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 2025 / 00180
Applicant	System Built Homes
Proposal	Residential - New Dwelling & Outbuilding
Location	15 Annabel Drive, 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 25th October 2025 **until 5pm Monday 10th November 2025.**

John Brown
GENERAL MANAGER

ISSUE

Sheet List				
Sheet Number	Sheet Name	Project Status	Current Revision	Revision Date
1 G-01	COVER	DA	R6	15/10/2025
1 G-02	GENERAL NOTES	DA	R6	15/10/2025
2 A-00	SITE SURVEY	DA	R6	15/10/2025
2 A-01	SITE PLAN	DA	R6	15/10/2025
2 A-02	FLOOR PLAN	DA	R6	15/10/2025
2 A-03	ELEVATIONS	DA	R6	15/10/2025
2 A-04	ROOF PLAN	DA	R6	15/10/2025

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WARNING:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLETE DBYD AND WORK WITH AUTHORITIES TO LOCATE ALL UNDERGROUND SERVICES.

General Information

Designer: Daniel Bastin CC6836
Classification: 1a
Title Reference: 183451/48
Design Wind Speed: TBA
Soil Classification: TBA
Climate Zone: 7
BAL: N/A
Corrosion Environment: SEVERE
Known Hazards: N/A
Floor Area: 103.84m²
Decks / Landings: 23.50m²

General Notes
Do not scale plans, use written dimensions only. The owner/builder subcontractor shall verify all dimensions, levels, setbacks and specifications prior to commencing works or ordering materials and shall be responsible for ensuring that all building works conform to the current NCC and Australian standards, building regulations and town planning requirements.
Report any discrepancies to this office.

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Wilson Residence

15 Annabel Drive, St Helens

Curtis Wilson

COVER			
Project number	7006		1 G-01
Drawing Status	DA		
Current Revision	15/10/2025	R6	Scale on A3

15/10/2025 8:30:59 AM

GENERAL NOTES:

Check all dimensions, boundaries, easements and service locations on site.
All work shall comply with the Tasmanian Building Regulations 2016, National Construction Codes and relevant current Australian Standards.

Check carefully all aspects of these documents before commencing work.
Any errors or anomalies to be reported to the drawer before work is continued.
Confirm all sizes and heights on site. Do not scale off plan.

All framing to comply with AS 1684 Residential Timber-Framed Construction.
Note: All timber sizes specified are minimum requirement only.
Substitutes may be used as long as verification of equal performance is obtained.

All construction is to comply with the National Construction Codes and all relevant Australian Standards.

These documents to be used with specifications, soil tests and all documentation prepared by an engineer.

These documents are intended for council applications and normal construction.

This design is covered under copyright and any changes must be confirmed with Modulus Studio, the designer retains all intellectual property.

SITE NOTES:
All site works shall be in accordance with NCC CSIRO BTF 18, 19, 22 and AS 2870

Minimal site disturbance is to be carried out.
Sediment control; 'geolab' silt fence 1000 or similar.
Topsoil stockpiles remaining on the site to be covered with plastic, adequately retained along all edges. Unused stockpiles to be removed from site or used for future landscaping.

SITE PREPARATION AND EXCAVATION:
In accordance with part 3.1 of current NCC and to local council requirements.

Internal finished floor level (ffl) to be min. 150mm above finished external ground areas (flower beds or grassed areas) and min. 50 mm above finished external sealed surfaces (paved areas). Provide 50 mm min. fall for the first metre away from building towards lower ground or alternatively sufficient drainage provisions (ag drains, sumps or similar).

FOOTINGS:
Concrete footings and slabs in accordance with part 3.2 of current NCC, AS 2870.1 and engineer's specifications.

Unless otherwise specified, footings 25mpa / slab 25mpa.
Strip footings to be placed with a mechanical vibrator. Concrete slabs to be moisture cured for min. of 7 days or apply approved curing compound.

Provide wall cavity drainage with weep holes at 960 max centres along line above finished ground level. (slab area).

BRICK AND BLOCK:
In accordance with part 3.3 of current NCC, AS 4773 and AS 3700

SUB-FLOOR VENTILATION:
In accordance with part 3.4.1 of current NCC
Minimum rate of sub-floor ventilation to be 6000mm2 per metre of external perimeter wall.

DAMP PROOFING:
In accordance with part 3.3.4 of current NCC and to AS/NZS 2904.

TIMBER FRAMING:
Timber framing, tie down and wind bracing details to AS 1684.2.and AS4055.

WALL CLADDING:
In accordance with part 3.5 of current NCC and manufacturer's specifications.

ROOF CLADDING, GUTTERING AND DOWNPIPES:
In accordance with 3.5.1 and parts 3.5.2 of current NCC and AS/NZS 3500.5. Installation to be in accordance with manufacturer's specifications and recommendations.

WET AREAS:
In accordance with part 3.8.1 of current NCC and AS 3470. Provide all surfaces to wet areas with a water impervious surface. All splash backs to be min. 150 high. Shower area to be fully lined as above to min. 1800 height.

WINDOWS & GLAZING:
All windows and glazing to AS 2047 and AS 1288 and part 3.6 of current NCC. Manufacturer to provide certification of compliance.
All window measurement shown are nominal only and are to be verified on site, prior to ordering.

CONDENSATION MANAGEMENT NOTES:

All condensation management in accordance with the NCC 3.8.7 as per following;

Pliable Building Membrane 3.8.7.2

(a) Where a pliable building membrane is installed in an external wall, it must--
(i) Comply with AS/NZS 4200.1; and
(ii) Be installed in accordance with AS4200.2; and
(iii) Be a vapour permeable membrane for climate zones 6, 7 and 8; and
(iv) Be located on the exterior side of the primary insulation layer of wall assemblies that form the external envelope of a building.
(b) Except for single skin masonry or single skin concrete, where a pliable building membrane is not installed in an external wall, the primary water control layer must be separated from water sensitive materials by a drained cavity.

Flow Rate and Discharge of Exhaust Systems 3.8.7.3

(a) An exhaust system installed in a kitchen, bathroom, sanitary compartment or laundry must have a minimum flow
Rate of--
(i) 25 l/s for a bathroom or sanitary compartment; and
(ii) 40 l/s for a kitchen or laundry.
(b) Exhaust from a bathroom, sanitary compartment, or laundry must be discharged--
(i) Directly or via a shaft or duct to outdoor air; or
(ii) To a roof space that is ventilated in accordance with 3.8.7.4.

VENTILATION OF ROOF SPACES 3.8.7.4:
(a) Where an exhaust system covered by 3.8.7.3 discharges into a roof space, the roof space must be ventilated to
Outdoor air through evenly distributed openings.
(b) Openings required by (a) must have a total unobstructed area of 1/300 of the respective ceiling area if the roof pitch
Is more than 22°, or 1/150 of the respective ceiling area if the roof pitch is not more than 22°.
(c) 30% of the total unobstructed area required by (b) must be located not more than 900 mm below the ridge or highest
Point of the roof space, measured vertically, with the remaining required area provided by eave vents.

HYDRAULIC:
Stormwater to be in accordance with AS/NSZ 3500
Wastewater to be in accordance with AS/NSZ 3500 and/or AS 1547
Water supply to be in accordance with AS/NSZ 3500

ELECTRICAL:
All wiring and electrical installation to be in accordance with AS 3000
Smoke alarm/s - a 240 volt hard wired smoke alarm complying with AS 3768 should be located near sleeping areas on every story and as per current NCC.

INTERIOR NOTES:

Plasterboard;
All internal plasterboard finishes to be in accordance with AS/NZS 2588

Joinery;
- Hardwood in accordance with AS 2796
- Softwood in accordance with AS 4785
- Plywood in accordance with AS/NZS 2270 and AS/NZS 2271

Domestic Kitchen Assemblies;
In accordance with AS/NZS 4386

Ceramic Tiling;
In accordance with AS 4662, AS 2358 and AS 4992

WATERPROOFING / WET AREAS:
In accordance with AS 3740
Waterproofing membrane and substrates to be installed to floors, walls and wall/floor junctions in accordance with AS 3740 Waterproofing of Domestic wet areas.
- Walls and floors of showers, baths, laundries and toilets, splash backs and floor wastes to BCA Clause 3.8.1.2 'Water resistance requirements'.
- All areas to be lined with resilient 'villaboard' or similar product.

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WARNING:
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PROTECTIVE COATINGS FOR STEELWORK - SEVERE

Internal	Option 1.	2 coats alkyd primer
	Option 2.	2 coats alkyd gloss
External	Option 1.	Inorganic zinc primer plus 2 coats vinyl gloss finishing coats
	Option 2.	Hot dipped galv. 300g/m² min.
	Option 3.	Hot dipped galv. 100g/m² min. plus - a). 1 coat solvent based primer; *or* b). 1 coat vinyl gloss or alkyd

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Curtis Wilson

GENERAL NOTES

Project number		7006
Drawing Status		DA
Current Revision	15/10/2025	R6

1 G-02

Scale on A3 1 : 1

15/10/2025 8:31:00 AM

DETAIL SURVEY

EAST COAST SURVEYING
CONSULTING SURVEYORS & LAND PLANNERS

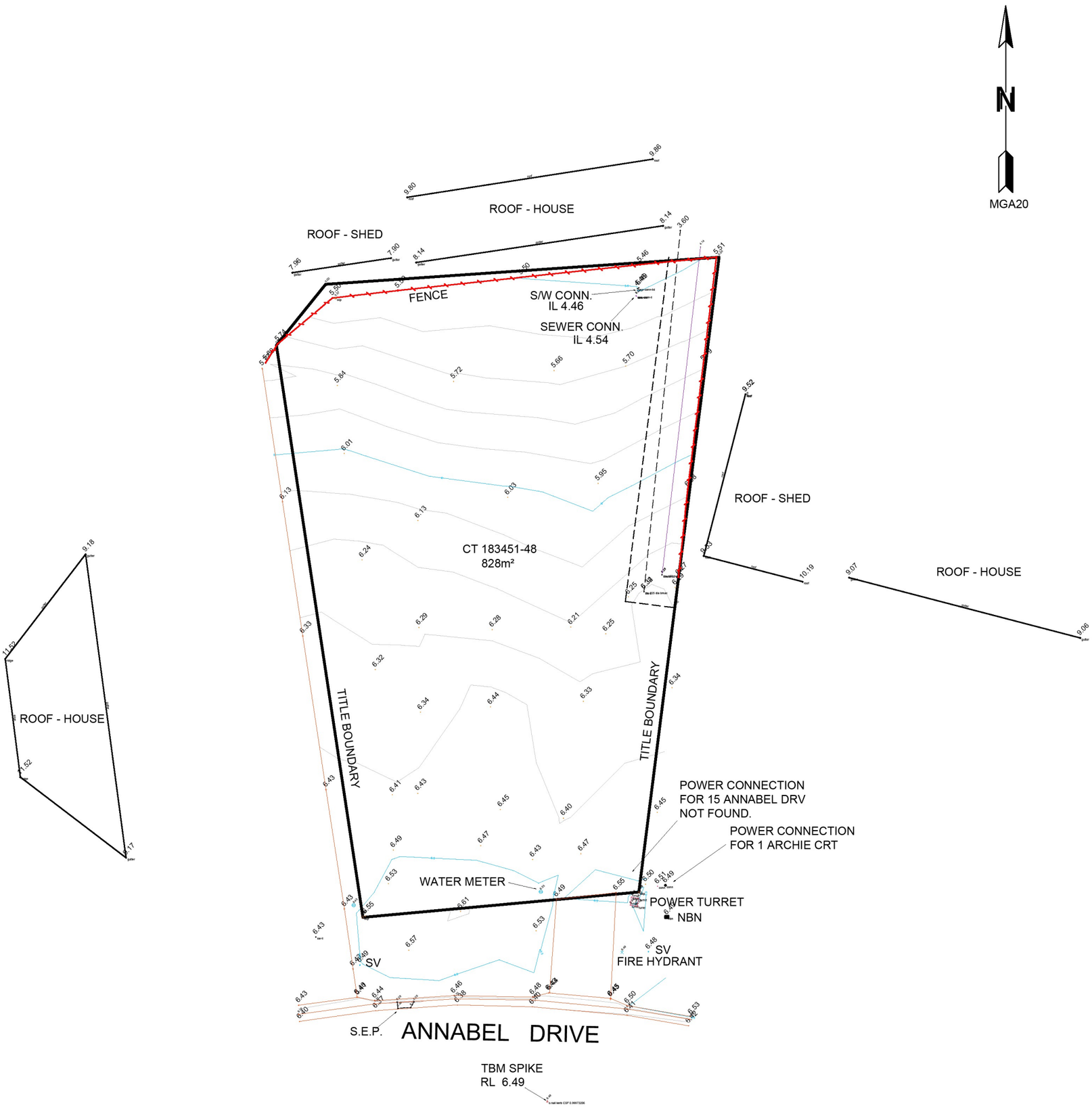
Avery House, Level 1, 48 Cecilia Street
PO Box 430, St Helens TAS 7216
Ph (03) 6376 1972 Fax (03) 6376 1262
Email: admin@ecosurv.com.au

LOCATION: TOWN OF ST HELENS
15 ANNABEL DRIVE
C.T.183451/48

OWNER: CURTIS TREVOR WILSON; EMMA CHERYL BOLTON

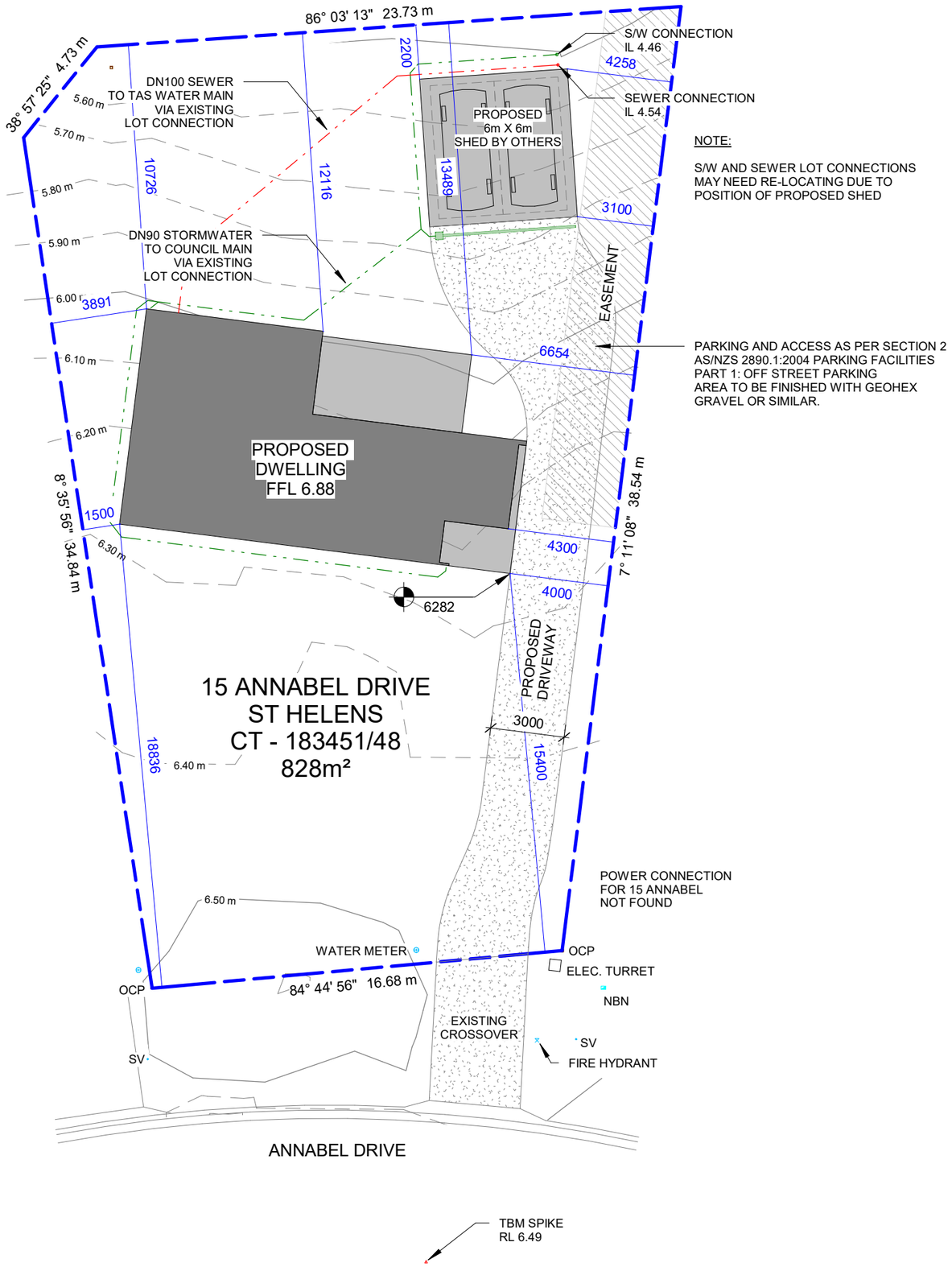
SCALE 1 : 250	LENGTHS IN METRES	SHEET 1 OF 1

DATE: 15-08-25	SURVEYOR: AJB	DRAWN: AJB	JOB NUMBER: 250802	FILE NAME: 250802 DETAIL PDF 15.08.25.dwg



ISSUE

Construction and materials in accordance with current NCC requirements and all relevant Australian Standards - See General Notes
Construction in accordance with AS3959 = BAL TBA



NOTE:

S/W AND SEWER LOT CONNECTIONS MAY NEED RE-LOCATING DUE TO POSITION OF PROPOSED SHED

PARKING AND ACCESS AS PER SECTION 2 AS/NZS 2890.1:2004 PARKING FACILITIES PART 1: OFF STREET PARKING
AREA TO BE FINISHED WITH GEOHEX GRAVEL OR SIMILAR.

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SITE PLAN

Project number	7006		2 A-01
Drawing Status	DA		
Current Revision	15/10/2025	R6	Scale on A3 1 : 200

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ISSUE

Construction and materials in accordance with current NCC requirements and all relevant Australian Standards - See General Notes
Construction in accordance with AS3959 = BAL TBA

Area Schedule	
House	103.84 m²
Deck	17.76 m²
Porch	5.74 m²

Glazing Schedule - Double Glazed - Colour TBA - BAL N/A

Mark	Height	Width	Head Height	Description	Comments	Count
D1	2100	1810	2100	Sliding Door	Clear	1
D2	2100	2410	2100	Sliding Door	Clear	1
D3	2100	870	2100	Hinged Door	White Trans	1
W1	600	2410	2100	Awning Window	Clear	1
W2	857	2050	2100	Awning Window	Clear	1
W3	857	850	2100	Awning Window	Clear	1
W4	1457	850	2100	Awning Window	Clear	1
W5	1457	1810	2100	Awning Window	Clear	1
W6	857	1810	2100	Awning Window	Clear	1
W7	857	2410	2100	Awning Window	Clear	1
W8	1800	350	2100	Awning Window	White Trans	1
W9	1800	350	2100	Awning Window	White Trans	1

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FLOOR PLAN

Project number	7006	
Drawing Status	DA	
Current Revision	15/10/2025	R6

2 A-02

Scale on A3 1 : 100

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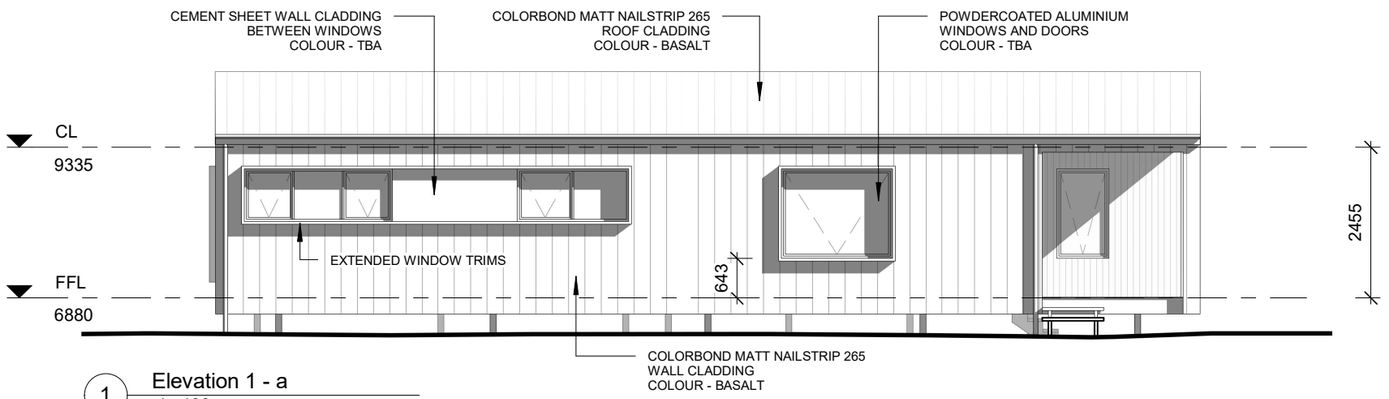
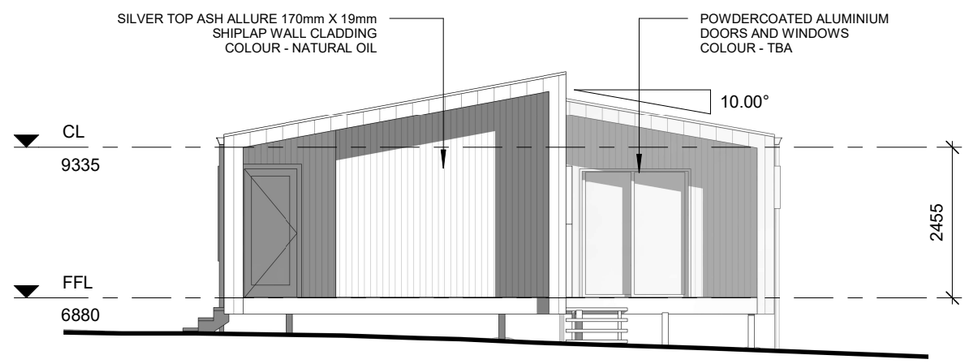
Construction and materials in accordance with current
NCC requirements and all relevant Australian
Standards - See General Notes
Construction in accordance with AS3959 = BAL TBA

ISSUE



1 Elevation 1 - a
1 : 100



2 Elevation 4 - a
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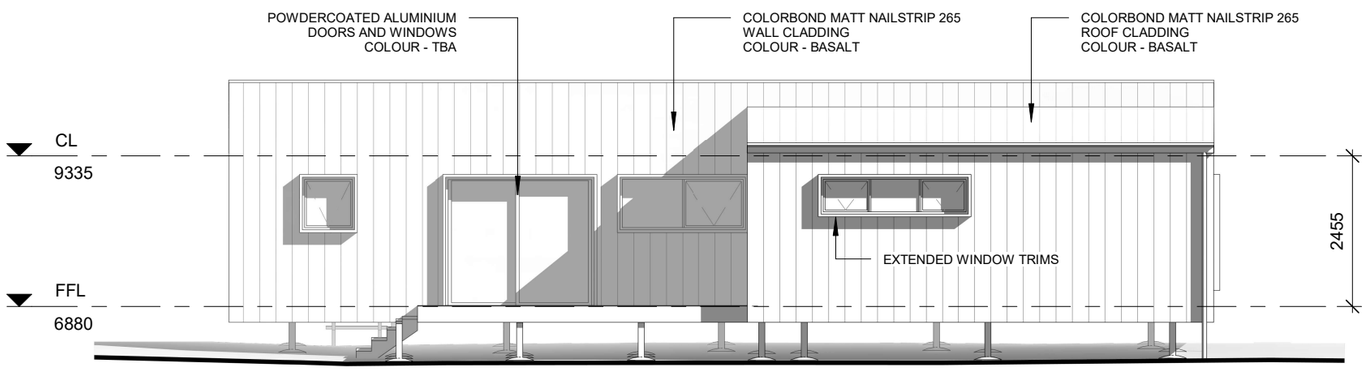

3 Elevation 3 - a
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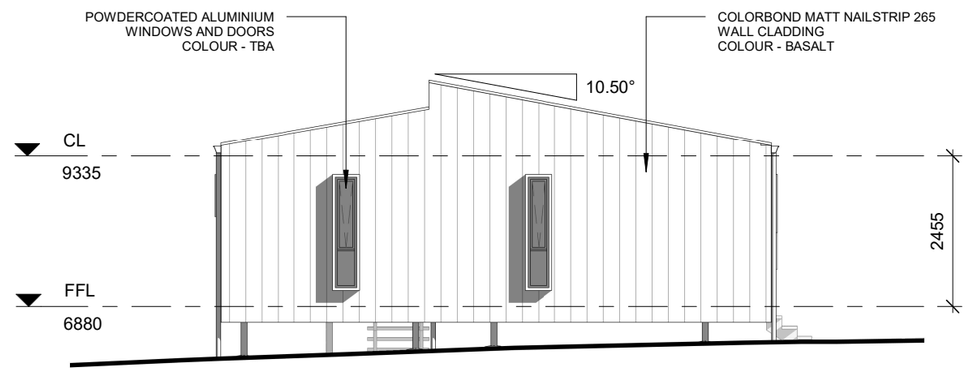

4 Elevation 2 - a
1 : 100

NOTE:
ALL STEEL ROOF AND WALL CLADDING MATERIALS
TO HAVE A MINIMUM AM150 COATING.
USE ONLY COMPATIBLE FIXINGS AND INSTALL AS PER
MANUFACTURERS SPECIFICATIONS.

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ELEVATIONS

Project number	7006	
Drawing Status	DA	
Current Revision	15/10/2025	R6

2 A-03

Scale on A3 1 : 100

15/10/2025 8:31:02 AM

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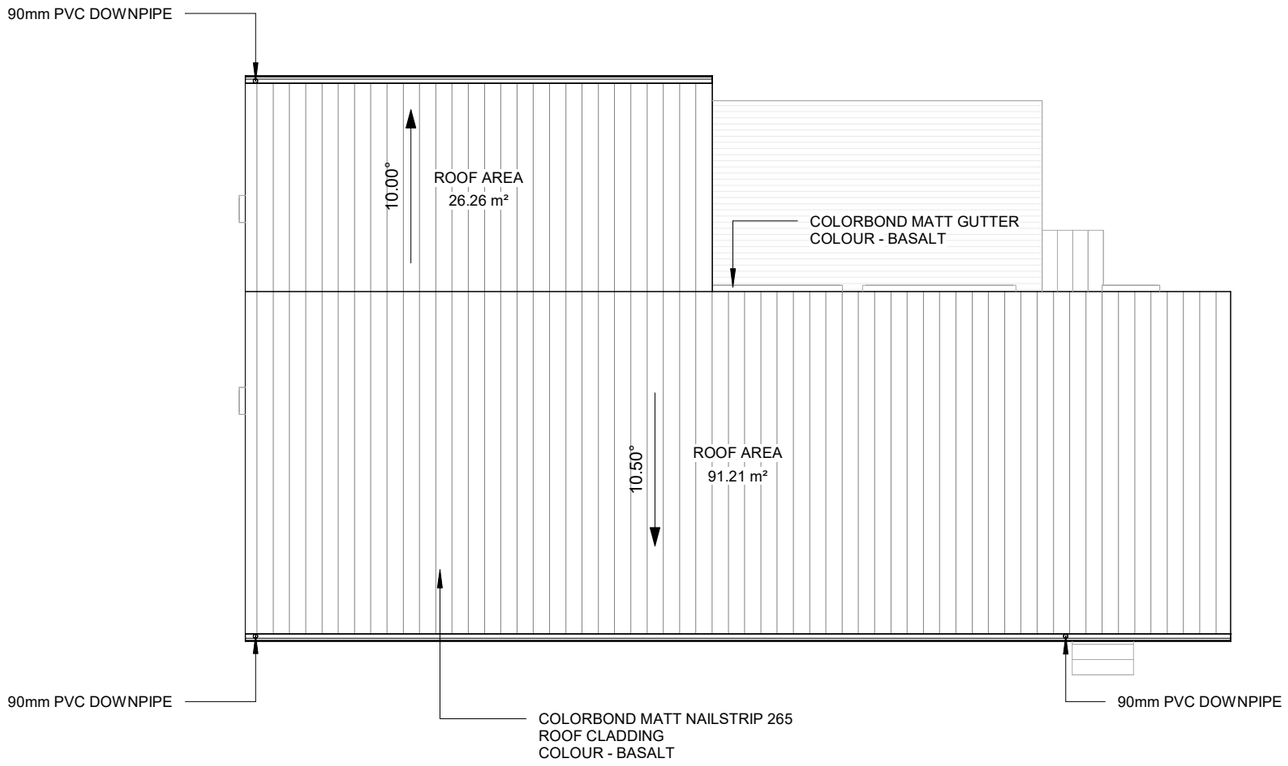

ROOF CLADDING, GUTTERING AND DOWNPIPES:
In accordance with 3.5.1 and parts 3.5.2 of current NCC and AS/NZS 3500.5. Installation to be in accordance with manufacturer's specifications and recommendations.

VENTILATION OF ROOF SPACES 3.8.7.4:
(a) Where an exhaust system covered by 3.8.7.3 discharges into a roof space, the roof space must be ventilated to
Outdoor air through evenly distributed openings.
(b) Openings required by (a) must have a total unobstructed area of 1/300 of the respective ceiling area if the roof pitch Is more than 22°, or 1/150 of the respective ceiling area if the roof pitch is not more than 22°.
(c) 30% of the total unobstructed area required by (b) must be located not more than 900 mm below the ridge or highest
Point of the roof space, measured vertically, with the remaining required area provided by eave vents.

HYDRAULIC:
Stormwater to be in accordance with AS/NSZ 3500
Wastewater to be in accordance with AS/NSZ 3500 and/or AS 1547
Water supply to be in accordance with AS/NSZ 3500

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ROOF PLAN

Project number		7006	2 A-04
Drawing Status		DA	
Current Revision	15/10/2025	R6	Scale on A3 1 : 100

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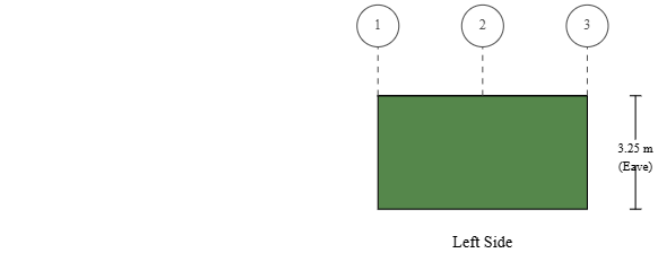

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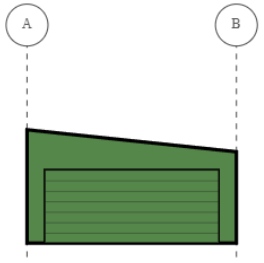

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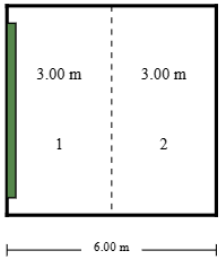

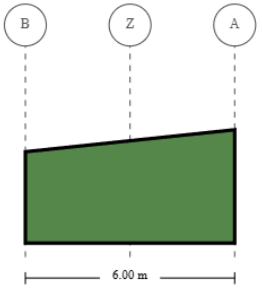

Right End

Right Side

Purchaser Name: Curtis Wilson		Building Layout Ref#:rebtl2510029	Seller: Sheds n Homes Launceston Name: Rebecca Thomson Phone: 0437 120 410 Fax: Email: rebecca.thomson@shedsnhomes.com.au
Site Location:			
Ref # rebtl2510029	Print Date: 14/10/25		

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