

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 / 00075
Applicant	Engineering Plus
Proposal	Residential (other) – Retrospective Approval of Annex
Location	10 Chimney Heights Road, Stieglitz (Site 11)

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 5th July, 2025 **until 5pm Friday 18th July, 2025**.

John Brown
GENERAL MANAGER

As Constructed Annexe
Xu Family Group 2 Pty Ltd
Site 11, 10 Chimney Heights Road,
Stieglitz TAS 7216

Planning Development Report

prepared for

Break O'Day Council

prepared by

Jun Ren

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

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

Overview

This written planning scheme response has been prepared in response to the request for further information regarding the as constructed annexe located in a caravan park. It addresses the relevant planning scheme provisions and ensures that any changes required are reflected in the accompanying amended plans.

Description

Property Details

PID: 6788804
Lot Size: 13400m²
Zoning: 8 – General Residential Zone
Vegetation: Existing vegetation on site to be retained.

Type: Class 10a
Stories: Single
Bedrooms: -
Foundation: Concrete
Walls: Colorbond
Roof: Colorbond

Area:

As Constructed Annexe: 18m²



Contents

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

Architectural Plans by Engineering Plus:

A00 – Cover Page	Rev. B
A01 – Locality Plan and Site Plan	Rev. B
A02 – Floor Plan	Rev. B

Applicant

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

Xu Family Group 2 Pty Ltd
Site 11, 10 Chimney Heights Road,
Stieglitz TAS 7216

8.0 General Residential Zone

8.5 Development Standards for Non-dwellings

8.5.1 non-dwelling development

Objectives:

That all non-dwelling development:

- (a) is compatible with the character, siting, apparent scale, bulk, massing and proportion of residential development; and
- (b) does not cause an unreasonable loss of amenity on adjoining residential properties.

P1 – Performance Criteria

A building that is not a dwelling, excluding for Food Services and local shop, must have a setback from a frontage that is compatible with the streetscape, having regard to any topographical constraints.

Response:

The as-constructed annexe at Site 11, 10 Chimney Heights Road, Stieglitz TAS 7216 has a boundary setback of 2710mm and a frontage setback of 1200mm, relative to the neighbouring building and the adjacent caravan parking area. These setbacks have been carefully considered to ensure compatibility with the existing streetscape character.

The neighbouring building and the caravan parking area have frontage setbacks of 1400mm and 1800mm respectively. Notably, the frontage of the caravan and the neighbouring building are generally aligned, contributing to a consistent building line along the street.

Despite the slightly reduced frontage setback of the annexe, its position remains visually compatible with the existing built form and does not result in any adverse impact on the rhythm or coherence of the streetscape. The increased side setback of the annexe further assists in minimising bulk, maintaining openness, and ensuring amenity for adjoining sites.



BRE-S2.0 Stormwater Management Specific Area Plan

BRE-S2.7 Development Standards for Buildings and Works

BRE-S2.7.1 Stormwater management

Objectives:

- (a) That development provides for adequate stormwater management.

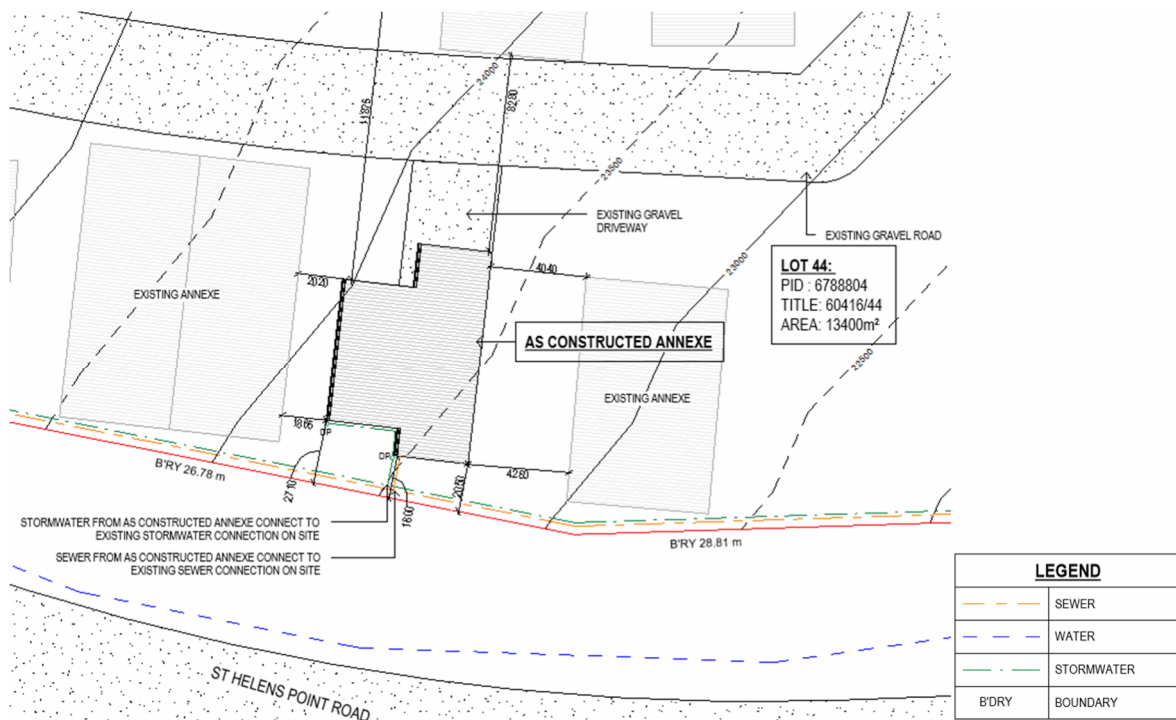
A1 – Acceptable Solutions

Development must be:

- (a) capable of connecting to the public stormwater system; **or**
(b) permitted by the General Manager to discharge stormwater to a system other than the public stormwater system.

Response:

The sewer and stormwater from the as-constructed annexe at Site 11, 10 Chimney Heights Road, Stieglitz TAS 7216 are connected to existing sewer and stormwater systems on site. The existing sewer and stormwater systems of Hillcrest Caravan Park runs along the boundary line in between the boundary and the as constructed annexe.



Conclusion

In consideration of the information provided and the specific measures implemented, it is evident that the as-constructed annexe located at Site 11, 10 Chimney Heights Road, Stieglitz TAS 7216 will not impact the established streetscape along St Helens Point Road. The annexe is appropriately sited and designed to maintain visual harmony with the surrounding built environment.

Additionally, the sewer and stormwater services for the annexe have been correctly connected to the existing on-site infrastructure, ensuring proper functionality and compliance with servicing requirements.

We appreciate your time and attention in assessing this application. Should you require any further information or clarification, please do not hesitate to contact us.

Best regards,



Jack & Trin Pfeiffer

Directors

EngineeringPlus Pty. Ltd.

House Plans Plus Pty. Ltd

81 Elizabeth Street, Launceston

Jack: 0417 362 783

Email: jack@engineeringplus.com.au

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

Accreditation No. CC2211T

DRAWING SCHEDULE

A00	COVER PAGE
A01	SITE PLAN
A02	FLOOR PLAN

PROJECT INFORMATION

BUILDING DESIGNER:	GRANT JAMES PFEIFFER
ACCREDITATION No:	CC2211T
ZONE:	8.0 GENERAL RESIDENTIAL ZONE
BUILDING CLASS:	CLASS 10
LAND TITLE REFERENCE NUMBER:	60416/44
DESIGN WIND SPEED:	ASSUMED "N2"
SOIL CLASSIFICATION:	ASSUMED "H1"
CLIMATE ZONE:	7
BUSHFIRE-PRONE BAL RATING:	N/A
ALPINE AREA:	N/A
CORROSION ENVIRONMENT:	SEVERE
FLOODING:	NO
LANDSLIP:	NO
DISPERSIVE SOILS:	UNKNOWN
SALINE SOILS:	UNKNOWN
SAND DUNES:	NO
MINE SUBSIDENCE:	NO
LANDFILL:	NO
GROUND LEVELS:	REFER PLAN
ORG LEVEL:	75mm ABOVE GROUND LEVEL

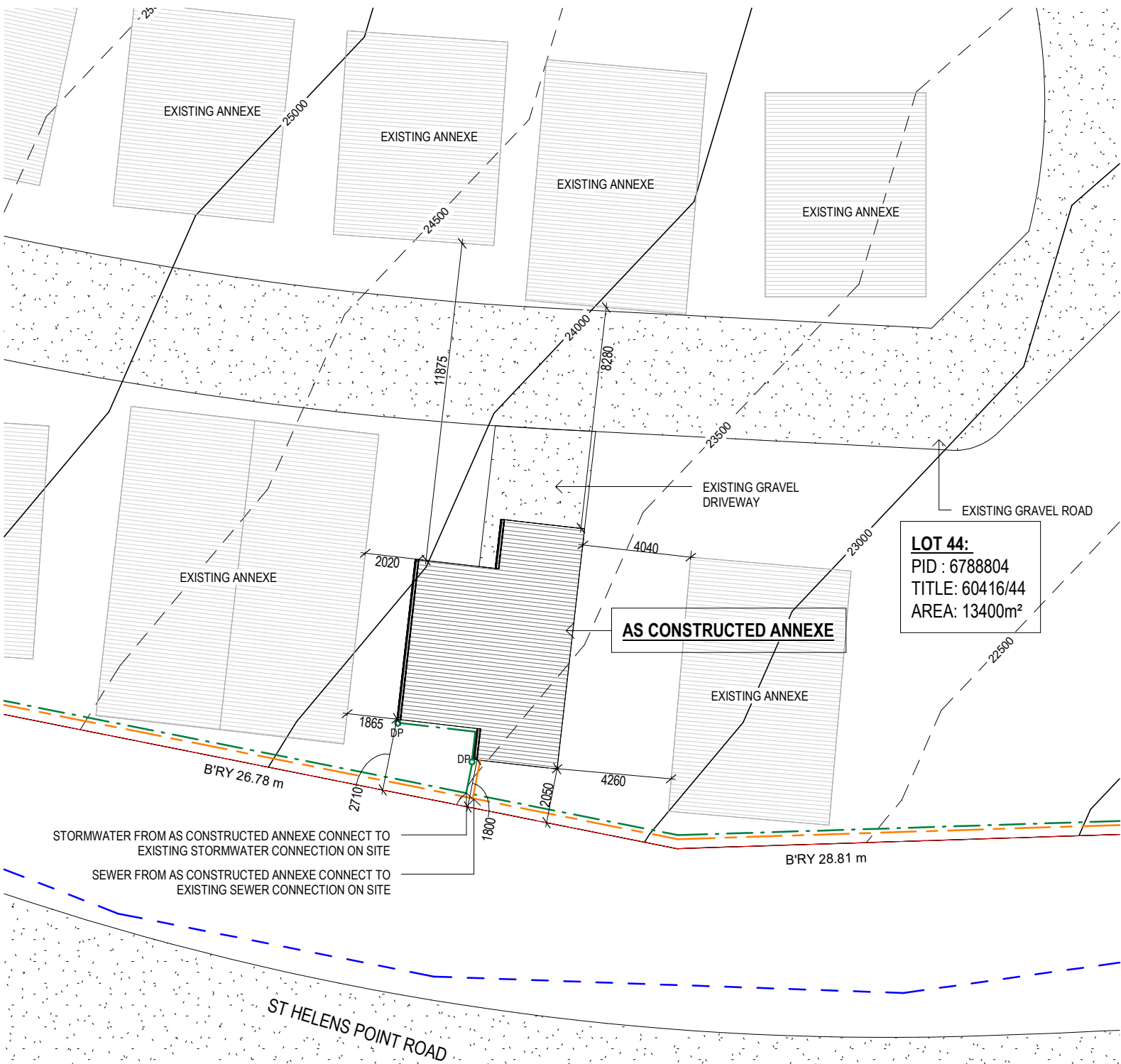
AS CONSTRUCTED ANNEXE

XU FAMILY GROUP 2 PTY LTD
10 CHIMNEY HEIGHTS ROAD,
STIEGLITZ TAS 7216

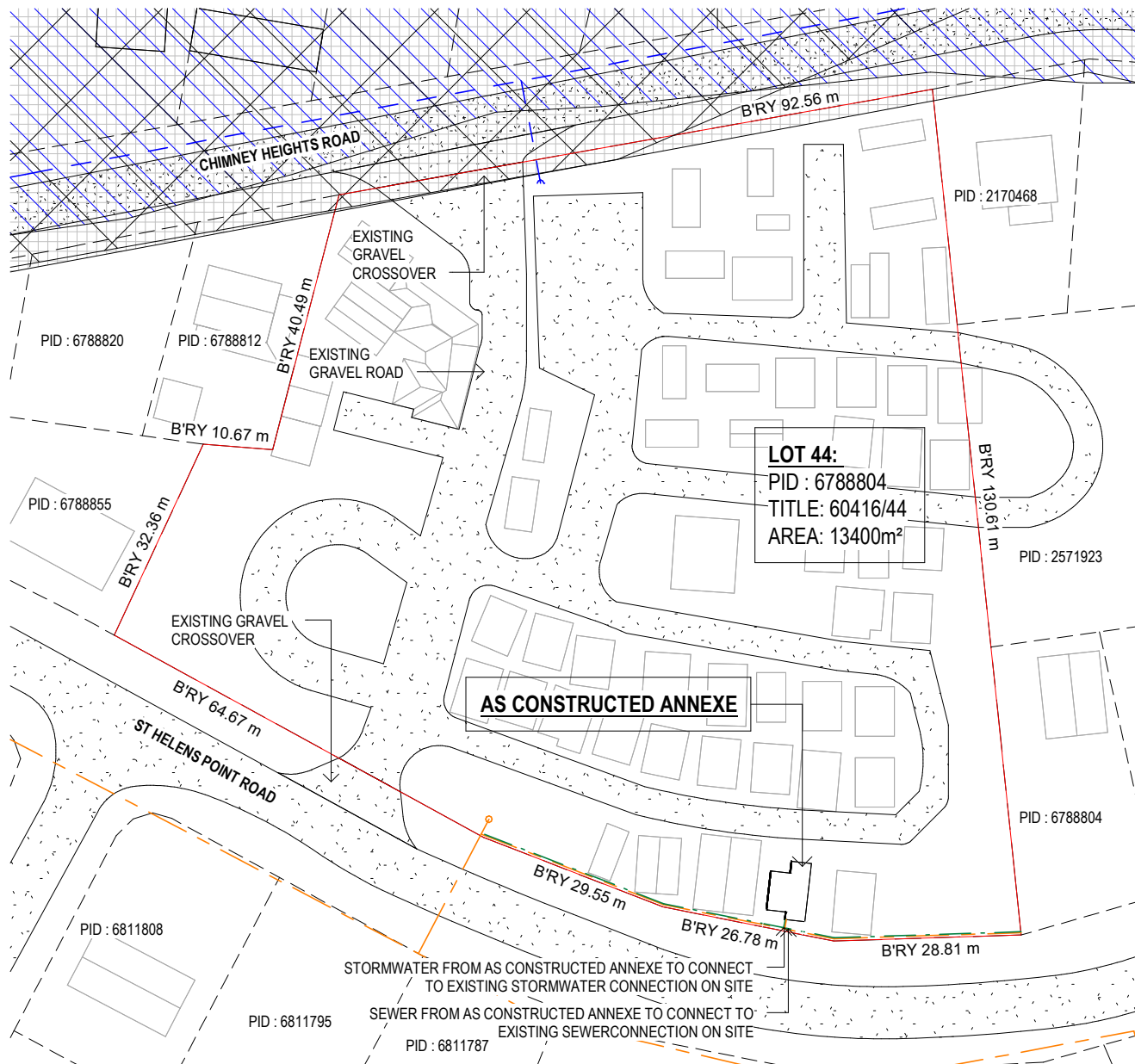
BREAK O'DAY COUNCIL

ISSUED FOR DEVELOPMENT APPROVAL

DEVELOPMENT AREA	
Name	Area
AS CONSTRUCTED ANNEXE	18.00 m ²
	18.00 m ²



SITE PLAN
SCALE 1 : 200



LOCALITY PLAN
SCALE 1 : 1000

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.

NOTE
STORMWATER FROM AS CONSTRUCTED ANNEXE TO BE DIRECTED INTO EXISTING STORMWATER SYSTEM TO LOCAL COUNCIL REQUIREMENTS & AS3500

THE INTENDED USE OF THE ANNEX STRUCTURE IS FOR RESIDENTIAL PURPOSES

ZONING
THE ENTIRETY OF THE SITE IS LOCATED WITHIN AN AIRPORT OBSTACLE LIMITATION AREA (86.5m)

LEGEND	
	LANDSLIP HAZARD (MEDIUM)
	BUSHFIRE PRONE AREAS
	COASTAL EROSION HAZARD AREAS

LEGEND	
	SEWER
	WATER
	STORMWATER
	B'DRY
	BOUNDARY

DEVELOPMENT APPROVAL

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Client: XU FAMILY GROUP 2 PTY LTD
Project: AS CONSTRUCTED ANNEXE
Address: 10 CHIMNEY HEIGHTS ROAD, STIEGLITZ TAS 7216

Office: 6331 7021
info@engineeringplus.com.au

ENGINEERING PLUS BUILDING DESIGN PROJECT MANAGEMENT CIVIL/STRUCTURAL ENGINEERING

Drawing No: 2025-139 A01 / A02
Rev: B

				Date Drawn: 10.04.25
				Drawn: J. Chin
				Checked: J. Pfeiffer
				Approved: J. Pfeiffer
				Scale: As Shown @ A3
B	R.F.I UPDATES	18.06.25	J.C	Accredited Building Designer
A	DEVELOPMENT APPROVAL	22.04.25	J.C	Designer Name: J. Pfeiffer
-	ISSUED FOR REVIEW	10.04.25	J.C	Accreditation No: CC2211T
Rev:	Amendment:	Date:	Int:	

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	U-VALUE	SHGC
W1	600	2050	DG	4.3	0.55
W2	600	2050	DG	4.3	0.55
W3	1800	500	DG	4.3	0.55

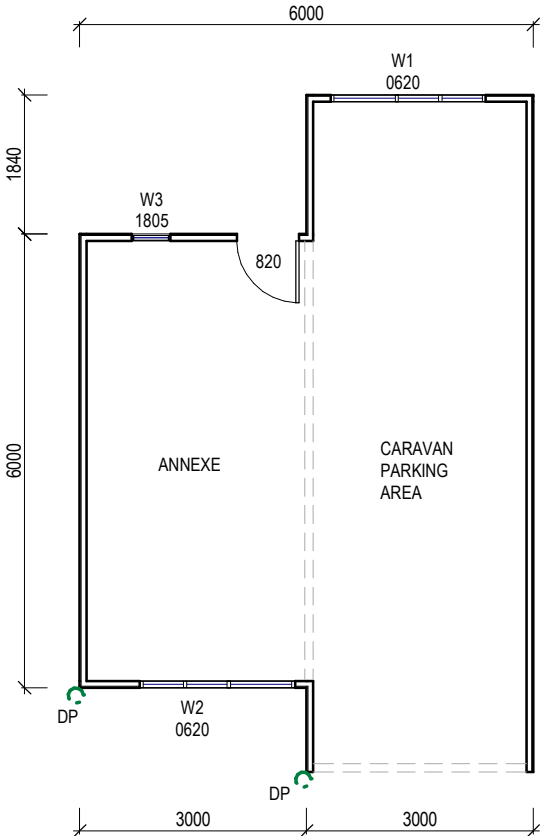
PLUMBING NOTES:
ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES.
ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF AS/NZS 3500 & THE TASMANIAN PLUMBING CODE. AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

LEGEND OF DIAMETERS
TROUGH = 50mm
SINK = 50mm
BATH = 40mm
BASIN = 40mm
SHOWER = 50mm
WC = 100mm
SEWER = 100mm DIA. uPVC
ORG OVERFLOW RELIEF GULLY
EV VENT
DP DOWNPIPE 90mm DIA
STORMWATER = 100mm DIA uPVC

THE INSTALLATION OF WATER PIPE LINES, INSTALLED WITH THE PRODUCT HIS 311 REHAU, WILL REQUIRE THE MAIN COLD WATER LINE TO BE DN 25mm WITH DN 16mm BRANCHES & HOT WATER MAIN LINES TO BE DN 20mm WITH DN 16mm BRANCHES TO FIXTURES, ALL OTHER PRODUCTS USED ARE TO COMPLY WITH THE REQUIREMENTS OF AS/NZS 3500.5.2021 & AS/NZS 3500.1.2021

HOT WATER INSTALLATION SHALL DELIVER HOT WATER TO ALL SANITARY FIXTURES USED FOR PERSONAL HYGIENE AT 50deg C, KITCHEN SINK & LAUNDRY SHALL BE 60deg C TO COMPLY WITH REQUIREMENTS OF AS/NZS 3500.5.2021 SECTION 3.4

PLUMBING FIXTURE	ABBREVIATION
BASIN	B
BATH	BTH
SHOWER	SHR
CLOTHES WASHING MACHINE	CWM
DISHWASHING MACHINE	DWM
FLOOR WASTE GULLY	FWG
OVERFLOW RELIEF GULLY	ORG
HOT WATER CYLINDER	HWC
SINK	S
TROUGH, LAUNDRY	TR(L)
WATER CLOSET PAN	W.C
INSPECTION OPENING	IO
DOWNPIPE	DP



FLOOR PLAN
SCALE 1 : 100

DISCLAIMER
ALL WINDOWS SHOWN ON PLAN ARE APPROX. BASED OFF STANDARD MANUFACTURING SIZES. ALL WINDOW DIMENSIONS TO BE CONFIRMED ON SITE BY BUILDER PRIOR TO ORDERING AND MANUFACTURING.

LEGEND		FLOOR COVERINGS	
	SEWER		CARPET
	WATER		CONCRETE
	STORMWATER		TIMBER DECKING
	BOUNDARY		TILE
			VINYL TIMBER FLOORING

DEVELOPMENT APPROVAL

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Client: XU FAMILY GROUP 2 PTY LTD
Project: AS CONSTRUCTED ANNEXE
Address:10 CHIMNEY HEIGHTS ROAD, STIEGLITZ TAS 7216

Office: 6331 7021
info@engineeringplus.com.au



Date Drawn: 10.04.25
Drawn: J. Chin
Checked: J. Pfeiffer
Approved: J. Pfeiffer
Scale: As Shown @ A3

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

Drawing No: 2025-139 A02 / A02
Rev B

Area Schedule (Gross Building)		
Name	Area	Area (sq)
AS CONSTRUCTED ANNEXE	18.00 m²	1.94
	18.00 m²	1.94

B	R.F.I UPDATES	18.06.25	J.C
A	DEVELOPMENT APPROVAL	22.04.25	J.C
-	ISSUED FOR REVIEW	10.04.25	J.C
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