFING TO FLOORS & WALLS OF WET AREAS TO BE PROVIDED IN ACCORDANCE WITH B.C.A. PART 3.8 AND COMPLY WITH A.S.3740
- GN14 - PROVIDE WALL TIES TO BRICKWORK AT MAXIMUM 450mm CENTRES IN EACH DIRECTION AND WITHIN 300mm OF ARTICULATION JOINTS.
- GN15 - ALL WALL TILING TO WET AREAS ARE TO BE ON A BACKING OF WATERPROOF PLASTERBOARD OR FIBROUS CEMENT VILLABOARD LINING TILES TO BE 1800mm MIN. ABOVE SHOWER BASE TILES TO BE 150mm MIN. ABOVE SINKS, BASINS, TROUGHS & BATHS
- GN16 - EXHAUST VENTILATION FANS TO EXHAUST TO OUTSIDE AIR OR OUT TO VENTILATED ROOF CAVITY
- GN17 - THERMAL INSULATION TO BE PROVIDED IN ACCORDANCE WITH THE ENERGY RATING REPORT
- GN18 - THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY OF NEW & EXISTING STRUCTURES DURING ALL WORKS.
- GN19 - THE BUILDER SHALL ENSURE THE GENERAL WATER TIGHTNESS OF ALL NEW & EXISTING WORKS.

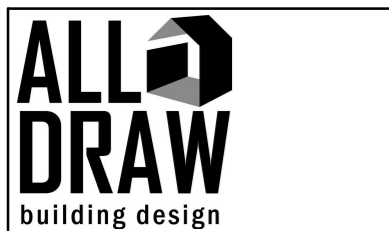
CORNER WALL FLASHING DETAIL



SPLASHBACK DETAIL



FRAMING SCHEDULE	
WALL FRAMING	
TOP AND BOTTOM PLATES	90 x 45 MGP10
STUDS AT 450 CENTRES	90 x 45 MGP10
JAMB STUDS	
OPENINGS UP TO 900	2/90 x 45 MGP10
OPENINGS UP TO 1810	2/90 x 45 MGP10
OPENINGS UP TO 2700	4/90 x 45 MGP10
OPENINGS UP TO 3600	4/90 x 45 MGP10
LINTELS	
OPENINGS UP TO 900	2/90 x 45 MGP10
OPENINGS UP TO 1450	2/140 x 45 MGP10
OPENINGS UP TO 1810	190 x 45 MGP10
OPENINGS UP TO 3600	2/240 x 45 MGP10
TIMBER FRAMING TO COMPLY WITH A.S.1684 TIMBER FRAMING CODE & ANY SUPPLEMENTARY TABLES	



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Studio Dwelling & New Deck Construction
8 Homer St, St.Helens

General Notes			
Project number	016	11	
Date	23/04/2024		
Drawn by	JK		
Checked by	JT		
			Scale