

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 / 00123
Applicant	G Richards
Proposal	Residential - Construction of Two Dwellings (Multiple Dwellings)
Location	10 Annabel Drive, St Helens

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 11th October, 2025 **until 5pm Friday 24th October, 2025.**

John Brown
GENERAL MANAGER

ANNABEL DRIVE

EXIST.
CROSS
OVER

EXIST.
CROSS
OVER

NEW
CROSS
OVER

EXIST.
CROSS-
OVER

STL

NBN

CONCRETE

PRIVATE OPEN SPACE

Storm-water Drainage Notes:

1. All works to comply with NCC: Vol 3 Plumbing Code; AS3500.3 2021; Taswater & Local Authority standards.
2. A design flow for all catchment areas (roofs, driveways) has been estimated as 10.5 Litres per second as per AS3500.3, Section 5.4.8 Determination of Design Flows. Which means the existing site storm-water connection to be increased to 150 OD or add new 100 OD connection added for Site 2. *
3. Concrete driveways & parking areas to have minimum 1:100 falls to pits
4. All down pipes to be connected to site water tank. Water tank overflow to be connected to site storm-water connection.

* Design flow calculation by Chris Lewis Plumbing.

SITE PLAN

LOT 1
AREA 523m²
BUILDING AREA 140+43 =183m²
COVERAGE 35%
POS 220m²

LOT 1
523m²

CoT 183451/23
1039m²

DWELLING 2

DWELLING 1

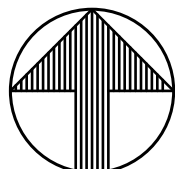
GARAGE

GARAGE

LOT 2
516m²

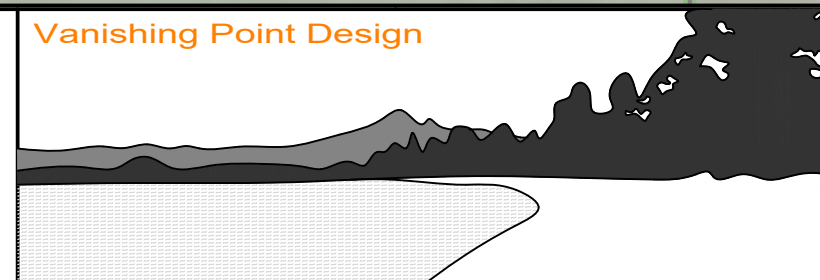
LOT 2
AREA 516 m²
BUILDING AREA 140+43 =183m²
COVERAGE 35%
POS 196m²

N



REVISIONS					
G	GRR	29/08/2025	ISSUED FOR DEVELOPMENT APPROVAL RFI		
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C	GRR	10/06/2025	ISSUED FOR DISCUSSION		
B	GRR	03/06/2025	ISSUED FOR DISCUSSION		
A	GRR				
REV	BY	DATE	DESCRIPTION	CKD	APP

Vanishing Point Design

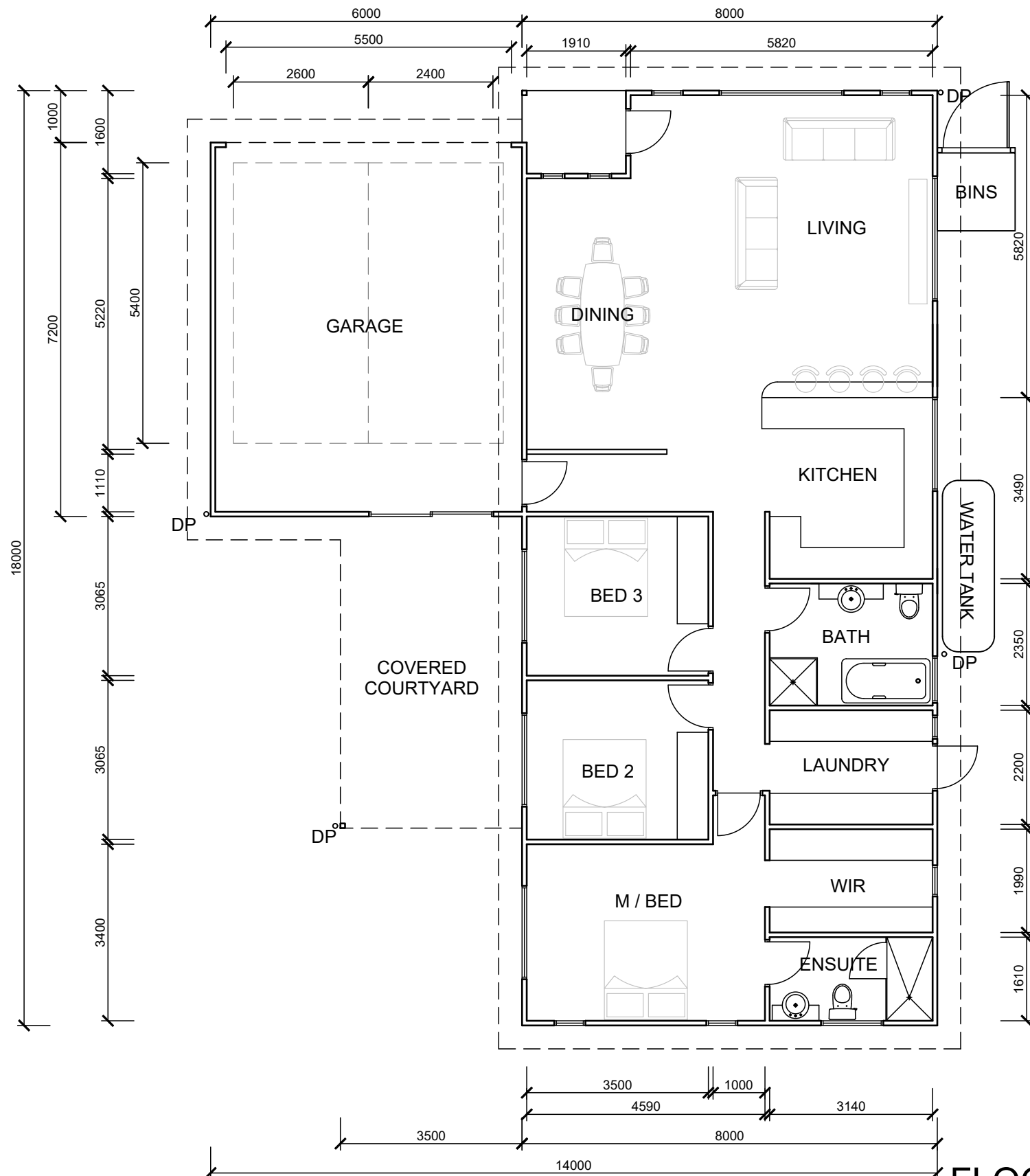


GILLIAN RICHARDS
PO Box 183, Dover 7117

Ph: 0488 775 992
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Acc. No. CC6421

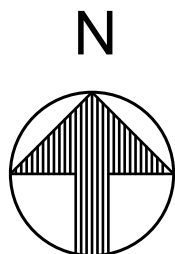
C. LEWIS
10 ANNABEL DR
ST HELENS, TAS 7216
SKETCH PLANS

SCALE		CONTRACTOR TO CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT DIMENSIONS OVERRULE SCALE	
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DRAWING No		REV	
A-01		REV G	



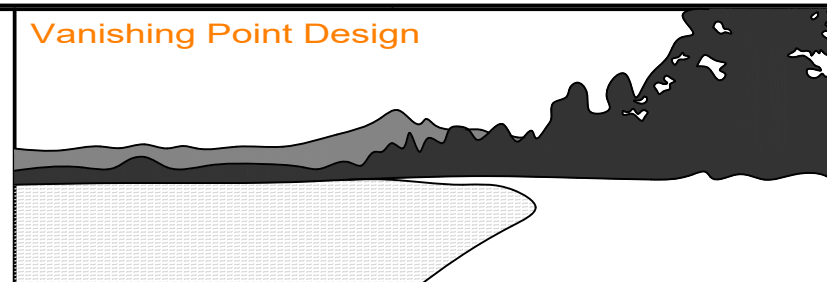
FLOOR PLAN: HOUSE 1

140m2 Dwelling: 43m2 GARAGE



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A	GRR					

Vanishing Point Design

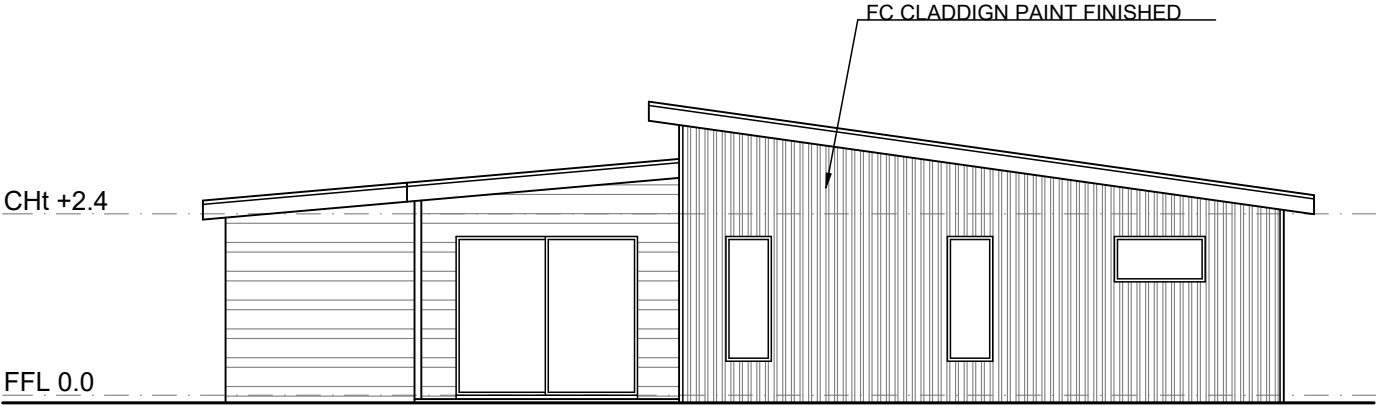


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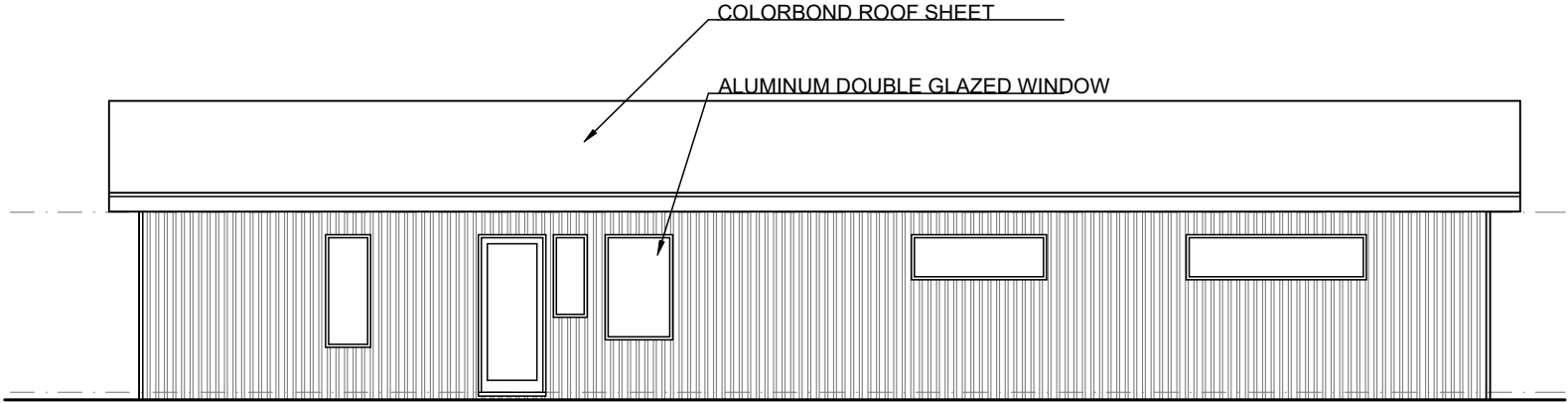
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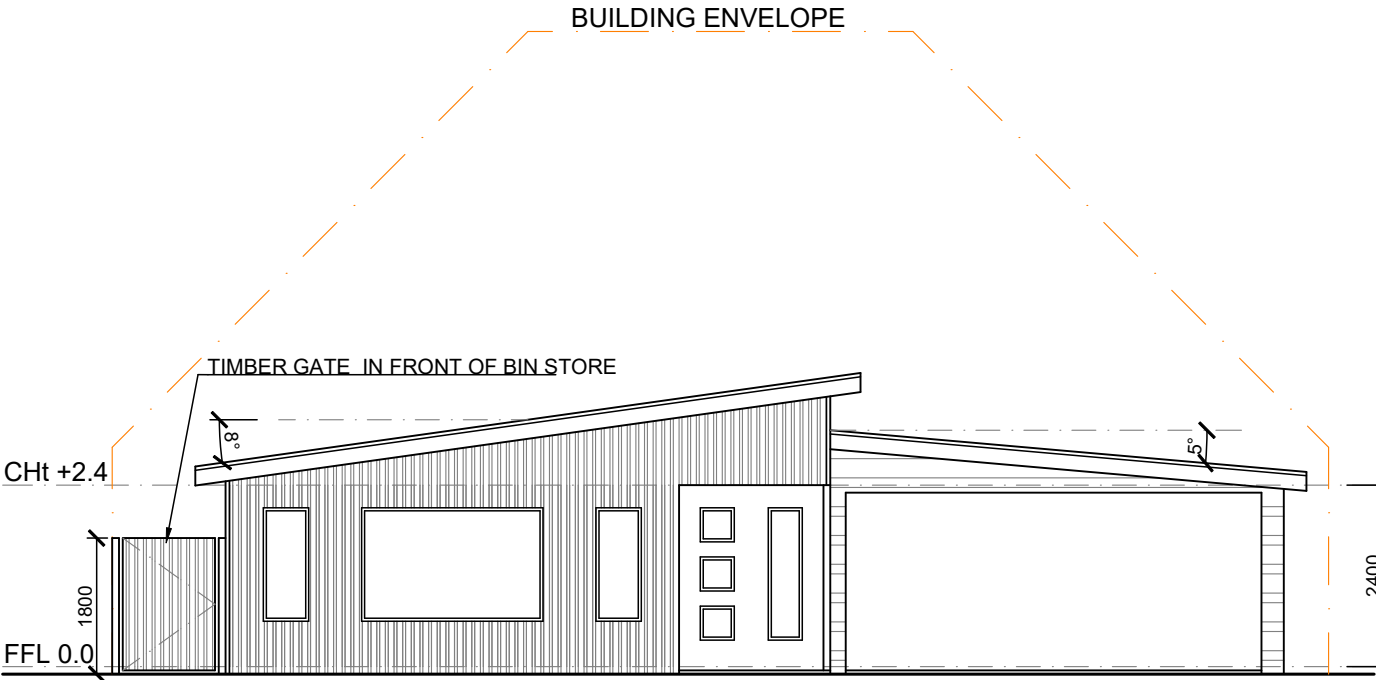
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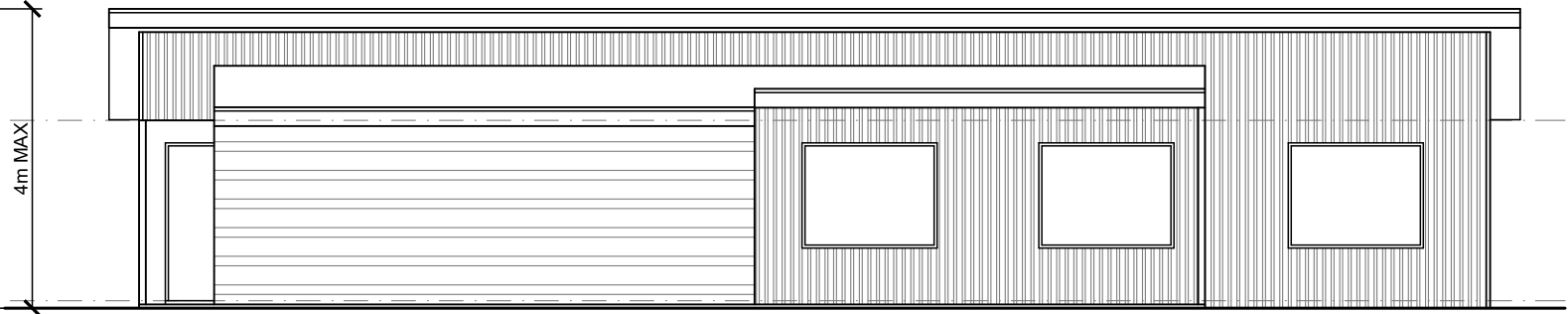
SOUTH ELEVATION



EAST ELEVATION



NORTH (STREET) ELEVATION

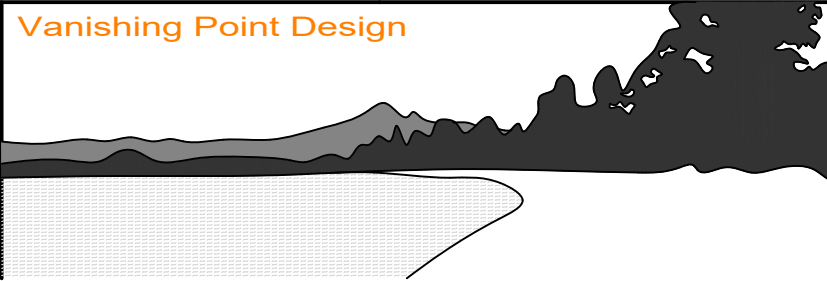


WEST ELEVATION

REVISIONS

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Vanishing Point Design

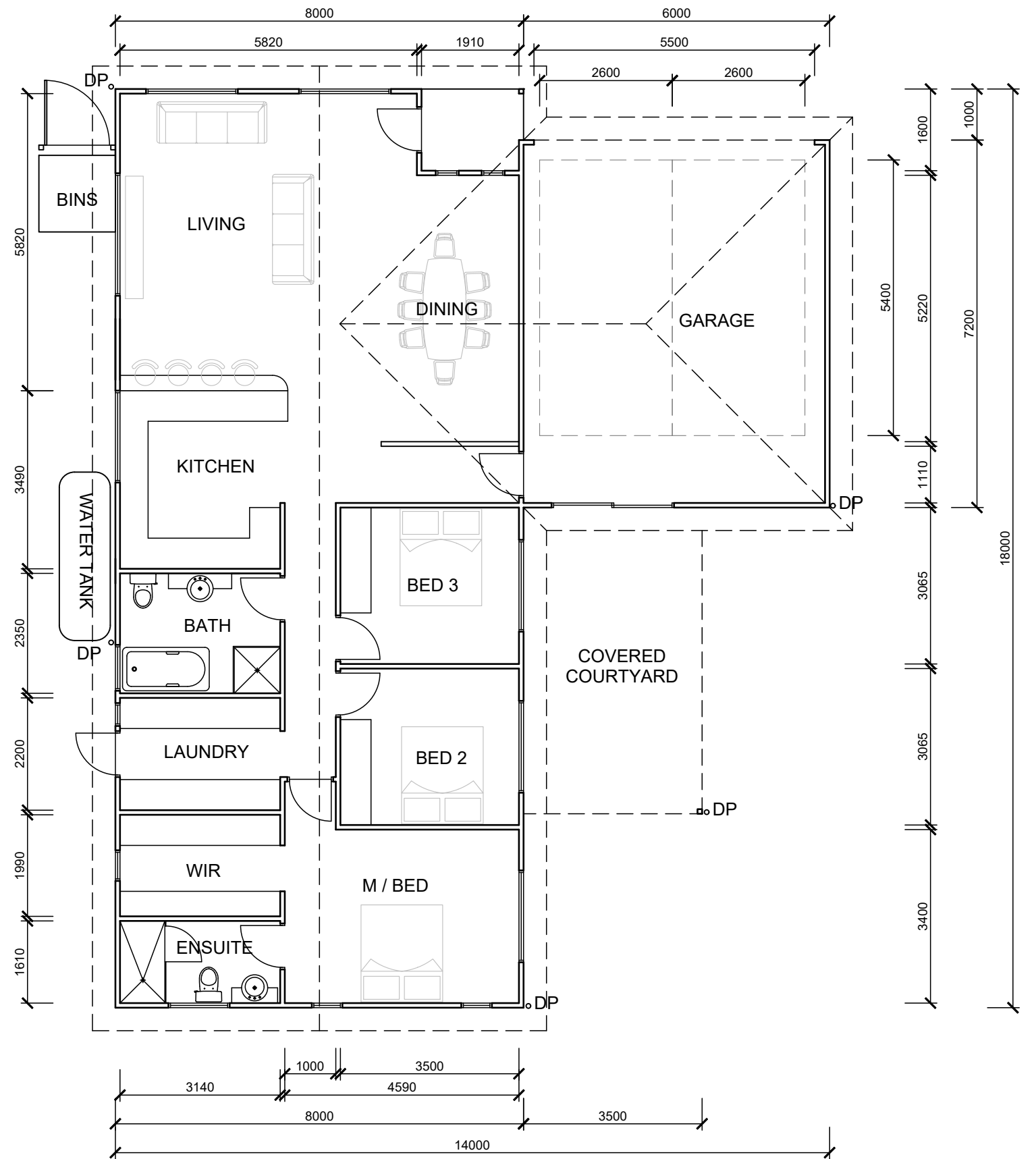


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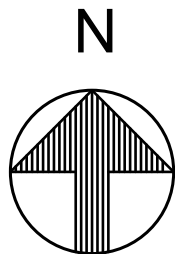
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DRAWING No	REV
A-03	REV G

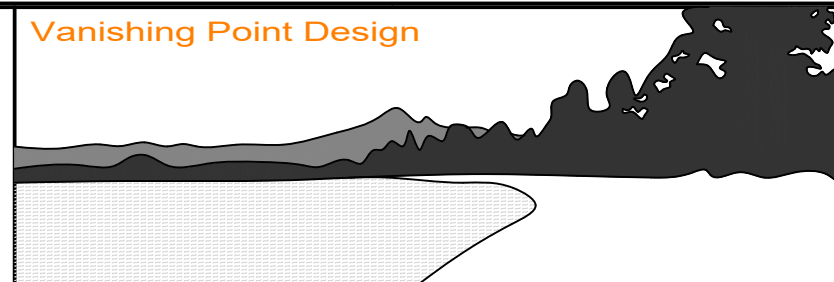


FLOOR PLAN: HOUSE 2
140m2 Dwelling: 43m2 GARAGE



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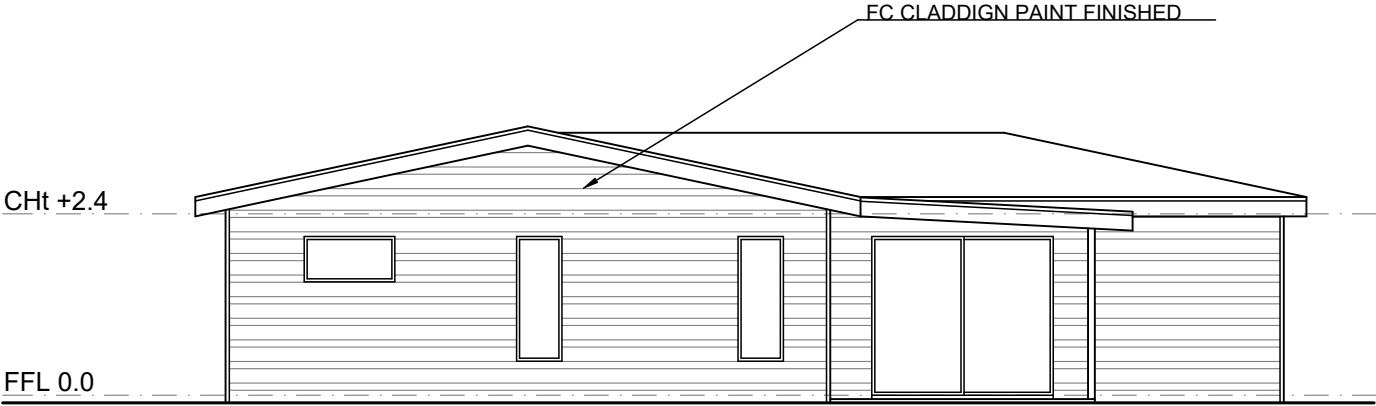


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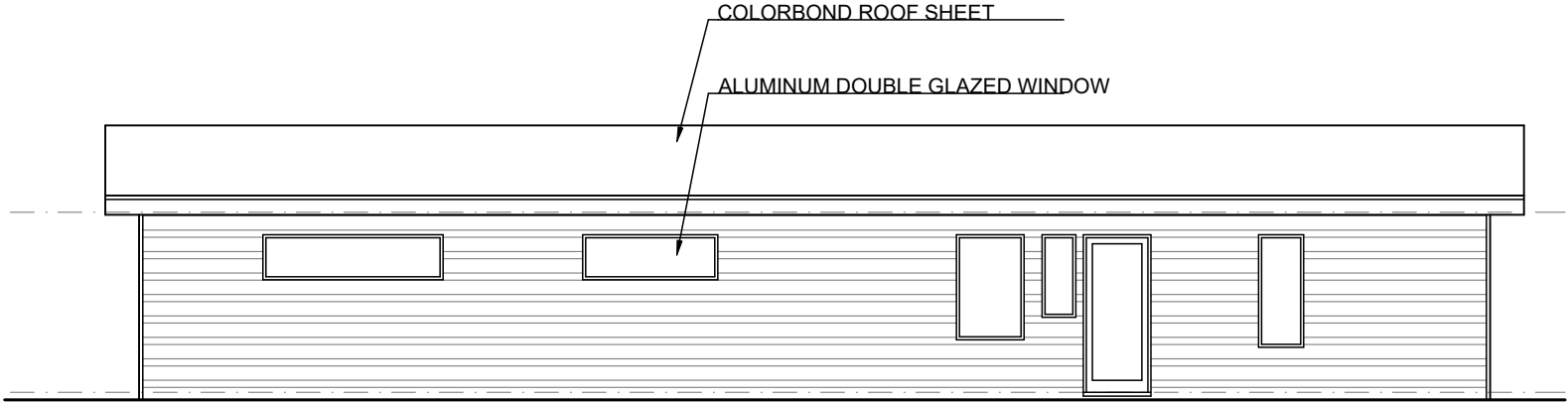
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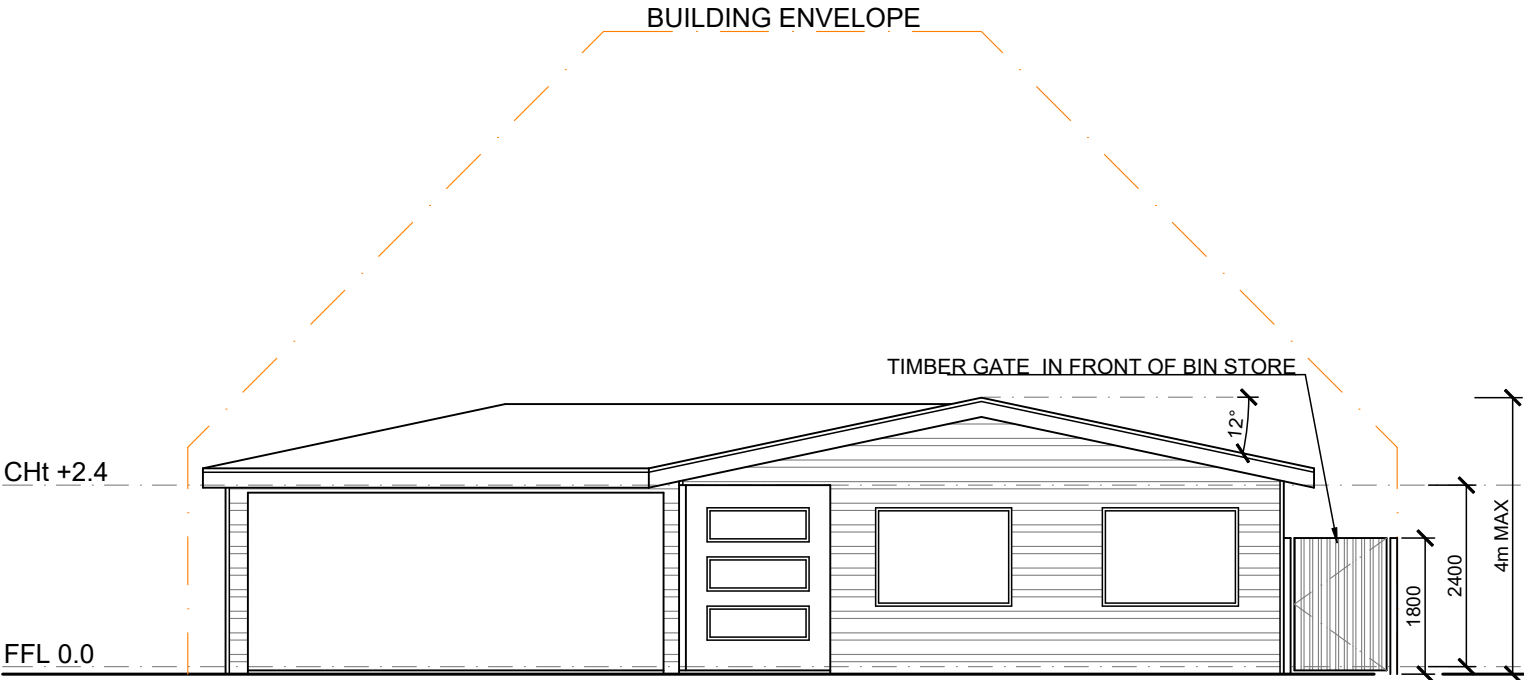
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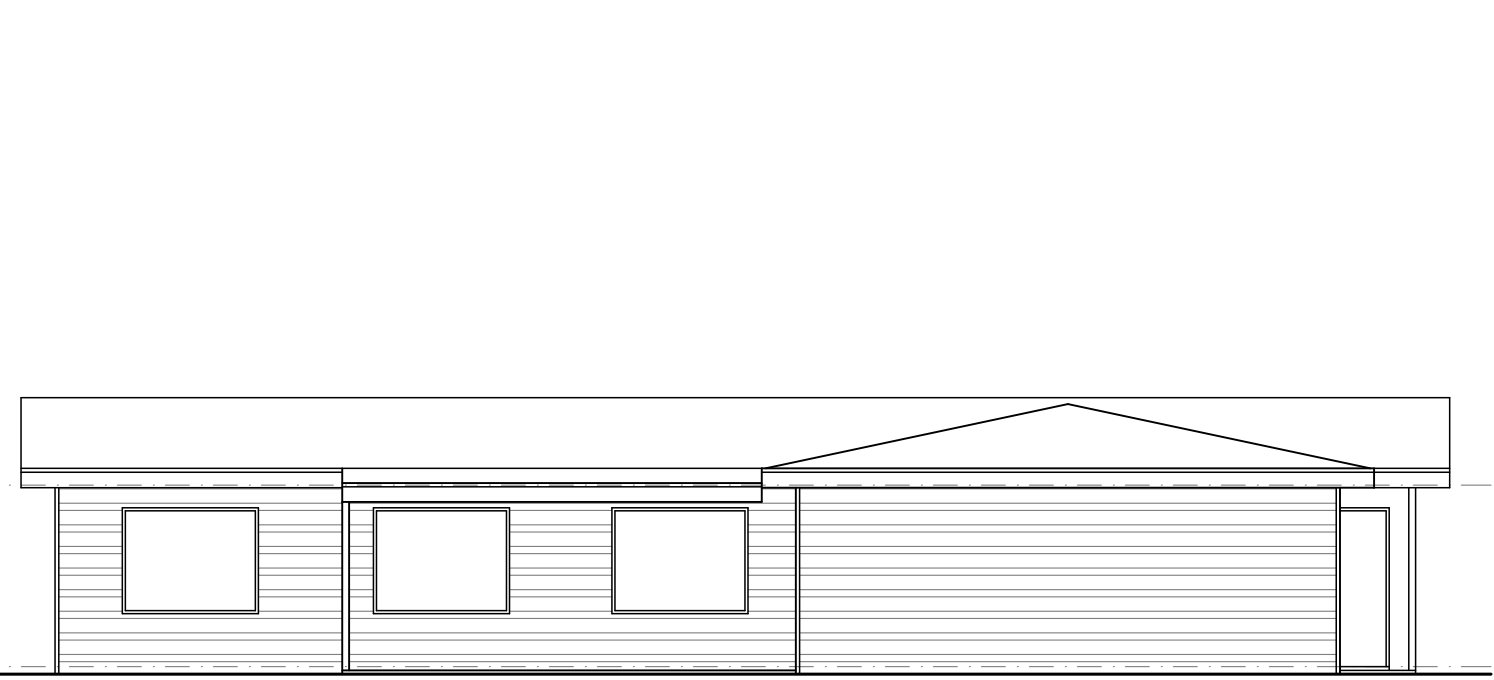
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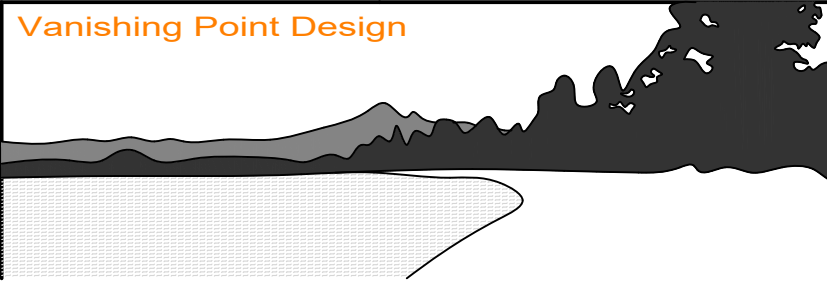
NORTH (STREET) ELEVATION



EAST ELEVATION

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Vanishing Point Design



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1:100	
DRAWING No	REV
A-05	REV G

Development Approval Report

Att: Planning Department

RE: 10 Annabel Drive, St Helens TAS 7216 (CoT 183451/23 PID 9806672)

The applicant is submitting a planning application for 2 dwellings & associated works on the above-mentioned site.

The property is Zoned General Residential which is defined by section 8.0 of the State Planning Provisions.

In support of this application the applicant makes the following statement:

Zones: 8.0 General Residential Zone

8.2 Use Table

A multiple dwellings are a "Permitted" use for this Zone.

8.4 Development Standards for Buildings and Works

8.4.1 Residential Development for Multi dwellings

A1 Multiple dwellings must have a site area per dwelling of not less than 325m².

Complies: Minimum site area 516m²

8.4.2 Setbacks and Building Envelope

A1 Unless within a building area on a sealed plan, a dwelling, excluding garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is:

(a) if the frontage is a primary frontage, not less than 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site: .

Complies: The minimum primary setback of the proposed dwelling is 4.5m to the street frontage.

(b) if the frontage is not a primary frontage, not less than 3m, or, if the setback from the frontage is less than 3m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site . *N/A*

(c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; *N/A*

(d) if located above a non-residential use at ground floor level, not less than the setback from the frontage of the ground floor level; *N/A*

A2 A garage or carport for a dwelling must have a setback from a primary frontage of not less than:

(a) 5.5m, or alternatively 1m behind the building line;

Complies: the garage primary frontage setback is 1m behind the proposed dwelling.

(b) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or

Complies: the garage is behind the dwelling frontage.

(c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage *N/A*

A3 A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must:

(a) be contained within a building envelope (refer to Figures 10.1, 10.2 and 10.3) determined by:

(i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and *N/A*

(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above existing ground level; and

Complies: Refer to the elevations (A-03 & A-05 Elevations) for details

(b) only have a setback of less than 1.5m from a side or rear boundary if the dwelling:

(i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or

(ii) does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser)..

Complies: Minimum setback is 1.5m

8.4.3 Site Coverage & Private Open Space

A1 Dwellings must have:

(a) A site coverage of not more than 50% (excluding eaves up to 0.6m wide); and

Complies: Site coverage 35%.

(b) for multiple dwellings, a total area of private open space of not less than 60m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer).

Complies: POS minimum is 196m²

A2 A dwelling must have private open space that:

(a) is in one location and is not less than:

(i) 24m² *Complies: Minimum Private open space 196m²*

(ii) 12m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer; *N/A*

(b) has a minimum horizontal dimension of not less than:

(i) 4m; or *Complies: Minimum dimension of 6.5m*

(ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); *N/A*

(c) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of true north and 30 degrees east of true north; and

Complies: POS is behind the building frontage.

(d) has a gradient not steeper than 1 in 10. *Complies: The POS is level.*

8.4.4 Sunlight & Overshadowing

A1 A multiple dwelling, that is to the north of the private open space of another dwelling on the same site, required to satisfy A2 or P2 of clause 10.4.3, must satisfy (a) or (b), unless excluded by (c)

N/A: Both sites have a north facing frontage.

8.4.5 Width of Openings for Garages and Carports

A1 A garage or carport for a dwelling within 12m of a primary frontage, whether the garage or carport is free-standing or part of the dwelling, must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).

Complies: Proposed garage is behind the primary frontage & has a total width of opening of 5.5m

8.4.6 Privacy for all dwellings

A1 A balcony, deck, roof terrace, parking space, or carport for a dwelling (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1m above existing ground level must have a permanently fixed screen to a height of not less than 1.7m above the finished surface or floor level, with a uniform transparency of not more than 25%, along the sides facing a:

(a) Side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 3m from the side boundary; *N/A: floor level is not more than 1m from NGL*

(b) rear boundary, unless the balcony, , deck, roof terrace, parking space, or carport has a setback of not less than 4m from the rear boundary; and *N/A: floor level is not more than 1m from NGL*

(c) dwelling on the same site; *N/A: floor level is not more than 1m from NGL*

A2 A window or glazed door to a habitable room of a dwelling, that has a floor level more than 1m above existing ground level, must satisfy (a), unless it satisfies (b).

(a) the window or glazed door:

(i) is to have a setback of not less than 3m from a side boundary;

N/A: floor level is not more than 1m from NGL

(ii) is to have a setback of not less than 4m from a rear boundary;

N/A: floor level is not more than 1m from NGL

(iii) if the dwelling is a multiple dwelling, is to be not less than 6m from a window or glazed door, to a habitable room, of another dwelling on the same site; and *N/A*

(iv) if the dwelling is a multiple dwelling, is to be not less than 6m from the private open space of another dwelling on the same site. *N/A*

A3 A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of not less than. *N/A: no shared driveway or parking space.*

8.4.7 Frontage Fences

N/A No front fence proposed

8.4.8 Waste storage for multiple dwellings

A1 A multiple dwelling must have a storage area, for waste and recycling bins, that is not less than 1.5m² per dwelling and is within one of the following locations:

(a) an area for the exclusive use of each dwelling, excluding the area in front of the dwelling;

Complies: An area for each dwelling 1m behind the dwelling frontage is available for bin storage.

Refer to site plan.

Part C: Codes:

C2.0: Parking and Sustainable Transport Code

C2.5.1 Car Parking Numbers

A1 The number of on-site car parking spaces must be no less than the number specified in Table C2.1

Complies: Two car parking bays are provided on site for each proposed dwelling plus a dedicated visitor parking space as shown on the site plan which meets the requirements in table C2.1.

C2.5.2 Bicycle Park numbers

C2.5.3 Motorcycle Park numbers

C2.5.4 Loading Bays

N/A Not required.

C2.6 Development Standards for Buildings and Works

C2.6.1 Construction of parking areas

A1 All parking, access ways, manoeuvring and circulation spaces must.

(a) be constructed with a durable all weather pavement:

Complies: driveway, crossover & parking to be concrete.

(b) be drained to the public stormwater system, or contain stormwater on the site; and

Complies: driveway, crossover & parking to be drainage to street stormwater infrastructure. Refer to attached site plan for drainage details

(c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement

Complies: driveway, crossover & parking to be concrete.

C2.6.2 Design and layout of parking areas

A1 Parking, access ways, manoeuvring and circulation spaces must either

(a) comply with the following:

(i) have a gradient in accordance with Australian Standard AS 2890 - Parking facilities, Parts 1-6

Complies: Cross over & driveway are flat.

(ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces; *N/A Maximum number of carparking spaces of 3 per crossover.*

(iii) have an access width not less than the requirements in Table C2.2 *Complies: Cross over width are a minimum of 3.5m*

(iv) have car parking space dimensions which satisfy the requirements in Table C2.3

Complies: Carparking space dimension minimum 2.6x5.4m

(v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces; *N/A Maximum number of carparking spaces of 3 per crossover*

(vi) have a vertical clearance of not less than 2.1m above the parking surface level; and

Complies: minimum clearance 2.1m above the parking

(vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or

C2.6.3 Number of accesses for vehicles

A1 The number of accesses provided for each frontage must

(a) be no more than 1; or

(b) no more than the existing number of accesses

whichever is the greater.

Non-Compliant

P1 The number of accesses for each frontage must be minimised, having regard to

(a) any loss of on-street parking; and

No street parking is provided on Annabel drive. Sites with frontage to Annabel drive must allow for off street parking as part of the code requirements.

(b) pedestrian safety and amenity

A footpath runs along the edge of Annabel drive; the proposed crossovers will be designed to avoid impact on this pedestrian access & safety. There is no visual impediment for drivers to see the footpath when entering or exiting the site.

(c) traffic safety

Traffic speeds are low within the residential area (50km / hr). Annabel drive is access for local residential traffic only. There is no visual impediment for drivers to see traffic when entering or exiting the site.

(d) residential amenity on adjoining land; and

The additional crossover does not impact the residential amenity of adjoining lands. The additional crossover is spaced in keeping with the crossovers of the area.

(e) the impact on the streetscape

The additional crossover is in keeping with the local streetscape.

C3.0 Road and Railway Assets Code

C3.5 Use Standards

C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction

A1.4 Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than:

(a) the amounts in Table C3.1; or

Location of vehicular traffic	Amount of acceptable increase in annual average daily traffic to and from the site (total of ingress and egress)	
	Vehicles up to 5.5m long	Vehicles longer than 5.5m long
Vehicle crossings on other roads	20% or 40 vehicle movements per day, whichever is the greater	20% or 5 vehicle movements per day, whichever is the greater

Complies: The additional cross-over is for a single dwelling. A new single dwelling is likely to have 2 cars parked on site with a length up to 5.5m long, with a total of 10 vehicle movements or less per day for the site. A residential development is unlikely to have regular movement of vehicles longer than 5.5m long.