

## **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 / 00106  
**Applicant** BVZ Design  
**Proposal** Residential – New Dwelling & Carport  
**Location** 191 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](http://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](mailto: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 20<sup>th</sup> July, 2024 **until 5pm Friday 2<sup>nd</sup> August, 2024.**

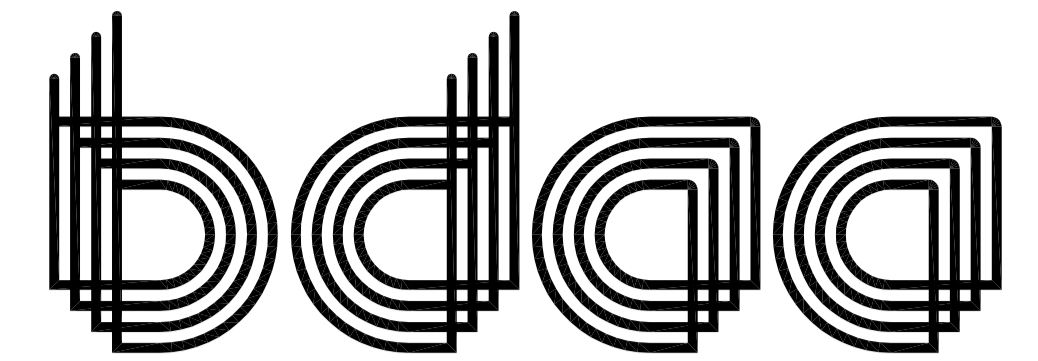
**John Brown**  
**GENERAL MANAGER**

LEGEND  
 PAGE 1# COVER PAGE  
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COUNCIL – BREAK ODAY COUNCIL  
 ZONE – GENERAL RESIDENTIAL  
 CODE – BUSHFIRE PRONE AREA  
 – STORMWATER MANAGEMENT  
 SPECIFIC AREA PLAN BRE-S2.0  
 LANDSLIDE BAND – NIL

TITLE REF. = 12619/16

# PROPOSED DWELLING FOR R SHAW AT 191 SCAMANDER AVENUE SCAMANDER 7215



**BUILDING DESIGNERS  
 ASSOCIATION OF AUSTRALIA**

ALPINE AREA – N/A LESS THAN 900m AHD

OTHER HAZARDS – N/A

ALL DIMENSIONS SHOWN ARE TO OUTSIDE OF BRICKWORK CLADDING OR TIMBER FRAMING ON CLAD HOUSES UNLESS NOTED OTHERWISE

CONFIRM ALL DIMENSIONS AND SERVICES ON SITE PRIOR TO COMMENCEMENT OF WORKS

IF IN ANY DOUBT ABOUT BEARING AND BOUNDARIES THEN THESE MUST BE CONFIRMED ONSITE BY A SURVEYOR PRIOR TO SETOUT

ENSURE DRAWINGS USED ONSITE ARE STAMPED 'APPROVED' PLANS BY BUILDING SURVEYOR AND PERMIT AUTHORITY

H4D9 CONDENSATION MANAGEMENT TO BE COMPLIANT WITH NCC PART 10.8 CONDENSATION MANAGEMENT.

NOTES  
 (1)REFER TO THE GUIDANCE IN THE "CONDENSATION IN BUILDINGS TASMANIAN DESIGNERS' GUIDE" – CURRENT VERSION AVAILABLE AT WWW.CBOS.TAS.GOV.AU. THIS GUIDE MUST BE READ IN CONJUNCTION WITH THE NCC.

IF ANY DISCREPANCIES, APPARENT ERROR, ANOMALY OR AMBIGUITY WITHIN THE DOCUMENTATION IS FOUND. THE DESIGNER IS TO BE CONTACTED PRIOR TO ANY MORE CONSTRUCTION CONTINUING.

ENSURE THAT DRAWINGS ARE NOT SCALED AND THAT THE NOTED DIMENSIONS ARE USED FOR ACCURACY. IF IN ANY DOUBT CONTACT DESIGNER

REVISION NUMBER	DATE
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REVISION 2	02 / 06 / 2024
REVISION 3	05 / 06 / 2024

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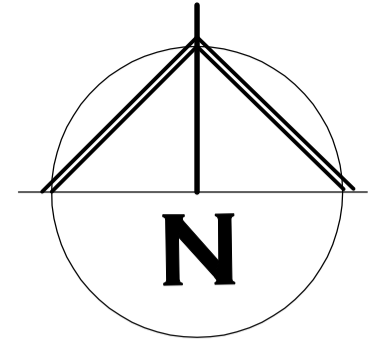
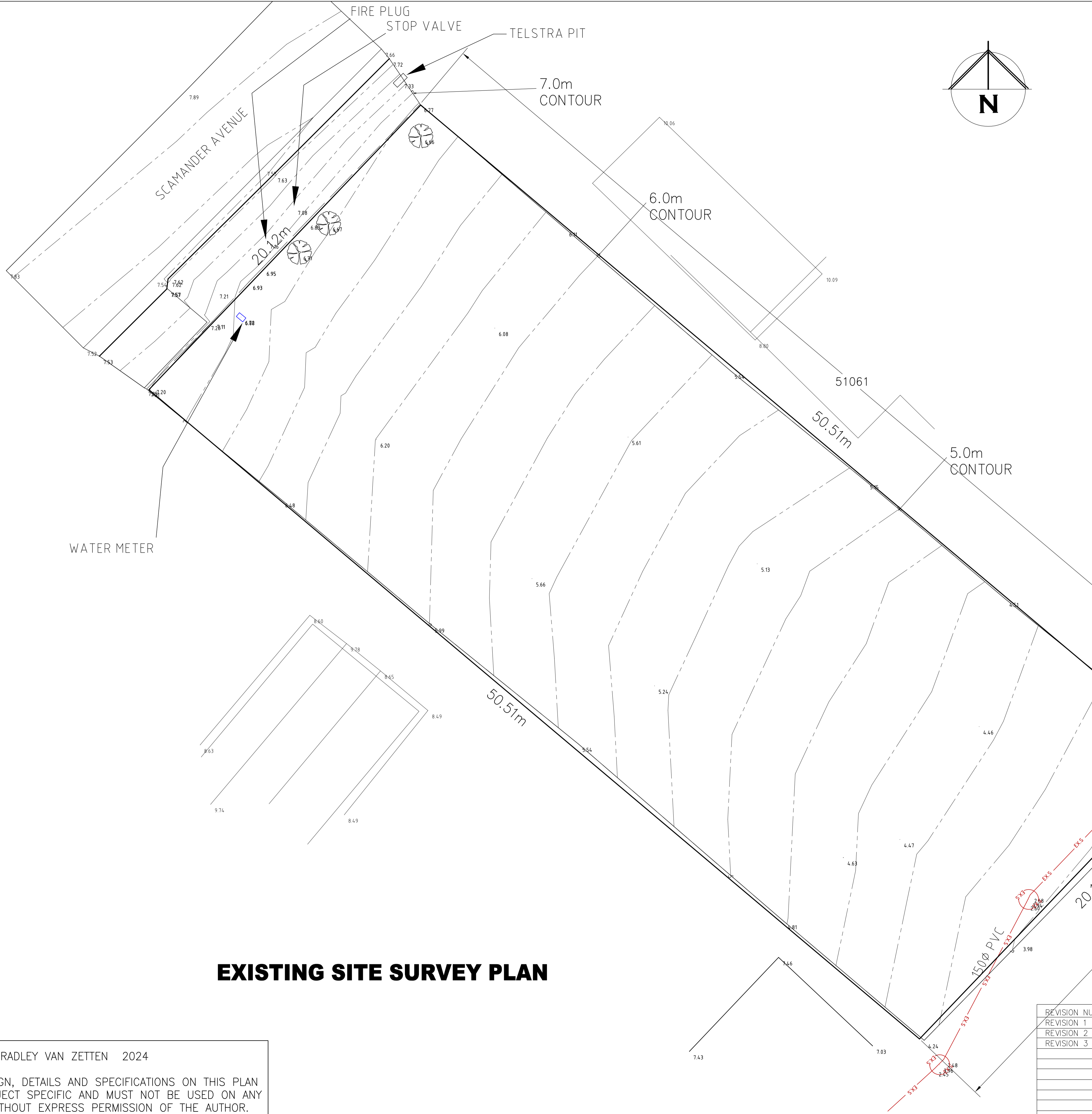
THE DESIGN, DETAILS AND SPECIFICATIONS ON THIS PLAN ARE PROJECT SPECIFIC AND MUST NOT BE USED ON ANY OTHER WITHOUT EXPRESS PERMISSION OF THE AUTHOR.



**BRADLEY  
 VAN ZETTEN**


4 EDEN HILLS DRIVE  
 RIVERSIDE 7250  
 P. 0407 272 381  
 E. BVZDESIGNS@GMAIL.COM  
 LICENCE NUMBER 957699796





1. THIS PLAN HAS BEEN PREPARED BY WOOLCOTT SURVEYS FROM A COMBINATION OF EXISTING RECORDS AND FIELD SURVEY FOR THE PURPOSES OF SHOWING THE PHYSICAL FEATURES OF THE LAND AND SHOULD NOT USED FOR ANY OTHER PURPOSE
  2. TITLE BOUNDARIES SHOWN WERE NOT VERIFIED OR 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 SURVEYS CAN NOT ACCEPT LIABILITY WHATSOEVER FOR LOSS OR DAMAGE CAUSED TO ANY UNDERGROUND SERVICES WHETHER SHOWN BY THIS 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 SURVEYS.
  6. HORIZONTAL DATUM IS MGA BASED ON RTK GPS.
  7. VERTICAL DATUM IS AHD'83 BASED ON SPM8447.
  8. CONTOUR INTERVAL IS 0.2 METRES, INDEX IS 1.0 METRES
  9. BOUNDARIES ARE COMPILED ONLY FROM FENCING AND ARE APPROXIMATE AND SUBJECT TO SURVEY.
  10. CO-ORDINATES ARE PLANE BASED ON MGA AT SPM8447.
- NOTE: In the absence of survey marks the existing fencelines can be the best evidence of the title boundary. The approximate title boundary is shown in the dwg as the layer 'boundary approximate'. Please note to determine the actual boundary position a Remark Survey is required. A remark survey consists of marking the actual boundary corners and lodging a remark plan at the land titles office. If you are building on or near the boundary I would recommend a remark survey. This can be discussed with your builder before construction.

**EXISTING SITE SURVEY PLAN**



**BRADLEY VAN ZETTEN**

4 EDEN HILLS DRIVE  
RIVERSIDE 7250  
P. 0407 272 381  
E. BVZDESIGNS@GMAIL.COM  
LICENCE NUMBER 957699796

PROJECT: PROPOSED DWELLING FOR R SHAW AT 191 SCAMANDER AVENUE SCAMANDER 7215

DRAWING: EXISTING SITE SURVEY PLAN

REVISION NUMBER	DATE
REVISION 1	12 / 05 / 2024
REVISION 2	02 / 06 / 2024
REVISION 3	05 / 06 / 2024

DESIGNED: B. v. Z. APPROVED: B. v. Z.  
DRAWN: B. v. Z. DATE: 05 / 06 / 24

SCALE: 1:200. DRAWING No.: SHA0524 - 3/9  
A3.

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THIS PAGE FEATURES COLORED LINES AND SHOULD ONLY BE PRINTED IN COLOR. GREEN TEXT IN THE NOTE SECTION SERVES AS A REFERENCE

UN-RETAINED BULK EARTHWORKS – SITE CUT AND FILL PART 3.2.1

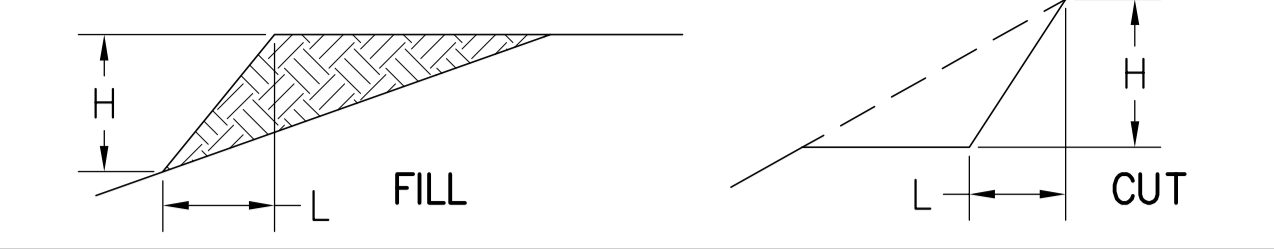
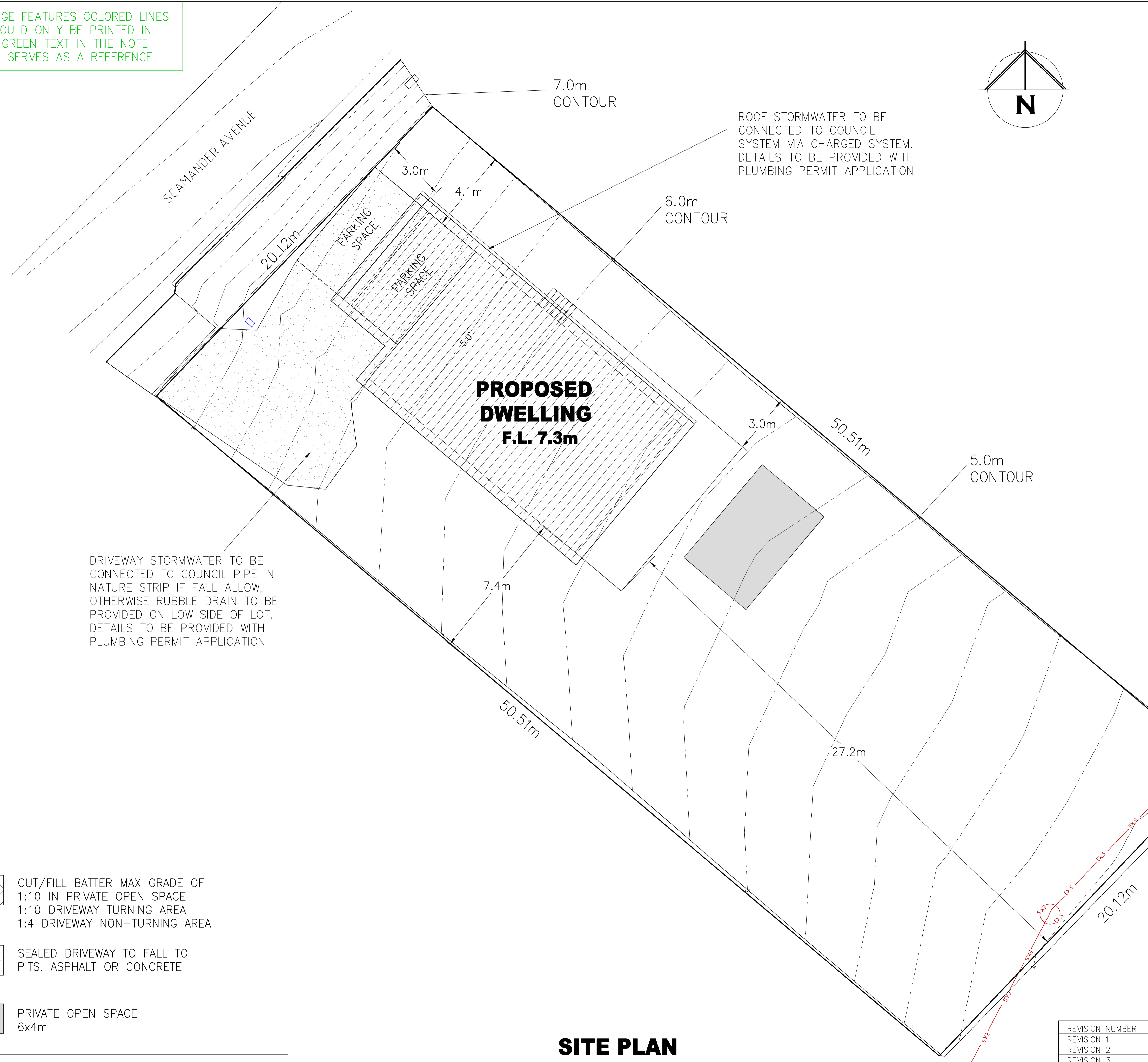


TABLE 3.2.1: SOIL TYPE	EMBANKMENT SLOPES H:L	
	COMPACTED FILL	CUT
STABLE ROCK	3:3	8:1
SAND	1:2	1:2
CLAY	FIRM CLAY	1:1
	SOFT CLAY	NOT SUITABLE
SOFT SOILS	NOT SUITABLE	NOT SUITABLE

EMBANKMENTS THAT ARE TO BE LEFT EXPOSED AT THE END OF THE CONSTRUCTION WORKS MUST BE STABILISED BY VEGETATION OR SIMILAR TO PREVENT SOIL EROSION

- (1) A SITE CUT USING AN UN-RETAINED EMBANKMENT MUST BE--  
 (A) WITHIN THE ALLOTMENT; AND  
 (B) NOT WITHIN THE ZONE OF INFLUENCE OF ANY EXISTING STRUCTURE ON THE PROPERTY, OR THE ALLOTMENT BOUNDARY AS DEFINED IN TABLE 3.2.1 AND FIGURE 3.2.1A; AND  
 (C) NOT DEEPER THAN 2 M FROM THE NATURAL GROUND LEVEL AT ANY POINT.
- (2) FILL, USING AN UN-RETAINED EMBANKMENT MUST--  
 (A) BE PLACED WITHIN THE ALLOTMENT; AND  
 (B) BE PLACED AT A GRADIENT WHICH COMPLIES WITH TABLE 3.2.1 AND FIGURE 3.2.1B; AND  
 (C) BE PLACED AND MECHANICALLY COMPACTED IN LAYERS NOT MORE THAN 150 MM; AND  
 (D) BE NOT MORE THAN 2 M IN HEIGHT FROM THE NATURAL GROUND LEVEL AT ANY POINT; AND  
 (E) WHERE USED TO SUPPORT FOOTINGS OR SLABS, BE PLACED AND COMPACTED IN ACCORDANCE WITH PART 4.2; AND  
 (F) HAVE SURFACE WATER DIVERTED AWAY FROM ANY EXISTING STRUCTURE ON THE PROPERTY OR ADJOINING ALLOTMENT IN ACCORDANCE WITH 3.3.3.

SITE AREA TABLE		
	SQUARE METER	PERCENTAGE OF LOT
SITE AREA	1012	
BUILDING AREA EXCLUDING EAVES UP TO 0.6m WIDE (AS PER PLANNING SCHEME)	167	16.5
SEALED GROUND AREA (INCLUDING UNDER EAVES, EXCLUDING AREA INCLUDED IN CELL ABOVE)	100	9.9
AREA FREE FROM IMPERVIOUS SURFACES	745	73.6



ROOF STORMWATER TO BE CONNECTED TO COUNCIL SYSTEM VIA CHARGED SYSTEM. DETAILS TO BE PROVIDED WITH PLUMBING PERMIT APPLICATION

DRIVEWAY STORMWATER TO BE CONNECTED TO COUNCIL PIPE IN NATURE STRIP IF FALL ALLOW, OTHERWISE RUBBLE DRAIN TO BE PROVIDED ON LOW SIDE OF LOT. DETAILS TO BE PROVIDED WITH PLUMBING PERMIT APPLICATION

CUT/FILL BATTER MAX GRADE OF  
 1:10 IN PRIVATE OPEN SPACE  
 1:10 DRIVEWAY TURNING AREA  
 1:4 DRIVEWAY NON-TURNING AREA

SEALED DRIVEWAY TO FALL TO PITS. ASPHALT OR CONCRETE

PRIVATE OPEN SPACE  
 6x4m

**SITE PLAN**

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**BRADLEY VAN ZETTEN**  
 4 EDEN HILLS DRIVE  
 RIVERSIDE 7250  
 P. 0407 272 381  
 E. BVZDESIGNS@GMAIL.COM  
 LICENCE NUMBER 957699796

PROJECT: PROPOSED DWELLING FOR R SHAW AT 191 SCAMANDER AVENUE SCAMANDER 7215

DRAWING: SITE PLAN

DESIGNED: B. v. Z. APPROVED. DATE: 05 / 06 / 24  
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SCALE: 1:200. DRAWING No.: A3. SHA0524 - 4/9

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FACT SHEET 3 – SOIL AND WATER MANAGEMENT.  
 PLAN TO BE KEPT ONSITE AND ALL TIMES AND ALL WORKERS UNDERSTAND THE SWMP

FACT SHEET 4 – DISPERSIVE SOILS, NOT APPLICABLE.

FACT SHEET 5 – MINIMISE SOIL DISTURBANCE.  
 DO TRACK MACHINERY UP AND DOWN THE SLOPE TO CREATE GROOVES FROM THE WHEELS/ OR TRACKS THAT WILL CATCH RAINFALL. THE GROOVES WILL ROUGHEN THE SURFACE IN A WAY THAT WILL SLOW RUNOFF. AS PER FACT SHEET CLEARING FOR WORKS TO BE LIMITED TO WITHIN 5 METRES FROM THE EDGE OF ANY ESSENTIAL CONSTRUCTION ACTIVITY. NO TOPSOIL SHALL BE REMOVED FROM LAND OUTSIDE THE AREAS OF GROUND DISTURBANCE SHOWN. ALL AREAS OF GROUND DISTURBANCE MUST BE DRESSED WITH TOP SOIL AND WHERE APPROPRIATE REVEGETATED AND STABILISED TO PREVENT FUTURE EROSION OR SILTATION.

FACT SHEET 6 – PRESERVE VEGETATION.  
 WHERE EXISTING TREES ARE TO REMAIN ON THE SITE, ESTABLISH NO GO AREA AROUND TREES OF BRIGHT TAPE ON STAR PICKETS MINIMUM 1m AWAY FROM BASE OF TREE  
 EXISTING GROUND VEGETATION TO BE RETAINED WHEN EVER POSSIBLE. MINIMUM 400mm WIDE GRASS STRIPS TO BE RETAINED ON BACK OF KERB FOR FILTERING RUNOFF. INSTALLED AS PER FACT SHEET

FACT SHEET 7 – DIVERT UP-SLOPE WATER  
 DIVERSION CHANNEL TO BE CONSTRUCTED ON HIGHSIDE OF SITE MINIMUM 150MM DEEP WITH 10% MAX FALL WITH A CURVED SHAPE WITH EXCAVATED SOIL FROM THE CHANNEL ON THE DOWN-SLOPE SIDE TO INCREASE DIVERSION CHANNEL CAPACITY. LEVEL SPREADER TO END OF DIVERSION CHANNEL TO ENSURE WATER DISCHARGE IS SLOW MOVING MINIMUM 4M WIDE. INSTALLED AS PER FACT SHEET

FACT SHEET 8 – EROSION CONTROL MATS AND BLANKETS  
 WHERE FINISHED BATTERS ARE PROPOSED TO BE STEEPER THAN 1:3 EROSION CONTROL BLANKETS TO BE INSTALLED ON BATTER FOR SITE REHABILITATION. INSTALLED AS PER FACT SHEET

FACT SHEET 9 – PROTECT SERVICES TRENCHES AND STOCKPILES  
 ALL STOCKPILES TO BE POSITIONED CLEAR OF WATER COURSES AND TO ENSURE THAT NO SILT RUNOFF CAN ENTER A WATER COURSE.  
 TOP SOIL TO BE STOCKPILED SEPARATELY AND SPREAD OVER BACKFILLED AREAS. SPOIL TO BE STOCKPILED IN A NARROW CORRIDOR ON THE UPSTREAM SIDE OF ALL EXCAVATION. TEMPORARY CATCH DRAINS TO BE CONSTRUCTED ON THE UPSTREAM SIDE OF STOCKPILES AND EXCAVATED AREAS, DIRECTING RUNOFF TO EXISTING STORMWATER SYSTEM.  
 SERVICE TRENCHES TO HAVE SOIL PLACED ON TOPSIDE OF TRENCH TO DIVERT WATER FLOW AWAY FROM THE TRENCH LINE.

FACT SHEET 10 – EARLY ROOF DRAINAGE CONNECTION  
 DOWNPIPES TO BE CONNECTED INTO STORMWATER SYSTEM AS SOON AS THE ROOF IS INSTALLED.  
 TEMPORARY DOWNPIPES TO DIRECT WATER TO TUFTED AREAS.

FACT SHEET 11 – SCOUR PROTECTION  
 NOT APPLICABLE AS NO NEW DAMS/ CULVERTS

FACT SHEET 12 – STABILISED SITE ACCESS  
 DIVERSION HUMP INSTALLED ON ROAD ACCESS WITH WATER DIRECTED TO SEPARATE SILT FENCE.  
 INSTALLED AS PER FACT SHEET

FACT SHEET 13 – WHEEL WASH  
 EVERY EFFORT TO BE MADE TO MINIMISE SPREADING SEDIMENT ON TO SEALED AREAS WHEN VEHICLES LEAVE THE SITE, INCLUDING THE WASHING DOWN OF TYRES.

FACT SHEET 14 – SEDIMENT FENCES  
 SEDIMENT FENCE INSTALLED AS PER DETAIL AND FACT SHEET

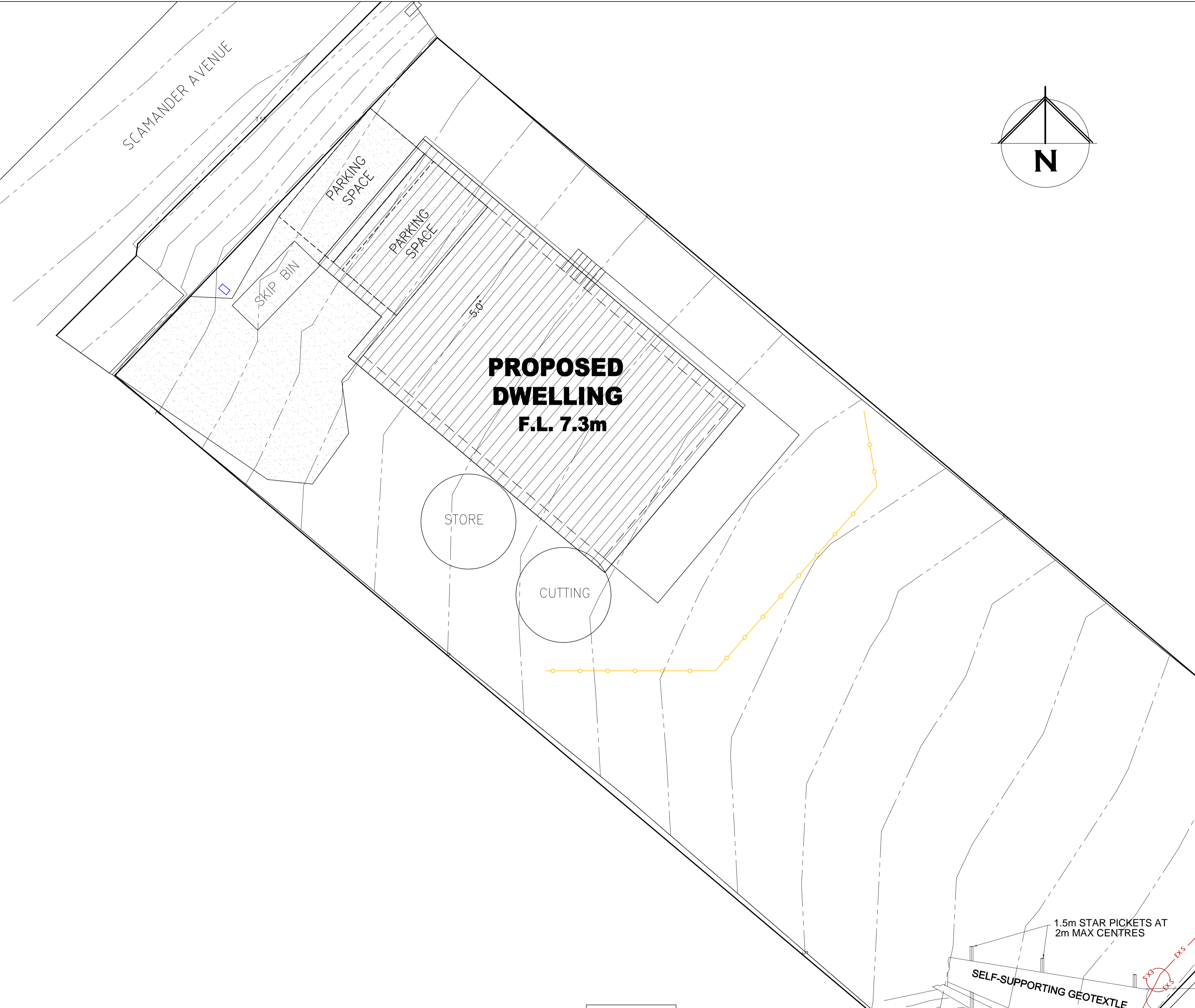
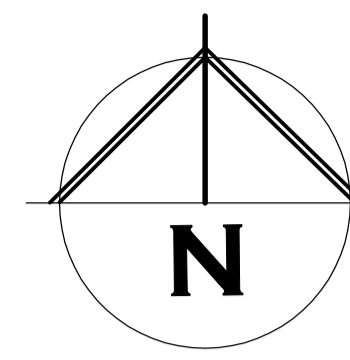
FACT SHEET 15 – PROTECTION OF STORMWATER PITS  
 PITS INSTALLED ONSITE TO BE CONSTRUCTED WITH DRIVEWAY AT END OF JOB AFTER FINISHED CONSTRUCTION OF BUILDING. THEREFORE NO REQUIREMENTS FOR PITS.

FACT SHEET 16 – PROTECTED CONCRETE, BRICK AND TILE CUTTING  
 ALL CUTTING TO BE INSIDE NOMINATED AREA AS PER SWMP WITH FILTER SOCKS INSTALLED ON LOW SIDE. SLURRY TO BE DISPOSED OFF IN GEO-TEXTILE LINED DITCH OR DRUMS

FACT SHEET 17 – SEDIMENT BASINS  
 NOT REQUIRED DUE TO SCALE OF WORKS.

FACT SHEET 18 – DUST CONTROL  
 DURING EXTENDED PERIODS OF DRY WEATHER, DAMPEN THE SITE SLIGHTLY WITH A LIGHT APPLICATION OF WATER DURING EXCAVATION OR WHEN DUST IS BEING RAISED

FACT SHEET 19 – SITE REVEGETATION  
 ALL OF SITE THAT IS NOT FINISHED IN HARD SURFACES TO BE REVEGETATION WITH GRASS OR MULCH AS PER LANDSCAPING PLAN OR TO OWNERS DETAILS



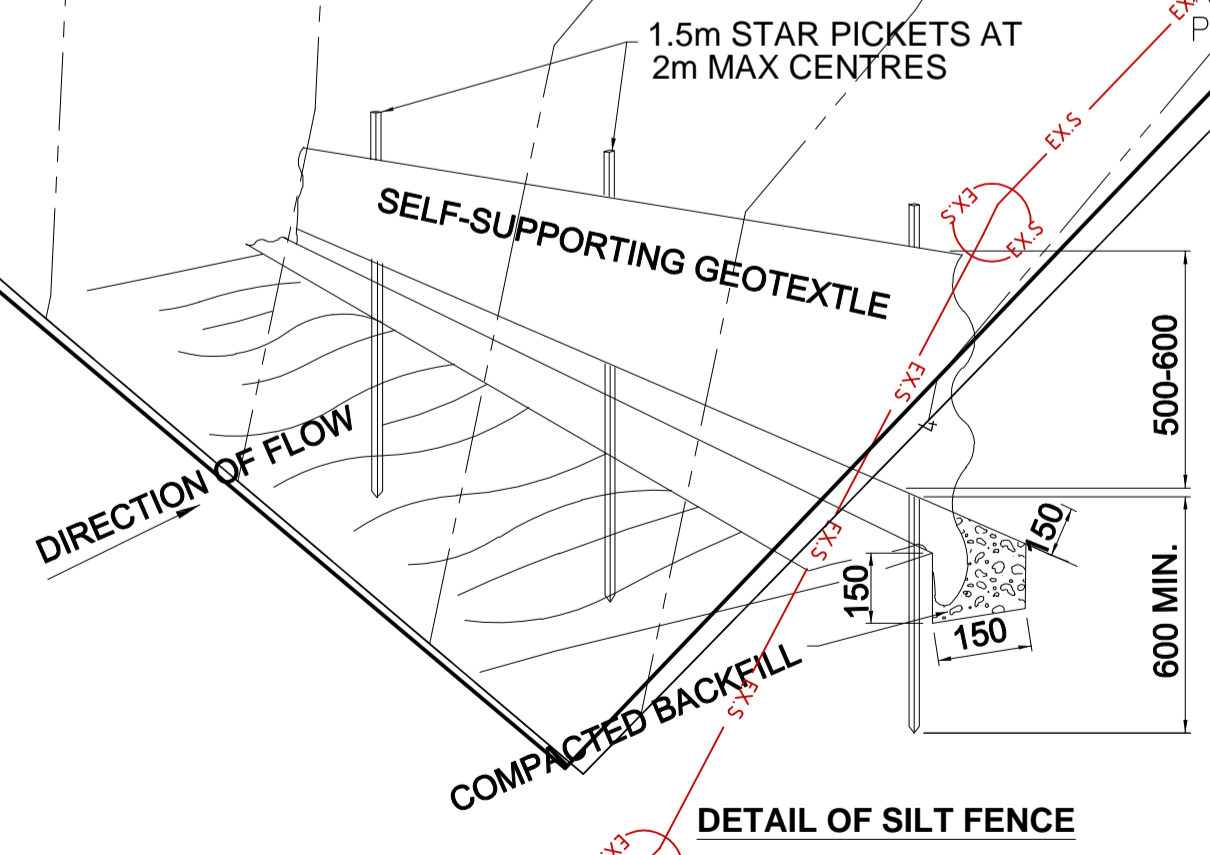
# SOIL AND WATER MANAGEMENT PLAN

SILT FENCE AS PER DETAIL

SKIP BIN

STORE MATERIAL STORAGE

CUTTING CONCRETE, BRICK AND TILE CUTTING AREA



- SEDIMENT FENCE NOTES:
1. SURVEY AND MARK OUT LOCATION OF SEDIMENT FENCE, ENSURE IT IS PARALLEL TO THE CONTOURS OF THE SITE AND TO DRAIN IN THE CORRECT DIRECTION
  2. DIG A 150 MM TRENCH IMMEDIATELY ABOVE THE PROPOSED FENCE LINE.
  3. PLACE THE BOTTOM OF THE FABRIC TO THE BASE OF THE TRENCH AND RUN FABRIC UP THE DOWN-SLOPE SIDE OF THE TRENCH.
  4. BACKFILL THE TRENCH AND COMPACT TO SECURE ANCHORAGE OF THE FABRIC.
  5. DRIVE 1.5 M STAR PICKETS INTO GROUND, 2 M APART TO SUPPORT THE SEDIMENT FENCE FABRIC. TENSION AND FASTEN FABRIC TO PICKETS USING UV STABILISED ZIP TIES OR WIRE TIES.
  6. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 2 M OVERLAP.
  7. ANGLE THE ENDS OF THE SEDIMENT FENCE UPSLOPE TO REDUCE SCOURING

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DOWNPIPES TO BE CONNECTED INTO STORMWATER SYSTEM AS SOON AS THE ROOF IS INSTALLED

INSTALL AG DRAIN (IF SHOWN) PRIOR TO FOOTING EXCAVATION

EXCAVATED MATERIAL PLACED UP SLOPE OF CUT OFF DRAIN. TO BE REMOVED WHEN BUILDING WORKS ARE COMPLETE AND USED AS FILL ON SITE FOR ANY LOW POINTS. INSTALL A SEDIMENT FENCE ON THE DOWNSLOPE SIDE OF MATERIAL

**BRADLEY VAN ZETTEN**




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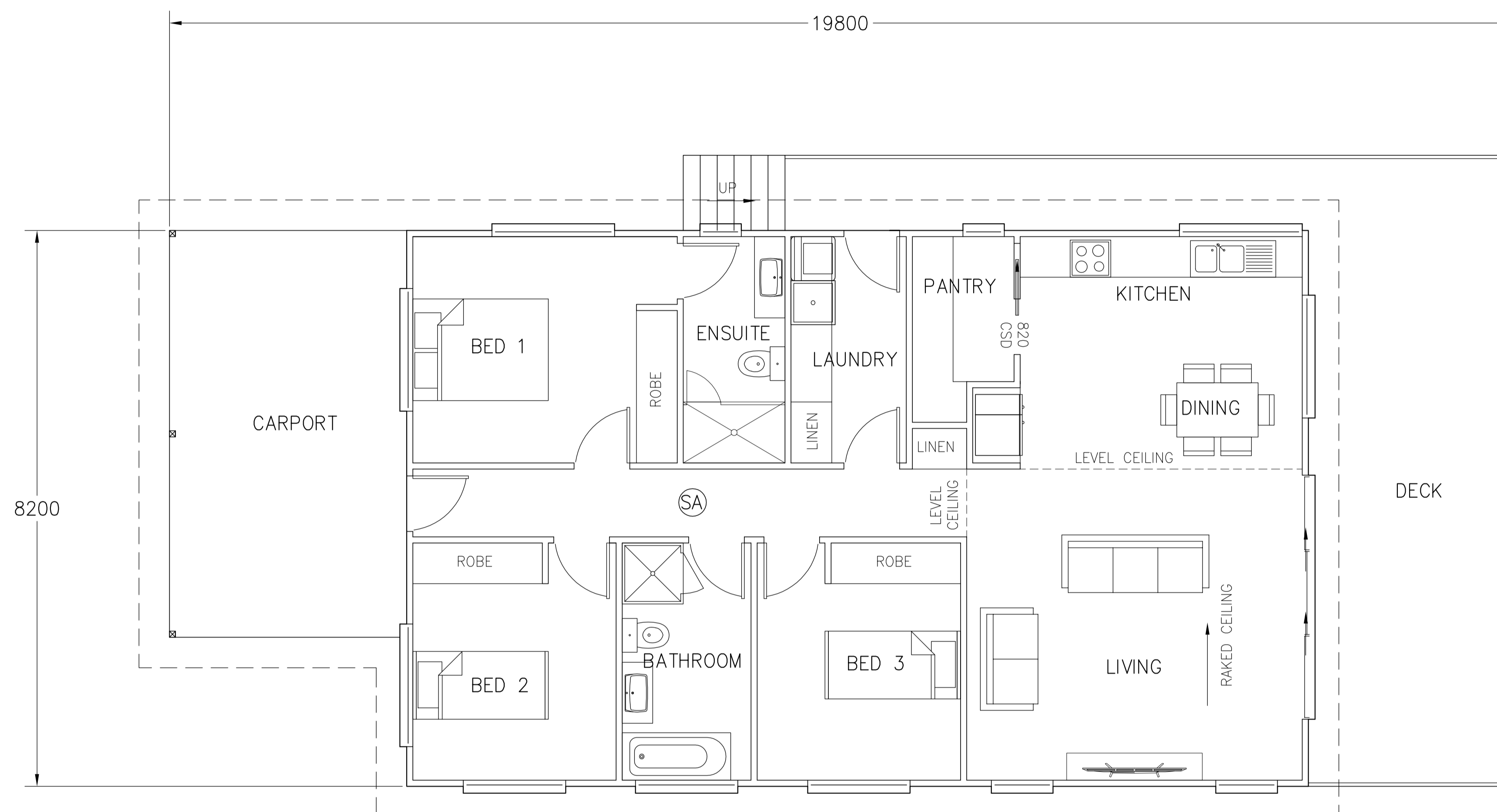
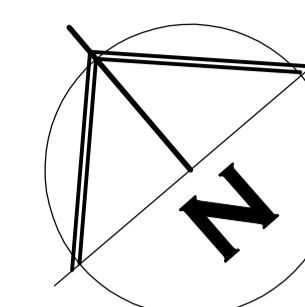
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DRAWING: SOIL AND WATER MANAGEMENT PLAN

DESIGNED: B. v. Z. APPROVED.  
 DRAWN: B. v. Z. DATE: 05 / 06 / 24

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-  BRICK VENEER WALL
-  90mm TIMBER FRAMED WALL WITH CEMENT SHEET CLADDING
-  90mm STUD WALL WITH 10mm PLASTER BOARD LINING THROUGHOUT. (WET AREA PLASTERBOARD TO WET AREA WALLS)



(SA) – 240V HARD WIRED SMOKE ALARMS INSTALLED IN ACCORDANCE WITH NCC9.5 TO COMPLY WITH AS3786, BE CONNECTED TO MAINS POWER AND INTERCONNECTED WHERE THERE IS MORE THAN ONE ALARM



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AT 191 SCAMANDER AVENUE  
SCAMANDER 7215

DRAWING: FLOOR PLAN

DESIGNED: B. v. Z.  
DRAWN: B. v. Z.

APPROVED.  
DATE: 05 / 06 / 24

SCALE: 1:100.

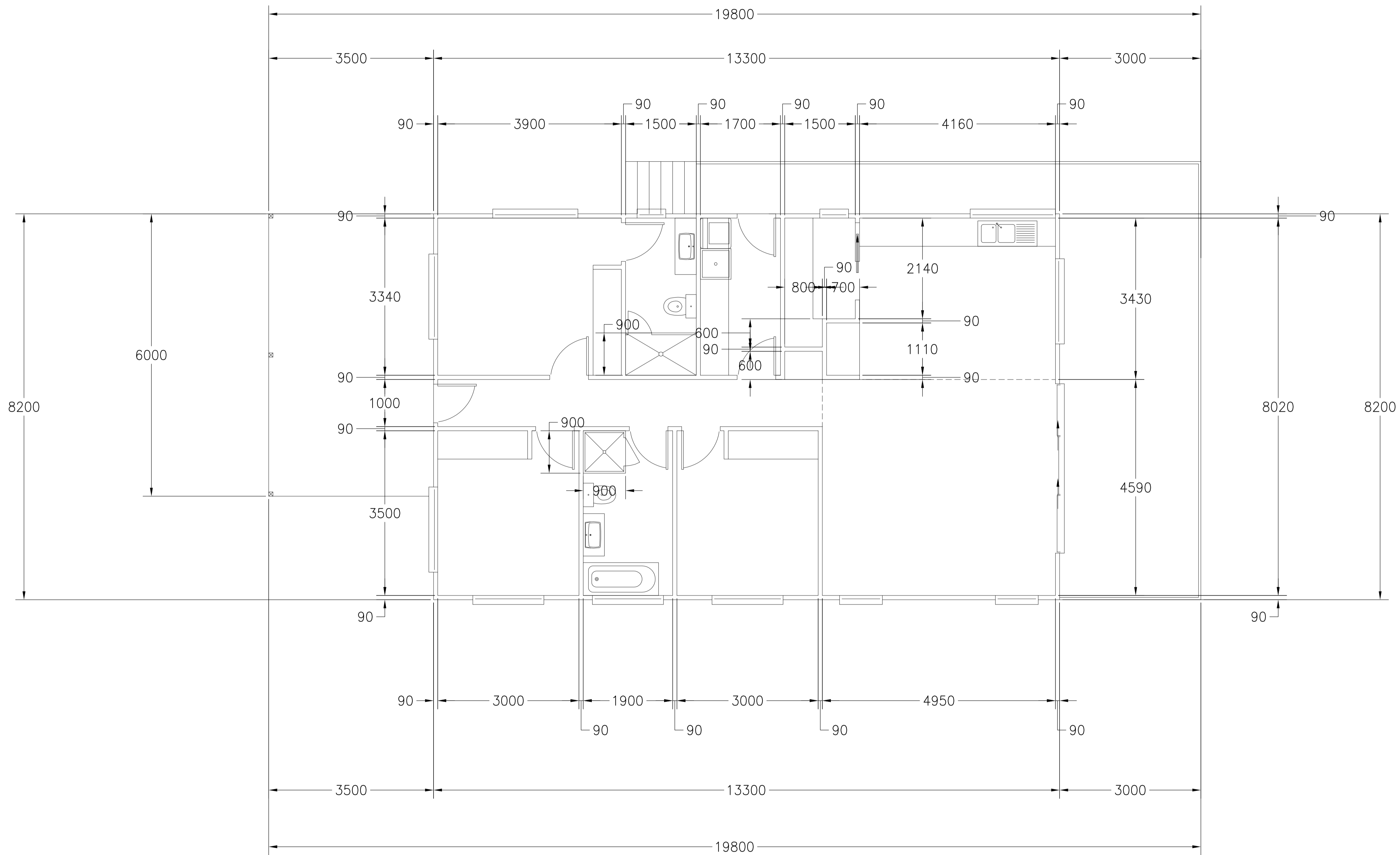
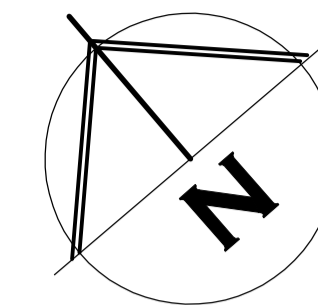
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AREA TABLE		
	SQUARE METER	BUILDING SQUARES
FLOOR AREA	109.6	11.8
CARPORT AREA	21.0	2.3
DECK AREA	37.0	4.0
TOTAL AREA	167.6	18.0

### FLOOR PLAN

BRICK VENEER – DIMENSIONS AND AREA TO OUTSIDE CLADDING  
CLAD FRAME – DIMENSIONS AND AREA TO OUTSIDE OF TIMBER  
FRAMING. CLADDING IN ADDITION TO DIMENSIONS  
ALL INTERNAL DOORS ARE 820mm UNLESS OTHERWISE NOTED



**FLOOR PLAN WITH DIMENSIONS**



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VAN ZETTEN**

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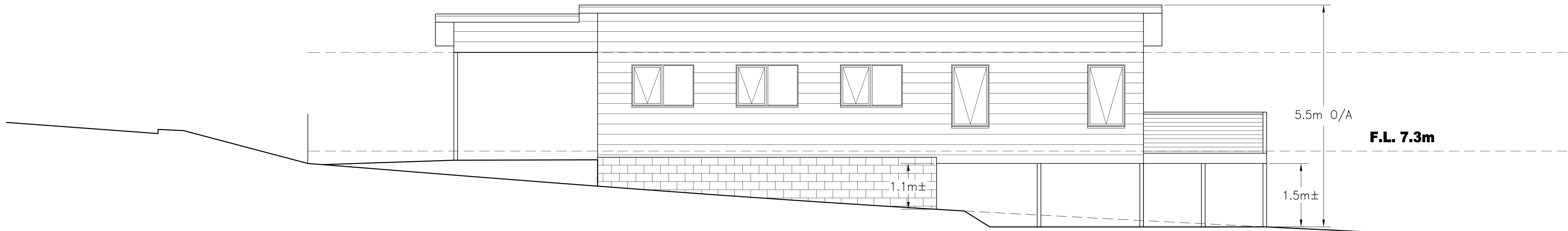
DRAWING: FLOOR PLAN WITH DIMENSIONS

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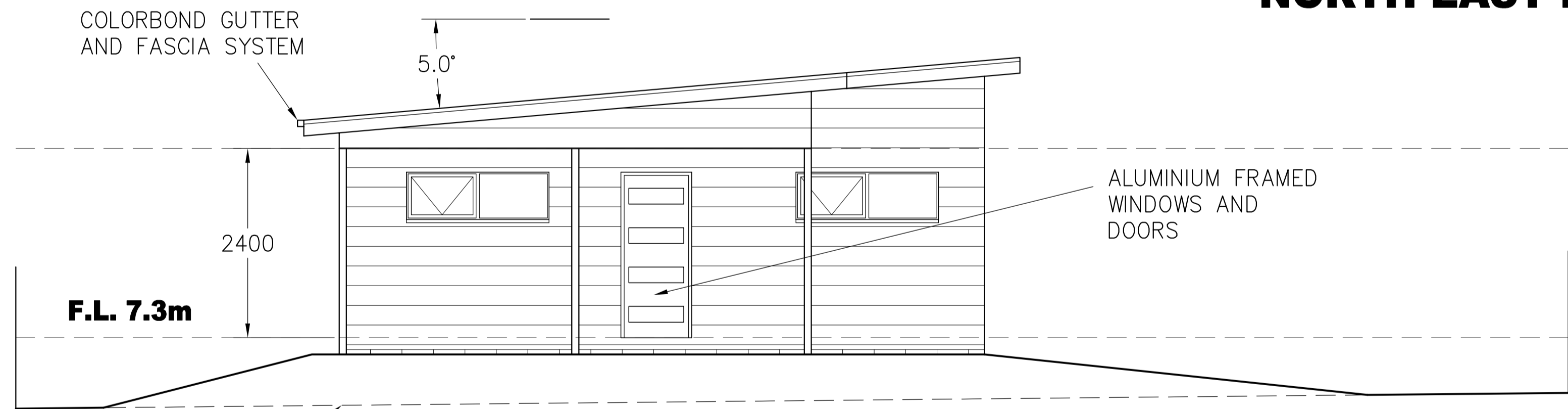




**SOUTH WEST ELEVATION**



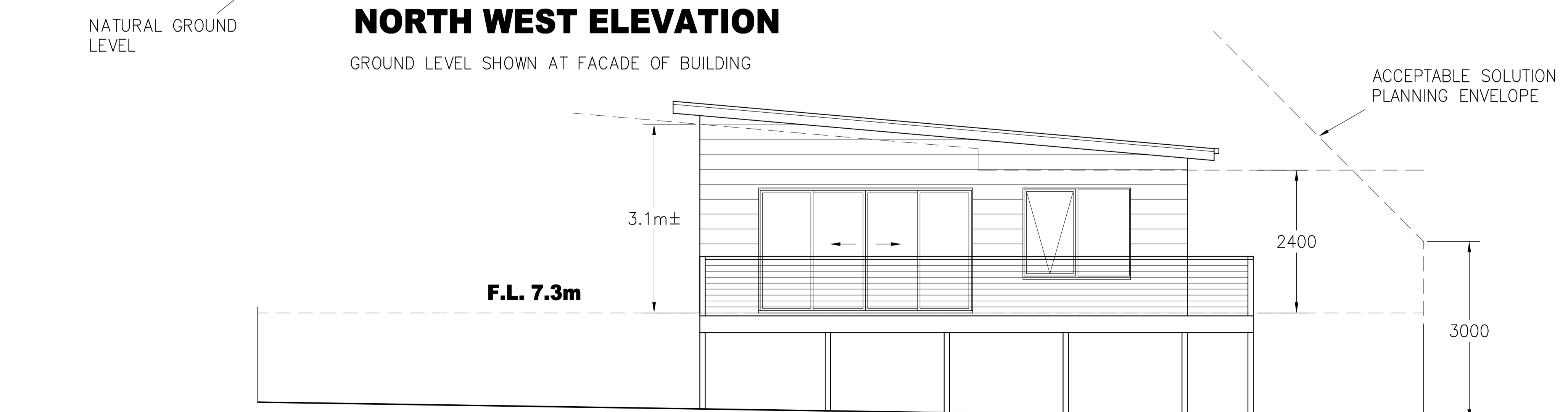
**NORTH EAST ELEVATION**



**NORTH WEST ELEVATION**

GROUND LEVEL SHOWN AT FACADE OF BUILDING

-  EXPOSED BLOCKWORK TO FLOOR LEVEL
-  JAMES HARDIES CEMENT SHEET CLADDING (LINEA WEATHERBOARD) INSTALLED AS PER JAMES HARDIES INSTALLATION MANUAL WITH CAVITY FIXING
-  COLORBOND CUSTOM ORB SHEET ROOFING



**SOUTH EAST ELEVATION**

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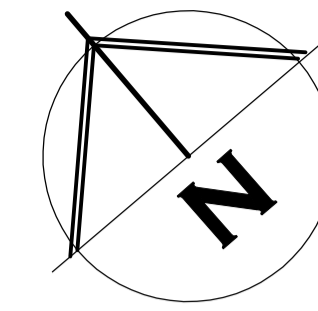
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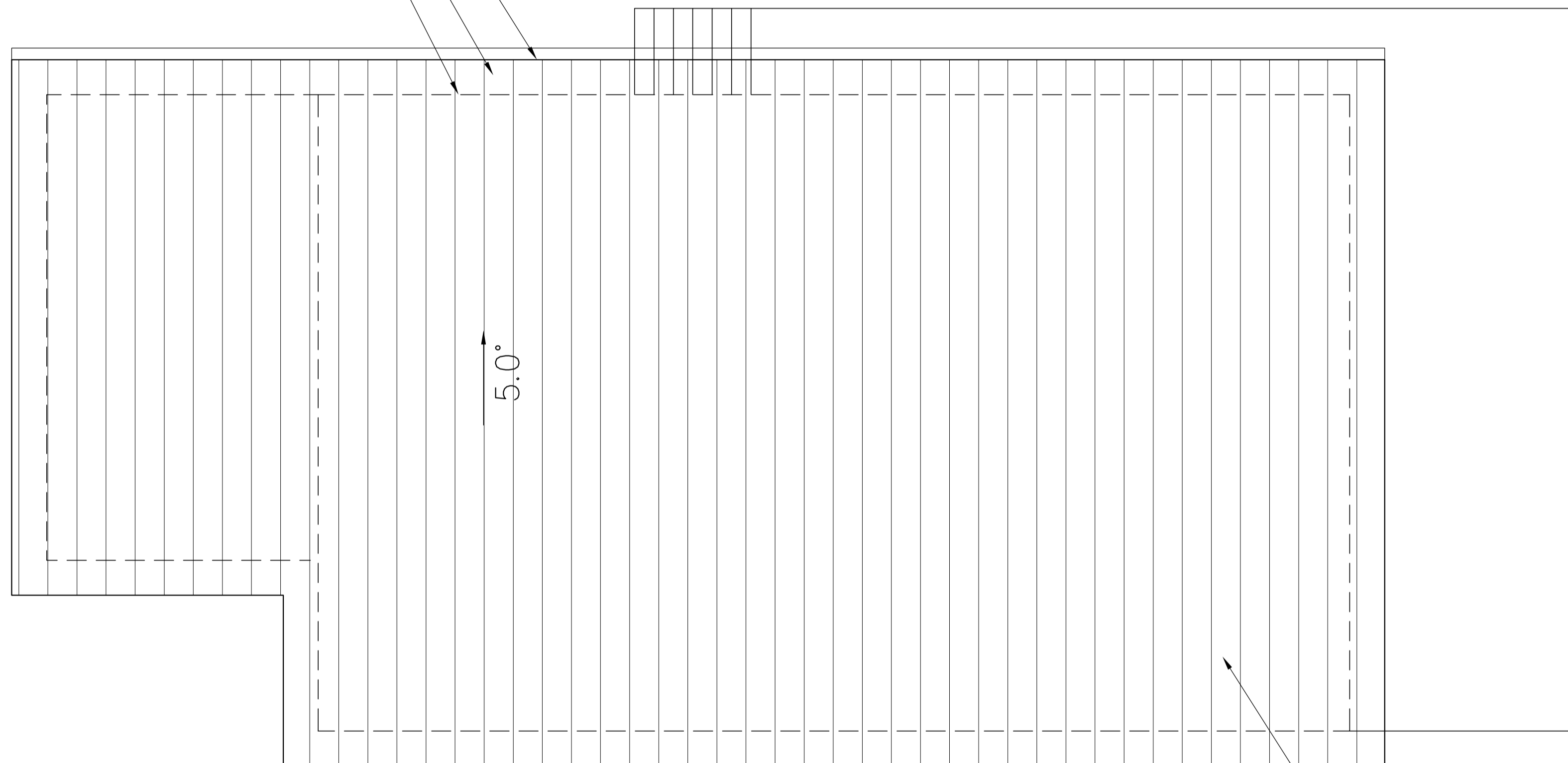
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 A3.



EXTERNAL WALLS DASHED  
 450mm EAVE (TYPICAL)  
 COLORBOND GUTTER AND FASCIA SYSTEM



COLORBOND CUSTOM ORB ROOF SHEETING AT 5.0°: ONE AND A HALF CORRUGATION SIDE LAP (TYPICAL). FIXED AT SIDE LAPS. 3 FIXINGS FOR INTERNAL SPANS AND 5 FOR END SPANS. FIXED WITH ROOFZIPS M6-11x50mm FOR SOFTWOOD AND STEEL 0.55-1.0mm BMT BATTENS 12-14x35 METAL TEK 1.0-3.0mm BMT STEEL BATTENS 12-11x50mm FOR HARDWOOD

### ROOF PLAN

SHEET ROOF  
 75x38mm HARD WOOD OR 70x35mm MGP12  
 BATTENS AT 900mm MAX 900mm CRS AND SPAN.

RANGEHOOD AND BATHROOM EXTRACTION FANS  
 DUCTED TO EAVE/WALL VENT

ROOF CLADDING TO COMPLY WITH NCC PART 7.1-7.5

GUTTERS AND DOWNPIPES INSTALLED AS PER NCC PART 7.4  
 GUTTER MUST BE INSTALLED WITH A FALL NOT LESS THAN  
 • 1:500 FOR EAVES GUTTERS, UNLESS FIXED TO METAL FASCIAS

WHERE HIGH FRONTED GUTTERS ARE INSTALLED, PROVISION MUST BE MADE TO AVOID ANY OVERFLOW BACK INTO THE ROOF OR BUILDING STRUCTURE BY INCORPORATING OVERFLOW MEASURERS OR THE LIKE

DOWNPIPES MUST--

- (A) NOT SERVE MORE THAN 12 M OF GUTTER LENGTH FOR EACH DOWNPIPE; AND
- (B) BE LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS; AND
- (C) BE SELECTED IN ACCORDANCE WITH THE APPROPRIATE EAVES GUTTER SECTION AS SHOWN IN TABLE 7.4.3A, TABLE 7.4.3B AND TABLE 7.4.3C.

FOR ROOF CATCHMENTS UP TO 50SQ/M PER DOWNPIPE MEDIUM RECTANGULAR GUTTERS OR 115MM 'D' GUTTERS MAY BE USED WITH 90MM DOWNPIPES

EAVE AND GUTTER OVERFLOW MEASURE TO BE INSTALLED FOR 1% ANNUAL EXCEEDANCE PROBABILITY

BOX GUTTERS AS PER AS3500.3

7.4.6 ACCEPTABLE CONTINUOUS OVERFLOW MEASURE

- (1) FOR A FRONT FACE SLOTTED GUTTER WITH--
  - (a) A MINIMUM SLOT OPENING AREA OF 1200 MM<sup>2</sup> (A) PER METRE OF GUTTER; AND
  - (a) THE LOWER EDGE OF THE SLOTS INSTALLED A MINIMUM OF 25 MM BELOW THE TOP OF THE FASCIA, THE ACCEPTABLE OVERFLOW CAPACITY MUST BE 0.5 L/S/M, CONSTRUCTED IN ACCORDANCE WITH FIGURE 7.4.6A.
- (2) FOR A CONTROLLED BACK GAP WITH--
  - (a) A PERMANENT MINIMUM 10 MM SPACER INSTALLED BETWEEN THE GUTTER BACK AND THE FASCIA; AND
  - (b) ONE SPACER PER BRACKET, WITH THE SPACER NOT MORE THAN 50 MM WIDE; AND
  - (c) THE BACK OF THE GUTTER INSTALLED A MINIMUM OF 10 MM BELOW THE TOP OF THE FASCIA, THE ACCEPTABLE OVERFLOW CAPACITY MUST BE 1.5 L/S/M, CONSTRUCTED IN ACCORDANCE WITH FIGURE 7.4.6B.
- (3) FOR THE CONTROLLED BACK GAP OPTION, THE SPACER CAN BE A PROPRIETARY CLIP OR BRACKET THAT PROVIDES THE REQUIRED OFFSET OF THE GUTTER FROM THE FASCIA.



**BRADLEY VAN ZETTEN**

4 EDEN HILLS DRIVE  
 RIVERSIDE 7250  
 P. 0407 272 381  
 E. BVZDESIGNS@GMAIL.COM  
 LICENCE NUMBER 957699796

PROJECT: PROPOSED DWELLING FOR R SHAW AT 191 SCAMANDER AVENUE SCAMANDER 7215

DRAWING: ROOF PLAN

REVISION NUMBER	DATE
REVISION 1	12 / 05 / 2024
REVISION 2	02 / 06 / 2024
REVISION 3	05 / 06 / 2024

DESIGNED: B. v. Z. APPROVED.  
 DRAWN: B. v. Z. DATE: 05 / 06 / 24

SCALE: 1:100. DRAWING No.:  
 A3. SHA0524 - 9/9



BRADLEY VAN ZETTEN

4 EDEN HILLS DRIVE

RIVERSIDE 7250

P. 0407 272 381

E. [BVZDESIGNS@GMAIL.COM](mailto:BVZDESIGNS@GMAIL.COM)

LICENCE NUMBER 957699796

Reply to the planning scheme for  
191 Scamander Avenue Scamander 7215

#### 8.4.2 Setbacks and building envelope for all dwellings

##### **P2**

A garage or carport for a dwelling must have a setback from a primary frontage that is compatible with the setbacks of existing garages or carports in the street, having regard to any topographical constraints.

P2 – While the acceptable solution requires garages to be set back 5.5m from the front boundary. The intent of this is to allow a car to be parked in front of the garage door and not have the rear of the vehicle extend out past the title boundary. This all assumes the garage door to be parallel to the street boundary, so the parking is perpendicular.

In this case, the parking is parallel to the street boundary, so there will not be parking issues, as detailed above. Therefore, the carport will be more similar to if it was any other part of the building. The carport is also open on three sides, so visually from the street, it will only be the posts and roof that are visible, with the closest part of the solid wall being the bed 1 corner of the house, which is 6.5m from the street so its 2m greater than the acceptable solution setback.

There are several other properties with variations to the front setback also located on Scamander Ave.

53 Scamander Ave – This is nearly exactly the same, with the carport extending in front of the dwelling approximately 2.5-3m setback to Scamander Ave.

87 Scamander Ave - Has a carport attached to the shed quite close to the boundary. Due to the tree cover, a setback was not available, but it is within 5.5m

149 Scamander Ave – This has a veranda setback 3-3.5m from the front boundary. While it's a veranda not a carport, visually from the street, the appearance is exactly the same with posts and a roof.

177 Scamander Ave – This appears to be a much newer build, with the garage door being located within the acceptable solution of 5.5m from the front boundary. This is the point raised above, on what I believe is the main intent of this requirement, as in the street view, it's visible where cars are parked and protruding off the property.

Kind Regards

A handwritten signature in blue ink, appearing to read 'BVZ', with a stylized flourish extending to the right.

Bradley Van Zetten