

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:

Break O'Day Interim Planning Scheme 2013			
DA Number	DA 244-19	Applicant	K B Ball
Location	27 Acacia Drive, Ansons Bay	Proposal	Change of Use - Dwelling to Visitor Accommodation
Performance Criteria	32.2 Use Table		

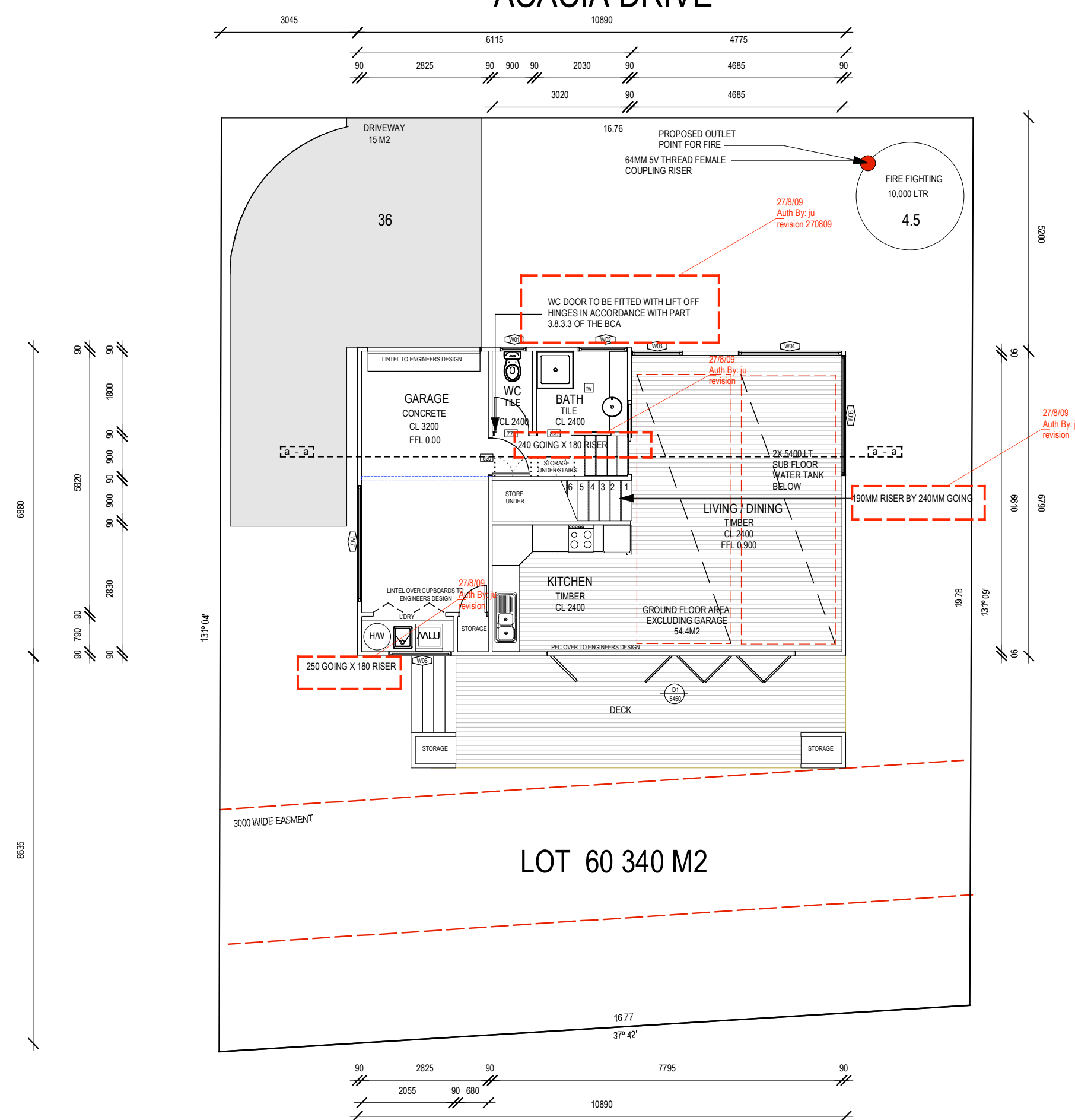
Plans and documents can be inspected at the Council Office, 32 – 34 Georges Bay Esplanade, St Helens during normal office hours or online at www.bodc.tas.gov.au.

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 March, 2020 **until 5pm Friday 3rd April, 2020.**

John Brown
GENERAL MANAGER

NOTES:
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ACACIA DRIVE



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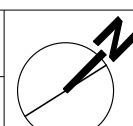
159 A CHARLES STREET
 LAUNCESTON, 7250 TAS.
 TEL: (03) 63347262
 ANDREW@FREEFORMDESIGNS.COM.AU
 MOB: 0438062698

PROJECT
 NEW RESIDENCE
 27 ACACIA DRIVE,
 ANSONS BAY

DRAWING TITLE
 GROUND FLOOR PLAN

NO:	AMENDMENT:	DATE:
	REVISED	270809

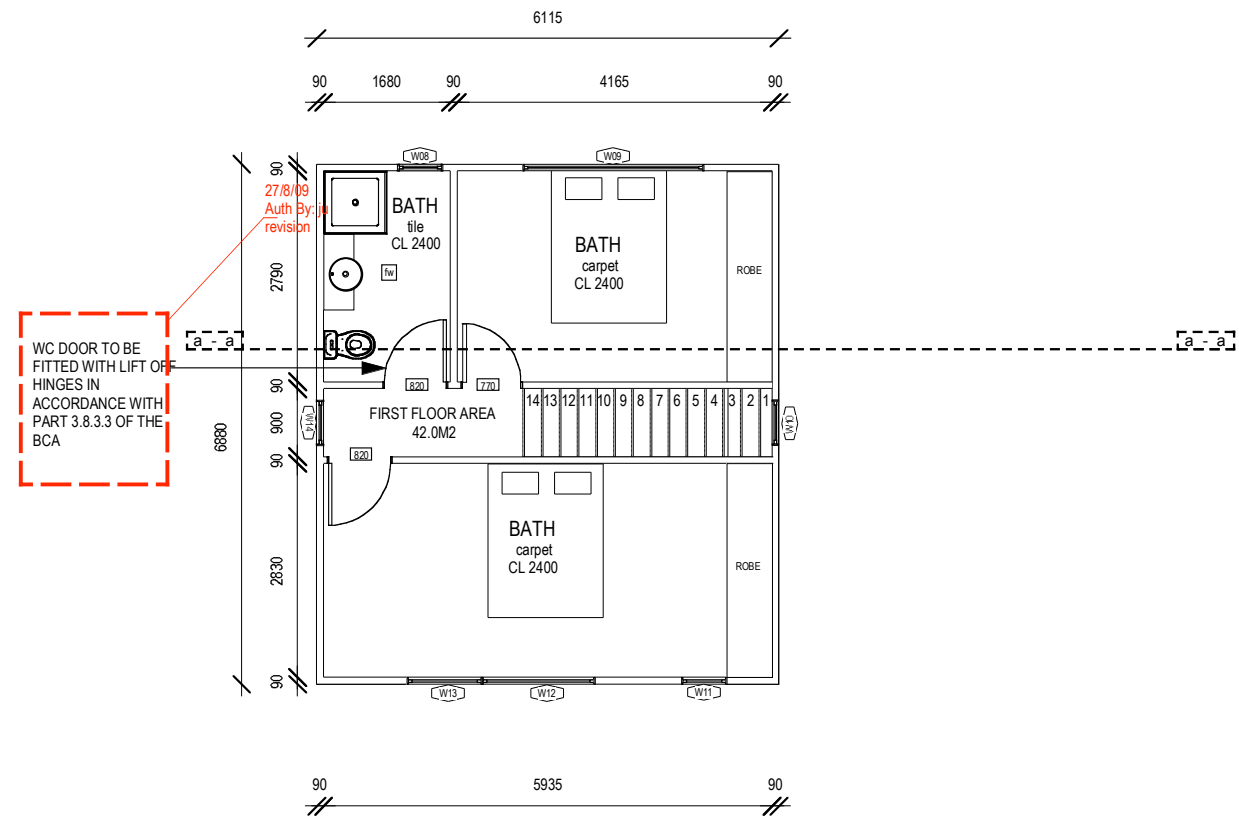
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JOB NUMBER:
 169.08

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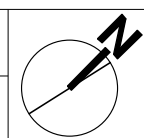
PROJECT
 NEW RESIDENCE
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 ANSONS BAY

DRAWING TITLE
 FIRST FLOOR PLAN

No:	AMENDMENT:	DATE:
	REVISED	270809

CHECKED:
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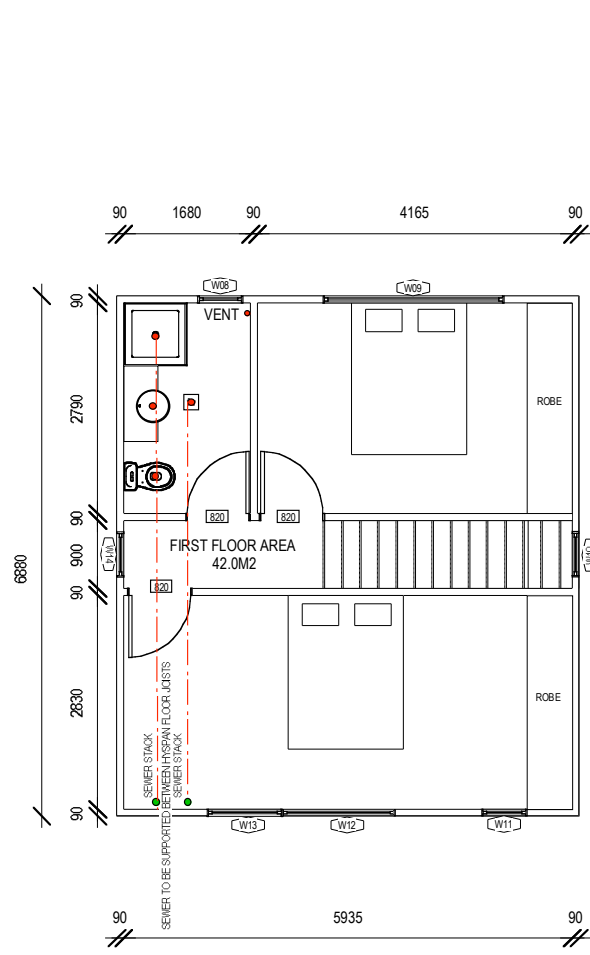
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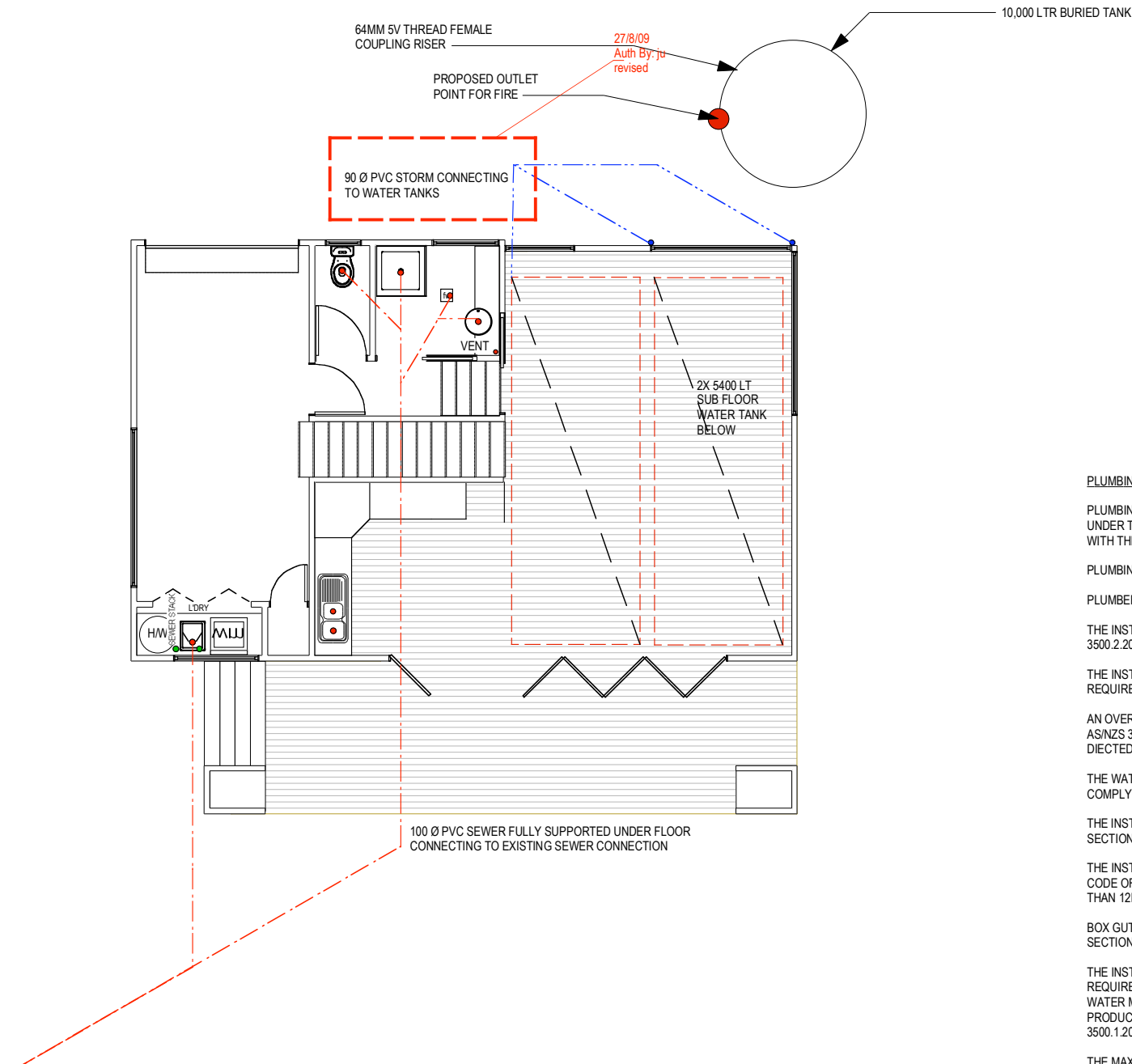
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FIRST FLOOR



PLUMBING NOTES

- PLUMBING AND DRAINAGE WORK MUST BE CARRIED OUT BY A PERSON AUTHORISED UNDER THE PLUMBERS AND GASFITTERS REGISTRATION ACT 1951 AND IN ACCORDANCE WITH THE BUILDING ACT 2000 AND PLUMBING REGULATIONS 2004
- PLUMBING PERMITS MUST BE GIVEN TO PLUMBER OR DRAINER BEFORE JOB COMMENCED.
- PLUMBER TO SUBMIT A START WORK NOTICE BEFORE ANY WORK IS COMMENCED.
- THE INSTALLATION OF DRAINS NEAR OR UNDER A BUILDING SHALL COMPLY WITH AS/NZS 3500.2.2003
- THE INSTALLATION OF DRAINS IN PROXIMITY TO OTHER SERVICES SHALL COMPLY WITH REQUIREMENTS IN AS/NZS 3500.2.2003 SECTION 6
- AN OVERFLOW RELIEF GULLY SHALL BE PROVIDED AND COMPLY WITH REQUIREMENTS IN AS/NZS 3500.5.200 SECTION 4.35. THE ORG SHALL FINISH 150 BELOW FLOOR LEVEL, OR AS DIRECTED BY COUNCIL INSPECTOR.
- THE WATER TEST FOR BELOW GROUND AND UNDER SLAB SANITARY DRAINAGE SHALL COMPLY WITH THE REQUIREMENTS IN AS/NZS 3500.2.2000 SECTION 4.68.
- THE INSTALLATION OF STORMWATER DRAIN SHALL COMPLY WITH AS/NZS 3500.5.200 SECTION 5.6
- THE INSTALLATION OF DOWN PIPES SHALL COMPLY WITH REQUIREMENTS IN BUILDING CODE OF AUSTRALIA CLAUSE 3.5.2.5 SPACING BETWEEN DOWN PIPES MUST NOT BE MORE THAN 12M AND WITH IN 1.2M FROM A VALLEY GUTTER.
- BOX GUTTER AND RAIN HEAD DESIGN TO COMPLY WITH AS/NZS 3500.5.2000 SECTION 5.5.6.3
- THE INSTALLATION OF WATER PIPE LINES, INSTALLED WITH THE PRODUCT HIS REHAU, WILL REQUIRE THE MAIN COLD WATER LINE TO BE DN 25MM WITH DN 16 BRANCHED AND HOT WATER MAIN LINES TO BE DN 20MM WITH DN 16MM BRANCHES TO FIXTURES. ALL OTHER PRODUCTS USED ARE TO COMPLY WITH REQUIREMENTS IN AS/NZS 3500.5.200 AND AS/NZS 3500.1.2003
- THE MAXIMUM PRESSURE IN A BUILDING SHALL NOT EXCEED 500 KPA TO COMPLY WITH AS/NZS 3500.1.2003 SECTION 3.3.4.
- HOT WATER INSTALLATION SHALL DELIVER HOT WATER TO ALL SANITARY FIXTURES USED FOR PERSONAL HYGIENE AT 50 °C, KITCHEN SINK AND LAUNDRY SHALL BE 60°C TO COMPLY WITH REQUIREMENTS IN AS/NZS 3500.5.2000 SECTION 3.4.
- INSTALLATION OF THE HOT WATER OVERFLOW TRAY SHALL COMPLY WITH THE REQUIREMENTS IN AS/NZS 3500.5.2000 SECTION 3.4
- THE INSTALLATION OF COLD WATER EXPANSION VALVES SHALL COMPLY WITH AS/NZS 3500.5.2000. SECTION 3.22.
- DUAL FLUSH CISTERNS ARE TO BE INSTALLED (FULL FLUSH 6L, PART FLUSH 3L) AND SHALL COMPLY WITH TASMANIAN PLUMBING CODE SPECIFICATION B1.8.1 AMENDED 2.1.

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