

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 / 00186
Applicant	Jon Pugh Home Design
Proposal	Residential - Alterations and Construction of Proposed Porch and Entry Door AND Visitor Accommodation - Additional Use for Visitor Accommodation for the Ground Floor Bedroom
Location	178 Scamander Avenue, Scamander

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 22nd November, 2025 **until 5pm Friday 5th December, 2025.**

John Brown
GENERAL MANAGER

BUILDING DESIGNER:	JONATHAN PUGH
ACCREDITATION NO.:	CC 6894
TITLE REFERENCE:	C.T. 18343/49
DESIGN WIND SPEED:	NOTE: DESIGNED TO ASSUMED N3 WIND CLASSIFICATION
SOIL CLASSIFICATION:	NOTE: DESIGNED TO ASSUMED SOIL CLASSIFICATION 'M'
CLIMATE ZONE:	7
BUSHFIRE PRONE BAL RATING:	N/A
ALPINE AREA:	N/A
CORROSION ENVIRONMENT:	SEVERE - 270m to INLAND WATERS AND 350m TO BREAKING SURF
FLOODING RISK:	UNKNOWN
LANDSLIP:	NO
DISPERSIVE SOILS:	UNKNOWN
SALINE SOILS:	UNKNOWN
SAND DUNES:	NO
MINE SUBSIDENCE:	NO
LANDFILL:	NO
DATUM LEVEL AT KERB:	UNKNOWN
GROUND LEVEL:	MIN 150mm BELOW F.L.
FINISHED FLOOR LEVEL:	AS PER PLANS / OR 150mm ABOVE G.L.
OVERFLOW RELIEF GULLY LEVEL:	MIN 150mm BELOW F.L.

Development Application

September 2025

Change of Use for Existing Bedroom/ Ensuite to include Kitchenette and Visitor Accommodation Use Proposed Porch and Entry Door

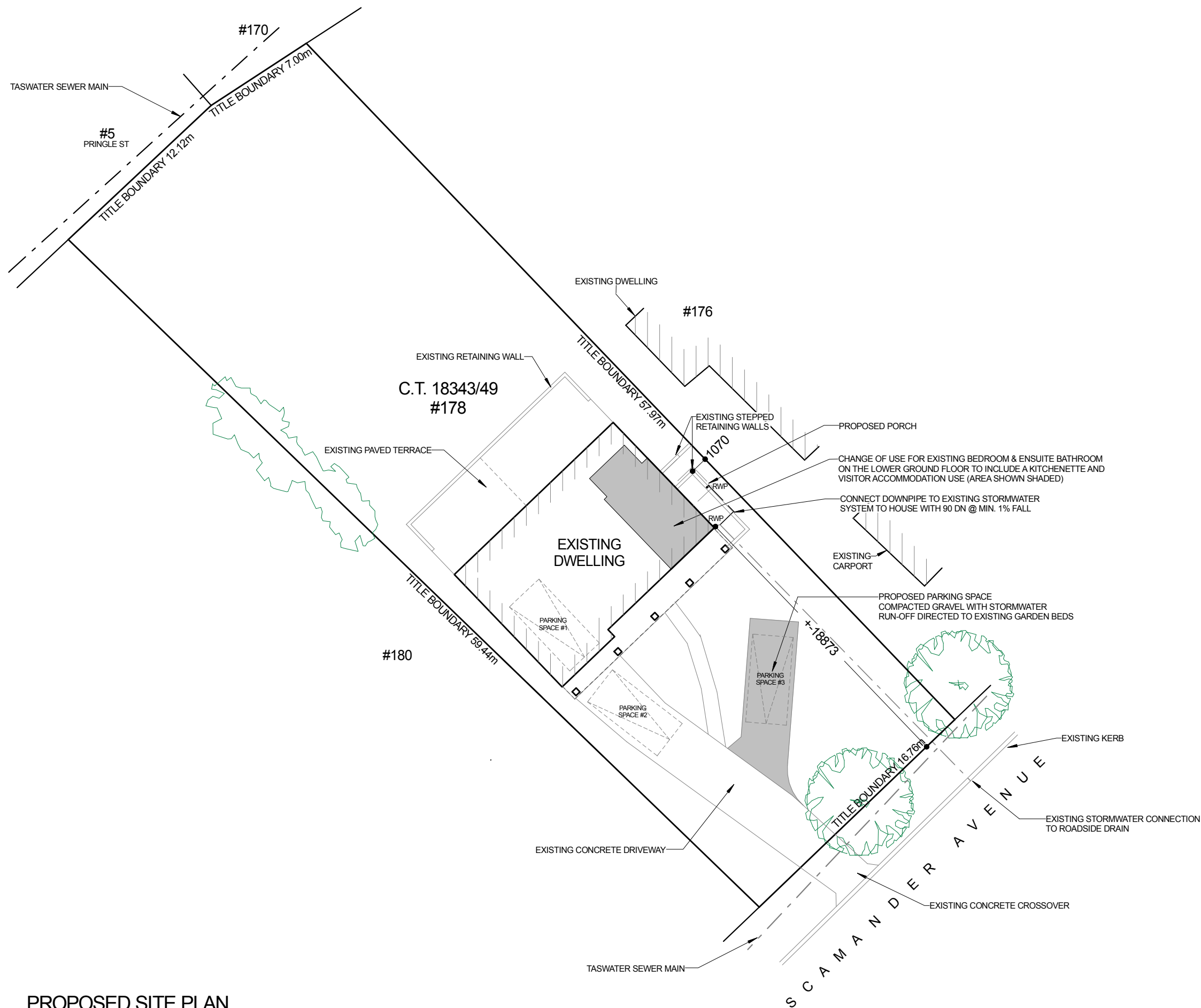
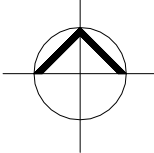
for Peter Tamvakeras

#178 Scamander Avenue,
Scamander, TAS 7215

Building Areas	
Lower Floor	61.04m²
Porch	2.02m²
Upper Floor	125.64m²

Drawing Schedule	
Drg No.	Drawing Name
A01	Proposed Site Plan
A02	Proposed Floor Plan - Lower Level + Elevations
A03	Existing Floor Plan - Upper Level

NORTH



PROPOSED SITE PLAN
1:250 @ A3

All Dimensions and Site levels to be Verified on Site By Owner & or Contractor(s) Prior to Setting out and Commencement of Any Construction Works

Any Reproduction, without Permission, in Whole or Part, of this Design is not permitted and is Subject to Copyright ©



residential building design + documentation
jon pugh home design : accr/no. CC6894
jackp1@iprimus.com.au : 0459 586 013
PO BOX 397 ST HELENS TAS 7216

client:

Peter Tamvakeras

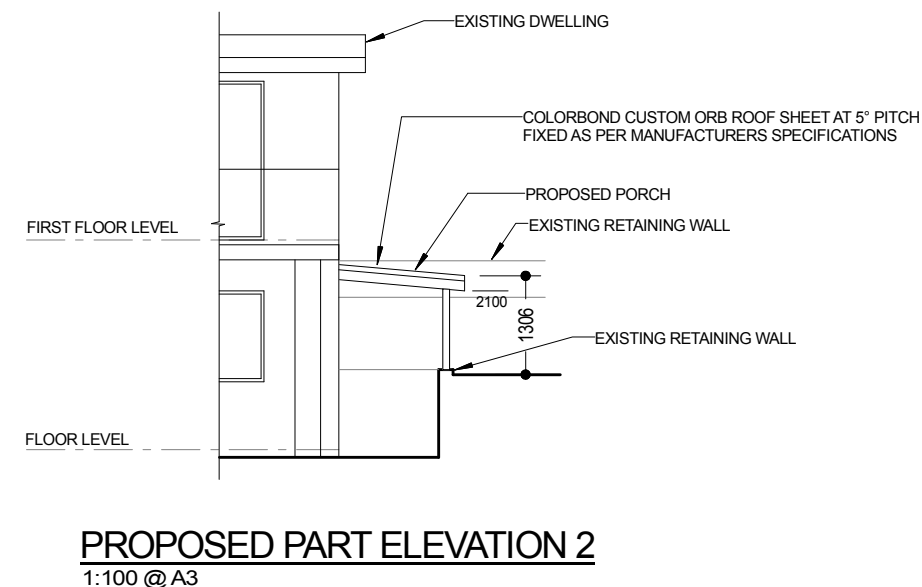
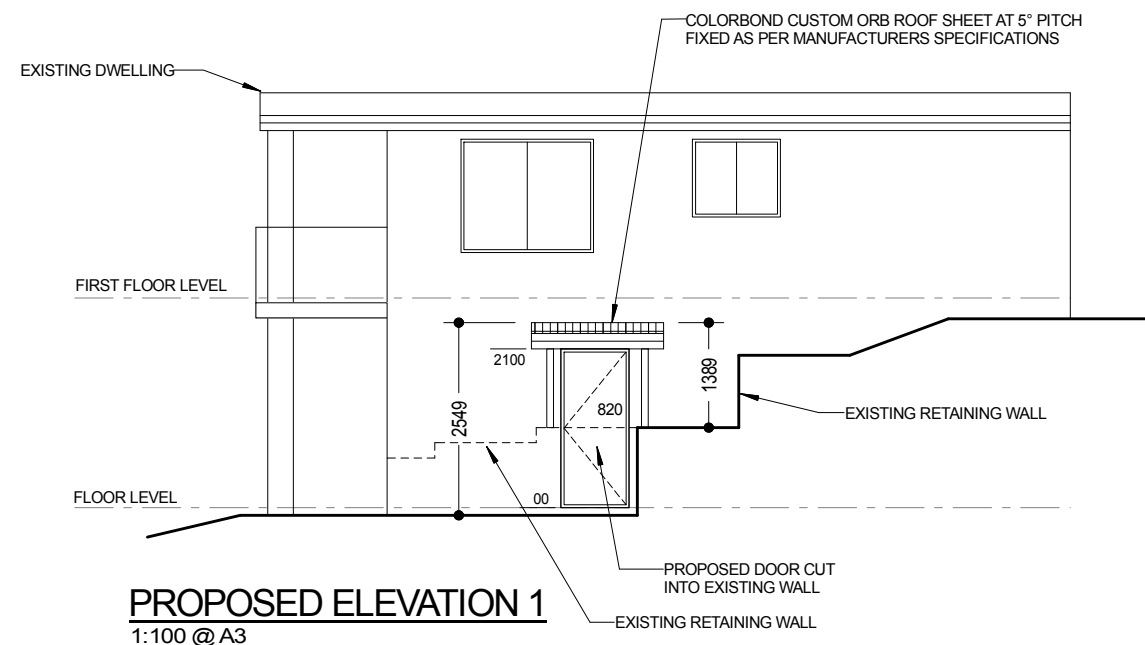
project:

Change of Use for Existing Bedroom/
Ensuite to include Kitchenette and
Visitor Accommodation Use
Proposed Porch and Entry Door
at:
**#178 Scamander Avenue,
Scamander, TAS 7215**

drawing title:

Proposed Site Plan

REV.	DESCRIPTION	DATE
job. no.	revision	
355	-	
sheet no.	date	
A01	30/09/25	

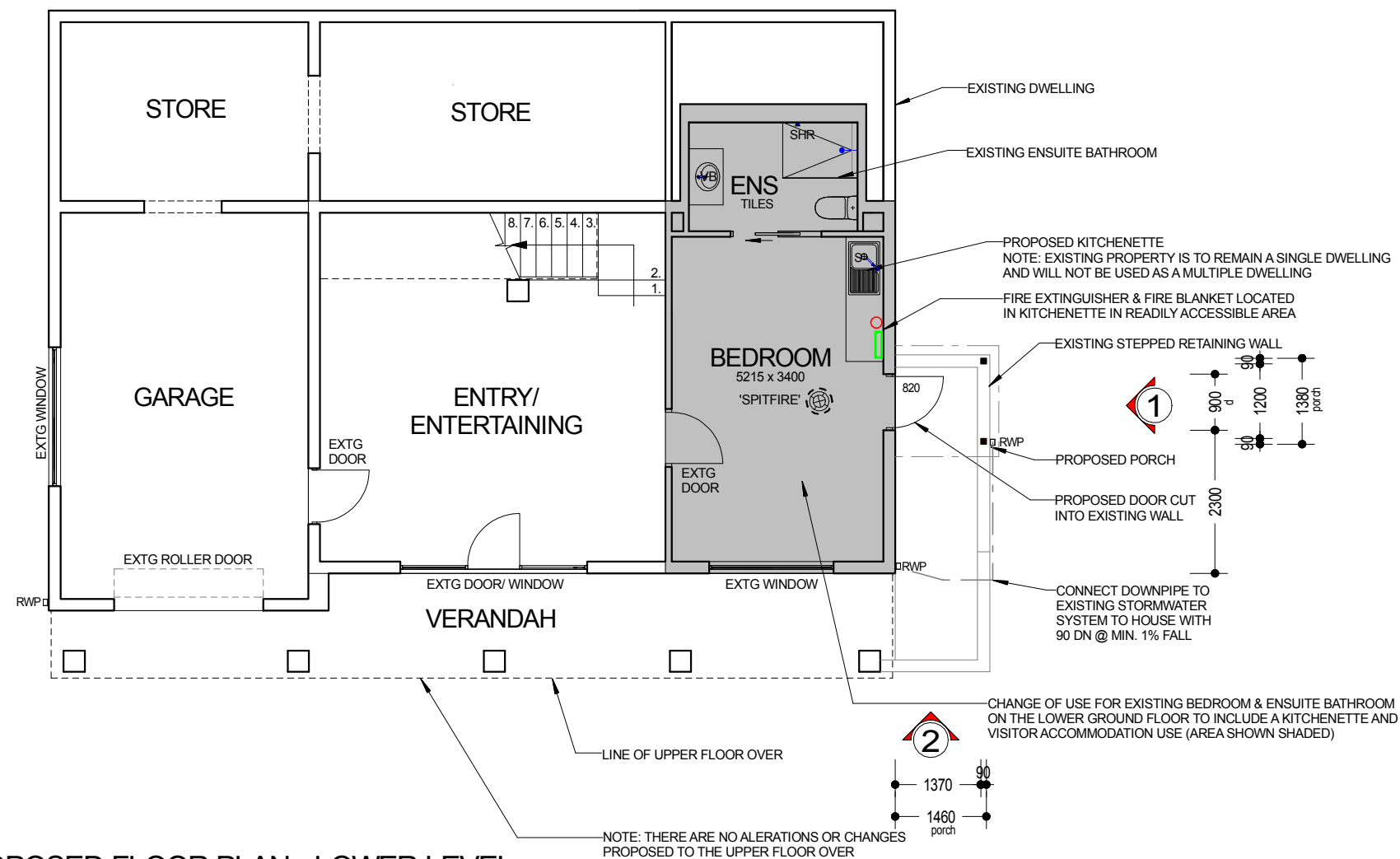
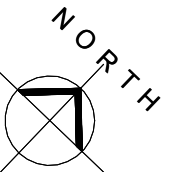


ELECTRICIAN NOTE:

- ELECTRICAL INSTALLATIONS TO BE IN ACCORDANCE WITH AS/NZS 3000
- SMOKE ALARMS TO BE HARD WIRED AND INTERCONNECTED TO AS 3786 AND BCA PART 3.7.2.4 & 3.7.2.5. PROVIDE SMOKE ALARMS IN EVERY BEDROOM, IN EVERY HALLWAY OR AREA BETWEEN BEDROOMS, IF THERE IS NO HALLWAY, AND ON EACH OTHER STOREY. PROVIDE EVACUATION LIGHTING ACTIVATED BY THE SMOKE ALARM THAT IS LOCATED IN THE HALLWAY (OR THE AREA BETWEEN BEDROOMS). SMOKE ALARM TO EITHER HAVE A EVACUATION LIGHT INCORPORATED OR BE LINKED TO THE LIGHTING IN THE HALLWAY SERVED BY THIS SMOKE ALARM.

AREAS:

LOWER FLOOR (INC VISITOR ACCOM)	: 61.04m ²
PROPOSED PORCH	: 2.02m ²
VISITOR ACCOMMODATION (SHADED AREA)	: 26.72m ²



ELECTRICAL LEGEND



SMOKE ALARM WITH EVACUATION
LIGHT INCORPORATED

All Dimensions and Site levels to be Verified on Site By Owner & or Contractor(s) Prior to Setting out and Commencement of Any Construction Works

Any Reproduction, without Permission, in Whole or Part, of this Design is not permitted and is Subject to Copyright ©



residential building design + documentation

jon pugh home design : accr/no. CC6894
jackp1@iprimus.com.au : 0459 586 013
PO BOX 397 ST HELENS TAS 7216

client:

Peter Tamvakeras

project:

Change of Use for Existing Bedroom/
Ensuite to include Kitchenette and
Visitor Accommodation Use
Proposed Porch and Entry Door

at:

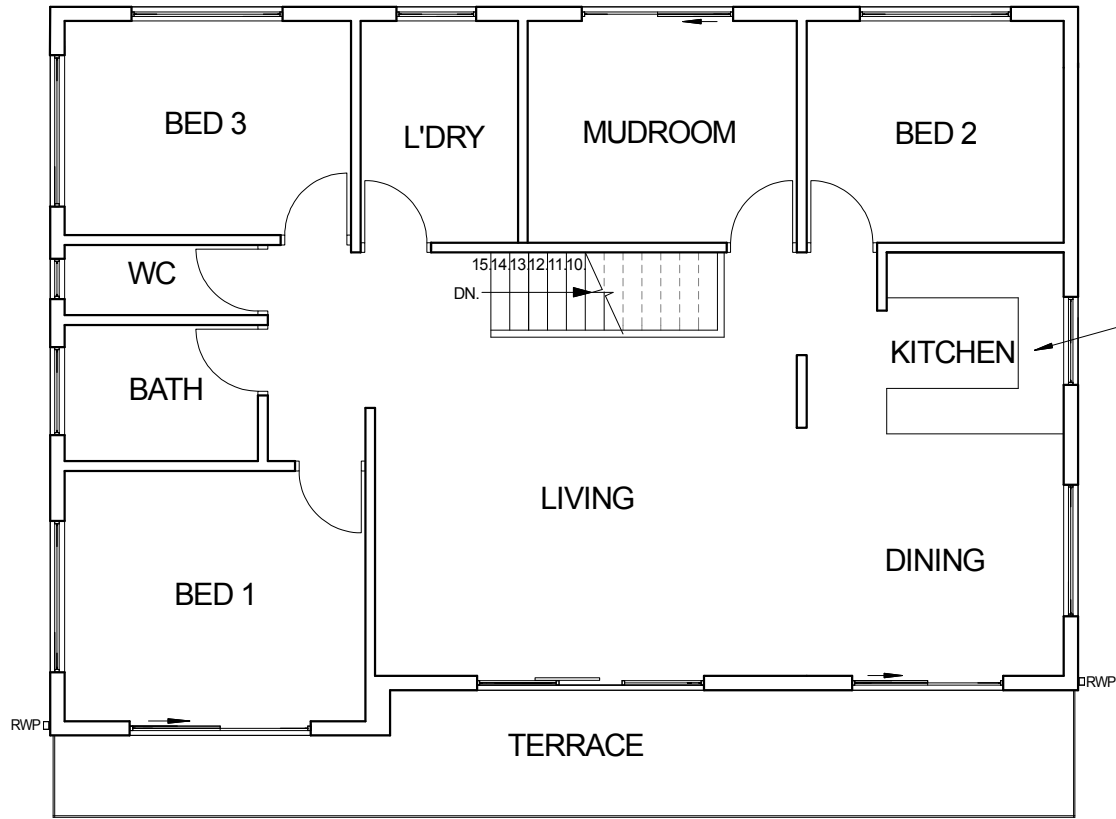
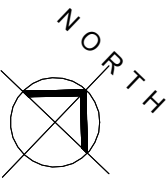
at. #178 Scamander Avenue,
Scamander, TAS 7215

drawing title:

Proposed Floor Plan - Lower Level
Front and Side Elevations

REV.	DESCRIPTION	DATE
job. no.	A05	revision -
sheet no.	A02	date 30/09/25

AREAS:		
UPPER FLOOR	:	125.64m²
LOWER FLOOR (INC VISITOR ACCOM)	:	61.04m²
TOTAL	:	187.68m²



NOTE: EXISTING PROPERTY IS TO REMAIN A SINGLE DWELLING AND WILL NOT BE USED AS A MULTIPLE DWELLING



EXISTING FLOOR PLAN - UPPER LEVEL
1:100 @ A3

All Dimensions and Site levels to be Verified on Site By Owner & or Contractor(s) Prior to Setting out and Commencement of Any Construction Works

Any Reproduction, without Permission, in Whole or Part, of this Design is not permitted and is Subject to Copyright ©



residential building design + documentation
jon pugh home design : accr/no. CC6894
jackp1@iprimus.com.au : 0459 586 013
PO BOX 397 ST HELENS TAS 7216

client:
Peter Tamvakeras
project:
Change of Use for Existing Bedroom/
Ensuite to include Kitchenette and
Visitor Accommodation Use
Proposed Porch and Entry Door
at:
**#178 Scamander Avenue,
Scamander, TAS 7215**

drawing title:
Floor Plan - Upper Level

REV.	DESCRIPTION	DATE
job. no.	revision	
355	-	
sheet no.	date	
A03	30/09/25	

DEVELOPMENT APPLICATION

COMPLIANCE REPORT

November 2025

OWNER'S DETAILS

Peter Tamvakeras
52 Glanfield Street
Maroubra
NSW 2035

PROJECT DETAILS

Proposed change of use Visitor Accommodation to existing Bedroom/ Ensuite to include Kitchenette, Entrance Door and Porch at:
178 Scamander Avenue
Scamander
TAS 7215

PREPARED BY

Jon Pugh Home Design
0459 586 013

DEVELOPMENT SITE DETAILS

The property currently has an existing two storey dwelling on it. There is a slope running from the western boundary down to the eastern boundary.

PROPOSED DEVELOPMENT

The existing Bedroom/ Ensuite located on the ground floor of the existing dwelling is proposed to include visitor accommodation use. A kitchenette, new entry door and porch are also proposed.

There is no removal of native vegetation required as part of this development.

Storm water run off from the proposed porch will be connected to the existing stormwater system which is connected to the kerbside drain.

The proposed development relies on Acceptable solutions and Performance Solutions from the Tasmanian Planning Scheme to satisfy planning standards.

DEVELOPMENT DETAILS

The proposed development is:

Proposed Visitor Accommodation Use:	26.72m ²
Proposed Porch:	2.02m ²
<u>Total Area of Development</u>	<u>28.74m²</u>

PLANNING CODE

The proposed development is in the 'Residential' use category in the GENERAL RESIDENTIAL ZONE and is a 'Permitted' use.

The following standards from the Tasmanian Planning Scheme are to be considered:

- **ZONE 8.0 General Residential Zone**
- **CODE C2.0 Parking and Sustainable Transport Code**
- **BRE-S2.0 Stormwater Management Specific Area Plan**

ZONE 8.0 General Residential Zone

8.3 Use Standards

8.3.1 Discretionary Uses

- | | |
|----|--|
| A1 | Not applicable
The proposed is a development for a permitted use. |
| A2 | Not applicable
The proposed is a development not for a discretionary use. |
| A3 | Not applicable
The proposed is a development for a permitted use. |
| A4 | Not applicable
The proposed is a development for a permitted use. |

8.3.2 Visitor Accommodation

- A1 Acceptable Solution
The proposed is within the existing dwelling and is less than 200m²
- A2 Acceptable Solution
The proposed is not a strata unit.

8.4 Development Standards for Dwellings

8.4.1 Residential Density for Multiple Dwellings

- A1 Not applicable
The proposed development is not a multiple dwelling.

8.4.2 Setbacks and Building Envelope for all Dwellings

- A1 Acceptable Solution
The proposed dwelling is setback 18.87m from the front boundary.
- A2 Not applicable
There is no carport or garage in this development.
- A3 Acceptable Solution
The proposed development sits within the building envelope as required by clause 8.4.2.A3(a) and Figure 8.1.

8.4.3 Site Coverage and private Open Space for all Dwellings

- A1 Acceptable Solution
Site coverage is only 11.8%.
- A2 Acceptable Solution
Adequate private open space of 24m² is proposed to the north side of the dwelling.

8.4.4 Sunlight to private Open Space of Multiple Dwellings

- A1 Not applicable
The proposed development is not a multiple dwelling.

8.4.5 Width of Openings for Garages and Carports for all Dwellings

- A1 Acceptable solution
There is no carport or garage in this development.

8.4.6 Privacy for all Dwellings

- A1 Acceptable solution
The proposed does not include any areas greater than 1m above natural ground level.
- A2 Acceptable solution
The proposed does not include any areas greater than 1m above natural ground level.
- A3 Not Applicable
The proposed development is not a multiple dwelling.

8.4.7 Frontage Fences for all Dwellings

- A1 Acceptable solution
The proposed does not include any fences.

8.4.8 Waste Storage for Multiple Dwellings

- A1 Not applicable
The proposed development is not a multiple dwelling.

CODE C2.0 Parking and Sustainable Transport Code

C2.5 Use Standards

C2.5.1 Car Parking Numbers

- A1 Acceptable solution
3 car parking spaces are proposed as per Table C2.1.

C2.5.2 Bicycle Parking Numbers

- A1 Acceptable solution
No bicycle parking spaces are required or provided as per Table C2.1.

C2.5.3 Motorcycle Parking Numbers

- A1 Acceptable solution
No motorcycle parking spaces are required or provided as per Table C2.4.

C2.5.4 Loading Bays

- A1 Acceptable solution
No loading bays are required or provided.

C2.5.5 Number of Car parking Spaces within the General Residential Zone

- A1 Acceptable solution
There are no non-residential buildings in this proposal.

C2.6 Development Standards for Buildings and Works

C2.6.1 Construction of Parking Areas

P1 Performance Solution

- (a) The area for parking is in front of the existing dwelling and will be easily identifiable and readily accessible from the road.
- (b) The slope to the land to the proposed parking will cause surface water to drain into existing garden beds and lawn areas.
- (c) Surface water will be directed into existing garden beds and lawn areas.
- (d) The area is too small to create a nuisance from sediment transfer.
- (e) The car parking space will be compacted gravel.

C2.6.2 Design and layout of Parking Areas

- A1.1 The layout of car spaces and access ways must be designed in accordance with AS 2890.1 - Parking facilities. Parts 1-6: Off Road Car Parking.
- Minimum parking bay size 2.4m x 5.4m
 - Minimum driveway width 3.0m
 - Maximum gradient 1:4
 - Minimum height clearance 2200mm
 - Maximum gradient across property line and footpath 1:20

A1.2 Parking spaces provided for use by persons with a disability

Not applicable

C2.6.3 Number of Accesses for Vehicles

A1 Acceptable solution

Only one access is proposed in this proposal.

A2 Not Applicable

This proposal is in the General Residential Zone.

C2.6.4 Lighting of Parking Areas within the General Business Zone and Central Business Zone

A1 Not Applicable

This proposal is in the General Residential Zone.

C2.6.5 Pedestrian Access

A1.1 Not Applicable

The use in this proposal does not require more than 10 parking spaces.

A1.2 Not Applicable

The use in this proposal does not require disabled access parking.

C2.6.6 Loading Bays

A1 Not Applicable

Loading Bays are not required.

A2 Not Applicable

Loading Bays are not required.

C2.6.7 Bicycle Parking and Storage facilities within the General Business Zone and Central Business Zone

A1 Not Applicable

The use in this proposal does not require bicycle parking spaces.

A2 Not Applicable

The use in this proposal does not require bicycle parking spaces..

C2.6.8 Siting of Parking and Turning Areas

- A1 Not Applicable
The use in this proposal does not require any specific provisions.
- A2 Not Applicable
The use in this proposal does not require any specific provisions.

C2.7 Parking Precinct Plan

C2.7.1 Parking Precinct Plan

- A1 Not Applicable
The use in this proposal does not require any specific provisions.

BRE-S2.0 Stormwater Management Specific Area Plan

BRE-S2.0 Development Standards for Buildings and Works

BRE-2.7.1 Stormwater Management

- A1 Acceptable solution
Storm water run off from the proposed porch will be connected to the existing stormwater system which is connected to the kerbside drain.