

## **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:

<b>DA Number</b>	DA 2025 / 00228
<b>Applicant</b>	S Slaghuis
<b>Proposal</b>	Residential - New Front and Side Fence
<b>Location</b>	163 Scamander Avenue, Scamander (CT 162420/8)

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](http://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](mailto: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 21<sup>st</sup> February 2026 **until 5pm Tuesday 10<sup>th</sup> March 2026.**

**John Brown**  
**GENERAL MANAGER**

PROJECT:	Boundary Fence Proposal
ADDRESS:	163 Scamander Avenue, Scamander TAS
APPLICANT:	Shelley Slaghuis
SCALE:	1:200
DATE:	2025-11-27

NORTH ↑

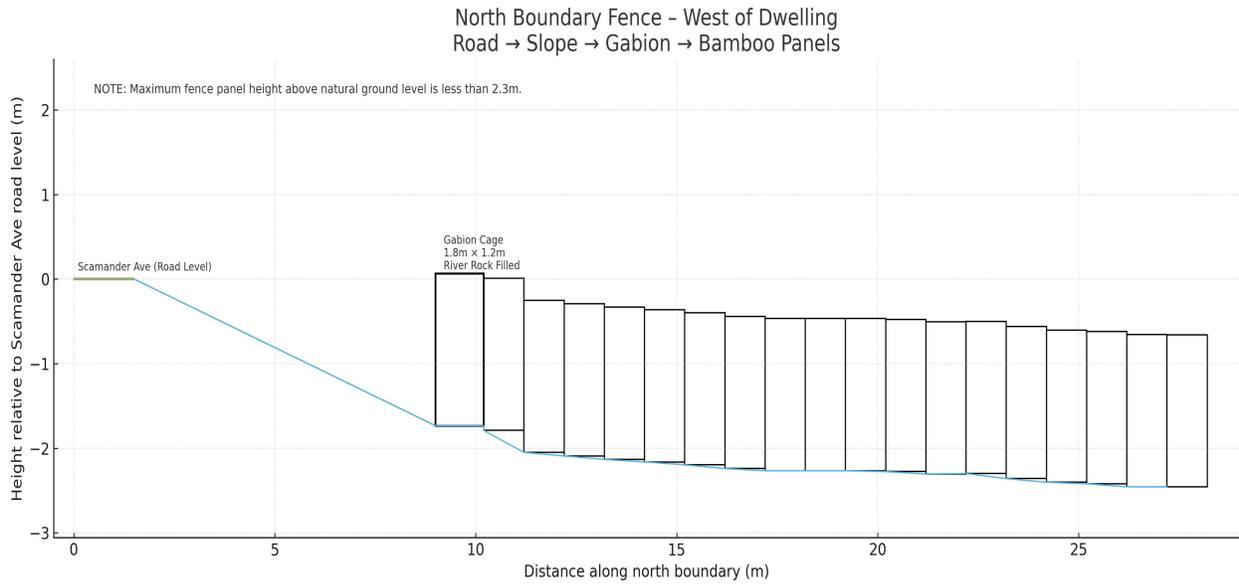
**Bamboo Panel Example**



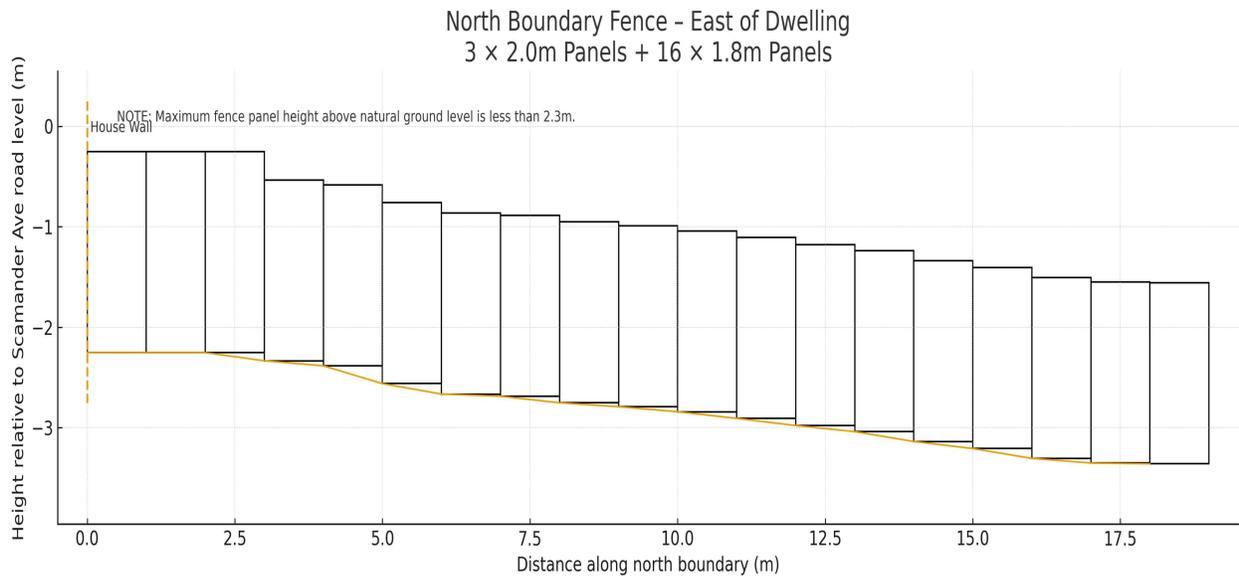
**Site Plan (Using Provided Red-Line Fence Layout)**



## West Fence Elevation



## East Fence Elevation



# Construction Notes & Specifications

## Construction Notes:

- Fence follows the red-line alignment shown on the aerial site plan.
- West section includes gabion cage and bamboo panels (<2.3m height above natural ground).
- East section includes 2.0m and 1.8m bamboo panels, height always below 2.3m.
- Posts: 90×90mm steel/timber posts at 1.0m centres.
- Panels: bamboo with 45mm top/bottom rails.
- Gabion cage: 1.8m high × 1.2m wide, filled with river rock.
- All works remain inside boundary of 163 Scamander Avenue.
- No changes to drainage, sewer, or electrical services.

## General Requirements:

- Contractor to verify natural ground level before installation.
- Maintain maximum height below 2.3m as required.
- Ensure alignment with boundary pegs and survey information.
- All materials corrosion-resistant and suitable for coastal conditions.

# Re: DA 2025 / 00228 – Visitor Accommodation

New Front and Side Fence – 163 Scamander Avenue, Scamander

Dear Alex,

I write in response to Council's request for further information dated 23 December 2025, specifically addressing Items 2 and 3 under Section 54 of the *Land Use Planning and Approvals Act 1993*.

## Item 2 – Performance Criteria P4 (Clause 8.5.1)

The proposed front boundary fence exceeds 1.2 metres in height within 4.5 metres of the frontage and is therefore assessed against Performance Criteria P4.

The fence provides appropriate security and privacy while maintaining passive surveillance of Scamander Avenue for the following reasons: The front boundary fence terminates approximately 9 metres from the road carriageway. The fence is located approximately 1.7 metres below the road surface level. An access opening of approximately 8 metres in width is provided, maintaining clear sightlines to the road. This opening ensures ongoing visual connection and passive surveillance. The fence responds appropriately to site topography and traffic conditions and is visually compatible with surrounding fencing.

## Item 3 – Performance Criteria P2 (Clause 8.5.1)

The reference to fencing potentially exceeding 2.1 metres applies only to the rear side boundary fence. A single panel reaches approximately 2.17 metres due solely to natural ground fall.

The fence: Is located on the southern side of the adjoining property and does not affect sunlight. Is no higher than existing screening and is located further from the dwelling so would not affect lighting. Does not create unreasonable visual bulk or scale. Prevents overlooking into the living room and bathroom from an elevated neighbouring deck. No other section of fencing exceeds 2.1 metres and the fencing is not within 4.5 metres of a frontage.

Yours sincerely,

**Shelley Slaghuis**

0490 927 065

13 Jerrim Place

Kingston Beach TAS 7050

# Photo Appendix – DA 2025 / 00228

## New Front and Side Fence – 163 Scamander Avenue, Scamander



Photo 1 – Aerial Site Context



Photo 2 – Side Fence and Transparency



Photo 3 – Front Driveway & Passive Surveillance



Photo 4 – Front Fence Setback & Road Level



Photo 5 – Side Boundary Fence (Rear)



Photo 6 – Rear Corner Height (Topography)