

Development Applications

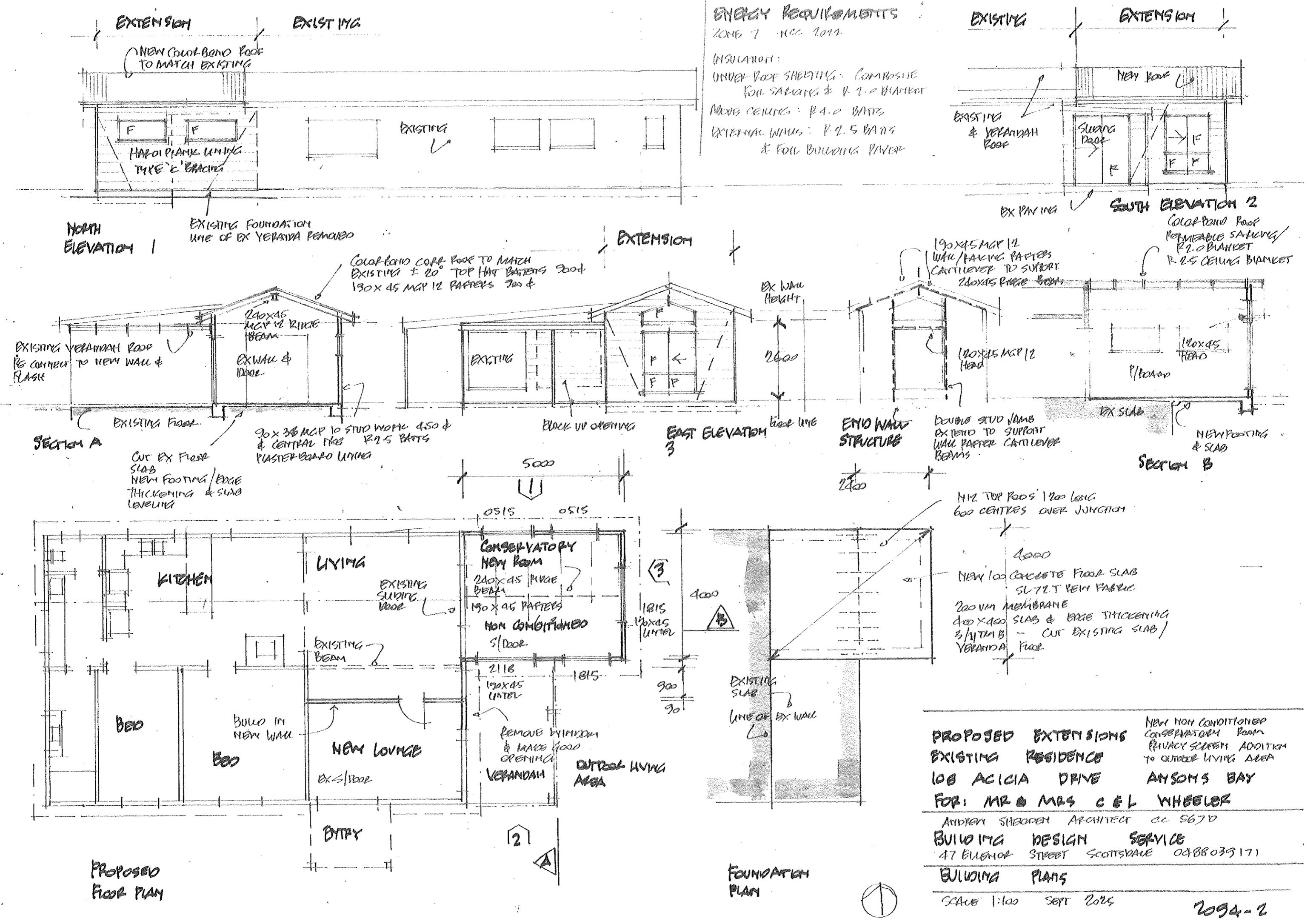
Notice is hereby given under Section 57(3) of the *Land Use Planning & Approvals Act 1993* that an application has been made to the Break O' Day Council for a permit for the use or development of land as follows:

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

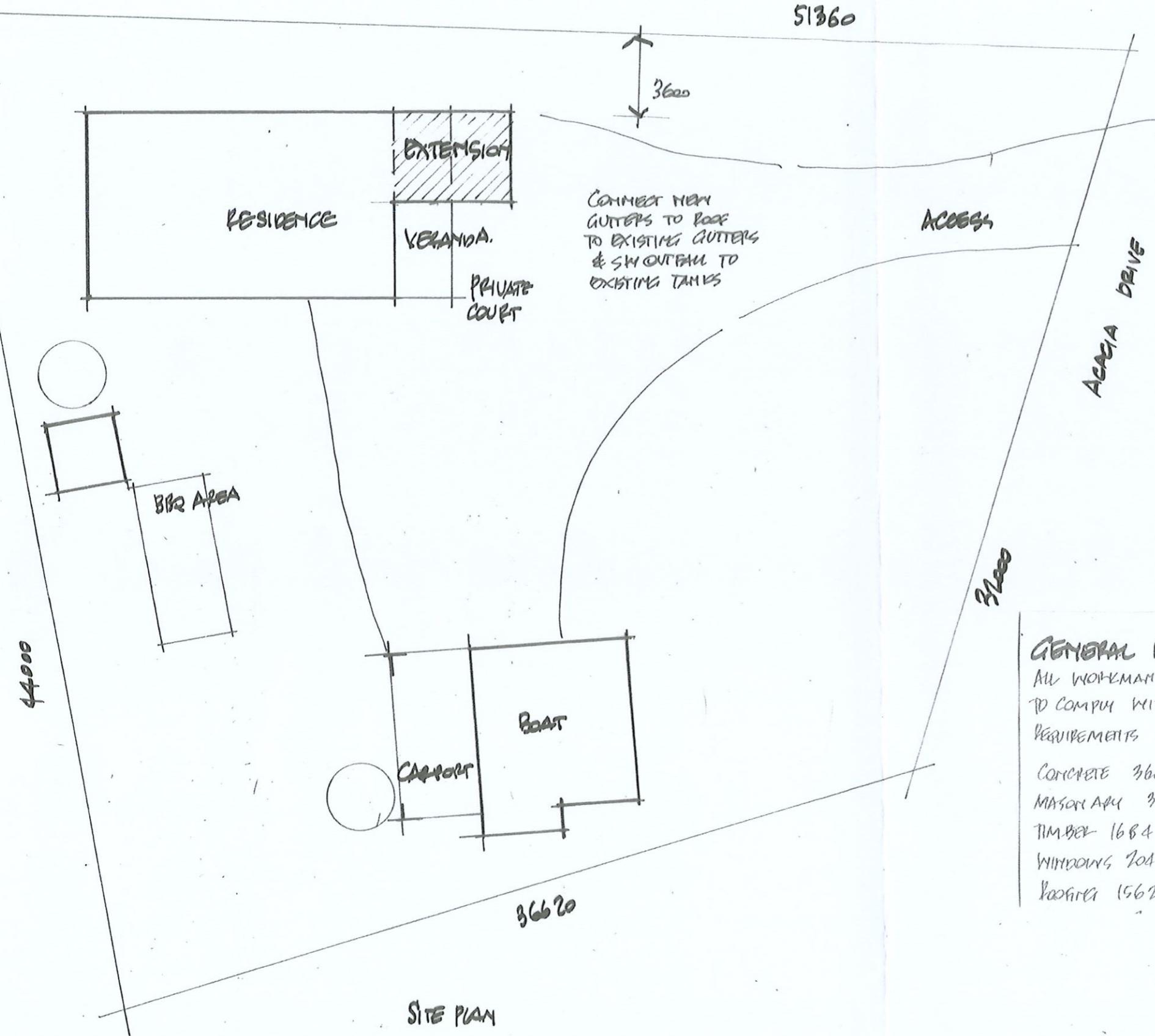
Plans and documents can be inspected at the Council Office by appointment, 32 – 34 Georges Bay Esplanade, St Helens during normal office hours or online at www.bodc.tas.gov.au.

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



PROPOSAL DETAILS



TITLE REFERENCE	45134
YOLMM	45134
FOLIO	38
SITE AREA	1610M ²
WIND RATING	M3
ZONE	7
SOIL CLASSIFICATION	EXISTING AS 2870 2.2.2b
BAL	N.A.
FLOOR AREA	110M ²
EXISTING RESIDENCE	23M ²
EXISTING VERANDA	20M ²
PROPOSED EXTENSION	12M ²
RESIDUE VERANDA	
PROJECT NUMBER	2094
SCHEDULE OF DRAWINGS	
TITLE PAGE / SITE PLAN	1
BUILDING PLANS	2

GENERAL NOTES

ALL WORKMANSHIP & MATERIALS TO COMPLY WITH : MCC 2022 CIVIL REQUIREMENTS & AS COPIES
 CONCRETE 3600 & 2870
 MASON AFG 3700 PLUMBING 3900
 TIMBER 1684 & TABLE 9 TIE DOWN
 WINDOWS 2047 GLAZING 12.88
 PAINTING 1562 STEELWORK 4100

TE DOWN
 WIND RATING M3
 BATTEN TO Rafter/Truss - TABLE 9.25c
 - 1/25 screen
 Rafter/Truss to top plate - 9:21(c)
 - 1/30 x 0.8 G.I. Looped strap
 3 - 2.8f Nails each end
 Top & bottom plates to studs 9:19d
 1/30 x 0.8 G.I. Looped strap
 1600 & 3 - 2.8f Nails each end
 Bottom plate to slab
 160 x 10p Screws Bolts 1200 &

PROPOSED EXTENSIONS
 EXISTING RESIDENCE
 168 ACACIA DRIVE ANSONS BAY
 FOR : MR & MRS C & L WHEELER

ANDREW SHEDDEN ARCHITECT CC 5671D
 BUILDING DESIGN SERVICE
 47 ELLINOR STREET SCOTTSDALE 0488039171

SITE PLAN TITLE PAGE