

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 2026 / 00061
Applicant Chris Triebe & Associates Town Planning Services Limited
Proposal Residential - Construction of a Shed & Alterations to Existing Waste Water System
Location 139 Acacia Drive, Ansons Bay (CT 45134/79)

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 18th April 2026 **until 5pm Friday 1st May 2026**.

John Brown
GENERAL MANAGER

PROPOSED SHED: 139 ACACIA DRIVE: ANSONS BAY: JAMES FOSTER

CD:01 COVER PAGE

CD.02 SITE PLAN 1:300

CD.03 SITE PLAN 1:200

CD.04 ELEVATIONS FLOOR PLAN

NCC NOTES 21 PAGES

SITE AREA

FLOOR AREA TOTAL 49M2

SOIL N/A

WIND-N/A

CORROSION ENVIRONMENT: MODERATE

CLIMATE ZONE 7

BAL N/A

ALPINE AREA N/A

OTHER KNOWN SITE HAZARDS

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ADDRESS

Freeform Designs & Constructions
ABN 60461898695
67 Melbourne st South Launceston
andrew@fdandc.com.au
MOB: 0438062698

ACCREDITATION

Accreditation : No CC224T
Category/class: Building designer arch-res
Category/class: Builder low Rise
Category/class: Construction manager

PROJECT INFORMATION

Address:139 ACACIA DRIVE ANSONS BAY
Lot No:79
Property Id:7701766
Title Reference:45134/79
Client No:580.26

Planning:
Bal :N/A
Soil:N/A
Wind:N/A

01	PRELIMINARY	30-01-26
02	REVISED PLUMBING	14-02-26
03	REVISED PLUMBING	20-02-26
04	CONSTRUCTION	27-02-26
No:	AMENDMENT:	DATE:

CHECKED:

DRAWN :

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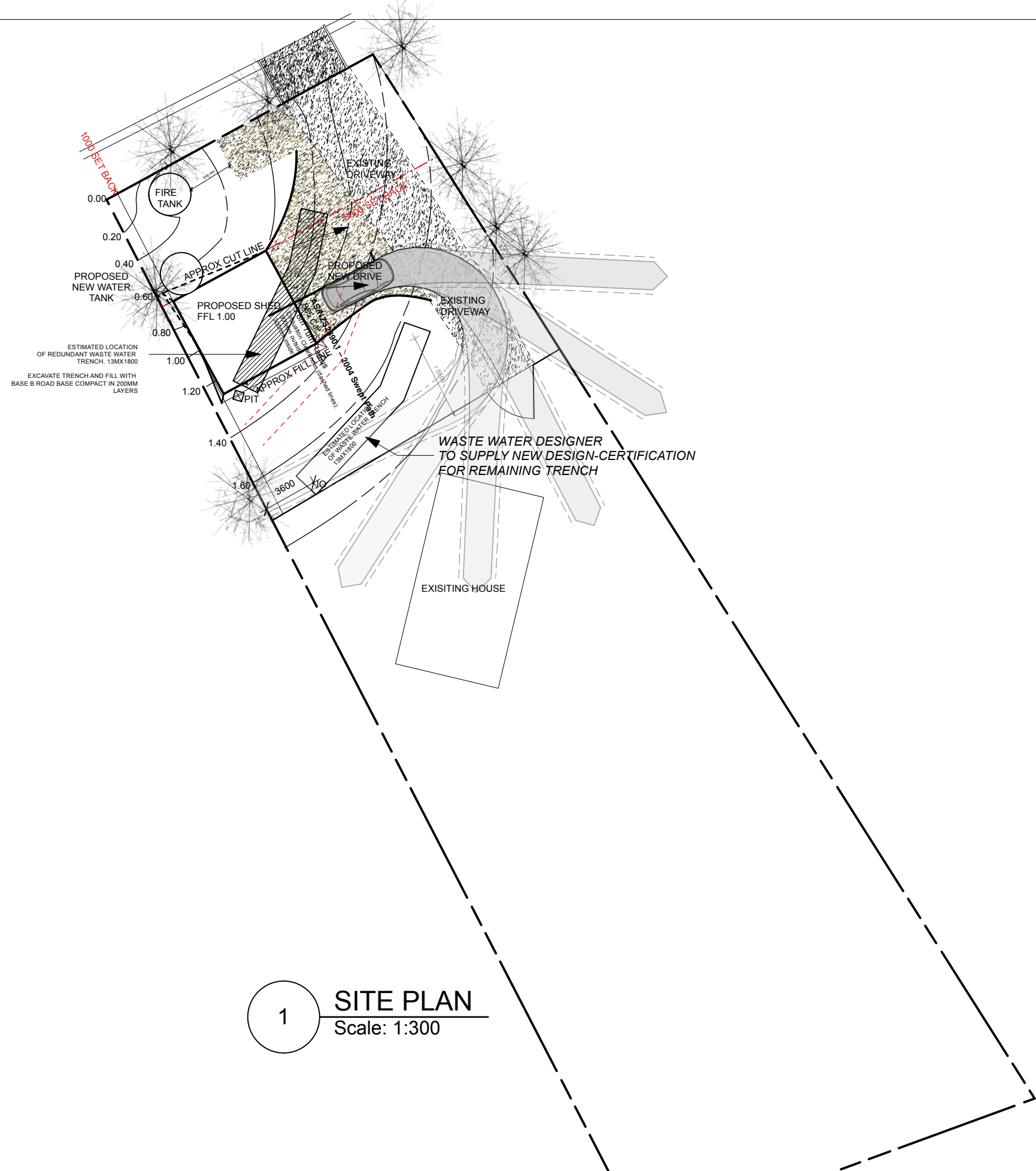
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27-02-26

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1 SITE PLAN
Scale: 1:300

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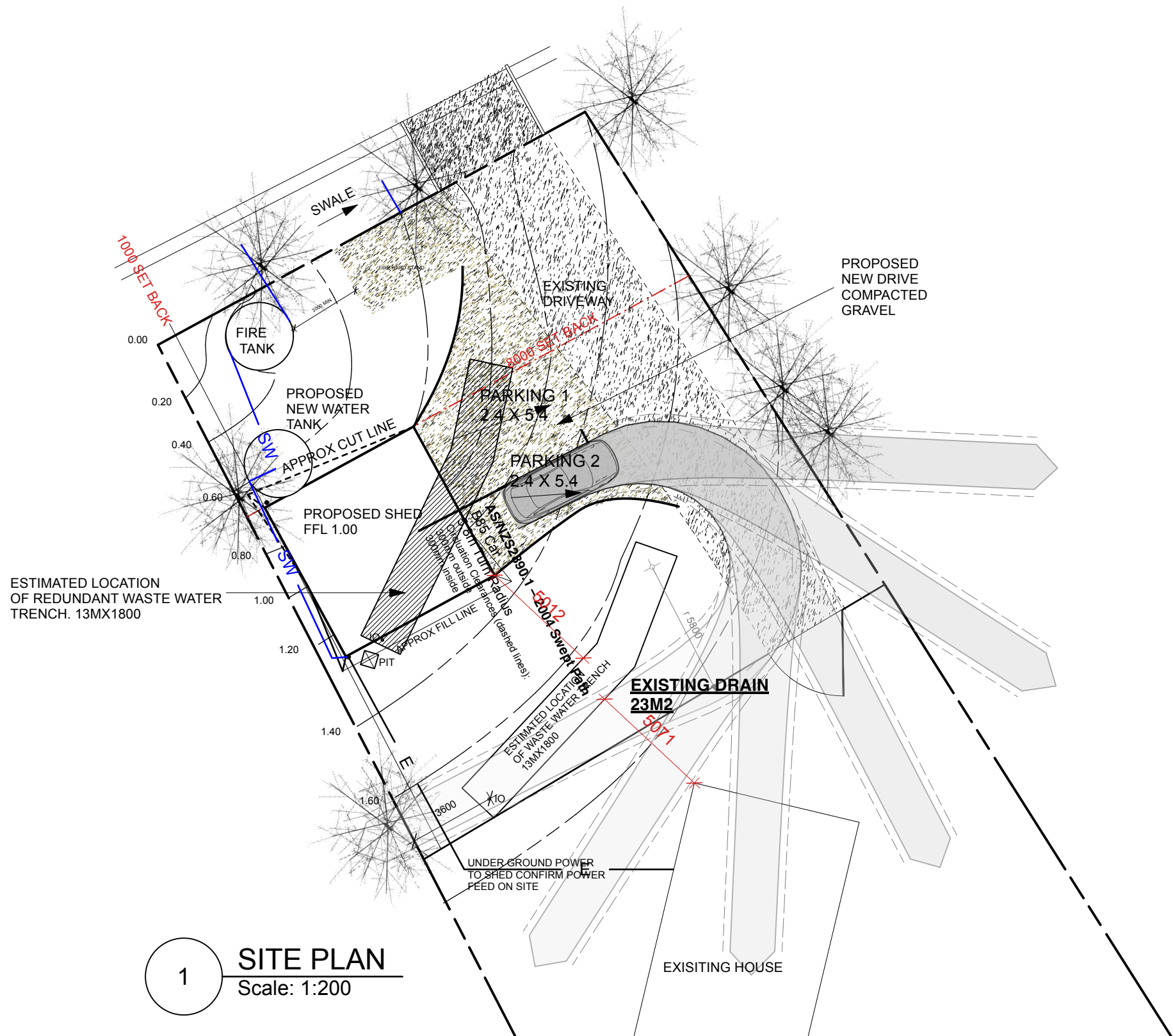
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CD:02



1 **SITE PLAN**
Scale: 1:200

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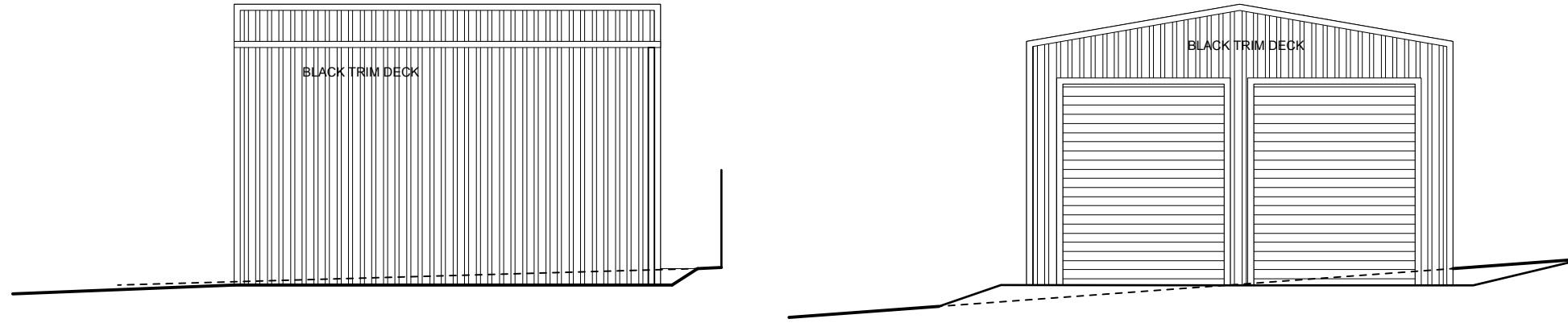
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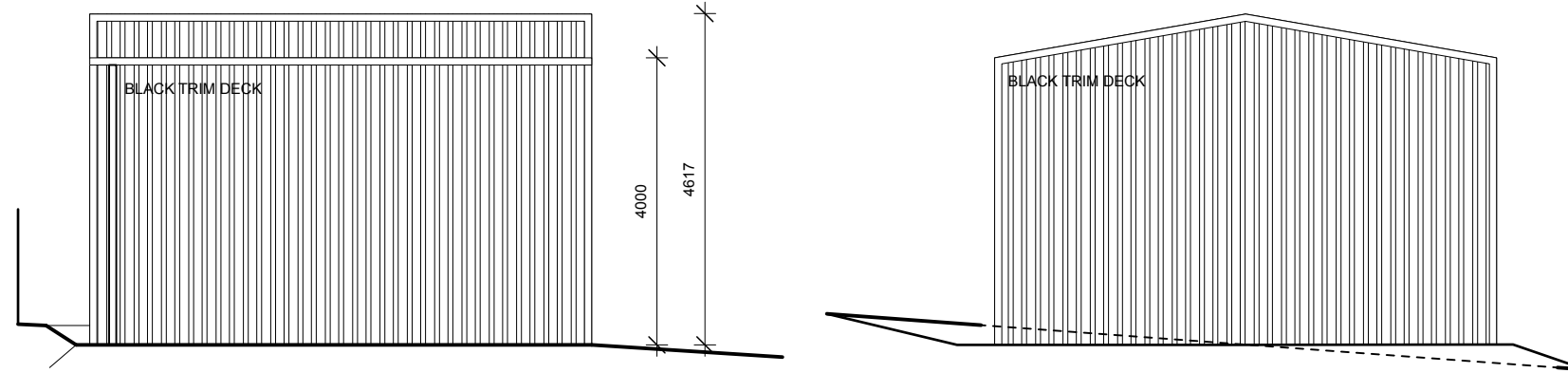
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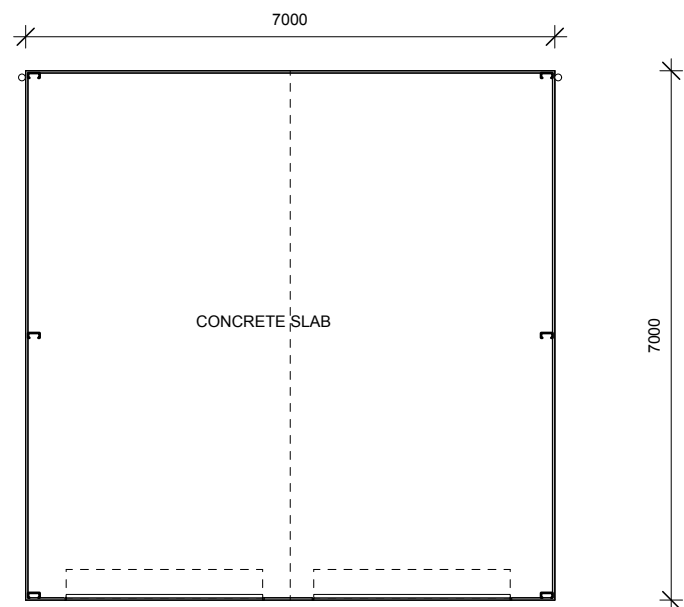
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1 NORTH - EAST ELEVATION
Scale: 1:100



2 SOUTH - WEST ELEVATION
Scale: 1:100



3 FLOOR PLAN
Scale: 1:100

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CD:04

Submission addressing the
Tasmanian Planning Scheme - Break O'Day

Seeking approval for
the construction of an appurtenant outbuilding, vehicle manoeuvring area
and modifying existing on-site wastewater system

at

139 Acacia Drive, Ansons Bay, 7264



Figure 1: [LISTmap](#) image of development site

23 March 2026

As amended 09 April 26

Written and submitted by

Chris Triebe BBus (MarMgt)Hons, GradDip Env&Plan of
Chris Triebe & Associates Town Planning Services

PO Box 313 St Helens Tasmania 7216

ctriebeplanning@gmail.com

0417 524 392

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1. INTRODUCTION

Chris Triebe and Associates Town Planning Services was engaged by James Foster of J Foster Enterprises Pty Ltd to assist with the preparation and submission of a development application (DA) to Break O’Day Council. The application is for the construction of an appurtenant outbuilding and vehicle manoeuvring area as well as the modification of the existing wastewater disposal system on the 1,818m² site located within the Low Density Residential Zone of Ansons Bay.

The property has an existing 2 bedroom, single storey dwelling with deck located just north of the Title centre. The existing septic system is in 2 locations: the tank and pump near the south-western boundary corner, while the splitter box and 2 absorption trenches are located between the dwelling and frontage boundary. An unformed driveway leads to the vehicle parking area beside the eastern wall of the dwelling.

The purpose of this report and documentation forming the application is to demonstrate compliance with the relevant Zone and Codes of the *Tasmanian Planning Scheme – Break O’Day* and the *Break O’Day Local Provisions Schedule* (the Planning Scheme) as well as the Objectives and more specifically, Section 57, of the *Land Use Planning and Approvals Act 1993* (the Act).

2. DEVELOPMENT SITE

2.1: Ownership and Title Information

A review of the Folio Text eleventh Edition notes the current Title was transferred to the current owner J Foster Enterprises Pty Ltd on 04 October 2023 while the current edition was issued 03 January 2025.

2.1.1: Folio Text and Plan

The site is identified by Property Identification Number (PID) 7701766 and Certificate of Title 45134 Folio 79. The owner’s postal address is 1 Gordon Grove, Preston, Victoria 3072. The current Folio Plan First Edition downloaded 26 November 2025, became effective 10 August 1990. The Folio Text submitted with this report confirms the Title neither benefits nor is burdened by any easements or Rights of Way. It is however, burdened by a Fencing Provision and 4 Restrictive Covenants which are as follows:

The Fencing Provision states Tasman Quest Pty Ltd as vendor is not required to fence. This relates to the original subdivision and does not impact the current DA.

1. *Not to excavate carry away or remove or permit or suffer to be excavated carried away or removed from the said Lot or any part thereof any earth clay stone gravel or sand except such as may be necessary for levelling or filling the said Lot or for excavating the foundations of any dwelling or outbuilding associated therewith to be erected thereon;*

2. *Not to carry on or permit or suffer to be carried on upon any part of the said Lot any trade or business;*
3. *Not to affix or display upon the said Lot or upon any wall or fence upon the said Lot or any part thereof any posters bills or advertisements or erect any hoarding or structure upon the said Lot or any part thereof for use as a bill posting or advertising station;*
4. *Not to erect on the said Lot or any part thereof any dwelling house of a less value (exclusive of outbuildings) than \$13,500.00 such value to be the actual costs of labour and materials only priced on the cost of labour and materials for the erection of a dwelling house of the same design as at the 30th day of June, 1989 and any question as to value shall be determined by arbitration in accordance with the provisions of the Arbitration Act 1892 or any statutory reenactment or modification thereof then in force.*

2.2: The Site

The almost rectangular, sloping, predominantly fenced and cleared Title of 1,818m² is located on the southern side of the western end of Acacia Drive. The LIST Contours (5 metres) overlay indicates the property slopes down from the approximate 17m contour on the north-western boundary corner, down to the approximate 7m contour on the south-eastern boundary corner.

The development site abuts 3 similarly zoned and privately owned Titles on the western and eastern boundaries with existing dwellings on the western and south-eastern Titles. The southern adjoining Title also abuts the Ansons River, is zoned Environmental Management and is managed by the Parks and Wildlife Service. As is shown in Figure 1 above, the property fronts the Council owned and maintained Acacia Drive, a sealed road that connects to the Council maintained and gravelled Groves Road. No wetlands or watercourses run through the property.

The site is not connected to any reticulated, potable water or sewer infrastructure though has access to the reticulated power and some mobile wireless telephony. The review of the nbnco website (<https://www.nbnco.com.au/results> viewed 14 January 2026 11⁵¹hrs) noted the site does not have a connection to the system. When changing the address, it is noted the adjoining 141 Acacia Drive is connected to the nbn[®] Satellite technology, suggesting this may be a possible option for the developers.

2.3: Proposal

This report supported by the site plan and elevations dated 27 February 26 as drawn by Mr Andrew Forbes of Freeform Designs & Constructions and the report on the suitability of the existing onsite wastewater system dated 20 March 2026 authored by Mr Sven Neilson of Strata Consulting, form the application seeking Planning approval for the following works:

- construction of a pre-fabricated, 2 bay 7m by 7m by 4.6m Colorbond shed with 2 Rolladors;
- installation of a second stormwater collection tank;
- amend the absorption trenches for the existing wastewater treatment system; and
- construct a vehicle manoeuvring area against the eastern shed wall.

Mr Adam Wilson plumber and owner of North-East Plumbing, inspected the existing wastewater system on 13 January 2026 and was the plumber who installed the original system

and signed the Form 21 in October 2021. He confirmed the system was operating as per how it was designed.

The original plans, permits and photos were sent to Mr Sven Nielsen of Strata Geoscience and Environmental. Sven confirmed the original system was designed for 5 bedrooms with 3 in a future dwelling and 2 in the 'unit' though only the 2 bedrooms in the 'unit' exist. Therefore the existing 300 litre Dual Purpose Septic Tank and 1200 litre pump well dosing two 13m by 1.8m trenches, is excessive. Mr Nielsen confirmed in his report dated 20 March 2026, that the removal of the northern-most absorption trench will not adversely impact the operation of the system.

This northern absorption trench will therefore be removed to enable the future outbuilding to be constructed with an 8m frontage setback.

2.4 Discretions

The application is discretionary on the following Clauses:

10.4.3 Setback P2 – encroaching side boundary setbacks

10.5.1 Non-dwelling development P3 – encroaching side boundary setback;

3. Part D ZONE

3.1: 10.0 Low Density Residential Zone

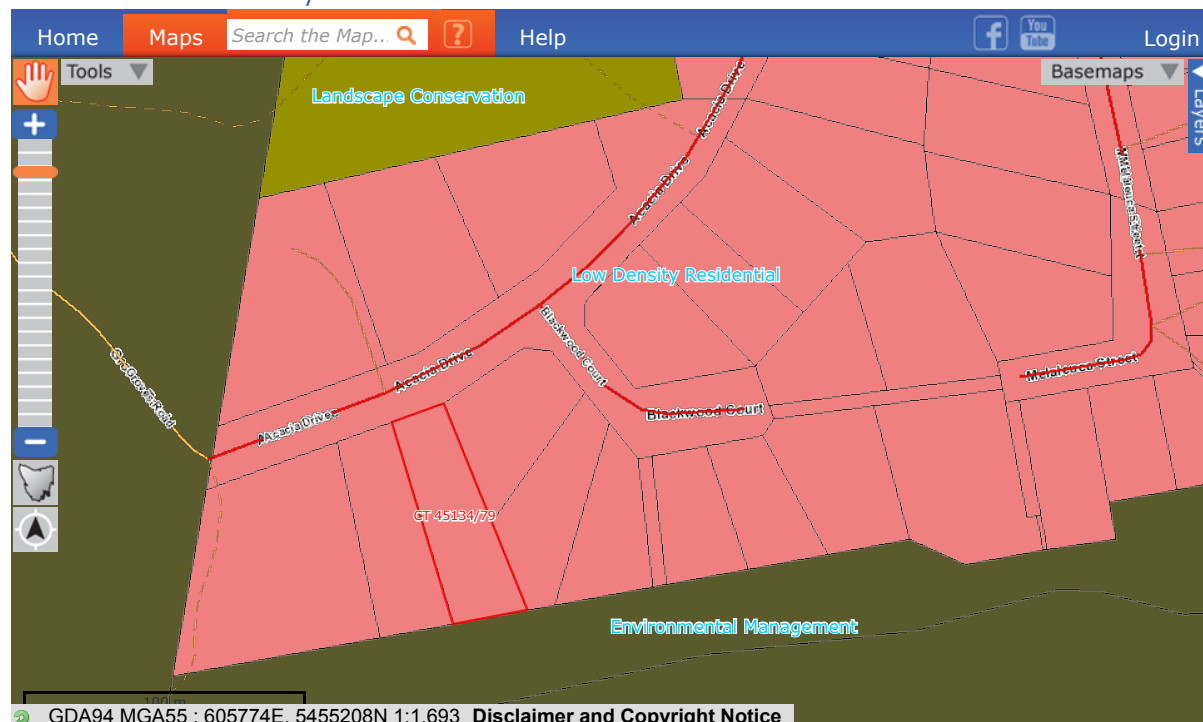


Figure 2: Zoning of surrounding properties as shown on the LIST

10.1 Zone Purpose

The purpose of the Low Density Residential Zone is:

- 10.1.1: To provide for residential use and development in residential areas where there are infrastructure or environmental constraints that limit the density, location or form of development.
- 10.1.2: To provide for non-residential use that does not cause an unreasonable loss of amenity, through scale, intensity, noise, traffic generation and movement, or other off site impacts.
- 10.1.3: To provide for Visitor Accommodation that is compatible with residential character.

10.2 Use Table

The application for the construction of an outbuilding appurtenant to a single dwelling is listed as a qualified No Permit Required Use under this Table.

10.3 Use Standards

10.3.1 Discretionary Uses

Objective: That Discretionary Uses do not cause an unreasonable loss of amenity to adjacent sensitive uses.

Not Applicable

This application is for the construction of a single outbuilding appurtenant to a single dwelling that is a qualified No Permit Required Use.

10.3.2 Visitor Accommodation

Objective: That Visitor Accommodation:

- (a) is compatible with the character and use of the area;
- (b) does not cause an unreasonable loss of residential amenity; and
- (c) does not impact the safety and efficiency of local roads or rights of way.

Not Applicable

This application involves a personal Residential Use for an existing single dwelling only.

10.4 Development Standards for Dwellings

10.4.1 Residential density for multiple dwellings

Objective: That the density of multiple dwellings:

- (a) is appropriate for the low density nature of the zone; and
- (b) is consistent with the availability of infrastructure services and any constraints to development.

P2

The siting of a dwelling must not cause an unreasonable loss of amenity to adjoining properties, having regard to:

(a) **the topography of the site:** the development site falls away from Acacia Drive with the proposed footing to be approximately 0.5m below the north-western boundary corner. The property has a slight fall down and away from the western side boundary fence, reducing the height of the outbuilding by a half metre. The majority of the native vegetation was previously removed though screening vegetation is maintained inside the side and frontage boundaries.

Although the shed is to the north and slightly higher than the dwellings on the adjoining Titles, the setbacks and existing vegetation on-site and on the adjoining Titles, will protect the existing amenity of the occupants those Titles ;

(b) **the size, shape and orientation of the site:** the 1,818m² development site is of a similar size, shape and NNW-SSE orientation to the adjoining 141 Acacia Drive. This is the Title adjoining the boundary within which the shed will encroach the setback upon. The Title is almost rectangular though the southern boundary is 7m wider than the frontage. The average length of the Title is approximately 77.5m and may have been to provide a suitable setback from the Ansons River riparian vegetation when installing an on-site wastewater system as well as bushfire protection for a future dwelling. The adjoining Title has standing vegetation growing inside the section of the boundary the shed will be close to. This, along with dark external colours on the shed will not cause an unreasonable loss of amenity to the adjoining property;

(c) **the setbacks of surrounding buildings:** a number of properties in the surrounding area have reduced side boundary setbacks: 118 and 141 Acacia Drive as well as 4 and 6 Blackwood Court. The other 3 properties with buildings encroaching their side boundary setbacks haven't been listed because of their distance from the development site. Although the side boundary setbacks encroached by the structures

on 118 and 141 Acacia Drive abut vacant properties, the reduced setbacks on 4 and 6 Blackwood Court are clearly visible by the occupants of the site or users of the road.

Standing vegetation will be maintained inside the frontage and side boundaries of the development site, while similar vegetation is growing inside the boundary of the adjoining property, behind and to the west of the proposed shed location. It is put to the Planning Authority this vegetation will suitably screen the proposed encroachment of the side boundary setback and not adversely impact the amenity of the adjoining occupants;

- (d) **the height, bulk and form of existing and proposed buildings:** the proposed shed will be located with 2 of the walls parallel or nearly parallel to the side and frontage boundary while the existing dwelling, located further to the south and near the centre of the Title, has an approximate 2.5m side boundary setback. The visual bulk of the existing and proposed buildings will be reduced by retaining the existing vegetation in and around the side and frontage boundaries as well as constructing the dwelling at approximately 45° to the boundaries;
- (e) **the existing buildings and private open space areas on the site:** the development site has the existing 68m² pre-fabricated dwelling with 25m² deck located near the centre of the 1818m² Title while the existing on-site wastewater system is located between the proposed shed location and the dwelling. Adequate private open space is provided to the south-east of the dwelling, toward the Ansons River mouth that will not be adversely impacted by the proposed;
- (f) **sunlight to private open space and windows of habitable rooms on adjoining properties:** the proposed shed will be constructed beside the western Title boundary, over an existing area cleared of vegetation. As shown in Figure 3 below, the standing vegetation on this adjoining boundary will provide a visual and acoustic screen of the shed and its reduced setback. As the screening vegetation on the boundary is taller than the proposed outbuilding, it is put to the Planning Authority, the private open space on the adjoining Title will not be adversely impacted; and
- (g) **the character of development existing on established properties in the area:** the Ansons Bay village has a number of permanent residents though there is also a large number of permanent holiday shacks for the Scottsdale farmers and people from Launceston. This location has led to a close recreational association with the sheltered and open waters to enjoy fishing and other water-based recreational pursuits. Furthermore, many owners store their trailable dinghies in on-site sheds. For this reason, the construction of the shed on the development site will not be out of character of the development within the Ansons Bay village.

It is therefore put to the Planning Authority, the location of the outbuilding proposed in this application will not cause an unreasonable loss of amenity to adjoining properties.

10.5 Development Standards for Non-dwellings

10.5.1 Non-dwelling development

Objective: That all non-dwelling development:

- (a) is compatible with the streetscape;

(b) is compatible with the form and scale of existing residential development; and
(c) does not cause an unreasonable loss of amenity to adjoining properties.

Not Applicable

As the proposed shed and additional water collection tank are directly associated with the existing dwelling, this Clause is not applicable.



Figure 3: Proposed shed location and existing vegetation screening of adjoining property

10.6 Development Standards for Subdivision

Not Applicable

This application does not propose a subdivision.

4. PART E – CODES

A review of the electronic database, the LIST (Land Information System Tasmania) and as shown in Figure 4 below, the development site is only covered by the Coastal Erosion Hazard Overlay and the Bushfire Prone Areas Overlay. Both will be discussed in further detail below.

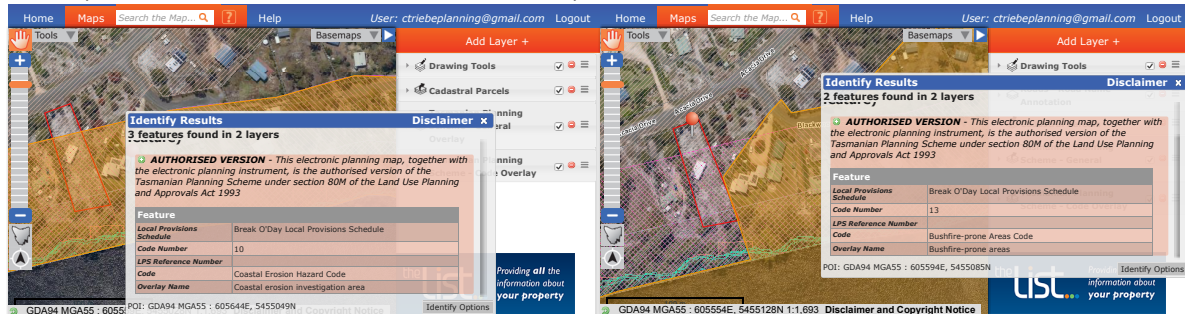


Figure 4: Coastal Erosion Hazard and Bushfire-prone Areas Overlays

4.1: C1.0 Signs Code

Not Applicable

C1.1 Code Purpose

The purpose of the Signs Code is:

- C1.1.1: To provide for appropriate advertising and display of information for business and community activity.
- C1.1.2: To provide for well-designed signs that are compatible with the visual amenity of the surrounding area.
- C1.1.3: To ensure that signage does not disrupt or compromise safety and efficiency of vehicular or pedestrian movement.

C1.2 Application of this Code

C1.2.1: Unless otherwise stated in a particular purpose zone, this Code applies to all development for signs, unless the following clauses apply:

- (a) C1.4.2; or
- (b) C1.4.3.

C1.2.2: This Code does not apply to use.

Not Applicable

This Code is not applicable because no forms of signage are required for the private Residential Use proposed in this application.

4.1: C2.0 Parking and Sustainable Transport Code

C2.1 Code Purpose

The purpose of the Parking and Sustainable Transport Code is:

- C2.1.1: To ensure that an appropriate level of parking facilities is provided to service Use and development.
- C2.1.2: To ensure that cycling, walking and public transport are encouraged as a means of transport in urban areas.
- C2.1.3: To ensure that access for pedestrians, vehicles and cyclists is safe and adequate.
- C2.1.4: To ensure that parking does not cause an unreasonable loss of amenity to the surrounding area.
- C2.1.5: To ensure that parking spaces and accesses meet appropriate standards.
- C2.1.6: To provide for parking precincts and pedestrian priority streets.

C2.2 Application of this Code

C2.2.1: Unless stated otherwise in a particular purpose zone, or subclause C2.2.2, C2.2.3 or C2.2.4, this Code applies to all use and development.

In accordance with this Clause the following subclauses are not applicable to this application for the private Residential Use: C2.5.3, C2.5.4 and C2.5.5.

C2.4 Use or Development Exempt from this Code

C2.4.1: There are no exemptions to this Code.

C2.5 Use Standards

C2.5.1 Car parking numbers

Objective: That an appropriate level of car parking spaces is provided to meet the needs of the Use.

A1 – Acceptable Solution

Two car parking spaces are already provided for the 2 existing bedrooms within the dwelling; the proposed garage not altering this.

C2.5.2 Bicycle parking numbers

Objective: That an appropriate level of bicycle parking spaces is provided to meet the needs of the use.

A1 – Not Applicable

In accordance with Table C2.1 of the Planning Scheme, the provision of dedicated bicycle parking spaces is not required for the existing Residential Use.

C2.5.3 Motorcycle parking numbers

Objective: That an appropriate level of motorcycle parking is provided to meet the needs of the Use.

A1 – Not Applicable

In accordance with Clause C2.2.2, this subclause is not applicable due to the existing Residential Use not including a communal residence, multiple dwellings or hostel Use.

C2.5.4 Loading bays

Objective: That adequate access for goods delivery and collection is provided, and to avoid unreasonable loss of amenity and adverse impacts on traffic flows.

A1 – Not Applicable

In accordance with subclause C2.2.3 of the Planning Scheme this subclause is not applicable due to it not referencing the Residential Use.

C2.5.5 Number of car parking spaces within the General Residential Zone and Inner Residential Zone

Objective: To:

- (a) facilitate the reuse of existing non-residential buildings within the General Residential Zone and Inner Residential Zone; and
- (b) to not cause an unreasonable impact on residential amenity by the car parking generated by that reuse.

A1 – Not Applicable

Not applicable. The shed is ancillary to the existing dwelling within the General Residential Zone.

C2.6 Development Standards for Buildings and Works

C2.6.1 Construction of parking areas

Objective: That parking areas are constructed to an appropriate standard.

P1 – Performance Criterion

The application is discretionary on this sub-clause because the proposed, additional vehicle access area to the shed from the garage, will be constructed of compacted gravel rather than a spray seal, asphalt, concrete pavers or similar. The use of gravel will enable some water to soak into the ground and minimise the volume of water retained and requiring a formal method of on-site disposal.

While vehicle parking will be outside the shed, the use of gravel for the access ways and circulation spaces will ensure these areas are readily identifiable and constructed so they are useable in all weather conditions, having regard to the following:

- (a) **the nature of the use:** the application is proposing the construction of an outbuilding for the storage of a boat and other personal items associated with the existing dwelling and property used solely for the owner's private holiday Residential Use. The construction of the shed will not adversely impact the existing provision of the required 2 car parking

spaces only, with the developers preferring the provision of a gravelled driveway rather than one that is sealed or concreted. Such a finish is commonly used on private shacks in the Bay;

(b) **the topography of the land:** the development site has a constant, general fall away from Acacia Drive. The LIST Contours (5 metres) overlay indicates the property slopes down from the approximate 17m contour on the north-western boundary corner, to the approximate 7m contour on the south-eastern boundary corner. However the fall in the final 10m inside the southern Title boundary, has a slightly steeper fall. The proposed shed will be constructed between the frontage boundary and dwelling, on an area with a lesser slope and requiring only minor levelling. The majority of native vegetation was previously removed from the site, with some regrowth evident inside the boundaries; no watercourses are evident;

(c) **the drainage system available:** Council's reticulated stormwater system in this section of Ansons Bay consists of an open spoon drain against the southern side of Acacia Drive. Shed runoff will be directed to a new collection tank to be located against the western Title boundary and overflow directed to the existing fire tank. Stormwater from the driveway will be disposed of within the nearby on-site landscaping in a manner that will not create erosion or other ponding nuisances either on-site or on adjoining properties;



Figure 5: southern view over existing crossover and driveway

(d) **the likelihood of transporting sediment or debris from the site onto a road or public place:** the development site is located below the height of the Acacia Drive surface while the existing crossover was previously constructed with an asphalt surface. With these factors in mind, Figure 5 above as well as the fine sand of which forms the existing driveway, it is put to the Planning Authority nothing will be readily transported across the property boundary;

(e) **the likelihood of generating dust:** the existing unsealed driveway has been used for many years and does not generate dust while the approach to the proposed shed will be constructed of compacted gravel. It is put to the Planning Authority the occasional use of this property will further assist no dust being created; and

- (f) **the nature of the proposed surfacing:** the existing crossover was constructed of an asphalt seal while the existing driveway is constructed of sand. Both the driveway and vehicle manoeuvring areas will be constructed of compacted gravel that has adequate drainage installed to appropriately manage flowsheets and not erode.

C2.6.2 Design and layout of parking areas

Objective: That parking areas are designed and laid out to provide convenient, safe and efficient parking.

A1.1 – Acceptable Solution

Drawings CD:02 and CD:03 demonstrate the parking, access ways, manoeuvring and circulation spaces will:

- (a) comply with the following:
- (i) the vehicle parking and access areas will be on an area with a gradient in accordance with *Australian Standard AS 2890 – Parking facilities, Parts 1 – 6*;
 - (ii) not applicable. This proposal requires the provision of a minimum 2 cars only;
 - (iii) will utilise an access and driveway with a minimum 3m width and complying with the requirements of Table C2.2;
 - (iv) dimensions of car parking spaces comply with Table C2.3;
 - (v) the combined access and parking width adjacent to the parking spaces complies with Table C2.3;
 - (vi) both vehicle parking areas will have a minimum vertical clearance in excess of 2.1m;
 - (vii) not applicable. The proposed shed is appurtenant to an existing single dwelling;
- (b) be constructed in accordance with *Australian Standard AS 2890 – Parking facilities, Parts 1 – 6*;

A1.2 – Not Applicable

This proposal is for a private Residential Use that does not require the provision of parking for persons with a disability.

C2.6.3 Number of accesses for vehicles

Objective: That:

- (a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses;
- (b) accesses do not cause an unreasonable loss of amenity of adjoining Uses; and
- (c) the number of accesses minimise impacts on the streetscape.

A1 – Acceptable Solution

This application will continue to utilise the existing single access only onto Acacia Drive for this private Residential Use.

A2 – Not Applicable

The development site is within the Low Density Residential Zone ensuring this subclause is not applicable.

C2.6.4 Lighting of parking areas within the General Business Zone and Central Business Zone

Objective: That parking and vehicle circulation roads and pedestrian paths within the General Business Zone and Central Business Zone, which are used outside daylight hours, are provided with lighting to a standard which:

- (a) enables easy and efficient use;
- (b) promotes the safety of users;
- (c) minimises opportunities for crime or anti-social behaviour; and
- (d) prevents unreasonable light overspill impacts.

A1 – Not Applicable

The development site is within the Low Density Residential Zone.

C2.6.5 Pedestrian access

Objective: That pedestrian access within parking areas is provided in a safe and convenient manner.

A1.1 – Not Applicable

This application requires the provision of a minimum 2 car parking spaces only. As this is less than 10 spaces, this subclause is not applicable.

A1.2 – Not Applicable

This proposal is for a private Residential Use that does not require the provision of specific parking for persons with a disability.

C2.6.6 Loading bays

Objective: That the area and dimensions of loading bays are adequate to provide safe and efficient delivery and collection of goods.

Not Applicable

In accordance with subclause C2.2.3 of the Planning Scheme a loading bay is not required for the future Residential Use.

C2.6.7 Bicycle parking and storage facilities within the General Business Zone and Central Business Zone

Objective: That parking for bicycles is safe, secure and convenient, within the General Business Zone and Central Business Zone.

Not Applicable

The development site is located within the Low Density Residential Zone; Table C2.1 states the provision of bicycle parking is not required for the Use proposed in this application.

C2.6.8 Siting of parking and turning areas

Objective: That the siting of vehicle parking and access facilities in an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone, General Business Zone or Central Business Zone does not cause an unreasonable visual impact on streetscape character or loss of amenity to adjoining properties.

Not Applicable

The development site is within the Low Density Residential Zone ensuring this subclause is not applicable.

C2.7 Parking Precinct Plan

C2.7.1 Parking precinct plan

Objective: To minimise the amount of on-site car parking spaces within an area defined by a parking precinct plan, and that parking does not detract from the streetscape of the area.

Not Applicable

The development site is not within an area containing a defined parking precinct plan.

4.2: C3.0 Road and Railway Assets Code

C3.1 Code Purpose

The purpose of the Road and Railway Assets Code is:

C3.1.1: To protect the safety and efficiency of the road and railway networks; and

C3.1.2: To reduce conflicts between sensitive uses and major roads and the rail network.

C3.2 Application of this Code

C3.2.1: This Code applies to a Use or development that:

- (a) will increase the amount of vehicular traffic or the number of movements of vehicles longer than 5.5m using an existing vehicle crossing or private level crossing;
- (b) will require a new vehicle crossing, junction or level crossing; or
- (c) involves a subdivision or habitable building within a road or railway attenuation area if for a sensitive use.

Not Applicable

The construction of the shed will not increase the potential number of vehicle movements over the existing crossover; the site is not on or near a rail network and a subdivision or habitable building is not proposed within a road or railway attenuation area. This Code is therefore not applicable.

C4.0 Electricity Transmission Infrastructure Protection Code

Not Applicable

C4.1 Code Purpose

The purpose of the Electricity Transmission Infrastructure Protection Code is:

C4.1.1: To protect use and development against hazards associated with proximity to electricity transmission infrastructure.

C4.1.2: To ensure that use and development near existing and future electricity transmission infrastructure does not adversely affect the safe and reliable operation of that infrastructure.

C4.1.3: To maintain future opportunities for electricity transmission infrastructure.

C4.2 Application of this Code

C4.2.1: This Code applies to use or development of land within the following areas:

- (a) electricity transmission corridor, and if for:
 - (i) building or works;
 - (ii) a sensitive use contained within a building;
 - (iii) use listed in Table C4.1; or
 - (iv) subdivision; and
- (b) communications station buffer area, and if for:
 - (i) buildings or works; or
 - (ii) subdivision; and
- (c) substation facility buffer area, and if for:
 - (i) a sensitive use contained within a building;
 - (ii) a use listed in Table C4.1;
 - (iii) buildings or works within 5m of a substation facility; or
 - (iv) subdivision

Not Applicable

The development site is not located near or within an electricity transmission corridor ensuring this Code is not applicable.

C5.0 Telecommunications Code

Not Applicable

C5.1 Code Purpose

The purpose of the Telecommunications Code is:

C5.1.1: To provide for telecommunication networks as a service for the community.

C5.1.2: To ensure that facilities are co-located where practicable.

C5.1.3: To ensure that facilities use mitigation measures to avoid an unreasonable loss of visual amenity.

C5.2 Application of this Code

C5.2.1: Unless otherwise stated in a particular purpose zone, this Code applies to all development for telecommunication facilities.

C5.2.2: This Code does not apply to Use.

C5.4 Use or Development Exempt from this Code

C5.4.1: There are no exemptions from this Code.

Not Applicable

As this application does not propose development involving telecommunication facilities this Code is not applicable in accordance with subsection C5.2.1 above.

C6.0 Local Historic Heritage Code

Not Applicable

C6.1 Code Purpose

The purpose of the Local Historic Heritage Code is:

C6.1.1: To recognise and protect:

- (a) the local historic heritage significance of local places, precincts, landscapes and areas of archaeological potential; and
- (b) significant trees.

C6.1.2: This Code does not apply to Aboriginal heritage values.

C6.2 Application of this Code

C6.2.1: This Code applies to:

- (a) development on land within any of the following, as defined in this Code:
 - (i) a local heritage place;
 - (ii) a local heritage precinct;
 - (iii) a local historic landscape precinct; and
 - (iv) for excavation only, a place or precinct of archaeological potential; and
- (b) the lopping, pruning, removal or destruction of a significant tree as defined in this Code.

C6.1.2: This Code does not apply to the Aboriginal heritage values.

C6.2.2: If a site is listed as a local heritage place and also within a local heritage precinct or local historic landscape precinct, it is only necessary to demonstrate compliance with the standards for the local heritage place unless demolition, buildings and works are proposed for an area of the site outside the identified specific extent of the local heritage place.

C6.2.3: This Code does not apply to a registered place entered on the Tasmanian Heritage Register, unless for the lopping, pruning, removal or destruction of a significant tree as defined in this Code.

C6.2.4: This Code does not apply to Use.

C6.4 Development Exempt from this Code

C6.4.1: Development described in Table C6.4.1 is exempt from this Code provided it meets the corresponding qualifications [listed in Table C6.4.1 Exempt Development].

The development site is located within the coastal village of Ansons Bay, near the mouth of the Ansons River. The Planning Scheme overlays have been reviewed and the property not

identified. In addition the shed will be located over ground previously disturbed during the installation of the existing on-site wastewater system. For this reason, it is proposed the existing property is unlikely to contain any Local Heritage significance and this Code is not applicable.

4.3: C7.0 Natural Assets Code

Not Applicable

C7.1 Code Purpose

The purpose of the Natural Assets Code is:

C7.1.1: To minimise impacts on water quality, natural assets including native riparian vegetation, river condition and the natural ecological function of watercourses, wetlands and lakes.

C7.1.2: To minimise impacts on coastal and foreshore assets, native littoral vegetation, natural coastal processes and the natural ecological function of the coast.

C7.1.3: To protect vulnerable coastal areas to enable natural processes to continue to occur, including the landward transgression of sand dunes, wetlands, saltmarshes and other sensitive coastal habitats due to sea-level rise.

C7.1.4: To minimise impacts on identified priority vegetation

C7.1.5: To manage impacts on threatened fauna species by minimising clearance of significant habitat.

C7.2 Application of this Code

C7.2.1: This Code applies to development on land within the following areas:

- (a) a waterway and coastal protection area;
- (b) a future coastal refugia area; and
- (c) a priority vegetation area only if within the Particular Zones that don't include the Light Industrial Zone.

C7.2.2: This Code does not apply to use.

C7.4 Use or Development Exempt from this Code

C7.4.1: The list of Uses and development listed under this subclause were reviewed and confirmed none are applicable to this application.

The development site has been cleared of native vegetation for many years, does not require vegetation to be removed, is zoned Low Density Residential and is not burdened by the future coastal refugia area, a priority vegetation area or the waterway and coastal protection area. For these reasons, it is put to the Planning Authority his Code is not applicable.

C8.0 Scenic Protection Code

Not Applicable

C8.1 Code Purpose

The purpose of the Scenic Protection Code is:

C8.1.1: to recognise and protect landscapes that are identified as important for their scenic values.

C8.2 Application of this Code

C8.2.1: This Code applies to development on land within a scenic protection area or scenic road corridor and in the Rural Zone making it not applicable to this application.

The development site is located within a defined urban area that is not covered by this overlay; this Code is therefore not applicable to this application.

C9.0 Attenuation Code

Not Applicable

C9.1 Code Purpose

The purpose of the Attenuation Code is:

C9.1.1: To minimise adverse impacts on the health, safety and amenity of sensitive Use from activities which have the potential to cause emissions.

C9.1.2: To minimise the likelihood for sensitive Use to conflict with, interfere with, or constrain, activities which have the potential to cause emissions.

C9.2 Application of this Code

C9.2.1: This Code applies to:

- (a) activities listed in Tables C9.1 and C9.2;
- (b) sensitive Uses; and
- (c) subdivision if it creates a lot where a sensitive Use could be established, within an attenuation area.

C9.2.2: The Code does not apply to attenuation areas between the activities listed in Tables C9.1 and C9.2 where those activities occur within the Light Industrial Zone, General Industrial Zone, Port and Marine Zone, and Utilities Zone.

C9.2.3: The Code does not apply to sensitive Uses occurring within the Light Industrial Zone, General Industrial Zone, Port and Marine Zone, and Utilities Zone.

C9.2.4: The Code does not apply to a plant nursery or controlled environment agriculture activities occurring within the Rural Zone and Agriculture Zone.

C9.4 Use or Development Exempt from this Code

C9.4.1: The following Use or development is exempt from this Code:

- (a) use or development assessed as a level 2 activity; and
- (b) additions or alterations to an existing building used for sensitive Use, provided that the gross floor area does not increase by more than 50% or 100m², whichever is the greater, from that existing at the effective date.

All activities listed in Tables C9.1 and C9.2 were reviewed and none are known to operate within their specified distances of the development site. It is therefore put to the Planning Authority this Code is not applicable.

C10.0 Coastal Erosion Hazard Code

C10.1 Code Purpose

The purpose of the Coastal Erosion Hazard Code is:

C10.1.1: To ensure that Use or development subject to risk from coastal erosion is appropriately located and managed, so that:

- (a) people, property and infrastructure are not exposed to an unacceptable level of risk;
- (b) future costs associated with options for adaptation, protection, retreat or abandonment of property and infrastructure are minimised;
- (c) it does not increase the risk from coastal erosion to other land or public infrastructure; and
- (d) works to protect land from coastal erosion are undertaken in a way that provides appropriate protection without increasing risks to other land.

C10.2.1: To provide for appropriate use or development that relies upon a coastal location to fulfil its purpose.

C10.2.2: The Planning Authority may only make a request under clause C10.2.1(b) where it reasonably believes, based on information in its possession, that the land is located on an actively mobile landform within the coastal zone.

C10.2.3: For the purposes of C10.5.1, Residential and Visitor Accommodation are not Use Classes that are reliant on a coastal location.

C10.2 Application of this Code

C10.2.1: This Code applies to:

- (a) use and development of land within a coastal erosion hazard area; or
- (b) development identified in a report, that is lodged with an application or required in response to a request under Section 54 of the Act, as located on an actively mobile landform within the Coastal Zone.

C10.4 Use or Development Exempt from this Code

C10.4.1: Excluding where development occurs on an actively mobile landform in the coastal zone, the following use or development is exempt from this code:

- (a) Use or development that requires authorisation under the Building Act 2016, excluding:
 - (i) a critical use, hazardous use, or vulnerable use;
 - (ii) if located within a high coastal erosion hazard band; or
 - (iii) coastal protection works;
- (b) intensification of an existing use, if not for a critical, hazardous or vulnerable use;
- (c) alterations or extensions to an existing building locate within a high coastal erosion hazard band, if:
 - (i) the site coverage is not increased by more than 20m² from that existing at the effective date; and
 - (ii) not for a critical, hazardous, or vulnerable use;
- (d) use or development of land for:
 - (i) Natural and Cultural Values Management;
 - (ii) Passive Recreation;
 - (iii) Port and Shipping in a proclaimed wharf area;
 - (iv) Resource Development, excluding use or development in the high coastal erosion hazard band that requires authorisation under the Building Act 2016; or
 - (v) Minor utilities;
- (e) planting or disturbance of vegetation on existing pasture or crop production land; or
- (f) consolidation of lots.

The lefthand image in Figure 4 above indicates approximately three-quarters of the southern section of the development site is burden by the Coastal Erosion Investigation Area. The definition of this area provided within C10.3.1 of the Planning Scheme is: “...*land shown on an overlay map in the relevant Local Provisions Schedule as within a coastal erosion investigation area...*”

It is put to the Planning Authority that although the development site is partially burdened by this overlay, the location of the shed is not. Furthermore, no additional requirements were placed on the construction of the foundations of the original dwelling. Therefore this Code is not applicable in accordance with subclause C10.2.1 of this Planning Scheme.

C11.0 Coastal Inundation Hazard Code

Not Applicable

C11.1 Code Purpose

The purpose of the Coastal Inundation Hazard Code is:

C11.1.1: To ensure that Use or development subject to risk from coastal inundation is appropriately located and managed so that:

- (a) people, property and infrastructure are not exposed to an unacceptable level of risk;

- (b) future costs associated with options for adaptation, protection, retreat or abandonment of property and infrastructure are minimised;
- (c) inundation to other land or public infrastructure; and
- (d) works to protect land from coastal inundation are undertaken in a way that provides appropriate protection without increasing risks to other land.

C11.1.2: To provide for appropriate use or development that relies upon a coastal location to fulfil its purpose.

C11.2 Application of this Code

C11.2.1: This Code applies to use and development of land within a coastal inundation hazard area.

C11.2.2: This Code applies to land in a coastal inundation investigation area where a suitably qualified person has provided a land survey showing an AHD for the land that falls within one of the coastal inundation hazard band levels shown in the coastal inundation hazard bands AHD levels list in the relevant Local Provisions Schedule and the standards relevant to each band apply.

C11.2.3: This Code does not apply to land in a coastal inundation investigation area where a suitably qualified person has provided a land survey showing an AHD for the land in excess of the low hazard band level relevant for that land, as shown in the coastal inundation hazard bands AHD levels list in the relevant Local Provisions Schedule.

C11.2.4: or the purposes of C11.5.1 and C11.5.2, Residential or Visitor Accommodation are not Use Classes that are reliant on a coastal location.

C11.4 Use or Development Exempt from this Code

This Clause was reviewed though not included due to the extensive list. However none were deemed applicable to this application.

A review of the Planning Scheme overlays confirmed the site is not located within a Coastal Inundation area, ensuring this Code is not applicable.

C12.0 Flood-Prone Areas Hazard Code

Not Applicable

C12.1 Code Purpose

The purpose of the Flood-Prone Areas Hazard Code is:

C12.1.1: To ensure that Use or development subject to risk from flood is appropriately located and managed, so that:

- (a) people, property and infrastructure are not exposed to an unacceptable level of risk;
- (b) future costs associated with options for adaptation, protection, retreat or abandonment of property and infrastructure are minimised; and

(c) it does not increase the risk from flood to other land or public infrastructure.

C12.1.2: To preclude development on land that will unreasonably affect flood flow or be affected by permanent or periodic flood.

C12.2 Application of this Code

C12.2.1: this Code applies to development of land within a flood-prone area.

C12.2.2: this Code applies to use of land within a flood-prone hazard area if for:

C12.2.3: this Code applies to use in a habitable building, or development of land, identified in a report prepared by a suitably qualified person, that is lodged with an application for a permit, or required in response to a request under Section 54 of the Act, as subject to risk from flood or that has the potential to cause increased risk from flood.

C12.2.4: the Planning Authority may only make a request under clause C12.2.3 where it reasonably believes, based on information in its possession, that the land is subject to risk from flood or has the potential to cause increased risk from flood.

C12.2.5: This Code does not apply to land subject to the Coastal Inundation Hazard Code.

C12.4 Use or Development Exempt from this Code

The exemptions listed under subclause C12.4.1 were reviewed though none considered applicable to this application.

As the development site is not covered by the Flood-Prone Areas Overlay, this Code is not applicable.

4.4: C13.0 Bushfire-Prone Areas Code

Not Applicable

C13.1 Code Purpose

The purpose of the Bushfire-Prone Areas Code is:

C13.1.1: To ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires.

C13.2 Application of this Code

C13.2.1: This Code applies to:

- (a) subdivision of land that is located within, or partially within, a bushfire-prone area; and
- (b) a use on land that is located within, or partially within, a bushfire-prone area, that is a vulnerable use or hazardous use.

C13.4 Use or Development Exempt from this Code

C13.4.1: The following use or development is exempt from this Code:

- (a) any Use or development that the TFS or an accredited person, having regard to the objective of all applicable standards in this Code, certifies there is an insufficient increase

in risk to the Use or development from bushfire to warrant any specific bushfire protection measures; and

(b) adjustment of a boundary in accordance with Clause 7.3 of this Planning Scheme.

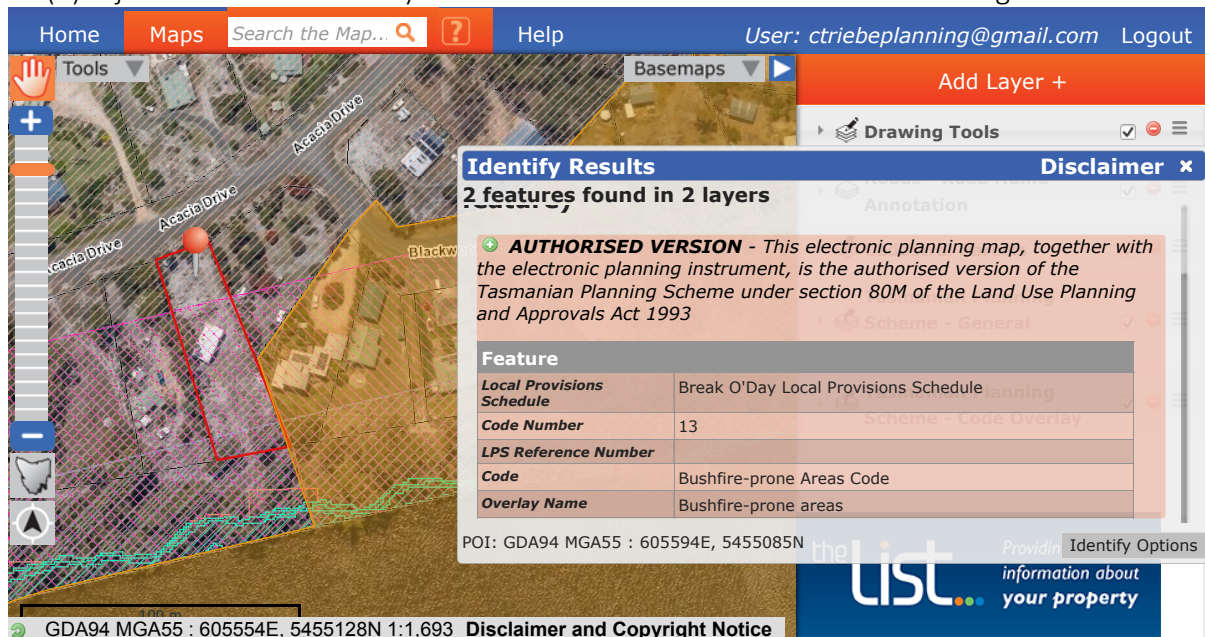


Figure 6: LISTmap Planning Scheme Overlays – Bushfire-prone Areas

A review of the LIST overlays indicates the development site is prone to bushfire. In Figure 6 above, the 'pin' is located in the northern end of the development site while the 'Identify Results' box demonstrates 1 of the 2 Titles abutting the eastern boundary is burdened but the development site isn't. While the development site is being treated as though it is bushfire prone, the proposed structure is non-habitable, will be positioned greater than 6m from the dwelling and this Code is therefore not applicable.

C14.0 Potentially Contaminated Land Code

Not Applicable

C14.1 Purpose of the Potentially Contaminated Land Code

The purpose of the Potentially Contaminated Land Code is:

C14.1.1: To ensure that use or development of potentially contaminated land does not adversely impact on human health or the environment.

C14.2 Application of this Code

C14.2.1: This Code applies to a sensitive Use, a Use listed in a Use Class in Table C14.1 as one of the specified Uses, or development, on land that:

- (a) is shown on an overlay map in the relevant Local Provisions Schedule as within an area of potentially contaminated land;
- (b) the Planning Authority knows to have been used for a potentially contaminating activity, by reference to:

- (i) a notice issued in accordance with Part 5A of the *Environmental Management and Pollution Control Act 1994*; or
 - (ii) a previous permit;
- (c) the Planning Authority reasonably suspects may be contaminated by reference to:
- (i) a notice issued in accordance with Part 5A of the *Environmental Management and Pollution Control Act 1994*; or
 - (ii) advice from the Director that it is likely that contamination has migrated onto the land; or
- (d) has been identified as having been used, or may have been used, for a potentially contaminating activity, or as land onto which it is likely that contamination from a potentially contaminating activity has migrated:
- (i) in a report lodged with the application; or
 - (ii) in a report prepared by a site contamination practitioner in response to a request under Section 54 of the Act.

The site has not knowingly been used previously for activities that have potentially contaminated the land. For this reason, it is put to the Planning Authority this Code is not applicable.

C15.0 Landslip Hazard Code

Not Applicable

C15.1 Code Purpose

The purpose of the Landslip Hazard Code is:

C15.1.1: To ensure that a tolerable risk can be achieved and maintained for the type, scale and intensity and intended life of use or development on land within a landslip hazard area.

C15.2 Application of this Code

C15.2.1: This Code applies to:

- (a) Use or development of land within a landslip hazard area; or
- (b) Use or development of land identified in a report, that is lodged with an application or required in response to a request under Section 54 of the Act, as having potential to cause or contribute to a landslip.

C15.2.2: The Planning Authority may only make a request under clause C15.2.1(b) where it reasonably believes, based on information in its possession, that the use or development of land has the potential to cause or contribute to landslip.

Based upon the property not burdened by an overlay relating to land instability, it is put to the Planning Authority, this Code is not applicable.

C16.0 Safeguarding of Airports Code

Not Applicable

C16.1 Code Purpose

The purpose of the Safeguarding of Airports Code is:

C16.1.1: To safeguard the operation of airports from incompatible Use or development.

C16.1.2: To provide for Use and development that is compatible with the operation of airports in accordance with the appropriate future airport noise exposure patterns and with safe air navigation for aircraft approaching and departing an airport.

C16.2 Application of this Code

C16.2.1: This Code applies to:

- (a) a sensitive use within an airport noise exposure area; and
- (b) development within an airport obstacle limitation area.

C16.4 Use or Development Exempt from this Code

C16.4.1: The following use or development is exempt from this Code:

- (a) development that is not more than the AHD height specified for the site of the development in the relevant airport obstacle limitation area.

The development site is not burdened by an overlay indicating it is within an airport noise exposure area or airport obstacle limitation area. This Code is therefore not applicable.

5. CONCLUSION

This application is proposing the construction of an appurtenant outbuilding, alterations to the existing on-site wastewater system and vehicle manoeuvring area. This will occur on the 1,818m² property located near the mouth of the Ansons River, near the southern end of Ansons Bay, a coastal village consisting of an assortment of permanent and privately owned holiday accommodation.

The predominantly fenced property is within the Low Density Residential Zone and has an existing 2 bedroom, single storey dwelling with deck located just north of the Title centre. The existing septic system is in 2 locations: the tank and pump near the south-western boundary corner, while the splitter box and 2 absorption trenches are located between the dwelling and frontage boundary. The northern-most absorption trench will be removed. An unformed driveway leads to the vehicle parking area beside the eastern wall of the dwelling.

This report has been written in conjunction with the accompanying documents and demonstrates compliance with the relevant development standards within the *Tasmanian Planning Scheme – Break O’Day* as well as the *Break O’Day Local Provisions Schedule*. Planning approval is therefore sought for this application in accordance with Section 57 of the *Land Use Planning and Approvals Act 1993*.

6. APPENDICES

- Planning report
- Site Plan with elevations of outbuilding and Form 35;
- Suitability of Existing Onsite Wastewater System report dated 20 March 2026;
- ASIC Current & Historical Company Extract;
- Certificate of Title:
 - Folio Text;
 - Folio Plan;
 - Schedule of Easements;
 - Council Certificate
 - Survey Notes; and
 - Property Information Report.



strata
geoscience and environmental

20/3/2026

To Whom It May Concern:

RE: Suitability of Existing Onsite Wastewater System – 139 Acacia Drive Ansons Bay

Dear Sir/Madam,

I have been asked to review suitability of the exiting wastewater system at the above address. The system was originally designed for 5 bedrooms- a 2 bed dwelling plus a future 3 bedroom dwelling. The 3 bedroom dwelling has not been built and the system is therefore oversized.

The existing 300l Dual Purpose Septic Tank and 1200l Pump well dose two 13m x 1.8m trenches servicing the 2 bedroom dwelling. The original design is attached as an addendum. The current system condition is documented in Appendix 1 and shows no signs of failure or intermittent overloading.

Given the current development proposal of the addition of a non - habitual shed over one of the trenches and retaining the existing 2 bedroom auxiliary dwelling the following modelling applies:

Wastewater System Modelling	
Number of Proposed Bedrooms	2
Number of Equivalent Persons	4
Water Source (Tank/Mains)	Tank
Daily Loading (L/per person/D)	120
Total Daily Loading (L/D)	480
Adopted Soil Category (AS1547-2012)	1
Indicative Permeability (m/d)	2
Adopted DLR/DIR (mm/d OR L/m ² /d)	25
Required LAA (m ²)	19.2

Given that this area is installed and functioning well (see photographic evidence in Appendix 1), the following recommendations are made:

1. Recommend de-sludging the existing septic tank and fitting an outlet filter.
2. Decommissioning the trench which will be impacted by the proposed shed.
3. Keep the existing 13m x1.8m trench.
4. Monitor the remaining trench for signs of pooling or excessive vegetation growth on an annual basis.
5. If future signs of failure are evident then there is provision in the original design to construct additional trenches.
6. De-sludge the septic tank at a maximum interval of once every three years.

Please do not hesitate to contact me directly if you have any further questions regarding the above or require further information.

Regards,



Sven Nielsen MEngSc, CPSS
Director
E: sven@strataconsulting.com.au
P: 0413545358
W: www.strataconsulting.com.au



Appendix 1 Contemporary Site Photos, Original Wastewater System Design and Proposed Shed Location Relative to the Existing System





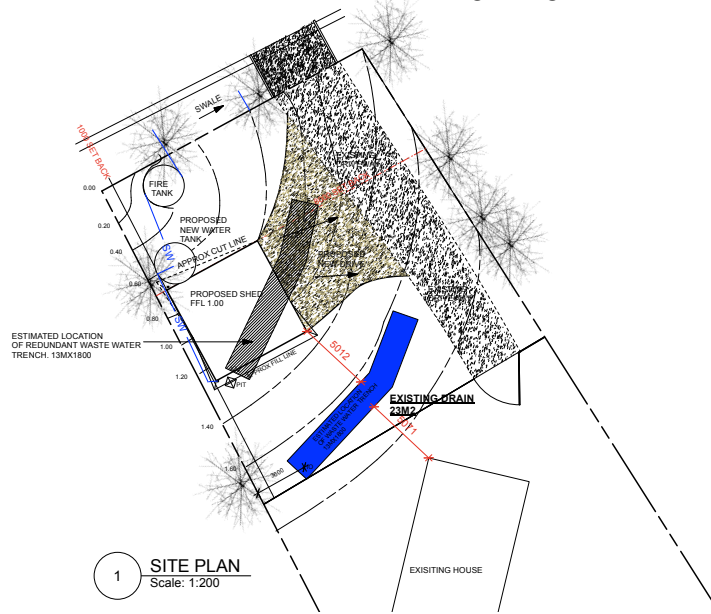








PRELIMINARY FOR REVIEW 14-02-26



freiform designs Environmental Design Custom Builders Address: Freiform Design & Construction ABN 6041198895 87 Melbourne St South Launceston andrew@freiform.com.au MOB: 0438029588	ACCREDITATION Accreditation: No CC2247 Categories: Building designer and Category: Builder low risk Categories: Construction manager	PROJECT INFORMATION Address: Lot No: Project No: Title Reference: Client No:	Planning: Sub: Use: Zone:	01 PRELIMINARY 20/01/20 02 REVISED PLUMBING 14/02/26 03 REVISED PLUMBING 04/02/26 No. AMENDMENT: DATE: 26/02/26	CHECKED: DIMAN: SCALE: DATE:	DRAWING: CD-03
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Date: 23/11/2017 Updated: 24/01/20
C.T.: 45134/79 PID: 7701766
Nicky Blackwell 139 Acacia Drive, ANSONS BAY

Appendix 2 Wastewater Loading Certificate

Wastewater Loading Certificate	
System Capacity	4EP at 120L/person/day = 840 L/D
Design Summary	
<ul style="list-style-type: none"> • Effluent Quality 	Primary
<ul style="list-style-type: none"> • Adopted Soil category 	1
<ul style="list-style-type: none"> • Amended Adopted Soil Category 	Not amended
<ul style="list-style-type: none"> • Adopted DLR/DIR (mm/d OR L/m²/d) 	25
<ul style="list-style-type: none"> • LAA Design 	Trench
<ul style="list-style-type: none"> • Primary LAA Requirement 	20m ²
<ul style="list-style-type: none"> • Reserve Area 	Min 100% reserve LAA must be maintained in an undeveloped state near the primary LAA as identified on the site plan
Fixtures	Assumes std water saving fixtures inc 6/3L dual flush toilets, aerator faucets, Washing/dishwashing machines with min WELSS rating 4.5 star
Consequences of Variation in Effluent Flows	
<ul style="list-style-type: none"> • High Flows 	The system should be capable of buffering against flows of up to 10 % in a 24 hr period or 5% over a 7 day period. System not rated for spa installation.
<ul style="list-style-type: none"> • Low Flows 	Should not affect system performance
Consequences of Variation in Effluent Quality	Residence to avoid the installation of sink disposal systems (eg "sinkerators"), or the addition of large amounts of household cleaning products or other solvents. These can overload system BOD or affect effluent treatment by system biota.
Consequences of Lack of Maintenance and Monitoring Attention	<p>Owners should maintain the system in compliance with systems Home Owners Manual and council permit.</p> <p>All livestock, vehicles and persons to be excluded from the LAA.</p> <p>Failure to ensure the above may lead to infection of waterways, bores or the spread of disease, as well as production of foul odours, attraction of pests and excessive weed growth.</p>

Appendix 3 Form 35

CERTIFICATE OF THE RESPONSIBLE DESIGNER

**Section 94
Section 106
Section 129
Section 155**

Form 35

To: Owner name
 Address
 Suburb/postcode

Designer details:

Name: Category:
 Business name: Phone No:
 Business address:
 Fax No:
 Licence No: Email address:

Details of the proposed work:

Owner/Applicant Designer's project reference No.
Address: Lot No:

Type of work: Building work Plumbing work (X all applicable)

Description of work:

WASTEWATER OVERFLOW SYSTEM REVIEW

(new building / alteration / addition / repair / removal / re-erection water / sewerage / stormwater / on-site wastewater management system / backflow prevention / other)

Description of the Design Work (Scope, limitations or exclusions): (X all applicable certificates)

Certificate Type:	Certificate	Responsible Practitioner
	<input type="checkbox"/> Building design	Architect or Building Designer
	<input type="checkbox"/> Structural design	Engineer or Civil Designer
	<input type="checkbox"/> Fire Safety design	Fire Engineer
	<input type="checkbox"/> Civil design	Civil Engineer or Civil Designer
	<input checked="" type="checkbox"/> Hydraulic design	Building Services Designer

<input type="checkbox"/> Fire service design	Building Services Designer
<input type="checkbox"/> Electrical design	Building Services Designer
<input type="checkbox"/> Mechanical design	Building Service Designer
<input type="checkbox"/> Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
<input type="checkbox"/> Other (specify)	
Deemed-to-Satisfy: <input checked="" type="checkbox"/> X	Performance Solution: <input type="checkbox"/> (X the appropriate box)
Other details:	

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers:	Prepared by:	Date:
Schedules:	Prepared by:	Date
Specifications:	Prepared by: SN	Date 20/3/25
Computations	Prepared by: SN	Date 20/3/25
Performance solution proposals:	Prepared by:	Date
Test reports:	Prepared by:	Date

Standards, codes or guidelines relied on in design process:

AS1547-2012

Any other relevant documentation:	
SEE TERMS AND CONDITIONS IN REPORT	

Attribution as designer:	
---------------------------------	--

I SVEN NIESEN..... am responsible for the design of that part of the work as described in this certificate;

The documentation relating to the design includes sufficient information for the assessment of the work in accordance with the *Building Act 2016* and sufficient detail for the builder or plumber to carry out the work in accordance with the documents and the Act;

This certificate confirms compliance and is evidence of suitability of this design with the requirements of the National Construction Code.

Name: (print)SVEN NIESEN SN

Designer:

SVEN NIESEN

<i>Sven Nielsen</i>

20/3/25

Licence No:

CC6113K

Assessment of Certifiable Works: (TasWater)	
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Note: single residential dwellings and outbuildings on a lot with an existing sewer connection are not considered to increase demand and are not certifiable.

If you cannot check ALL of these boxes, LEAVE THIS SECTION BLANK.

TasWater must then be contacted to determine if the proposed works are Certifiable Works.

I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

- The works will not increase the demand for water supplied by TasWater
- The works will not increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure
- The works will not require a new connection, or a modification to an existing connection, to be made to TasWater's infrastructure
- The works will not damage or interfere with TasWater's works
- The works will not adversely affect TasWater's operations
- The work are not within 2m of TasWater's infrastructure and are outside any TasWater easement
- I have checked the LISTMap to confirm the location of TasWater infrastructure

If the property is connected to TasWater's water system, a water meter is in place, or has been applied for to TasWater.

Certification:

ISVEN NIELSEN..... being responsible for the proposed work, am satisfied that the works described above are not Certifiable Works, as defined within the *Water and Sewerage Industry Act 2008*, that I have answered the above questions with all due diligence and have read and understood the Guidelines for TasWater CCW Assessments.

Note: the Guidelines for TasWater Certification of Certifiable Works Assessments are available at: www.taswater.com.au

	<i>Name: (print)</i>	<i>Signed</i>	<i>Date</i>
Designer:	SVEN NIELSEN	<i>Sven Nielsen</i>	Date: 20/3/25



Appendix 4 Terms and Conditions

Scope of Work

These Terms and Conditions apply to any services provided to you ("the Client") by Strata Geoscience and Environmental Pty Ltd ("Strata"). By continuing to instruct Strata to act after receiving the Terms and Conditions or by using this report and its findings for design and/or permit application processes and not objecting to any of the Terms and Conditions the Client agrees to be bound by these Terms and Conditions, and any other terms and conditions supplied by Strata from time to time at Strata's sole and absolute discretion. The scope of the services provided to the Client by Strata is limited to the services and specified purpose agreed between Strata and the Client and set out in the correspondence to which this document is enclosed or annexed ("the Services"). Strata does not purport to advise beyond the Services.

Third Parties

The Services are supplied to the Client for the sole benefit of the Client and must not be relied upon by any person or entity other than the Client. Strata is not responsible or liable to any third party. All parties other than the Client are advised to seek their own advice before proceeding with any course of action.

Provision of Information

The Client is responsible for the provision of all legal, survey and other particulars concerning the site on which Strata is providing the Services, including particulars of existing structures and services and features for the site and for adjoining sites and structures. The Client is also responsible for the provision of specialised services not provided by Strata. If Strata obtains these particulars or specialised services on the instruction of the Client, Strata does so as agent of the Client and at the Client's expense. Strata is not obliged to confirm the accuracy and completeness of information supplied by the Client or any third party service provider. The Client is responsible for the accuracy and completeness of all particulars or services provided by the Client or obtained on the Client's behalf. Strata is not liable, and accepts no responsibility, for any claim, demand, charge, loss, damage, injury or expense whatsoever suffered by the Client or any other person or entity resulting from the failure of the Client or third party to provide accurate and complete information. In the event additional information becomes available to the Client, the Client must inform Strata in writing of that information as soon as possible. Further advice will be provided at the Client's cost. Any report is prepared on the assumption that the instructions and information supplied to Strata has been provided in good faith and is all of the information relevant to the provision of the Services by Strata. Strata is not liable, and accepts no responsibility, for any claim, demand, charge, loss, damage, injury or expense whatsoever if Strata has been supplied with insufficient, incorrect, incomplete, false or misleading information.

Integrity

Any report provided by Strata presents the findings of the site assessment. While all reasonable care is taken when conducting site investigations and reporting to the Client, Strata does not warrant that the information contained in any report is free from errors or omissions. Strata is not liable, and accepts no responsibility, for any claim, demand, charge, loss, damage, injury or expense whatsoever resulting from errors in a report. Any report should be read in its entirety, inclusive of any summary and annexures. Strata does not accept any responsibility where part of any report is relied upon without reference to the full report.

Project Specific Criteria

Any report provided by Strata will be prepared on the basis of unique project development plans which apply only to the site that is being investigated. Reports provided by Strata do not apply to any project other than that originally specified by the Client to Strata. The Report must not be used or relied upon if any changes to the project are made. The Client should engage Strata to further advise on the effect of any change to the project. Further advice will be provided at the Client's cost. Strata is not liable, and accepts no responsibility, for any claim, demand, charge, loss, damage, injury or expense whatsoever where any change to the project is made without obtaining a further written report from Strata. Changes to the project may include, but are not limited to, changes to the investigated site or neighbouring sites, for instance, variation of the location of proposed building envelopes/footprints, changes to building design which may impact upon building settlement or slope stability, or changes to earthworks, including removal (site cutting) or deposition of sediments or rock from the site.

Classification to AS2170-2011

It must be emphasised that the site classification to AS2170-2011 and recommendations referred to in this report are based solely on the observed soil profile at the time of the investigation for this report and account has been taken of Clause 2.1.1 of AS2170 - 2011. Other abnormal moisture conditions as defined in AS2170 - 2011 Clause 1.3.3 (a) (b) (c) and (d) may need to be considered in the design of the structure. Without designing for the possibility of all abnormal moisture conditions as defined in Clause 1.3.3, distresses will occur and may result in non "acceptable probabilities of serviceability and safety of the building during its design life", as defined in AS2170 - 2011, Clause 1.3.1. Furthermore the classification is preliminary in nature and needs verification at the founding surface inspection phase. The classification may be changed at this time based upon the nature of the founding surface over the entire footprint of the project area. Any costs associated with a change in the site classification are to be incurred by the client. Furthermore any costs associated with delayed works associated with a founding surface inspection or a change in classification are to be borne by the client. Where founding surface inspections are not commissioned the classifications contained within this report are void.

Subsurface Variations with Time

Any report provided by Strata is based upon subsurface conditions encountered at the time of the investigation. Conditions can and do change significantly and unexpectedly over a short period of time. For example groundwater levels may fluctuate over time, affecting latent soil bearing capacity and ex-situ/insitu fill sediments may be placed/removed from the site. Changes to the subsurface conditions that were encountered at the time of the investigation void all recommendations made by Strata in any report. Strata is not liable, and accepts no responsibility, for any claim, demand, charge, loss, damage, injury or expense whatsoever resulting from any change to the subsurface conditions that were encountered at the time of the investigation. In the event of a delay in the commencement of a project or if additional information becomes available to the Client about a change in conditions becomes available to the Client, the Client should engage Strata to make a further investigation to ensure that the conditions initially encountered still exist. Further advice will be provided at the Client's cost. Without limiting the generality of the above statement, Strata does not accept liability where any report is relied upon after three months from the date of the report, (unless otherwise provided in the report or required by the Australian Standard which the report purports to comply with), or the date when the Client becomes aware of any change in condition. Any report should be reviewed regularly to ensure that it continues to be accurate and further advice requested from Strata where applicable.

Interpretation

Site investigation identifies subsurface conditions only at the discrete points of geotechnical drilling, and at the time of drilling. All data received from the geotechnical drilling is interpreted to report to the Client about overall site conditions as well as their anticipated impact upon the specific project. Actual site conditions may vary from those inferred to exist as it is virtually impossible to provide a definitive subsurface profile which accounts for all the possible variability inherent in earth materials. This is particularly pertinent to some weathered sedimentary geologies or colluvial/alluvial clast deposits which may show significant variability in depth to refusal over a development area. Rock incongruities such as joints, dips or faults may also result in subsurface variability. Soil depths and composition can vary due to natural and anthropogenic processes. Variability may lead to differences between the design depth of bored/driven piers compared with the actual depth of individual piers constructed onsite. It may also affect the founding depth of conventional strip, pier and beam or slab footings, which may result in increased costs associated with excavation (particularly of rock) or materials costs of foundations. Founding surface inspections should be commissioned by the Client prior to foundation construction to verify the results of initial site characterisation and failure to insure this will void the classifications and recommendations contained within this report. Strata is not liable, and accepts no responsibility, for any claim, demand, charge, loss, damage, injury or expense whatsoever resulting from any variation from the site conditions inferred to exist.

Strata is not responsible for the interpretation of site data or report findings by other parties, including parties involved in the design and construction process. The Client must seek advice from Strata about the interpretation of the site data or report.

Report Recommendations

Any report recommendations provided by Strata are only preliminary. A report is based upon the assumption that the site conditions as revealed through selective point sampling are indicative of actual conditions throughout an area. This assumption cannot be substantiated until earthworks and/or foundation construction is almost complete. Where variations in conditions are encountered, Strata should be engaged to provide further advice. Further advice will be provided at the Client's cost. Strata is not liable, and accepts no responsibility, for any claim, demand, charge, loss, damage, injury or expense whatsoever if the results of selective point sampling are not indicative of actual conditions throughout an area or if the Client becomes aware of variations in conditions and does not engage Strata for further advice.

Geo-environmental Considerations

Where onsite wastewater site investigation and land application system designs are provided by Strata, reasonable effort will be made to minimise environmental and public health risks associated with the disposal of effluent within site boundaries with respect to relevant Australian guidelines and industry best practise at the time of investigation. Strata is not liable, and accepts no responsibility, for any claim, demand, charge, loss, damage, injury or expense whatsoever resulting from:

- (i) changes to either the project or site conditions that affect the onsite wastewater land application system's ability to safely dispose of modelled wastewater flows; or
- (ii) seepage, pollution or contamination or the cost of removing, nullifying or clearing up seepage, polluting or contaminating substances; or
- (iii) poor system performance where septic tanks have not been de-sludged at maximum intervals of 3 years or AWTS systems have not been serviced in compliance with the manufacturers recommendations; or
- (iv) failure of the client to commission both interim and final inspections by the designer throughout the system construction; or
- (v) the selection of inappropriate plants for irrigation areas; or
- (vi) damage to any infrastructure including but not limited to foundations, walls, driveways and pavements; or
- (vii) land instability, soil erosion or dispersion; or
- (viii) design changes requested by the Permit Authority.

Furthermore Strata does not guarantee land application design life beyond 2 years from installation.

Strata does not consider site contamination, unless the Client specifically instructs Strata to consider the site contamination in writing. If a request is made by the Client to consider site contamination, Strata will provide additional terms and conditions that will apply to the engagement.

Copyright and Use of Documents

Copyright in all drawings, reports, specifications, calculations and other documents provided by Strata or its employees in connection with the Services remain vested in Strata. The Client has a licence to use the documents for the purpose of completing the project. However, the Client must not otherwise use the documents, make copies of the documents or amend the documents unless express approval in writing is given in advance by Strata. The Client must not publish or allow to be published, in whole or in part, any document provided by Strata or the name or professional affiliations of Strata, without first obtaining the written consent of Strata as to the form and context in which it is to appear.

If, during the course of providing the Services, Strata develops, discovers or first reduces to practice a concept, product or process which is capable of being patented then such concept, product or process is and remains the property of Strata and:

- (i) the Client must not use, infringe or otherwise appropriate the same other than for the purpose of the project without first obtaining the written consent of Strata; and
- (ii) the Client is entitled to a royalty free licence to use the same during the life of the works comprising the project.

Digital Copies of Report

If any report is provided to the Client in an electronic copy except directly from Strata, the Client should verify the report contents with Strata to ensure they have not been altered or varied from the report provided by Strata.