

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 / 00164
Applicant	Engineering Plus
Proposal	Residential - Demolition of Existing Retaining Wall and Construction of New Retaining Wall PLUS Construction of Sauna, Attached Deck and Privacy Screen and Fence
Location	6 Murray Street, St Helens (CT 176484/1)

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 19th September 2026 **until 5pm Friday 2nd October 2026.**

John Brown
GENERAL MANAGER

ISSUED FOR APPROVAL

PROPOSED OUTDOOR WORKS



DRAWING SCHEDULE

Drawing Schedule	
Sheet Number	Sheet Name
A00	COVER PAGE
A01	SITE PLAN
A02	CONSTRUCTION PLAN
A04	ELEVATION

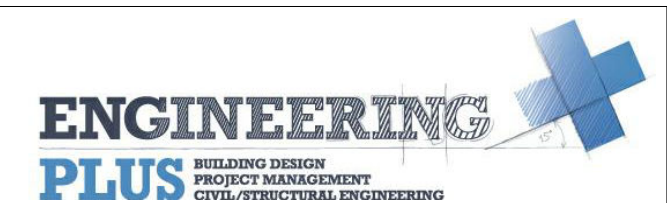
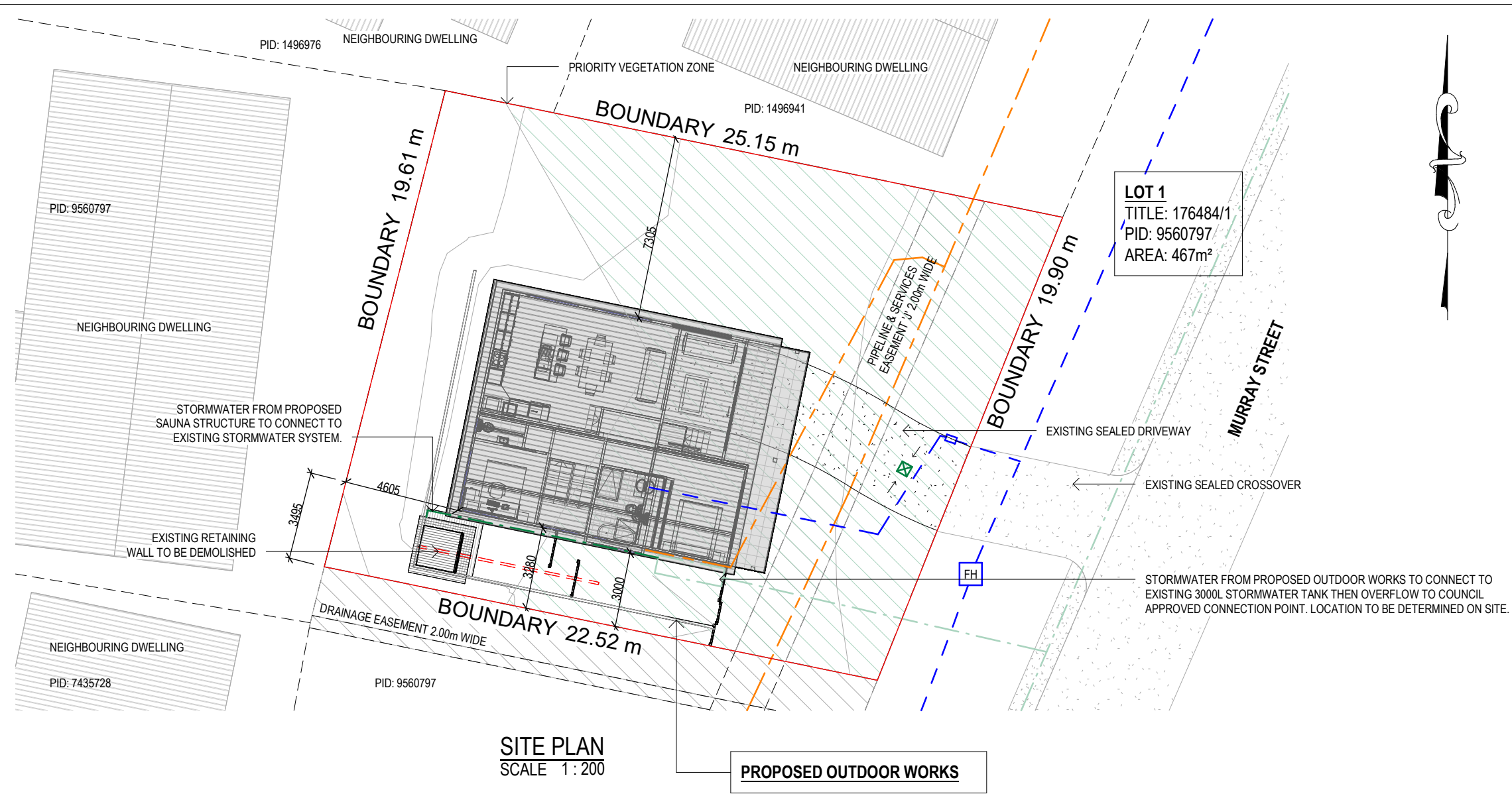
PROJECT NO: 2026-046

C. & J. MCCOMB

**6 MURRAY ST
ST HELENS TAS 7216**

BREAK O'DAY COUNCIL

BUILDING DESIGNER:	GRANT JAMES PFEIFFER
ACCREDITATION No:	CC2211T
ZONE:	8.0 GENERAL RESIDENTIAL
LAND TITLE REFERENCE NUMBER:	65484/2
DESIGN WIND SPEED:	N3
SOIL CLASSIFICATION:	M
CLIMATE ZONE:	7
BUSHFIRE-PRONE BAL RATING:	N/A
ALPINE AREA:	N/A
CORROSION ENVIRONMENT:	HIGH
FLOODING:	NO
LANDSLIP:	NO
GROUND LEVELS:	REFER PLAN
ORG LEVEL:	75mm ABOVE GROUND LEVEL



LEGEND	
---	SEWER
---	WATER
---	STORMWATER

DRAINAGE
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 NATIONAL PLUMBING AND DRAINAGE CODE AS3500 AND MUST BE CARRIED OUT BY A LICENSED TRADESMAN ONLY.

NOTE
STORMWATER FROM PROPOSED OUTDOOR WORKS TO BE DIRECTED INTO EXISTING STORMWATER SYSTEM TO LOCAL COUNCIL REQUIREMENTS & AS3500

PLANNING RESPONSES

8.4.2 SETBACKS AND BUILDING ENVELOPE FOR ALL DWELLINGS

P3

- (a)
(i) The proposed outdoor works will not reduce sunlight to any habitable room.
(ii) The proposed outdoor works will not unreasonably overshadow the private open space of the property or adjoining properties.
(iii) N/A
(iv) N/A

Please refer to the elevation drawings for further details.

- (b)
The proposed outdoor works will maintain consistency with the established development pattern of properties in the area. The existing frontage setback will remain unchanged.

Please refer to the elevation drawings for further details.

- (c)
N/A

BRE-S2.7.1 STORMWATER MANAGEMENT

A1

- (a)
Stormwater from the proposed outdoor works will be connected to the existing stormwater system on site. Please refer to the updated site plan for further details.

- (b)
N/A

NOTE:

ALL WORKS ARE TO COMPLY WITH BUT NOT LIMITED TO THE LATEST NATIONAL CONSTRUCTION CODE (NCC) OF AUSTRALIA AND RELEVANT LOCAL AUTHORITIES, UNLESS SPECIFIED. IN SUCH CASES, A RELEVANT REPORT WILL BE PRESENTED. MEASUREMENTS INDICATED ON DRAWINGS ARE CLEAR DIMENSIONS TO STRUCTURAL FRAMELINE AND DO NOT INCLUDE PLASTERBOARD LININGS OR INTERNAL FINISHES. UNLESS OTHERWISE STATED, ALL PROPOSED INTERNAL WALLS ARE SHOWN AS STRUCTURAL STUDS ONLY. BUILDER IS TO VERIFY ALL INTERNAL WIDTHS AND CLEARANCES PRIOR TO CONSTRUCTION TO ENSURE STRICT COMPLIANCE WITH CURRENT NCC STANDARDS. SPECIAL ATTENTION MUST BE GIVEN TO MINIMUM CLEAR WIDTHS FOR ACCESSIBLE CORRIDORS, DOORWAYS, AND SANITARY COMPARTMENT REQUIREMENTS. BUILDERS MUST VERIFY ALL MEASUREMENTS, SERVICES, MATERIALS, AND LEVELS ON-SITE PRIOR TO CONSTRUCTION AND NOTIFY ENGINEERING PLUS OF ANY ERRORS OR DISCREPANCIES FOUND. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS. DO NOT PROCEED WHERE DISCREPANCIES EXIST BETWEEN ENGINEERING AND ARCHITECTURAL DRAWINGS. ENGINEERING PLUS DOES NOT ACCEPT ANY RESPONSIBILITY FOR MISCONSTRUCTION RESULTING FROM A FAILURE TO VERIFY SITE CONDITIONS OR ADHERE TO THE NCC STANDARDS MENTIONED ABOVE.

				Date Drawn: 02.07.26
				Drawn: C . R
				Checked: C . R
B	R.F.I UPDATES	16.09.26	C.R	Approved: J. Pfeiffer
A	ISSUED FOR APPROVAL	05.08.26	C.R	Scale: As Shown @ A3
-	ISSUED FOR REVIEW	02.07.26	C.R	Accredited Building Designer
Rev:	Amendment:	Date:	Int:	Designer Name: J. Pfeiffer
				Accreditation No: CC2211T

Client: C. & J. McCOMB

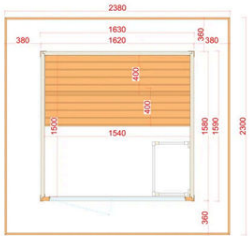
Project: PROPOSED OUTDOOR WORKS

Address: 6 MURRAY STREET,
ST HELENS TAS 7216

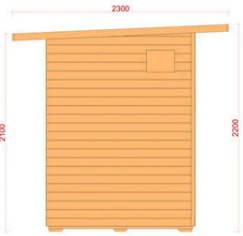
Mob 0417 362 783 or 0417 545 813
jack@engineeringplus.com.au
trin@engineeringplus.com.au

ENGINEERING PLUS
BUILDING DESIGN
PROJECT MANAGEMENT
CIVIL/STRUCTURAL ENGINEERING

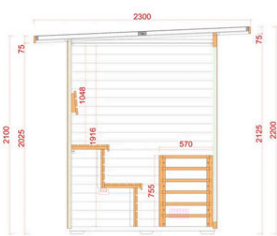
Drawing No:	Rev
2026-185	B
A01	



Top view

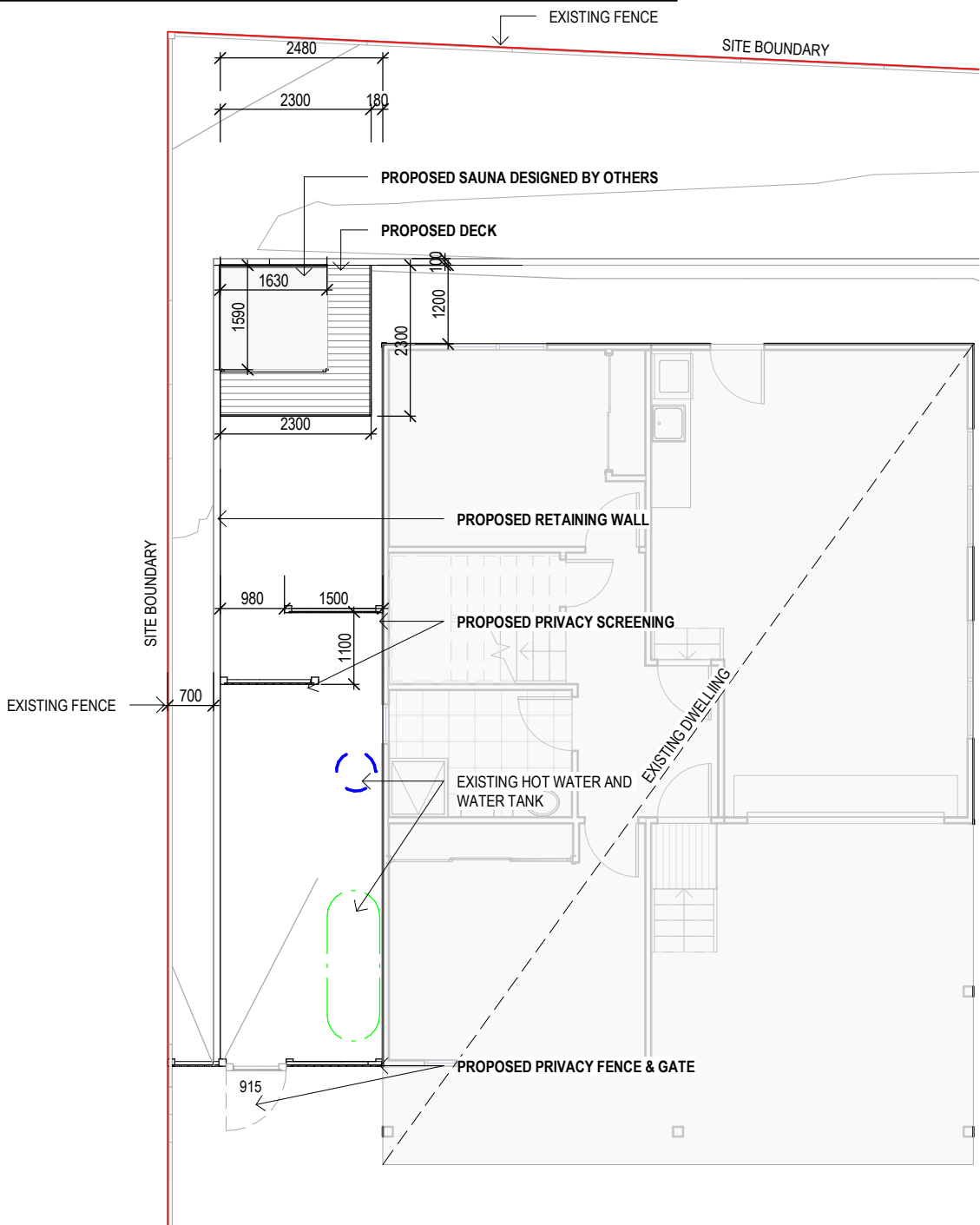


Side view

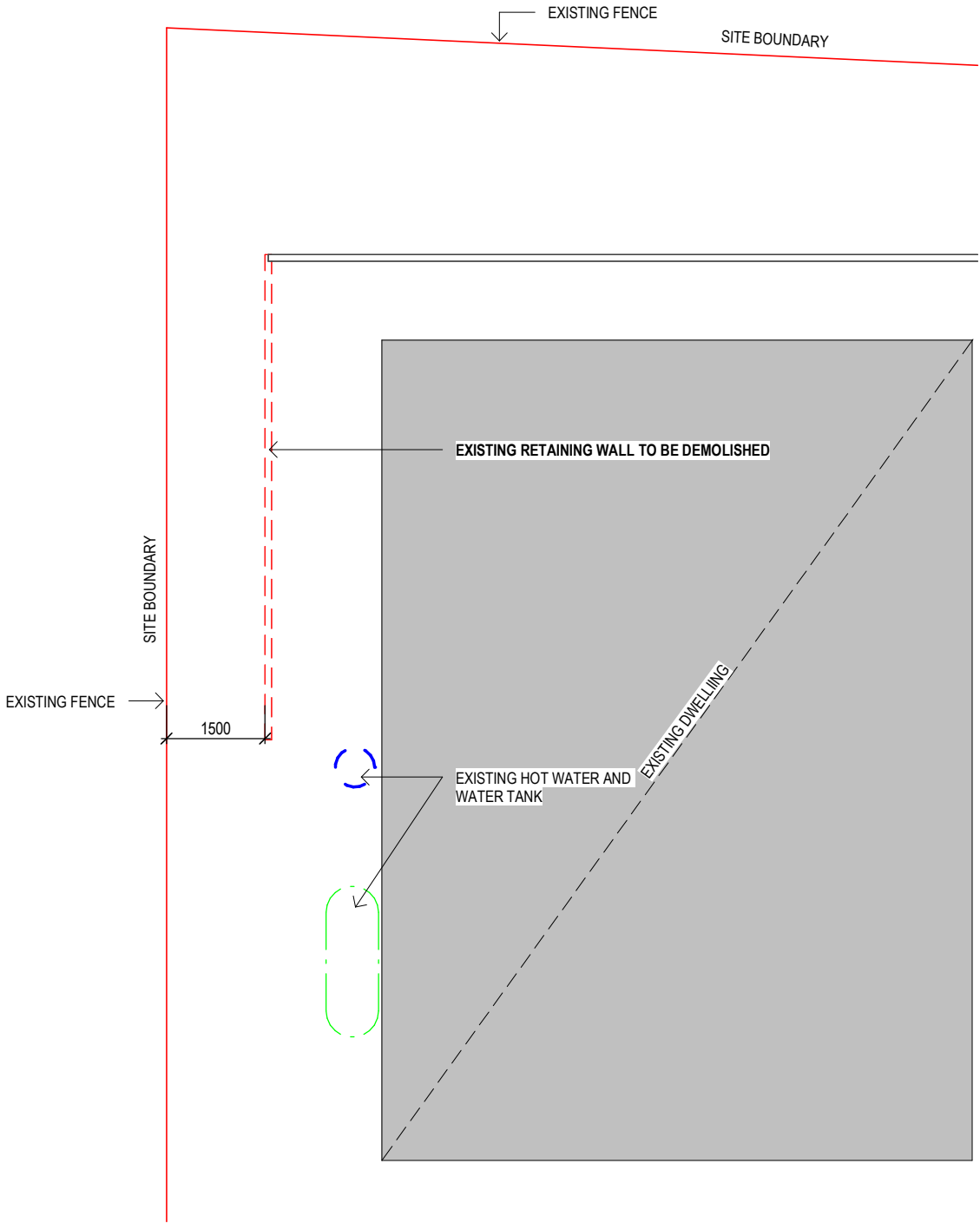


Side Internal view

PROPOSED SAUNA - SWELL BLACK ECO 4 (NOT TO SCALE)



GROUND LEVEL CONSTRUCTION PLAN
SCALE 1:100



DEMOLITION PLAN
SCALE 1:100

DEVELOPMENT APPROVAL

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Client: C. & J. McCOMB
Project: PROPOSED OUTDOOR WORKS

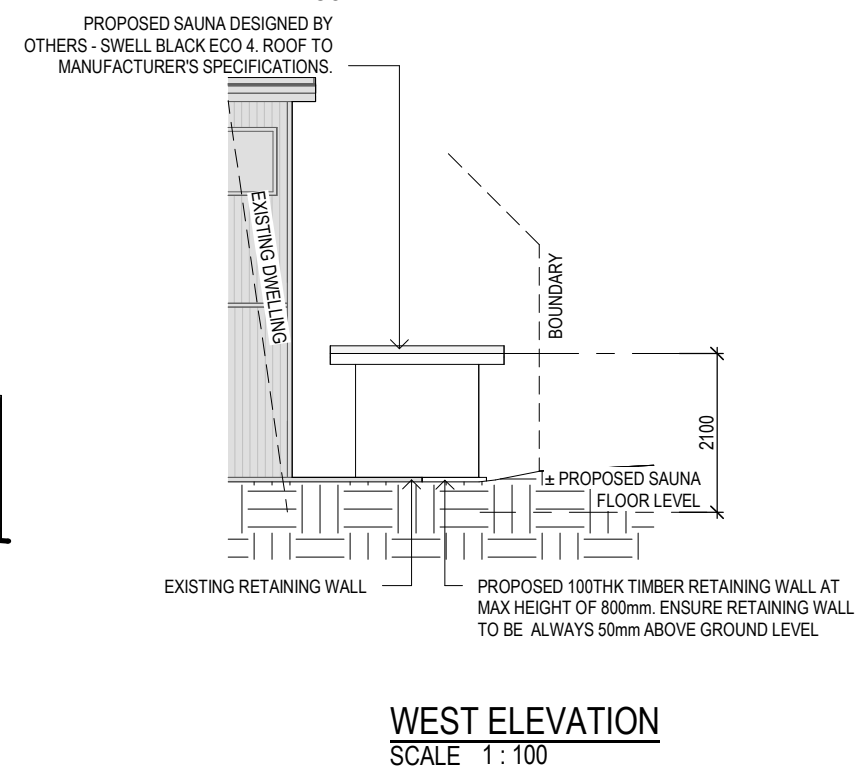
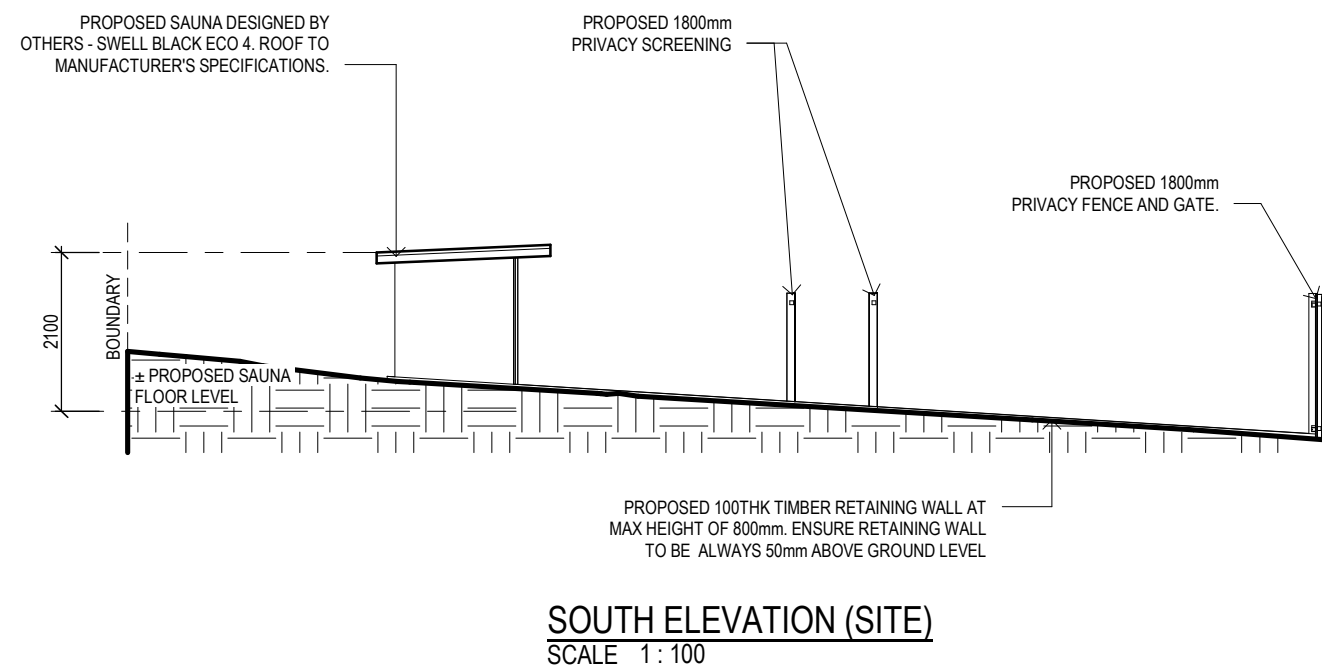
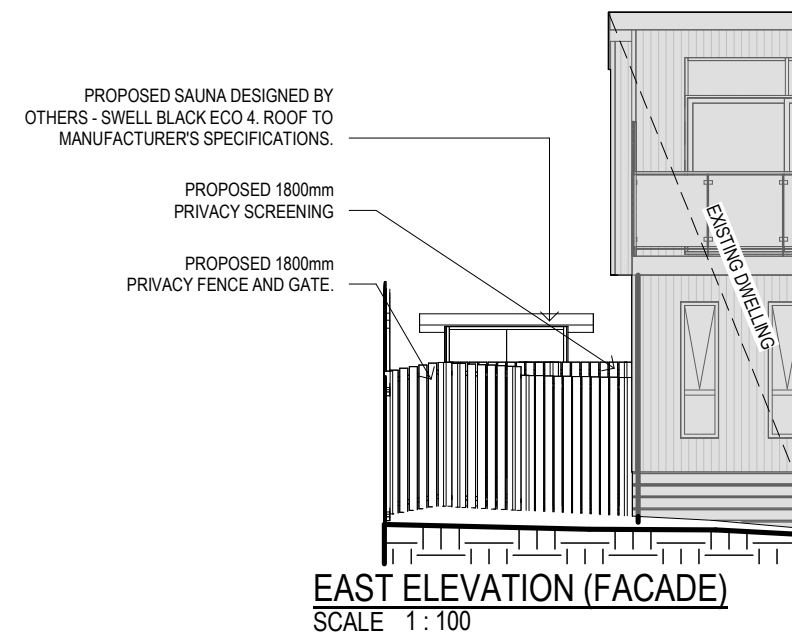
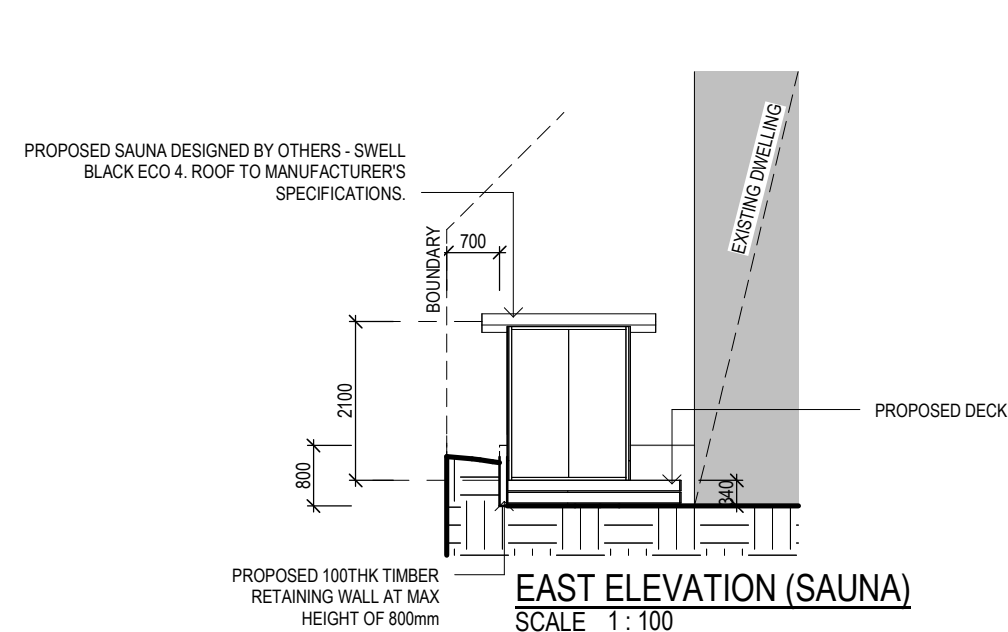
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-	ISSUED FOR REVIEW	02.07.26	C.R	Accreditation No: CC2211T
Rev:	Amendment:	Date:	Int:	

Drawing No: 2026-185 A02 Rev B



DEVELOPMENT APPROVAL

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Rev:	Amendment:	Date:	Int:		

Drawing No:	2026-185	A04	Rev	B
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