

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: 316.32m²
 Existing Carport: 30.97m²
 Total Existing Site Coverage: 347.29m²
 Proposed Dwelling: 56.40m²
 Existing Deck: 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
 PREFERRED 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



SITE PLAN

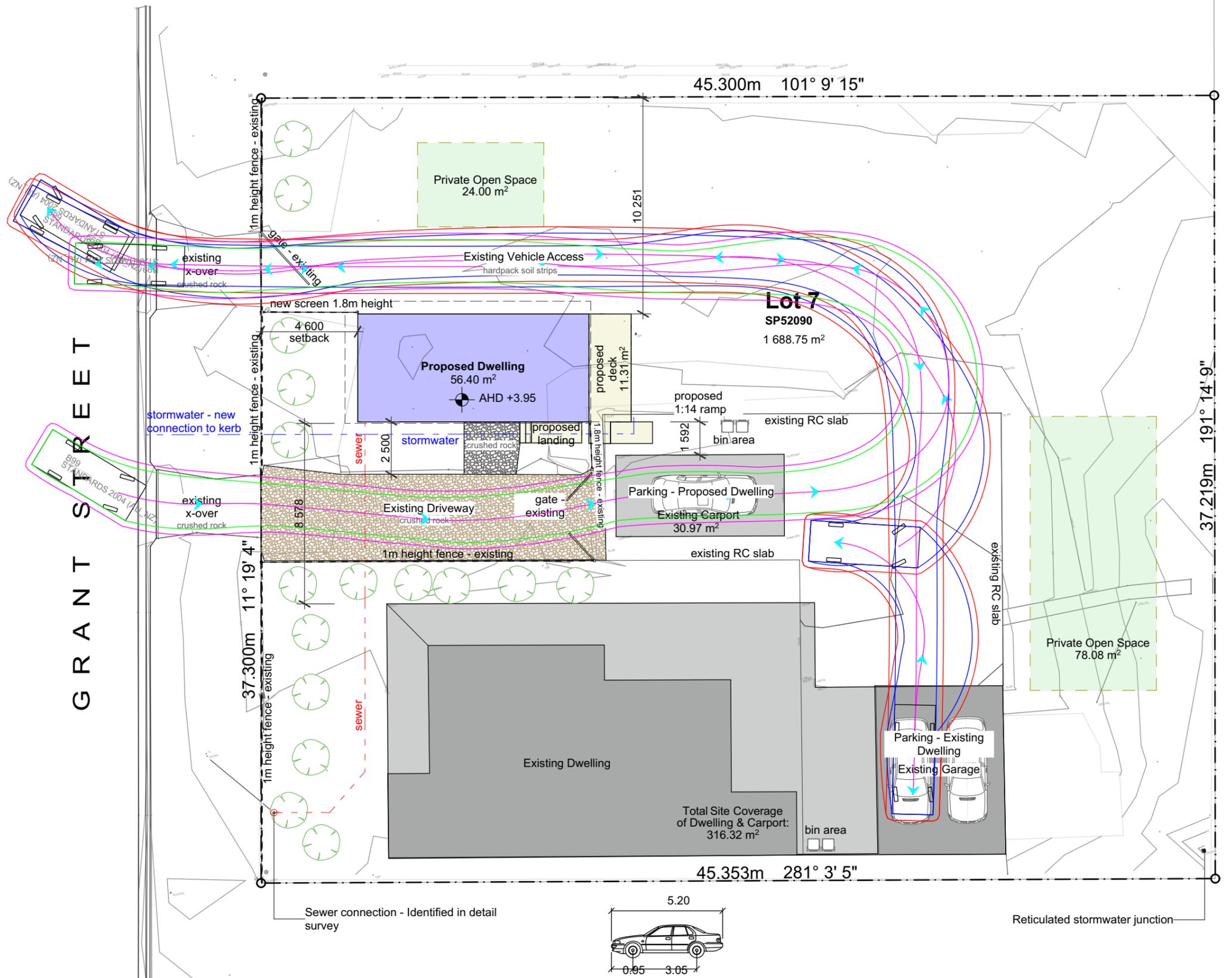
SCALE: 1:200

PROJECT NUMBER: T189



DRAWN BY:
 MP
CHECKED BY:
 MP
DATE:
 Tuesday, 8 July
 2025
CBOS: 964058515

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



Proposed Site Plan

Scale 1:200 @A3

B99

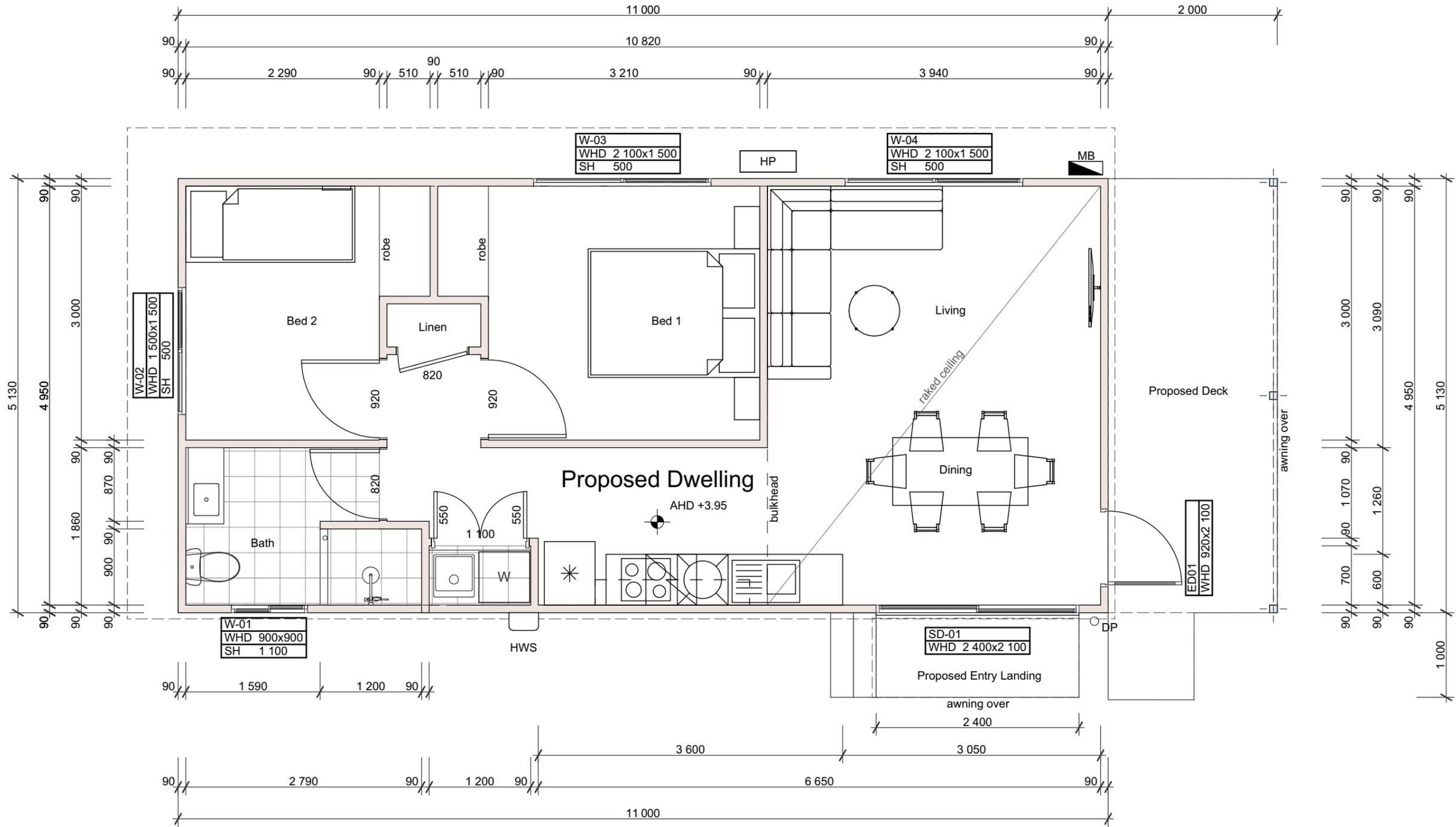
Width	: 1.94
Track	: 1.84
Lock to Lock Time	: 6.00 s
Steering Angle	: 33.92 deg

SITE DETAILS

ADDRESS: 2 Grant Street St Helens TAS 7216
LOT/DP: 52090/7
COUNCIL: Break O'Day Council
ZONING: General Residential

Scale 1:50 1 0 0.5 1.0 1.5 2.0 2.5 3.0 3.5 4.0 4.5 5.0m

E-01
A03



Proposed Floor Plan

Scale 1:50 @A3

E-03
A04

PROJECT NUMBER: T189		ISSUE LIST		PROJECT		A02	N 	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. DISCREPANCIES TO BE REFERRED TO THE BUILDING DESIGNER BEFORE PROCEEDING.
	DRAWN BY: MP	No.	DESCRIPTION	DATE	Proposed Prefabricated Dwelling			
	CHECKED BY: MP	SK1	For Client Approval	16/06/2025	PROJECT ADDRESS: 52090/7 2 Grant Street St Helens TAS 7216	FLOOR PLAN		
DATE: Tuesday, 8 July 2025	A	Development Application	24/06/2025		CLIENT Sandra Bales		SCALE: 1:50	
CBOS: 964058515						PROJECT NUMBER: T189		



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CLIENT
 Sandra Bales

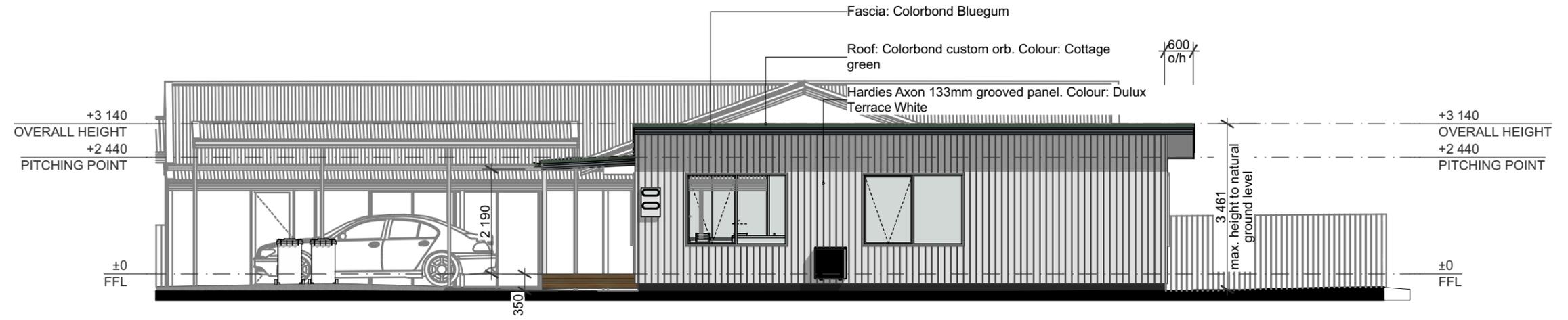
SHEET SIZE A3
A03

ELEVATIONS

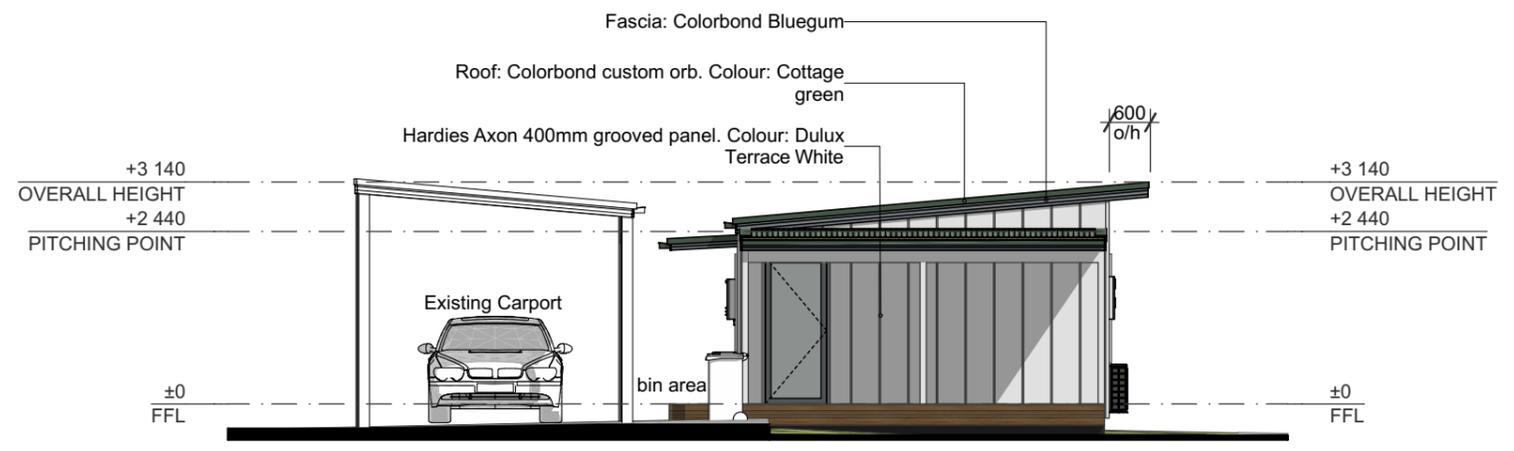
SCALE: 1:100

PROJECT NUMBER: T189

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

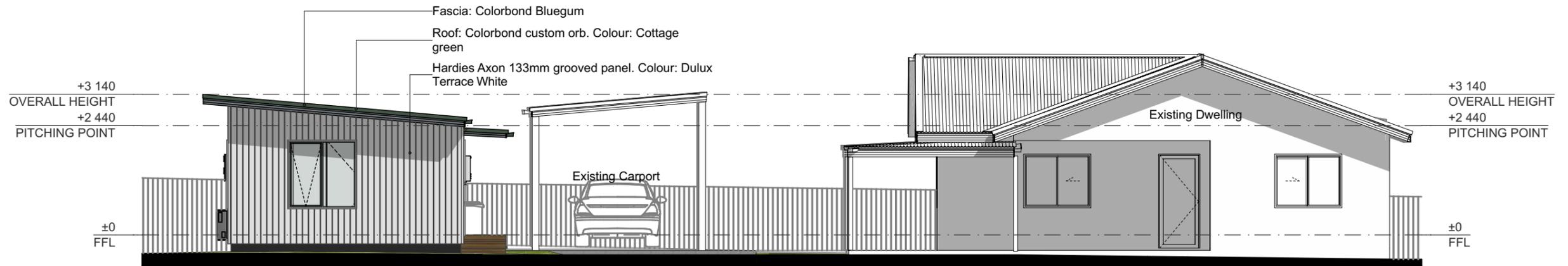


E-02 East Elevation
 A02 Scale 1:100 @A3

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



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

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DATE: Tuesday, 8 July 2025	A	Development Application	24/06/2025	PROJECT ADDRESS: 52090/7 2 Grant Street St Helens TAS 7216		SCALE: 1:100 PROJECT NUMBER: T189
CBOS: 964058515				CLIENT Sandra Bales		

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			

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 m ²
ELEVATION VIEW (internal)			
DETAILS	Frame colour to match Colorbond Bluegum	Frame colour to match Colorbond Bluegum	

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CLIENT
Sandra Bales

SHEET SIZE A3
A05

DOOR / WINDOW SCHEDULE
SCALE:
PROJECT NUMBER: T189



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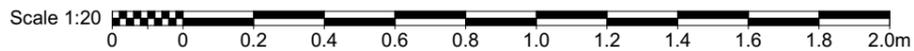
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Note:
Joiner to confirm measurements on-site. Joinery adjustments to suit componentry, appliances and ancillary components (i.e splashback tiles) made at discretion of site manager, joiner.

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SHEET SIZE A3

A07



KITCHEN PLAN

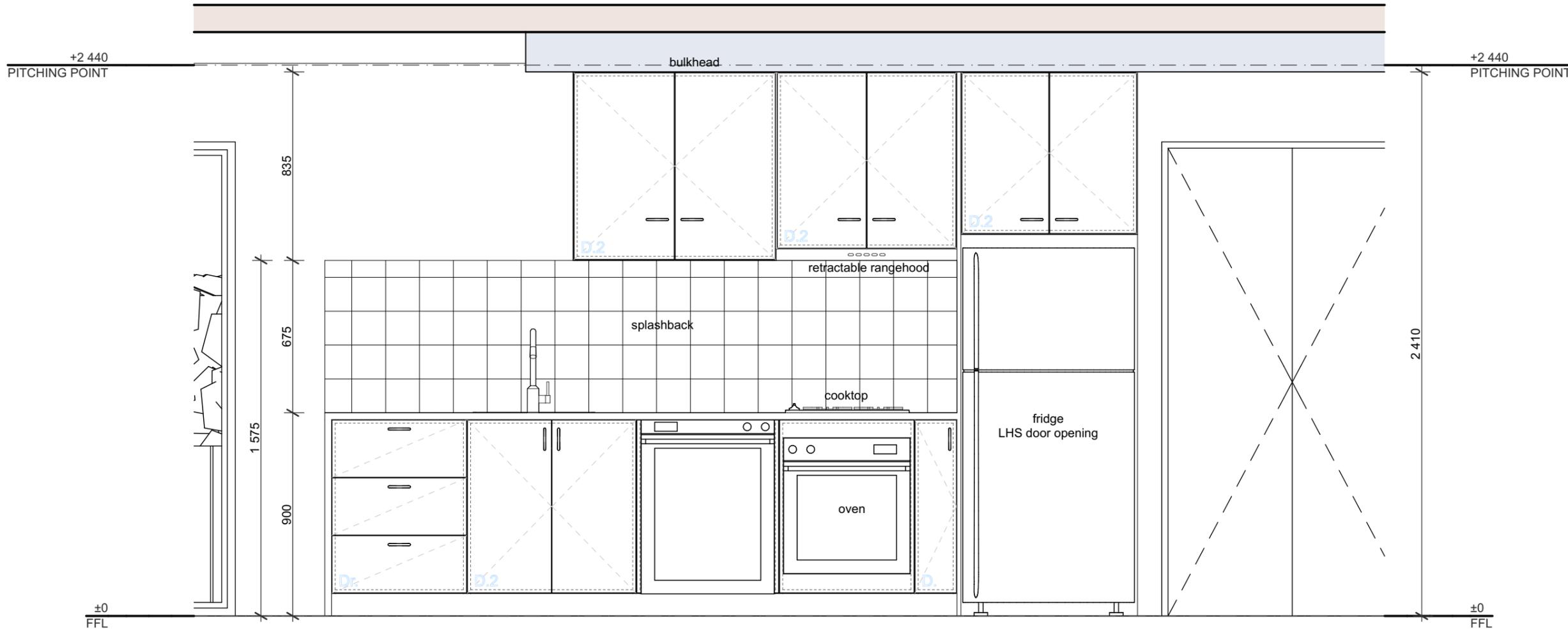
SCALE: 1:20

PROJECT NUMBER: T189

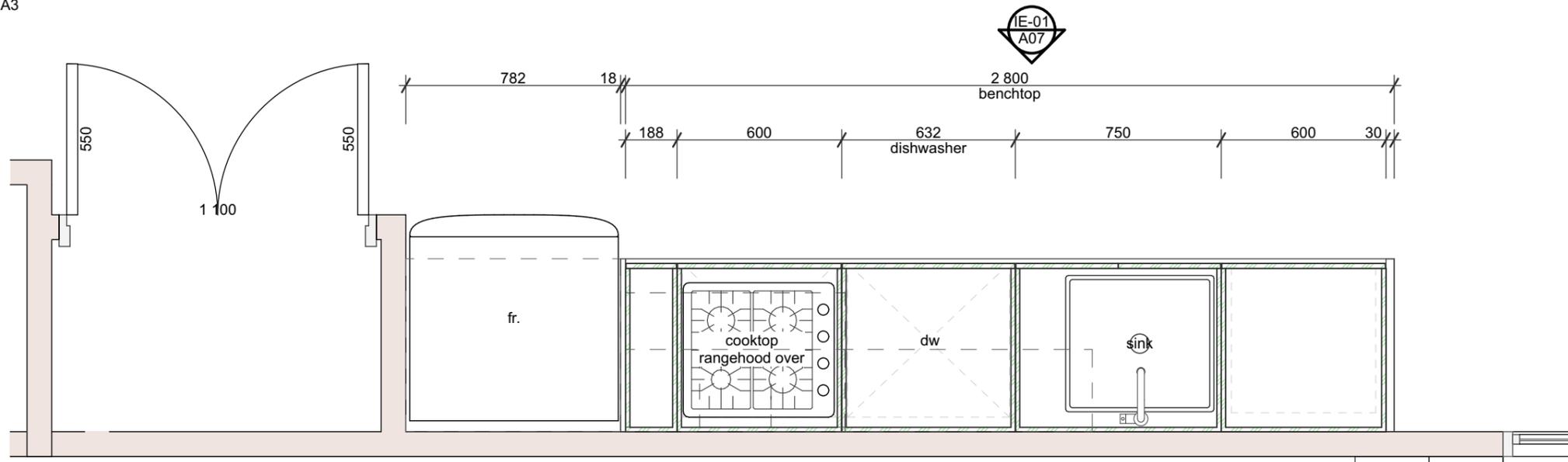


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IE-01 KITCHEN ELEVATION 01
A07 Scale 1:20 @A3



KITCHEN PLAN

Scale 1:20 @A3

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SHEET SIZE A3
A08

PERSPECTIVE

SCALE:

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