

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 / 00231
Applicant	L Taylor
Proposal	Residential – Construction of a Dwelling and Carport
Location	12 Cherrywood Drive, Scamander (CT 187162/2)

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 January 2025 **until 5pm Monday 3rd February 2025.**

John Brown
GENERAL MANAGER

PROJECT INFORMATION

Planning Application 24.11.2024

Break O'Day Council

TASMANIAN PLANNING SCHEME
GENERAL RESIDENTIAL ZONE
CODES - BUSHFIRE PRONE ZONE CODE

Dwelling size: 64m2 internal

Designer:	Lachlan Taylor
LAND TITLE REFERENCE NUMBER:	C.T 187162/2
DESIGN WIND SPEED:	N2
SOIL CLASSIFICATION:	N/A
CLIMATE ZONE:	7
BUSHFIRE ATTACK LEVEL:	BAL 12.5
ALPINE AREA:	NO
CORROSION ENVIRONMENT:	MED
FLOODING:	NO
LANDSLIP:	NO
DISPERSIVE SOILS:	N/A
SALINE SOILS:	N/A
SAND DUNES:	N/A
MINE SUBSIDENCE:	NO
COASTAL INUNDATION:	NO
LANDFILL:	UNKNOWN
DATUM LEVEL AT KERB:	REFER DWGS
GROUND LEVEL:	REFER DWGS
FINISHED FLOOR LEVEL:	REFER DWGS
OVERFLOW RELIEF GULLY LEVEL:	MIN 150MM BELOW LOWEST FIXTURE

Drawing List 1

Sheet Number	Sheet Name
A000	Cover Sheet
A100	Existing Site Plan
A101	Proposed Site Plan
A102	Floor Plan
A103	Proposed Roof Plan
A200	Elevations
A201	Elevations
A202	Elevations

NOTES DRAWINGS NOT FOR CONSTRUCTION

these drawings are for permit approval purposes and additional information may be required to inform construction

drawings are subject to owner discretion.

contractors to verify all matters of specification, finish, selection and appearance with owner prior to commencing work and ensure work carried out is acceptable to owner, including design variation and alternatives.

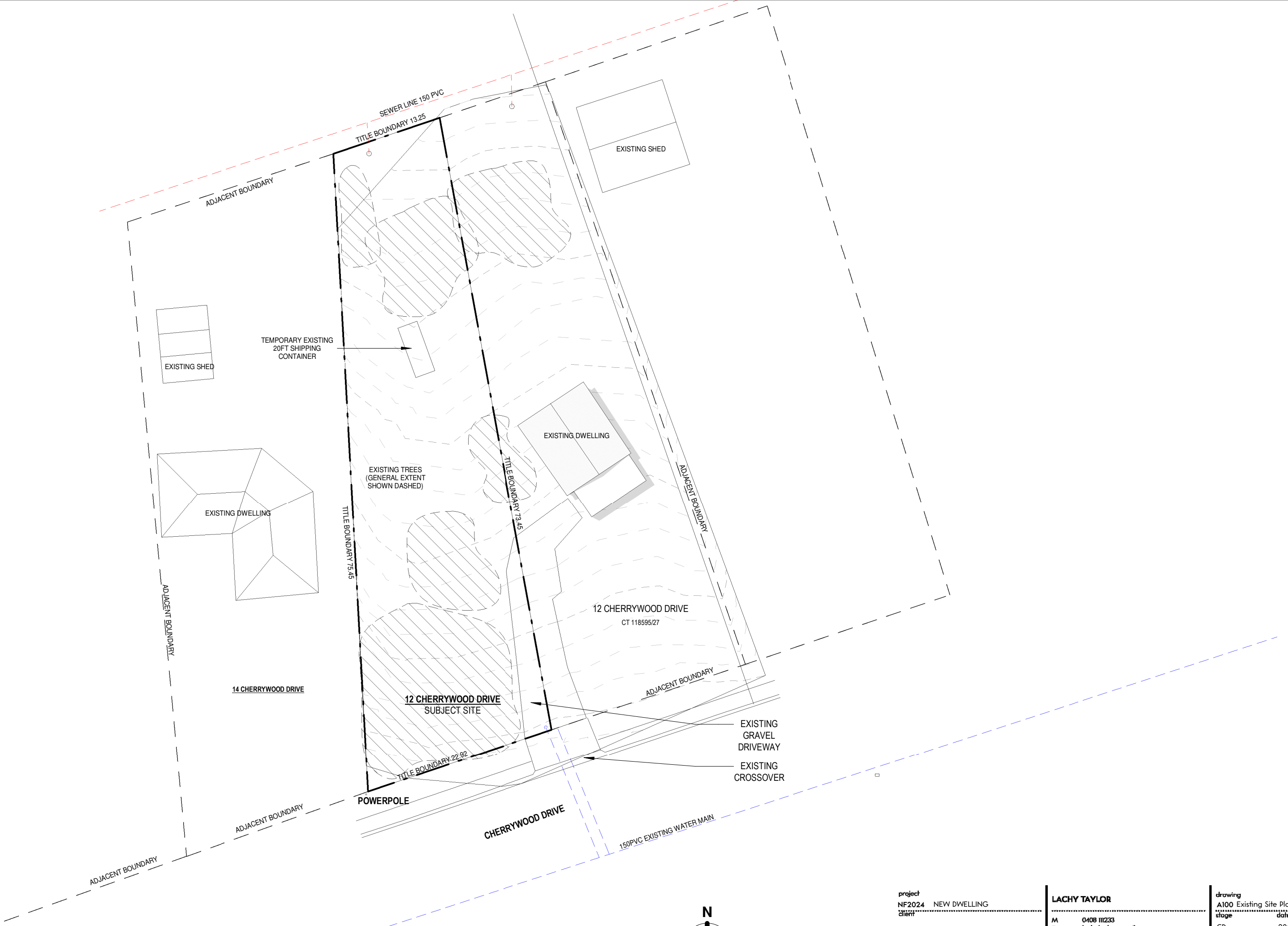
drawings used for construction must carry building surveyor certification. Ensure there is only one version of construction dwgs being used.

contractors and prefabricators shall advise appropriately any omission, apparent error, anomaly or unclarity of all documents applicable to this construction.

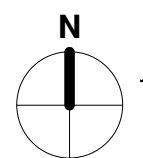
builder and subcontractors to verify dimensions and levels on site prior to commencing work and ordering.



Development Application
12 Cherrywood Drive, Scamander, TAS
PROPOSED NEW DWELLING FOR NICOLA FRASER



1 EXISTING SITE PLAN
A100 1:400



Scale: 1:400
 • Sheets to be read in colour and printed to scale.
 • Drawn by: LT
 • Checked by: LT

project
NF2024 NEW DWELLING
 client
NICOLA FRASER
 address
12 CHERRYWOOD DRIVE
SCAMANDER TAS 7215

LACHY TAYLOR
 M 0408 11233
 E lachytaylor@gmail.com

drawing
A100 Existing Site Plan
 stage
CD
 date printed
20/12/2024
 status
Revision 1.
 Planning Application

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900 UPVC STORMWATER AT MIN 1:100 FALL TO STORMWATER CONNECTION

1000 UPVC SEWER AT MIN 1:100 FALL TO MAINS CONNECTION LOCATED AT BOTTOM OF SITE

SEWER LINE 150 PVC

EXISTING SHED

TEMPORARY EXISTING 20FT SHIPPING CONTAINER (SHOWN DASHED) TO BE REMOVED FROM PROPERTY AT COMPLETION OF DEVELOPMENT BUILDING WORK

VEGETATION

EXISTING GUMS TO BE KEPT IN PLACE

EXISTING SHED

P.O.S
24m²
max 1:10 gradient

proposed deck

PROPOSED DWELLING

EXISTING DWELLING

PROPOSED CARPORT

EXISTING DWELLING

PROPOSED EXTENDED GRAVEL DRIVEWAY min 3m wide (SHOWN GREY)

12 CHERRYWOOD DRIVE
CT 118595/27

14 CHERRYWOOD DRIVE

EXISTING NATIVE VEGETATION KEPT WITH LOW IMPACT LANDSCAPING

12 CHERRYWOOD DRIVE
SUBJECT SITE
CT 187162/2

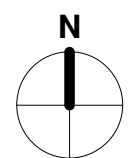
EXISTING GRAVEL DRIVEWAY

CHERRYWOOD DRIVE

EXISTING CROSSOVER

Connect to Existing Water connection and provide trafficable cover to water connection in accordance with Taswater specification

1 PROPOSED SITE PLAN
A101 1:400



Scale: 1:400

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NF2024 NEW DWELLING

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NICOLA FRASER

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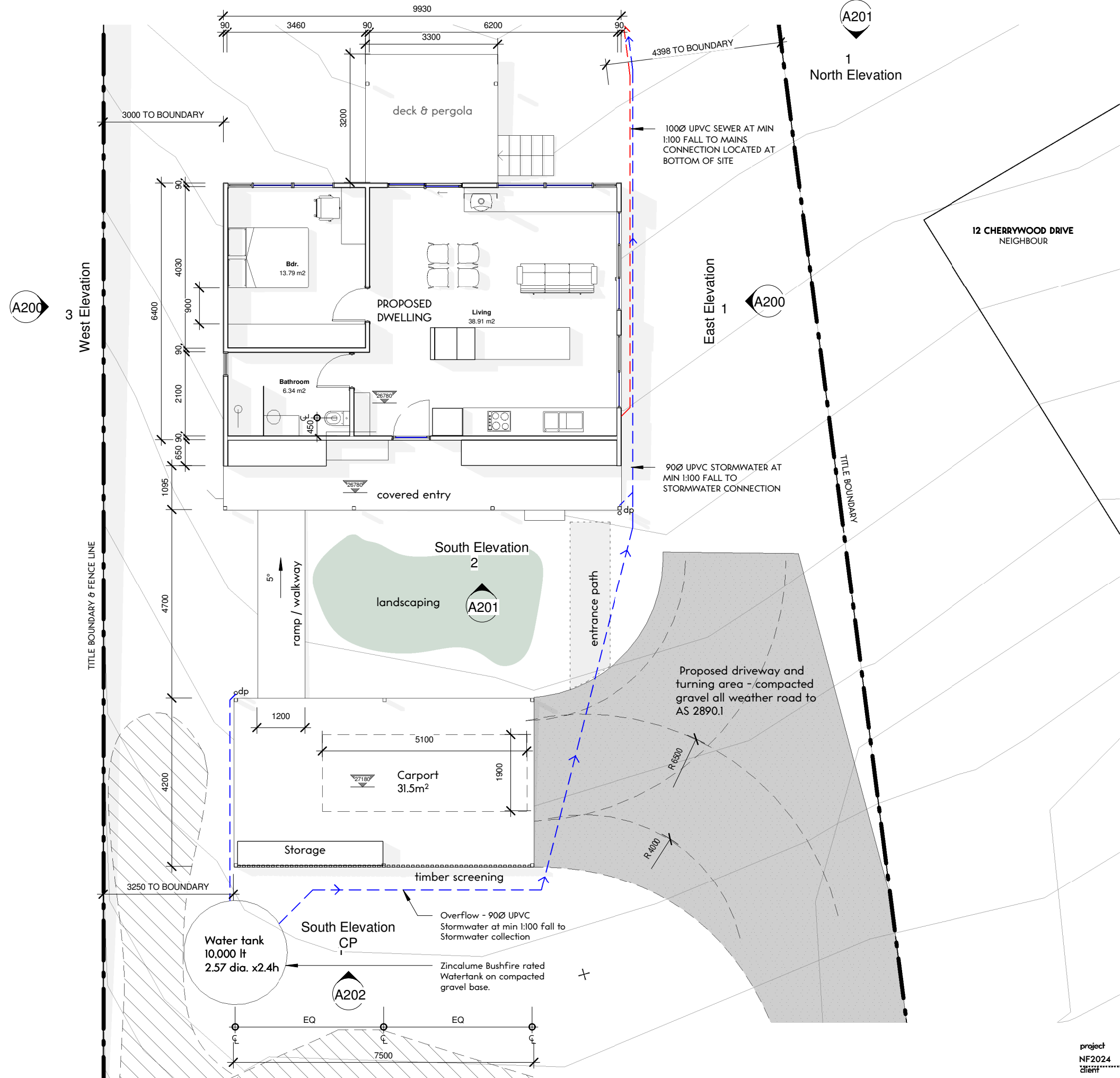
drawing
A101 Proposed Site Plan

stage
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1 PROPOSED FLOOR PLAN
A102 1:100

Scale: 1:100

- Sheets to be read in colour and printed to scale.
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- Checked by: LT

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drawing
A102 Floor Plan
stage
CD
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ROOF PLAN - FINISHES SCHEDULE

- SH01** METAL SHROUD
- R01** - STEEL ROOF SHEETING - ZINCALUME FINISH
- G01** - STEEL HALFROUND GUTTERS - ZINCALUME FINISH



1 Ceiling Level
A103 1:100

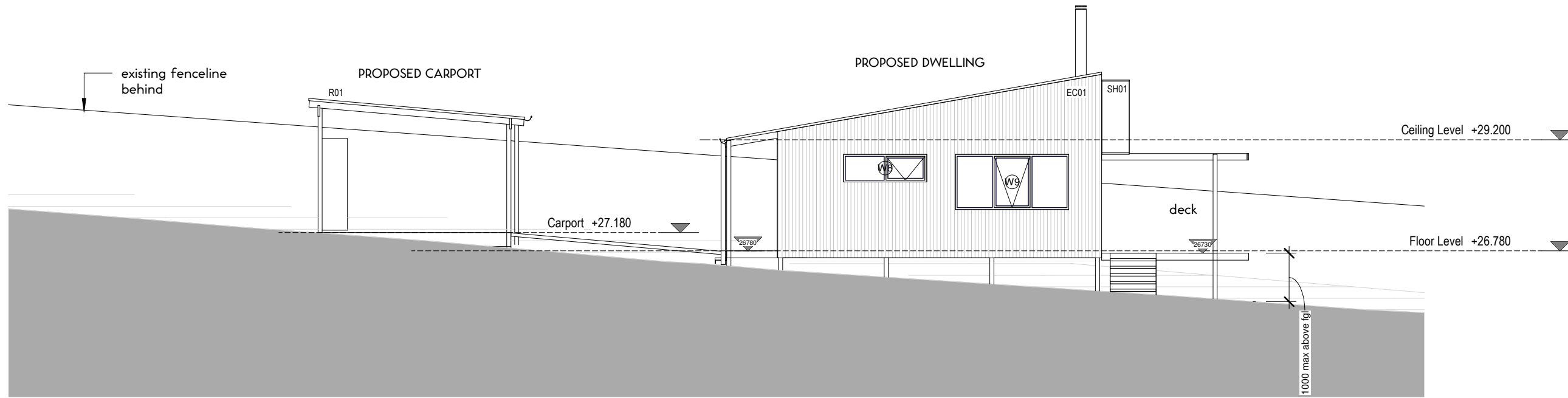
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drawing
A103 Proposed Roof Plan
stage
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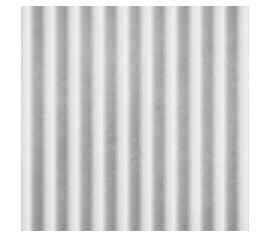


1 East Elevation
A200 1:100

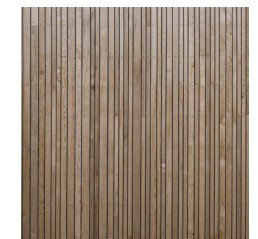
ELEVATIONS - FINISHES SCHEDULE

- EC01 - STEEL SHEET VERTICAL CLADDING - ZINCALUME FINISH
- EC02 - VERTICAL TIMBER CLADDING - CLEAR FINISH, BAL RATED TIMBER, SPECIES TO BE CONFIRMED
- EC03 - VERTICAL TIMBER SCREENING 35MM TIMBER BATTENS TYPICALLY 100MM GAPS CLEAR FINISH
- EC04 FIBRE CEMENT CLADDING 6MM THICK - SELECTED PAINT FINISH
- SH01 METAL SHROUD
- R01 - STEEL ROOF SHEETING - ZINCALUME FINISH
- G01 - STEEL HALFROUND GUTTERS - ZINCALUME FINISH

WINDOWS - BLACK FRAMED GLAZING



EC01



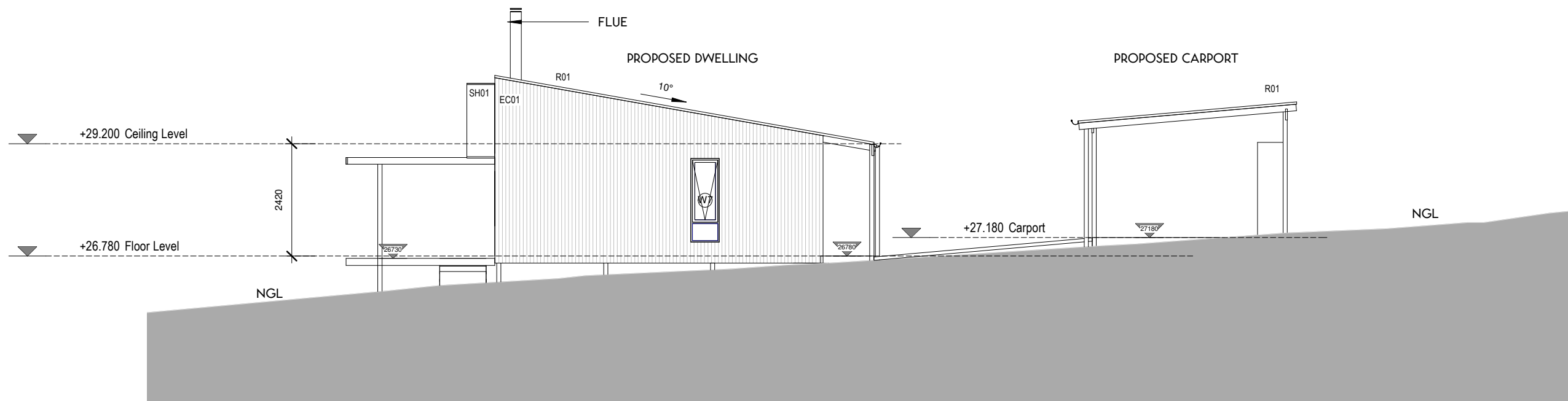
EC02



EC03



EC04



3 West Elevation
A200 1:100

Scale: 1:100

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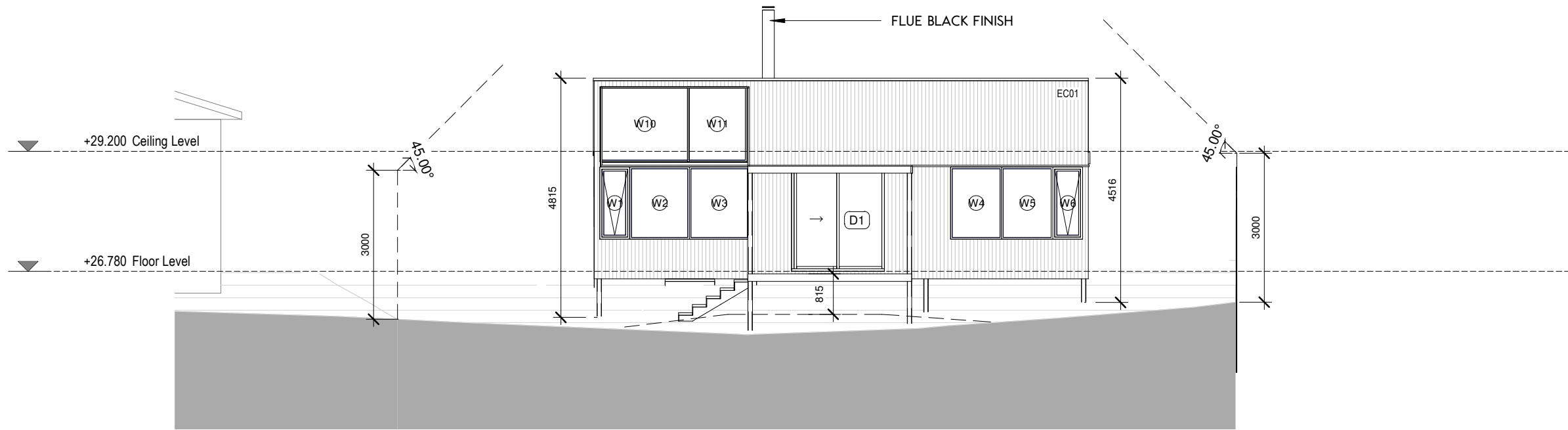
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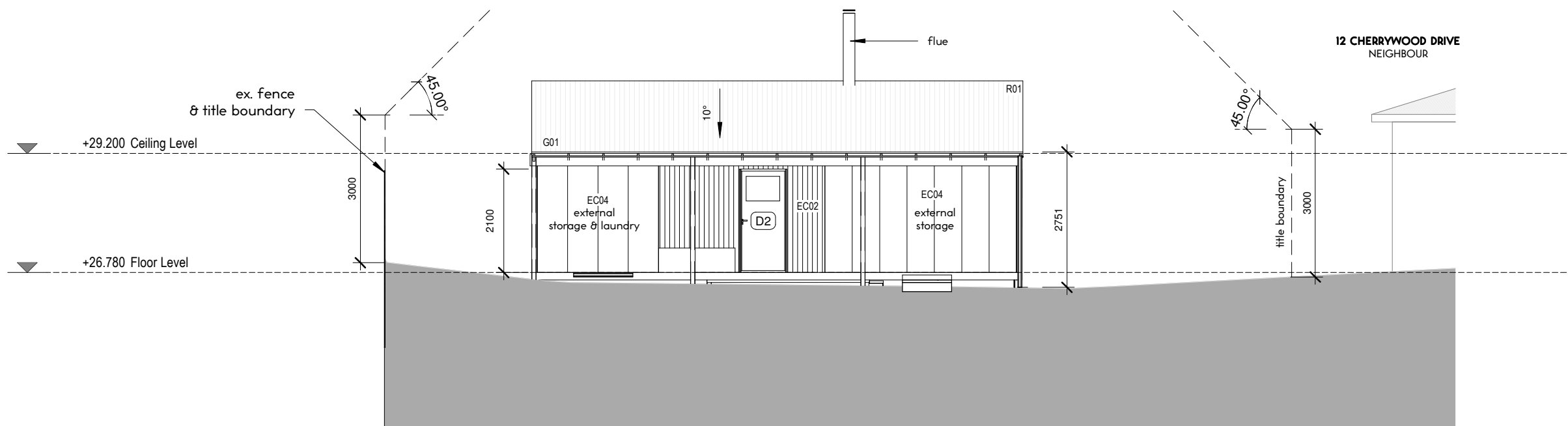
ELEVATIONS - FINISHES SCHEDULE

- EC01** - STEEL SHEET VERTICAL CLADDING - ZINCALUME FINISH
- EC02** - VERTICAL TIMBER CLADDING - CLEAR FINISH, BAL RATED TIMBER, SPECIES TO BE CONFIRMED
- EC03** - VERTICAL TIMBER SCREENING 35MM TIMBER BATTENS TYPICALLY 100MM GAPS CLEAR FINISH
- EC04** - FIBRE CEMENT CLADDING 6MM THICK - SELECTED PAINT FINISH
- SH01** - METAL SHROUD
- R01** - STEEL ROOF SHEETING - ZINCALUME FINISH
- G01** - STEEL HALFROUND GUTTERS - ZINCALUME FINISH

WINDOWS - BLACK FRAMED GLAZING



1 North Elevation
A201 1:100



2 South Elevation
A201 1:100

12 CHERRYWOOD DRIVE
NEIGHBOUR

Scale: 1:100

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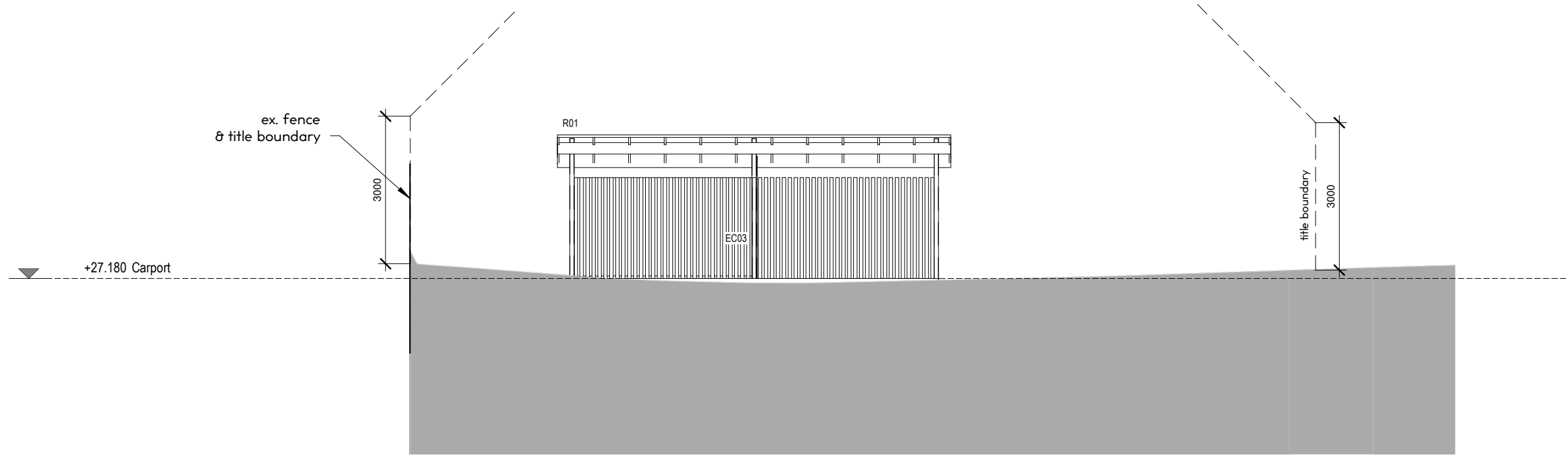
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A201 Elevations
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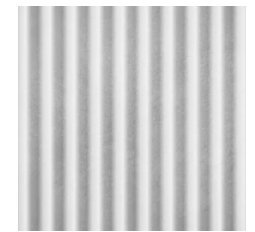


1 South Elevation CP
A202 1:100

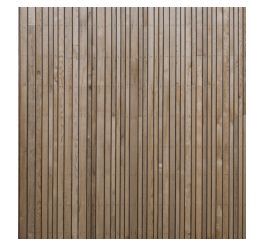
ELEVATIONS - FINISHES SCHEDULE

- EC01 - STEEL SHEET VERTICAL CLADDING - ZINCALUME FINISH
- EC02 - VERTICAL TIMBER CLADDING - CLEAR FINISH, BAL RATED TIMBER, SPECIES TO BE CONFIRMED
- EC03 - VERTICAL TIMBER SCREENING 35MM TIMBER BATTENS TYPICALLY 100MM GAPS CLEAR FINISH
- EC04 FIBRE CEMENT CLADDING 6MM THICK - SELECTED PAINT FINISH
- SH01 METAL SHROUD
- R01 - STEEL ROOF SHEETING - ZINCALUME FINISH
- G01 - STEEL HALFROUND GUTTERS - ZINCALUME FINISH

WINDOWS - BLACK FRAMED GLAZING



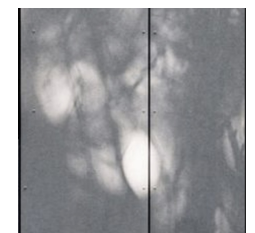
EC01



EC02



EC03



EC04

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