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

Break O'Day COUNCIL

Development Applications

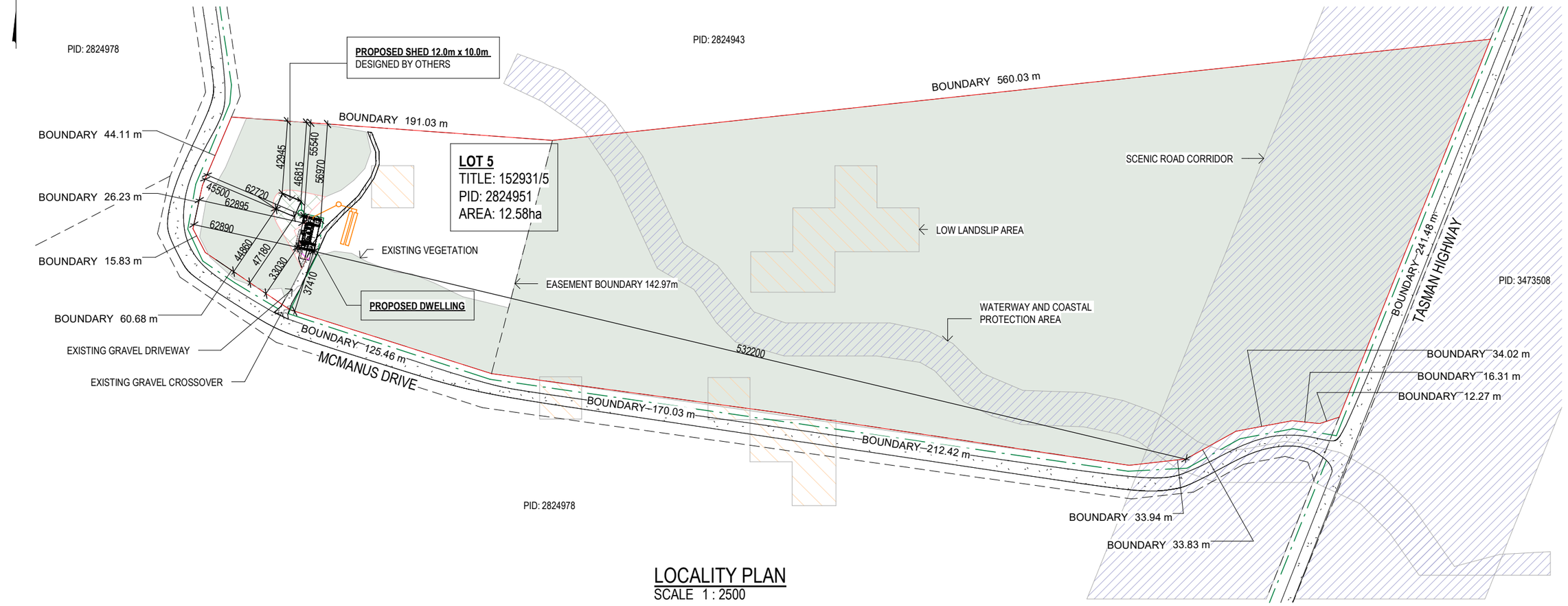
Notice is hereby given under Section 57(3) of the *Land Use Planning & Approvals Act 1993* that an application has been made to the Break O' Day Council for a permit for the use or development of land as follows:

DA Number	DA 2025 / 00194
Applicant	Woolcott Land Services
Proposal	Residential - New Dwelling & Shed
Location	64 McManus Drive, 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 25th October 2025 **until 5pm Monday 10th November 2025.**

John Brown
GENERAL MANAGER



LOCALITY PLAN
SCALE 1 : 2500

- SIGN SIMILAR TO ABOVE PICTURE TO BE PERMANENTLY FIXED TO THE STATIC WATER SUPPLY
- SIGN SIZE DIMENSIONS
  - MIN. 300mm x 300mm
  - LETTERING TO BE UPPERCASE AND NOT LESS THAN 100mm IN HEIGHT

NOTE:
ENTIRETY OF PROPERTY LOT IS WITHIN BUSHFIRE HAZARD AREA AND PRIORITY VEGETATION AREA.

LEGEND	
— — —	SEWER
— — —	WATER
— · —	STORMWATER

A MODIFIED 4C ACCESS ROAD IS AN ALL-WEATHER ROAD WHICH COMPLIES WITH THE AUSTRALIAN ROAD RESEARCH BOARD "UNSEALED ROADS MANUAL – GUIDELINES TO GOOD PRACTICE", 3RD EDITION, MARCH 2009 AS A CLASSIFICATION 4C ACCESS ROAD AND THE FOLLOWING MODIFIED REQUIREMENTS:
- ALL-WEATHER CONSTRUCTION;
- LOAD CAPACITY OF AT LEAST 20 TONNES, INCLUDING FOR BRIDGES AND CULVERTS;
- MINIMUM CARRIAGEWAY WIDTH OF 4 METRES;
- MINIMUM VERTICAL CLEARANCE OF 4 METRES;
- MINIMUM HORIZONTAL CLEARANCE OF 0.5 METRES FROM THE EDGE OF THE CARRIAGEWAY;
- CROSS FALLS OF LESS THAN 3° (1:20 OR 5%);
- DIPS LESS THAN 7° (1:8 OR 12.5%) ENTRY AND EXIT ANGLE;
- CURVES WITH A MINIMUM INNER RADIUS OF 10 METRES;
- MAXIMUM GRADIENT OF 15° (1:3.5 OR 28%) FOR SEALED ROADS, AND 10° (1:5.5 OR 18%) FOR UNSEALED ROADS; AND
- TERMINATE WITH A TURNING AREA FOR FIRE APPLIANCES PROVIDED BY ONE OF THE FOLLOWING:

- A TURNING CIRCLE WITH A MINIMUM INNER RADIUS OF 10 METRES
- A PROPERTY ACCESS ENCIRCLING THE BUILDING; OR
- A HAMMERHEAD "T" OR "Y" TURNING HEAD 4 METRES WIDE AND 8 METRES L

BAL NOTES:
- FIREFIGHTING WATER SUPPLY TO BE A MIN. 10000L PER BUILDING TO BE PROTECTED. THIS VOLUME OF WATER MUST NOT BE USED FOR ANY OTHER PURPOSE INCLUDING FIRE FIGHTING SPRINKLER OR SPRAY SYSTEMS

- WATER TANK MUST BE METAL, CONCRETE OR LAGGED BY NON-COMBUSTABLE MATERIALS AND ALL ABOVE GROUND PIPES & FITTINGS TO BE MADE FROM NON-RUSTING, NON-COMBUSTIBLE AND NON-DEFORMING MATERIALS

- TANK TO BE LOCATED A MINIMUM 6.0m FROM DWELLING AND WITHIN 3.0m OF A HARDSTAND AREA - WATER TANK OR CONNECTION POINT TO BE FITTED WITH A MALE 64mm 5v THREAD COUPLING WITH MINIMUM DELIVERY OF 270L PER MINUTE

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 PROPOSED DWELLING TO BE DIRECTED INTO EXISTING & STORWATER SYSTEM TO LOCAL COUNCIL REQUIREMENTS & AS3500

ISSUED FOR APPROVAL

Rev:	Amendment:	Date:	Int:
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B	ADDITIONAL SHED	22.09.25	W.T.
A	ISSUED FOR APPROVAL	17.09.25	W.T.

Date Drawn: 17.09.25
Drawn: W. Tan
Checked: C. Lim
Approved: J. Pfeiffer
Scale: As Shown @ A3

Client: A. RAABE & S. KAORKHAM
Project: PROPOSED DWELLING
Address: 64 MCMANUS DR
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ENGINEERING PLUS BUILDING DESIGN PROJECT MANAGEMENT CIVIL/STRUCTURAL ENGINEERING

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

Drawing No: 2025-83 A01 / A09 Rev C

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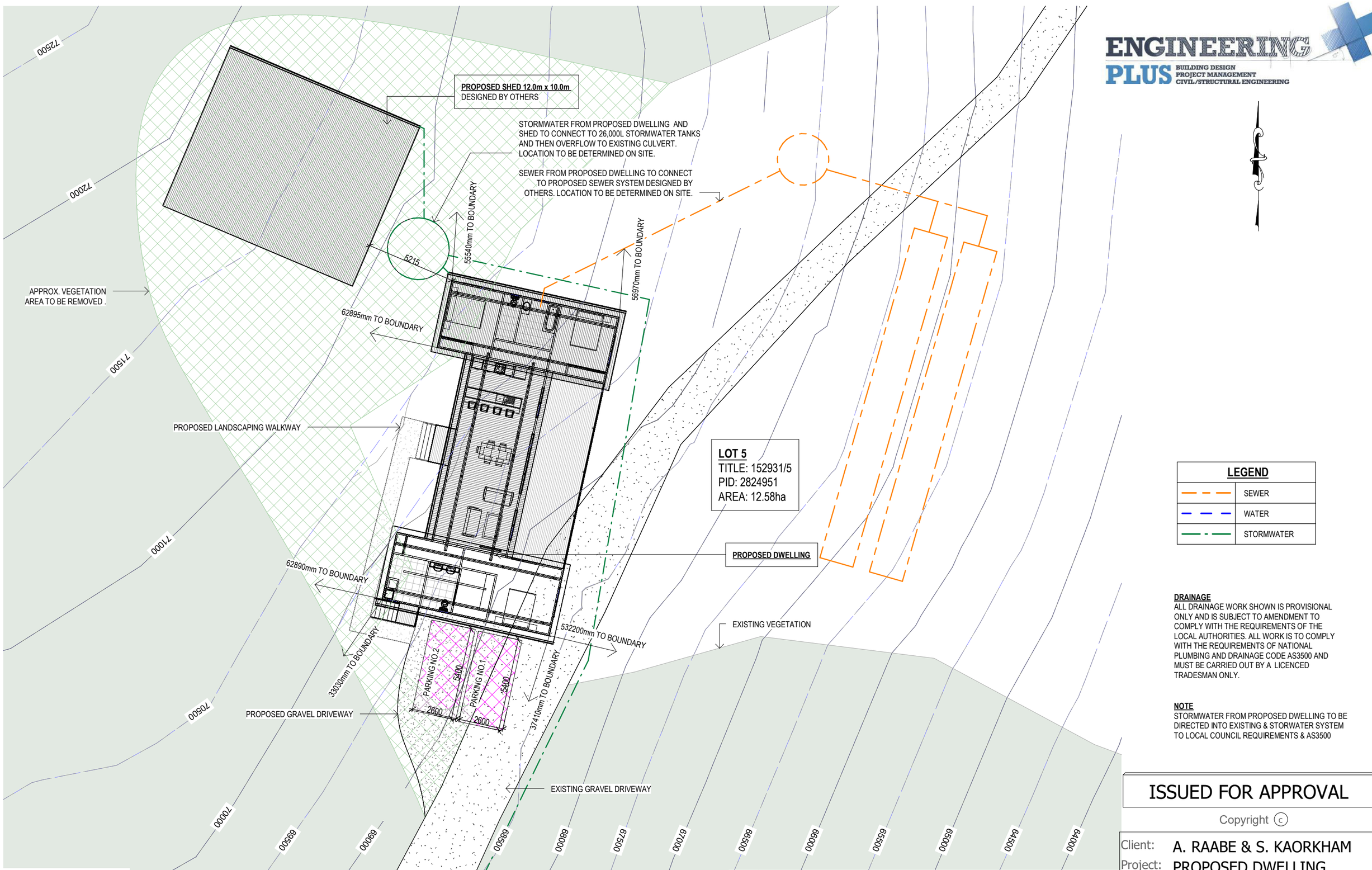

ENGINEERING PLUS
BUILDING DESIGN
PROJECT MANAGEMENT
CIVIL/STRUCTURAL ENGINEERING

LEGEND	
	SEWER
	WATER
	STORMWATER

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NOTE:

ALL WORKS ARE TO COMPLY WITH THE LATEST NATIONAL CONSTRUCTION CODE(NCC) OF AUSTRALIA AND RELEVANT LOCAL AUTHORITIES, UNLESS SPECIFIED. IN SUCH CASES, RELEVANT REPORT WILL BE PRESENTED. BUILDERS TO VERIFY ALL MEASUREMENTS, SERVICES AND LEVELS ON-SITE PRIOR TO CONSTRUCTION AND NOTIFY ENGINEERING PLUS OF ANY ERRORS AND DISCREPANCIES FOUND ON SITE. ENGINEERING PLUS DO NOT ACCEPT ANY RESPONSIBILITY FOR MISCONSTRUCTION.

SITE PLAN
SCALE 1 : 200

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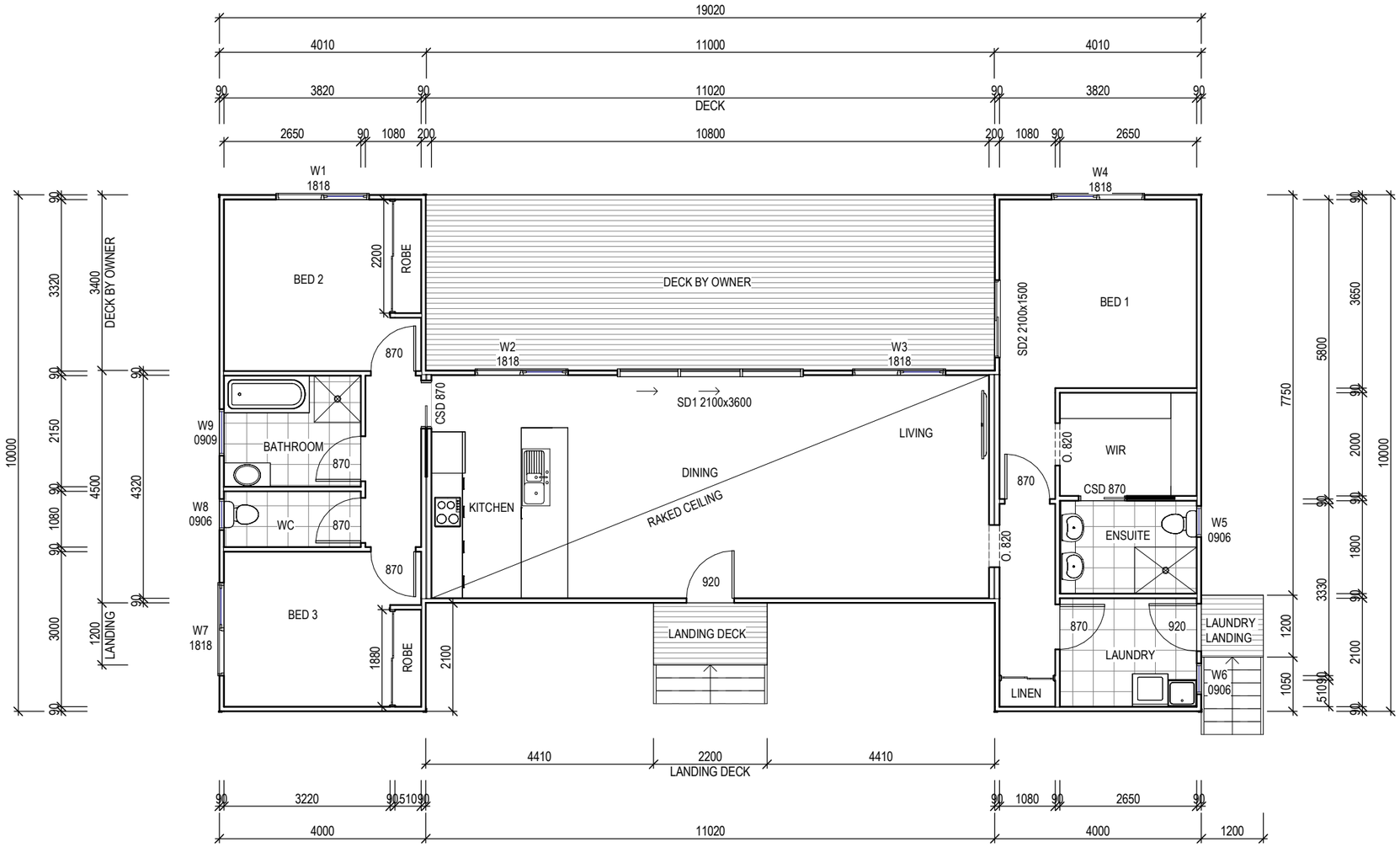

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	U-VALUE	SHGC
W1	1800	1800	DG	4.3	.55
W2	1800	1800	DG	4.3	.55
W3	1800	1800	DG	4.3	.55
W4	1800	1800	DG	4.3	.55
W5	900	600	DG	4.3	.55
W6	900	600	DG	4.3	.55
W7	1800	1800	DG	4.3	.55
W8	900	600	DG	4.3	.55
W9	900	900	DG	4.3	.55
*W10	350	1800	DG	4.3	.55
*W11	350	3600	DG	4.3	.55
*W12	350	1800	DG	4.3	.55
SD1	2100	3600	DG	4.0	.61
SD2	2100	1500	DG	4.0	.61

*REFER ELEVATIONS FOR HIGHLIGHT WINDOW

CONSTRUCTION PLAN
SCALE 1 : 100

Area Schedule (Gross Building)		
Name	Area	Area (sq)
DWELLING	129.59 m²	13.95
DECK BY OWNER	37.47 m²	4.03
LANDING DECK	2.64 m²	0.28
LAUNDRY LANDING	1.45 m²	0.16
	171.15 m²	18.42

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.

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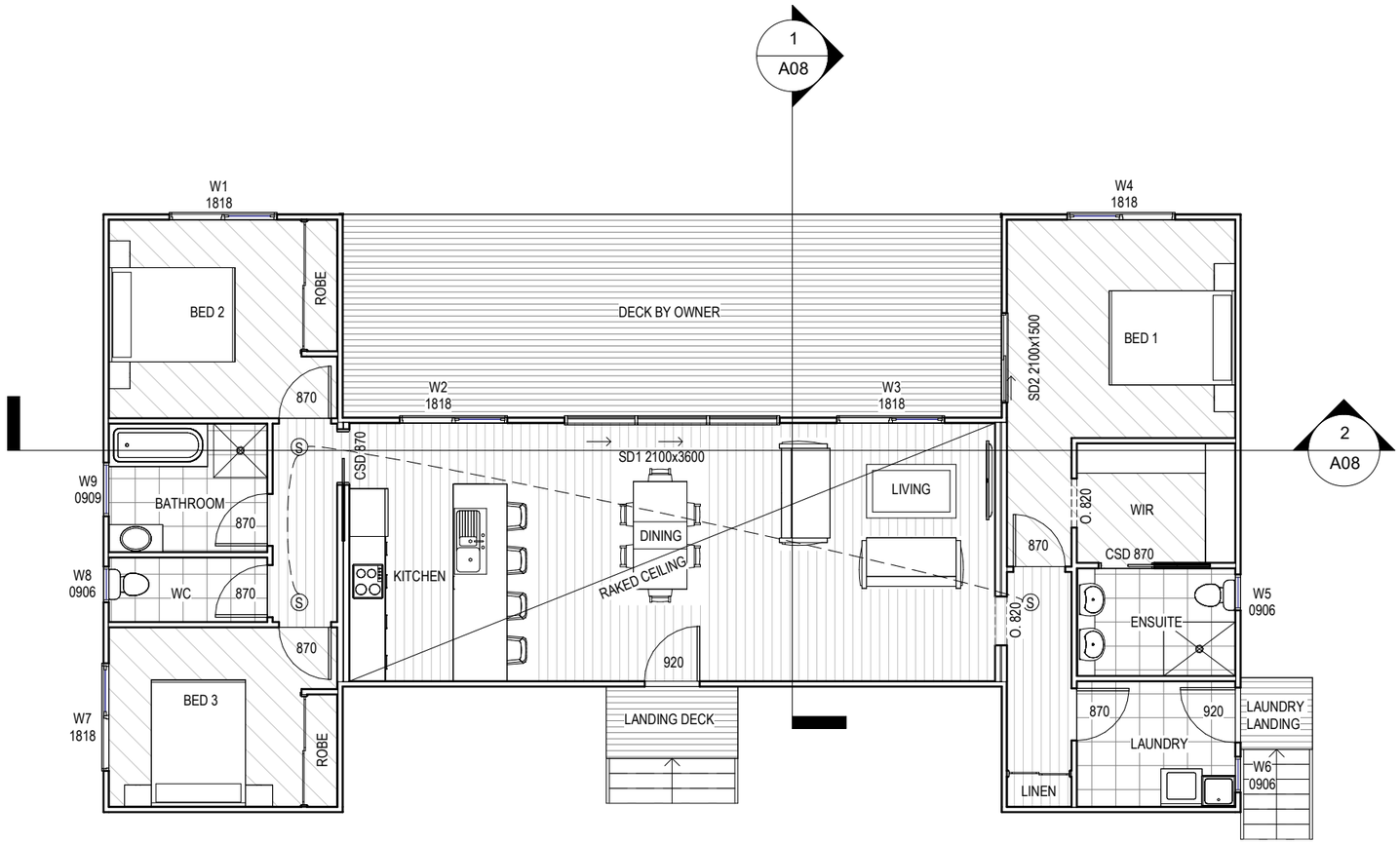

FLOOR PLAN
SCALE 1 : 100

FLOOR COVERINGS
CARPET
CONCRETE
TIMBER DECKING
TILE
VINYL TIMBER FLOORING

SMOKE ALARMS
PROVIDE AND INSTALL SMOKE ALARMS & HARD WIRE
TO BUILDING POWER SUPPLY TO AS 3786.
CEILING MOUNTED WITH 9VDC
ALKALINE BATTERY BACKUP
TO LOCATIONS INDICATED ON PLAN AND IN ACCORDANCE
WITH ABCB OF H3D6 - PART 9.5.2

Ⓢ - DENOTES INTERCONNECTED SMOKE DETECTORS

Area Schedule (Gross Building)		
Name	Area	Area (sq)
DWELLING	129.59 m²	13.95
DECK BY OWNER	37.47 m²	4.03
LANDING DECK	2.64 m²	0.28
LAUNDRY LANDING	1.45 m²	0.16
	171.15 m²	18.42

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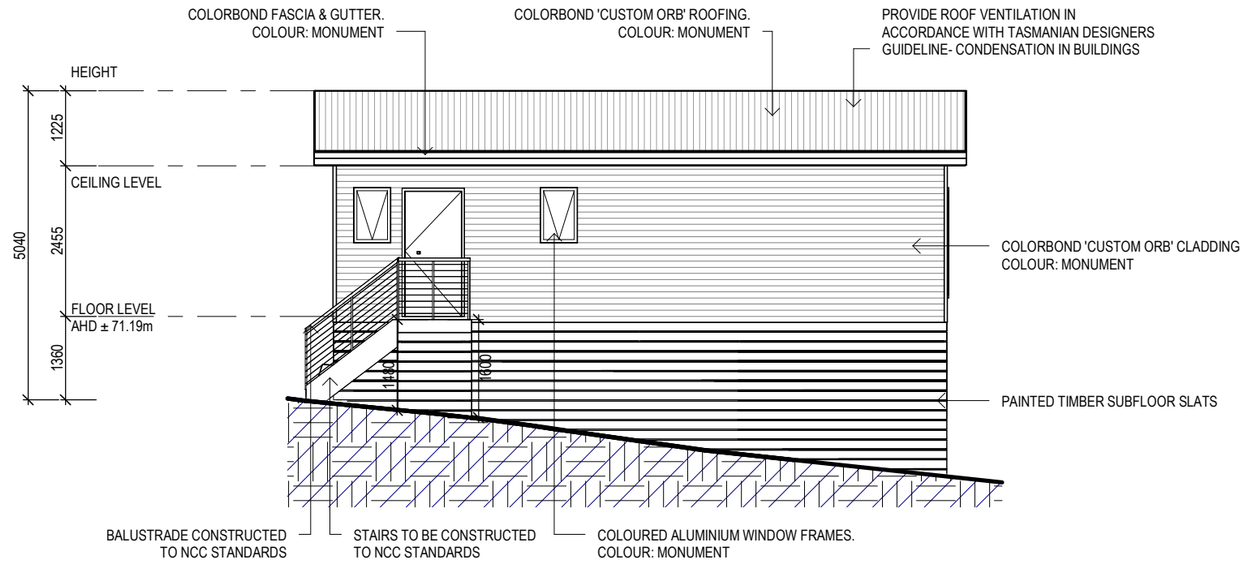
SUB FLOOR VENTILATION. NCC VOL 2 PART 6.2.1

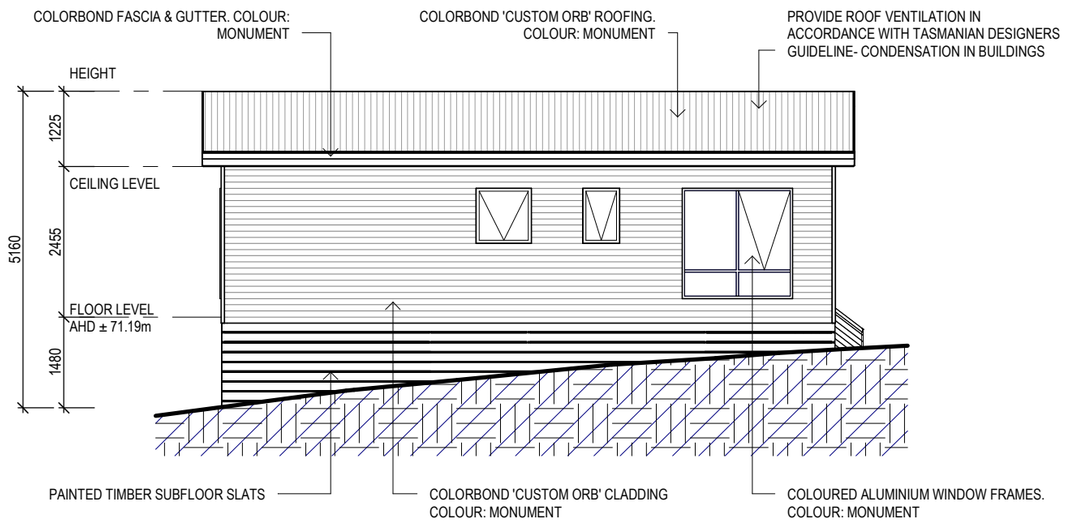
- A MINIMUM OF 150 MM OF SUB FLOOR CLEARANCE IS TO BE PROVIDED BETWEEN FINISHED SURFACE LEVEL & THE UNDERSIDE OF THE FLOOR BEARER.
- A MINIMUM OF 6000 MM2 PER METRE OF SUB FLOOR VENTILATION IS TO BE UNIFORMLY DISTRIBUTED AROUND THE EXTERNAL AND INTERNAL WALLS OF THE BUILDING.
- VENTS TO BE LOCATED NO GREATER THAN 600 MM FROM AN INTERNAL OR EXTERNAL CORNER.

PRYDA 230X75 - 52 HOLE VENT MAXIMUM SPACING 1050 MM ALONG WALL OR
PRYDA 230X165 - 117 HOLE VENT MAXIMUM SPACING 2350 MM ALONG WALL

ADDITIONAL VENTILATION PROVISIONS TO BE INSTALLED WHERE OBSTRUCTIONS SUCH AS CONCRETE VERANDAH'S, DECKS, PATIOS AND PAVING ARE INSTALLED & OBSTRUCT VENTILATION.



SOUTH ELEVATION
SCALE 1 : 100



NORTH ELEVATION
SCALE 1 : 100

STAIR CONSTRUCTION. ABCB VOLUME 2 PART 11.2

- TREADS: 240 MM
- RISERS: 180 MM
- TREATED PINE TIMBER STAIR MATERIAL TO AS1684
- TREATMENT LEVELS H4 FOR INGROUND USE & H3 FOR ABOVE GROUND USE.
- ALL FIXINGS FITTING BRACKETS AND CONNECTORS TO BE GALVANISED.
- STRINGER: 300X50 F5 TREATED PINE
- TREADS: 240X45 F5 TREATED PINE MAXIMUM TREAD SPAN 1000

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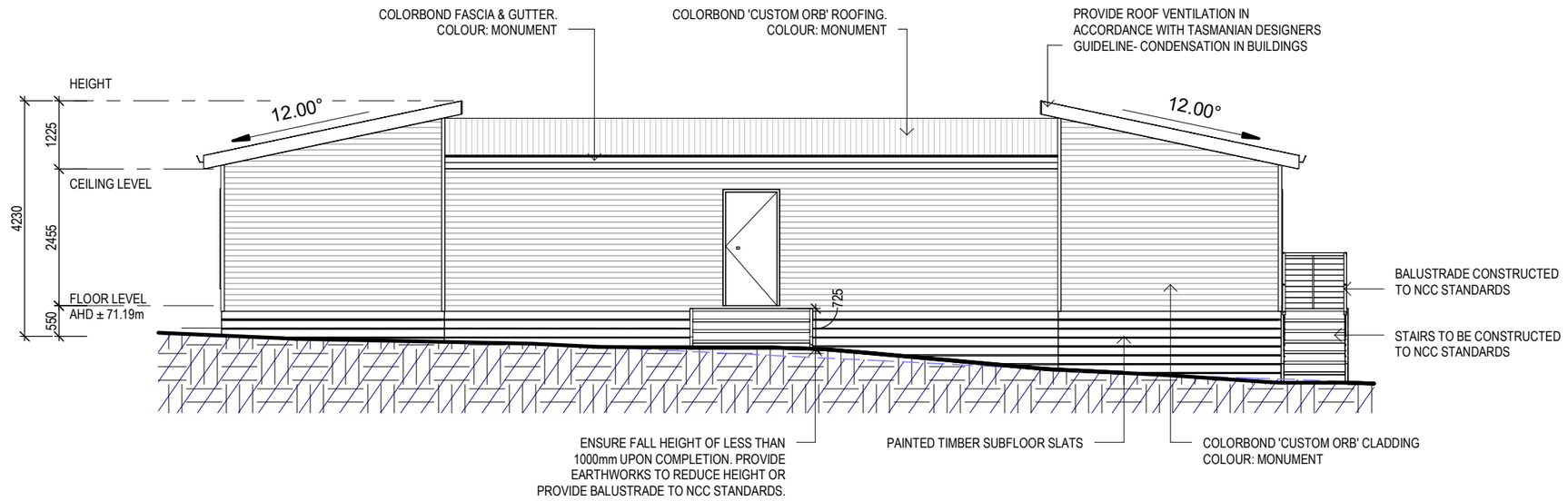
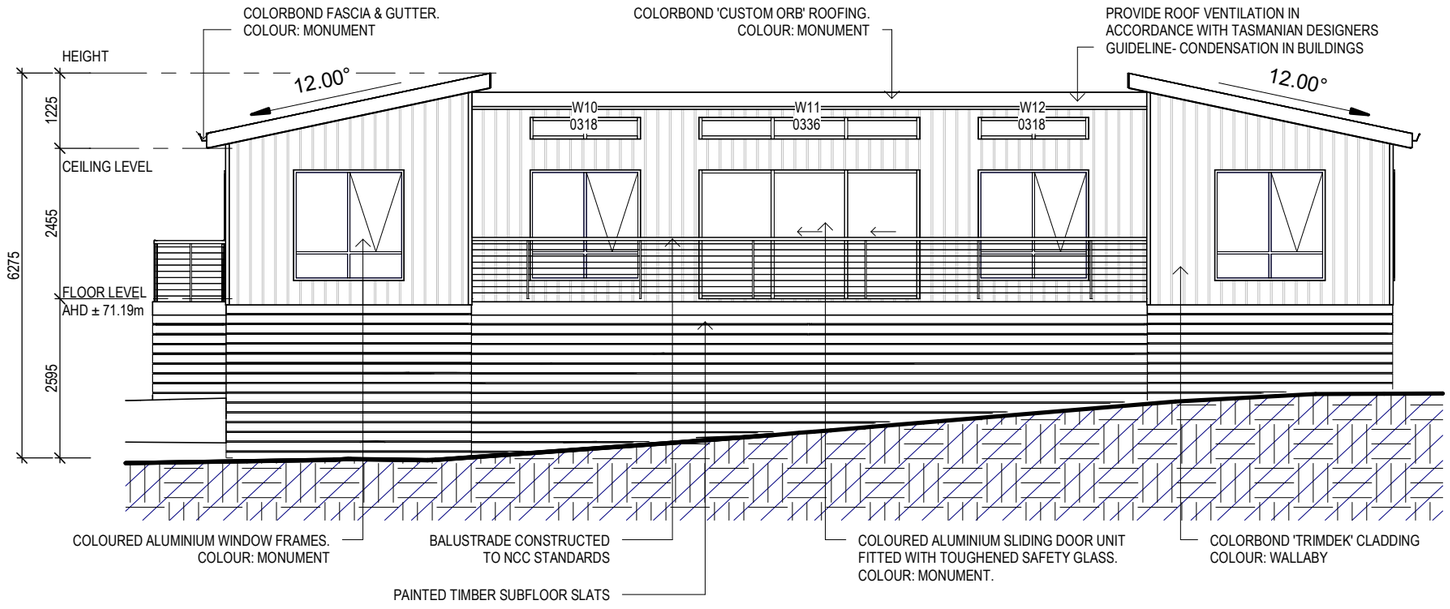
EAVE & SOFFIT CONSTRUCTION ABCB VOLUME 2 PART 7.4.5
EAVE WIDTH - 300MM

SOFFIT / EAVE LINED WITH 'HARDIFLEX' CEMENT SHEETING

- TRIMMERS LOCATED WITHIN 1200 MM OF EXTERNAL CORNERS TO BE SPACED @ 500 MM CENTERS, REMAINDER OF SHEET - 700 MM CENTERS
- FASTENER / FIXINGS WITHIN 1200 MM OF EXTERNAL CORNERS @ 200 MM CENTERS, REMAINDER OF SHEET - 300 MM CENTERS



WEST ELEVATION
SCALE 1 : 100



EAST ELEVATION
SCALE 1 : 100

SELECTED ALUMINIUM FRAMED WINDOWS - ABCB VOLUME 2 PART 8.3

POWDER COATED ALUMINIUM WINDOW & DOOR FRAMES, UNLESS OTHERWISE NOTED.
PRIMED PINE REVEALS AND TRIMS. ALL FLASHING AND FIXINGS TO MANUFACTURERS SPECIFICATIONS.

GLAZING & FRAME CONSTRUCTION TO AS 2047 & AS 1288
ALL FIXINGS AND FLASHINGS TO MANUFACTURERS REQUIREMENTS

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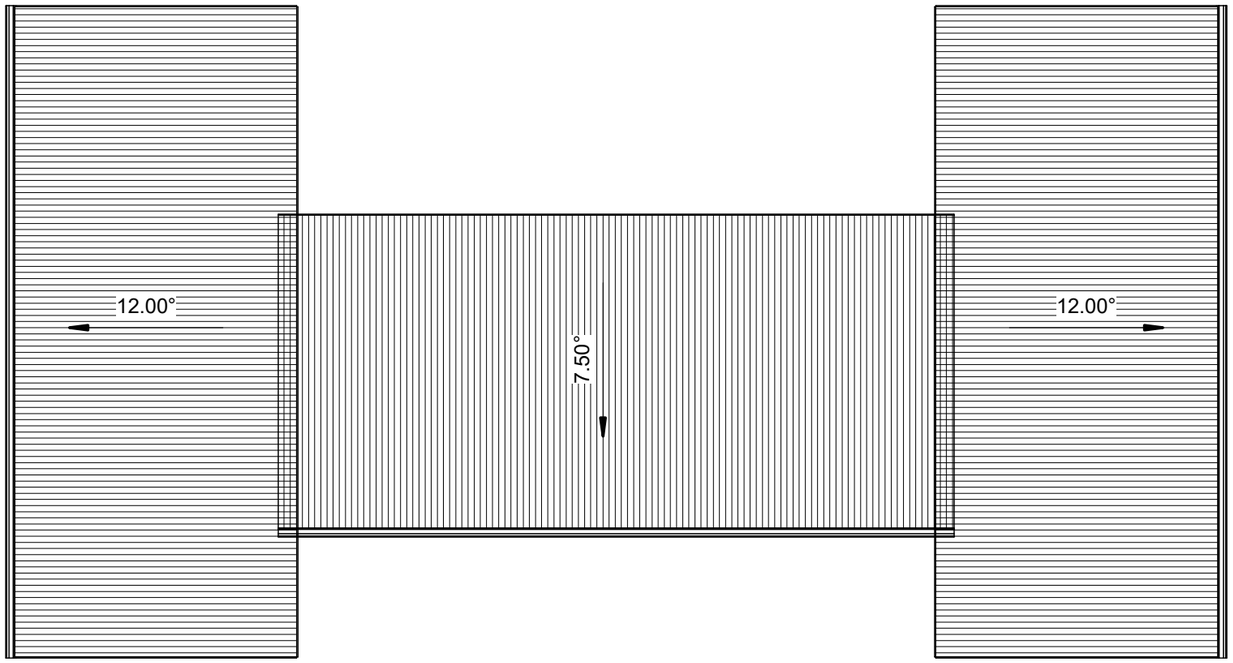

ROOF PLAN
SCALE 1 : 100

ROOF CLADDING. NCC PART 7.2 SHEET ROOFING

COLORBOND 'CUSTOM ORB' METAL SHEETING INSTALLED IN ACCORDANCE WITH THIS PART, AS 1562.1 AND MANUFACTURERS RECOMMENDATIONS.

COLORBOND 'TRIMDEK' METAL SHEETING INSTALLED IN ACCORDANCE WITH THIS PART, AS 1562.1 AND MANUFACTURERS RECOMMENDATIONS.

REFER TO LYSAGHT ROOFING & WALLING MANUAL FOR FULL DETAILS ON SHEET INSTALLATION, FIXINGS & FLASHINGS

COLORBOND 'CUSTOM ORB'

- MINIMUM PITCH 5 DEGREES.
- CORROSION PROTECTION IN ACCORDANCE WITH BCA TABLE 3.5.1.1.
- END LAP OF SHEETS 5-15 DEGREES - MINIMUM 200MM.

ABOVE 15 DEGREES - MINIMUM 150 MM.

- RIDGE LINE VALLEY TO BE TURNED UP (STOP ENDED).
- FASTENERS TO BE MADE OF COMPATIBLE MATERIAL WITH ROOFING MATERIAL.
- CREST FIXINGS OF END SPANS @ EVERY SECOND RIB AND INTERNAL SPANS @ EVERY THIRD RIB.
- WHERE POSSIBLE SHEETS TO BE LAID WITH SIDE LAPS FACING AWAY FROM PREVAILING WEATHER.
- REFLECTIVE FOIL INSULATION TO BE FITTED TO UNDERSIDE OF SHEETS.

R4.0 INSULATION BATTS TO ROOF SPACE ABOVE CEILING LINING.

RECOMMENDED FIXINGS FOR SEVERE EXPOSURE CONDITIONS TO AS 3566

USE CLASS 4 MATERIALS FOR SEVERE EXPOSURE & STAINLESS STEEL FOR VERY SEVERE COASTAL ENVIRONMENTS.

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INSULATION
PROVIDE THERMAL INSULATION IN ACCORDANCE WITH THE FOLLOWING

CEILING
R3.5 "ROCKWOOL" BULK INSULATION OR R3.5 GLASSWOOL BATTS BETWEEN CEILING JOISTS UNDER ROOF COMPOSITE FOIL & R1.5 BLANKET

EXTERNAL WALLS
'TYVEK' HOUSE WRAP (OR SIMILAR) TO EXTERNAL FACE R2.5 GLASSWOOL BATTS BETWEEN STUDS

SUB FLOOR
85mm R2.5 POLYSTYRENE BETWEEN JOISTS

NOTE: CERTIFICATE OF COMPLIANCE TO BE PROVIDED BY THE PERSON ENGAGED TO INSTALL INSULATION TO WALLS AND CEILING AND COPY OF SAME TO BE FORWARDED TO THE BUILDING SURVEYOR.

WALL FRAMING
ALL TIMBER FRAMING GENERALLY IS TO COMPLY WITH THE REQUIREMENTS OF AS1684 [RESIDENTIAL TIMBER FRAMED CONSTRUCTION} & THE BCA CODE PART 3.4.3 WALL FRAMING TO BE MGP10 RADIATA PINE.
COMMON STUDS - 90x35 @ 450 CRS.
NOGGINGS - 90x35
OPEN STUDS - 90x35
TOP & BOTTOM PLATES - 90x35
BRACING TO AS 1684 & NCC CODE

SLABS & FOOTINGS
ALL CONCRETE PREPARATION INCLUDING EXCAVATIONS & PLACEMENT OF REINFORCEMENT IS TO BE SEEN & APPROVED BY COUNCIL BUILDING INSPECTOR AND/OR ENGINEER PRIOR TO POURING ANY CONCRETE. REFER TO ENGINEERS DRAWINGS FOR FOOTING & CONCRETE SLAB DETAILS. REFER TO SOIL REPORT FOR CLASSIFICATION & SITE MAINTENANCE REQUIREMENTS.

EXTERNAL CLADDING

EXTERNAL WALL CLADDING	REFER ELEVATIONS
SUB FLOOR	REFER ELEVATIONS

WINDOWS
COLOURED ALUMINIUM WINDOW FRAMES.
AWNING & HORIZONTAL SLIDING SASHES, REVEALS AND TRIMS TO OWNERS SPECIFICATIONS ALL FIXINGS AND FLASHING TO MANUFACTURERS RECOMMENDATIONS REFER AS 1288 & CURRENT NCC STANDARDS.

WET AREAS
WATERPROOFING OF WET AREAS WITHIN THE DWELLING IE: SHOWERS, BATHROOMS WATERPROOFED IN ACCORDANCE WITH BCA PART 3.8.1.1 TO 3.8.1.27 INCLUSIVE AND FIG NOS 3.8.1.5 TO 3.8.1.16 INCLUSIVE.
AND TABLE 3.8.1.1

DOWNPIPES:
DOWNPIPES TO BE DN90 PVC PAINTED TO MATCH GUTTERING. FIX WITH WALL BRACKETS @ 1200CC BEGINNING AT DOWNPIPE ELBOW.
MAXIMUM CENTRES FOR GUTTERS TO BE 12000

FASCIA
COLORBOND PREFORMED METAL FASCIA AND GUTTER INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. COLOUR TO OWNERS SPECIFICATIONS.

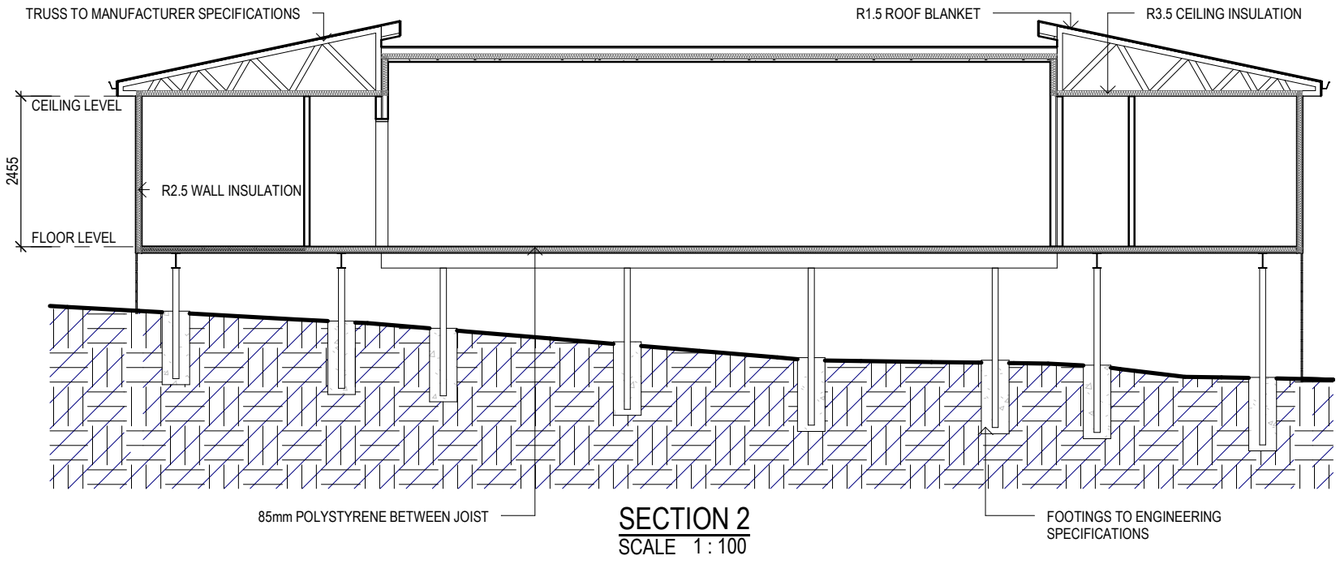
ROOF FRAMING
COLORBOND CUSTOM ORB, COLOUR TO OWNERS SPECIFICATIONS APPROVED ROOF TRUSSES INSTALLED STRICTLY IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. ALL TRUSS FIXING DETAILS TO BE ADHERED TO. FIX TRUSSES TO TOP PLATES WITH TRIP-L-GRIP CONNECTORS. PROVIDE DIAGONAL BRACING FIXED TO TOP CHORDS AT A MAX ANGLE OF 30° TO RIDGE. ANCHOR STRAP BRACING WITH 6 No 30x1.5 NAILS INTO DOUBLE TOP PLATE. WIND BRACING TO COMPLY WITH NCC

CAPPINGS & FLASHINGS
ALLOW FOR PREFORMED CAPPINGS & FLASHINGS NECESSARY TO ENSURE THE INTEGRITY OF THE ROOF STRUCTURE AGAINST WATER PENETRATION. INSTALL FLASHINGS TO ROOF VENTS, FLUES ETC. ALTERNATIVELY USE "DEKTITE" OR SIMILAR FITTINGS TO ROOF PENETRATIONS

GUTTERS
INSTALL SELECTED COLORBOND QUAD GUTTERS OR AS NOMINATED BY THE OWNER, LAP GUTTERS 75MM IN THE DIRECTION OF FLOW, RIVET & SEAL WITH AN APPROVED SILICONE SEALANT. VALLEY GUTTERS TO BE 450 WIDE COLORBOND STEEL TO MATCH ROOF. LAP 150MM UNDER ROOF CLADDING AND TURN UP ON BOTH SIDES.
LAP 150MM IN DIRECTION OF FLOW

PLASTER
LINE WALLS AND CEILINGS INTERNALLY WITH 10mm PLASTERBOARD SHEETING. SQUARE SET MOULDING TO CEILING JUNCTION WITH WALL.
PLASTERBOARD LININGS TO WET AREAS TO BE "VILLABOARD", W.R. BOARD OR OTHER APPROVED WATERPROOF LINING

EAVES
OVERHANG ROOFS 300mm WHERE ROOFS OVERHANG LINE WITH FLEX BOARD SHEETING IN ACCORDANCE WITH AS 1684.2 7.2.24



SECTION 2
SCALE 1 : 100

FIGURE 2 - EAVES DETAILS : TRUSS & IRON ROOF BUSH FIRE MESH WHEN REQUIRED TO AS3959

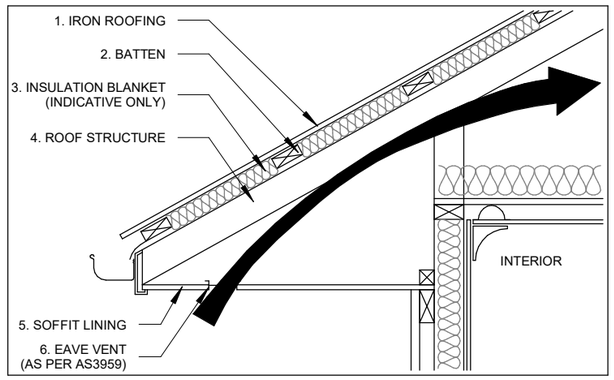
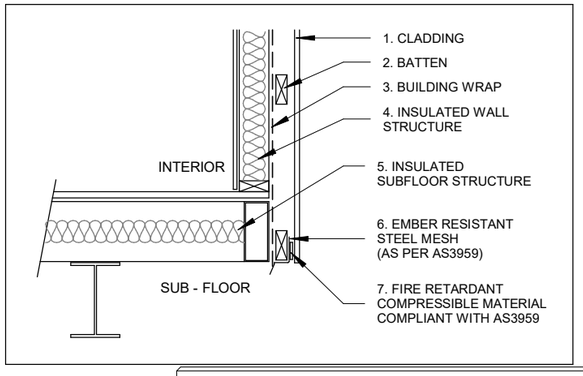
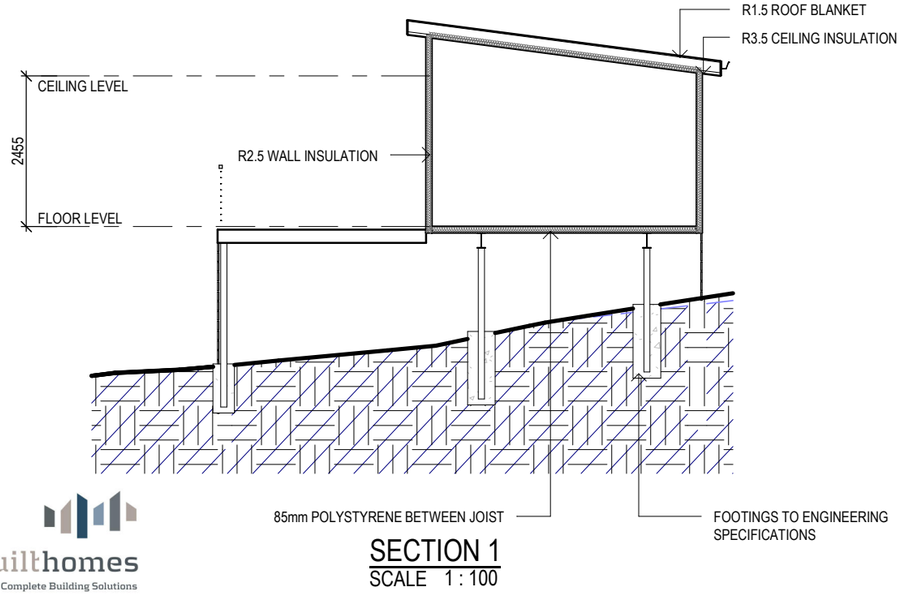


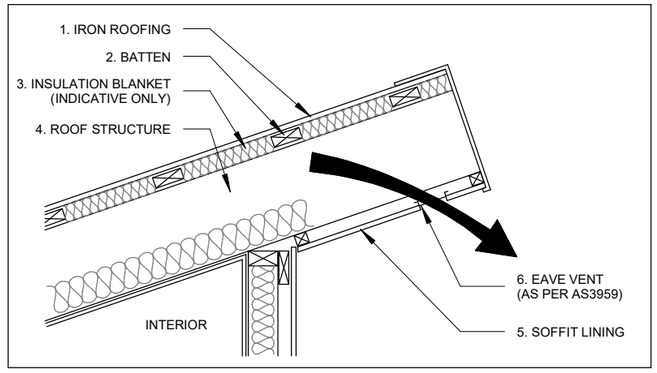
FIGURE 8 - EXTERNAL WALL VENTED CLADDING SYSTEM - SUSPENDED TIMBER FLOOR BUSHFIRE MESH WHEN REQUIRED TO AS3959





SECTION 1
SCALE 1 : 100

FIGURE 4 - RIDGE DETAILS : SKILLION & IRON ROOF BUSH FIRE MESH WHEN REQUIRED TO AS3959



ISSUED FOR APPROVAL

Rev:	Amendment:	Date:	Int:
C	MINOR AMENDMENT	13.10.25	W.T.
B	ADDITIONAL SHED	22.09.25	W.T.
A	ISSUED FOR APPROVAL	17.09.25	W.T.

Date Drawn: 17.09.25
Drawn: W. Tan
Checked: C. Lim
Approved: J. Pfeiffer
Scale: As Shown @ A3

Client: A. RAABE & S. KAORKHAM
Project: PROPOSED DWELLING
Address: 64 MCMANUS DR
FALMOUTH TAS 7215

Mob 0417 362 783 or 0417 545 813
jack@engineeringplus.com.au
trin@engineeringplus.com.au

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

Drawing No: 2025-83
A08 / A09
Rev C

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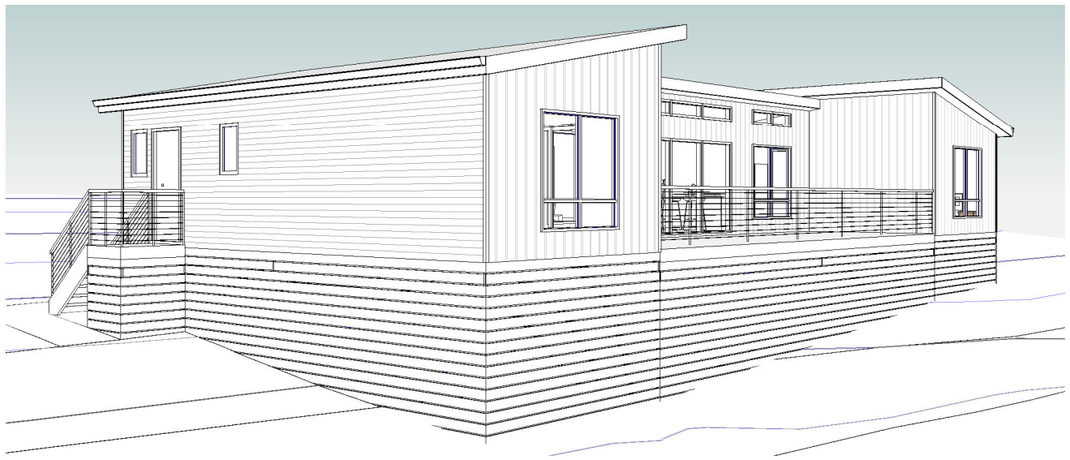
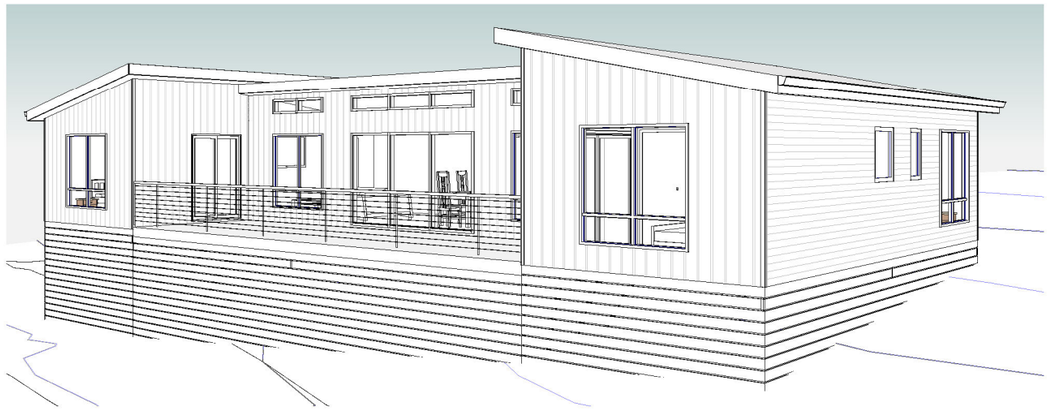
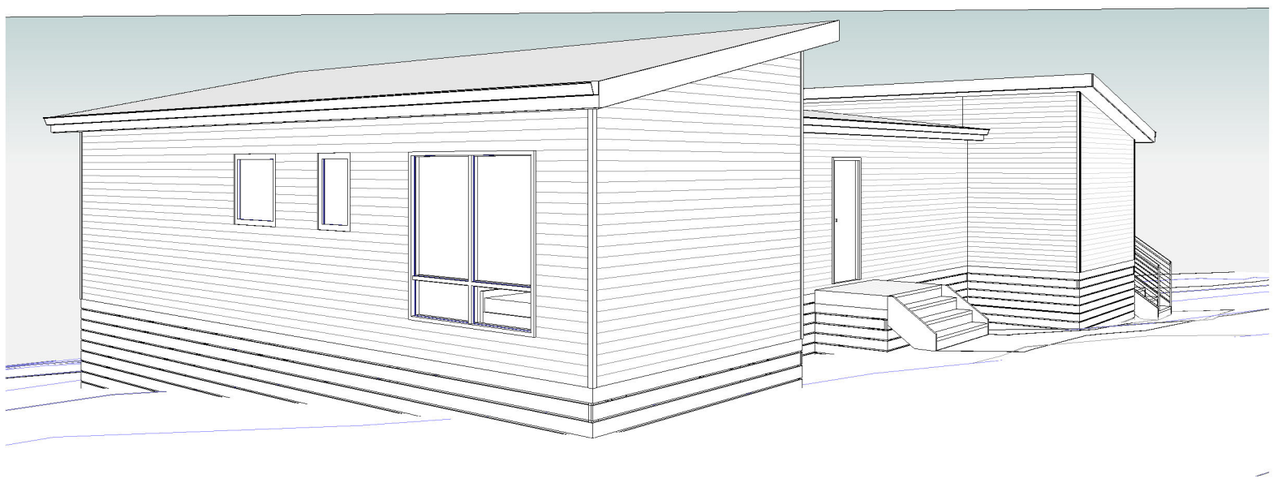
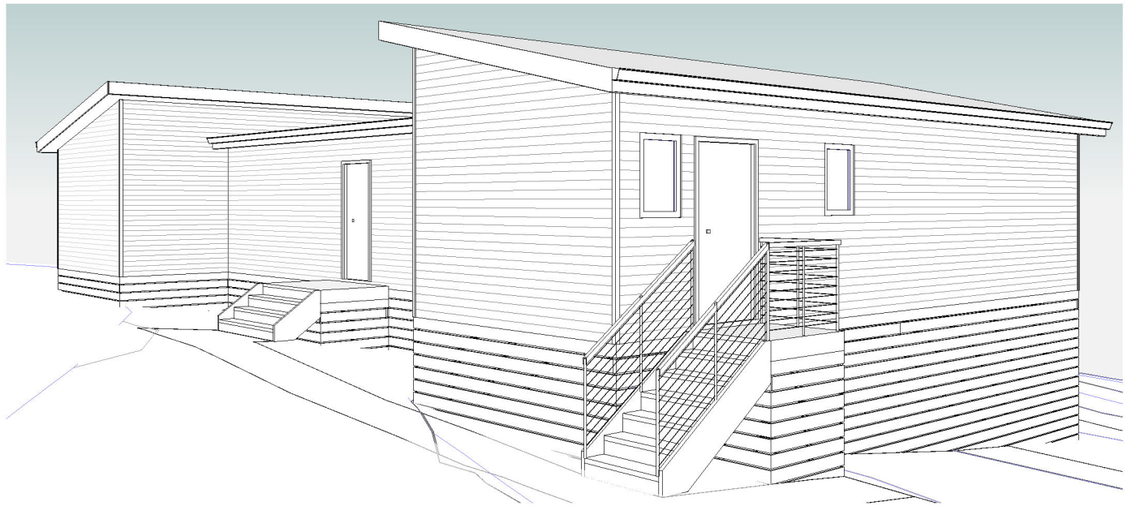
Your Complete Building Solutions
Tasbuilt Manufactured Homes & Cabins
P.O Box 274, Deloraine Tasmania 7304
Ph: 03 6393 1013
admin@tasbuilthomes.com.au

ENGINEERING PLUS
BUILDING DESIGN
PROJECT MANAGEMENT
CIVIL/STRUCTURAL ENGINEERING









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Address: 64 MCMANUS DR
FALMOUTH TAS 7215

Mob 0417 362 783 or 0417 545 813
jack@engineeringplus.com.au
trin@engineeringplus.com.au

ENGINEERING PLUS BUILDING DESIGN PROJECT MANAGEMENT CIVIL/STRUCTURAL ENGINEERING

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

Drawing No: 2025-83 A09 / A09 Rev C

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Wide Span Sheds
No Compromise Steel Building Solutions

Wide Span Sheds
ABN 47 122 464 233

2 Boston Ct,
PO Box 411
VARSITY LAKES, QLD 4227
Phone 1300 943 377
Direct (07) 5657 8805
Fax 1800 427 400

www.sheds.com.au

QUOTATION

Adam Raabe

Not Set

Reference # : GLL1804105-3
Date : 24 Apr 2018

Dear Adam,

Thank you for the opportunity to quote you on your new steel building. The features and benefits of this quotation refer to the supply of a kit only, based on the information discussed to date. Your steel building will be manufactured locally in Launceston, TAS.

If you have any questions, please don't hesitate to call us.

Kind Regards,

Graham Lang
Sales Consultant - Wide Span Sheds
ph: 1300 943 377
email: graham.lang@sheds.com.au

Pricing

Kit Price	$14,200.00
GST	$1,420.00
Delivery	$0.00
Promotional Discount	$790.00
TOTAL (inc GST)	**$14,830.00**

Delivery

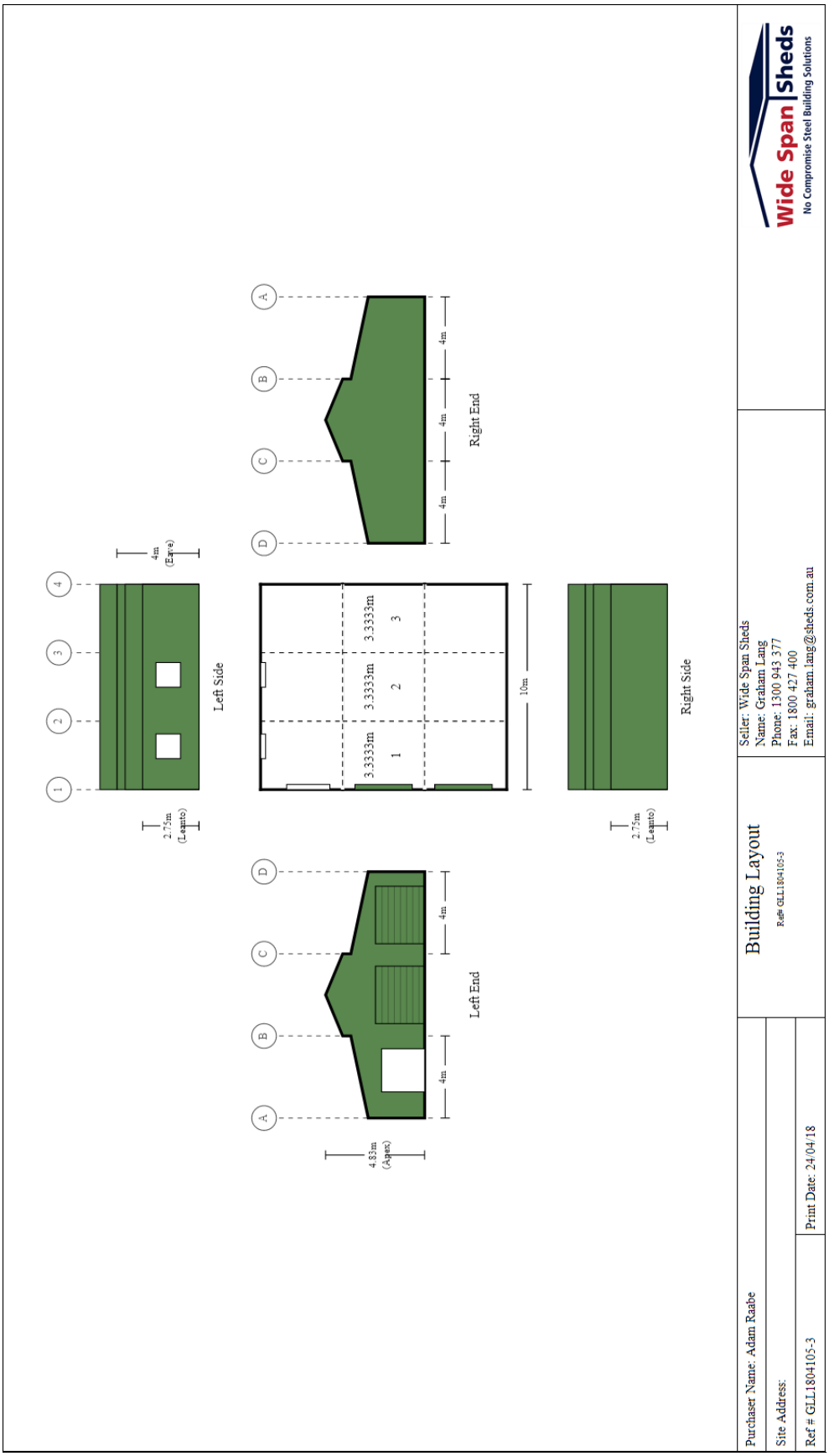
*Free delivery offer applies to delivery fees for the standard delivery area. Any additonal fees for delivery outside the standard area are not included in this promotion. Conditions apply, refer to your purchase agreement for more information.

Payment Schedule

- 25% initial deposit to be paid to receive all appropriate plans, engineering specifications & certificates.
- 25% further deposit to be paid to commence manufacturing.
- 50% to be paid 7 working days prior to pick up or delivery of your steel building.

The price covers entirely our offer. Anything discussed or implied but not specifically referenced in this quote, does not form part of our offer. Please contact us for a revised quote if there are any amendments or inclusions you require.

Building Layout



Details of your Wide Span Sheds Building

Weight	Approximately: 3,000 kg	
Span	4 metres	
Length	10 metres (3 Bays of 3.33 metres each)	
Height	4 metres	
Roof Type	Gable, 22.5 degree pitch	
Roof	COLORBOND® steel TRIMCLAD® steel 0.42 BMT (0.47TCT) sheeting, BlueScope	
Walls & Trims	COLORBOND® steel TRIMCLAD® steel 0.42 BMT (0.47TCT) sheeting, BlueScope	
Roller Doors	Two (2) COLORBOND® steel 2.4m high x 2.8m wide roller doors. Refer to the General Specification (# Access Doors) in relation to opening sizes. The Roller Doors are wrapped for protection during transport.	
Window Openings	Materials to frame up for window opening(s) including a header flashing to suit One (1) 2100x2100 glass sliding door and Two (2) 1200x1200 windows (the supply of windows is NOT included).	
Bracing	The engineering requires this building have Apex Braces.	
Left & Right Lean-to	Span	4m
	Drop	0.4 metres from eaves height
	Pitch	12 degrees
	Length	Starting bay 1 for 3 bays
	Height of External Lean-to wall	2.75m
	Left end sheeting	Yes
	Right end sheeting	Yes
	Outside wall sheeting	Yes
	Inside wall sheeting	No
Roof Purlins & Wall Girts	Tophat sections with a minimum overlap of 10% of the bay width. The purlins and girts are Top Hat 64.	
Fixing	Tru-Bolts fitted after concrete is cured.	

Specific Inclusions

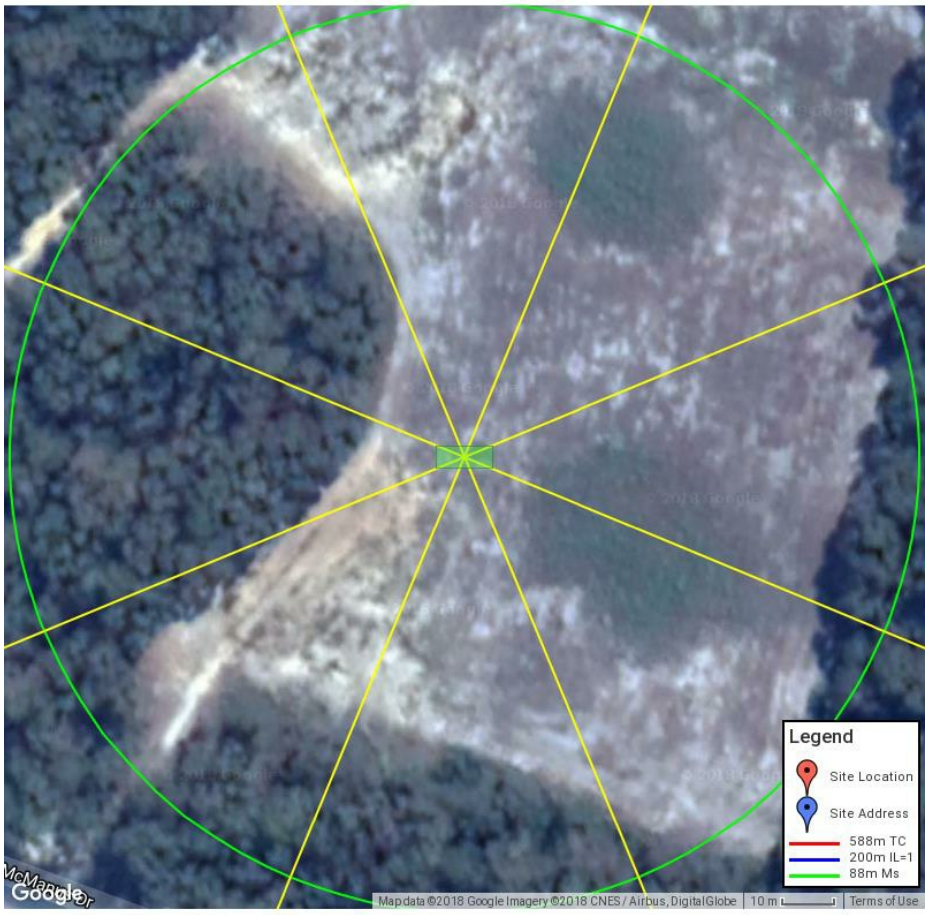
- Determination of the design criteria by the engineer. This includes assessment in 8 cardinal directions to determine the site design wind speed.
- A comprehensive step by step Construction Kit. This kit is specific to your building and gives step by step, simple to follow instructions on how to build your building.
- Engineering certification of the steel building to the appropriate Australian Standards.
- Slab or Pier designs for soil classes A, S, M, H1 and H2.
- Materials as nominated above supplied as per the attached "General Specification".
- BlueScope - product warranties of up to 15 years apply.

Specific Exclusions

- Drawings other than detailed above.
- Consent authority including any building, development or construction certificate application(s).
- Construction of the steel building and any foundations (building is supplied as a kit).
- Insurance of the steel building once delivered to site or collected from depot.

Site Location

Site Address	Lot 5 McManus Drive FALMOUTH TAS 7215 Australia
Building Class	10
Importance Level	2 with a Vr of 45 m/s
Design Wind Criteria	Region A3; TC = 2.75; Mt = 1.11; Ms = 0.9; giving a Vdes of 38.2 m/s.
Other Design Factors	No Snow Loading allowed. No Earthquake Loading allowed.



Building Information

The design criteria nominated has been assessed by your trained sales consultant. This assessment is subject to the certifying engineers confirmation. Changes by the engineer may result in a change to the materials and price.

Terrain Category 2.75 (TC 2.75) is half way between:
Terrain Category 2.5 (TC 2.5) : Terrain with a few or isolated obstructions. This category represents the terrain in developing outer urban areas with scattered houses, or large acreage developments with fewer than 10 buildings per hectare. Examples: between 2 and 10 large trees per Ha, site with high vegetation or crops (over 600mm), such as vineyards, wheat etc.
Terrain Category 3 (TC 3) : Terrain with numerous closely spaced obstructions having heights generally from 3 to 10m. The minimum density of obstructions shall be at least the equivalent of 10 house-size obstructions per hectare. e.g. suburban housing or light industrial estates.

From the site location and the usage information we have at hand, it is unlikely that the building is subject to a Marine or Industrial Influence.

This should be confirmed this by referencing the BlueScope Technical Bulletins (In particular TB 1A) and where necessary contacting BlueScope on 1800 800 789.

General Specifications

Due to ongoing product development, the seller reserves the right to make design and engineering changes.
Standards & Codes - All buildings are designed in accordance with the loads of AS/NZS 1170, AS 3600 for the concrete components, the methods of AS 4100 for steel components and the specific requirements of AS 4600 for cold formed sections.
Design Criteria - The Design Criteria nominated is subject to confirmation by the certifying engineer. Region is dependent on your geographic location, TC = Terrain Category (1=highest, 4=lowest value) is dependent on the surrounding terrain; Mt = Topographic Factor (1=lowest, 1.71=highest value); Ms = Shielding Factor (1=highest, 0.7=lowest value). Refer to AS/NZS1170-2. Unless nominated, no allowance has been made for earthquake or snowloading. The building is not suitable for lining with gyprock.
Dimensions - all dimensions nominated are nominal sizes only Length and width are to inside of sheeting. Height is to top of gutter. Length and width may vary when sides are fully open. If an exact opening or clearance is required, then this must be specifically nominated as "exact size" in the quotation.
Environmental Characteristics - All components of the steel building are designed to suit the conditions generally described as Non aggressive. Care must be taken with any steel building to ensure that regular maintenance is carried out. The suitable conditions and Maintenance requirements are defined in the various BlueScope Technical Bulletins.
Roof & Wall Sheeting - COLORBOND® steel or ZINCALUME® steel as nominated. TCT refers to Total Coated Thickness. BMT refers to Base Metal Thickness. Refer to BlueScope TB-1a&1b
GALVASPAN® steel Sections - GALVASPAN® steel C-sections, Z-sections, purlins and girts have a minimum coating of 350-gm/m2 (Z350) and a minimum yield strength of 450Mpa. Refer to BlueScope TB-17
Fasteners - All major connections are bolted. All other connections are tec screwed. Fasteners are supplied to a class 3 standard as defined in AS 3566. Roof screws with cyclonic washers are ONLY provided where the building is rated cyclonic. Should conditions be severe (ISO Category 4 or 5), then class 4 fasteners may be required. The purchaser should advise the seller if this is required. (Refer to BlueScope TB-16 and manufacturers warranty data.)
Bracing
Wall & Roof : Where nominated in the engineering plans, steel strapping shall be fitted. In open bays, a double eave purlin is provided for bracing purposes. When a side is fully open, this will result in the span being reduced by 10 to 150mm on open side. Subject to engineering cross bracing in some open bays may be required.
Apex: Where nominated in the engineering drawings, apex braces are supplied. Apex braces are bolted and screwed to the rafters. Droppers are provided where necessary.
Knee Braces: Where nominated in the engineering drawings, knee braces are provided. Knee braces are bolted and screwed to the rafters and columns and in some instances of open bays to the columns and eave purlins. The knee braces and apex braces will reduce the internal clearance height of the building.
End Wall Mullions - Where nominated are fixed at 90 degrees to the columns and inside the rafter. These reduce internal clearance.
Gutters - The gutter type supplied will be nominated by our supplier as the most common type for the area.
Piers and Slab - Designs are for a safe bearing value >= 100kPa. (400kPa ultimate). Where a concrete slab, or concrete slab and piers is nominated, the wall sheeting will be supplied to extend 50 mm past the slab (building height + 50 mm). When concrete piers only are nominated, wall sheeting is provided to building height.
Fixing Method - The fixing method nominated is for the main side columns. Other columns are supplied as per engineering design. Where chemical studs are nominated, due to hazardous transport laws, the chemical is to be supplied by others. The Engineers design may override your request.
Marking, Cutting and Drilling - Most components are marked for easy identification and placement. Most are also cut to length and drilled to suit bolt placement. It will be necessary to cut and/or drill some components on site.

 # symbol indicates items that are only included when specifically nominated in your quotation.

 # Colours - Not all colours are available from all manufacutring depots. 0.40 TCT wall sheeting is limited in colours in most areas.
 # Dividing Walls - Sheeting to one side of the wall. Where the wall is in ZINCALUME® steel, any doors etc. on the wall shall also be in ZINCALUME® steel.
 # Downpipes - 100 x 75 or 90 dia PVC as provided by our supplier.
 # Internal Stud Walls - No sheeting provided.
 # Access Doors - All roller doors, shutters, steel sliding or bifold doors and PA doors are NOT wind rated. Roller doors can have windlocks fitted at an additional cost. The sizes quoted are approximate door sizes - NOT clear opening sizes. Clear opening sizes may be reduced due to the building height, widths, motors or chains. All roller door keys (where included) are keyed alike, unless otherwise stated. All Stable shutters will be provided in the same colour as the wall colour. Sliding doors are supplied so that each door will slide across the door bay plus one other bay as per shed layout.
 # Roller Door Transport Protection - All doors are either steel wrapped or hardboard covered to protect them during transport. Care must still be taken with Roller Doors.
 # Windows - Positions shown on plans are for illustration purposes only (all windows are 2.1m to top of window from floor level). Windows and glass sliding doors are to be provided by others. A header flashing is provided as part of the building. Other stile material is provided to enable secure fixing of the windows and surrounding sheeting.
 # Mezzanine Floors - Supply is for bearers and joists only. No flooring, stairs or balustrade is supplied. Combined Dead Load plus Live Load of 1.5kPa maximum. Joists spacing of 600mm. Support posts fitted under bearers in line with End Wall Mullion positions.
 # Skylights - Translucent (Opal) Fibreglass sheeting. Industrial weight (2400 gm per m2). Safety mesh (if required) is to be provided by others. Maximum of one sheet per bay, per side.
 # Insulation + Wire - Of the type nominated in the quote.
 # Delivery - Delivery is quoted to within the normal delivery runs. Additional fees apply where the address is off the run. Alternatively delivery is to be ex works. Unloading of the whole kit is not included where any length exceeds 11.8m. Semi trailer access required. Where a body truck is requested it is subject to availability. Should a body truck be requested and it is not available for the site then the building shall be either ex works or delivered to an alternative address by a semi trailer.
 # Ex Works - Collection will be from our supplier's depot nominated as the manufacturing location in the quote letter.
 # Pricing - Pricing is valid for 30 days, unless notified of an impending price rise where the price rise date will become the new validation date.

This is our Guarantee to you!

We at Wide Span Sheds know it's important to you that your building is delivered in full, meets the Australian Building Code requirements and is manufactured using quality Australian BlueScope Steel. That is why we guarantee it.

Supply Guarantee

This is our guarantee to you:

Wide Span Sheds have advanced systems in place to ensure that your kit is supplied in full and without damage. Should you find this not to be the case we guarantee that any missing or damaged items will be replaced for you at the first available opportunity.

For full terms and conditions, visit:
www.sheds.com.au/supply-guarantee

ShedSafe Accredited

ShedSafe is a new industry benchmark for Australian manufactured steel sheds. It is an independent accreditation program designed to assist shed buyers in making an informed purchase decision. ShedSafe accreditation means that both the shed manufacturer and seller are committed to ensuring sheds meet Australian Standards and are the best fit for your site and circumstance.

For more information, visit:
www.sheds.com.au/shedsafe

BlueScope Guarantee

This is our guarantee to you:

Wide Span Sheds only uses Australian BlueScope steel for all the structural components of your buildings. All steel is high tensile and a minimum of 450MPa.

For more information, visit:
www.sheds.com.au/bluescope-steel-guarantee

Site Specific Engineering

This is our guarantee to you:

Site specific engineering is the process of ensuring that your building is designed to suit the exact location it is going to be built. At Wide Span Sheds our team will assess the design needs of your building including Wind Region, Surrounding Terrain and Topography.

For more information, visit:
www.sheds.com.au/site-specific-engineering

The Wide Span Sheds Difference

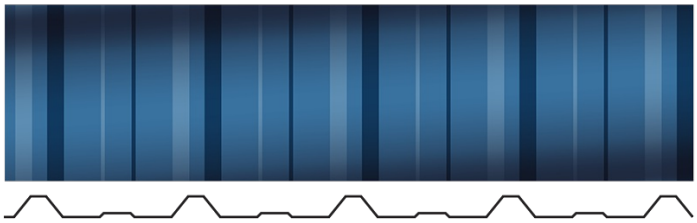
At Wide Span Sheds we pride ourselves on supplying premium quality steel buildings so when you're shopping around for your next shed, you actually need to know the facts about why Wide Span Sheds steel buildings really are so much better than the rest. Can't find the right shed? Don't worry, we can design one to suit your individual requirements.

Our Service is Exceptional

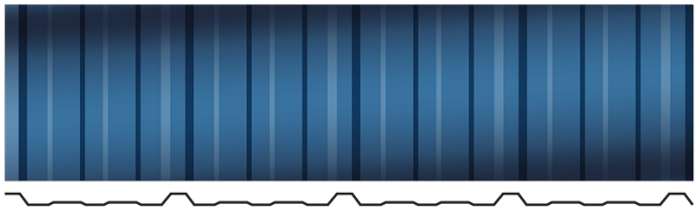
- Speed of design and delivery
- Designed specifically to suit your needs
- Individual customised construction kit on all jobs
- All materials marked for easy identification
- 24/7 online facility to track the progress of your building. You can also download documents, plans, construction kit etc
- One point of contact - individual customer service representatives that know your job

Sheeting Profiles

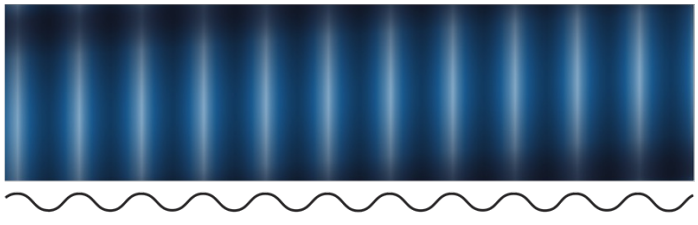
TRIMCLAD®



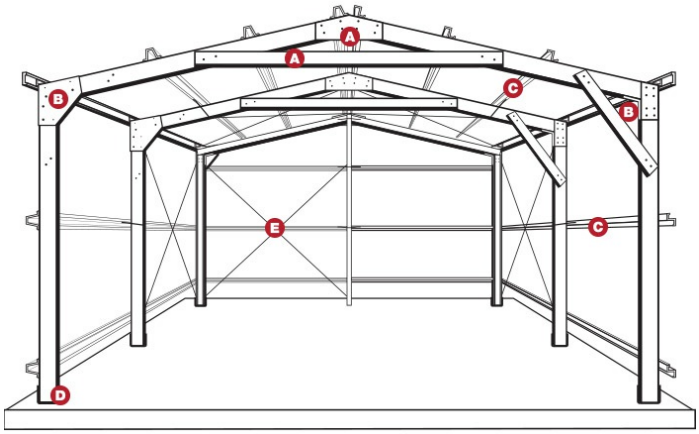
METROCLAD®



CORODEK®



Not only are our design parameters flexible but you can also be confident that you are getting a premium building made from Australian BlueScope . Not only is it a more superior product than steel sourced overseas, you are also supporting the local economy. We also use a minimum of 450 MPa GALVASPAN® Steel with extrastrengthening techniques as standard. This ensures that your building will stand the test of time. If you want to know the nitty gritty details check out the diagram below of a typical building.



A Apex System

- Apex bracket to full depth of the rafter 'C' sections with full width return flanges for strength
- Apex brace (collar tie in tension) is vital in the construction process and aids greatly in maintaining structural integrity in high winds

B Haunch Bracket

- Designed to strengthen the rafter-over-column haunch joint and prevent axial torque (twisting)
- In larger buildings knee braces are provided to strengthen the haunch connection

C Purlins and Girts

- 450-550 MPa BlueScope
- Option of Top Hat or fully bolted Z purlins and girts
- Minimum 10% overlap on purlins and girts
- Larger overlaps add significant strength

D Footing Fixing

- A number of fixing methods are available

E Bracing

- Cross bracing and fly bracing

Wide Span Sheds
No Compromise Steel Building Solutions

AVAILABLE FOR DOWNLOAD

Available on the App Store

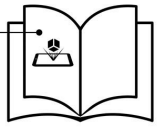
GET IT ON Google play

3D AUGMENTED REALITY... *Bringing your shed to life!*

STEP 1: CHOOSE YOUR SCANNER

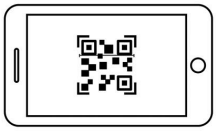
You have a 'Catalogue'! Point your device at any of the pages that have an 'AR Icon' to view that building in 3D.

AR ICON
Point your device at the page and see the image in 3D



You have received a Quote from us! Launch the 'QR Code' Scanner from the menu bar and scan the code. Now point your device at the image on the page and view your building in 3D.

QR CODE
Scan the QR Code to view your building in 3D



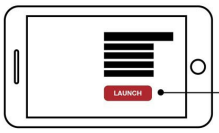
STEP 2: GETTING STARTED

Hi! Welcome to the Wide Span Sheds 3D Augmented Reality App. Here are some tips to help you get started.

MENU
Tap to reveal menu for useful information

PHONE
Tap phone icon to speak directly with one of our shed experts

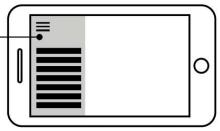
Click LAUNCH button to get started. Select either 'Catalogue' or 'QR Code' if you have your own unique 'Quote Letter Code'.



LAUNCH
Tap to launch our 3D Augmented Reality

You can download helpful tools and information from 'Downloads' in the main menu.

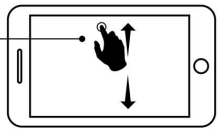
DOWNLOADS
Tap menu icon to reveal access to the 'Download' options



STEP 3: USING THE AR FUNCTIONS

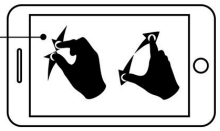
Once the 3D building has been launched, you can view it from different angles by the touch screen rotation function.

ROTATE
Use your finger to rotate the building either up or down, left or right

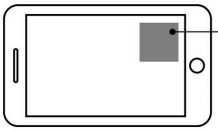


Whilst viewing the 3D building, you can also zoom in and out of the building to take a closer look.

ZOOM IN & OUT
Bring your thumb and first finger close together to zoom in. Expand them to zoom out



Whilst viewing the 3D building, you can change the colours of the components you selected. Click the 'COLORBOND® / ZINCALUME®' button to get started.



COLOURS
Click button to reveal the components menu. Choose your component and then click the colours bar to change the colours as you go

October 2025

PLANNING REPORT

Use and development of the land - single dwelling and outbuilding

64 McManus Drive FALMOUTH

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Rev.no	Description	Date
1	Review	2 June 2025
2	Draft	24 September 2025
3	Final	13 October 2025

Annexures

Annexure 1 – Copy of title plan and folio text

Annexure 2 – Development plans

Contents

1. Introduction

This report has been prepared in support of a planning permit application under Section 57 of the *Land Use Planning and Approvals Act 1993*.

Proposed development
Use and development of a single dwelling and outbuilding

This application is to be read in conjunction with the following supporting documentation:

Document	Consultant
Proposal Plan	Engineering Plus for Tasbuilt

2. Subject site and proposal

2.1 Site details

Address	64 McManus Drive, Falmouth TAS 7215
Property ID	2824951
Title	152931/5
Land area	12.58ha
Planning Authority	Break O' Day Council
Planning Scheme	Tasmanian Planning Scheme – Break O' Day
Scheduled on title	Covenant for use and development including building envelope.
Application status	Discretionary application
Existing Access	From McManus Drive.
Zone	Landscape Conservation
General Overlay	None
Overlays	Priority vegetation area Bushfire-prone areas Waterway and coastal protection area Low landslip hazard band Scenic road corridor - Tasman Highway - Great Eastern Drive

Existing development	Vacant land. Partially cleared (as existing at time of previous approval).
Planning history	DA 172-19
Existing services and infrastructure	
Water	No service
Sewer	No service
Stormwater	Roadside

2.2 Proposal

The proposal is for the development of a single dwelling. The dwelling will have 3 bedrooms, 2 bathrooms, living area, kitchen and laundry. A deck is included to the eastern elevation.

An outbuilding is included to the plans to be used for household storage. The outbuilding will be 120m^2 and 4.8m in height.

The lot has an existing driveway constructed with gravel. A small proposed extension to this will allow car parking for two vehicles on the site.

The dwelling will have onsite servicing for wastewater and water. Stormwater detention tanks are included to the plans with overflow directed to the roadside drain.

The title has a covenant referring to a building area on title. The proposed building is compliant with the building area.

Previous approval for a dwelling to this site was issued by BODC under DA 172-19. The location and style of the dwelling is altered, and this requires a new application.

2.3 Images

Figure 1 Aerial view of the subject site (Source: LIST)

3. Zone and overlays

3.1 Zoning

The site is zoned Landscape Conservation under the Tasmanian Planning Scheme – Break O' Day.

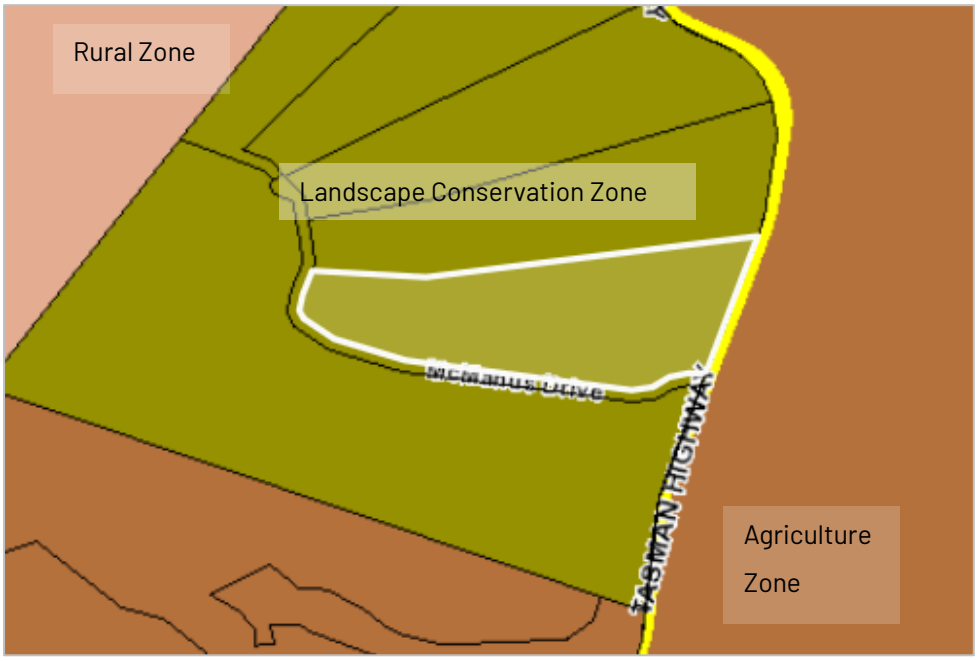

Figure 2 Zoning of the subject site and surrounds (Source: LIST)

3.2 Overlays

The entire site is affected by the Bushfire prone area overlay and Priority Vegetation Overlay.

The Waterway and coastal protection area and Low landslip Hazards band overlays apply to the land with the Scenic road corridor.

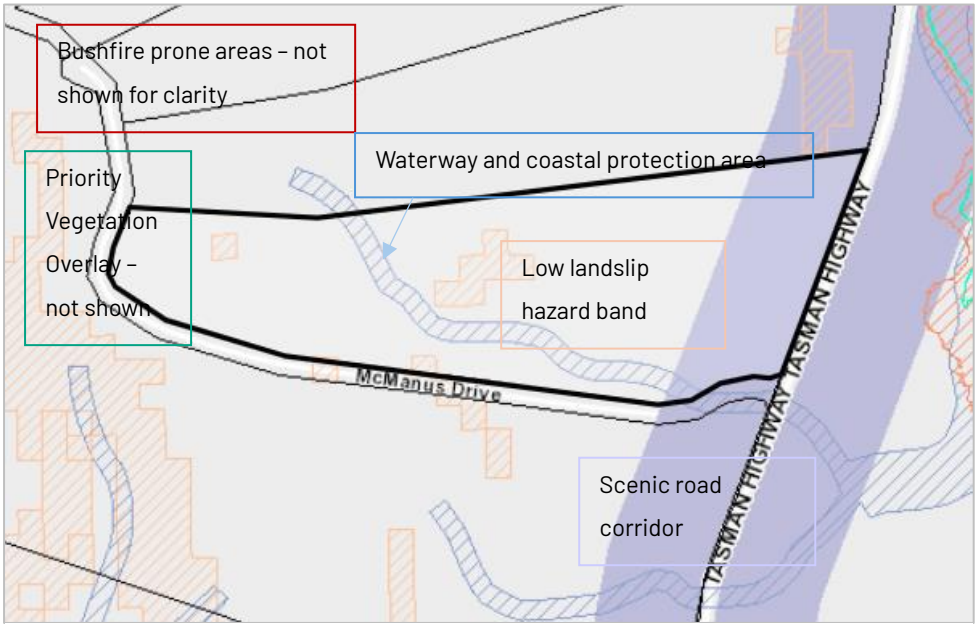

Figure 3 Overlays affecting the subject site (Source: LIST)

4. Planning Scheme Assessment

4.1 Zone assessment

22.0 Landscape Conservation Zone

22.1 Zone Purpose

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.

Response

The zone is not a residential zone but allows for discretionary uses where they do not impact on landscape values. The dwelling proposal is sited within an approved building envelope and the area is previously cleared.

22.2 Use Table

Permitted	
Residential	If for a: (a) home-based business; or (b) single dwelling located within a building area, if shown on a sealed plan.
Discretionary	
Residential	If for a single dwelling.

22.3 Use Standards

22.3.3 Discretionary use

Objective	
That the location, scale and extent of a use listed as Discretionary is compatible with landscape values.	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1 Use listed as Discretionary must be compatible with landscape values, having regard to: a) the nature, scale and extent of the use; b) the characteristics and type of the use; c) the landscape values of the site; d) the landscape value of the surrounding area; and e) measures to minimise or mitigate impacts.

Response

Not applicable as the Use is permitted.

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.	
Acceptable Solutions	Performance Criteria
A1 Site coverage must be not more than 400m^2.	P1 Site coverage must be compatible with the landscape values of the site and surrounding area, having regard to: a) the topography of the site; b) the capacity of the site to absorb run-off; c) the size and shape of the site; d) the existing buildings and any constraints imposed by existing development; e) the need to remove vegetation; f) the location of development in relation to cleared areas; and g) the location of development in relation to natural hazards.

Response

A1 The acceptable solution is achieved. The site coverage rounds up to 250m^2.

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.	
Acceptable Solutions	Performance Criteria
A1 Building height must be not more than 6m.	P1 Building height must be compatible with the landscape values of the site, having regard to: a) the height, bulk and form of proposed buildings; b) the height, bulk and form of existing buildings; c) the topography of the site; d) the visual impact of the buildings when viewed from roads and public places; and e) the landscape values of the surrounding area.

Response

P1 The performance criteria are addressed. The building height at the tallest elevation will be 6.2m.

a. the encroachment in height will be minor and compensates for the slope of the land and avoids cut into the land.
b. The lot is currently vacant. The previously approved dwelling was 6.8m in height.
c. The light slope of the land means contributes to the height encroachment.
d. The building is not expected to be visible from the road or public places. The encroachment is minor and the vegetation buffer to the road is tall and dense.
e. The surrounding area exhibits similar landscape values and development pattern.

A2 Buildings must have a setback from a frontage not less than 10m.	P2 Building setback from a frontage must be compatible with the landscape values of the surrounding area, having regard to: a) the topography of the site; b) the frontage setbacks of adjacent buildings; c) the height, bulk and form of existing and proposed buildings; d) the appearance when viewed from roads and public places; e) the safety of road users; and f) the retention of vegetation.

Response

A2 Acceptable solution achieved.

A3 Buildings must have a setback from side and rear boundaries not less than 20m.	P3 Buildings must be sited to not cause an unreasonable loss of amenity, or impact on landscape values of the site, having regard to: a) the topography of the site; b) the size, shape and orientation of the site; c) the side and rear setbacks of adjacent buildings; d) the height, bulk and form of existing and proposed buildings; e) the need to remove vegetation as part of the development; f) the appearance when viewed from roads and public places; and g) the landscape values of the surrounding area.

Response

A3 The acceptable solution is achieved.

A4 Buildings for a sensitive use must be separated from the boundary of an adjoining Rural Zone or Agriculture Zone a distance of: a) not less than 200m; or b) if the setback of an existing building for a	P4 Buildings for a sensitive use must be sited to not conflict or interfere with uses in the Rural Zone or Agriculture Zone, having regard to: a) the size, shape and topography of the site; b) the separation from those zones of any existing

sensitive use on the site is within 200m of that boundary, not less than the existing building.	buildings for sensitive uses on adjoining properties; c) the existing and potential use of land in the adjoining zones; d) any buffers created by natural or other features; and e) any proposed attenuation measures.

Response

A4 The acceptable solution is achieved. There is more than 500m distance to the Agriculture Zone from the proposed building.

A5 Exterior building finishes must have a light reflectance value not more than 40%, in dark natural tones of grey, green or brown.	P5 Exterior building finishes must not cause an unreasonable loss of amenity to occupiers of adjoining properties or detract from the landscape values of the site or surrounding area, having regard to: a) the appearance of the building when viewed from roads or public places in the surrounding area; b) any screening vegetation; and c) the nature of the exterior finishes.

Response

A5 The acceptable solution is achieved. The dwelling is proposed in colour 'Monument' and 'Wallaby' finish. The outbuilding will be 'Monument'.

Both are low reflectance value[1] [2] and dark grey shades.

22.4.3 Access to a road

Objective	
That new dwellings have appropriate vehicular access to a road maintained by a road authority.	
Acceptable Solutions	Performance Criteria
A1 New dwellings must be located on lots that have frontage with access to a road maintained by a road authority.	P1 New dwellings must have legal access, by right of carriageway, to a road maintained by a road authority that is sufficient for the intended use, having regard to: a) the number of users of the access; b) the length of the access; c) the suitability of the access for use by the occupants of the dwelling; d) the suitability of the access for emergency

[1] https://colorbond.com/colours/monument

[2] https://colorbond.com/colours/wallaby

	services vehicles; e) the topography of the site; f) the construction and maintenance of the access; and g) the construction, maintenance and usage of the road.

Response

A1 The acceptable solution is achieved. The lot has an existing vehicle access to McManus Drive.

22.4.4 Landscape protection

Objective	
That the landscape values of the site and surrounding area are protected or managed to minimise adverse impacts.	
Acceptable Solutions	Performance Criteria
A1 Building and works must be located within a building area, if shown on a sealed plan.	P1 Building and works must be located to minimise native vegetation removal and the impact on landscape values, having regard to: a) the extent of the area from which vegetation has been removed; b) the extent of native vegetation to be removed; c) any remedial or mitigation measures or revegetation requirements; d) provision for native habitat for native fauna; e) the management and treatment of the balance of the site or native vegetation areas; f) the type, size, and design of development; and g) the landscape values of the site and surrounding area.

Response

A1 The acceptable solution is achieved.

A2 Buildings and works must: a) be located within a building area, if shown on a sealed plan; or b) be an alteration or extension to an existing building providing it is not more than the existing building height; and c) not include cut and fill greater than 1m; and d) be not less than 10m in elevation below a skyline or ridgeline.	P2.1 Buildings and works must be located to minimise impacts on landscape values, having regard to: a) the topography of the site; b) the size and shape of the site; c) the proposed building height, size and bulk; d) any constraints imposed by existing development; e) visual impact when viewed from roads and public places; and f) any screening vegetation.
	P2.2 If the building and works are less than 10m in elevation below a skyline or ridgeline, there are no

	other suitable building areas.

Response

A2 The acceptable solution (a) is achieved.

4.2 Code Assessment

C2.0 Parking and Sustainable Transport Code

C2.5 Use Standards

C2.5.1 Car parking numbers

Response

A1 The acceptable solution is achieved; two car parking spaces will be provided. Please refer to plans.

C2.6 Development Standards for Buildings and Works

Response

A1 The acceptable solution is achieved (according to the zone). The driveway is existing and the small extension to the dwelling will be from gravel (durable all-weather). The driveway will be made from gravel as a suitable material for the context of the site. Appropriate construction of the driveway will manage stormwater on the site.

C2.6.2 Design and layout of parking areas

Response

A1 Please refer to the supplied plans. It is anticipated that the parking, manoeuvring and circulation spaces will comply as the site is not complex in nature.

C2.6.3 Number of accesses for vehicles

Response

A1 The acceptable solution is achieved.

C7.0 Natural Assets Code

C7.6 Development Standards for Buildings and Works

C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area

Response

The development area is not in the Waterway and coastal protection area.

C7.6.2 Clearance within a priority vegetation area

Response

P1.1 The performance criteria are addressed: the clearing is within the approved building area approved in 2007. The buildings and works are associated with the construction of a single dwelling and outbuilding (b).

P1.2 The clearing, as shown, is a minimal amount to provide for:

a. the preferred building area, based on the topography of the site.
b. The building has been sited due to the context of the lot.
c. Bushfire advice has been received and incorporated into the site layout.
d. The clearing to be done will largely consist of undergrowth and any trees considered in ember attack distance. There is no intent to remove vegetation in excess, or to remove propriety vegetation.
e. The majority of vegetation will remain, and large contiguous areas of vegetation will remain as undisturbed allowing continued vegetation corridors, as existing.
f. The building is sited within an already cleared area, with a small extension to that area to be made, within the building envelope, although approved under a previous Scheme.

C8.0 Scenic Protection Code

Response

The Code is not triggered for this development application.

C13.0 Bushfire-Prone Areas Code

Response

The Code is not triggered for this development application.

C15.0 Landslip Hazard Code

C15.4 Use or Development Exempt from this Code

Response

The development area is not in the overlay area.

5. Conclusion

The proposed development is for a single dwelling and outbuilding in the Landscape Conservation Zone. The dwelling is sited within already cleared land and will have minimal impact to visual amenity or landscape values. The proposal is consistent with similar lots in the surrounding area. A permit for use and development is sought from Council.