

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 / 00116
Applicant	Michael Eastwood
Proposal	Visitor Accommodation – Construction of a Visitor Accommodation Unit
Location	Unit 3/36 Franks Street, Falmouth

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 6th September 2025 **until 5pm Friday 19th September 2025**.

John Brown
GENERAL MANAGER

PROJECT INFORMATION

BUILDING DESIGNER:
ACCREDITATION No:
LAND TITLE REFERENCE NUMBER:
FLOOR AREA
DECK/CARPORT FLOOR AREAS
DESIGN WIND SPEED:
SOIL CLASSIFICATION:
CLIMATE ZONE:
BUSHFIRE-PRONE BAL RATING:
ALPINE AREA:
CORROSION ENVIRONMENT:
FLOODING:
LANDSLIP:
DISPERSIVE SOILS:
SALINE SOILS:
SAND DUNES:
MINE SUBSIDENCE:
LANDFILL:
DATUM LEVEL AT KERB:
GROUND LEVEL:
FINISHED FLOOR LEVEL:
OVERFLOW RELIEF GULLY LEVEL:

MICHAEL EASTWOOD
CC 1066 S
183241/3
161.31m² Living 16.29m² Covered entertaining
Decks 42m² Carport 40m²
N3
M
7
12.5
NOT APPLICABLE
MEDIUM
NO
NO
UNKNOWN
UNKNOWN
UNKNOWN
NO
UNKNOWN
UNKNOWN
RL
RL10300
RL



Proposed Visitor Accommodation For Platypus Ventures Pty. Ltd.

Lot 3 36 Franks Street
Falmouth TAS 7215

PLANNING APPLICATION

Michael Eastwood
Onshore Design
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www.buildingdesignstudio.com.au

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onshoredesigns@bigpond.com

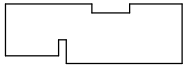
'Drawings and Specifications as instruments of service are and shall remain the property of the Building Designer. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Building Designer. The General Contractor is responsible for confirming and correlating dimensions at the job site. The Building Designer will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.'

Drawing List	
Sheet Number	Sheet Name
A0	Title Sheet
A1	Saltwater Sunrise Plan
A2	Site Plan
A3	Floor Plan
A4	Elevations
A5	Elevations
A6	3D Visuals
A7	3D Visuals



1 SITE PLAN
1 : 1500

Rev.	Date	Description



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ONSHORE DESIGNS
MICHAEL EASTWOOD

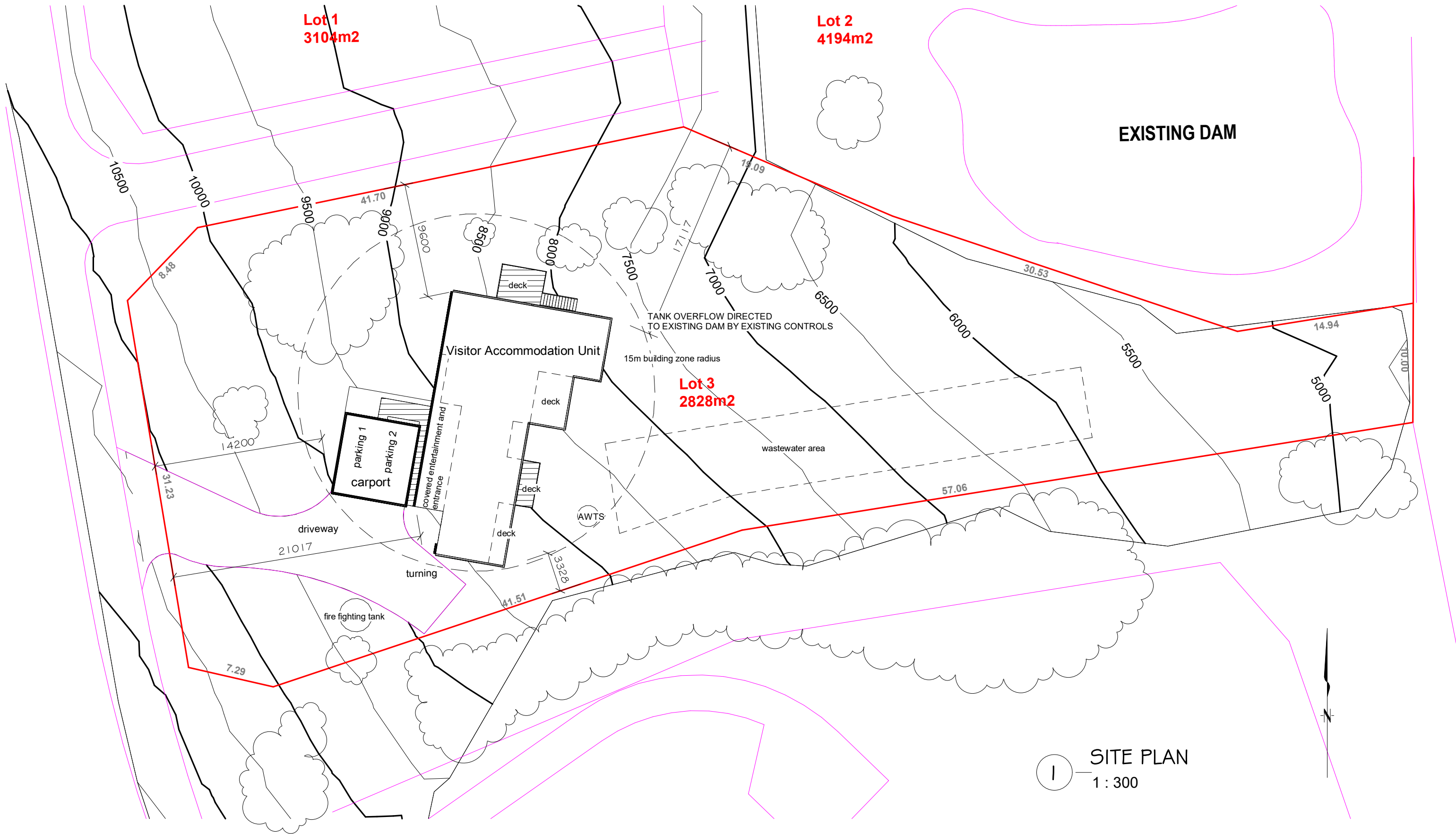
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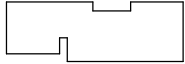
Offices: 65 South Arm Road, Rokeby
Mail: 10 Restdown Drive, Otago Bay, 7017

0429 901 003

Job Title Prop. Visitor Accom at Lot 3 36 Franks Street Falmouth 7215 for Platypus Ventures Pty Ltd	Drawing Title Site Plan	Date: 09/07/2025	Project No:
		Drawn By: Michael Eastwood	Sheet No:
		Accreditation No. CC 1066 S	A1
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ONSHORE DESIGNS
MICHAEL EASTWOOD

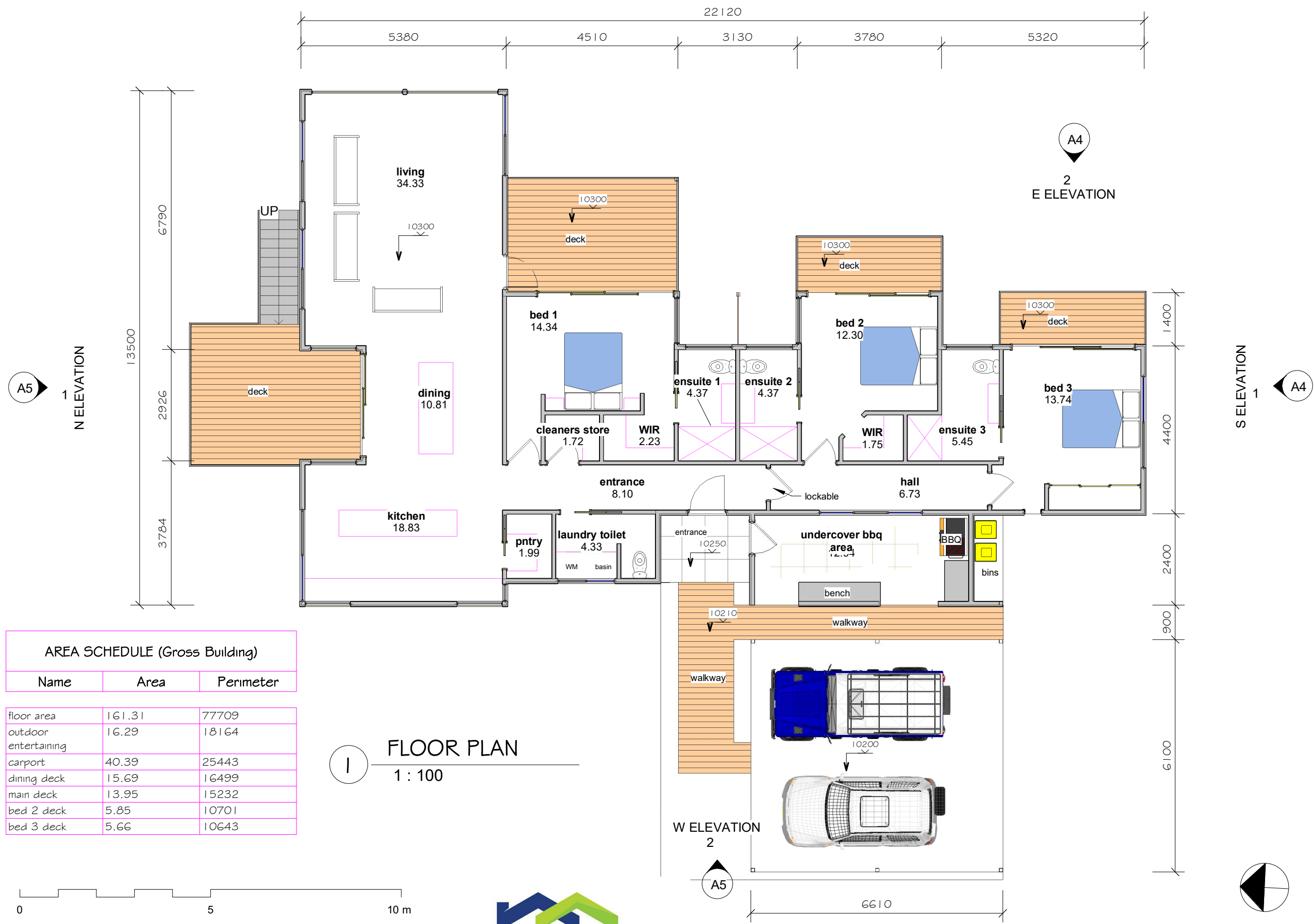
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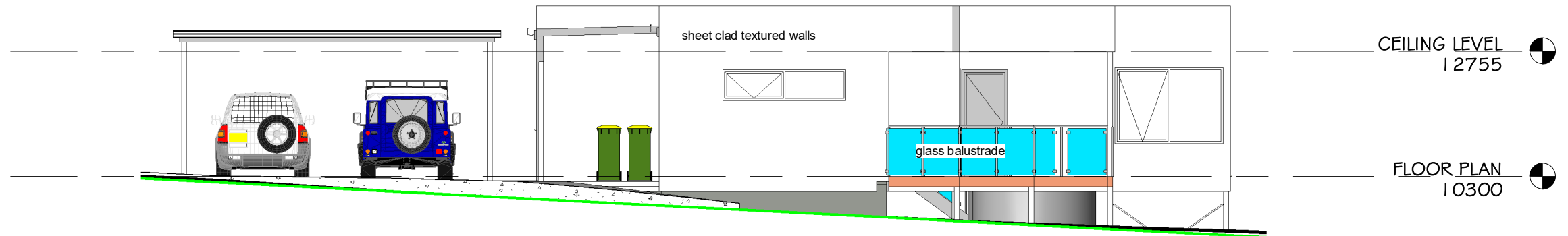
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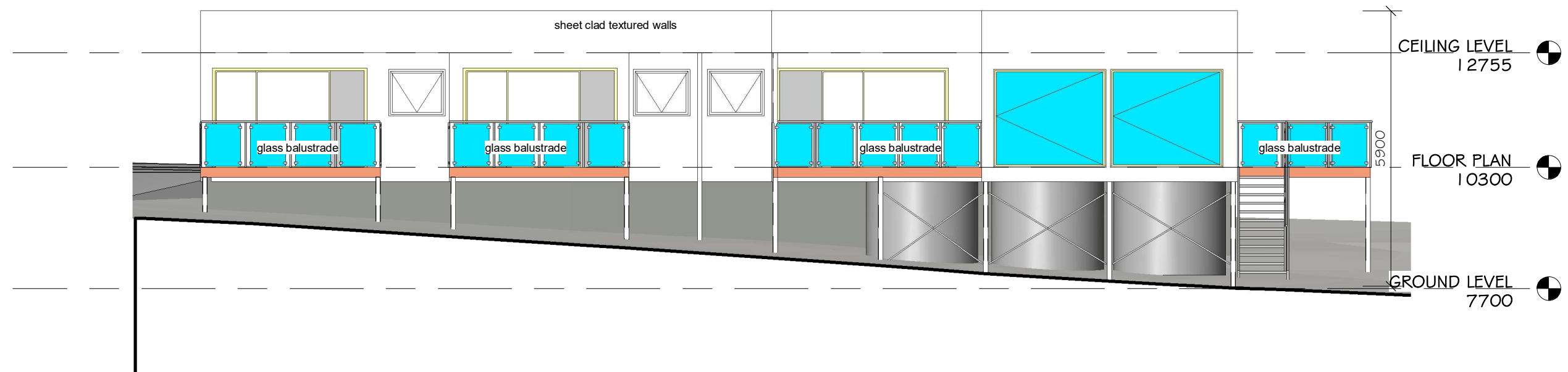


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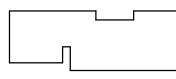


1 S ELEVATION
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2 E ELEVATION
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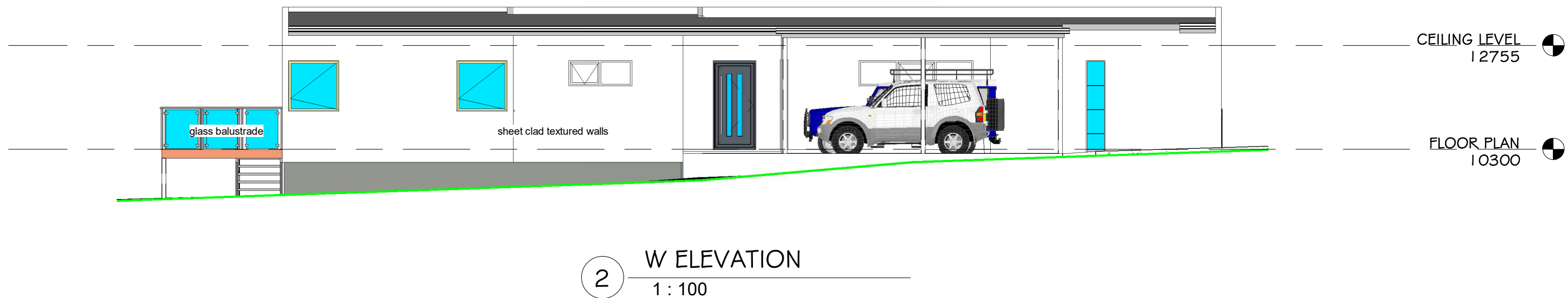
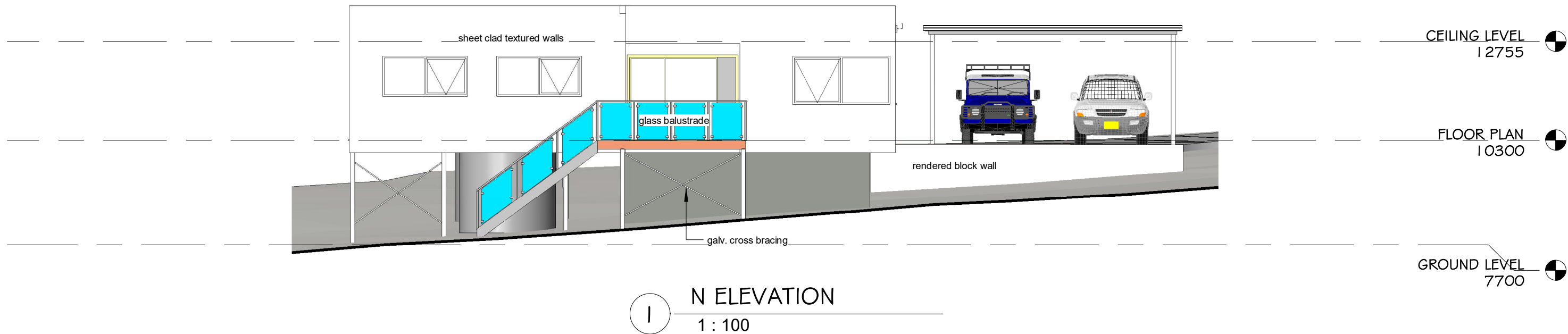
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Job Title
prop. Visitor Accom
at **Lo3 36 Franks Street**
Falmouth 7215
for **Platypus Ventures Pty Ltd**

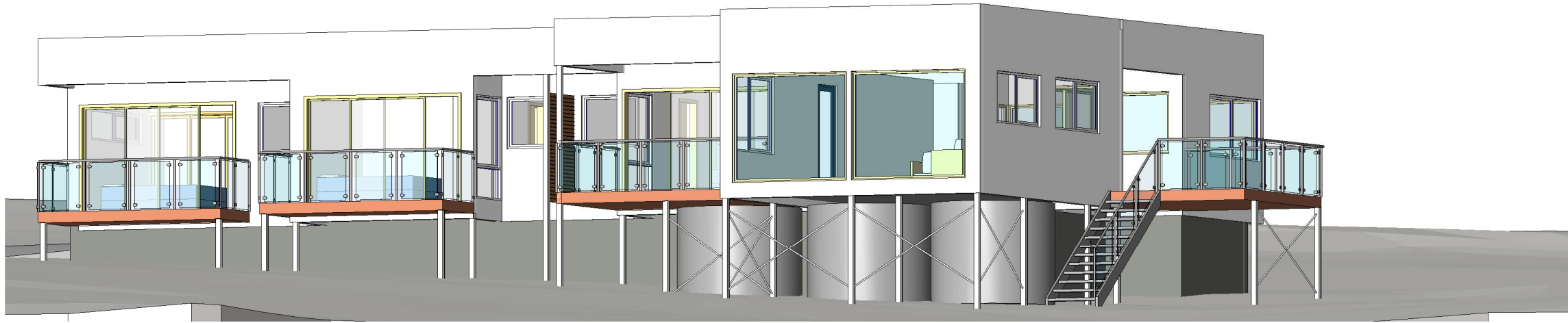
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Elevations

Date:
09/07/25
Drawn By:
Michael Eastwood
Accreditation No.
CC 1066 S
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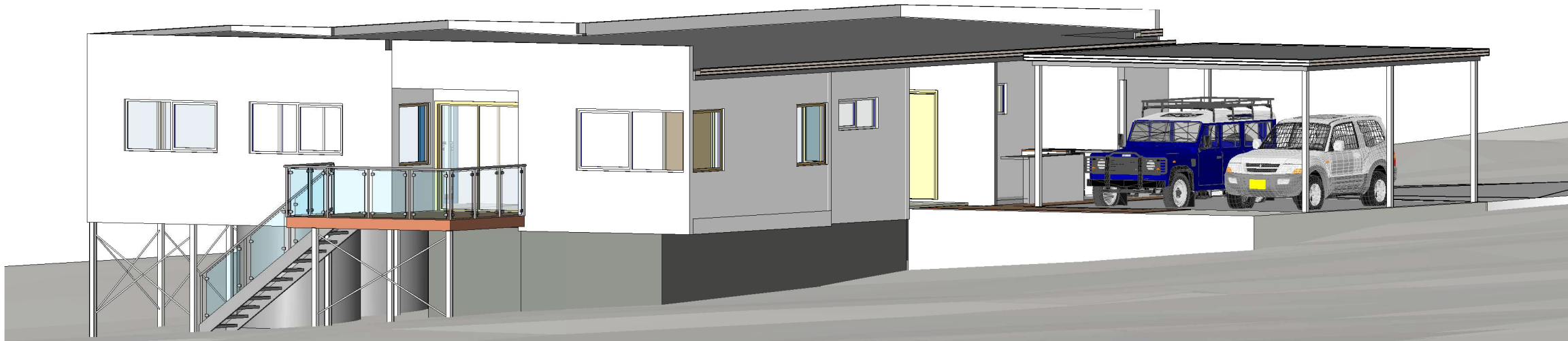
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							Drawn By: Michael Eastwood	Sheet No:
							Accreditation No. CC 1066 S	A5
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1 EAST VISUAL



2 NORTH VISUAL



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							Drawn By: Michael Eastwood	Sheet No:	
							Accreditation No. CC 1066 S	A6	
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1 SOUTH VISUAL



2 WEST VISUAL

Rev.	Date	Description	<div><div>Printed Date 29/08/2025 10:08:14 AM</div></div>	<div><div>ONSHORE DESIGNS</div><div>MICHAEL EASTWOOD</div><div>BUILDING • ENERGY REPORTS • BUSHFIRE REPORTS</div><div>Accredited Building Practitioners</div><div>Design + Documentation</div><div>Interior Design / Planning / Energy Assessments</div><div>Bushfire Assessments / Healthy House</div><div>Offices: 65 South Arm Road, Rokeby</div><div>Mail: 10 Restdown Drive, Otago Bay, 7017</div><div>0429 901 003</div></div>	Job Title prop.Visitor Accom at Lo3 36 Franks Street Falmouth 7215 for Platypus Ventures Pty Ltd	Drawing Title 3D Visuals	Date: 09/07/25 Drawn By: Michael Eastwood Accreditation No. CC 1066 S Scale:	Project No: Sheet No: A7

July 2025

Planning Application

Break O'Day Council

obo

Platypus Ventures Pty Ltd
Unit 3/36 Franks Street
Falmouth 7215

Prepared by

Michael Eastwood
Onshore Designs
onshoredesigns@bigpond.com
mobile 0429901003

Date	July 2025
Applicant Details	Michael Eastwood Onshore Designs 10 Restdown Drive Otago Bay, 7017 onshoredesigns@bigpond.com mobile 0429901003
Owner Details	Platypus Ventures Pty Ltd 3 Coniston Place Trevallyn 7250 Tasmania
Property Details	Property Identification Number 9782017 Cert Title no 183241/3
Development Address	Unit 3/36 Franks Street Falmouth 7215
Development Type	Proposed Visitor Accommodation
Development Area	Area of proposed building Floor footprint 161.31m² Living 16.29m² Covered entertaining Decks 42m² Carport 40m² <u>Total 260m²</u>
Zone	22.0 Landscape Conservation
Use	Visitor Accommodation
Application	Discretionary use

Description of Development Proposal

There is an existing two (2) bedroom unit in the existing approved planning permit and in accordance with the Disclosure Statement, in relation to Section 35(2) of the Strata Titles Act 1998, Section 3.3 states that a lot purchaser may chose to construct an approved visitor accommodation unit in accordance with the existing planning permit or may choose to apply to council for approval of an alternative approved visitor accommodation unit within the lot building envelope. Body Corporate approval is required for an alternate visitor accommodation design proposal and unanimous approval has been granted by all Strata Lot owners.

The proposed is not one of the approved plans, as shown in the existing planning approval documents, and cannot be classed as a minor amendment of the approved unit.

In accordance to the Land Use Planning and Approvals Act this is a new DA for a new planning application on Unit lot 3 and will also take into consideration the documents that form and integral part of the application and I reference these as the Disclosure Statement and First By-Laws required to be administered by the Body Corporate.

Part 9 of the Disclosure Statement 9.1 states the proposed visitor accommodation units will be constructed to a similar style as the existing units in the complex and 9.2 stating that the proposed units will have designs, material and finishes as approved by the planning permit, or as may be further approved by council and also 9.3 in relation to height. More importantly the proposed will be within the guidelines of 11.4 of the Disclosure Statement.

in relation to the above, the proposed will endeavour to meet all the requirements of the existing Disclosure Statement and the First By-Laws in reference to Saltwater Sunrise. This is fundamental in the Body Corporate providing signed approval for the proposed new planning application for Unit lot 3 as required.

The proposed building design is in the same style as the two (2) bedroom unit presented in the original application for planning approval however the floor layout has been changed and designed to suit the allotted area for Unit 3.

By saying this I'm relating the approved and proposed are the same in rectangular shape and form, have rendered white walls and a low skillion style roof. The design styles are the same to keep in fitting with the existing buildings in the strata development.

The changes to this proposal (as to the original) is the inclusion of a double carport and an additional bedroom. As this area is predominately surrounded by Visitor Accommodation units my client wants to provide a more marketable proposal that will include three bedrooms all with their own small ensuite. This can be attractive to a small family with teenagers or three couples. There is the ability to close off two of the bedrooms to allow a single couple to rent as I believe this will be the most prominent use. Each bedroom, as well as having their own ensuite, are afforded with a small deck facing out to the view. The main living area has access to two small deck areas with one being covered. Water tanks are placed under the proposed.

Please, take into consideration, the original building (passed in the existing planning permit), and the proposed, and note the proposed is in very much fitting with the style of buildings presented with the original planning application for Strata but more so in fitting with the allotted Stratum area.

The proposed is designed for Visitor Accommodation.

Applicable 2013 Break O'Day Council Tasmanian Planning Scheme Standards and Codes

ZONE	22.0 Landscape Conservation
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CODES

C2.0	Parking and Sustainable Transport Code
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Response

**Meets all the requirements for a Visitor Accommodation Use
Two (2) parking spaces shown in the proposed carport. See floor
and site plans.**

C13.0	Bushfire Prone Areas Code
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Bushfire Assessment provided at BA. HMA will be shown on BHMP

COMPLIANCE WITH TASMANIAN PLANNING SCHEME

The proposed Visitor Accommodation unit is within a defined **Landscape Conservation Zone**. Each scheme standard will be addressed in relation to the proposal.

22.0 Landscape Conservation Zone

22.1 Zone Purpose

The purpose of the Landscape Conservation Zone is:

22.1.1 To provide for the protection, conservation and management of landscape values.

22.1.2 To provide for compatible use or development that does not adversely impact on the protection, conservation and management of the landscape values.

22.2 Use Table

Discretionary Use- Visitor Accommodation

Qualification- if not for holiday letting of an existing dwelling

22.3 Use Standards

22.3.1 Community Meeting and Entertainment, Food Services, and General Retail and Hire uses.

NA

22.3.2 Visitor Accommodation

Objective:

That Visitor Accommodation is of a scale that is:

- (a) compatible with the landscape values of the site and surrounding area; and
- (b) does not impact the safety and efficiency of local roads or private rights of way.

P1 Visitor Accommodation

- a) The proposed Visitor Accommodation building is of a scale that respects the character of use in this area. This being the local township of Falmouth and in particular the area known as “Saltwater Sunrise” in which this proposed building is to be located. The use in this area is Visitor Accommodation. There is a Mediterranean type theme in this stratum development and the existing developments, in this area, have been built to this theme going back at least twenty years. Some more previous developments have also followed this Mediterranean style. The buildings on all these unit allotments have had planning approvals granted with buildings presented in this style of architecture.
- b) The proposed will not cause an unreasonable impact on the landscape values of this site. Low and long and under the permitted height. There are no predominant landscape values of this site (the site being Unit 3) as the area of the site is predominantly mowed lawn with some specimen plantings.
- c) The proposed will not adversely impact the safety and efficiency of the local road network or unreasonably disadvantage owners and users of rights of carriageway. There has been an updated Traffic Impact Statement, from Midson Traffic, taking into account the updated status of Franks Street in regard to sealing. The original Statement was sufficient for existing planning approval on these sites and the owners updated the Statement to take in improvements to Franks Street to alleviate any additional concerns mainly in relation to overuse or additional use. Visitor Accommodation use is less than residential use as the buildings only have a percentage rate of use as opposed to full-time residential use so therefore less traffic impact.

P1 Discretionary Use- Visitor Accommodation

Again, this is basically As Above

- a) The proposed Visitor Accommodation use is designed within fitting with all the other visitor accommodation buildings, within this area, and more importantly, with the design and style of all the proposed unit buildings passed by council for the existing planning approval for the strata development on this site area cumulatively known as ‘Saltwater Sunrise’. I have designed the Units for the strata allotments and this design follows the same principles in design as stated in the First By-laws and Disclosure Statement and endorsed by the Body Corporate of Saltwater Sunrise.

- b) Visitor Accommodation is the type of use in this development area and a certain percentage of Falmouth has the same use.
- c) There are no major landscape values of this site. Its managed lawn area with some species plantings intermittent throughout the site.
- d) The landscape values of the surrounding area are exactly the same as described above and the developed township of Falmouth.
- e) The measures to minimize or mitigate impacts is to keep a low height and use the existing screening to the road reservation.

22.4 Development Standards for Buildings and Works

22.4.1 Site coverage

Objective:

That the site coverage is compatible with the protection, conservation and management of the landscape values of the site and surrounding area.

Consideration is given to the common lot boundaries of the Saltwater Sunrise Falmouth Strata Scheme in relation to setbacks and the existing visitor accommodation units contained therein contribute towards the assessment of site coverage therefore the acceptable solution is not possible and reliance on Performance Criteria. See below

P1 36 Franks Street is a large allotment and consists of multi-individual buildings all with varying setbacks. These individual buildings are scattered within the allotment with additional building sites allotted with planning approval provided. I need to note that there have been multiply buildings that have planning approval and through this process consideration would have been given to setbacks and compatibility with the landscape values of the site and the surrounding area (Break'o'Day Planning Scheme). The site coverage of the proposed is 290m². This includes all buildings, paths, decks, stairs and tanks etc. Living is 162m² with decks, carport the remainder. This is within close range to a 20% variation of the approved building and the deck. The proposed building itself fits within the 15m radius of the approved building site. See site plan.

As far as being compatible with the landscape values of the site the proposed is in fitting with the designs of the existing buildings and these have been passed to be compatible with the site and the vision of the development provided through DA043-2019 by the owners.

I will relate the amended design change to the noted values of P1 and site coverage will be that of the whole lot formatively known as "Saltwater Sunrise".

- (a) The topography of the site is general slope from west to east and faces east to the ocean. The position of the existing and new building envelope unit positions were distributed evenly throughout the allotment. The amended building is positioned in one of the building envelopes and fits within.
- (b) The site (falling in general west to east) has the capacity to absorb water run-off with an elaborate existing position of swales that direct all (or most) run-off to the existing dams or to the ocean. The proposed does not interfere with the existing stormwater run-off system.
- (c) Site coverage of all the proposed and existing buildings is compatible to the size and shape of the allotment. Being such a large allotment, that runs parallel to the coastline, the positioning of the proposed is in fitting with that of the total development and within the constraints of the positioned building envelope. Good setbacks between the allotted building envelopes existing and proposed.
- (d) The Saltwater Sunrise Strata Scheme, that was passed DA043 2019, have some constraints imposed to some of the existing developments that have been built since the inception of approval and the DA has been amended as such noting amendments through progression. Most of the constraints are noted in the 'First By-Laws' however there are provisions for these to be amended through granted approval by members of the Body Corporate. The Body Corporate have unanimously approved the proposed building.
- (e) There has been no requirement to remove vegetation in the application.
- (f) The development is in existing cleared areas of vegetation.
- (g) The proposed development has adequate setbacks in relation to natural hazards, mainly defined as in a Bushfire Prone Area.

Calculation of existing developed and the proposed.

This calculation includes deck areas.

Areas developed and the proposed Total approx. 2610m²

Area of allotment 10.75ha

Percentage of area developed and proposed. 2.6%

22.4.2 Building height, siting and exterior finishes

Objective:

That building height, siting and exterior finishes:

- (a) protects the amenity of adjoining properties;
- (b) minimises the impact on the landscape values of the area; and
- (c) minimises the impact on adjoining agricultural uses.

A1 Max height 5.9m. See elevations.

A2 NA

A3 This is a stratum development, and I believe is not applicable to the unit allotments.

P4 The proposed is positioned approximately 110m from an area to the west zoned Agriculture. The proposed will in no way interfere with the uses in this zone due to

- (a) the size, shape and topography of the site;
 The unit lot is reasonably small, in relation to the agricultural land area, and can have minimal development with the agricultural area also over the crest of a rise and sloping away from the area known as Saltwater Sunrise therefore there would be no direct site line to the proposed.
- (b) There are existing buildings on this stratum site that are within less setbacks than proposed as with most of the existing houses in Franks Street and beyond.
- (c) The proposed will not effect the existing or potential use of the land on the Agricultural zone and the zone is not directly adjoining.
- (d) There are existing small intermittent stands of existing vegetation that screen the division between the two.
- (e) No requirement for attenuation measures between the zones and in particular the uses.

P5 This is an item of contention. The First By laws of the strata documents relate to the design and style of the existing buildings and of the units proposed in the application for stratum title of such lots. The design throughout is a Mediterranean theme with colors resplendent of this style in which is predominantly white. I could refer to the surrounding foreshore and the light colour and reflectance. There is the addition of a light grey tone to the fascia and there would be hues of yellowy orange on the deck and batten screens fading into light grey with age. This is also represented by the colours along the foreshore of the rocks and pebbles.

Walls-predominantly white to match the theme of existing building units on the Saltwater Sunrise site and those that have been designed for the other allotments.

Roof-can be Monument or a darker grey colour that gives very minimal reflectance or a colour with a light reflectance of <40%.

- (a) The appearance from the road reservation, off Franks Street, will be minimal as there is an existing vegetation and a new unit development between the proposed and Franks Street.
- (b) The existing vegetation and new building between the proposed and the road reservation of Franks Street will filter screen the proposed.
- (c) The exterior finishes are rendered block and sheet cladding in fitting with developments in the surrounding area. (surrounding area implying to Saltwater Sunrise strata development).

22.4.3 Access to a road

Objective:

That new Visitor Accommodation units have appropriate vehicular access to a road maintained by a road authority.

A1 The unit allotment is directly accessible by the private right of way on the property, and this is connected to an existing access point on to Franks Street

22.4.4 Landscape protection

Objective:

That the landscape values of the site and surrounding area are protected or managed to minimise adverse impacts.

A1 I believe the proposed is located on a building area that was passed in the original planning approval for the stratum title and subsequent planning approvals for each unit lot.

A2 Located within the building area as passed.
No cut and fill
Less than 10m in elevation below a skyline or ridgeline

22.5 Development Standards for Subdivision

NA

Unit 3/36 Franks Street "Saltwater Sunrise"

The existing planning approval for Unit 3 stratum area was for a two (2) bedroom unit with several deck areas. There were several two-bedroom units presented in the application for the original planning approval and they all averaged around the 200 to 211m² living area size with each proposed two (2) bedroom unit having large areas of deck space to be utilised for varying weather conditions.

The existing units presented for the granted planning approval were in a Mediterranean style to suit the existing units in the Saltwater Sunrise Strata application.

The proposed building design is in exactly the same style as the two (2) bedroom units presented in the original application however the floor layout has been changed and designed to suit the allotted area for Unit 3. The initial footprint and deck living areas are almost identical in size however the owners have decided that there is a requirement to provide for an additional bedroom to cater for families. Most families are with an average of two children and the additional bedroom gives a wider scope and attraction for family visitor accommodation.

Please have a look at the original building, and the proposed, and note the proposed is in very much fitting with the style of buildings presented with the original planning application for Strata but more so in fitting with the allotted Stratum area.

Yours Sincerely



Michael Eastwood

