

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 / 00101
Applicant	R. and G. Martin
Proposal	Residential - Demolition of Existing Dwelling AND Construction of a New Dwelling and Shed with Attached Awning
Location	274 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 30th August 2025 **until 5pm Friday 12th September 2025.**

John Brown
GENERAL MANAGER



274 ST HELEN'S POINT ROAD, STIEGLITZ

Rachael & Glenn Martin
PROJECT N°: MUR - 2497

DEVELOPMENT APPLICATION

SITE INFORMATION

SITE AREA: 1011.0 m²

WIND SPEED: N2
CLIMATE ZONE: 7
SOIL CLASSIFICATION: CLASS TBC
BUSHFIRE ATTACK LEVEL: BAL N/A
ALPINE AREA: N/A
CORROSION ENVIRONMENT: TBC

FLOOR AREAS
EXISTING FLOOR AREA: 93.0 m² (10.1 SQUARES)

PROPOSED FLOOR AREA: 172.2 m² (18.4 SQUARES)
DECK AREA: 26.0 m²

GENERAL INFORMATION

ACCREDITED DESIGNER: RAQUEL INNIS
ACCREDITATION NUMBER: 539021287

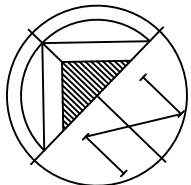
TITLE REFERENCE: 224996/4
LAND TITLE REFERENCE: PID - 6786681

COUNCIL: BREAK O'DAY COUNCIL
COUNCIL ZONE: GENERAL RESIDENTIAL
ENERGY ASSESSMENT: TBC

DRAWING SCHEDULE


- A00 Cover Page
- A01 Existing Site Plan
- A02 Proposed Site Plan
- A03 Shadow Diagrams
- A04 Existing Floor Plan
- A05 Proposed Floor Plan
- A06 Elevations 1 of 2
- A07 Elevations 2 of 2


NEIGHBOURING PROPERTY
276 ST. HELEN'S POINT RD



DWELLING:	93.0 m ²	(10.1 Sq.)
PORCH:	16.4m ²	
SITE COVERAGE:	109.4 m ²	(10.8%)
SITE AREA:	1011.0 m ²	

DRAINAGE PLAN LEGEND

	SEWER LINE (100mm DIA UPVC PIPE)
	STORMWATER LINE (100mm DIA UPVC PIPE)
	DOWNPIPE (90mm)



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ABN: 35 618 741 567

Licence No. 539021287

pH: 0421 189 569

raquel@murchisonx.com.au

DEMOLITION OF EXISTING DWELLING & PROPOSED NEW DWELLING

CLIENT(s): Rachael & Glenn Martin

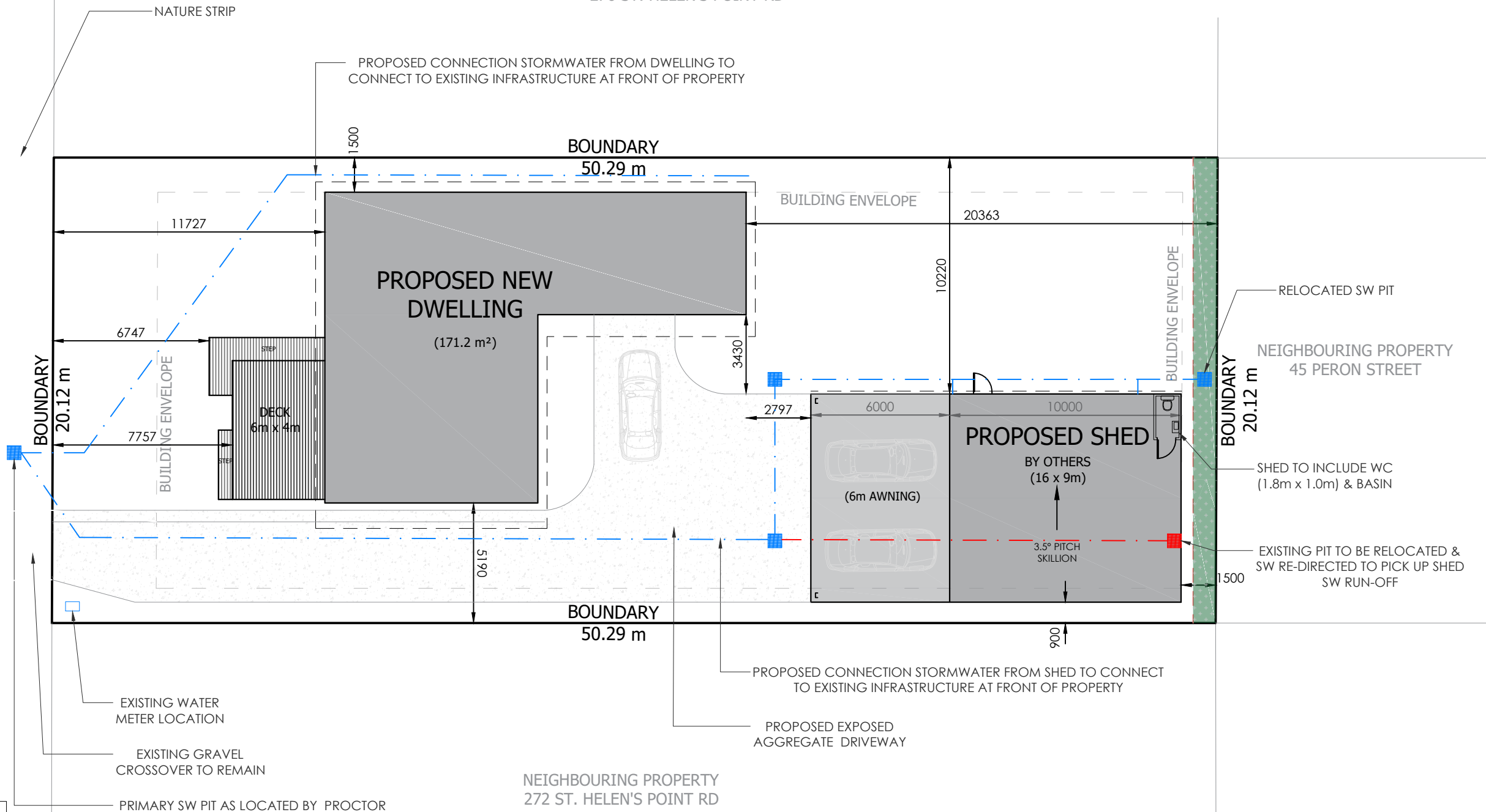
PROJECT ADDRESS: 274 ST HELEN'S POINT ROAD, STIEGLITZ

PROJECT N^o: MUR - 2497

REVISIONS			EXISTING SITE PLAN				
REV.	DESCRIPTION	DATE					
-	Development Application	06.06.25					
A	RFI - Stormwater, Driveway & Shadows	30.07.25					
			SCALE @ A3	DATE	DRAWN BY	CHECKED	SHEET N ^o .
			1:200	06.06.25	RI	RI	A01
			DEVELOPMENT APPLICATION ISSUE				
			These drawings remain the property of Murchison Pty Ltd and must not be reproduced or used in any form without written permission © 2025. All contractors are to verify dimensions on site before commencing work. DO NOT SCALE FROM DRAWINGS. ALL DIMENSIONS IN MILLIMETERS UNLESS STATED OTHERWISE.				

SITE AREA - 1011.0 m²
VOL - 224996
FOLIO - 4

NEIGHBOURING PROPERTY
276 ST. HELEN'S POINT RD



SITE AREA:

DWELLING: 171.2 m² (18.4 Sq.)
DECK: 26.0 m²



SHED: 144.0 m²

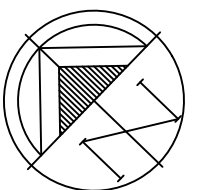
SITE COVERAGE: 341.2 m² (33.7%)
SITE AREA: 1011.0 m²

PROPOSED SITE PLAN

SCALE 1:200

DRAINAGE PLAN LEGEND

-  SEWER LINE (100mm DIA UPVC PIPE)
 STORMWATER LINE (100mm DIA UPVC PIPE)
 D.P. DOWNPIPE (90mm)



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DEMOLITION OF EXISTING DWELLING & PROPOSED NEW DWELLING

CLIENT(s): Rachael & Glenn Martin
PROJECT ADDRESS: 274 ST HELEN'S POINT ROAD, STIEGLITZ
PROJECT N^o: MUR - 2497

REVISIONS

REV.	DESCRIPTION	DATE
-	Development Application	06.06.25
A	RFI - Stormwater, Driveway & Shadows	30.07.25

PROPOSED SITE PLAN

SCALE @ A3	DATE	DRAWN BY	CHECKED	SHEET N ^o .
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DEVELOPMENT APPLICATION ISSUE				
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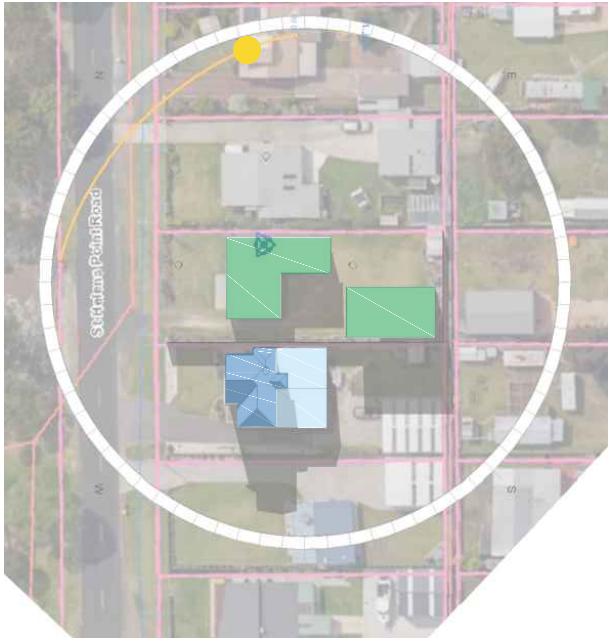
SHADOW DIAGRAMS

JUNE 21ST

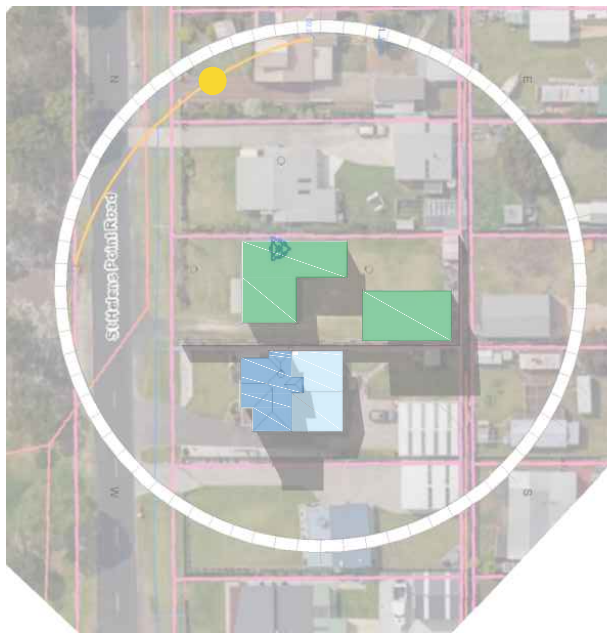
9:00 AM



10:00 AM



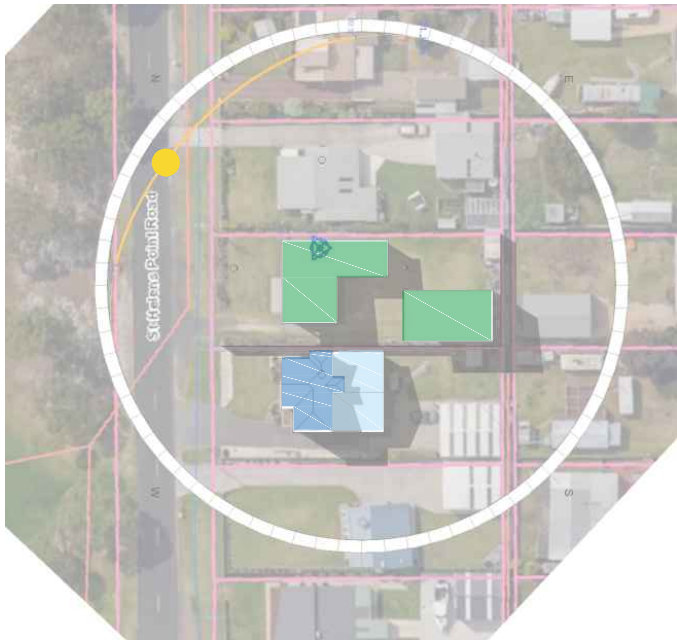
11:00 AM



12:00 PM



1:00 PM



2:00 PM



PROPOSED NEW DWELLING/SHED AT - 274 ST. HELEN'S POINT ROAD



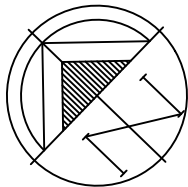
NEIGHBOURING PROPERTY AT - 272 ST. HELEN'S POINT ROAD



POSITION OF SUN AT GIVEN TIME



INDICATED SINGLE STOREY SECTION OF NEIGHBOURING PROPERTY



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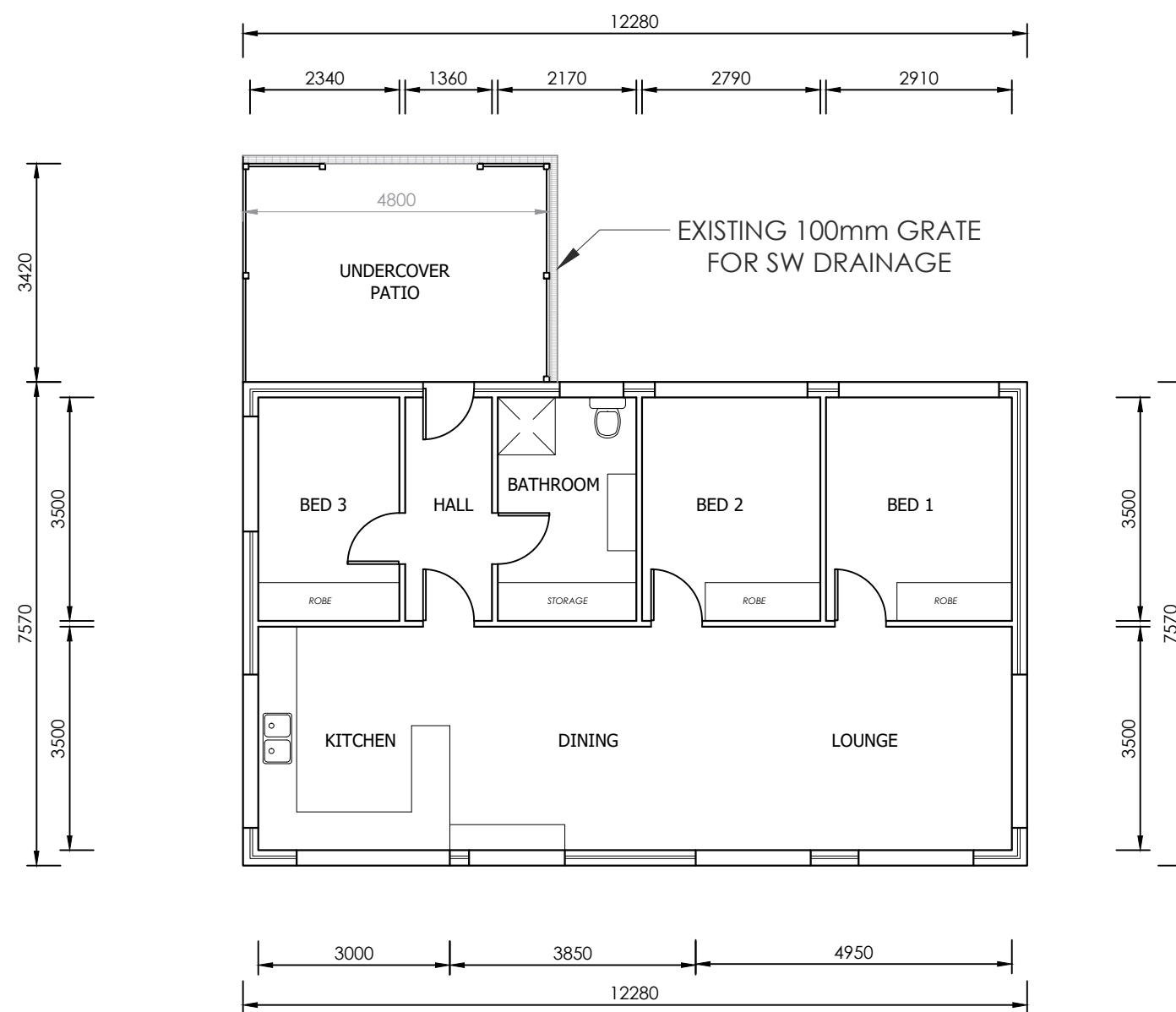
pH: 0421 189 569
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DEMOLITION OF EXISTING DWELLING & PROPOSED NEW DWELLING

CLIENT(s): Rachael & Glenn Martin
PROJECT ADDRESS: 274 ST HELEN'S POINT ROAD, STIEGLITZ
PROJECT N^o: MUR - 2497

REVISIONS		
REV.	DESCRIPTION	DATE
-	Development Application	06.06.25
A	RFI - Stormwater, Driveway & Shadows	30.07.25

SHADOW DIAGRAMS				
SCALE @ A3	DATE	DRAWN BY	CHECKED	SHEET N ^o .
1:200	06.06.25	RI	RI	A03
DEVELOPMENT APPLICATION ISSUE				
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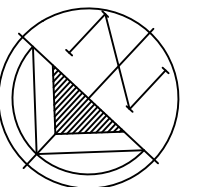



EXISTING FLOOR PLAN

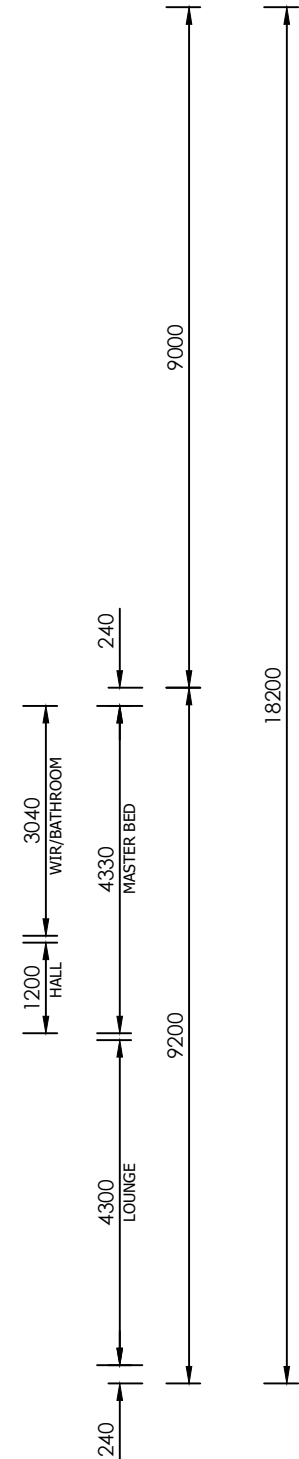
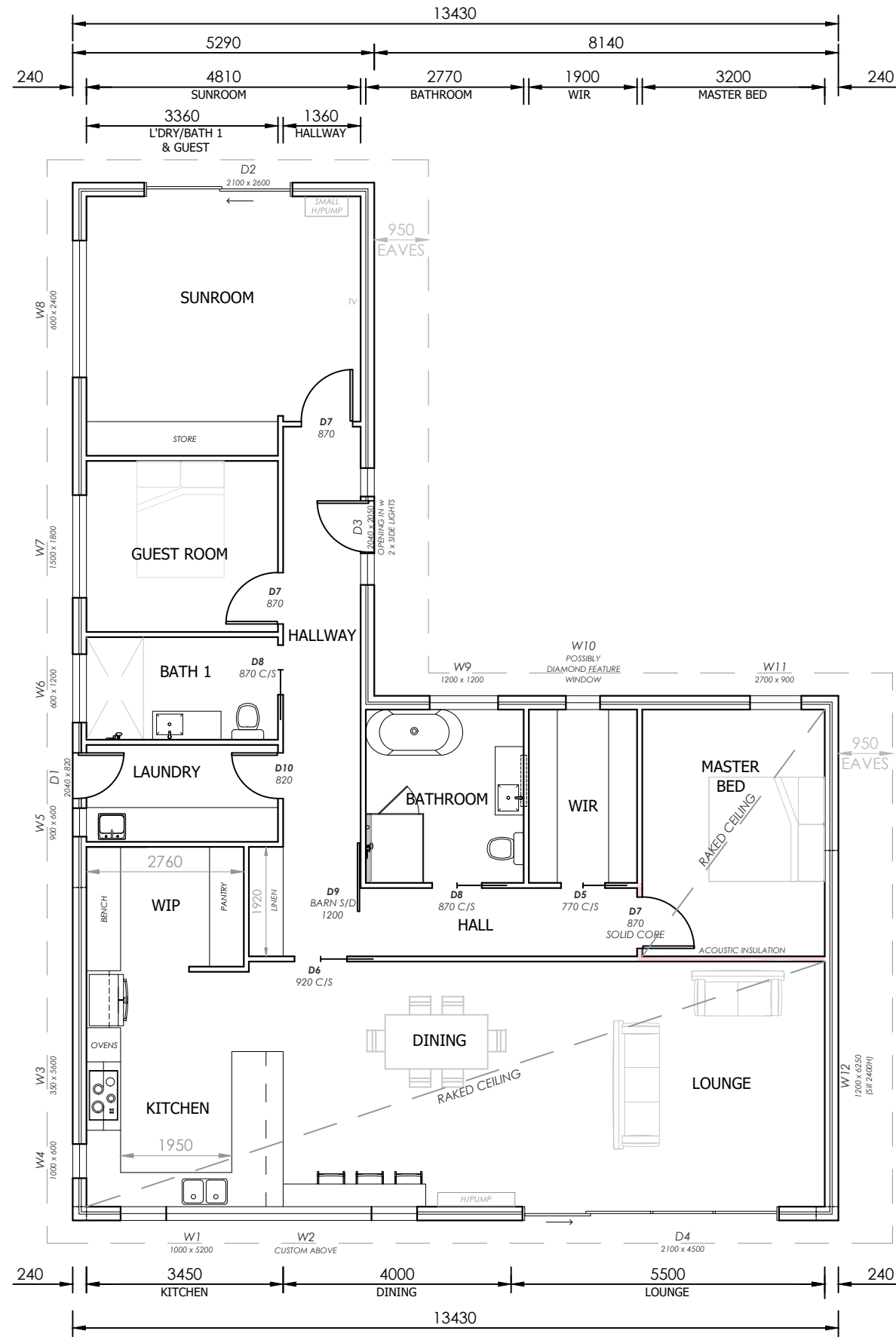
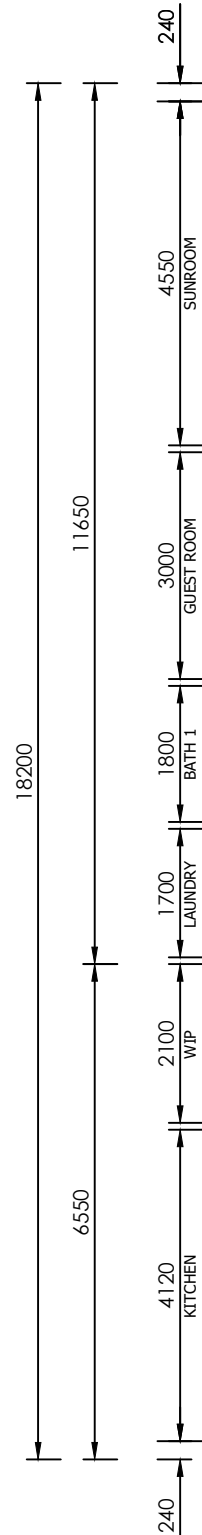
SCALE 1:100

FLOOR AREA:

DWELLING:	93.0 m ²	(10.1 Sq.)
PORCH:	16.4 m ²	



 <div>Murchison Pty Ltd P.O. Box 128, Devonport 7310 ABN: 35 618 741 567 Licence No. 539021287 pH: 0421 189 569 raquel@murchisonx.com.au</div>	DEMOLITION OF EXISTING DWELLING & PROPOSED NEW DWELLING CLIENT(s): Rachael & Glenn Martin PROJECT ADDRESS: 274 ST HELEN'S POINT ROAD, STIEGLITZ PROJECT N ^o : MUR - 2497	REVISIONS			EXISTING FLOOR PLAN				
		REV.	DESCRIPTION	DATE					
		-	Development Application	06.06.25					
		A	RFI - Stormwater, Driveway & Shadows	30.07.25					
			SCALE @ A3	DATE	DRAWN BY	CHECKED	SHEET N ^o .		
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			DEVELOPMENT APPLICATION ISSUE						
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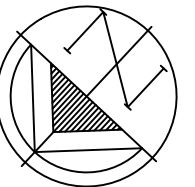


FLOOR AREA:

PROPOSED DWELLING: 171.2 m² (18.4 Sq.)

PROPOSED FLOOR PLAN

SCALE 1:100



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DEMOLITION OF EXISTING DWELLING & PROPOSED NEW DWELLING

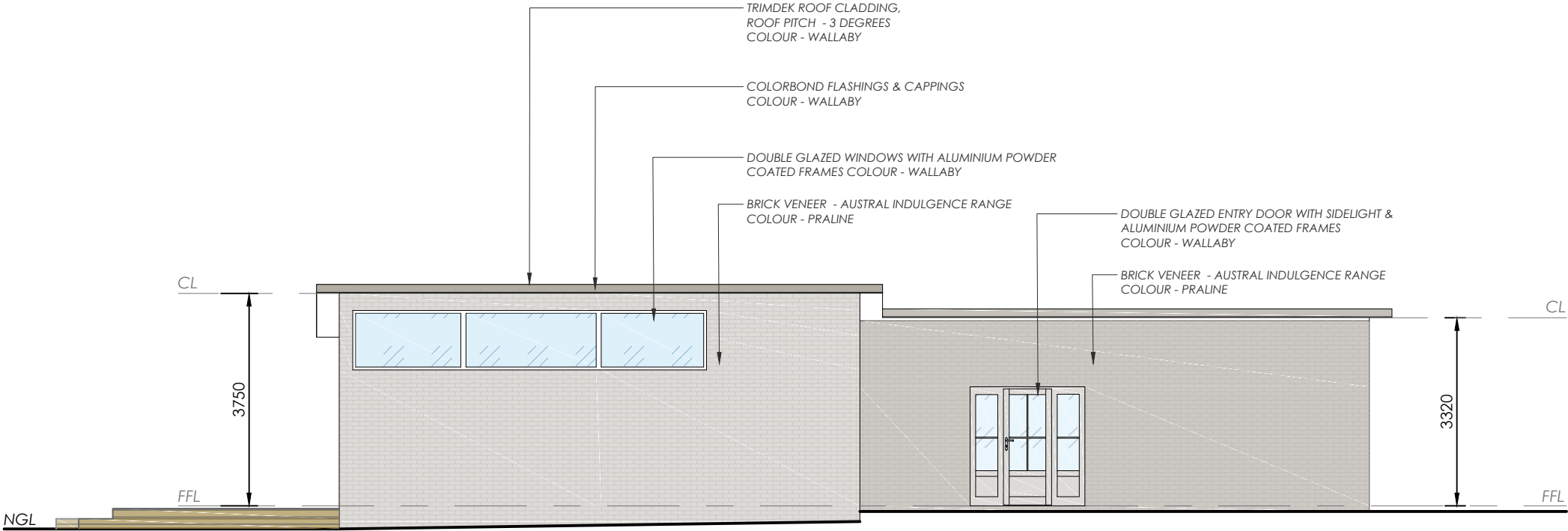
CLIENT(s): Rachael & Glenn Martin
PROJECT ADDRESS: 274 ST HELEN'S POINT ROAD, STIEGLITZ
PROJECT N^o: MUR - 2497

REVISIONS		
REV.	DESCRIPTION	DATE
-	Development Application	06.06.25
A	RFI - Stormwater, Driveway & Shadows	30.07.25

PROPOSED FLOOR PLAN				
SCALE @ A3	DATE	DRAWN BY	CHECKED	SHEET N ^o .
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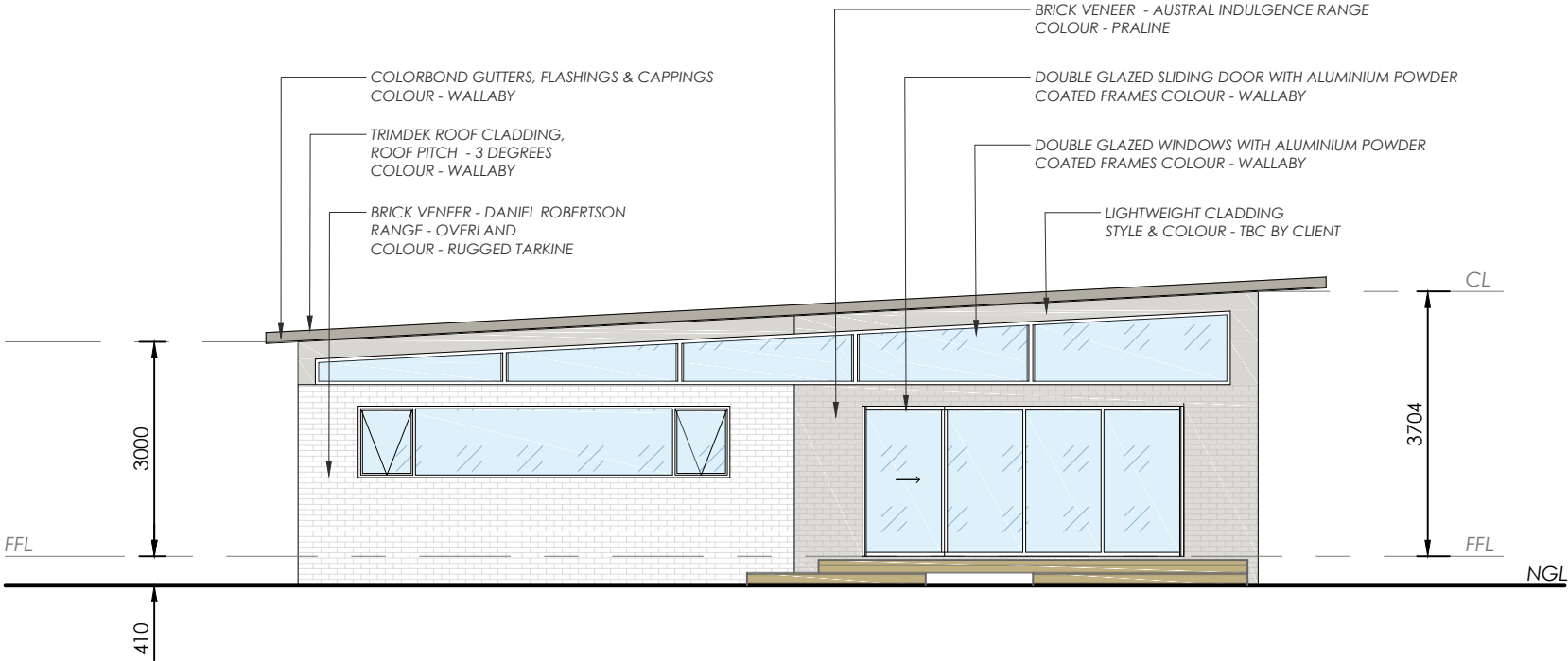
WEST ELEVATION


SCALE 1:100



NORTH ELEVATION

SCALE 1:100





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DEMOLITION OF EXISTING DWELLING & PROPOSED NEW DWELLING

CLIENT(s): Rachael & Glenn Martin

PROJECT ADDRESS: 274 ST HELEN'S POINT ROAD, STIEGLITZ

PROJECT N^o: MUR - 2497

REVISIONS		
REV.	DESCRIPTION	DATE
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A	RFI - Stormwater, Driveway & Shadows	30.07.25

ELEVATIONS 1 OF 2

SCALE @ A3	DATE	DRAWN BY	CHECKED	SHEET N ^o .
1:100	06.06.25	RI	RI	A06

DEVELOPMENT APPLICATION ISSUE

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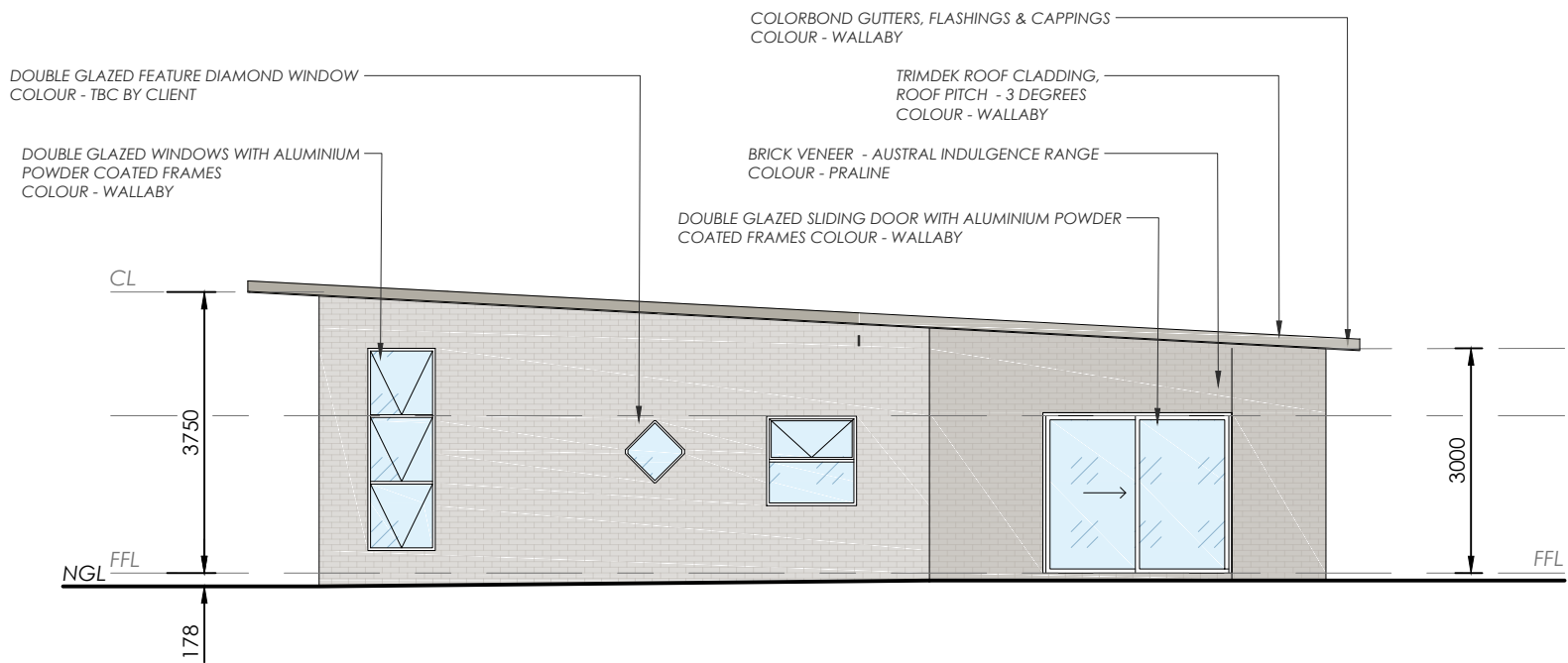
EAST ELEVATION


SCALE 1:100



SOUTH ELEVATION

SCALE 1:100





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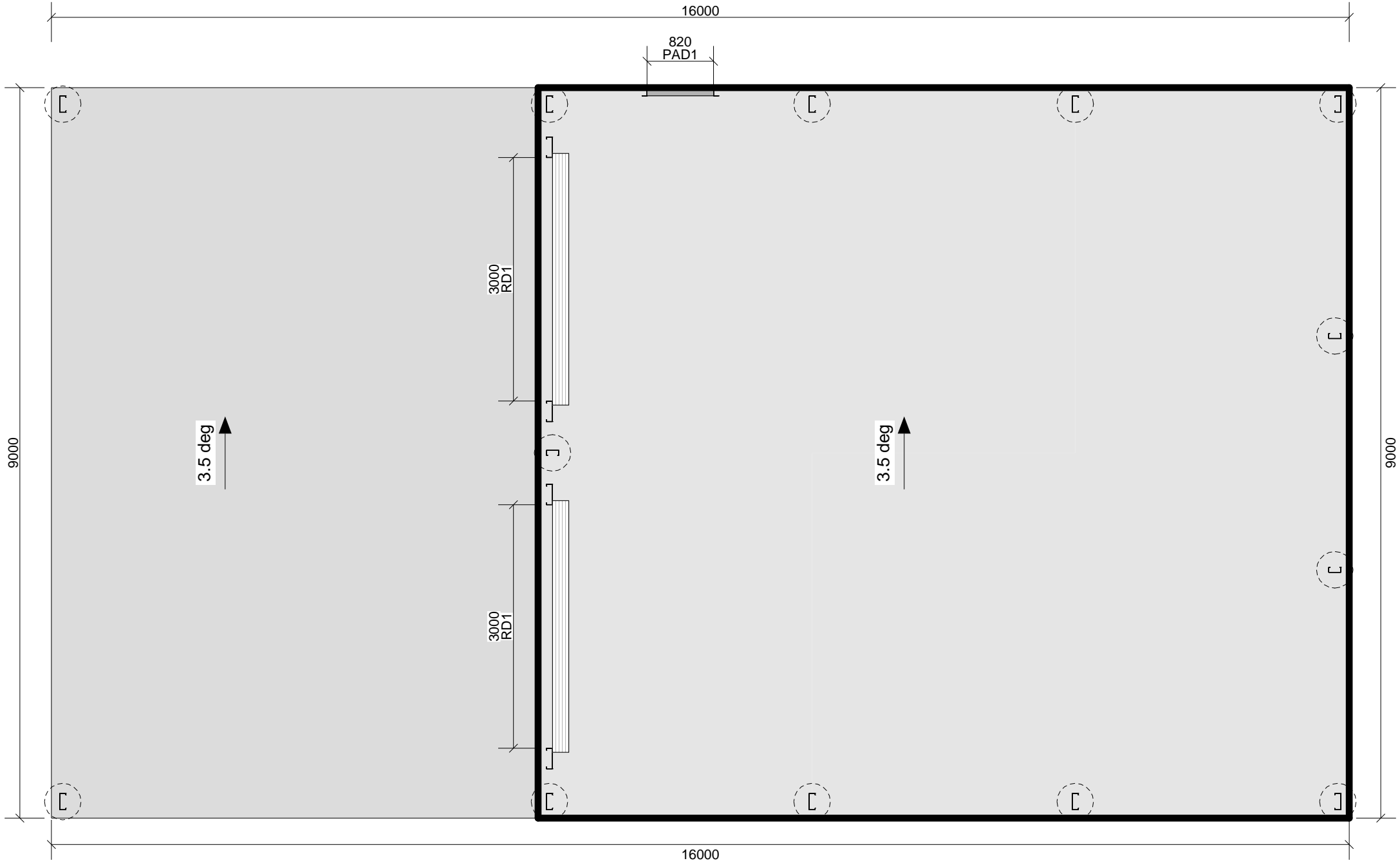
DEMOLITION OF EXISTING DWELLING & PROPOSED NEW DWELLING

CLIENT(s): Rachael & Glenn Martin
PROJECT ADDRESS: 274 ST HELEN'S POINT ROAD, STIEGLITZ
PROJECT N^o: MUR - 2497

REVISIONS		
REV.	DESCRIPTION	DATE
-	Development Application	06.06.25
A	RFI - Stormwater, Driveway & Shadows	30.07.25

ELEVATIONS 2 OF 2				
SCALE @ A3	DATE	DRAWN BY	CHECKED	SHEET N ^o .
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DEVELOPMENT APPLICATION ISSUE				
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OPENING SCHEDULE	
Code	Stock
PAD1	PA650.37
RD1	3000mm x 3500mm

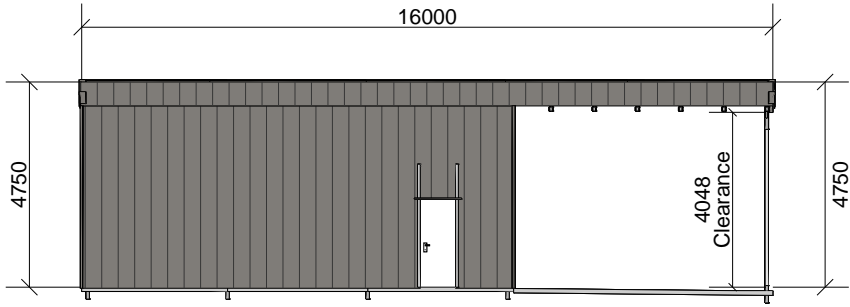


Scale 1:60

Quote Layout

	DBS Sheds 33-35 Elizabeth St, Devonport TAS 7310 ABN: 60 625 147 953 Lic: PH: (03) 6424 6664 E: sheds@dbssheds.com.au		Project No: -P7261	Site: 274 St Helens Point Rd, Stieglitz TAS 7216	Region: A4	Date: 20/03/2025
			Customer: Rachael & Glenn Martin	LOT: RP/SP:	Terrain Cat: 1	Sheet 1 / 2
			PH: 0434 121 811	Quote Name: Skillion with 6m Carport	ULT Wind Speed: 45.45	
			MOB: 0434 121 811	Drawing Set: QLYOT1	Servicability: 37.37	

OPENING SCHEDULE	
Code	Stock
PAD1	PA650.37
RD1	3000mm x 3500mm

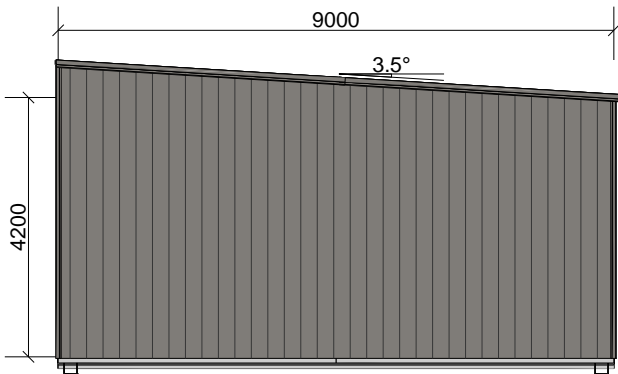


PAD1

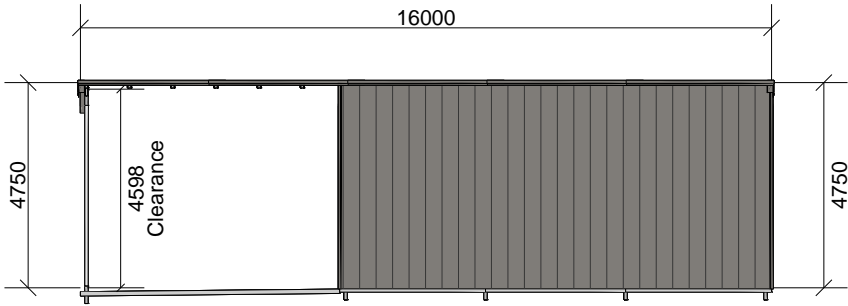
Left



Front




Back



Right

Elevation w/cladding

 DBS Sheds 33-35 Elizabeth St, Devonport TAS 7310 ABN: 60 625 147 953 Lic: PH: (03) 6424 6664 E: sheds@dbssheds.com.au	Project No:	-P7261	Site:	274 St Helens Point Rd, Stieglitz TAS 7216	Region:	A4	Date:	20/03/2025
	Customer:	Rachael & Glenn Martin	LOT:	RP/SP:	Terrain Cat:	1	Sheet 2 / 2	
	PH:	0434 121 811	Quote Name:	Skillion with 6m Carport	ULT Wind Speed:	45.45		
	MOB:	0434 121 811	Drawing Set:	CLADELEV1	Servicability:	37.37		



Murchison Pty Ltd

30 July 2025

RE: DA 2025 / 00101 – PROPOSED NEW DWELLING & SHED

274 ST. HELEN'S POINT ROAD, STIEGLITZ 7216

Please find attached the updated drawing set including site plans and shadow diagrams as requested by council on July 7, 2025. These drawings provide the information concerning the following;

- Setbacks of the proposed deck at the front of the dwelling
- Shadow diagrams to demonstrate the siting and scale of the proposed shed do not cause unreasonable loss of amenity to the neighbouring properties
- The way in which the driveway complies with P1 of C2.6.1 (Construction of Parking Areas) of the Tasmanian Planning Scheme.

In specific response to item 5 of the RFI, the proposed 16m x 9m shed, located 900mm from the western boundary and 1500mm from the rear boundary does not cause unreasonable loss of amenity to the neighbouring properties, as demonstrated in the drawing set on sheet A03. Performance Criteria 3 of Clause 8.4.2 in the Tasmanian Planning Scheme states that an outbuilding greater than 2.4m in height must not cause;

- (i) a reduction in sunlight to a habitable room of a dwelling on an adjoining property
- (ii) overshadowing of private open space of a dwelling on an adjoining property
- (iii) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property

In response to the above;

- (i) The neighbouring property at 272 has no overshadowing of habitable rooms caused by the shed at any given time of the day.
- (ii) There is minimal overshadowing of private open space throughout the day. This is significantly reduced after 11:00am whereby the direction of the sun is moving towards the rear of all neighbouring properties. After 12:00pm overshadowing of P.O.S in the neighbouring property at 272 St. Helen's Point Road is primarily a result of the upper storey of their own dwelling. During the

remainder of the afternoon, the shadowing of the proposed shed only encroaches on the footprint of a similarly sized existing shed at the property that backs onto number 274 (45 Peron St).

- (iii) In relation to siting and scale of the proposed shed, a number of properties within close proximity to number 274 have existing sheds of similar size and scale. These properties include;
- 270 St. Helen's Point Road
 - 272 St. Helen's Point Road
 - 276 St. Helen's Point Road
 - 45 Peron Street

In relation to item 6 & 7 of the RFI, the exposed aggregate driveway will be constructed to comply with all requirements of the BRE – 2.0 Stormwater Management Plan. This will also include the relocation of the existing pit in the south-west corner of the block to ensure that all stormwater run-off from the proposed shed, new dwelling and driveway can be adequately dispersed into infrastructure located at both the front and rear of the property.

I trust that the information provided in this letter and the updated drawings will satisfy council's requests.

Many thanks,

