

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 2026 / 00116
Applicant	M & T Sims
Proposal	Residential - Construction of a Shed with Amenities
Location	11 Oberon Place, Scamander (CT 156731/14)

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 July 2026 until 5pm Friday 31st July 2026.

John Brown
GENERAL MANAGER

CLADDING

ITEM	PROFILE (min)	FINISH	COLOUR
ROOF	CUSTOM ORB 0.42 BMT	CB	SM
WALLS	CUSTOM ORB 0.42 BMT	CB	SM
CORNERS	-	CB	SM
BARGE	-	CB	SM

0.35bmt=0.40tct; 0.42bmt=0.47tct; 0.48bmt=0.53tct

ACCESSORY SCHEDULE & LEGEND

QTY	MARK	DESCRIPTION
1	OO1	Roller Door opening, 2400 high x 3000 wide. Roller Door must be fitted, refer to the NCC for door compliance.
1	KWO1	600x600 Window Opening (D). Window must be fitted
1	L650-25L	Larnec, In-swing & Frame Kit, 650/In, Left Hung, Std. 2040 x 820 C/B
2	KFO1	2100H x 1800W Framed Opening. Door must be fitted
2	KWN1	AMI - Reg A & B, 790x1274 CLR + FG Fly Screen, Window Kit (BDSP)

ARCHITECTURAL DRAWING ONLY, NOT FOR CONSTRUCTION USE

CLIENT
Tanya Sims

SITE
**11 Oberon Place
SCAMANDER TAS 7215**

BUILDING
**DELUXE
6000 SPAN x 2700 EAVE x 10000 LONG**

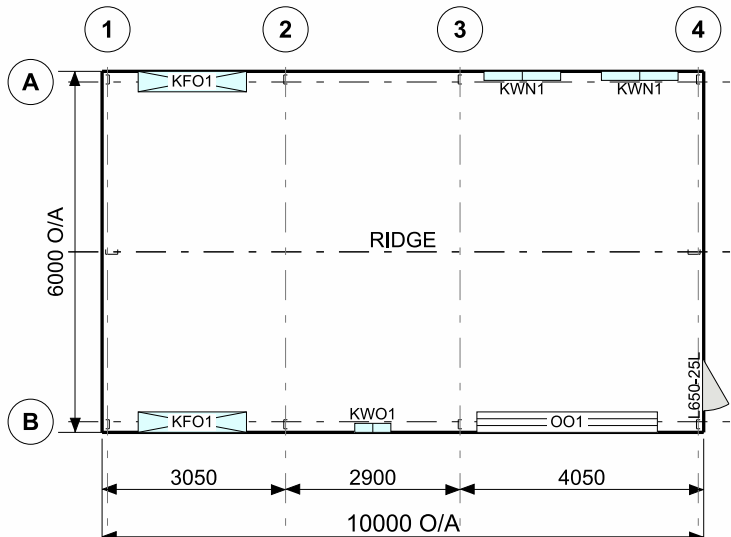
TITLE
FLOOR PLAN & ELEVATION

SCALE
A4 SHEET 1:125

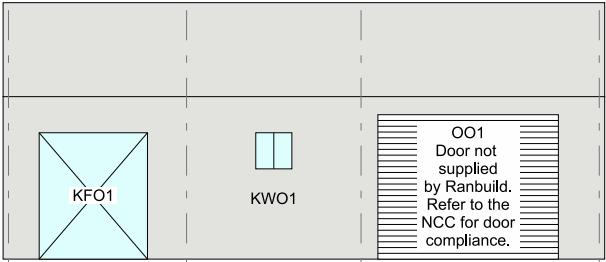
DRAWING NUMBER
LAUNC2-12050

REV
A

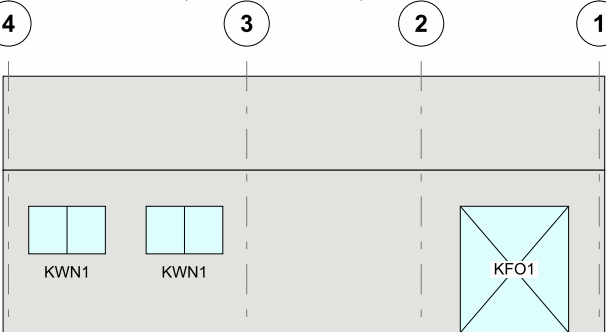
PAGE
1/1



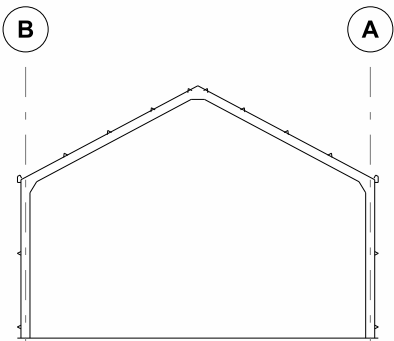
FRAME ROOF PLAN



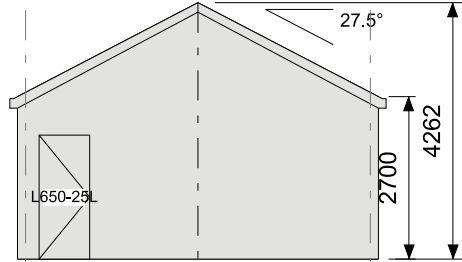
ELEVATION GRID B



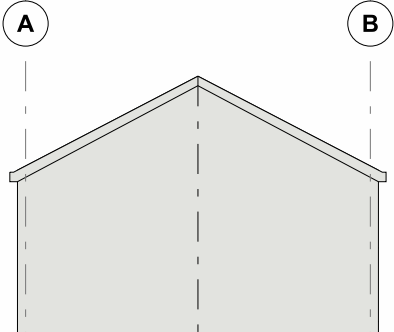
ELEVATION GRID A



SECTION GRID 2, 3



ELEVATION GRID 4



ELEVATION GRID 1

BACK

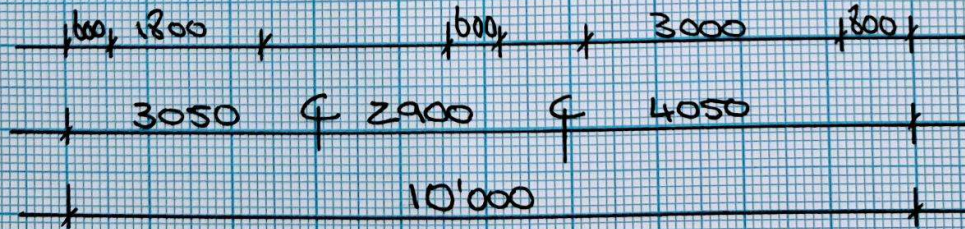


END

6000

RIGHT END

1820



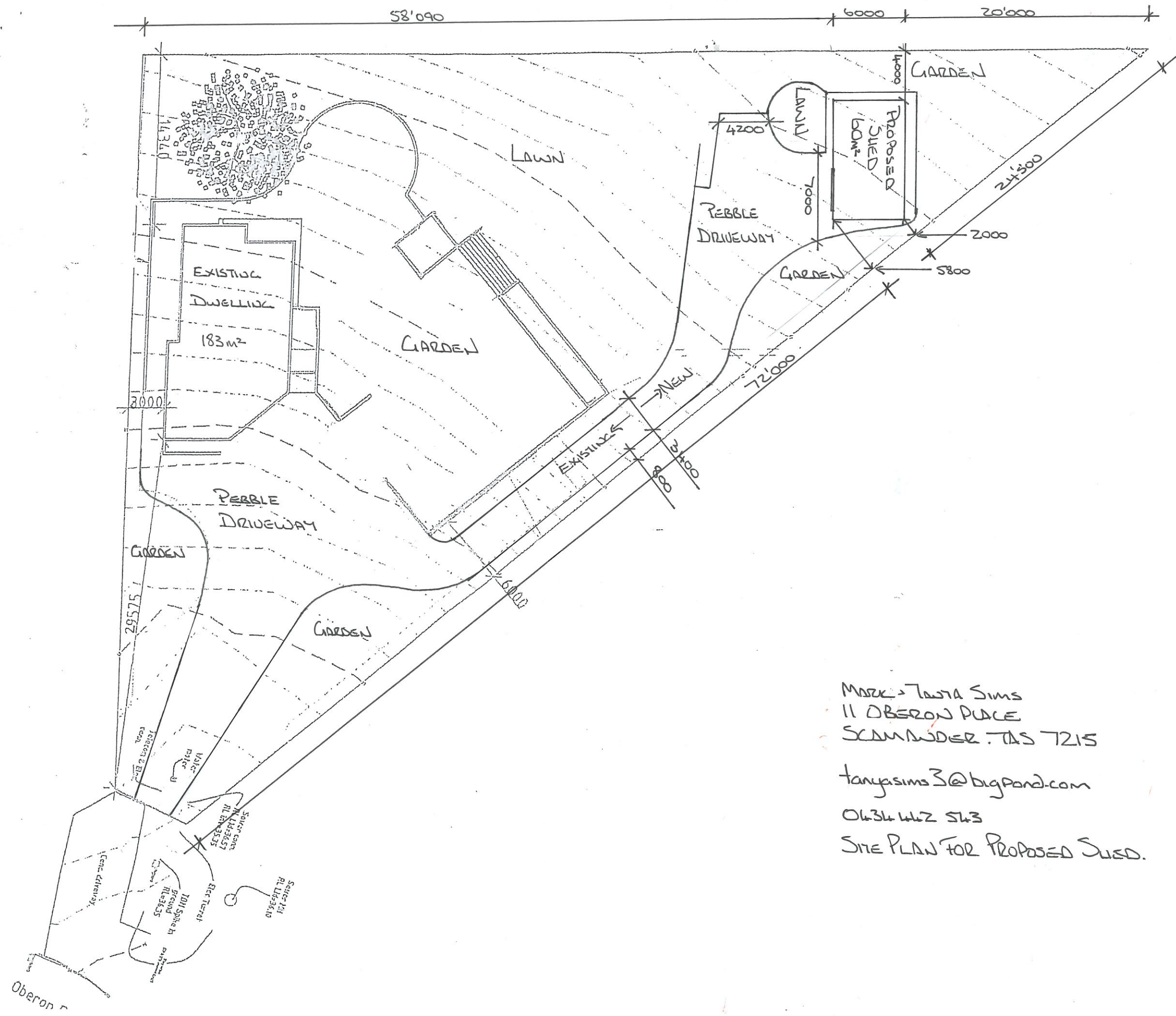
FRONT

SCALE 1:100

RECEIVED

29 JUN 2023

BY:



Mark and Tanya Sims

11 Oberon Place

Scamander TAS 7215

29th June 2026

Rebecca Green / Jake Ihnen

Development Services

Break'O Day Council

St Helens TAS 7216

Re: DA 2026 / 00116 – Response to RFI

Please find the attached updated drawings as requested for our Proposed New Shed at 11 Oberon Place, Scamander.

These drawings include an additional stormwater plan for the new impervious area.

This plan utilises the existing stormwater detention system designed and constructed for the existing dwelling which originally had a roof space of 439m² and at completion was reduced to 183m².

An additional slow release 1000 Liters water tank will be installed for the proposed shed.

(Please refer to plan.)

With Regards

Mark and Tanya Sims

0434 442 543