

Development Applications

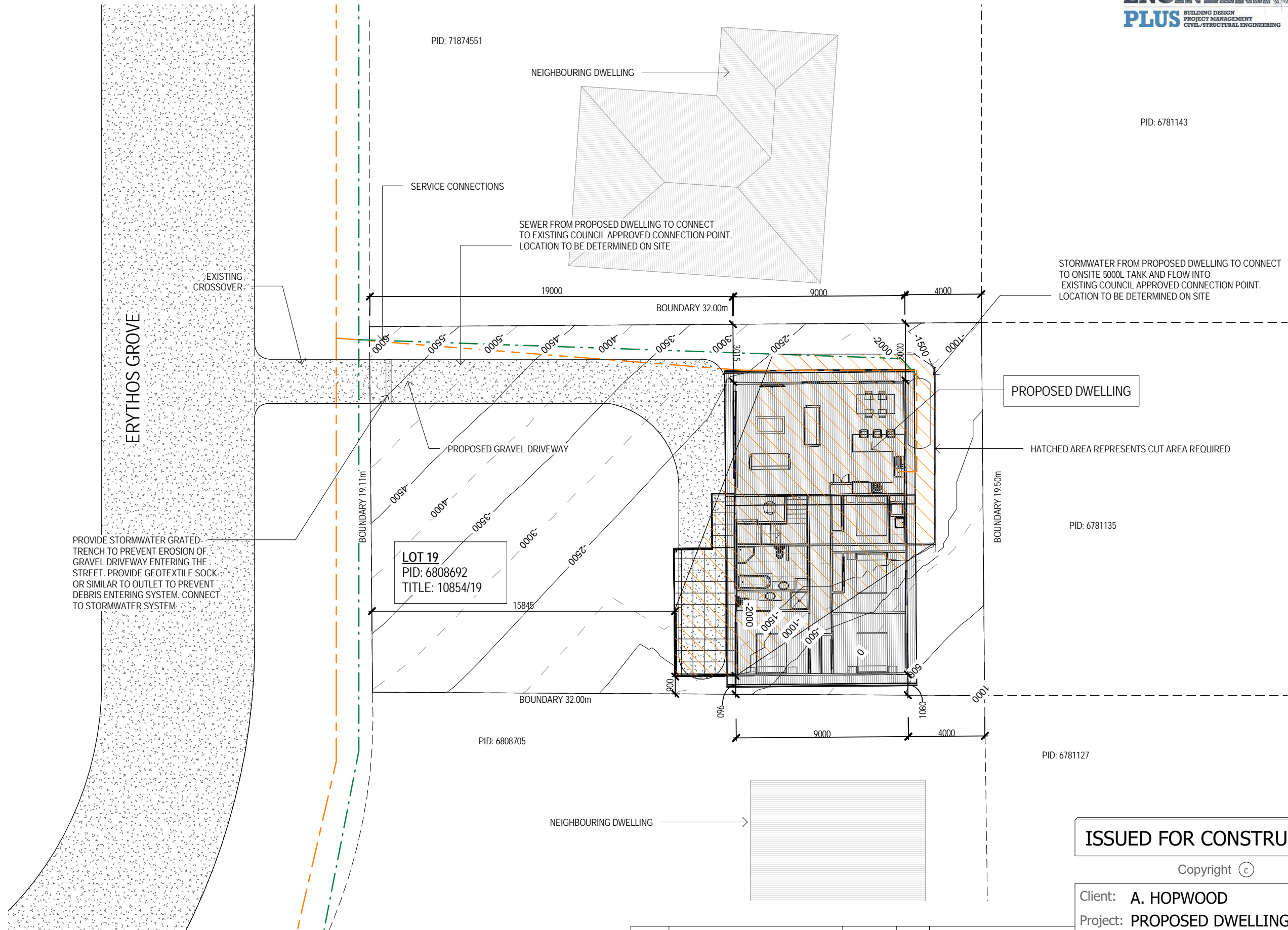
Notice is hereby given under Section 57(3) of the *Land Use Planning & Approvals Act 1993* that an application has been made to the Break O' Day Council for a permit for the use or development of land as follows:

Break O'Day Interim Planning Scheme 2013			
DA Number	DA 291-18	Applicant	A J Hopwood
Location	11 Erythos Grove, St Helens	Proposal	Dwelling
Performance Criteria	10.4.2 Setbacks and building envelope for all dwellings P3 10.4.16.2 Filling of sites P1		

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

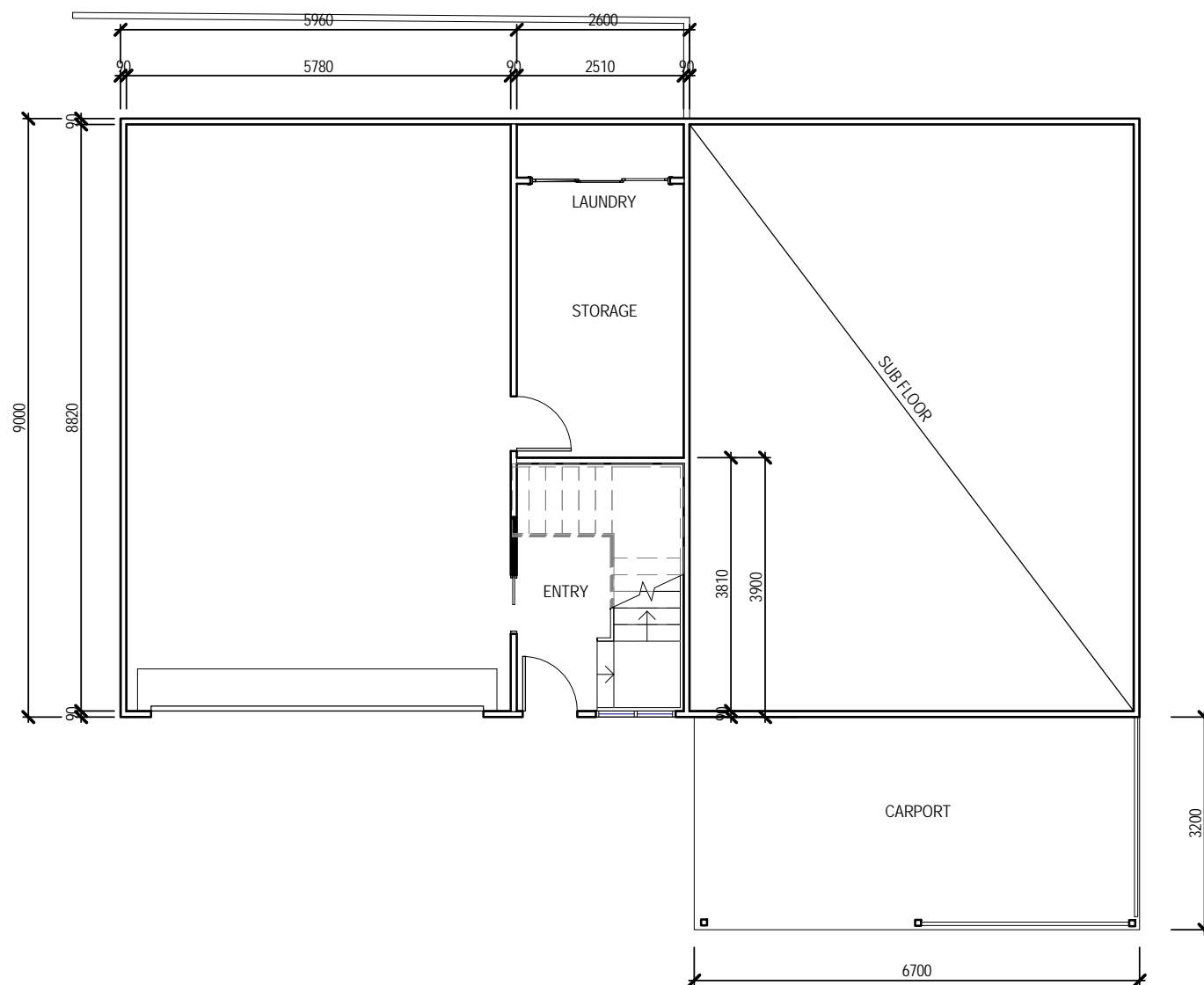


LEGEND	
	SEWER
	WATER
	STORMWATER

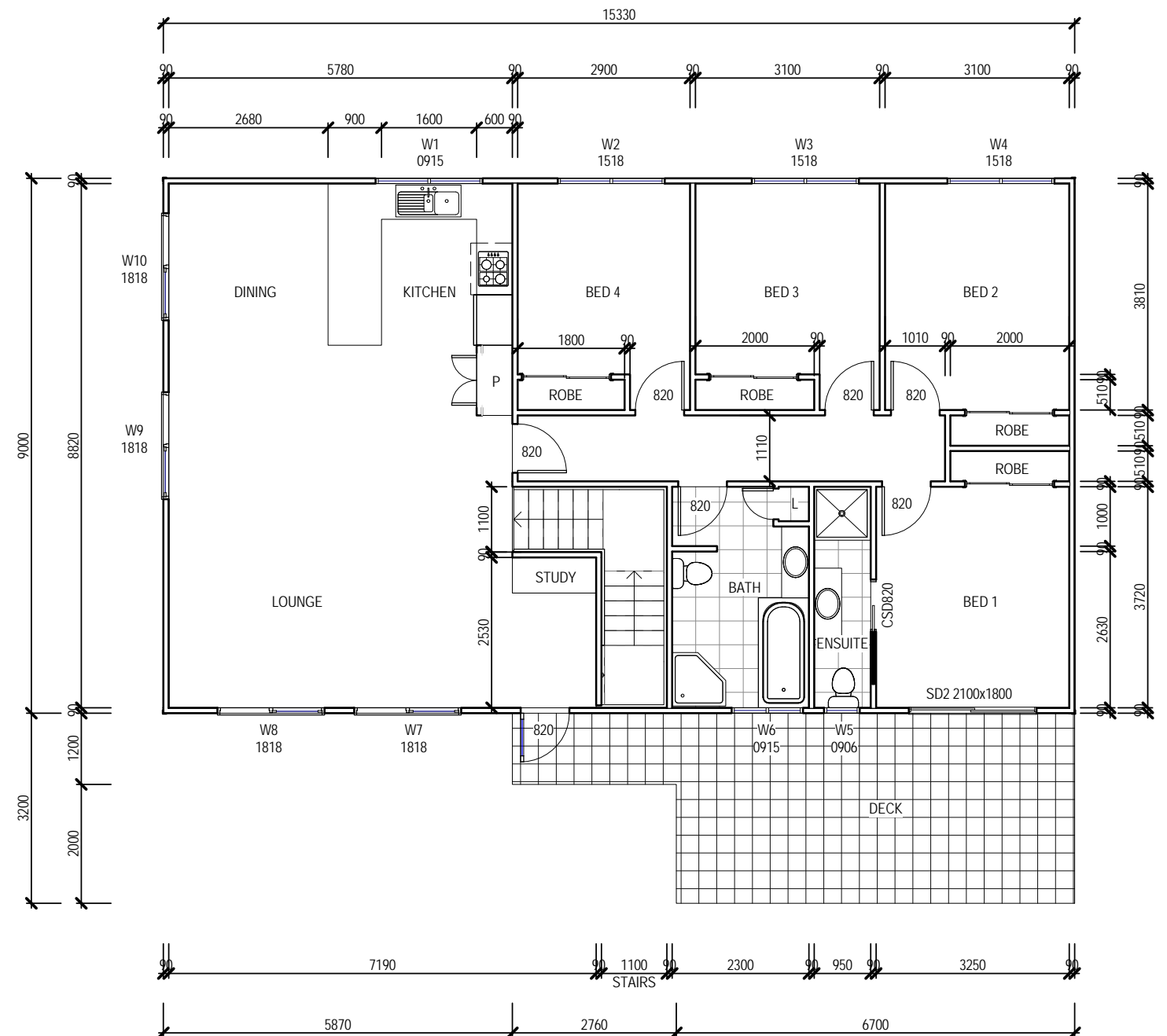
DRAINAGE
ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF NATIONAL PLUMBING AND DRAINAGE CODE AS3500 AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

SITE PLAN
SCALE 1:200

				Date Drawn: 10.10.18	ISSUED FOR CONSTRUCTION Client: A. HOPWOOD Project: PROPOSED DWELLING Address: 11 ERYTHOS GROVE, ST HELENS Mob 0417 362 783 or 0417 545 813 jack@engineeringplus.com.au trin@engineeringplus.com.au ENGINEERING PLUS BUILDING DESIGN PROJECT MANAGEMENT CIVIL/STRUCTURAL ENGINEERING
				Drawn: D. McDonald	
				Checked: A. Taylor	
				Approved: J. Pfeiffer	
				Scale: As Shown @ A3	
0	ISSUED FOR CONSTRUCTION	18.12.18	D.M.	Accredited Building Designer	Drawing No: 36318 A01 Rev 0
A	ISSUED FOR APPROVAL	09.11.18	D.M.	Designer Name: J. Pfeiffer	
-	CONCEPT ISSUE	17.10.18	D.M.	Accreditation No: CC2211T	
-	FLOOR PLANS FOR REVIEW	10.10.18	D.M.		
Rev:	Amendment:	Date:	Int:		



LOWER FLOOR CONSTRUCTION PLAN
SCALE 1 : 100



UPPER FLOOR CONSTRUCTION PLAN
SCALE 1 : 100

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	U-VALUE	SHGC
*W1	900	1500	DG	4.3	.55
W2	1500	1800	DG	4.3	.55
W3	1500	1800	DG	4.3	.55
W4	1500	1800	DG	4.3	.55
W5	900	600	DG	4.3	.55
W6	900	1500	DG	4.3	.55
*W7	1800	1800	DG	4.3	.55
*W8	1800	1800	DG	4.3	.55
*W9	1800	1800	DG	4.3	.55
*W10	1800	1800	DG	4.3	.55
W11	1500	1200	DG	4.3	.55
SD1	2100	1800	DG	4.0	.61
SD2	2100	1800	DG	4.0	.61

* - IF FALL HEIGHT TO GROUND IS GREATER THAN 2.0m.
WINDOW TO HAVE PERMANENTLY FIXED ROBUST
SCREEN INSTALLED OR HAVE AN OPENING RESTRICTED TO 125mm

Area Schedule (Gross Building)		
Name	Area	Area (sq)
PROPOSED DWELLING	137.53 m ²	14.80
PROPOSED DECK	25.03 m ²	2.69
LOWER FLOOR	137.97 m ²	14.85
	300.53 m ²	32.35

0	ISSUED FOR CONSTRUCTION	18.12.18	D.M.	Date Drawn: 10.10.18
A	ISSUED FOR APPROVAL	09.11.18	D.M.	Drawn: D. McDonald
-	CONCEPT ISSUE	17.10.18	D.M.	Checked: A. Taylor
-	FLOOR PLANS FOR REVIEW	10.10.18	D.M.	Approved: J. Pfeiffer
Rev:	Amendment:	Date:	Int:	Scale: As Shown @ A3

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

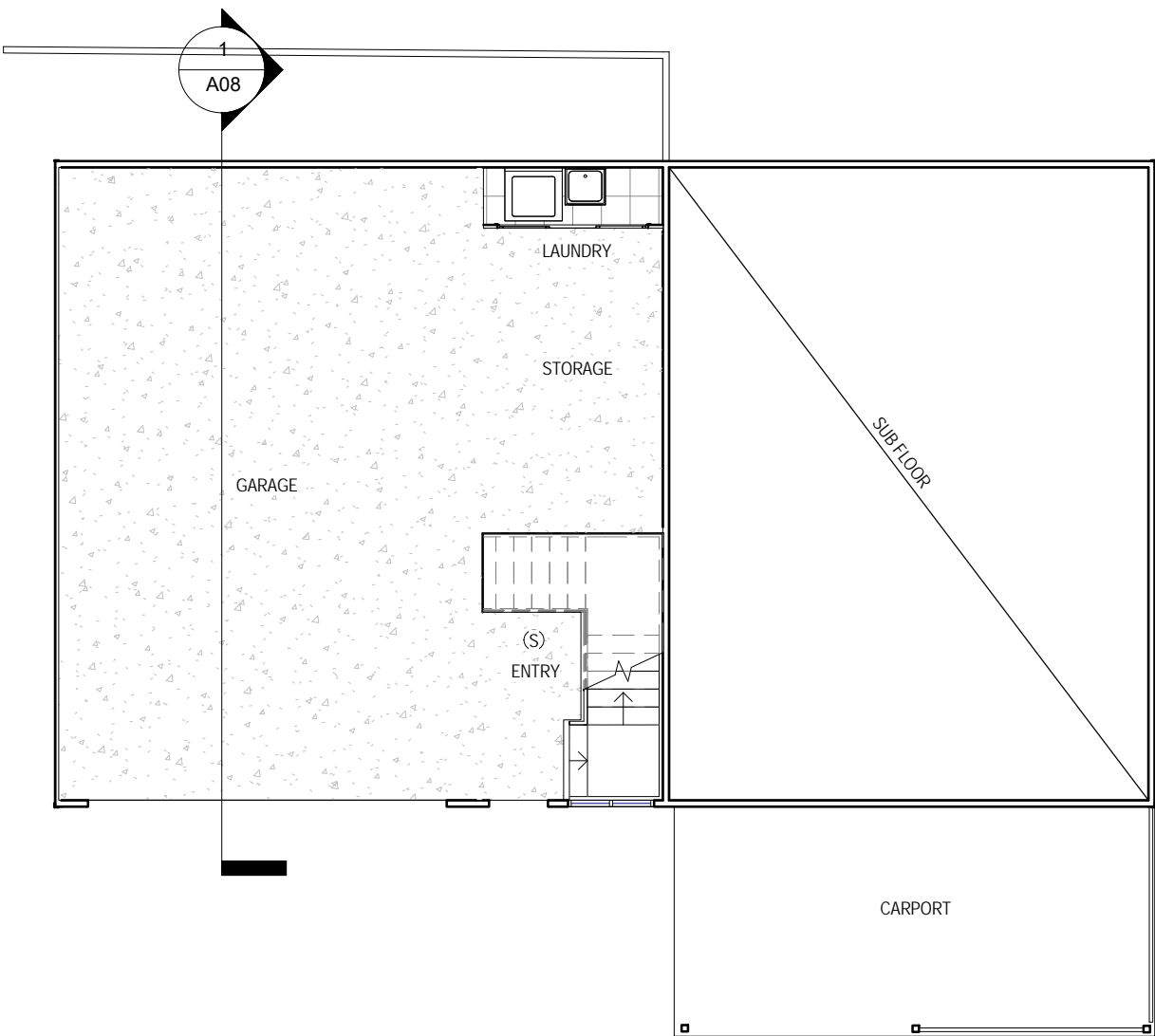
ISSUED FOR CONSTRUCTION

Copyright ©

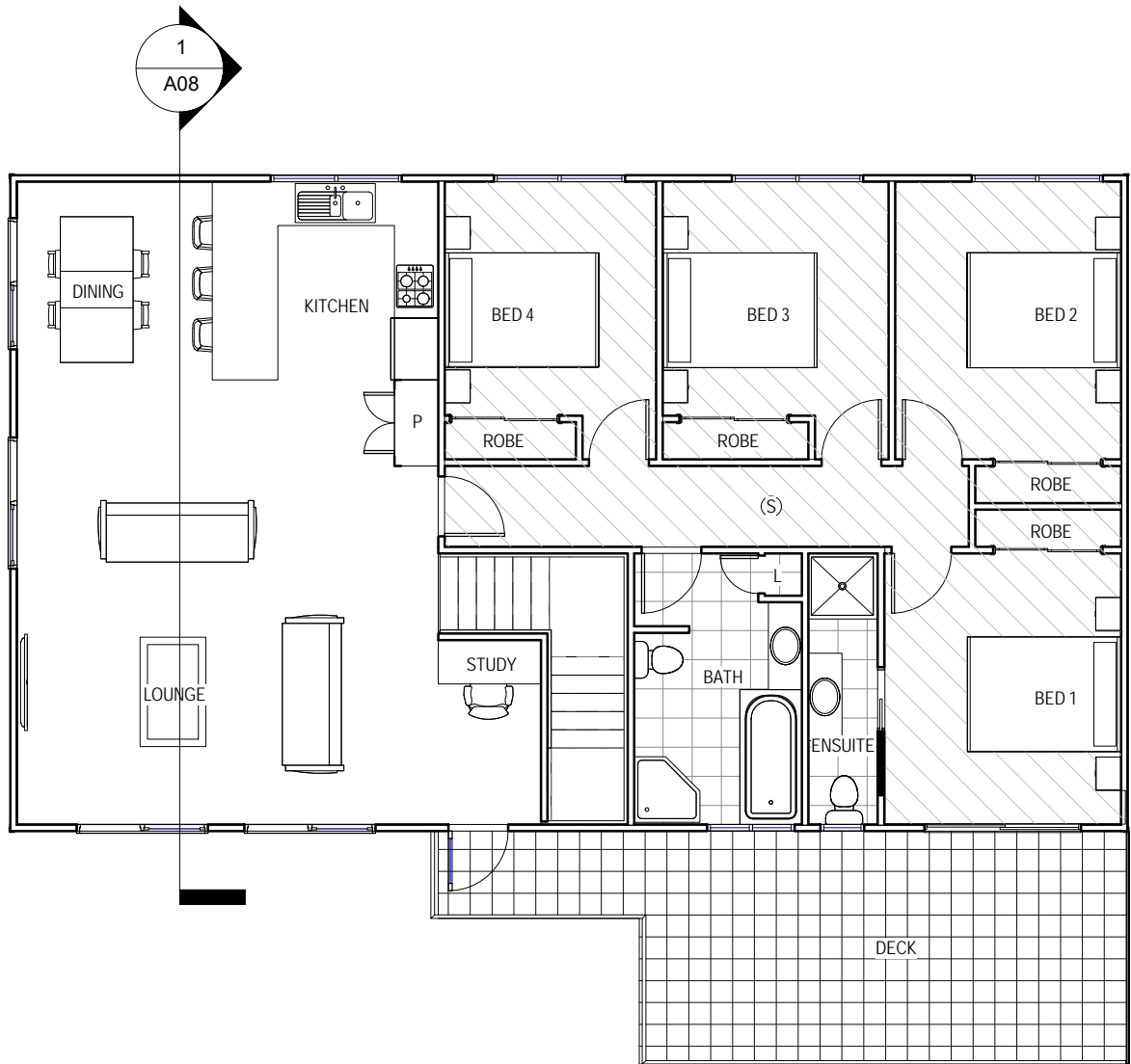
Client: A. HOPWOOD
Project: PROPOSED DWELLING
Address: 11 ERYTHOS GROVE,
ST HELENS

Mob 0417 362 783 or 0417 545 813
jack@engineeringplus.com.au
trin@engineeringplus.com.au

Drawing No: 36318
A02
Rev 0



LOWER FLOOR PLAN
SCALE 1 : 100



UPPER FLOOR PLAN
SCALE 1 : 100

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 NCC PART 3.7.2

(S) - DENOTES INTERCONNECTED SMOKE DETECTORS
BETWEEN LEVELS

Area Schedule (Gross Building)		
Name	Area	Area (sq)
PROPOSED DWELLING	137.53 m²	14.80
PROPOSED DECK	25.03 m²	2.69
LOWER FLOOR	137.97 m²	14.85
	300.53 m²	32.35

FLOOR COVERINGS	
	CARPET
	CONCRETE
	TIMBER DECKING
	TILE
	VINYL TIMBER FLOORING

ISSUED FOR CONSTRUCTION

Copyright ©

Client: **A. HOPWOOD**
Project: **PROPOSED DWELLING**
Address: **11 ERYTHOS GROVE,
ST HELENS**

Mob 0417 362 783 or 0417 545 813
jack@engineeringplus.com.au
trin@engineeringplus.com.au

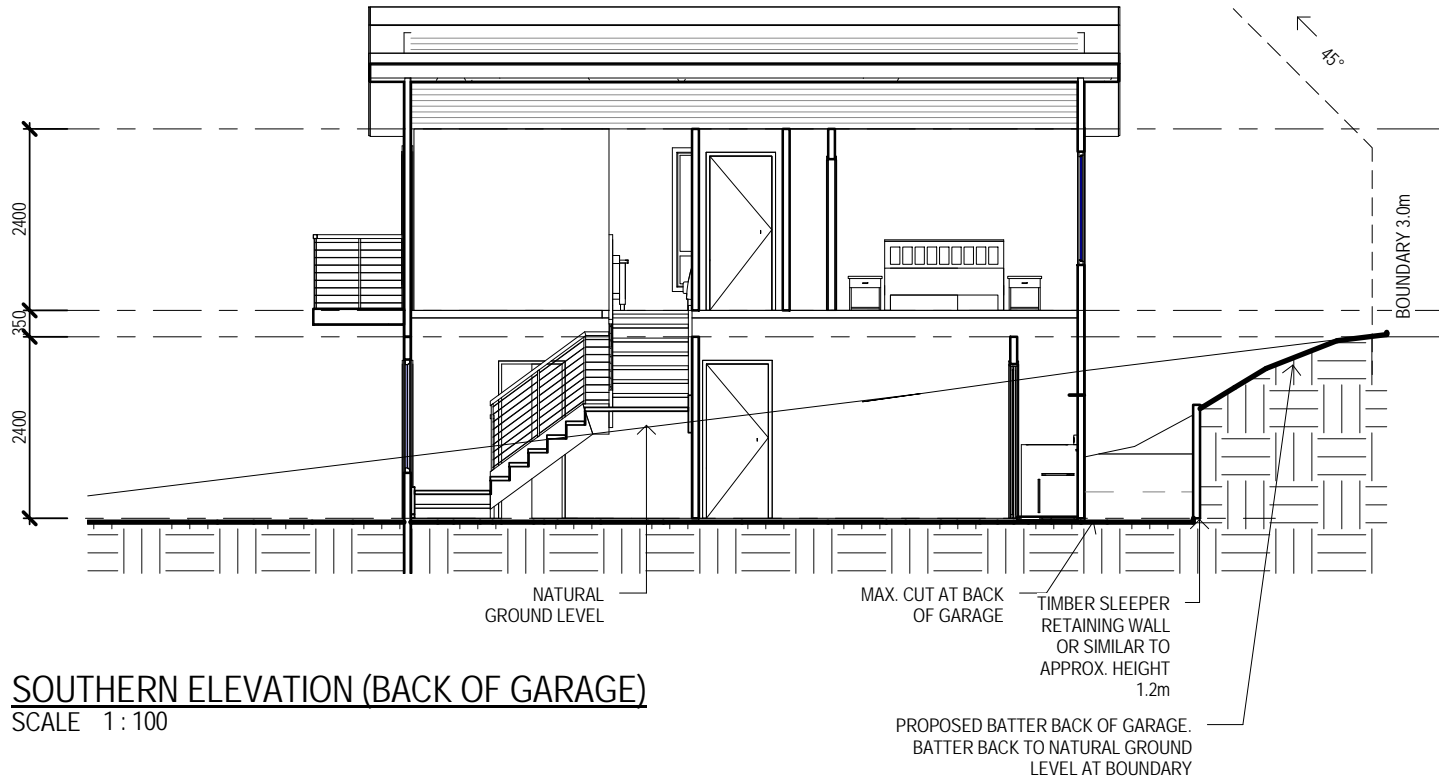
0	ISSUED FOR CONSTRUCTION	18.12.18	D.M.	Date Drawn: 10.10.18
A	ISSUED FOR APPROVAL	09.11.18	D.M.	Drawn: D. McDonald
-	CONCEPT ISSUE	17.10.18	D.M.	Checked: A. Taylor
-	FLOOR PLANS FOR REVIEW	10.10.18	D.M.	Approved: J. Pfeiffer
Rev:	Amendment:	Date:	Int:	Scale: As Shown @ A3
				Accredited Building Designer
				Designer Name: J. Pfeiffer
				Accreditation No: CC2211T
				Drawing No: 36318
				Rev 0
				A03

SUB FLOOR VENTILATION. BCA VOLUME 2 PART 3.4.1.

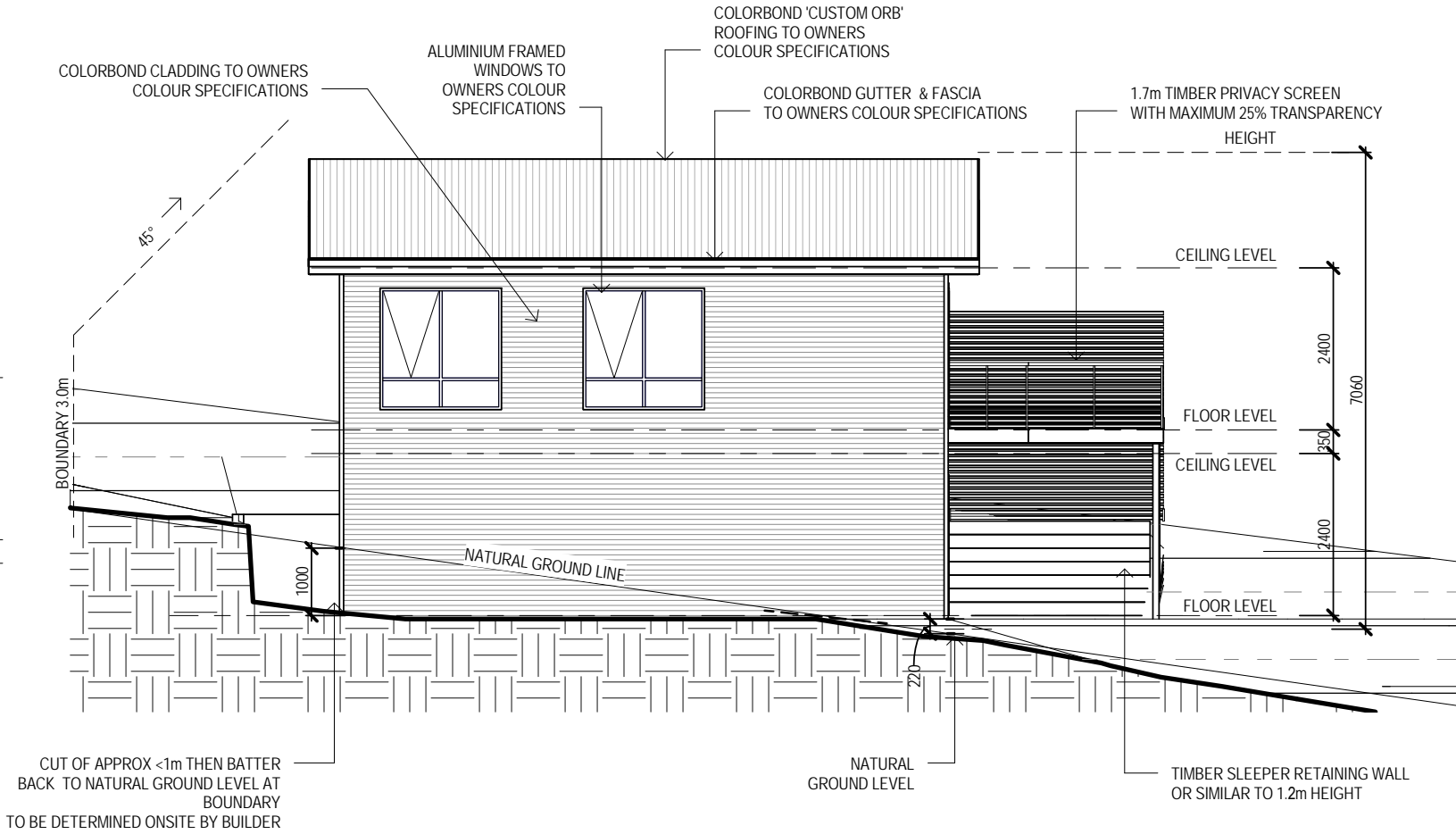
- A MINIMUM OF 150 MM OF SUB FLOOR CLEARANCE IS TO BE PROVIDED BETWEEN FINISHED SURFACE LEVEL & THE UNDERSIDE OF THE FLOOR BEARER.
- A MINIMUM OF 6000 MM2 PER METRE OF SUB FLOOR VENTILATION IS TO BE UNIFORMLY DISTRIBUTED AROUND THE EXTERNAL AND INTERNAL WALLS OF THE BUILDING.
- VENTS TO BE LOCATED NO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

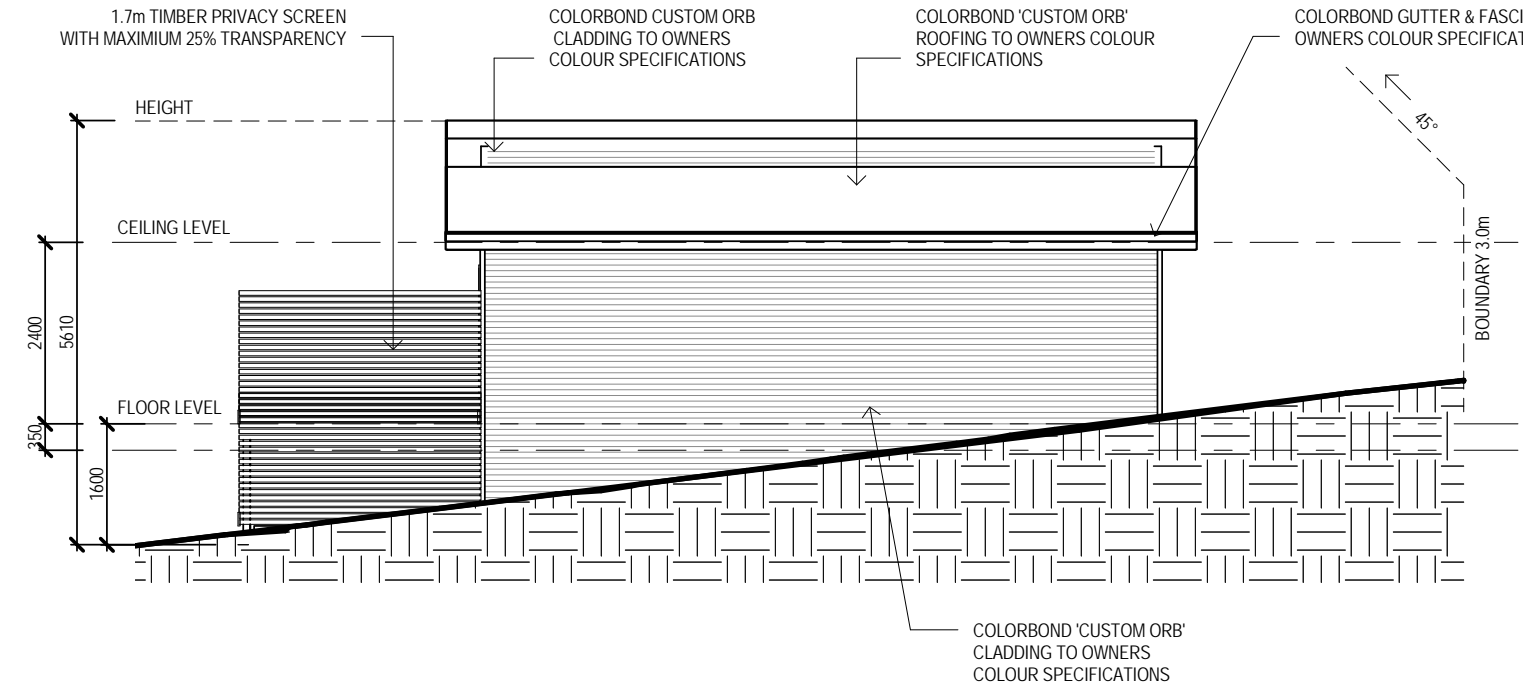
ADDITIONAL VENTILATION PROVISIONS TO BE INSTALLED WHERE OBSTRUCTIONS SUCH AS
CONCRETE VERANDAH'S, DECKS, PATIOS AND PAVING ARE INSTALLED & OBSTRUCT VENTILATION.



SOUTHERN ELEVATION (BACK OF GARAGE)
SCALE 1:100



NORTHERN ELEVATION
SCALE 1:100



SOUTHERN ELEVATION
SCALE 1:100

ISSUED FOR CONSTRUCTION

Copyright ©

Client: A. HOPWOOD
Project: PROPOSED DWELLING
Address: 11 ERYTHOS GROVE,
ST HELENS

Mob 0417 362 783 or 0417 545 813
jack@engineeringplus.com.au
trin@engineeringplus.com.au

ENGINEERING
PLUS
BUILDING DESIGN
PROJECT MANAGEMENT
CIVIL/STRUCTURAL ENGINEERING

0	ISSUED FOR CONSTRUCTION	18.12.18	D.M.
A	ISSUED FOR APPROVAL	09.11.18	D.M.
-	CONCEPT ISSUE	17.10.18	D.M.
-	FLOOR PLANS FOR REVIEW	10.10.18	D.M.
Rev:	Amendment:	Date:	Int:

Date Drawn: 10.10.18
Drawn: D. McDonald
Checked: A. Taylor
Approved: J. Pfeiffer
Scale: As Shown @ A3

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

Drawing No:
36318

A05

Rev
0

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

STAIR CONSTRUCTION. BCA VOLUME 2 PART 3.9

- TREADS: 250 MM
- RISERS: 180 MM
- TREATED PINE TIMBER STAIR MATERIAL TO ASI684
- TREATMENT LEVELS H4 FOR INGROUND USE & H3 FOR ABOVE GROUND USE.
- ALL FIXINGS FITTING BRACKETS AND CONNECTORS TO BE GALVANISED.
- STRINGER: 300X50 F5 TREATED PINE
- TREADS: 250X45 F5 TREATED PINE MAXIMUM TREAD SPAN 1000

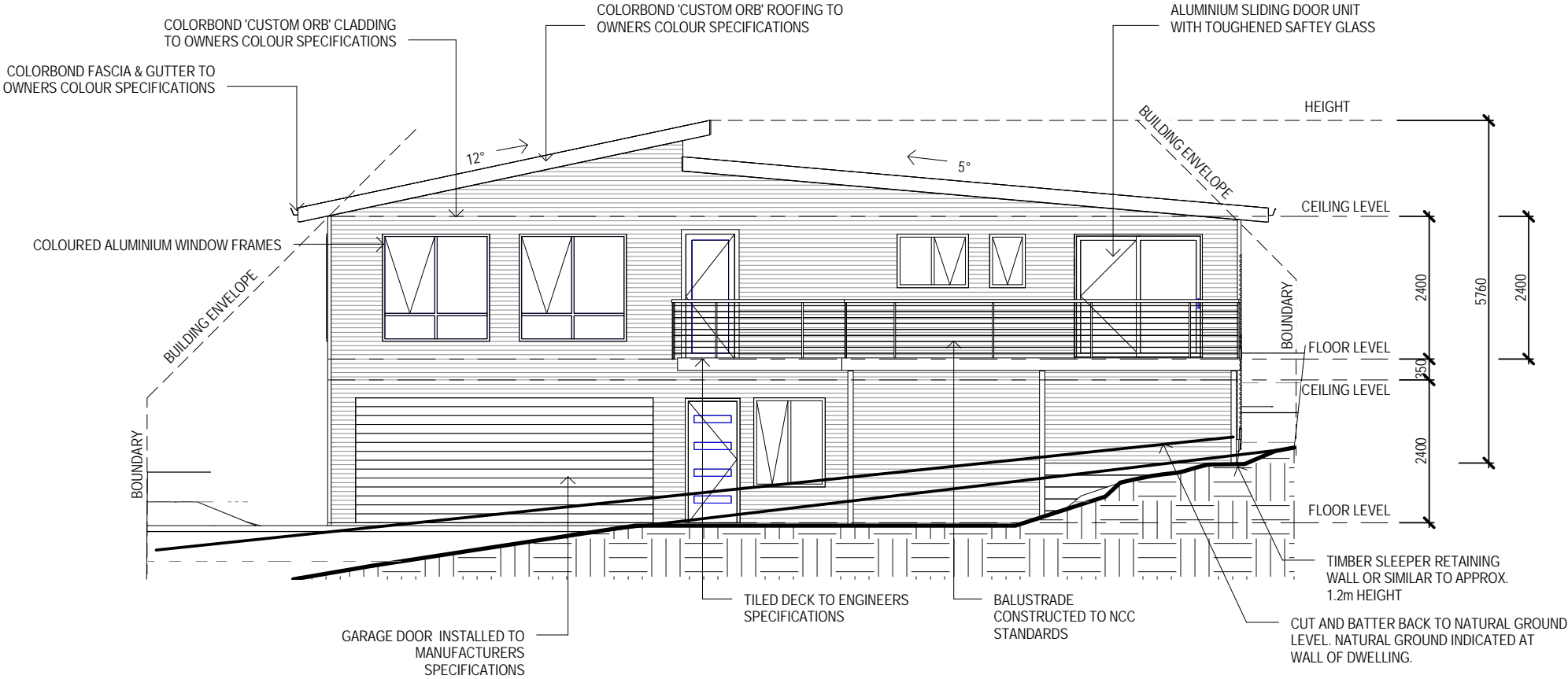
SELECTED ALUMINIUM FRAMED WINDOWS - BCA VOLUME 2 PART 3.6

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

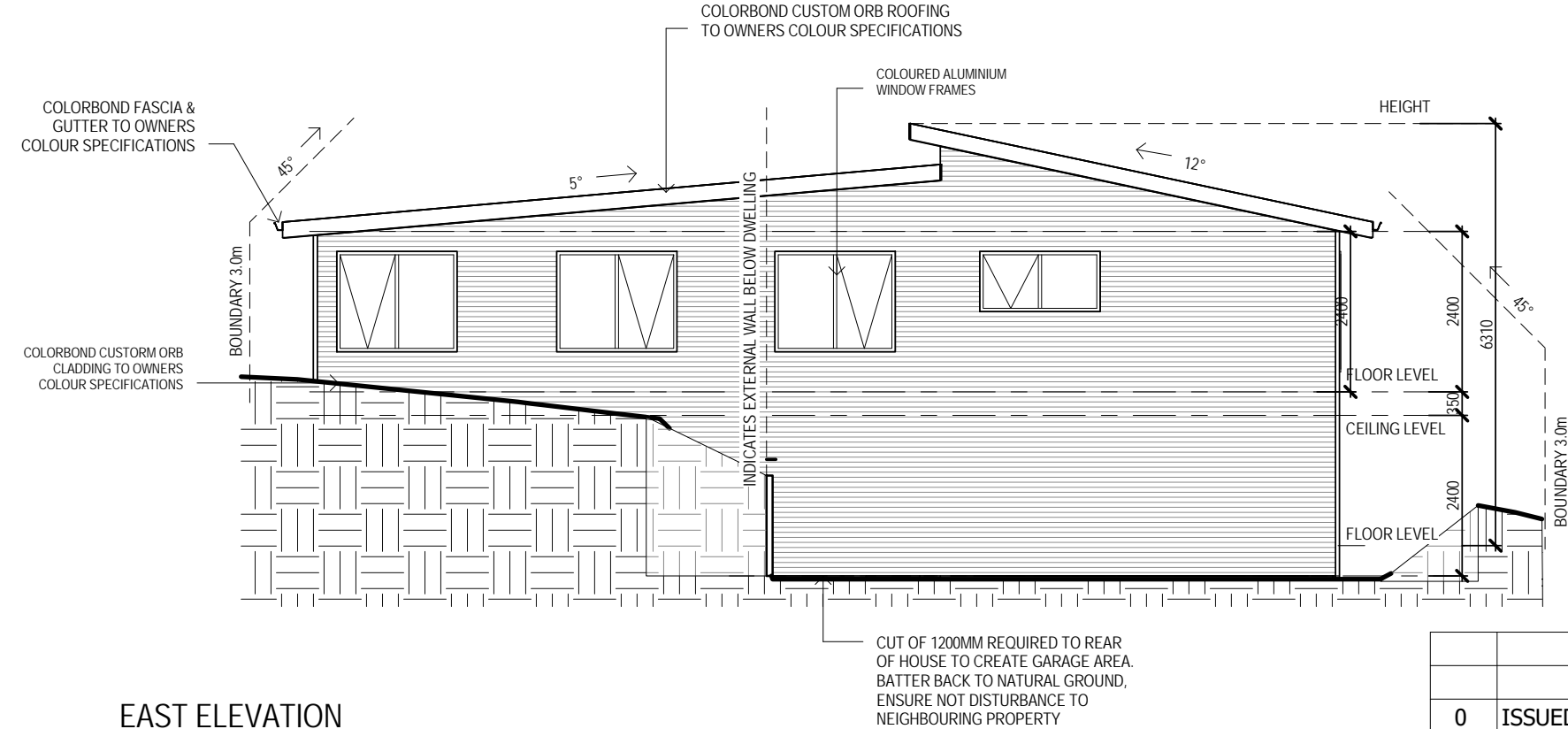
TASMANIAN OAK REVEALS AND TRIMS. ALL FLASHING AND FIXINGS TO MANUFACTURERS SPECIFICATIONS.

GLAZING & FRAME CONSTRUCTION TO AS 2047 & AS 1288
ALL FIXINGS AND FLASHINGS TO MANUFACTURERS REQUIREMENTS

- WIND CLASSIFICATION AS4055 Wind Design: N2 33m/s
- TERRAIN CATEGORY: T2 (FULL SHIELDING)
- SERVICEABILITY DESIGN & WIND PRESSURE: 1000
- WATER RESISTANCE: 150



WEST ELEVATION
SCALE 1 : 100



EAST ELEVATION
SCALE 1 : 100

ISSUED FOR CONSTRUCTION

Copyright ©

Client: A. HOPWOOD
Project: PROPOSED DWELLING
Address: 11 ERYTHOS GROVE,
ST HELENS

Mob 0417 362 783 or 0417 545 813
jack@engineeringplus.com.au
trin@engineeringplus.com.au

0	ISSUED FOR CONSTRUCTION	18.12.18	D.M.
A	ISSUED FOR APPROVAL	09.11.18	D.M.
-	CONCEPT ISSUE	17.10.18	D.M.
-	FLOOR PLANS FOR REVIEW	10.10.18	D.M.
Rev:	Amendment:	Date:	Int:

Date Drawn: 10.10.18
Drawn: D. McDonald
Checked: A. Taylor
Approved: J. Pfeiffer
Scale: As Shown @ A3
Accredited Building Designer
Designer Name: J.Pfeiffer
Accreditation No: CC2211T

Drawing No: 36318
Rev 0
A06

ROOF CLADDING. BCA VOLUME 2 PART 3.5.1.3
COLOURBOND 'CUSTOM ORB' 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

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

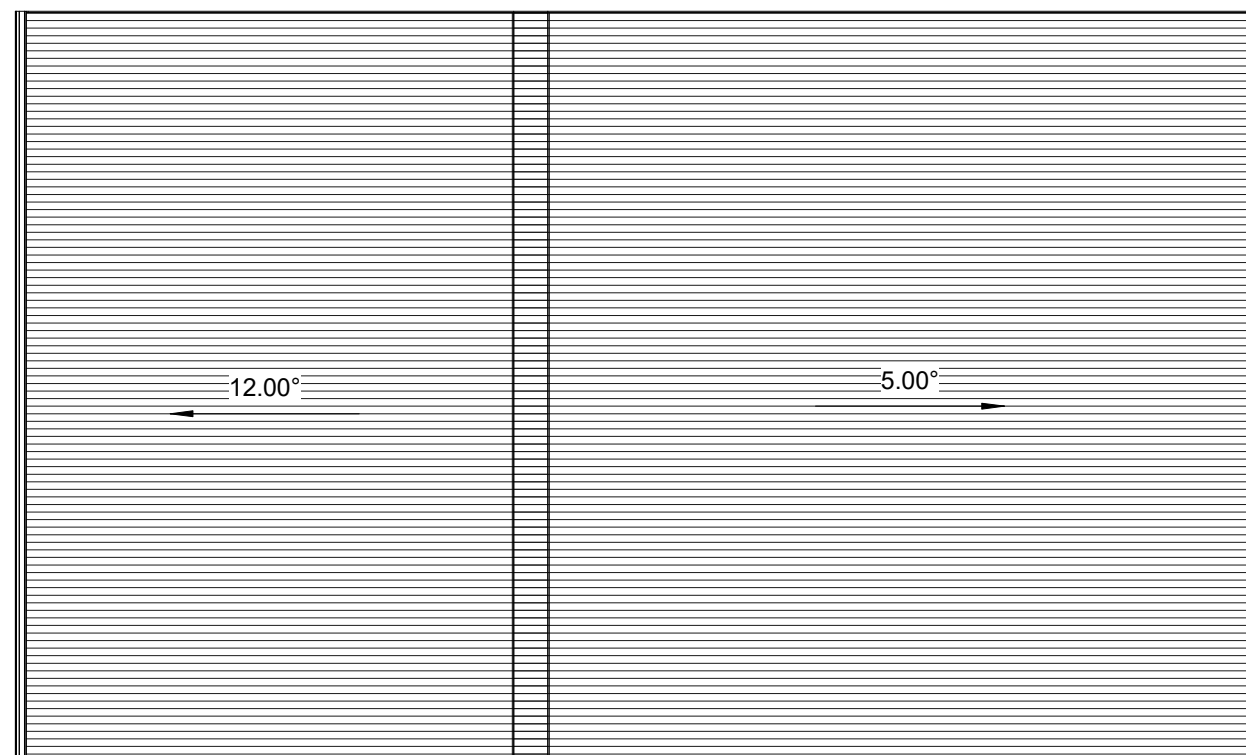
ABOVE 15 DEGREES - MINIMUM 150 MM.

- 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.



ROOF PLAN
SCALE 1 : 100

ISSUED FOR CONSTRUCTION

Copyright ©


Client:	A. HOPWOOD
Project:	PROPOSED DWELLING
Address:	11 ERYTHOS GROVE, ST HELENS

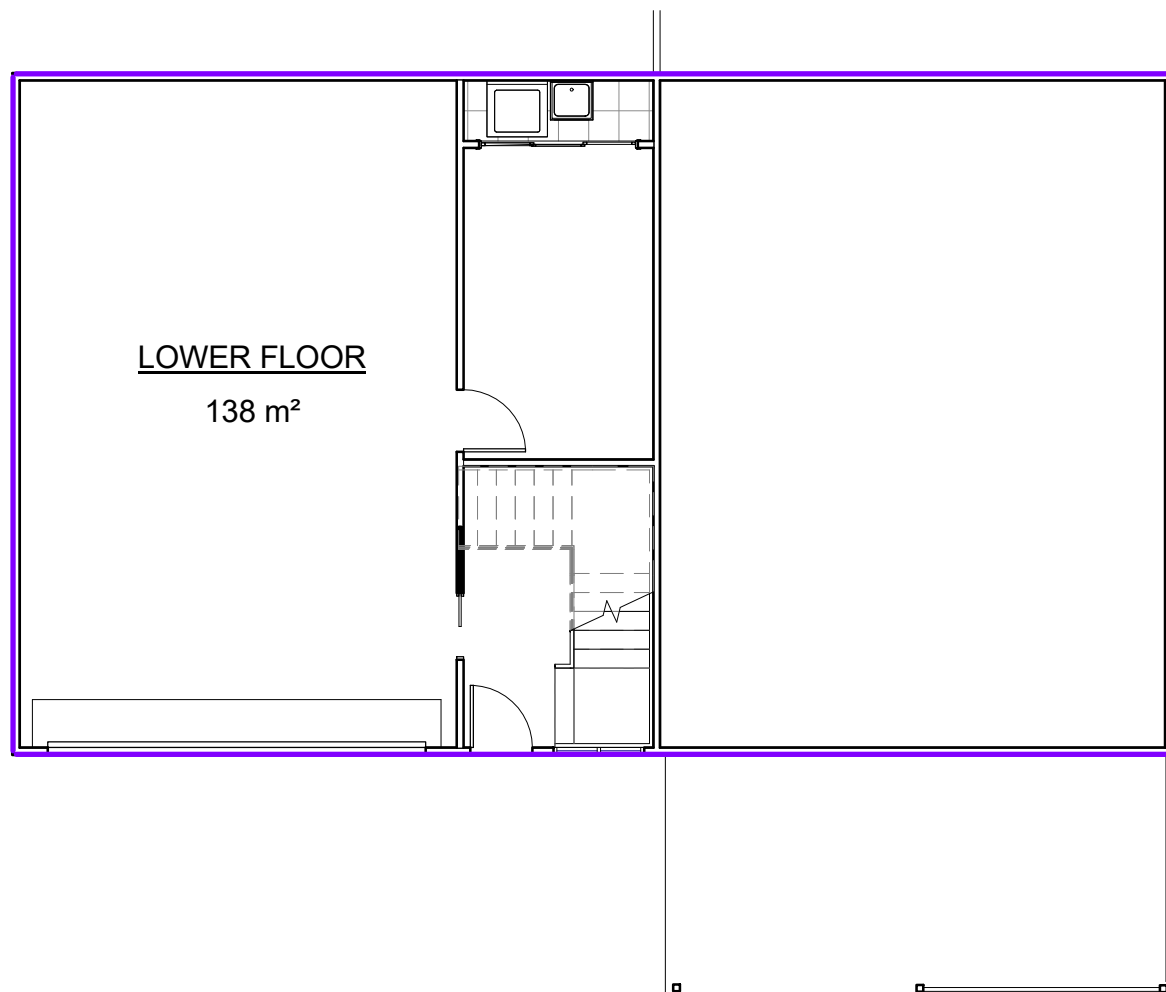
Mob 0417 362 783 or 0417 545 813
jack@engineeringplus.com.au
trin@engineeringplus.com.au

ENGINEERING

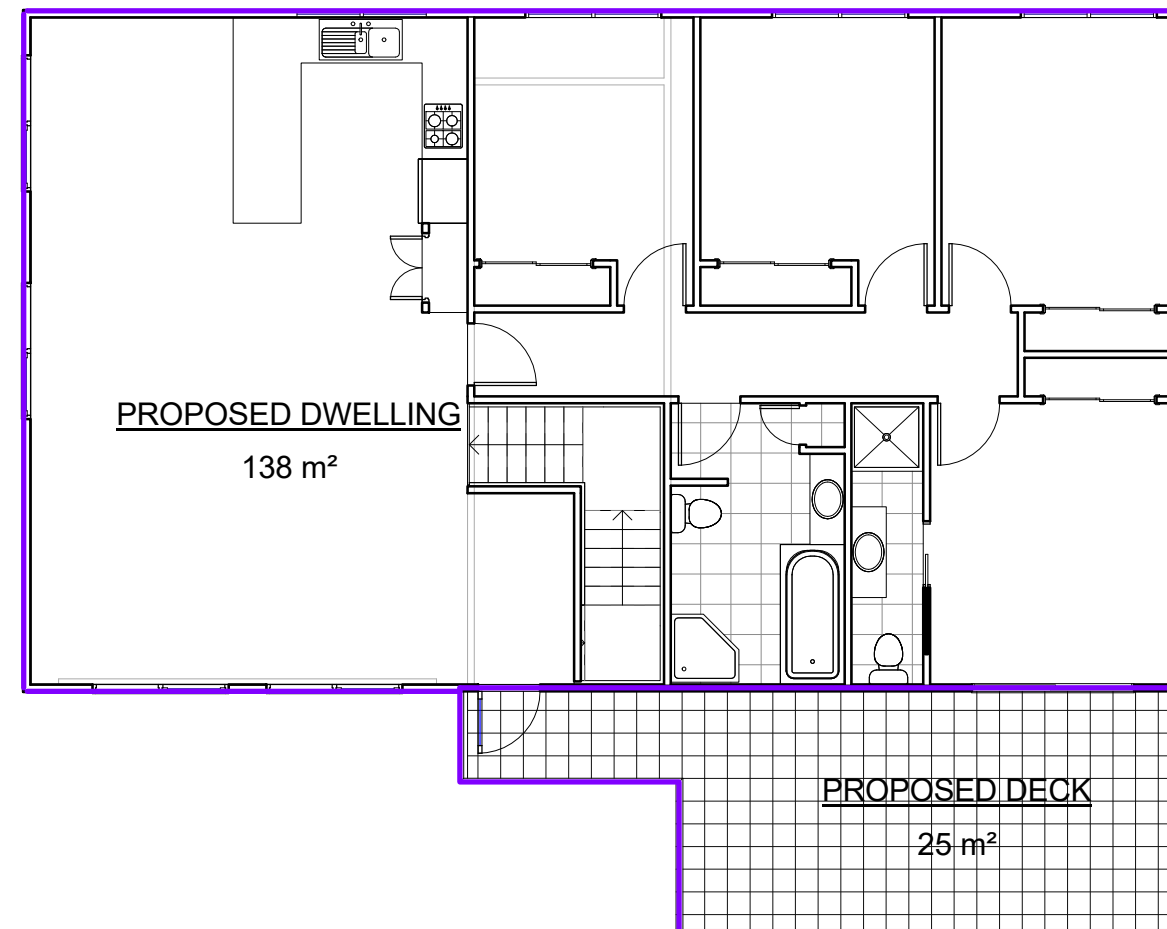
PLUS

BUILDING DESIGN
PROJECT MANAGEMENT

				Date Drawn: 10.10.18	<div>Project: PROPOSED DWELLING</div> <div>Address: 11 ERYTHOS GROVE, ST HELENS</div> <div>Mob 0417 362 783 or 0417 545 813 jack@engineeringplus.com.au trin@engineeringplus.com.au</div> <div> ENGINEERING PLUS <small>BUILDING DESIGN PROJECT MANAGEMENT CIVIL-STRUCTURAL ENGINEERING</small></div>	
				Drawn: D. McDonald		
				Checked: A. Taylor		
				Approved: J. Pfeiffer		
				Scale: As Shown @ A3		
				Accredited Building Designer		
0	ISSUED FOR CONSTRUCTION	18.12.18	D.M.	Designer Name: J.Pfeiffer	Drawing No:	Rev
A	ISSUED FOR APPROVAL	09.11.18	D.M.	Accreditation No: CC2211T	36318	A070
-	CONCEPT ISSUE	17.10.18	D.M.			
-	FLOOR PLANS FOR REVIEW	10.10.18	D.M.			
Rev:	Amendment:	Date:	Int:			




AREA PLAN GROUND FLOOR LEVEL
SCALE 1:100



AREA PLAN FIRST FLOOR LEVEL
SCALE 1:100

Area Schedule (Gross Building)		
Name	Area	Area (sq)
PROPOSED DWELLING	137.53 m²	14.80
PROPOSED DECK	25.03 m²	2.69
LOWER FLOOR	137.97 m²	14.85
	300.53 m²	32.35

				Date Drawn: 10.10.18 Drawn: D. McDonald Checked: A. Taylor Approved: J. Pfeiffer Scale: As Shown @ A3	Project: PROPOSED DWELLING Address: 11 ERYTHOS GROVE, ST HELENS Mob 0417 362 783 or 0417 545 813 jack@engineeringplus.com.au trin@engineeringplus.com.au		 ENGINEERING PLUS <small>BUILDING DESIGN PROJECT MANAGEMENT CIVIL-STRUCTURAL ENGINEERING</small>		
0	ISSUED FOR CONSTRUCTION	18.12.18	D.M.	Accredited Building Designer Designer Name: J.Pfeiffer Accreditation No: CC2211T	Drawing No: 36318	Rev 0			
A	ISSUED FOR APPROVAL	09.11.18	D.M.						
-	CONCEPT ISSUE	17.10.18	D.M.						
-	FLOOR PLANS FOR REVIEW	10.10.18	D.M.						
Rev:	Amendment:	Date:	Int:						

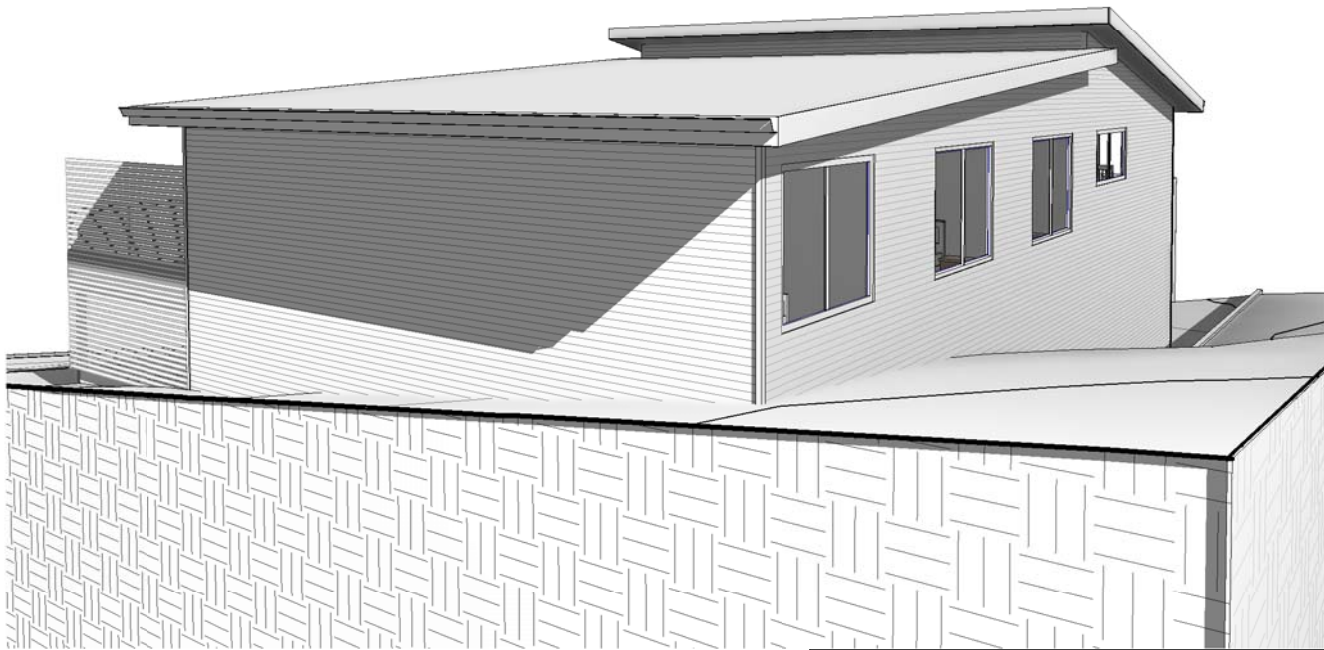
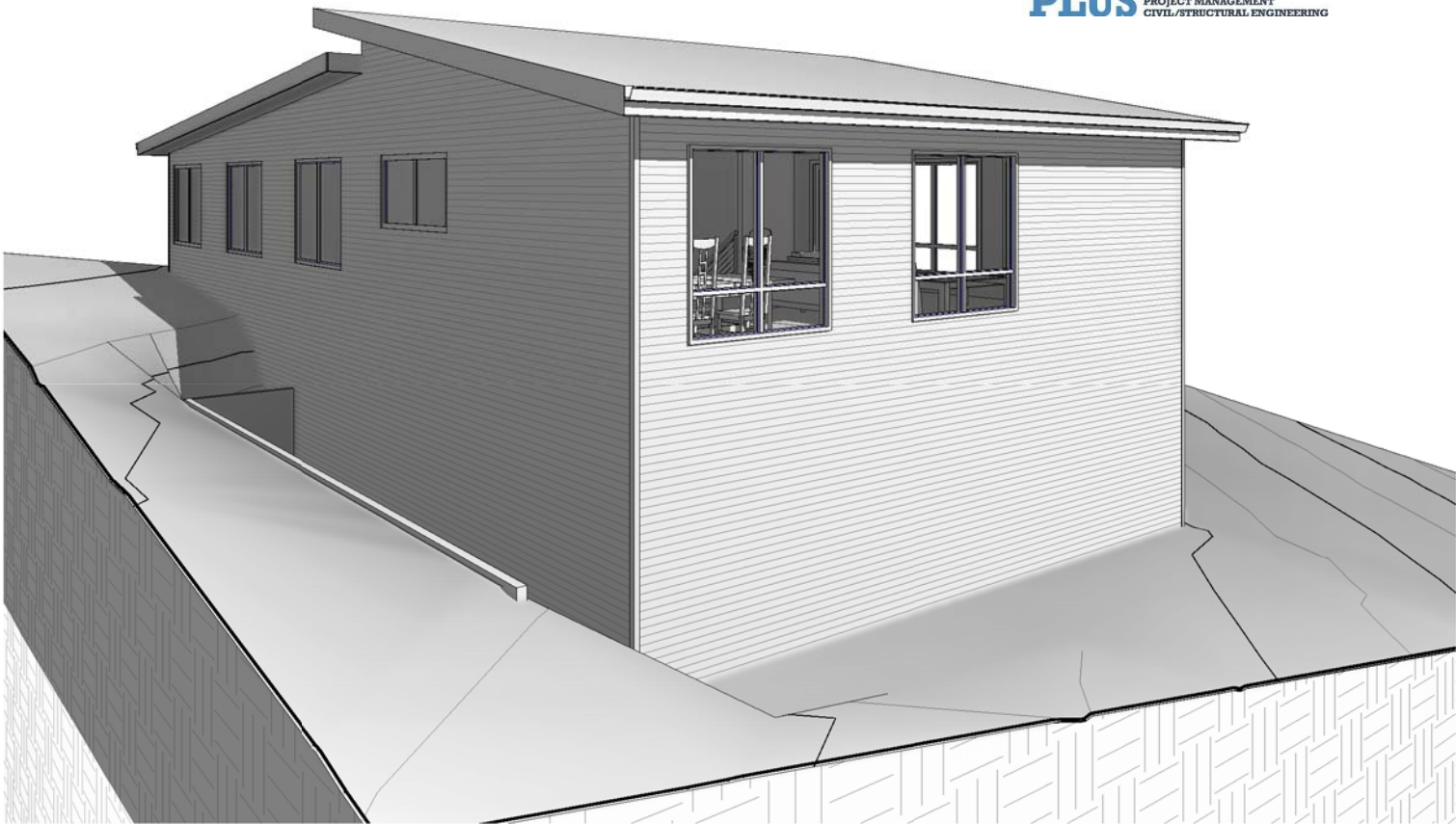
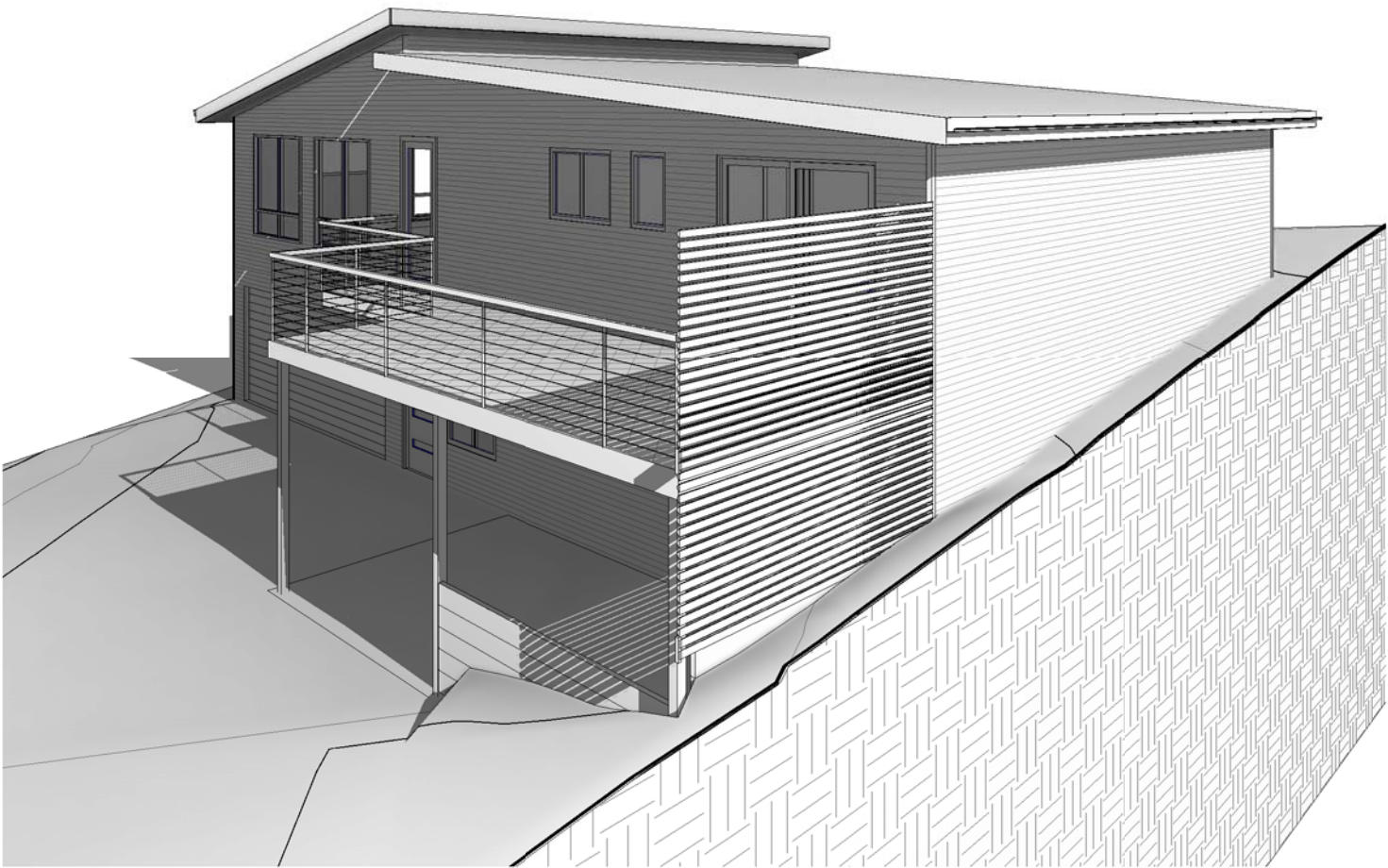
ISSUED FOR CONSTRUCTION

Copyright ©

Client: A. HOPWOOD
Project: PROPOSED DWELLING
Address: 11 ERYTHOS GROVE,
ST HELENS

Mob 0417 362 783 or 0417 545 813
jack@engineeringplus.com.au
trin@engineeringplus.com.au

ENGINEERING
PLUS BUILDING DESIGN
PROJECT MANAGEMENT
CIVIL/STRUCTURAL ENGINEERING



ISSUED FOR CONSTRUCTION

Copyright ©

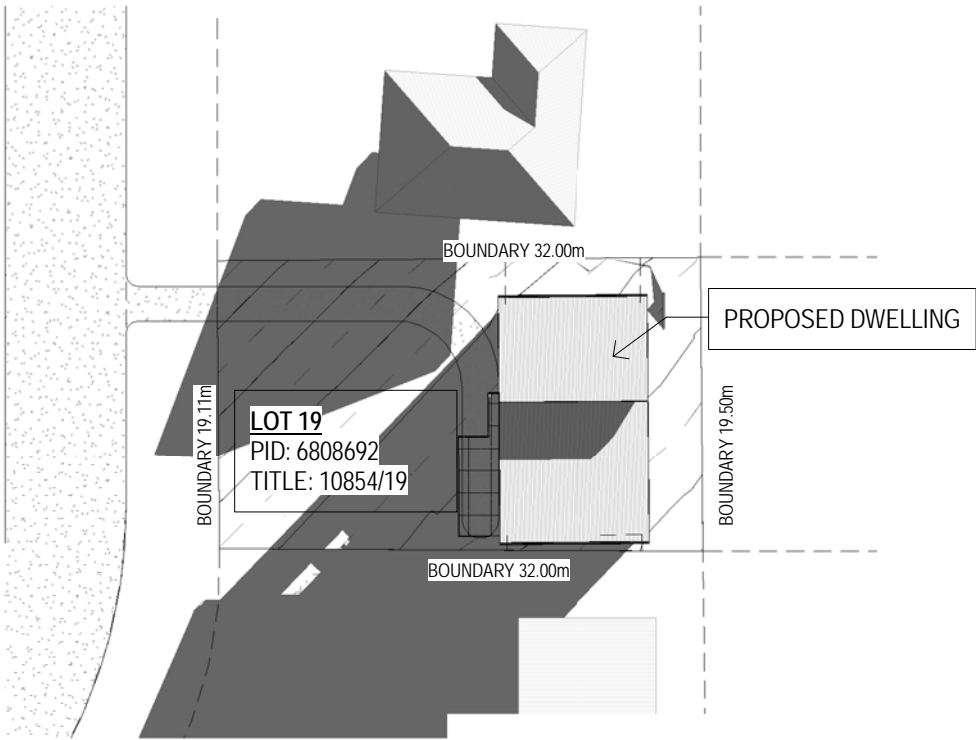
Client: A. HOPWOOD
Project: PROPOSED DWELLING
Address: 11 ERYTHOS GROVE,
ST HELENS

Mob 0417 362 783 or 0417 545 813
jack@engineeringplus.com.au
trin@engineeringplus.com.au

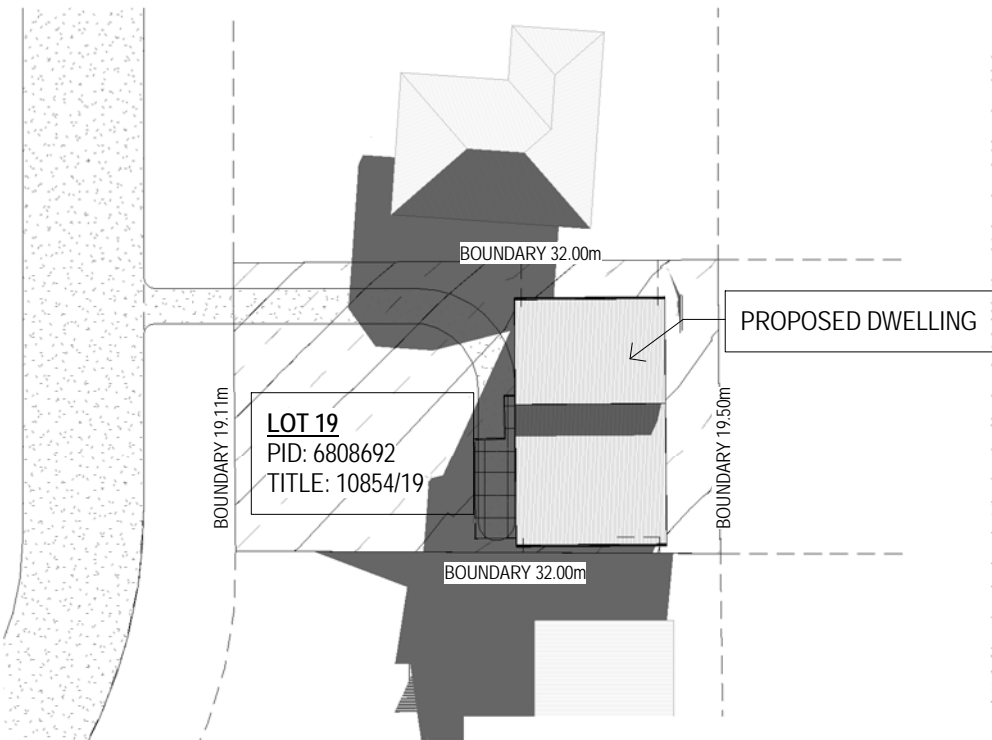
ENGINEERING PLUS
BUILDING DESIGN
PROJECT MANAGEMENT
CIVIL/STRUCTURAL ENGINEERING

0	ISSUED FOR CONSTRUCTION	18.12.18	D.M.	Date Drawn: 10.10.18
A	ISSUED FOR APPROVAL	09.11.18	D.M.	Drawn: D. McDonald
-	CONCEPT ISSUE	17.10.18	D.M.	Checked: A. Taylor
-	FLOOR PLANS FOR REVIEW	10.10.18	D.M.	Approved: J. Pfeiffer
Rev:	Amendment:	Date:	Int:	Scale: As Shown @ A3
				Accredited Building Designer
				Designer Name: J.Pfeiffer
				Accreditation No: CC2211T

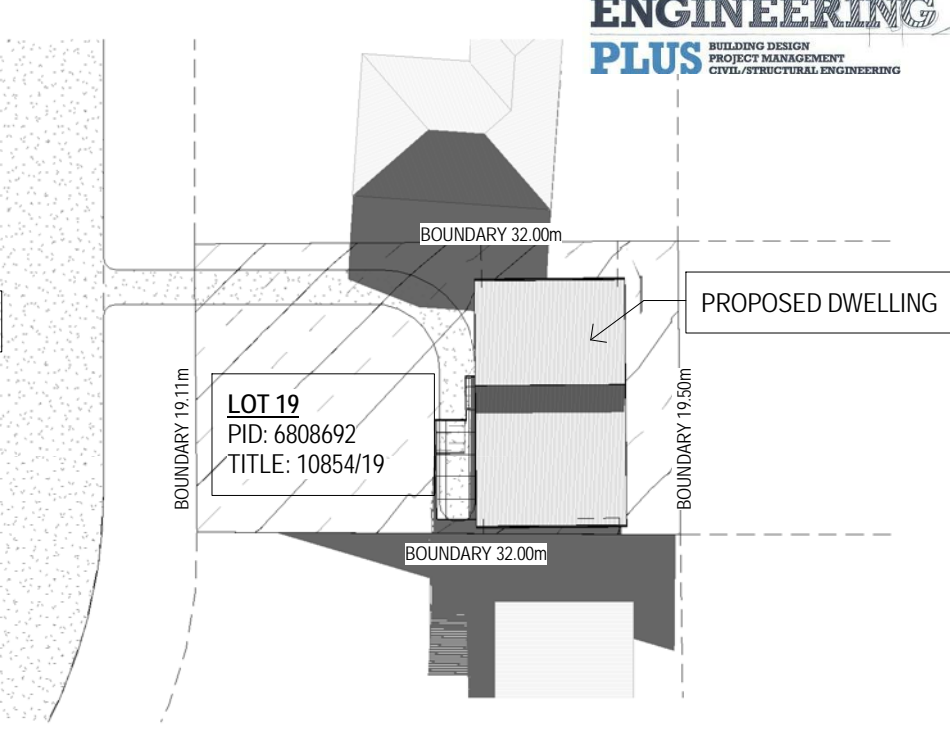
Drawing No: 36318
A10
Rev 0



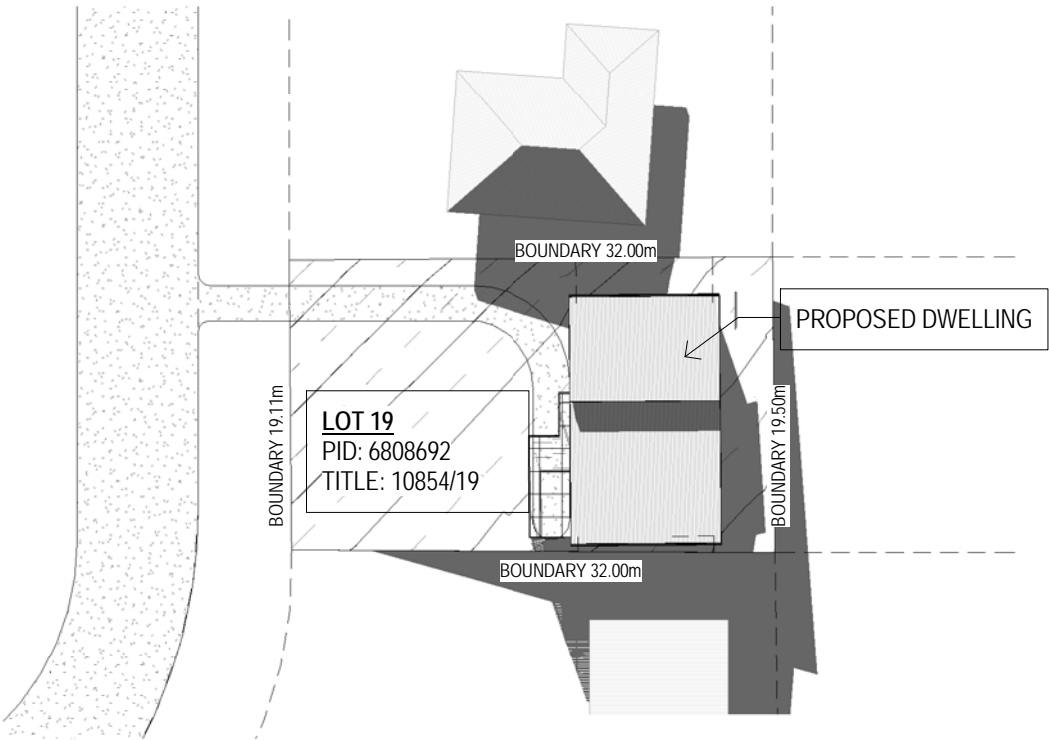
SHADOW PLAN 21.6.18 9AM
SCALE 1 : 500



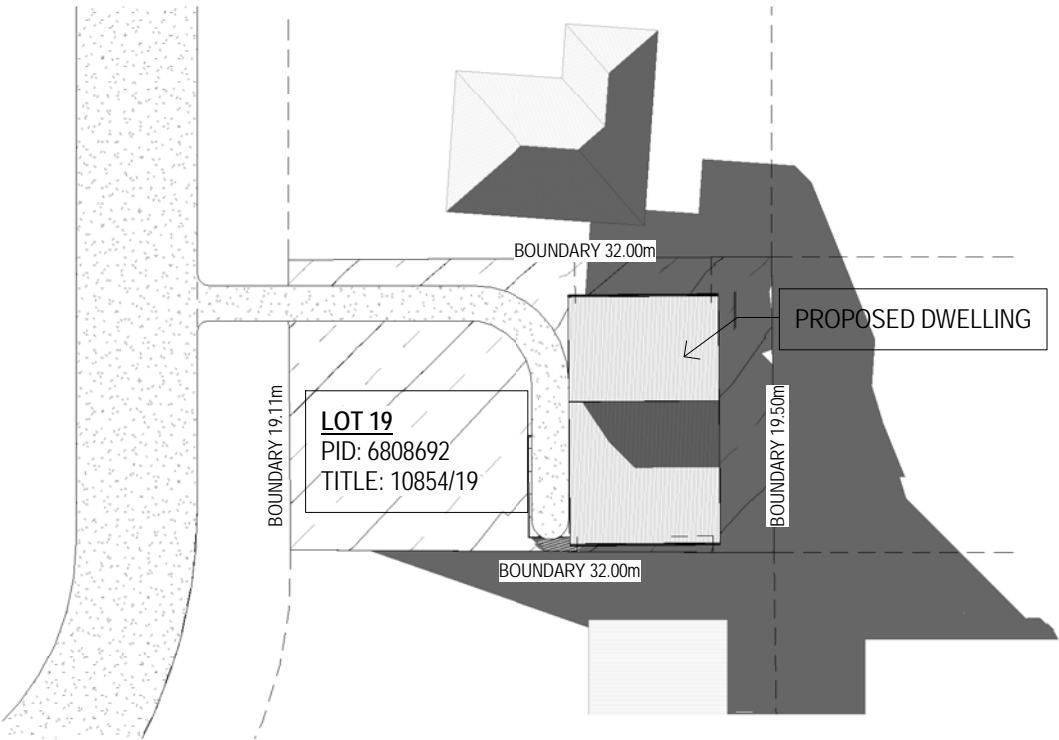
SHADOW PLAN 21.06.18 10.30AM
SCALE 1 : 500



SHADOW PLAN 21.06.18 12.00PM
SCALE 1 : 500



SHADOW PLAN 21.06.18 1.30PM
SCALE 1 : 500



SHADOW PLAN 21.06.18 3.30PM
SCALE 1 : 500

ISSUED FOR CONSTRUCTION

Copyright ©

Client: A. HOPWOOD
Project: PROPOSED DWELLING
Address: 11 ERYTHOS GROVE,
ST HELENS

Mob 0417 362 783 or 0417 545 813
jack@engineeringplus.com.au
trin@engineeringplus.com.au

0	ISSUED FOR CONSTRUCTION	18.12.18	D.M.	Date Drawn: 10.10.18
A	ISSUED FOR APPROVAL	09.11.18	D.M.	Drawn: D. McDonald
-	CONCEPT ISSUE	17.10.18	D.M.	Checked: A. Taylor
-	FLOOR PLANS FOR REVIEW	10.10.18	D.M.	Approved: J. Pfeiffer
Rev:	Amendment:	Date:	Int:	Scale: As Shown @ A3
				Accredited Building Designer
				Designer Name: J.Pfeiffer
				Accreditation No: CC2211T

Drawing No: 36318
A11
Rev 0

Proposed Extension

A. Hopwood
11 Erythos Grove
St Helens
7216

Planning Development Report

prepared for

Break O'Day Council

prepared by

Denika McDonald-Hodges

EngineeringPlus Pty. Ltd.
House Plans Plus Pty. Ltd.

81 Elizabeth Street - Launceston
Mobile: 0438 717 048
Website: www.engineeringplus.com.au
Email: alex@engineeringplus.com.au

Overview

This report serves as a summary for the development application for a proposed dwelling at 11 Erythos Grove, St Helens.

The proposed development is shown to comply the performance criteria as set out in the Break O'day 'Interim' Planning Scheme 2013.

Description

Property Details

Lot:	10854/19
PID:	6808692
Lot Size:	603m ²
Zoning:	General Residential
Vegetation:	Vacant residential lot
Type:	Proposed Dwelling
Stories:	Double
Bedrooms:	Four (4)
Foundation:	Concrete
Walls:	Lightweight
Roof:	Colorbond
Area:	
Proposed Dwelling:	137.89m ²
Proposed Deck:	25.03m ²



Contents

This submission is to be read in conjunction with the following plans:

Architectural Plans by Engineering Plus:

A02 - Site Plan	Rev. A
A03 – Demolition Plan	Rev. A
A04 – Construction Plan	Rev. A
A05 – Floor Plan	Rev. A
A06 – Elevations #1	Rev. A
A11 – 3D Perspectives	Rev. A
A12 – Shadow Plan	Rev. A

Applicant

Submission of this application by Engineering Plus is on behalf of:

A. Hopwood
11 Eurythos Grove
St Helens
7216

General Residential Zone

- | | |
|----------|--|
| 10.1 | Zone Purpose |
| 10.1.1 | Zone Purpose Statements |
| 10.1.1.1 | To provide for residential use or development that accommodates a range of dwelling types at suburban densities, where full infrastructure services are available or can be provided. |
| 10.1.1.2 | To provide for compatible non-residential uses that primarily serve the local community. |
| 10.1.1.3 | Non-residential uses are not to be at a level that distorts the primacy of residential uses within the zones, or adversely affect residential amenity through noise, activity outside of business hours traffic generation and movement or other off site impacts. |
| 14.1.1.4 | To encourage residential development that respects the neighbourhood character and provides a high standard of residential amenity. |
| 10.1.2 | Local Area Objections
There are no local area objectives |
| 10.1.3 | Desired Future Character Statements
There are no desired future character statements |

10.3 Use Standards

10.3.1 Amenity

Objective

To ensure that non-residential uses do not cause an unreasonable loss of amenity to adjoining and nearby residential uses.

A1

N/A

A2

N/A

10.3.2 Residential Character – Discretionary Uses

Objective

To ensure that discretionary uses support:

- a) the visual character of the area; and
- b) the local area objectives, if any.

A1

N/A

A2

N/A

A3

N/A

10.4 Development Standards

10.4.1 Building Design and Siting

Objective:

To provide for suburban densities for multiple dwellings that:

- (a) make efficient use of suburban land for housing; and
- (b) optimise the use of infrastructure and community services.

A1

N/A

10.4.2 Setbacks and building envelope for all dwellings

Objective:

- (a) To control the siting and scale of dwellings to:
 - (a) provide reasonably consistent separation between dwellings on adjacent sites and a dwelling and its frontage; and
 - (b) assist in the attenuation of traffic noise or any other detrimental impacts from roads with high traffic volumes; and
 - (c) provide consistency in the apparent scale, bulk, massing and proportion of dwellings; and
 - (d) provide separation between dwellings on adjacent sites to provide reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space

A2

A garage or carport must have a setback from a primary frontage of at least:

- (a) 5.5 m, or alternatively 1 m behind the façade of the dwelling; or

Acceptable. Carport is set back from primary frontage 15.8m.

- (b) the same as the dwelling façade, if a portion of the dwelling gross floor area is located above the garage or carport; or

N/A

- (c) 1 m, if the natural ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10 m from the frontage

N/A

P3

The siting and scale of a dwelling must:

- (a) not cause unreasonable loss of amenity by:
 - (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or
 - (ii) overshadowing the private open space of a dwelling on an adjoining lot; or
 - (iii) overshadowing of an adjoining vacant lot; or
 - (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and
- (b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area.

The dwelling is situated approximately 15.8m from the primary frontage, 3.0m from the northern side boundary and 4.0m from the rear boundary. The southern face of the dwelling is located approximately 960mm from the boundary, however there is minimal impact on the amenity of neighbouring dwellings. Due to the steep nature of the site the neighbouring dwelling is situated above the proposed dwelling and is setback from the side boundary further than the required 3.0m.

10.4.3 Site coverage and private open space for all dwellings

Objective: To provide:

- (a) for outdoor recreation and the operational needs of the residents; and
- (b) opportunities for the planting of gardens and landscaping; and
- (c) private open space that is integrated with the living areas of the dwelling; and
- (d) private open space that has access to sunlight.

A1 Dwellings must have:

- (a) a site coverage of not more than 50% (excluding eaves up to 0.6 m); and

Acceptable

- (b) for multiple dwellings, a total area of private open space of not less than 60 m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8 m above the finished ground level (excluding a garage, carport or entry foyer); and

N/A

- (c) a site area of which at least 25% of the site area is free from impervious surfaces.

Acceptable

A2

A dwelling must have an area of private open space that:

(a) is in one location and is at least:

(i) 24 m² ; or

Acceptable – Due to the steep nature of the block the deck has been designed to be used as the private open space of the dwelling directly accessible from the living portion of the dwelling.

(ii) 12 m² , if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8 m above the finished ground level (excluding a garage, carport or entry foyer); and

Acceptable

(b) has a minimum horizontal dimension of:

(i) 4 m; or

(ii) 2 m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8 m above the finished ground level (excluding a garage, carport or entry foyer); and

Acceptable

(d) is directly accessible from, and adjacent to, a habitable room (other than a bedroom); and

Acceptable

(e) is not located to the south, south-east or south-west of the dwelling, unless the area receives at least 3 hours of sunlight to 50% of the area between 9.00am and 3.00pm on the 21st June; and

Acceptable

(f) is located between the dwelling and the frontage, only if the frontage is orientated between 30 degrees west of north and 30 degrees east of north, excluding any dwelling located behind another on the same site; and

N/A

(g) has a gradient not steeper than 1 in 10; and

Acceptable

(g) is not used for vehicle access or parking.

Acceptable

10.4.4 Sunlight and Overshadowing for all dwellings

Objective: To provide:

- (a) the opportunity for sunlight to enter habitable rooms (other than bedrooms) of dwellings; and
- (b) separation between dwellings on the same site to provide reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space.

A1

A dwelling must have at least one habitable room (other than a bedroom) in which there is a window that faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A).

Acceptable

A2

N/A

A3

N/A

10.4.5 Width of openings for garages and carports for all dwellings

Objective:

To reduce the potential for garage or carport openings to dominate the primary frontage.

A1

A garage or carport within 12 m of a primary frontage (whether the garage or carport is free-standing or part of the dwelling) must have a total width of openings facing the primary frontage of not more than 6 m or half the width of the frontage (whichever is the lesser).

N/A

10.4.6 Privacy for all dwellings

A1

A balcony, deck, roof terrace, parking space, or carport (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1 m above natural ground level must have a permanently fixed screen to a height of at least 1.7 m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a:

- (a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 3 m from the side boundary; and

Acceptable. 1.7m permanently fixed privacy screen on the southern side of the deck. This will provide privacy from the neighbouring dwelling as well due to the height of the neighbouring dwelling.

- (b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 4 m from the rear boundary; and

N/A

- (c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is at least 6 m:

- (i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or

N/A

- (ii) from a balcony, deck, roof terrace or the private open space, of the other dwelling on the same site.

N/A

A2

A window or glazed door, to a habitable room, of a dwelling, that has a floor level more than 1 m above the natural ground level, must be in accordance with (a), unless it is in accordance with (b):

(a) The window or glazed door:

- (i) is to have a setback of at least 3 m from a side boundary; and
- (ii) is to have a setback of at least 4 m from a rear boundary; and
- (iii) if the dwelling is a multiple dwelling, is to be at least 6 m from a window or glazed door, to a habitable room, of another dwelling on the same site; and
- (iv) if the dwelling is a multiple dwelling, is to be at least 6 m from the private open space of another dwelling on the same site.

(b) The window or glazed door:

- (i) is to be offset, in the horizontal plane, at least 1.5 m from the edge of a window or glazed door, to a habitable room of another dwelling; or
- (ii) is to have a sill height of at least 1.7 m above the floor level or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level; or
- (iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of at least 1.7 m above floor level, with a uniform transparency of not more than 25%.

Acceptable

A3

A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of at least:

(a) 2.5 m; or

(b) 1 m if:

- i) it is separated by a screen of at least 1.7 m in height; or

N/A

- (ii) the window, or glazed door, to a habitable room has a sill height of at least 1.7 m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level.

N/A

10.4.7 Frontage fences for all dwellings

Objective:

To control the height and transparency of frontage fences to:

- (a) provide adequate privacy and security for residents; and
- (b) allow the potential for mutual passive surveillance between the road and the dwelling; and
- (c) provide reasonably consistent height and transparency.

A1

A fence (including a freestanding wall) within 4.5 m of a frontage must have a height above natural ground level of not more than:

- (a) 1.2 m if the fence is solid; or
- (b) 1.8 m, if any part of the fence that is within 4.5 m of a primary frontage has openings above a height of 1.2 m which provide a uniform transparency of not less than 30% (excluding any posts or uprights).

N/A – no front fence is proposed

10.4.16.1 Stormwater Disposal

Objective (a)

To ensure that stormwater discharge from new development does not result in adverse impacts on surrounding land or the environment.

A1

All run off from buildings must be directed into on-site water storage tanks and the overflow from the tanks disposed of into the Council maintained roadside drain or the reticulated stormwater system

Stormwater is to be directed to the proposed 5000L (min) water tank as per A01 with over flow to council connection point.

10.4.16.2 Filling of Sites

Objective

(a) To ensure that filling of sites does not create a nuisance to adjoining land owners.

No offsite fill is to be used on site. Cuts are proposed for the site with all excess soils being removed from site as needed.

E6.6 Use Standards
 E6.6.1 Car Parking Numbers

Objective

To ensure that an appropriate level of car parking is provided to service use.

A1 The number of car parking spaces must not be less than the

a) Table E6.1; or

Acceptable

b) a parking precinct plan contained in Table E6.6: Precinct Parking Plans (except for dwellings in the General Residential Zone).

N/A

E6.7 Development Standards
 E6.7.1 Construction of Car Parking Spaces and Access Strips

Objective

To ensure that car parking spaces and access strips are constructed to an appropriate standard.

A1

All car parking, access strips manoeuvring and circulation spaces must be:

a) formed to an adequate level and drained; and

b) except for a single dwelling, provided with an impervious all weather seal; and

c) except for a single dwelling, line marked or provided with other clear physical means to delineate car spaces.

Acceptable

E6.7.2 Design and Layout of Car Parking

Objective

To ensure that car parking and manoeuvring space are designed and laid out to an appropriate standard.

A1.1

Where providing for 4 or more spaces, parking areas (other than for parking located in garages and carports for a dwelling in the General Residential Zone) must be located behind the building line; and

A1.2

Within the general residential zone, provision for turning must not be located within the front setback for residential buildings or multiple dwellings.

A2.1

Car parking and manoeuvring space must:

- a) have a gradient of 10% or less; and
- b) where providing for more than 4 cars, provide for vehicles to enter and exit the site in a forward direction; and
- c) have a width of vehicular access no less than prescribed in Table E6.2; and
- d) have a combined width of access and manoeuvring space adjacent to parking spaces not less than as prescribed in Table E6.3 where any of the following apply:
 - i) there are three or more car parking spaces; and
 - ii) where parking is more than 30m driving distance from the road; or
 - iii) where the sole vehicle access is to a category 1, 2, 3 or 4 road; and

A2.2 The layout of car spaces and access ways must be designed in accordance with Australian Standards AS 2890.1 - 2004 Parking Facilities, Part 1: Off Road Car Parking.

The property accommodates for 3No. car spaces minimum with 2 located in the garage and 1 for the carport. An existing crossover is located on Erythos Grove. Earthworks are proposed as per the plans to create level areas for parking at the dwelling. Cars will reverse from the property.

Conclusion

The proposed dwelling relies on the performance criteria outlined in the Break O'Day Interim Planning Scheme.

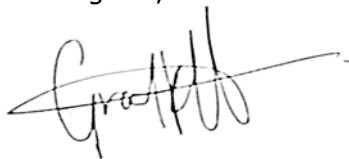
The house has been constructed with living areas on the northern side to capture the view and sunlight throughout the entire year. Bedrooms have been predominately located on the east and southern sides. There are no windows or openings located on the southern wall of the dwelling to protect the privacy and amenity of the occupants and their adjoining neighbours.

A deck runs along the western side of the dwelling to take advantage of the afternoon sun and to provide the roof for a carport, to protect the privacy and amenity of the neighbours and occupants, a 1.7m fixed timber privacy screen is proposed on the southern aspect of the deck and carport.

Due to the steep nature of the block earthworks are proposed to level the area surrounding the dwelling. No retaining walls will be required for the dwelling with all cuts being battered back to natural ground level. A small retaining wall is proposed at the end of the carport to provide a level parking area and prevent disturbance to the neighbouring property.

We thank you for taking the time to assess this application. If you require any further information, please do not hesitate to get in contact with us.

Best regards,



Jack & Trin Pfeiffer

Directors

EngineeringPlus Pty. Ltd.

House Plans Plus Pty. Ltd

81 Elizabeth Street, Launceston
Shop 5, 55 Cecilia Street, St Helens

Jack: 0417 362 783 Email: jack@engineeringplus.com.au

Trin: 0417 545 813 Email: trin@engineeringplus.com.au

Accreditation No. CC2211T