

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 2026 / 00066
Applicant	Prime Design
Proposal	Construction of a New Dwelling and Attached Garage
Location	78 Tully Street, St Helens (CT 179819/1)

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 18th April 2026 **until 5pm Friday 1st May 2026**.

John Brown
GENERAL MANAGER

PROPOSED RESIDENCE

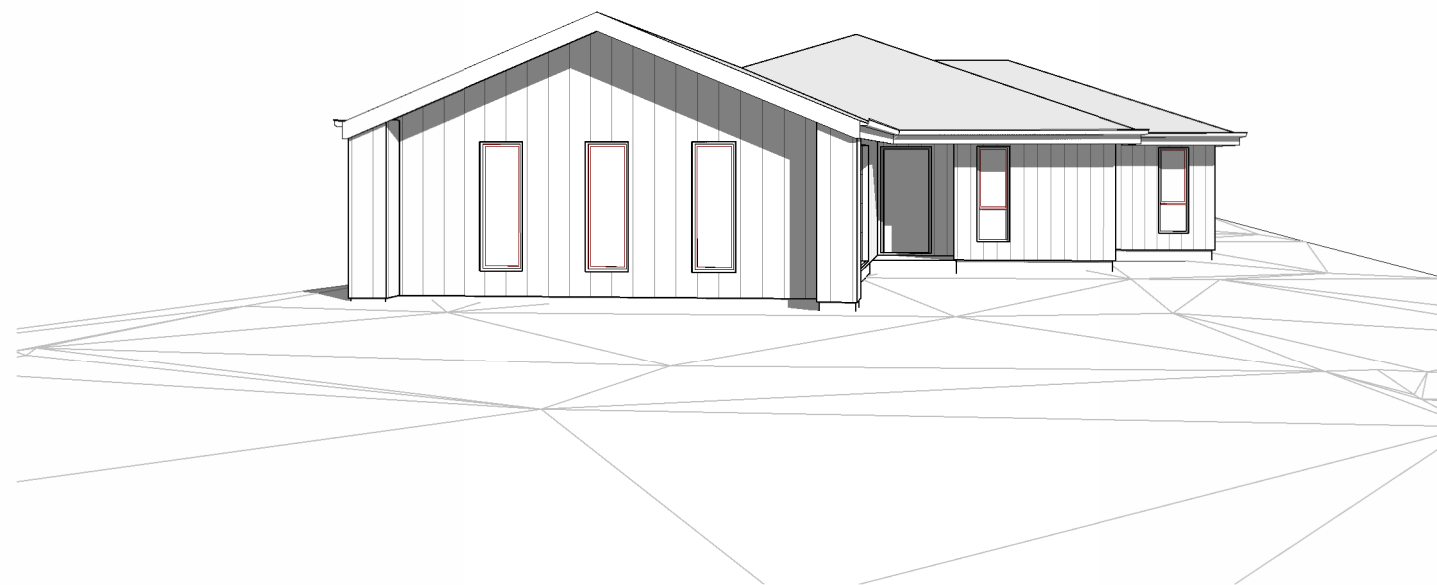
78 TULLY STREET, ST HELENS

C.L. & M.A. BROOKS

PD25442

BUILDING DRAWINGS

No	DRAWING
01	SITE PLAN
02	SITE DRAINAGE PLAN
03	LOCALITY PLAN
04	FLOOR PLAN
05	DOOR AND WINDOW SCHEDULES
06	ELEVATIONS
07	ELEVATIONS
08	ROOF PLAN
09	PERSPECTIVES



GENERAL PROJECT INFORMATION

TITLE REFERENCE: 179819/1
 SITE AREA: 822m²
 DESIGN WIND SPEED: TBC
 SOIL CLASSIFICATION: TBC
 CLIMATE ZONE: 7
 ALPINE AREA: NO
 CORROSIVE ENVIRONMENT: N/A
 BAL RATING: N/A
 OTHER KNOWN HAZARDS: NONE KNOWN

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 p(t) + 03 6332 3790
 H: Shop 9, 105-111 Main Road, Moonah, 7009
 p(h) + 03 6228 4575



info@primedesigntas.com.au
 Accredited Building Practitioner: Frank Geskus -No CC246A

primedesigntas.com.au

FLOOR AREA	116.46	m ²	(12.54	SQUARES)
GARAGE AREA	40.03	m ²	(4.31	SQUARES)
TOTAL AREA	156.49			16.84	

REV. DATE DESCRIPTION

MARCH 2026

PLANNING

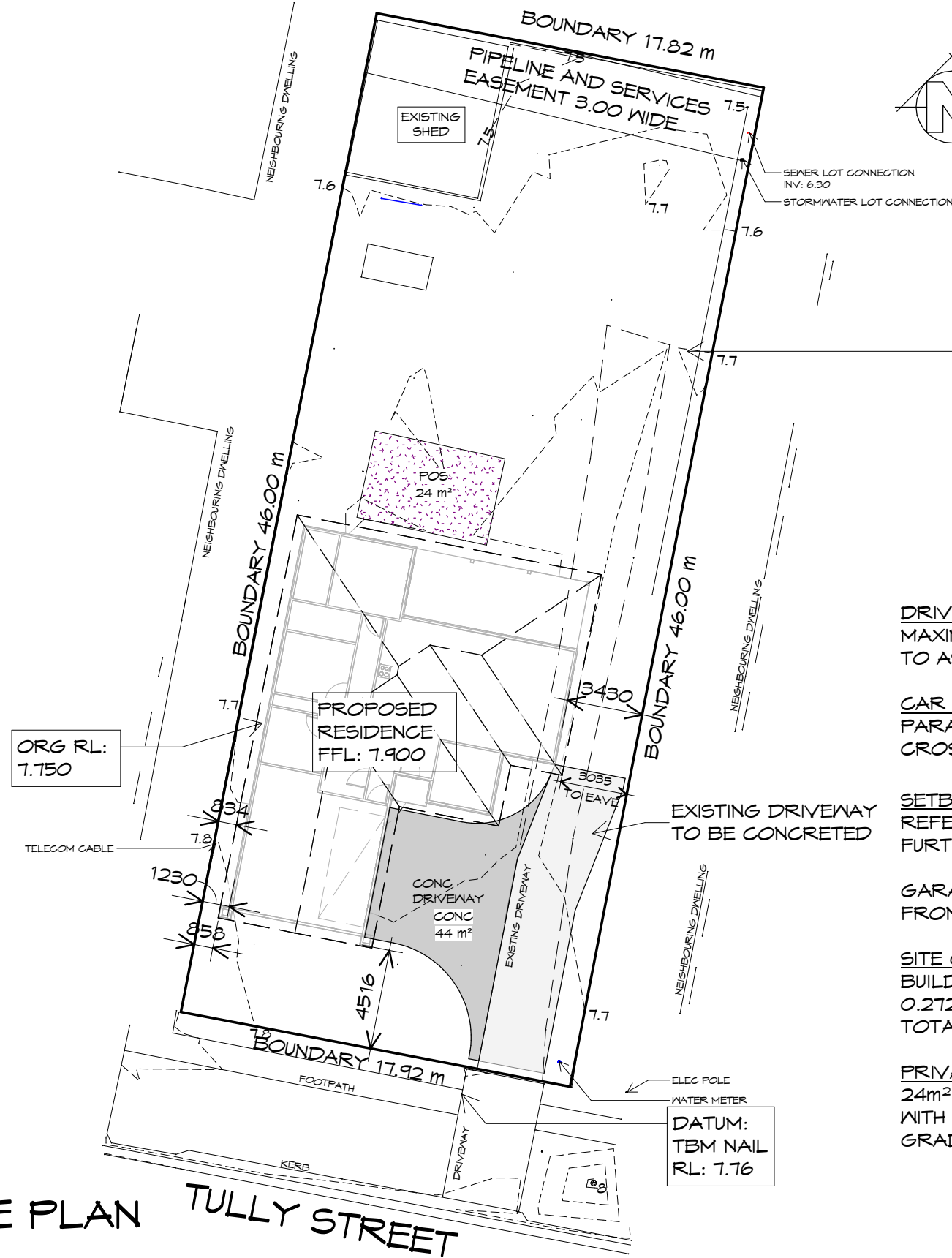
SURVEYORS NOTES:

SURVEYOR: AJB DATE: 09/01/2025

1. THIS PLAN HAS BEEN PREPARED BY WOOLCOTT LAND SERVICES FROM A COMBINATION OF EXISTING RECORDS AND FIELD SURVEY FOR THE PURPOSES OF SHOWING THE PHYSICAL FEATURES OF THE LAND AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
2. TITLE BOUNDARIES SHOWN WERE NOT MARKED AT THE TIME OF THIS SURVEY.
3. SERVICES SHOWN ON THIS PLAN WERE LOCATED WHERE POSSIBLE BY FIELD SURVEY. THEY ARE NOT A COMPLETE PICTURE OF SERVICES ON SITE. ALL SERVICE LOCATIONS ARE TO BE VERIFIED BEFORE COMMENCEMENT OF ANY WORK ON SITE, IN PARTICULAR THOSE SERVICES NOT PREVIOUSLY LOCATED THROUGH FIELD SURVEY.
4. WOOLCOTT LAND SERVICES CAN NOT ACCEPT LIABILITY WHATSOEVER FOR LOSS OR DAMAGE CAUSED TO ANY UNDERGROUND SERVICE WHETHER SHOWN BY OUR SURVEY OR NOT.
5. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN/DATA. REPRODUCTION OF THIS PLAN OR ANY PART OF IT WITHOUT THIS NOTE BEING INCLUDED IN FULL WILL RENDER THE INFORMATION SHOWN ON SUCH A REPRODUCTION INVALID AND NOT SUITABLE FOR USE WITHOUT PRIOR AUTHORITY OF WOOLCOTT LAND SERVICES.
6. HORIZONTAL BEARING DATUM IS MGA 2020 VIA GPS.
7. VERTICAL DATUM IS AHD'83 AT SPM 10714.
8. CONTOUR INTERVAL IS 0.10m INDEX IS 0.5
9. BOUNDARIES AND EASEMENTS ARE COMPILED FROM SP179819; AND ARE APPROXIMATE AND SUBJECT TO SURVEY.
10. CO-ORDINATES ARE PLANE AND BASED ON GDA2020 AT SPM 10714.

GENERAL NOTES

- CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE
- WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED
- ALL WORK TO BE STRICTLY IN ACCORDANCE WITH NCC 2022, ALL S.A.A. CODES & LOCAL AUTHORITY BY-LAWS
- ALL DIMENSIONS INDICATED ARE FRAME TO FRAME AND DO NOT ALLOW FOR WALL LININGS
- CONFIRM ALL FLOOR AREAS
- ALL PLUMBING WORKS TO BE STRICTLY IN ACCORDANCE WITH A.S. 3500, NCC 2022 & APPROVED BY COUNCIL INSPECTOR
- BUILDER/PLUMBER TO ENSURE ADEQUATE FALL TO SITE CONNECTION POINTS IN ACCORDANCE WITH A.S. 3500 FOR STORMWATER AND SEWER BEFORE CONSTRUCTION COMMENCES
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ENGINEER'S STRUCTURAL DRAWINGS
- ALL WINDOWS AND GLAZING TO COMPLY WITH A.S. 1288 & A.S. 2047
- ALL SET OUT OF BUILDINGS & STRUCTURES TO BE CARRIED OUT BY A REGISTERED LAND SURVEYOR AND CHECKED PRIOR TO CONSTRUCTION
- IF CONSTRUCTION OF THE DESIGN IN THIS SET OF DRAWINGS DIFFER FROM THE DESIGN AND DETAIL IN THESE AND ANY ASSOCIATED DOCUMENTS BUILDER AND OWNER ARE TO NOTIFY DESIGNER
- BUILDER'S RESPONSIBILITY TO COMPLY WITH ALL PLANNING CONDITIONS
- BUILDER TO HAVE STAMPED BUILDING APPROVAL DRAWINGS AND PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION
- DRAWINGS ARE REQUIRED TO BE VIEWED OR PRINTED IN COLOUR.



TITLE REF: 1/179819
LOT SIZE: 822m²

DRIVEWAY GRADIENT
MAXIMUM GRADIENT 1:4 (25%)
TO AS 2890

CAR PARKING GRADIENT
PARALLEL TO PARKING ANGLE 1:20 (5%)
CROSSFALL 1:16 (6.25%)

SETBACKS
REFER TO DIMENSIONS AND ELEVATIONS FOR FURTHER DETAILS.

GARAGE IS LOCATED WITHIN 12m OF THE PRIMARY FRONTAGE, OPENING WIDTH IS 0m

SITE COVERAGE
BUILDING FOOTPRINT 224m² / SITE AREA 822m² = 0.2725
TOTAL SITE COVERAGE 27.25%

PRIVATE OPEN SPACE
24m² MINIMUM,
WITH A MINIMUM DIMENSION OF 4m
GRADIENT NO STEEPER THAN 1:10

SITE PLAN TULLY STREET
1 : 250

NOTE: DIMENSIONED BOUNDARY OFFSETS TO THE PROPOSED BUILDING ARE TO THE EXTERNAL CLADDING U.N.O.

NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION

Client name:
C.L. & M.A. BROOKS

Project:
PROPOSED RESIDENCE
78 TULLY STREET,
ST HELENS

Date:	Drafted by:	Approved by:
27-03-2026	B.P.	M.R.

Project/Drawing no:	Scale:	Revision:
PD25442 - 01	1 : 250	04

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Drawing:
SITE PLAN

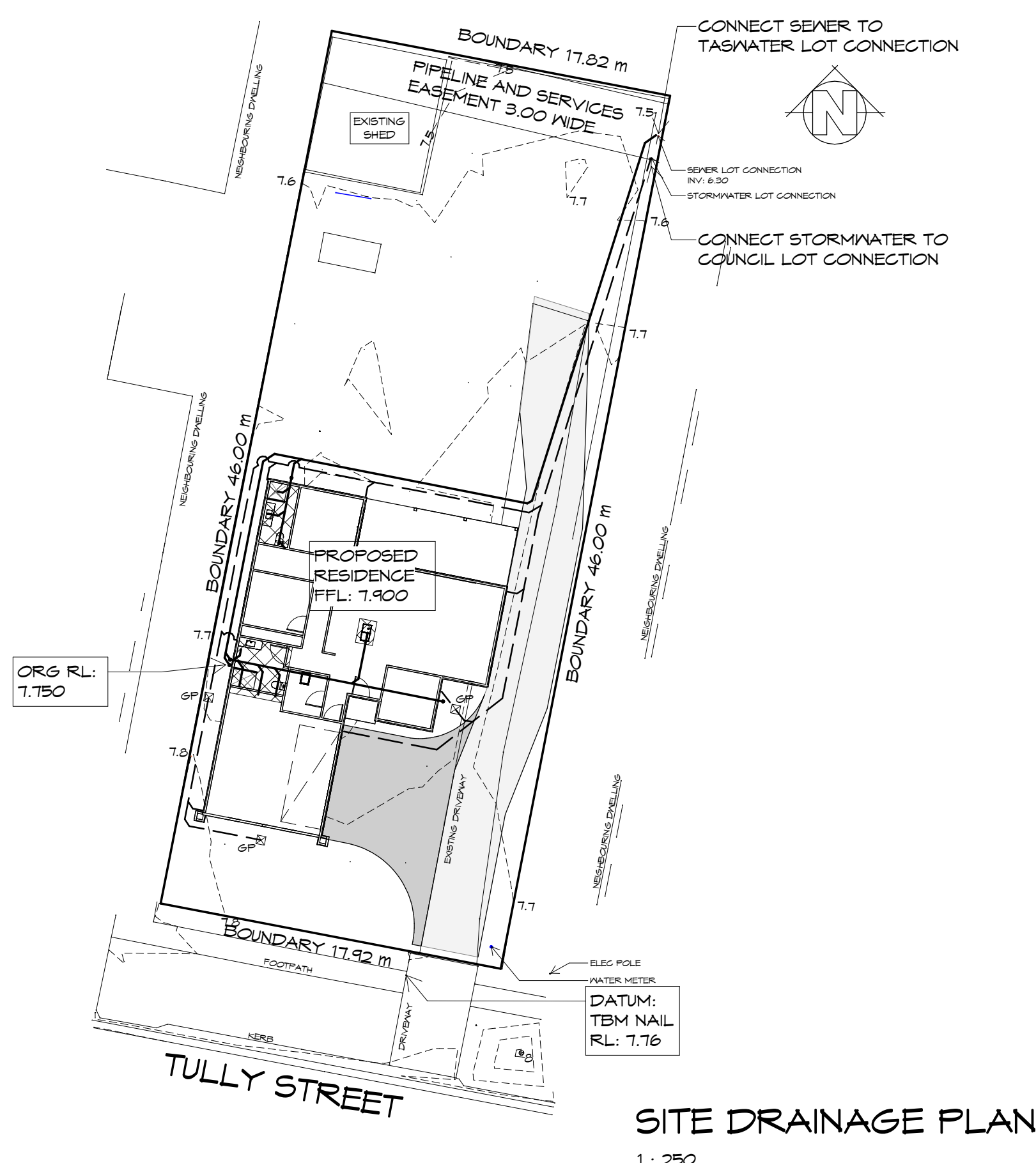
Accredited building practitioner: Frank Geskus - No CC246A
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



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ASSOCIATION OF AUSTRALIA



LEGEND

- GP  450X 450 SURFACE DRAINAGE PIT
-  WET AREAS
-  SEWER LINE
-  STORMWATER LINE
-  100φ AG DRAIN

PLUMBING NOTES:

ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES.
 ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF AS 3500.2021 & THE TASMANIAN PLUMBING CODE. AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

- PITS:** ALL GRATED PITS SIZED AND INSTALLED PER AS/NZS 3500.2021 PART 3
- ORGS:** OVERFLOW RELIEF GULLYS TO BE BRANCHED SEPERATE AND NOT PASS THROUGH. REFER AS/NZS 3500.2021 PART 2
- S/W:** STORMWATER PIPES TO BE SIZED PER ASNZS 3500.2021 PART 3
- VENTS:** DRAINAGE VENTS TO BE LOCATED BEFORE LAST FITTING AT THE END OF THE LINE PER AS/NZS 3500.2021 PART 2

ORG RL: 7.750

DATUM:
TBM NAIL
RL: 7.76

SITE DRAINAGE PLAN

1 : 250

NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION
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Client name:
C.L. & M.A. BROOKS

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED RESIDENCE
78 TULLY STREET,
ST HELENS
Drawing:
SITE DRAINAGE PLAN

Date: 27-03-2026
Drafted by: B.P.
Approved by: M.R.

Project/Drawing no: PD25442 - 02
Scale: As indicated
Revision: 04

Accredited building practitioner: Frank Geskus -No CC246A
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PROPOSED RESIDENCE
78 TULLY STREET, ST HELENS

LOCALITY PLAN

1 : 2000

THIS SITE IS ZONED **GENERAL RESIDENTIAL** AND DOES NOT FALL WITHIN A BUSHFIRE PRONE AREAS OVERLAY, THEREFORE DOES NOT REQUIRE A BUSHFIRE ASSESSMENT.

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bdoo
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION

Client name:
C.L. & M.A. BROOKS

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED RESIDENCE
78 TULLY STREET,
ST HELENS

Drawing:
LOCALITY PLAN

Date:	Drafted by:	Approved by:
27-03-2026	B.P.	M.R.

Project/Drawing no:	Scale:	Revision:
PD25442 - 03	1 : 2000	04

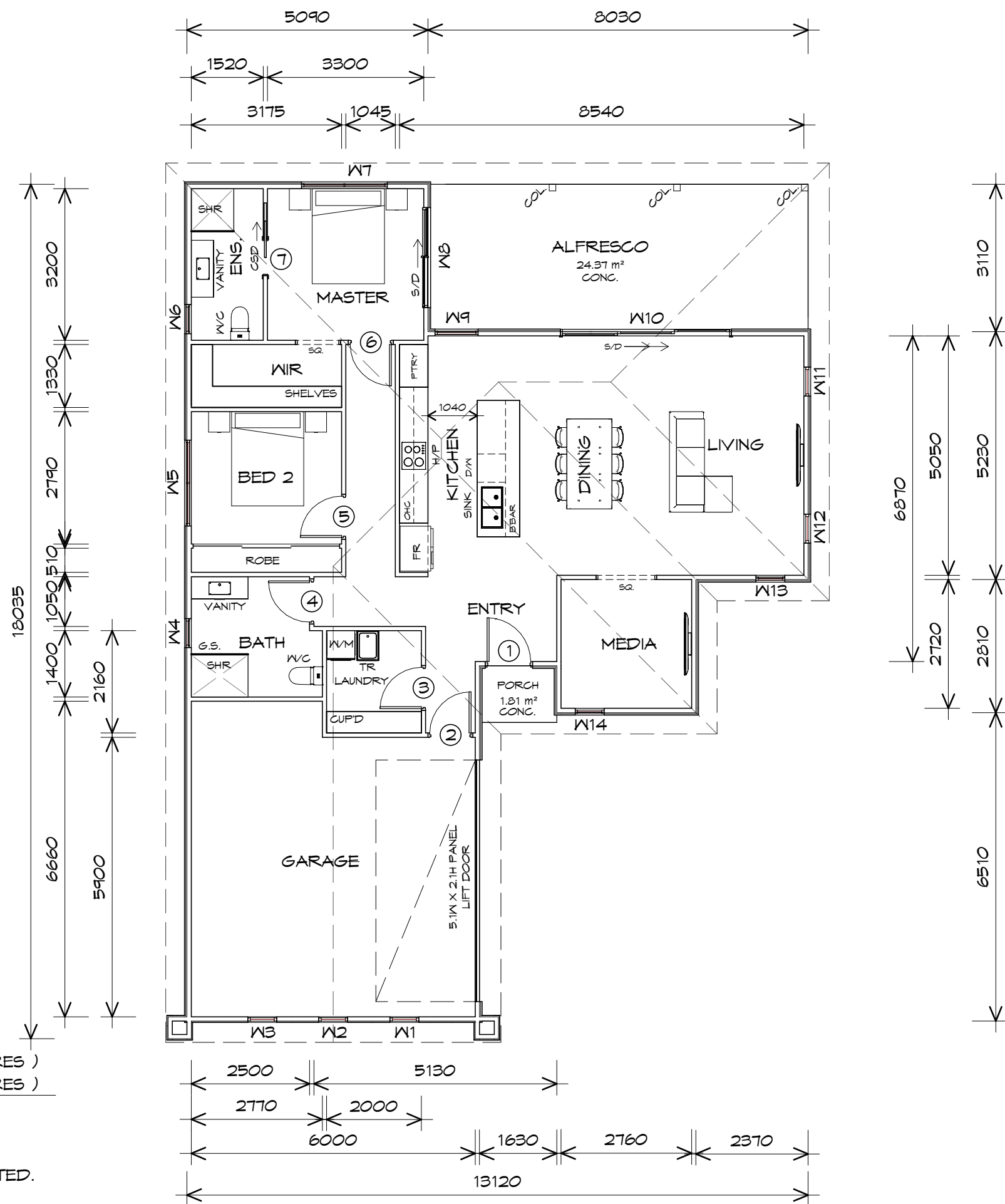
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FLOOR PLAN

1 : 100

FLOOR AREA	116.46 m ²	(12.54 SQUARES)
GARAGE AREA	40.03 m ²	(4.31 SQUARES)
TOTAL AREA	156.49	16.84

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.



LEGEND

- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- S/L SIDELIGHT
- COL COLUMN
- G.S. GLASS SCREEN
- HWC HOT WATER CYLINDER

NOT FOR CONSTRUCTION

REV. DATE	DESCRIPTION
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Client name:
C.L. & M.A. BROOKS

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED RESIDENCE
78 TULLY STREET,
ST HELENS
Drawing:
FLOOR PLAN

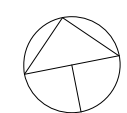


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Date: 27-03-2026
Drafted by: B.P.
Approved by: M.R.

Project/Drawing no: PD25442 - 04
Scale: 1 : 100
Revision: 04

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DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	920	EXTERNAL SOLID DOOR	
2	870	INTERNAL TIMBER DOOR	
3	870	INTERNAL TIMBER DOOR	
4	870	INTERNAL TIMBER DOOR	
5	870	INTERNAL TIMBER DOOR	
6	870	INTERNAL TIMBER DOOR	
7	770	CAVITY SLIDING DOOR	

WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	1800	610	FIXED WINDOW	
W2	1800	610	FIXED WINDOW	
W3	1800	610	FIXED WINDOW	
W4	900	610	AWNING WINDOW	OPAQUE
W5	1800	1810	AWNING WINDOW	
W6	900	610	AWNING WINDOW	OPAQUE
W7	900	1810	AWNING WINDOW	
W8	2100	2110	SLIDING DOOR	
W9	2100	910	AWNING WINDOW	
W10	2100	3610	STACKING SLIDING DOOR	
W11	1800	610	FIXED WINDOW	
W12	1800	610	FIXED WINDOW	
W13	1800	610	AWNING WINDOW	
W14	1800	610	AWNING WINDOW	

ALUMINIUM WINDOWS DOUBLE GLAZING COMPLETE WITH FLY SCREENS.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO ORDERING



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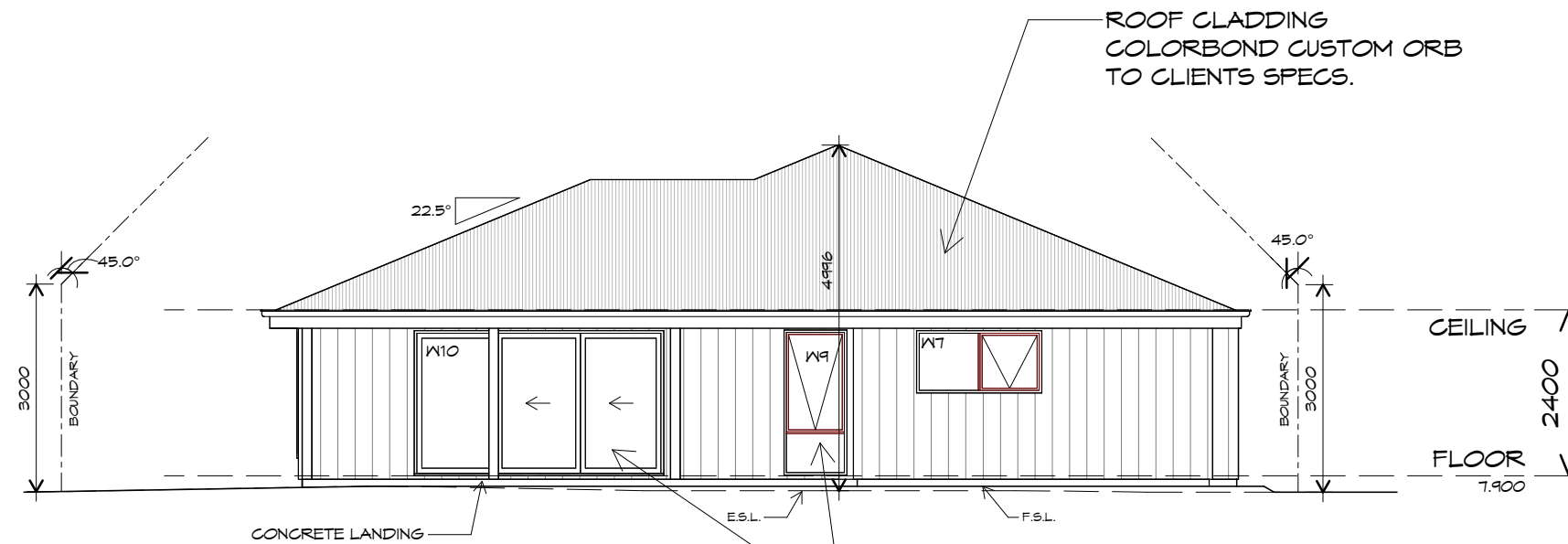
PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED RESIDENCE
78 TULLY STREET,
ST HELENS
Drawing:
DOOR AND WINDOW SCHEDULES

Date: 27-03-2026
Drafted by: B.P.
Approved by: M.R.

Project/Drawing no: PD25442 - 05
Scale:
Revision: 04

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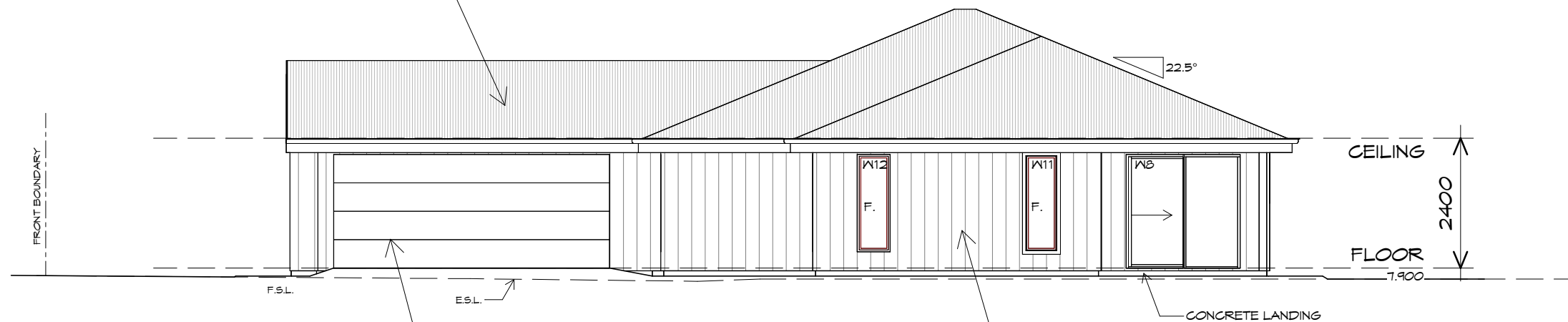


NORTHERN ELEVATION

1 : 100

DOORS AND WINDOWS TO BE SEALED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 13.4

ROOF FRAMING
 PREFABRICATED ROOF TRUSSES
 @ 900 CRS MAX
 BRACING BY OTHERS



EASTERN ELEVATION

1 : 100

PANEL LIFT DOOR 5100 WIDE x 2100 HIGH CLADDING PANELS TO CLIENTS SPEC FIXED IN ACCORDANCE WITH MANUFACTURERS SPEC

COLORBOND TRIMDEK (ON BATTENS) INSTALL AND COAT TO MANUFACTURERS SPECIFICATIONS.



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REV. DATE	DESCRIPTION
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Client name:
 C.L. & M.A. BROOKS

PLANNING

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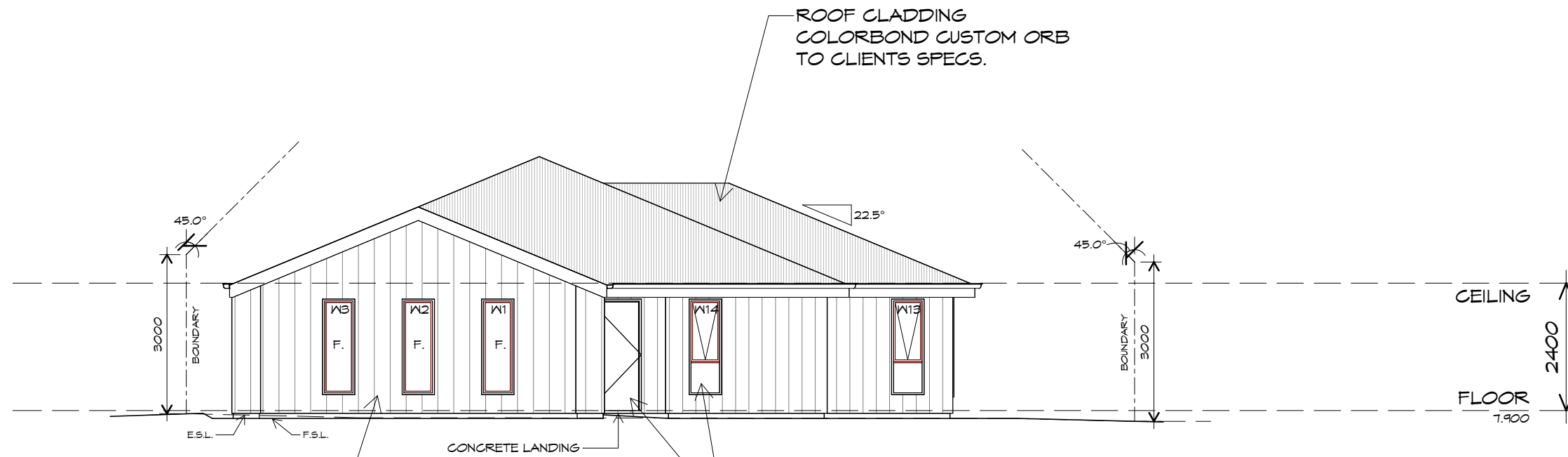
Project:
 PROPOSED RESIDENCE
 78 TULLY STREET,
 ST HELENS

Drawing:
 ELEVATIONS

Date:	Drafted by:	Approved by:
27-03-2026	B.P.	M.R.

Project/Drawing no:	Scale:	Revision:
PD25442 - 06	1 : 100	04

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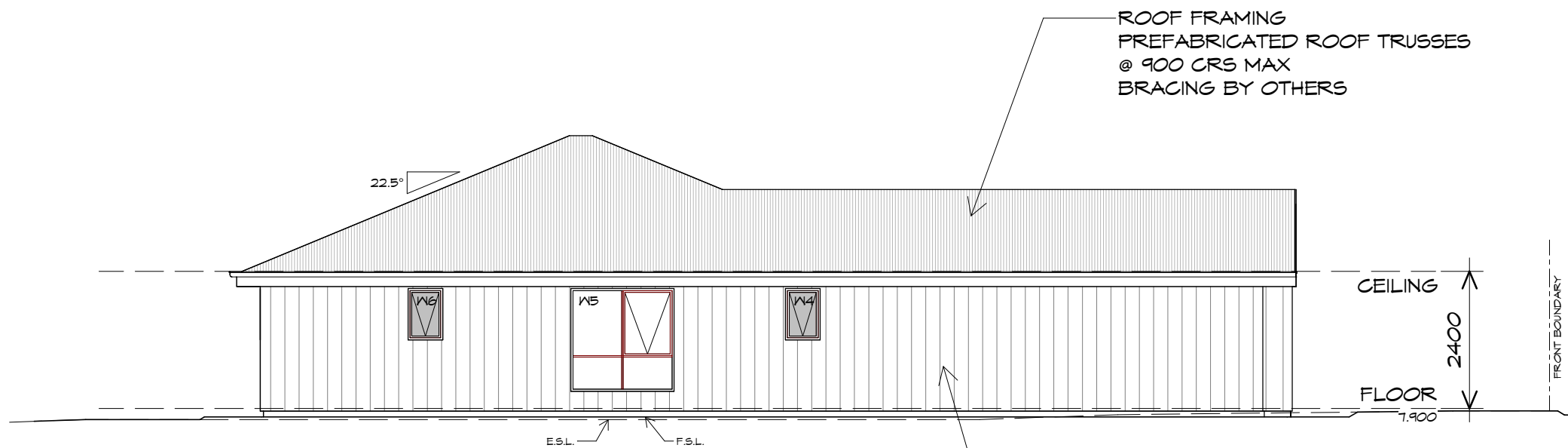


COLORBOND STANDING SEAM (ON BATTENS)
INSTALL TO MANUFACTURERS SPECIFICATIONS.

SOUTHERN ELEVATION

1 : 100

DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 13.4



WESTERN ELEVATION

1 : 100

COLORBOND TRIMDEK (ON BATTENS)
INSTALL AND COAT TO
MANUFACTURERS SPECIFICATIONS.

NOT FOR CONSTRUCTION

REV. DATE	DESCRIPTION
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Client name:
C.L. & M.A. BROOKS

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED RESIDENCE
78 TULLY STREET,
ST HELENS

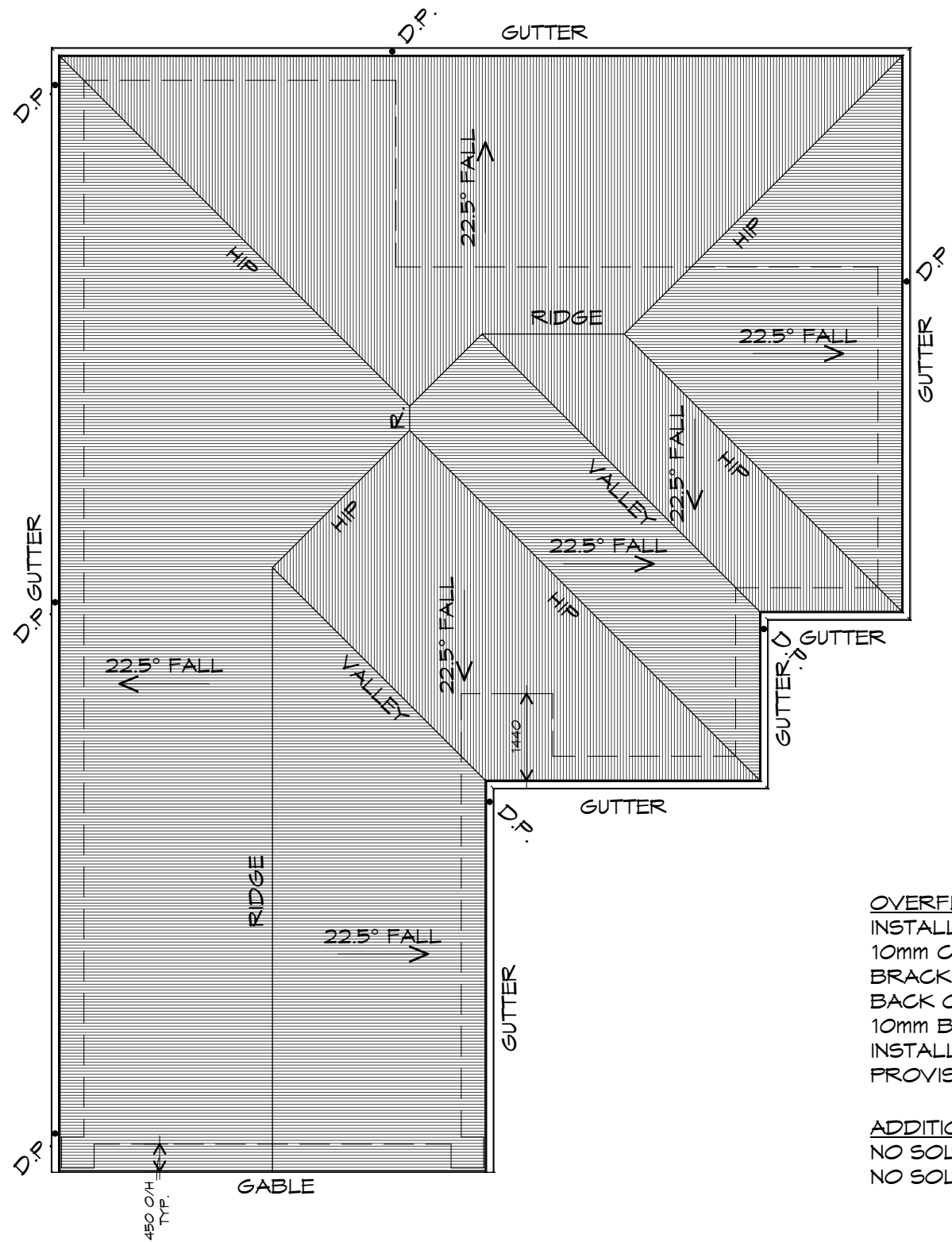
Drawing:
ELEVATIONS

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Date: 27-03-2026	Drafted by: B.P.	Approved by: M.R.
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Project/Drawing no: PD25442 - 07	Scale: 1 : 100	Revision: 04
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ROOF PLAN

1 : 100

ROOF PLUMBING NOTES:

GUTTER INSTALLATION
 TO BE IN ACCORDANCE WITH
 ABCB HOUSING PROVISIONS PART 7.4.4
 WITH FALL NO LESS THAN
 1:500 FOR EAVES GUTTER
 BOX GUTTERS IN ACCORDANCE WITH
 AS33500.3:2021

UNLESS FIXED TO METAL FASCIA
 EAVES GUTTER TO BE FIXED
 @ 1200 CRS MAX.

VALLEY GUTTERS ON A ROOF WITH A PITCH:

- A) MORE THAN 12.5° DEGREES - MUST HAVE A WIDTH OF NOT LESS THAN 400mm AND ROOF OVERHANG OF NOT LESS THAN 150mm EACH SIDE OF VALLEY GUTTER.
- B) LESS THAN 12.5° DEGREES, MUST BE DESIGNED AS A BOX GUTTER.

LAP GUTTERS 75mm IN THE DIRECTION OF FLOW, RIVET & SEAL WITH AN APPROVED SILICONE SEALANT.

DOWNPIPE POSITIONS SHOWN ON THIS PLAN ARE NOMINAL ONLY. EXACT LOCATION & NUMBER OF D.P.'S REQUIRED ARE TO BE IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.4.5 REQUIREMENTS. SPACING BETWEEN DOWNPIPES MUST NOT BE MORE THAN 12m & LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS

METAL ROOF

METAL SHEETING ROOF TO BE INSTALLED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.2. REFER TO TABLE 7.2.2a FOR ACCEPTABLE CORROSION PROTECTION FOR SHEET ROOFING, REFER TO TABLE 7.2.2b-7.2.2e FOR ACCEPTABILITY OF CONTACT BETWEEN DIFFERENT ROOFING MATERIALS. FOR FIXING, SHEET LAYING SEQUENCE, FASTENER FREQUENCY FOR TRANVERSE FLASHINGS AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING DETAILS REFER TO ABCB HOUSING PROVISIONS PART 7.2.5- 7.2.7. ROOF PENETRATION FLASHING DETAILS. REFER TO TO ABCB HOUSING PROVISIONS PART 7.2.5- 7.2.7. ROOF SHEETING MUST OVERHANG MIN 35mm AS PER ABCB HOUSING PROVISIONS PART 7.2.8

OVERFLOW MEASURES

INSTALL FRONT FACE SLOTTED GUTTER OR 10mm CONTROLLED BACK GAP, STAND OFF BRACKET WITH SPACER. BACK OF GUTTER INSTALLED A MINIMUM OF 10mm BELOW THE TOP OF FASCIA INSTALL IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.4.6

ADDITIONAL ROOF LOAD

NO SOLAR P.V. SYSTEM HAS BEEN ALLOWED FOR, NO SOLAR HOT WATER HAS BEEN ALLOWED FOR.

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 C.L. & M.A. BROOKS

PLANNING
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Project:
 PROPOSED RESIDENCE
 78 TULLY STREET,
 ST HELENS

Drawing:
 ROOF PLAN

Prime Design

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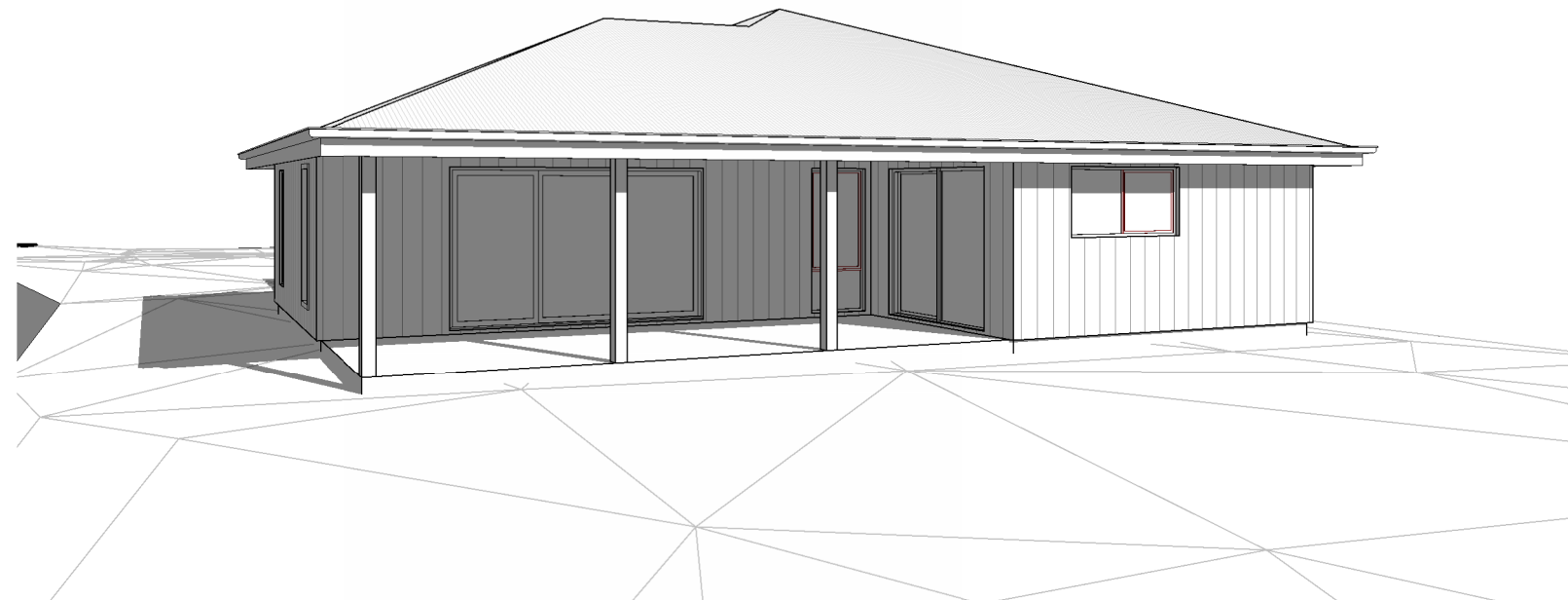
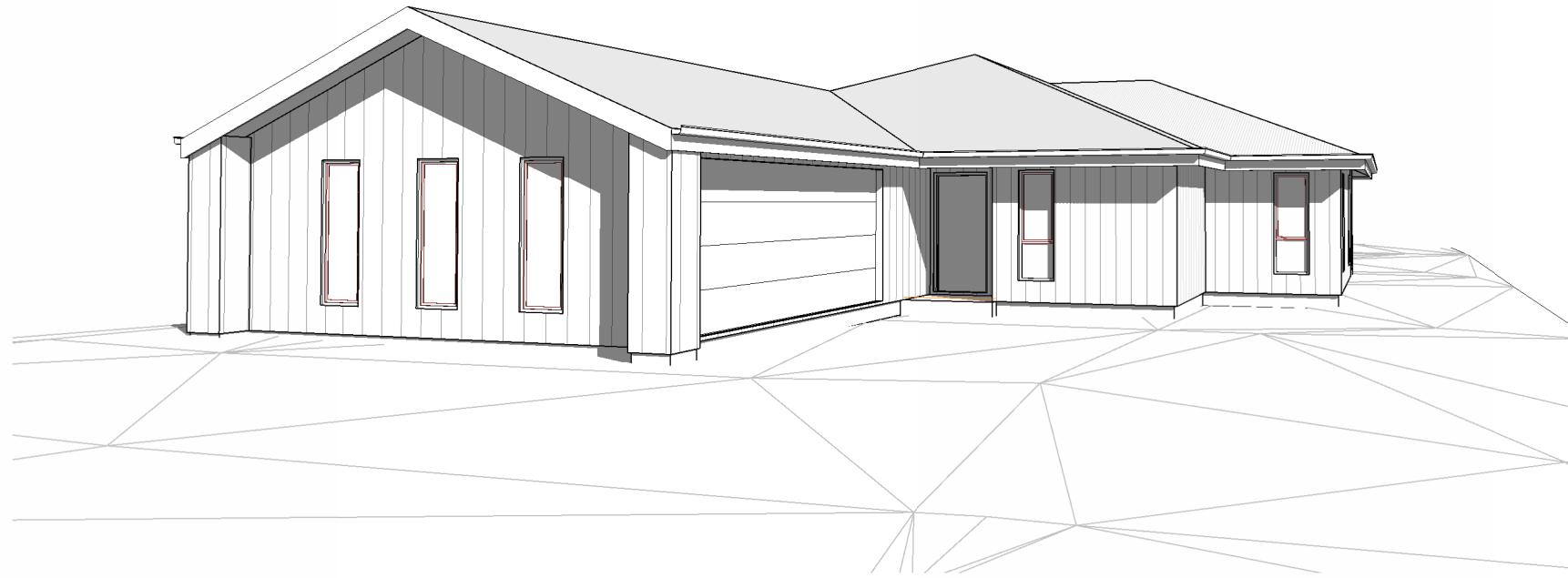


Date: 27-03-2026	Drafted by: B.P.	Approved by: M.R.
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Project/Drawing no: PD25442 - 08	Scale: 1 : 100	Revision: 04
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NOT FOR CONSTRUCTION

REV. DATE	DESCRIPTION
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Client name:
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PLANNING
 NOTE: DO NOT SCALE OFF DRAWINGS

Project:
**PROPOSED RESIDENCE
 78 TULLY STREET,
 ST HELENS**

Drawing:
PERSPECTIVES

Date: 27-03-2026	Drafted by: B.P.	Approved by: M.R.
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Project/Drawing no: PD25442 - 09	Scale:	Revision: 04
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Prime
Design

your build, your way

30 March 2026

Break O'Day Council
admin@bodc.tas.gov.au

Dear Planner,

Re: Proposed new single dwelling at 78 Tully Street, St Helens

This application is for the proposed development of a single dwelling at 78 Tully Street, St Helens which is zoned as General Residential and is within the stormwater management specific area plan for Break O'Day council. Please see below justification for the proposal against the relevant sections of the Tasmanian Planning scheme as applicable.

8.4.2 Setbacks and Building Envelope for all dwellings

- A1 Complies
- A2 Does not comply – garage is within 5.5m of frontage.
- P2 The proposed garage is within 5.5m of the frontage, however it is key to consider that the street facing façade remains consistent with existing street presence of neighbouring development in that the roller door is not street facing. Notably the adjacent properties at 80 Tully street and 82 Tully Street both have street facing garage doors within close proximity to the road edge.. Therefore it is considered that the proposal will be consistent and is compatible with existing street presences.
- A3 Does not comply with (b)
- P3 (b) the side boundary is within 1.5m for a distance longer than 9m therefore must not cause unreasonable loss of amenity to adjoining properties.
 Based on google street view imagery of 80 Tully Street, the eastern side of the existing dwelling has two high-level windows and opaque windows/doors. The two high-level windows appear to be connected to the garage and the other windows are opaque already. Based on the proposed works at 78 Tully street, the building height proposed (5m) at the centre of the block and proposed roof conditions with a normal hip & valley at 22.5 degrees, there is not believed to be an unreasonable loss of amenity to the adjacent dwelling. The propose separation appears to be consistent with neighbouring dwellings and notable the driveway of 80 Tully Street would be positioned between the proposed dwelling and the dwelling at 80 Tully Street.

Furthermore, the proposed dwelling at 78 Tully street is located south of the backyard of 80 Tully street and therefore no loss amenity is expected based on geographical positions. Otherwise the proposal is wholly within the building envelope as stipulated in Figure 8.1.



Figure 1 – Google street view of 78 & 80 Tully street existing conditions. Accessed March 30/03.

BRE-S2.7 Stormwater Management

A1 Complies – Site is serviced with public stormwater system

If council requires further information and clarification to adequately assess the application, please don't hesitate to contact the undersigned

Kind regards

A handwritten signature in black ink, appearing to read "MR".

Mitch Roberts