

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:

Break O'Day Interim Planning Scheme 2013			
DA Number	DA 015-19	Applicant	J Binns
Location	12 Richard Court, Akaroa	Proposal	Dwelling Additions
Performance Criteria	E5.5.1 Use and flooding P1 E5.6.1 Flooding and Coastal Inundation P1.1, P1.2, P1.3		

Plans and documents can be inspected at the Council Office, 32 – 34 Georges Bay Esplanade, St Helens during normal office hours or online at www.bodc.tas.gov.au.

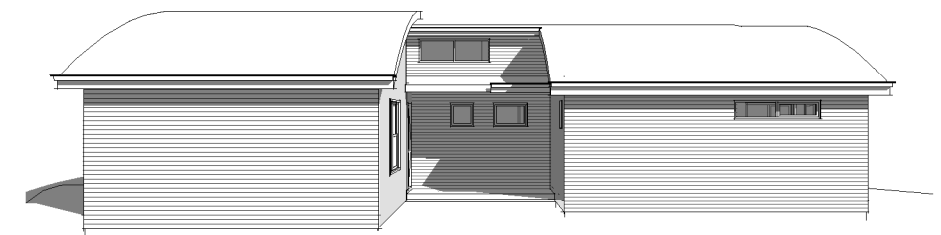
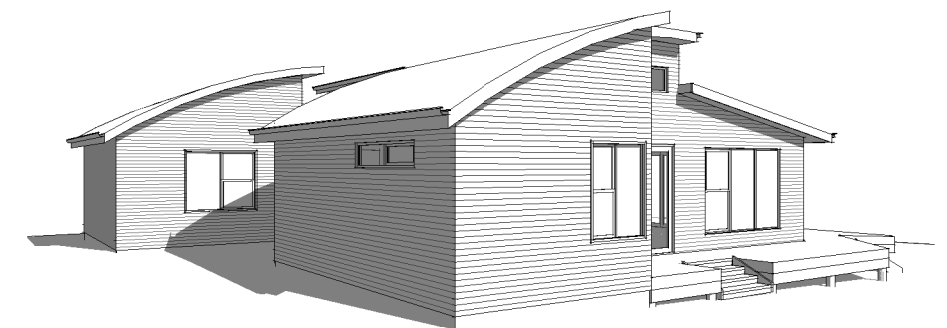
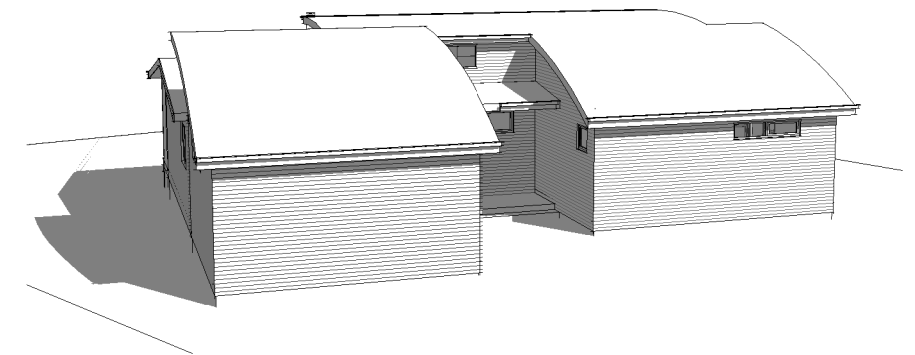
Representations must be submitted in writing to the General Manager, Break O'Day Council, 32 -34 Georges Bay Esplanade, St Helens 7216 or emailed to admin@bodc.tas.gov.au, and referenced with the Application Number in accordance with section 57(5) of the abovementioned Act during the fourteen (14) day advertised period commencing on Saturday 16th February, 2019 **until 5pm Monday 4th March, 2019.**

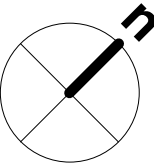
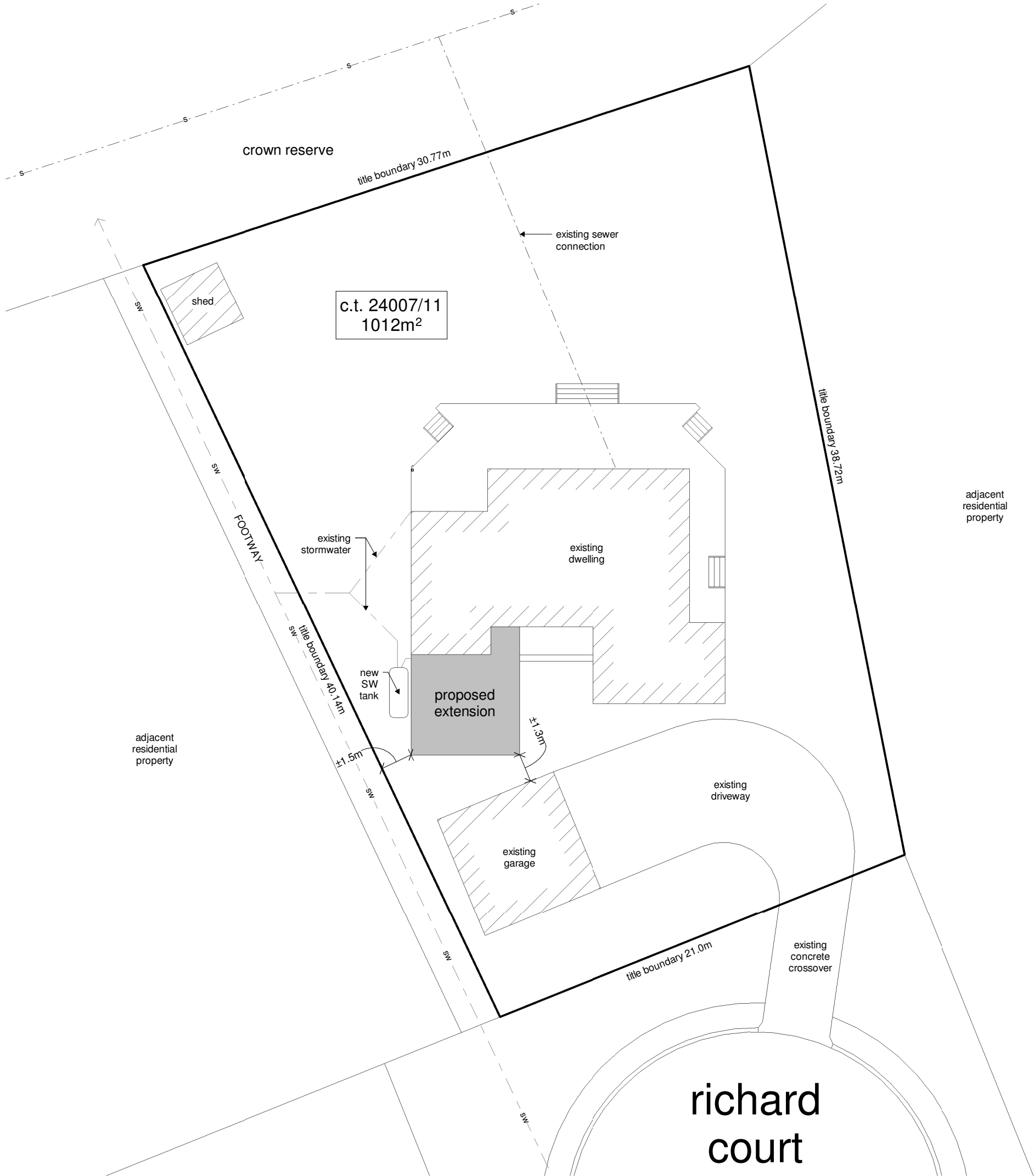
John Brown
GENERAL MANAGER



proposed extension

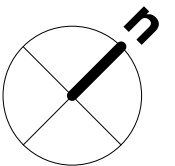
mark + margie temple-smith
12 richard court akaroa tas 7216

planning application





4	planning planning	07.02.19
3		14.01.18
REV:	DESCRIPTION:	DATE:
PROJECT: proposed extension		
FOR: m + m temple smith 12 richard court akaroa tas 7216		
DRAWING TITLE: site plan		
DRAWING NO: a01		DRAWN BY: JB
		DATE: 07.02.19
SCALE: 1 : 200		PROJECT: 0918TE
<div><div></div><div><div>jennifer binns</div><div>www.jenniferbinnsdesign.com.au (03) 6376 2588 : 0439 765 452 : jenniferbinns@bigpond.com suite 8 level 1 avery house, 48 cecilia street, st helens 7216</div></div></div>		
<div><div></div><div><div>BUILDING DESIGNERS AUSTRALIA</div></div></div>		ACCREDITATION NO: CC 1269L

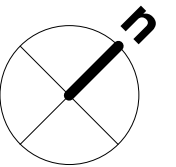
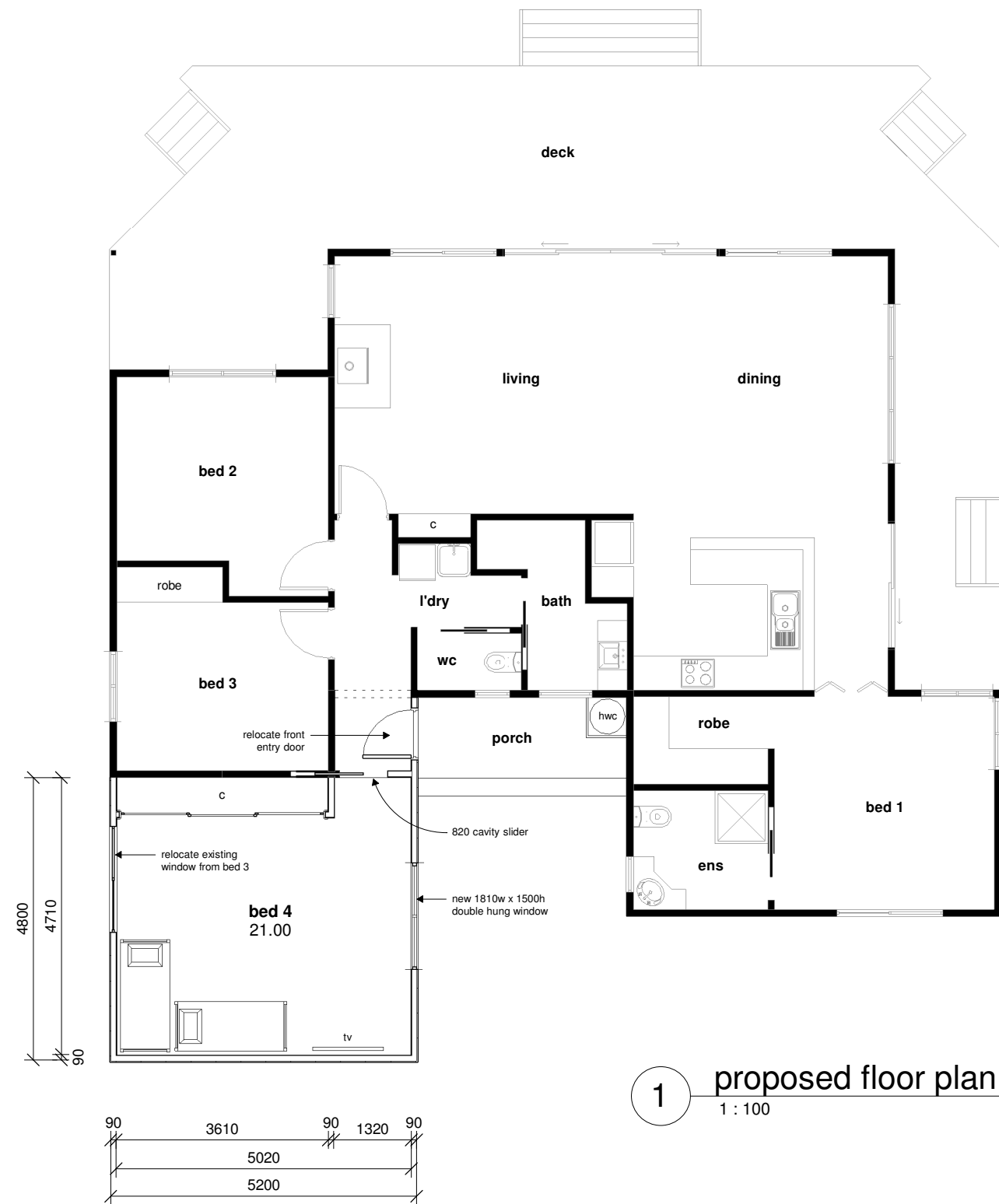




 **jennifer binns**

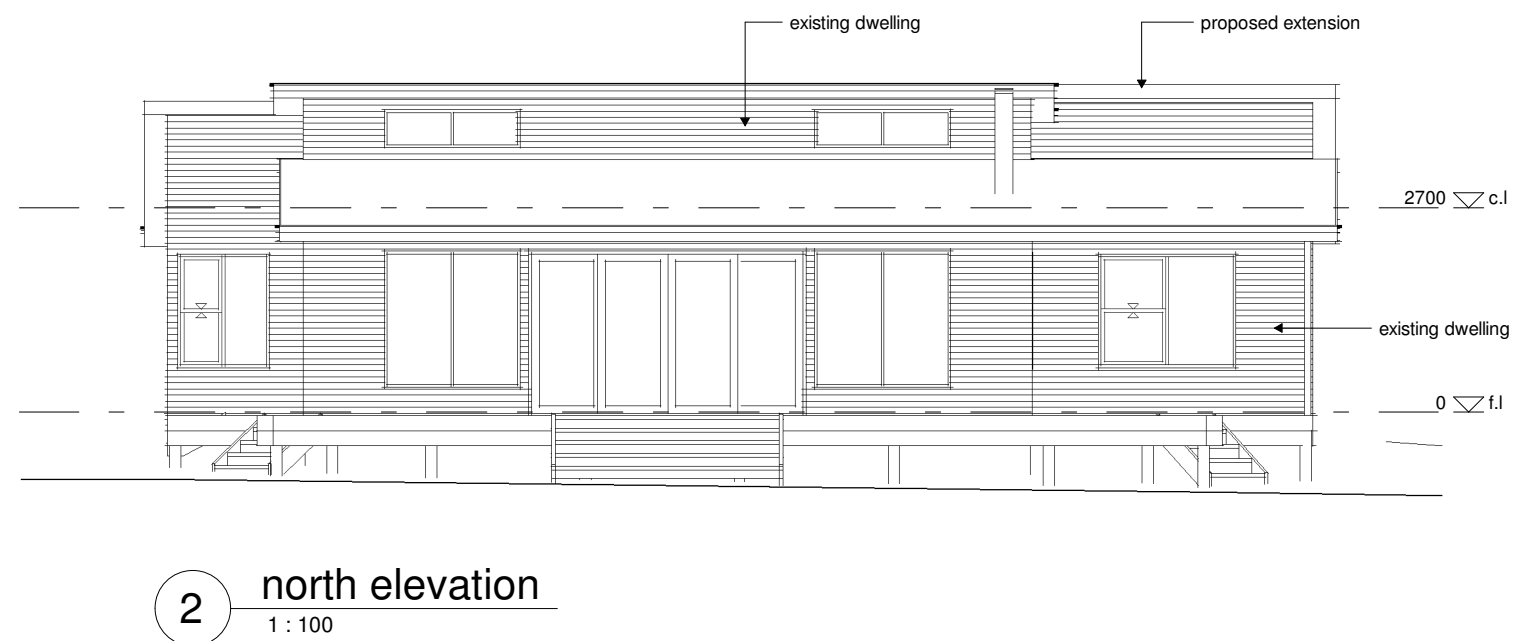
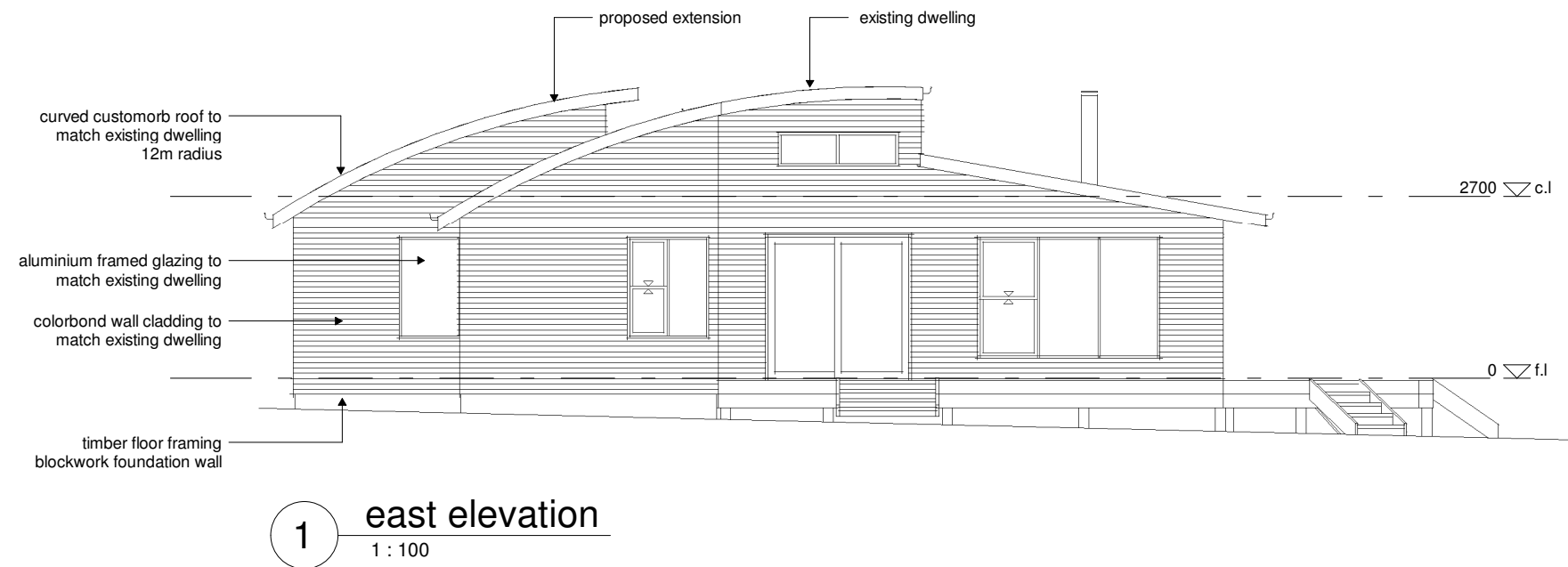
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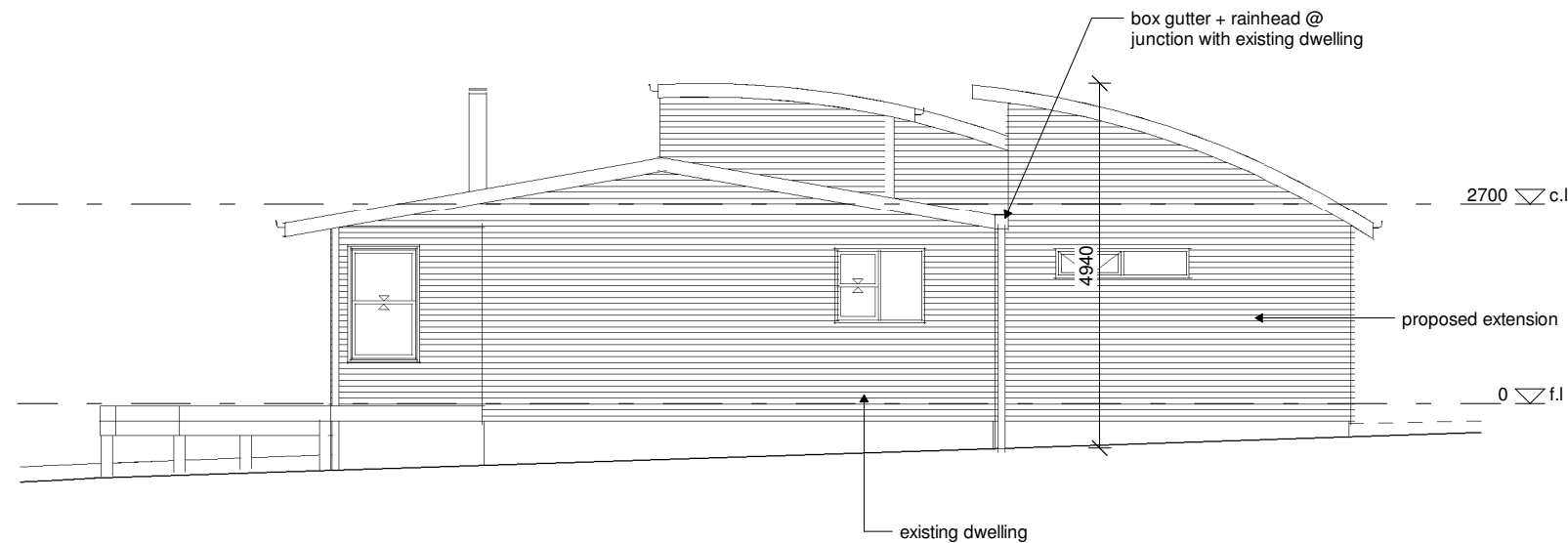
ACCREDITATION NO:
CC 1269L



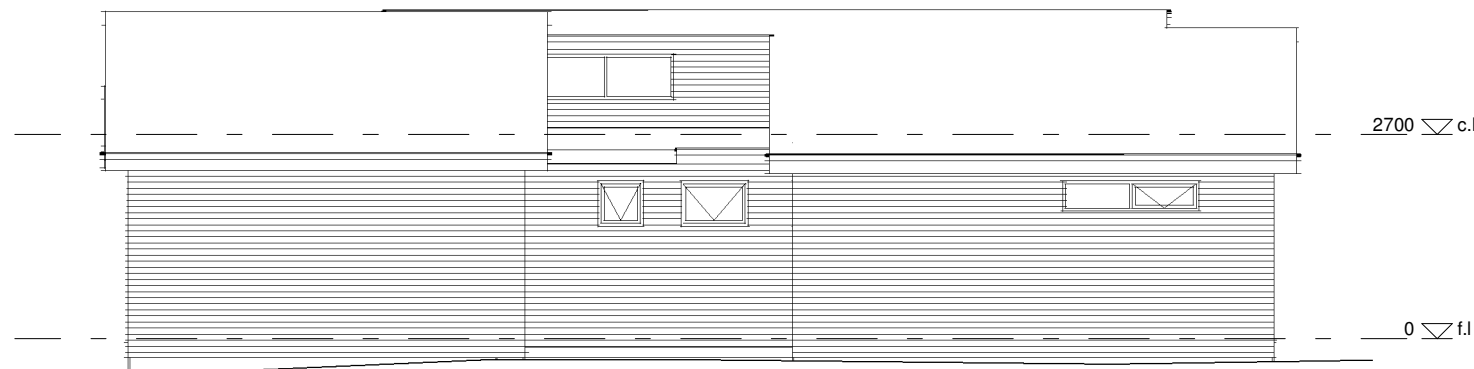
4	planning planning	07.02.19
3		14.01.18
REV:	DESCRIPTION:	DATE:
PROJECT: proposed extension		
FOR: m + m temple smith 12 richard court akaroa tas 7216		
DRAWING TITLE: proposed floor plan		
DRAWING NO: a03	DRAWN BY: JB	
	DATE: 07.02.19	
SCALE: 1 : 100	PROJECT: 0918TE	
<div> jennifer binns</div> <div>www.jenniferbinnsdesign.com.au (03) 6376 2588 : 0439 765 452 : jenniferbinns@bigpond.com suite 8 level 1 avery house, 48 cecilia street, st helens 7216</div>		
<div> BUILDING DESIGNERS AUSTRALIA</div>		ACCREDITATION NO: CC 1269L





4 3	planning planning	07.02.19 14.01.18
REV:	DESCRIPTION:	DATE:
PROJECT: proposed extension		
FOR: m + m temple smith 12 richard court akaroa tas 7216		
DRAWING TITLE: elevations		
DRAWING NO: a04		DRAWN BY: DGS DATE: 07.02.19
SCALE: 1 : 100		PROJECT: 0918TE
<div> jennifer binns</div> <div>www.jenniferbinnsdesign.com.au (03) 6376 2588 : 0439 765 452 : jenniferbinns@bigpond.com suite 8 level 1 avery house, 48 cecilia street, st helens 7216</div>		
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1 west elevation
1 : 100



2 south elevation
1 : 100

4	planning planning	07.02.19
3		14.01.18
REV:	DESCRIPTION:	DATE:
PROJECT: proposed extension FOR: m + m temple smith 12 richard court akaroa tas 7216		
DRAWING TITLE: elevations		
DRAWING NO: a05	DRAWN BY: JB	
	DATE: 07.02.19	
SCALE: 1 : 100	PROJECT: 0918TE	
<div> jennifer binns</div> <div>www.jenniferbinnsdesign.com.au (03) 6376 2588 : 0439 765 452 : jenniferbinns@bigpond.com suite 8 level 1 avery house, 48 cecilia street, st helens 7216</div>		
<div> BUILDING DESIGNERS AUSTRALIA</div>		ACCREDITATION NO: CC 1269L

proposed extension

mark + margie temple-smith
12 richard court akaroa tasmania 7216

planning compliance report

amended February 13 2019

jennifer binns building design
level 1 avery house 48 cecilia street st helens tasmania 7216
jenniferbinns@bigpond.com : 0439 765 452 : 03 6376 2588

Introduction

This report aims to demonstrate compliance with relevant planning standards for a proposed extension for Mark and Margie Temple-Smith at 12 Richard Court in Akaroa (c.t 24007/11). The report aims to take into consideration the intent, values and objectives of the Break 'O Day Interim Planning Scheme 2013, with amendments, and address all scheme standards applicable to this development.

This report is based on proposed development works to be carried out, completed and maintained by the applicant.

The proposed development relies on **Performance Criteria** to satisfy relevant planning standards and is to be read in conjunction with drawings submitted for the development.

Applicant Details

Mark and Margie Temple-Smith

154 Percy Street
Devonport TAS 7310

0418 337 104

margieandmark@gmail.com

Development Site Details

The development site is a fully serviced residential allotment within the township of Akaora. The site is considered bushfire prone however no vegetation removal is required for the proposed development and no alteration is proposed to the existing vehicle access provisions. There is an existing stormwater connection and a new collection tank is proposed with overflow discharged to the council main.

Part of the development site has a flood prone overlay, the proposed extension is not located within this portion of the site.

Zone: General Residential



Development Details

The proposed development is a bedroom extension to an existing dwelling.

Proposed area: 27.2m²

Use Class: Residential

Applicable Planning Codes

The proposed development is in the *Residential* use class which in the *General Residential* Zone is a *Permitted* use.

The following zone standards and codes of the Break 'O Day Interim Planning Scheme 2013 are applicable to the proposed development:

- **Zone 10.0 GENERAL RESIDENTIAL ZONE**
- **Code E5.0 FLOOD PRONE AREAS CODE**

Table 10.3 GENERAL RESIDENTIAL USE STANDARDS

10.3.1 Amenity**A1 Acceptable Solution**

The proposed development is a *Permitted* use.

A2 Not Applicable

The proposed development is not a discretionary use.

A3 Acceptable Solution

The proposed development is a *Permitted* use.

10.3.2 Residential Character**A1 Not Applicable**

The proposed development is not a discretionary use.

A2 Not Applicable

The proposed development is not a discretionary use.

A3 Not Applicable

The proposed development is not a discretionary use.

Table 10.4 GENERAL RESIDENTIAL DEVELOPMENT STANDARDS

10.4.1. Residential density for multiple dwellings**A1 Not Applicable**

The proposed development does not incorporate multiple dwellings.

10.4.2 Setback and building envelopes for all dwellings**A1 Acceptable Solution**

The proposed development has a front setback of $\pm 11.3\text{m}$ and is sited to the rear of an existing garage.

A2 Not Applicable

This application does not include a garage or carport.

A3 Acceptable Solution

The proposed development is within the prescribed building envelope.



10.4.3 Site coverage and private open space for all dwellings

A1 Acceptable Solution

Development on the site does not exceed 50% of the site area.

A2 Acceptable Solution

The private open space associated with the dwelling is located to the north west of the site and is not impacted by the proposed extension.

10.4.4 Sunlight and overshadowing for all dwellings

A1 Acceptable Solution

Solar access to the main habitable living spaces is maintained.

A2 Not Applicable

The proposed development does not incorporate multiple dwellings.

A3 Not Applicable

The proposed development does not incorporate multiple dwellings.

10.4.5 Width of openings for garages and carports for all dwellings

A1 Not Applicable

The proposed development does not include a garage or carport.

10.4.6 Privacy for all dwellings

A1 Not Applicable

No part of the proposed development has a floor level >1m above natural ground level.

A2 Not Applicable

No part of the proposed development has a floor level >1m above natural ground level.

A3 Not Applicable

The proposed development does not incorporate a shared driveway.

10.4.7 Frontage fences for all dwellings

A1 Not Applicable

The proposed development does not include fencing.

10.4.8 Waste storage for multiple dwellings

A1 Not Applicable

The development does not incorporate multiple dwellings.

10.4.9 Storage for multiple dwellings

A1 Not Applicable

The development does not incorporate multiple dwellings.

10.4.10 Common property for multiple dwellings

A1 Not Applicable

The development does not incorporate multiple dwellings.

10.4.11 Outbuildings and ancillary structures

A1 Not Applicable

The development does not incorporate multiple dwellings.

A2 Not Applicable

No pool is proposed as part of this application.

10.4.12 Site services for multiple dwellings

A1 Not Applicable

The development does not incorporate multiple dwellings.

A2 Not Applicable

The development does not incorporate multiple dwellings

10.4.13.1 Streetscape integration and appearance

Not Applicable

The proposed development is an extension to a dwelling.

10.4.13.2 Site coverage

Not Applicable

The proposed development is an extension to a dwelling.

10.4.13.3 Building height

Not Applicable

The proposed development is an extension to a dwelling.

10.4.13.4 Frontage setbacks

Not Applicable

The proposed development is an extension to a dwelling.

10.4.13.5 Rear and side setbacks

Not Applicable

The proposed development is an extension to a dwelling.

10.4.13.6 Location of car parking

Not Applicable

The proposed development is an extension to a dwelling.

10.4.13.7 Overlooking

Not Applicable

The proposed development is an extension to a dwelling.

10.4.13.8 Landscaping

Not Applicable

The proposed development is an extension to a dwelling.

10.4.13.9 Common property

Not Applicable

The proposed development is an extension to a dwelling.

10.4.13.10 Solar efficiency

Not Applicable

The proposed development is an extension to a dwelling.

10.4.14 Non residential development

Not Applicable

The development is in the *Residential* use class.

10.4.15 Subdivision

Not Applicable

No subdivision of land is proposed as part of this application.

10.4.16.1 Stormwater disposal

A1 Acceptable Solution

Runoff from the proposed extension will be directed to a new collection tank with overflow discharged to Council's stormwater system.

10.4.16.2 Filling of sites

A1 Not Applicable

No fill is required for this development.

Table E5.5 **FLOOD PRONE AREAS CODE USE STANDARDS**

E5.5.1 Use and flooding

P1 Performance Criteria

The proposed development has been assessed as having a *Low* risk level. No part of the proposed development is sited on land covered by the flood prone area overlay. The likelihood of flooding is considered *Unlikely* with the consequences of a flood event likely to be *Minor*.

A2 Acceptable Solution

The development is considered to have a *Low* risk level.

E5.6.1 Use and flooding

P1.1 Performance Criteria

The development is considered to have a *Low* risk level.

P1.2 Not Applicable

The development is considered to have a *Low* risk level.

P1.3 Not Applicable

No mitigation of flood risk is proposed as part of the proposed development.