

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 2025 / 00107
Applicant	Spectura Studio
Proposal	Residential - Secondary Residence
Location	2 Grant Street, St Helens

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 July, 2025 **until 5pm Friday 1st August, 2025.**

John Brown
GENERAL MANAGER

SHEET No.	DRAWING TITLE	ISSUE	DATE
A00	COVER SHEET	B	8/07/2025 8:52 AM
A01	SITE PLAN	B	8/07/2025 8:52 AM
A02	FLOOR PLAN	A	24/06/2025 1:40 PM
A03	ELEVATIONS	A	24/06/2025 1:40 PM
A04	ELEVATIONS 2	A	24/06/2025 1:40 PM
A05	DOOR / WINDOW SCHEDULE	A	24/06/2025 1:40 PM
A06	ELECTRICAL & LIGHTING	A	24/06/2025 1:40 PM
A07	KITCHEN PLAN	A	24/06/2025 1:40 PM
A08	PERSPECTIVE	A	24/06/2025 1:40 PM

Development Application

Issue: B - Development Application - LGA RFI

Tuesday, 8 July 2025



Site Coverage:

Existing Dwelling & Garage:
Existing Carport:

316.32m²
30.97m²

Total Existing Site Coverage:

347.29m²

Proposed Dwelling:
Existing Deck:

56.40m²
10.26m²

Proposed New Site Coverage:

66.66m²

TOTAL:

413.95m²

TOTAL SITE AREA:

1688.75m²

Site coverage:

24.5%

NOTE:
ALL DIMENSIONS TO BE VERIFIED
ONSITE BY BUILDING CONTRACTOR
AND PHYSICALLY LOCATE ALL
UNDERGROUND SERVICES AND
THEIR LOCATION IN RELATION TO
PROPOSED WORKS.
WRITTEN DIMENSIONS
PREFERENCED OVER SCALED
DIMENSIONS.
DISCREPANCIES TO BE REFERRED TO
THE BUILDING DESIGNER BEFORE
PROCEEDING.

ISSUE LIST		
No.	DESCRIPTION	DATE
SK1	For Client Approval	16/06/2025
A	Development Application	24/06/2025
B	Development Application - LGA RFI	8/07/2025

PROJECT
Proposed Prefabricated Dwelling

PROJECT ADDRESS:
52090/7
2 Grant Street St Helens TAS 7216

CLIENT
Sandra Bales

SHEET SIZE A3

A01

N

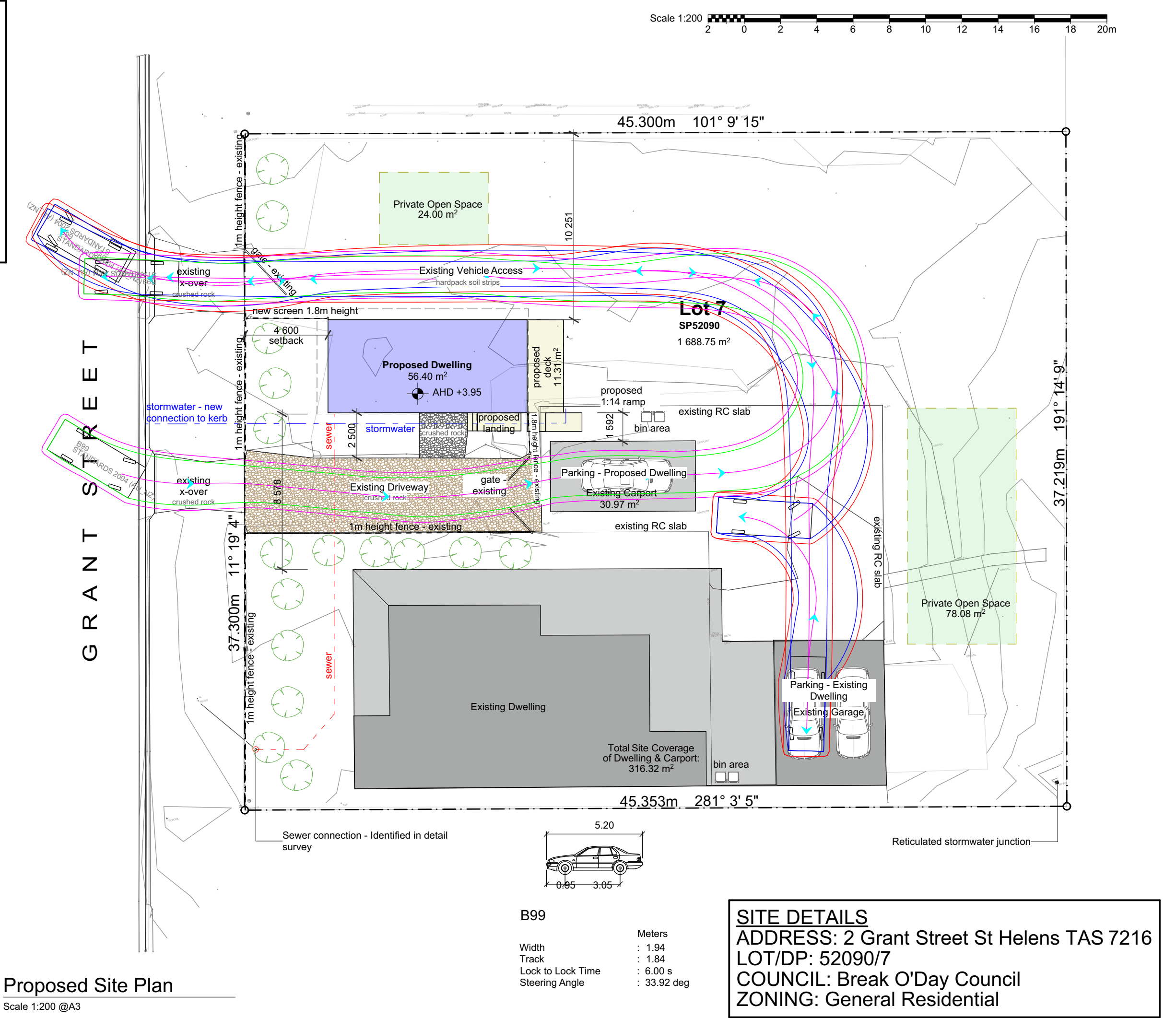
SITE PLAN

SCALE: 1:200

PROJECT NUMBER: T189

SPECTURA STUDIO
www.spectura.com.au
P: 0423 250 079
E: admin@spectura.com.au
QBCC:15158346
BDA&T: 6521

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Tuesday, 8 July 2025
CBOS: 964058515



B99	
Width	: 1.94
Track	: 1.84
Lock to Lock Time	: 6.00 s
Steering Angle	: 33.92 deg

SITE DETAILS

ADDRESS: 2 Grant Street St Helens TAS 7216

LOT/DP: 52090/7

COUNCIL: Break O'Day Council

ZONING: General Residential



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SHEET SIZE A3

A03

ELEVATIONS

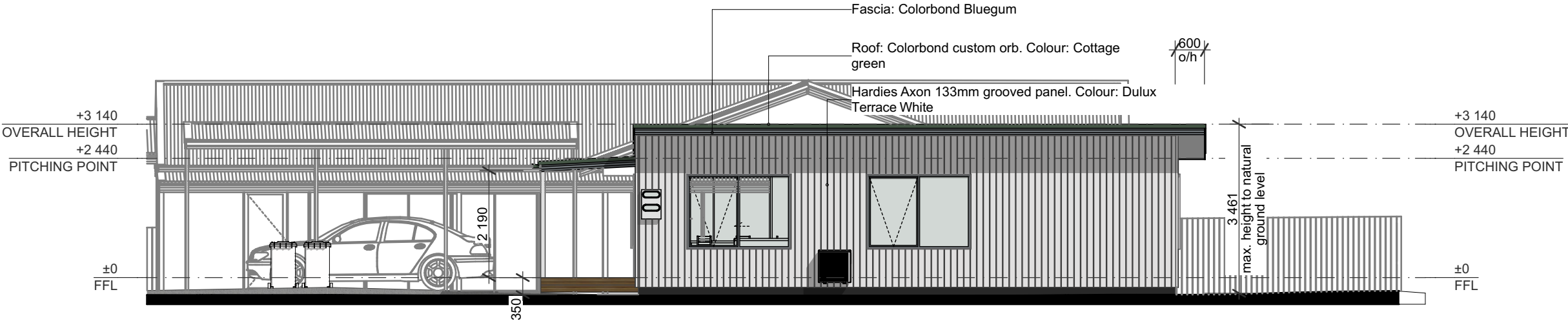
SCALE: 1:100

PROJECT NUMBER: T189

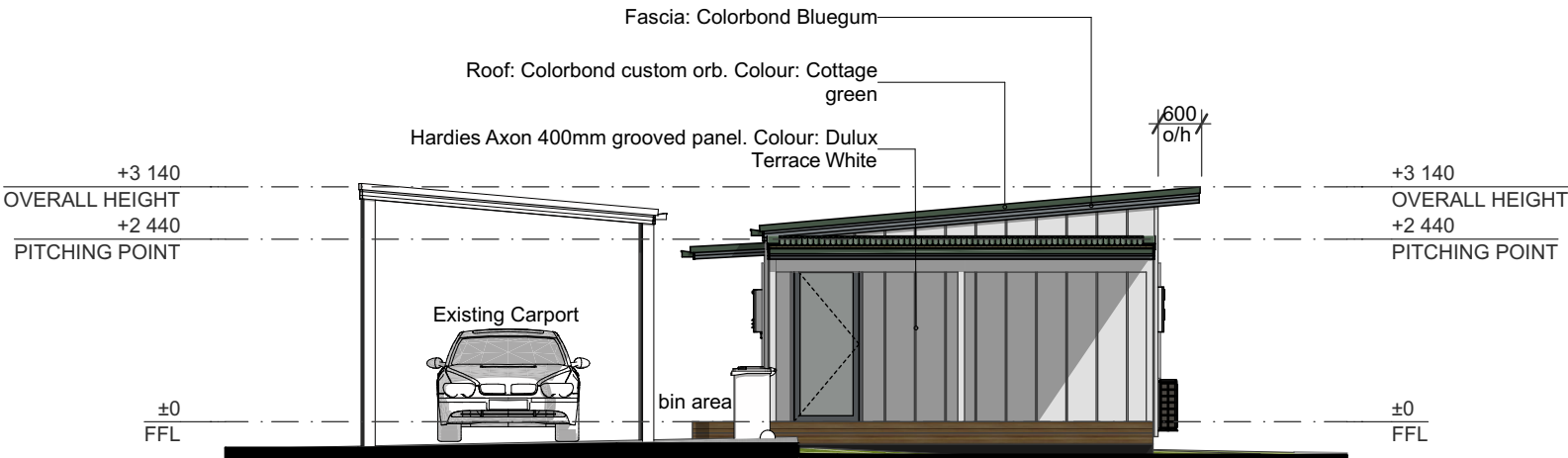


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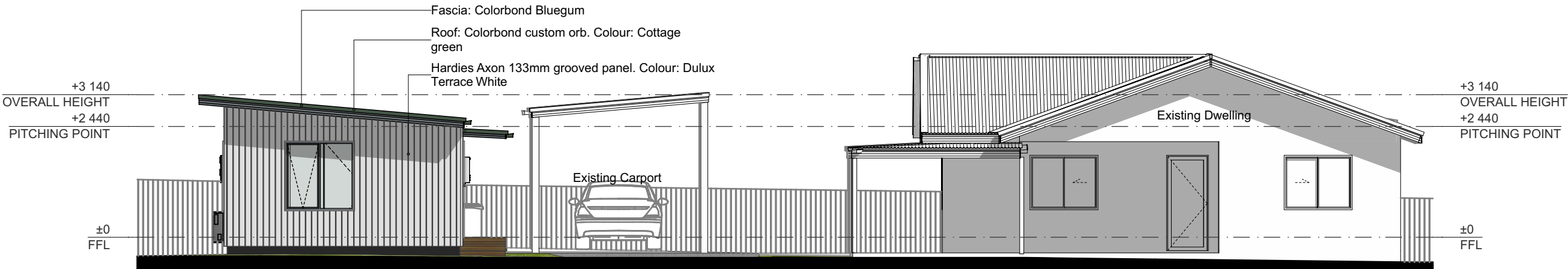
E-01 North Elevation
A02 Scale 1:100 @A3




E-02 East Elevation
A02 Scale 1:100 @A3



E-03 South Elevation
A02 Scale 1:100 @A3



E-04 West Elevation
A02 Scale 1:100 @A3

PROJECT NUMBER: T189		ISSUE LIST			PROJECT Proposed Prefabricated Dwelling	A04	<div>NOTE: ALL DIMENSIONS TO BE VERIFIED ONSITE BY BUILDING CONTRACTOR AND PHYSICALLY LOCATE ALL UNDERGROUND SERVICES AND THEIR LOCATION IN RELATION TO PROPOSED WORKS. WRITTEN DIMENSIONS PREFERRED OVER SCALED DIMENSIONS. DISCREPENCIES TO BE REFERRED TO THE BUILDING DESIGNER BEFORE PROCEEDING.</div>	
<div><p>SPECTURA STUDIO www.spectura.com.au P: 0423 250 079 E: admin@spectura.com.au QBCC:15158346 BDA&T: 6521</p></div>	DRAWN BY: MP	No.	DESCRIPTION	DATE	PROJECT ADDRESS: 52090/7 2 Grant Street St Helens TAS 7216	SHEET SIZE A3		
	CHECKED BY: MP	SK1	For Client Approval	16/06/2025				
		A	Development Application	24/06/2025				
	DATE: Tuesday, 8 July 2025							
	CBOS: 964058515					CLIENT Sandra Bales		ELEVATIONS 2
						SCALE: 1:100 PROJECT NUMBER: T189		

Note:
Glazing to comply with AS1288-2021 - Glass in Buildings

Note:
External windows and glazed doors to comply with AS2047:2014 - Windows & external glazed doors in buildings

GLAZING SCHEDULE				
WINDOW ID	ED01	SD-01	W-01	W-02
NOMINAL HEIGHT	2 100	2 100	900	1 500
NOMINAL WIDTH	920	2 400	900	1 500
HEAD HEIGHT	0	2 100	2 100	2 100
FRAME				
GLAZING				
WINDOW AREA	1.93	5.04	0.81	2.25
ELEVATION VIEW (internal)				
DETAILS	Frame colour to match Colorbond Bluegum	Frame colour to match Colorbond Bluegum	Frame colour to match Colorbond Bluegum	Frame colour to match Colorbond Bluegum

GLAZING SCHEDULE			
WINDOW ID	W-03	W-04	
NOMINAL HEIGHT	1 500	1 500	
NOMINAL WIDTH	2 100	2 100	
HEAD HEIGHT	2 100	2 100	
FRAME			
GLAZING			
WINDOW AREA	3.15	3.15	16.33 m²
ELEVATION VIEW (internal)			
DETAILS	Frame colour to match Colorbond Bluegum	Frame colour to match Colorbond Bluegum	

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SHEET SIZE A3	
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A05

DOOR / WINDOW SCHEDULE
SCALE:

PROJECT NUMBER: T189

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A06

ELECTRICAL & LIGHTING

SCALE: 1:50

PROJECT NUMBER: T189



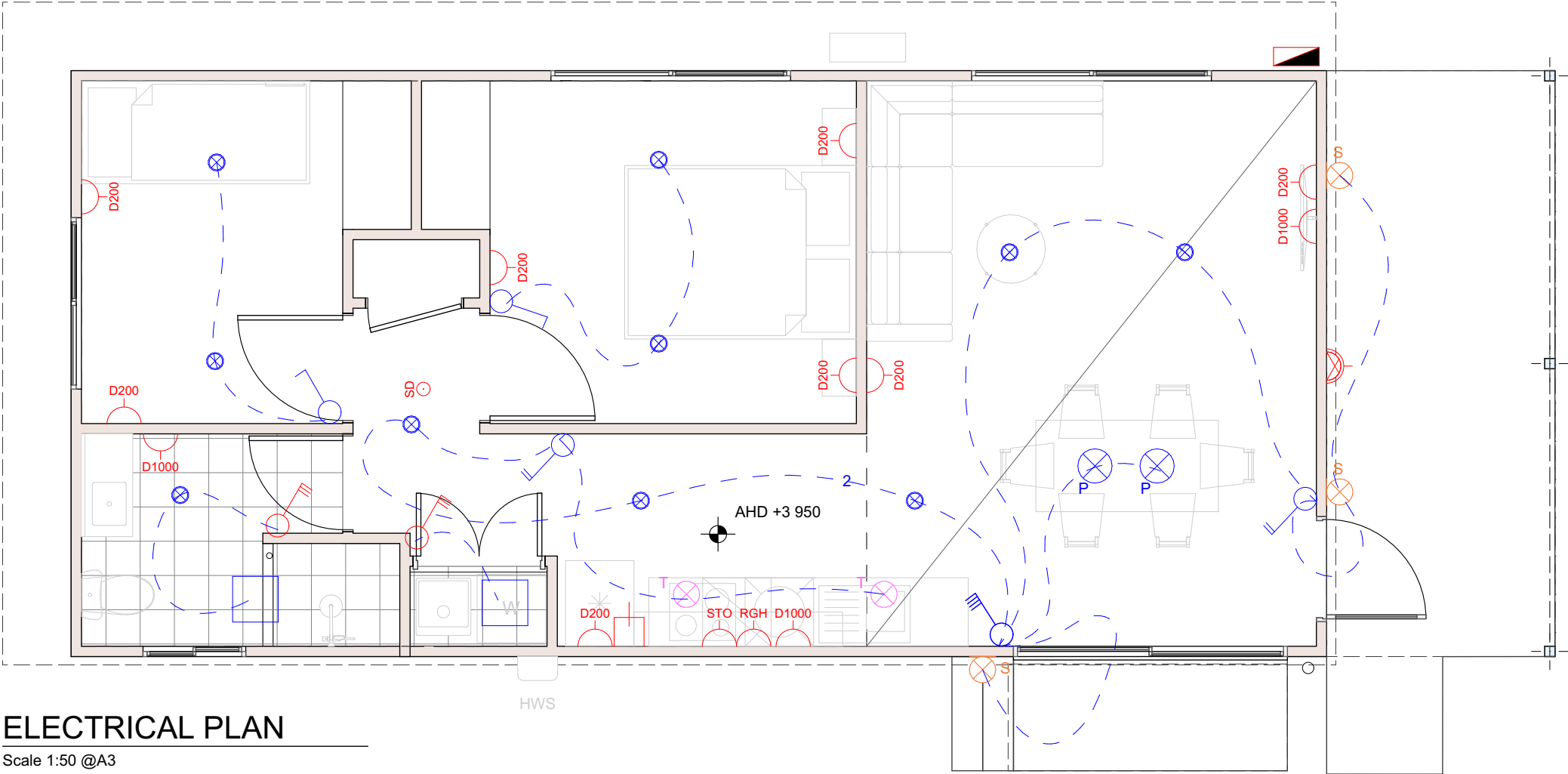
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







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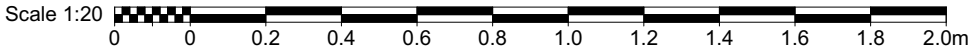
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ELECTRICAL LEGEND			
SYMBOL	COMPONENT	QUANTITY	DETAILS
	Data / Telephone Point (in overhead cabinet)	1	
	Double GPO 200mm above FFL	5	
	Double GPO 1000mm above FFL	3	
	Double GPO 1200mm above FFL	3	
	Heat Pump Isolator Switch	1	
	Led / Heatlamp / Extraction fan combo	2	Vented w/ damper
	LED Downlight	10	Colour temperature: 2700-3000k
	LED Downlight - Task Lighting	2	Colour temperature: 3000-3500k
	Light Switch - Dual	2	
	Light Switch - Quad	1	
	Light Switch - Single	2	
	Light Switch - Triple - IP65 Rated	2	IP Rating at electrical contractors discretion
	Pendant Light - Tasklighting	2	Colour temperature: 3000-3500k
	Rangehood GPO	1	
	Smoke Alarm	1	
	Stove / Oven GPO	1	

ELECTRICAL LEGEND			
SYMBOL	COMPONENT	QUANTITY	DETAILS
	Switchboard	1	
	Wall Sconce - External	3	Colour temperature: max. 2700k

2 - INDICATES TWO WAY LIGHTING SWITCH
D - INDICATES DIMMER SWITCH
S - INDICATES MOVEMENT SENSOR IN CIRCUIT



Note:
Joiner to confirm measurements on-site.
Joinery adjustments to suit componentry,
appliances and ancillary components (i.e
splashback tiles) made at discretion of site
manager, joiner.

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A07



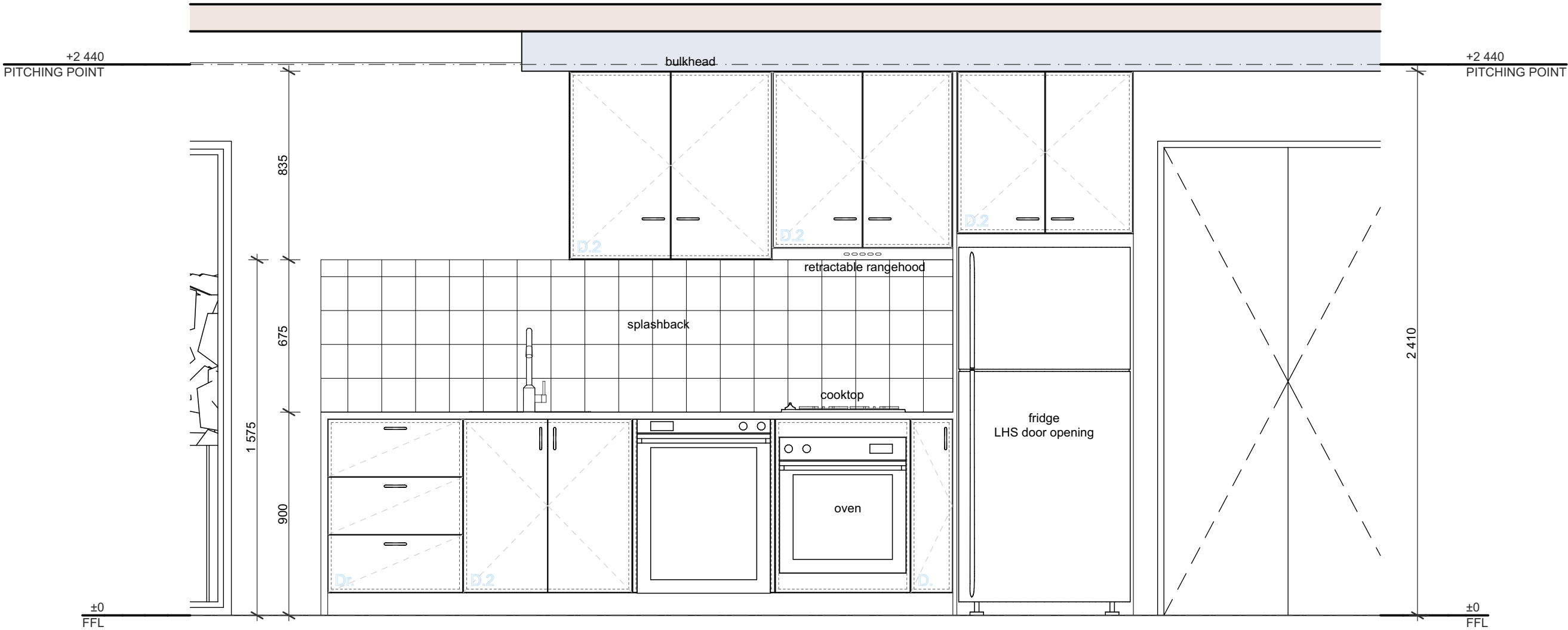
KITCHEN PLAN

SCALE: 1:20
PROJECT NUMBER: T189

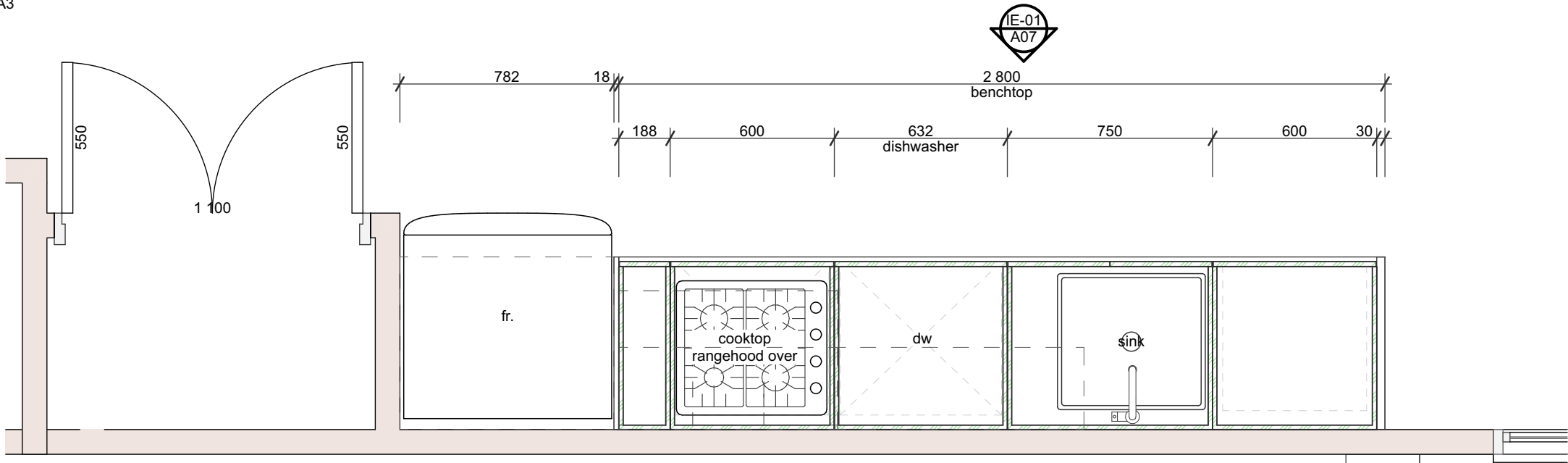


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IE-01
A07 **KITCHEN ELEVATION 01**
Scale 1:20 @A3



KITCHEN PLAN

Scale 1:20 @A3

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A08

PERSPECTIVE

SCALE:

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