

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 / 00125
Applicant	Chris Triebe & Associates Town Planning Services Limited
Proposal	Residential - Demolition of Shed, New Dwelling & Deck & Change of Use Dwelling to Non Habitable Outbuilding
Location	135 Tasman Highway, Beaumaris (CT 22607/2)

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 July 2026 **until 5pm Friday 31st July 2026**.

John Brown
GENERAL MANAGER

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shed

HOUSE TYPE

ELSIE 45° (2-BED) - MODIFIED

PROJECT ADDRESS

**LOT 2, NO.135 TASMAN HIGHWAY, BEAUMARIS, TAS
7215**

JOB NUMBER

160-25



DISCIPLINE

ARCHITECTURAL DOCUMENTATION

JOB NUMBER

160-25

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TRANSMITTAL

PROJECT REVISIONS

DRAFT NO.	DESCRIPTION	REV. DATE	ISSUED BY	ISSUED TO
D-00	FIRST DRAFT	27.01.26	KL	SHA
D-01	SITE & MODERATE FLOOR PLAN CHANGES	17.02.26	KL	SHA
D-02	STAGE 2A - MINOR CHANGES	04.03.26	KL	SHA
D-03	STAGE 2A - REVISED SITE WORK FOLLOW MARKUP	17.03.26	KL	SHA
D-04	STAGE 2B	27.03.26	KL	SHA
D-05	STAGE 2B - SHADOW	29.04.26	KL	SHA
D-06	STAGE 2B - PLANNING UPDATE & SHADOW	03.06.26	KL	SHA

HOUSE TYPE

ELSIE 45° (2-BED) - MODIFIED

COLOURS MATERIALS

CLIENT SELECTIONS



A

WALL CLADDING

MATERIAL: SELECTED UNICOTE COASTAL BASAL

COLOUR: SHALE GREY

PROFILE: SHARPLINE



B

ROOF CLADDING

MATERIAL: SELECTED UNICOTE COASTAL BASAL

COLOUR: SHALE GREY

PROFILE: SHARPLINE



C

GUTTERS

MATERIAL: STRAMIT 150 HALF ROUND GUTTER

COLOUR: SHALE GREY



D

FASCIA & CAPPINGS

MATERIAL: SELECTED COLORBOND ULTRASTEEL

COLOUR: SHALE GREY



E

WINDOW FRAMES

MATERIAL: ALUMINIUM

COLOUR: MONUMENT

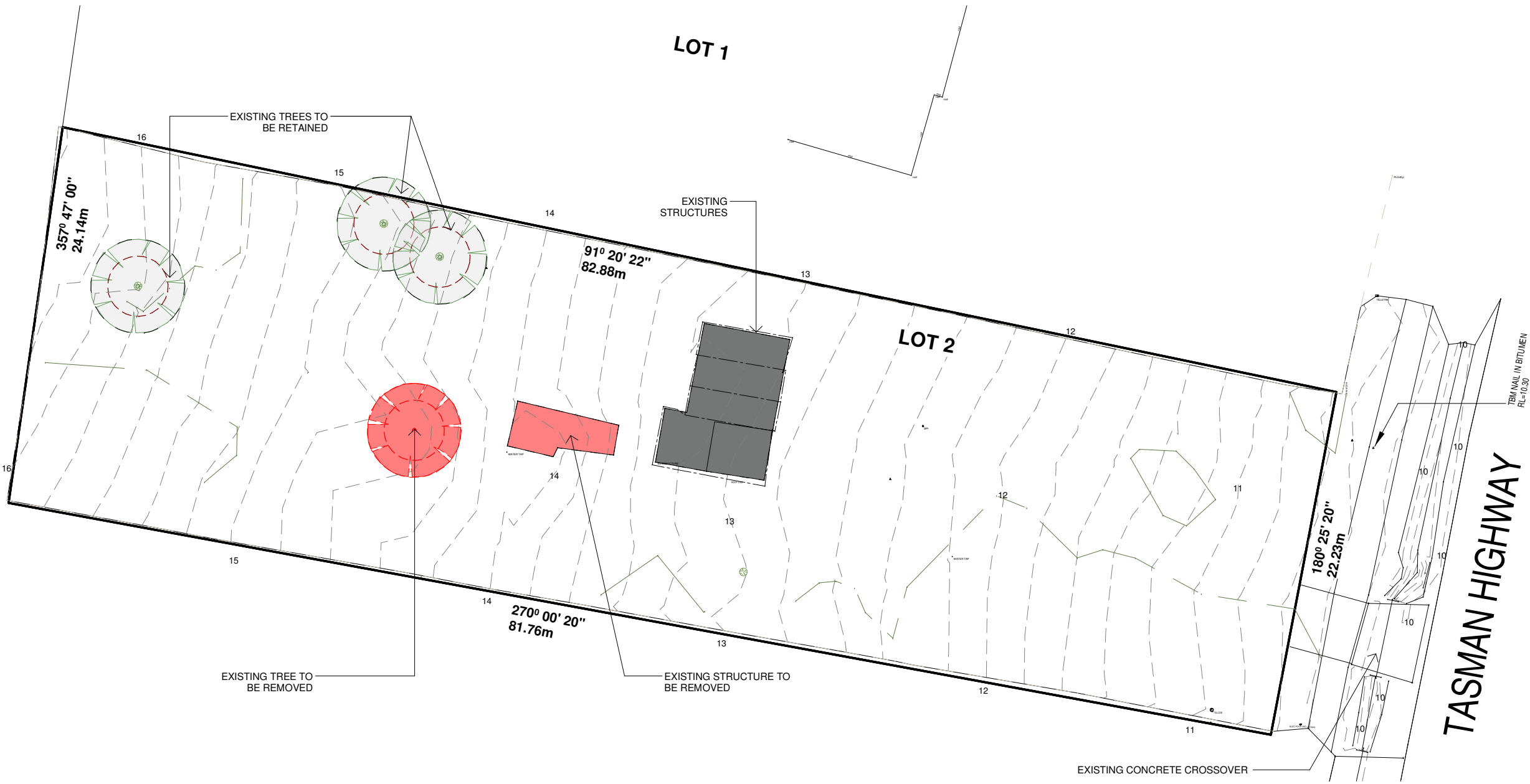


F

SHROUD

MATERIAL: SELECTED COLORBOND ULTRASTEEL

COLOUR: MONUMENT



SITE PLAN NOTE:
BUILDER TO VERIFY ALL BOUNDARY DIMENSIONS PRIOR TO SETTING OUT.

NO BUILDING WORKS ARE TO ENCROACH OVER THE TITLE BOUNDARY INCLUSIVE OF ANY EQUIPMENT USED ON, OVER, UNDER OR IN AIR SPACE OF THE ADJOINING PROPERTIES WITHOUT OBTAINING ADJOINING OWNERS CONSENT VIA PROTECTION WORKS NOTICES PURSUANT TO PART 7 OF THE BUILDING ACT 1993 & BUILDING REGULATION 602.

DRAINER MUST REFER TO START WORK NOTICE FOR SEWER POINT LOCATION.

SEWERAGE AND SULLAGE TO CONNECT TO SEWERAGE MAIN AS DIRECTED BY LOCAL AUTHORITIES.

SITE TO BE SCRAPED LEVEL OVER PROPOSED BUILDING AREA WITH FINISHED GROUND TO BE GRADED AWAY FROM BUILDING.

BEFORE & DURING CARRYING OUT OF BUILDING WORK & EXCAVATIONS, THE ALLOTMENT SHOULD BE FENCED OR OTHERWISE GUARDED AGAINST BEING A DANGER TO LIFE OR PROPERTY.

THE MAXIMUM GRADIENT OF THE DRIVEWAY SHALL NOT EXCEED 1:5.

SITE CLASSIFICATION, LEVELS & CUT RL:

DWELLING RL: 14.8
GARAGE RL: N/A
CUT RL: 14.65
SITE CLASS: TBC
CUT TO BE 1.0m MINIMUM FROM EDGE OF BUILDING AND BATTERED BACK AT 45° MAX. UNLESS OTHERWISE INDICATED.
CUT OUTSIDE HOUSE LINE TO FALL AWAY FROM HOUSE TO TOE OF BATTER BY 75mm MIN.

AG DRAIN TO BASE OF CUT AND CONNECTED TO SILT PIT. SILT PIT TO BE CONNECTED TO STORMWATER.

BAL RATING & WIND CLASS:

BAL RATING: BAL 19
WIND CLASS:

EXCAVATION NOTE:

BUILDER TO CHECK EXCAVATION LEVELS ON SITE PRIOR TO COMMENCEMENT.

DISTANCE TO NEAREST INTERSECTION NOTE:

DISTANCE TO NEAREST INTERSECTION
NEAREST DISTANCE TO: N/A
DISTANCE APPROX. N/A

DWELLING ACCESS NOTE:

THE DWELLING SHOULD PROVIDE SAFE AND EASY ACCESS (ALSO REFERRED TO AS 'STEP-FREE ACCESS PATH') FROM THE PEDESTRIAN ENTRY AT ALLOTMENT BOUNDARY, APPURTENANT CLASS 10A GARAGE/ CARPORT OF A DESIGNATED CAR PARKING SPACE FOR THE EXCLUSIVE USE BY DWELLING OCCUPANTS.

ACCESS PATH TO BE:
1) CONNECT TO THE DEFINED ENTRANCE DOOR (820 MIN. CLEAR OPENING)
2) STEP-FREE
3) 1000 MIN WIDE
4) GATE WITHIN THE PATH TO BE 820 MIN. CLEAR OPENING IF PROVIDED
5) RAMP: 1000 MIN. WIDE; 1:14 TO 1:20 GRADIENT; 1200 MIN. LONG LANDING WITH CROSSFALL SHALLOWER THAN 1:40
6) SINGLE STEP RAMP; 1000 MIN. WIDE; 1:10 MAX GRADIENT; 190 MAX HEIGHT; 1900 MAX LENGTH

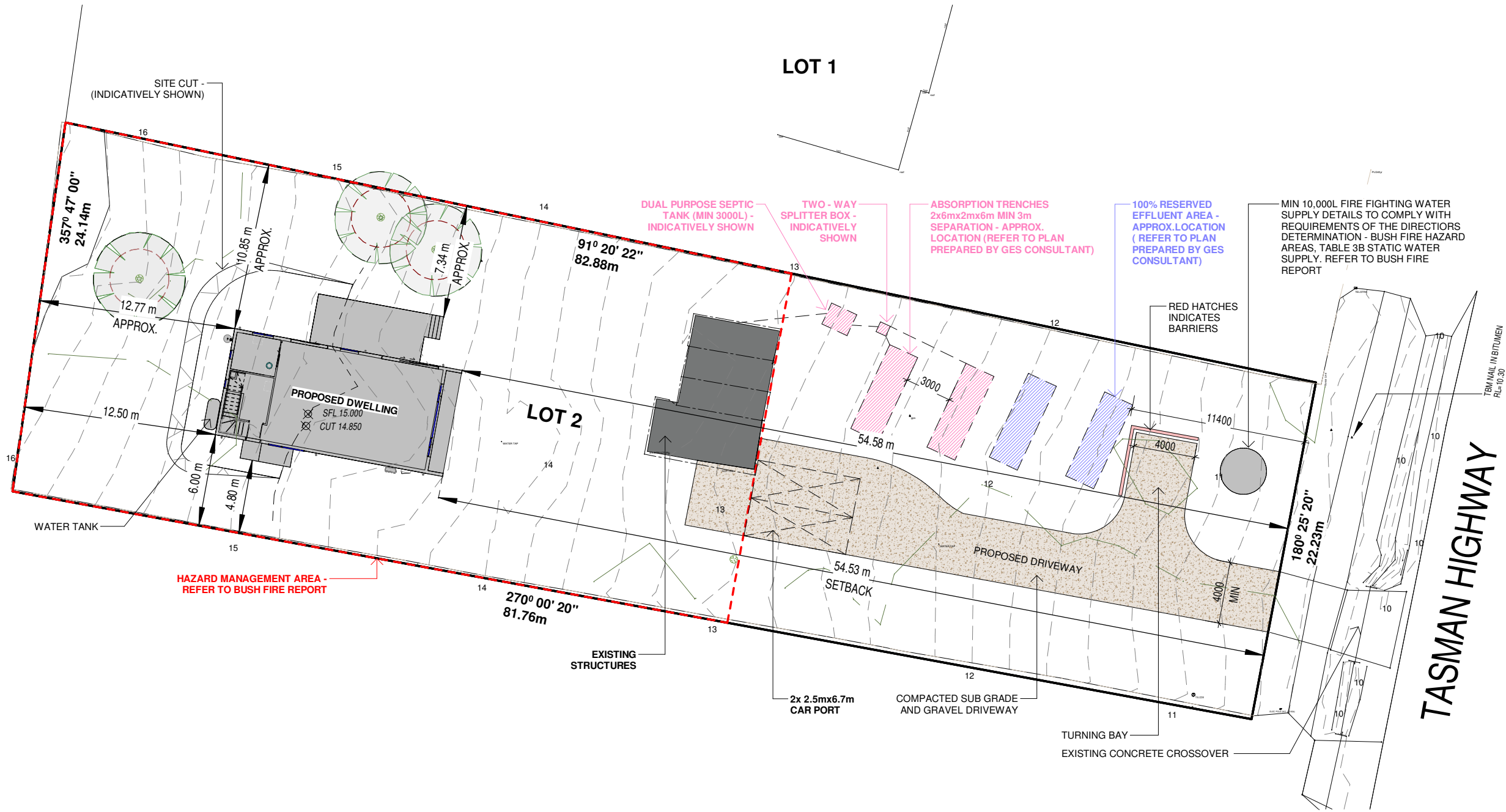
REFER TO NCC VOLUME 2. H8PA(A), H8D2(1), H8D(2) & PART OF THE STANDARD.

TREE LEGEND:

- EXISTING TREES TO BE RETAINED
- TREE PROTECTION ZONE (TPZ)
- STRUCTURAL ROOT ZONE (SRZ)
- TREES TO BE DEMOLISHED

EXISTING & DEMOLITION SITE PLAN
1 : 300

JOB ADDRESS: LOT 2, NO.135 TASMAN HIGHWAY, BEAUMARIS, TAS 7215		CLIENT: GED MCCORMICK AND JILL PARKES		1	SHEET NAME: EXISTING & DEMOLITION SITE PLAN				Copyright © Shed House Australia Pty Ltd ACN 666 853 005. All rights reserved.		
shed	BUILDER: SHED HOUSE AUSTRALIA NEW HOMES	JOB NO: 160-25			REVISION: D-06	DRAWN: KL		PROJECT TYPE:		ELSIE 45° (2-BED) - MODIFIED	
		CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.				REG: DPAD		CODE: SHA	TYPE: NH	ISSUE: S2-B	SHEET NUMBER: 04
					REVISION DATE: 03.06.26		SCALE: 1 : 300@ A3				



PROPOSED SITE PLAN
1:300

TREE LEGEND:	
	EXISTING TREES TO BE RETAINED
	TREE PROTECTION ZONE (TPZ)
	STRUCTURAL ROOT ZONE (SRZ)
	TREES TO BE DEMOLISHED

COVERAGE AREA		
NAME	GROSS AREA	
PROPOSED DWELLING COVERAGE	105 m²	
EXISTING STRUCTURE COVERAGE	56 m²	
PROPOSED CAPORT COVERAGE	34 m²	
	195 m²	
TOTAL SITE COVERAGE		
NAME	GROSS AREA	% OF AREA
REMAINING AREA	1714 m²	90%
SITE COVERAGE	195 m²	10%
	1909 m²	100%
TOTAL SITE AREA		
NAME	GROSS AREA	% OF AREA
SITE AREA	1909 m²	100%

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REFER TO NCC VOLUME 2. H8PA(A), H8D2(1), H8D(2) & PART OF THE STANDARD.

JOB ADDRESS:
LOT 2, NO.135 TASMAN HIGHWAY, BEAUMARIS, TAS 7215



BUILDER:
SHED HOUSE
AUSTRALIA NEW
HOMES

CLIENT:
GED MCCORMICK AND JILL PARKES

JOB NO:
160-25

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.

REVISION:
D-06

SHEET NAME:
PROPOSED SITE PLAN

DRAWN: KL

REG: DPAD

REVISION DATE: 03.06.26

PROJECT TYPE:

CODE: SHA

SCALE: 1:300@ A3

TYPE: NH

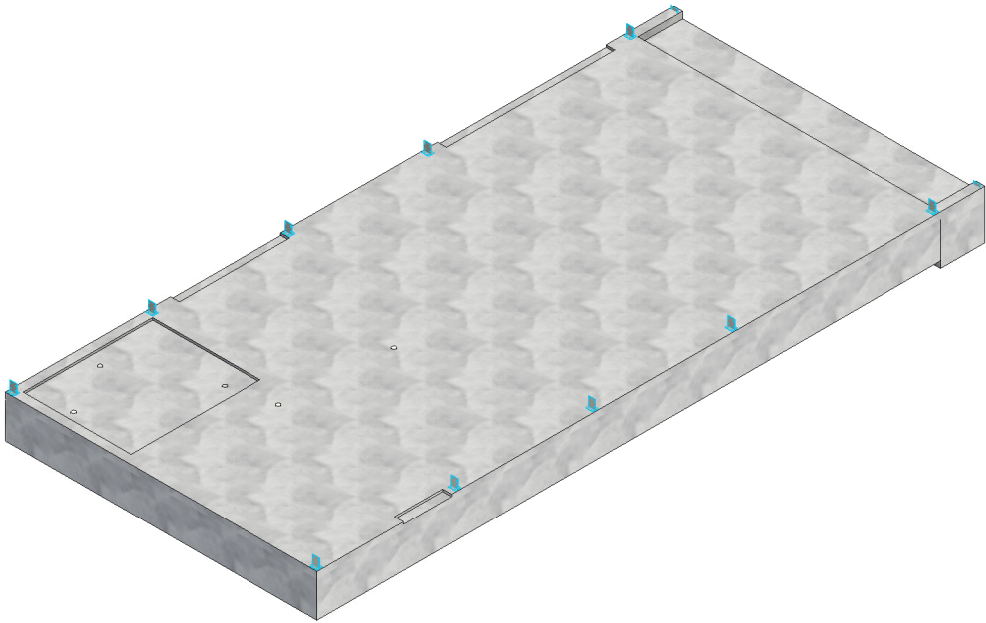
ISSUE: S2-B

SHEET NUMBER:

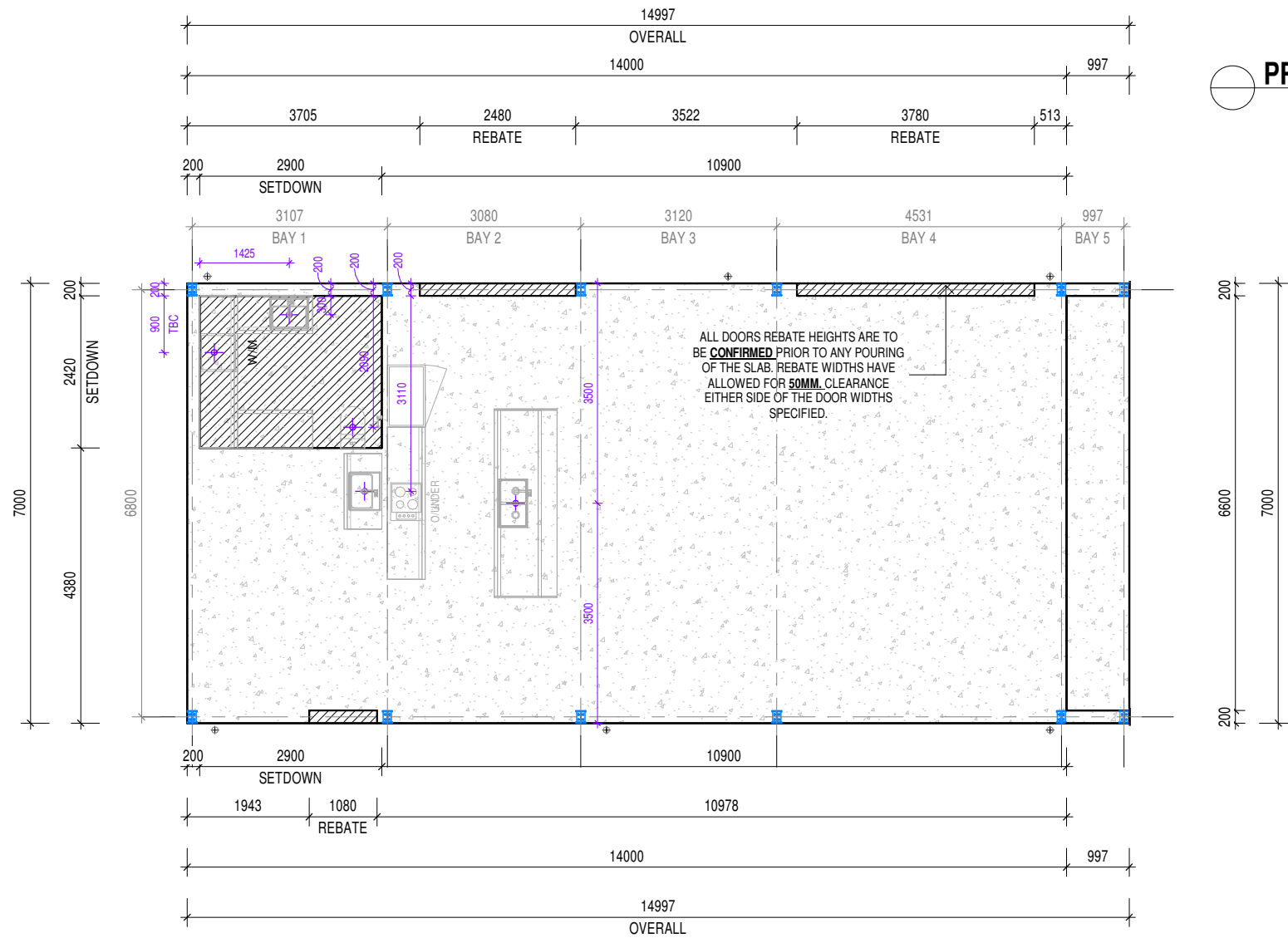
ELSIE 45° (2-BED) - MODIFIED

05

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PROPOSED 3D SLAB



PROPOSED GROUND FLOOR SLAB PLAN
1:100

LEGEND

SLAB REBATES & SETDOWN
ALL SETDOWNS AND SLAB EDGES REBATES FOR EXTERNAL DOORS & WINDOWS ARE TO BE CONFIRMED BY BUILDER PRIOR TO ANY CONSTRUCTION COMMENCES.

A MINIMUM OF -50mm SETDOWN FOR EDGES REBATE & SLAB SETDOWNS ARE INDICATIVE VALUES WHICH SHOULD BE CONFIRMED BY THE BUILDER PRIOR TO ANY POURING OF THE SLAB.

BUILDER SHALL CONFIRM ALL SLAB EDGE SETDOWN REQUIREMENT DEPENDANT ON THE WINDOW & DOOR MANUFACTURER SELECTED.

CONCRETE RAFT SLAB
REFER TO STRUCTURAL ENGINEER'S FOR ALL CONCRETE DETAILS.

GRIDS/PORTAL SET OUT

STRUCTURAL HOLD DOWN BRACKETS
REFER TO STRUCTURAL ENGINEER'S DRAWINGS & SHED HOUSE AUSTRALIA ASSEMBLY MANUAL FOR ALL DETAILS.

STRUCTURAL STEEL PORTALS
REFER TO STRUCTURAL ENGINEER'S DRAWINGS & SHED HOUSE AUSTRALIA ASSEMBLY MANUAL FOR ALL DETAILS.

SLAB PENETRATIONS
BUILDER TO CONFIRM ALL LOCATIONS PRIOR TO POURING SLAB.

FW = FLOOR WASTE
BUILDER TO CONFIRM ALL LOCATIONS PRIOR TO POURING SLAB.

SLAB SETDOWN NOTES:

ALL INSITU SHOWER SET DOWNS HAVE BEEN ALLOWED FOR INSIDE THE ENTIRE SET DOWN OF THE SLAB THAT COVERS THE ENTIRE WET ROOM. REFER TO SLAB PLAN FOR DETAILS.

BUILDER TO CONFIRM ALL DIMENSIONS OF SLAB SET DOWNS PRIOR TO ANY CONSTRUCTION OF THE SLAB IS COMMENCED.

BUILDER TO CONFIRM IF INSITU SHOWER TO HAVE CENTER WASTE POINT OR GRATE DRAIN CONFIGURATION. ALL SLAB PENETRATIONS SHOULD ALLOW FOR THE CORRECT WASTE SELECTION AND ALL PIPEWORK LAGGED WITH A LAYER ABELFLEX EXPANSION JOINT WRAPPING.

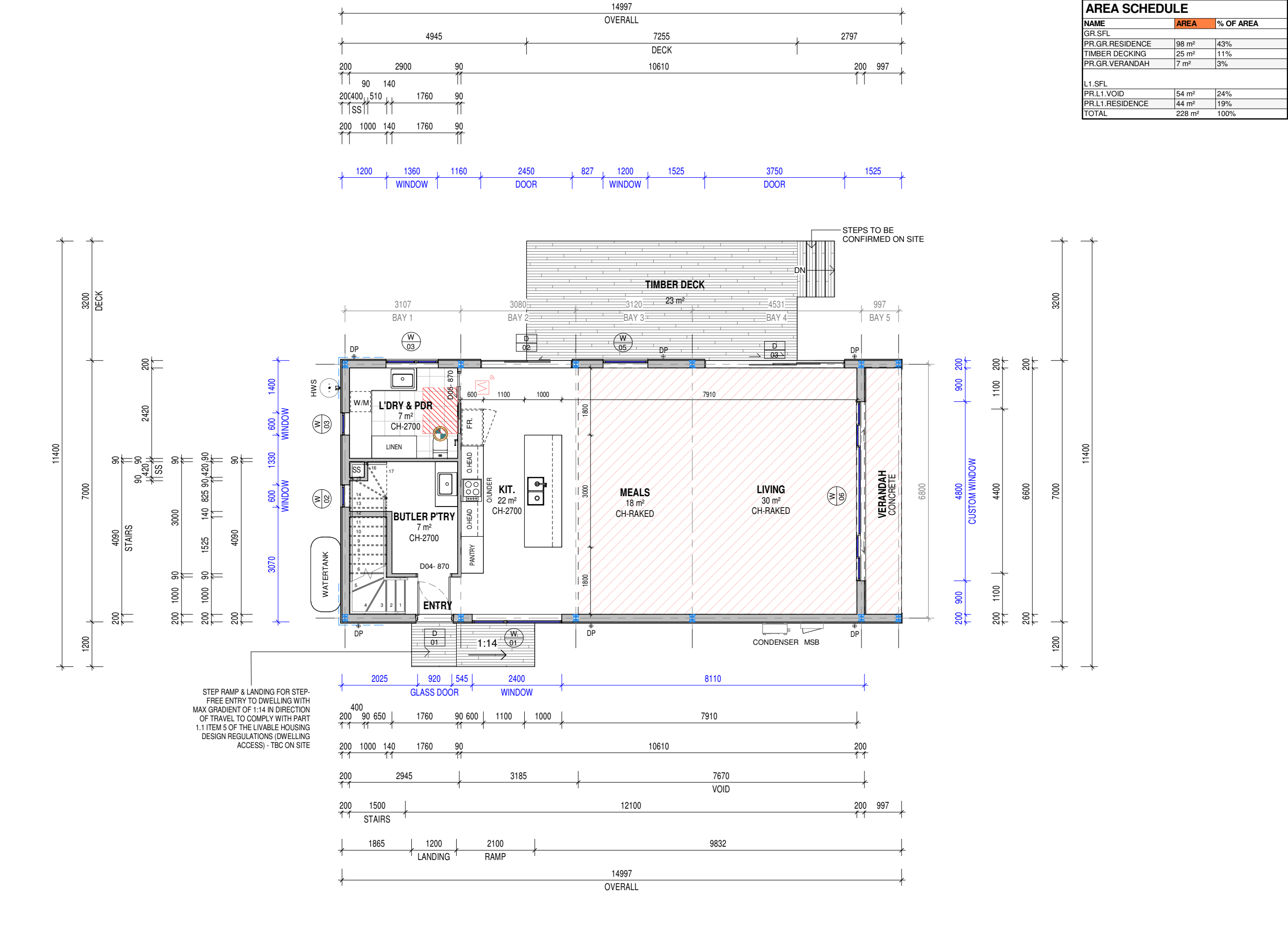
ALL INSITU SHOWER'S SET DOWNS ARE TO HAVE A MIN SLOPE RATIO OF 1:60 MIN.

ALL SLAB SET DOWNS FOR WET AREAS ARE DETAILED ON THE SLAB PLAN LAYOUT. ALL SET DOWNS HAVE ALLOWED FOR MIN OF -50MM. THIS WILL ALLOW FOR SAND & CEMENT SCREED SLOPED TO WASTE POINTS AND FINISH TOLERANCES, DEPENDANT ON SELECTION.

REBATE AND SET DOWNS TO BE INSTALLED IN THE RIGHT LOCATIONS TO ENSURE FLOOR FINISH DOES NOT REQUIRE PATCHING.

BUILDER TO CONFIRM ALL FINISHES WITH CLIENT PRIOR TO POURING SLAB.

JOB ADDRESS: LOT 2, NO.135 TASMAN HIGHWAY, BEAUMARIS, TAS 7215		CLIENT: GED MCCORMICK AND JILL PARKES			SHEET NAME: PROPOSED SLAB PLAN				Copyright © Shed House Australia Pty Ltd ACN 666 853 005. All rights reserved.	
shed	BUILDER: SHED HOUSE AUSTRALIA NEW HOMES	JOB NO: 160-25			REVISION: D-06	DRAWN: KL PROJECT TYPE: ELSIE 45° (2-BED) - MODIFIED				06
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REVISION DATE: 03.06.26		SCALE: 1 : 100@ A3								



AREA NOTE:
AREAS ARE TAKEN FROM THE EXTERNAL FACE OF STRUCTURAL WALL FRAMING. DIMENSIONS FOR INTERNAL ROOMS TAKEN TO INSIDE FACE OF STRUCTURAL WALL BEFORE LINING.

BASE SPECIFICATIONS:

INTERNAL WALL & CEILING FINISHES:

GROUND LEVEL	PAINTED PLASTERBOARD
LOFT/MEZZANINE	PAINTED PLASTERBOARD

INSULATION RATINGS FOR BATTS:

WALLS	R 3.5 - REFER TO ENERGY RATING
CEILING	R 4.0 - REFER TO ENERGY RATING

APPLIANCES LEGEND:

	HEATING/AC UNIT MAKE: REFER TO ENERGY RATING MODEL: REFER TO ENERGY RATING
	HOT WATER SERVICE (HWS) / HEAT PUMP MAKE: REFER TO ENERGY RATING MODEL: REFER TO ENERGY RATING
	COOKTOP MAKE: REFER TO ENERGY RATING MODEL: REFER TO ENERGY RATING
	OVEN MAKE: TBC MODEL: TBC

LEGEND:

	DOWNPIPES LOCATIONS
	CEILING EXHAUST FANS
	SMOKE ALARM TO COMPLY WITH NCC REQUIREMENTS AND AS 3786
	1200mm x 900mm CIRCULATION NCC COMPLIANCE
	HATCH INDICATES RAKED CEILINGS
	HATCH INDICATES DROPPED CEILINGS / BULKHEADS
	EXTERNAL WINDOW SHROUD
	STRUCTURAL STEEL PORTAL
	STRUCTURAL BRACING

WINDOW & DOOR NOTES:

ALL EXTERNAL WINDOW & DOOR HEAD HEIGHTS REFER TO WINDOW & DOOR SCHEDULES.

ALL EXTERNAL DOORS & WINDOW SLAB REBATES, REFER TO WINDOW & DOOR SCHEDULES. BUILDER TO REFER TO WINDOW & DOOR MANUFACTURERS SET DOWN HEIGHTS. BUILDER TO CONFIRM THESE DETAILS PRIOR TO POURING THE SLAB & TO ALLOW FOR PACKING IF REQUIRED.

30MM CLEARANCE EITHER SIDE OF DOOR FRAME SHOULD BE ALLOWED FOR PACKING. ALL EXTERNAL WINDOW & DOORS ARE TO BE FLASHED ACCORDINGLY, & TO MANUFACTURERS INSTALLATIONS SPECIFICATIONS.

ALL EXTERNAL WINDOW & DOOR SIZES ARE SHOWN AS NOMINAL. LIFT OFF HINGES TO WC DOORS. BUILDER TO USE WINDOW MANUFACTURERS NEAREST STOCK SIZES & ALLOW FOR REVEALS & OPENING TOLERANCES, MIN 20MM CLEARANCE AROUND WINDOW & DOOR FRAMES TO ALLOW FOR PACKING AND FLASHING REQUIREMENTS.

WALL CLADDING NOTES:
ALL EXTERNAL CLADDING IS TO BE INSTALLED TO THE MANUFACTURERS SPECIFICATIONS.

ANY STEEL SHEET CLADDING DIRECT FIXED TO STEEL WALL GIRTS ARE TO HAVE A SINGLE LAYER OF THERMAPE™ THERMAL BREAK & A SINGLE LAYER OF WALL SISALATION WRAP JH VAPA-WRAP & REFER TO SHA ASSEMBLY MANUAL.

ANY FIBRE CEMENT SHEET CLADDING IS REQUIRED TO FIX A WALL BATTEN TO MANUFACTURERS SPECS, AND HAVE A SINGLE LAYER OF WALL SISALATION ALONG THE ENTIRE WALL RUN.

EXTERNAL WALL & AREA NOTES:
ALL EXTERNAL WALL DIMENSIONS ARE MEASURED TO EXTERNAL FACE OF STRUCTURAL FRAME AND DOES NOT INCLUDE THICKNESS OF THE FINISHES. AREA SCHEDULES ARE TAKEN FROM THE EXTERNAL PART OF THE EXTERNAL WALL.

AREA SCHEDULE		
NAME	AREA	% OF AREA
GR.SFL		
PR.GR.RESIDENCE	98 m²	43%
TIMBER DECKING	25 m²	11%
PR.GR.VERANDAH	7 m²	3%
L1.SFL		
PR.L1.VOID	54 m²	24%
PR.L1.RESIDENCE	44 m²	19%
TOTAL	228 m²	100%

AREA NOTE:
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BASE SPECIFICATIONS:

INTERNAL WALL & CEILING FINISHES:

GROUND LEVEL	PAINTED PLASTERBOARD
LOFT/MEZZANINE	PAINTED PLASTERBOARD
INSULATION RATINGS FOR BATTS:	
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APPLIANCES LEGEND:

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	HOT WATER SERVICE (HWS) / HEAT PUMP MAKE: REFER TO ENERGY RATING MODEL: REFER TO ENERGY RATING
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LEGEND:

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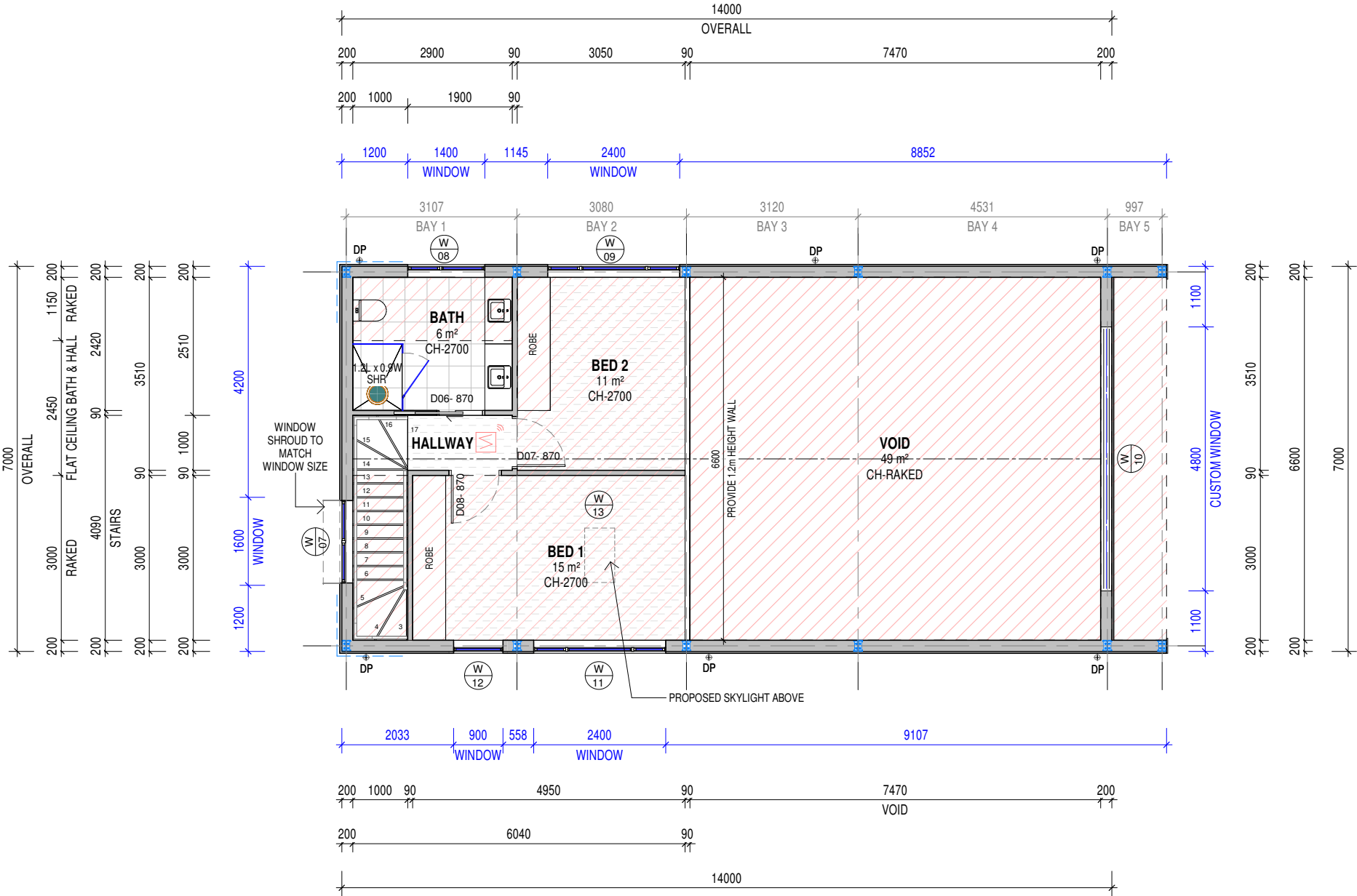
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REVISION:
D-06

SHEET NAME:
PROPOSED LEVEL 1 FLOOR PLAN

DRAWN: KL

REG: DPAD

REVISION DATE: 03.06.26

PROJECT TYPE:

CODE: SHA

SCALE: 1 : 100@ A3

TYPE: NH

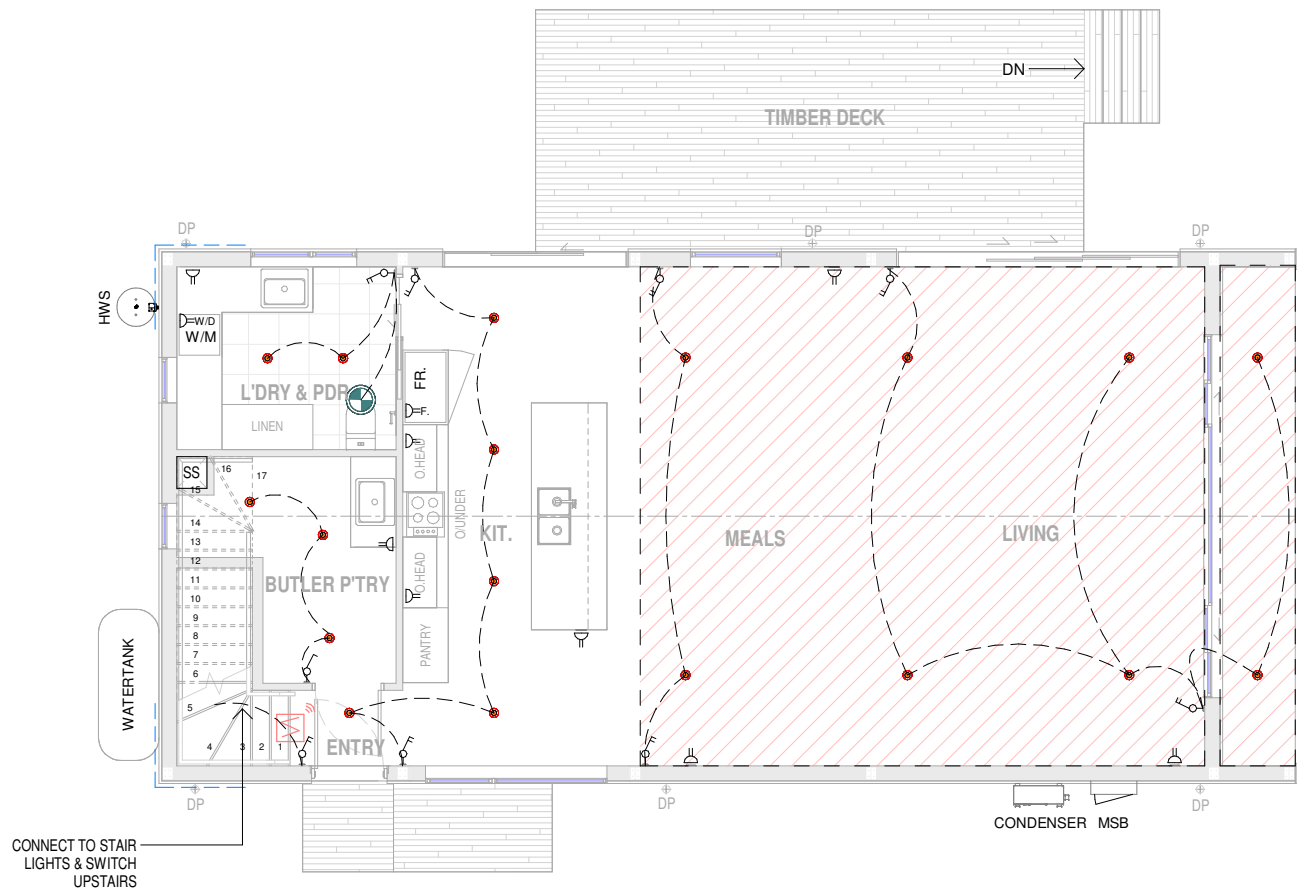
ISSUE: S2-B

ELSIE 45° (2-BED) - MODIFIED

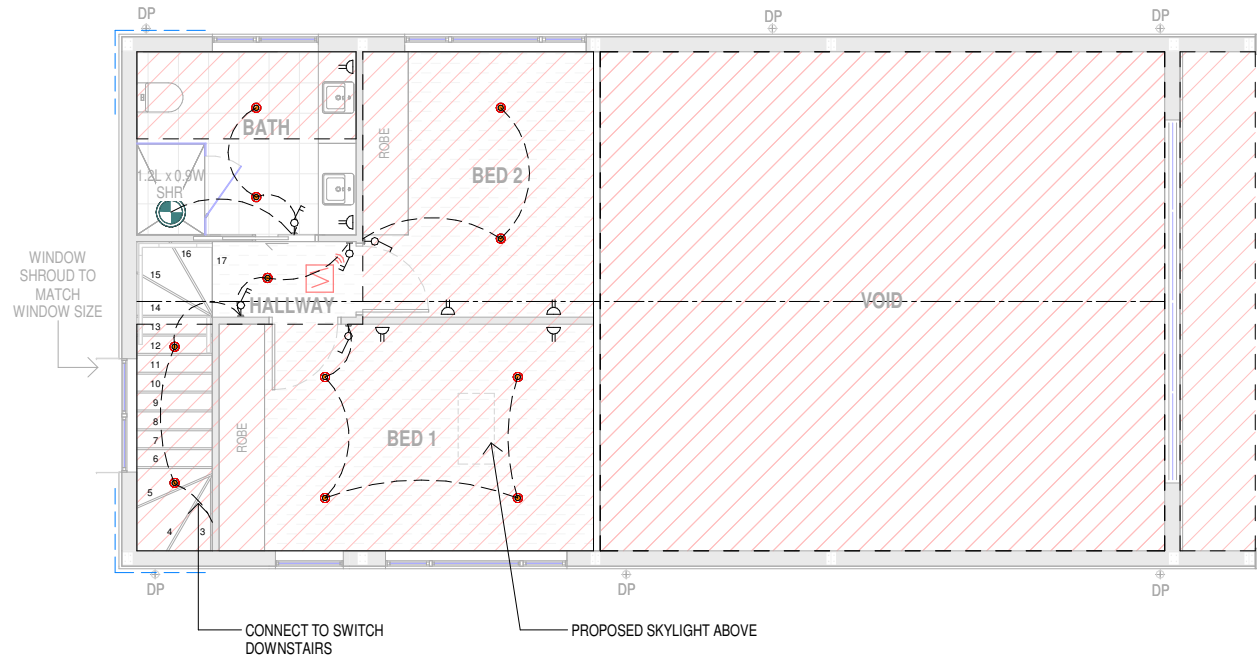
SHEET NUMBER:

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08



PROPOSED GROUND ELECTRICAL & LIGHTING PLAN
1 : 100



PROPOSED FIRST ELECTRICAL & LIGHTING FLOOR PLAN
1 : 100

ELECTRICAL LEGEND

- 1 SWITCH
- 2 SWITCHES
- 3 SWITCHES
- 4 SWITCHES
- POWERPOINT - SINGLE
- POWERPOINT - DOUBLE
- POWERPOINT - HARDWIRED
- POWERPOINT - ESSENTIAL
- POWERPOINT - USB
- POWERPOINT - WATERPROOF
- POWERPOINT - DOUBLE + USB
- POWERPOINT - WASHING MACHINE/DRYER
- POWERPOINT - DISHWASHER
- POWERPOINT - UNDER BENCH
- POWERPOINT - OVEN
- POWERPOINT - RANGE HOOD
- DATA - SINGLE
- DATA - DOUBLE
- CEILING EXHAUST FANS (TO ATMOSPHERE)
- CCTV CAMERA
- INTERCOM

RCP/LIGHTING LEGEND

- DOWNLIGHTS
- DIRECTION DOWNLIGHTS
- BATTEN LIGHTS
- FLUORESCENT LIGHTS
- WALL MOUNT LIGHTS
- CEILING FANS
- SMOKE ALARM TO COMPLY WITH NCC REQUIREMENTS AND AS 3786
- ELECTRICAL CABLE

COORDINATION OF SERVICES NOTE:

COORDINATE ALL ARCHITECTURAL DRAWINGS WITH THOSE PROVIDED BY OTHER DISCIPLINES, INCLUDING BUT NOT LIMITED TO:

- ELECTRICAL
- FIRE
- MECHANICAL
- HYDRAULIC
- STRUCTURAL
- CIVIL
- LANDSCAPE
- LAND SURVEY

NOTE :
INDICATIVELY SHOWN .TO BE FURTHER
CONFIRMED POST DA

ALL DOCUMENTS TO BE READ IN CONJUNCTION WITH & COMPLY WITH ALL REPORTS INCLUDING BUT NOT LIMITED TO BLDG SURVEYOR, ESD REPORTS & ACOUSTIC REPORTS).

JOB ADDRESS:
LOT 2, NO.135 TASMAN HIGHWAY, BEAUMARIS, TAS 7215



BUILDER:
SHED HOUSE
AUSTRALIA NEW
HOMES

CLIENT:
GED MCCORMICK AND JILL PARKES

JOB NO:
160-25

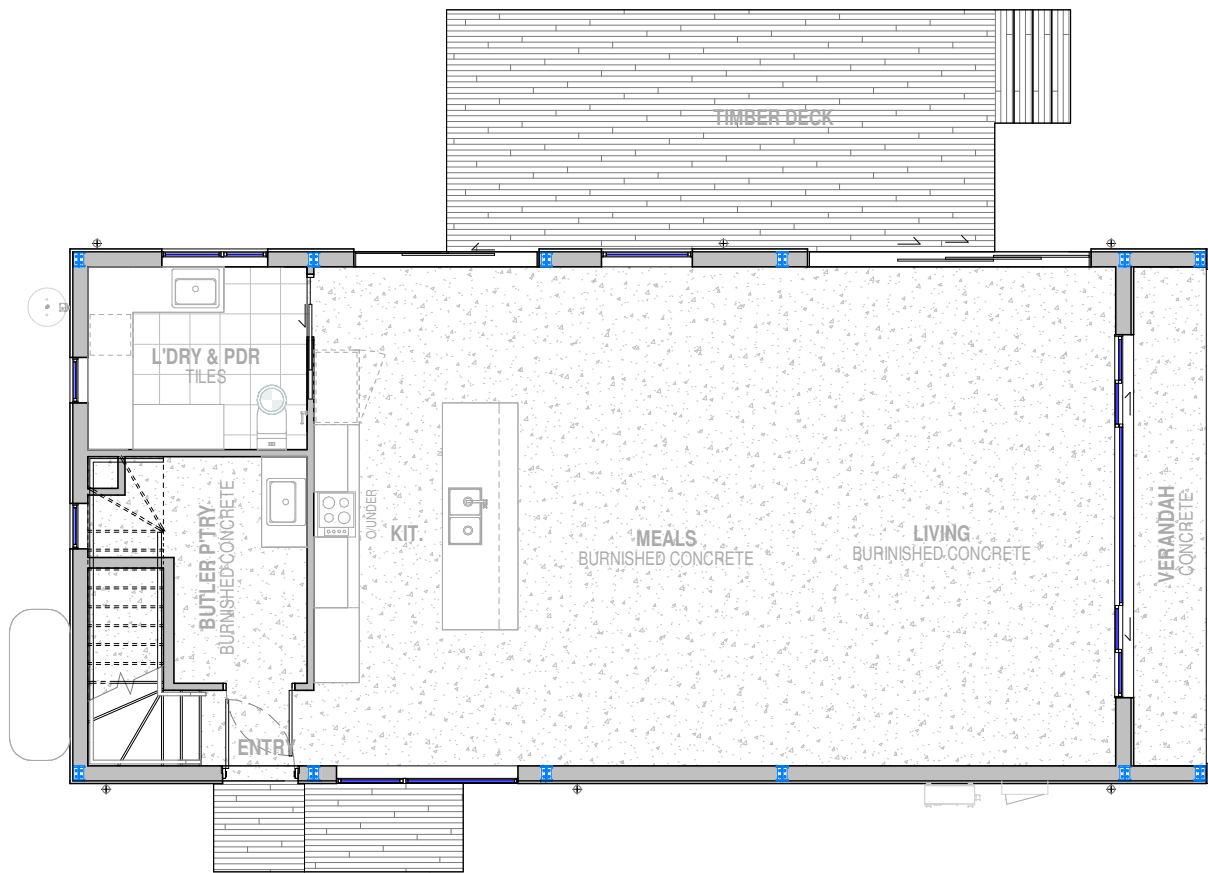
CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.

REVISION:
D-06

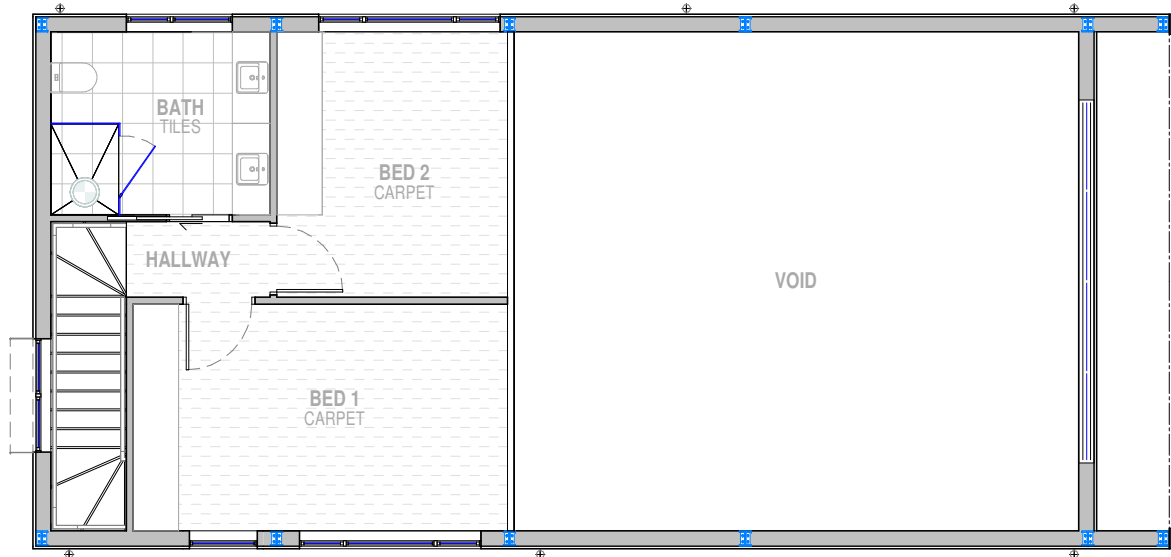


SHEET NAME:
PROPOSED ELECTRICAL & LIGHTING PLANS

DRAWN:	KL	PROJECT TYPE:	ELSIE 45° (2-BED) - MODIFIED				SHEET NUMBER:	10
REG:	DPAD	CODE:	SHA	TYPE:	NH	ISSUE:	S2-B	
REVISION DATE:	03.06.26	SCALE:	1 : 100@ A3					



PROPOSED GROUND FLOOR COVERINGS
1 : 100



PROPOSED FIRST FLOOR COVERINGS
1 : 100

ELECTRICAL LEGEND

- 1 SWITCH
- 2 SWITCHES
- 3 SWITCHES
- 4 SWITCHES
- POWERPOINT - SINGLE
- POWERPOINT - DOUBLE
- POWERPOINT - HARDWIRED
- POWERPOINT - ESSENTIAL
- POWERPOINT - USB
- POWERPOINT - WATERPROOF
- POWERPOINT - DOUBLE + USB
- POWERPOINT - WASHING MACHINE/DRYER
- POWERPOINT - DISHWASHER
- POWERPOINT - UNDER BENCH
- POWERPOINT - OVEN
- POWERPOINT - RANGE HOOD
- DATA - SINGLE
- DATA - DOUBLE
- CEILING EXHAUST FANS (TO ATMOSPHERE)
- CCTV CAMERA
- INTERCOM

RCP/LIGHTING LEGEND

- DOWNLIGHTS
- DIRECTION DOWNLIGHTS
- BATTEN LIGHTS
- FLUORESCENT LIGHTS
- WALL MOUNT LIGHTS
- CEILING FANS
- SMOKE ALARM TO COMPLY WITH NCC REQUIREMENTS AND AS 3786
- ELECTRICAL CABLE

COORDINATION OF SERVICES NOTE:

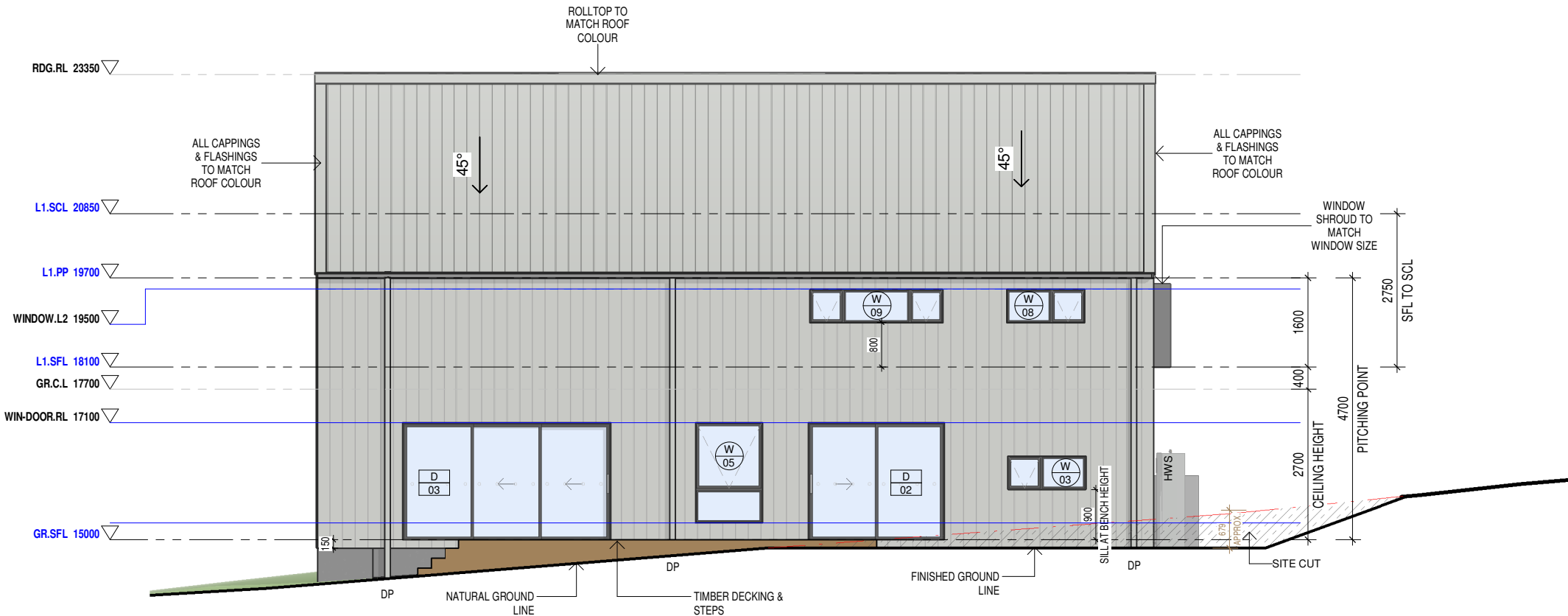
COORDINATE ALL ARCHITECTURAL DRAWINGS WITH THOSE PROVIDED BY OTHER DISCIPLINES, INCLUDING BUT NOT LIMITED TO:

- ELECTRICAL
- FIRE
- MECHANICAL
- HYDRAULIC
- STRUCTURAL
- CIVIL
- LANDSCAPE
- LAND SURVEY

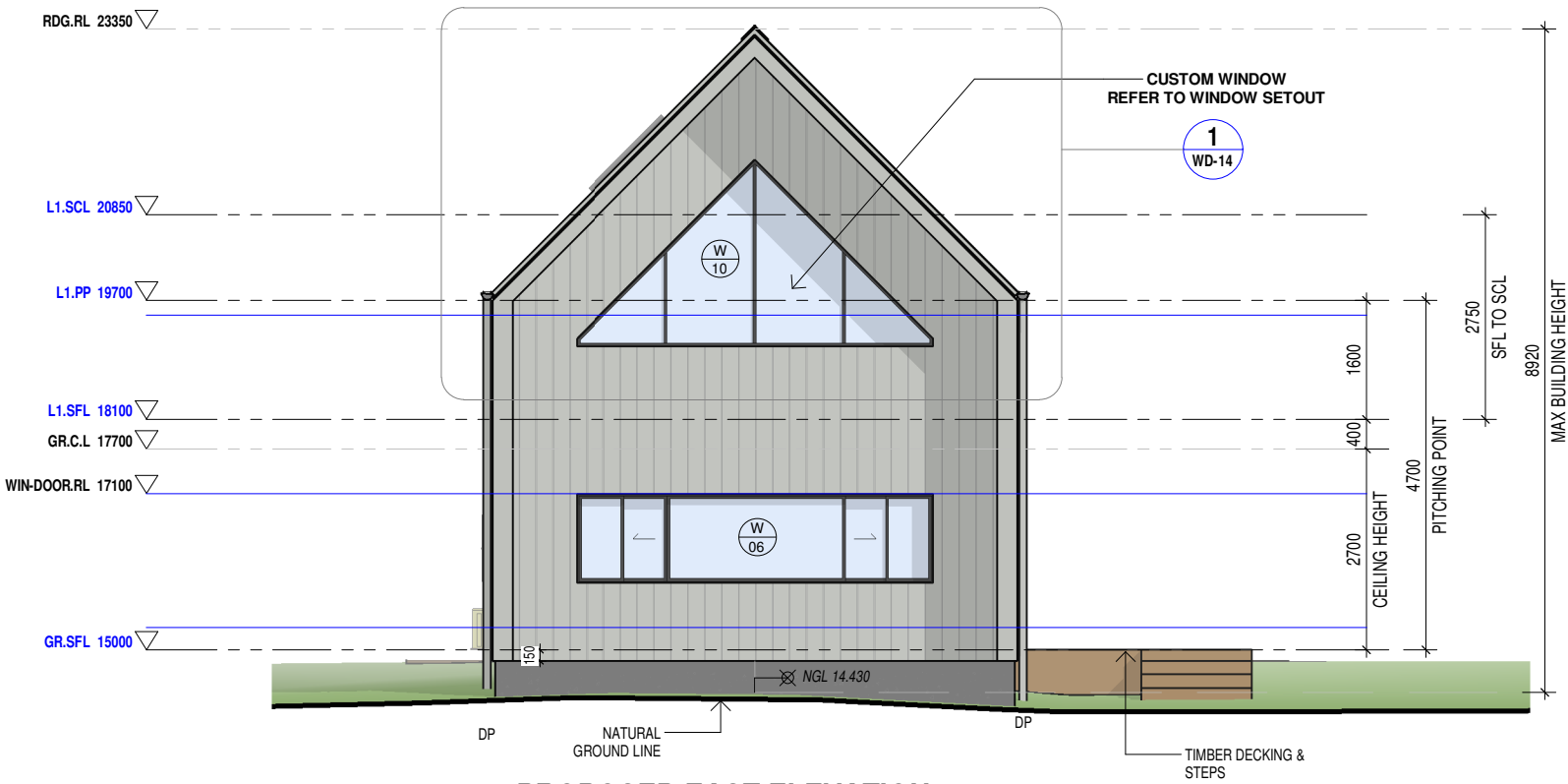
NOTE :

INDICATIVELY SHOWN .TO BE FURTHER CONFIRMED POST DA

ALL DOCUMENTS TO BE READ IN CONJUNCTION WITH & COMPLY WITH ALL REPORTS INCLUDING BUT NOT LIMITED TO BLDG SURVEYOR, ESD REPORTS & ACOUSTIC REPORTS).



PROPOSED NORTH ELEVATION
1 : 100



PROPOSED EAST ELEVATION
1 : 100

LEGEND	
	SITE CUT
	GLASS/GLAZING
	SITE FILL
	NATURAL GROUND LINE

ABBREVIATIONS:	
RDG.RL	RIDGE RELATIVE LEVEL
L1.SFL	LEVEL 1 STRUCTURAL FLOOR LEVEL
GR.CL	GROUND CEILING LEVEL
WIN-DOOR.RL	WINDOW & DOOR RELATIVE LEVEL
GR.SFL	GROUND FLOOR STRUCTURAL FLOOR
CL	CEILING HEIGHT LEVEL
HWS	HOT WATER SERVICE

WINDOW SIZE NOTE:
WINDOWS AND DOOR SIZES SHOWN ARE NOMINAL. BUILDER TO USE WINDOW MANUFACTURER'S NEAREST STOCK SIZES.

FIRST FLOOR WINDOWS NOTE:
FALL PREVENTION SHALL BE PROVIDED TO A BEDROOM WINDOW WHEN THE OPENABLE PORTION OF THE WINDOW IS LESS THAN 1700mm ABOVE THE FLOOR LEVEL AND THE FLOOR BELOW. THE WINDOW IS 2.0m OR MORE ABOVE THE SURFACE BENEATH IN ACCORDANCE WITH NCC 2022 PART H5P2 OPTIONS:

1. WINDOW OPENING SHALL NOT EXCEED 125mm, OR
2. THE OPENABLE PORTION PROTECTED WITH A MECHANICALLY FIXED METAL SCREEN (CAPABLE OF RESISTING 250N HORIZONTAL ACTION)

*IF THE SCREEN OR DEVICE IS ABLE TO BE REMOVED, UNLOCKED OR OVERRIDDEN, THE WINDOW SHALL BE FITTED WITH A CHILD RESISTANT DEVICE.

OTHER WINDOWS ARE REQUIRED TO HAVE BARRIER OF NOT LESS THAN 865mm ABOVE THE FLOOR LEVEL WHEN THE OPENABLE WINDOW IS 2m OR MORE ABOVE THE SURFACE BENEATH THE WINDOW.

TIMBER FRAMING NOTE:
ALL INTERNAL WALL FRAMING TO BE PRE-FABRICATED TO MANUFACTURER'S SPECIFICATIONS AND IN ACCORDANCE WITH CURRENT NCC & COMPLY TO AS1684 - 2021.

EXTERNAL CLADDING NOTE:
ALL EXTERNALL WALL DIMENSIONS ARE MEASURED TO EXTERNAL FACE OF STRUCTURAL FRAME AND DOES NOT INCLUDE THICKNESS OF THE FINISHES.

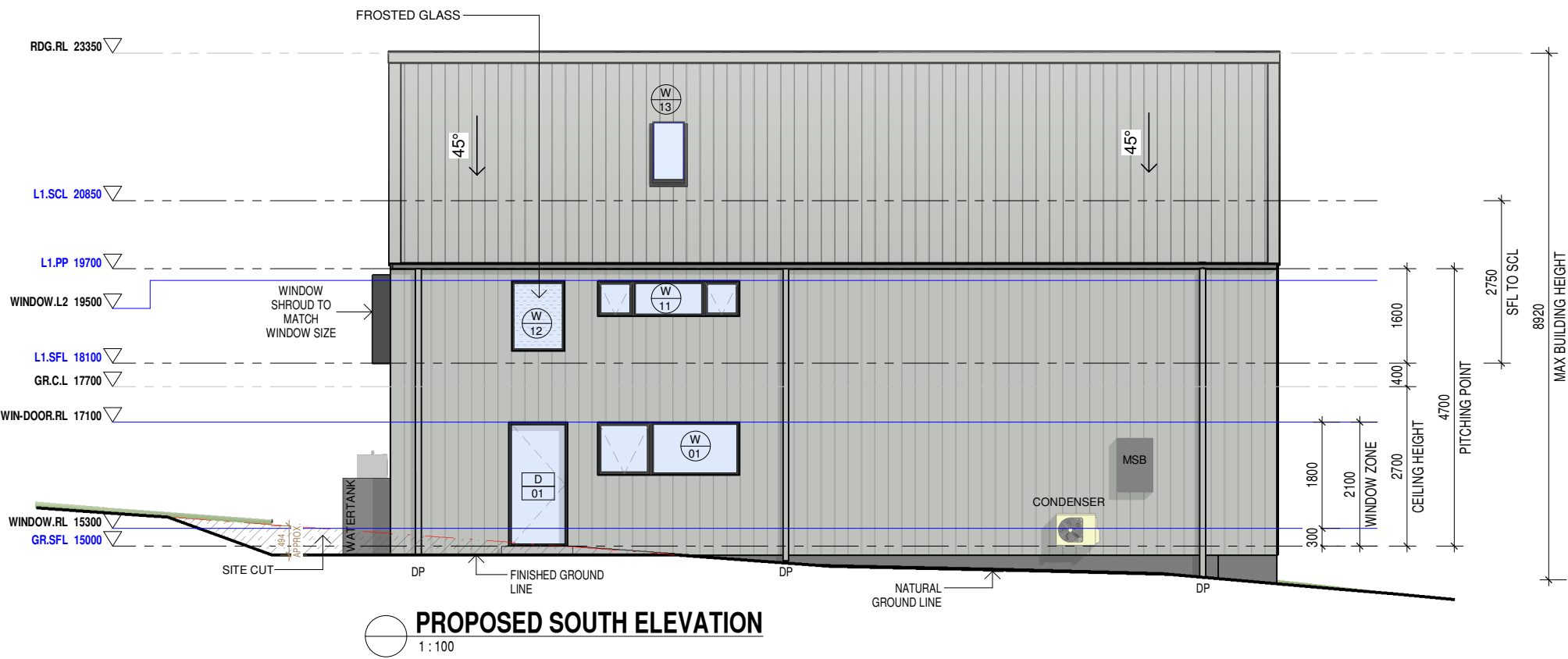
WINDOW & DOOR OPENING NOTE:
REFER TO DOOR & WINDOW SCHEDULES FOR SIZES INCLUDING HEAD & SILL HEIGHTS.

WINDOW MANUFACTURER TO ENSURE THE WINDOWS PERFORMANCE HAS BEEN REVIEWED ON THE ENERGY RATING REPORT.

BALCONY CONSTRUCTION:
BALCONIES TO BE MINIMUM 50mm STEP DOWN FROM FIRST FLOOR LEVEL AND CONSTRUCTED USING COMPRESSED SHEET WITH TILING OVER.

BALCONIES TO BE TANKED WITH AN APPROVED SYSTEM, FALL TO BE PROVIDED AND DRAINED. BALCONIES TO BE WATERPROOFED TO MANUFACTURERS SPECIFICATIONS. TO COMPLY WITH AS-4654.

JOB ADDRESS: LOT 2, NO.135 TASMAN HIGHWAY, BEAUMARIS, TAS 7215		CLIENT: GED MCCORMICK AND JILL PARKES		SHEET NAME: PROPOSED ELEVATIONS - 1					Copyright © Shed House Australia Pty Ltd ACN 666 853 005. All rights reserved.	
shed	BUILDER: SHED HOUSE AUSTRALIA NEW HOMES	JOB NO: 160-25	REVISION: D-06	DRAWN: KL PROJECT TYPE: ELSIE 45° (2-BED) - MODIFIED					SHEET NUMBER: 12	
		CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.		REG: DPAD CODE: SHA TYPE: NH ISSUE: S2-B						
				REVISION DATE: 03.06.26 SCALE: 1 : 100@ A3						



LEGEND

SITE CUT

SITE FILL

NATURAL GROUND LINE

GLASS/GLAZING

ABBREVIATIONS:

RDG.RL	RIDGE RELATIVE LEVEL
L1.SFL	LEVEL 1 STRUCTURAL FLOOR LEVEL
GR.CL	GROUND CEILING LEVEL
WIN-DOOR.RL	WINDOW & DOOR RELATIVE LEVEL
GR.SFL	GROUND FLOOR STRUCTURAL FLOOR
CL	CEILING HEIGHT LEVEL
HWS	HOT WATER SERVICE

WINDOW SIZE NOTE:

WINDOWS AND DOOR SIZES SHOWN ARE NOMINAL. BUILDER TO USE WINDOW MANUFACTURER'S NEAREST STOCK SIZES.

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FALL PREVENTION SHALL BE PROVIDED TO A BEDROOM WINDOW WHEN THE OPENABLE PORTION OF THE WINDOW IS LESS THAN 1700mm ABOVE THE FLOOR LEVEL AND THE FLOOR BELOW. THE WINDOW IS 2.0m OR MORE ABOVE THE SURFACE BENEATH IN ACCORDANCE WITH NCC 2022 PART H5P2 OPTIONS:

1. WINDOW OPENING SHALL NOT EXCEED 125mm, OR
2. THE OPENABLE PORTION PROTECTED WITH A MECHANICALLY FIXED METAL SCREEN (CAPABLE OF RESISTING 250N HORIZONTAL ACTION)

*IF THE SCREEN OR DEVICE IS ABLE TO BE REMOVED, UNLOCKED OR OVERRIDDEN, THE WINDOW SHALL BE FITTED WITH A CHILD RESISTANT DEVICE.

OTHER WINDOWS ARE REQUIRED TO HAVE BARRIER OF NOT LESS THAN 865mm ABOVE THE FLOOR LEVEL WHEN THE OPENABLE WINDOW IS 2m OR MORE ABOVE THE SURFACE BENEATH THE WINDOW.

TIMBER FRAMING NOTE:

ALL INTERNAL WALL FRAMING TO BE PRE-FABRICATED TO MANUFACTURER'S SPECIFICATIONS AND IN ACCORDANCE WITH CURRENT NCC & COMPLY TO AS1684 - 2021.

EXTERNAL CLADDING NOTE:

ALL EXTERNALL WALL DIMENSIONS ARE MEASURED TO EXTERNAL FACE OF STRUCTURAL FRAME AND DOES NOT INCLUDE THICKNESS OF THE FINISHES.

WINDOW & DOOR OPENING NOTE:

REFER TO DOOR & WINDOW SCHEDULES FOR SIZES INCLUDING HEAD & SILL HEIGHTS.

WINDOW MANUFACTURER TO ENSURE THE WINDOWS PERFORMANCE HAS BEEN REVIEWED ON THE ENERGY RATING REPORT.

BALCONY CONSTRUCTION:

BALCONIES TO BE MINIMUM 50mm STEP DOWN FROM FIRST FLOOR LEVEL AND CONSTRUCTED USING COMPRESSED SHEET WITH TILING OVER.

BALCONIES TO BE TANKED WITH AN APPROVED SYSTEM, FALL TO BE PROVIDED AND DRAINED. BALCONIES TO BE WATERPROOFED TO MANUFACTURERS SPECIFICATIONS. TO COMPLY WITH AS-4654.

DOOR SCHEDULE

ALL OPENING TOLERANCES ARE TO BE ADDED EITHER SIDE & ABOVE THE REVEAL TO ALLOW FOR REQUIRED PACKING. ALL REBATE SILLS, AN ALLOWANCE OF 50MM SET DOWN IN SLAB HEIGHT HAS BEEN ALLOWED FOR. BUILDER TO CONFIRM SET DOWN HEIGHTS ARE SUFFICIENT & SU...

MARK	HEIGHT	WIDTH	SILL HEIGHT	HEAD HEIGHT	LOCATION	OPERATION	OPENING TOLERANCE	REBATE SILL
GR.SFL								
01	2100	920	0	2100	Entry	Hinged	+20	Yes
02	2100	2450	0	2100	Kitchen	Sliding	+20	Yes
03	2100	3750	0	2100	Living	Sliding	+20	Yes
04	2040	870	0	2080	Butler P'try	Swing	+20	
05	2040	870	0	2080	L'dry	Cavity Slider	+20	
L1.SFL								
06	2040	870	0	2080	Bathroom	Cavity Slider	+20	
07	2040	870	0	2080	Bed 2	Swing	+20	
08	2040	870	0	2080	Bed 1	Swing	+20	

WINDOW SCHEDULE

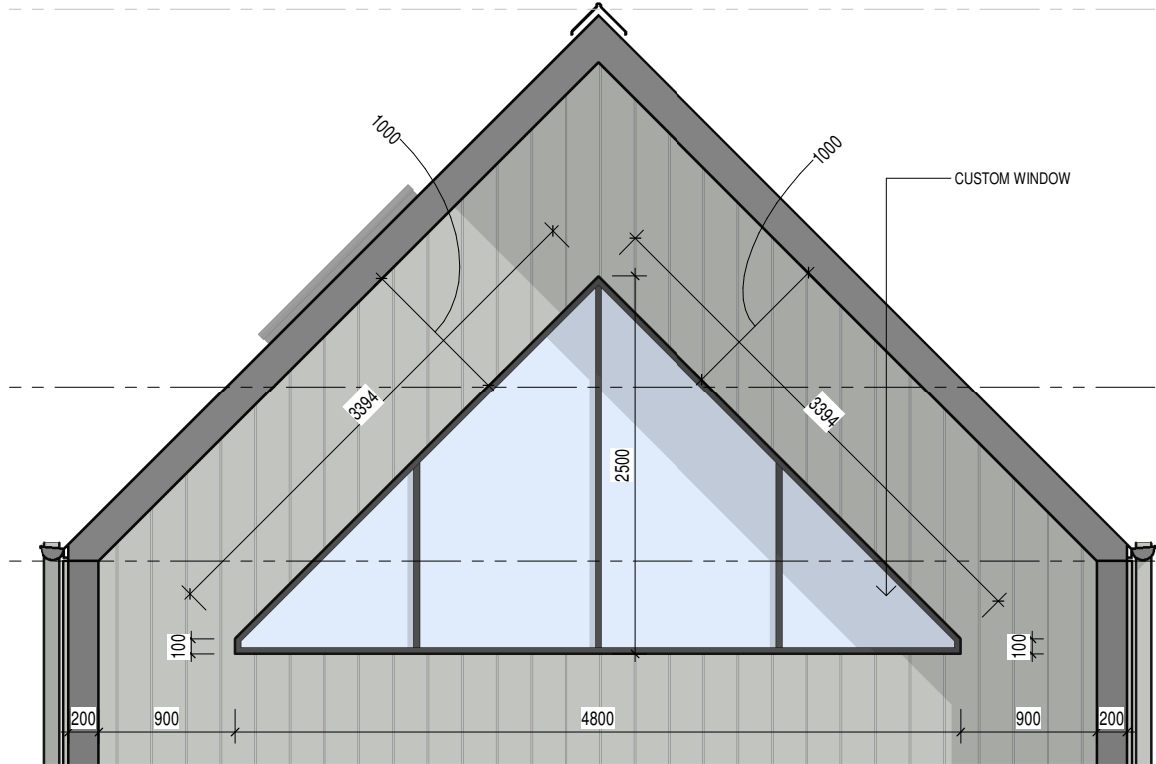
ALL OPENING TOLERANCES ARE TO BE ADDED EITHER SIDE & ABOVE THE REVEAL TO ALLOW FOR REQUIRED PACKING. ALL REBATE SILLS, AN ALLOWANCE OF 50MM SET DOWN IN SLAB HEIGHT HAS BEEN ALLOWED FOR. BUILDER TO CONFIRM SET DOWN HEIGHTS ARE...

MARK	HEIGH T	WIDT H	SILL HEIGHT	HEAD HEIGHT	LOCATION	OPERATION	OPENING TOLERANCE	GLAZING NOTE	COMMENTS
GR.SFL									
01	900	2400	1200	2100	Kitchen	Awning	+20	Clear Glass	Double Glaze
02	1200	600	900	2100	Butler P'try	Awning	+20	Clear Glass	Double Glaze
03	600	1400	900	1500	L'dry & Pdr	Awning	+20	Clear Glass	Double Glaze
03	1200	600	900	2100	L'dry & Pdr	Awning	+20	Clear Glass	Double Glaze
05	1800	1200	300	2100	Meals	Awning	+20	Clear Glass	Double Glaze
06	1200	4800	900	2100	Living	Sliding	+20	Clear Glass	Double Glaze
L1.SFL									
07	1500	1500	0	1500	Stairs	Awning	+20	Clear Glass	Double Glaze
08	600	1400	800	1400	Bath	Awning	+20	Clear Glass	Safety Glass
09	600	2400	800	1400	Bed 2	Awning	+20	Clear Glass	Double Glaze
10	2500	4800	986	3486	Void	Fixed	+20		Refer to Window Setout
11	600	2400	800	1400	Bed 1	Awning	+20	Clear Glass	Double Glaze
12	1200	900	200	1400	Bed 1	Fixed	+20	Obscured	Double Glaze

RDG.RL 23350

L1.SCL 20850

L1.PP 19700



WINDOW SETOUT
1 : 50

NOTE :

GP GLASS MANUFACTURER - CLIENT TO BE CONFIRMED

BUILDER IS TO INSTALL ALL WINDOWS & DOORS SUPPLIED BY THE SELECTED MANUFACTURER

TO ALL SPECIFICATIONS & DETAILS SPECIFIED FOR BOTH SLAB SETDOWNS / FLASHING'S & STANDARD INSTALLATION REQUIREMENTS.

GLAZING NOTES:

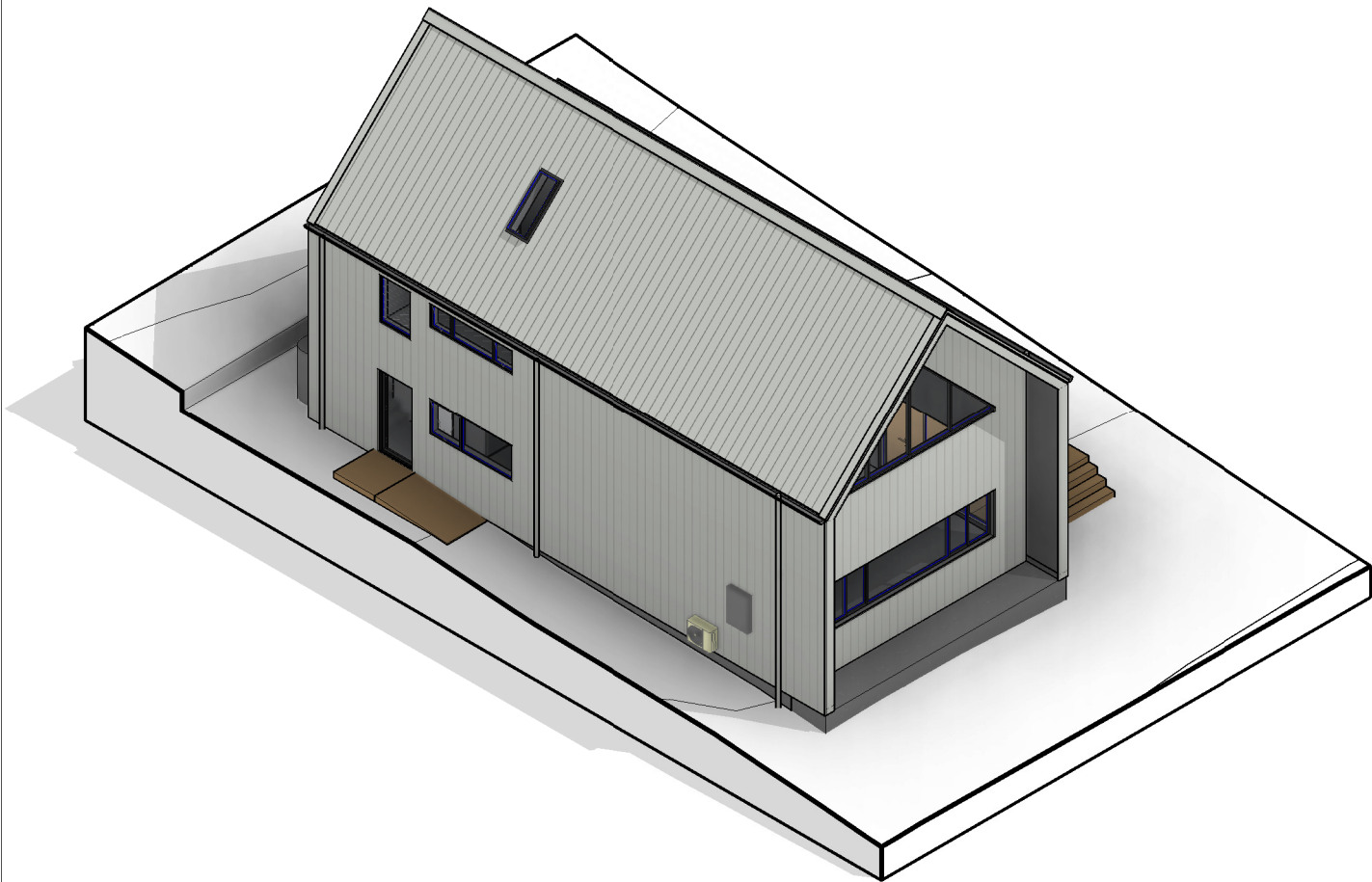
GLAZING, INCLUDING SAFETY GLAZING, SHALL BE INSTALLED TO A SIZE, TYPE AND THICKNESS SO AS TO COMPLY WITH:

BCA PART 3.6 FOR CLASS 1 AND 10 BUILDINGS WITHIN A DESIGN WIND SPEED OF NOT MORE THAN N3;

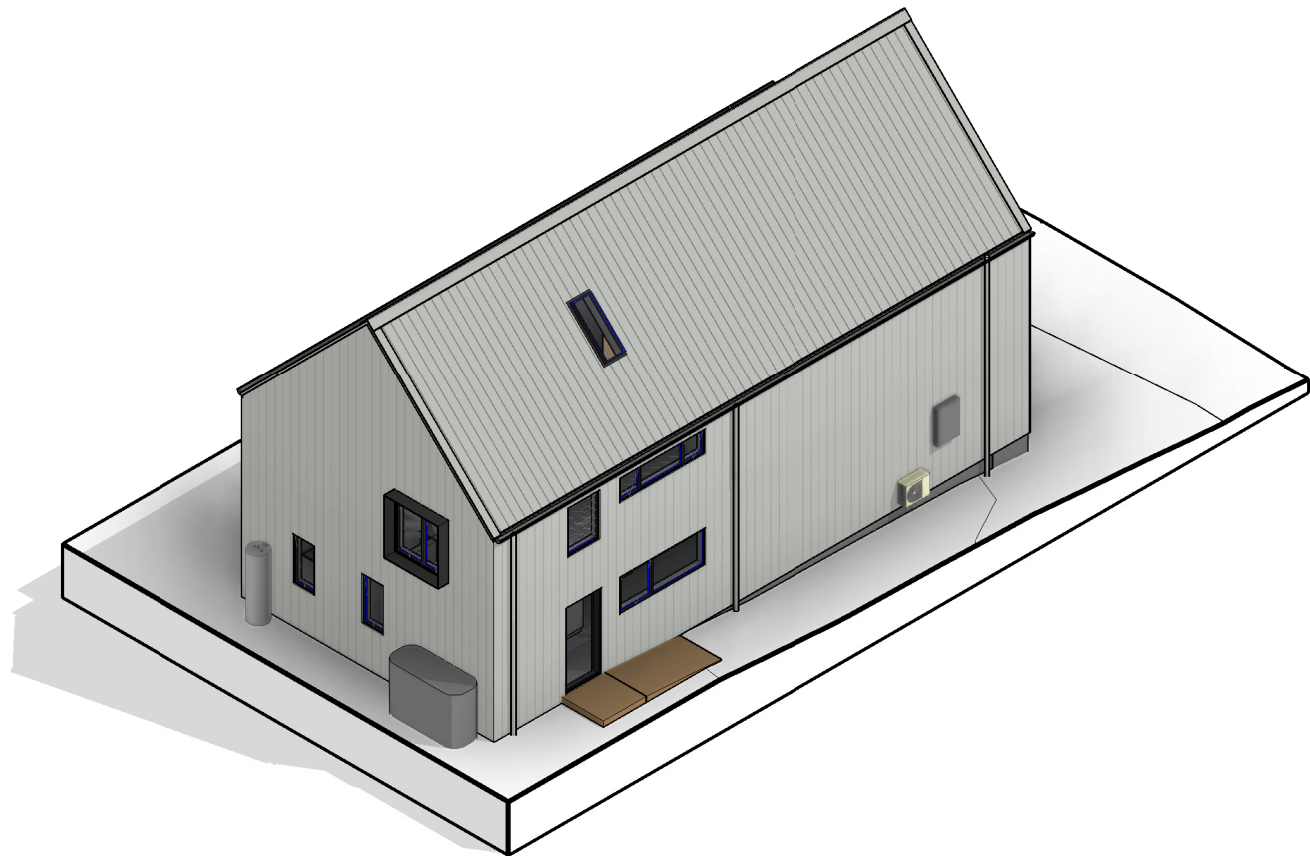
BCA VOL 1 PART B1.4 FOR CLASS 2 AND 9 BUILDINGS.

WINDOW MANUFACTURERS TO ENSURE THE WINDOW PERFORMANCES HAS BEEN REVIEWED ON THE ENERGY REPORT.

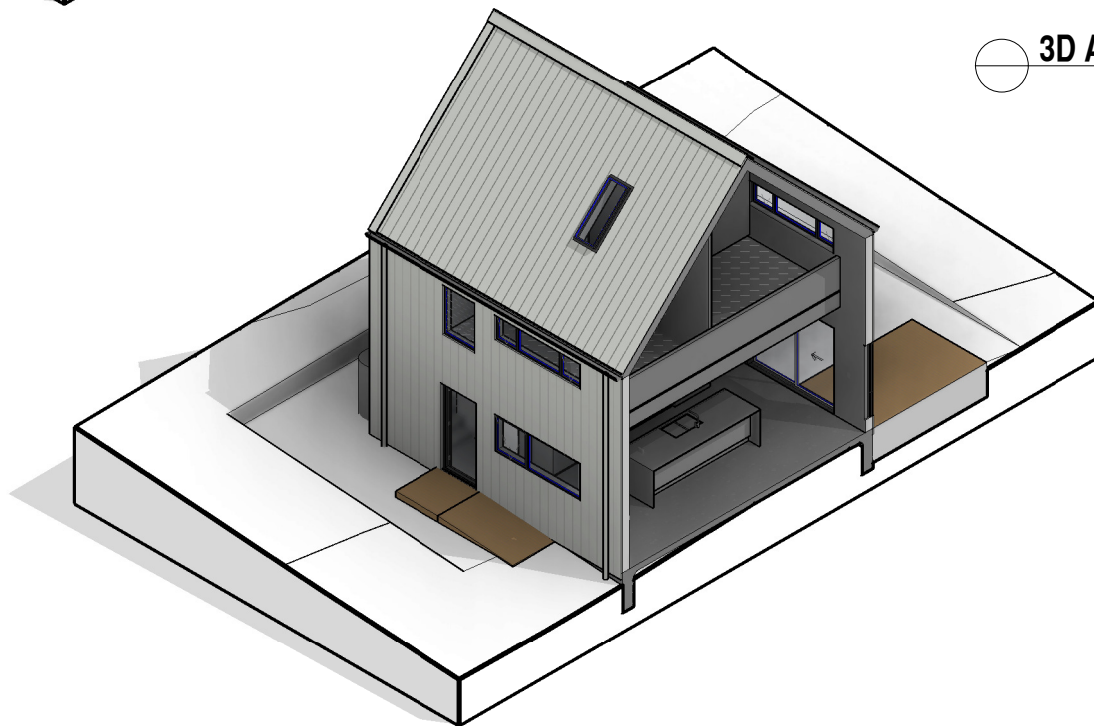
ALL SELECT GLAZING IS TO BE FOLLOWED TO MEET 7-STAR RATING & THERMAL PERFORMANCE SET OUT IN THE ENERGY ASSESSMENT REPORT FOR THE DESIGN.



3D AXONOMETRIC



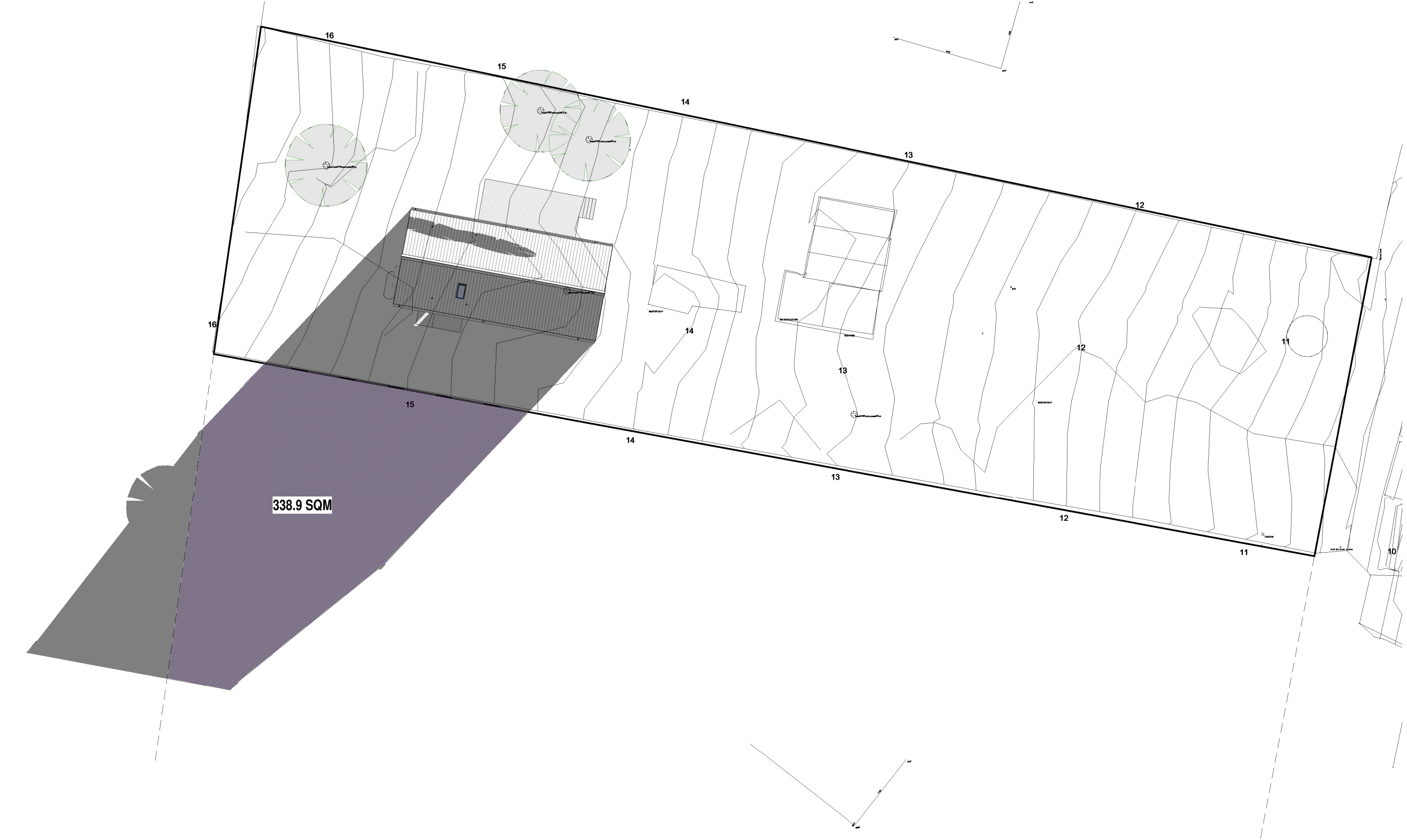
3D AXONOMETRIC



3D AXONOMETRIC SECTION

3D NOTES:
3D PERSPECTIVES / AXONOMETRIC MODELS ARE ONLY FOR ILLUSTRATIVE PURPOSES. NOT TO SCALE & NOT TO BE USED FOR CONSTRUCTION.
SITE WORKS ARE NOT REFLECTED IN THE 3D MODELS. REFER TO SITE PLAN & ELEVATIONS FOR FURTHER INFORMATION. BUILDERS ARE ADVISED TO VERIFY ALL SITE CONDITIONS ON LOCATION.

JOB ADDRESS: LOT 2, NO.135 TASMAN HIGHWAY, BEAUMARIS, TAS 7215		CLIENT: GED MCCORMICK AND JILL PARKES		SHEET NAME: PROPOSED 3D ARCHITECTURAL				Copyright © Shed House Australia Pty Ltd ACN 666 853 005. All rights reserved.	
		BUILDER: SHED HOUSE AUSTRALIA NEW HOMES		JOB NO: 160-25		REVISION: D-06		DRAWN: KL PROJECT TYPE: ELSIE 45° (2-BED) - MODIFIED	
		CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.						REG: DPAD CODE: SHA TYPE: NH ISSUE: S2-B SHEET NUMBER:	
								REVISION DATE: 03.06.26 SCALE: @ A3	



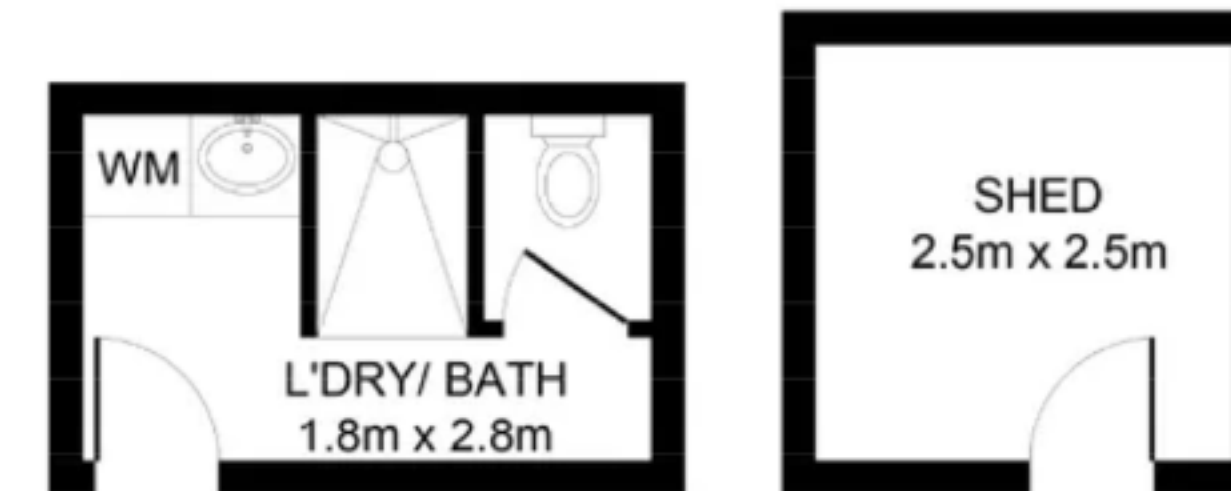
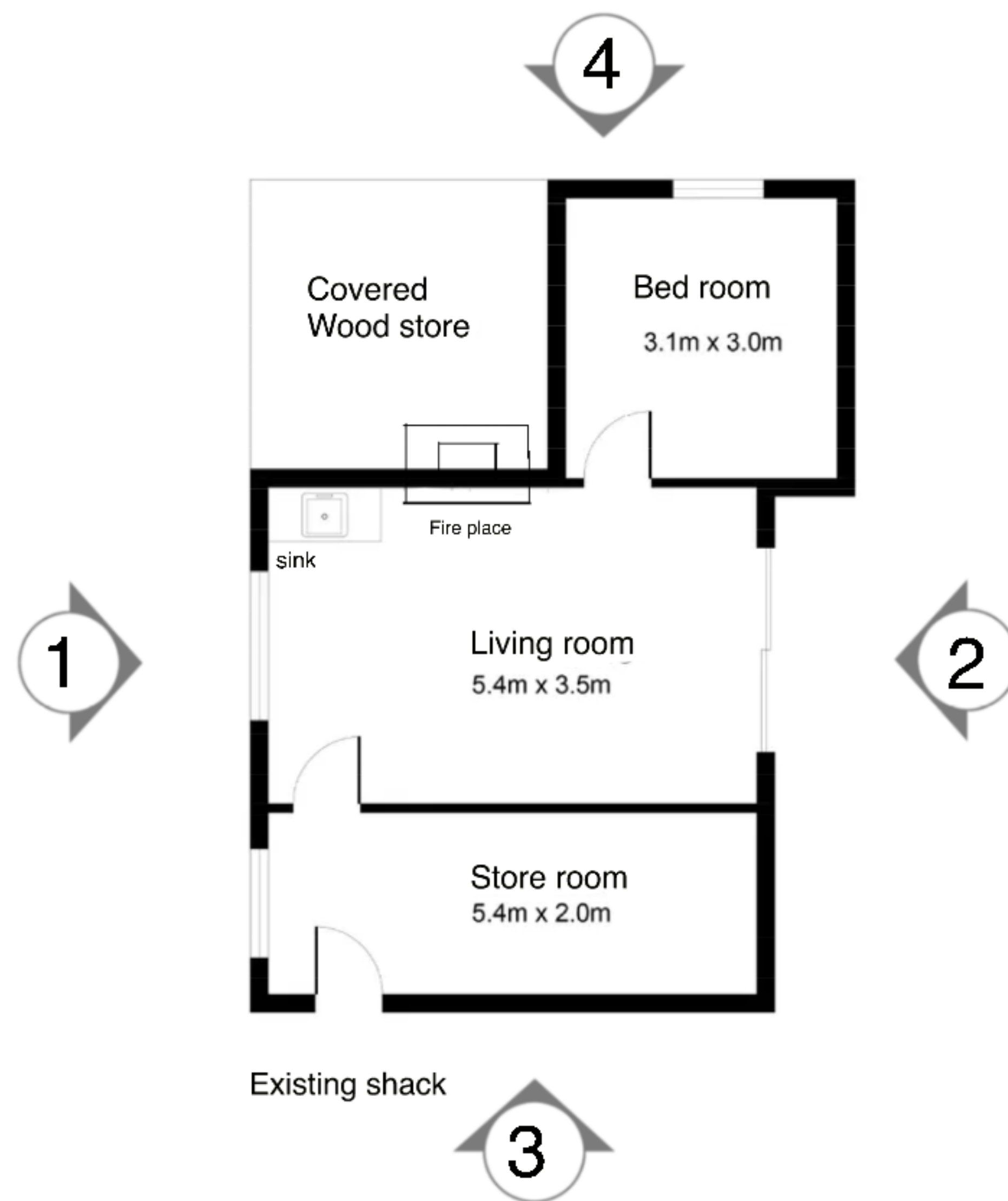
JOB ADDRESS: LOT 2, NO.135 TASMAN HIGHWAY, BEAUMARIS, TAS 7215		CLIENT: GED MCCORMICK AND JILL PARKES			SHEET NAME: PROPOSED SHADOWS - WINTER EQUINOX - 9AM					Copyright © Shed House Australia Pty Ltd ACN 666 853 005. All rights reserved.		
shed	BUILDER: SHED HOUSE AUSTRALIA NEW HOMES		JOB NO: 160-25		REVISION: D-06		DRAWN: KL		PROJECT TYPE: ELSIE 45° (2-BED) - MODIFIED			
			CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.				REG: DPAD	CODE: SHA	TYPE: NH	ISSUE: S2-B	SHEET NUMBER: 17	
					REVISION DATE: 03.06.26	SCALE: 1 : 250@ A3						



JOB ADDRESS: LOT 2, NO.135 TASMAN HIGHWAY, BEAUMARIS, TAS 7215		CLIENT: GED MCCORMICK AND JILL PARKES			SHEET NAME: PROPOSED SHADOWS - WINTER EQUINOX - 12PM					Copyright © Shed House Australia Pty Ltd ACN 666 853 005. All rights reserved.	
shed	BUILDER: SHED HOUSE AUSTRALIA NEW HOMES		JOB NO: 160-25		REVISION: D-06		DRAWN: KL		PROJECT TYPE: ELSIE 45° (2-BED) - MODIFIED		
			CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.				REG: DPAD	CODE: SHA	TYPE: NH	ISSUE: S2-B	SHEET NUMBER: 18
				REVISION DATE: 03.06.26	SCALE: 1 : 250@ A3						



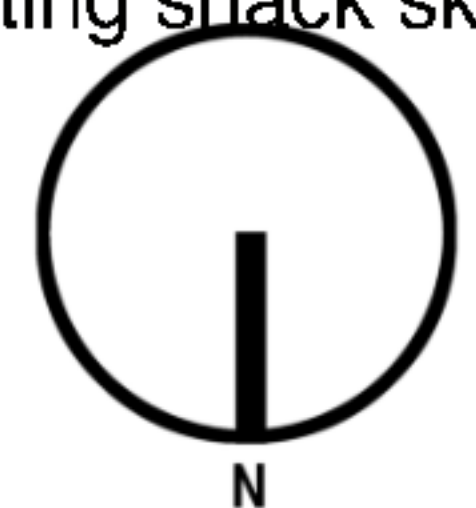
JOB ADDRESS: LOT 2, NO.135 TASMAN HIGHWAY, BEAUMARIS, TAS 7215		CLIENT: GED MCCORMICK AND JILL PARKES	REVISION: D-06		SHEET NAME: PROPOSED SHADOWS - WINTER EQUINOX - 3PM				Copyright © Shed House Australia Pty Ltd ACN 666 853 005. All rights reserved.		
	BUILDER: SHED HOUSE AUSTRALIA NEW HOMES				JOB NO: 160-25	DRAWN: KL PROJECT TYPE: ELSIE 45° (2-BED) - MODIFIED					
					CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.	REG: DPAD	CODE: SHA	TYPE: NH	ISSUE: S2-B	SHEET NUMBER: 19	
			REVISION DATE: 03.06.26	SCALE: 1 : 250@ A3							

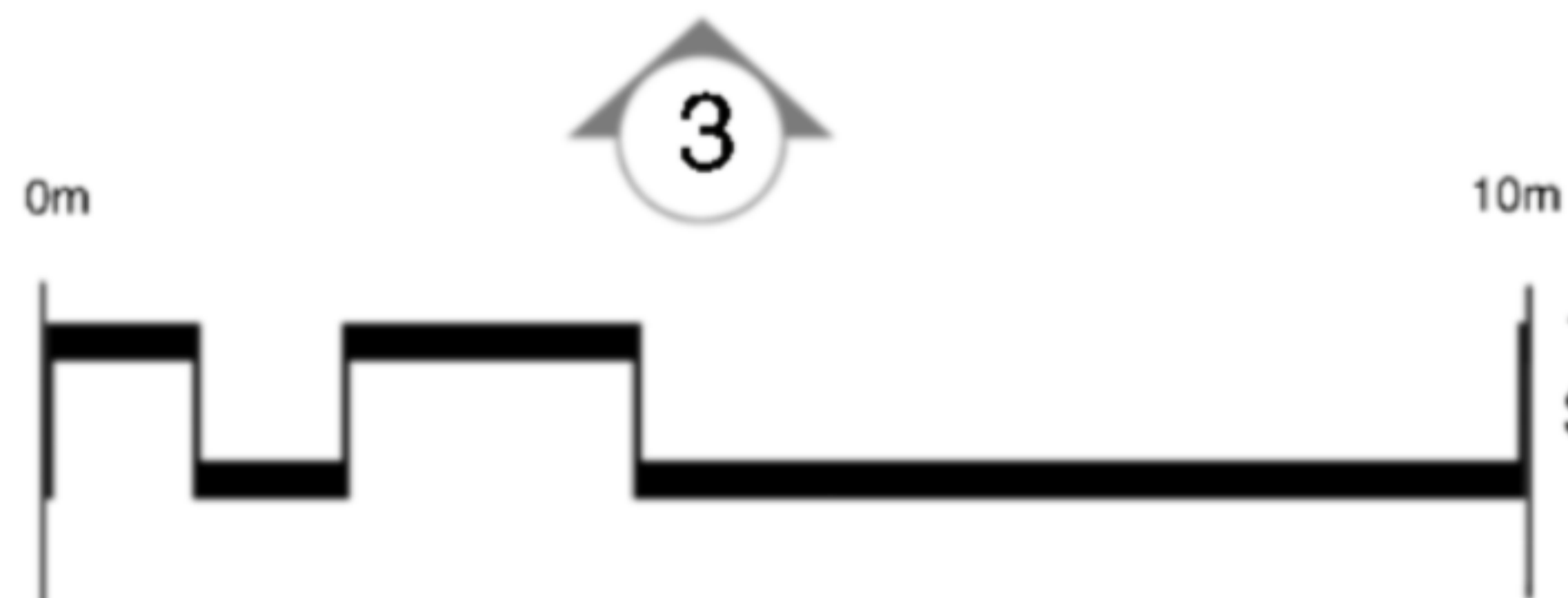
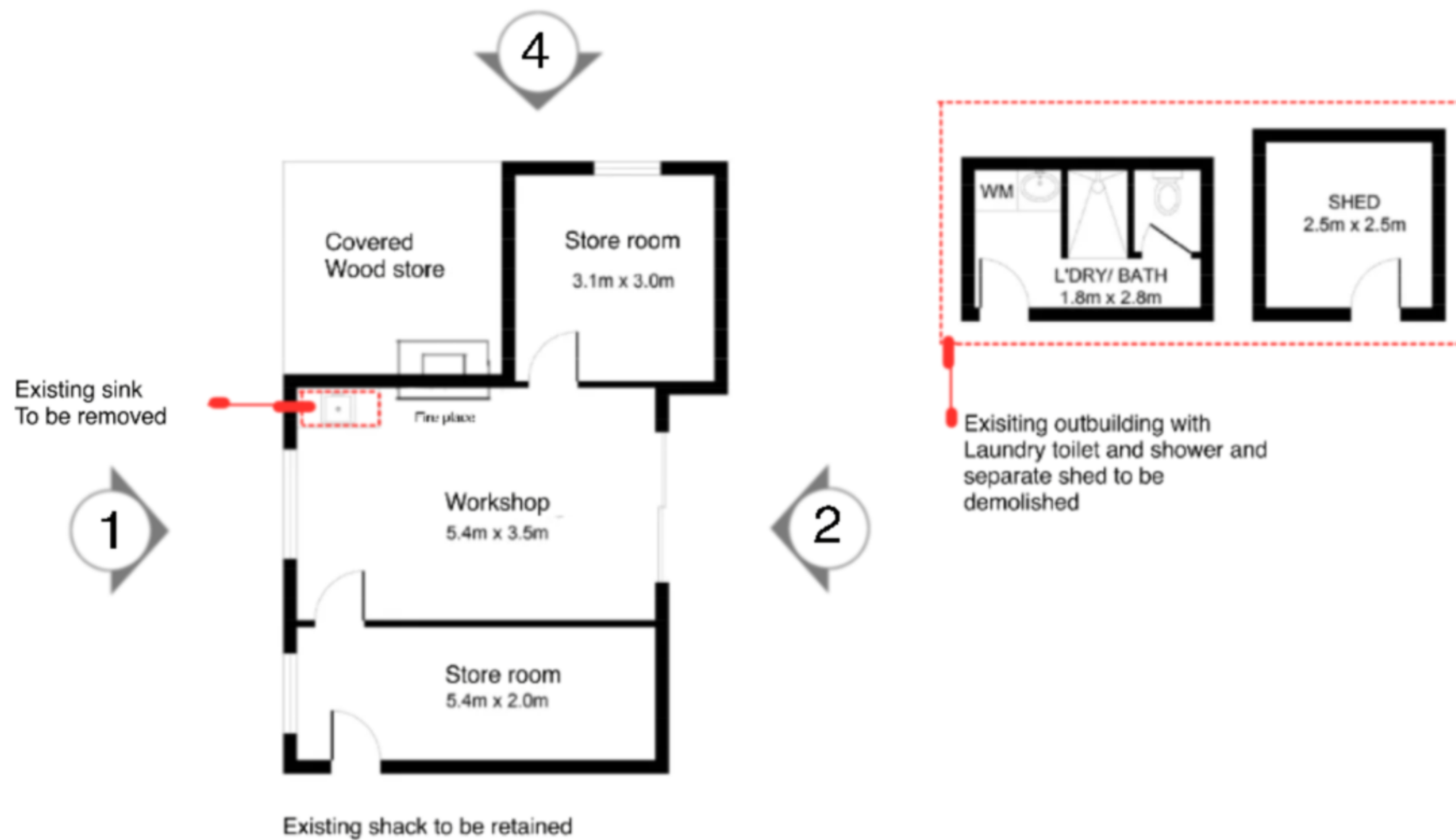


Existing outbuilding with
Laundry toilet and shower and
separate shed



135 Tasman Highway Beaumaris existing shack sketch
Showing existing use

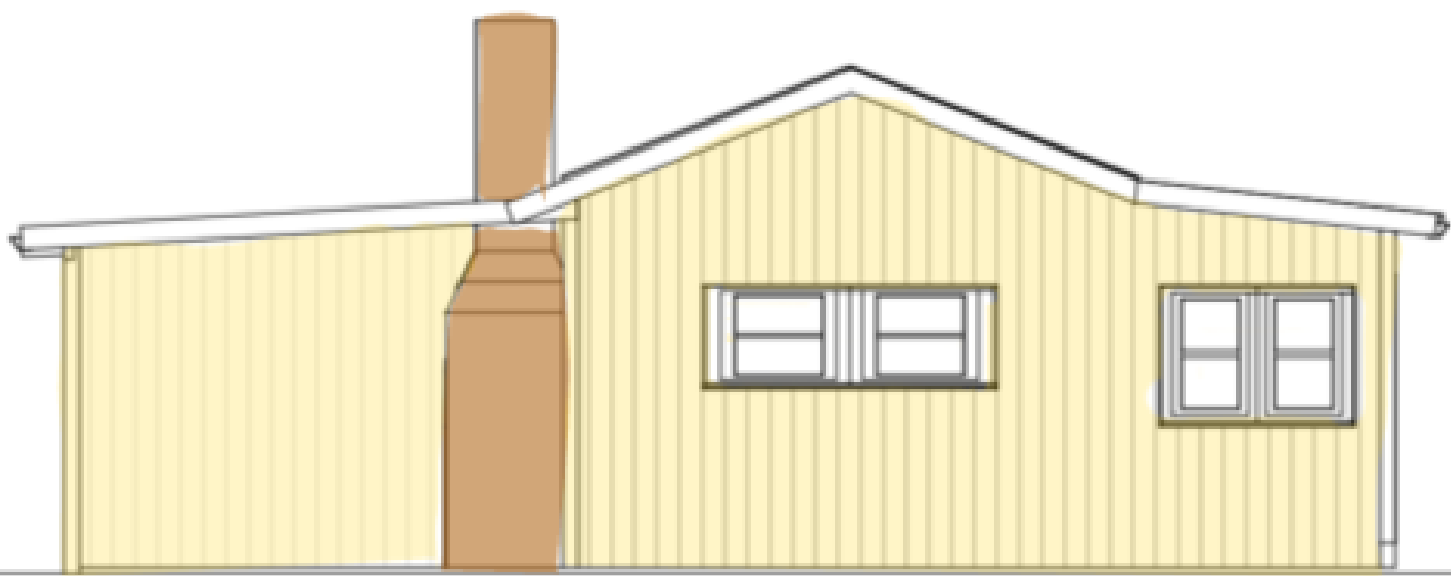




135 Tasman Highway Beaumaris existing shack sketch
Showing proposed internal function

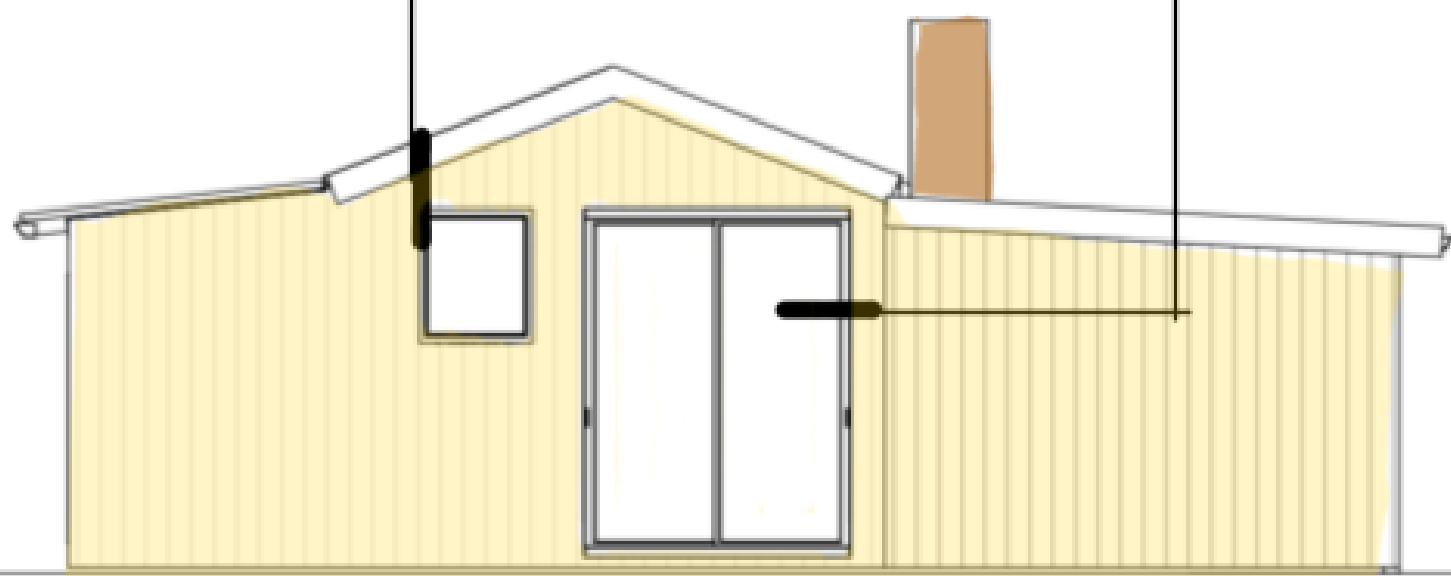


135 TASMAN HIGHWAY BEAUMARIS - EXISTING SHACK



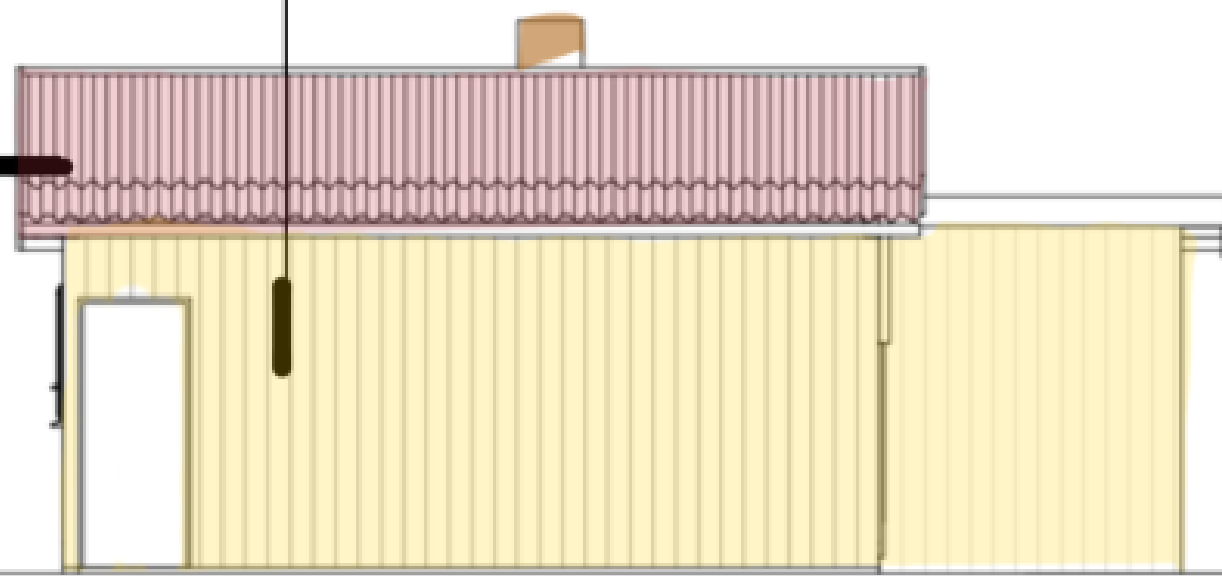
LD01 ELEVATION 01
SCALE 1:50

Boarded up window
Sliding glass door



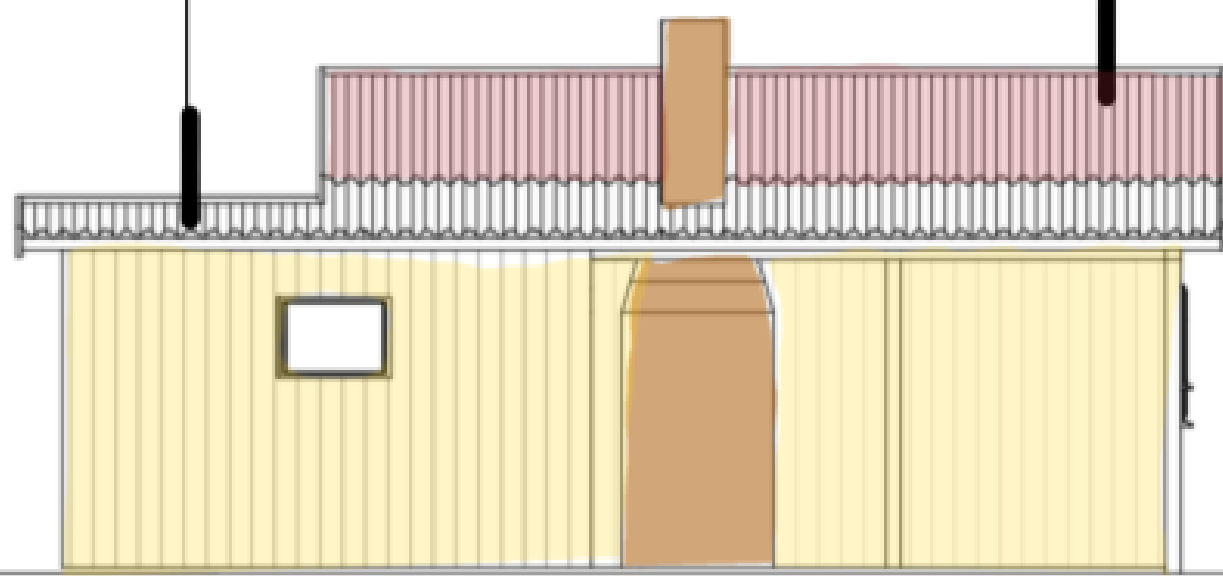
LD02 ELEVATION 02
SCALE 1:50

Corrugated FC roof (red)
Vertical timber weatherboards (yellow)



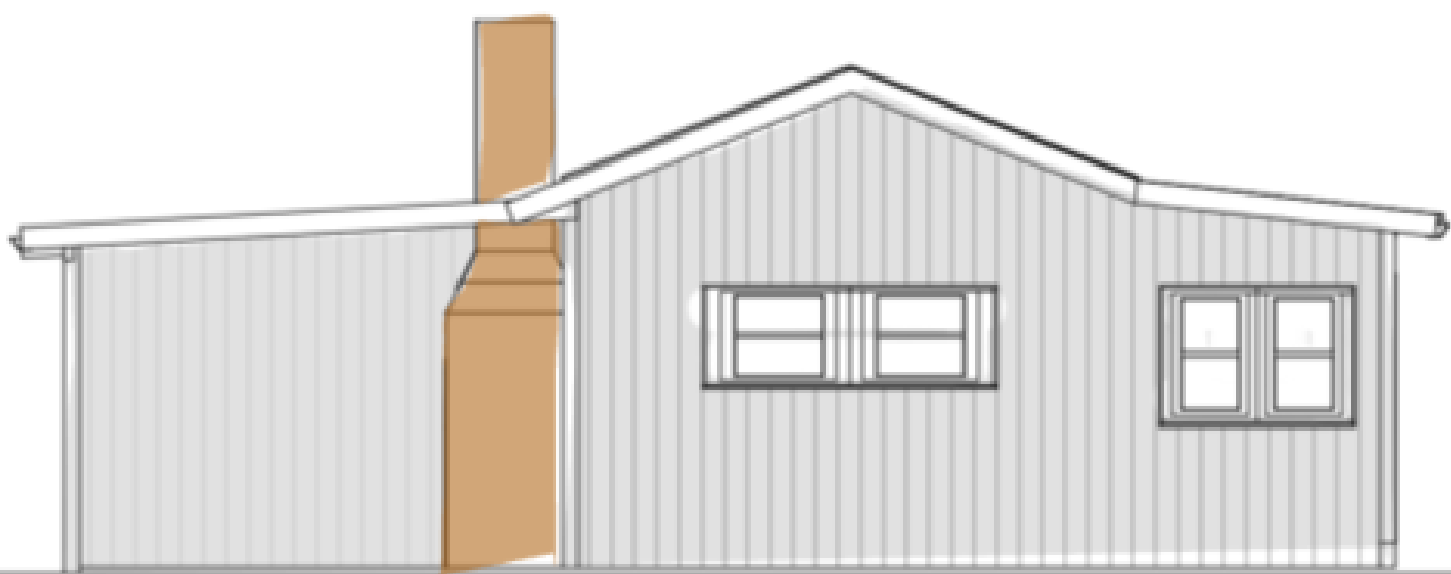
LD03 ELEVATION 03
SCALE 1:50

Corrugated FC roof (red)
Corrugated steel roof (silver)



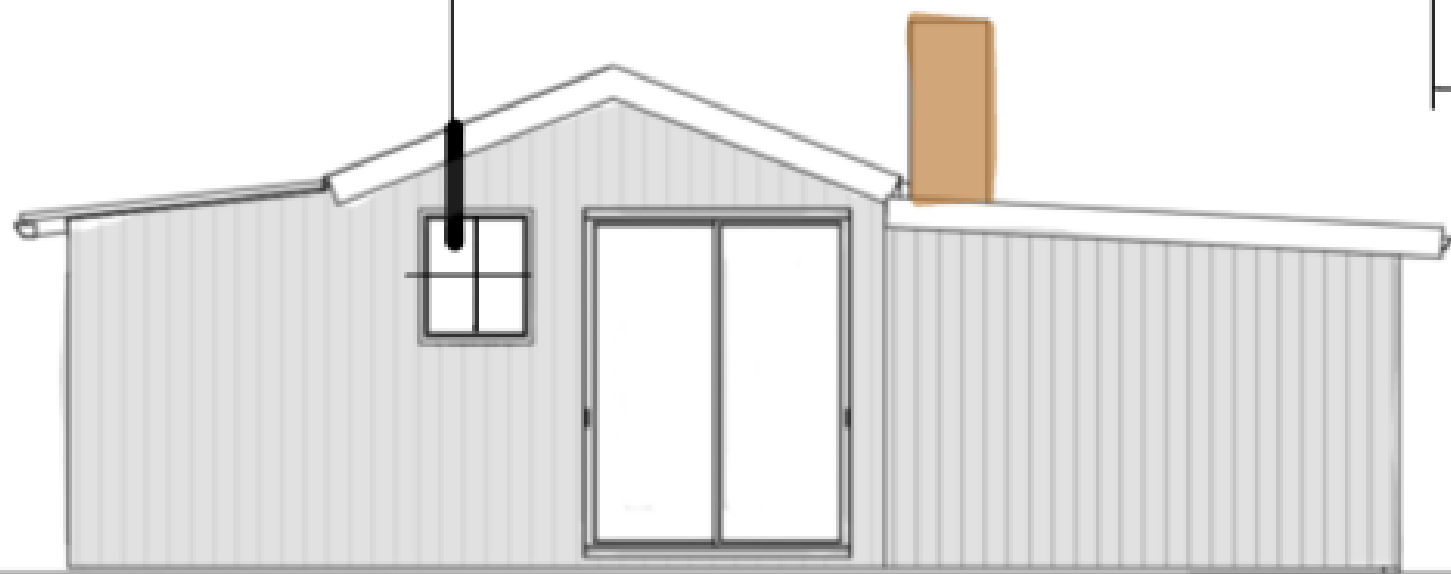
LD04 ELEVATION 04
SCALE 1:50

135 TASMAN HIGHWAY BEAUMARIS - PROPOSED SHACK



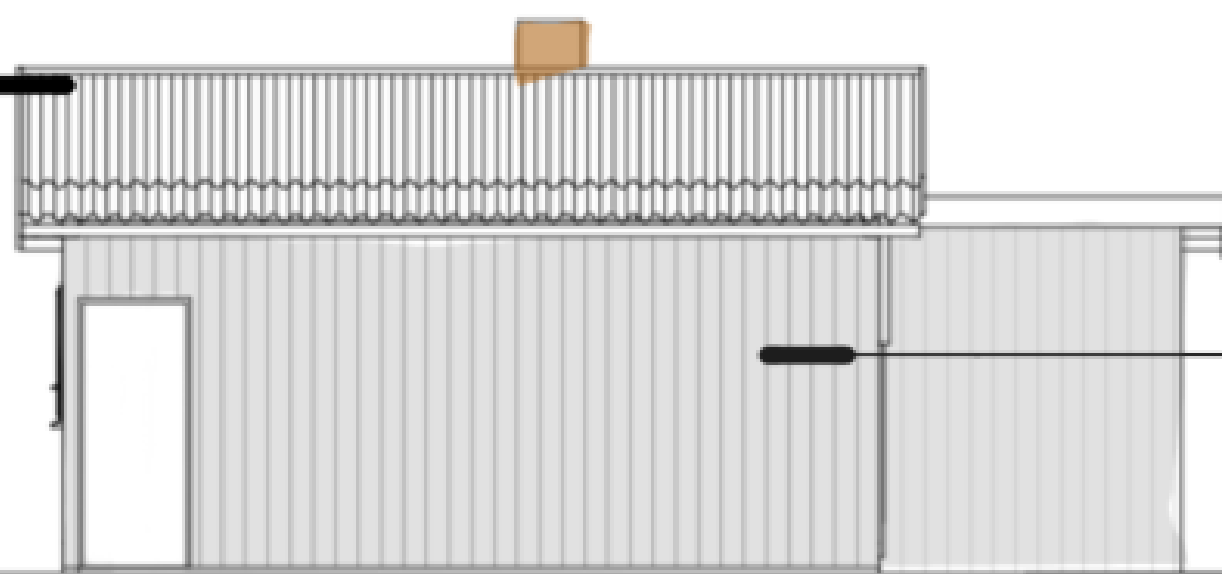
LD05 ELEVATION 01
SCALE 1:50

Repair existing window



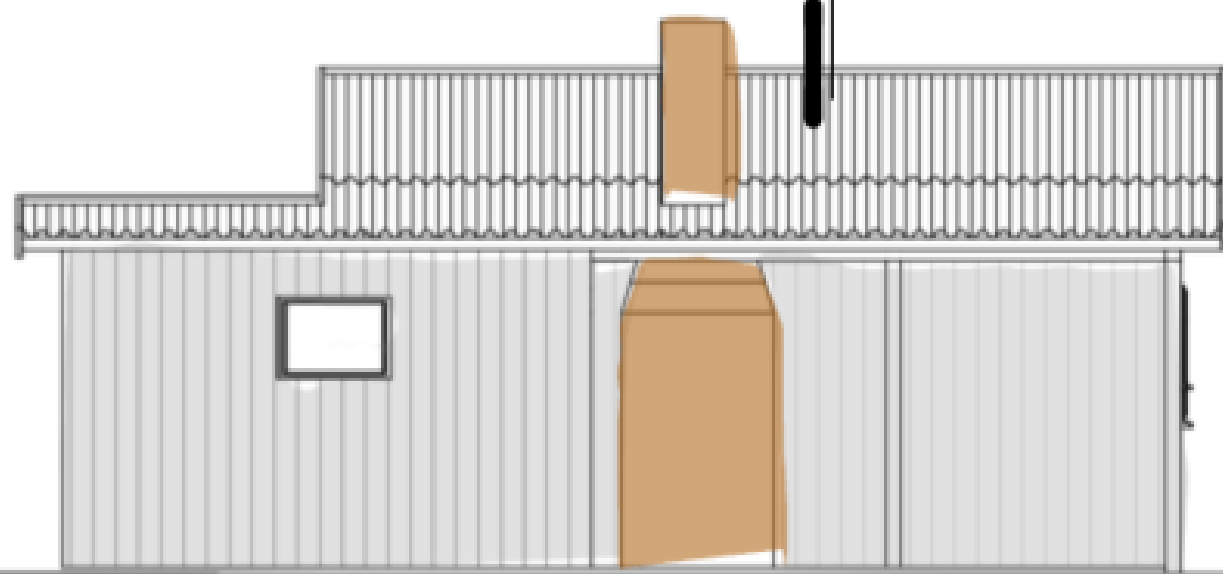
LD06 ELEVATION 02
SCALE 1:50

Corrugated steel roof (silver)
Vertical timber weatherboards (dark grey)



LD07 ELEVATION 03
SCALE 1:50

Corrugated steel roof (silver)



LD08 ELEVATION 04
SCALE 1:50

135 TASMAN HIGHWAY BEAUMARIS - EXISTING & PROPOSED SHACK



@A1



338.9 SQM

SHEET NAME:
PROPOSED SHADOWS - WINTER EQUINOX - 9AM

SCALE: 1 : 250@ A3

CLIENT:
GED MCCORMICK AND JILL PARKES





SHEET NAME:
PROPOSED SHADOWS - WINTER EQUINOX - 12PM

SCALE: 1 : 250@ A3

CLIENT:
GED MCCORMICK AND JILL PARKES





SHEET NAME:
PROPOSED SHADOWS - WINTER EQUINOX - 3PM

SCALE: 1 : 250@ A3

CLIENT:
GED MCCORMICK AND JILL PARKES



Submission addressing the
Tasmanian Planning Scheme – Break O’Day

for the

construction of a prefabricated dwelling with decks, on-site wastewater system,
vehicle access, manoeuvring and parking areas and
reconfigure an existing structure to a non-habitable Class 10a building

at

135 Tasman Highway, Beaumaris 7215



19 June 2026

as amended 10 July 2026

Written by

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

PO Box 313 St Helens Tasmania 7216

ctriebepanning@gmail.com

0417 524 392

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1. INTRODUCTION

Mr Gerard McCormick and Ms Jill Parkes retained Chris Triebe and Associates Town Planning Services to prepare and submit a development application for the construction of a pre-fabricated dwelling with 2 decks, on-site wastewater systems, vehicle access, manoeuvring and parking areas, demolition of an existing shed and reconfigure the existing shack to a Class 10a outbuilding on their Beaumaris property.

The 1,908m² Rural Living zoned development site with existing shack and 2 outbuildings, fronts the western side of the A3 Tasman Highway just north of Freshwater Creek. The site is not serviced by any reticulated water systems and is one of 14 similarly zoned properties to the north south and west. The property has been owned by the interstate developers since May 2023 and has primarily been utilised for private residential holiday purposes. The adjoining southern Title as well as the northern property which wraps around the western boundary, each have existing dwellings.

The aim 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* (the Planning Scheme) as well as the Objectives of the *Land Use Planning and Approvals Act 1993* (the Act). A review of the Local Provisions Schedule (<https://tpso.planning.tas.gov.au/tpso/external/planning-scheme-viewer/27/section/4432?effectiveForDate=2026-03-17> viewed 17 March 2026) confirmed none are applicable.

A review of the LIST indicates the property is burdened by the following overlays:

- C7.0 Natural Assets Code – Priority vegetation area;
- C8 Scenic Protection Code – Scenic Road corridor;
- C13 Bushfire-prone Areas Code – Bushfire-prone areas;

2. DEVELOPMENT SITE

2.1 Ownership and Title Information

The Certificate of Title downloaded 19 May 2026 shows the Title in the name of Gerard M. McCormick and Jillian L. Parkes. The owner’s postal address is 15 Morotai Avenue, Palm Beach, Queensland 4221, with the application form signed to declare they were notified of the application being submitted on their behalf.

2.1.1 Folio Text and Plan

The site is identified by Property Identification Number (PID) 7154985 and Certificate of Title 22607/2. The Folio Text downloaded 19 May 2026 indicated the fourth edition was issued 14 June 2023 and contains a Fencing Provision. This Provision states the original subdivider Mr William Archibald Geddes Luck is not required to share in the costs of fencing the Titles on the original Final Plan and is therefore not relevant to this application.

The Folio Plan became effective from 27 March 1984 and is not shown to be burdened by any easements. However, the boundary adjoining Lots 1 and 2 on the Final Plan, are shown to have been amended, with Lot 1 gaining a small section of the eastern end of Lot 2.

The Schedule of easements lists the aforementioned Fencing Provision as well as confirming no other covenants easements or profits a prendre are created to benefit or burden Lot 2.

2.2 The Site

The rectangular, sloping and partially fenced property of approximately 1,908m² is located on the western side of the A3 Tasman Highway, approximately 14.3km south-east of the St Helens Post Office. Vehicular access is via the existing spray-sealed crossover off the highway.

The site plan on Sheet Number 04 indicates the property slopes down from the approximate 16.4m contour on the north-western boundary corner, to the approximate 10.6m contour along the eastern frontage boundary. The site visit dated 03 February 2026 noted the property is maintained in a slashed state with an assortment of native and introduced trees and shrubs around the property.

The Property Information Report downloaded from the LIST 06 January 2026 lists the improvements as a shack clad with vertical board and galvanised iron roof of approximately 34m², carport, fencing and paving. The site visit dated 29 July 2025 noted one shed was constructed of wooden posts, a tiered concrete floor and clad with fibrous cement sheeting. The second shed is clad with galvanised iron sheeting.

As demonstrated by the site plan, the existing shack with carport is located just to the west of longitudinal centre of the Title. An outbuilding is located just behind and to the west. The existing asphalted crossover off the Tasman Highway, is near the south-eastern boundary corner.

The site is not serviced by any reticulated water services but has Aurora power, Telstra mobile telephony and may potentially be connected to the nbn® via an nbn Fixed Wireless (FW) (<https://www.nbnco.com.au/check-address/results> viewed 10 March 2026 08⁵³hrs).

2.3 Proposal

The purpose of this application is to seek approval for the reconfiguration of the existing shack to a non-habitable Class 10A building, demolition of the existing fibrous cement and galvanised iron outbuilding containing the laundry and toilet, removal of an existing tree, the construction of a prefabricated, 2 bedroom dwelling, 2 decks, vehicle driveway, manoeuvring and parking areas and on-site wastewater treatment system. The main floor will have the open-planned kitchen, living and dining area, a laundry and powder room as well as a butler's pantry. The stairs will lead upstairs to the mezzanine floor with the 2 bedrooms and shared bathroom.

The 14m by 7m by 8.92m (98m²) building will be constructed toward the rear western boundary while the existing outbuilding will be demolished. The existing shack will be made weather tight for use as a Class 10A outbuilding. The vehicle driveway, manoeuvring and parking areas will be constructed of compacted gravel while the on-site wastewater system will be located inside the northern boundary, between the existing shack and frontage boundary.

2.4 Discretions

The application is discretionary on the following Clauses:

11.4.2 Building height, setback and siting, P1 – exceeding 8.5m building height

11.4.2 Building height, setback and siting, P3 – encroaching side boundary setback

C2.6.1 Construction of parking areas, P1 – gravelled driveway and manoeuvring areas

C8.6.2 Development within a scenic road corridor, P2 – development visible from the scenic road

3. ZONE

11.0 Rural Living Zone 'C'

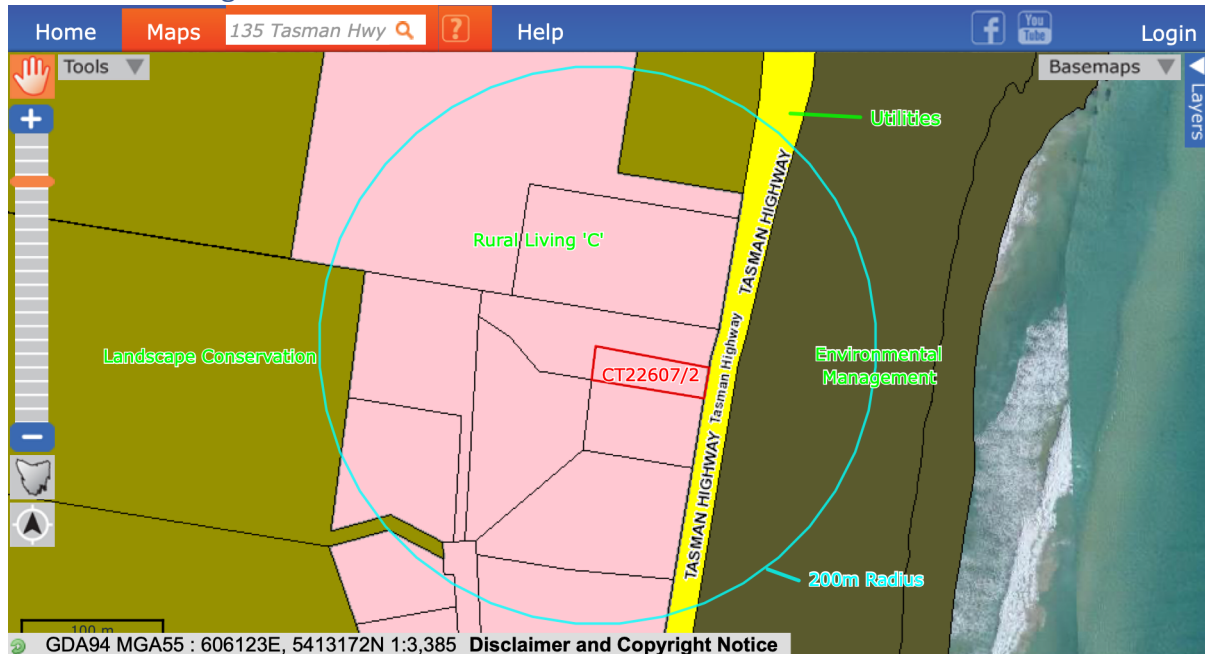


Figure 1: Zoning map

11.1 Zone Purpose

The purpose of the Rural Living Zone is:

11.1.1: To provide for residential use or development in a rural setting where:

- (a) services are limited; or
- (b) existing natural and landscape values are to be retained.

11.1.2: To provide for compatible agricultural use and development that does not adversely impact on residential amenity.

11.1.3: To provide for other use or development that does not cause an unreasonable loss of amenity, through noise, scale, intensity, traffic generation and movement, or other off-site impacts.

11.1.4: To provide for Visitor Accommodation that is compatible with residential character.

11.2 Use Table

In accordance with this Table, the Residential Use is a qualified No Permit Required Use if for a single dwelling. A review of the Property Information Report downloaded from the electronic database the LIST, noted the existing on-site building is a 34m² shack with carport. As it may be deemed a dwelling, works are proposed that will remove any laundry to change this to a Class 10a structure, ensuring a single dwelling only will be on-site.

11.3 Use Standards

11.3.1 Discretionary uses

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

Not Applicable

In accordance with Use Table 11.2 of the Planning Scheme, this application is for a qualified No Permit Required Use.

11.3.2 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 is for the construction of a prefabricated dwelling that will be for private, personal use only.

11.4 Development Standards for Buildings and Works

11.4.1 Site coverage

Objective: That the site coverage:

- (a) is compatible with the character of existing development in the area; and
- (b) assists with the management of stormwater runoff.

A1 – Acceptable Solution

The site plan submitted on Sheet Number 05 confirms the total site coverage will consist of the 34m² shack and the 98m² dwelling or 132m², less than the 400m² maximum acceptable solution.

11.4.2 Building height, setback and siting

Objective: That height, setback and siting of buildings:

- (a) is compatible with the character of the area;
- (b) does not cause an unreasonable loss of amenity;
- (c) minimises the impact on the natural values of the area; and
- (d) minimises the impact on adjacent uses.

P1 – Performance Criterion

The elevations provided on Sheet Numbers 12 and 13 demonstrate a maximum building height of 8.92m, greater than the 8.5m acceptable solution and making the application discretionary. This protrusion through the acceptable solution ceiling will be compatible with the character of the area and not cause an unreasonable loss of amenity to adjoining properties having regard to the following:

- (a) **the topography of the site:** the property has a slight and steady fall from the 17m contour on the rear north-western boundary, down to the 10.60m contour on the

north-eastern frontage boundary corner. The proposed dwelling will be located with a minimum 12.5m rear boundary setback between the 14.2m and approximate 15.3m contours as well as being behind and to the west of the existing shack and shed. The rear of the dwelling will be cut approximately 0.494m and 0.679m into the bank, using a batter rather than a retaining wall.



Figure 2: Western view of the development site

While predominantly maintained in a mown state, Figure 2 above, shows the standing vegetation allowed to grow along the inside of the southern boundary, within the frontage and new shrubs have been planted inside the northern boundary for acoustic and visual screening. When viewed from the Tasman Highway the property is between approximately 150 and 300m below Skyline Tier and Rogers Lookout, further to the west. Although the dwelling will be constructed on the higher section of the lot, it is behind the dwellings on the northern and southern adjoining lots and will not be readily visible;

(a) the height, bulk and form of existing buildings on the site and adjoining properties: the existing dwellings on the northern and southern adjoining Titles have been located near their centre with the northern dwelling facing due east and the southern one north-east. What appears to be a dark blue and rectangular shed has been recently constructed on the property abutting the south-western corner of the development site, approximately 64m off its eastern boundary. This building is quite visible on the fully slashed Title as there appears to be no effort to screen it from the views of adjoining landowners.

The approximately rectangular, single storey dwelling on the northern property has a minimum 7.95m setback off its southern boundary while the southern almost rectangular dwelling has a second story and is setback approximately 8.7m off its northern boundary.

The bulk of the northern dwelling has been broken up with the use of white painted bricks and a dark blue Colorbond roof while the southern dwelling uses an assortment of roof lines and cladding materials on the wall;

(b) **the bulk and form of proposed buildings:** the developer has located the proposed dwelling toward the rear of the property, with existing standing vegetation to be retained for screening, inside the northern and southern boundaries. Unlike the existing buildings on the adjoining Titles, the rectangular shaped dwelling with roof pitched at 45°, clad with the darker Shale Grey selected Unicote Coastal Basal sheeting and cut approximately 680mm into the bank to reduce its overall height and be less visible from adjoining properties.

A number of building features have been used to further 'mask' the visual bulk. The east facing wall fitted with triangular and rectangular windows, will be setback 1m from the building line and create differing shadows at the various times of day; the windows will break up the wall bulk. A skylight will be fitted to the south-facing roof, above the mezzanine floor. The proposed dwelling has been setback toward the rear western boundary, as much as the rear boundary setback will allow.

The narrowest walls will face to the east and west to minimise the bulk from those adjoining Titles. Windows and doors will be installed to assist with breaking up any potential bulk when viewed from off-site;



Figure 3: Southern adjoining dwelling showing the shaded carport 14²³hrs 06 June 26

(c) **sunlight to habitable rooms and private open space in adjoining properties:** shading diagrams have been included as Shadow Study as well as Sheet Numbers 17, 18 and 19 of the attached plans. These demonstrate the proposed dwelling will not shade the northern or eastern adjoining Titles but will cast a shadow over an area inside the eastern boundary of the south-western Title as well as the northern boundary of the southern adjoining 133 Tasman Highway.

The shadow study indicates the proposed structure will cast a shadow over a part of that dwelling between approximately 12⁴⁵hrs and 15³⁰hrs on 21 June. The study does not consider the existing shading cast by the standing vegetation on the development site and shown in Figure 3 above, taken during the site visit 06 June 26. It was noted the section of this adjoining dwelling being shaded, is an open carport and therefore not a habitable room.

In addition, the area of private open space within the north-western and northern Title boundaries have a shipping container and a number of trees. Based on the above, it is put to the Planning Authority, the shadow cast by the proposed dwelling is not excessive and is unlikely to cause an unreasonable impact on the amenity of those occupants; and

(d) any overshadowing of adjoining properties or public places: the Tasman Highway is the closest public open space to the development site and is located to the east of the development site, making it not applicable. However, Sheet Numbers 17, 18 and 19 demonstrate a small area inside the northern boundary that is less than 20 per cent of the 4096m² adjoining southern Title, will be shaded from before 09⁰⁰hrs, to after 15⁰⁰hrs. The section of the southern adjoining Title that will be shaded by the proposed building, is already shaded by existing trees on both the development site and that adjoining site. It is therefore put to the Planning Authority this is considered a reasonable impact.

A2 – Acceptable Solution

Sheet Number 05 confirms the proposed dwelling will be setback approximately 54.53m from the frontage boundary, in accordance with this acceptable solution.

P3 – Performance Criterion

The minimum 12.5m rear boundary setback complies with the acceptable solution though the proposed building will encroach the minimum 10m side boundary setback, making the application discretionary. The structure has been sited with minimum 7.34m and 4.8m respective northern and southern boundary setbacks. These will not cause an unreasonable loss of amenity to adjoining properties, having regard to the following:

(a) the topography of the site: the property has a slight and steady fall from the 17m contour on the rear north-western boundary, down to the 10.60m contour on the north-eastern frontage boundary corner. The proposed 2 storey dwelling has been pushed back and given a minimum 12.5m rear boundary setback, between the 14.2m and approximate 15.3m contours as well as being behind and to the west of the existing shack and shed. The rear of the dwelling will be cut approximately 0.494m and 0.679m into the bank, using a batter rather than a retaining wall.

While predominantly maintained in a mown state, standing vegetation continues to grow along the inside of the southern boundary, within the frontage and new shrubs have been planted inside the northern boundary for acoustic and visual screening. When viewed from the Tasman Highway, a thoroughfare with a 70km/h speed limit, the property is between approximately 150 and 300m below Skyline Tier and Rogers Lookout, further to the west. These factors will assist with screening the proposed building and not cause an unreasonable loss of amenity to occupants and/or users of adjoining properties;

- (b) **the size, shape and orientation of the site:** it is suggested the size of the development site is the smallest Title of those within this area zoned Rural Living. It is a slightly imperfect rectangle encompassing 1908m² with a longitudinal east – west orientation;
- (c) **the setbacks of surrounding buildings:** as is viewed in Figure 4 below, the proposed dwelling will have similar side and rear boundary setbacks as those on surrounding properties. However, the proposed 54.5m frontage setback is nearly double that on surrounding properties. It is put to the Planning Authority, locating the future dwelling in the selected location is similar to those existing on the surrounding Titles and will not cause an unreasonable loss to their amenity;
- (d) **the height bulk and form of existing and proposed buildings:** the existing on-site buildings will not exceed 3m in height above existing ground level while the proposed will extend to approximately 8.9m. The location and yellow exterior of the existing shack as well as the galvanised water tank inside the frontage boundary, will be more visible than the larger and dark clad dwelling positioned toward the rear of the Title, when viewed against the darker screening trees, even though the latter 2 structures are less than half the height or area of the proposed dwelling.

Unlike the existing buildings on the adjoining Titles, the rectangular shaped dwelling will be clad with Monument and Shale Grey Colorbond sheeting, will be cut approximately 680mm into the bank to reduce its overall height and be less visible from adjoining properties.

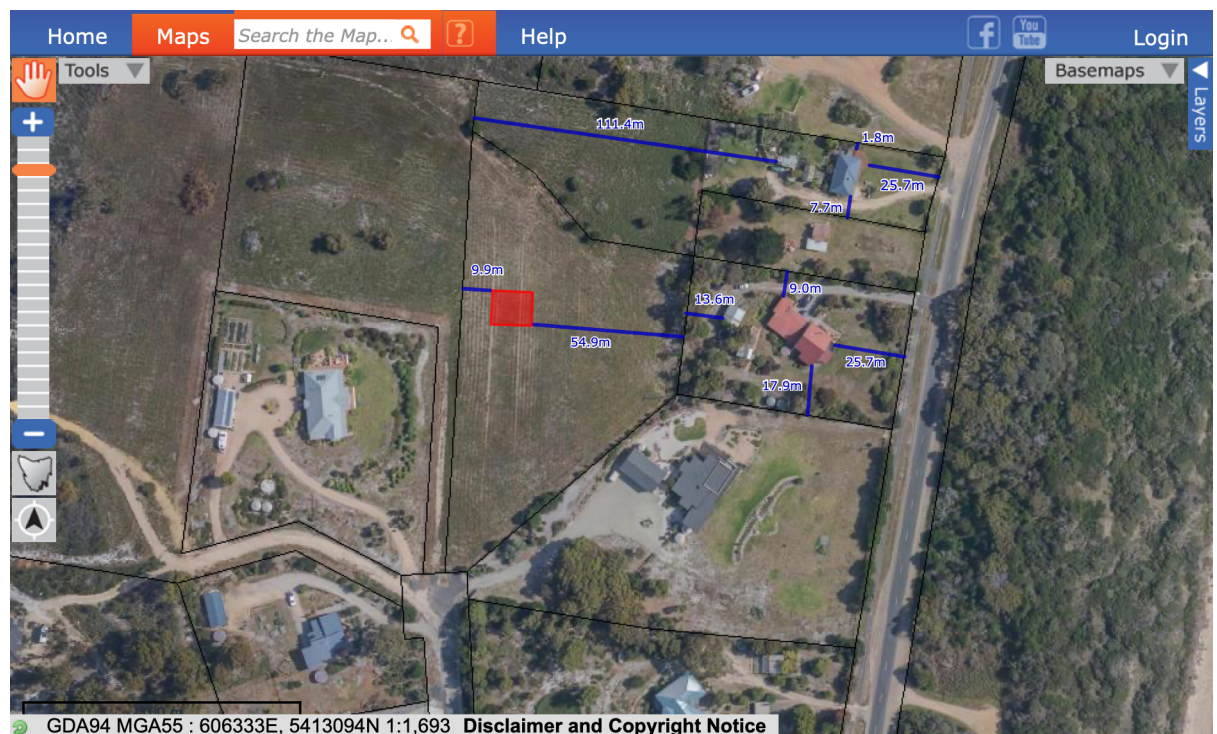


Figure 4: LISTmap photo showing existing building boundary setbacks

A number of building features have been used to further 'mask' the visual bulk. The east facing wall fitted with triangular and rectangular windows, will be setback 1m from the building line and create differing shadows at the various times of day; the windows will break up the wall bulk. A skylight will be fitted to the south-facing roof, above the

mezzanine floor. The proposed dwelling has been setback toward the rear western boundary, as much as the rear boundary setback will allow.

Finally, the narrower walls will face to the east and west to minimise the bulk from those adjoining Titles. Windows and doors will be installed to further assist with breaking up any potential bulk when viewed from off-site;

- (e) **the character of the development existing on established properties in the area:** Beaumaris is a small beachside hamlet predominantly located on the western side of the Tasman Highway, just north of Scamander, with the development site being one of the few older 'shacks' left. Like the buildings, the predominant use in the hamlet is Residential though recently more dwellings are being used for the short-term Visitor Accommodation Use. The existing development is an assortment of timber, brick and Colorbond clad structures. Retaining the shack within the frontage of the new dwelling will retain some of the original 'shack culture' that is slowly disappearing, and remove the focus from the new build; and
- (f) **any overshadowing of adjoining properties or public places:** the Tasman Highway is the closest public open space to the development site and is located to the east of the development site, making it not applicable. However, Sheet Numbers 17, 18 and 19 demonstrate a small area inside the northern boundary that is less than 20 per cent of the 4096m² adjoining southern Title, will be shaded from before 09⁰⁰hrs, to after 15⁰⁰hrs. The section of the southern adjoining Title that will be shaded by the proposed building, is already shaded by existing trees on both the development site and that adjoining site. It is therefore put to the Planning Authority this is considered a reasonable impact.

A4 – Acceptable Solution

Figure 5 below confirms the proposed dwelling will not be within 200m of properties zoned Rural or Agriculture.

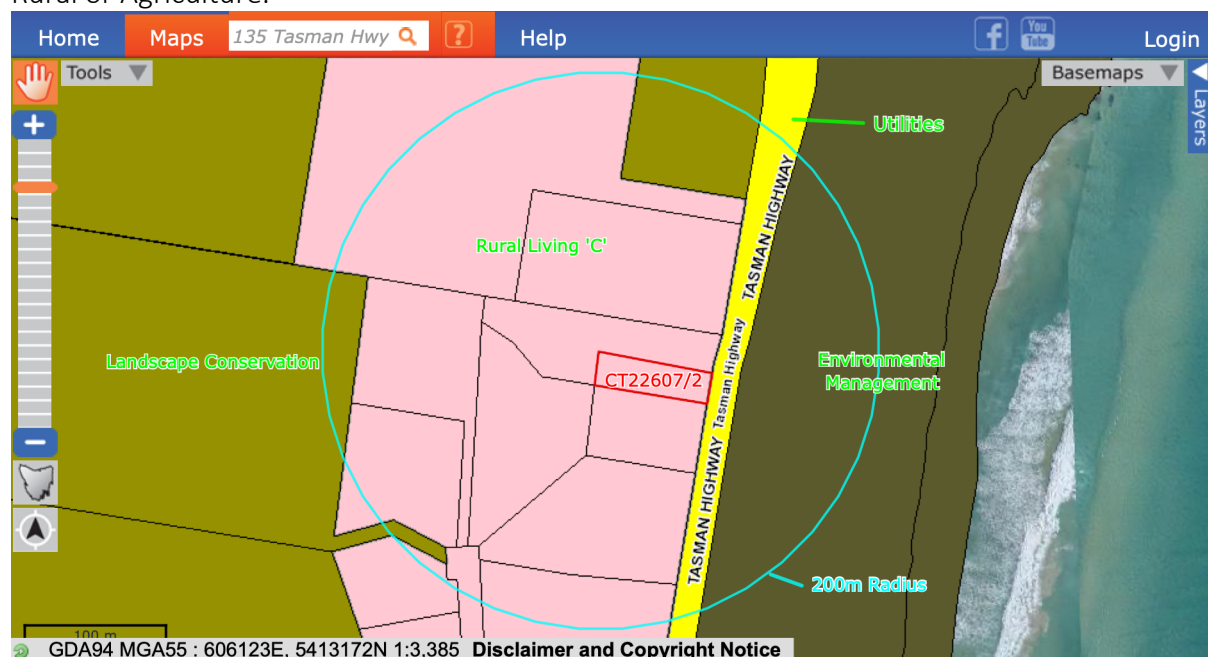


Figure 5: LISTmap demonstrating zones within 200m of development site

11.5 Development Standards for Subdivision

11.5.1 Lot design

Objective: That each lot:

- (a) has an area and dimensions appropriate for use and development in the zone;
- (b) is provided with appropriate access to a road; and
- (c) contains areas which are suitable for residential development.

Not Applicable

This application does not propose a subdivision.

4. CODES

A review of the Tasmanian Planning Scheme General and Code overlays on the electronic LIST (Land Information System Tasmania) database (viewed <https://maps.thelist.tas.gov.au/listmap/app/list/map> viewed 21 August 2023 15⁵⁵hrs) confirms the following overlays burden the development site and are relevant to this application:

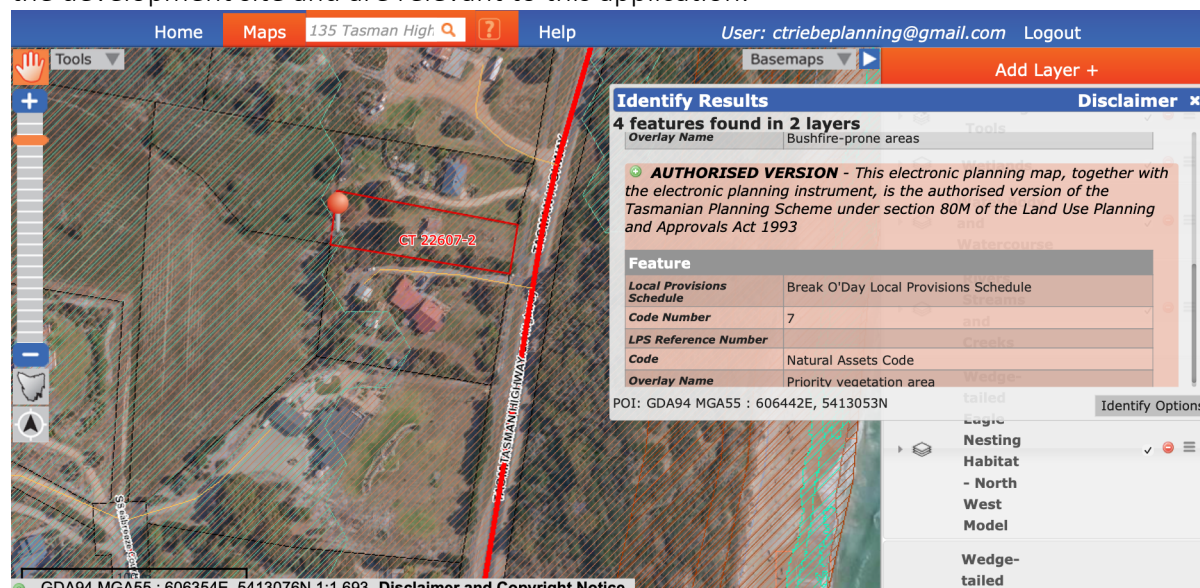


Figure 6: LISTmap Overlays – Priority vegetation area and Bushfire-prone areas

Figure 4 above shows the general location of 2 of the 3 overlays burdening this Title. Due to it fully covering the Title, the Scenic Management Tourist Road Corridor overlay is shown later in this report. Otherwise, the 3 Overlays are:

- C7.0 Natural Assets Code – Priority vegetation area;
- C8.0 Scenic Protection Code – Scenic Road corridor;
- C13.0 Bushfire-prone Areas Code – Bushfire-prone areas.

All will be discussed within the relevant Codes later in this report.

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.

This application neither proposes nor requires signage for any purpose, making this Code inapplicable.

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 sub-clause C2.2.2, C2.2.3 or C2.2.4, this Code applies to all use and development;

C2.2.2: Clause C2.5.3 does not apply to the Residential Use if for a single dwelling;

C2.2.3: Clause C2.5.4 does not apply to the Residential Use if for a single dwelling;

C2.2.4: Clause C2.5.5 does not apply to the Residential Use if for a single dwelling;

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

This application is for the construction of a prefabricated dwelling that will continue the existing Residential Use provided by the on-site shack. According to the Property Information

Report, this structure was constructed in 1950 and has been utilised by the current owners during their on-site, short-term stays. As the 'shack' will be fitted out as a Class 10A outbuilding appurtenant to the dwelling, this application will not increase the required number of spaces beyond the existing 2 parking spaces provided. The outbuilding will be used for the storage of personal items including the developer's machinery associated with their everyday living as well as those used in the maintenance of this semi-rural property. The site plan submitted with this report demonstrates compliance with Table C2.1 of the Planning Scheme because the development site is not:

- (a) subject to a Council adopted parking plan;
- (b) contained within a parking precinct plan and subject to Clause 2.7;
- (c) subject to Clause C2.5.5 in accordance with subclause C2.2.4; or
- (d) the site plan on Sheet Number 05 demonstrates the 2 car parking spaces will be provided in front of the outbuilding.

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, applications involving single dwellings in a zone other than General Residential, are not required to provide bicycle parking spaces.

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 subclause C2.2.2(k) and Table C2.4 Motorcycle Parking Space Requirements, this application for a single dwelling will not require the provision of 21 or more car parking spaces. The provision of dedicated motorcycle spaces is therefore not required.

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

This application involves a single dwelling, ensuring the provision of a loading bay is not required.

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

The development site is located within the Rural Living 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

All parking, access ways, manoeuvring and circulation spaces will be readily identifiable and constructed so that they are useable in all-weather conditions, having regard to the following:

- (a) **the nature of the use:** the property will continue to be a permanent and private holiday home for the developers who will continue the Residential Use within a single dwelling. This will be similar to the existing dwellings on the surrounding Titles;
- (b) **the topography of the land** the property has a slight and steady fall from the 17m contour on the rear north-western boundary, down to the 10.60m contour on the north-eastern frontage boundary corner. As the proposed 2 storey dwelling has been pushed back to provide a minimum 12.5m rear boundary setback, the driveway and manoeuvring areas will be located within the frontage setback.

While predominantly maintained in a mown state, standing vegetation continues to grow along the inside of the southern boundary, within the frontage and new shrubs have been planted inside the northern boundary for acoustic and visual screening. When viewed from the Tasman Highway, a thoroughfare with a 70km/h speed limit, the gravelled manoeuvring areas will hardly be visible and not cause an unreasonable loss of amenity to occupants and/or users of adjoining properties;
- (c) **the drainage system available:** the development site is not serviced by any on-site reticulated stormwater infrastructure. The open swale drain alongside the Tasman Highway, is generally discouraged from being used for directing stormwater runoff from private properties. Therefore, whatever runoff resulting from the gravelled driveway will be disposed of on-site and within the surrounding landscape and sandy soil;
- (d) **the likelihood of transporting sediment or debris from the site onto a road or public place:** the driveway, parking and manoeuvring areas will be formed by a coarse blue metal gravel. This will be of such a size that it won't be easily tracked across the property boundary, over the crossover and onto the Tasman Highway or public place;
- (e) **the likelihood of generating dust:** the blue metal will be of a coarse grade that will not generate dust in either the short or long-term; and
- (f) **the nature of the proposed surfacing:** the use of a coarse grade of blue metal gravel will readily identify all vehicle parking, access, manoeuvring and circulation spaces, within the landscaped area between the dwelling and frontage boundary. Being experienced landscapers, the developers will provide suitable boundaries to the vehicle areas to further assist with identification.

It is therefore put to the Planning Authority, the use of a coarse grade of blue metal will be suitable for the future Residential Use of the Title, in all weather conditions, in accordance with this discretion.

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

The vehicle access, driveway, parking and manoeuvring areas as shown on Drawing CD:03 will be located over previously disturbed ground and will provide convenient, safe and efficient parking to:

(a) comply with the following:

- (i) the vehicle access, parking and manoeuvring areas will be on ground with a slight slope, in accordance with *Australian Standard AS 2890 – Parking facilities, Parts 1 – 6*;
- (ii) Sheet Number 05 demonstrates vehicles may enter and exit the site in a forward direction;
- (iii) have a 3m wide access in accordance with Table C2.2;
- (iv) dimensions of car parking spaces comply with Table C2.3;
- (v) not applicable due to only 2 parking spaces required in accordance with Table C2.1;
- (vi) both parking spaces will be uncovered;
- (vii) not applicable. This application is for a single dwelling;

(b) not addressed;

A1.2 – Not Applicable

The provision of specific parking spaces for disabled persons is not required for this existing Residential Use.

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 proposal will utilise the single and existing vehicle access point through the sole frontage to the A3 Tasman Highway. No other accesses are proposed or required for this project.

A2 – Not Applicable

The development site is within the Rural Living Zone.

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 located fully within the Rural Living Zone and does not propose the lighting of any parking areas except for motion-sensitive security lighting that will be fully retained within the property boundaries.

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.

A1.2 – Not Applicable

This application will continue the private Residential Use and does not require the provision of parking for disabled persons.

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 the provision of a dedicated loading bay is not required for an existing Residential Use within the Rural Living Zone.

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 Rural Living Zone.

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 located within the Rural Living Zone.

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 burdened by a defined parking precinct plan.

C3.0 Road and Railway Assets Code

Not Applicable

C3.1 Purpose of the Code

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.

C3.4 Use or development exempt from this Code

C3.4.1 There are no exemptions from this Code.



Figure 7: Northern and southern views over existing vehicle crossover

This application will utilise the existing legal access servicing the residential property and shown in Figure 7 above. It does not propose to intensify the amount of vehicular traffic, the number of movements of vehicles longer than 5.5m over an existing crossover and does not propose a new vehicle crossing. The existing double white line in the centre of the sealed road has a break, indicating its legality.

Based on the above and in accordance with subclause C3.2.1 of the Planning Scheme, this Code does not apply to this application.

C4.0 Electricity Transmission Infrastructure Protection Code

Not Applicable

E4.1 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) buildings 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) building 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.

The site visit dated 03 February 2026 as well as Figure 7 above, confirms the low voltage overhead power line runs through the Tasman Highway road reserve. The development site is serviced from this line and the proposed dwelling will not be constructed within 6m. This Title is not burdened by a Wayleave Easement. Therefore this Code is not applicable to this application.

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

This application does not propose development for telecommunication facilities, ensuring this Code is not applicable to this application.

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 the 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.

C6.2.2: 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 number of corresponding qualifications not listed.

Not Applicable

The development site is not listed as being on land within a local heritage place, a local heritage precinct, a local historic landscape precinct or in a place or precinct of archaeological potential, ensuring this Code is not applicable.

4.1: C7.0 Natural Assets Code

A review of the Planning Scheme overlays on the electronic LIST database confirms the Priority vegetation area overlay is relevant to this application. The developer is a landscape designer who has been running his own company in south-east Queensland for many years and has a full appreciation of native vegetation. It is their desire to maintain as much of the on-site standing vegetation as possible, considering the proposed location of the dwelling, bushfire and screening the building from adjoining properties.

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.

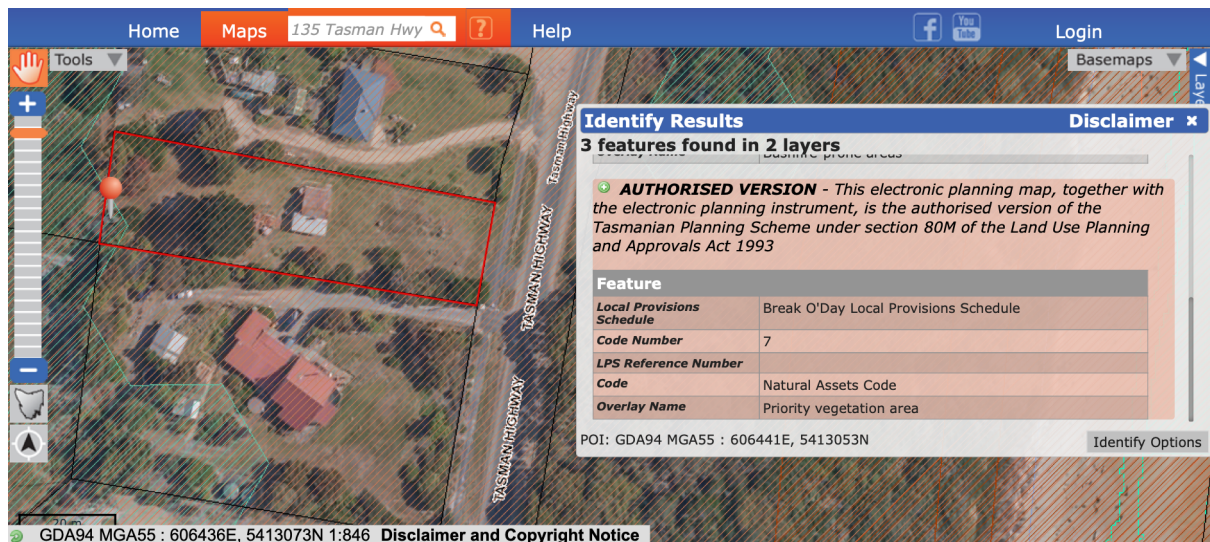


Figure 8: LISTmap Priority Vegetation Area Overlay

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 following zones:
 - (i) Rural Living Zone;
 - (ii) Rural Zone;
 - (iii) Landscape Conservation Zone;
 - (iv) Environmental Management Zone;
 - (v) Major Tourism Zone;
 - (vi) Utilities Zone;
 - (vii) Community Purpose Zone;
 - (viii) Recreation Zone;
 - (ix) Open Space Zone;
 - (x) Future Urban Zone;
 - (xi) Particular Purpose Zone; or
 - (xii) General Residential Zone or Low Density Residential Zone, only if an application for subdivision.

C7.4 Development Exempt from this Code

C7.4.1 This subclause lists a number of uses and/or development exempt from this Code. This includes but is not limited to works on behalf of the Crown, State or Local Government authority, a Level 2 activity, forest operations in accordance with a forest practices plan, coastal protection works on behalf of the Crown, State or Local

Government authority. This application does not propose any of these works ensuring the application is not exempt from addressing this Code.

C7.5 Use Standards

C7.5.1: There are no Use Standards in this Code.

C7.6 Development Standards for Buildings and Works

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

Objective: That buildings and works within a waterway and coastal protection area or future coastal refugia area will not have an unnecessary or unacceptable impact on natural assets.

A1 – Not Applicable

The development site is not on or near a waterway and coastal protection area.

A2 – Not Applicable

Not applicable. The proposed dwelling will be constructed on a property that is not on or near a future coastal refugia area.

A3 – Not Applicable

Not applicable. The dwelling will not be located within a waterway, coastal protection area or coastal refugia area, ensuring this subclause is not applicable.

A4 – Not Applicable

This application does not require nor propose dredging or reclamation.

A5 – Not Applicable

This application neither proposes nor requires works for coastal protection, watercourse erosion or inundation protection works within a waterway and coastal protection area or a future coastal refugia area.

C7.6.2 Clearance within a priority vegetation area

Objective: That clearance of native vegetation within a priority vegetation area:

- (a) does not result in unreasonable loss of priority vegetation;
- (b) is appropriately managed to adequately protect identified priority vegetation; and
- (c) minimises and appropriately manages impacts from construction and development activities.

A1 – Not Applicable

Many of the properties immediately to the north-west, west and south-west of the development site are burdened by the Priority Vegetation area overlay. While these Titles have been maintained in a mown and/or slashed state for many years, they are being redeveloped and the appropriateness and accuracy of this overlay is questioned on the Titles fronting the Tasman Highway. The development site too, is predominantly maintained in a mown state with an on-site area of approximately 40.1m² identified as priority vegetation. It is put to the Planning Authority, the age of the existing on-site 'shack' would ensure the Title was totally

cleared at some time in the past, with the smaller standing shrubs being regrowth through lack of maintenance by previous owners. Therefore, no native vegetation will be cleared within a priority vegetation area.

C7.7 Development Standards for Subdivision

C7.7.1 Subdivision within a waterway and coastal protection area or a future coastal refugia area

Objective: That:

- (a) works associated with subdivision within a waterway and coastal protection area or a future coastal refugia area will not have an unnecessary or unacceptable impact on natural assets; and
- (b) future development likely to be facilitated by subdivision is unlikely to lead to an unnecessary or unacceptable impact on natural assets.

Not Applicable

This application does not propose a subdivision.

4.2: C8.0 Scenic Protection Code

A review of the Planning Scheme Overlays confirms the development site zoned Rural Living, is completely burdened by the Scenic Road Corridor Overlay, ensuring the Code is applicable to this application.

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 only if within the following zones:

- (a) Rural Living Zone;

- C8.2.2:** This Code does not apply to use.



Figure 9: Photo dated 03 February 2026 looking west over the development site

C8.4 Use or Development Exempt from this Code

C8.4.1: This subclause was reviewed and confirmed the application does not propose:

- a. the planting or destruction of vegetation on existing pasture or crop production land;
- b. agricultural buildings or works;
- c. alterations or extensions to an existing building;
- d. a subdivision;
- e. development subject to the Telecommunications Code; or
- f. any development or works associated with road construction within a scenic road corridor.

Therefore, this application is not exempt from this Code.

C8.5 Use Standards

C8.5.1 There are no Use Standards in this Code.

C8.6 Development Standards for Buildings and Works

C8.6.1 Development within a scenic protection area

Objective: That:

- (a) destruction of vegetation does not cause an unreasonable reduction of the scenic value of a scenic protection area; and
- (b) buildings and works do not cause an unreasonable reduction of the scenic value of a scenic protection area.

A1 – Acceptable Solution

The development site is located to the west of Beaumaris Beach and well below Rogers Lookout (300m elevation) and Skyline Tier, both inland and further to the west. In addition, Sheet Number 05 confirms the area of the proposed dwelling will be less than 500m² in extent. This complies with this subclause.

C8.6.2 Development within a scenic road corridor

Objective: That:

- (a) destruction of native vegetation or exotic vegetation does not cause an unreasonable loss of scenic value of scenic road corridors; and
- (b) buildings and works do not cause an unreasonable loss of the scenic value of scenic road corridors.

A1 – Acceptable Solution

As stated previously, this application does not require nor proposes the destruction of any native vegetation, hedgerows or exotic trees within the scenic road corridor.

P2 – Performance Criterion

The application is discretionary on this subclause because the approximate 8.9m high proposed dwelling will be constructed within the scenic road corridor and may be partially visible from the Tasman Highway. This application complies with this discretion having regard to the following:

(g) **the topography of the site:** the property has a slight and steady fall from the 17m contour on the rear north-western boundary, down to the 10.60m contour on the north-eastern frontage boundary corner. The proposed 2 storey dwelling will be located with a minimum 12.5m rear boundary setback between the 14.2m and approximate 15.3m contours as well as being behind and to the west of the existing shack and shed. The rear of the dwelling will be cut approximately 0.494m and 0.679m into the bank, using a batter rather than a retaining wall.

While predominantly maintained in a mown state, Figure 9 shows standing vegetation allowed to grow along the inside of the southern boundary, within the frontage and new shrubs have been planted inside the northern boundary for acoustic and visual screening. When viewed from the section of the Tasman Highway with a signed 70km/h speed limit, the property is between approximately 150 and 300m below Skyline Tier and Rogers Lookout, further to the west;

(h) **proposed reflectance and colour of external finishes:** to assist with minimising the visibility of the building from the road, all external surfaces of the proposed shed will be clad with a combination of the low reflectance Colorbond Shale Gray and Monument coloured sheeting;

(i) **design and proposed location of the buildings or works:** the proposed 15m by 7m by 8.9m Colorbond clad dwelling will be constructed on a concrete slab and with a gable roof pitched at 45°. The dark exterior colours proposed for the exterior cladding will further assist with screening the building from the view of occupants of cars driving past. The narrow end wall will face the highway to present the least visual bulk while the western rear will be cut approximately 680mm into the rise.

The visual bulk of all walls will be broken up by installing doors as listed below. The north facing wall will have 2 glass sliding doors installed as well as windows in the lower and upper floor. The eastern wall will be setback 1m from the building line, casting a changing shadow during various parts of the day. The southern wall will have a single door as well as windows in lower and upper floors while windows will be in both end walls. A skylight will be installed in the southern roof face, over the mezzanine floor.

As vehicles are doing approximately 70km/h in this area, there will be little if any view of the shed behind the standing vegetation. The view of the dwelling by occupants of vehicles approaching from the south will be screened by not only the existing vegetation on the adjoining southern Title and inside the southern boundary of the development site. Views from the north will be partially screened by the existing on-site vegetation that is currently being increased as well as by the dwelling on the northern adjoining lot. Finally, the darker and non-reflective colour will assist with the dwelling melding with the native vegetation behind the property;

- (j) **the extent of any cut or fill required:** the dwelling will be cut between approximately 494 and 679mm into the rising land as a means of reducing the overall building height;
- (k) **any existing or proposed screening:** as shown by Figure 9 above, an amount of standing vegetation exists within the existing frontage setback of the shack as well as along the inside of the southern side boundary. This is being further enhanced by the developer, through the planting of standing shrubs within the eastern section of the northern boundary;
- (l) **the impact on views from the road:** the proposed dwelling has been located as far to the rear of the Title, as the rear boundary setback allows. This location along with the signed speed limit of the Tasman Highway, the dark colours and low reflectivity of the exterior Colorbond cladding and the additional screening vegetation being planted within the northern boundary will minimise its visibility from road users.; and
- (m) **the purpose of any management objectives identified in the relevant Local Provisions Schedule:** a review of the *Break O'Day Local Provisions Schedule* noted *BRE-Table C8.1 Scenic Protection Areas* does not contain any locations. *BRE-C8.2.1* within *BRE-Table C8.2 Scenic Road Corridors* lists "Tasman Highway – Great Eastern Drive...[e]xtend[ing] from the southern boundary of the planning area to St Helens..."

The Management Objectives are to:

- (a) maintain the dominant landscape elements when viewed from public roads;
and
- (b) reduce the visual contrast between buildings and works and the natural landscape.

With these objectives in mind, development in this section of Beaumaris is located on the western side of the Tasman Highway. This ensures the vegetation forming the landscape elements on the eastern side of the highway is retained, when viewed by the occupants of passing vehicles. In addition, the development site is located within an area where the Titles are of a slightly larger, lifestyle size, allowing the accommodation of wastewater disposal as well as the amenity.

As stated above, the developer is retaining the existing vegetation growing within the frontage and southern side boundary setbacks as well as planting more inside the eastern end of the northern boundary. With all these factors considered, it is put to the Planning Authority, the proposed dwelling will fit within the surrounding area and not create an eyesore to users of the highway.

It is put to the Planning Authority the developer has considered the objectives of this Code and located an appropriately coloured building according to the discretion.

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.

Tables C9.1 and C9.2 were reviewed; this application is for the construction of a dwelling for the continued Residential Use. As the Title is not knowingly within the attenuation distances of any of the activities listed in the above Tables, this Code is not applicable.

C10.0 Coastal Erosion Hazard Code

Not Applicable

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.

C10.1.2: To provide for appropriate Use or development that relies upon a coastal location to fulfil its purpose.

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.

C10.2.2: 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.

C10.4 Use or Development Exempt from this Code

C10.4.1: The number of criteria listed as exempt from this Code is extensive and will therefore not be listed. Suffice to say the list was reviewed and none are applicable to this application.

Not Applicable

The development proposed in this application is on a Title that is not identified as containing a coastal erosion hazard area. This Code is therefore not applicable to this application.

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) it does not increase the risk from coastal 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: For 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

C11.4.1: The number of criteria listed as exempt from this Code is extensive and have therefore not been listed. Suffice to say, the list was reviewed and none are applicable to this application.

Not applicable

The development proposed in this application is on a Title that is not identified as containing a coastal inundation hazard area. This Code is therefore not applicable to this application.

4.3: 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 hazard area.
- C12.2.2:** This Code applies to use of land within a flood-prone hazard area if for:
- (a) a change of use that converts a non-habitable building to a habitable building; or
 - (b) a new habitable room within an existing building.
- 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

- C12.4.1:** The number of criteria listed as exempt from this Code is extensive and will therefore not be listed. Suffice to say, the list was reviewed and none are applicable to this application.

Not Applicable

The new dwelling proposed in this application is on a Title that is not identified as being prone to flooding ensuring this Code is not applicable to this application.

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.

The application is for the construction of a dwelling on a Title prone to bushfire. While the application does not comply with any of the listed exemptions, the application does not propose a subdivision, hazardous or vulnerable use within a bushfire-prone area. However, a Bushfire Hazard Report completed by Mr Jake Bell BFP-154 of Tas Bushfire Consulting, assessed the development at BAL 19 and accompanies this report.

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:
 - a. a notice issued in accordance with Part 5A of the *Environmental Management and Pollution Control Act 1994*; or
 - b. a previous permit;
- (c) the Planning Authority reasonably suspects may be contaminated by reference to:
 - a. a notice issued in accordance with Part 5A of the *Environmental Management and Pollution Control Act 1994*; or

- b. 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:
 - a. in a report lodged with the application; or
 - b. in a report prepared by a site contamination practitioner in response to a request under section 54 of the Act.

C14.2.2: The Planning Authority may only make a request under Clause C14.2.1(d)(ii) where it reasonably believes, based on information in its possession that the land has been used, or may have been used, for one of the potentially contaminating activities listed in Table C14.2, or as land onto which it is likely that contamination from a potentially contaminating activity has migrated.

C14.4 Use or Development Exempt from this Code

C14.4.1: The number of criteria listed as exempt from this Code is extensive and will therefore not be listed. Suffice to say, the list was reviewed and none are applicable to this application.

The development site has only ever been utilised for residential purposes since the original shack was constructed in 1950. For this reason, it is put to the Planning Authority this site has never knowingly been used for any activity that was likely to be potentially contaminating, ensuring 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.

C15.4 Use or Development Exempt from this Code

C15.4.1: The number of criteria listed as exempt from this Code is extensive and will therefore not be listed. Suffice to say, the list was reviewed and none are applicable to this application.

As the development site is not identified on any Planning Scheme mapping or overlays as being prone to landslip or within a landslip hazard area, it is put to the Planning Authority this Code is not applicable to this application.

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.

As the development site is not identified as being within either an airport noise exposure area or airport obstacle limitation area, it is put to the Planning Authority this Code is inapplicable.

5. Conclusion

The purpose of this application is to seek approval for the reconfiguration of the existing shack to a non-habitable Class 10A building, demolition of the existing fibrous cement and galvanised iron outbuilding, removal of an existing tree, the construction of a prefabricated, 2 bedroom dwelling, 2 decks, vehicle driveway, manoeuvring and parking areas and on-site wastewater treatment system. The main floor will have the open-planned kitchen, living and dining area, a laundry and powder room as well as a butler's pantry. The stairs will lead upstairs to the mezzanine floor with the 2 bedrooms and shared bathroom.

The 14m by 7m by 8.92m (98m²) building will be constructed toward the rear western boundary of the partially serviced Title while the existing outbuilding will be demolished. The vehicle driveway, manoeuvring and parking areas will be constructed of compacted gravel while the on-site wastewater system will be located between the existing shack and frontage boundary.

This submission has been written in conjunction with the accompanying documents and demonstrates compliance with the relevant development standards uses of the *Tasmanian Planning Scheme – Break O’Day*. As the proposal is discretionary on 4 sub-clauses, the application is submitted for assessment and approval in accordance with Section 57 of the *Land Use Planning and Approvals Act 1993*.

7. Appendices

- Development Application Form;
- Plans for Planning Application 03.06.26;
- Shadow Study;
- 260703 135 A3 Floorplan shack exist prop ele;
- Planning Report;
- Geo-Environmental Assessment, April 2024;
- Certificate of Title 22607 – 2:
 - o Folio Text;
 - o Folio Plan;
 - o Schedule of Easements;
 - o Survey Notes
 - o Council Certificate;
 - o Property Report
-

GEO-ENVIRONMENTAL ASSESSMENT

135 Tasman Highway

Beaumaris

April 2024



GEO-ENVIRONMENTAL

S O L U T I O N S

Disclaimer: The author does not warrant the information contained in this document is free from errors or omissions. The author shall not in any way be liable for any loss, damage or injury suffered by the User consequent upon, or incidental to, the existence of errors in the information.

Investigation Details

Client:	8LA Landscape Architecture
Site Address:	135 Tasman Highway, Beaumaris
Date of Inspection:	07/09/2024
Proposed Works:	Alterations/Additions
Investigation Method:	Geoprobe 540UD - Direct Push
Inspected by:	M. Campbell

Site Details

Certificate of Title (CT):	22607/2
Title Area:	Approx. 1893 m ²
Applicable Planning Overlays:	Bushfire-prone areas, Scenic Road Corridor
Slope & Aspect:	4° E facing slope
Vegetation:	Grass & Weeds
Ground Surface:	Undisturbed

Background Information

Geology Map:	MRT 1:250000
Geological Unit:	Quaternary Sediments
Climate:	Annual rainfall 650mm
Water Connection:	Tank
Sewer Connection:	Unserviced-On-site required
Testing and Classification:	AS2870:2011, AS1726:2017 & AS1547:2012

Investigation

A number of bore holes were completed to identify the distribution and variation of the soil materials at the site, bore hole locations are indicated on the site plan. See soil profile conditions presented below. Tests were conducted across the site to obtain bearing capacities of the material at the time of this investigation.

Soil Profile Summary

BH 1 Depth (m)	BH 2 Depth (m)	Horizon	Description
0.00-0.40	0.00-0.50	A1	SAND (SP): Dark grey, slightly moist, loose.
0.40-1.00	0.50-1.20	A21	SAND (SP): White-grey, slightly moist, loose.
1.00-2.50	1.20-2.00	A22	SAND (SP): White-grey, slightly moist to moist, medium dense.
2.50-3.00		A3	SAND (SP): Dark brown, slightly moist, dense, no refusal.

Site Notes

Soils on site are developing from Quaternary Sediments. The soils consist of deep sand deposits. This soil is unreactive and unlikely to exhibit ground surface movement.

Site Classification

The site has been assessed and classified in accordance with AS2870:2011 “*Residential Slabs and Footings*”.

The site has been classified as:

Class A

Y^s range: 0mm

Notes: The site has been classified as Class A, which is an unreactive sand site and isn't expected to exhibit any ground surface movement due to moisture fluctuations. Design and construction should be made in accordance with this classification.

Wind Loading Classification

According to “AS4055:2021 - Wind Loads for Housing” the house site is classified below:

Wind Classification:	N3
Region:	A
Terrain Category:	1.0
Shielding Classification:	NS
Topographic Classification:	T1
Wind Classification:	N3
Design Wind Gust Speed – m/s ($V_{h,u}$):	50

Wastewater Classification & Recommendations

According to AS1547-2012 (on-site waste-water management) the natural soil is classified as **Sand (category 1)**. It is proposed to install a dual-purpose septic tank with on-site absorption. A Design Loading Rate (DLR) of 20L/m²/day has been assigned for primary treated effluent.

The proposed two-bedroom dwelling has a calculated maximum wastewater output of 480L/day. This is based on a tank water supply and a maximum occupancy of 4 people (120L/day/person).

Using the DLR of 20L/m²/day, an absorption area of at least 24m² will be required to accommodate the expected flows. This can be accommodated by two 6m x 2m x 0.6m terraced absorption trenches connected to a dual-purpose septic tank (min 3000L) via a two-way splitter box with speed levelers to ensure equal distribution. For all calculations please refer to the Trench summary reports.

Due to the highly permeable soils a cut off drain will not be required. A 100% reserve area should be set aside for future wastewater requirements

The following setback distances are required to comply with the Building Act 2016:

Upslope or level buildings:	3m
Downslope buildings:	8m
Upslope or level boundaries:	1.5m
Downslope boundaries:	8m
Downslope surface water:	>100m

Compliance with Building Act 2016 Guidelines for On-site Wastewater Management Systems is outlined in the attached table. During construction GES will need to be notified of any variation to the soil conditions or wastewater loading as outlined in this report.

Construction Notes & Recommendations

The site has been classified as **Class A**.

It is recommended that all footings be founded in the natural material with bearing capacities >100kPa.

All earthworks on site must comply with AS3798:2007, and I further recommend that consideration be given to drainage and sediment control on site during and after construction. Care should also be taken to ensure there is adequate drainage in the construction area to avoid the potential for weak bearing and foundation settlement associated with excessive soil moisture.

During construction GES will need to be notified of any variation to the soil conditions or wastewater loading as outlined in this report.

A handwritten signature in blue ink, consisting of a stylized 'J' and 'P' followed by a horizontal line.

Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD

Director

GES

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Assessment Report

Site assessment for on-site waste water disposal

Assessment for 8LA Landscape Architecture	Assess. Date	10-Apr-24
	Ref. No.	
Assessed site(s) 135 Tasman Highway Beaunarus	Site(s) inspected	7-Sep-23
Local authority Break O'Day	Assessed by	John Paul Cumming

This report summarises wastewater volumes, climatic inputs for the site, soil characteristics and system sizing and design issues. Site Capability and Environmental sensitivity issues are reported separately, where 'Alert' columns flag factors with high (A) or very high (AA) limitations which probably require special consideration for system design(s). Blank spaces on this page indicate data have not been entered into TRENCH.

Wastewater Characteristics

Wastewater volume (L/day) used for this assessment = 480 (using the 'No. of bedrooms in a dwelling' method)
 Septic tank wastewater volume (L/day) = 160
 Sullage volume (L/day) = 320
 Total nitrogen (kg/year) generated by wastewater = 1.5
 Total phosphorus (kg/year) generated by wastewater = 1.2

Climatic assumptions for site

(Evapotranspiration calculated using the crop factor method)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mean rainfall (mm)	51	46	56	55	46	49	68	67	70	68	64	62
Adopted rainfall (R, mm)	51	46	56	55	46	49	68	67	70	68	64	62
Retained rain (Rr, mm)	46	41	50	50	41	44	61	60	63	61	58	56
Max. daily temp. (deg. C)												
Evapotrans (ET, mm)	130	110	91	63	42	29	32	42	63	84	105	126
Evapotr. less rain (mm)	84	69	41	14	1	-15	-30	-18	0	23	47	70
Annual evapotranspiration less retained rain (mm) =												285

Soil characteristics

Texture = Sand Category = 1 Thick. (m) = 3
 Adopted permeability (m/day) = 3 Adopted LTAR (L/sq m/day) = 20 Min depth (m) to water = 3

Proposed disposal and treatment methods

Proportion of wastewater to be retained on site: All wastewater will be disposed of on the site
 The preferred method of on-site primary treatment: In dual purpose septic tank(s)
 The preferred method of on-site secondary treatment: In-ground
 The preferred type of in-ground secondary treatment: Trench(es)
 The preferred type of above-ground secondary treatment: None
 Site modifications or specific designs: Not needed

Suggested dimensions for on-site secondary treatment system

Total length (m) = 12
 Width (m) = 2
 Depth (m) = 0.6
 Total disposal area (sq m) required = 24
 comprising a Primary Area (sq m) of: 24
 and a Secondary (backup) Area (sq m) of:

Sufficient area is available on site

To enter comments, click on the line below 'Comments'. (This yellow-shaded box and the buttons on this page will not be printed.)

Comments

Due to the permeability of the soils on site and the DLR for primary treated effluent of 20L/sq m/day an absorption area of 24 sq m is required. Therefore the system should have the capacity to cope with predicted climatic and loading events.

GES

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Site Capability Report

Site assessment for on-site waste water disposal

Assessment for 8LA Landscape Architecture

Assess. Date

10-Apr-24

Ref. No.

Assessed site(s) 135 Tasman Highway Beaunarus

Site(s) inspected

7-Sep-23

Local authority Break O'Day

Assessed by John Paul Cumming

This report summarises data relating to the physical capability of the assessed site(s) to accept wastewater. Environmental sensitivity and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) site limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation		Remarks
					Trench	Amended	
	Expected design area	sq m	1,500	V. high	Low	Moderate	
	Density of disposal systems	/sq km	5	Mod.	Very low		
	Slope angle	degrees	4	High	Very low		
	Slope form	Straight simple		High	Low		
	Surface drainage	Mod. good		High	Low		
	Flood potential	Site floods <1:100 yrs		High	Very low		
	Heavy rain events	Infrequent		High	Moderate		
	Aspect (Southern hemi.)	Faces E or W		V. high	Moderate		
	Frequency of strong winds	Common		High	Low		
	Wastewater volume	L/day	480	High	Low	Moderate	
	SAR of septic tank effluent		1.7	High	Low		
	SAR of sullage		2.6	High	Moderate		
	Soil thickness	m	3.0	V. high	Very low		
	Depth to bedrock	m	3.0	V. high	Very low		
	Surface rock outcrop	%	0	V. high	Very low		
	Cobbles in soil	%	0	V. high	Very low		
	Soil pH		5.5	High	Low		
	Soil bulk density	gm/cub. cm	1.4	High	Very low		
	Soil dispersion	Emerson No.	7	V. high	Very low		
	Adopted permeability	m/day	3	Mod.	Very high	Moderate	Other factors lessen impact
	Long Term Accept. Rate	L/day/sq m	20	High	Low	Moderate	

To enter comments, click on the line below 'Comments' . (This yellow-shaded box and the buttons on this page will not be printed.)

Comments

The site has the capability to accept primary treated on site wastewater

GES

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Environmental Sensitivity Report

Site assessment for on-site waste water disposal

Assessment for 8LA Landscape Architecture

Assess. Date

10-Apr-24

Ref. No.

Assessed site(s) 135 Tasman Highway Beaunarus

Site(s) inspected

7-Sep-23

Local authority Break O'Day

Assessed by John Paul Cumming

This report summarises data relating to the environmental sensitivity of the assessed site(s) in relation to applied wastewater. Physical capability and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation		Remarks
					Trench	Amended	
AA	Cation exchange capacity	mmol/100g	15	High	Very high		
A	Phos. adsorp. capacity	kg/cub m	0.2	High	High		
	Annual rainfall excess	mm	-285	High	Very low		
	Min. depth to water table	m	3	High	Very low		
	Annual nutrient load	kg	2.6	High	Very low		
	G'water environ. value	Agric non-sensit		V. high	Low		
	Min. separation dist. required	m	3	High	Very low		
	Risk to adjacent bores	Very low		V. high	Very low		
	Surf. water env. value	Agric non-sensit		V. high	Low		
	Dist. to nearest surface water	m	185	V. high	Moderate		
	Dist. to nearest other feature	m	11	V. high	High	Moderate	Other factors lessen impact
	Risk of slope instability	Very low		V. high	Very low		
	Distance to landslip	m	1900	V. high	Very low		

To enter comments, click on the line below 'Comments'. (This yellow-shaded box and the buttons on this page will not be printed.)

Comments

The sandy soils have low ability retain nutrients. The planting of grass species over the absorption area is encouraged to improve nutrient absorption.

Demonstration of wastewater system compliance to *Building Act 2016 Guidelines for On-site Wastewater*

Acceptable Solutions	Performance Criteria	Compliance
A1 Horizontal separation distance from a building to a land application area must comply with one of the following: a) be no less than 6m; or b) be no less than: (i) 3m from an upslope building or level building; (ii) If primary treated effluent to be no less than 4m plus 1m for every degree of average gradient from a downslope building; (iii) If secondary treated effluent and subsurface application, no less than 2m plus 0.25m for every degree of average gradient from a downslope building.	P1 a) The land application area is located so that (i) the risk of wastewater reducing the bearing capacity of a building's foundations is acceptably low.; and (ii) is setback a sufficient distance from a downslope excavation around or under a building to prevent inadequately treated wastewater seeping out of that excavation	Complies with A1 (b) (i) Land application area will be located with a minimum separation distance of 3m from an upslope or level building. Complies with A1 (b) (ii) Land application area will be located with a minimum separation distance of 8m of downslope building.
A2 Horizontal separation distance from downslope surface water to a land application area must comply with (a) or (b) (a) be no less than 100m; or (b) be no less than the following: (i) if primary treated effluent 15m plus 7m for every degree of average gradient to downslope surface water; or (ii) if secondary treated effluent and subsurface application, 15m plus 2m for every degree of average gradient to down slope surface water.	P2 Horizontal separation distance from downslope surface water to a land application area must comply with all of the following: a) Setbacks must be consistent with AS/NZS 1547 Appendix R; b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	Complies with A2 (a) Land application area located > 100m from downslope surface water

A3 Horizontal separation distance from a property boundary to a land application area must comply with either of the following: (a) be no less than 40m from a property boundary; or (b) be no less than: (i) 1.5m from an upslope or level property boundary; and (ii) If primary treated effluent 2m for every degree of average gradient from a downslope property boundary; or (iii) If secondary treated effluent and subsurface application, 1.5m plus 1m for every degree of average gradient from a downslope property boundary.	P3 Horizontal separation distance from a property boundary to a land application area must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	Complies with A3 (b) (i) Land application area will be located with a minimum separation distance of 1.5m from an upslope or level property boundary Complies with A3 (b) (ii) Land application area will be located with a minimum separation distance of 8m of downslope property boundary.
A4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must be no less than 50m and not be within the zone of influence of the bore whether up or down gradient.	P4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 demonstrates that the risk is acceptable	Complies with A4 No bore or well identified within 50m

A5 Vertical separation distance between groundwater and a land application area must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.6m if secondary treated effluent	P5 Vertical separation distance between groundwater and a land application area must comply with the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 that demonstrates that the risk is acceptable	Complies with A5 (a) No groundwater encountered
A6 Vertical separation distance between a limiting layer and a land application area must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.5m if secondary treated effluent	P6 Vertical setback must be consistent with AS/NZS1547 Appendix R.	Complies with A6 (a)
A7 nil	P7 A wastewater treatment unit must be located a sufficient distance from buildings or neighbouring properties so that emissions (odour, noise or aerosols) from the unit do not create an environmental nuisance to the residents of those properties	Complies

AS1547:2012 – Loading Certificate – Septic System Design

This loading certificate sets out the design criteria and the limitations associated with use of the system.

Site Address: 135 Tasman Highway Beaunarus

System Capacity: 4 people @ 120L/person/day

Summary of Design Criteria

DLR: 20L/m²/day.

Absorption area: 24m²

Reserve area location /use: Assigned

Water saving features fitted: Standard fixtures

Allowable variation from design flows: 1 event @ 200% daily loading per quarter

Typical loading change consequences: Expected to be minimal due to capacity of system and site area (provided loading changes within 25% of design)

Overloading consequences: Continued overloading may cause hydraulic failure of the absorption area and require upgrading/extension of the area. Risk considered acceptable due to visible signs of overloading and owner monitoring.

Underloading consequences: Lower than expected flows will have minimal consequences on system operation unless the house has long periods of non occupation. Under such circumstances additional maintenance of the system may be required. Risk considered acceptable.

Lack of maintenance / monitoring consequences: Issues of underloading/overloading and condition of the absorption area require monitoring and maintenance, if not completed system failure may result in unacceptable health and environmental risks. Septic tank de-sludging must also be monitored to prevent excessive sludge and scum accumulation. Monitoring and regulation by the property owner required to ensure compliance.

Other operational considerations: Owners/occupiers must be aware of the operational requirements and limitations of the system, including the following; the absorption area must not be subject to traffic by vehicles or heavy stock and should be fenced if required. The absorption area must be kept with adequate grass cover to assist in evapotranspiration of treated effluent in the absorption trenches. The septic tank must be desludged at least every 3 years, and any other infrastructure such as septic tank outlet filters must also be cleaned regularly (approx. every 6 months depending upon usage). Foreign materials such as rubbish and solid waste must be kept out of the system.

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

To: 8LA Landscape Architecture
19 Philippine Parade
Palm Beach 4221

Owner name
Address
Suburb/postcode

Form **35**

Designer details:

Name: John-Paul Cumming Category: Bld. Svcs. Dsgnr. - Hydraulic

Business name: Geo-Environmental Solutions Phone No: 03 6223 1839

Business address: 29 Kirksway Place
Battery Point 7004 Fax No: N/A

Licence No: CC774A Email address: office@geosolutions.net.au

Details of the proposed work:

Owner/Applicant: 8LA Landscape Architecture Designer's project reference No: J9230

Address: 135 Tasman Highway Lot No: 22607/2
Beaumaris 7215

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

Description of work:

On-site wastewater management system - design

(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
	☐ Building design	Architect or Building Designer
	☐ Structural design	Engineer or Civil Designer
	☐ Fire Safety design	Fire Engineer
	☐ Civil design	Civil Engineer or Civil Designer
	☒ Hydraulic design	Building Services Designer
	☐ Fire service design	Building Services Designer
	☐ Electrical design	Building Services Designer
	☐ Mechanical design	Building Service Designer
	☐ Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
	☐ Other (specify)	

Deemed-to-Satisfy: ☒ Performance Solution: ☐ (X the appropriate box)

Other details:

Septic tank with absorption trenches

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers:	Prepared by: Geo-Environmental Solutions	Date: Apr-24
Schedules:	Prepared by:	Date:
Specifications:	Prepared by: Geo-Environmental Solutions	Date: Apr-24
Computations:	Prepared by:	Date:
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by: Geo-Environmental Solutions	Date: Apr-24

Standards, codes or guidelines relied on in design process:

AS1547:2012 On-site domestic wastewater management.

AS3500 (Parts 0-5)-2013 Plumbing and drainage set.

Any other relevant documentation:

Geo-Environmental Assessment - 135 Tasman Highway Beaumaris - Apr-24

Geo-Environmental Assessment - 135 Tasman Highway Beaumaris - Apr-24

Attribution as designer:

I John-Paul Cumming, 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.

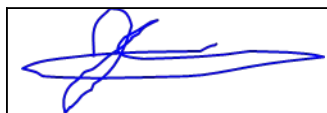
Name: (print)

Signed

Date

Designer:

John-Paul Cumming



10/04/2024

Licence No:

CC774A

Assessment of Certifiable Works: (TasWater)

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:

I John-Paul Cumming..... 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

	Name: (print)	Signed	Date
Designer:	John-Paul Cumming		10/04/2024



CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: 8LA Landscape Architecture
19 Philippine Parade
Palm Beach 4221

Owner /Agent
Address
Suburb/postcode

Qualified person details:

Qualified person: John-Paul Cumming
Address: 29 Kirksway Place
Battery Point 7004
Phone No: 03 6223 1839
Fax No:
Licence No: AO999 Email address: jcumming@geosolutions.net.au

Qualifications and Insurance details: Certified Professional Soil Scientist (CPSS stage 2)
(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Speciality area of expertise: AS2870-2011 Foundation Classification
(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Details of work:

Address: 135 Tasman Highway
Beaumaris 7215
Lot No:
Certificate of title No: 22607/2
The assessable item related to this certificate: Classification of foundation Conditions according to AS2870-2011
(description of the assessable item being certified)
Assessable item includes –
- a material;
- a design
- a form of construction
- a document
- testing of a component, building system or plumbing system
- an inspection, or assessment, performed

Certificate details:

Certificate type: Foundation Classification
(description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)

This certificate is in relation to the above assessable item, at any stage, as part of - (tick one)

building work, plumbing work or plumbing installation or demolition work ☒
or

a building, temporary structure or plumbing installation: ☐

In issuing this certificate the following matters are relevant –

Documents:	The attached soil report for the address detailed above in 'details of work'
Relevant calculations:	Reference the above report.
References:	AS2870:2011 residential slabs and footings AS1726:2017 Geotechnical site investigations CSIRO Building technology file – 18.

Substance of Certificate: (what it is that is being certified)

Site Classification consistent with AS2870-2011.

Scope and/or Limitations

The classification applies to the site as inspected and does not account for future alteration to foundation conditions as a result of earth works, drainage condition changes or variations in site maintenance.

I, John-Paul Cumming certify the matters described in this certificate.

Qualified person:

Signed:

Certificate No:

Date:

J9230

10/04/2024



A handwritten signature in black ink, appearing to be 'John Paul Cumming', written over a light grey circular background.

Wastewater system:

Dual-purpose septic tank (min 3000L)

Two-way splitter box

Absorption Trenches
2 x 20m x 2m x 0.6m

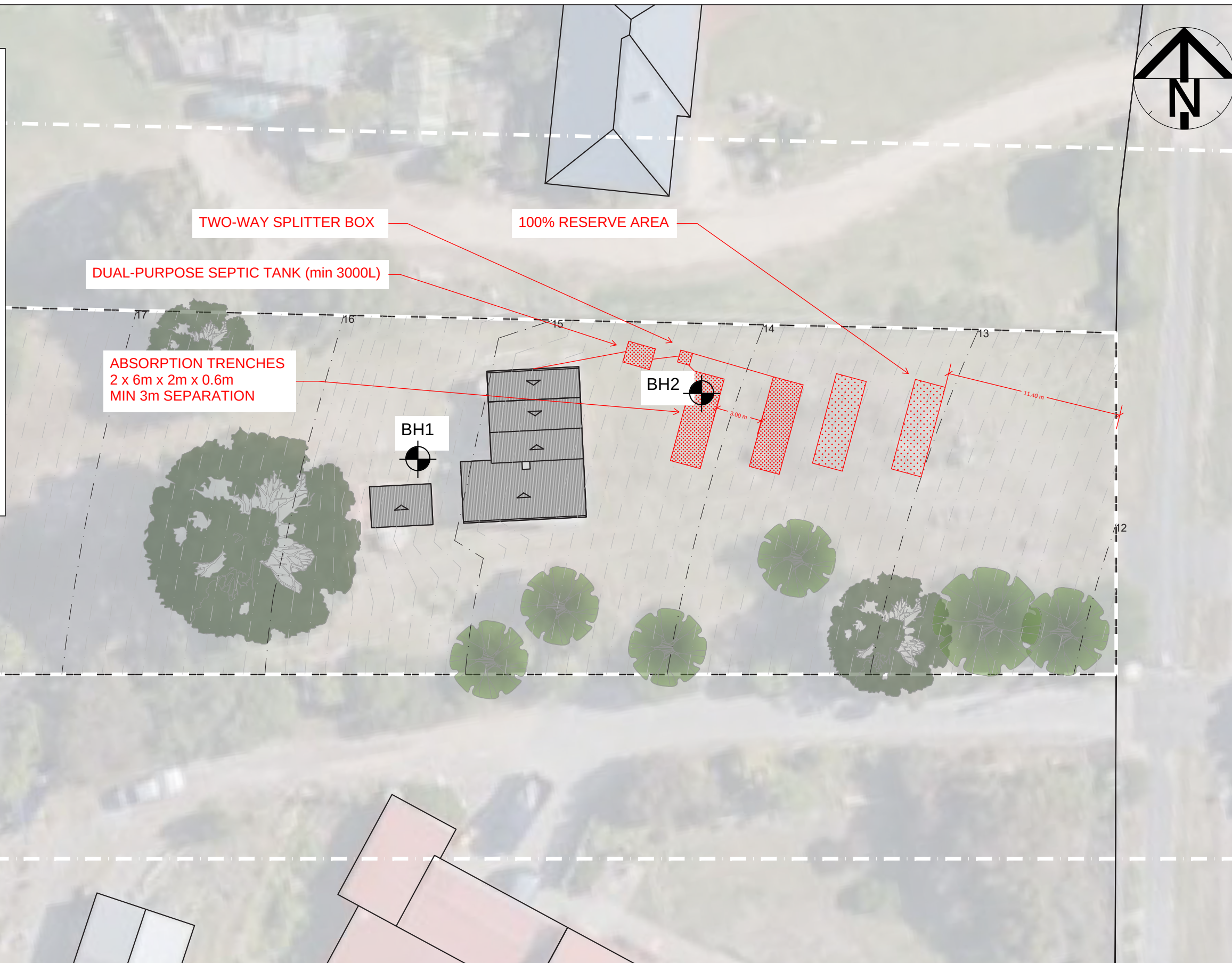
Min 3m separation

Min 3m from upslope buildings
Min 8m from downslope buildings
Min 1.5m from upslope or level boundaries
Min 8m from downslope boundary
Min 100m from downslope surface water

Refer to GES report

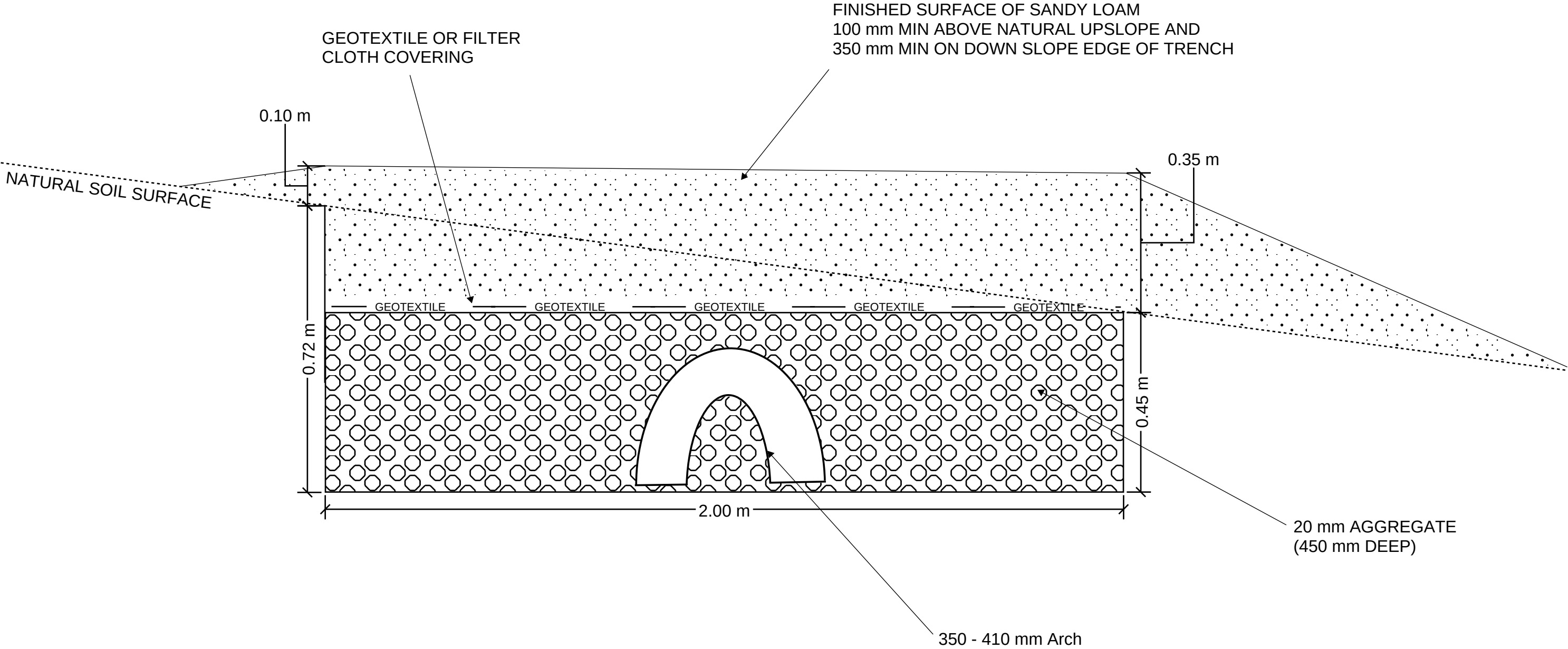
GES
GEO-ENVIRONMENTAL
SOLUTIONS
29 Kirksway Place Battery Point
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Dr. John Paul Cumming
Building Services Designer-
Hydraulic
CCC774A
10/04/2024



Design notes:

- 1.Absorption trench dimensions of up to 20m long by 0.45m deep by 2m wide
– total storage volume calculated at average 35% porosity.
- 2.Base of trenches to be excavated level and smearing and compaction avoided.
- 3.350-410mm Arch should be placed in the centre of trench
- 4.Geotextile or filter cloth to be placed over the distribution arch to prevent clogging
- 5.Construction on slopes up to 20% to allow trench depth range 720mm upslope edge to 450mm on down slope edge
- 6.Dispersive soils gypsum to be incorporated into the base of the trench at a rate of 1kg/m²
- 7.All works on site to comply with AS3500 and Tasmanian Plumbing code.

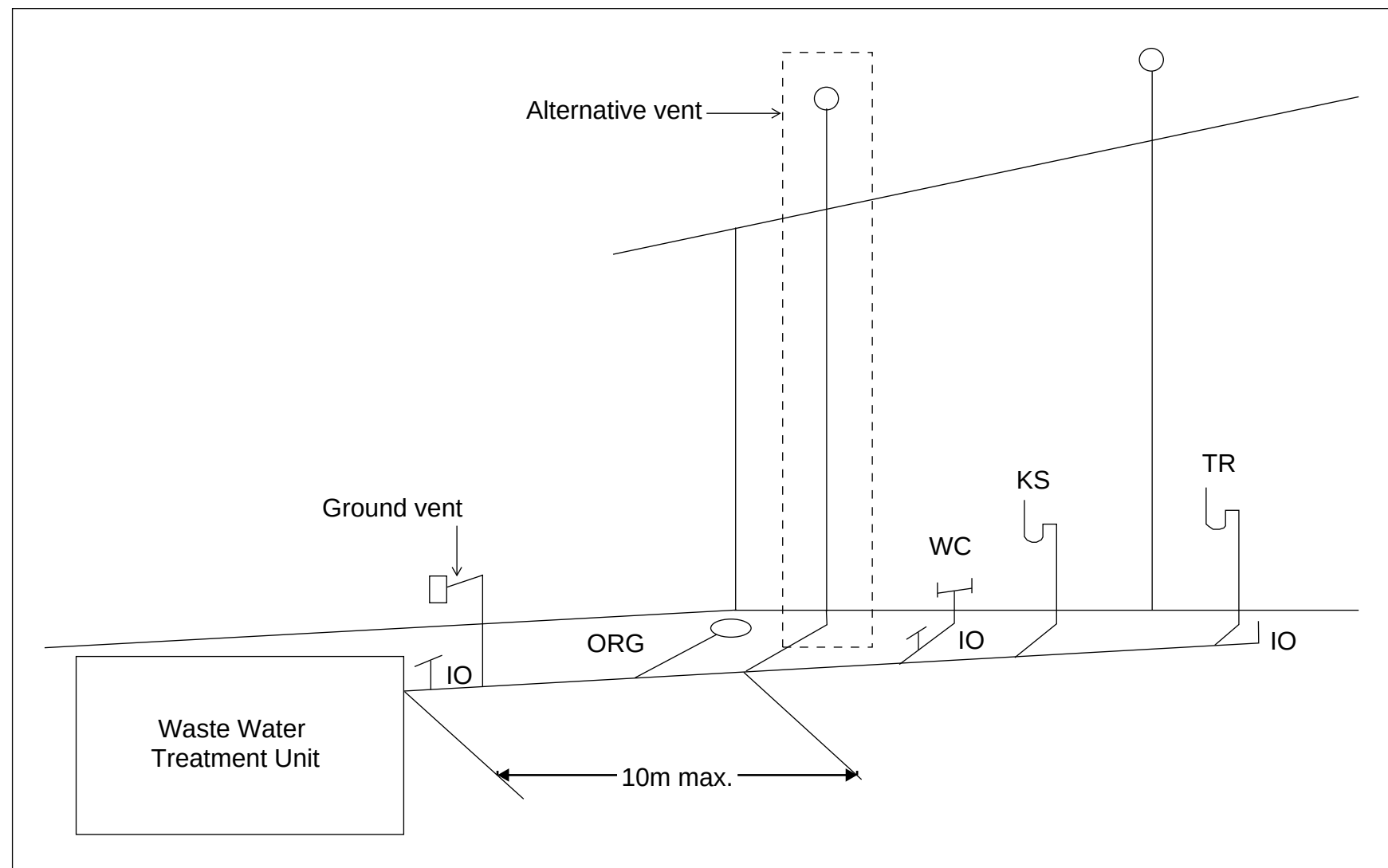


Do not scale from these drawings.
Dimensions to take precedence
over scale.

Geo-Environmental Solutions

Terraced Absorption Trench Detail

Sheet 1 of 1



Tas Figure H101.2 Alternative Venting Arrangements

Vents must terminate in accordance with AS/NZS 3500.2

Alternative venting to be used by extending a vent to terminate as if an upstream vent, with the vent connection between the last sanitary fixture or sanitary appliance and the on-site wastewater management system. Use of a ground vent is not recommended

Inspection openings must be located at the inlet to an on-site wastewater management system treatment unit and the point of connection to the land application system and must terminate as close as practicable to the underside of an approved inspection opening cover installed at the finished surface level

Access openings providing access for desludging or maintenance of on-site wastewater management system treatment units must terminate at or above finished surface level

Alternative vent is the preferred arrangement where possible.