

Development Applications

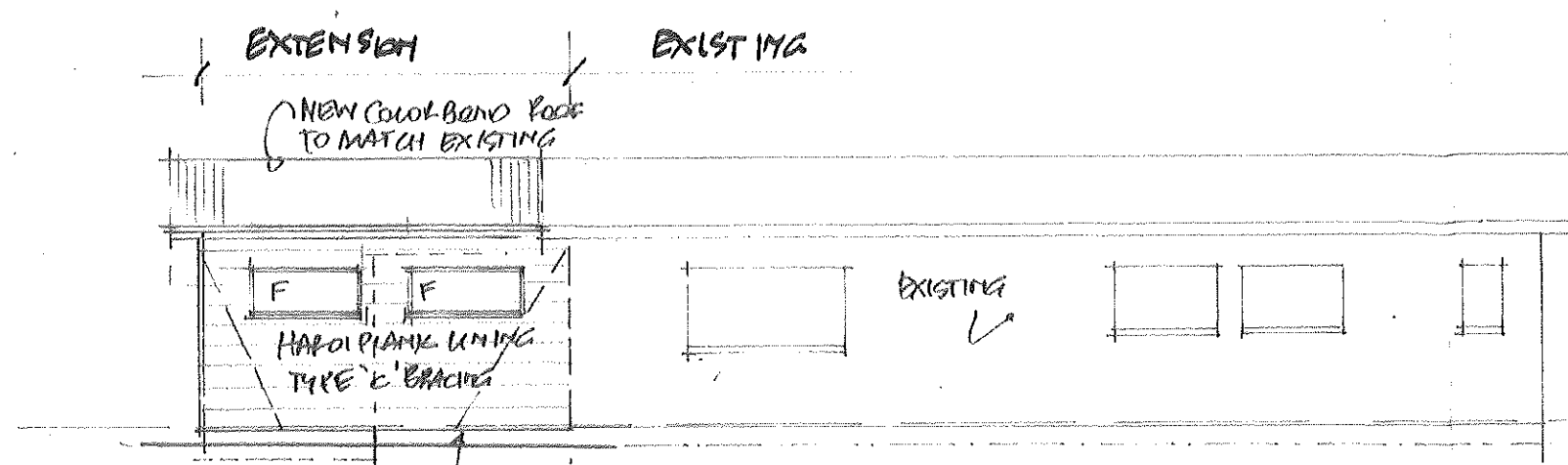
Notice is hereby given under Section 57(3) of the *Land Use Planning & Approvals Act 1993* that an application has been made to the Break O' Day Council for a permit for the use or development of land as follows:

DA Number	DA 2025 / 00244
Applicant	C E Wheeler
Proposal	Residential - Extension to Dwelling
Location	108 Acacia Drive, Ansons Bay

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 17th January 2026 **until 5pm Monday 2nd February 2026.**

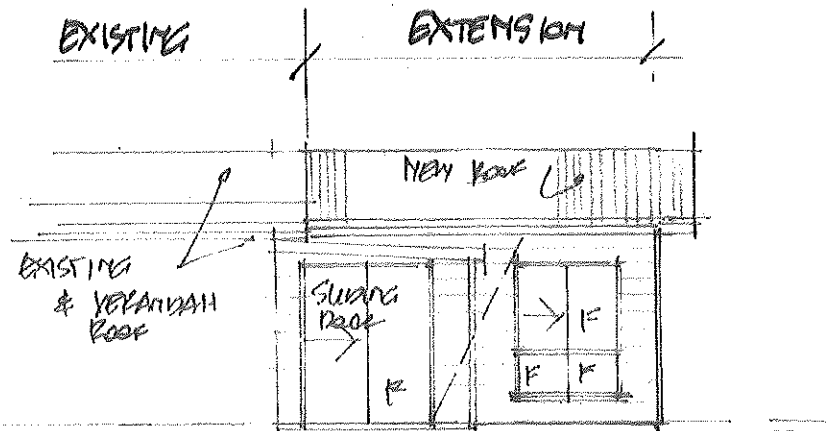
John Brown
GENERAL MANAGER



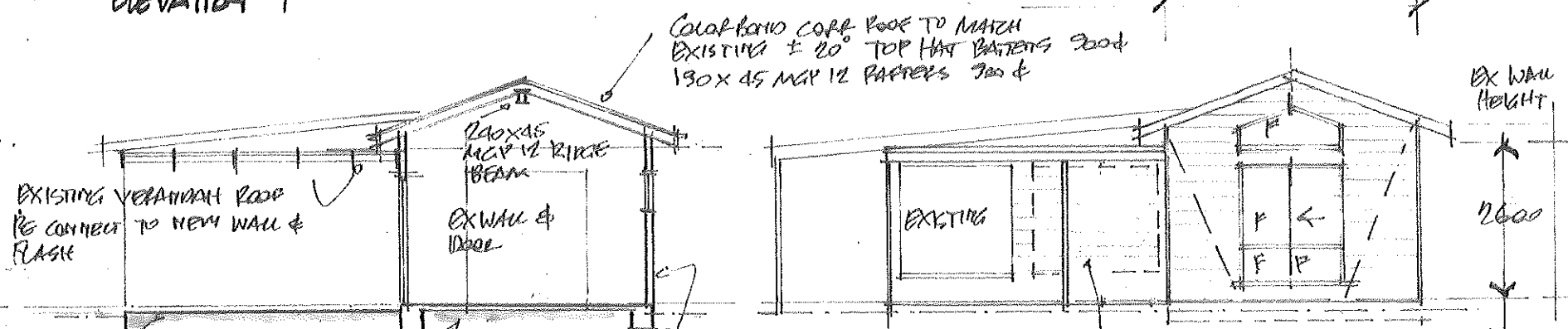
NORTH ELEVATION 1

ENERGY REQUIREMENTS
 ZONE 7 - MCC 2012

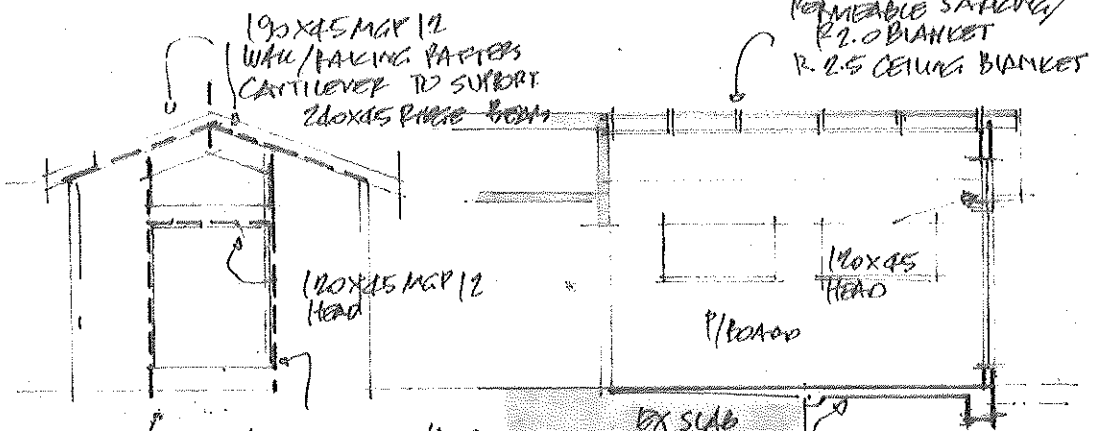
INSULATION:
 UNDER ROOF SHEETING: COMPOSITE FOIL SATURATED R 2.0 BLANKET
 ABOVE CEILING: R 4.0 BATT
 EXTERNAL WALLS: R 2.5 BATT & FOIL BUILDING PAPER



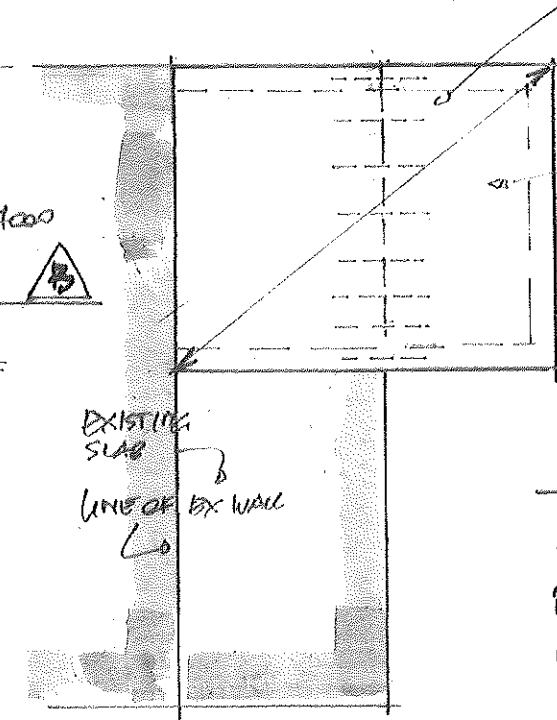
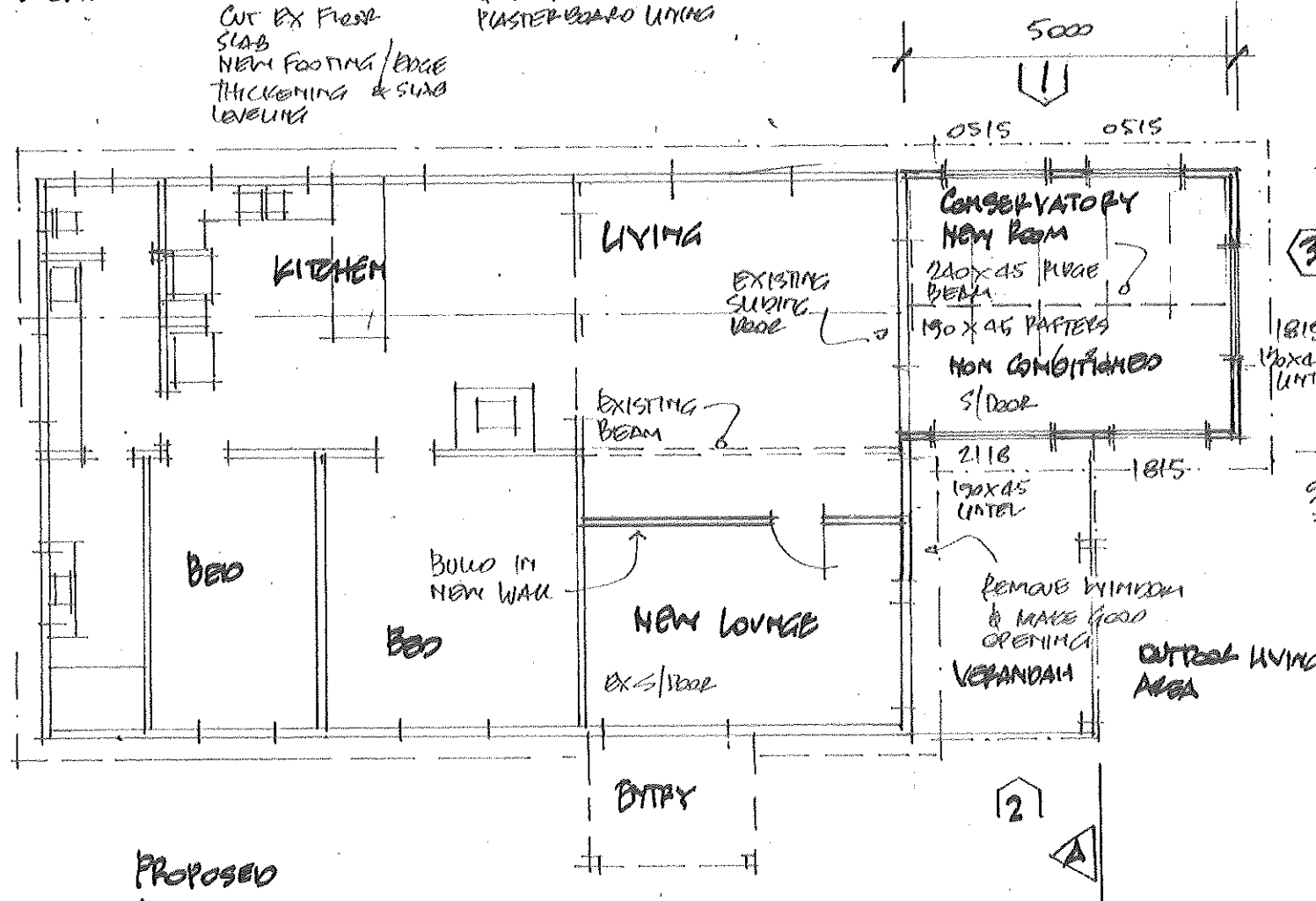
SOUTH ELEVATION 2



SECTION A



SECTION B



PROPOSED EXTENSIONS

EXISTING RESIDENCE

108 ACICIA DRIVE

FOR: MR & MRS C & L WHEELER

ANDREW SHEPHERD ARCHITECT CC 5670

BUILDING DESIGN SERVICE

47 ELMOR STREET SCOTTSDALE 0488039171

BUILDING PLANS

SCALE 1:100 SEPT 2025

2094-2

NEW NON CONDITIONED CONSERVATORY ROOM PRIVACY SCREEN ADDITION TO OUTDOOR LIVING AREA

ANSONS BAY

PROJECT DETAILS

TITLE REFERENCE	VOLUME	45134
	Folio	38
SITE AREA		1610m ²
WINDRATING		M3
ZONE		7
SOIL CLASSIFICATION		EXISTING AS 2876 2.2.2b
BAL		N.A.

Floor AREA	
EXISTING RESIDENCE	110m ²
EXISTING VERANDA	23m ²
PROPOSED EXTENSION	20m ²
RESIDUE VERANDAH	12m ²

PROJECT NUMBER 2094

SCHEDULE OF DRAWINGS

TITLE PAGE / SITE PLAN	1
BUILDING PLANS	2

TIE DOWN

WIND RATING M3

BATTEN TO BATTEN / TRUSS - TABLE 9.25c
- 1/75 SCREW

BATTEN / TRUSS TO TOP PLATE - 9.21(c)
- 1/30 x 0.8 G.I. LOOPED STRAP
3 - 2.8p NAILS EACH END

TOP & BOTTOM PLATES TO STUDS 9.19d
1/30 x 0.8 G.I. LOOPED STRAP
1800p 3 - 2.8p NAILS EACH END

BOTTOM PLATE TO SLAB
100 x 10p SCREW BOLTS 1200p

GENERAL NOTES

ALL WORKMANSHIP & MATERIALS
TO COMPLY WITH : MCC 222 COUNCIL
REQUIREMENTS & AS CODES

CONCRETE 3600 & 2870
MASONRY 3700 PLUMBING 3900
TIMBER 1684 & TABLE 9 TIE DOWN
WINDOWS 2047 GLAZING 1288
ROOFING 1562 STEELWORK 4100

PROPOSED EXTENSIONS

EXISTING RESIDENCE

LOS ACACIA DRIVE

FOR: MR & MRS C & L WHEELER

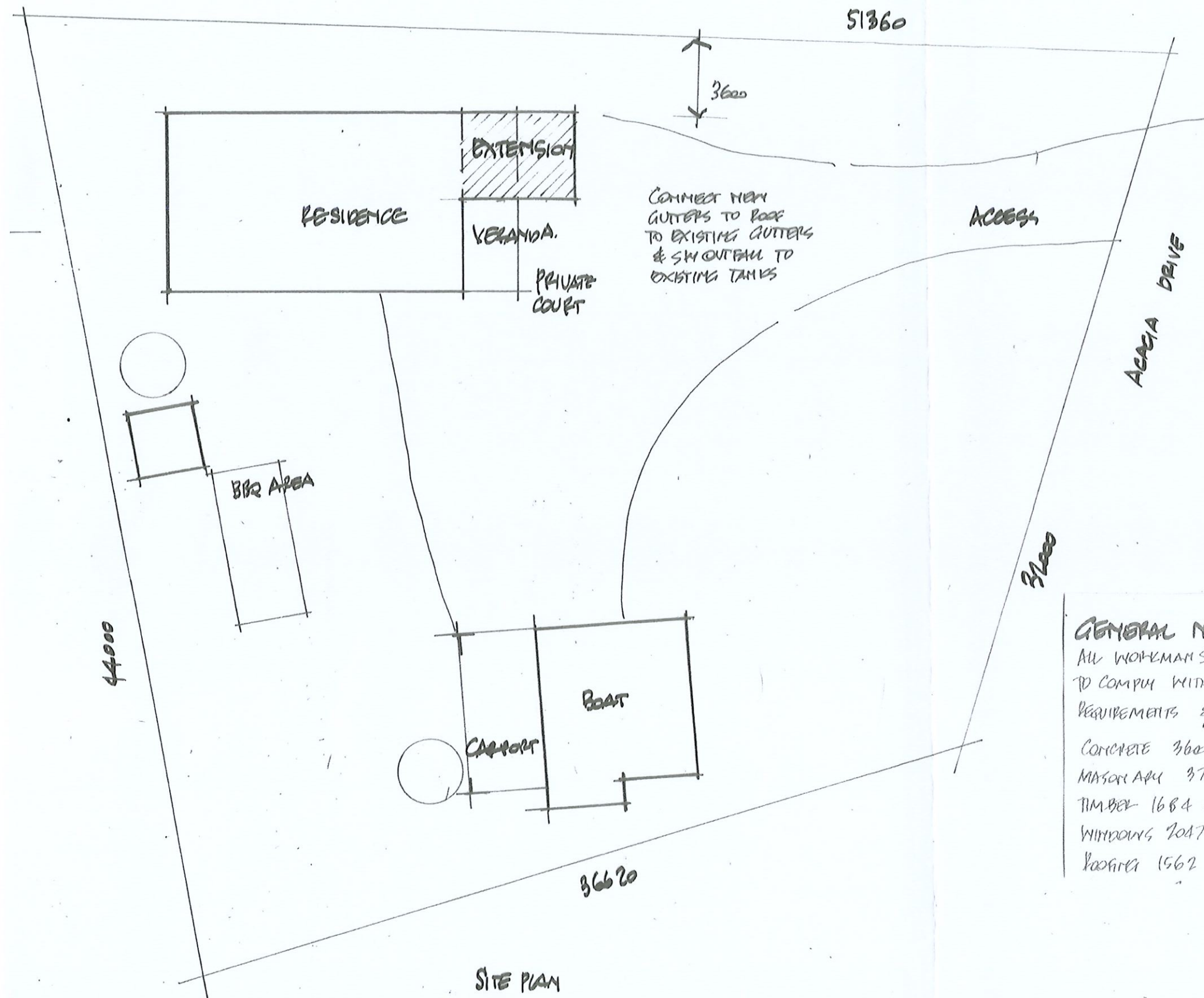
ANDREW SHEEDEN ARCHITECT CC 56710

BUILDING DESIGN SERVICE

47 ELLENOR STREET SCOTTSDALE 0488039171

SITE PLAN TITLE PAGE

SCALE 1:200 SEPT 2025 2094-1



SITE PLAN

CONNECT NEW
GUTTERS TO ROOF
TO EXISTING GUTTERS
& SKY OUTFALL TO
EXISTING TANKS

ACCESS

ACACIA DRIVE

3600

BOAT

CARPORT

36620

44000

BBQ AREA

RESIDENCE

EXTENSION

VERANDA

PRIVATE COURT