32-34 Georges Bay Esplanade St Helens Tasmania 7216 T: 03 6376 7900 ABN 96 017 131 248



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 2024 / 00020
Applicant	Design To Live
Proposal	Residential - Construction of a New Dwelling AND Food Services - Change of Use for the Existing Dwelling to a Storage Space for the Existing Cafe
Location	167 Scamander Avenue, Scamander

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 <u>www.bodc.tas.gov.au</u>.

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 <u>admin@bodc.tas.gov.au</u>, 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 15th June, 2024 **until 5pm Friday 28th June, 2024.**

John Brown GENERAL MANAGER

P	ES	IGI	N

NEW DWELLING 167 SCAMANDER AVENUE, SCAMANDER, 7215.

DRAWING #	DR
SCM167-1	CO
SCM167-2	SITE
SCM167-3	FLC
SCM167-4	EXT
SCM167-5	ELE
SCM167-6	ELE
SCM167-7	PER

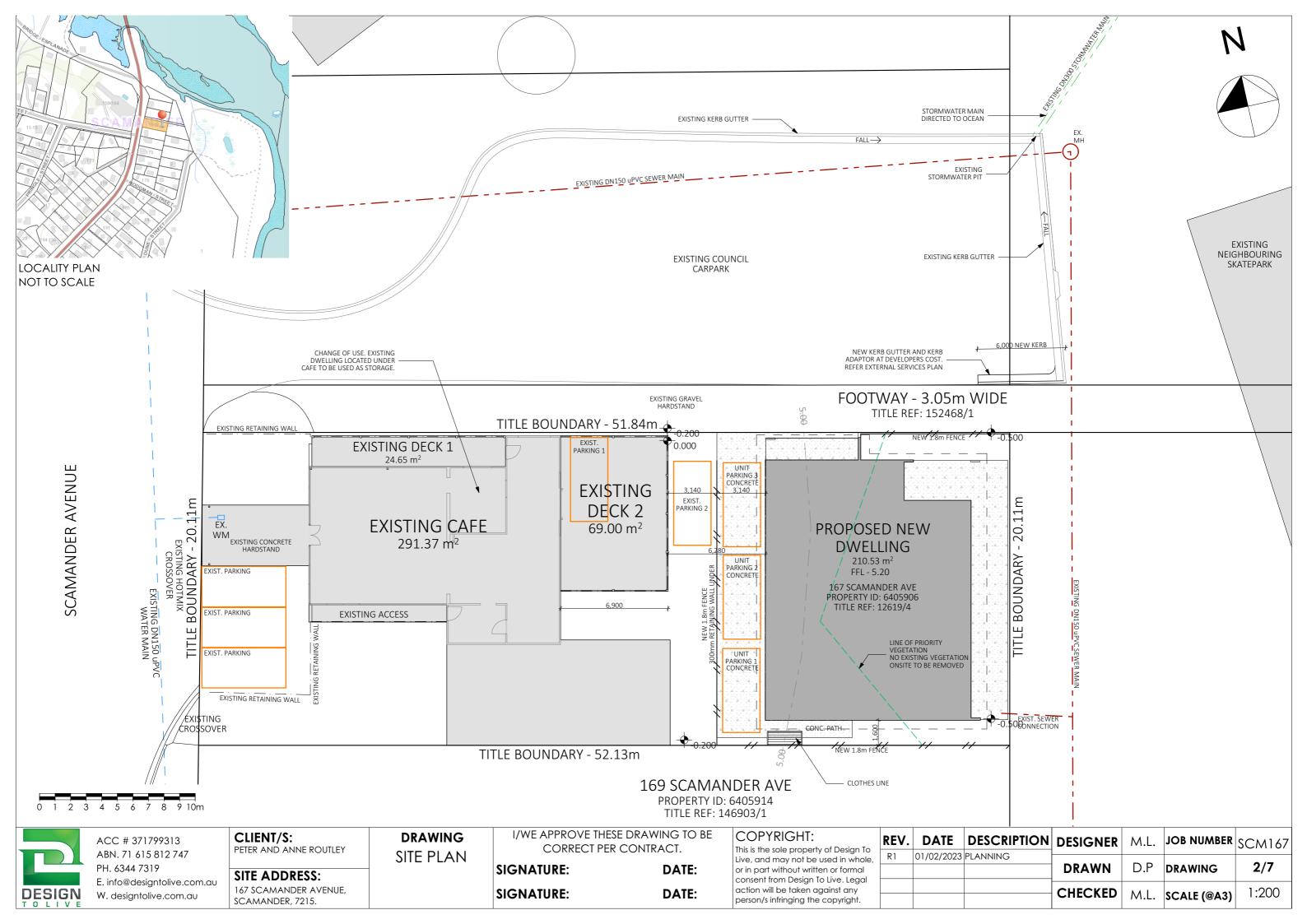


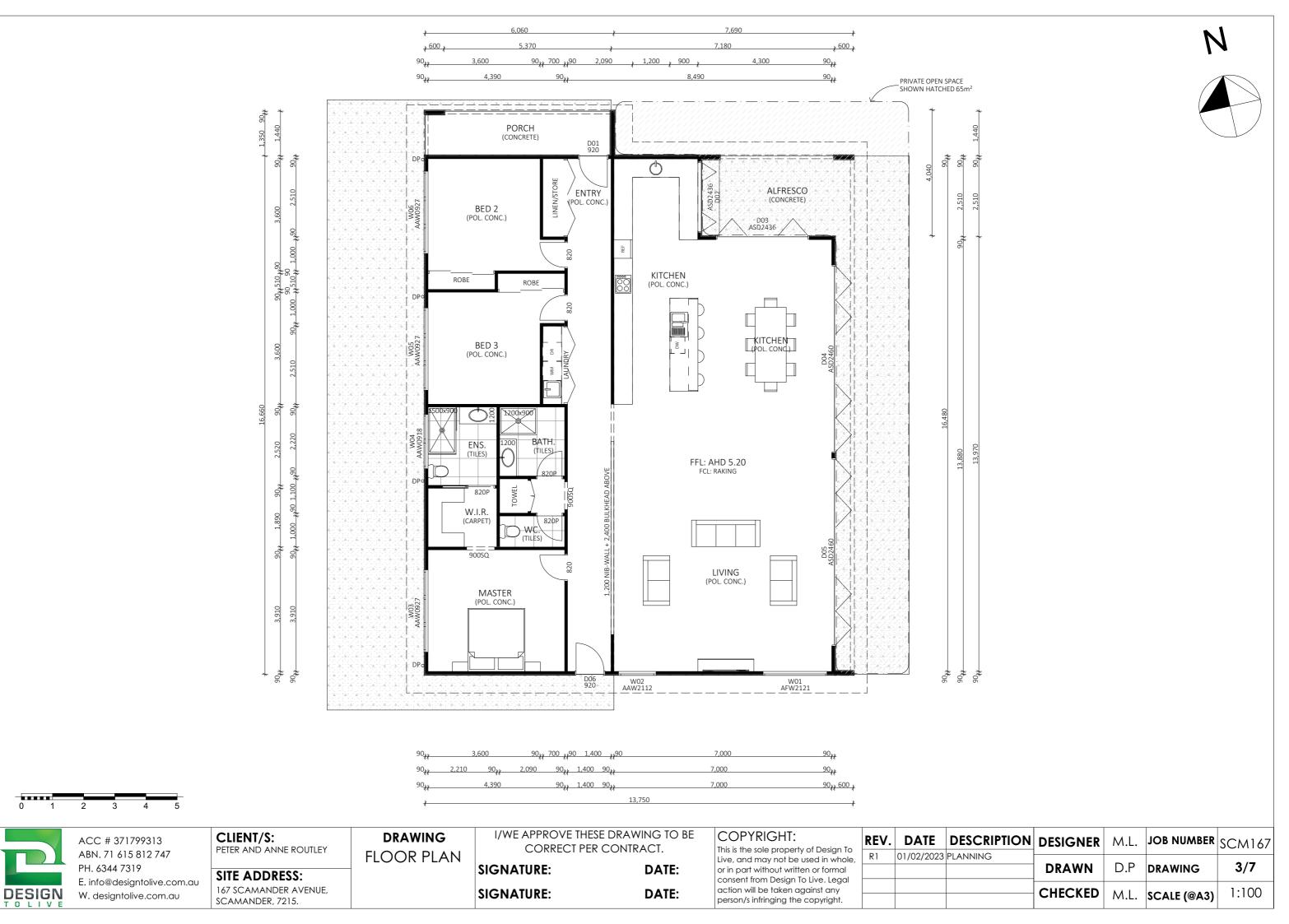
COUNCIL			ZONE		ENERGY STAR RATING	TBC	
BREAK O'D	AY	(m²)	GENERAL RESIDEN	NTIAL	BAL RATING	N/A	-
DWELLING		210.53	LAND TITLE REFERENCE	12619/4	DESIGN WIND CLASS	N3	
EXISTING C	AFE	291.37	PROPERTY ID	6405906	SOIL CLASSIFICATION	Μ	_
EXISTING D	ECK 2	69.00	LOT SIZE (M ²)	1057	CLIMATE ZONE	7	
EXISTING D	ECK 1	24.65	CORROSIVE ENVIRONMEN	NT SEVERE	ALPINE AREA	N/A	
EXISTING A	CCESS	9.75	SITE HAZARDS	N/A		STORMWATER MANAGEMENT,	
						PRIORITY VEGETATION	
	ACC # 371799313 ABN. 71 615 812 7	- c	CLIENT/S: PETER AND ANNE ROUTLEY	DRAWING COVER PAGE	CORRECT	THESE DRAWING TO BE I PER CONTRACT.	COPYRIGHT: This is the sole property of Design To Live, and may not be used in whole,
	PH. 6344 7319 E. info@designtolive W. designtolive.cor		SITE ADDRESS: 167 SCAMANDER AVENUE, SCAMANDER, 7215.		SIGNATURE: SIGNATURE:	DATE: DATE:	or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.

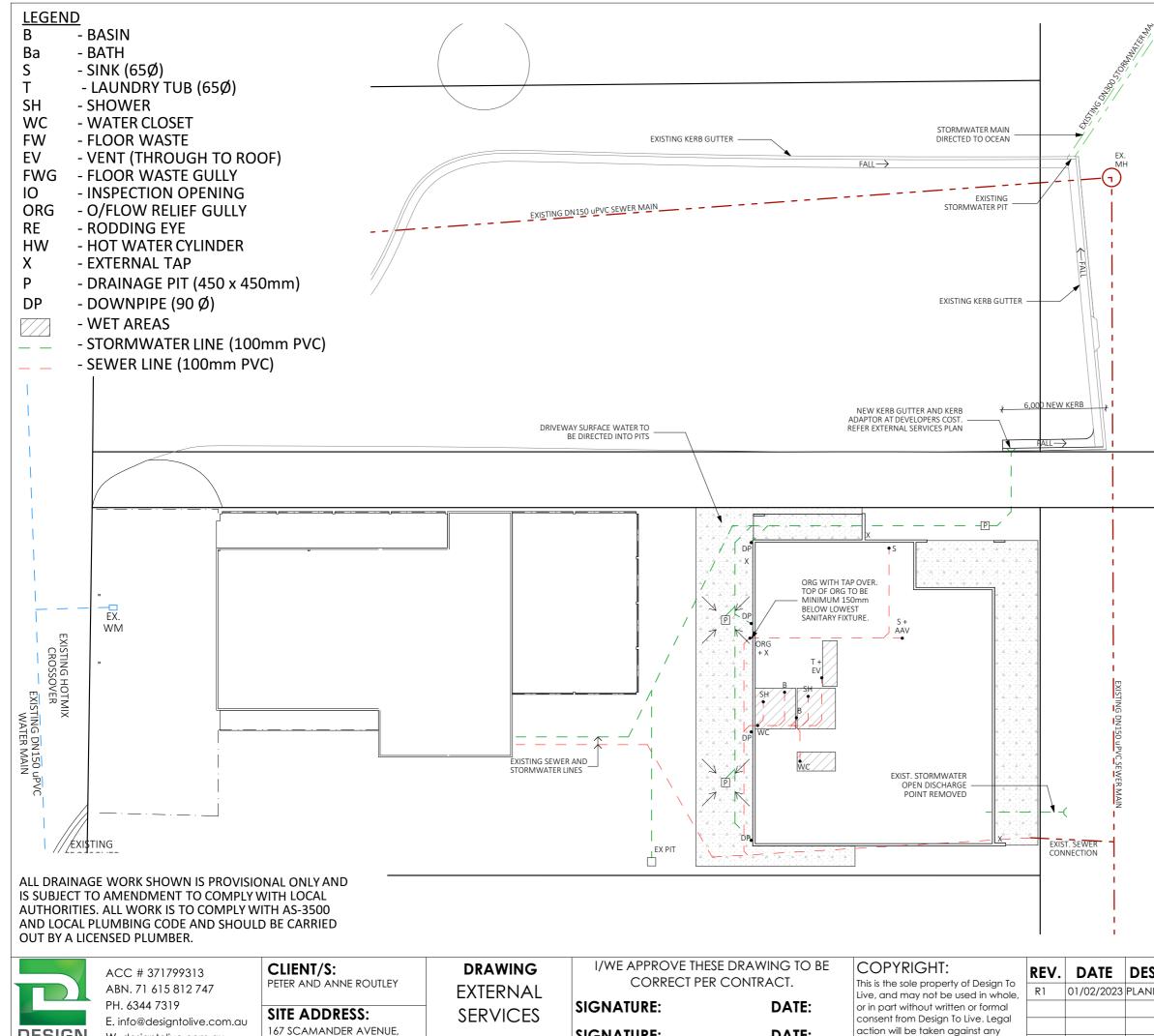
0			DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	SCM167
le, I	R1	01/02/2023	PLANNING	DRAWN	D.P	DRAWING	1/7
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DESIGN

W. designtolive.com.au

SCAMANDER, 7215.

INSTALL INSPECTION OPENINGS AT MAJOR BENDS FOR STORMWATER AND ALL LOW POINTS OF DOWNPIPES.

PROVIDE SURFACE DRAIN TO BACK OF BULK EXCAVATION TO DRAIN LEVELLED PAD PRIOR TO COMMENCING FOOTING EXCAVATION.

SERVICES

THE HEATED WATER SYSTEM MUST BE DESIGNED AND INSTALLED WITH PART B2 OF THE NCC VOLUME THREE-PLUMBING CODE OF AUSTRALIA.

THERMAL INSULATION FOR HEATED WATER PIPING MUST: A) BE PROTECTED AGAINST THE EFFECTS OF WEATHER AND SUNLIGHT; AND

B) BE ABLE TO WITHSTAND THE TEMPERATURES WITHIN THE PIPING ; AND

C) USE THERMAL INSULATION IN ACCORDANCE WITH AS/NZS 4859.1

HEATED WATER PIPING THAT IS NOT WITHIN A CONDITIONED SPACE MUST BE THERMALLY INSULATED AS FOLLOWS:

1. INTERNAL PIPING

a) ALL FLOW AND RETURN INTERNAL PIPING THAT ISi)WITHIN AN UNVENTILATED WALL SPACE

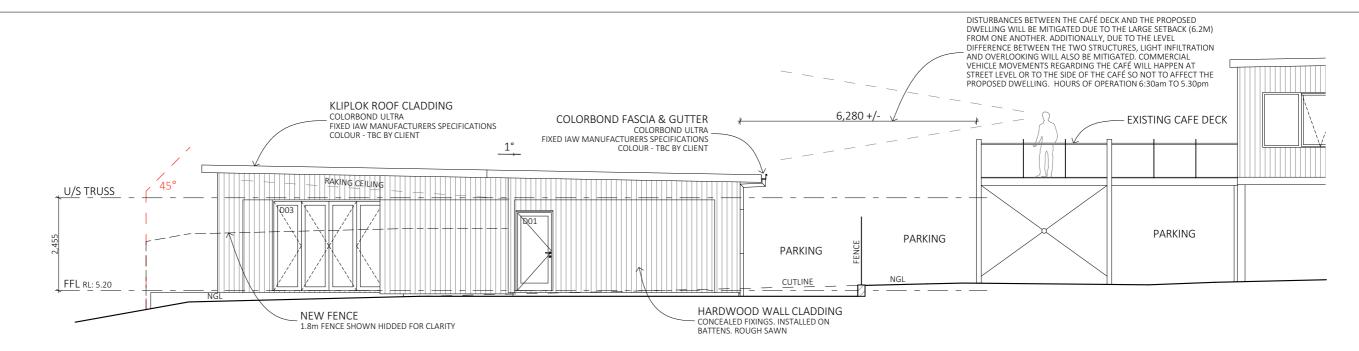
- ii)WITHIN AN INTERNAL FLOOR BETWEEN STOREYS: OR iii) BETWEEN CEILING INSULATION AND A CEILING MUST HAVE A MINIMUM R-VALUE OF 0.2
- 2.PIPING LOCATED WITHIN A VENTILATED WALL SPACE, AN ENCLOSED BUILDING SUBFLOOR OR A ROOF SPACE a) ALL FLOW AND RETURN PIPING b)COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM, MUST HAVE A MINIMUM R-VALUE OF 0.45

3. PIPING LOCATED OUTSIDE THE BUILDING OR IN AN UNENCLOSED BUILDING SUB FLOOR OR ROOF SPACE a)ALL FLOW AND RETURN PIPING b)COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM MUST HAVE A MINIMUM R-VALUE OF 0.6

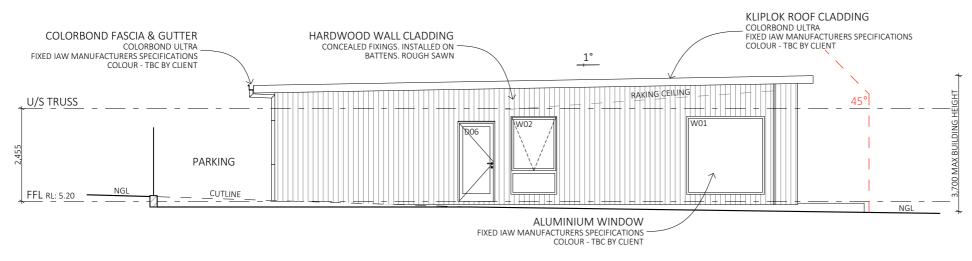
PIPING WITHIN AN INSULATED TIMBER FRAMED WALL, SUCH AS THAT PASSING THROUGH A WALL STUD, IS CONSIDERED TO COMPLY WITH THE ABOVE INSULATION REQUIREMENTS.

ALL WORKS ARE TO BE IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA WSA 03-2011-3.1 VERSION 3.1 MRWA EDITION V2.0 AND SEWERAGE CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES CODE WSA 02-2014-3.1 MRWA VERSION 2 AND TASWATER'S SUPPLEMENTS TO THESE CODES.

	DESIGNER	M.L.	JOB NUMBER	SCM167
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	CHECKED	M.L.	SCALE (@A3)	1:200



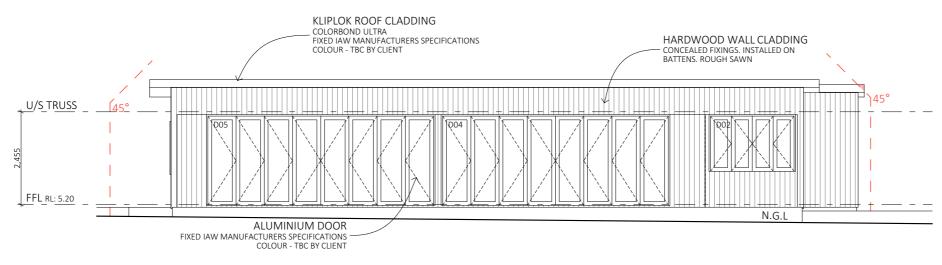
NORTHERN ELEVATION



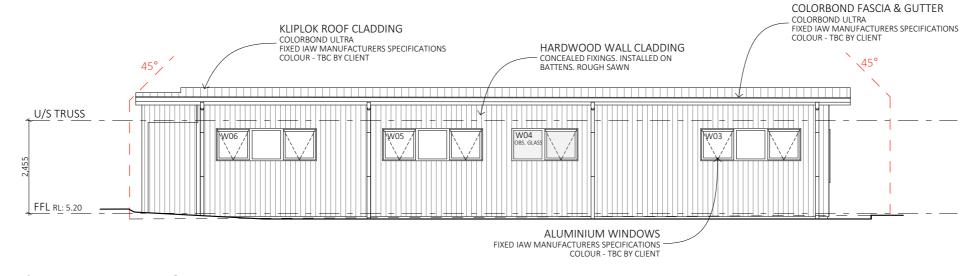
SOUTHERN ELEVATION



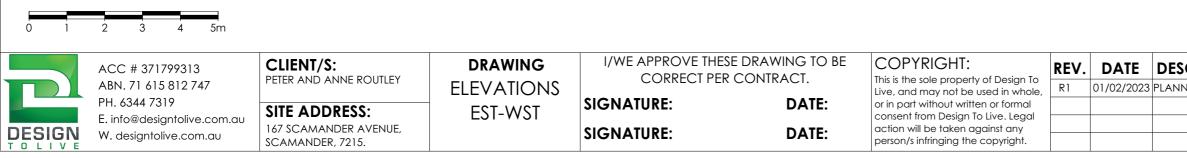
	DESIGNER	M.L.	JOB NUMBER	SCM167
INING	DRAWN	D.P	DRAWING	5/7
	CHECKED	M.L.	SCALE (@A3)	1:100







WESTERN ELEVATION



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	CHECKED	M.L.	SCALE (@A3)	1:100











	DESIGNER	M.L.	JOB NUMBER	SCM167
INING	DRAWN	D.P	DRAWING	7/7
	CHECKED	M.L.	SCALE (@A3)	



Mail: 202 Wellington Street, South Launceston 7249 3 J A.B.N: 71 615 812 747 Phone: 6344 7319 Email: info@designtolive.com.au

3 June 2024

Planning Application Cover Letter

Development: Proposed Dwelling Address: 167 Scamander Avenue, Scamander Tas 7215 Council: Break O'day Zone: General Residential

Please find below justification regarding the discretionary areas that make up this development.

8.4.3 Site coverage and private open space for all dwellings

The proposed development relies on the performance criteria due the site coverage being over 50%.

Justification:

The proposed dwelling is 210m2 which is consistent with other newer dwellings in the area and does not distract from the existing streetscape. Although the site coverage is more than 50%, the requirements for private open space have been meet and are indicated on the drawings (floor plan – drawing 3). The allocated area for private open space is 65m2 and is suitable for a dwelling of this size while accommodating for operational needs, such as clothes drying, storage and space for potted plants.

Regards, Billy Leslie-Wilson Design to Live.