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

Break O'Day COUNCIL

Development Applications

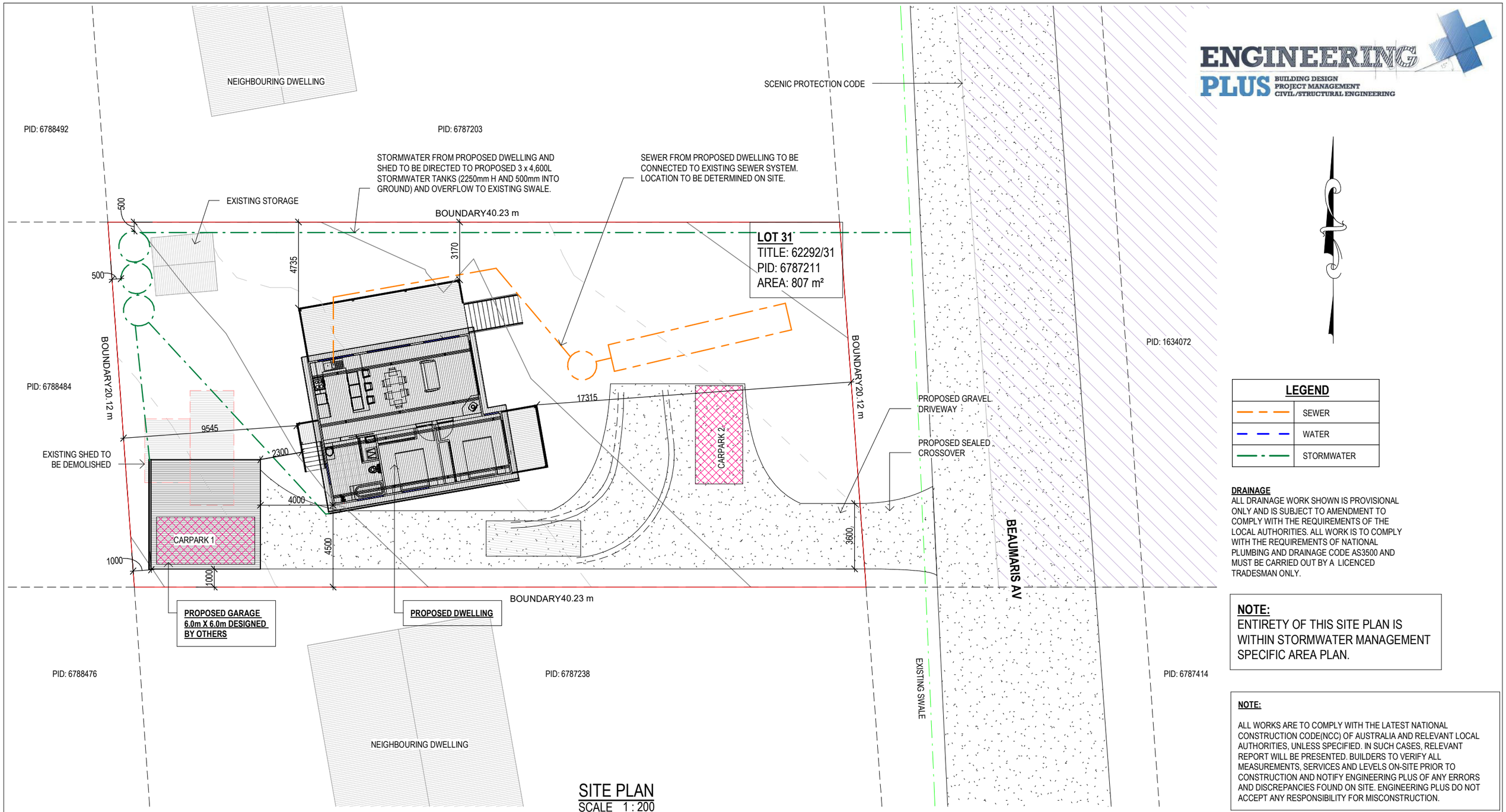
Notice is hereby given under Section 57(3) of the *Land Use Planning & Approvals Act 1993* that an application has been made to the Break O' Day Council for a permit for the use or development of land as follows:

DA Number	DA 2026 / 00100
Applicant	Woolcott Land Services Pty Ltd
Proposal	Residential - Construction of a New Dwelling with Attached Deck & Veranda and New Outbuilding PLUS Demolition of Existing Shed
Location	8 Beaumaris Avenue, Beaumaris (CT 62292/31)

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 20th June 2026 **until 5pm Friday 3rd July 2026**.

John Brown
GENERAL MANAGER



SITE PLAN
SCALE 1 : 200

ENGINEERING PLUS
BUILDING DESIGN
PROJECT MANAGEMENT
CIVIL/STRUCTURAL ENGINEERING

LEGEND	
	SEWER
	WATER
	STORMWATER

DRAINAGE
ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF NATIONAL PLUMBING AND DRAINAGE CODE AS3500 AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

NOTE:
ENTIRETY OF THIS SITE PLAN IS WITHIN STORMWATER MANAGEMENT SPECIFIC AREA PLAN.

NOTE:

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

NOTE:
THIS PROJECT BUILDING IS TO BE CONSTRUCTED WITH TIMBER FRAMING UNLESS NOTED OTHERWISE.

ISSUED FOR APPROVAL

tasbuilthomes
Your Complete Building Solutions

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

Design Responsibility Disclaimer

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Drawn: W. Tan
Checked: W. Tan
Approved: J. Pfeiffer
Scale: As Shown @ A3

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

Client: M. & K. MCQUEEN
Project: PROPOSED DWELLING
Address: 8 BEAUMARIS AV
BEAUMARIS TAS 7215

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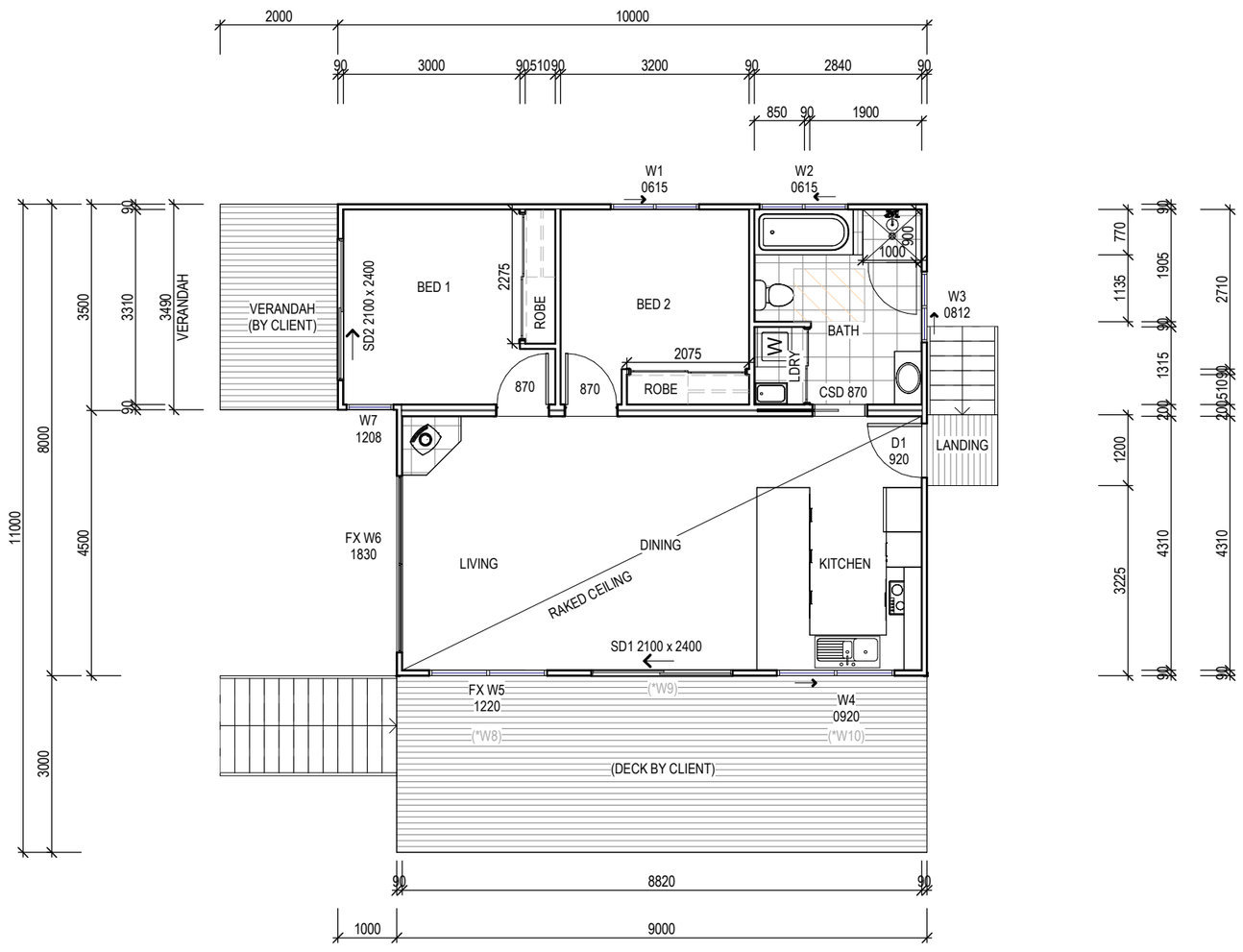
ENGINEERING PLUS

Drawing No: 2026-085 A01 / A08
Rev D



CONSTRUCTION PLAN
SCALE 1 : 100

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	U-VALUE	SHGC
W1	600	1500	DG	4.3	.55
W2	600	1500	DG	4.3	.55
W3	800	1200	DG	4.3	.55
W4	900	2000	DG	4.3	.55
FX W5	1200	2000	DG	4.3	.55
FX W6	1800	3000	DG	4.3	.55
W7	1200	800	DG	4.3	.55
*W8	400	2000	DG	4.3	.55
*W9	400	2400	DG	4.3	.55
*W10	400	2000	DG	4.3	.55
SD1	2100	2400	DG	4.0	.61
SD2	2100	2400	DG	4.0	.61
D1	2100	920	DG	4.0	.61

NOTE:
* - REFER ELEVATIONS FOR HIGHLIGHT WINDOWS

DISCLAIMER:
ALL WINDOWS SHOWN ON PLAN ARE APPROX. BASED OFF STANDARD MANUFACTURING SIZES. ALL WINDOW DIMENSIONS TO BE CONFIRMED ON SITE BY BUILDER PRIOR TO ORDERING AND MANUFACTURING.

Area Schedule (Gross Building)

Name	Area	Area (sq)
DWELLING	75.49 m²	8.13
LANDING	1.44 m²	0.16
VERANDAH	6.98 m²	0.75
DECK BY CLIENT	27.00 m²	2.91
	110.91 m²	11.94

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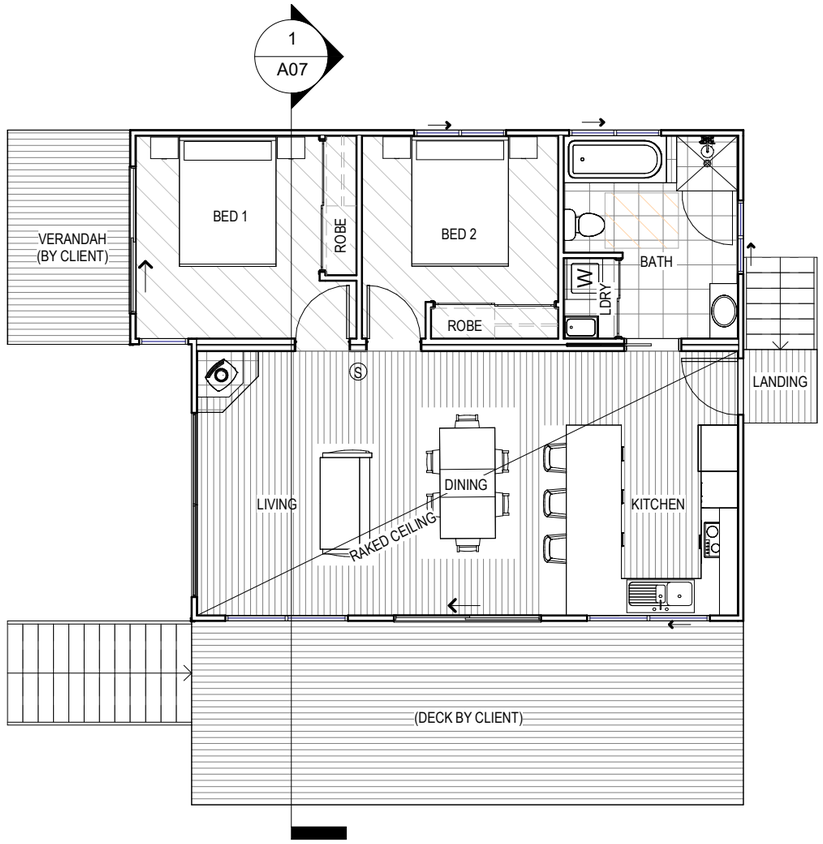
Accreditation No: CC2211T

Drawing No: 2026-085 A02 / A08
Rev D



FLOOR PLAN
SCALE 1 : 100

FLOOR COVERINGS
CARPET
CONCRETE
TIMBER DECKING
TILE
VINYL TIMBER FLOORING

SMOKE ALARMS
PROVIDE AND INSTALL SMOKE ALARMS & HARD WIRE
TO BUILDING POWER SUPPLY TO AS 3786.
CEILING MOUNTED WITH 9VDC
ALKALINE BATTERY BACKUP
TO LOCATIONS INDICATED ON PLAN AND IN ACCORDANCE
WITH NCC PART 3.7.5.2

Ⓢ - DENOTES INTERCONNECTED SMOKE DETECTORS

Area Schedule (Gross Building)

Name	Area	Area (sq)
DWELLING	75.49 m²	8.13
LANDING	1.44 m²	0.16
VERANDAH	6.98 m²	0.75
DECK BY CLIENT	27.00 m²	2.91
	110.91 m²	11.94

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Accreditation No: CC2211T

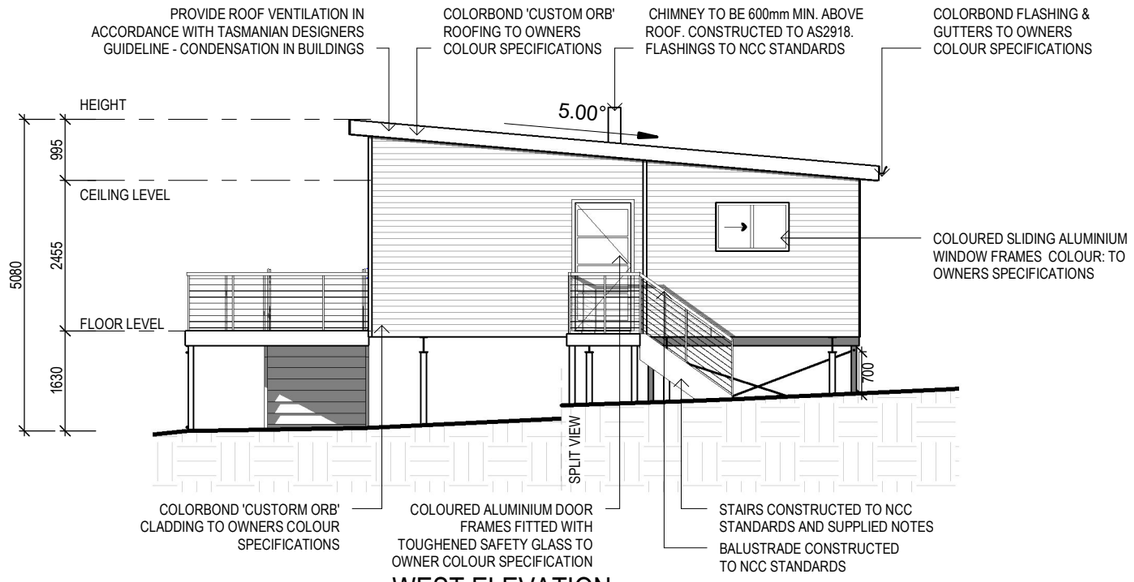
Drawing No: 2026-085 A03 / A08 Rev D

SUB FLOOR VENTILATION. NCC VOL 2 PART 6.2.1

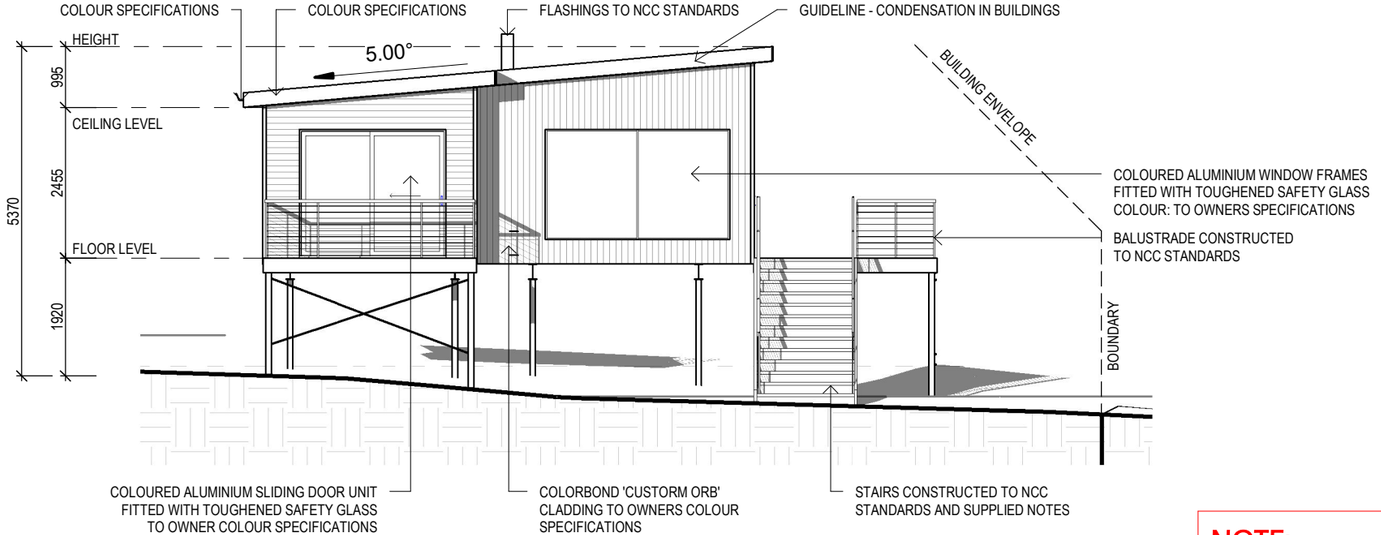
- A MINIMUM OF 150 MM OF SUB FLOOR CLEARANCE IS TO BE PROVIDED BETWEEN FINISHED SURFACE LEVEL & THE UNDERSIDE OF THE FLOOR BEARER.
- A MINIMUM OF 6000 MM2 PER METRE OF SUB FLOOR VENTILATION IS TO BE UNIFORMLY DISTRIBUTED AROUND THE EXTERNAL AND INTERNAL WALLS OF THE BUILDING.
- VENTS TO BE LOCATED NO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

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

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



WEST ELEVATION
SCALE 1 : 100



EAST ELEVATION
SCALE 1 : 100

STAIR CONSTRUCTION. ABCB VOLUME 2 PART 11.2

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

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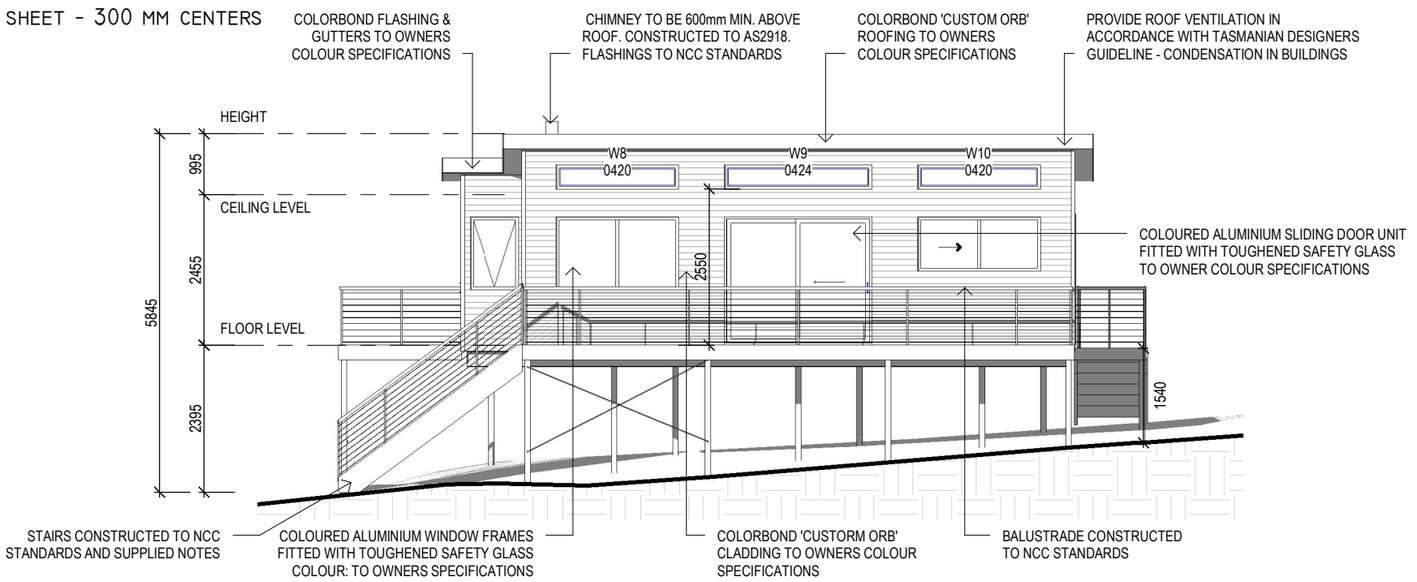
EAVE & SOFFIT CONSTRUCTION ABCB VOLUME 2 PART 7.4.5

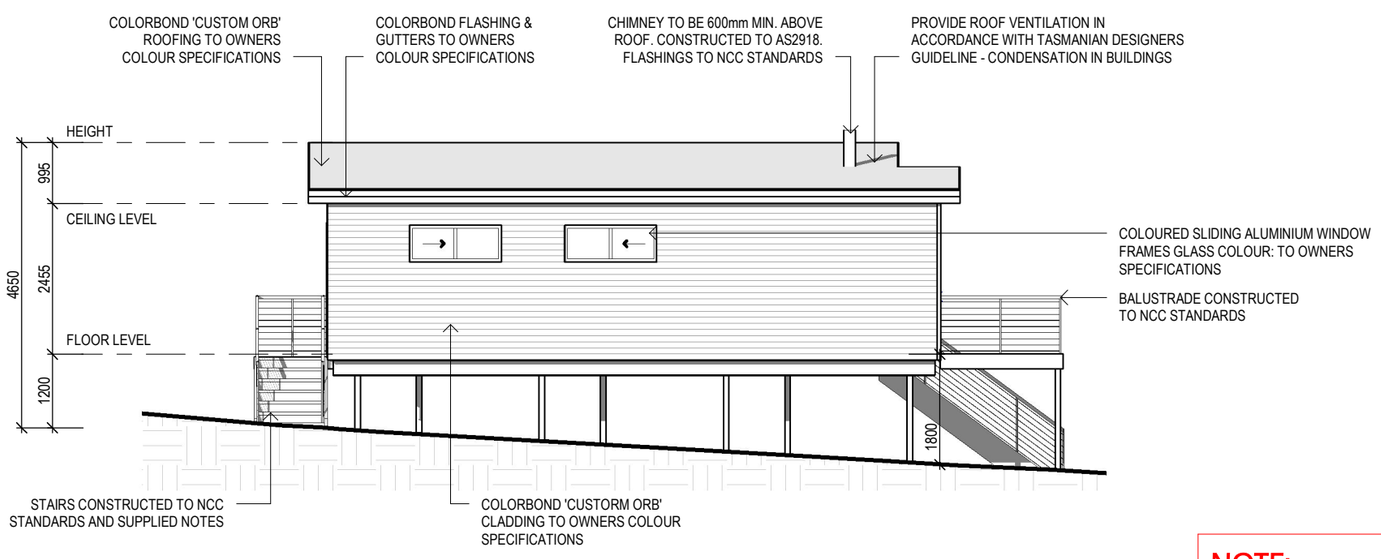
EAVE WIDTH - 300MM

SOFFIT / EAVE LINED WITH 'HARDIFLEX' CEMENT SHEETING

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



NORTH ELEVATION
SCALE 1 : 100



SOUTH ELEVATION
SCALE 1 : 100

SELECTED ALUMINIUM FRAMED WINDOWS - ABCB VOLUME 2 PART 8.3

POWDER COATED ALUMINIUM WINDOW & DOOR FRAMES, UNLESS OTHERWISE NOTED.

PRIMED PINE REVEALS AND TRIMS. ALL FLASHING AND FIXINGS TO MANUFACTURERS SPECIFICATIONS.

GLAZING & FRAME CONSTRUCTION TO AS 2047 & AS 1288

ALL FIXINGS AND FLASHINGS TO MANUFACTURERS REQUIREMENTS

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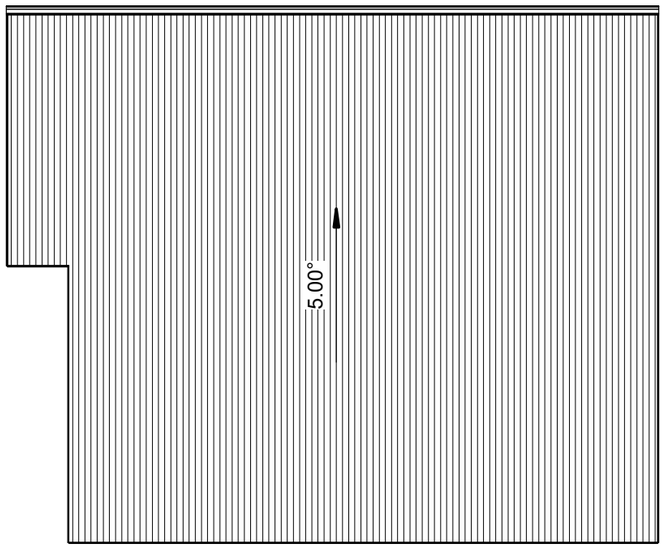

ROOF PLAN
SCALE 1 : 100

ROOF CLADDING. NCC PART 7.2 SHEET ROOFING

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

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

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

COLORBOND 'CUSTOM ORB'

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

COLORBOND 'TRIMDEK'

- MINIMUM PITCH 2 DEGREES.
- CORROSION PROTECTION IN ACCORDANCE WITH BCA TABLE 3.5.1.1.
- END LAP OF SHEETS 2-5 DEGREES - MINIMUM 250MM

ABOVE 15 DEGREES - MINIMUM 150 MM.

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

R3.5 INSULATION BATTS TO ROOF SPACE ABOVE CEILING LINING.

RECOMMENDED FIXINGS FOR SEVERE EXPOSURE CONDITIONS TO AS 3566

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

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Drawing No: 2026-085 A06 / A08
Rev D

INSULATION
PROVIDE THERMAL INSULATION IN ACCORDANCE WITH THE FOLLOWING

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

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

SUB FLOOR
85mm R2.5 POLYSTYRENE BETWEEN JOISTS

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

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

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

EXTERNAL CLADDING

EXTERNAL WALL CLADDING	REFER ELEVATIONS
SUB FLOOR	REFER ELEVATIONS

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

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

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

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

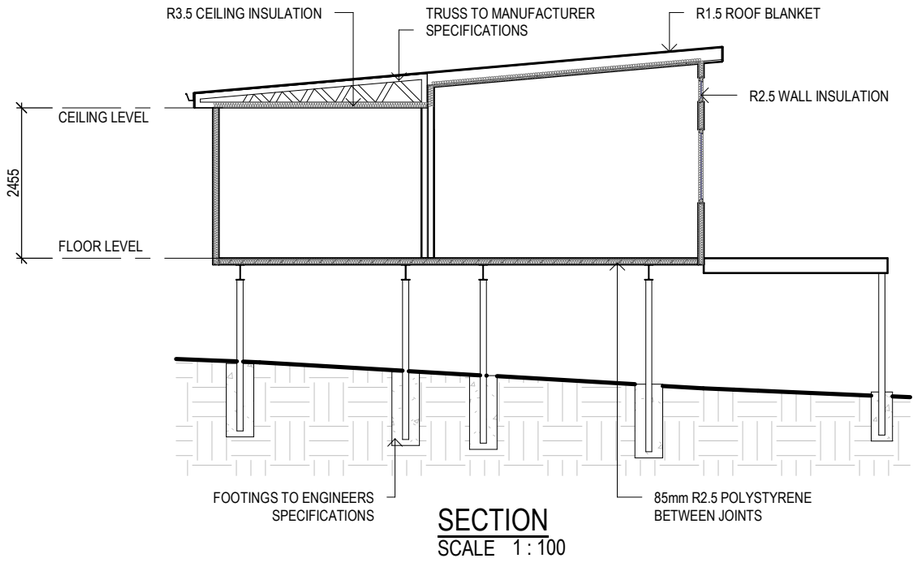
DOWNPIPES:
DOWNPIPES TO BE DN90 PVC PAINTED TO MATCH GUTTERING. FIX WITH WALL BRACKETS @ 1200CC BEGINNING AT DOWNPIPE ELBOW.
MAXIMUM CENTRES FOR GUTTERS TO BE 12000

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

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

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

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



SECTION
SCALE 1 : 100

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

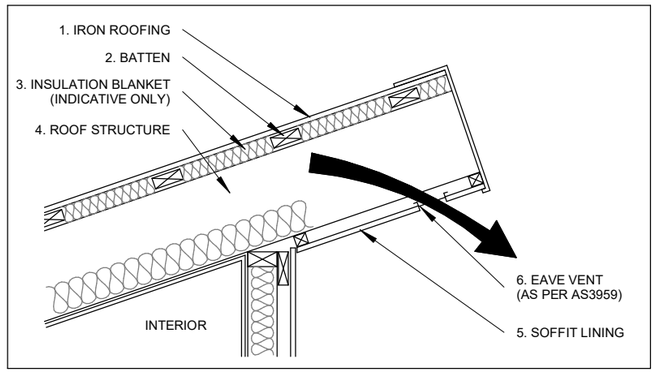


FIGURE 2 - EAVES DETAILS : TRUSS & IRON ROOF
BUSH FIRE MESH WHEN REQUIRED TO AS3959

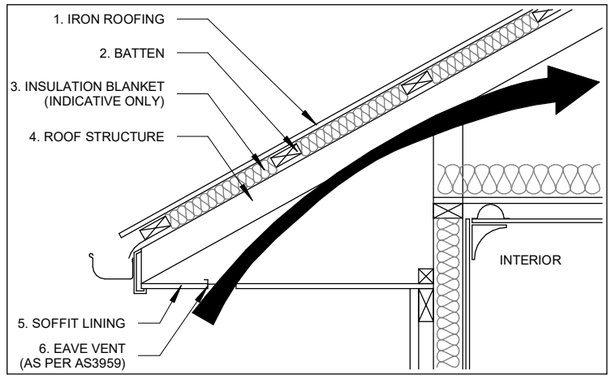
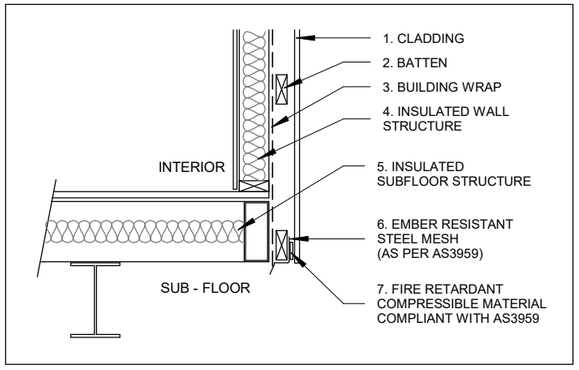


FIGURE 8 - EXTERNAL WALL
VENTED CLADDING SYSTEM - SUSPENDED TIMBER FLOOR
BUSHFIRE MESH WHEN REQUIRED TO AS3959



NOTE:
THIS PROJECT BUILDING IS TO BE CONSTRUCTED WITH TIMBER FRAMING UNLESS NOTED OTHERWISE.

ISSUED FOR APPROVAL

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Rev:	Amendment:	Date:	Int:
D	AMENDMENTS	27.05.26	W.T.
C	RELOCATION AND HEIGHT	17.05.26	W.T.
B	RELOCATION	13.05.26	W.T.
A	ISSUED FOR APPROVAL	06.05.26	W.T.

Date Drawn: 06.05.26
Drawn: W. Tan
Checked: W. Tan
Approved: J. Pfeiffer
Scale: As Shown @ A3 - A08

Client: M. & K. MCQUEEN
Project: PROPOSED DWELLING
Address: 8 BEAUMARIS AV
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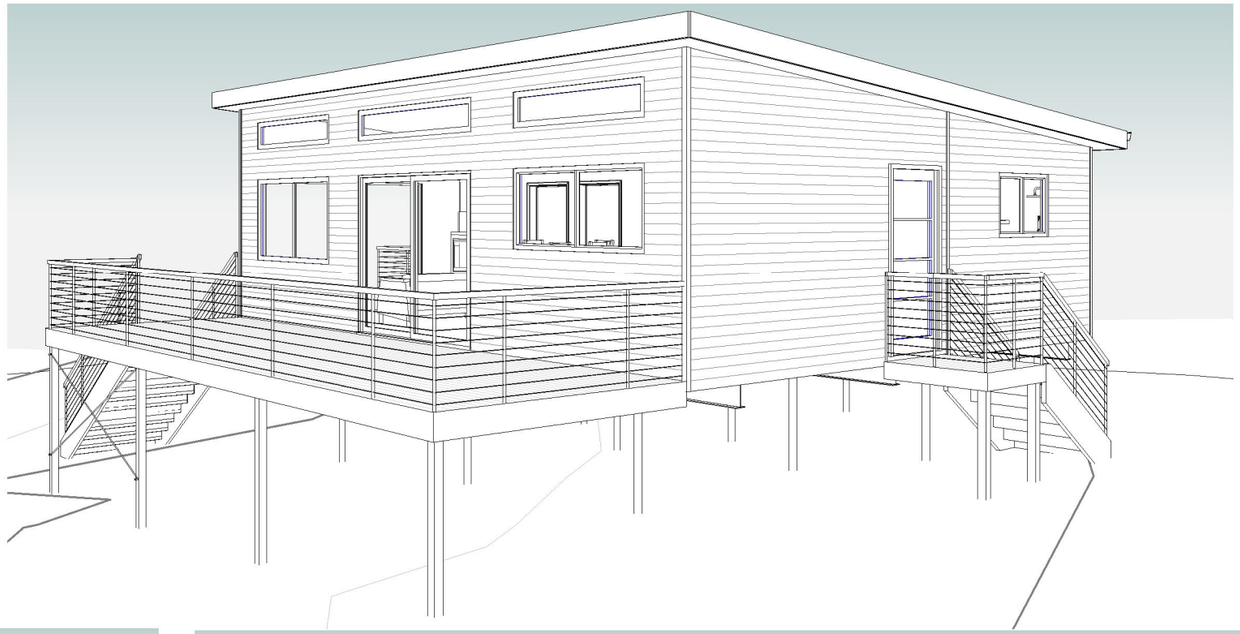
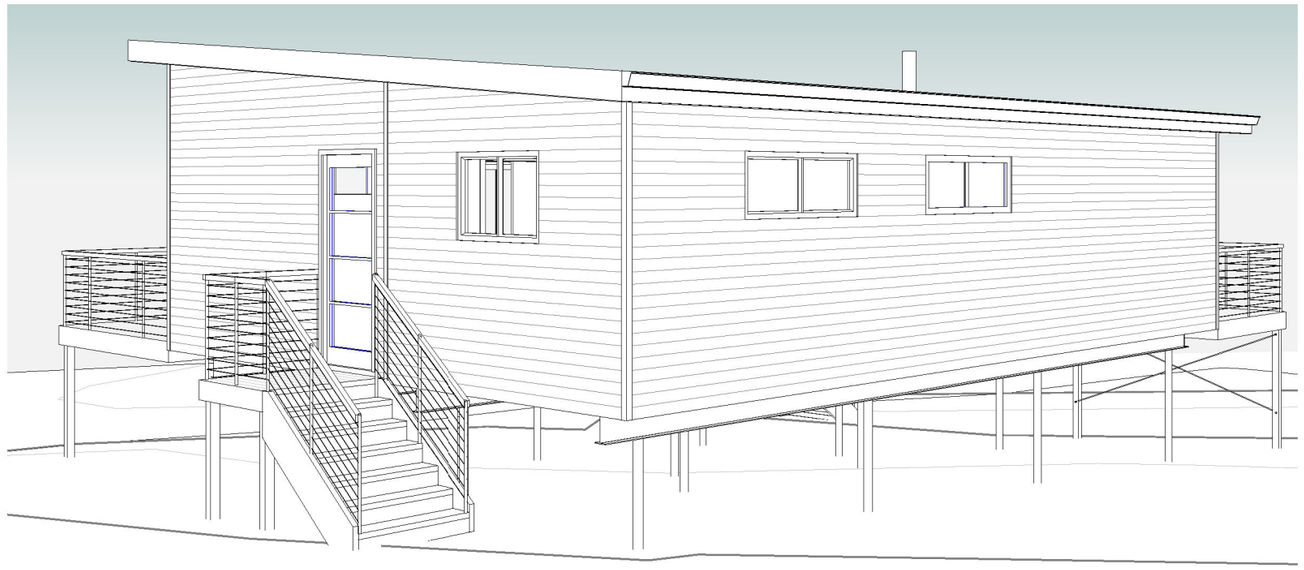
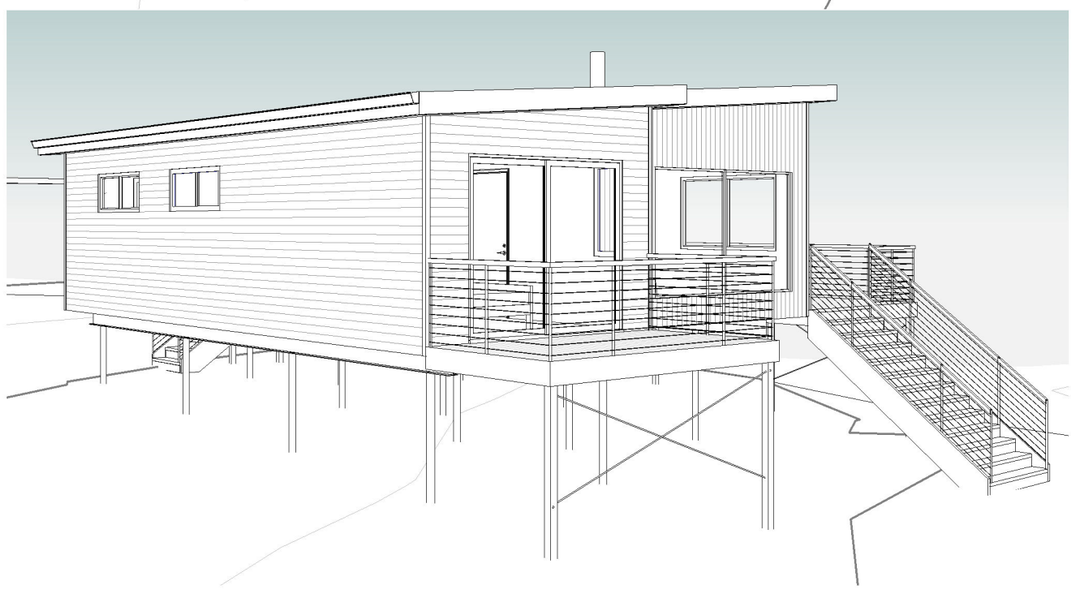
Accredited Building Designer
Designer Name: J.Pfeiffer
Accreditation No: CC2211T

Drawing No: 2026-085 A07 / A08 Rev D

ENGINEERING PLUS
BUILDING DESIGN
PROJECT MANAGEMENT
CIVIL/STRUCTURAL ENGINEERING







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Design Responsibility Disclaimer

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Engineering Plus has not participated in any face-to-face consultation with the client or end user. As such, Engineering Plus accepts no responsibility or liability for any errors, omissions, or discrepancies arising from client selections, design interpretations, or other information not directly verified by Engineering Plus.
It is the sole responsibility of Tasbuilt Homes to review, verify, and confirm the accuracy, suitability, and completeness of all design elements prior to construction.
Drawings delivered by Tasbuilt Homes to the end user, will be confirmation that the drawings accurately reflect the intended design and client requirements before issue for construction or council submission.

Rev:	Amendment:	Date:	Int:
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Scale: As Shown @ A3

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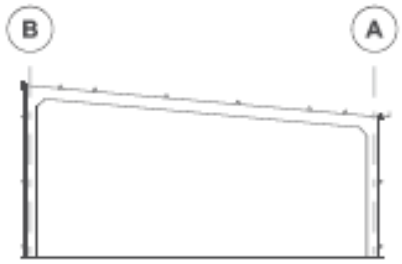
Designer Name: J.Pfeiffer
Accreditation No: CC2211T

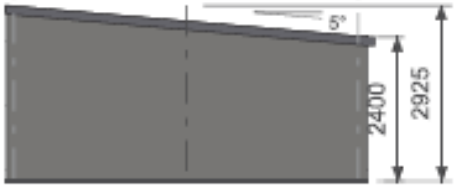
Drawing No: 2026-085 A08 / A08 Rev D

FRAME ROOF PLAN



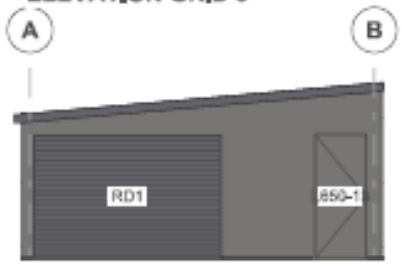
SECTION GRID 2

ELEVATION GRID B



ELEVATION GRID 3

ELEVATION GRID A



ELEVATION GRID 1

RANBUILD

CLADDING

ITEM	PROFILE (min)	FINISH	COLOUR
ROOF	CUSTOM ORB 0.42 BMT	CB	MO
WALLS	TRIMDEK 0.42 BMT	CB	WG
CORNERS	-	CB	WG
BARGE	-	CB	MO
GUTTER	HI-QUAD	CB	MO

0.35bmt=0.40tct; 0.42bmt=0.47tct; 0.48bmt=0.53tct

ACCESSORY SCHEDULE & LEGEND

QTY	MARK	DESCRIPTION
1	RD1	Steel-Line R.D, Manual "A", 1975 high x 3100 wide Clear Opening C/B
1	L650-13	Lamec Door & Frame Kit, 650/37, Std, 2040 x 820 C/ Bond
1	KWN1	AMI - Reg A & B, 790x1274 CLR, Window Kit (BDSP)

ARCHITECTURAL DRAWING ONLY, NOT FOR CONSTRUCTION USE

CLIENT
Michael McQueen

SITE
8 beaumaris ave
BEAUMARIS TAS 7215

BUILDING
DELUXE SKILLION
6000 SPAN x 2400/2925 EAVE x 6000 LONG

TITLE
FLOOR PLAN & ELEVATION

SCALE	DRAWING NUMBER	REV	PAGE
A4 SHEET 1:125	LAUNC3-15823	A	1/1

June 2026

PLANNING REPORT

DEVELOPMENT OF A SINGLE DWELLING & OUTBUILDING

8 Beaumaris Avenue BEAUMARIS

Woolcott LAND SERVICES

EAST COAST SURVEYING
CONSULTING SURVEYORS & LAND PLANNERS

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(*BUrbRegEnvPlan*)
Town Planner

Rev.no	Description	Date
1	Review	20 May 2026
2	Draft	19 May 2026
3	Review	5 June 2026

References

Land Tasmania. (2021). *Land Information System Tasmania*. Retrieved 2026, from https://www.thelist.tas.gov.au/app/content/home/

Strategic Transport Planning Branch, Transport for NSW. (2024). *Guide to Transport Impact Assessment*. NSW Government.

Annexures

Annexure 1 Copy of Title plan and Folio text

Annexure 2 Proposal Plan

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2.2 Proposal 6

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1. Introduction

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

Proposed development
Building and works – development of a single dwelling and outbuilding Demolition of outbuildings

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

Document	**Consultant**
Proposal Plan	Engineering Plus / Tasbuilt Homes

2. Subject site and proposal

2.1 Site details

Address	8 Beaumaris Avenue BEAUMARIS TAS 7215
Property ID	6787211
Title	62292/31
Easements	None on title
Land area	807m^2 (estimated)
Planning Authority	Break O'Day Council
Planning Scheme	Tasmanian Planning Scheme – Break O'Day
Application status	Discretionary application
Existing Access	Informal gravel crossover
Zone	Low Density Residential
General Overlay	Stormwater Management Specific Area Plan (BRE-S2.0)
Overlays	None
Existing development	Outbuildings
Existing services and infrastructure	

Water	Not Serviced
Sewer	Not serviced
Stormwater	Serviced (roadside)

2.2 Proposal

The proposal is for the development of a single dwelling and outbuilding.
The proposed dwelling will have 2 bedrooms, 1 bathroom, and a living area and kitchen. The dwelling will include a north facing decked area.
The proposal includes a garage that will be 6m x 6m and will accommodate 1 car parking space.
The development will include stormwater retention, with overflow to be directed to the existing swale on Beaumaris Avenue. The development will be connected to the existing on-site sewer system. The development will utilise captured stormwater in tanks as on-site water service.
A gravel crossover is existing and will be upgraded as a part of this application.
Demolition of an outbuilding is included with this application.

2.3 Subject site

The site is a single lot with a frontage of 20.1m, accessed from Beaumaris Avenue. Beaumaris Avenue is a road maintained by Council. The subject site is lightly sloped. There are two existing outbuildings on the site; one of these will be demolished, and one will be retained.
The surrounding area is predominantly residential, being a small coastal settlement west of the Tasman Highway and south of St Helens.

Figure 1 – Aerial view of the subject site (Land Tasmania, 2021)

3. Zoning and overlays

3.1 Zoning

The site is zoned Low Density Residential under the Scheme.

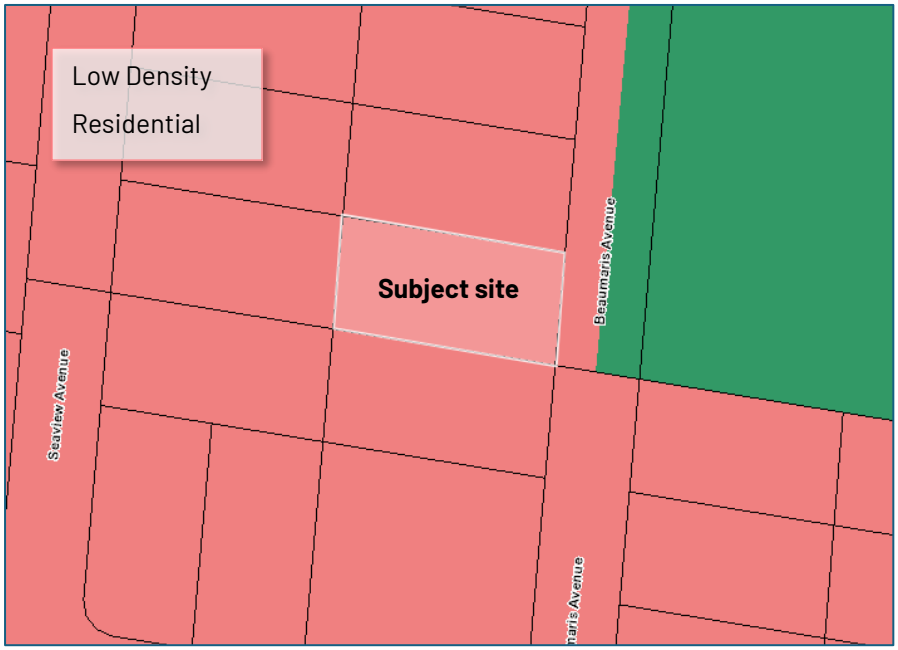

Figure 2 - Zoning of the subject site (Land Tasmania, 2021).

3.2 Overlays

The site is affected by the Stormwater Management Specific Area Plan.

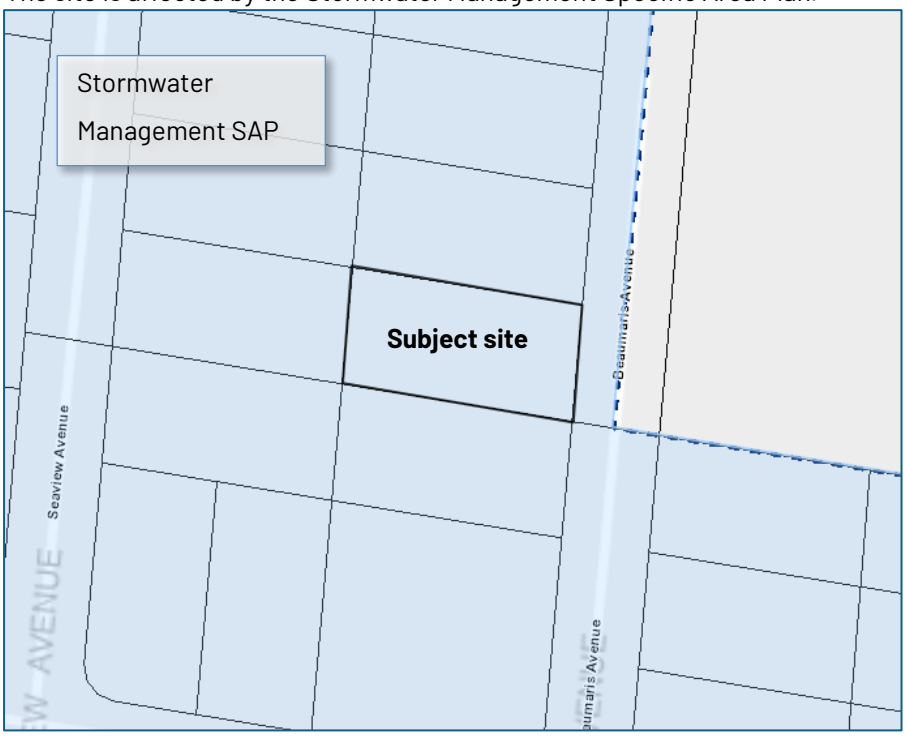

Figure 3 - Overlays affecting the subject site (Land Tasmania, 2021).

The subject site has no Code overlays.

Figure 4 - Overlays affecting the subject site (Land Tasmania, 2021).

4. Planning Scheme Assessment

4.1 Zone assessment

10.0 Low Density Residential Zone

10.1 Zone Purpose

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.

Response

The proposed residential use and development is in accord with the purpose of the zone.

10.2 Use Table

No Permit Required	
Residential	If for a single dwelling.

Response

The proposed Use is a *No Permit Required* Use.

10.4 Development Standards for Dwellings

10.4.2 Building height

Objective	
That the height of dwellings is compatible with the streetscape and do not cause an unreasonable loss of amenity for adjoining properties.	
Acceptable Solutions	Performance Criteria
A1 A dwelling must have a building height not more than 8.5m.	P1 The height of dwellings must be compatible with the streetscape and not cause an unreasonable loss of amenity to adjoining properties having regard to: a) the topography of the site; b) the height of buildings on the site and adjacent properties; c) the bulk and form of existing and proposed buildings; d) sunlight to habitable rooms and private open space of dwellings; and

	e) any overshadowing of adjoining properties.

Response

A1 The acceptable solution is achieved. The dwelling is 5.8m in height at its highest point.

10.4.3 Setback

Objective	
That the siting of dwellings is compatible with the streetscape and does not cause an unreasonable loss of amenity for adjoining properties.	
Acceptable Solutions	Performance Criteria
A1 Dwellings, excluding protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage not less than 8m	P1 The siting of a dwelling must be compatible with the streetscape and character of development existing on established properties in the area, having regard to: a) the topography of the site; b) the setbacks of surrounding buildings; c) the height, bulk and form of existing and proposed buildings; d) the appearance when viewed from roads and public open space adjacent to the site; and e) the safety of road users.

Response

A1 The acceptable solution is achieved, as the proposed dwelling has a frontage setback of 17.3m.

A2 Dwellings, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally from the building, must have a setback from side and rear boundaries of not less than 5m.	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; b) the size, shape and orientation of the site; c) the setbacks of surrounding buildings; d) the height, bulk and form of existing and proposed buildings; e) the existing buildings and private open space areas on the site; f) sunlight to private open space and windows of habitable rooms on adjoining properties; and g) the character of development existing on established properties in the area.

Response

P2 The performance criteria apply, as the proposed dwelling, outbuilding and rainwater tanks will have reduced side and rear setbacks.

The siting of the proposed dwelling, outbuilding and stormwater tanks is reasonable in relation to the size and dimension of the site and would not cause an unreasonable loss of amenity to adjoining properties, having regard to:

a. The topography of the site is of no consequence to the amenity impact of the reduced side and rear setbacks of the dwelling, as the site is relatively flat.
b. The lot is of a regular shape and dimensioned similarly to the surrounding properties. The lot has an east/west long axis, in line with the surrounding pattern of development with frontage facing east.
c. The surrounding buildings, particularly those sharing a boundary to the site, have a similar siting in relation to side and rear setbacks, particularly for outbuildings and non-dwelling structures associated with the use.
d. The proposed dwelling and outbuilding are reasonable in terms of height and bulk and are comparable to existing buildings in the surrounding area. The proposed tanks will be located behind the existing outbuilding and dug in by 500mm so as to sit at fence height, reducing their height and visual bulk and minimising amenity impacts to neighbouring lots.
e. The proposed dwelling is sited to allow for the existing outbuilding and to allow for private open space with a northern aspect on the lot. As a result, the side boundary setbacks of the proposed dwelling and outbuilding are reduced. This is reasonable given the dimensions and orientation of the lot.
f. The dwelling at 10 Beaumaris Avenue has a reduced setback to the northern boundary (shared boundary). The northern side setback of the proposed dwelling is marginally reduced to 4.5m. As a result, the dwelling on the adjoining property is anticipated to receive some overshadowing from the proposed dwelling from the middle of the day.
   The side and rear setbacks of the proposed outbuilding will be reduced to 1m. Due to the orientation of the lots, some overshadowing of private open space to 10 Beaumaris Avenue and 21 Seaview Avenue is expected from the morning to the early afternoon.
   The proposed stormwater tanks will not cause overshadowing to adjoining properties due to their siting and depth.
g. The proposed dwelling aligns with the character of existing development in the area, as the surrounding lots have similar dimensions and constraints to the side and rear boundaries.
   The proposed dwelling is modestly sized and similarly sited with a generous frontage setback, and allowance for a northern aspect to the dwelling's open space and living areas.

10.4.4 Site coverage

Objective

That site coverage: a) is consistent with the character of existing development in the area; b) provides sufficient area for private open space and landscaping; and c) assists with the management of stormwater runoff.	
Acceptable Solutions	Performance Criteria
A1 Dwellings must have a site coverage of not more than 30%.	P1 The site coverage of dwellings must be consistent with that existing on established properties in the area, having regard to: a) the topography of the site; b) the capacity of the site to absorb runoff; c) the size and shape of the site; d) the existing buildings and any constraints imposed by existing development; e) the provision for landscaping and private open space; f) the need to remove vegetation; and g) the site coverage of adjacent properties

Response

A1 The acceptable solution is achieved; the site coverage will be approximately 9.4%.

10.4.5 Frontage fences for all dwellings

Objective	
The height and transparency of frontage fences: a. provides adequate privacy and security for residents; b. allows the potential for mutual passive surveillance between the road and the dwelling; and c. is reasonably consistent with that on adjoining properties.	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1 A fence (including a free-standing wall) for a dwelling within 4.5m of a frontage must: a) provide for security and privacy, while allowing for passive surveillance of the road; and b) be consistent with the height and transparency of fences in the street, having regard to: i. the topography of the site; and ii. traffic volumes on the adjoining road.

Response

Not applicable, as there are no front fences proposed.

4.2 Code Assessment

C2.0 Parking and Sustainable Transport Code

C2.5 Use Standards

Response

A1 The acceptable solution is achieved. There will be two spaces allowed for on the site which meets the requirement under Table C2.1.

C2.6 Development standards for buildings and works

C2.6.1 Construction of parking areas

Response

A1 The acceptable solution is achieved; the parking, access way, manoeuvring and circulation spaces will be constructed with gravel, a durable all-weather material. The proposed crossover and access way will be connected to the public stormwater system, that being the roadside swale.

C2.6.2 Design and layout of parking areas

Response

A1 The acceptable solution is achieved. The access way width is 3.6m. Manoeuvring space is typical. Please refer to plans provided for additional information.

C2.6.3 Number of accesses for vehicles

Response

A1 The acceptable solution is achieved; one vehicle access is provided from Beaumaris Avenue to the site and will be upgraded to meet standards.

C3.0 Road and Railway Assets Code

C3.5 Use Standards

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

Response

P1 The performance criteria apply, as a new vehicle crossing will be required and written consent for the new vehicle crossing has not been issued by the road authority. The proposed vehicle crossing will be sealed. There will be no adverse impacts anticipated as a result of the proposed access way, having regard to:

a. A minor increase to traffic is expected. Based on low density residential use in a regional area, this is anticipated to be 7.53 daily trips (Strategic Transport Planning Branch,

Transport for NSW, 2024). This is more than a 20 percent increase but less than the acceptable increase of 40 vehicle movements per day.

b. The nature of the traffic generated by the use is expected to be residential.
c. The road is a local road maintained by the Council.
d. As a local road, the speed limit is expected to be 50km/h.
e. There are no logical alternative accesses available.
f. As the proposed development will be for residential use, a new access way is required.
g. No traffic impact assessment has been undertaken as the increase to traffic is low and the overall impact is considered to be low and manageable.
h. No further advice has been sought.

BRE-S2.0 Stormwater Management Specific Area Plan

BRE-S2.7 Development Standards for Buildings and Works

BRE-s2.7.1 Stormwater Management

Response

A1 The acceptable solution is achieved. It is proposed that the development will be connected to the public roadside stormwater swale; stormwater overflow (from tanks) will be directed to this swale. Please refer to plans provided for additional information.

5. Conclusion

This application is for a single dwelling and outbuilding. The proposed is in accord with the provisions of the Scheme and a planning permit is sought from Council.