

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 / 00055
Applicant	J Binns
Proposal	Residential – Demolition of Existing Outbuildings, Construction of Dwelling Additions and Alterations
Location	298 St Helens Point Road, 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.

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

John Brown
GENERAL MANAGER

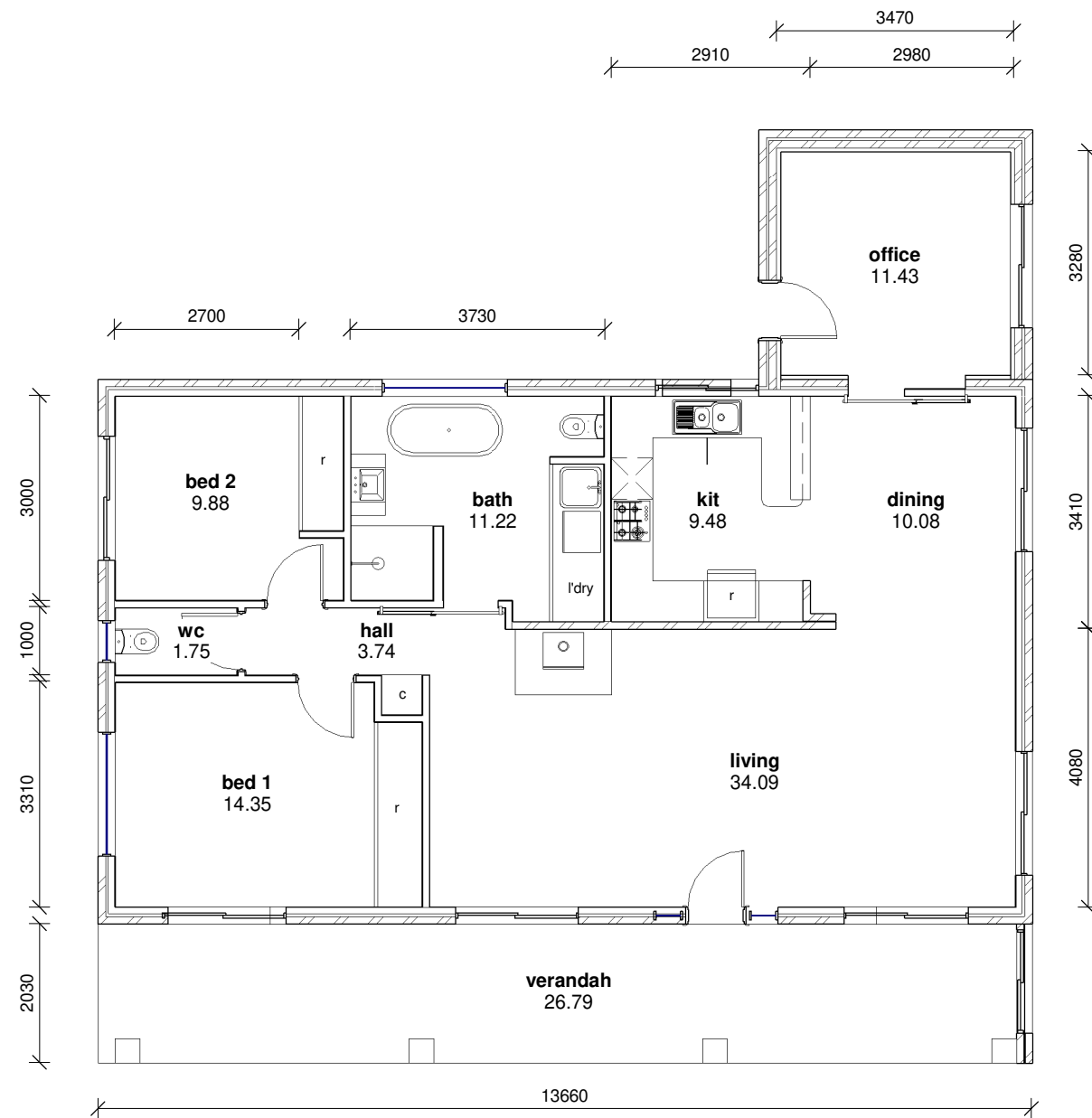
proposed dwelling alterations + additions

jacob + ricki barr
298 st helens point road stieglitz tasmania 7216

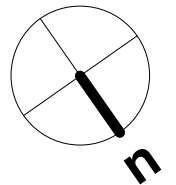
planning application





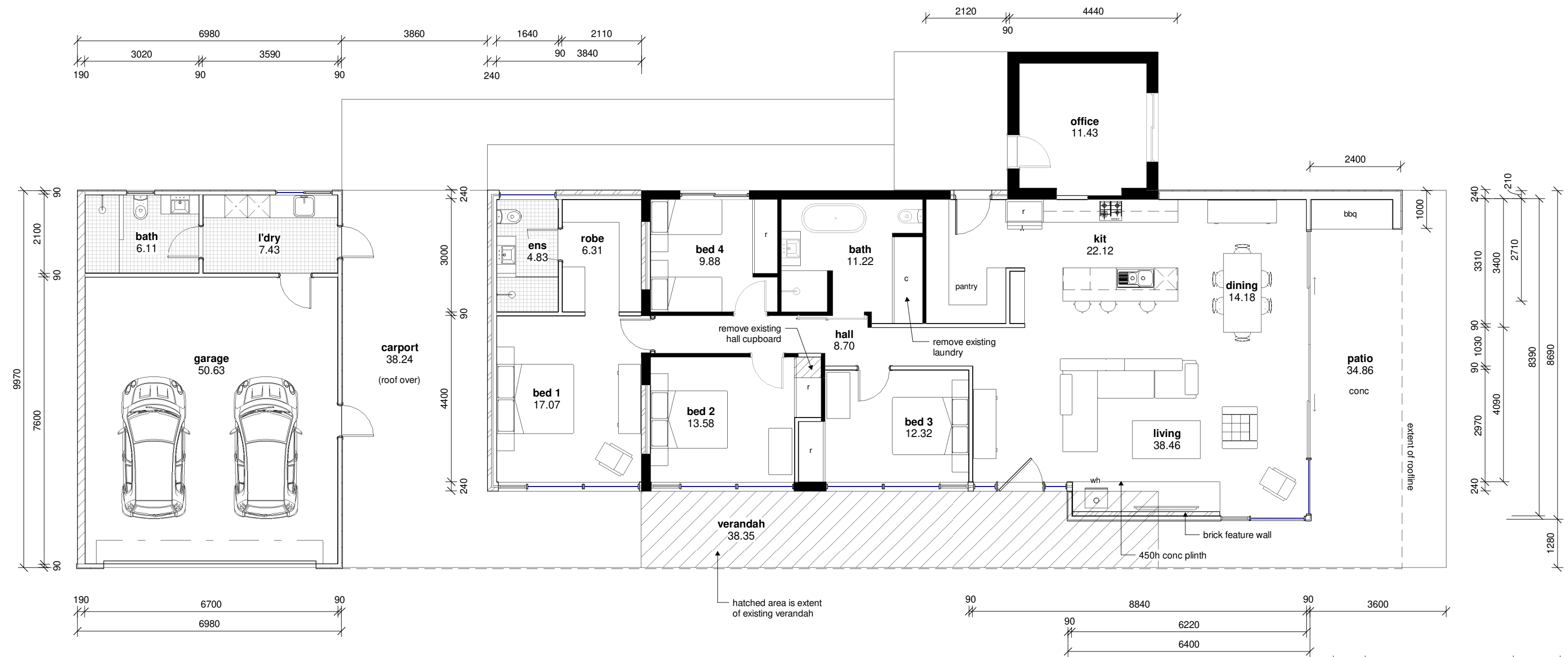
Building Areas	
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carport	39.87
dwelling	189.37
verandah	40.74
patio	36.22
	375.97



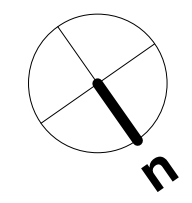
1 existing floor plan
1 : 100





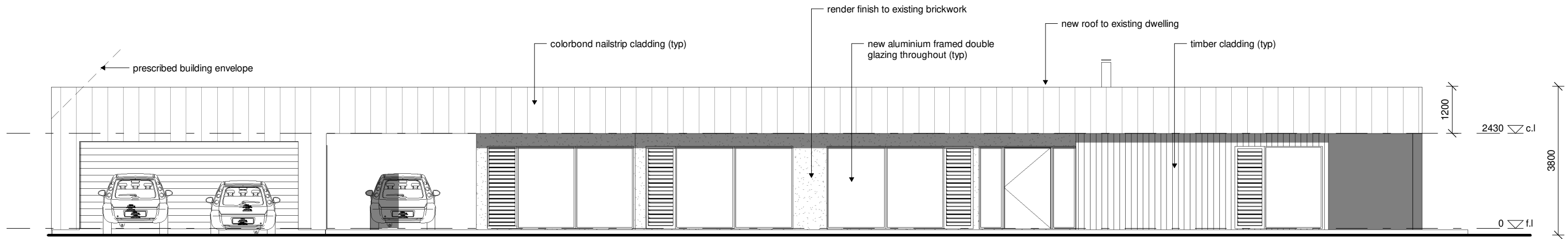
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PROJECT: proposed dwelling alts + adds FOR: j + r barr 298 st helens point road stieglitz TAS 7216		
DRAWING TITLE: existing floor plan		
DRAWING NO: a04	DRAWN BY: JB	
	DATE: 28.05.25	
SCALE: 1 : 100	PROJECT: 0724BA	
<div> jennifer binns</div> <div>www.jenniferbinnsdesign.com.au 0439 765 452 : mail @ jenniferbinnsdesign.com.au 52 cecilia street st helens tasmania 7216</div> <div> BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA</div> <div>ACCREDITATION NO: CC 1269L</div>		



1 proposed floor plan
1 : 100



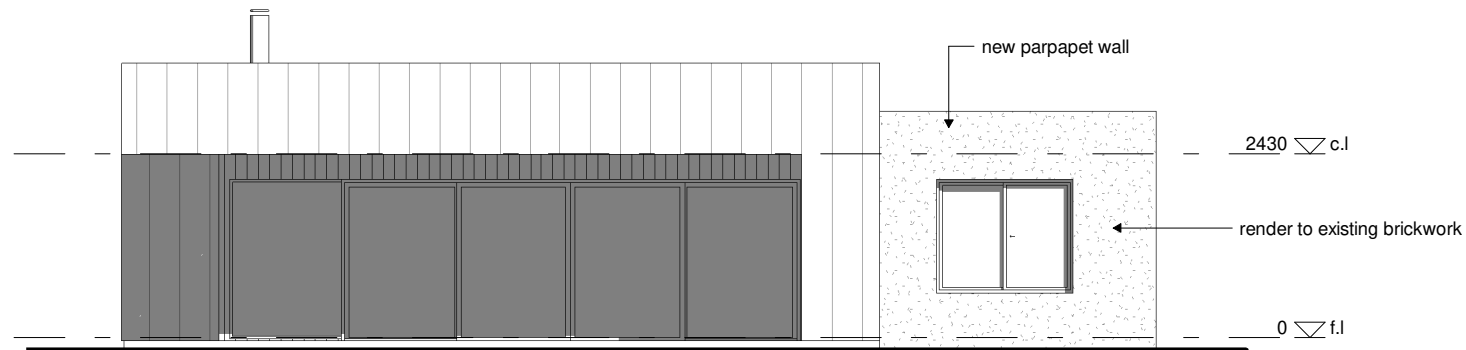
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DRAWING TITLE: proposed floor plan		
DRAWING NO: a05	DRAWN BY: JB	
	DATE: 28.05.25	
SCALE: 1 : 100	PROJECT: 0724BA	
<div> jennifer binns</div> <p>www.jenniferbinnsdesign.com.au 0439 765 452 : mail @ jenniferbinnsdesign.com.au 52 cecilia street st helens tasmania 7216</p> <div><p>BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA</p></div> <div>ACCREDITATION NO: CC 1269L</div>		



1

north east elevation



1 : 100

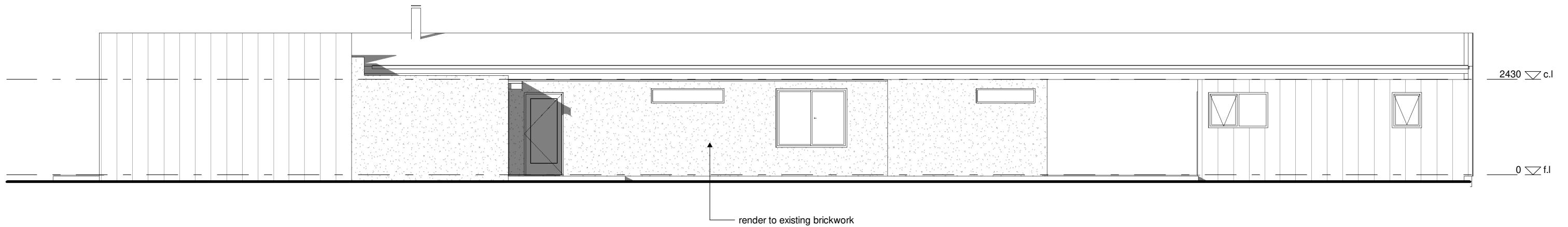


2

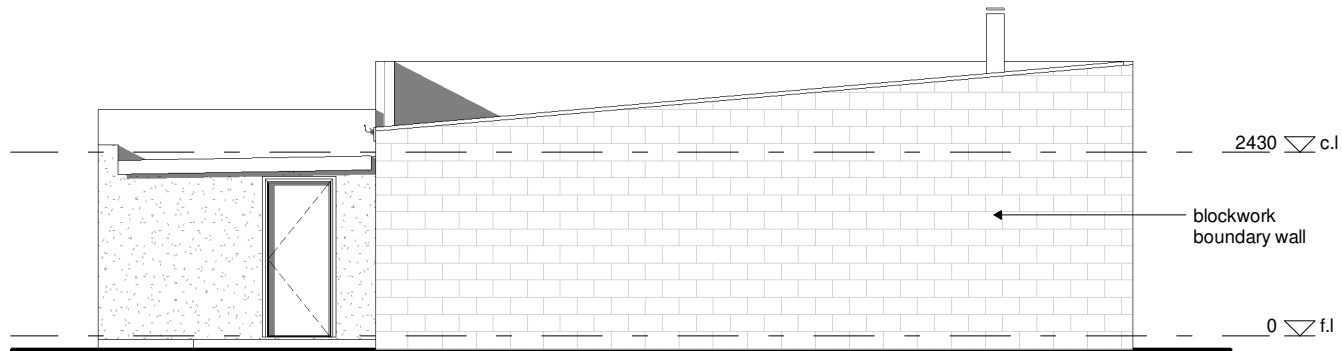
north west elevation

1 : 100



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PROJECT: proposed dwelling alts + adds		
FOR: j + r barr 298 st helens point road stieglitz TAS 7216		
DRAWING TITLE: elevations		
DRAWING NO: a06	DRAWN BY: JB	
	DATE: 28.05.25	
SCALE: 1 : 100	PROJECT: 0724BA	
<div> jennifer binns</div> <div>www.jenniferbinnsdesign.com.au 0439 765 452 : mail @ jenniferbinnsdesign.com.au 52 cecilia street st helens tasmania 7216</div> <div> BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA</div> <div>ACCREDITATION NO: CC 1269L</div>		

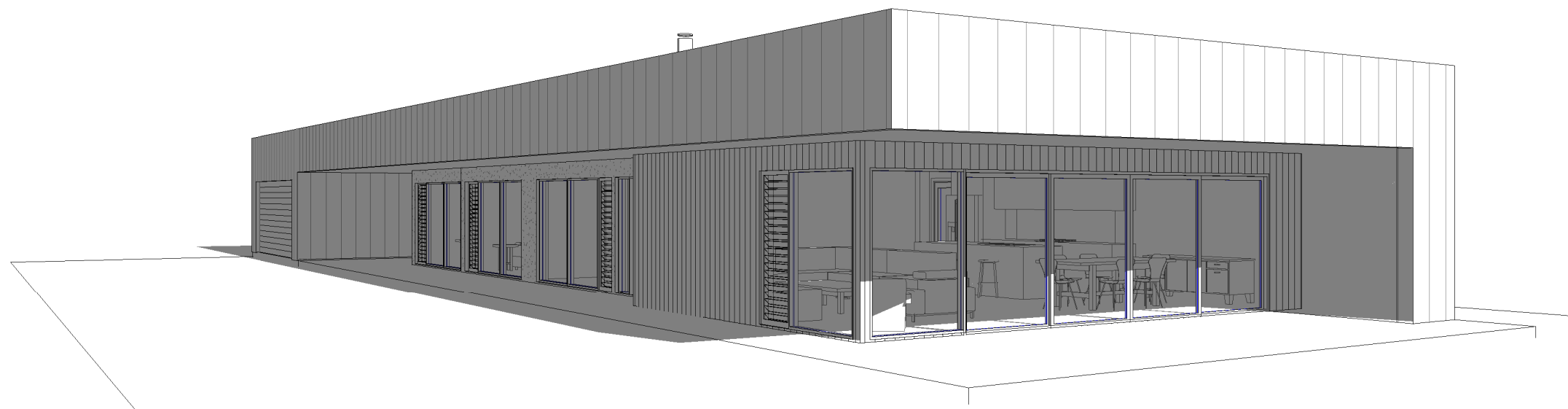




1 south west elevation
1 : 100

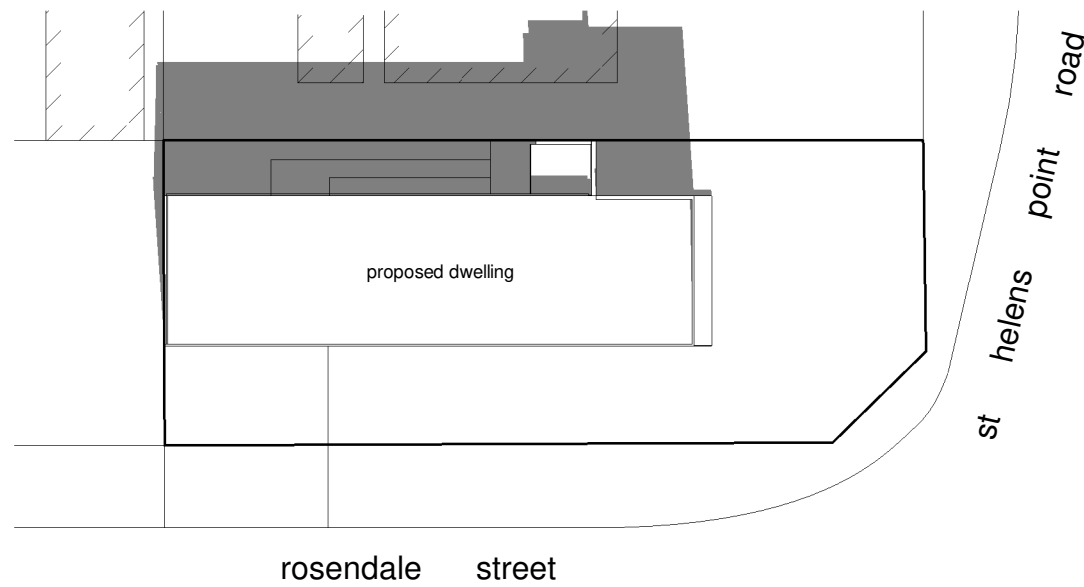


2 south east elevation
1 : 100

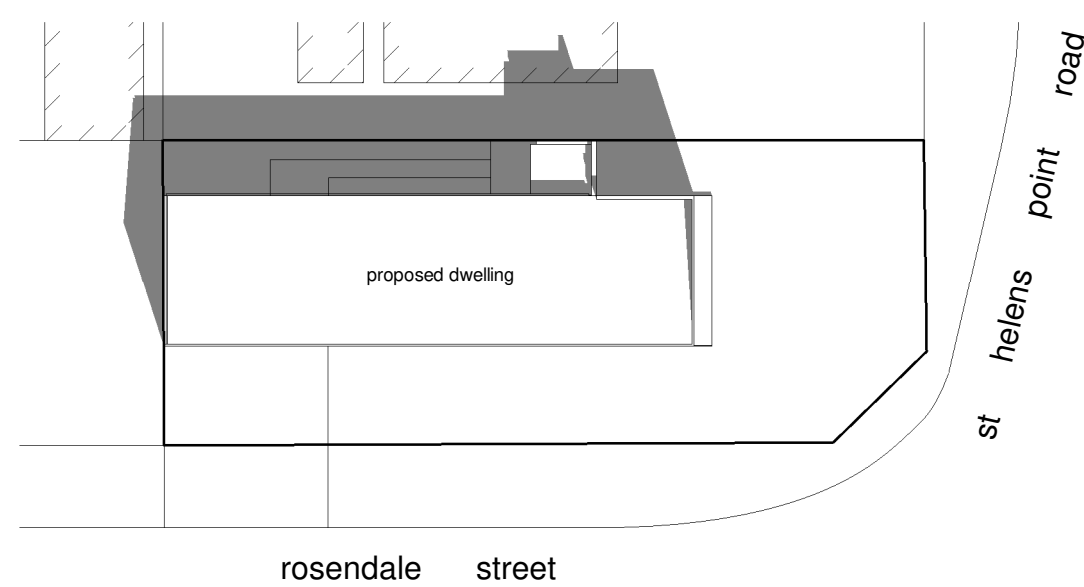
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PROJECT: proposed dwelling alts + adds FOR: j + r barr 298 st helens point road stieglitz TAS 7216		
DRAWING TITLE: elevations		
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	DATE: 28.05.25	
SCALE: 1 : 100	PROJECT: 0724BA	
<div> jennifer binns</div> <div>www.jenniferbinnsdesign.com.au 0439 765 452 : mail @ jenniferbinnsdesign.com.au 52 cecilia street st helens tasmania 7216</div> <div> BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA</div> <div>ACCREDITATION NO: CC 1269L</div>		



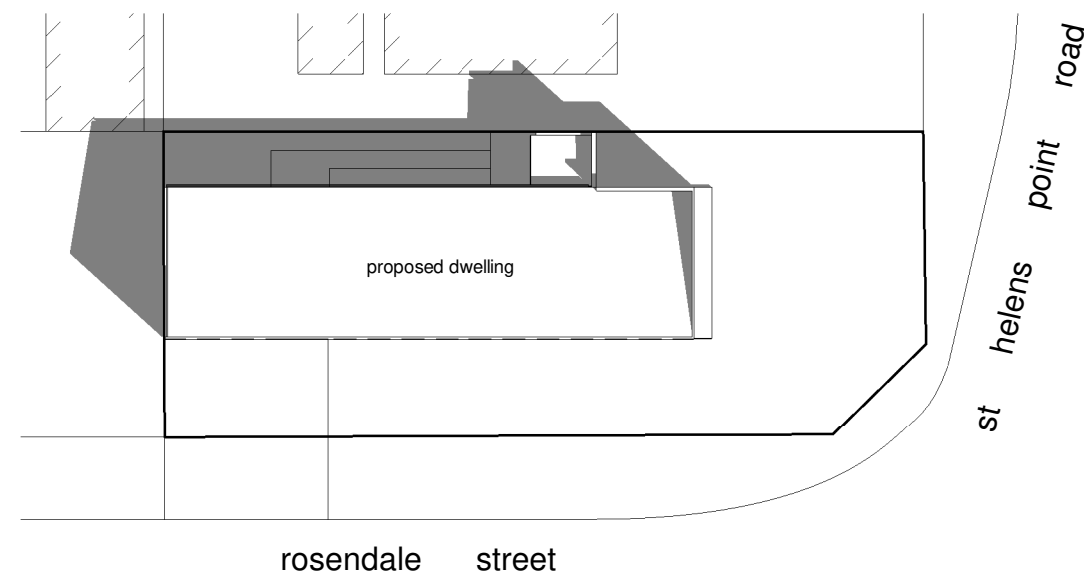
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FOR: j + r barr 298 st helens point road stieglitz TAS 7216		
DRAWING TITLE: visuals		
DRAWING NO: a08		DRAWN BY: JB
		DATE: 28.05.25
SCALE:		PROJECT: 0724BA
<div><div></div><div>jennifer binns</div></div> <div>www.jenniferbinnsdesign.com.au 0439 765 452 : mail @ jenniferbinnsdesign.com.au 52 cecilia street st helens tasmania 7216</div> <div> BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA</div> <div>ACCREDITATION NO: CC 1269L</div>		



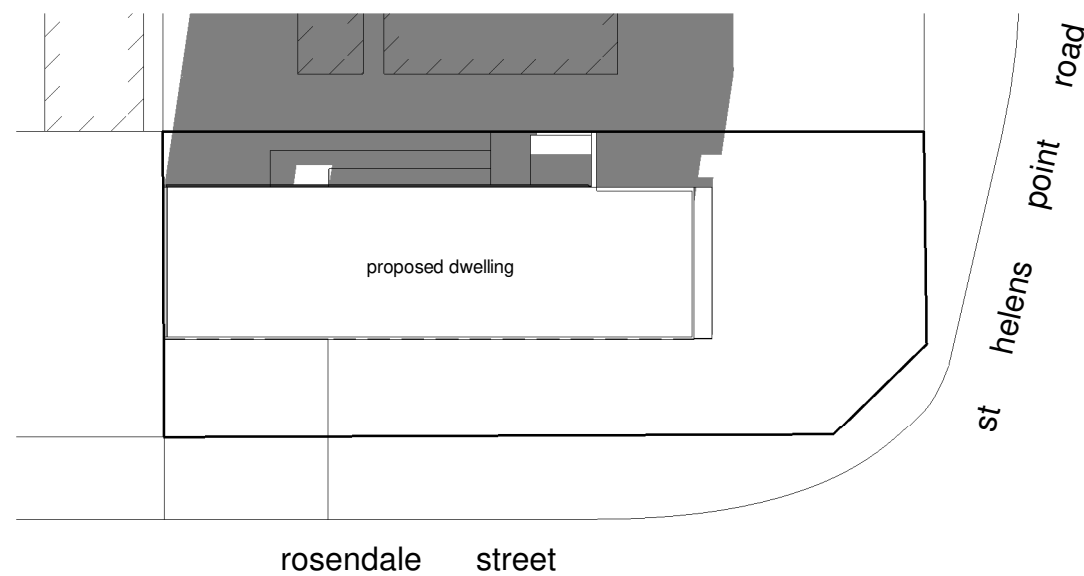
1 shadow cast 9am june 21
1 : 500





2 shadow cast 11am june 21
1 : 500



3 shadow cast 1pm june 21
1 : 500



4 shadow cast 3pm june 21
1 : 500

REV:	DESCRIPTION:	DATE:
PROJECT: proposed dwelling alts + adds		
FOR: j + r barr 298 st helens point road stieglitz TAS 7216		
DRAWING TITLE: shadow diagrams		
DRAWING NO: a09	DRAWN BY: JB	
	DATE: 28.05.25	
SCALE: 1 : 500	PROJECT: 0724BA	
<div> jennifer binns</div> <div>www.jenniferbinnsdesign.com.au 0439 765 452 : mail @ jenniferbinnsdesign.com.au 52 cecilia street st helens tasmania 7216</div> <div><div>BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA</div></div> <div>ACCREDITATION NO: CC 1269L</div>		

proposed dwelling alterations + additions

jacob + ricki barr
6 macmichael terrace st helens tasmania 7216

planning compliance report

april 24 2025

jennifer binns building design
52 cecilia street st helens tasmania 7216
mail@jenniferbinnsdesign.com.au : 0439 765 452

Introduction

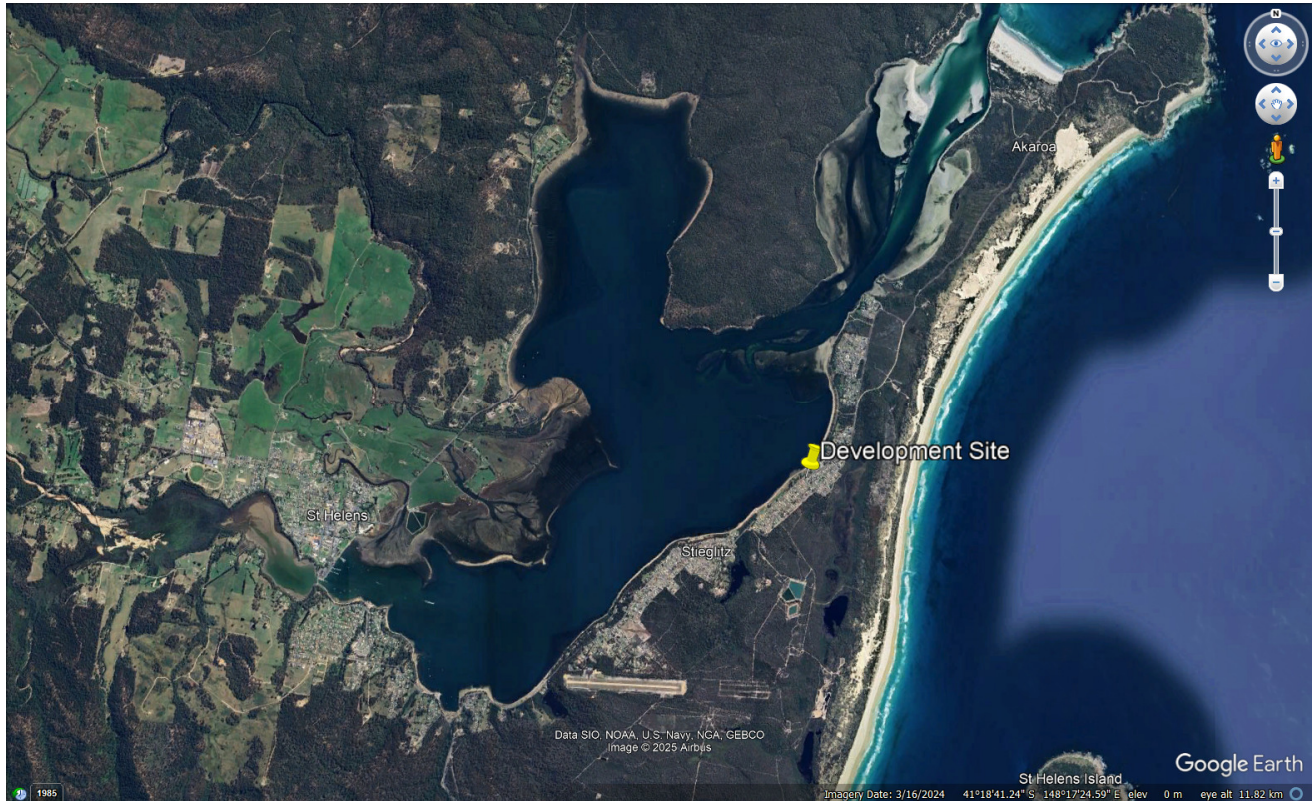
This report aims to demonstrate compliance with relevant planning standards for proposed dwelling alterations + additions for Jacob + Ricki Barr at 298 St Helens Point Road Stieglitz (c.t.242677/8). The report aims to take into consideration the intent, values and objectives of the Tasmanian Planning Scheme and address all scheme standards applicable to this development.

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

Development Site Details

The development site is an established residential property within the Stieglitz township with an existing access point on Rosendale Street which will be upgraded as part of the proposed development. The property is not serviced by Council's stormwater system and stormwater is currently discharged to the ground.

Zone: General Residential



Development Details

The proposed development comprises alterations and additions to the existing dwelling and includes an attached garage and carport, replacing the existing garage on the site.

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 Tasmanian Planning Scheme are applicable to the proposed development:

- **Zone 8.0 GENERAL RESIDENTIAL ZONE**
- **Code 2.0 PARKING AND SUSTAINABLE TRANSPORT CODE**
- **Code 12.0 FLOOD PRONE AREAS CODE**

Table 8.3 GENERAL RESIDENTIAL USE STANDARDS

8.3.1 Amenity

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 commercial use.

A4 Not Applicable

The proposed development is not a *Discretionary* use.

8.3.2 Residential Character

A1 Not Applicable

The proposed development is not in the *Visitor Accommodation* use class.

A1 Not Applicable

The proposed development is not in the *Visitor Accommodation* use class.

Table 8.4 GENERAL RESIDENTIAL DEVELOPMENT STANDARDS

8.4.1. Residential density for multiple dwellings

A1 Not Applicable

The proposed development does not include multiple dwellings.

8.4.2 Setback and building envelope for all dwellings

A1 Acceptable Solution

The proposed development is not within 4.5m of the St Helens Point Road frontage or within 3m of the Rosendale Street frontage. The development site is an established residential property and is not a vacant site.

A2 Acceptable Solution

The proposed garage and carport have a setback of 6.57m from Rosendale Street.

P3 Performance Solution

The proposed dwelling is predominantly contained within the prescribed building envelope. A portion of the proposed garage falls outside of the envelope and is within 1.5m of the boundary with a wall length of 9.97m. The garage is replacing an existing outbuilding which has a similar footprint and the position of the garage is considered consistent with the pattern of development in the area and will not present a significant change in visual bulk to the adjoining property. Shadow diagrams have been provided with this application which demonstrate the extent of overshadowing, there is no shadowing impact on the adjoining habitable rooms.

8.4.3 Site coverage and private open space for all dwellings

A1 Acceptable Solution

The proposed development does not include multiple dwellings. The site coverage of development is <50% of the lot area.

A2 Acceptable Solution

The proposed dwelling has a large area of private open space located on the northern side of the dwelling with a level gradient.

8.4.4 Sunlight to private open space of multiple dwellings

A1 Not Applicable

The proposed development does not include multiple dwellings.

8.4.5 Width of openings for garages and carports for all dwellings

A1 Not Applicable

The proposed garage and carport are not adjacent to the primary frontage.

8.4.6 Privacy for all dwellings

A1 Not Applicable

The proposed development does not include a new floor level >1m above natural ground level.

A2 Not Applicable

The proposed development does not include a new floor level >1m above natural ground level.

A3 Not Applicable

The proposed development does not include a shared driveway.

8.4.7 Frontage fences for all dwellings

A1 Not Applicable

Fencing is not proposed as part of this application.

8.4.8 Waste storage for multiple dwellings

A1 Not Applicable

The proposed development does not include multiple dwellings.

Table 8.5 DEVELOPMENT STANDARDS FOR NON DWELLINGS

Not Applicable

The proposed development is a single dwelling.

Table 8.6 DEVELOPMENT STANDARDS FOR SUBDIVISION

Not Applicable

No subdivision of land is proposed.

Table C2.5 CAR PARKING USE STANDARDS

C2.5.1 Car parking numbers

A1 Acceptable Solution

A minimum of 2 parking spaces are provided for the dwelling in accordance with the requirements of table 2.1.

C2.5.2 Bicycle parking numbers

Not Applicable

The proposed development does not require the provision of bicycle parking.

C2.5.3 Motorcycle parking numbers

Not Applicable

The proposed development does not require the provision of motorcycle parking.

C2.5.4 Loading bays

Not Applicable

The proposed development does not require provision of a loading bay.

C2.5.5 Number of car parking spaces within the General Residential zone and Inner Residential zone

A1 Not Applicable

The proposed development is in the *Residential* use class.

Table C2.6 CAR PARKING DEVELOPMENT STANDARDS

C2.6.1 Construction of parking areas

A1 Acceptable Solution

The existing gravel driveway will be sealed as part of the proposed development and drained to Council's stormwater system.

C2.6.2 Design and layout of parking areas

A1 Acceptable Solution

The layout of the development site meets the prescribed requirements. The development does not require the provision of >4 parking spaces.

A1.2 Not Applicable

No accessible parking is required for the proposed development.

C2.6.3 Number of accesses for vehicles

A1 Not Applicable

The development site has one access point only.

A2 Not Applicable

The development site is in the *General Residential* zone.

C2.6.4 Lighting of parking areas within the Gen. Business zone and Central Business zone

A1 Not Applicable

The development site is in the *General Residential* zone.

C2.6.5 Pedestrian Access

A1.1 Not Applicable

The proposed development does not require the provision of pedestrian access paths.

A1.2 Acceptable Solution

The proposed development does not require the provision of accessible parking.

C2.6.6 Loading bays

A1 Not Applicable

The proposed development does not require the provision of a loading bay.

A2 Not Applicable

There are no commercial vehicles associated with the proposed development.

C2.6.7 Bicycle parking and storage facilities within the Gen. Business zone and Central Business zone

A1 Not Applicable

The proposed development does not require the provision of bicycle parking.

A2 Not Applicable

The proposed development does not require the provision of bicycle parking.

C2.6.8 Siting of parking and turning areas

A1 Not Applicable

The proposed development is in the *General Residential* zone.

A2 Not Applicable

The proposed development is in the *General Residential* zone.

Table C2.7 PARKING PRECINCT PLAN

C2.7.1 Construction of parking areas

A1 Not Applicable

The development site is not within a parking precinct plan.

Table 12.5 FLOOD PRONE AREA USE STANDARDS

12.5.1 Uses within a flood prone hazard area

P1 Performance Solution

The proposed development is an extension to an existing habitable building. The level of flood risk to the development site is indicated as H1 which is classified as generally safe for people, vehicles and buildings. No specific flood mitigation measures are proposed.

12.5.2 Critical use, hazardous use or vulnerable use

Not Applicable

The proposed development is not a critical, hazardous or vulnerable use.

Table 12.6 FLOOD PRONE AREA DEVELOPMENT STANDARDS

12.6.1 Buildings and works within a flood-prone hazard area

P1 Performance Solution

The level of flood risk to the development site is indicated as H1 which is classified as generally safe for people, vehicles and buildings. No specific flood mitigation measures are proposed.

Table 12.7 FLOOD PRONE AREA SUBDIVISION STANDARDS

12.7.1 Subdivision within a flood prone hazard area

Not Applicable

No subdivision of land is proposed.