32-34 Georges Bay Esplanade
St Helens Tasmania 7216
T: 03 6376 7900 | ABN 96 017 131 248

Break O'Day COUNCIL

Development Applications

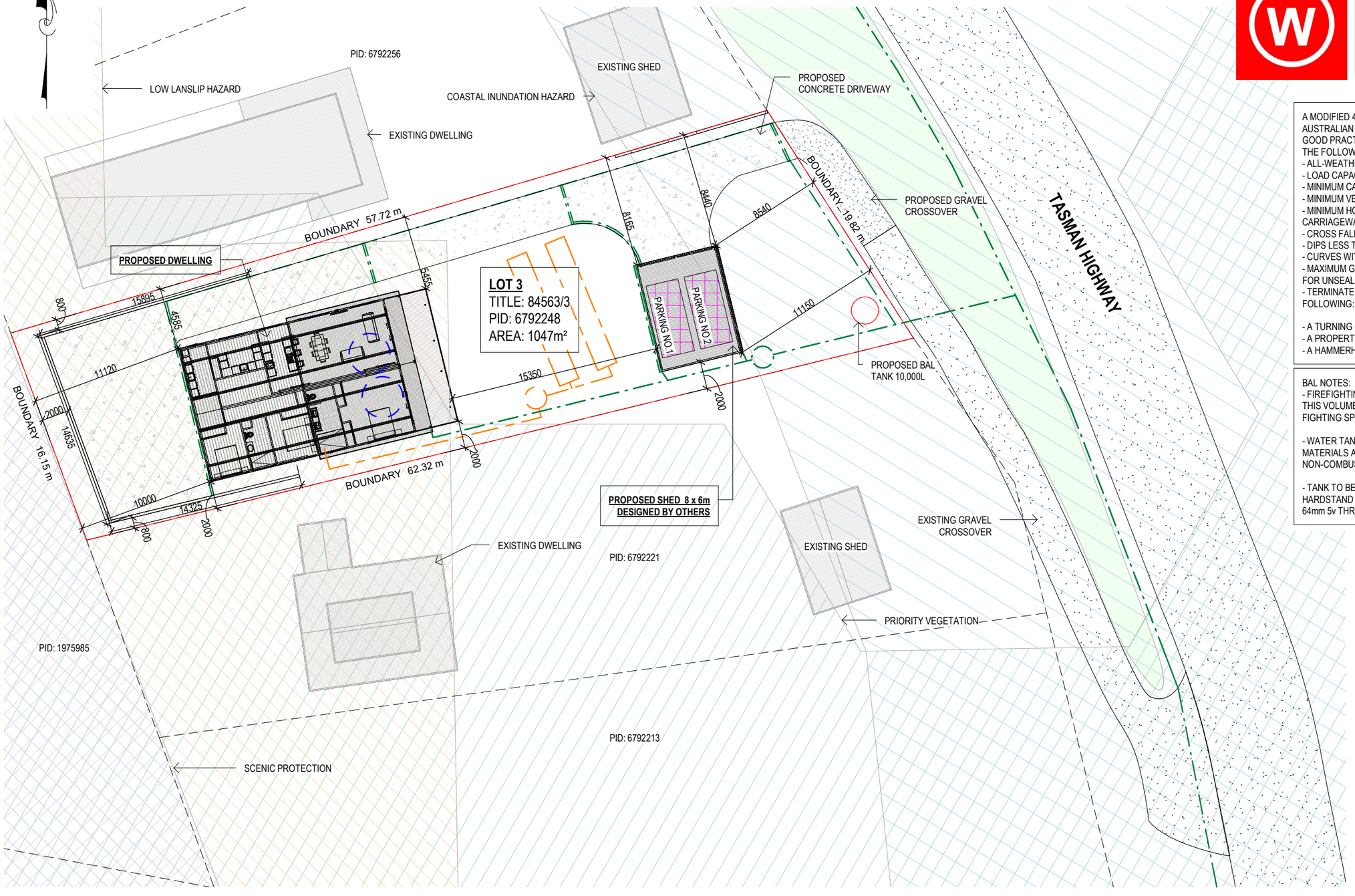
Notice is hereby given under Section 57(3) of the *Land Use Planning & Approvals Act 1993* that an application has been made to the Break O' Day Council for a permit for the use or development of land as follows:

DA Number	DA 2025 / 00062
Applicant	Woolcott Land Services
Proposal	Residential – Construction of a Dwelling & Shed
Location	24293 Tasman Highway, 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



- SIGN SIMILAR TO ABOVE PICTURE TO BE PERMANENTLY FIXED TO THE STATIC WATER SUPPLY
- SIGN SIZE DIMENSIONS
  - MIN. 300mm x 300mm
  - LETTERING TO BE UPPERCASE AND NOT LESS THAN 100mm IN HEIGHT

A MODIFIED 4C ACCESS ROAD IS AN ALL-WEATHER ROAD WHICH COMPLIES WITH THE AUSTRALIAN ROAD RESEARCH BOARD "UNSEALED ROADS MANUAL – GUIDELINES TO GOOD PRACTICE", 3RD EDITION, MARCH 2009 AS A CLASSIFICATION 4C ACCESS ROAD AND THE FOLLOWING MODIFIED REQUIREMENTS:
- ALL-WEATHER CONSTRUCTION;
- LOAD CAPACITY OF AT LEAST 20 TONNES, INCLUDING FOR BRIDGES AND CULVERTS;
- MINIMUM CARRIAGEWAY WIDTH OF 4 METRES;
- MINIMUM VERTICAL CLEARANCE OF 4 METRES;
- MINIMUM HORIZONTAL CLEARANCE OF 0.5 METRES FROM THE EDGE OF THE CARRIAGEWAY;
- CROSS FALLS OF LESS THAN 3° (1:20 OR 5%);
- DIPS LESS THAN 7° (1:8 OR 12.5%) ENTRY AND EXIT ANGLE;
- CURVES WITH A MINIMUM INNER RADIUS OF 10 METRES;
- MAXIMUM GRADIENT OF 15° (1:3.5 OR 28%) FOR SEALED ROADS, AND 10° (1:5.5 OR 18%) FOR UNSEALED ROADS; AND
- TERMINATE WITH A TURNING AREA FOR FIRE APPLIANCES PROVIDED BY ONE OF THE FOLLOWING:

- A TURNING CIRCLE WITH A MINIMUM INNER RADIUS OF 10 METRES
- A PROPERTY ACCESS ENCIRCLING THE BUILDING; OR
- A HAMMERHEAD "T" OR "Y" TURNING HEAD 4 METRES WIDE AND 8 METRES L

BAL NOTES:
- FIREFIGHTING WATER SUPPLY TO BE A MIN. 10000L PER BUILDING TO BE PROTECTED. THIS VOLUME OF WATER MUST NOT BE USED FOR ANY OTHER PURPOSE INCLUDING FIRE FIGHTING SPRINKLER OR SPRAY SYSTEMS

- WATER TANK MUST BE METAL, CONCRETE OR LAGGED BY NON-COMBUSTABLE MATERIALS AND ALL ABOVE GROUND PIPES & FITTINGS TO BE MADE FROM NON-RUSTING, NON-COMBUSTIBLE AND NON-DEFORMING MATERIALS

- TANK TO BE LOCATED A MINIMUM 6.0m FROM DWELLING AND WITHIN 3.0m OF A HARDSTAND AREA - WATER TANK OR CONNECTION POINT TO BE FITTED WITH A MALE 64mm 5v THREAD COUPLING WITH MINIMUM DELIVERY OF 270L PER MINUTE

LEGEND	
	SEWER
	WATER
	STORMWATER
	EXISTING VEGETATION
	PRIOR VEGETATION
	LOW LANSLIP HAZARD
	SCENIC PROTECTION
	COASTAL INUNDATION HAZARD

LOCALITY PLAN
SCALE 1 : 300

ISSUED FOR APPROVAL

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A	ISSUED FOR APPROVAL	14.02.25	W.T

Date Drawn: 14.02.25
Drawn: W. Tan
Checked: C. Lim
Approved: J. Pfeiffer
Scale: As Shown @ A3

Client: R. & V. HAMILTON
Project: PROPOSED DWELLING
Address: 24293 TASMAN HIGHWAY, ST HELENS TAS 7216

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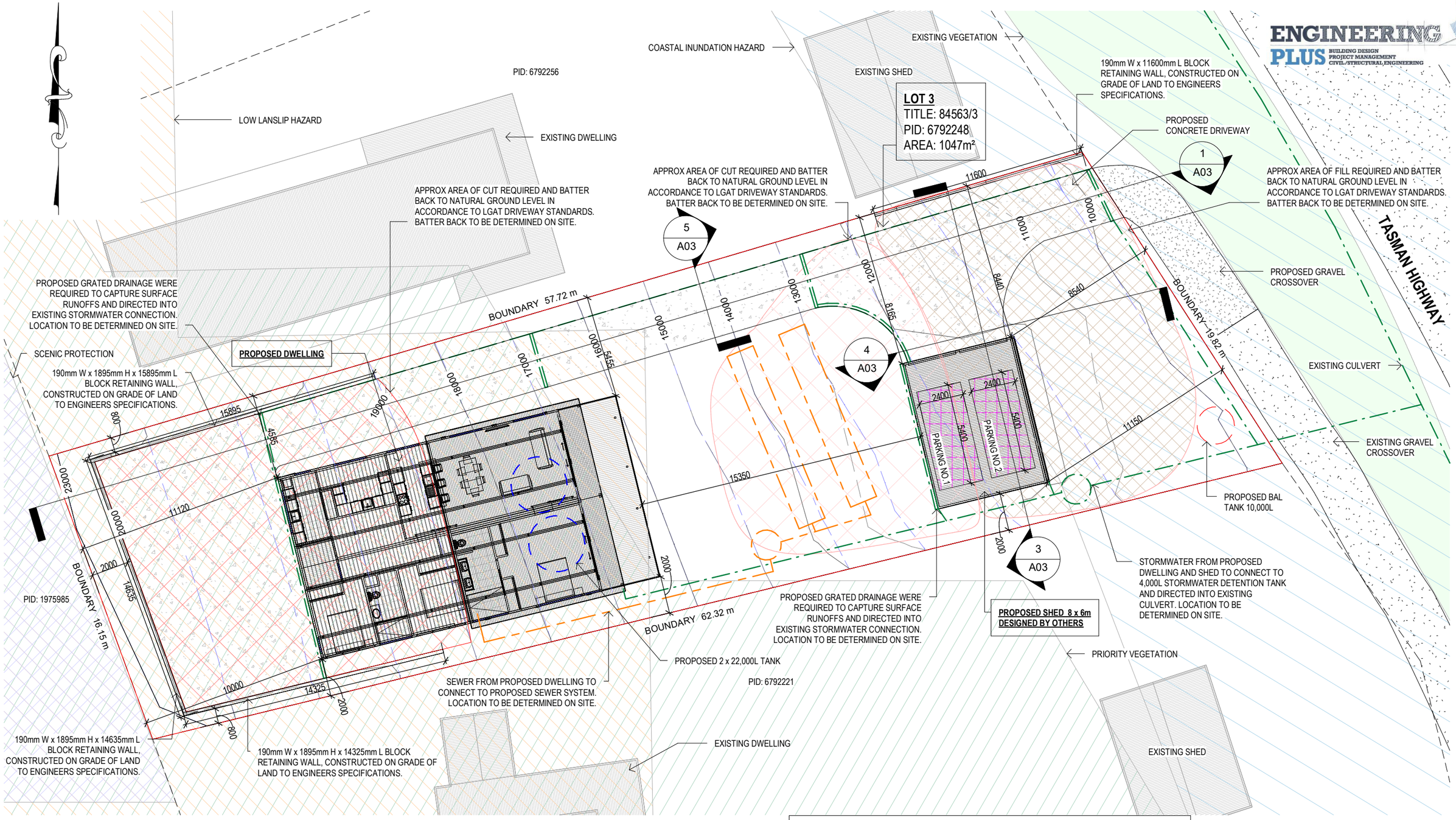
Accredited Building Designer
Designer Name: J.Pfeiffer
Accreditation No: CC2211T

Drawing No: 1682024 A01 / A11
Rev E



SITE PLAN
SCALE 1 : 200

DRAINAGE
ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF NATIONAL PLUMBING AND DRAINAGE CODE AS3500 AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

NOTE
STORMWATER FROM PROPOSED DWELLING TO BE DIRECTED INTO EXISTING STORWATER SYSTEM TO LOCAL COUNCIL REQUIREMENTS & AS3500

LEGEND	
	SEWER
	WATER
	STORMWATER
	EXISTING VEGETATION
	PRIOR VEGETATION
	LOW LANSLIP HAZARD
	SCENIC PROTECTION
	COASTAL INUNDATION HAZARD

NOTE:
BUILDERS TO VERIFY ALL MEASUREMENTS, SERVICES AND LEVELS ON-SITE PRIOR TO CONSTRUCTION AND NOTIFY ENGINEERING PLUS OF ANY ERRORS AND DISCREPANCIES FOUND ON SITE. ENGINEERING PLUS DO NOT ACCEPT ANY RESPONSIBILITY FOR MISCONSTRUCTION.

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Designer Name: J.Pfeiffer
Accreditation No: CC2211T

Drawing No: 1682024 A02 / A11
Rev: E

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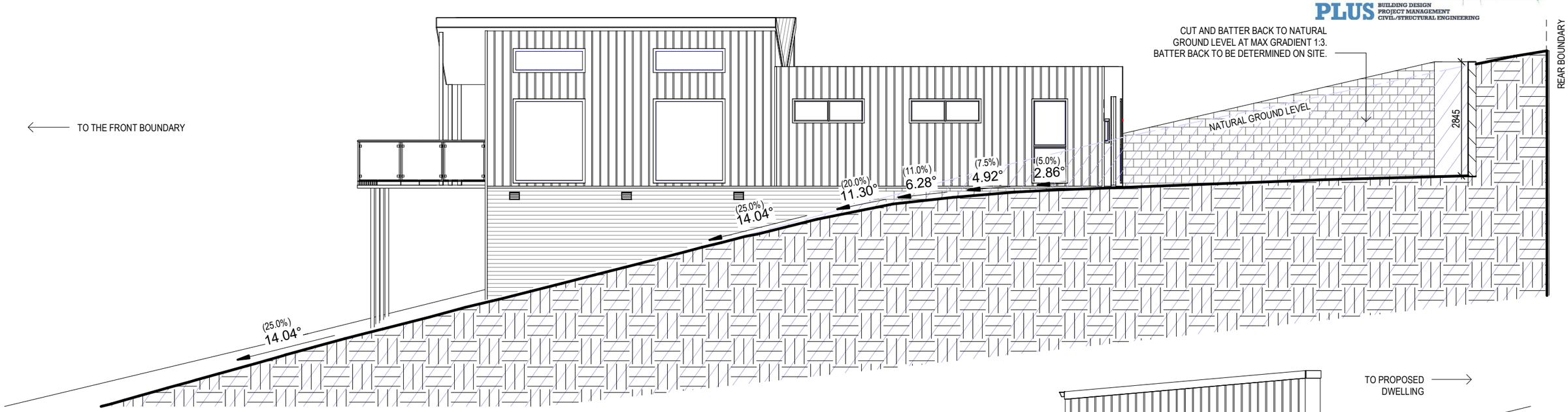
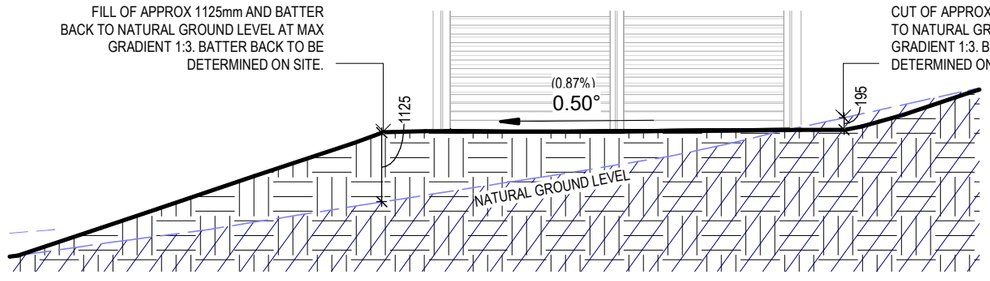
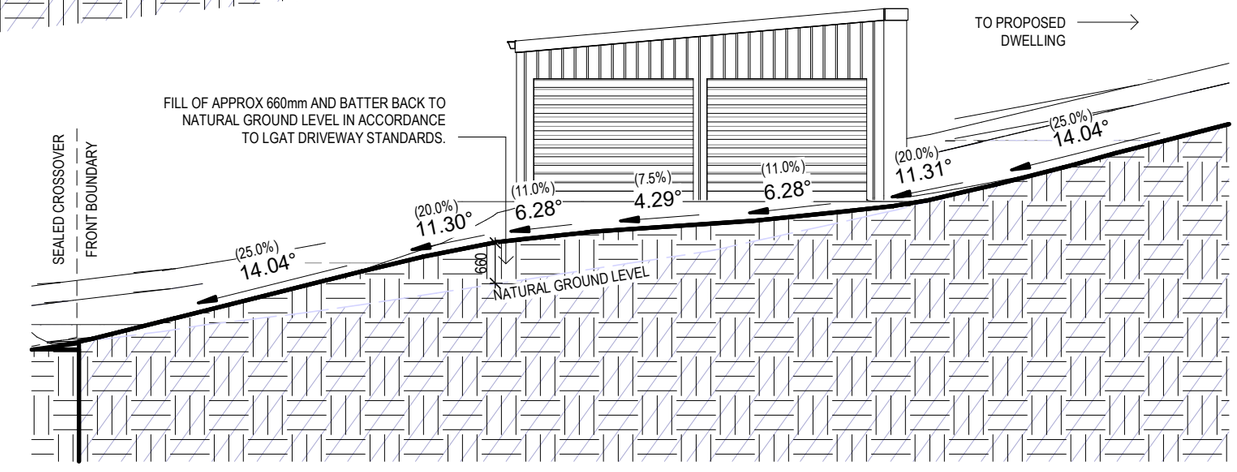
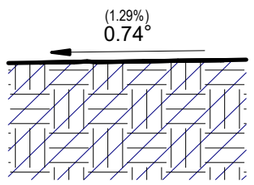


1 - DRIVEWAY TO REAR PARKING WITH RETAINING WALL SECTION
SCALE 1 : 100

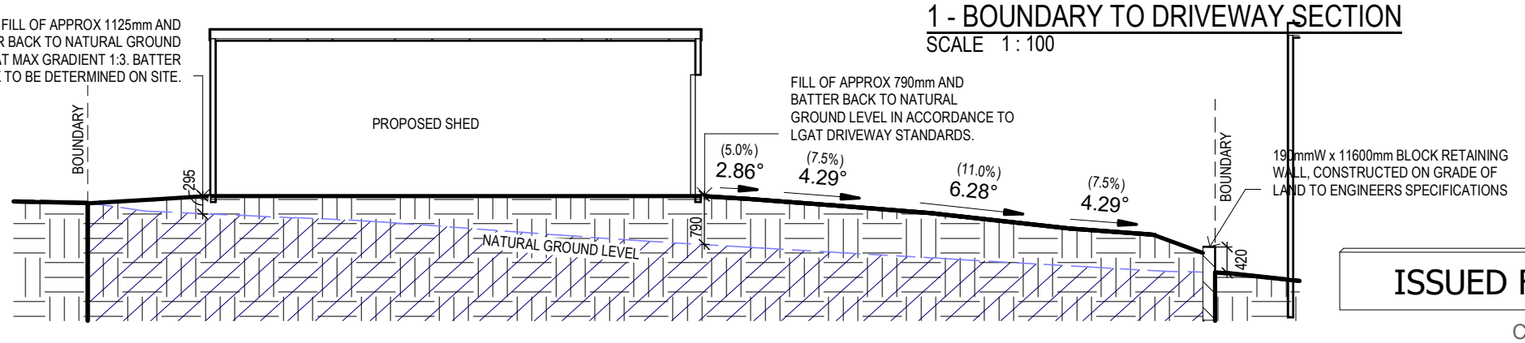




4 - GARAGE CROSS-SECTION
SCALE 1 : 100



1 - BOUNDARY TO DRIVEWAY SECTION
SCALE 1 : 100



5 - DRIVEWAY CROSS-SECTION
SCALE 1 : 100

3 - GARAGE TO DRIVEWAY SECTION
SCALE 1 : 100

ISSUED FOR APPROVAL

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NOTE:

BUILDERS TO ENSURE DRIVEWAY TO BE CONSTRUCTED TO LGAT URBAN ROAD PROFILE SUITABLE FOR B85 VEHICLES.

ENSURE DRIVEWAY TO INCORPORATE CURVES TO ENSURE SMOOTH TRANSITIONS BETWEEN GRADIENTS AND TO BE CONSTRUCTED TO LGAT STANDARDS.

DRAWINGS ARE TO BE READ IN ACCORDANCE WITH A01 - SITE PLAN

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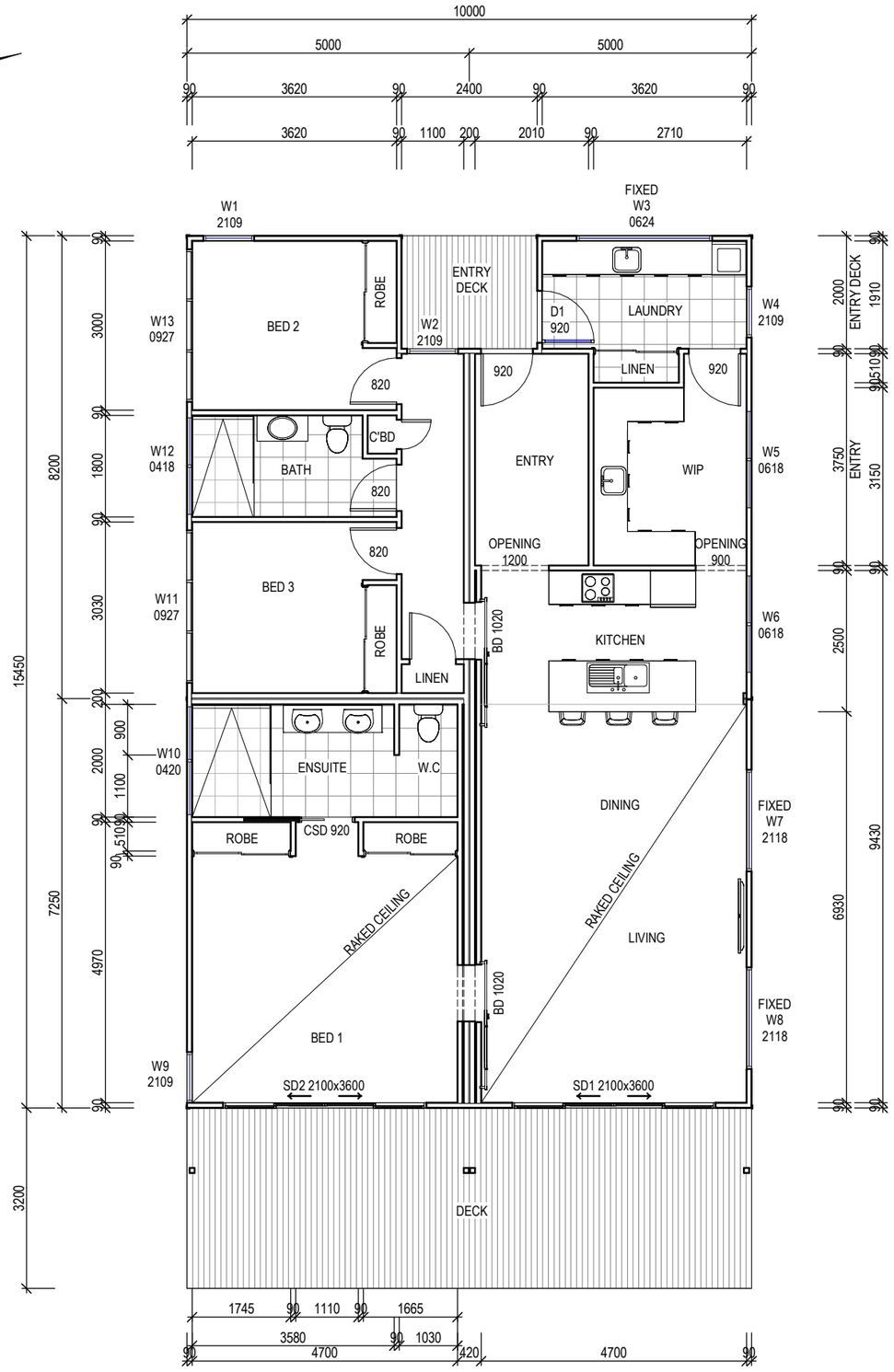
ENGINEERING PLUS BUILDING DESIGN PROJECT MANAGEMENT CIVIL/STRUCTURAL ENGINEERING

Accredited Building Designer
Designer Name: J.Pfeiffer
Accreditation No: CC2211T

Drawing No: 1682024 A03 / A11
Rev: E



CONSTRUCTION PLAN
SCALE 1 : 100

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PROJECT MANAGEMENT
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WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	U-VALUE	SHGC
W1	*2100	900	DG	4.3	.55
W2	*2100	900	DG	4.3	.55
W3	600	2400	DG	4.3	.55
W4	*2100	900	DG	4.3	.55
W5	600	1800	DG	4.3	.55
W6	600	1800	DG	4.3	.55
W7	*2100	1800	DG	4.3	.55
W8	*2100	1800	DG	4.3	.55
W9	*2100	900	DG	4.3	.55
W10	450	2000	DG	4.3	.55
W11	900	2700	DG	4.3	.55
W12	450	1800	DG	4.3	.55
W13	900	2700	DG	4.3	.55
^W14	600	1800	DG	4.3	.55
^W15	600	1800	DG	4.3	.55
^W16	1110	3600	DG	4.3	.55
^W17	1110	3600	DG	4.3	.55
^W18	600	2400	DG	4.3	.55
D1	2100	920	DG	4.0	.61
SD1	2100	3600	DG	4.0	.61
SD2	2100	3600	DG	4.0	.61

DISCLAIMER:
ALL WINDOWS SHOWN ON PLAN ARE APPROX. BASED OFF STANDARD MANUFACTURING SIZES. ALL WINDOW DIMENSIONS TO BE CONFIRMED ON SITE BY BUILDER PRIOR TO ORDERING AND MANUFACTURING.

Area Schedule (Gross Building)

Name	Area	Area (sq)
PROPOSED DWELLING	149.70 m²	16.11
ENTRY DECK	4.80 m²	0.52
PROPOSED DECK	32.00 m²	3.44
PROPOSED SHED	48.00 m²	5.17
	234.50 m²	25.24

***NOTE:**
IF HEIGHT TO GROUND GREATER THAN 2.0m WINDOW TO HAVE PERMANENTLY FIXED ROBUST SCREEN INSTALLED OR HAVE AN OPENING RESTRICTED TO 125mm.
^ NOTE:
REFER ELEVATIONS FOR HIGHLIGHT WINDOW

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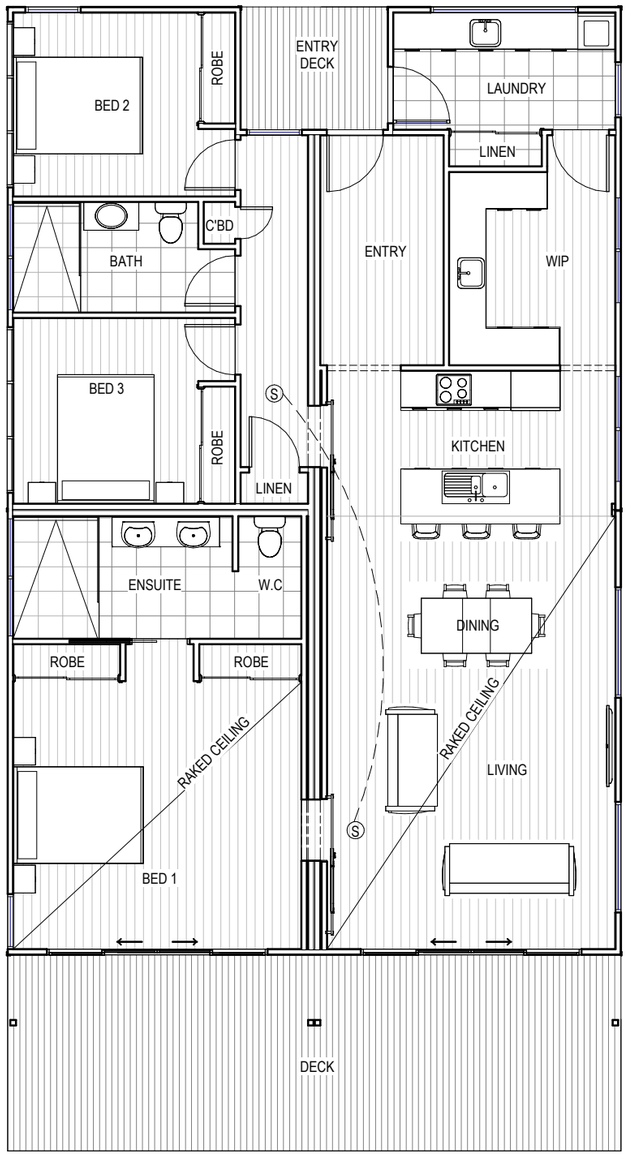

FLOOR PLAN
SCALE 1 : 100

FLOOR COVERINGS
CARPET
CONCRETE
TIMBER DECKING
TILE
VINYL TIMBER FLOORING / TIMBER

SMOKE ALARMS
PROVIDE AND INSTALL SMOKE ALARMS & HARD WIRE
TO BUILDING POWER SUPPLY TO AS 3786.
CEILING MOUNTED WITH 9VDC
ALKALINE BATTERY BACKUP
TO LOCATIONS INDICATED ON PLAN AND IN ACCORDANCE
WITH ABCB OF H3D6 - PART 9.5.2

(S) - DENOTES INTERCONNECTED SMOKE DETECTORS

Area Schedule (Gross Building)		
Name	Area	Area (sq)
PROPOSED DWELLING	149.70 m²	16.11
ENTRY DECK	4.80 m²	0.52
PROPOSED DECK	32.00 m²	3.44
PROPOSED SHED	48.00 m²	5.17
	234.50 m²	25.24

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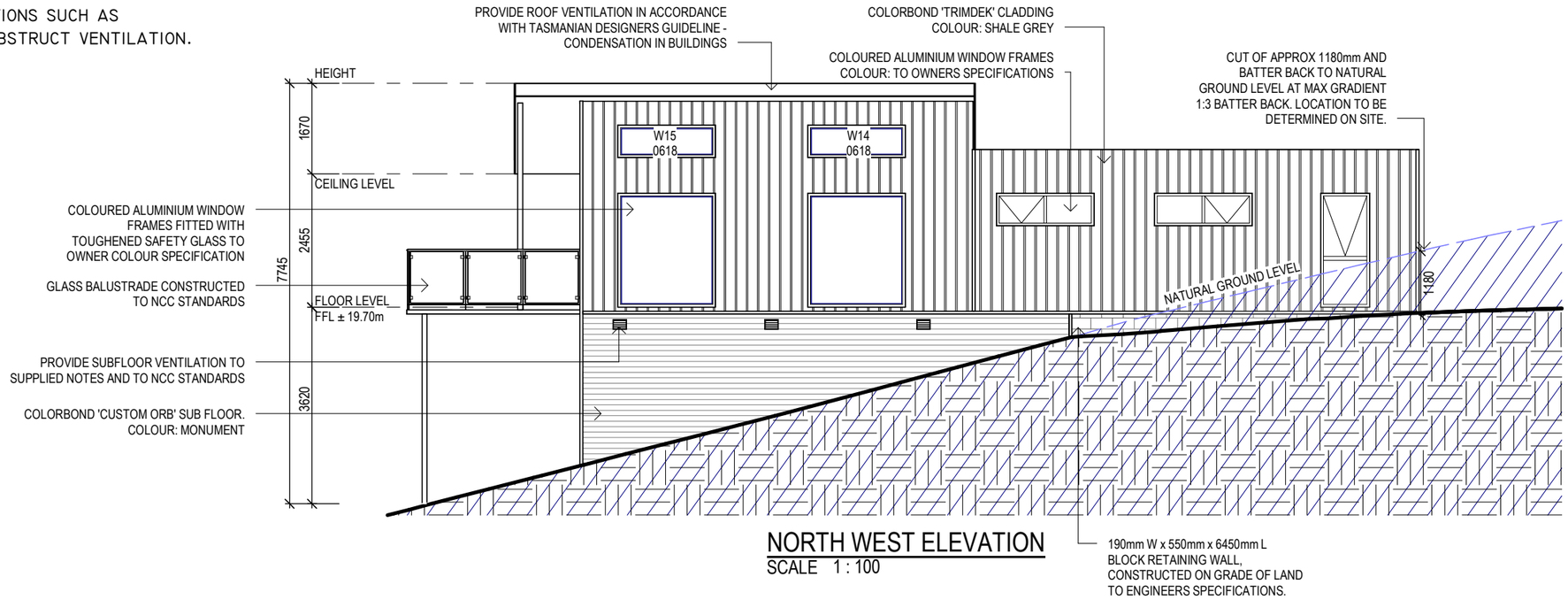
SUB FLOOR VENTILATION. NCC VOL 2 PART 6.2.1

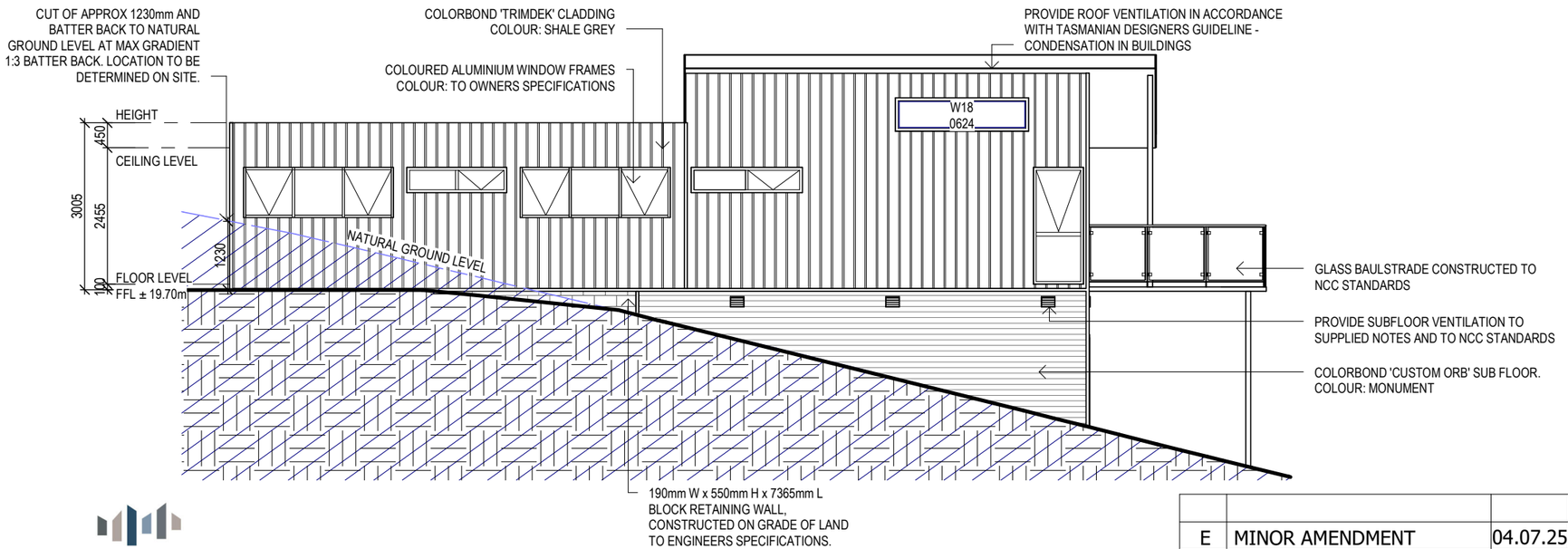
- A MINIMUM OF 150 MM OF SUB FLOOR CLEARANCE IS TO BE PROVIDED BETWEEN FINISHED SURFACE LEVEL & THE UNDERSIDE OF THE FLOOR BEARER.
- A MINIMUM OF 6000 MM2 PER METRE OF SUB FLOOR VENTILATION IS TO BE UNIFORMLY DISTRIBUTED AROUND THE EXTERNAL AND INTERNAL WALLS OF THE BUILDING.
- VENTS TO BE LOCATED NO GREATER THAN 600 MM FROM AN INTERNAL OR EXTERNAL CORNER.

PRYDA 230X75 - 52 HOLE VENT MAXIMUM SPACING 1050 MM ALONG WALL OR
PRYDA 230X165 - 117 HOLE VENT MAXIMUM SPACING 2350 MM ALONG WALL

ADDITIONAL VENTILATION PROVISIONS TO BE INSTALLED WHERE OBSTRUCTIONS SUCH AS CONCRETE VERANDAH'S, DECKS, PATIOS AND PAVING ARE INSTALLED & OBSTRUCT VENTILATION.



NORTH WEST ELEVATION
SCALE 1 : 100



SOUTH EAST ELEVATION
SCALE 1 : 100

STAIR CONSTRUCTION. ABCB VOLUME 2 PART 11.2

- TREADS: 240 MM
- RISERS: 180 MM
- MODWOOD TIMBER STAIR MATERIAL TO AS1684
- TREATMENT LEVELS H4 FOR INGROUND USE & H3 FOR ABOVE GROUND USE.
- ALL FIXINGS FITTING BRACKETS AND CONNECTORS TO BE GALVANISED.
- STRINGER: 300X50 F5 MODWOOD
- TREADS: 240X45 F5 TREATED PINE MAXIMUM TREAD SPAN 1000

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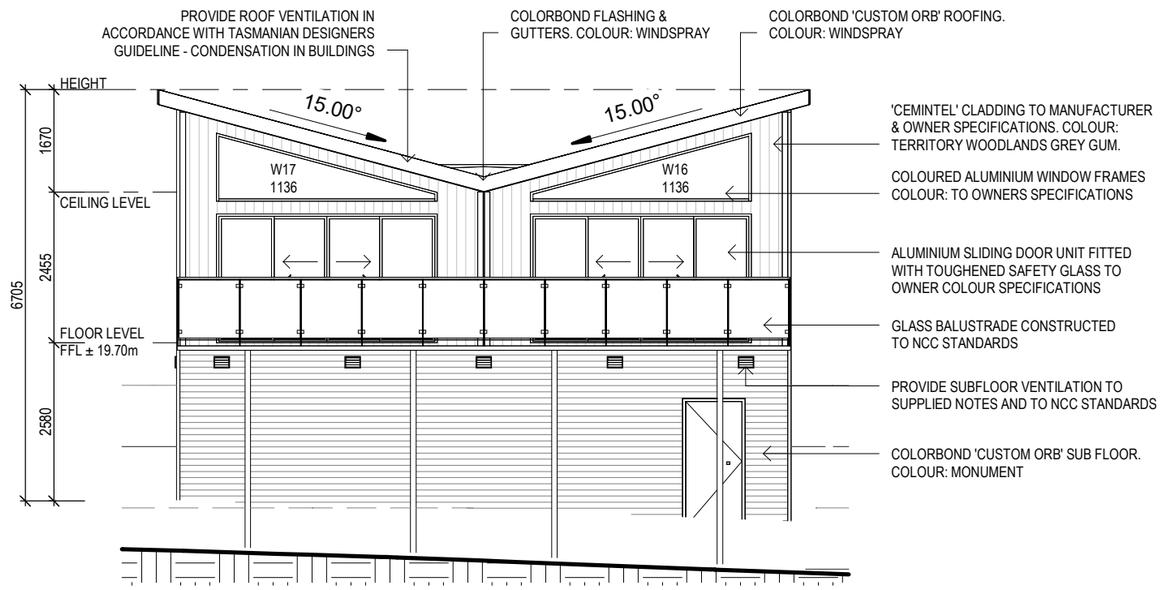
EAVE & SOFFIT CONSTRUCTION ABCB VOLUME 2 PART 7.4.5

EAVE WIDTH - 300MM

SOFFIT / EAVE LINED WITH 'HARDIFLEX' CEMENT SHEETING

- TRIMMERS LOCATED WITHIN 1200 MM OF EXTERNAL CORNERS TO BE SPACED @ 500 MM CENTERS, REMAINDER OF SHEET - 700 MM CENTERS
- FASTENER / FIXINGS WITHIN 1200 MM OF EXTERNAL CORNERS @ 200 MM CENTERS, REMAINDER OF SHEET - 300 MM CENTERS



NORTH EAST ELEVATION
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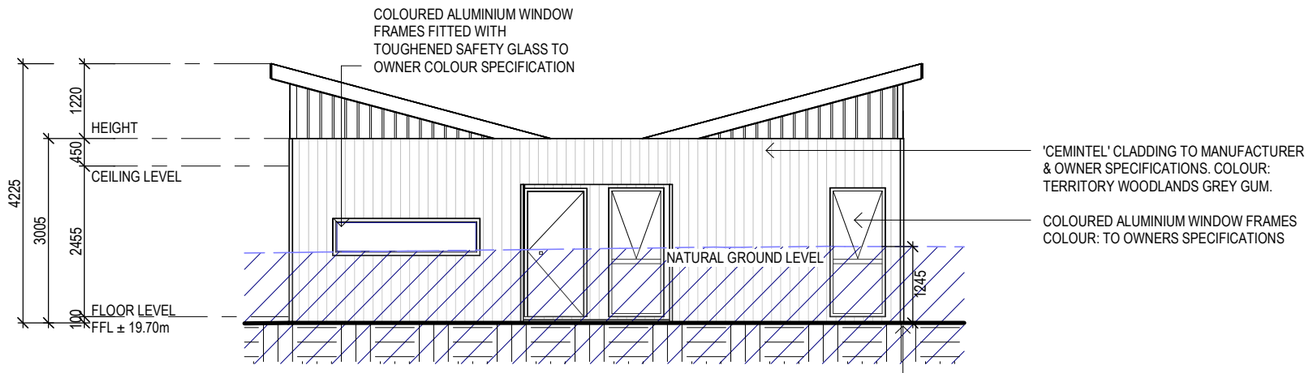

SOUTH WEST ELEVATION
SCALE 1 : 100

SELECTED ALUMINIUM FRAMED WINDOWS - ABCB VOLUME 2 PART 8.3

POWDER COATED ALUMINIUM WINDOW & DOOR FRAMES, UNLESS OTHERWISE NOTED.

PRIMED PINE REVEALS & MDF. ALL FLASHING AND FIXINGS TO MANUFACTURERS SPECIFICATIONS.

GLAZING & FRAME CONSTRUCTION TO AS 2047 & AS 1288

ALL FIXINGS AND FLASHINGS TO MANUFACTURERS REQUIREMENTS

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Drawing No: 1682024 A07 / A11
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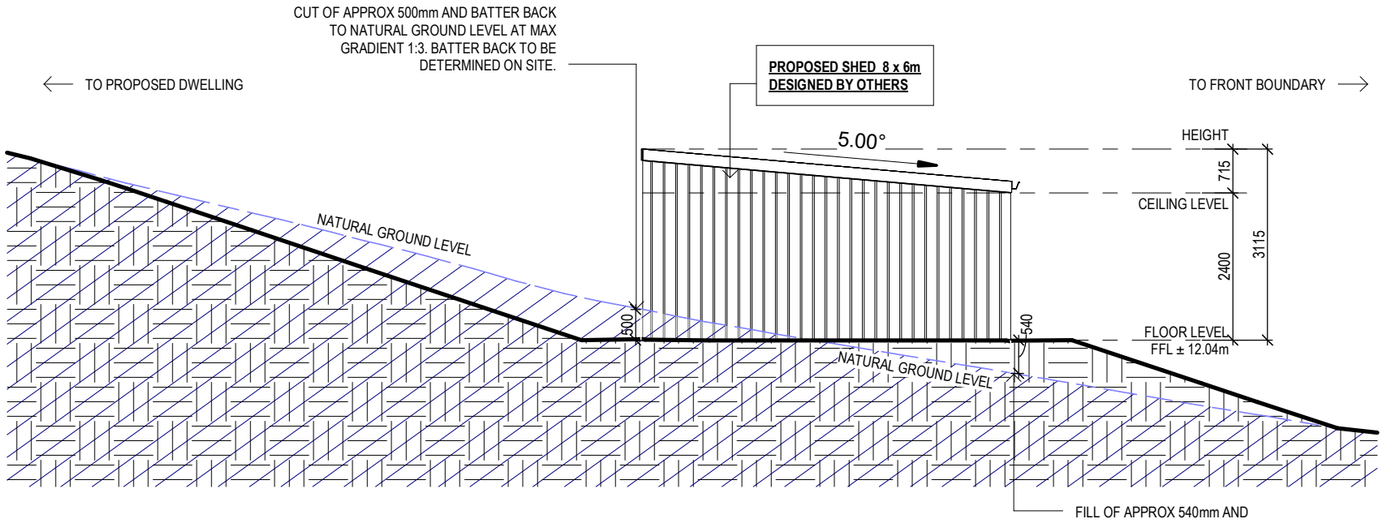

SHED - SOUTH EAST ELEVATION
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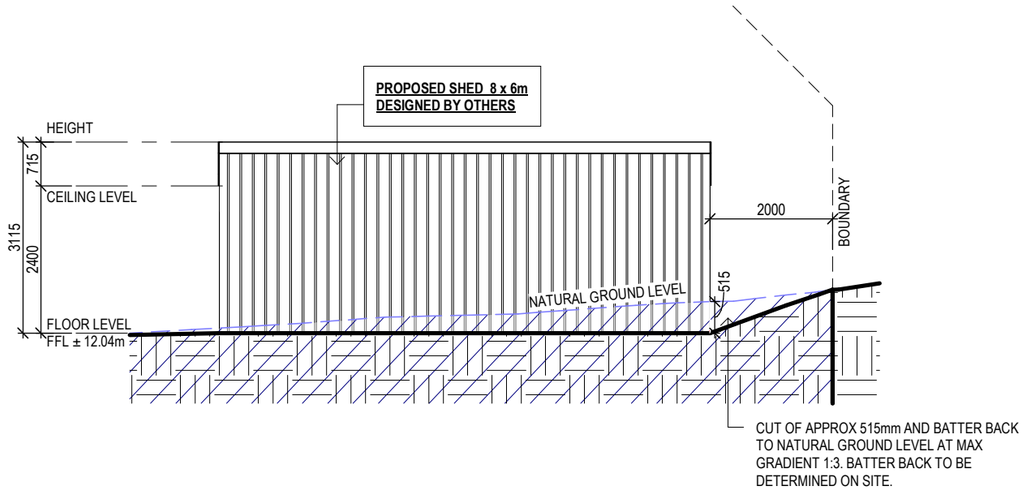

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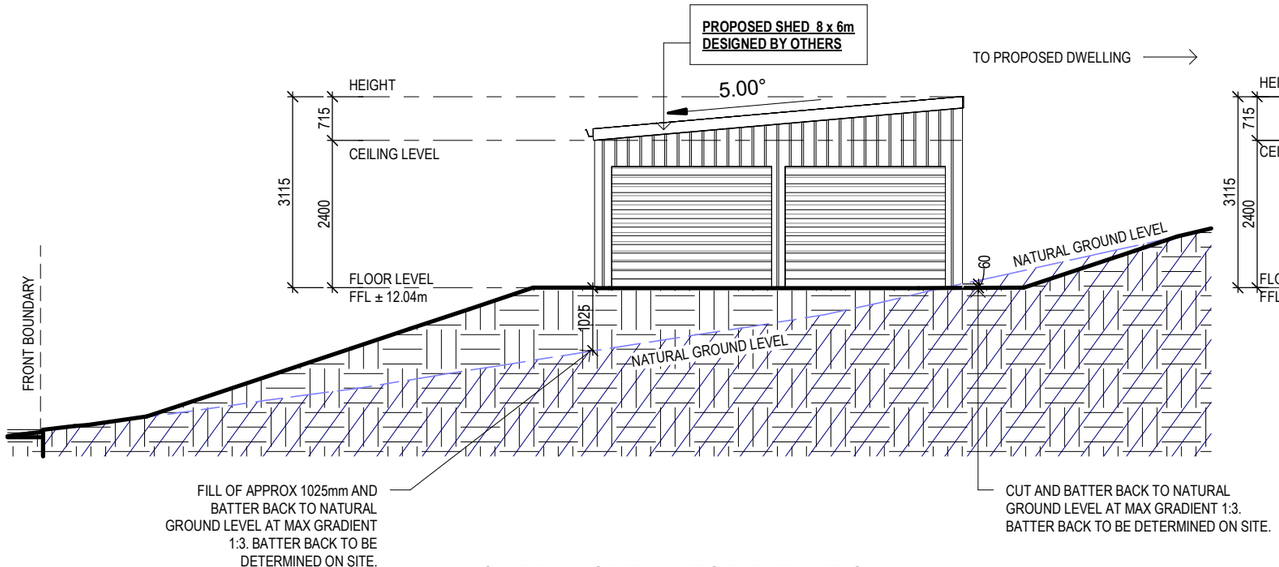
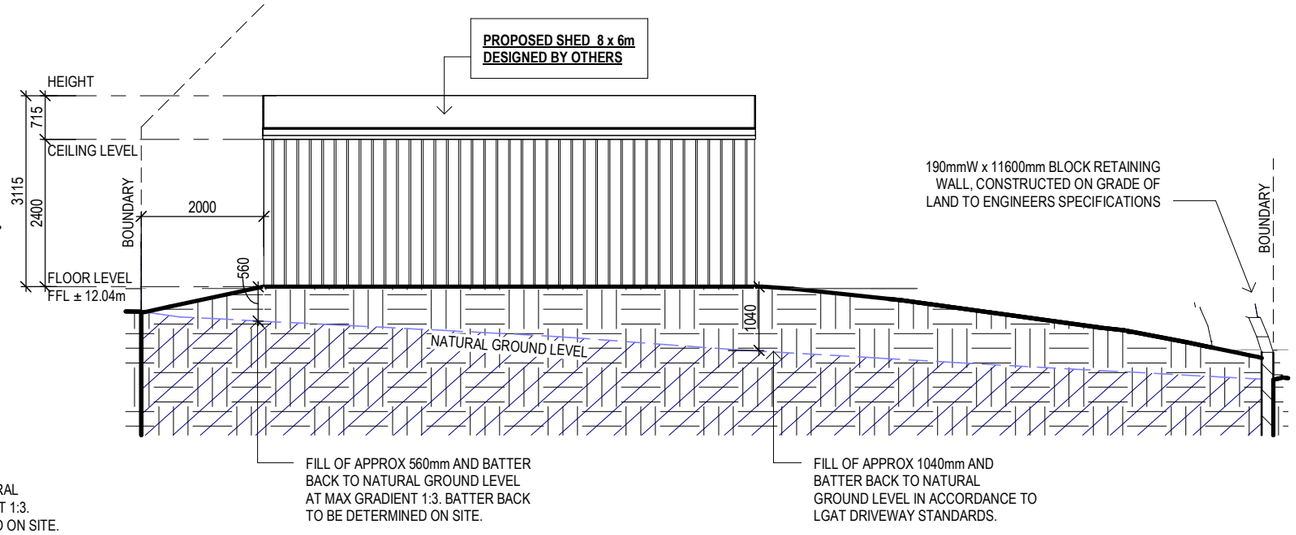


SHED - NORTH WEST ELEVATION
SCALE 1 : 100



SHED - NORTH EAST ELEVATION
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ISSUED FOR APPROVAL

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E	MINOR AMENDMENT	04.07.25	W.T
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A	ISSUED FOR APPROVAL	14.02.25	W.T

Date Drawn: 14.02.25
Drawn: W. Tan
Checked: C. Lim
Approved: J. Pfeiffer
Scale: As Shown @ A3

Client: R. & V. HAMILTON
Project: PROPOSED DWELLING
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Accredited Building Designer
Designer Name: J.Pfeiffer
Accreditation No: CC2211T

Drawing No: 1682024 A08 / A11
Rev: E

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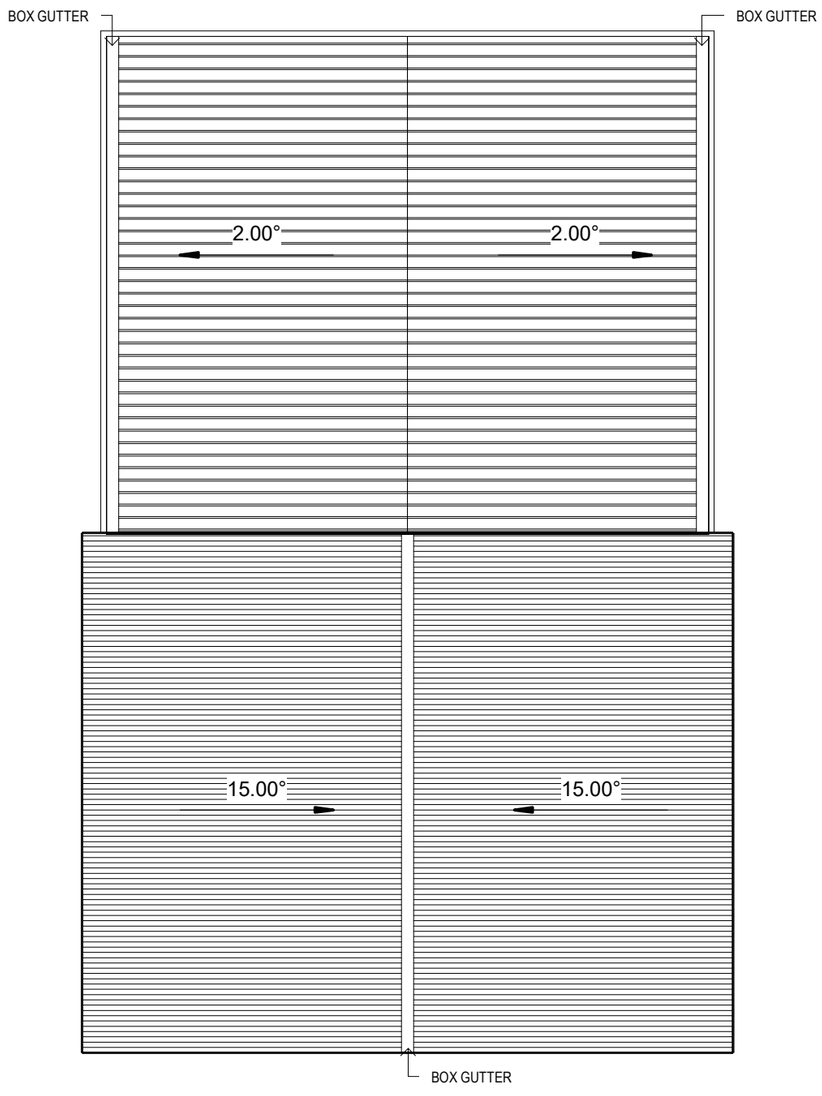

ROOF PLAN
SCALE 1 : 100

ROOF CLADDING. NCC PART 7.2 SHEET ROOFING

COLORBOND 'CUSTOM ORB' METAL SHEETING INSTALLED IN ACCORDANCE WITH THIS PART, AS 1562.1 AND MANUFACTURERS RECOMMENDATIONS.

COLORBOND 'TRIMDEK' METAL SHEETING INSTALLED IN ACCORDANCE WITH THIS PART, AS 1562.1 AND MANUFACTURERS RECOMMENDATIONS.

REFER TO LYSAGHT ROOFING & WALLING MANUAL FOR FULL DETAILS ON SHEET INSTALLATION, FIXINGS & FLASHINGS

COLORBOND 'CUSTOM ORB'

- MINIMUM PITCH 5 DEGREES.
- CORROSION PROTECTION IN ACCORDANCE WITH BCA TABLE 3.5.1.1.
- END LAP OF SHEETS 5-15 DEGREES - MINIMUM 200MM.

COLORBOND 'TRIMDEK'

- MINIMUM PITCH 2 DEGREES.
- CORROSION PROTECTION IN ACCORDANCE WITH BCA TABLE 3.5.1.1.
- END LAP OF SHEETS 2-5 DEGREES - MINIMUM 250MM

ABOVE 15 DEGREES - MINIMUM 150 MM.

- RIDGE LINE VALLEY TO BE TURNED UP (STOP ENDED).
- FASTENERS TO BE MADE OF COMPATIBLE MATERIAL WITH ROOFING MATERIAL.
- CREST FIXINGS OF END SPANS @ EVERY SECOND RIB AND INTERNAL SPANS @ EVERY THIRD RIB.
- WHERE POSSIBLE SHEETS TO BE LAID WITH SIDE LAPS FACING AWAY FROM PREVAILING WEATHER.
- REFLECTIVE FOIL INSULATION TO BE FITTED TO UNDERSIDE OF SHEETS.

R4.0 INSULATION BATTS TO ROOF SPACE ABOVE CEILING LINING.

RECOMMENDED FIXINGS FOR SEVERE EXPOSURE CONDITIONS TO AS 3566

USE CLASS 4 MATERIALS FOR SEVERE EXPOSURE & STAINLESS STEEL FOR VERY SEVERE COASTAL ENVIRONMENTS.

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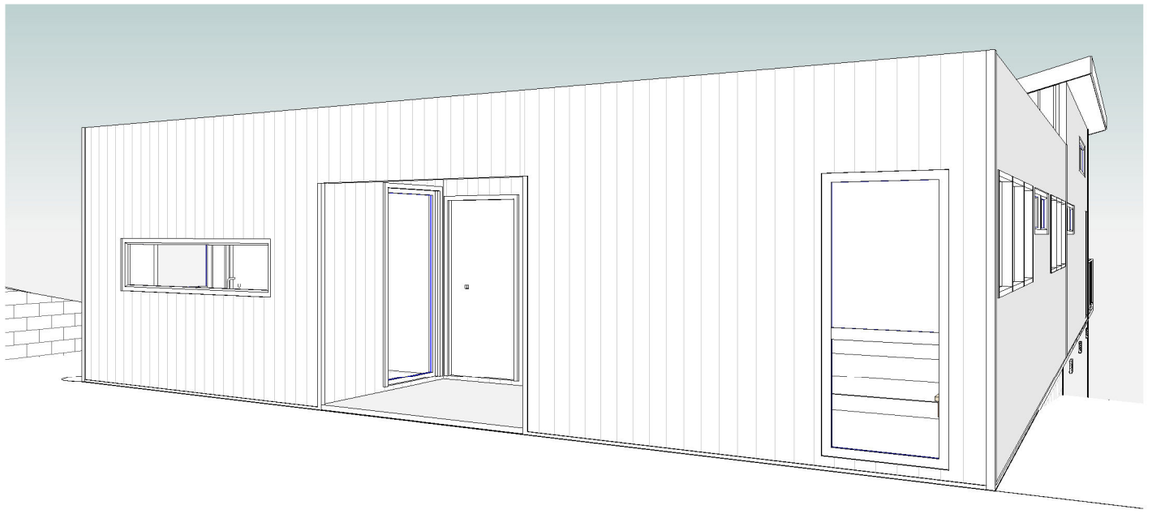

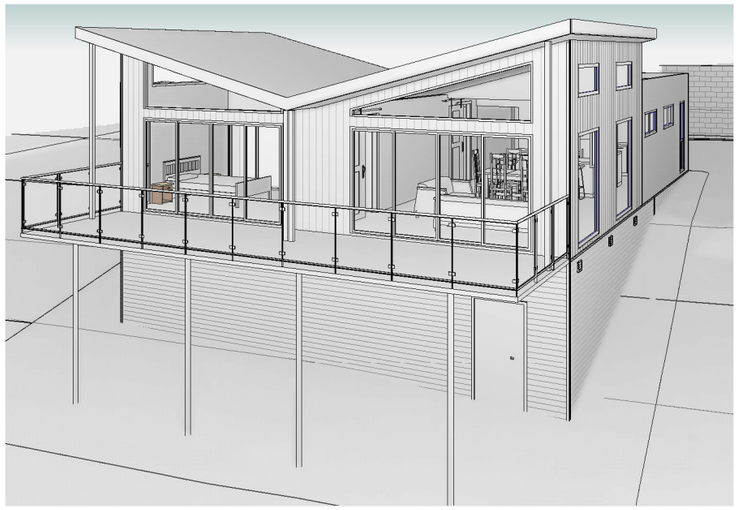

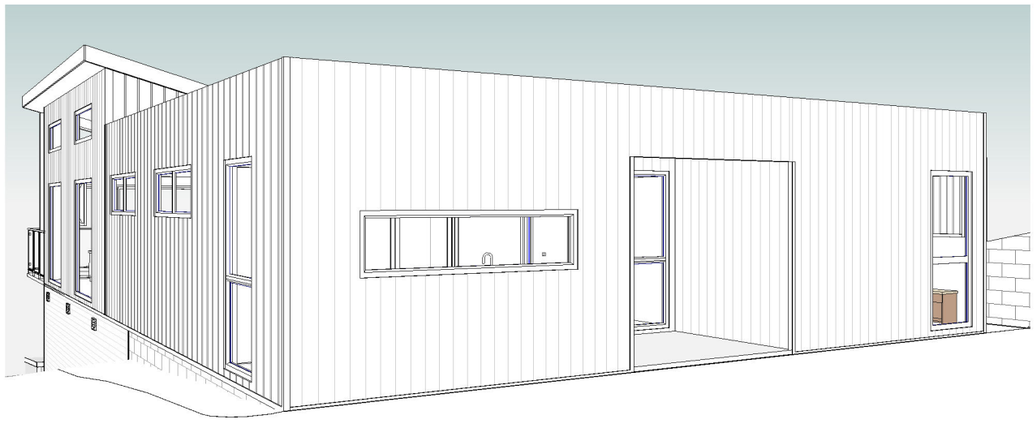

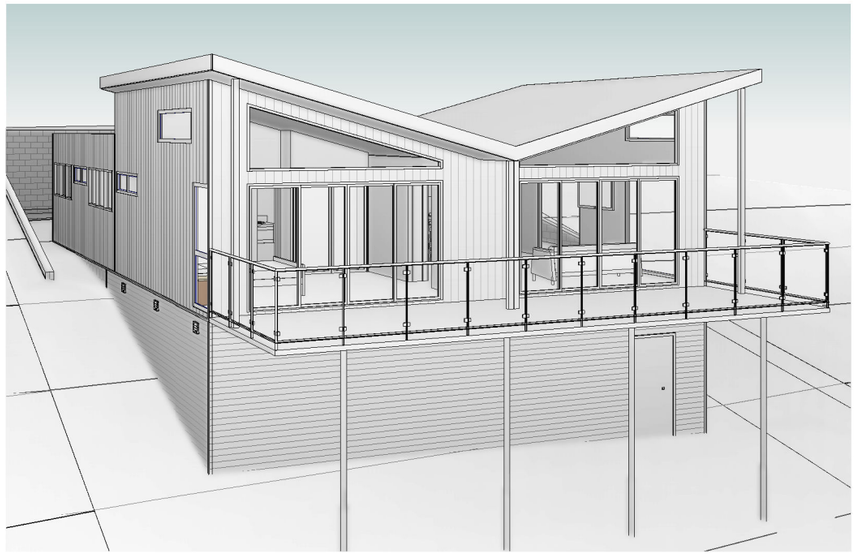

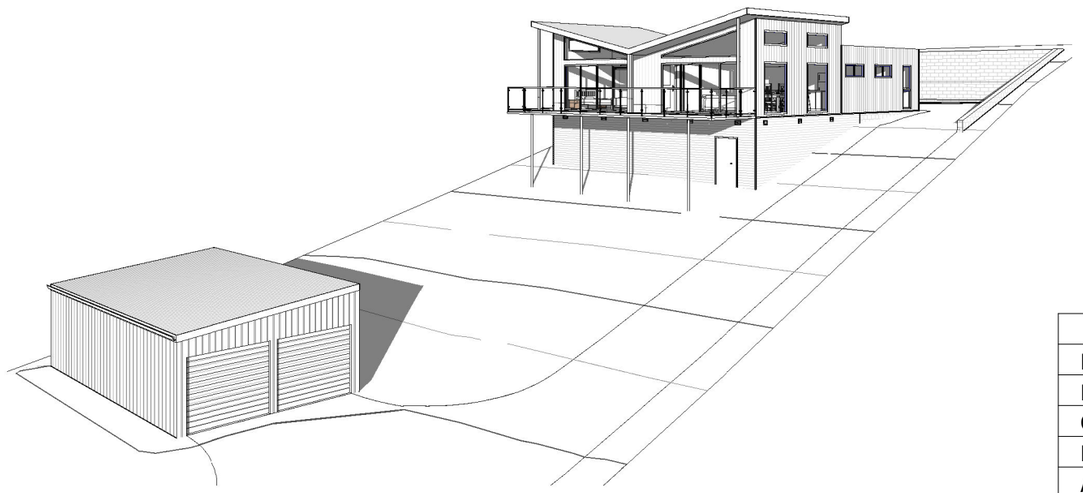

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Rev: E

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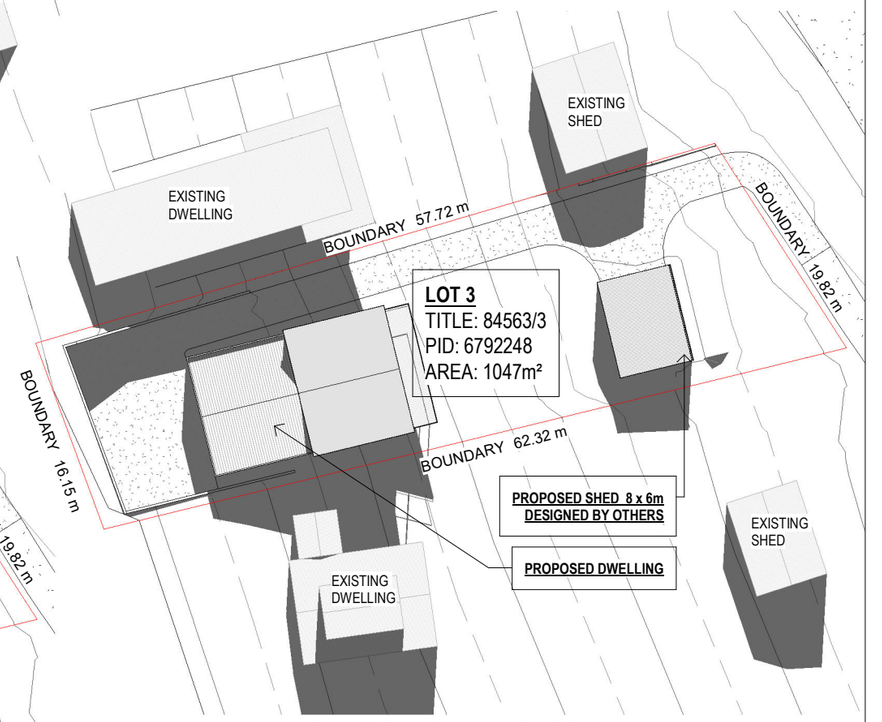
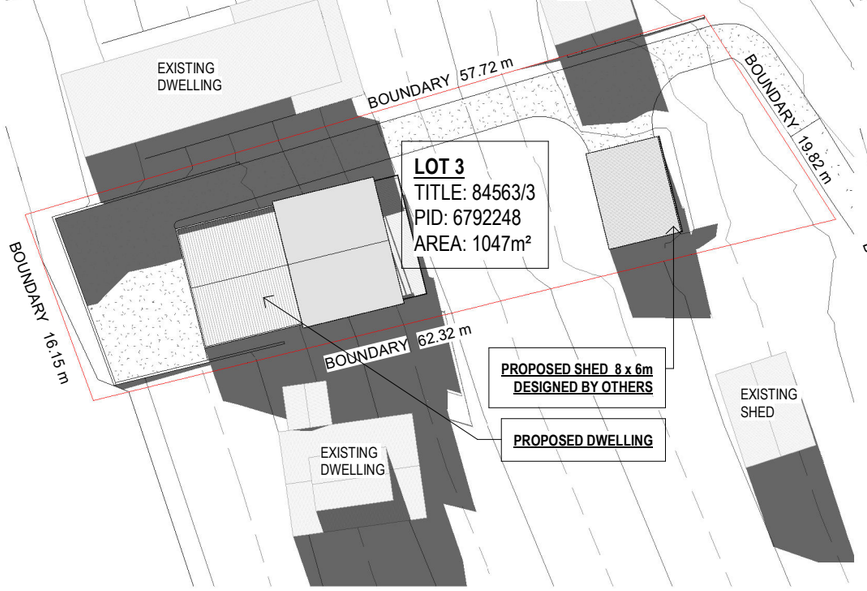
WINTER SOLSTICE - 21.06.2025

SHADOW PLAN - 9.00AM
SCALE 1 : 500

SHADOW PLAN - 10.30AM
SCALE 1 : 500



SHADOW PLAN - 12.00PM
SCALE 1 : 500



SHADOW PLAN - 1.30PM
SCALE 1 : 500

SHADOW PLAN - 3.00PM
SCALE 1 : 500

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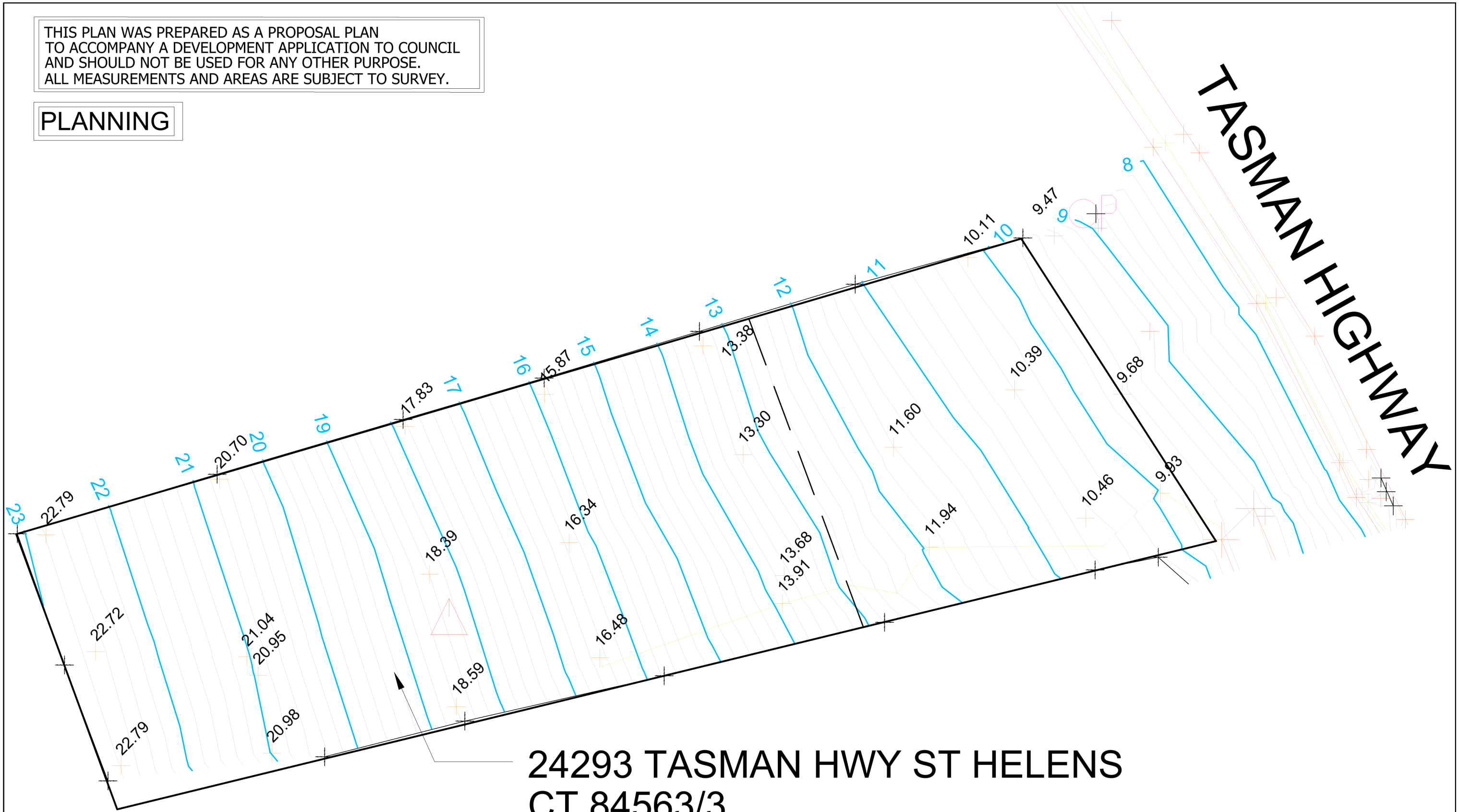
THIS PLAN WAS PREPARED AS A PROPOSAL PLAN
TO ACCOMPANY A DEVELOPMENT APPLICATION TO COUNCIL
AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
ALL MEASUREMENTS AND AREAS ARE SUBJECT TO SURVEY.

PLANNING



24293 TASMAN HWY ST HELENS
CT 84563/3

Notes:

- CONTOUR INTERVAL IS 0.25m; INDEX IS 1.0m
- BOUNDARIES ARE COMPILED AND ARE APPROXIMATE AND SUBJECT TO SURVEY.

HEIGHT PLAN

24293 TASMAN HWY ST HELENS
C.T.84563/3

N

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Job Number 241105

Drawn	File name	Date	Scale	Edition	Sheet
AJB	241105 HEIGHT PLAN 04.06.25 PLANE.dwg	04/06/25	1:200@A3	V01	1/1

May 2025

PLANNING REPORT

Development of a single dwelling and outbuilding

24293 Tasman Highway ST HELENS

Woolcott LAND SERVICES

EAST COAST SURVEYING
CONSULTING SURVEYORS & LAND PLANNERS

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BUrbRegEnvPlan
Town Planner

Rev.no	Description	Date
1	Draft	17 April 2025
2	Final draft	1 May 2025
3	Review	11 June 2025

References

Google. 2007-2024. *Google Earth.* Accessed April 17, 2025. https://earth.google.com/web/search/24293+Tasman+Highway,+St+Helens+TAS.

Annexures

Annexure 1 – Copy of title plan and folio text

Annexure 2 – Development plans

Annexure 3 – Height Plan

Contents

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1. Introduction

This report has been prepared in support of a planning permit application under Section 57 of the *Land Use Planning and Approvals Act 1993*.

Proposed development
Development of a single dwelling and outbuilding

This application is to be read in conjunction with the following supporting documentation:

Document	Consultant
Proposal Plan	Engineering Plus/Tasbuilt

2. Subject site and proposal

2.1 Site details

Address	24293 Tasman Highway, St Helens TAS 7216
Property ID	6792248
Title	84563/3
Land area	1047m^2
Planning Authority	Break O' Day Council
Planning Scheme	Tasmanian Planning Scheme – Break O' Day
Scheduled on title	None on title
Application status	Discretionary application
Existing Access	Vehicular access from Tasman Highway – as existing
Zone	Particular Purpose BRE-P2.0 Coastal Settlement
General Overlay	None
Overlays	Priority vegetation area Bushfire-prone areas Coastal inundation investigation area Low landslip hazard band
Existing development	Vacant land

Existing services and infrastructure	
Water	Not serviced
Sewer	Not serviced
Stormwater	Not serviced

2.2 Proposal

The proposal is for the development of a single dwelling and garage. The dwelling will 3 bedrooms with 2 bathrooms, living areas, kitchen and laundry. The double garage will be separate to the dwelling.
The building will have a floor area of 197.7m^2 (dwelling and garage) and the garage will be set back 8.5m from the frontage. Access is afforded over the existing vehicular access that provides access to 24287 and 24285 Tasman Highway. The proposal includes partial sealing of the existing gravel access.

2.3 Images

Figure 1 Aerial view of the subject site according to current title (Source: LIST)

Figure 2 Shared access and Tasman Highway looking north

Figure 3 Shared access and Tasman Highway looking north

Figure 4 Looking south to adjoining lot

Figure 5 Subject site looking west

Figure 6 Looking north to adjoining lot

Figure 7 Looking east from subject site

3. Zone and overlays

3.1 Zoning

The site is zoned Particular Purpose - Coastal Settlement under the Tasmanian Planning Scheme – Break O' Day.

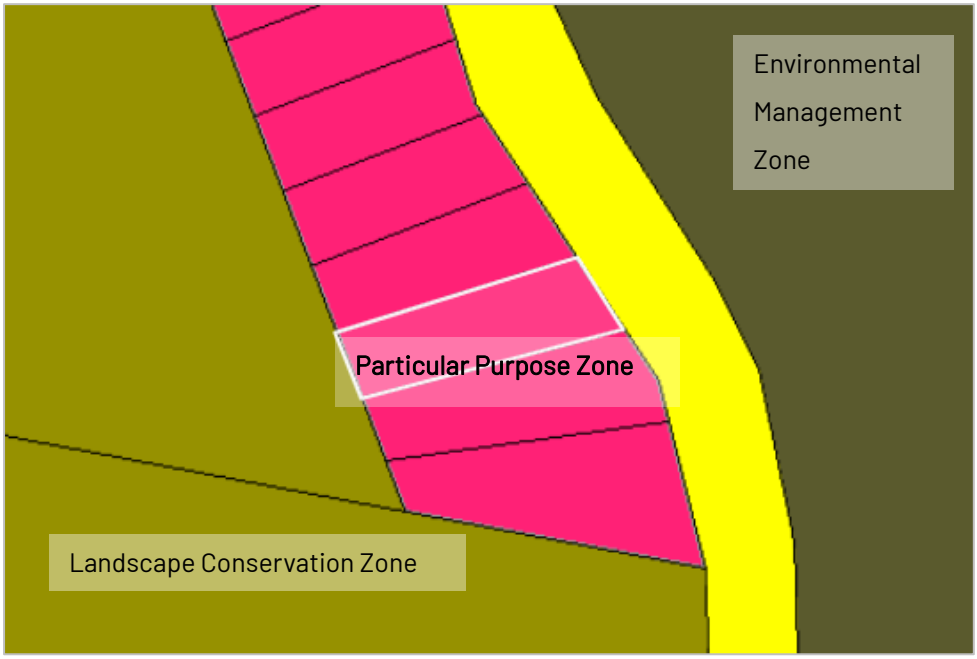


Figure 8 Zoning of the subject site and surrounds (Source: LIST)

3.2 Overlays

The entire site is affected by the Bushfire prone area overlay and Priority Vegetation Overlay.

The Low landslip Hazards band, and Coastal inundation investigation area overlays are also in effect.

There are no General Overlays.

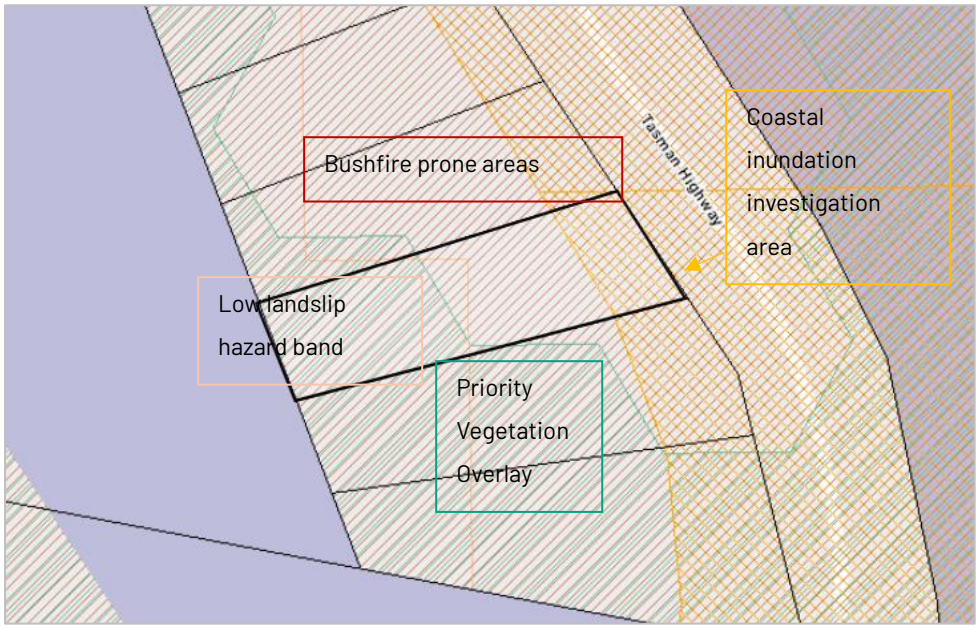


Figure 9 Overlays affecting the subject site (Source: LIST)

4. Planning Scheme Assessment

4.1 Zone assessment

BRE-P2.0 Particular Purpose Zone - Coastal Settlement

BRE-P2.1 Zone Purpose

BRE-P2.1.1	To ensure that future use and development is compatible with the existing settlement pattern.
BRE-P2.1.1	To provide amenity for residents in a manner that respects the coastal character of the area.
BRE-P2.1.1	To provide for non-residential use that does not cause an unreasonable loss of amenity, through scale, intensity, noise, traffic generation and movement, or other off site impacts.
BRE-P2.1.1	That areas subject to natural hazards are managed in an appropriate way so as to protect private property with minimal impact to natural process.

Response

The zone is a residential zone and allows for residential development with respect to the coastal environment.

22.2 Use Table

Permitted	
Residential	If for a single dwelling.

BRE-P2.6 Development Standards for Dwellings

BRE-P2.6.1 Building height

Objective	
That the height of dwellings is compatible with the streetscape and do not cause an unreasonable loss of amenity for adjoining properties.	
Acceptable Solutions	Performance Criteria
A1 A dwelling must have a building height not more than 7m.	P1 The height of dwellings must be compatible with the streetscape and not cause an unreasonable loss of amenity to adjoining properties having regard to: a) the topography of the site; b) the height of buildings on the site and adjacent properties; c) the bulk and form of existing and proposed buildings; d) sunlight to habitable rooms and private open space of dwellings; and e) any overshadowing of adjoining properties.

RESPONSE

P1 The performance criteria are addressed. The dwelling reaches 7.7m in height.

a. The encroachment in height is due to the topography of the site, being fairly steeply sloped. The building has a height of 4.2m (to highest part of the roof) at the western side of the site, but this is raised to 7.7m at the eastern side of the dwelling to compensate for slope.
b. The subject site is currently vacant. Adjoining buildings are comparable in that the building height must allow for the slope of the land.
c. The bulk and form of the proposed is comparable to the dwelling at the north adjoining lot. The proposed dwelling will have a decked area at the east elevation (front facing) which reduces the apparent visual bulk of the building by breaking up the form, as it appears to the frontage. The roof shape also reduces the bulk of the building at the tallest elevation.
d. The lot is oriented on a general east – west (specifically north east to south west) axis. All lots will have sunlight in the morning hours including the subject site.
e. Overshadowing to the south side lot occurs from all north side lots. Shadow plans are provided.

BRE-P2.5.2 Landscape values

Objective	
That non-residential uses are low-impact and are compatible with the character of the coastal area.	
Acceptable Solutions	Performance Criteria

A1 No Acceptable Solution.	P1 A use listed as Discretionary must be compatible with the character of the coastal area, having regard to: a) the nature, scale and extent of the use; b) the characteristics and type of the use; and c) the character of the area.

RESPONSE

Not applicable to the proposed dwelling.

BRE-P2.6.2 Setback

Objective	
That the siting of dwellings is compatible with the streetscape and does not cause an unreasonable loss of amenity for adjoining properties.	
Acceptable Solutions	Performance Criteria
A1 Dwellings, excluding protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage not less than 10m.	P1 The siting of a dwelling must be compatible with the streetscape and character of development existing on established properties in the area having regard to: a) the topography of the site; b) the setbacks of surrounding buildings; c) the height, bulk and form of existing and proposed buildings; d) the appearance when viewed from roads and public open space adjacent to the site; and e) the safety of road users.
A2 Dwellings, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally from the building, must have a setback from side and rear boundaries of not less than 10m.	P2 The siting of a dwelling must not cause an unreasonable loss of amenity to adjoining properties, having regard to: a) the topography of the site; b) the size, shape and orientation of the site; c) the setbacks of surrounding buildings; d) the height, bulk and form of existing and proposed buildings; e) the existing buildings and private open space areas on the site; f) sunlight to private open space and windows of habitable rooms on adjoining properties; and g) the character of development existing on established properties in the area.

RESPONSE

P1 The performance criteria are addressed. The garage has a setback from the frontage of 8.5m minimum.

a. The site topography has some bearing on the garage location and the land must be modified to allow compliant vehicle passage.
b. The surrounding buildings also have the garage set in front of the dwelling, presumably for the same reason of the slope of the land and available access to the lot.
c. The dwelling which forms the greater bulk of building has a compliant setback. The garage is not visually dominant in height or bulk.
d. The lots, including the subject site, are set back from the road and separated by the vehicular access, which acts as a type of service lane.
e. The setback is sufficient to not cause a safety issue to road users.

P2 The performance criteria are addressed.

a) The topography has little bearing on the side setbacks.
b) The lot is not dimensioned to allow a 10m setback to each side boundary.
c) Surrounding buildings have similar and comparable setbacks, all reduced to be less than 10m.
d) The height bulk and form of the proposed is reasonable in context of the site. As the lots are on an east - west (NE-SW) axis, some amount of overshadowing is expected to any lot south of another.
e) The site is vacant
f) Overshadowing to private open space (to the south side lot) is not unreasonable in impact. The neighbouring dwelling will receive an amount of overshadowing as it is close to the north boundary in the afternoon.
g) The proposed is compatible with the surrounding existing development given all lots are generally on the same axis, similar is size and dimension and are sloped. Dwellings are generally to the west of the lots, presumably to capture water views, or for suitable building conditions, and generally will cause overshadowing to the lot to the south. The proposed is entirely similar to the neighbouring lots in terms of dwelling and outbuilding position on the lot.

BRE-P2.6.3 Site coverage

Objective	
That site coverage: a) is consistent with the character of existing development in the area; b) provides sufficient area for private open space and landscaping; and c) assists with the management of stormwater runoff.	
Acceptable Solutions	Performance Criteria
A1 Dwellings must have a site coverage of not more than 30%.	P1 The site coverage of dwellings must be consistent with that existing on established properties in the

	area, having regard to: a) the topography of the site; b) the capacity of the site to absorb runoff; c) the size and shape of the site; d) the existing buildings and any constraints imposed by existing development; e) the provision for landscaping and private open space; f) the need to remove vegetation; and g) the site coverage of adjacent properties.

RESPONSE

A1 The acceptable solution is achieved. The site coverage is equal to 18.8%.

BRE-P2.6.4 Frontage fences for all dwellings

Objective	
That the height and transparency of frontage fences: a) provides adequate privacy and security for residents; b) allows the potential for mutual passive surveillance between the road and the dwelling; and c) (c) is reasonably consistent with fences in the street.	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution	P1 A fence (including a free-standing wall) for a dwelling within 4.5m of a frontage must: a) provide for security and privacy, while allowing for passive surveillance of the road; and b) be consistent with the height and transparency of fences in the street, having regard to: i. the topography of the site; ii. traffic volumes on the adjoining road iii. the topography of the site; and iv. traffic volumes on the adjoining road.

RESPONSE

No front fence is proposed.

BRE-P2.6.5 Sunlight to dwellings and private open space

Objective	
That all dwellings have adequate access to sunlight.	
Acceptable Solutions	Performance Criteria
A1 Dwellings must not cause overshadowing and reduction of sunlight to habitable rooms and private open space to less than 3 hours	P1 Dwellings must not result in unreasonable loss of amenity by overshadowing and reduction of sunlight to habitable rooms and private open space of

	between 9.00am and 5.00pm on 21st June.		adjoining dwellings, having regard to: a) topography of the site; b) the location of existing buildings on the site; c) the size and shape and orientation of the lots; d) the setbacks of surrounding buildings; e) the height, bulk and form of existing and proposed buildings; f) the existing buildings and private open space areas on the site; g) sunlight to private open space and windows of habitable rooms on adjoining properties; and h) the character of development existing on established properties in the area.
A2	Outbuildings must be sited so as not to obstruct sunlight to the north and east-facing windows of an existing dwelling on the same site.	P2	No Performance Criterion.

RESPONSE

P1 The performance criteria are addressed. The proposed dwelling causes overshadowing to the south side property.

a. The topography of the site is sloped, grading from 10mAHD at the frontage (east) to 23mAHD at the west boundary of the lot. The overall gradient averages at approximately 1:4, but there are variations within.

b. There are no existing buildings on the subject site.

c. The lot is irregular in shape and created on an east west axis, in line with neighbouring lots, all with frontage to the Tasman Highway (and a single, sizable lot adjoining the rear boundaries). The front boundary is 19.8m wide and the rear boundary is 16.15m wide; the width of the lot will not allow 10m setbacks to each side boundary for a building.

d. The building to the south has a setback of approximately 3m from the northern boundary. The building to the north has a setback of approximately 1.2m from its southern boundary. The surrounding lots (in the row facing the highway) are all similar in size and dimension, and the buildings generally all have at least one reduced side setback. Access and driveways have generally been made to be at the north side, creating a pattern of dwellings more toward the south side.

e. Existing buildings on neighbouring lots are built to the slope of the land, generally being greater in height at the front to compensate for slope. This includes the two neighbouring dwellings, both north and south, each are two storey dwellings. The proposed is single storey but has height at the frontage to allow for the slope of the land. The height, bulk and form of the proposed is comparable to the surrounding development.

f. The site is vacant.

g. Overshadowing plans are provided. There is overshadowing to the south side building (bedroom) where it is closest to the northern boundary from 9am. This room has a north

facing and an east facing window, the east facing window will receive morning sunlight. The overshadowing to other parts of the building is minimal, and sectional over the course of the day. Overshadowing to the decked area of the south side building does not occur until midday and overshadowing to the front yard is extensive at 3pm, partially from the building at 24297 Tasman Highway, CT. 84563/4.

Although there is an amount of overshadowing to the south, the south side building does receive sunlight to the majority of the building, and to the private open space, particularly from 9am to 12pm, and with partial overshadowing the remainder of the day. The proposed building receives overshadowing from it's northern neighbour in a similar fashion, but all the dwellings/buildings have adequate access to sunlight.

h. The proposed is similar to the surrounding development of which the built form reflects the lot dimensions, the slope of the land and the access and driveway provision as existing. Buildings have reduced side setbacks due to the width of the lots, and the topography determines the height of buildings as they compensate for the slope of the land and limitations on siting. The lots have been made with east facing frontage, to the Tasman Highway at this location. The orientation of the lots means all dwellings built in this locality are likely to have an effect to the dwelling/building at the south by causing some amount of overshadowing. The proposed is sited to be generally in line with the two adjoining buildings, with the access to the north boundary and the outbuilding towards the frontage. The proposed is compatible and respectful to the existing pattern of development.

Please refer to shadow plans.

A2 Please refer to shadow plans.

BRE-P2.6.6 Stormwater disposal

Objective	
That stormwater discharge from new development does not result in adverse impacts on surrounding land or the environment.	
Acceptable Solutions	Performance Criteria
A1 All runoff from buildings is to be detained by on-site water storage systems and the overflow released in a manner that does not cause erosion or flooding to adjoining properties.	P1 No Performance Criterion.

RESPONSE

A1 The acceptable solution is achieved. The site is proposed to include detention (4,000L) with overflow to be directed to the existing culvert.

4.2 Code Assessment

C2.0 Parking and Sustainable Transport Code

C2.5 Use Standards

C2.5.1 Car parking numbers

RESPONSE

A1 The acceptable solution is achieved; two car parking spaces will be provided.

C2.6 Development Standards for Buildings and Works

Please refer to the supplied plans.

C2.6.2 Design and layout of parking areas

Please refer to the supplied plans.

C2.6.3 Number of accesses for vehicles

A1 The acceptable solution is achieved.

C7.0 Natural Assets Code

C7.6 Development Standards for Buildings and Works

C7.6.2 Clearance within a priority vegetation area

RESPONSE

P1.1 The performance criteria are addressed.

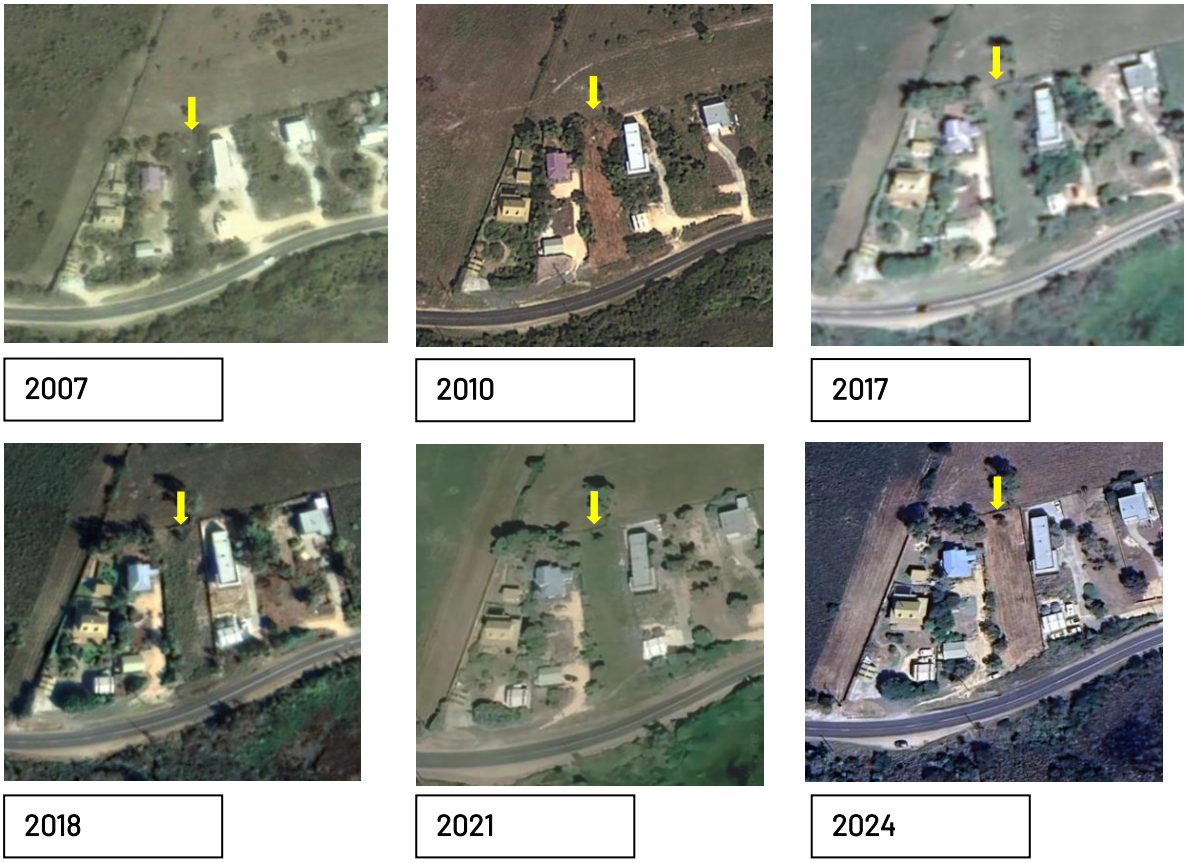
(b) the buildings and works are associated with the construction of a single dwelling and outbuilding.

P1.2 The vegetation on the site within the priority vegetation area is regrowth from previous disturbance, generally of bracken and grasses (lomandra). Historical aerial imagery provides evidence of previous clearing. (Google 2007-2024)

i. Given the topographical constraints of the land, the locations for the dwelling are limited, especially when taking in to account potential impacts to neighbouring lots.
j. The dwelling must accommodate onsite wastewater and stormwater overflow. Given the slope of the land, the dwelling must be set to the rear of the site to suitably allow gravity flow and retention of services.
k. Bushfire considerations to the building have been made.
l. No mitigation is proposed,
m. The site is previously cleared and disturbed.

n. The site is predominantly cleared with bracken and grasses as regrowth on the site.

Table 1 Google Earth aerial imagery from 2007 to 2024 with subject site indicated ((Google 2007-2024)



C11.0 Coastal Inundation Hazard Code

C11.2 Application of this Code

C11.2.2 This code applies to land in a coastal inundation investigation area where a suitably qualified person has provided a land survey showing an AHD for the land that falls within one of the coastal inundation hazard band levels shown in the coastal inundation hazard bands AHD levels list in the relevant Local Provisions Schedule and the standards relevant to each band apply.

C11.4 Use or Development Exempt from this Code

C11.4.1 The following use or development is exempt from this Code:

use or development that is building work or plumbing work as defined in the Building Act 2016, excluding:

a) a critical use, hazardous use, or vulnerable use;
   i. if located within a high coastal inundation hazard band;
   ii. located within a non-urban zone and within a medium coastal inundation hazard band; r
   iii. coastal protection works;

DEV-C11.0 Coastal Inundation Hazard Code

BRE-Table C11.1 Coastal Inundation Hazard Bands AHD Levels

Locality	High Hazard Band (m AHD)	Medium Hazard Band (m AHD)	Low Hazard Band (m AHD)	Defined Flood Level (m AHD)
	Sea Level Rise 2050	1% annual exceedance probability 2050 with freeboard	1% annual exceedance probability 2100 (design flood level) with freeboard	1% annual exceedance probability 2100
St Helens	1	1.8	2.5	2.2

RESPONSE

The access and driveway is partially in the investigation area. The AHD of the land in this area begins at 8mAHD which exceeds the Low Hazard Band Level listed as 2.5mAHD. The land survey is included to the proposal plan and included as a separate document as provided by a registered surveyor. See Annexure 3.

C15.0 Landslip Hazard Code

C15.4 Use or Development Exempt from this Code

The following use or development is exempt from this code:

(d)

development (including subdivision) on land:

(i)

within a low landslip hazard band, if for:

a. building work or plumbing work as defined in the Building Act 2016 including significant works related to the building work and plumbing work,

RESPONSE

The application is exempt.

5. Conclusion

The proposed development is for a single dwelling and outbuilding in the Particular Purpose Zone. The proposal is consistent with similar lots in the surrounding area. A permit for use and development is sought from Council.