

## **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 2025 / 00049
<b>Applicant</b>	Design To Live
<b>Proposal</b>	Residential – Construction of a Dwelling and Outbuilding
<b>Location</b>	15B Osprey Drive, Stieglitz

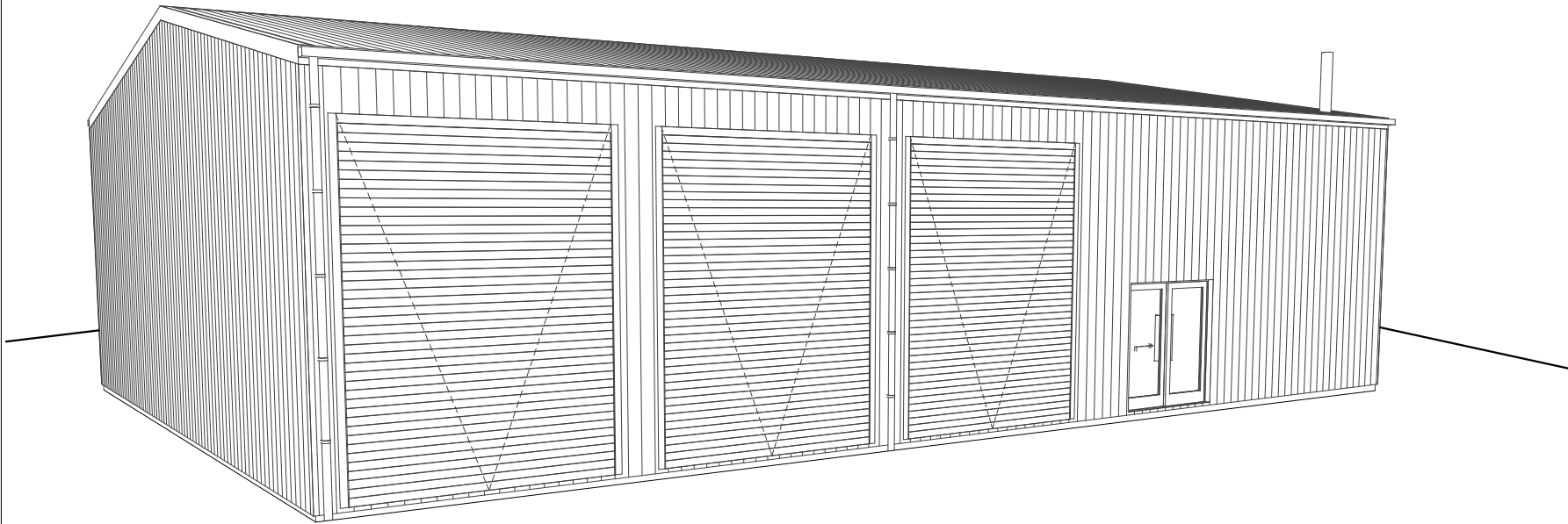
Plans and documents can be inspected at the Council Office by appointment, 32 – 34 Georges Bay Esplanade, St Helens during normal office hours or online at [www.bodc.tas.gov.au](http://www.bodc.tas.gov.au).

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 7 June, 2025 **until 5pm Monday 23 June, 2025**.

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



PROPOSED DWELLING AND OUTBUILDING  
15B OSPREY DRIVE,  
STIEGLITZ TAS, 7216.



DRAWING #	DRAWING
OSP15B-1	COVER PAGE
OSP15B-2	SITE PLAN
OSP15B-3	EXTERNAL SERVICES
OSP15B-4	DWELLING FLOOR PLAN & ELEVATIONS
OSP15B-5	OUTBUILDING FLOOR PLAN
OSP15B-6	OUTBUILDING ELEVATIONS

AREAS	COUNCIL	ZONE
(m²)	BREAK O'DAY	LOW DENSITY RESIDENTIAL
PROPOSED OUTBUILDING 280.00	LAND TITLE REFERENCE 183552/2	ENERGY STAR RATING N/A
PROPOSED DWELLING 55.61	PROPERTY ID 9489896	CLIMATE ZONE 7
	LOT SIZE (M²) 2,024	ALPINE AREA N/A
	BAL RATING N/A	CORROSION ENV' MEDIUM
	DESIGN WIND CLASS TBC	SITE HAZARDS N/A
	SOIL CLASSIFICATION TBC	
	PLANNING OVERLAY	BUSHFIRE-PRONE AREAS, AIRPORT OBSTACLE LIMITATION AREA, PRIORITY VEGETATION AREA

ACC # 371799313  
ABN. 71 615 812 747  
PH. 6344 7319  
E. info@designtolive.com.au  
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**CLIENT/S:**  
JAMES BAIRD

**SITE ADDRESS:**  
15B OSPREY DRIVE,  
STIEGLITZ TAS, 7216.

**DRAWING**  
COVER PAGE

I/WE APPROVE THESE DRAWING TO BE  
CORRECT PER CONTRACT.

**SIGNATURE:**

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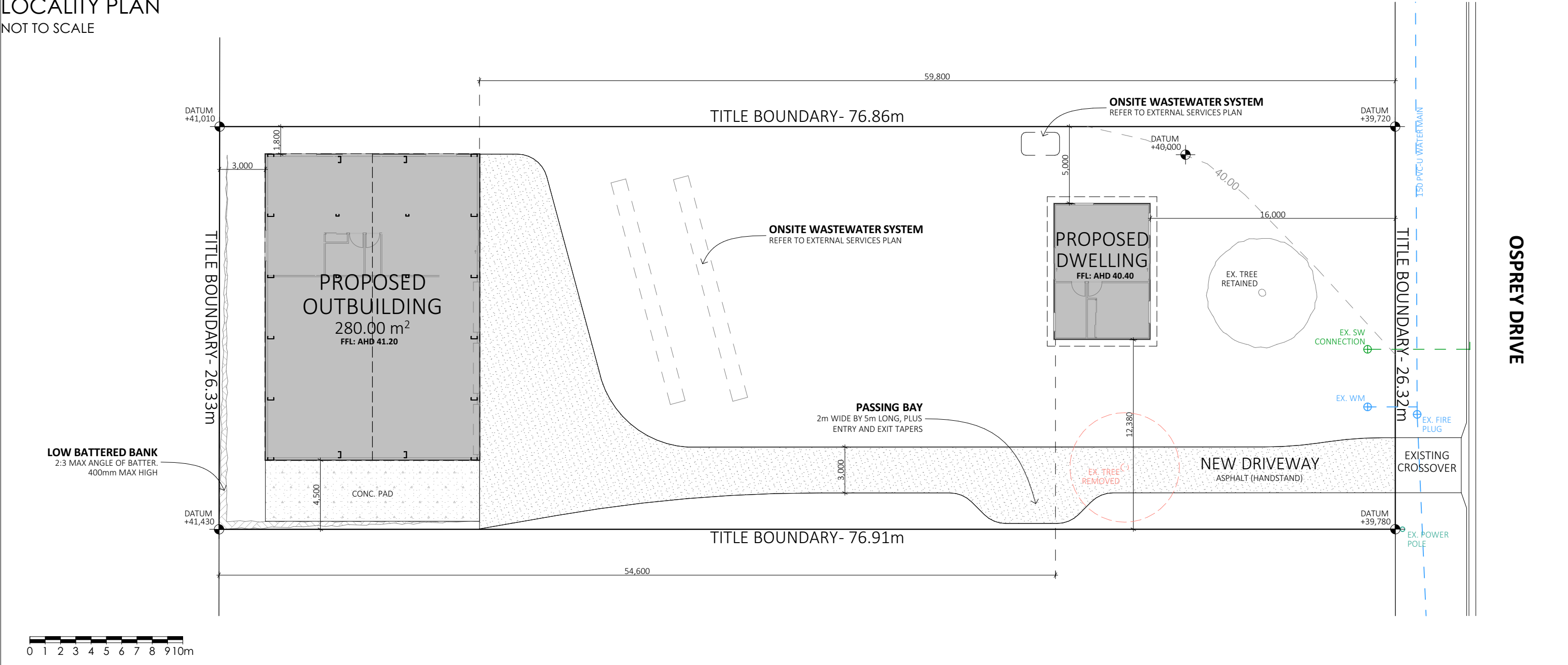
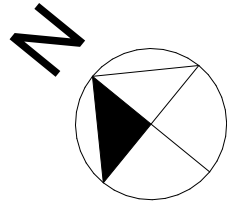
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REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	OSP15B
R1	11/04/2025	PLANNING	DRAWN	B.H	DRAWING	1/6
R2	16/05/2025	revision				
			CHECKED	M.L.	SCALE (@A3)	1:16566



LOCALITY PLAN  
NOT TO SCALE

AREA	m <sup>2</sup>
PROPOSED OUTBUILDING	280.00
PROPOSED DWELLING	55.61



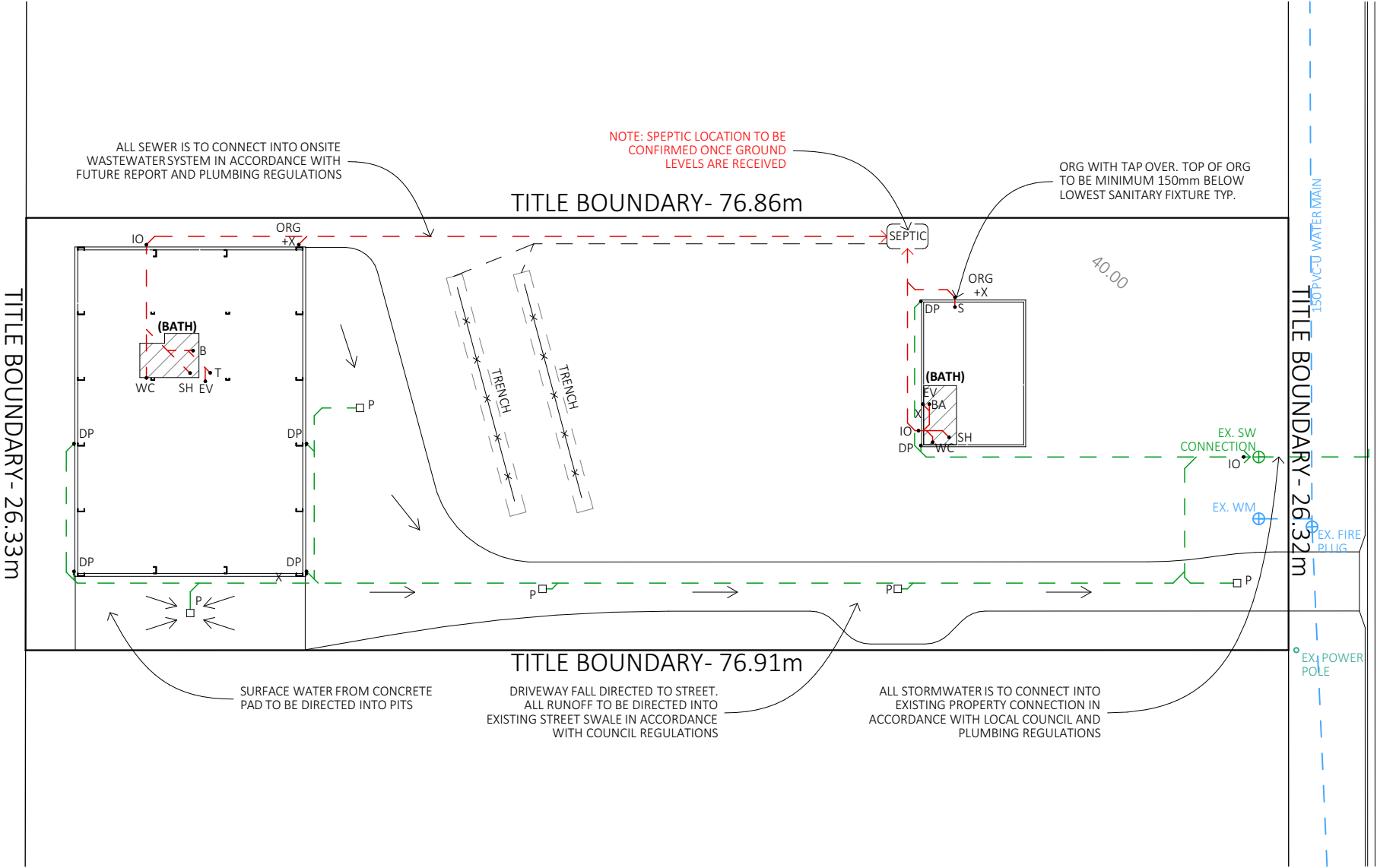
	ACC # 371799313 ABN. 71 615 812 747 PH. 6344 7319 E. info@designtolive.com.au W. designtolive.com.au	<b>CLIENT/S:</b> JAMES BAIRD	<b>SITE ADDRESS:</b> 15B OSPREY DRIVE, STIEGLITZ TAS, 7216.	<b>DRAWING</b> SITE PLAN	I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.	<b>SIGNATURE:</b>  <b>SIGNATURE:</b>	<b>DATE:</b>  <b>DATE:</b>	COPYRIGHT: This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.	<b>REV.</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>DESIGNER</b>	<b>M.L.</b>	<b>JOB NUMBER</b>	<b>OSP15B</b>
									R1	11/04/2025	PLANNING	<b>DRAWN</b>	<b>B.H</b>	<b>DRAWING</b>	<b>2/6</b>
									R2	16/05/2025	revision	<b>CHECKED</b>	<b>M.L.</b>	<b>SCALE (@A3)</b>	<b>1:250</b>

LEGEND	
B	BASIN
Ba	BATH (POP-UP PLUG WITH REMOVABLE WASTE)
S	SINK (65Ø)
T	LAUNDRY TUB (65Ø)
SH	SHOWER
WC	WATER CLOSET
FW	FLOOR WASTE
EV	VENT (THROUGH TO ROOF)
IO	INSPECTION OPENING
ORG	O/FLOW RELIEF GULLY
RE	RODDING EYE
X	EXTERNAL TAP
P	DRAINAGE PIT (450 x 450mm)
DP	DOWNSPIPE (90Ø)
<div></div>	WET AREAS
<div></div>	STORMWATER LINE (100mm PVC)
<div></div>	SEWER LINE (100mm PVC)
<div></div>	AG. DRAIN

THIS PAGE IS TO BE PRINTED  
AND READ IN COLOUR.

**NOTES:**  
ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH AS-3500 AND LOCAL PLUMBING CODE AND SHOULD BE CARRIED OUT BY A LICENSED PLUMBER.

ALL WORKS ARE TO BE IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES INTERGRATED CODE (WSA 03-2011-3.1 VERSION 3.1 MRWA VERSION 2.0) AND THE SEWERAGE CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES INTERGRATED CODE (WSA 02-2014-3.1 MRWA VERSION 2.0) AND TASWATER'S SUPPLEMENTS TO THESE CODES.



OSPREY DRIVE

INSTALL INSPECTION OPENINGS AT MAJOR BENDS FOR STORMWATER AND ALL LOW POINTS OF DOWNPIPES.

PROVIDE SURFACE DRAIN TO BACK OF BULK EXCAVATION TO DRAIN LEVELLED PAD PRIOR TO COMMENCING FOOTING EXCAVATION.

**SERVICES**  
THE HEATED WATER SYSTEM MUST BE DESIGNED AND INSTALLED WITH PART B2 OF THE NCC VOLUME THREE- PLUMBING CODE OF AUSTRALIA.

THERMAL INSULATION FOR HEATED WATER PIPING MUST:  
A) BE PROTECTED AGAINST THE EFFECTS OF WEATHER AND SUNLIGHT; AND  
B) BE ABLE TO WITHSTAND THE TEMPERATURES WITHIN THE PIPING ; AND  
C) USE THERMAL INSULATION IN ACCORDANCE WITH AS/ NZS 4859.1


HEATED WATER PIPING THAT IS NOT WITHIN A CONDITIONED SPACE MUST BE THERMALLY INSULATED AS FOLLOWS:

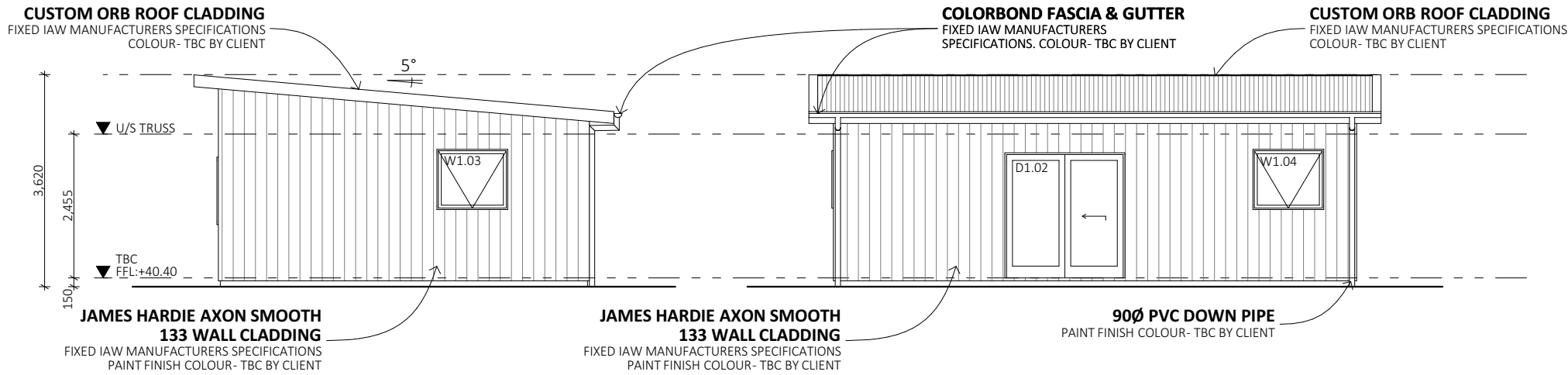
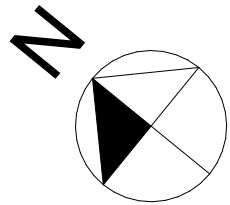
- 1. INTERNAL PIPING**  
a) ALL FLOW AND RETURN INTERNAL PIPING THAT IS-  
i) WITHIN AN UNVENTILATED WALL SPACE  
ii) WITHIN AN INTERNAL FLOOR BETWEEN STOREYS: OR  
iii) BETWEEN CEILING INSULATION AND A CEILING  
MUST HAVE A MINIMUM R-VALUE OF 0.2

- 2. PIPING LOCATED WITHIN A VENTILATED WALL SPACE, AN ENCLOSED BUILDING SUBFLOOR OR A ROOF SPACE**  
a) ALL FLOW AND RETURN PIPING  
b) COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM, MUST HAVE A MINIMUM R-VALUE OF 0.45

- 3. PIPING LOCATED OUTSIDE THE BUILDING OR IN AN UNENCLOSED BUILDING SUB FLOOR OR ROOF SPACE**  
a) ALL FLOW AND RETURN PIPING  
b) COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM  
MUST HAVE A MINIMUM R-VALUE OF 0.6

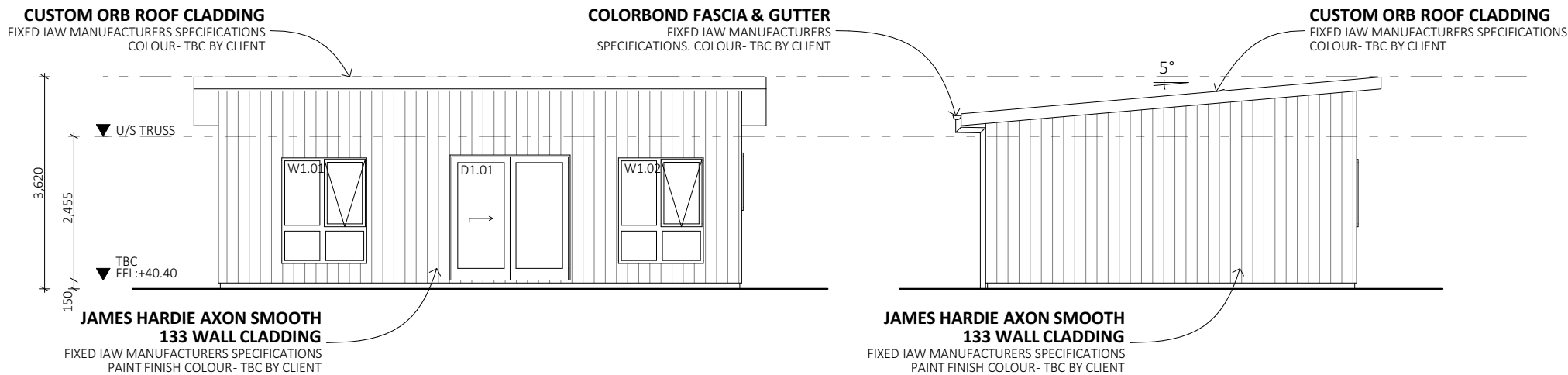
PIPING WITHIN AN INSULATED TIMBER FRAMED WALL, SUCH AS THAT PASSING THROUGH A WALL STUD, IS CONSIDERED TO COMPLY WITH THE ABOVE INSULATION REQUIREMENTS.

 <div>ACC # 371799313 ABN. 71 615 812 747 PH. 6344 7319 E. info@designtolive.com.au W. designtolive.com.au</div>	<b>CLIENT/S:</b> JAMES BAIRD	<b>DRAWING EXTERNAL SERVICES</b>	I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.	<b>SIGNATURE:</b>  <b>SIGNATURE:</b>	<b>DATE:</b>  <b>DATE:</b>	<b>COPYRIGHT:</b> This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.	<b>REV.</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>DESIGNER</b>	<b>M.L.</b>	<b>JOB NUMBER</b>	<b>OSP15B</b>
	R1						11/04/2025	PLANNING	<b>DRAWN</b>	<b>B.H</b>	<b>DRAWING</b>	<b>3/6</b>	
	R2						16/05/2025	revision					
									<b>CHECKED</b>	<b>M.L.</b>	<b>SCALE (@A3)</b>	<b>1:350</b>	



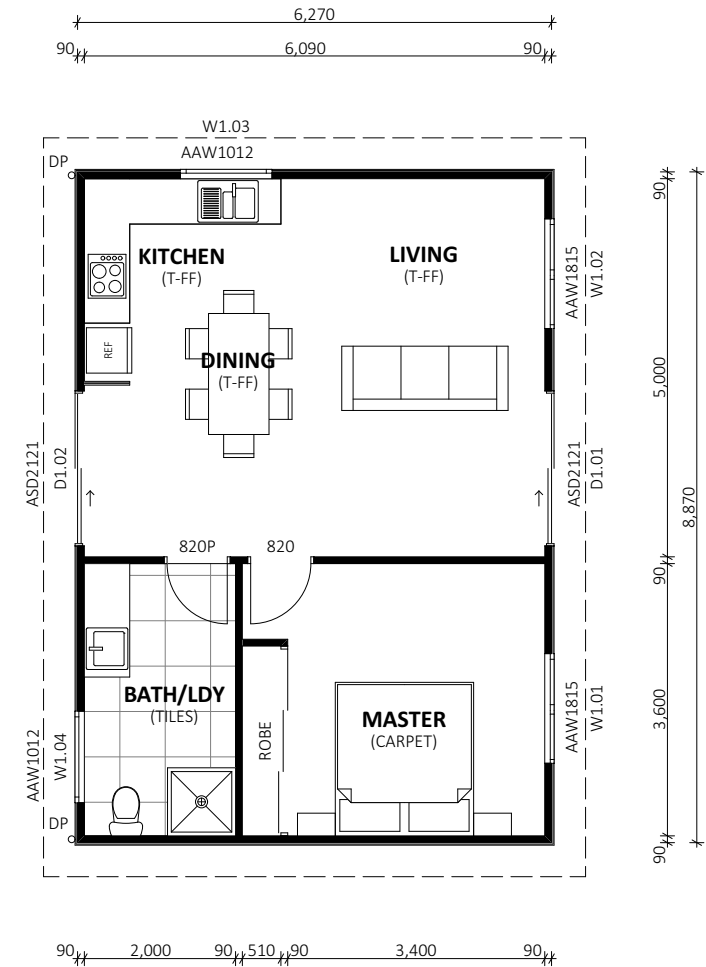
NORTH EAST ELEVATION

NORTH WEST ELEVATION



SOUTH EAST ELEVATION

SOUTH WEST ELEVATION



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STIEGLITZ TAS, 7216.

**DRAWING**  
**DWELLING**  
**FLOOR PLAN &**  
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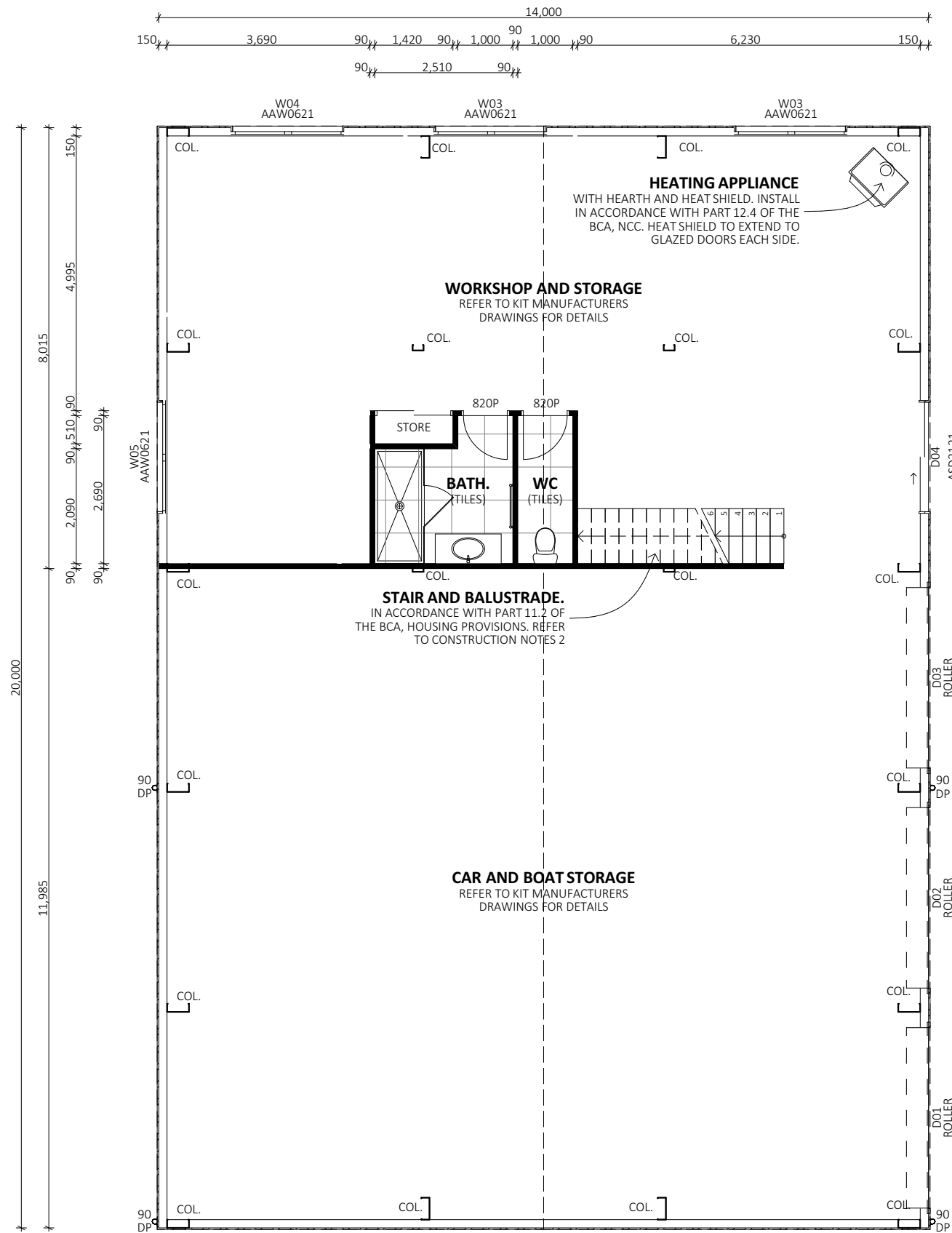
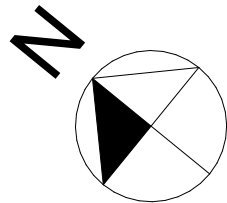
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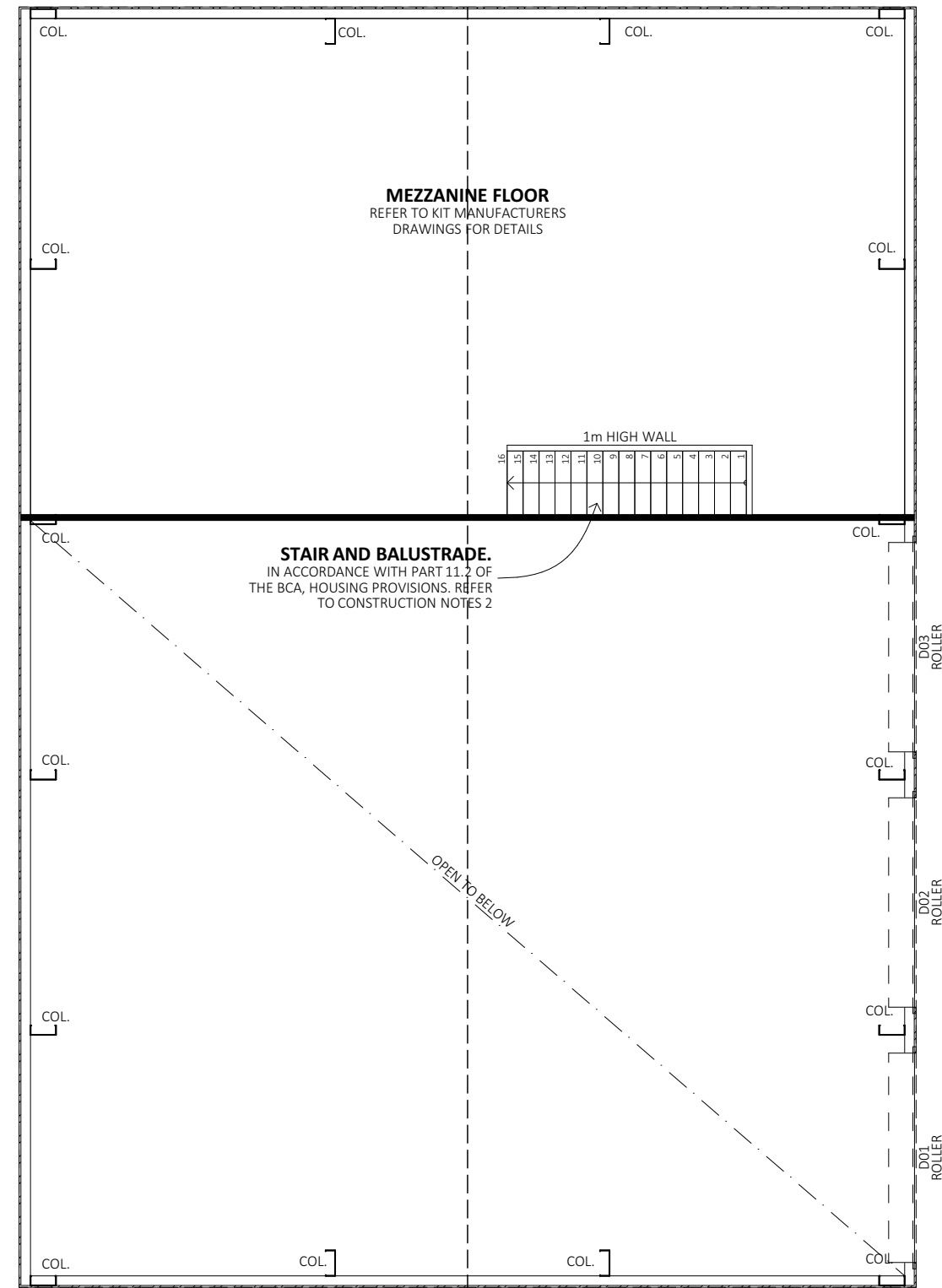
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GROUND FLOOR



FIRST FLOOR



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STIEGLITZ TAS, 7216.

**DRAWING**  
**OUTBUILDING**  
**FLOOR PLAN**

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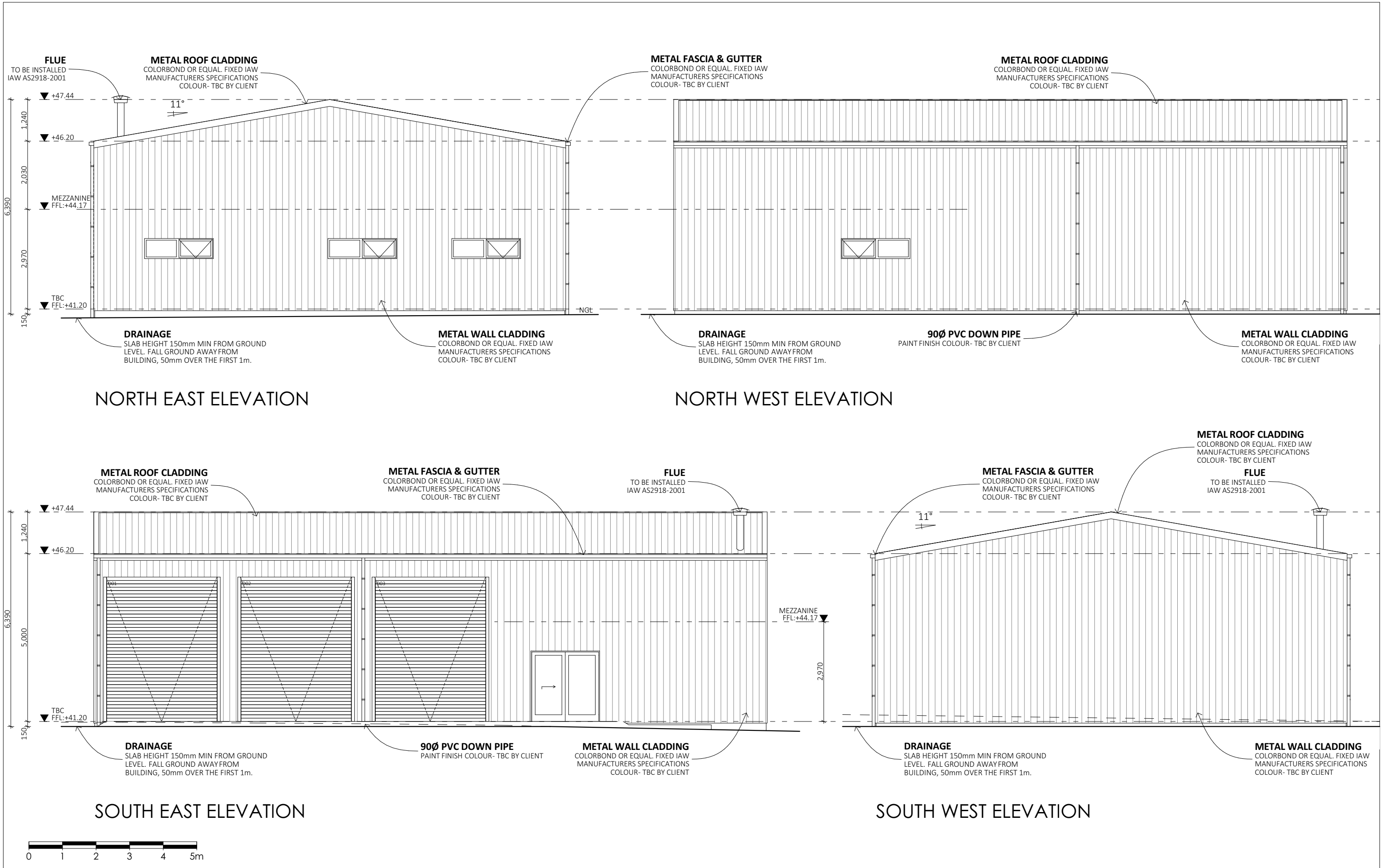
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**Mail:** 202 Wellington Street, South Launceston 7249

**A.B.N:** 71 615 812 747

**Phone:** 6344 7319

**Email:** [info@designtolive.com.au](mailto:info@designtolive.com.au)

16 May 2025

## Planning Application Cover Letter

**Development:** Proposed Dwelling and Outbuilding

**Address:** 15B Osprey Drive, Stieglitz Tas

**Council:** Break O'day

**Zone:** Low Density Residential

**The proposed development relies on the below performance criteria.**

### **A2) 10.4.3 Setback**

The proposed outbuilding does not conform to the required 5m setback outlined in the Low-Density Residential scheme and instead relies on the performance criteria.

### **P2) Justification**

While the proposed setbacks do not strictly align with the scheme, they remain compatible with the existing streetscape, taking into account topographical constraints, as well as the size, shape, and bulk of the structure. Numerous properties along Osprey Drive feature outbuildings positioned on the rear and side boundaries. Furthermore, the presence of existing adjoining buildings and private open spaces ensures that the proposed outbuilding will not result in an unreasonable loss of amenity, given considerations such as sun orientation and adequate spatial separation.

Regards,  
Design to Live