

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 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 15th June, 2024 **until 5pm Friday 28th June, 2024.**

John Brown
GENERAL MANAGER



NEW DWELLING
167 SCAMANDER AVENUE,
SCAMANDER, 7215.

DRAWING #	DRAWING
SCM167-1	COVER PAGE
SCM167-2	SITE PLAN
SCM167-3	FLOOR PLAN
SCM167-4	EXTERNAL SERVICES
SCM167-5	ELEVATIONS NTH-STH
SCM167-6	ELEVATIONS EST-WST
SCM167-7	PERSPECTIVES

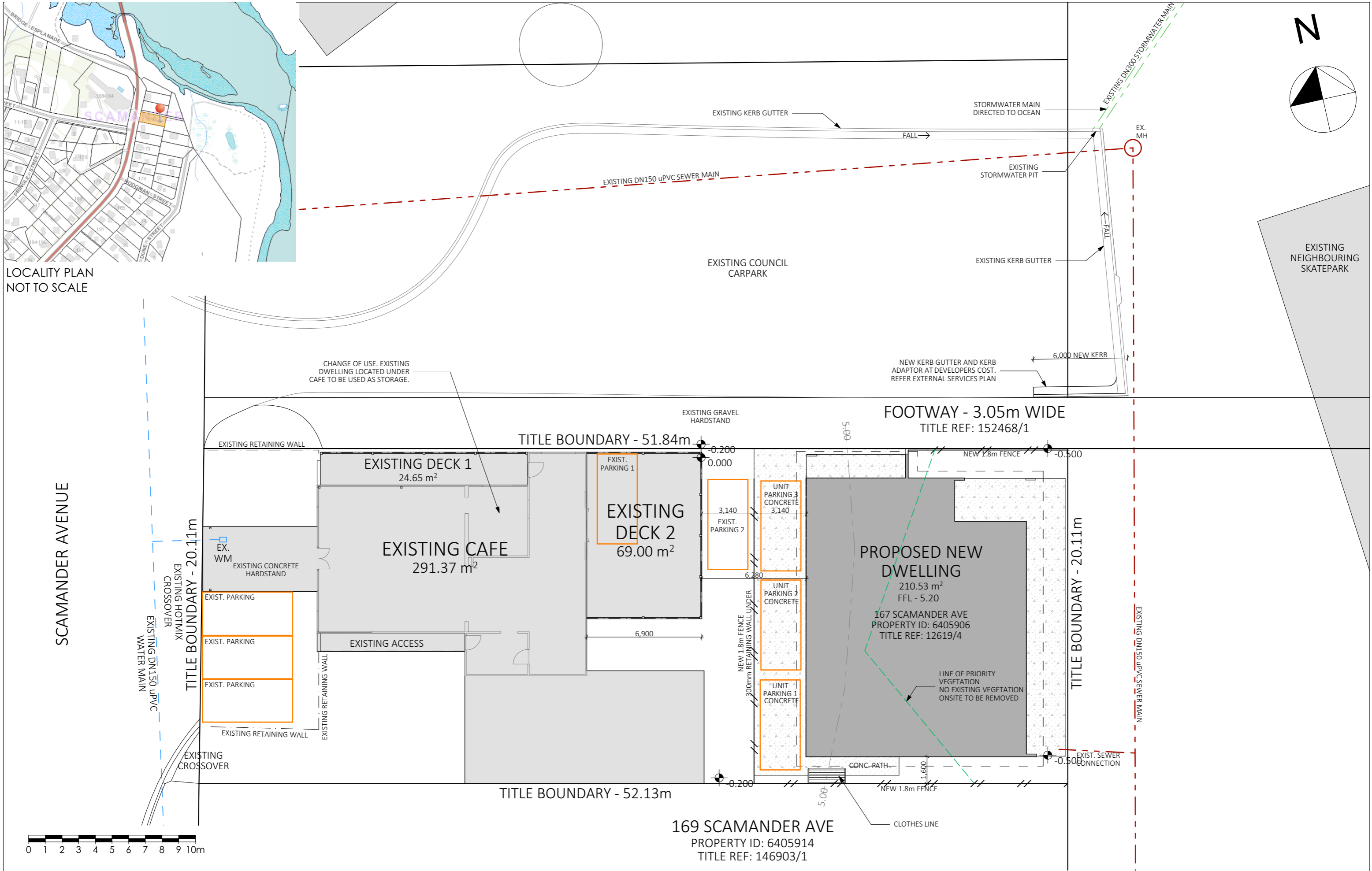


COUNCIL		ZONE		ENERGY STAR RATING	TBC
BREAK O'DAY	(m ²)	GENERAL RESIDENTIAL		BAL RATING	N/A
DWELLING	210.53	LAND TITLE REFERENCE	12619/4	DESIGN WIND CLASS	N3
EXISTING CAFE	291.37	PROPERTY ID	6405906	SOIL CLASSIFICATION	M
EXISTING DECK 2	69.00	LOT SIZE (M ²)	1057	CLIMATE ZONE	7
EXISTING DECK 1	24.65	CORROSIVE ENVIRONMENT	SEVERE	ALPINE AREA	N/A
EXISTING ACCESS	9.75	SITE HAZARDS	N/A	PLANNING OVERLAY	STORMWATER MANAGEMENT, PRIORITY VEGETATION

<p>ACC # 371799313 ABN. 71 615 812 747 PH. 6344 7319 E. info@designtolive.com.au W. designtolive.com.au</p>	<p>CLIENT/S: PETER AND ANNE ROUTLEY</p>	<p>DRAWING COVER PAGE</p>	<p>I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.</p> <p>SIGNATURE: DATE:</p> <p>SIGNATURE: DATE:</p>	<p>COPYRIGHT: This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.</p>	REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	SCM167
							DRAWN	D.P	DRAWING	1/7	
							CHECKED	M.L.	SCALE (@A3)	NTS	



LOCALITY PLAN
NOT TO SCALE



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CLIENT/S:
PETER AND ANNE ROUTLEY

SITE ADDRESS:
167 SCAMANDER AVENUE,
SCAMANDER, 7215.

DRAWING
SITE PLAN

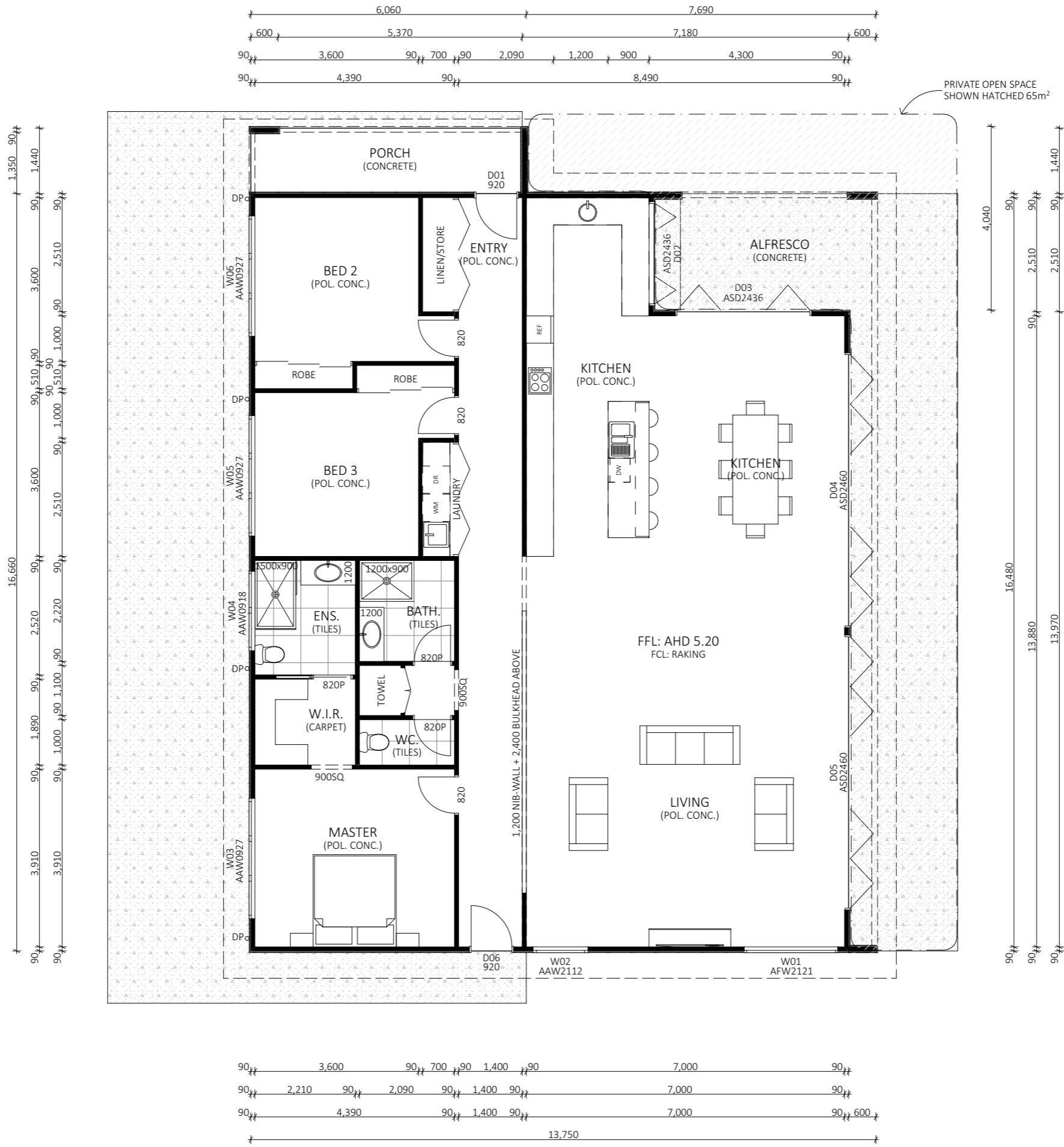
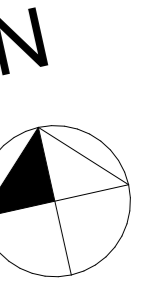
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REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	SCM167
R1	01/02/2023	PLANNING	DRAWN	D.P	DRAWING	2/7
			CHECKED	M.L.	SCALE (@A3)	1:200



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SITE ADDRESS:
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 SCAMANDER, 7215.

DRAWING
FLOOR PLAN

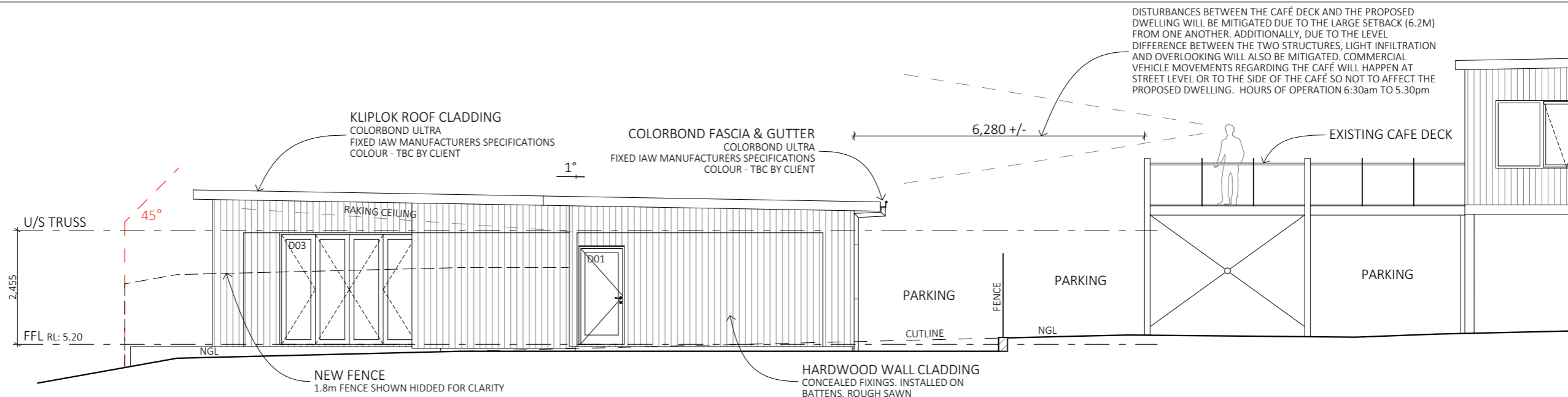
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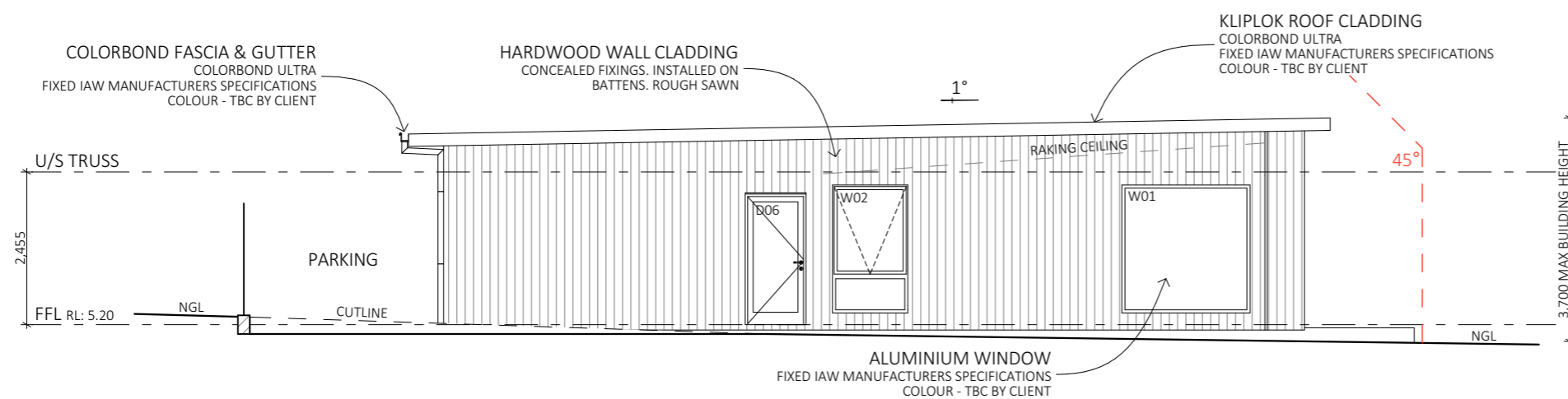
DATE:
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REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	SCM167
R1	01/02/2023	PLANNING	DRAWN	D.P	DRAWING	3/7
			CHECKED	M.L.	SCALE (@A3)	1:100



NORTHERN ELEVATION



SOUTHERN ELEVATION



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 SCAMANDER, 7215.

DRAWING ELEVATIONS
 NTH-STH

I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.

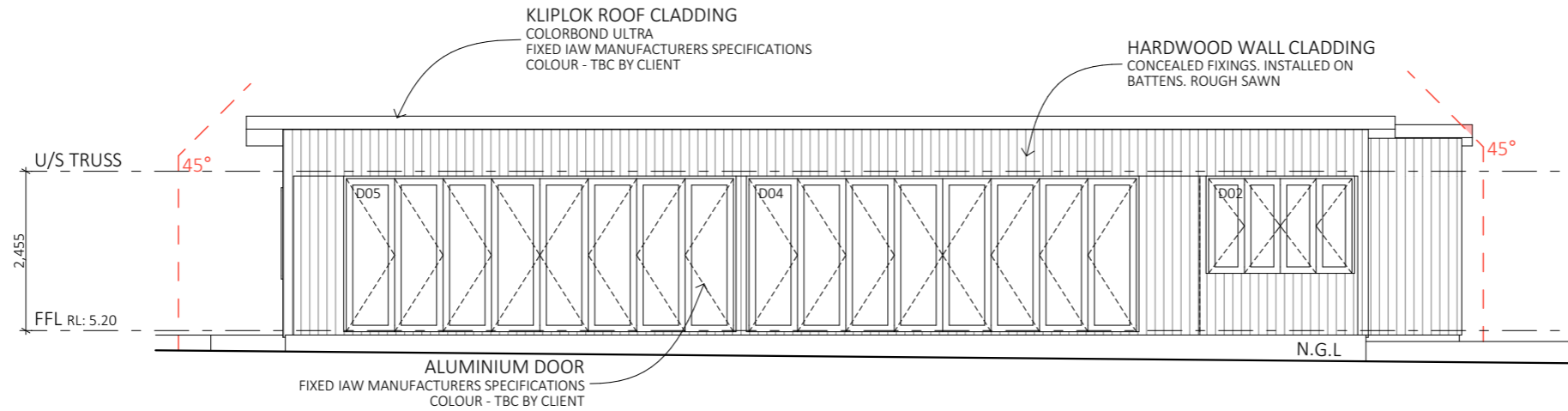
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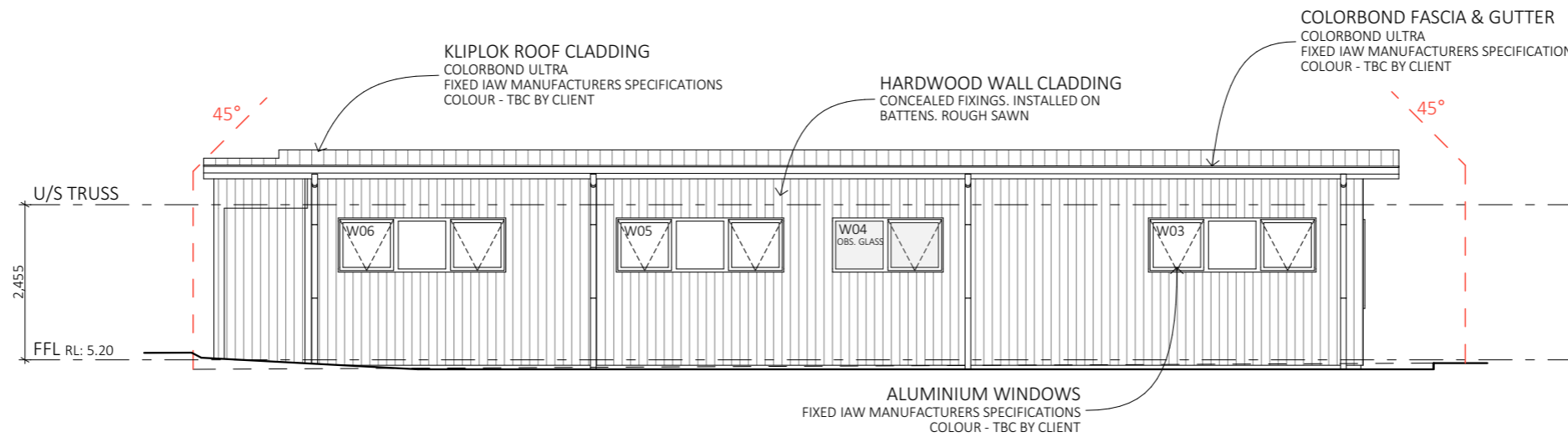
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REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	SCM167
R1	01/02/2023	PLANNING				
			DRAWN	D.P	DRAWING	5/7
			CHECKED	M.L.	SCALE (@A3)	1:100



EASTERN ELEVATION



WESTERN ELEVATION



REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	SCM167
R1	01/02/2023	PLANNING				
			DRAWN	D.P	DRAWING	6/7
			CHECKED	M.L.	SCALE (@A3)	1:100



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SITE ADDRESS:
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 SCAMANDER, 7215.

**DRAWING
 PERSPECTIVES**

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REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	SCM167
R1	01/02/2023	PLANNING				
			DRAWN	D.P	DRAWING	7/7
			CHECKED	M.L.	SCALE (@A3)	



Mail: 202 Wellington Street, South Launceston 7249

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 met 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.