

## **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:

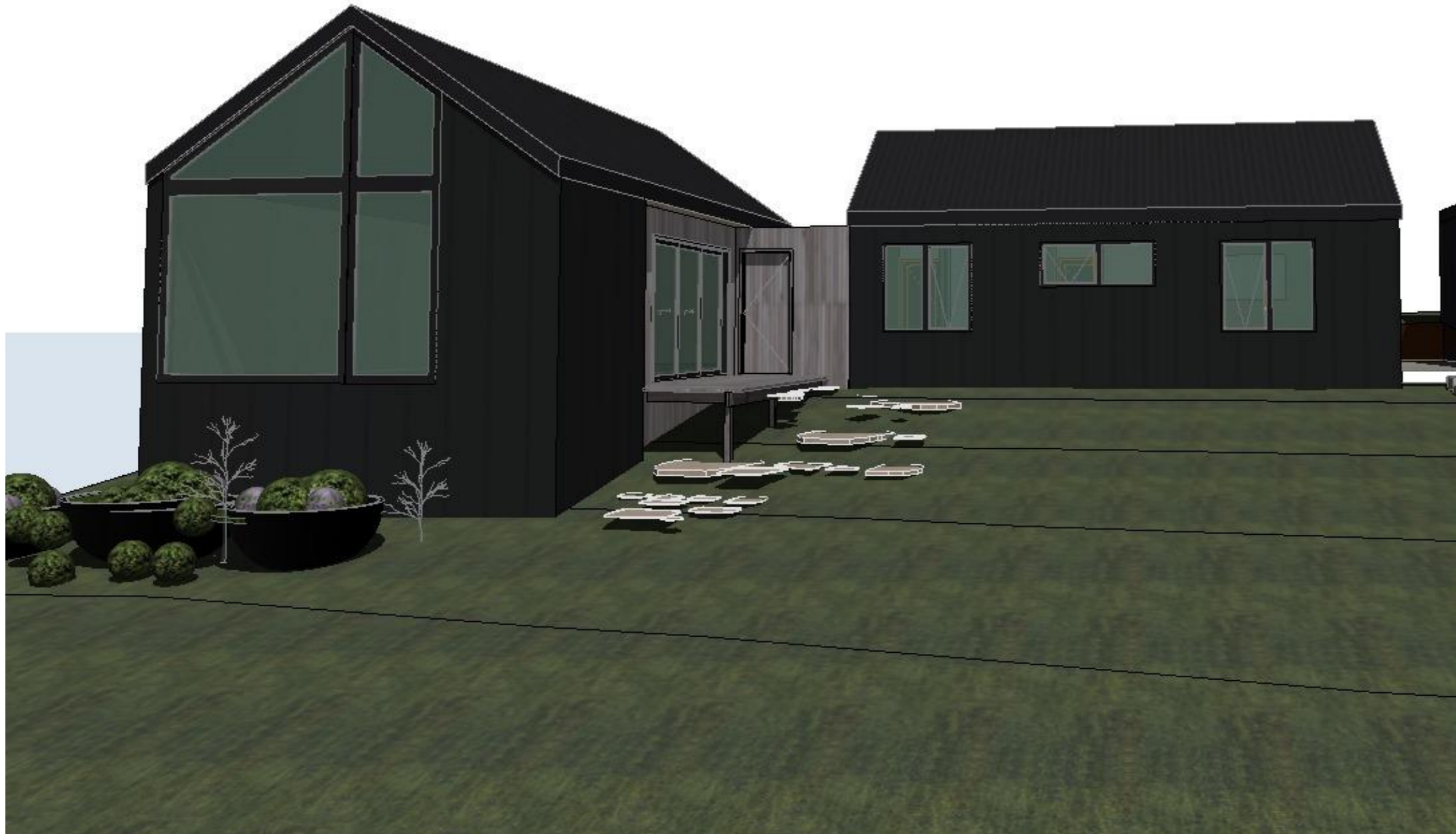
<b>DA Number</b>	DA 2024 / 00129
<b>Applicant</b>	Boxx Projects
<b>Proposal</b>	Residential – Dwelling, Shipping Container and Extension to Secondary Residence including retrospective approval for secondary residence
<b>Location</b>	30 Winifred Drive, Scamander

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](http://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](mailto: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 8<sup>th</sup> March, 2025 **until 5pm Monday 24<sup>th</sup> March, 2025.**

**John Brown**  
**GENERAL MANAGER**

# 30 WINIFRED DRIVE PROPOSED NEW RESIDENCE



DA SHEET INDEX	
NO.	SHEET NAME
A101	COVER SHEET
A102	EXISTING SITE PLAN
A103	PROPOSED SITE PLAN
A104	PROPOSED GROUND FLOOR PLAN
A105	PROPOSED ROOF PLAN
A201	PROPOSED ELEVATIONS (MAIN HOUSE)
A202	PROPOSED ELEVATIONS (MAIN HOUSE)
A203	PROPOSED ELEVATIONS (SECONDARY DWELLING)
A204	STORAGE CONTAINER

LAND TITLE REFERENCE  
VOLUME (PLAN): 159724  
FOLIO (LOT): 15

DESIGN WIND SPEED  
WIND LOADING TO AS 4055: 50m/sec  
Wind Classification: N3

SOIL CLASSIFICATION  
SOIL CLASSIFICATION TO AS 2870: Class A  
Terrain category: TC2

CLIMATE ZONE FOR THERMAL DESIGN  
CLIMATE ZONE TO BCA FIGURE 1.1.4: 7

BUSHFIRE PRONE AREA BAL RATING  
BUSHFIRE ATTACK LEVEL (BAL) TO AS 3959: BAL12.5

CORROSION ENVIRONMENT  
CORROSION ENVIRONMENT TO AS/NZS 2312: N/A

SCHEDULE OF AREAS  
TOTAL SITE: 951m<sup>2</sup>

DWELLING: 105m<sup>2</sup>  
DECK: 7m<sup>2</sup>  
TOTAL FLOOR AREA: 112m<sup>2</sup>  
TOTAL FOOTPRINT: 112m<sup>2</sup>  
TOTAL SITE COVERAGE: 112m<sup>2</sup> or 11.8%

MICRO DWELLING: 42.4m<sup>2</sup>  
TOTAL SITE COVERAGE: 42.4m<sup>2</sup> or 4.5%

STORAGE CONTAINER: 14.8m<sup>2</sup>  
TOTAL SITE COVERAGE: 14.8m<sup>2</sup> or 1.56%

COMBINED SITE COVERAGE: 169.2m<sup>2</sup> or 17.86%



**[ boxx projects ]**

20 Coffey Drive, Binalong Bay 7216 AUSTRALIA  
Chris@boxx.com.au  
www.boxx.com.au  
+61 428725903

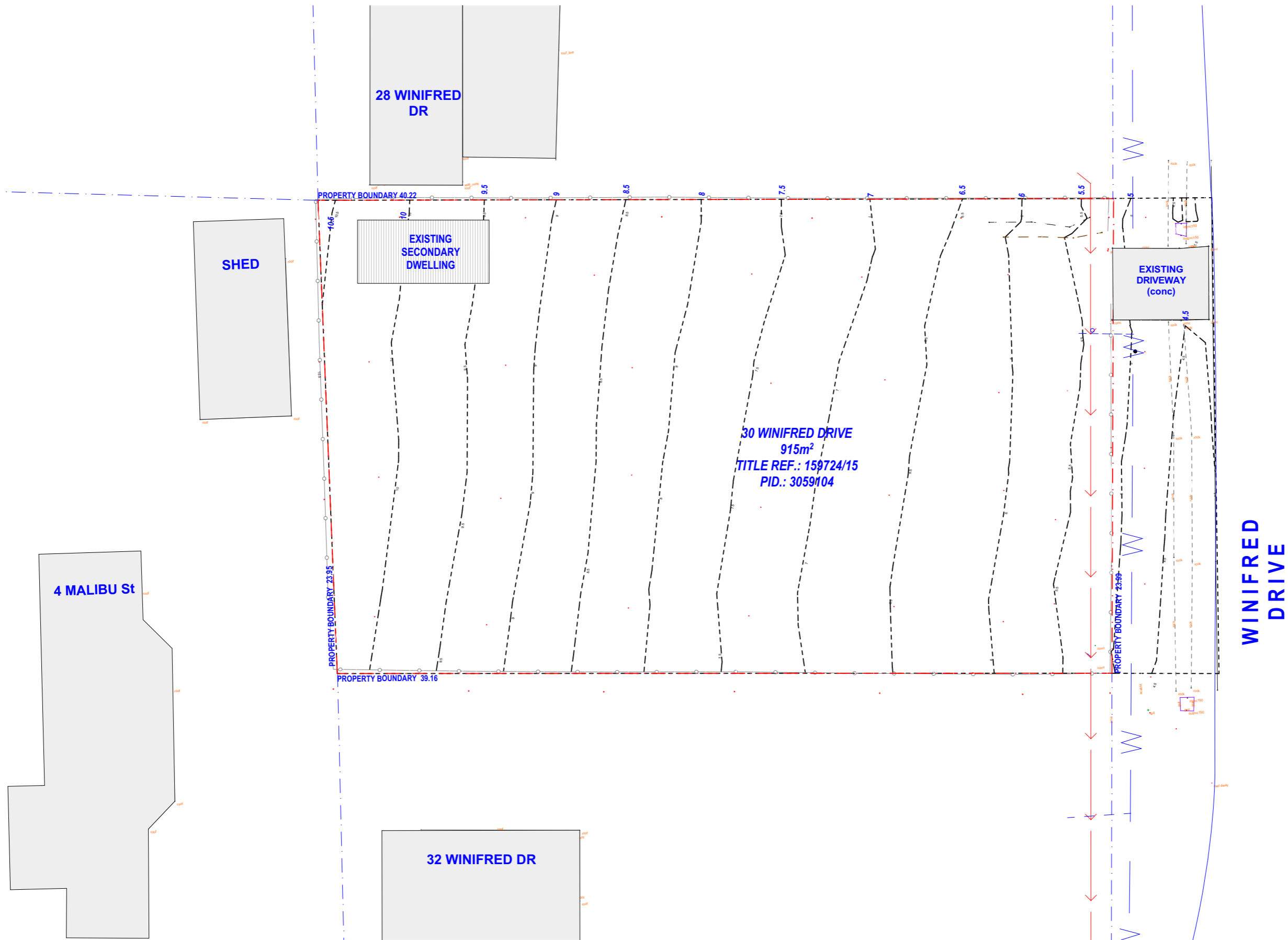
REVISIONS

DA01	ISSUED FOR DEVELOPMENT APPLICATION	27/05/2024
DA02	ISSUED FOR DEVELOPMENT APPLICATION (RFI RESPONSE)	16/01/2025

**PROPOSED NEW RESIDENCE**  
30 WINIFRED DRIVE SCAMANDER

COVER SHEET

SCALE	<b>@A3</b>	PROJECT NO.	<b>2604</b>
DATE	<b>20/02/2025</b>	REVISION NO.	<b>DA02</b>
DRAWN BY	<b>CT</b>	CHECKED BY	<b>CT</b>
DRAWING NO.			<b>A101</b>



1 EXISTING SITE PLAN  
SCALE: 1:200@A3

REVISIONS

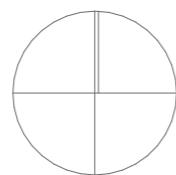
DA01	ISSUED FOR DEVELOPMENT APPLICATION	27/05/2024
DA02	ISSUED FOR DEVELOPMENT APPLICATION (RFI RESPONSE)	16/01/2025

PROPOSED NEW RESIDENCE  
30 WINIFRED DRIVE SCAMANDER

EXISTING SITE PLAN

SCALE	1:200@A3	PROJECT NO.	2604
DATE	20/02/2025	REVISION NO.	DA02
DRAWN BY	CT	CHECKED BY	CT
DRAWING NO.	A102		

**[ boxx projects ]**  
20 Coffey Drive, Binalong Bay 7216 AUSTRALIA  
Chris@boxx.com.au  
www.boxx.com.au  
+61 428725903

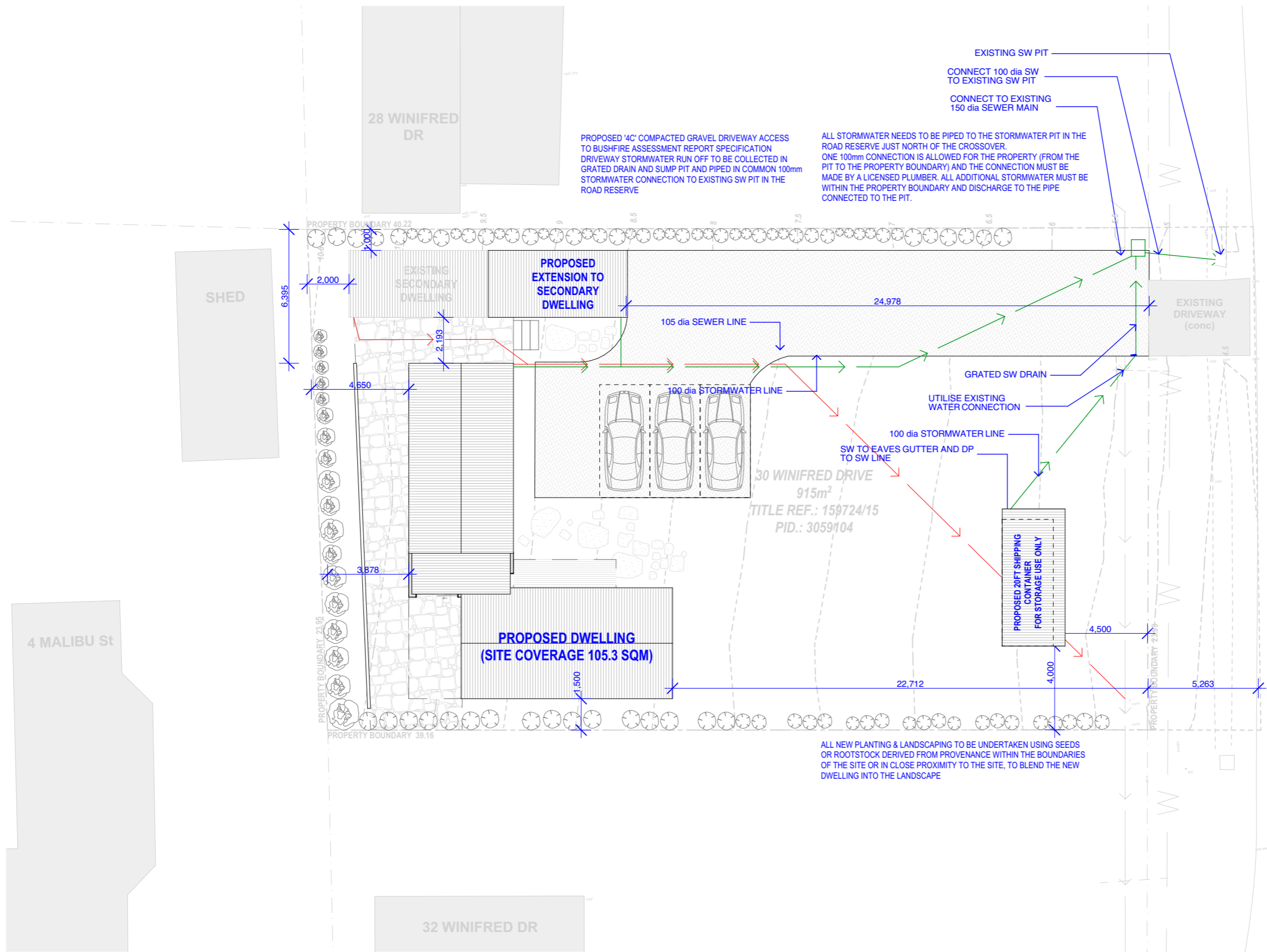


**SOIL & WATER MANAGEMENT NOTES**  
 THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL EROSION AND SEDIMENT CONTROL MEASURES. LOCATION AND EXTENT OF CONTROLS SHOWN ON PLAN ARE INDICATIVE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING THE FINAL EXTENT AND LOCATION FULL SOIL EROSION AND SEDIMENT CONTROL TO SPECIFICATION (1072B ENVIRONMENTAL MANAGEMENT 2.3)

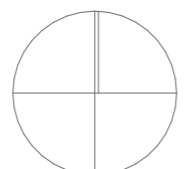
**GENERAL**  
 LIMIT DISTURBANCE WHEN EXCAVATING  
 DIVERT UP-SLOPE STORMWATER AROUND ALL AREAS OF THE SITE THAT DO NOT HAVE A PROTECTIVE VEGETATIVE COVER.  
 INSTALL SEDIMENT FENCES DOWNSLOPE, ALL DISTURBED LANDS TO FILTER COARSE SEDIMENT.  
 WASH EQUIPMENT IN A DESIGNATED AREA THAT DOES NOT DRAIN INTO THE STORMWATER SYSTEM.  
 PLACE STOCKPILES BEHIND A SEDIMENT FENCE AWAY FROM ON SITE DRAINAGE OR STORMWATER FLOW PATHS. INSTALL SEDIMENT FENCES DOWNSLOPE. COVER STOCKPILES WITH FABRIC, PLASTIC OR TEMPORARY GRASS COVER.  
 STORE ALL HARD WASTE AND LITTER ON THE SITE IN A WAY THAT WILL PREVENT IT BEING BLOWN ONTO NEIGHBOURING LANDS OR WASHED INTO THE STORMWATER SYSTEM.  
 RESTRICT VEHICLE MOVEMENTS TO A STABILISED ACCESS.  
 INCORPORATE A WHEEL WASH WITH THE STABILISED STIE ACCESS. MIN. 300mm DEEP COARSE AGGREGATE WITH WASH RACK SUITABLE FOR ANTICIPATED TRAFFIC AND WEIGHT LOADS. CHANNEL RUN OFF TO A SUITABLE ON SITE SEDIMENT CONTROL MEASURE.  
 ALL EMPLOYEES, SUBCONTRACTORS AND OTHERS THAT LEAVE THE SITE WITH MUD OR DIRT CAKED TYRES AND UNDERCARRIAGE TO USE THE WASH FACILITIES. PROTECT THE STORMWATER SYSTEM FROM BLOCKING WITH SEDIMENT AND BUILDING MATERIALS BY PLACING CONTROL MEASURES AROUND OR INSIDE ANY STORMWATER PITS ON OR BELOW THE SITE.

**MAINTENANCE**  
 MONITOR EROSION AND SEDIMENT CONTROL MEASURES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL EVENT.  
 CONSTRUCT SERVICE TRENCHES AWAY FROM WHERE WATER IS LIKELY TO CONCENTRATE. TRY NOT TO HAVE SERVICE TRENCHES OPEN ANY LONGER THAN NECESSARY.  
 PREVENT CLEAN RAINWATER RUNNING ACROSS THE SITE BY CONNECTING TO THE STORMWATER SYSTEM AS SOON AS THE ROOF IS ON THE BUILDING FRAME.  
 EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE MAINTAINED ON THE SITE UNTIL SUCH TIME AS THE SITE HAS REVEGETATED SUFFICIENTLY TO MITIGATE EROSION AND SEDIMENT TRANSPORT.

**ROAD RESERVE**  
 NO MATERIAL OR DEBRIS IS TO BE TRANSPORTED ONTO THE ROAD RESERVE (INCLUDING THE NATURE STRIP, FOOTPATH AND ROAD PAVEMENT). ANY MATERIAL THAT IS DEPOSITED ON THE ROAD RESERVE AS A RESULT OF THE WORKS IS TO BE REMOVED BY THE CONTRACTOR.



**1** PROPOSED SITE PLAN  
 SCALE: 1:200@A3

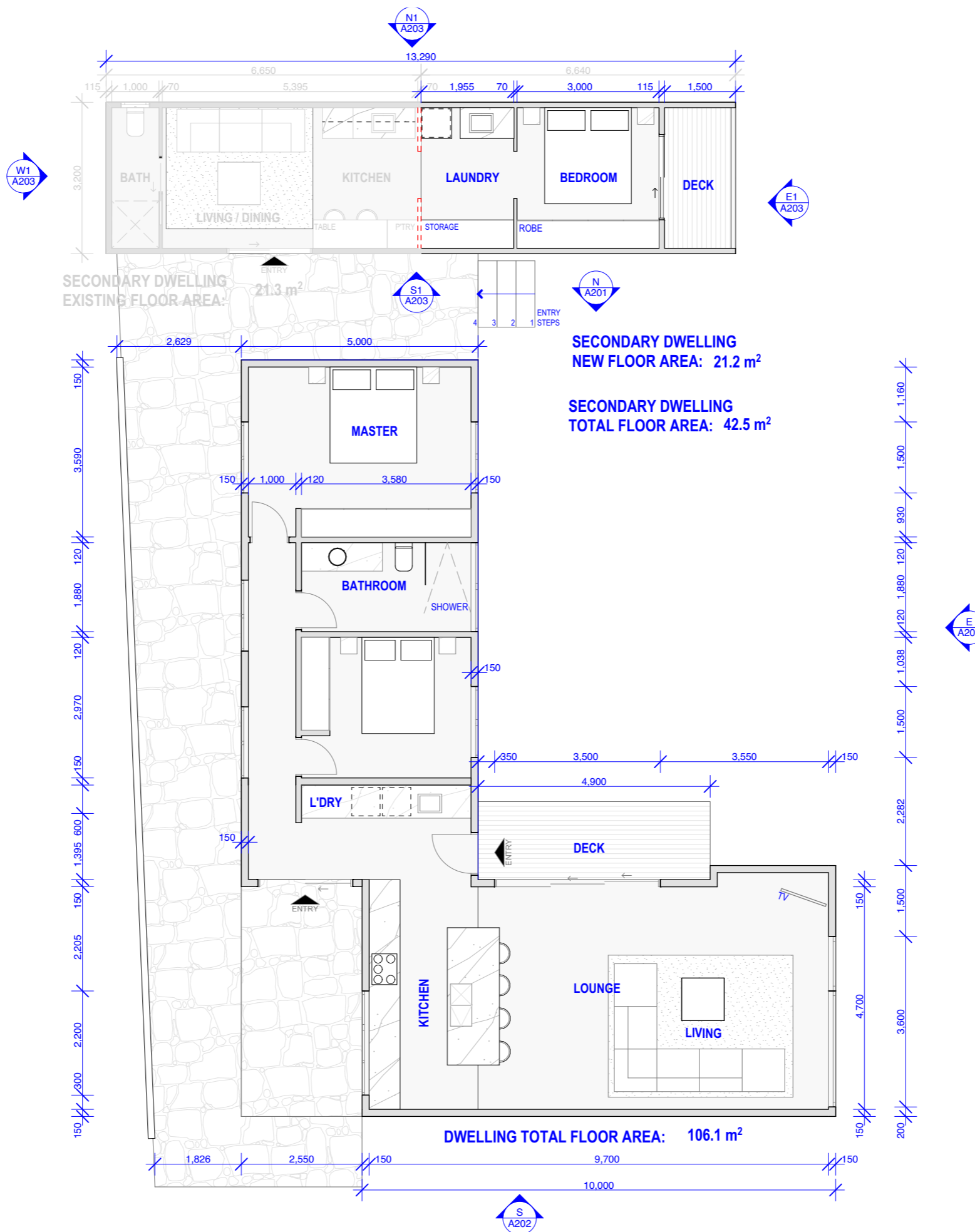


REVISIONS

DA01	ISSUED FOR DEVELOPMENT APPLICATION	27/05/2024
DA02	ISSUED FOR DEVELOPMENT APPLICATION (RFI RESPONSE)	16/01/2025

PROPOSED SITE PLAN

SCALE	1:200@A3	PROJECT NO.	2604
DATE	20/02/2025	REVISION NO.	DA02
DRAWN BY	CT	CHECKED BY	CT
DRAWING NO.	A103		



**1** GROUND FLOOR PLAN  
SCALE: 1:100@A3



**[ boxx projects ]**

20 Coffey Drive, Binalong Bay 7216 AUSTRALIA  
Chris@boxx.com.au  
www.boxx.com.au  
+61 428725903

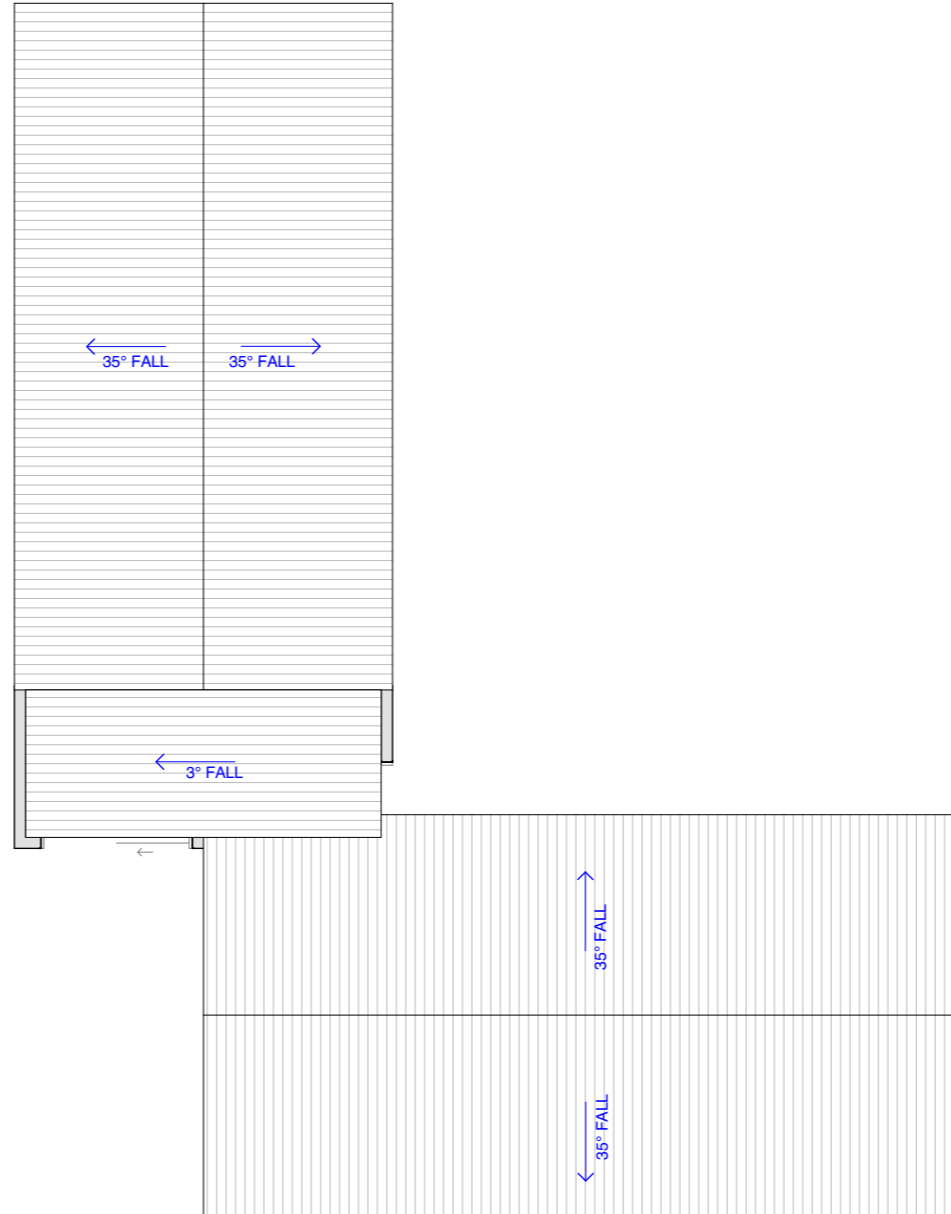
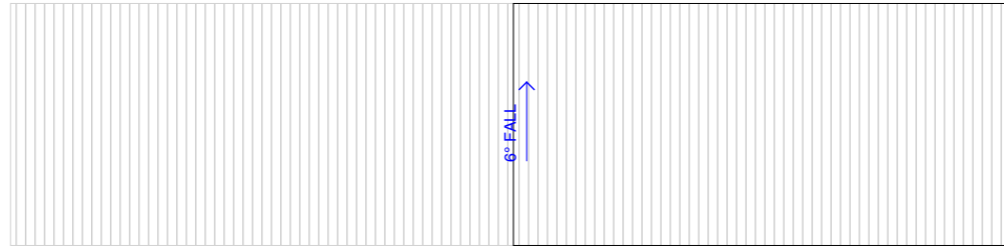
REVISIONS

NO.	REVISION	DATE
DA01	ISSUED FOR DEVELOPMENT APPLICATION	27/05/2024
DA02	ISSUED FOR DEVELOPMENT APPLICATION (RFI RESPONSE)	16/01/2025

**PROPOSED NEW RESIDENCE**  
30 WINIFRED DRIVE SCAMANDER

PROPOSED GROUND FLOOR PLAN

SCALE	1:100@A3	PROJECT NO.	2604
DATE	20/02/2025	REVISION NO.	DA02
DRAWN BY	CT	CHECKED BY	CT
DRAWING NO.	A104		

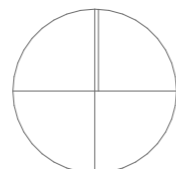


**1** ROOF PLAN  
- SCALE: 1:100@A3



**[ boxx projects ]**

20 Coffey Drive, Binalong Bay 7216 AUSTRALIA  
Chris@boxx.com.au  
www.boxx.com.au  
+61 428725903



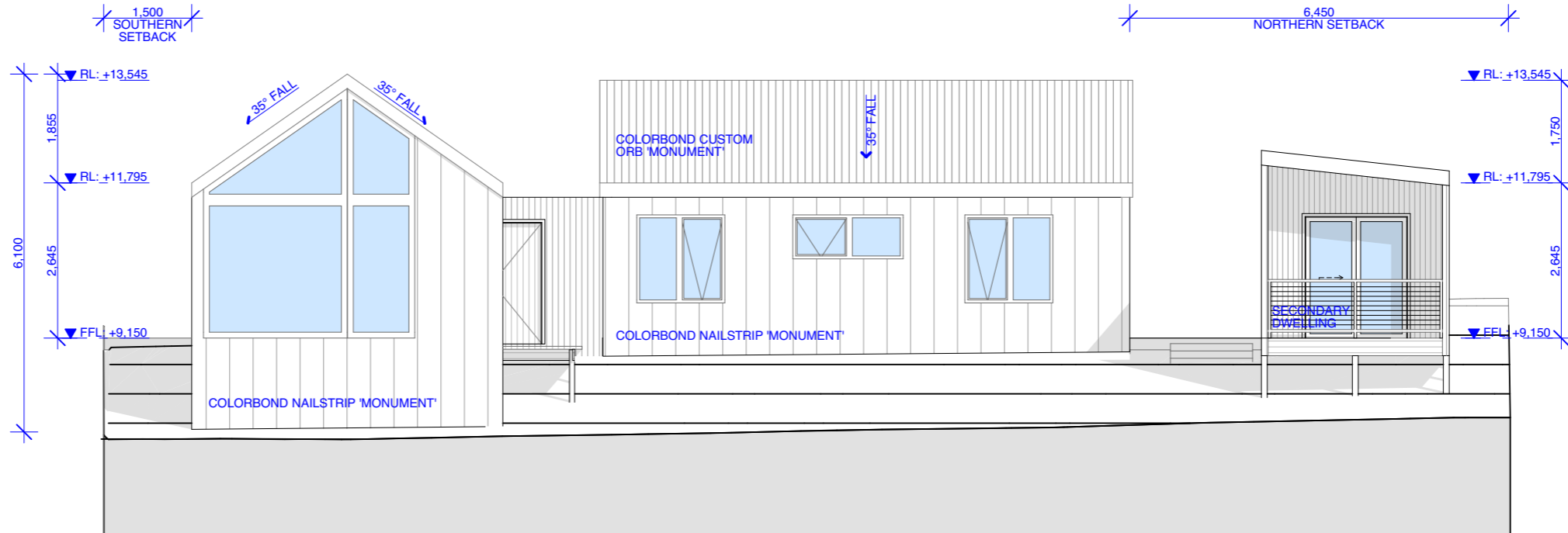
REVISIONS

NO.	REVISION	DATE
DA01	ISSUED FOR DEVELOPMENT APPLICATION	27/05/2024
DA02	ISSUED FOR DEVELOPMENT APPLICATION (RFI RESPONSE)	16/01/2025

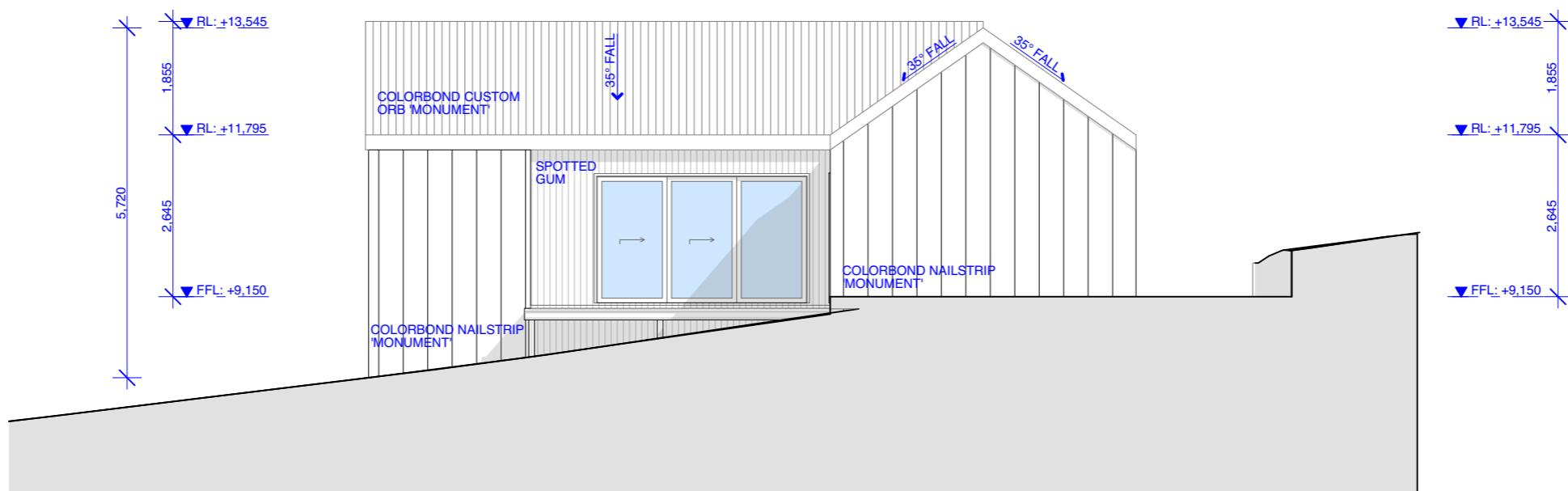
**PROPOSED NEW RESIDENCE**  
30 WINIFRED DRIVE SCAMANDER

PROPOSED ROOF PLAN

SCALE	1:100@A3	PROJECT NO.	2604
DATE	20/02/2025	REVISION NO.	DA02
DRAWN BY	CT	CHECKED BY	CT
DRAWING NO.	A105		



1 EAST ELEVATION 1:100



2 NORTH ELEVATION 1:100

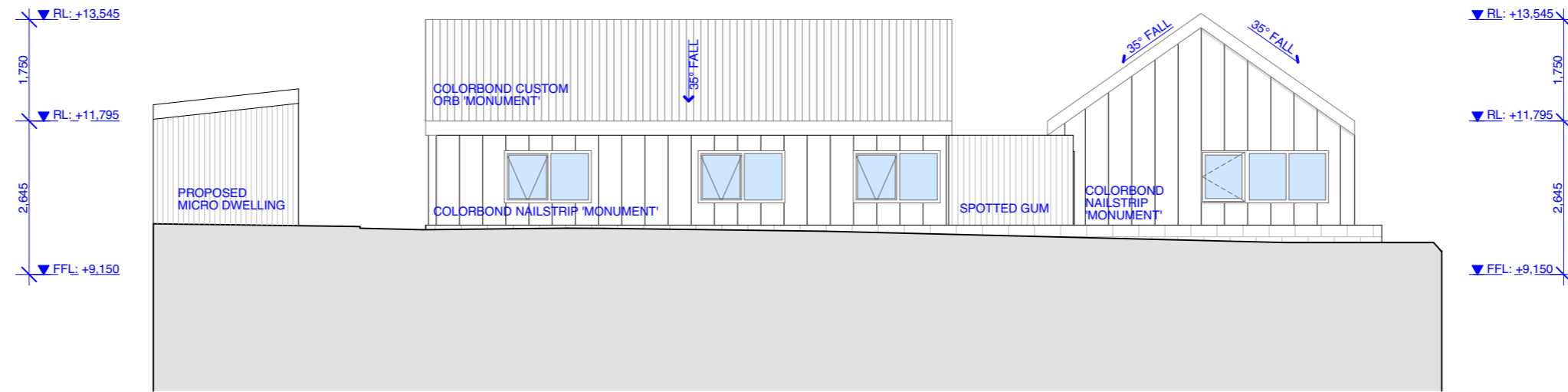
REVISIONS

DA01	ISSUED FOR DEVELOPMENT APPLICATION	27/05/2024
DA02	ISSUED FOR DEVELOPMENT APPLICATION (RFI RESPONSE)	16/01/2025

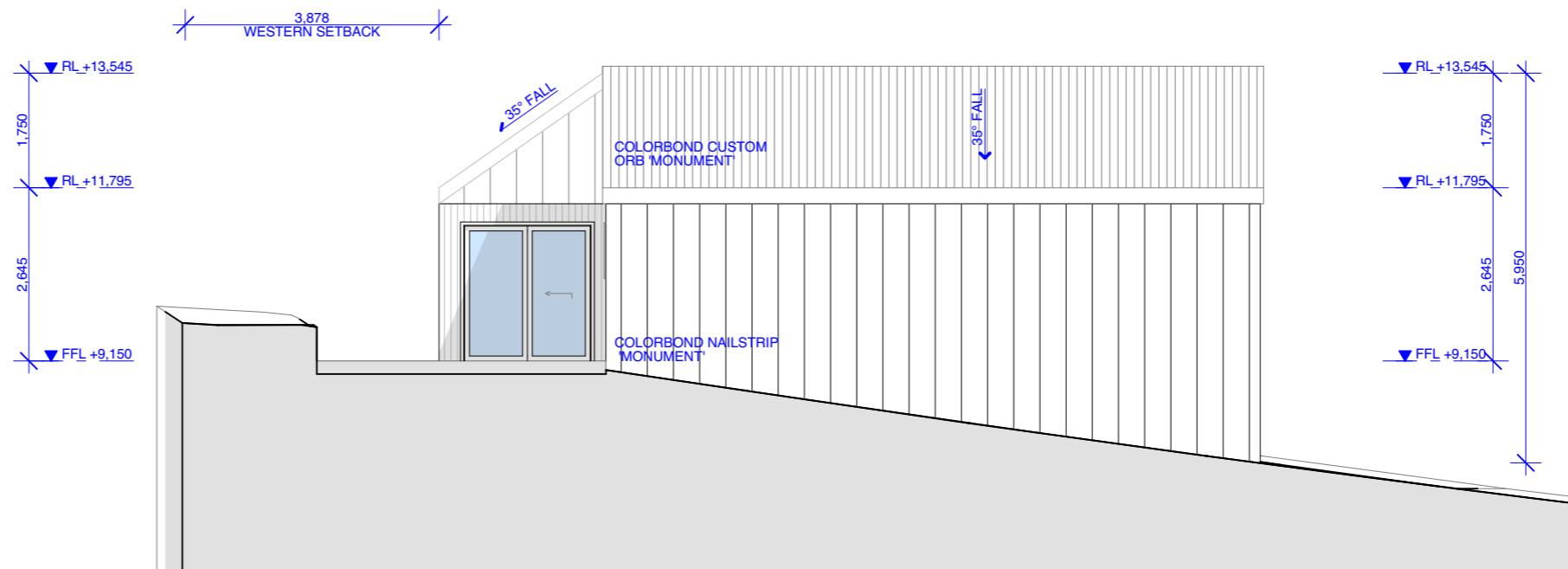
**PROPOSED NEW RESIDENCE**  
30 WINIFRED DRIVE SCAMANDER

PROPOSED ELEVATIONS (MAIN HOUSE)

SCALE	@A3	PROJECT NO.	2604
DATE	20/02/2025	REVISION NO.	DA02
DRAWN BY	CT	CHECKED BY	CT
DRAWING NO.			A201



1  
-  
WEST ELEVATION  
1:100



2  
-  
SOUTH ELEVATION  
1:100

REVISIONS

DA01	ISSUED FOR DEVELOPMENT APPLICATION	27/05/2024
DA02	ISSUED FOR DEVELOPMENT APPLICATION (RFI RESPONSE)	16/01/2025

**PROPOSED NEW RESIDENCE**  
30 WINIFRED DRIVE SCAMANDER

PROPOSED ELEVATIONS (MAIN HOUSE)

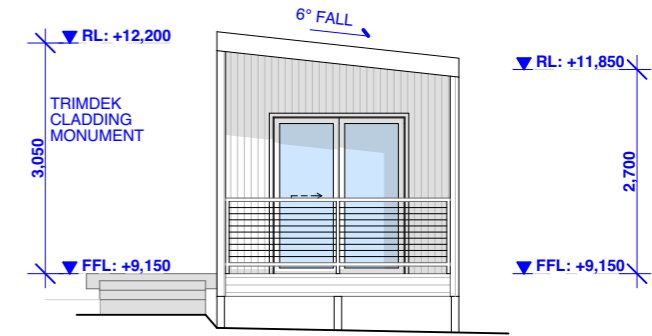
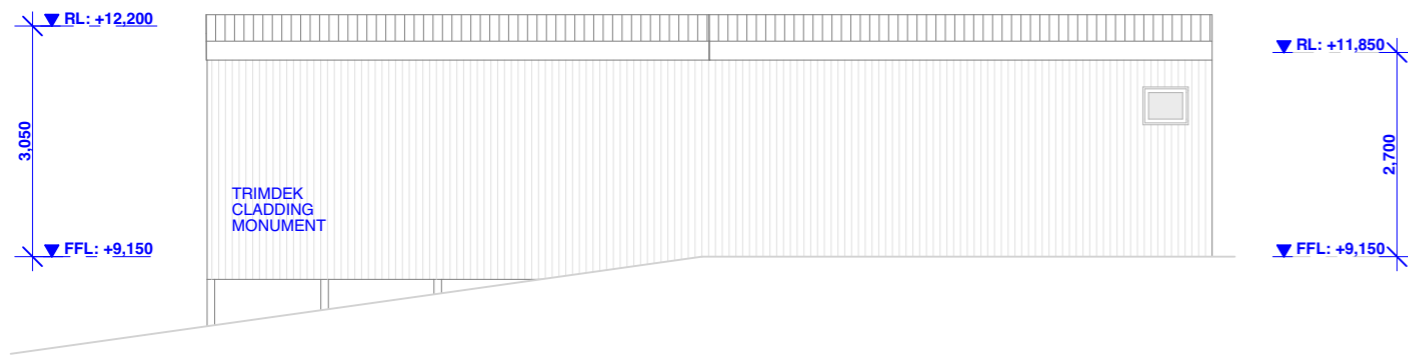
SCALE	@A3	PROJECT NO.	2604
DATE	20/02/2025	REVISION NO.	DA02
DRAWN BY	CT	CHECKED BY	CT
DRAWING NO.			A202



**[ boxx projects ]**

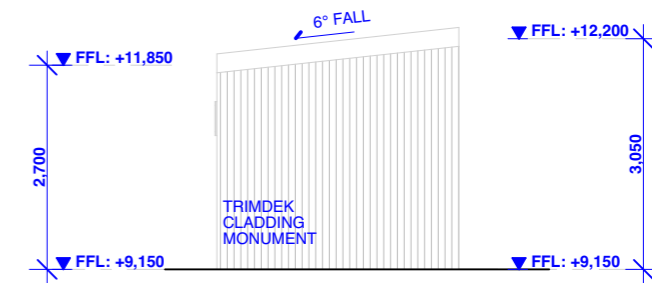
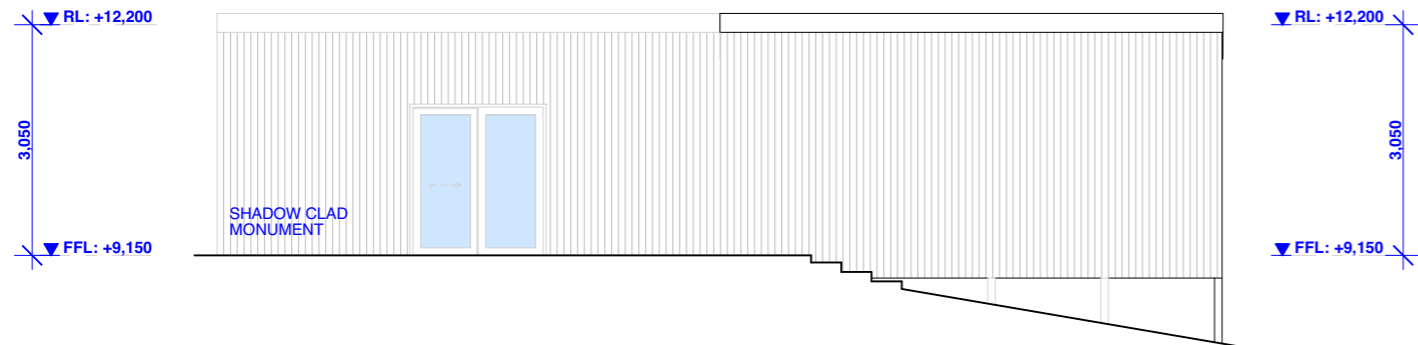
20 Coffey Drive, Binalong Bay 7216 AUSTRALIA  
Chris@boxx.com.au  
www.boxx.com.au  
+61 428725903





**1** NORTH - SECONDARY DWELLING  
SCALE: 1:100@A3

**2** EAST - SECONDARY DWELLING  
SCALE: 1:100@A3



**3** SOUTH - SECONDARY DWELLING  
SCALE: 1:100@A3

**4** WEST - SECONDARY DWELLING  
SCALE: 1:100@A3



**[ boxx projects ]**

20 Coffey Drive, Binalong Bay 7216 AUSTRALIA  
Chris@boxx.com.au  
www.boxx.com.au  
+61 428725903

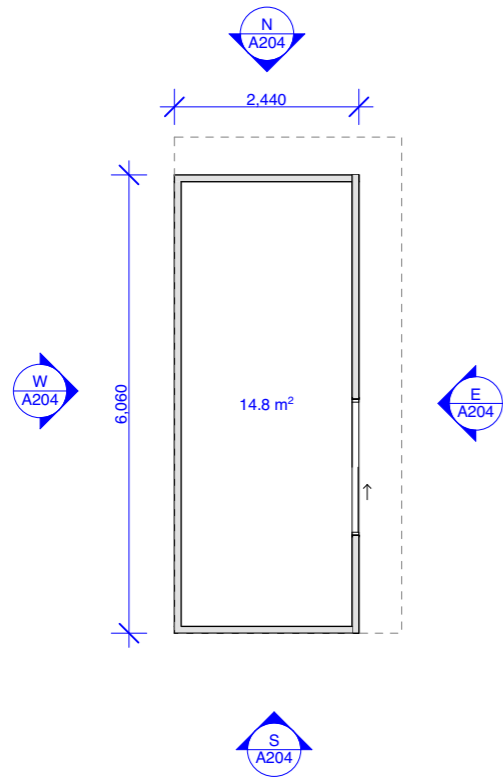
REVISIONS

DA01	ISSUED FOR DEVELOPMENT APPLICATION	27/05/2024
DA02	ISSUED FOR DEVELOPMENT APPLICATION (RFI RESPONSE)	16/01/2025

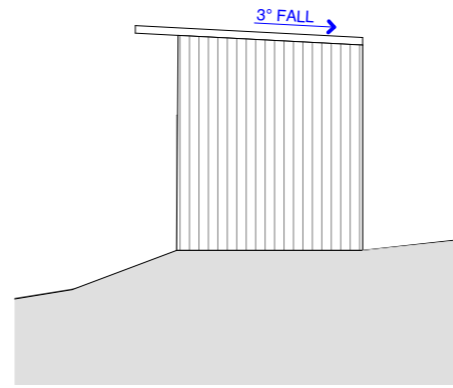
**PROPOSED NEW RESIDENCE**  
30 WINIFRED DRIVE SCAMANDER

PROPOSED ELEVATIONS (SECONDARY DWELLING)

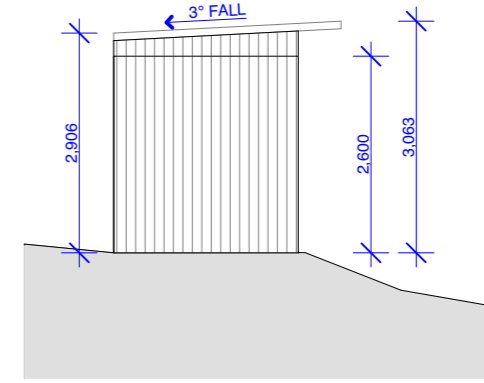
SCALE	1:100@A3	PROJECT NO.	2604
DATE	20/02/2025	REVISION NO.	DA02
DRAWN BY	CT	CHECKED BY	CT
DRAWING NO.			A203



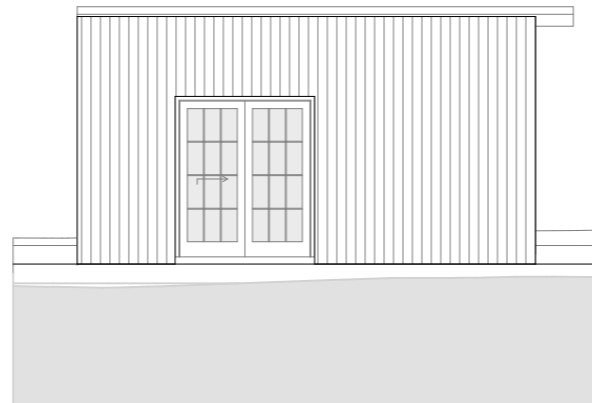
5 STORAGE CONTAINER  
SCALE: @A3



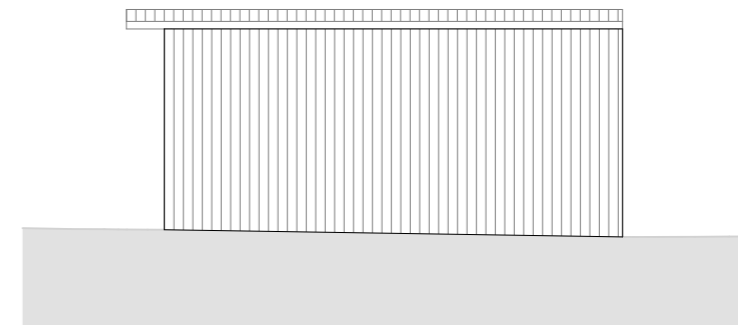
4 NORTH CONTAINER  
SCALE: @A3



3 SOUTH CONTAINER  
SCALE: @A3



1 EAST CONTAINER  
SCALE: @A3

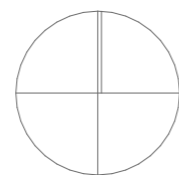


2 WEST CONTAINER  
SCALE: @A3



**[ boxx projects ]**

20 Coffey Drive, Binalong Bay 7216 AUSTRALIA  
Chris@boxx.com.au  
www.boxx.com.au  
+61 428725903



REVISIONS

NO.	DESCRIPTION	DATE

**PROPOSED NEW RESIDENCE**  
30 WINIFRED DRIVE SCAMANDER

STORAGE CONTAINER

SCALE	@A3	PROJECT NO.	2604
DATE	20/02/2025	REVISION NO.	DA02
DRAWN BY	CT	CHECKED BY	CT
DRAWING NO.			A204



22<sup>nd</sup> January 2025

Mr Alexander McKinlay  
Planning Officer  
Break O Day Council  
By Email: alexander.mckinlay@bodc.tas.gov.au

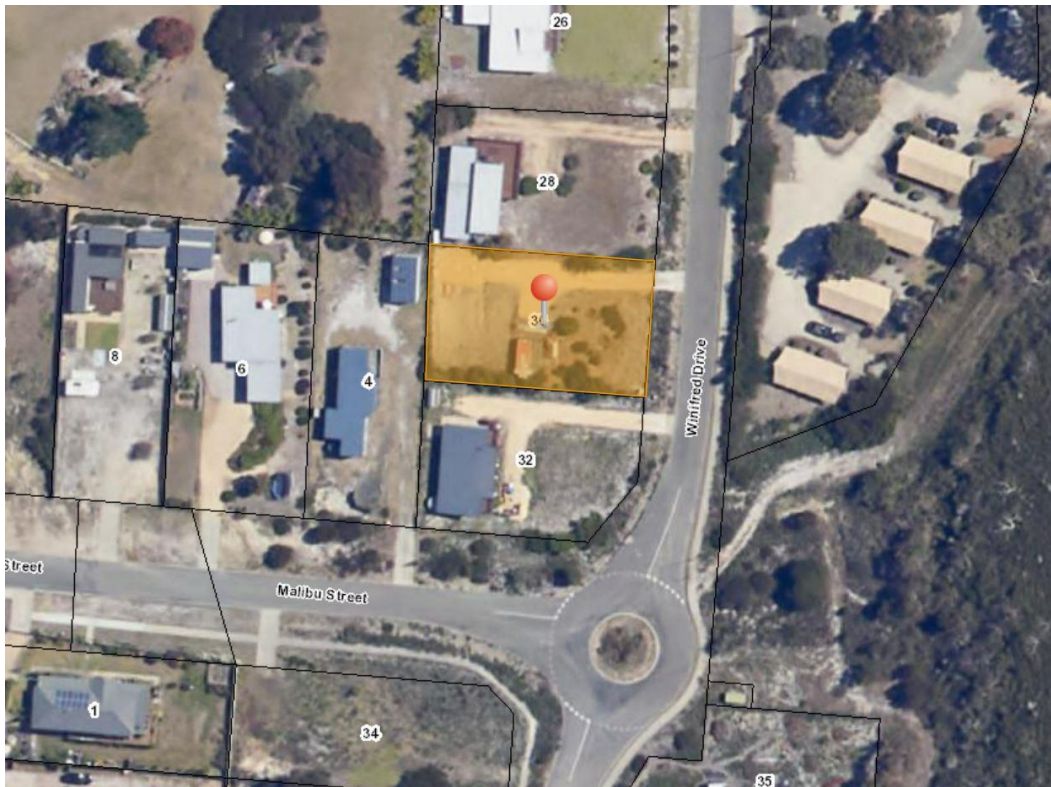
Dear Alex,

**DEVELOPMENT APPLICATION DA 129/2024 – CONSTRUCTION OF RESIDENTIAL DWELLING & RETROSPECTIVE SECONDARY RESIDENCE WITH ADDITION – 30 WINIFRED DRIVE**

Please find enclosed a development application for the construction and use of a residential dwelling & retrospective secondary residence with addition on land located at 30 Winifred Drive, Scamander (the site - refer to Figure 1). The development application includes the following documents:

1. completed planning application form
2. planning compliance letter detailing the proposed use and development
3. certificate of title for the site
4. development drawings

**Figure 1 - aerial image showing the boundary of the site.**



Source: base image and data from the LIST ([www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)) © State of Tasmania



## 1 Planning Overview

<b>Location</b>	30 Winifred Drive
<b>Title Information</b>	Certificate of Title Volume 159724 Folio 15
<b>Area</b>	951m <sup>2</sup>
<b>Planning Instrument</b>	<i>Tasmania Planning Scheme – Break O’Day</i>
<b>Zoning</b>	8 – General Residential
<b>Applicable Codes</b>	Break O’Day Local Provisions Schedule: Code 7 - Priority vegetation area Code 13 -Bushfire-prone areas
<b>Overlays</b>	Specific Area Plan – BRE-S2.0 – Stormwater Management Specific Area Plan
<b>Use</b>	Residential – Residential dwelling plus secondary residence
<b>Development</b>	Construction residential dwelling & retrospective secondary residence with addition and driveway including associated earthworks and blockwork retaining wall
<b>Status</b>	Discretionary

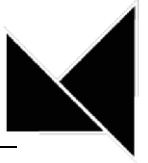
## 2 Subject Site and Adjacent Land

The site comprises a single rectangular shape and is 951m<sup>2</sup>. It is located on the western side of Winifred Drive and has a frontage of 23.99m. Land contained within the site falls towards Winifred Drive in an easterly direction at an average gradient of approximately 1 in 8.16 or 12.26%.

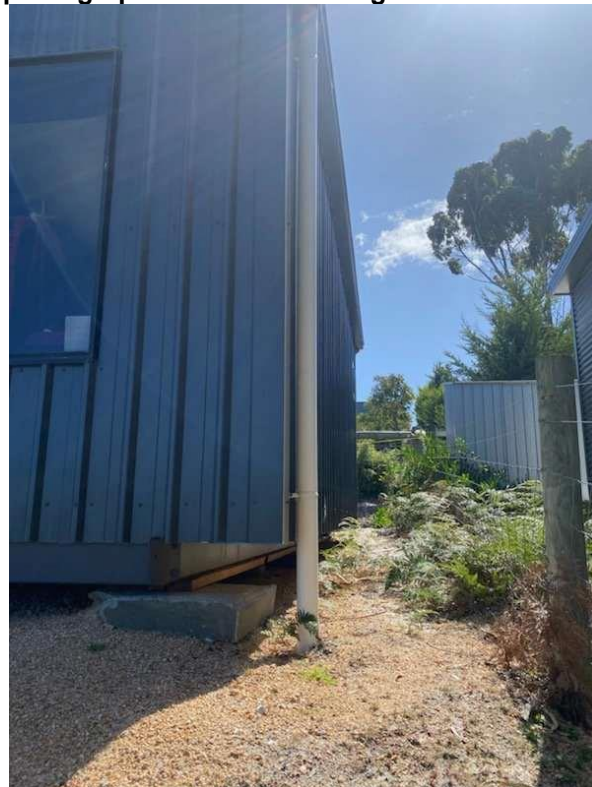
The contains an existing secondary residence and gravel driveway and is under grass cover (refer to Image 1).



**Image 1 - photograph of the site looking West from the street.**



**Image 2 - photograph of the site looking *South* from *within the site*.**



**Image 3 - photograph of the secondary residence looking *West* from *within the site*.**



The frontage boundary is located approximately 5m from the edge of the road pavement of Winifred Drive. Crossover is of concrete construction.

The site and adjacent land to the north, south, east is is zoned General Residential and the land to the northwest is zoned Landscape Conservation (refer to Figure 2).



Source: base image and data from the LIST ([www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)) © State of Tasmania

**Figure 2 - map identifying the zoning of the site and immediately adjacent area.**

### 3 Proposed Use and Development

The application seeks planning approval to construct a residential dwelling as well as retrospective approval for a secondary residence and further approval for an extension on the secondary dwelling, including a driveway and associated earthworks.

The residential dwelling will have an L shaped box form and will be positioned parallel to its nearest major boundary. The building will be constructed as a combination of slab on ground and timber floor on posts, with the dwelling being single storey.

The retrospective secondary residence was constructed as timber frame on skids, off site and sat on concrete footings. The extension will be constructed to suit the existing.

The floor plans for each building will vary greatly. The dwelling will contain 2 bedrooms, a bathroom, entry foyer and laundry and an open plan kitchen living dining area with adjoining external deck. The secondary residence currently contains a living space and a bathroom with the extension seeking to add a kitchen and bedroom along with adjoined under cover deck.



Relevant details of each building are provided in the table below.

Building	FFL(AHD)	GFA	Height	Roof Profile	Max Cut Depth	Minimum Boundary Setbacks			
Dwelling	9.15m	106.1m <sup>2</sup>	5.72m	Skillion	.7m for rear garden wall	N:17.4m	S:1.5m	E:22.7m	W:3.8m
Secondary	9.15m	21.2m + 21.3m	3.05m	Skillion	NA	N:1.0m	S:19.2m	E:25.0m	W:2.0m
Storage container	6.0m	14.8m	3.06m	Skillion	NA	N:13.9m	S:4.0m	E:4.5m	W:30.0m+

The existing crossover will be used to provide vehicular access to the site.

The driveway surface will be compacted gravel to blend in with the general coastal area that the site is located in. Drainage considerations have been made to capture SW runoff as shown on the plans.

## 4 Planning Assessment

### 4.1 Application Status

For the purposes of Clause 6.2.1 of the Scheme, the proposed use and development is categorised within the Residential use classes, which are defined as follows in Clause 6.2 of the Scheme:

#### Residential

*use of land for self-contained or shared accommodation. Examples include a secondary residence, boarding house, communal residence, home-based business, home-based child care, residential care facility, residential college, respite centre, assisted housing, retirement village and single or multiple dwellings.*

In accordance with Table 8.2 of the Scheme, the use of land for a single dwelling is identified as 'no permit required'.

The zone and code standards that apply to the proposed use and development are addressed in Section 4.2 below. Assessment against relevant performance criteria is provided under Section 5.

### 4.2 Performance Criteria Assessment

#### 4.2.1 8.4.2 Setbacks and building envelope for all dwellings

The objective of the standard is:

*The siting and scale of dwellings:*



- (a) provides reasonably consistent separation between dwellings and their frontage within a street;*
- (b) provides consistency in the apparent scale, bulk, massing and proportion of dwellings;*
- (c) provides separation between dwellings on adjoining properties to allow reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space; and*
- (d) provides reasonable access to sunlight for existing solar energy installations.*

The performance criteria requires:

*P1 A dwelling must have a setback from a frontage that is compatible with the streetscape, having regard to any topographical constraints.*

*P2 A garage or carport for a dwelling must have a setback from a primary frontage that is compatible with the setbacks of existing garages or carports in the street, having regard to any topographical constraints.*

*P3 The siting and scale of a dwelling must:*

- (a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:
  - (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;*
  - (ii) overshadowing the private open space of a dwelling on an adjoining property;*
  - (iii) overshadowing of an adjoining vacant property; and*
  - (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property;**
- (b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and*
- (c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on:
  - (i) an adjoining property; or*
  - (ii) another dwelling on the same site.**

## **Planning Assessment**

### **P1**

All structures on site meet the front boundary setback requirements.

### **P2**

All structures on site meet the requirements.

### **P3**

The proposed location of the residential dwelling is 1.5m off the southern boundary and the secondary residence is located 1m from the northern boundary and 2m off the western boundary. Whilst these are closer than the acceptable solution requires, it is our view that we meet the performance criteria based on the below:





- a) The development does not cause a reasonable loss of amenity adjoining properties
  - i. The neighbouring structure to the west is a non habitable shed. The dwelling to south is 8m off the boundary and the building to the north does not has also be constructed less than 3m off the boundary
  - ii. None of the proposed structures on site cause overshadowing to the adjacent properties and their private open spaces
  - iii. The visual impacts of the proposed are muted by existing trees and shrubs as well as the scale of the secondary dwelling is such that it is barely noticeable from the adjoining properties.
  - iv. The proposed dwelling is sat into the site so as to reduce the impacts to the adjoining properties and has minimal glazing on the southern elevation
- b) The proposal provides separation between dwellings that is consistent with the existing established properties within the surrounding area; and
- c) Does not cause an unreasonable reduction in sunlight to an existing solar energy installation on;
  - i. Any adjoining property; or
  - ii. Another dwelling on the same site

## 4.2.2 C2.0 Parking and Sustainable Transport Code

### C2.1 Code Purpose

*The purpose of the Parking and Sustainable Transport Code is:*

*C2.1.1 To ensure that an appropriate level of parking facilities is provided to service use and development.*

*C2.1.2 To ensure that cycling, walking and public transport are encouraged as a means of transport in urban areas.*

*C2.1.3 To ensure that access for pedestrians, vehicles and cyclists is safe and adequate.*

*C2.1.4 To ensure that parking does not cause an unreasonable loss of amenity to the surrounding area.*

*C2.1.5 To ensure that parking spaces and accesses meet appropriate standards.*

*C2.1.6 To provide for parking precincts and pedestrian priority streets.*

### **C2.5.1 Car parking numbers;**

*The proposed development complies with acceptable solution A1 by providing 3 car spaces as shown on the plans*

### **C2.6.1 Construction of parking areas;**



*The proposal nominates a compacted gravel driveway that is considered a durable all weather pavement and is drained to the council stormwater drainage system, therefore meeting the acceptable solution A1.*

**C2.6.2 Design and layout of parking areas;**

*The proposal complies with acceptable solutions A1 and A1.2*

**6 Conclusion**

The proposed development involves the construction and use of a residential and secondary dwelling including a driveway, associated earthworks on land located at 30 Winifred Drive, Scamander.

The proposed use and development complies with the applicable Scheme acceptable solutions in the General Residential zone and relevant code standards including the following performance criteria:

- **8.4.2 Setbacks and building envelope for all dwellings P1, P2 & P3**

It is therefore submitted that a permitted permit can be issued in accordance with clause 6.2.1 of the Scheme and section 51 and 57 of the *Land Use Planning and Approvals Act 1993*.

Please do not hesitate to contact me should you have any queries on this application.

Yours faithfully  
**boxx projects**

Chris Terry  
Architectural Designer