32-34 Georges Bay Esplanade St Helens Tasmania 7216 T: 03 6376 7900 ABN 96 017 131 248



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 / 00105 **Applicant** Prime Design

Proposal Residential - Dwelling Addition (Ensuite)

Location 17 Ti-Tree Drive, Ansons Bay

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 27th September 2025 until 5pm Monday 13th October 2025.

John Brown **GENERAL MANAGER**

PROPOSED RESIDENTIAL EXTENSION 17 TI-TREE DRIVE,

ANSONS BAY

K.R. & C.E. HATELEY

(4.06

(0.97

17.14

37.75 m2

112.43 m2

9.01

SQUARES)

SQUARES)

(12.10 SQUARES)

PD25130

BUILDING DRAWINGS

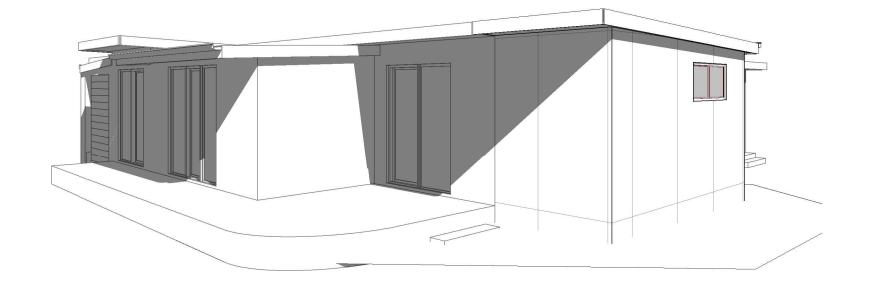
EXISTING ALFRESCO

EXTENSION AREA

TOTAL AREA

EXISTING FLOOR AREA

<u>No</u>	<u>DRAWING</u>
01	SITE PLAN
02	SITE DRAINAGE PLAN
03	SOIL & WATER MANAGEMENT PLAN
04	LOCALITY PLAN
05	SITE OVERLAY PLAN
06	DEMOLITION PLAN
07	FLOOR PLAN
80	ELEVATIONS
09	ROOF PLAN



PROTECTION AREA, HIGH COASTAL INUNDATION

JUNE 2025

p(1) +03 6332 3790

p(h)+03 6228 4575

Prime

Design

your build, your way

10 Goodman Court, Invermay Launceston 7248

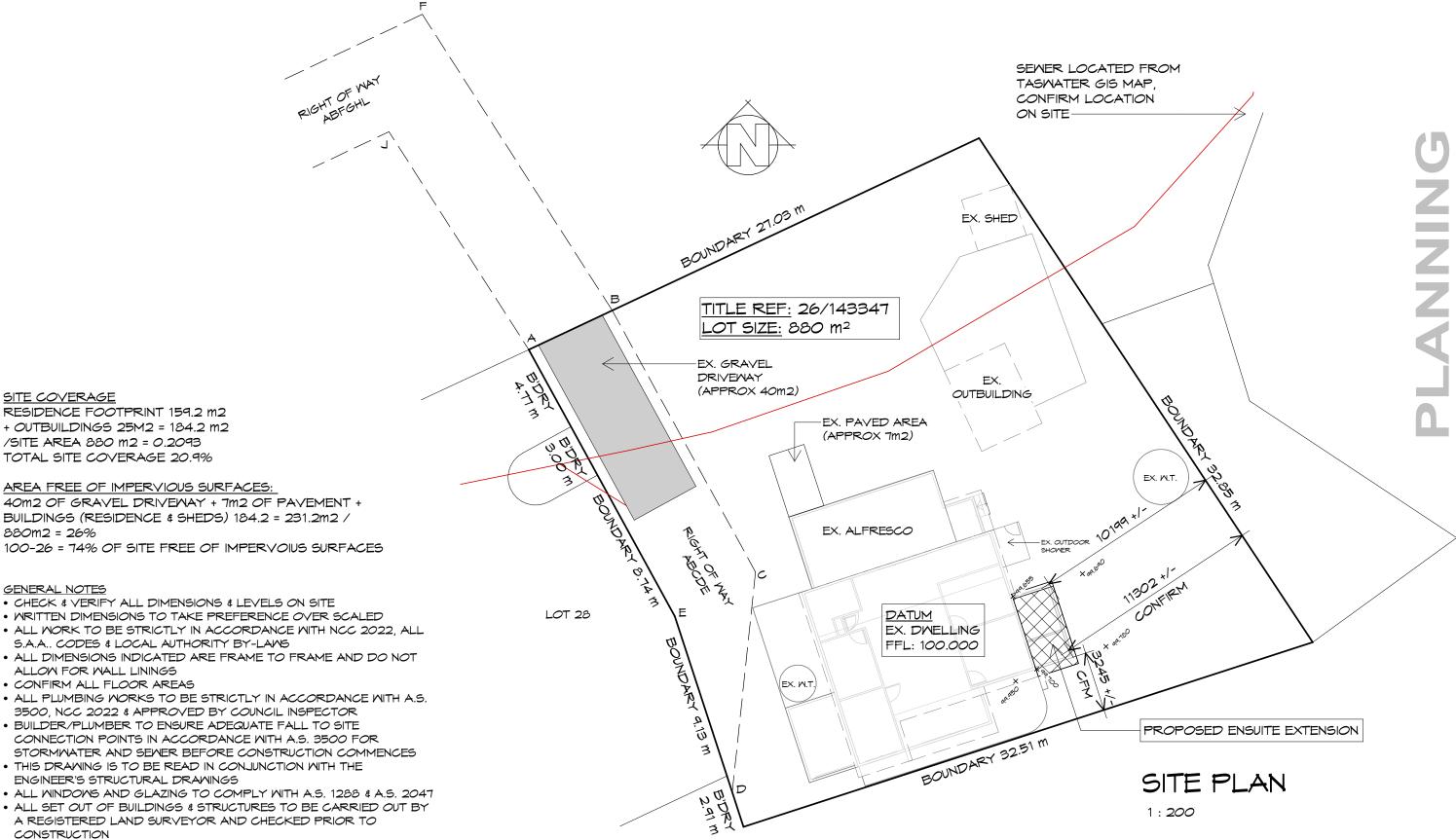
Shop 9, 105-111 Main Road, Moonah Hobart 7009

info@ primedesigntas.com.au primedesigntas.com.au

Accredited Building Practitioner: Frank Geskus -No CC246A

HAZARD BAND, BUSHFIRE-PRONE AREAS, MEDIUM COASTAL EROSION HAZARD BAND, HIGH COASTAL EROSION HAZARD BAND, MEDIUM COASTAL INUNDATION HAZARD BAND, FUTURE COASTAL REFUGIA AREA

GENERAL PROJECT INFORMATION TITLE REFERENCE: 26/143347 SITE AREA: 880m2 DESIGN WIND SPEED: TBC SOIL CLASSIFICATION: TBC CLIMATE ZONE: 7 ALPINE AREA: NO CORROSIVE ENVIRONMENT: HIGH/VERY HIGH BAL RATING: TBC OTHER KNOWN HAZARDS: WATERWAY AND COASTAL





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p(h)+ 03 6228 4575

PROPOSED RESIDENTIAL **EXTENSION** 17 TI-TREE DRIVE, **ANSONS BAY**

Client name:

K.R. & C.E. HATELEY

Drafted by: T.W & A.D

Approved by: J.M

Drawing: SITE PLAN

Date: Scale: 19.06.2025 1:200 Project/Drawing no: Revision: PD25130 -01

LON

00

Shop 9, 105-111 Main Road, Moonah Hobart 7009

info@primedesigntas.com.au primedesigntas.com.au

BUILDING DESIGNERS

Accredited building practitioner: Frank Geskus -No CC246A

+ OUTBUILDINGS 25M2 = 184.2 m2 /SITE AREA 880 m2 = 0.2093 TOTAL SITE COVERAGE 20.9% AREA FREE OF IMPERVIOUS SURFACES: 40m2 OF GRAVEL DRIVEWAY + 7m2 OF PAVEMENT + BUILDINGS (RESIDENCE & SHEDS) 184.2 = 231.2m2 / 880m2 = 26% 100-26 = 74% OF SITE FREE OF IMPERVOIUS SURFACES GENERAL NOTES • CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE • WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED S.A.A.. CODES & LOCAL AUTHORITY BY-LAWS ALLOW FOR WALL LININGS · CONFIRM ALL FLOOR AREAS 3500, NCC 2022 & APPROVED BY COUNCIL INSPECTOR • BUILDER/PLUMBER TO ENSURE ADEQUATE FALL TO SITE CONNECTION POINTS IN ACCORDANCE WITH A.S. 3500 FOR

• IF CONSTRUCTION OF THE DESIGN IN THIS SET OF DRAWINGS

ASSOCIATED DOCUMENTS BUILDER AND OWNER ARE TO NOTIFY

• BUILDER TO HAVE STAMPED BUILDING APPROVAL DRAWINGS AND

· CONSTRUCTION TO COMPLY WITH AS 3959, READ IN CONJUNCTION

DIFFER FROM THE DESIGN AND DETAIL IN THESE AND ANY

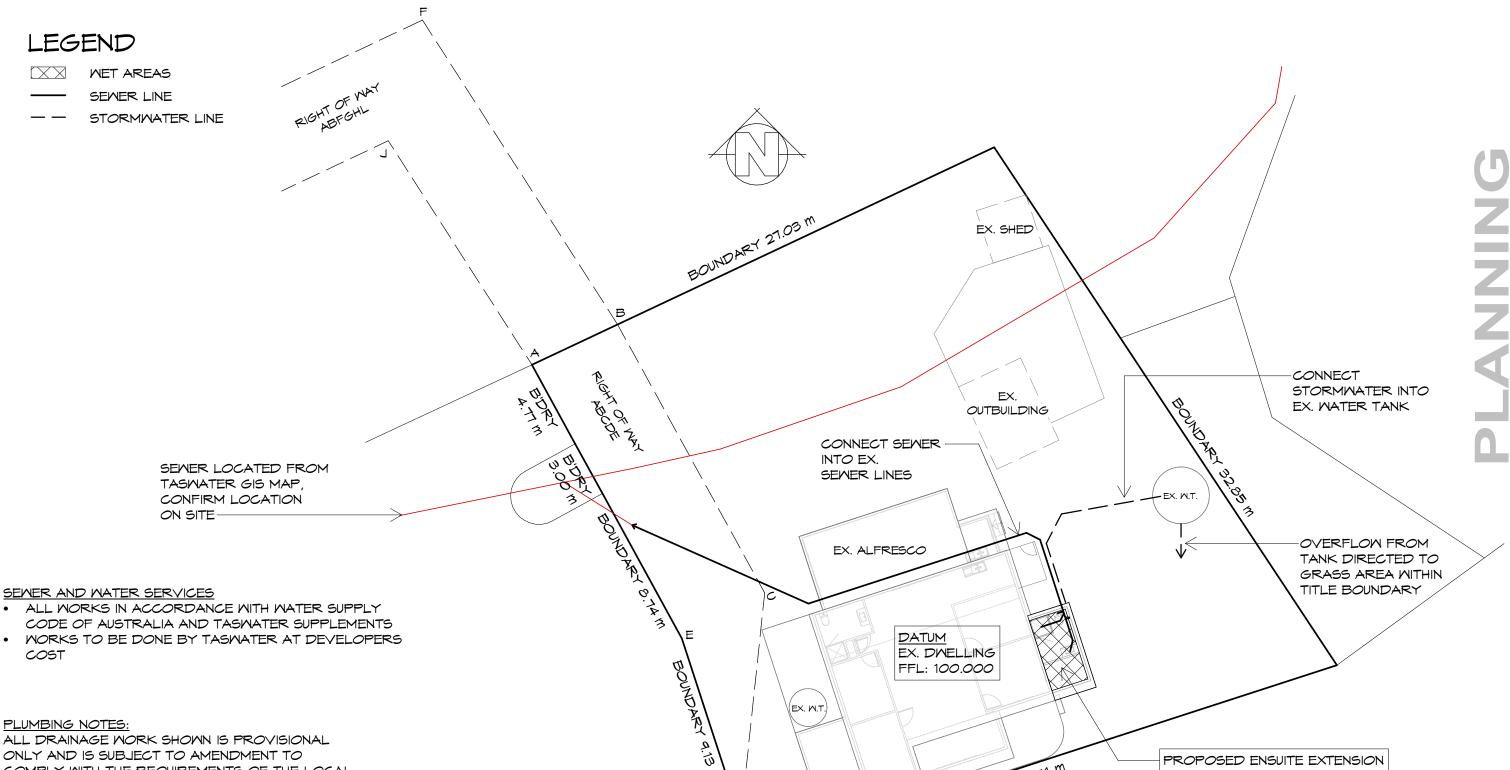
• BUILDER'S RESPONSIBILITY TO COMPLY WITH ALL PLANNING

PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION

WITH BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT REPORT.

DESIGNER

CONDITIONS



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 3500.2021 & THE TASMANIAN PLUMBING CODE. AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

ALL GRATED PITS SIZED AND INSTALLED PER AS/NZS 3500.2021 PART 3

ORGS: OVERFLOW RELIEF GULLYS TO BE BRANCHED SEPERATE AND NOT PASS THROUGH. REFER

AS/NZS 3500.2021 PART 2

STORMWATER PIPES TO BE SIZED PER ASNZS <u> 5/W:</u>

3500.2021 PART 3

VENTS: DRAINAGE VENTS TO BE LOCATED BEFORE LAST FITTING AT THE END OF THE LINE PER

AS/NZS 3500.2021 PART 2

Prime Design

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17 TI-TREE DRIVE, **ANSONS BAY**

PROPOSED RESIDENTIAL

Client name:

EXTENSION

BOUNDARY 32.51 M

Proiect:

Drafted by: Approved by: T.W & A.D J.M

Drawing:

1:200

PROPOSED ENSUITE EXTENSION

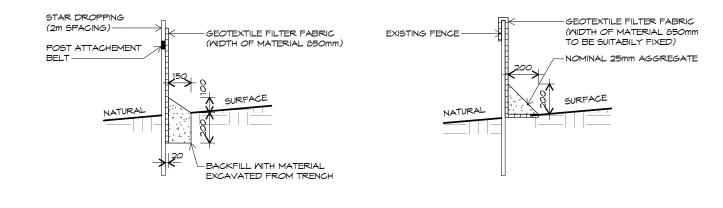
SITE DRAINAGE PLAN

SITE DRAINAGE PLAN

K.R. & C.E. HATELEY

BUILDING DESIGNERS

Date: Scale: 19.06.2025 As indicated Project/Drawing no: Revision: PD25130 -02 Accredited building practitioner: Frank Geskus -No CC246A



SILT STOP TYPE 1 SILT STOP TYPE 2 TEMPORARY FENCE EXISTING FENCE

EX. M.T.

PROPOSED

EXTENSION

ENSUITE

EX. SHED EX. GRAVEL DRIVEWAY EX. (APPROX 40m2) OUTBUILDING

> EX. PAVED AREA (APPROX 7m2)

EX. ALFRESCO

EX. M.T.

DATUM

EX. DWELLING FFL: 100.000

BOUNDARY 32.51 M

1297

SOIL & MATER MANAGEMENT PLAN

1:200

LOT 28



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NOTES:

NOTES:

NOTES:

DISTURBANCE TO SITE

DURING BUILDING PHASE.

AFTER THE ROOF IS LAID

STORMWATER SYSTEM)

MAJOR EARTHWORKS.

SEDIMENT & EROSION CONTROL MEASURES

THE SITE MUST BE INSTALLED PRIOR TO ANY

SUFFICIENT TO PREVENT SEDIMENT FROM LEAVING

. ALL EROSION & SEDIMENT CONTROL STRUCTURES TO BE INSPECTED EACH WORKING DAY & ${\it MAINTAINED} \; {\it IN} \; {\it GOOD} \; {\it MORKING} \; {\it ORDER}.$ 2. ALL GROUND COVER VEGETATION OUTSIDE THE IMMEDIATE BUILDING AREA TO BE PRESERVED

3. ALL EROSION AND SEDIMENT CONTROL MEASURE TO BE INSTALL PRIOR TO COMMENCEMENT OF

COVERED WITH AN IMPERVIOUS SHEET.

5. ROOF WATER DOWNPIPES TO BE CONNECTED TO THE WATER CONNECTION AS SOON AS PRACTICALE

. DIVERSION DRAINS ARE TO BE CONNECTED TO LEGAL DISCHARGE POINT (COUNCIL

2. SEDIMENT RETENTION TRAPS INSTALLED AROUND THE INLETS TO THE STORMWATER SYSTEM TO PREVENT SEDIMENT & OTHER DEBRIS BLOCKING

4. STOCKPILES OF CLAYEY MATERIAL TO BE

PROPOSED RESIDENTIAL **EXTENSION** 17 TI-TREE DRIVE, **ANSONS BAY**

K.R. & C.E. HATELEY

Drawing:

SOIL & WATER MANAGEMENT PLAN

Drafted by: Approved by: Author Approver Date: Scale:

Project/Drawing no:

19.06.2025 As indicated

Revision:



LOCALITY PLAN

1:2000

PROPOSED REIDENTIAL EXTENSION 17 TI-TREE DRIVE, ANSONS BAY



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PROPOSED RESIDENTIAL **EXTENSION** 17 TI-TREE DRIVE, **ANSONS BAY** Client name:

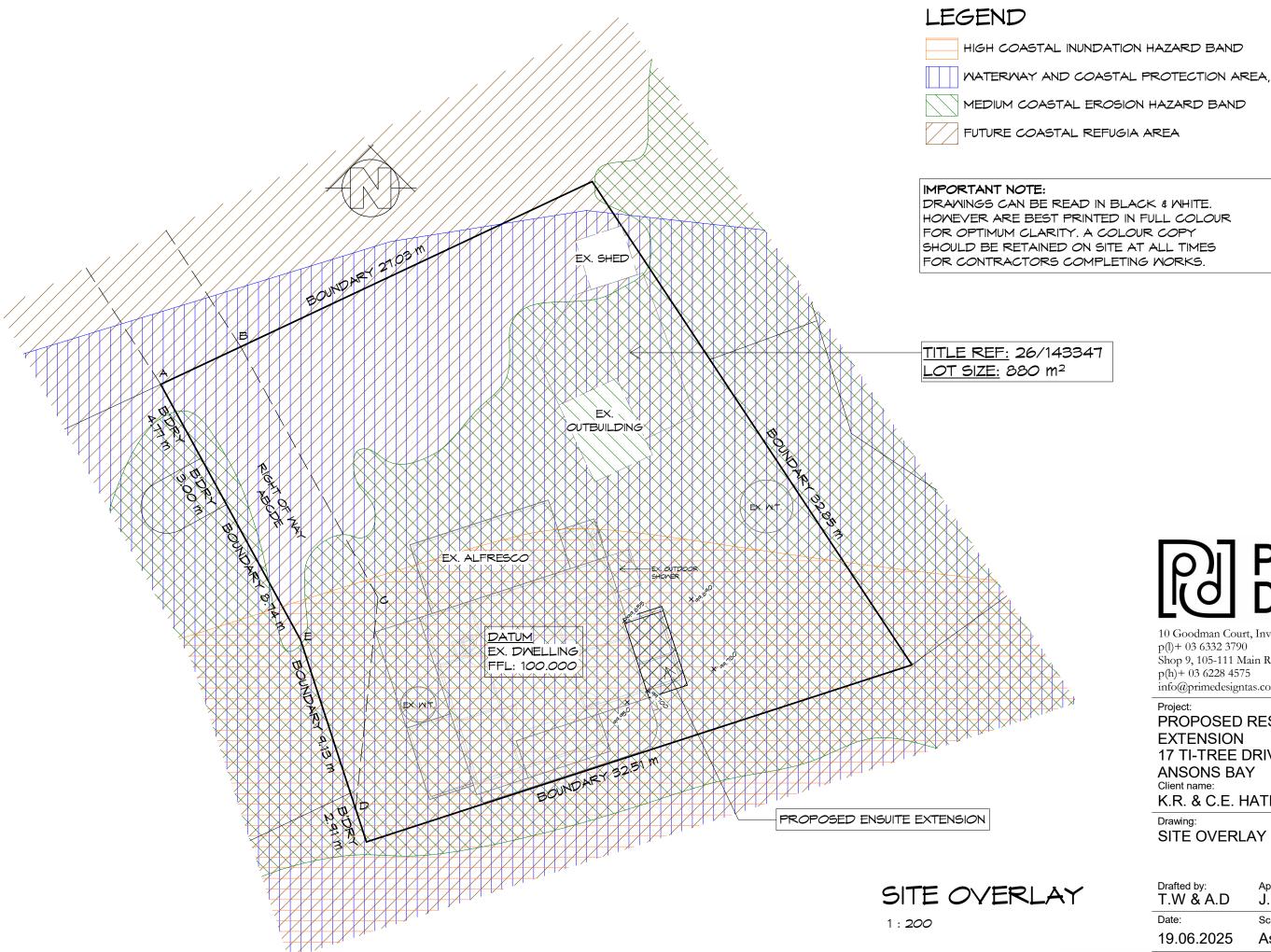
K.R. & C.E. HATELEY

Drawing:

LOCALITY PLAN

Drafted by: T.W & A.D	Approved by: J.M
Date:	Scale:
19.06.2025	1:2000

Project/Drawing no: Revision: PD25130 -04 01





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PROPOSED RESIDENTIAL **EXTENSION** 17 TI-TREE DRIVE, **ANSONS BAY** Client name:

K.R. & C.E. HATELEY

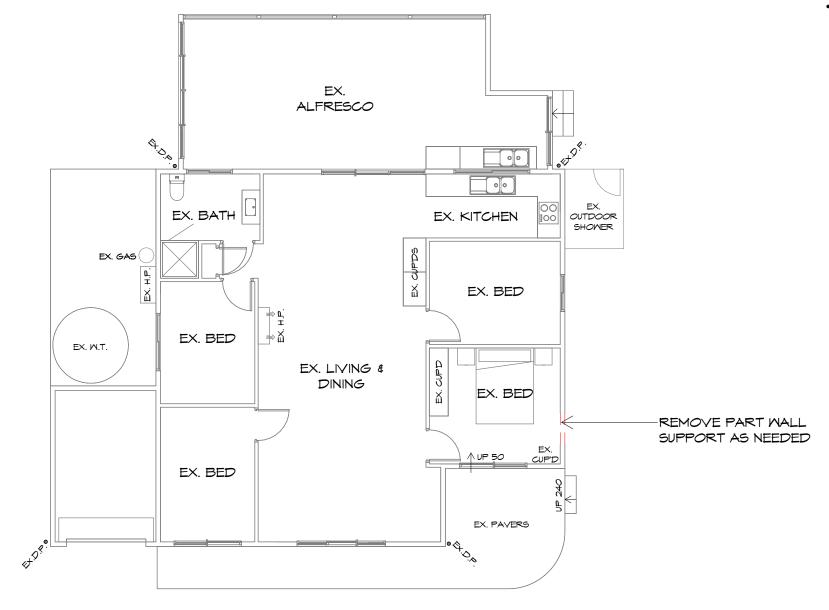
Drawing:

SITE OVERLAY PLAN

Drafted by: T.W & A.D	Approved by: J.M
Date:	Scale:
19.06.2025	As indicated



Project/Drawing no: Revision: PD25130 -05 01



DEMOLITION PLAN

1:100

DEMOLITION NOTE:

- IT IS THE BUILDERS RESPONSIBILTY THAT ALL WORKS TO BE DONE IN A SAFE MANNER.
- BUILDER TO PROP WHERE REQUIRED. IF UNSURE CONTACT ENGINEER OR DESIGNER.
- · CAP ALL PLUMBING.
- ALL ELECTRICAL TO BE DISCONNECTED AT MAINS BOARD/STREET 1 OF FEED INTO SITE.
- BUILDERS RESPONSIBILITY TO KEEP SITE CLEAN TO ENSURE NO CONTAMINATES GO INTO STORM WATER/SEMER WATER LINES.
- BUILDER TO HAVE SITE INSPECTED/TESTED FOR ASBESTOS PRIOR TO ANY WORKS





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PROPOSED RESIDENTIAL EXTENSION
17 TI-TREE DRIVE,
ANSONS BAY
Client name:

K.R. & C.E. HATELEY

Drawing:

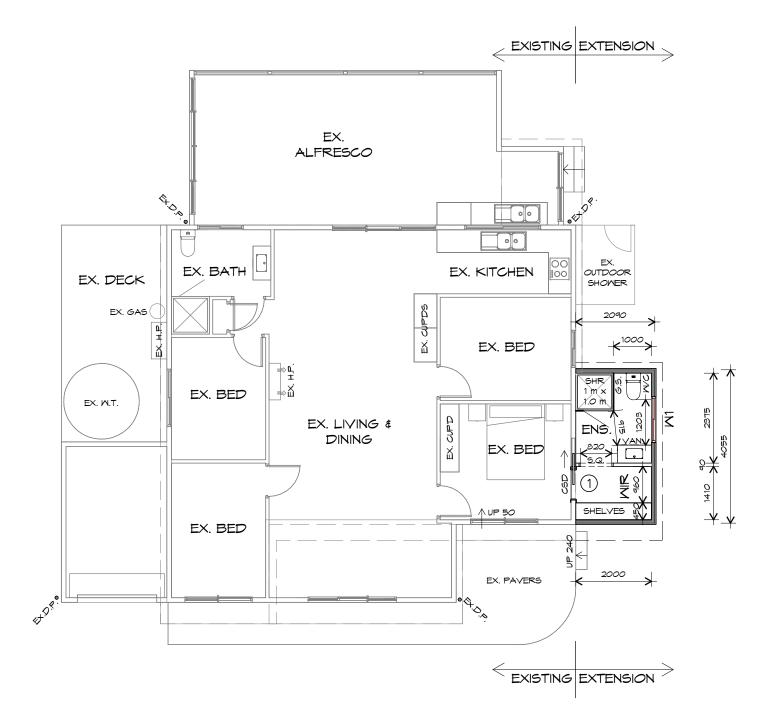
DEMOLITION PLAN

Drafted by: T.W & A.D	Approved by: J.M
Date:	Scale:
19.06.2025	1:100



Project/Drawing no: Revision:
PD25130 -06 01

NOTE: DIMENSIONS DO NOT INCLUDE CLADDING



FLOOR PLAN

1:100

EXISTING ALFRESCO	37.75	m2	(4.06	SQUARES)
EXISTING FLOOR AREA	112.43	m2	(12.10	SQUARES)
EXTENSION AREA	9.01	m2	(0.97	SQUARES)
TOTAL AREA	159.20		17.14	

FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

DOOR SCHEDULE			
MARK	MIDTH	TYPE	REMARKS
1	820	CAVITY SLIDING DOOR	

MINDOM SCHEDULE				
MARK HEIGHT WIDTH TYPE REMARKS			REMARKS	
M1 600 1210 SLIDING WINDOW OPAQUE				

LEGEND

CSD CAVITY SLIDING DOOR

G.S. GLASS SCREEN





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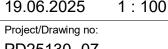
info@primedesigntas.com.au primedesigntas.com.au

PROPOSED RESIDENTIAL **EXTENSION** 17 TI-TREE DRIVE, **ANSONS BAY** Client name:

K.R. & C.E. HATELEY

Drawing: **FLOOR PLAN**

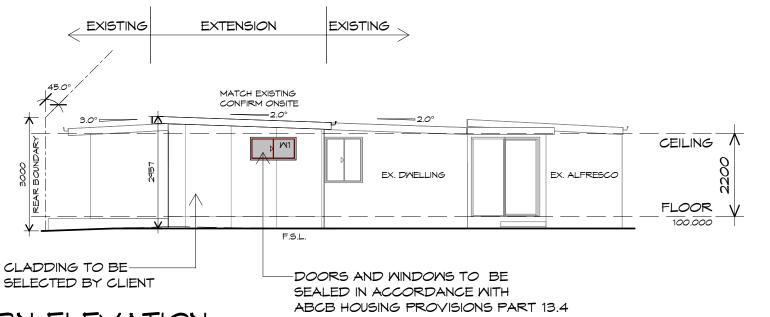
Drafted by: T.W & A.D	Approved by: J.M
Date:	Scale:
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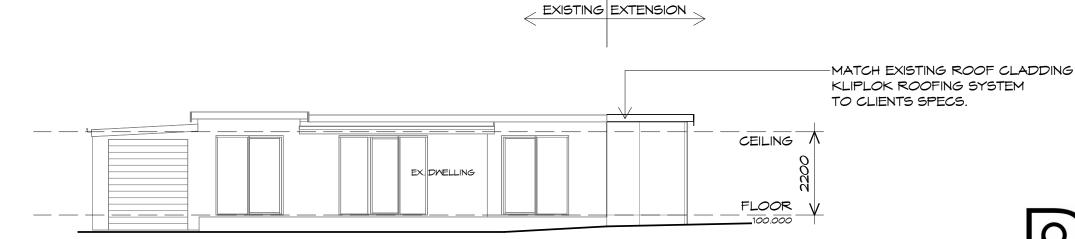
Revision: PD25130 -07





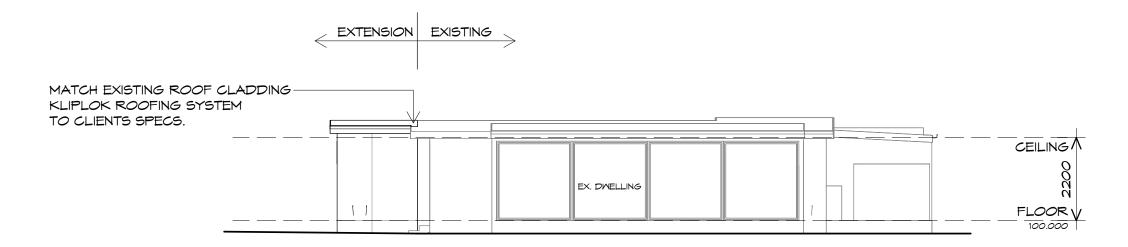
EASTERN ELEVATION

1:100



SOUTHERN ELEVATION

1:100



NORTHERN ELEVATION

1:100



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PROPOSED RESIDENTIAL EXTENSION
17 TI-TREE DRIVE,
ANSONS BAY
Client name:

K.R. & C.E. HATELEY

Drawing:

ELEVATIONS

Drafted by: T.W & A.D	Approved by: J.M
Date:	Scale:
19.06.2025	1:100

BUILDING DESIGNERS

	Project/Drawing no:	Revision:	
	PD25130 -08	01	
SIGNERS			•

ROOF PLUMBING NOTES:

GUTTER INSTALLATION
TO BE IN ACCORDANCE WITH
ABCB HOUSING PROVISIONS PART 7.4.4
WITH FALL NO LESS THAN
1:500 FOR EAVES GUTTER
BOX GUTTERS IN ACCORDANCE WITH
AS33500.3:2021

UNLESS FIXED TO METAL FASCIA EAVES GUTTER TO BE FIXED @ 1200 CRS MAX.

VALLEY GUTTERS ON A ROOF WITH A PITCH:

A) MORE THAN 12.5° DEGREES - MUST
HAVE A WIDTH OF NOT LESS THAN
400mm AND ROOF OVERHANG OF NOT
LESS THAN 150mm EACH SIDE OFVALLEY
GUTTER.

B) LESS THAN 12.5° DEGREES, MUST BE
DESIGNED AS A BOX GUTTER.

LAP GUTTERS 75MM IN THE DIRECTION OF FLOW, RIVET & SEAL WITH AN APPROVED SILICONE SEALANT.

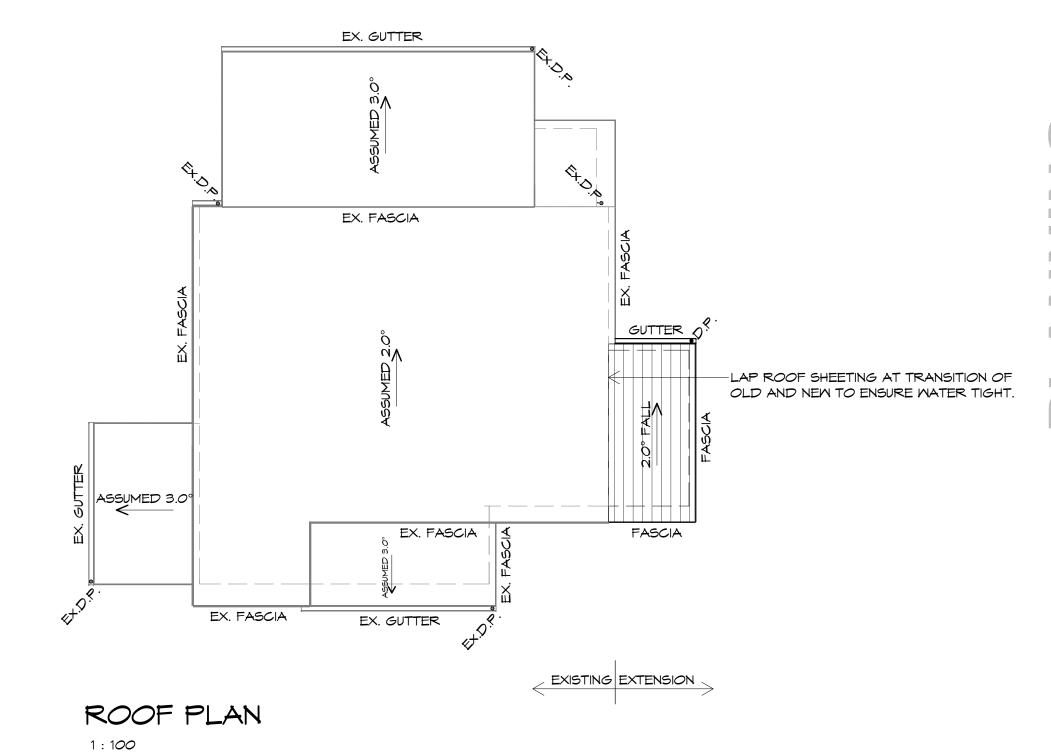
DOWNPIPE POSITIONS SHOWN ON THIS PLAN ARE NOMINAL ONLY.

EXACT LOCATION & NUMBER OF D.P'S REQUIRED ARE TO BE IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.4.5 REQUIREMENTS.

SPACING BETWEEN DOWNPIPES MUST NOT BE MORE THAN 12M & LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS

METAL ROOF

METAL SHEETING ROOF TO BE INSTALLED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 7.2. REFER TO TABLE 7.2.20 FOR ACCEPTABLE CORROSION PROTECTION FOR SHEET ROOFING, REFER TO TABLE 7.2.20-7.2.20 FOR ACCEPTABILITY OF CONTACT BETWEEN DIFFERENT ROOFING MATERIALS. FOR FIXING, SHEET LAYING SEQUENCE, FASTENER FREQUENCY FOR TRANVERSE FLASHINGS AND CAPPINGS, ANTI CAPILLARY BREAKS, FLASHING DETAILS REFER TO ABCB HOUSING PROVISIONS PART 7.2.5-7.2.7. ROOF PENETRATION FLASHING DETAILS. REFER TO TO ABCB HOUSING PROVISIONS PART 7.2.5-7.2.7. ROOF SHEETING MUST OVERHANG MIN 35MM AS PER ABCB HOUSING PROVISIONS PART 7.2.8



Prime Design

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info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED RESIDENTIAL
EXTENSION
17 TI-TREE DRIVE,

Client name:

ANSONS BAY

K.R. & C.E. HATELEY

Drafted by: Approved by: T.W & A.D J.M

BUILDING DESIGNERS

Drawing: ROOF PLAN

Date: Scale: 19.06.2025 1:100

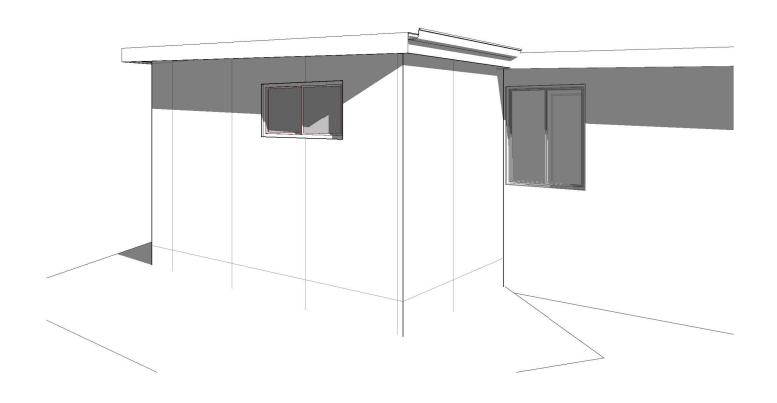
Project/Drawing no: Revision: PD25130 -09 01

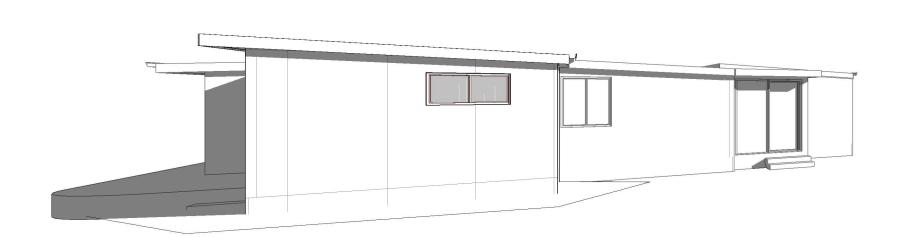
Accredited building practitioner: Frank Geskus -No CC246A

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PROPOSED RESIDENTIAL **EXTENSION** 17 TI-TREE DRIVE, ANSONS BAY Client name:

K.R. & C.E. HATELEY

Drawing: PERSPECTIVES

Drafted by: T.W & A.D	Approved by: J.M
Date:	Scale:

19.06.2025

Project/Drawing no: Revision: PD25130 -10 01



8 September 2025

Break O'Day Council 32-34 Georges Bay Esplanade St Helens, Tasmania 7216 admin@bodc.tas.gov.au 03 6376 7900

Dear Planner,

Re: Proposed Residential Extension at 17 Ti Tree Drive, Ansons Bay

BRE-P1.0 Particular Purpose Zone - Ansons Bay Small Lot Residential

BRE-P1.5.1 Amenity

Objective: That non-residential uses are of an appropriate scale and type. This use standard is not applicable to the extension.

BRE-P1.6 Development Standards for Buildings and Works

BRE-P1.6.1 Building design and siting

- Site coverage must not be more than 50% of the site and a minimum of 25% of the site must be free from buildings, paving or other impervious surfaces.
 Complies. The existing residence & extension combined with the existing outbuildings has a site coverage of 20.9%. 74% of the site is free from impervious surfaces, driveway & paving. Refer to site plan for calculations.
- A2 Building height must not be more than 6.5m

 Complies. The height of the building works is 2.95m high as noted on the elevation page
- A3 Buildings must have a setback from the primary road frontage of not less than 2m.

 Complies. The proposed extension is not within the front setback of the property. Refer to site plan for location of proposed building works.
- A4 Buildings must have a setback from the side and rear boundaries of not less than 1m.

 Complies. The proposed extension is greater than 10m from the side boundaries. Refer to the site plan for setback dimensions.
- A5 Fences are not allowed on front, side or rear boundaries Complies. The proposal does not include fencing.
- A6 Outbuildings must have a gross floor area not more than 80% of the gross floor area of dwellings on the site. Complies. The proposed application does not include outbuildings.

Page 1 of 5

BRE-P1.6.2 Solar efficiency

- A1 Buildings on the site or adjoining sites must not cause overshadowing and reduction of sunlight to habitable rooms and private open space to less than 3 hours between 9.00am and 5.00pm on 21st June.

 Complies. The proposed bathroom extension does not cause any loss of sunlight to neighbouring residences.
- A2 Outbuildings must not be constructed as to obstruct solar access to north and east facing windows of an existing dwelling on the same site as the outbuildings.

 Not applicable to application.

BRE-P1.6.3 Privacy

A1 Direct views of windows of habitable rooms, external doorways, balconies, decks or patios of neighbouring dwellings must be screened with vegetation or separated not less than 9m.

Not applicable to application. The proposed ensuite is not a habitable room.

BRE-P1.6.4 Stormwater disposal

All runoff from buildings is to be detained by on-site water storage systems with the overflow released in a manner that does not cause erosion or flooding to adjoining properties.

Complies. The stormwater collected from the roof of the proposed extension will be connected to the existing water tank on site. Any overflow from the tank will be directed to the grassed area within the title boundary as to not cause disturbance to adjoining lots. The small area of the proposed roof, and slightly reduced level of impervious surface to the site does not cause any increased impact of flooding or erosion to adjoining properties.

BRE-P1.6.5 Development in areas at risk from natural hazards

A1 Buildings must be on land where the boundary is setback away from evidence of coastal erosion a distance equal to, or greater than, the vertical distance from the top of the cliff to the natural ground level at the bottom of the cliff, measured at the cliff top adjacent to the centre of the site boundary.

The site overlay plan included in the planning set identifies the existing residence & proposed extension are within the medium coastal erosion overlay. This natural hazard has been identified at the time of development & the small floor area of the ensuite extension off the existing residence is appropriate for an exemption to this clause.

BRE-P1.6.6 Vegetation control

A1 Vegetation must not be removed unless it is within the building footprint. Not applicable to application. No vegetation is to be removed.

C7.0 Natural Assets Code

C7.6 Development Standards for Buildings & Works

C7.6.1 Buildings & Works within a waterway & coastal protection area, or a future coastal refugia area

A1 Does not comply. Building and works are not within the building area approved under the planning scheme.

P1

- a. Refer to Soil & Water Management Plan & diagrams for details on minimising the impacts of sedimentation & runoff during construction.
- b. The proposed extension is separated from any riparian/littoral vegetation by a parks & wildlife service corridor. Refer to locality plan for separation of site from Ansons Bay.
- c. Not applicable to proposal. Streambank does not exist on site.
- d. As above, no in-stream natural habitat to site.
- e. Any water runoff from the site will be managed on site as referenced in BRE-P1.6.4 Stormwater disposal discussion above.
- f. It is not known if the need to maintain fish passage is applicable to the site. The separation of 17 Ti Tree Drive by the parks & wildlife corridor indicates this is not a consideration of the proposed ensuite extension
- g. The proposal does not suggest any filling of wetlands. Refer to site plan.
- h. The proposed new facilities of the extension have been grouped with existing facilities as practical for the site.
- i. The floor level of the ensuite sits appropriately above the existing surface & level matching the existing residence to minimise the need for excavations. No fill is required for the proposed extension.
- j. The proposed building design responds to the size, shape & minimal contours of the land.
- k. 17 Ti Tree Drive is separated from Ansons Bay by the parks & wildlife corridor. Additionally, the ensuite extension is located further from Ansons Bay than the rear half of the residence, therefore impacts to coastal sand movement & wave action is not applicable to the proposal.
- l. The need for future works to infrastructure or property, to best protect the Natural Asset is unlikely.
- m. As mentioned above, the proposal is not directly located on Ansons Bay. The Wetlands & Waterways Works Manual is acknowledged but not applicable to the proposal.
- n. The Tasmanian Coastal Works Manual has been referred to.
- A2 Does not comply. Buildings and works within a future coastal refugia area are not located within a building area on a sealed plan approved under this planning scheme.
- **P2.1** Buildings and works within a future coastal refugia area must allow for natural coastal processes to continue to occur and avoid or minimise adverse impacts on natural assets, having regard to:
 - a. The size & position of the ensuite extension indicates the proposed does not have a negative impact on the landward transgression of sand dunes and the landward colonisation of wetlands, saltmarshes and other coastal habitats from adjacent areas.
 - b. The proposed does not require the need for any creation of barriers or drainage networks that would prevent future tidal inundation.
 - c. The proposed does not have any adverse impacts on the coastal processes of sand deposition or erosion.

- d. As mentioned in performance criteria one, the ensuite extension is grouped appropriately with existing facilities as reasonably practical.
- e. The small nature of the project & the position in relation to any existing vegetation to the site indicates the impacts on native vegetation is minimal to not applicable.
- f. Refer to point i of performance criteria 1 C7.6.1 Buildings & Works within a waterway & coastal protection area for comment on cut & fill of proposed.
- g. The building design responds to the particular size, shape, contours or slope of the land in a manner that avoids or minimizes adverse impacts on the natural assets.
- h. The proposed ensuite is separated from the impacts of sea-level rise on natural coastal processes and coastal habitat by the parks & wildlife service corridor. The extension maintains the sites ability for natural coastal processes to continue.
- i. The environmental best practice guidelines in the Wetlands and Waterways Works Manual has been referred to.
- j. As well as the guidelines in the Tasmanian Coastal Works Manual as to have minimal impact on fragile coastal areas & have minimal impact on environmental values.
- P2.2 Buildings and works within a future coastal refugia area must be for a use that relies upon a coastal location to fulfil its purpose.
 N/A the proposed residential extension does not rely on the coastal location, as the

N/A the proposed residential extension does not rely on the coastal location, as the ensuite is proposed off an existing residence.

- A3 Complies. The stormwater from the proposed development will be managed onsite.
- A4 Complies. Dredging or reclamation is not included in the proposal.
- **A5** Coastal Protection Works or Watercourse Erosion or Inundation Protection Works are not included in proposal.

C10.0 Coastal Erosion Hazard Code C10.4 Use or Development Exempt from this Code:

Whilst the site is subject to High Coastal Erosion Hazard Band, the development is exempt from this code per points b & c noted below.

- b. Intensification of an existing use, if not for a critical, hazardous, or vulnerable use;
- c. Alterations or extensions to an existing building located within a high coastal erosion hazard band, if:
- (i) the site coverage is not increased by more than 20m² from that existing at the effective date; and
- (ii) not for a critical, hazardous, or vulnerable use.

C11.6.1 Buildings and works, excluding coastal protection works, within a coastal inundation hazard area

C11.4 Use or Development Exempt from this Code

The following use or development is exempt from this Code:

- b. Intensification of an existing use, if not for a critical, hazardous, or vulnerable use.
- c. Alterations or extensions to an existing building located within a high coastal inundation hazard band, if:
- (i) the site coverage is not increased by more than 20m² from that existing at the effective date.
- (ii) not for a critical, hazardous, or vulnerable use

The proposed ensuite & walk in wardrobe extension is merely an intensification of an existing residence for sensitive, not vulnerable use and only increases the site coverage of 9.01m2. Based on the small nature of the project a site classification has not been warranted. It is not known if the extension occurs on an actively mobile landform to meet the exemption, however we seek discretion on the application due to the small nature of the project & existing residence on this site maintaining not increasing tolerable risk from coastal inundation to the property, public infrastructure or adjacent land.

Council or Crown Land

As discussed with the department of Natural Resources & Environments Tasmania, the subject development site has an existing Right of Carriageway easement over the subject Crown land managed by Property Services. Therefore, no licence is required as the easement provides authorisation for access.

Kind Regards,

I Medwin

Jessie Medwin