

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 / 00084 |
| Applicant | J Kreltshheim |
| Proposal | Residential - Retrospective Approval for Carport, Greenhouses and Stable AND Construction of a Carport Extension Including Additions and Alterations to the Existing Dwelling |
| Location | 1 Irish Town Road, St Marys (CT174116/1) |

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 2nd May 2026 **until 5pm Friday 15th May 2026.**

John Brown
GENERAL MANAGER

RETROSPECTIVE CARPORT, GREENHOUSES & STABLE

PROPOSED CARPORT & DWELLING ADDITIONS

1 Irish Town Road, St. Marys

Client: Bronwyn Grantham

SITE INFORMATION:

Zone: Rural Living
 Overlays: Bush Fire-Prone Areas
 Priority Vegetation Area
 Waterway & Coastal Protection Area
 Scenic Road Corridor
 Low Landslip Hazard Band

Land Title Reference: C/T 174116/1
 P.I.D. 3541451
 Design wind speed: N3
 Soil Classification: N/A
 Climate Zone: Zone 7
 Bushfire Rating: BAL 12.5
 Corrosion Environment: Moderate
 Landslip Zone: N/A

EXISTING FLOOR AREAS:

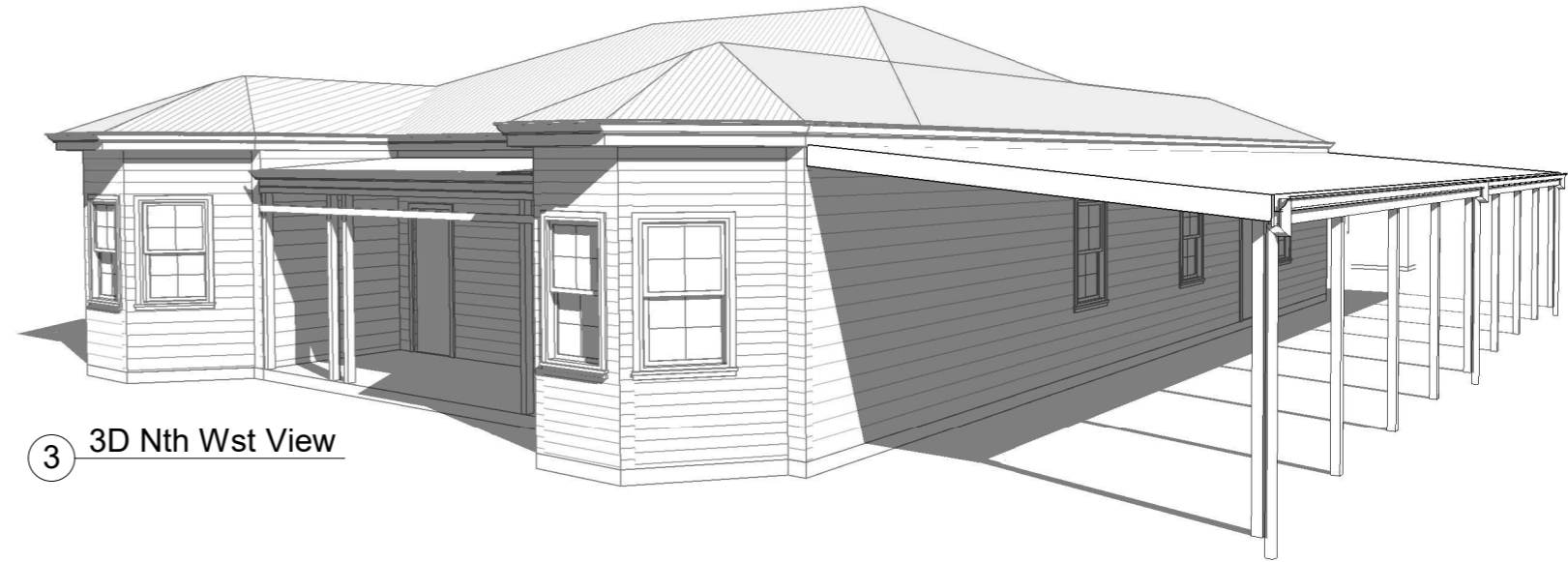
Existing dwelling: 229m²
 Shed: 84m²
 Ancillary dwelling: 51.9m²
 Garage: 18m²

PROPOSED FLOOR AREAS:

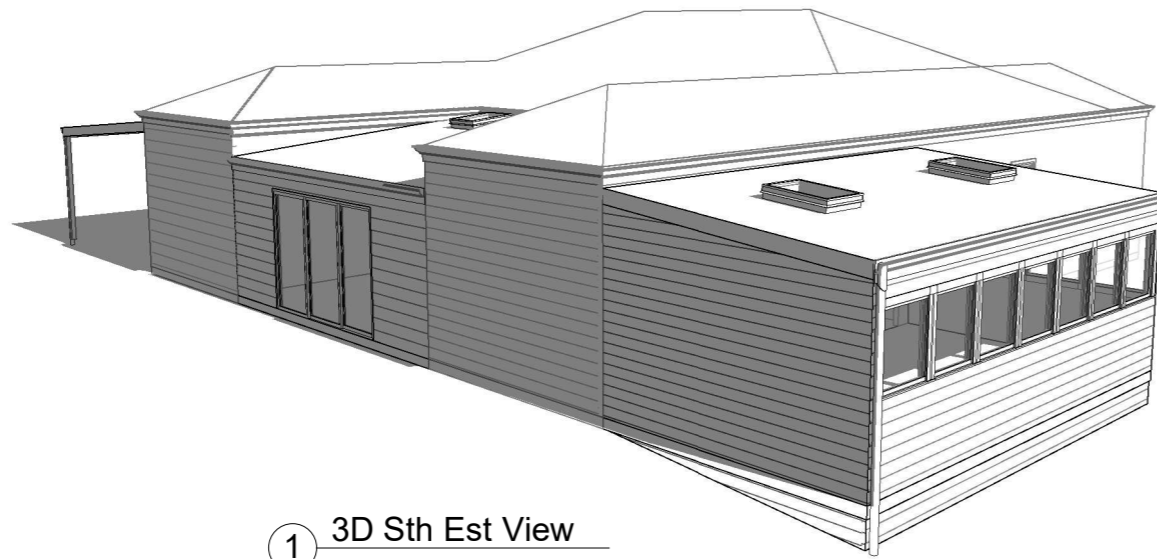
Carport: 34.3m²
 Mudroom Extension 19.2m²
 Living Extension 28.4m²

RETROSPECTIVE FLOOR AREAS:

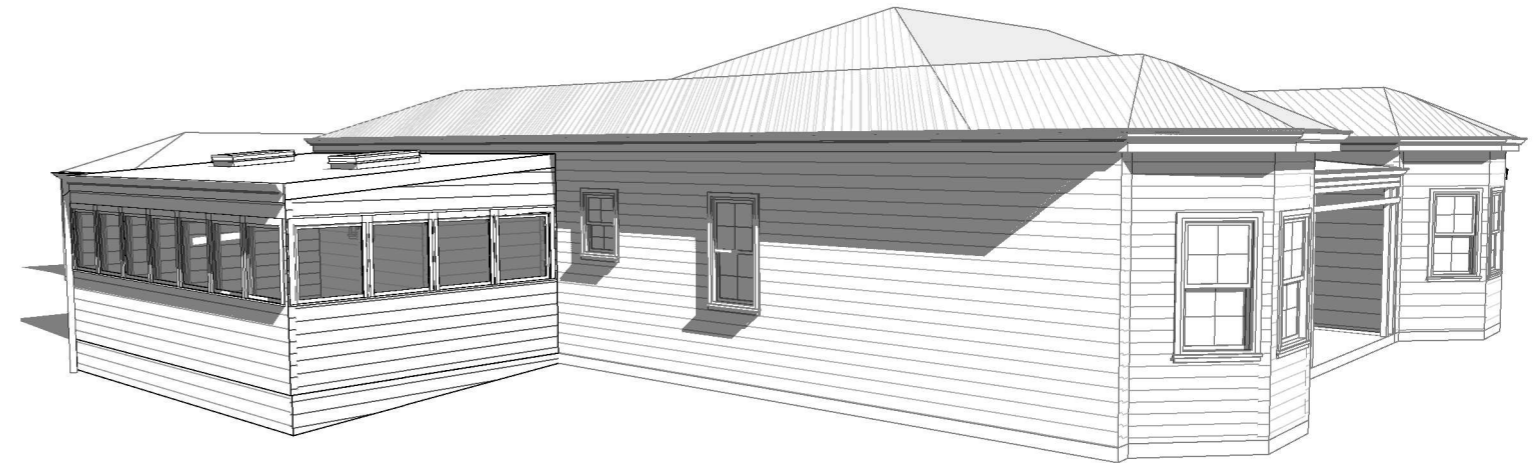
Stable 31.8m²
 Greenhouses 49.3m²
 Carport 36.6m²



3 3D Nth Wst View



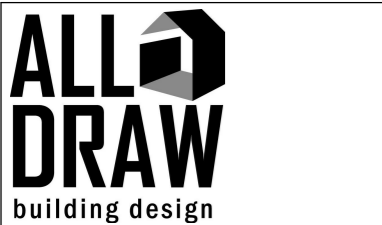
1 3D Sth Est View



2 3D Nth Est View

SHEET LIST

| Sheet Number | Sheet Name |
|--------------|----------------------------|
| A0 | Cover & 3D Views |
| A1 | Site Plan |
| A2 | Existing Floor Plan |
| A3 | Proposed Floor Plan |
| A4 | Elevations- North, South |
| A5 | Elevations- East, West |
| A6 | Roof Plan |
| A7 | Retrospective Stable Plans |
| A8 | Green House Design |
| A9 | Drainage Plan |



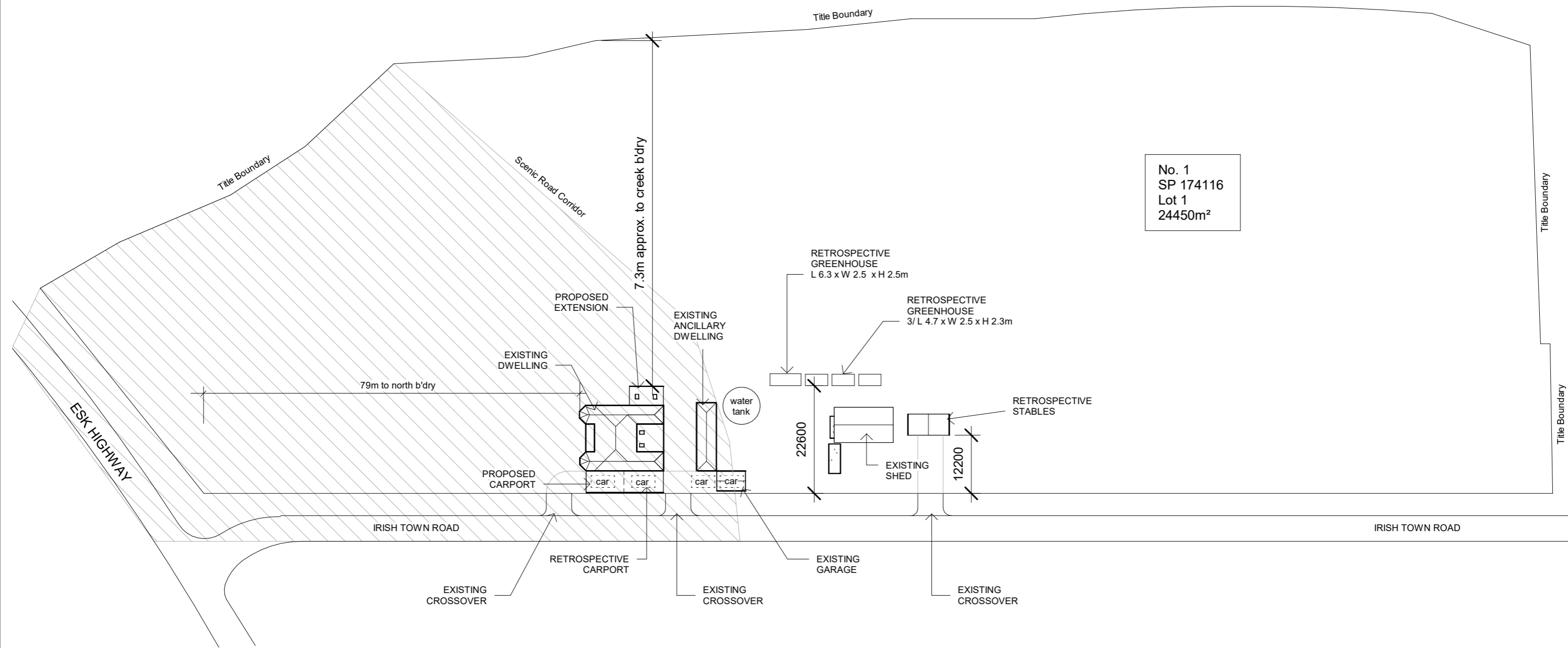
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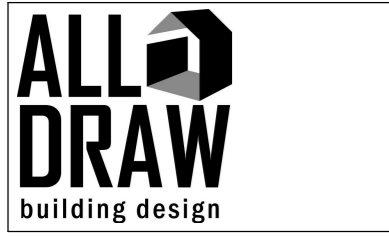
Proposed Extension
 1 Irish Town Road,
 St.Marys

Cover & 3D Views

| | | |
|----------------|------------|-----------|
| Project number | 1428 | A0 |
| Date | 16/02/2026 | |
| Drawn | BK | |
| Checked | JK | |
| Scale | | |



No. 1
 SP 174116
 Lot 1
 24450m²

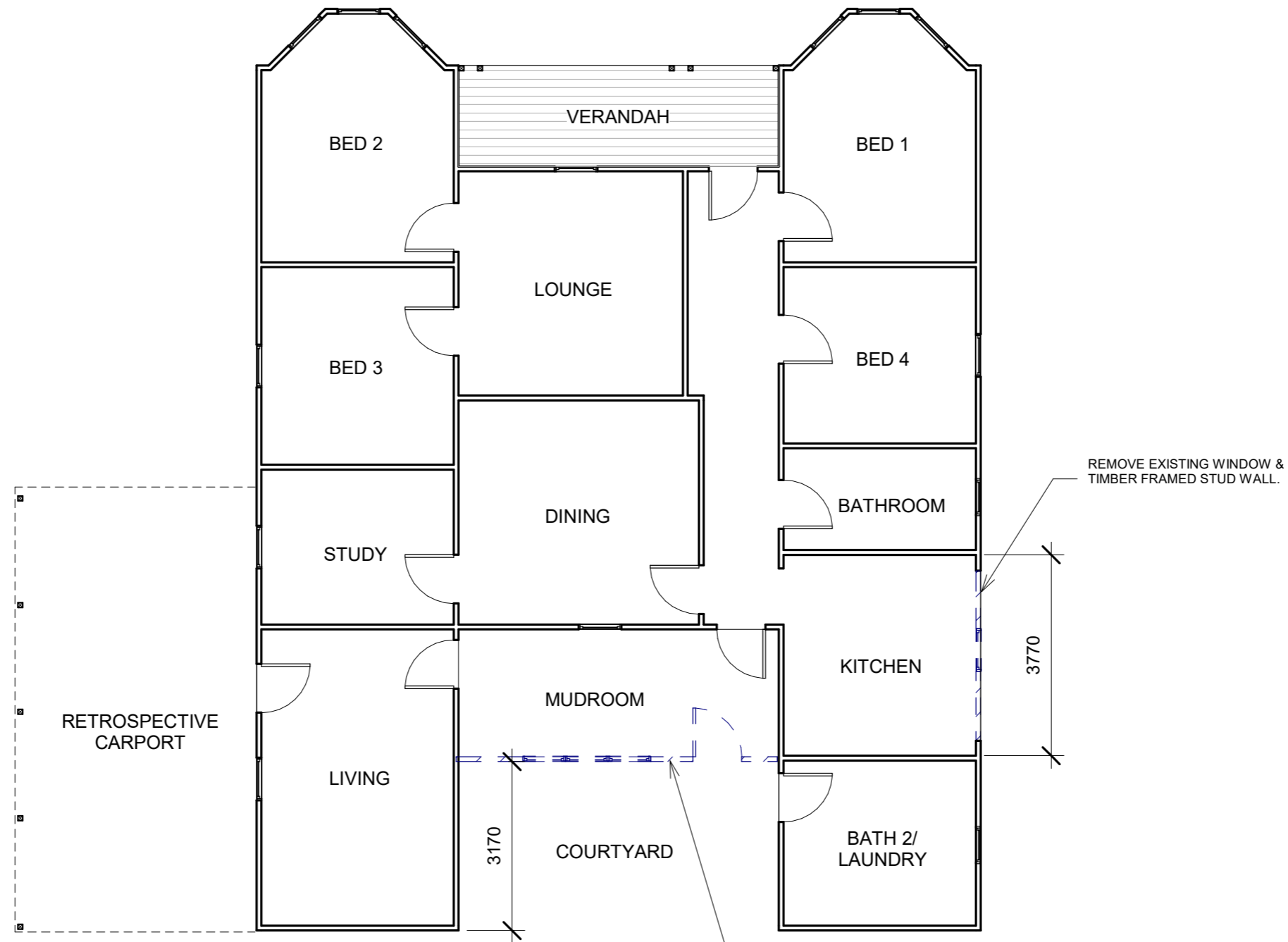


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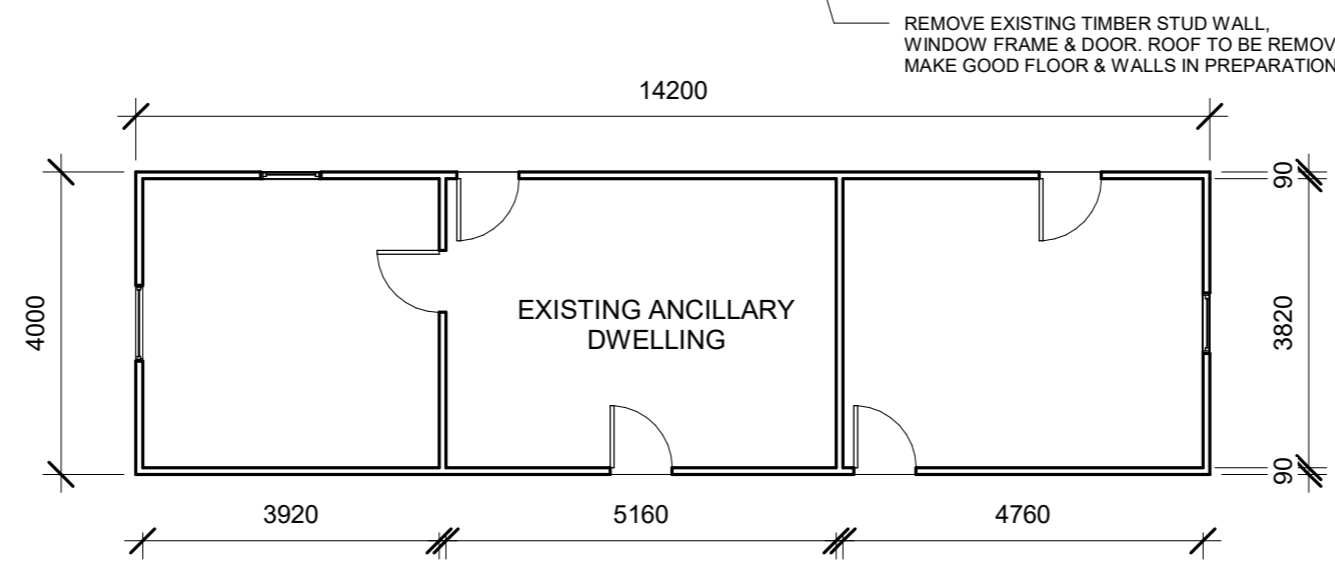
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Proposed Extension
 1 Irish Town Road,
 St.Marys

| Site Plan | | A1 |
|----------------|------------|---------|
| Project number | 1428 | |
| Date | 16/02/2026 | |
| Drawn | JK | |
| Checked | BK | |
| Scale | | 1 : 800 |

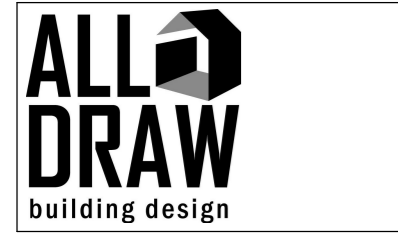


1 Existing Floor Plan
1 : 100



2 Ancillary Dwelling
1 : 100

NO WORKS PROPOSED TO THE ANCILLARY DWELLING



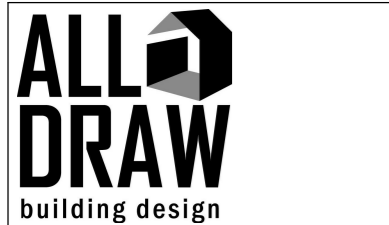
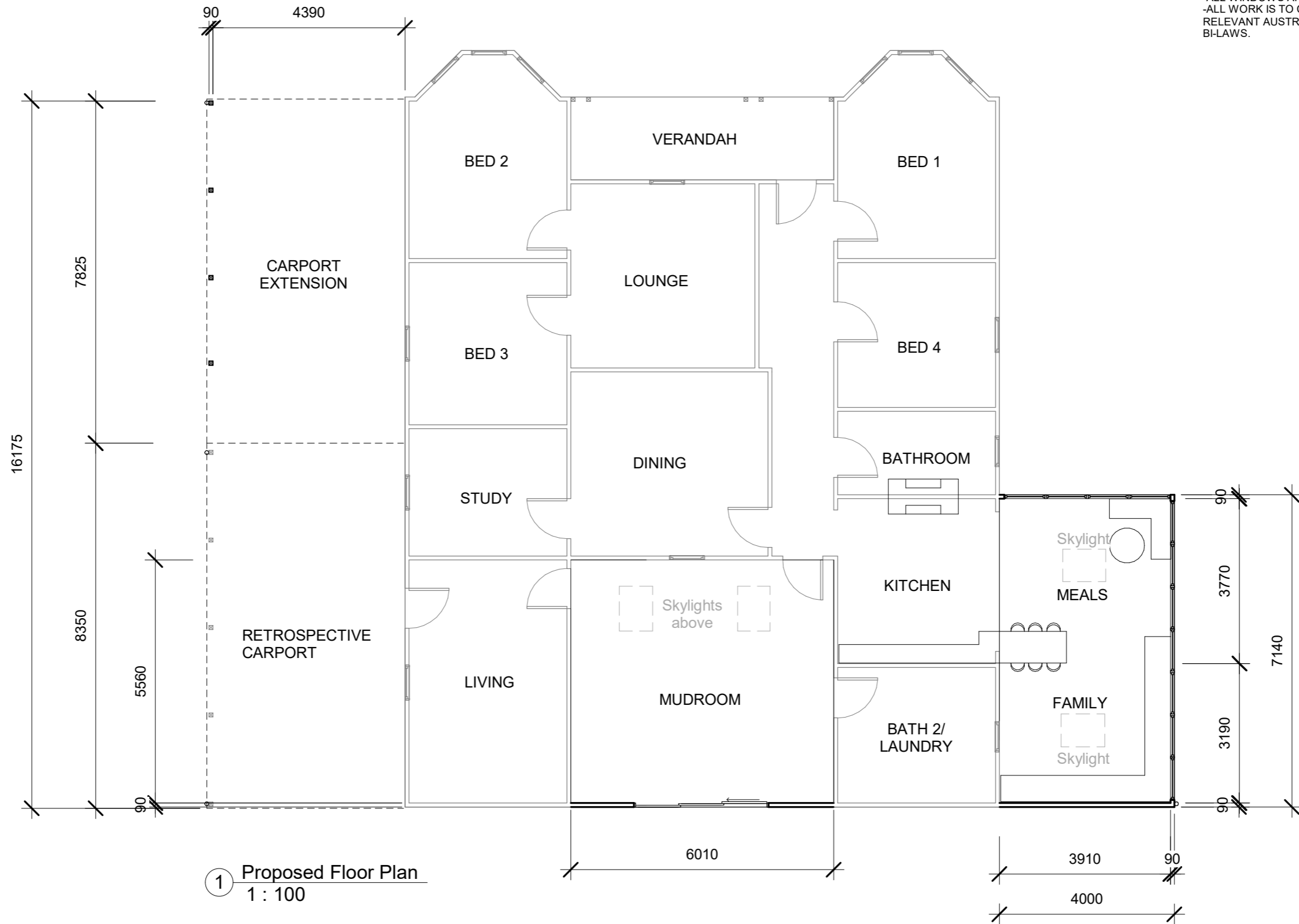
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Proposed Extension
1 Irish Town Road,
St.Marys

| Existing Floor Plan | | A2 |
|---------------------|------------|---------|
| Project number | 1428 | |
| Date | 16/02/2026 | |
| Drawn | BK | |
| Checked | JK | |
| Scale | | 1 : 100 |

GENERAL NOTES:
 -CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE.
 -DO NOT SCALE, CHECK ALL DIMENSIONS ON SITE.
 -ALL DIMENSIONS INDICATED ARE FRAME TO FRAME AND DO NOT ALLOW FOR WALL LININGS.
 -ALL PLUMBING WORKS ARE TO BE IN ACCORDANCE WITH A.S. 3500 & APPROVED BY COUNCIL INSPECTOR.
 -ALL WINDOWS AND GLAZING TO COMPLY WITH A.S. 1288.
 -ALL WORK IS TO COMPLY WITH NCC 22022 VOLUME 2, RELEVANT AUSTRALIAN STANDARDS & LOCAL AUTHORITY BI-LAWS.



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Proposed Extension
 1 Irish Town Road,
 St.Marys

| Proposed Floor Plan | | A3 |
|---------------------|------------|---------|
| Project number | 1428 | |
| Date | 16/02/2026 | |
| Drawn | BK | |
| Checked | JK | |
| Scale | | 1 : 100 |

SELECTED TIMBER FRAMED SLIDING WINDOW, GLAZING TO COMPLY WITH AS 1288, ALL FIXING & FLASHINGS TO MANUFACTURERS REQUIREMENTS.

HORIZONTAL FC SHEET WEATHERBOARD CLADDING TO MATCH EXISTING



1 North
1 : 100

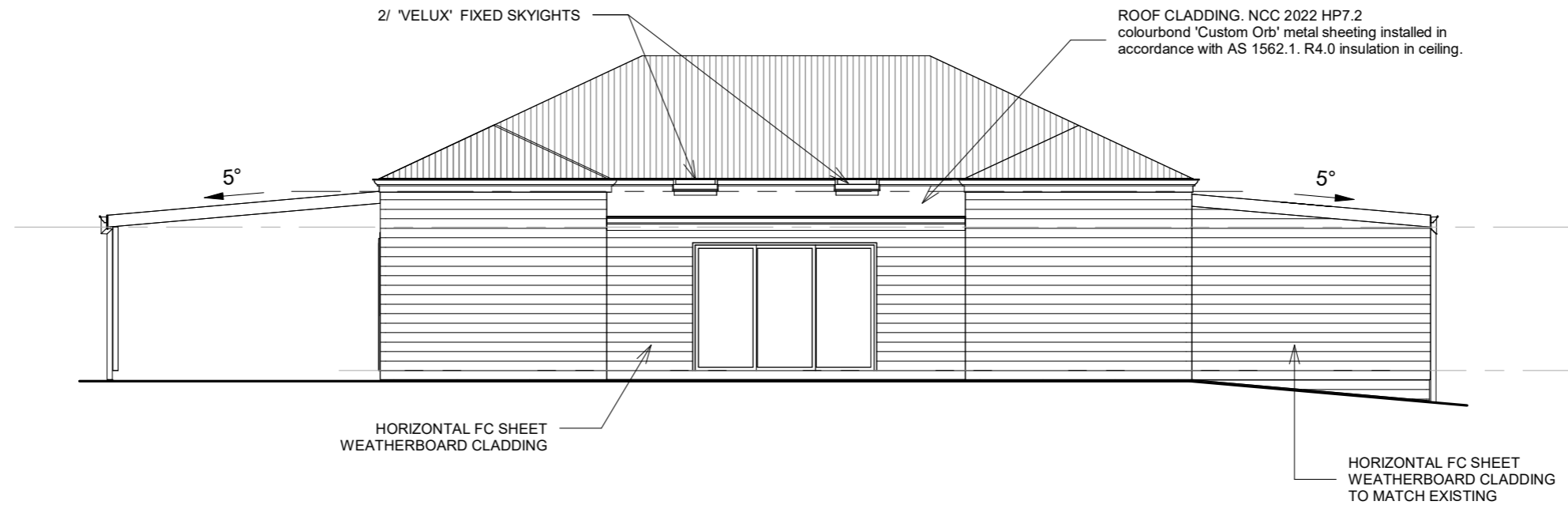
2/ 'VELUX' FIXED SKYIGHTS

ROOF CLADDING. NCC 2022 HP7.2 colourbond 'Custom Orb' metal sheeting installed in accordance with AS 1562.1. R4.0 insulation in ceiling.

HORIZONTAL FC SHEET WEATHERBOARD CLADDING

HORIZONTAL FC SHEET WEATHERBOARD CLADDING TO MATCH EXISTING

2 South
1 : 100



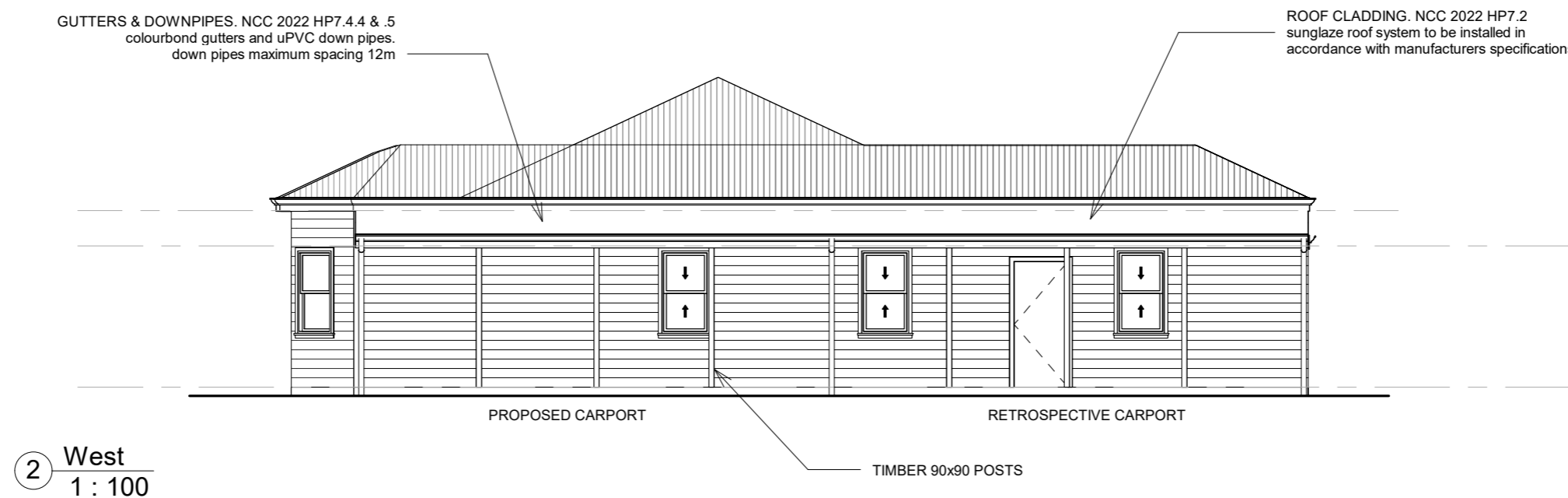
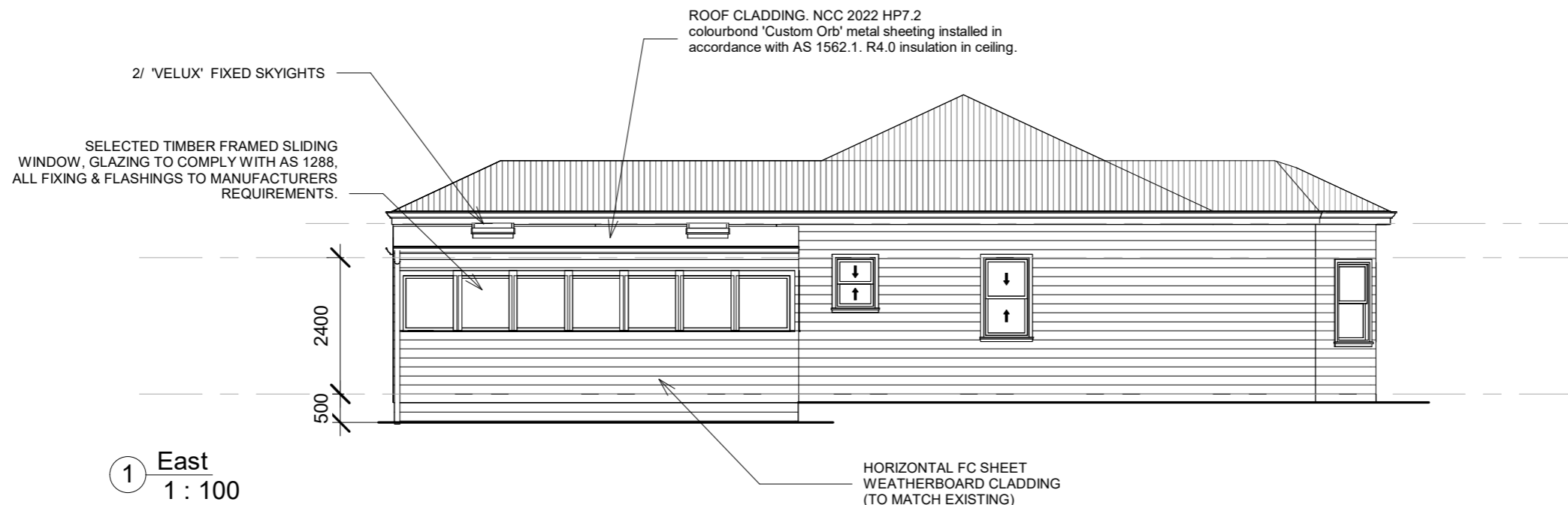
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| No. | Description | Date |
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Proposed Extension
1 Irish Town Road,
St.Marys

Elevations- North, South

| | | |
|----------------|------------|-----------|
| Project number | 1428 | A4 |
| Date | 16/02/2026 | |
| Drawn | BK | |
| Checked | JK | |
| Scale | | 1 : 100 |



| No. | Description | Date |
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|----------------|------------|-----------|
| Project number | 1428 | A5 |
| Date | 16/02/2026 | |
| Drawn | BK | |
| Checked | JK | |
| Scale | | 1 : 100 |

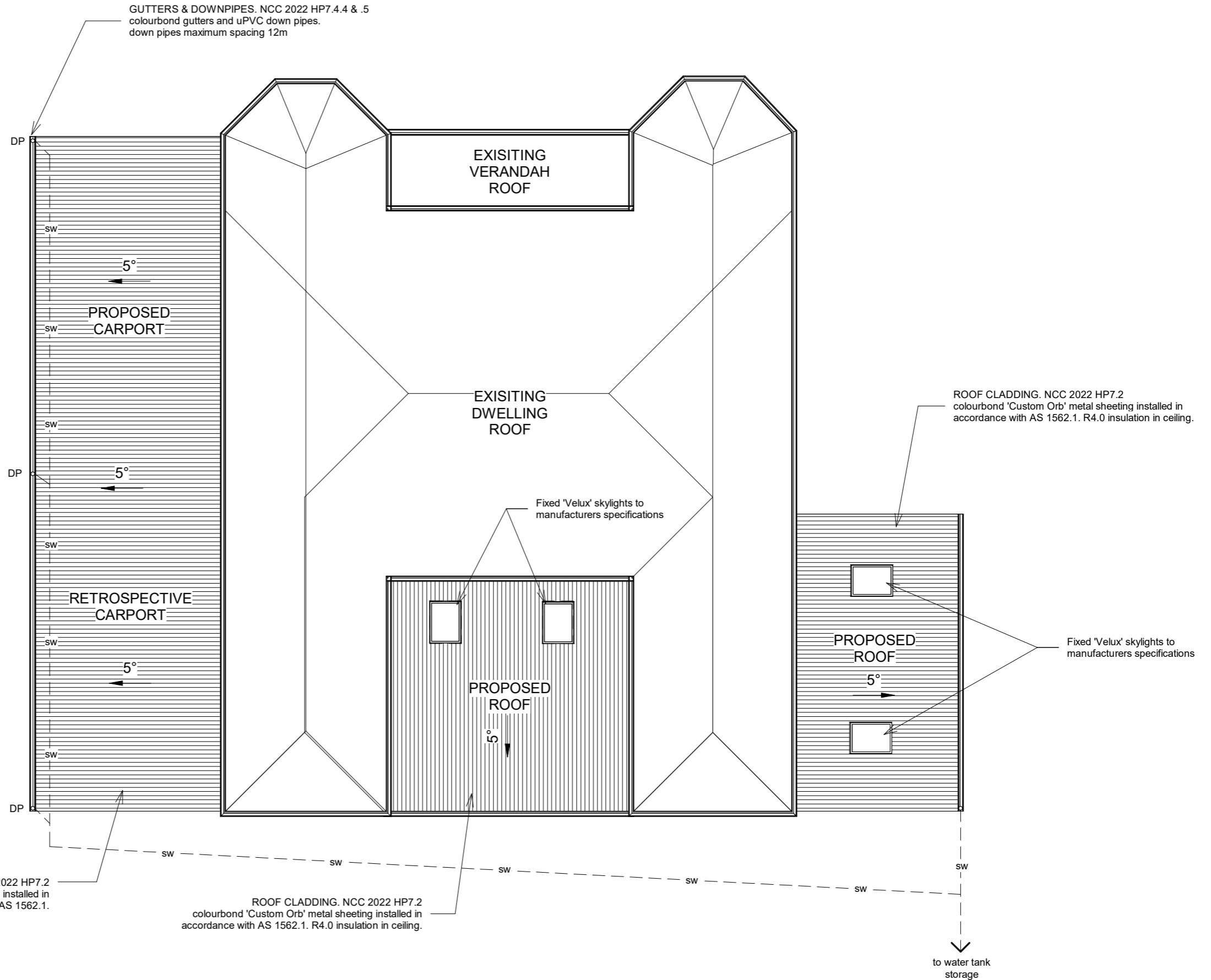
FASCIA, GUTTERS & DOWNPIPES:

- NCC 2022 HP7.4.4 & .5
 fascia, gutters, flashing and downpipes must be manufactured in accordance with -
 - metal AS/NZS 2179.1
 - u.p.v.c. AS1273
 - gutters and downpipe selection must be in accordance with N.C.C. 2022 Part 7.4.3 & table 7.4.3a
 - gutter installation must be in accordance with N.C.C. 2022 Part 7.4.3a.
 (a) with a fall of not less than -
 (i) 1:500 eave gutters, unless fixed to metal fascias
 (ii) 1:100 for boxed gutters.
 (b) eave gutters to be fixed at not more than 1200mm centres.
 (c) valley gutters on a roof with a pitch -
 (i) more than 12.5 degrees must have a width not less than 400mm and roof overhang of not less than 150mm each side of the gutters.
 (ii) less than 12.5 degrees must be designed as a box gutter.
 - colorbond metal fascia & gutters installed in accordance with manufacturers instructions.
 - downpipes - size and installation in accordance with N.C.C. 2022 Part 7.4.3c;
 (i) spacing not more than 1200mm.
 (ii) fixed with wall brackets not more than 1200mm centres from valley gutters.
 - lap gutters 75 mm in the direction of flow, rivet & seal with an approved silicone sealant.
 - valley gutters to be 450mm wide colorbond steel
 - colorbond steel to match roof.
 - take 150mm under roof cladding and turn up on both sides.
 - lap 150mm in direction of flow.

- ROOF FRAMING:** N.C.C. 2022 H1P1 & AS1684
 1 colorbond cladding
 N.C.C. 2022 Part 7.2 & AS1684 cladding on 35 x 90 battens at 900crs.
 2 to be installed strictly to manufacturers instructions using trip-t-grip connectors onto top plate.
 3 provide diagonal strap bracing fixed to top chords of trusses at max angle of 30° to ridge.

- ROOF CLADDING:** NCC 2022 HP7.2
 colourbond 'Custom Orb' metal sheeting installed in accordance with AS 1562.1 and manufacturers recommendations.
 refer to Lysaght roofing & walling Manual for full details on sheet installation, fixings & flashings
 · minimum pitch 5 degrees.
 · corrosion protection in accordance with NCC Table 7.2.2a
 · end lap of sheets 5-15 degrees - minimum 200mm.
 above 15 degrees - minimum 150mm.
 · ridge line valley to be turned up (stop ended).
 · sheets to be fixed in accordance with NCC Table 7.2.5
 · vapour permeable membrane to be fitted to underside of battens.
 R3.6 'permastop' blanket or similar, to underside of roof cladding.

GUTTERS & DOWNPIPES. NCC 2022 HP7.4.4 & .5
 colourbond gutters and uPVC down pipes.
 down pipes maximum spacing 12m



ROOF CLADDING. NCC 2022 HP7.2
 proprietary laserlite clear sheeting installed in accordance with AS 1562.1.

ROOF CLADDING. NCC 2022 HP7.2
 colourbond 'Custom Orb' metal sheeting installed in accordance with AS 1562.1. R4.0 insulation in ceiling.



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| No. | Description | Date |
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Proposed Extension
 1 Irish Town Road,
 St.Marys

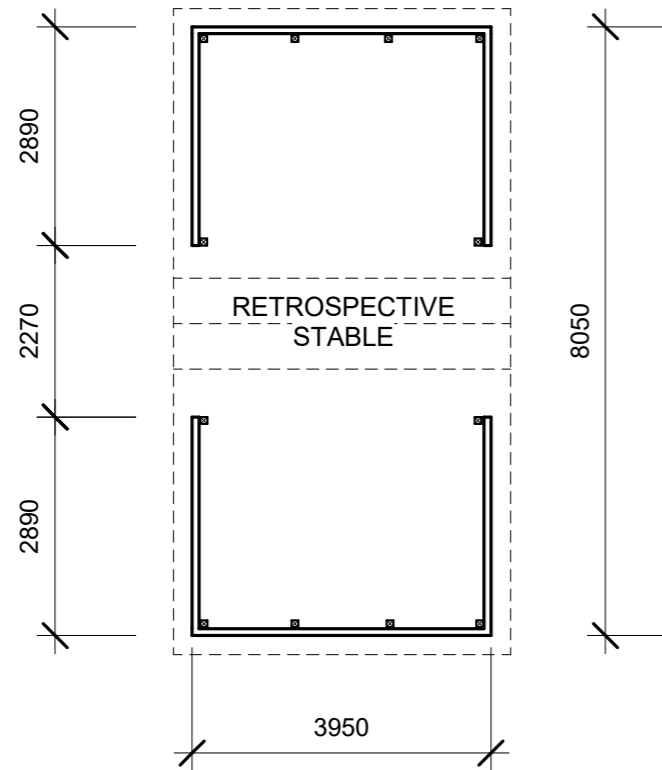
Roof Plan



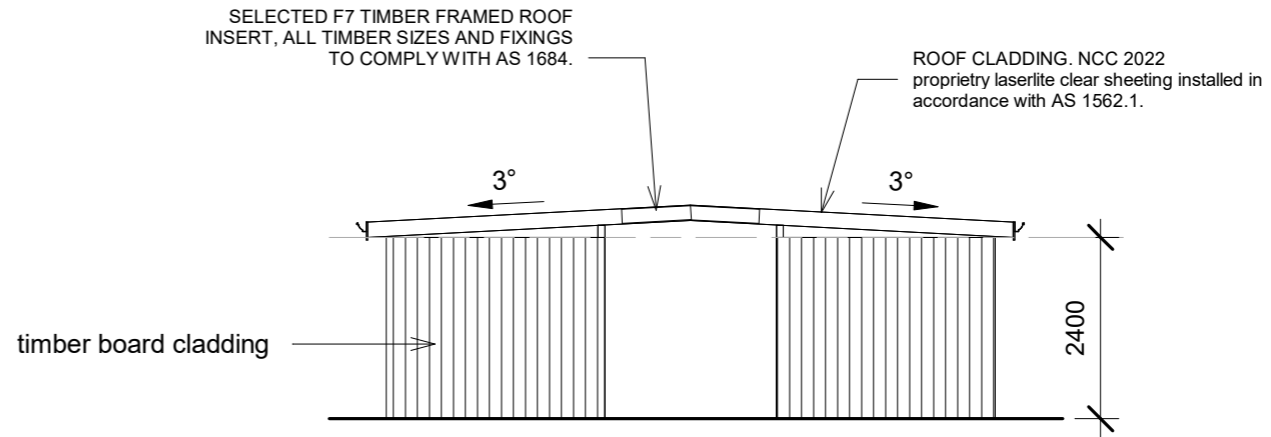
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| Project number | 1428 |
| Date | 16/02/2026 |
| Drawn | BK |
| Checked | JK |

A6

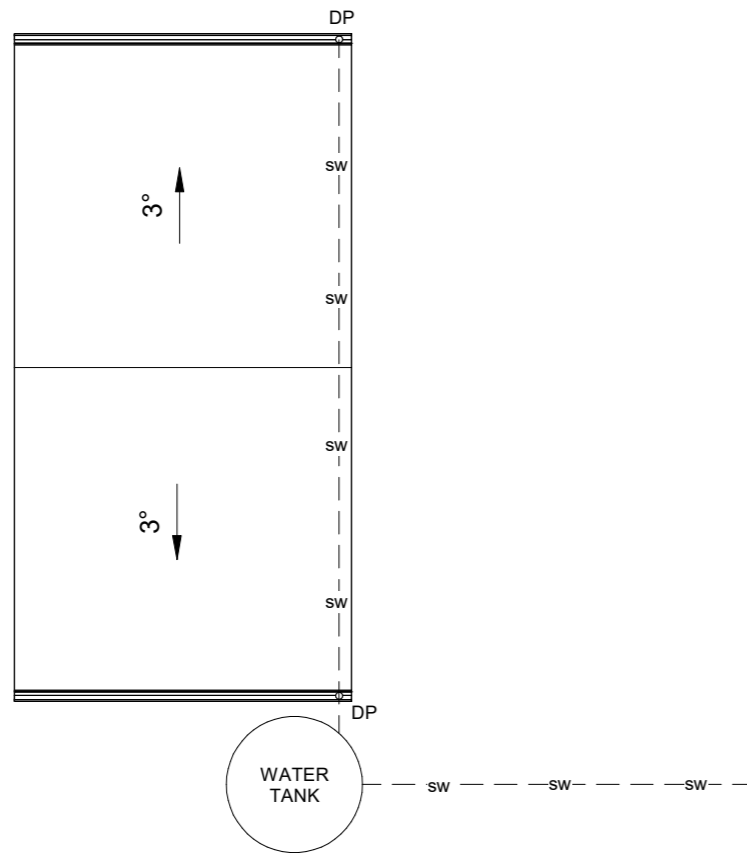
Scale 1 : 100



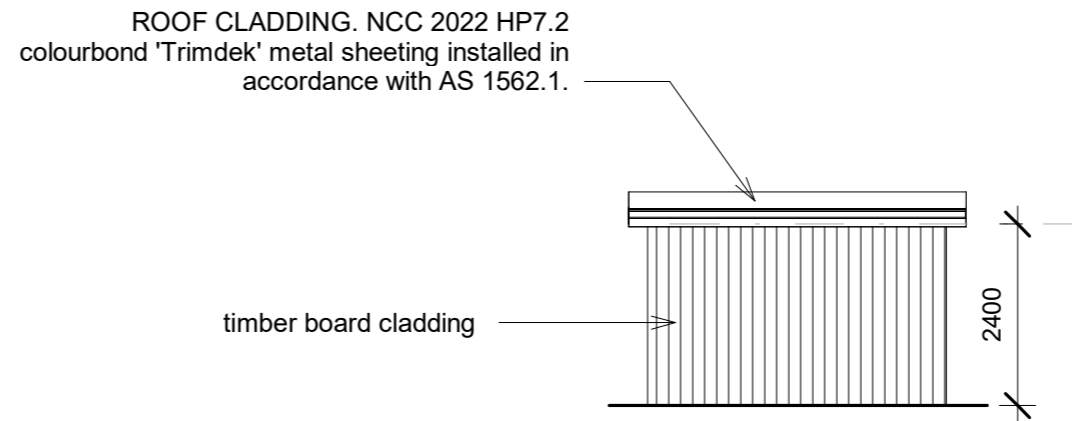
1 Stable Floor Plan
1 : 100



2 Stable Elevation 1
1 : 100



4 Stable Roof
1 : 100



3 Stable Elevation 2
1 : 100

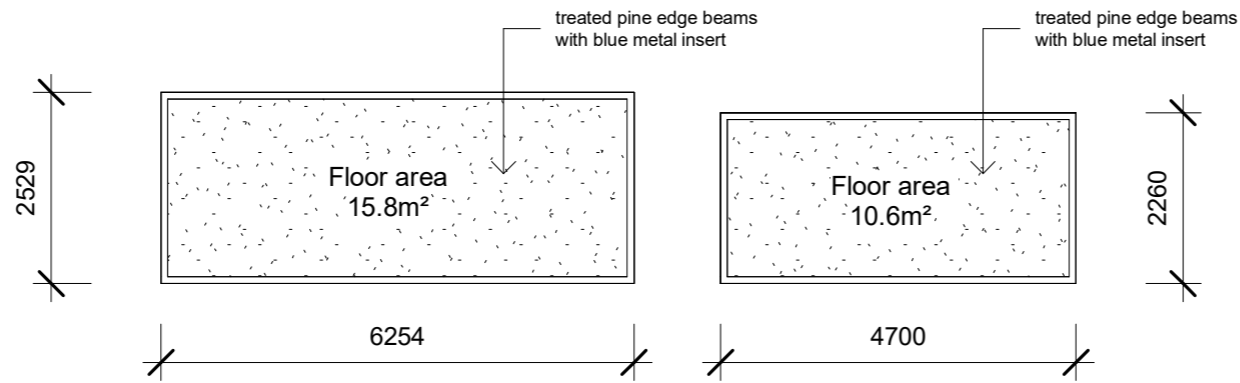


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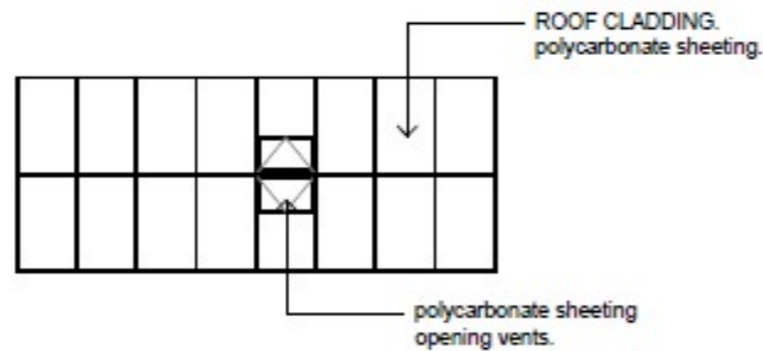
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Proposed Extension
1 Irish Town Road,
St.Marys

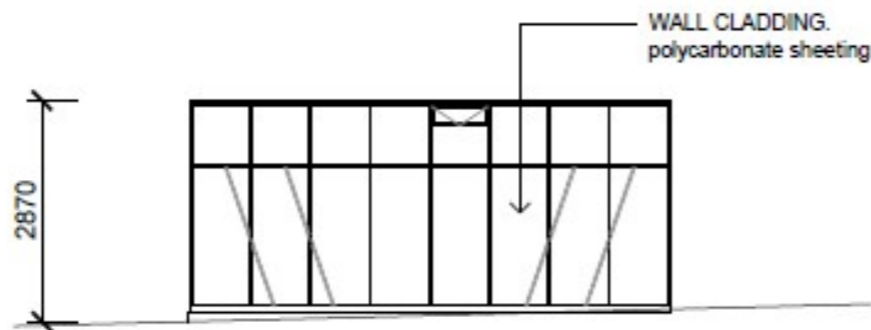
| Retrospective Stable Plans | |
|----------------------------|------------|
| Project number | 1428 |
| Date | 16/02/2026 |
| Drawn | BK |
| Checked | JK |
| A7 | |
| Scale 1 : 100 | |



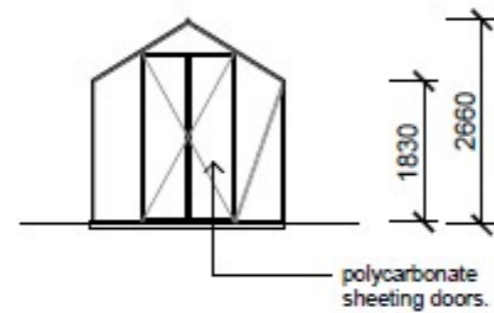
① FLOOR PLANS
1 : 100



ROOF PLAN
scale 1:100



SIDE ELEVATION
scale 1:100



END ELEVATION
scale 1:100



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Proposed Extension
1 Irish Town Road,
St.Marys

Green House Design



| | |
|----------------|------------|
| Project number | 1428 |
| Date | 16/02/2026 |
| Drawn | JK |
| Checked | BK |

A8

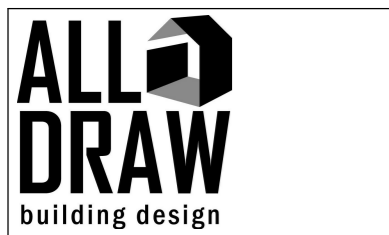
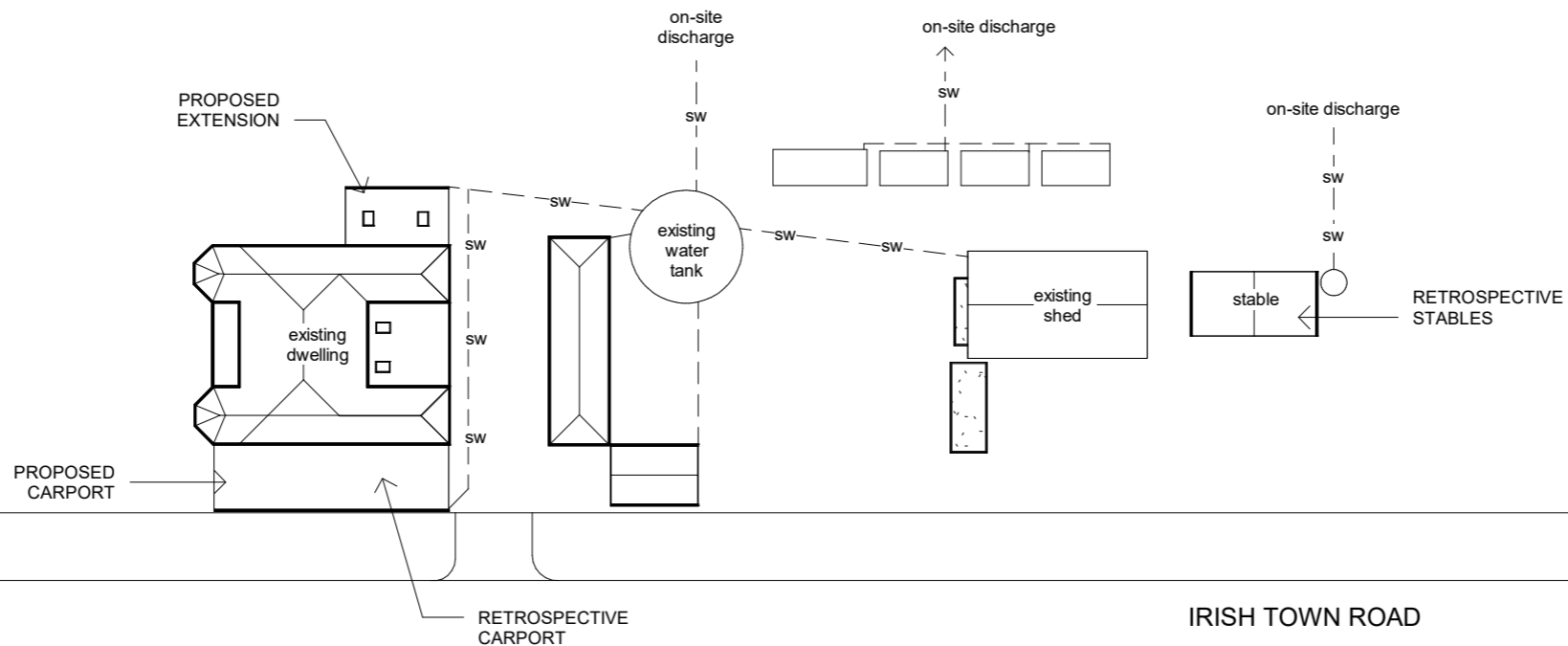
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PLUMBING

· ALL PLUMBING TO BE INSTALLED IN ACCORDANCE WITH A.S. 3500,
THE PLUMBING REGULATIONS & THE TASMANIAN PLUMBING CODE.
· ALL WORK MUST BE CARRIED OUT BY A LICENSED PLUMBER.

PIPE DIAMETERS - UPVC

BATH - 40Ø VENT - 50Ø
BASIN - 40Ø WC - 100Ø
FLOOR WASTE - 40Ø SEWER - 100Ø
SHOWER - 50Ø DOWN PIPE - 90Ø
SINK - 50Ø STORM WATER 90Ø
TROUGH - 50Ø



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Proposed Extension
1 Irish Town Road,
St.Marys

| Drainage Plan | | A9 |
|----------------|------------|---------|
| Project number | 1428 | |
| Date | 16/02/2026 | |
| Drawn | JK | |
| Checked | BK | |
| Scale | | 1 : 500 |



BUSHFIRE HAZARD REPORT

The information in this report is based on the instructions of AS 3959:2018 - Construction of Buildings in Bushfire Prone Areas and the Directors Determination – Bushfire Hazard Areas.

1 IRISH TOWN ROAD ST MARYS 7215

Prepared by: Tas Bushfire Consulting
15/01/2026

CONTENTS

| | |
|---------------------------------|---|
| Executive Summary | 3 |
| Description of Proposal | 4 |
| Bushfire Site Assessment | 5 |
| Objectives & Requirements | 6 |
| Conclusion & References | 8 |
| Aerial Imagery | 9 |

Associated Documents:

- Bushfire Hazard Management Plan
- Form 55
- Site Photos

DISCLAIMER

Please remember that the measures contained in this report cannot guarantee that a building will survive in the event of a bushfire on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire and extreme weather conditions.

In preparation of this document, all reasonable steps have been taken to ensure that the information in this report is correct and accurately reflects, both the conditions of the considered allotment and its surroundings on the date of this assessment.

EXECUTIVE SUMMARY

This Bushfire Hazard Report is prepared for the proposed dwelling additions and alterations at 1 Irish Town Road St Marys 7215 (C.T. 174116/1). This report is prepared as part of the document for Building Approval.

The property is considered as being bushfire prone being mapped within the Bushfire-Prone Areas overlay of the Tasmanian Planning Scheme.

The report will define the bushfire attack level classification of the lot and determine its compliance with relevant bushfire building requirements, legislation and guidelines.

Using AS 3959:2018 simplified procedure, method 1, the bushfire attack level of the site and the construction requirements will be classified as BAL 12.5.

The site is to be maintained to the level set out in this report and the proposed additions are to be constructed and maintained in accordance with the Directors Determination - Bushfire Hazard Areas (Version 1.2) as well as the construction sections 3 and 5 of AS3959:2018 Construction of Buildings in Bushfire Prone Areas for BAL 12.5.

DESCRIPTION OF PROPOSAL

| | |
|------------------|---|
| Location | 1 Irish Town Road St Marys 7215 |
| Title Reference | 174116/1 |
| Property ID | 3541451 |
| Lot Size | 24450m ² |
| Zoning | Rural Living |
| Council | Break O'Day Council |
| Development Type | Dwelling additions and alterations |
| Environs | At the edge of the St Marys township. Property consists of mostly grassland with forest bordering along title boundaries. |
| Access | Irish Town Road is sealed and provides good access. No design or construction requirements apply for access. Refer BHMP. |
| Water Supply | Nearest compliant roadside hydrant at ±82m. Refer BHMP |

Assessed by:

Jake Bell
 Tas Bushfire Consulting
 admin@tasbushfire.com.au

Accredited person under part 4a of the Fire Service Act 1979
 BFP-154



BUSHFIRE SITE ASSESSMENT

The property is considered to be within a bushfire prone area due to the proximity of vegetation greater than 1ha in area.

The proposed building is located in a residential and bushland interface and the risk of bushfire attack is considered to be a realistic outcome. Using AS 3959:2018 simplified procedure (method 1) the bushfire attack level of the allotment and the associated construction requirements will be classified as BAL 12.5. BAL 12.5 is described as being exposed to increasing levels of ember attack with radiant heat less than 12.5kW/m².

Please see table 1 below for results. These results were calculated on Tasmania’s FDI of 50.

| | North | East | South | West |
|---------------------------------|------------------|---------------------------------|------------------|--|
| Veg <100m | 0-100m grassland | 0-70m grassland, 70m+ forest | 0-100m grassland | 0-47m managed/low risk, 47m+ grassland |
| Slope (degrees over 100m) | 0° - 5° | 0° - 5° | Level/Upslope | Level/Upslope |
| Min. req. separation - BAL 12.5 | 16m | 16m | 14m | 14m |

The defensible space requirement listed in the above table is the minimum distance required for a BAL 12.5 rating as per AS 3959 table 2.6. To achieve a BAL 12.5 and ensure ongoing compliance the allotment will need to meet the required defensible space distances as outlined in the associated Bushfire Hazard Management Plan.

This hazard management zone of defensible space area will need fuel reduction carried out to ensure compliance with low threat vegetation classification. This single zone hazard management area must be managed and kept at a minimum fuel condition at all times “where fine fuels are minimized to the extent that the passage of fire will be restricted, e.g. short green lawns, paths, driveways etc.”. All grassed areas within this zone need to be kept to a nominal height of 100mm.

The main design principles for this zone are to; create space, remove flammable objects or materials, separate fuel & influence the selection, location and maintenance of trees.

For more information, refer the “fire resisting garden plants” booklet produced by the Tasmanian Fire Service.

OBJECTIVES & REQUIREMENTS

Directors Determination - Bushfire Hazard Areas (V1.2) - Construction Requirements

| Table 1 - Construction Requirements & Construction Variations | | |
|---|---------------|---|
| Element | Applicability | Requirement |
| A. | N/A | N/A |
| B. | N/A | N/A |
| Table 2 - Requirements for Property Access | | |
| Element | Applicability | Requirement |
| A. | Yes | There are no specified design and construction requirements. |
| B. | N/A | N/A |
| C. | N/A | N/A |
| D. | N/A | N/A |
| Table 3A - Requirements for Reticulated Water Supply for Firefighting | | |
| Element | Applicability | Requirement |
| A. | Yes | The following requirements apply: (a) The building area to be protected must be located within 120 metres of a fire hydrant; and (b) The distance must be measured as a hose lay, between the firefighting water point and the furthest part of the building area. |
| B. | Yes | The following requirements apply: (a) Fire hydrant system must be designed and constructed in accordance with TasWater Supplement to Water Supply Code of Australia WSA 03 – 2011-3.1 MRWA Edition 2.0; and (b) Fire hydrants are to be installed outside of the minimum access road width, and clear of any passing bay or parking area, to ensure access at all times to reticulated water for fire suppression. |
| C. | Yes | A hardstand area for fire appliances must be provided: (a) No more than three metres from the hydrant, measured as a hose lay; (b) No closer than six metres from the building area to be protected; (c) With a minimum width of three metres constructed to the same standard as the carriageway; and (d) Connected to the property access by a carriageway equivalent to the standard of the property access. |
| Table 3B - Requirements for Static Water Supply for Firefighting | | |
| Element | Applicability | Requirement |
| A. | N/A | N/A |
| B. | N/A | N/A |
| C. | N/A | N/A |
| D. | N/A | N/A |
| E. | N/A | N/A |
| Table 4 - Requirements for Hazard Management Area | | |
| Element | Applicability | Requirement |
| A. | N/A | N/A |
| B. | N/A | N/A |
| C. | Yes | BAL 12.5 HMA identified and to be provided. |

| | | |
|--|----------------------|--------------------|
| D. | N/A | N/A |
| E. | N/A | N/A |
| F. | N/A | N/A |
| Table 5 - Requirements for Emergency Planning | | |
| Element | Applicability | Requirement |
| A. | N/A | N/A |

The proposed additions are to be constructed to comply with BAL 12.5 requirements in accordance with AS 3959 and the deemed to satisfy requirements outlined in this report and associated BHMP.

No natural or cultural values were identified on site or through desktop assessment which would prevent the clearing of vegetation communities present on site required for achieving BAL 12.5.

No other environmental or planning issues were identified on site or through desktop assessment, including review of the Tasmanian Planning Scheme zoning and overlay maps.

CONCLUSION

The site was assessed as having a bushfire attack level of 12.5. The defensible space required to meet BAL 12.5 is specified in the associated Bushfire Hazard Management Plan and the ongoing maintenance of this defensible space area in a low fuel state as prescribed in this plan is of utmost priority in regards to bushfire risk.

Proposed development should be constructed to comply with all construction requirements of AS 3959 and other recommendations outlined in this report. These measures will need to be undertaken to avoid increasing risk from a bushfire.

This report should be considered in conjunction with all other design documents for this proposal in case of conflict. Therefore, it is the responsibility of the client to provide this report to all relevant parties involved in the future planning and construction at the property.

For other valuable resources in regards to building for bushfires and bushfires in general see the Tasmanian fire service website: www.fire.tas.gov.au

REFERENCES

- Directors Determination – Bushfire Hazard Areas (V1.2)
- Standards Australia Limited. AS 3959 – Construction of Buildings in Bushfire Prone Areas
- Tasmanian Planning Scheme
- Australian Building Codes Board. 2022 National Construction Code – volume two
- Tasmanian government DPIPW - LISTmap & TASVEG Live map

AERIAL IMAGERY



120m radius from existing dwelling. Forest bordering title boundaries to the East and North with grassland in between boundaries and dwelling. Some managed lawns and gardens to the West with an developed lot with grassland leading to forest further South-West. Grassland to the south.

SITE PHOTOS



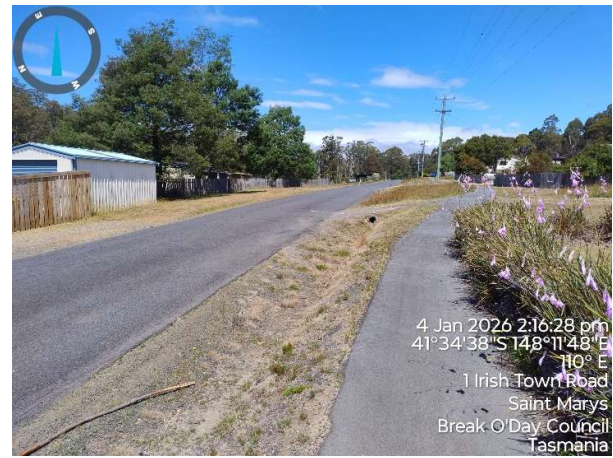
Property entry from the road



Grassland vegetation to the North. Looking East toward forest that runs along property boundary.



Grassland to the East and South.



Looking south along Irish Town Road.



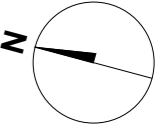
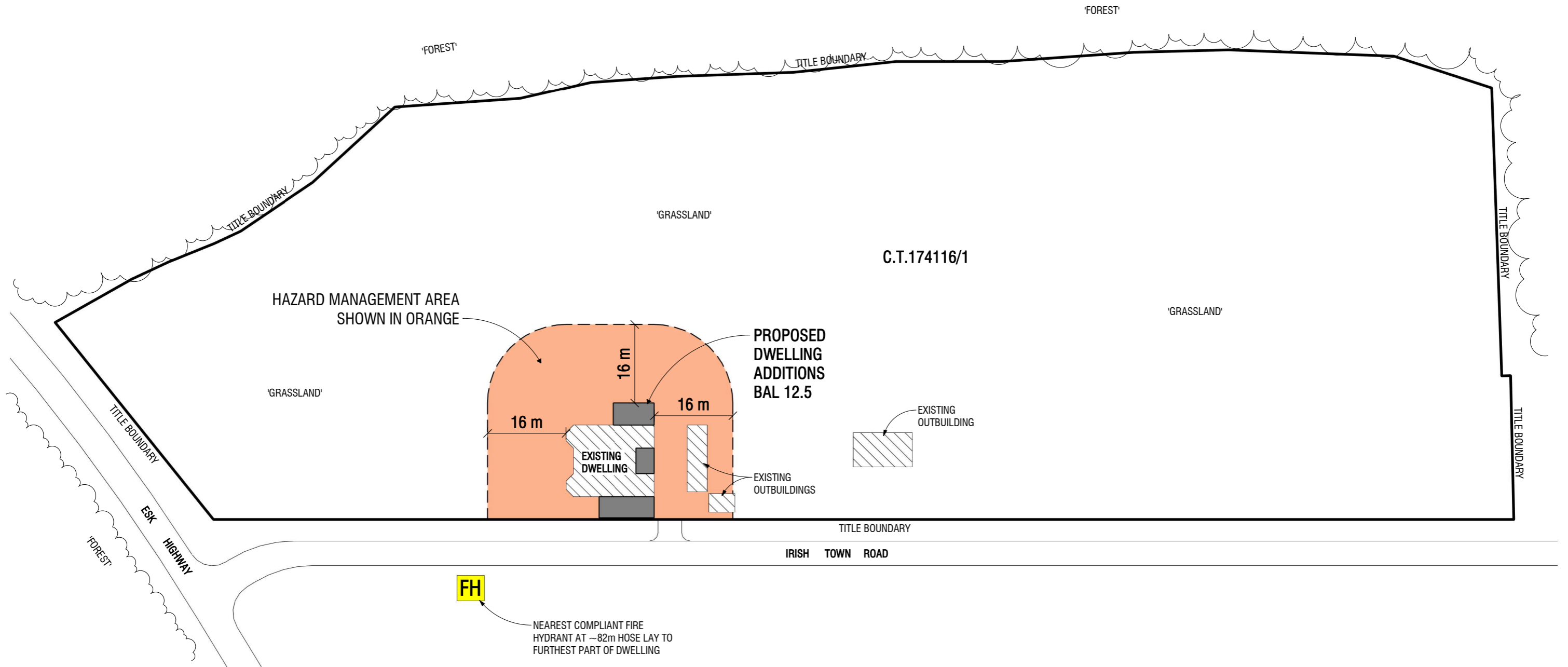
Entrance to large property on Irish Town Road.
Assessed as grassland.



Looking North from front of property. Good access on Irish Town Road from Esk Highway. Nearby hydrant on opposite side of the road.



NOTE:
 TO BE READ IN CONJUNCTION WITH THE BUSHFIRE HAZARD REPORT.
 THE HAZARD MANAGEMENT AREA (SHOWN IN ORANGE) MUST BE MANAGED AND KEPT AT A MINIMUM FUEL CONDITION AT ALL TIMES WHERE FINE FUELS ARE MINIMIZED TO THE EXTENT THAT THE PASSAGE OF FIRE WILL BE RESTRICTED, E.G. SHORT GREEN LAWNS, PATHS, DRIVEWAYS ETC. ALL GRASSED AREAS WITHIN THIS ZONE NEED TO BE KEPT TO A NOMINAL HEIGHT OF 100MM.



| | | |
|--|---|--|
| CLIENT: BRONWYN GRANTHAM | 1 IRISH TOWN ROAD ST MARYS 7215 | M: 0407 167 231 E: admin@tasbushfire.com.au |
| PRINT REDUCTION BAR A3 SHEET 10 20 30 40 50mm | BUSHFIRE HAZARD MANAGEMENT PLAN | |
| | DATE: 15/01/2026 SCALE: 1 : 800 | |
| | DRAWN: JAKE BELL BFP 154 ACCREDITED: 1, 2, 3A | www.tasbushfire.com.au |

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To: Owner /Agent

Address

Suburb/postcode⁹

Form **55**

Qualified person details:

Qualified person:

Address:

Phone No:

Fax No:

Licence No:

Email address:

Qualifications and Insurance details:

(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Speciality area of expertise:

(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Details of work:

Address:

Lot No:

Certificate of title No:

The assessable item related to this certificate:

(description of the assessable item being certified)

Assessable item includes –

- a material;
- a design
- a form of construction
- a document
- testing of a component, building system or plumbing system
- an inspection, or assessment, performed

Certificate details:

Certificate type:

(description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)

This certificate is in relation to the above assessable item, at any stage, as part of - (tick one)

building work, plumbing work or plumbing installation or demolition work:

or

a building, temporary structure or plumbing installation:

In issuing this certificate the following matters are relevant –

Documents:

Bushfire Hazard Report (Dated 15/01/2026)
&
Bushfire Hazard Management Plan (Dated 15/01/2026)

Relevant
calculations:

References:

AS 3959:2018 Construction of Buildings in Bushfire-prone Areas
Directors Determination – Building Hazard Areas (v1.2)

Substance of Certificate: (what it is that is being certified)

The Bushfire Attack Level has been assessed for the various proposed dwelling additions and alterations. Separation distances to meet BAL 12.5 requirements have been specified and shown on the BHMP.

Scope and/or Limitations

I certify the matters described in this certificate.

Qualified person:

Signed:

Jake Bell



Certificate No:

BFP-154

Date:

15/01/2026

16th March, 2026

Your Ref: DA 2025 / 00084

Property: 1 Irish Town Road, St Marys

Attention: Alex McKinlay

Development Services

Break O'Day Council

Dear Alex,

**RE: Response to Request for Further Information – DA 2025 / 00084
1 Irish Town Road, St Marys**

In response to Council's correspondence dated 17 June 2025 requesting additional information under Sections 51(1AC) and 54 of the Land Use Planning and Approvals Act 1993 in relation to the above Development Application.

As advised by the Owner, All Draw Building Design has now been engaged to continue management of this application and associated documentation, taking over the project from Steve Jordan Drafting.

Please find the response below to each of Council's Request for Further Information.

1. Title information

A full copy of the current Certificate of Title for the subject property has been obtained and is attached. The title documentation includes details of any restrictions, easements, covenants, and Part 5 Agreements (Section 71 of LUPAA) affecting the property, as requested.

2. Vehicle crossover / access and car parking

The location of the three existing vehicle crossovers servicing the property is demonstrated on the amended Site Plan (Drawing A1). No new vehicle crossovers are proposed.

Ample on-site car parking is provided within the property boundaries, including a carport and garage, as shown on Drawing A1 – Site Plan. The parking provision is considered adequate for the residential use of the site and consistent with the intent of the Parking and Sustainable Transport Code (C2.0) to ensure an appropriate level of parking is provided to service the development.

3. Site coverage

While the proposed development exceeds 400m² of site coverage, the buildings are spread across a large rural property and maintain substantial separation from site boundaries and neighbouring properties.

The development remains consistent with the intent of Clause 11.4.1 – Site Coverage Performance Criteria P1 (a) to (f), as the scale and siting of buildings do not result in unreasonable impacts on the surrounding area in terms of visual bulk, privacy, or amenity.

4. Building setback to frontage

The property contains existing buildings located within 20 metres of the frontage, including the original dwelling which was constructed circa 1880, along with existing ancillary structures.

These buildings represent an established development pattern on the site, with setbacks generally ranging from approximately 4 metres to directly on the boundary.

While the technical frontage of the property is Irish Town Road, the dwelling presents visually toward the Esk Highway, which forms part of the Scenic Road Corridor. The siting of the carport on the western side of the dwelling aligns with the established pattern of ancillary structures on the site and assists in maintaining the visual presentation of the dwelling toward the Esk Highway.

Locating the structure on the western side also avoids restricting daylight access to habitable rooms on the eastern side of the dwelling. The siting therefore reflects both the existing built form of the property and practical considerations relating to the layout of the dwelling.

The development should therefore be considered consistent with the intent of Clause 11.4.2 – Building height, setback and siting Performance Criteria P2 (a) to (e).

5. Sensitive use proximity to the Rural Zone

The subject property is located within the Rural Living Zone and contains an established residential use comprising the historic dwelling and ancillary residential building.

The neighbouring property to the east of the site, located beyond the creek, is zoned Rural. As a result, portions of the subject site fall within the 200m separation distance referenced in Clause 11.4.2.

The works subject to this application comprise ancillary structures associated with the existing residential use, including a carport extension, a proposed carport, and retrospective approval for existing outbuildings (stables and greenhouses). These works do not introduce a new sensitive use to the site.

The residential use of the land has long been established, and the application primarily relates to non-habitable ancillary structures. The presence of the creek corridor between the properties also provides a natural physical separation between the residential use and the adjoining rural land.

Having regard to the existing residential use of the site, the ancillary and non-habitable nature of the structures, and the physical separation created by the creek corridor, the development is not considered to materially increase the potential for land use conflict with the adjoining Rural Zone. The proposal should therefore be considered consistent with the intent of Clause 11.4.2 – Building height, setback and siting Performance Criteria P4 (a) to (e).

6. Development within the Scenic Road Corridor

The subject site is partially located within the Scenic Road Corridor associated with the Esk Highway.

The proposed and existing works subject to this application are modest in scale and are located in association with the existing dwelling and established cluster of ancillary structures on the site.

As outlined in Point 4 of this response, the siting of the carport on the western side of the dwelling assists in maintaining the visual presentation of the dwelling toward the Esk Highway and avoids interrupting key sightlines toward the existing building.

In this context, the development is not considered to adversely impact the scenic qualities of the corridor and should be considered consistent with the intent of Clause C8.6.2 – Development within a Scenic Road Corridor Performance Criteria P2 (a) to (g).

We trust that the information provided above addresses Council's request for further information, and will assist Council in progressing assessment of the application favourably.

Should you require any further clarification in relation to this matter, please do not hesitate to contact me at james@alldraw.com.au or on 0421 745 095.

Yours sincerely,



James Kreltszheim
All Draw Building Design