

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 / 00084
Applicant	J Binns
Proposal	Residential - Demolition of Existing Dwelling and Construction of a New Dwelling with attached Deck, Carport and Retaining Wall
Location	102 Scamander Avenue, Scamander (CT 75113/3)

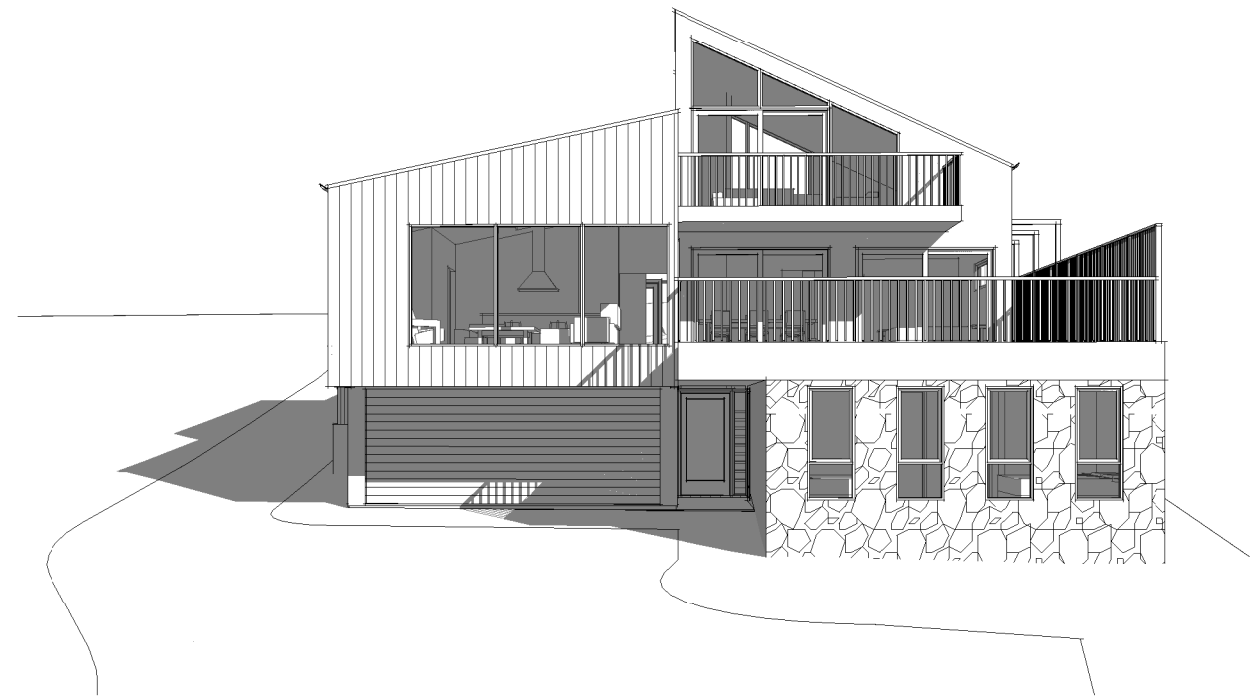
Plans and documents can be inspected at the Council Office by appointment, 32 – 34 Georges Bay Esplanade, St Helens during normal office hours or online at www.bodc.tas.gov.au.

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 16th May 2026 **until 5pm Friday 29th May 2026**.

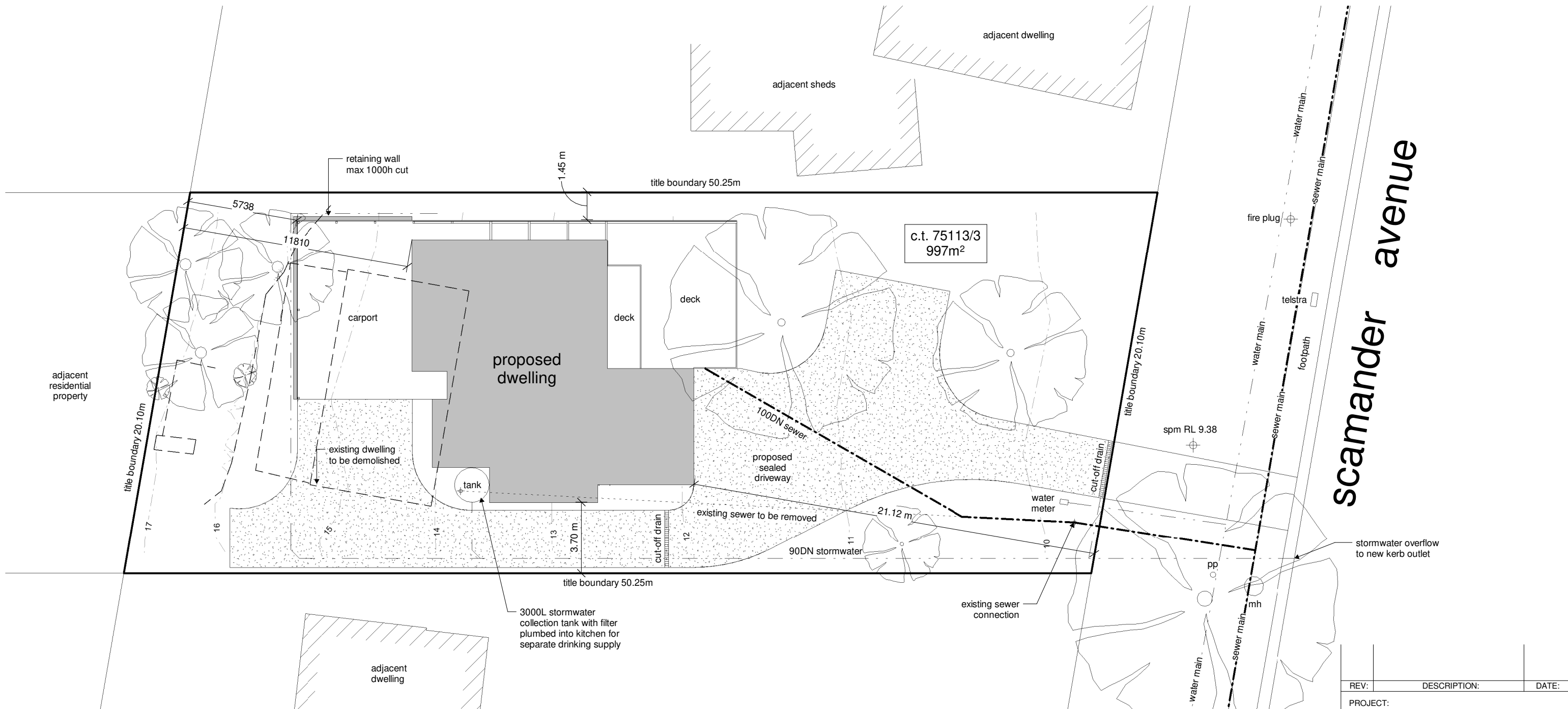
John Brown
GENERAL MANAGER

proposed dwelling

a + l lang
102 scamander avenue tasmania 7215



planning application

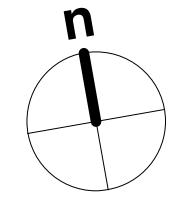


scamander avenue

1 site plan
1 : 200

Building Areas

first floor	149.70
ground floor	84.15
garage	73.15
deck 1	64.68
carport	59.05
second floor	32.68
deck 2	10.13
	473.54



REV:	DESCRIPTION:	DATE:
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PROJECT:
proposed dwelling
FOR:
a + I lang
102 scamander avenue
scamander tasmania 7215

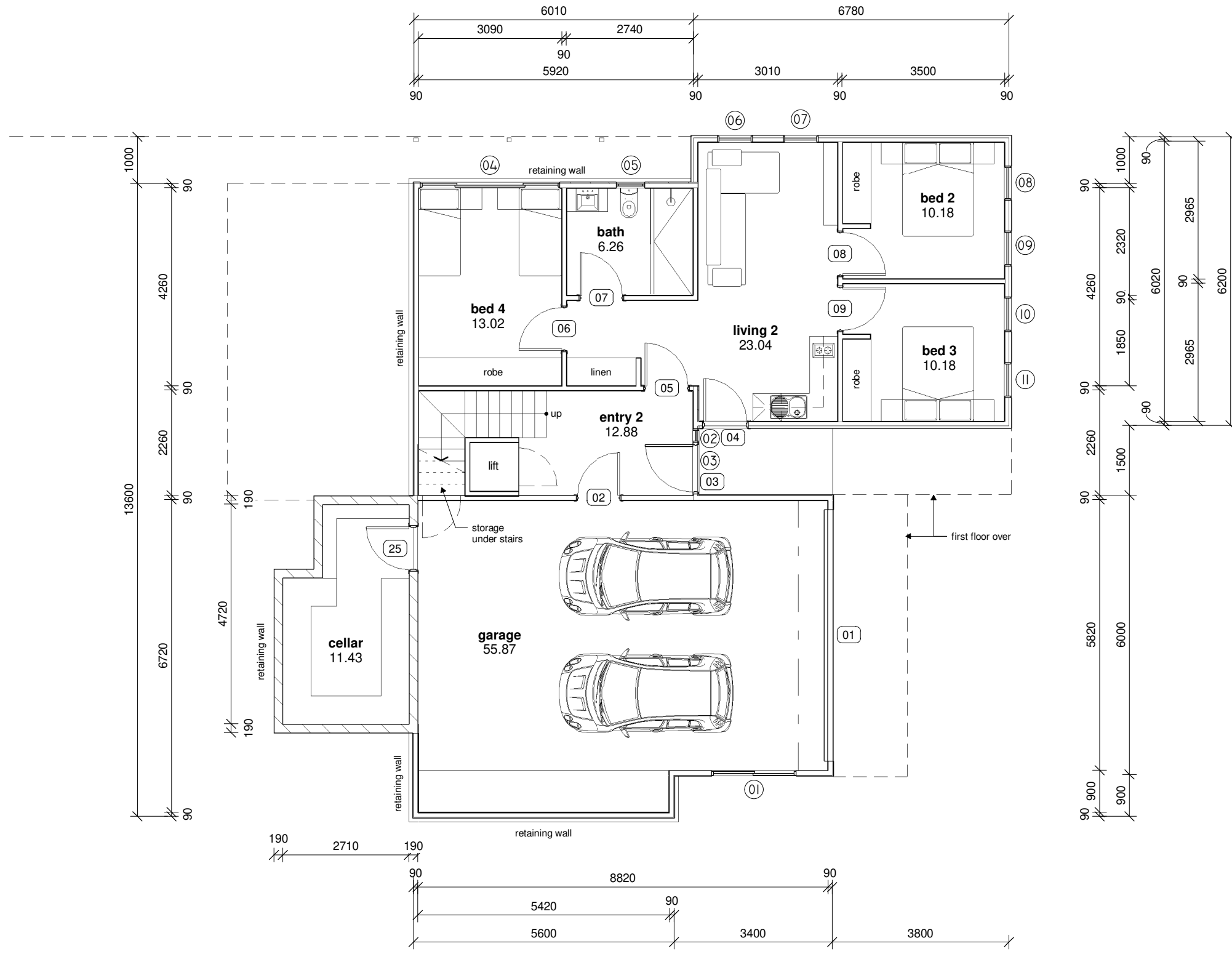
DRAWING TITLE:
site plan

DRAWING NO: a03	DRAWN BY: JB
	DATE: 23.04.26



SCALE: 1 : 200	PROJECT: 0124LA
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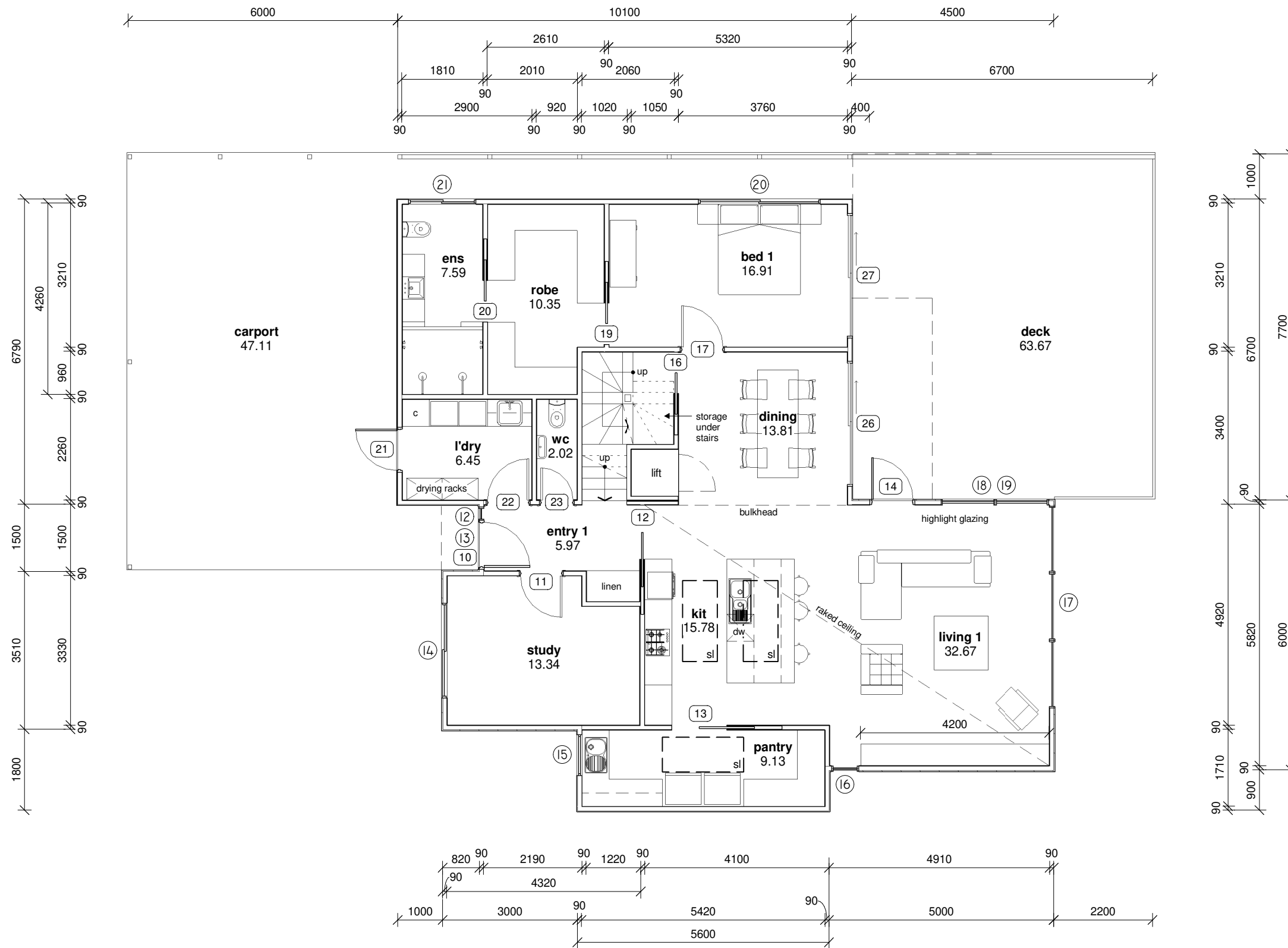
jennifer binns
www.jenniferbinnsdesign.com.au
0439 765 452 : mail @ jenniferbinnsdesign.com.au
52 cecilia street st helens tasmania 7216

bdaa
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA
ACCREDITATION NO:
CC 1269L

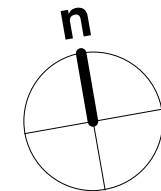




1 proposed ground floor
1 : 100

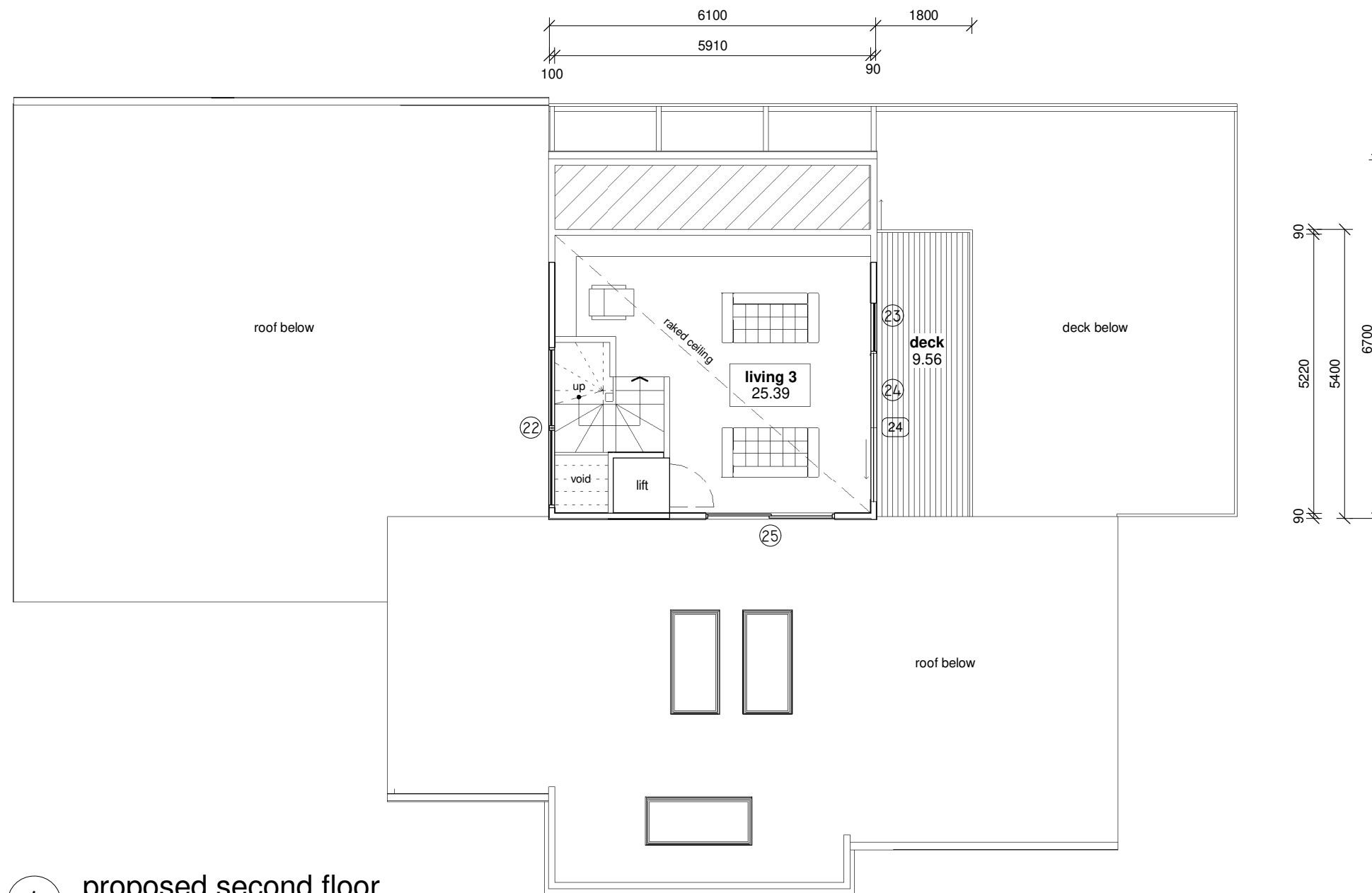
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PROJECT: proposed dwelling		
FOR: a + I lang 102 scamander avenue scamander tasmania 7215		
DRAWING TITLE: proposed ground floor		
DRAWING NO: a04	DRAWN BY: JB	
	DATE: 23.04.26	
SCALE: 1 : 100	PROJECT: 0124LA	
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		ACCREDITATION NO: CC 1269L





1 proposed first floor
1 : 100

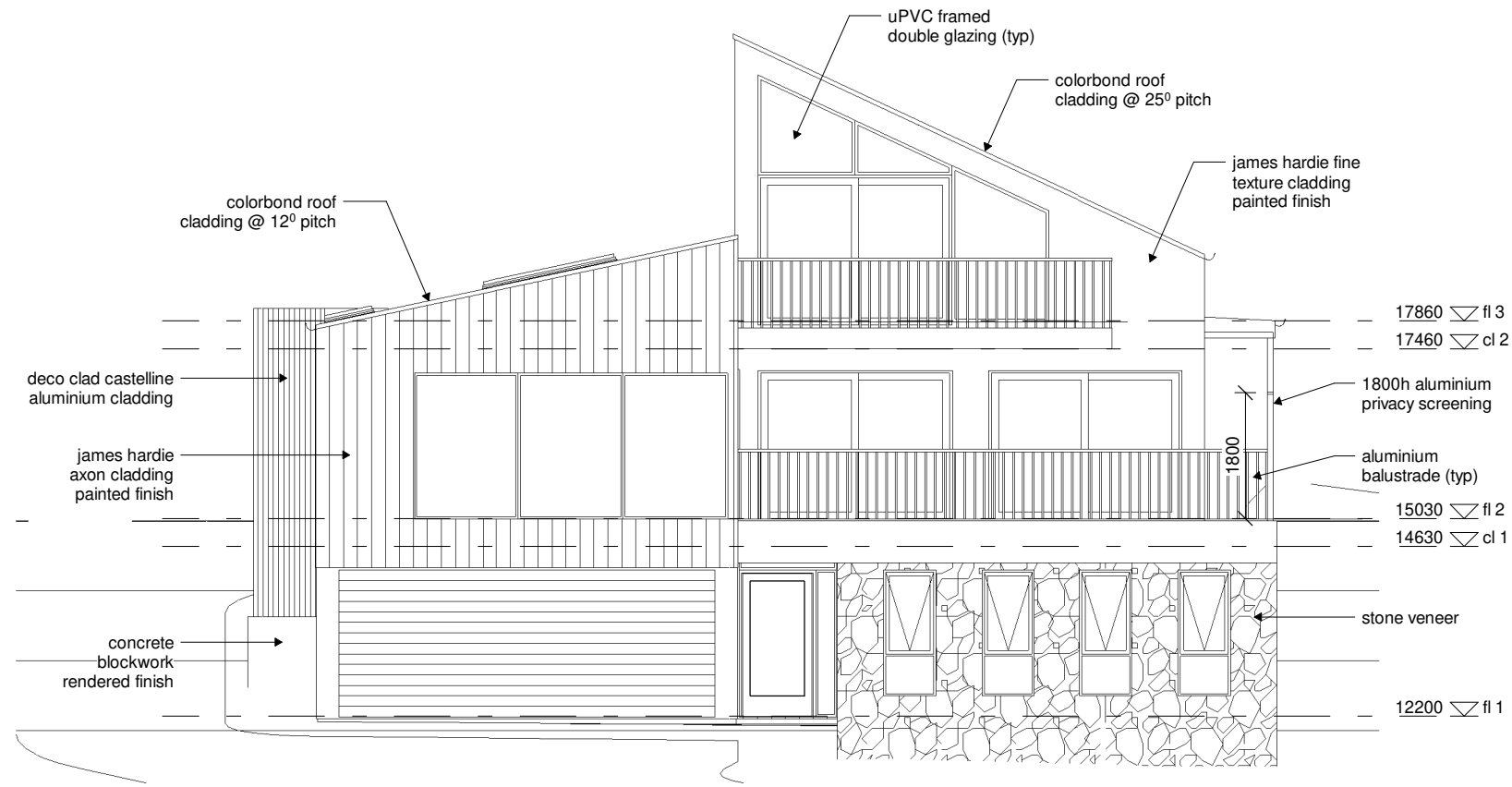


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FOR: a + I lang 102 scamander avenue scamander tasmania 7215		
DRAWING TITLE: proposed first floor		
DRAWING NO: a05	DRAWN BY: JB	
	DATE: 23.04.26	
SCALE: 1 : 100	PROJECT: 0124LA	
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		ACCREDITATION NO: CC 1269L

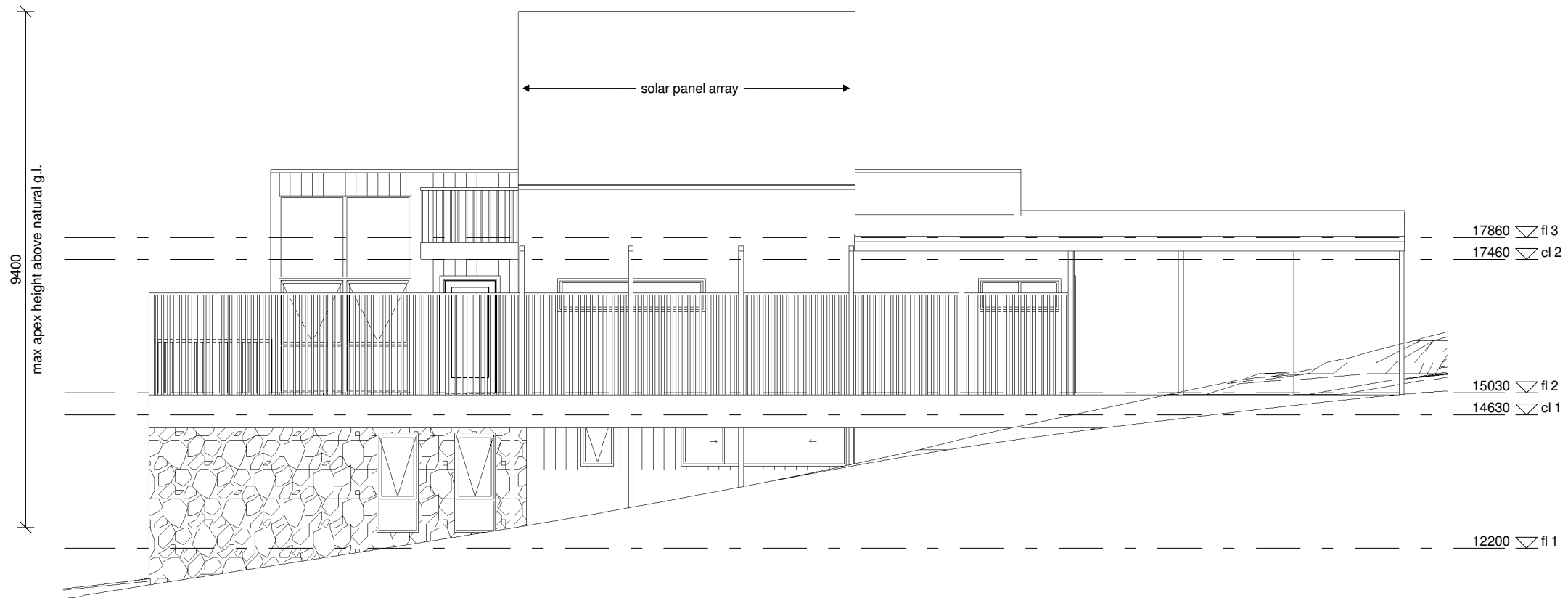


1 proposed second floor
1 : 100

REV:	DESCRIPTION:	DATE:
PROJECT: proposed dwelling		
FOR: a + l lang 102 scamander avenue scamander tasmania 7215		
DRAWING TITLE: proposed second floor		
DRAWING NO: a06	DRAWN BY: JB	
	DATE: 23.04.26	
SCALE: 1 : 100	PROJECT: 0124LA	
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1 east elevation
1 : 100



2 north elevation
1 : 100

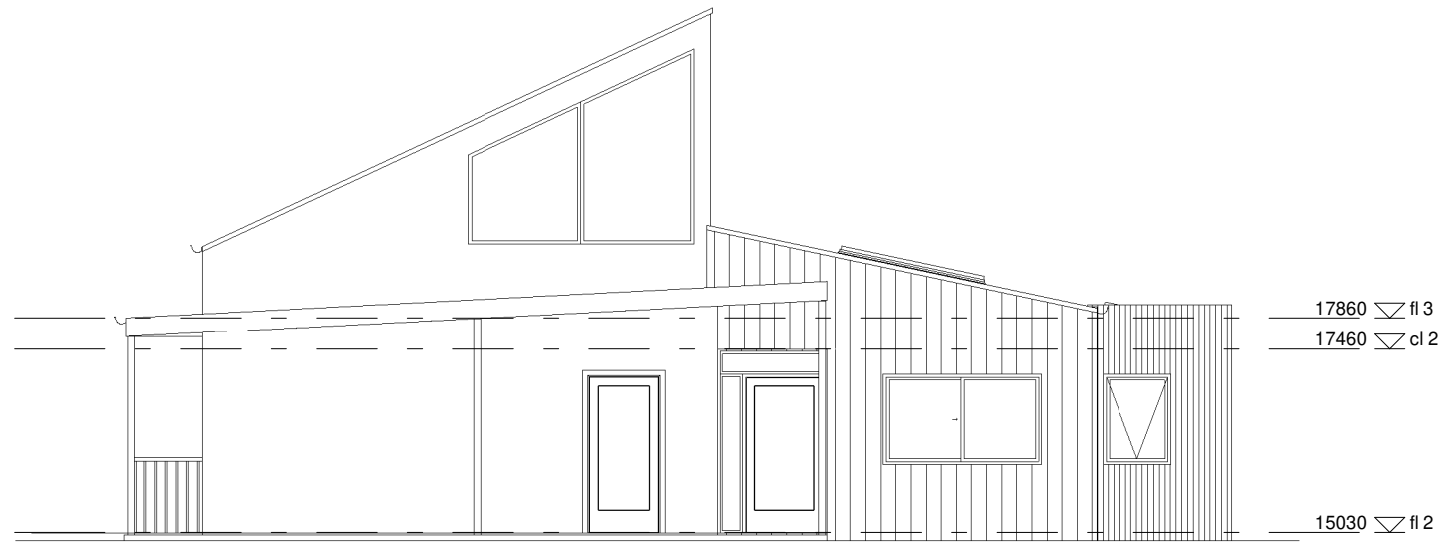
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PROJECT: proposed dwelling		
FOR: a + I lang 102 scamander avenue scamander tasmania 7215		
DRAWING TITLE: elevations		
DRAWING NO: a07	DRAWN BY: JB	
	DATE: 23.04.26	
SCALE: 1 : 100	PROJECT: 0124LA	

jennifer binns

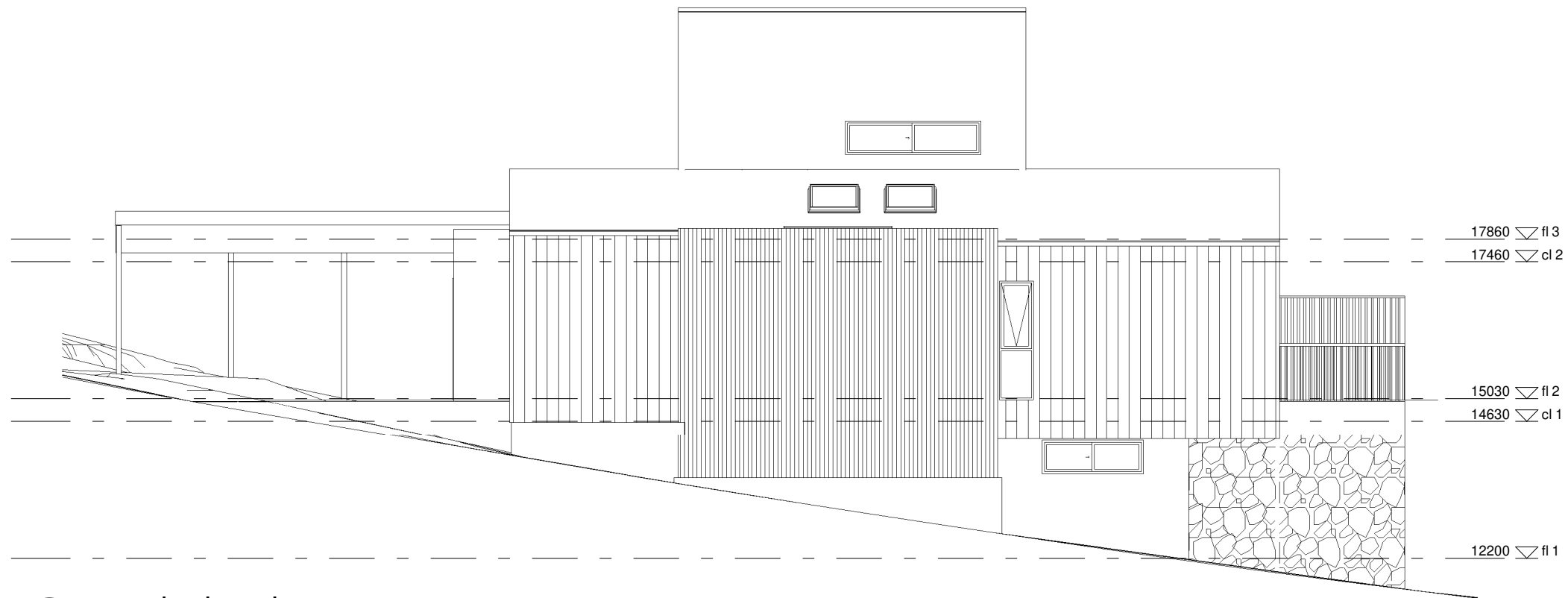
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ACCREDITATION NO:
CC 1269L



1 west elevation
1 : 100



2 south elevation
1 : 100

REV:	DESCRIPTION:	DATE:
PROJECT: proposed dwelling		
FOR: a + l lang 102 scamander avenue scamander tasmania 7215		
DRAWING TITLE: elevations		
DRAWING NO: a08	DRAWN BY: JB	
SCALE: 1 : 100	DATE: 23.04.26	
PROJECT: 0124LA		

 **jennifer binns**

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BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

ACCREDITATION NO:
CC 1269L

Window Schedule

No.	Location	Height	Width	Style	Frame	Glazing	U-Value	SHGC	Notes
01	garage	600	1810	sliding	thermally broken aluminium	double clear	3.60	0.47	
02	entry 2	2100	300	fixed sidelight	thermally broken aluminium	double clear	3.60	0.47	
03	entry 2	300	1400	fixed highlight	thermally broken aluminium	double clear	3.60	0.47	
04	bed 4	900	3000	sliding	thermally broken aluminium	double clear	3.60	0.47	
05	bath	900	610	awning	thermally broken aluminium	double clear	3.60	0.47	
06	living 2	1800	750	awning	thermally broken aluminium	double clear	3.60	0.47	
07	living 2	1800	750	awning	thermally broken aluminium	double clear	3.60	0.47	
08	bed 2	1800	750	awning	thermally broken aluminium	double clear	3.60	0.47	
09	bed 2	1800	750	awning	thermally broken aluminium	double clear	3.60	0.47	
10	bed 3	1800	750	awning	thermally broken aluminium	double clear	3.60	0.47	
11	bed 3	1800	750	awning	thermally broken aluminium	double clear	3.60	0.47	
12	entry 1	2100	300	fixed sidelight	thermally broken aluminium	double clear	3.60	0.47	
13	entry 1	300	1400	fixed highlight	thermally broken aluminium	double clear	3.60	0.47	
14	study	1200	2100	sliding	thermally broken aluminium	double clear	3.60	0.47	
15	pantry	1200	900	awning	thermally broken aluminium	double clear	3.60	0.47	
16	living 1	2100	600	awning	thermally broken aluminium	double clear	3.60	0.47	
17	living 1	2100	4500	fixed	thermally broken aluminium	double clear	3.60	0.47	
18	living 1	2100	2400	fixed	thermally broken aluminium	double clear	3.60	0.47	
19	living 1	1500	2400	fixed	thermally broken aluminium	double clear	3.60	0.47	
20	bed 1	600	2700	sliding	thermally broken aluminium	double clear	3.60	0.47	
21	ens	600	1500	sliding	thermally broken aluminium	double clear	3.60	0.47	
22	living 3	1480-2880	3000	fixed trapezoid	thermally broken aluminium	double clear	3.60	0.47	
23	living 3	1890-2535	1350	fixed trapezoid	thermally broken aluminium	double clear	3.60	0.47	
24	living 3	435-1740	2700	fixed trapezoid	thermally broken aluminium	double clear	3.60	0.47	
25	living 3	600	2400	sliding	thermally broken aluminium	double clear	3.60	0.47	
26	kitchen	1935	870	fixed skylight	thermally broken aluminium	clear laminate	2.90	0.28	
27	kitchen	1935	870	fixed skylight	thermally broken aluminium	clear laminate	2.90	0.28	
28	pantry	1935	870	fixed skylight	thermally broken aluminium	clear laminate	2.90	0.28	

Window and door schedule notes

all openings and dimensions to be verified on site prior to commencing manufacture of windows and doors.

glazing to be in accordance with AS 1288 glass in buildings and AS 2047 windows in buildings.

glazing to be in accordance with NCC part 8

where glazing is capable of being mistaken for a doorway or opening, glass to be marked to make it readily visible

- provide opaque band min 20mm high, broken line or pattern acceptable
- upper edge of band min 700mm above f.f.l.
- lower edge of band min 1200mm above f.f.l.

does not apply to glazing <500mm in width, where there is no glazing within 700mm of f.f.l. or where glazing incorporates at least one horizontal glazing bar.

for windows to bedrooms where the adjacent surface outside the window is more than 2m below f.f.l., openings in window to be restricted to 125mm using a device or screen with child resistant release mechanism in accordance with NCC part 11.3.7

window + door assemblies to be in accordance with AS 3959 buildings in bushfire prone areas, refer BPC notes

unless otherwise indicated, window and door heads at 2100 or near to suit external cladding requirements

unless otherwise indicated, flyscreens to be provided to all openable portions or windows + doors, refer BPC notes

window + door assemblies to be installed + flashed in accordance with manufacturer's specification, flashing materials to comply with AS/NZS 2904.

external doors and windows to be fitted with seals to restrict air movement.

windows, doors, hardware and finishes as selected by client.

Door Schedule

No.	Location	Height	Width	Style	Frame	Glazing	U-Value	SHGC	Notes
01	garage	2100	5400	steel roller door	-	-	-	-	
02	garage	2040	920	selected swing panel	timber	-	-	-	
03	entry 2	2100	1020	external glazed swing	thermally broken aluminium	double clear	3.60	0.47	recess sill
04	living 2	2040	920	selected swing panel	timber	-	-	-	
05	living 2	2040	920	selected swing panel	timber	-	-	-	
06	bed 4	2040	920	selected swing panel	timber	-	-	-	
07	bath 2	2040	920	selected swing panel	timber	-	-	-	
08	bed 2	2040	920	selected swing panel	timber	-	-	-	
09	bed 3	2040	920	selected swing panel	timber	-	-	-	
10	entry 1	2100	1020	external glazed swing	thermally broken aluminium	double clear	3.60	0.47	recess sill
11	study	2040	920	selected swing panel	timber	-	-	-	
12	entry 2	2040	1220	zero clearance internal cavity slider	timber	-	-	-	
13	pantry	2040	1220	zero clearance internal cavity slider	timber	-	-	-	
14	living 1	2100	920	external glazed swing	thermally broken aluminium	-	3.60	0.47	recess sill
16	dining	2040	920	internal cavity slider	timber	-	-	-	
17	bed 1	2040	920	selected swing panel	timber	-	-	-	
19	robe	2040	920	internal cavity slider	timber	-	-	-	
20	robe	2040	920	internal cavity slider	timber	-	-	-	
21	l'dry	2100	920	external glazed swing	thermally broken aluminium	-	3.60	0.47	recess sill
22	l'dry	2040	920	selected swing panel	timber	-	-	-	
23	wc	2040	720	selected swing panel	timber	-	-	-	
24	living 3	2100	2700	2 panel glazed sliding	thermally broken aluminium	-	3.60	0.47	recess sill
25	garage	2040	920	selected swing panel	timber	-	-	-	
26	dining	2100	2700	2 panel glazed sliding	thermally broken aluminium	-	3.60	0.47	recess sill
27	bed 1	2100	2700	2 panel glazed sliding	thermally broken aluminium	-	3.60	0.47	recess sill

DESIGN WIND SPEED: N3
BAL N/A

REV:	DESCRIPTION:	DATE:
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PROJECT:
proposed dwelling

FOR:
a + I lang
102 scamander avenue
scamander tasmania 7215

DRAWING TITLE:

schedules

DRAWING NO: a09	DRAWN BY: JB DATE: 23.04.26
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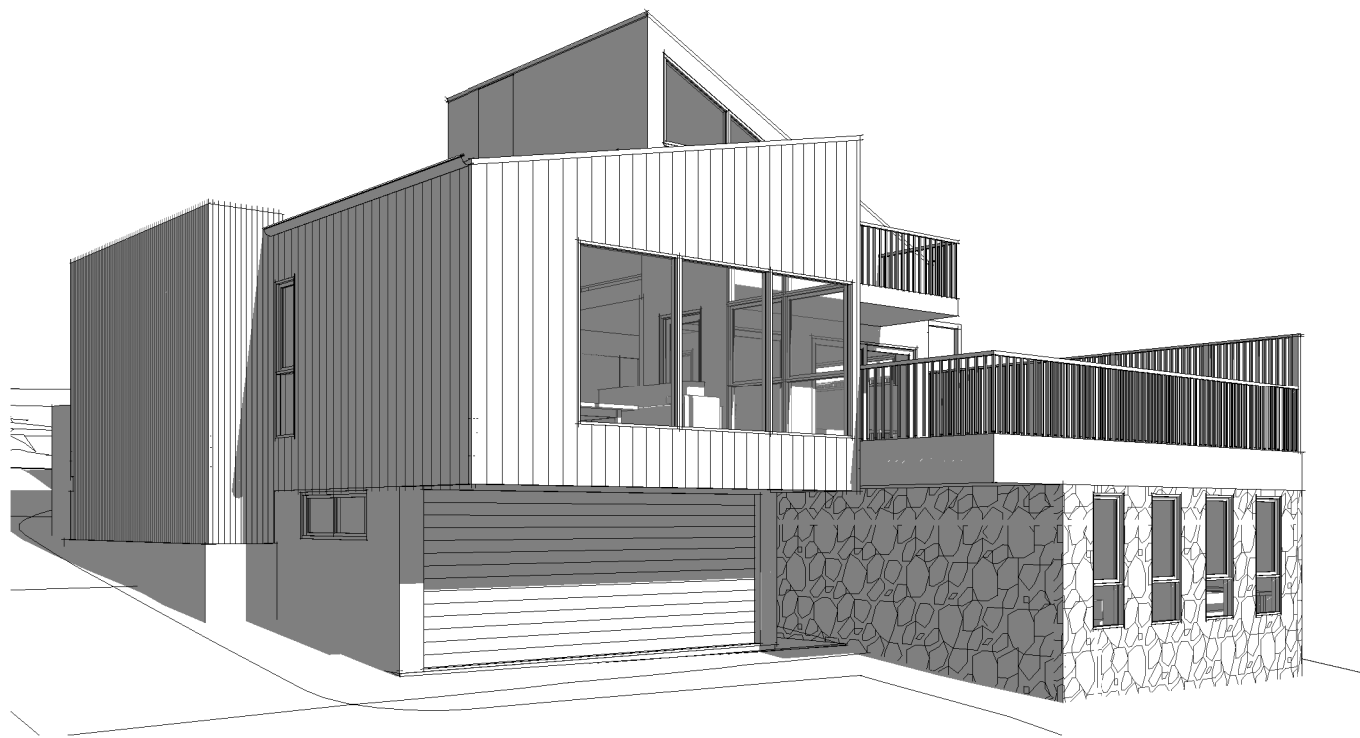
SCALE: 1 : 100	PROJECT: 0124LA
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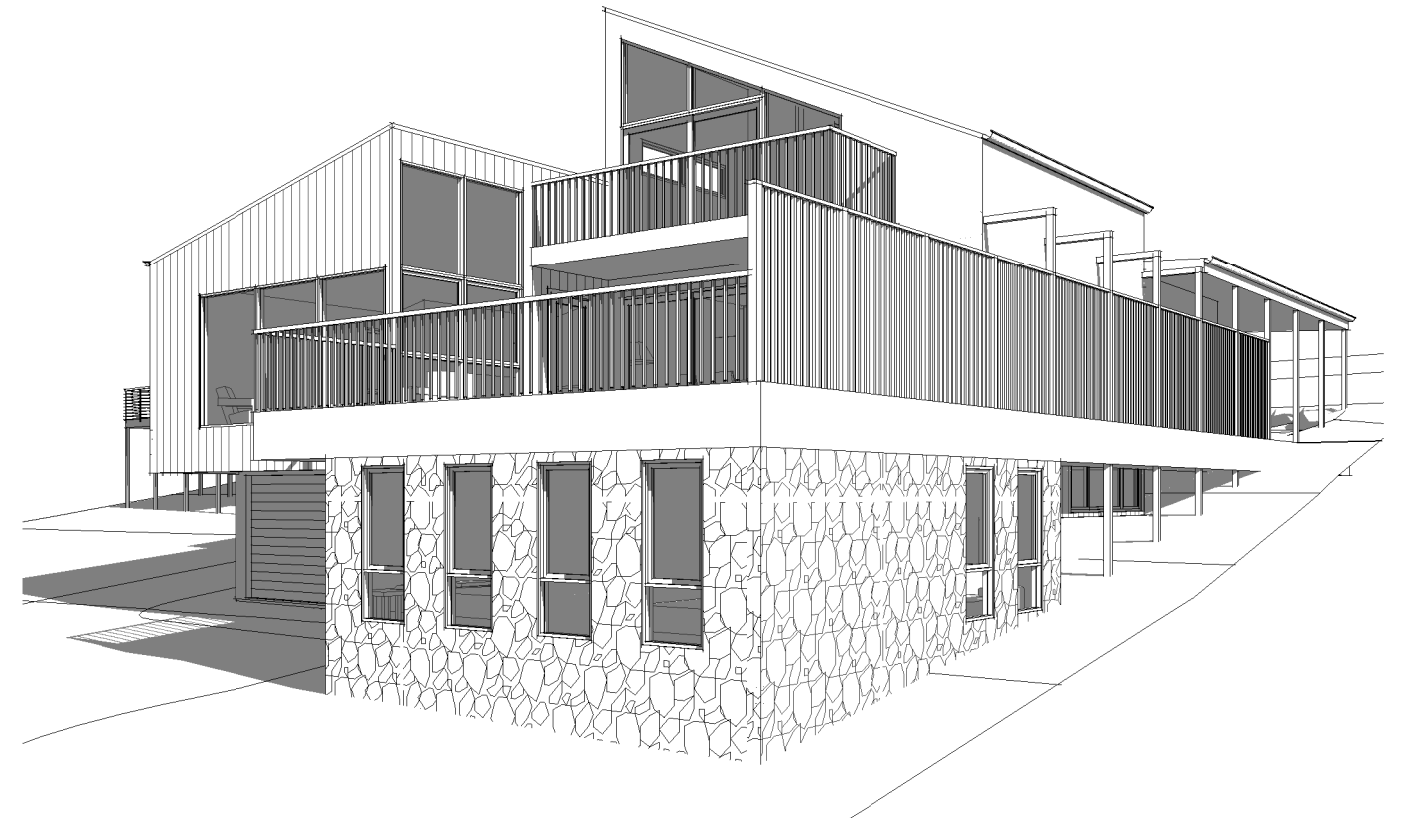
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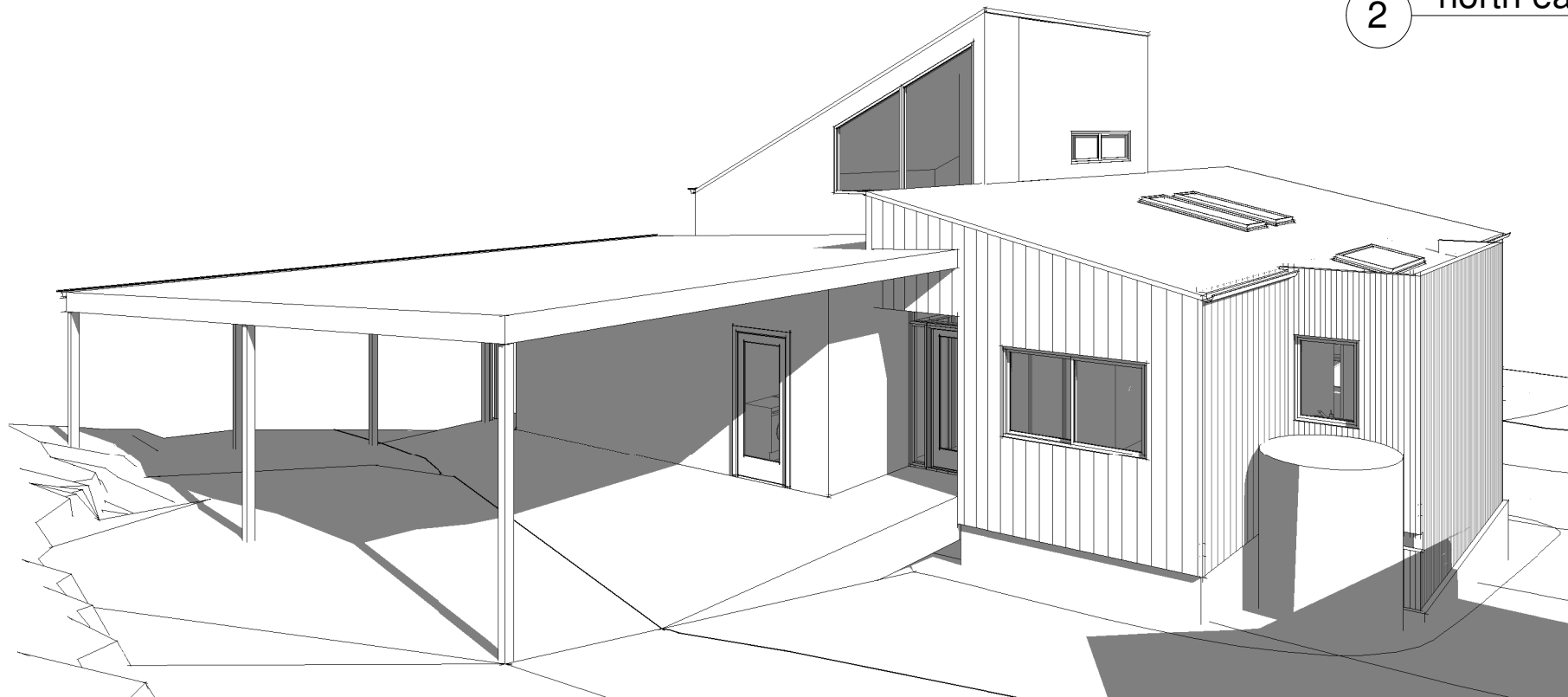
ACCREDITATION NO:
CC 1269L




1 south east visual



2 north east visual



3 south west visual

REV:	DESCRIPTION:	DATE:
PROJECT: proposed dwelling		
FOR: a + l lang 102 scamander avenue scamander tasmania 7215		
DRAWING TITLE: visuals		
DRAWING NO: a10	DRAWN BY: JB	
	DATE: 23.04.26	
SCALE:	PROJECT: 0124LA	
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 BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA		ACCREDITATION NO: CC 1269L

proposed dwelling

andrew + louise lang
102 scamander avenue scamander tasmania 7215

planning compliance report

april 23 2026

jennifer binns building design
52 cecilia street st helens tasmania 7216
mail@jenniferbinnsdesign.com.au : 0439 765 452

Introduction

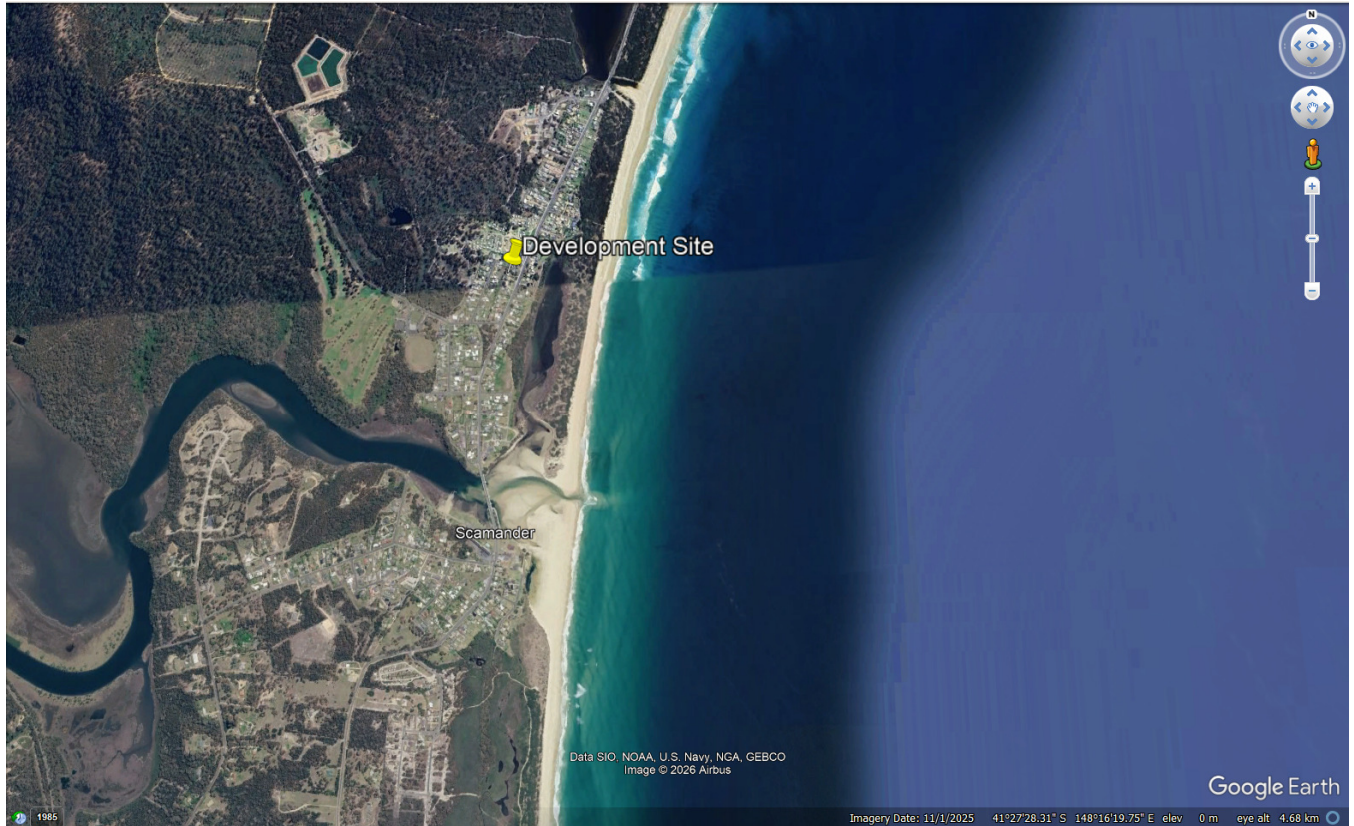
This report aims to demonstrate compliance with relevant planning standards for a proposed dwelling at 102 Scamander Avenue Scamander (c.t.75113/3). The report aims to take into consideration the intent, values and objectives of the Tasmanian Planning Scheme and address all scheme standards applicable to this development.

The proposed development relies on **Performance Criteria** to satisfy relevant planning standards and this application is to be read in conjunction with drawings submitted for the development.

Development Site Details

The development site is a serviced established residential property within the Scamander township. The existing vehicle access crossover and the internal driveway will be upgraded and the existing dwelling on the site will be demolished as part of the proposed development.

Zone: General Residential



Development Details

The proposed development is a new three story dwelling with an attached carport and garage. The ground floor of the dwelling has been designed to provide accommodation for family and friends and won't be used for commercial visitor accommodation.

Proposed dwelling floor area: 266.5 m²

Proposed deck area: 74.8 m²

Proposed carport: 59.1 m²

Proposed garage: 73.2 m²

Total area of development: 473.6 m²

Use Class: Residential

Applicable Planning Codes

The proposed development is in the *Residential* use class which in the *General Residential Zone* is a *No permit Required* use.

The following zone standards and codes of the Tasmanian Planning Scheme are applicable to the proposed development:

- **Zone 8.0 GENERAL RESIDENTIAL ZONE**
- **Code 2.0 PARKING AND SUSTAINABLE TRANSPORT CODE**

Table 8.3 GENERAL RESIDENTIAL USE STANDARDS

8.3.1 Discretionary Uses

A1 Not Applicable

The proposed development is not a *Discretionary* use.

A2 Not Applicable

The proposed development is not a *Discretionary* use.

A3 Not Applicable

The proposed development is not a commercial use.

A4 Not Applicable

The proposed development is not a *Discretionary* use.

8.3.2 Visitor Accommodation

Not Applicable

The proposed development is not in the *Visitor Accommodation* use class.

Table 8.4 GENERAL RESIDENTIAL DEVELOPMENT STANDARDS FOR DWELLINGS

8.4.1 Residential density for multiple dwellings

A1 Not Applicable

The proposed development is a single dwelling.

8.4.2 Setbacks and building envelope for all dwellings

A1 Acceptable Solution

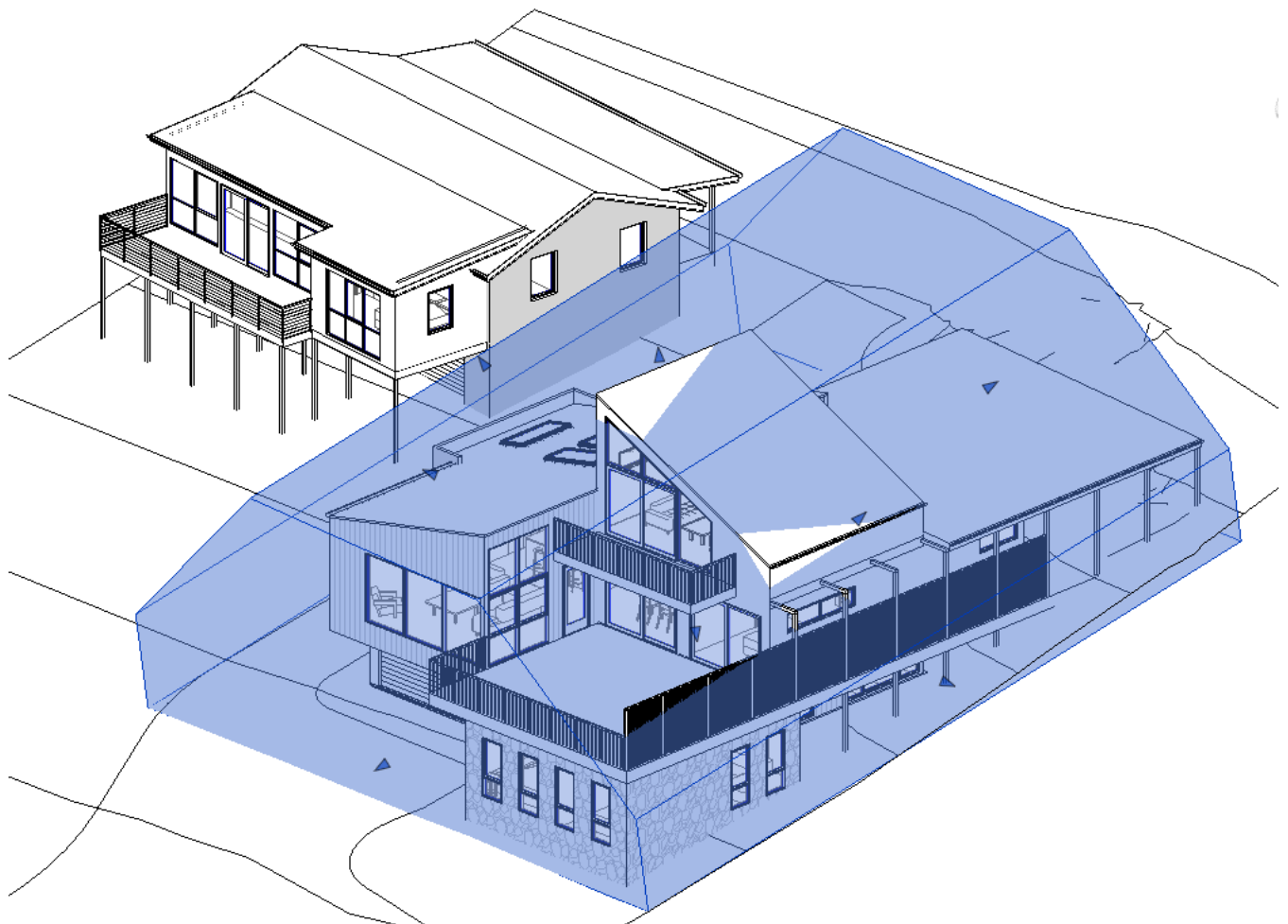
The development has a front setback of 21.12m

A2 Acceptable Solution

The proposed garage is set behind the front building line.

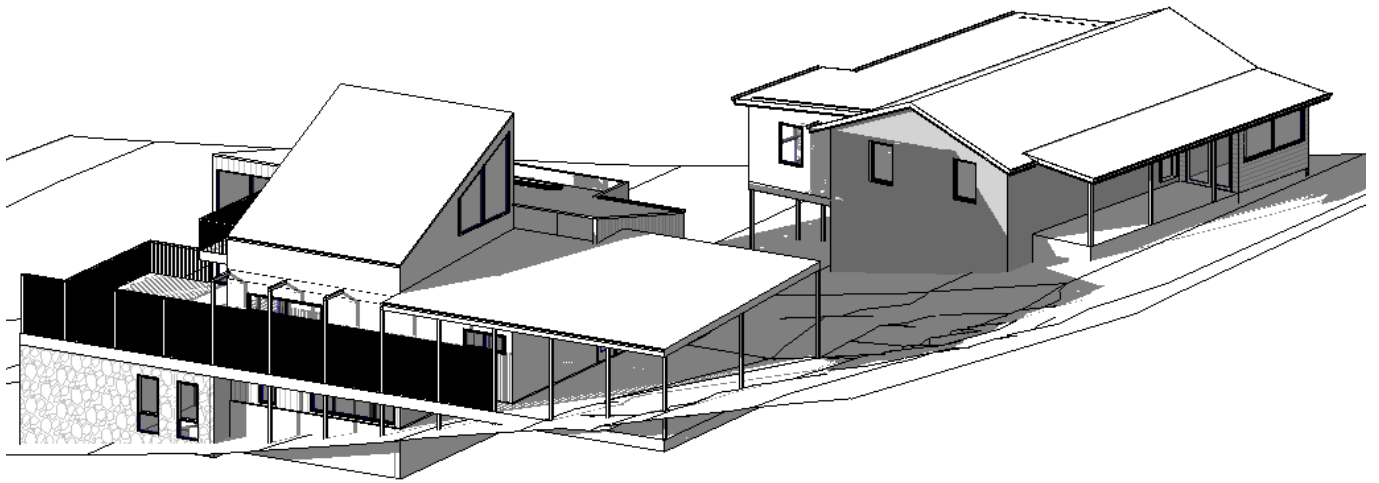
P3 Performance Solution

The proposed dwelling exceeds the prescribed building envelope – refer image below.

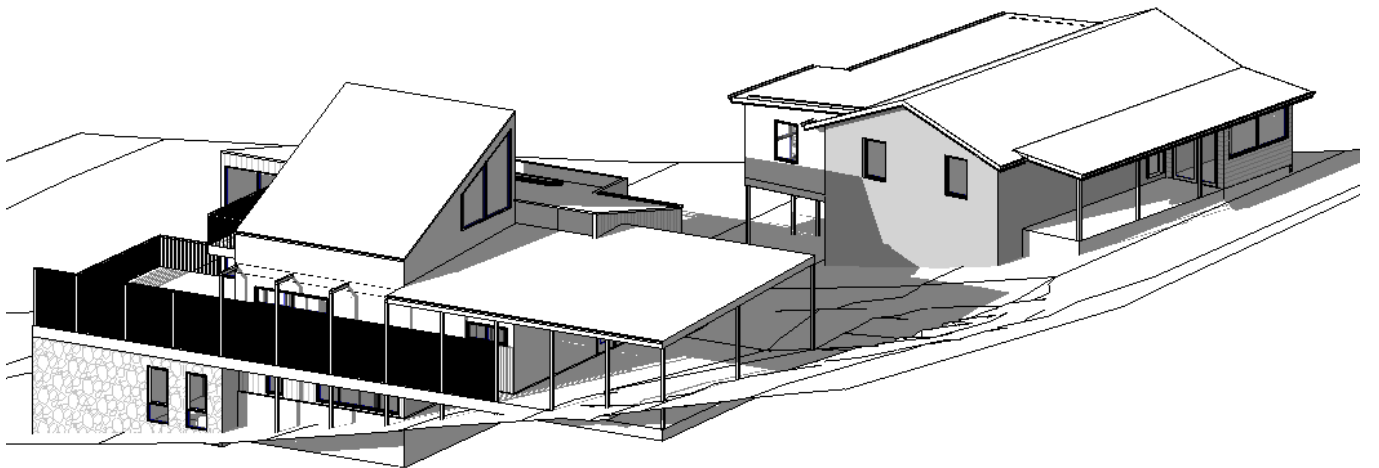


Blue section defines prescribed building envelope

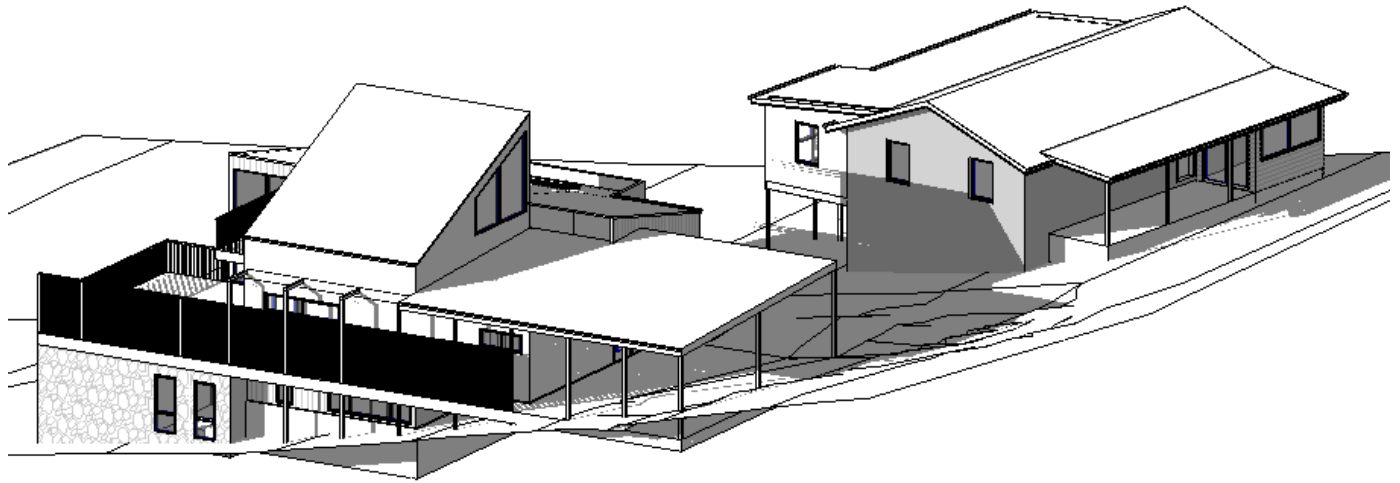
(a) (i) The third level of the dwelling has been designed with a raked loft style ceiling to reduce the overall height of the building and has been sited on the northern portion of the dwelling to reduce the impact of overshadowing on the adjoining dwelling to the south. The adjacent dwelling is a high set dwelling which further reduces the impact of any overshadowing and the north facing windows are bedroom windows. The windows are only subject to overshadowing until 10am on June 21 and up until May 14 and after Aug 5 the windows are not subject to overshadowing at 9am. The extent to which the third level exceeds the prescribed building envelope is marginal and makes no substantial difference to the shadow impact on the adjacent property and the extent of overshadowing is not considered unreasonable.



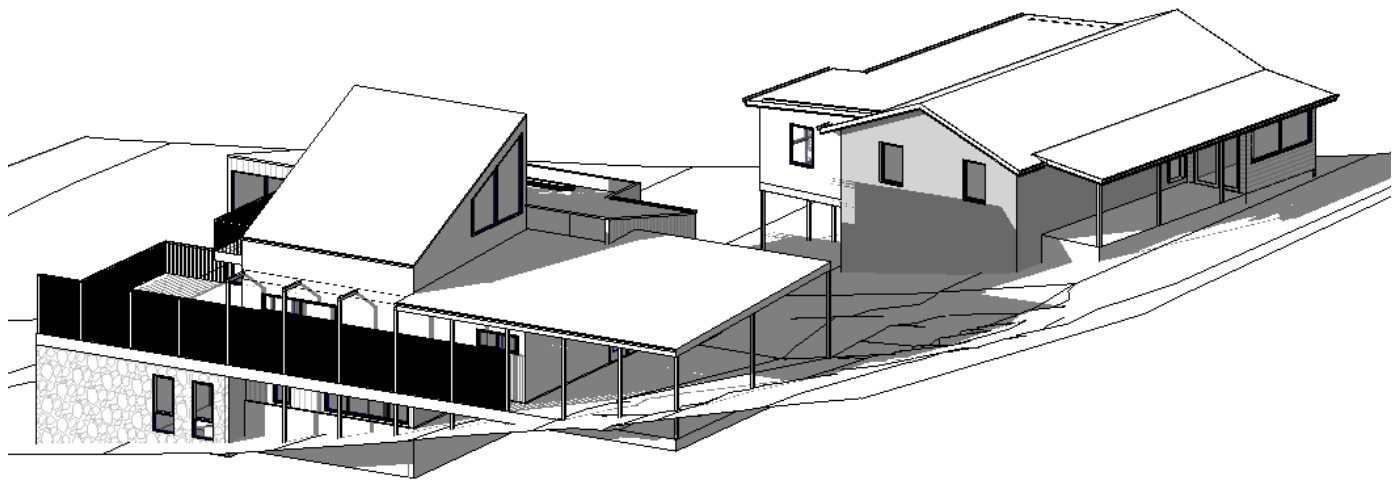
Extent of overshadowing on adjacent dwelling 9am June 21



Extent of overshadowing on adjacent dwelling 10am June 21



Extent of overshadowing on adjacent dwelling 9am May 14



Extent of overshadowing on adjacent dwelling 9am Aug 5

- (ii) The adjacent dwelling is a high set dwelling with a primary first floor deck on the eastern side of the dwelling which will not be subject to overshadowing from the proposed development. The area of private open space at the rear of the property is likewise not subject to overshadowing from the proposed development.
 - (iii) The development site is not adjacent to vacant land.
 - (iv) The dwelling has been designed with multiple building setbacks and rooflines to reduce the overall bulk of the building. The third level represents a small section of the dwelling tucked within the building footprint to reduce the visual impact on adjoining properties.
- (b) The separation between dwellings is consistent with the pattern of development in the area

(c) The proposed development will not reduce sunlight to an existing solar energy array.

8.4.3 Site coverage and private open space for all dwellings

A1 Acceptable Solution

The extent of the proposed development does not exceed 50% of the site area.

A2 Acceptable Solution

The dwelling has a large first floor deck 64m² in area with a minimum dimension of 6.7m.

8.4.4 Sunlight to private open space of multiple dwellings

A1 Not Applicable

The proposed development does not include multiple dwellings.

8.4.5 Width of openings for garages and carports for all dwellings

A1 Not Applicable

The proposed dwelling is not within 12m of the frontage.

8.4.6 Privacy for all dwellings

A1 Acceptable Solution

A privacy screen is proposed along the northern edge of the first floor deck where the deck is within 3m of the adjacent residential boundary.

A2 Acceptable Solution

There are no first floor windows within 3m of a shared residential boundary which require privacy screening beyond the screening proposed on the northern edge of the deck.

A3 Not Applicable

The proposed development does not include a shared driveway.

8.4.7 Frontage fencing for all dwellings

A1 Not Applicable

The proposed development does not include front fencing.

8.4.8 Waste storage for multiple dwellings

A1 Not Applicable

The proposed development does not include multiple dwellings.

Table 8.5 DEVELOPMENT STANDARDS FOR NON DWELLINGS

Not Applicable

The proposed development is a single dwelling.

Table 8.6 DEVELOPMENT STANDARDS FOR SUBDIVISION

Not Applicable

No subdivision of land is proposed.

Table C2.5 CAR PARKING USE STANDARDS

C2.5.1 Car parking numbers

A1 Acceptable Solution

A minimum of 2 parking spaces are available on site for the proposed development as required under Table C2.1.

C2.5.2 Bicycle parking numbers

Not Applicable

The proposed development does not require the provision of bicycle parking.

C2.5.3 Motorcycle parking numbers

Not Applicable

The proposed development does not require the provision of motorcycle parking.

C2.5.4 Loading bays

Not Applicable

The proposed development does not require provision of a loading bay.

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

A1 Not Applicable

The proposed development is a residential development.

Table C2.6 CAR PARKING DEVELOPMENT STANDARDS

C2.6.1 Construction of parking areas

A1 Acceptable Solution

The proposed driveway and open parking area will be sealed and drained to Scamander Ave.

C2.6.2 Design and layout of parking areas

A1 Acceptable Solution

The layout of the development site meets the prescribed parking requirements.

A1.2 Not Applicable

Accessible parking is not required for the proposed development.

C2.6.3 Number of accesses for vehicles

A1 Not Applicable

The development site has one access point only.

A2 Not Applicable

The development site is in the *General Residential* zone.

C2.6.4 Lighting of parking areas within the Gen. Business zone and Central Business zone

A1 Not Applicable

The development site is in the *General Residential* zone.

C2.6.5 Pedestrian Access

A1.1 Not Applicable

The proposed development does not require the provision of pedestrian access paths.

A1.2 Acceptable Solution

The proposed development does not require the provision of accessible parking.

C2.6.6 Loading bays

A1 Not Applicable

The proposed development does not require the provision of a loading bay.

A2 Not Applicable

There are no commercial vehicles associated with the proposed development.

C2.6.7 Bicycle parking and storage facilities within the Gen. Business zone and Central Business zone

A1 Not Applicable

The proposed development does not require the provision of bicycle parking.

A2 Not Applicable

The proposed development does not require the provision of bicycle parking.

C2.6.8 Siting of parking and turning areas

A1 Not Applicable

The proposed development is in the *General Residential* zone.

A2 Not Applicable

The proposed development is in the *General Residential* zone.

Table C2.7 PARKING PRECINCT PLAN

C2.7.1 Construction of parking areas

A1 Not Applicable

The development site is not within a parking precinct plan.