

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 / 00152
Applicant	Spectura Studio
Proposal	Residential - Construction of a Dwelling with Attached Decks, and Associated Water Tanks and Carparking
Location	1278 Gardens Road, The Gardens (CT 62249/7)

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 22nd August 2026 **until 5pm Friday 4th September 2026**.

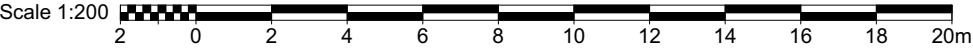
John Brown
GENERAL MANAGER

SHEET No.	DRAWING TITLE	ISSUE	DATE	SHEET No.	DRAWING TITLE	ISSUE	DATE
A00	Cover Sheet	A.1	10/08/2026 3:0...	A04	Elevations 2	A	2/07/2026 8:06...
A01	Site Plan	A.1	10/08/2026 3:0...	A05	Door / Window Schedule	A	2/07/2026 8:06...
A02	Floor Plan	A	2/07/2026 8:06...	A06	Finishes Plan	A	2/07/2026 8:06...
A03	Elevations	A	2/07/2026 8:06...	A07	Existing Conditions	A.1	10/08/2026 3:0...

Development Application

Issue: A.1 - Development Application - LGA RFI

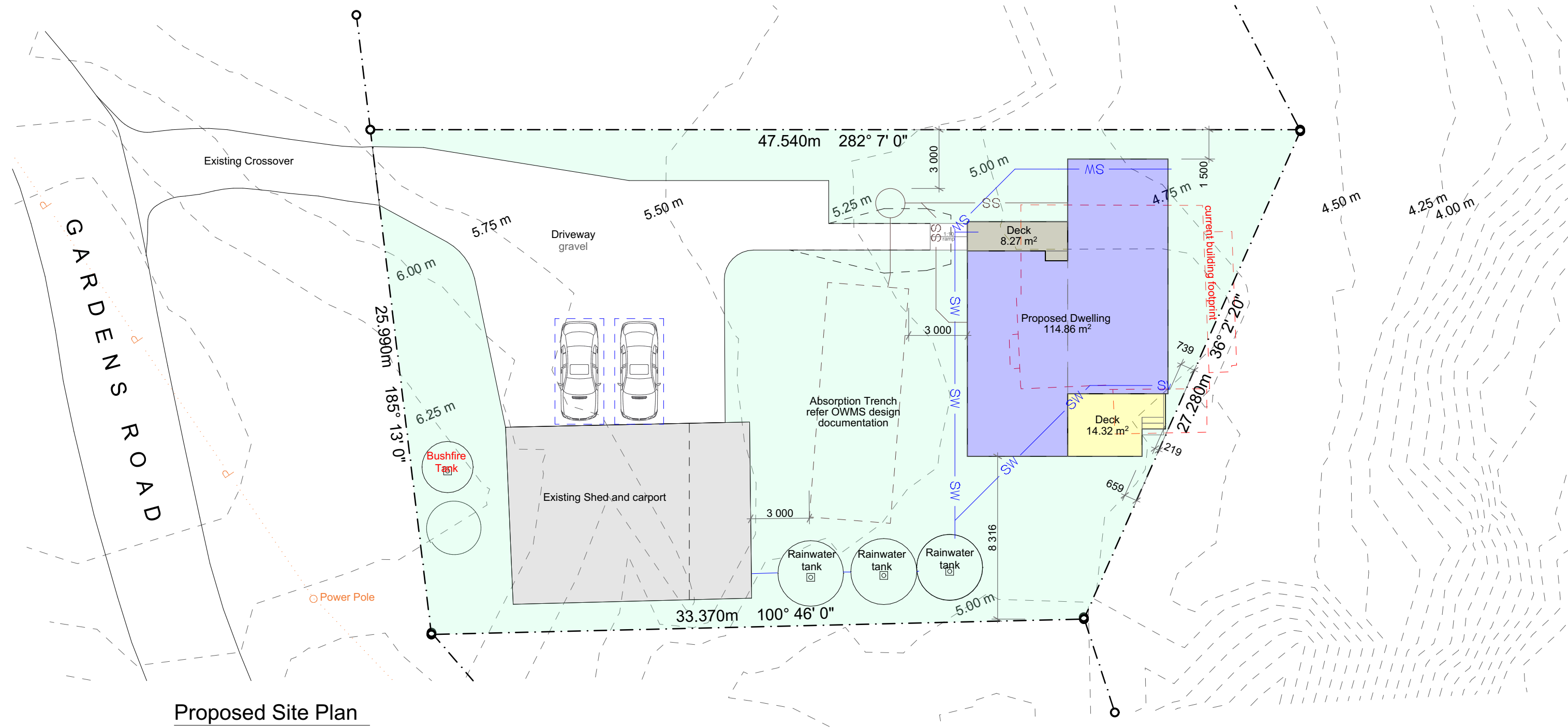




NOTE:
CONTOURS HEIGHTS ARE MEASURED RELATIVE TO AUSTRALIAN HEIGHT DATUM.
CONTOURS HAVE A HEIGHT RESOLUTION OF 0.25m

SITE DETAILS

ADDRESS: 1278 Gardens Road The Gardens TAS 7216
LOT/DP: 62249/7
COUNCIL: Break O'Day Council
ZONING: Particular Purpose
SITE AREA: 1022m²

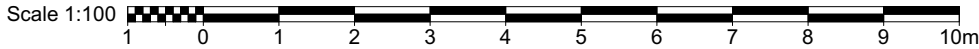


Proposed Site Plan

Scale 1:200

PROJECT NUMBER: T220		ISSUE LIST			PROJECT		A01		NOTE: ALL DIMENSIONS TO BE VERIFIED ONSITE BY BUILDING CONTRACTOR AND PHYSICALLY LOCATE ALL UNDERGROUND SERVICES AND THEIR LOCATION IN RELATION TO PROPOSED WORKS. WRITTEN DIMENSIONS PREFERRED OVER SCALED DIMENSIONS. DISCREPENCIES TO BE REFERRED TO THE BUILDING DESIGNER BEFORE PROCEEDING.
 SPECTURA STUDIO www.spectura.com.au P: 0423 250 079 E: admin@spectura.com.au QBCC:15158346 CBOS: 964058515	DRAWN BY: MP	Issue	Description	Date	Proposed Marine Enviroment Dwelling				
	CHECKED BY: MP	SK1	Concept Development	8/01/2026	PROJECT ADDRESS: 62249/7 1278 Gardens Road The Gardens TAS 7216				
		SK2	Concept Development	19/01/2026					
		SK3	Concept Finalisation	14/05/2026					
	DATE: Monday, 10 August 2026	A	Development Application	2/07/2026	CLIENT Geoff & Linda Harper				
A.1		Development Application - LGA RFI	10/08/2026						
BDA&T: 6521					SCALE: 1:200 PROJECT NUMBER: T220				

Note:
Demolition of existing building captured in DA284-2022 scope: not part of this application. Any reference to demolition works is for coordination purposes only



NOTE:
ALL DIMENSIONS TO BE VERIFIED
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UNDERGROUND SERVICES AND
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ISSUE LIST		
Issue	Description	Date
SK1	Concept Development	8/01/2026
SK2	Concept Development	19/01/2026
SK3	Concept Finalisation	14/05/2026
A	Development Application	2/07/2026

PROJECT
Proposed Marine Enviroment Dwelling

PROJECT ADDRESS:
62249/7
1278 Gardens Road The Gardens TAS 7216

CLIENT
Geoff & Linda Harper

SHEET SIZE A3

A02



Floor Plan
SCALE: 1:100
PROJECT NUMBER: T220



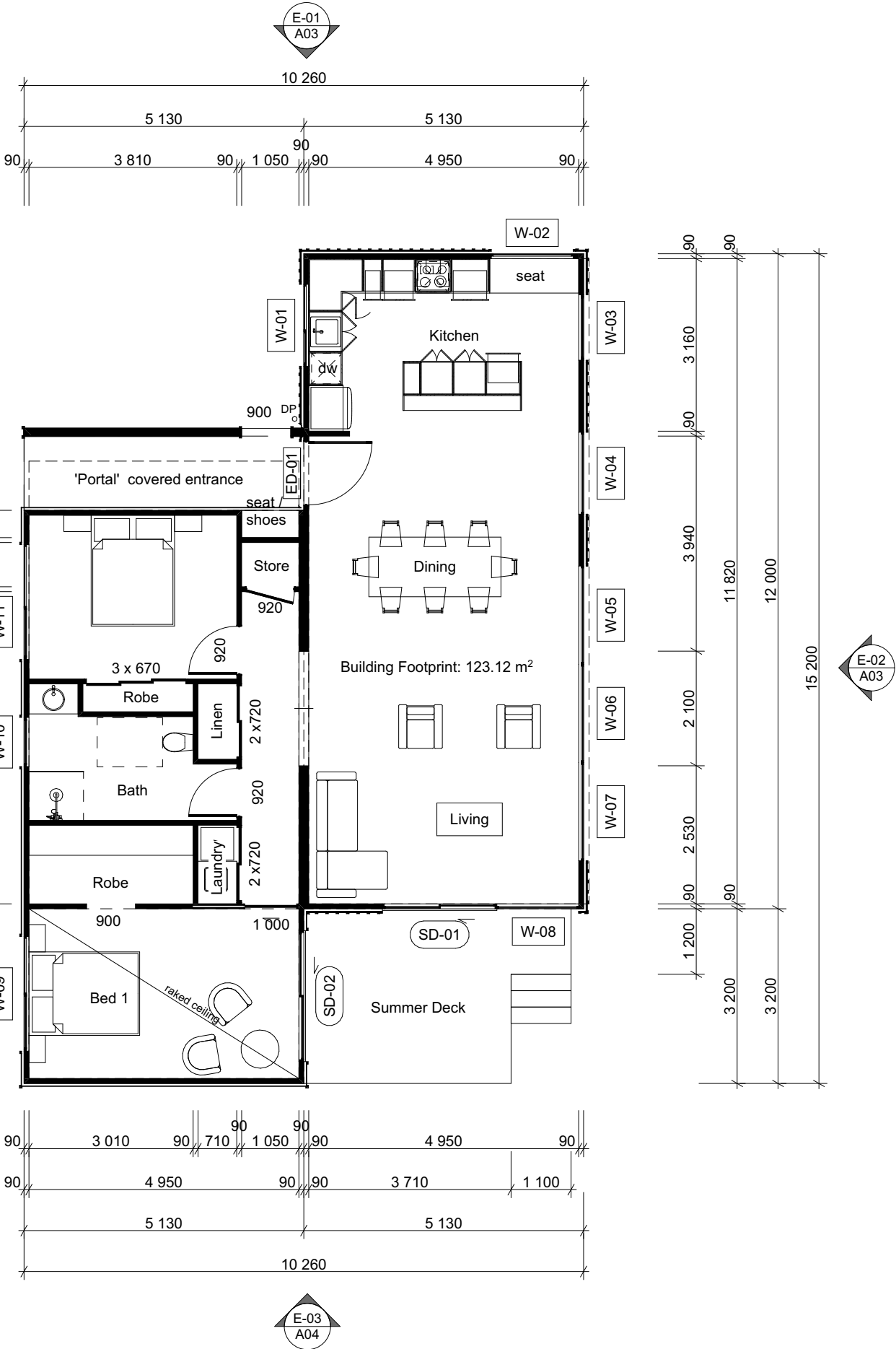
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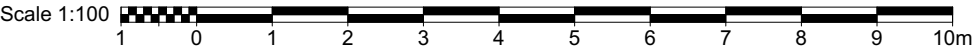
DRAWN BY:
MP
CHECKED BY:
MP
DATE:
Monday, 10
August 2026
BDA&T: 6521



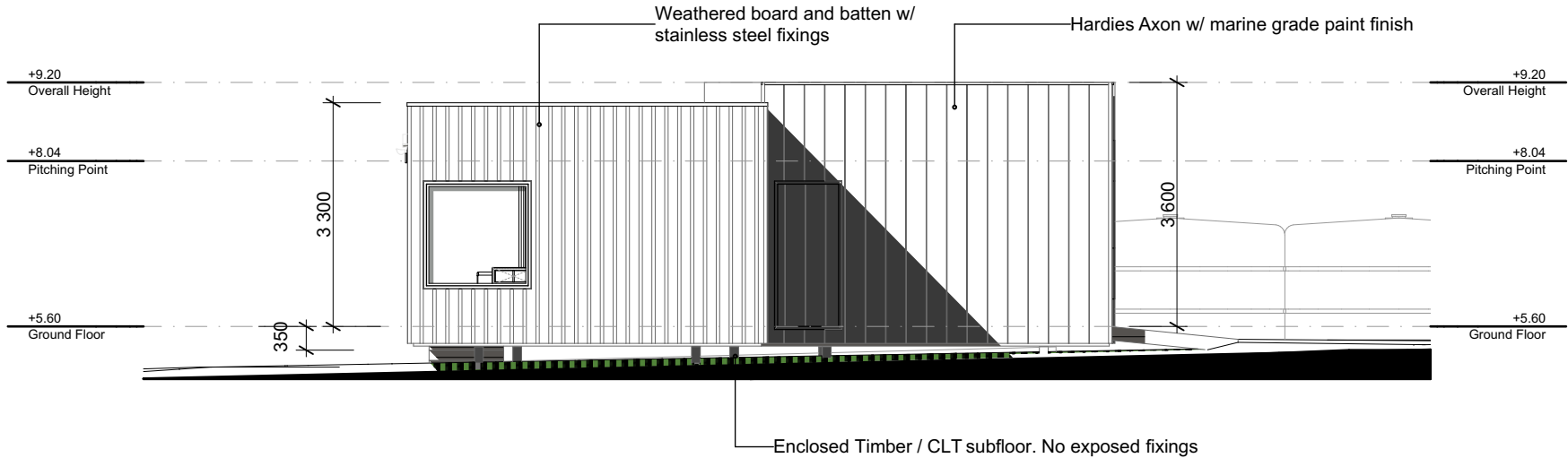
Proposed Floor Plan

Scale 1:100

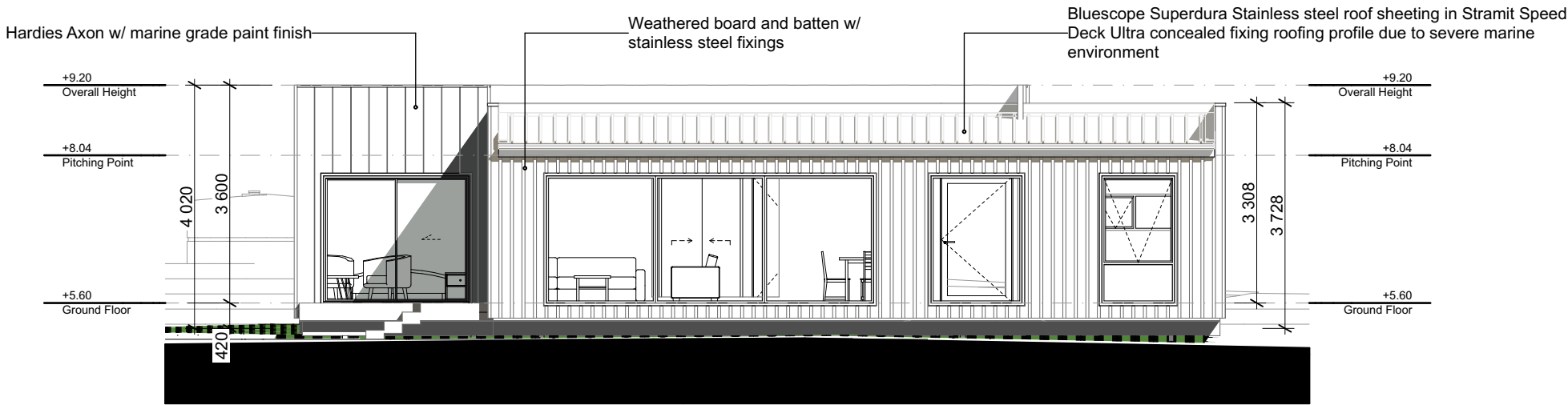




NOTE:
Heights indicated on elevation storey levels are shown to the Australian Height Datum (AHD).

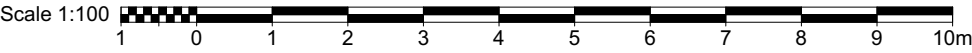


E-01 North Elevation
A02 Scale 1:100

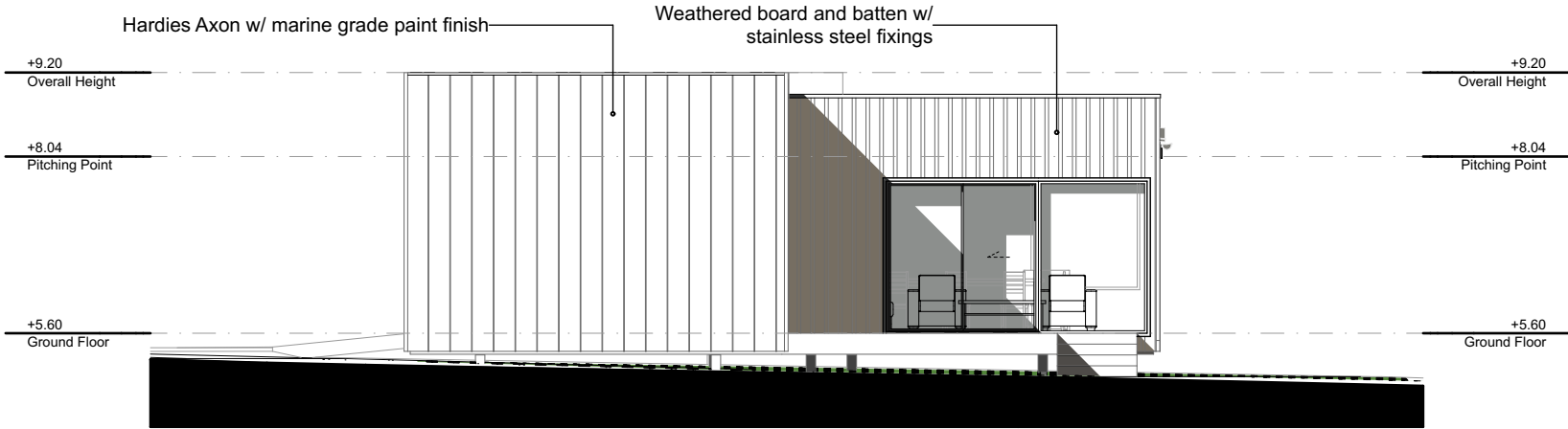


E-02 East Elevation
A02 Scale 1:100

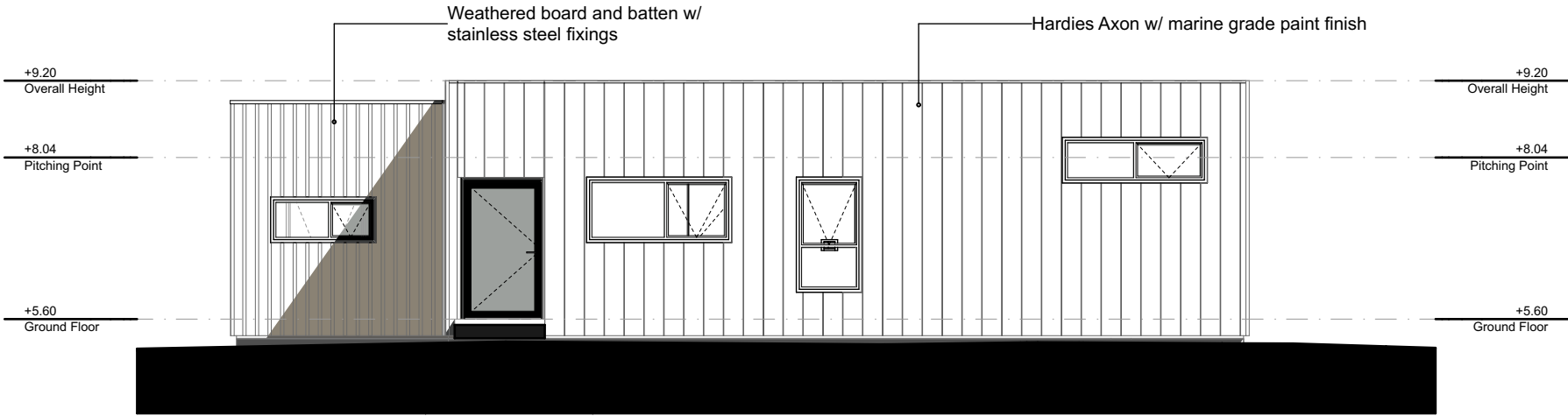
PROJECT NUMBER: T220		ISSUE LIST			PROJECT Proposed Marine Enviroment Dwelling	A03		NOTE: ALL DIMENSIONS TO BE VERIFIED ONSITE BY BUILDING CONTRACTOR AND PHYSICALLY LOCATE ALL UNDERGROUND SERVICES AND THEIR LOCATION IN RELATION TO PROPOSED WORKS. WRITTEN DIMENSIONS PREFERENCED OVER SCALED DIMENSIONS. DISCREPENCIES TO BE REFERRED TO THE BUILDING DESIGNER BEFORE PROCEEDING.
 SPECTURA STUDIO www.spectura.com.au P: 0423 250 079 E: admin@spectura.com.au QBCC:15158346 CBOS: 964058515	DRAWN BY: MP	Issue	Description	Date	PROJECT ADDRESS: 62249/7 1278 Gardens Road The Gardens TAS 7216	SHEET SIZE A3		
	CHECKED BY: MP	SK1	Concept Development	8/01/2026	CLIENT Geoff & Linda Harper	Elevations		
	DATE: Monday, 10 August 2026	SK2	Concept Development	19/01/2026				
		SK3	Concept Finalisation	14/05/2026				
	BDA&T: 6521	A	Development Application	2/07/2026		SCALE: 1:100 PROJECT NUMBER: T220		



NOTE:
Heights indicated on elevation storey levels are shown to the Australian Height Datum (AHD).



E-03 South Elevation
A02 Scale 1:100



E-04 West Elevation
A02 Scale 1:100

PROJECT NUMBER: T220		ISSUE LIST			PROJECT	A04		NOTE: ALL DIMENSIONS TO BE VERIFIED ONSITE BY BUILDING CONTRACTOR AND PHYSICALLY LOCATE ALL UNDERGROUND SERVICES AND THEIR LOCATION IN RELATION TO PROPOSED WORKS. WRITTEN DIMENSIONS PREFERRED OVER SCALED DIMENSIONS. DISCREPANCIES TO BE REFERRED TO THE BUILDING DESIGNER BEFORE PROCEEDING.
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	CHECKED BY: MP	SK1	Concept Development	8/01/2026	PROJECT ADDRESS: 62249/7 1278 Gardens Road The Gardens TAS 7216	Elevations 2		
		SK2	Concept Development	19/01/2026				
		SK3	Concept Finalisation	14/05/2026				
	DATE:	A	Development Application	2/07/2026	CLIENT Geoff & Linda Harper	SCALE: 1:100 PROJECT NUMBER: T220		
Monday, 10 August 2026								
BDA&T: 6521								

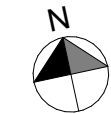


GLAZING SCHEDULE											
WINDOW ID	ED-01	SD-01	SD-02	W-01	W-02	W-03	W-04	W-05	W-06	W-07	W-08
NOMINAL HEIGHT	2 100	2 100	2 100	600	1 500	2 100	2 100	2 100	2 100	2 100	2 100
NOMINAL WIDTH	1 200	2 100	2 400	1 500	1 500	1 200	1 500	1 800	1 800	1 800	1 500
HEAD HEIGHT	0	0	0	1 800	2 100	2 100	2 100	2 100	2 100	2 100	2 100
FRAME	U-PVC	U-PVC	U-PVC	U-PVC	U-PVC	U-PVC	U-PVC	U-PVC	U-PVC	U-PVC	U-PVC
GLAZING	DOUBLE GLAZED LOW-E	DOUBLE GLAZED LOW-E	DOUBLE GLAZED LOW-E	DOUBLE GLAZED LOW-E	DOUBLE GLAZED LOW-E	DOUBLE GLAZED LOW-E	DOUBLE GLAZED LOW-E	DOUBLE GLAZED LOW-E	DOUBLE GLAZED LOW-E	DOUBLE GLAZED LOW-E	DOUBLE GLAZED LOW-E
WINDOW AREA	2.52	4.41	5.04	0.90	2.25	2.52	3.15	3.78	3.78	3.78	3.15
ELEVATION											
DETAILS	Corrosion resistant marine environment door/window furniture required	Corrosion resistant marine environment door/window furniture required	Corrosion resistant marine environment door/window furniture required	Corrosion resistant marine environment door/window furniture required		Corrosion resistant marine environment door/window furniture required					

GLAZING SCHEDULE				
WINDOW ID	W-09	W-10	W-11	
NOMINAL HEIGHT	600	1 650	900	
NOMINAL WIDTH	2 100	900	2 100	
HEAD HEIGHT	2 700	2 100	2 100	
FRAME	U-PVC	U-PVC	U-PVC	
GLAZING	DOUBLE GLAZED LOW-E	DOUBLE GLAZED LOW-E	DOUBLE GLAZED LOW-E	
WINDOW AREA	1.26	1.49	1.89	39.92 m²
ELEVATION				
DETAILS	Corrosion resistant marine environment door/window furniture required	Corrosion resistant marine environment door/window furniture required	Corrosion resistant marine environment door/window furniture required	

Note:
All glazed assemblies to comply with AS2047

Note:
Due to large ratio of eastern glazing incorporated into design, NatHERS preliminary modelling required prior to window order finalisation to ensure adequate glazing specification applied.



	Issue	Description	Date	PROJECT NAME	A05 Door / Window Schedule
	SK2	Concept Development	19/01/2026	Gardens House	
	SK3	Concept Finalisation	14/05/2026	PROJECT ADDRESS:	
	A	Development Application	2/07/2026	1278 Gardens Road The Gardens TAS 7216	

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ISSUE LIST		
Issue	Description	Date
A	Development Application	2/07/2026

PROJECT
Proposed Marine Enviroment Dwelling

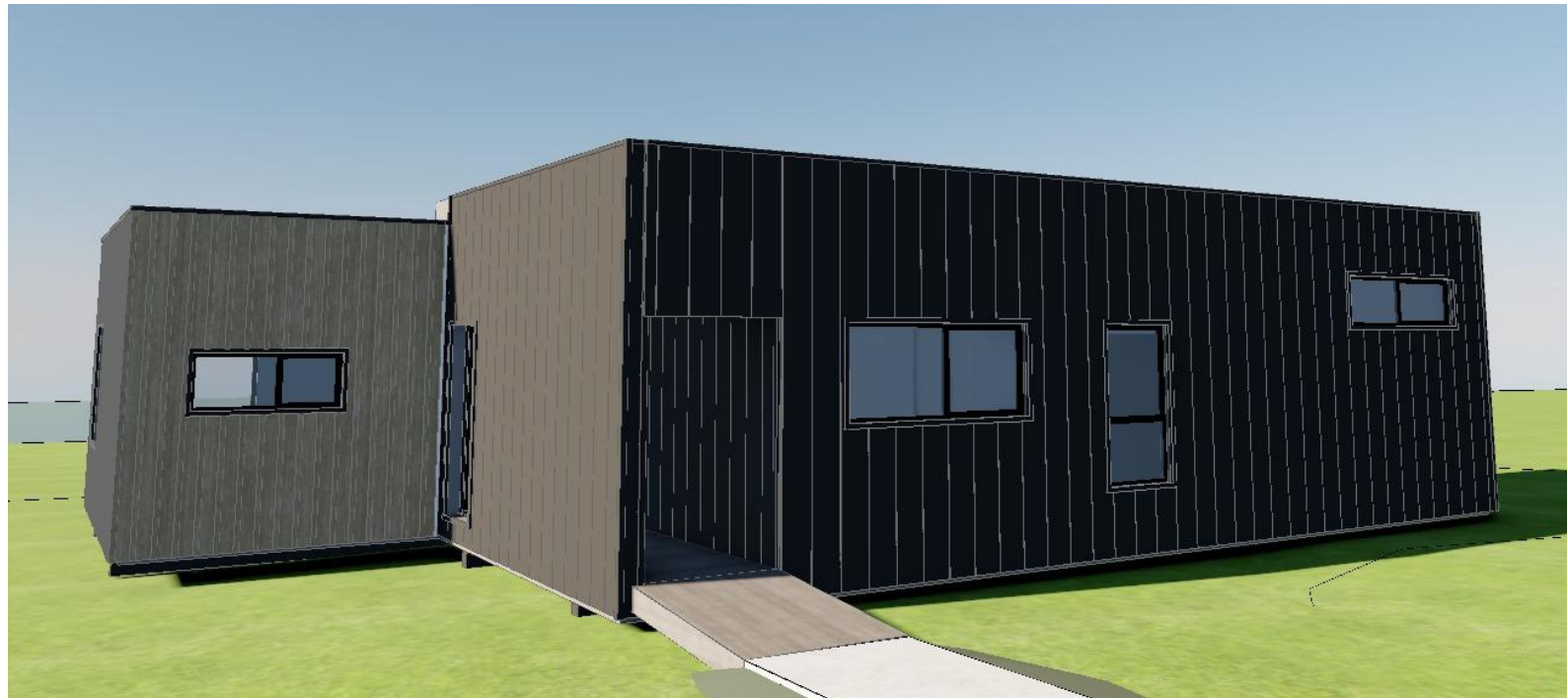
PROJECT ADDRESS:
62249/7
1278 Gardens Road The Gardens TAS 7216

CLIENT
Geoff & Linda Harper

SHEET SIZE A3	
A06	

Finishes Plan
SCALE: 1:224.31, 1:216.84
PROJECT NUMBER: T220

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	BDA&T: 6521



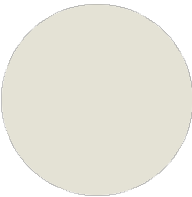
External
Finishes



Hardwood Board & Batten
Cladding



Hardies Axon Monument
Cladding



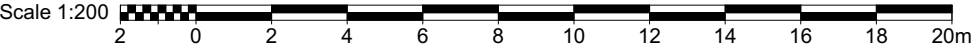
Colorbond Surfmist
Roof sheeting
Flashings



Colorbond Monument
Flashings

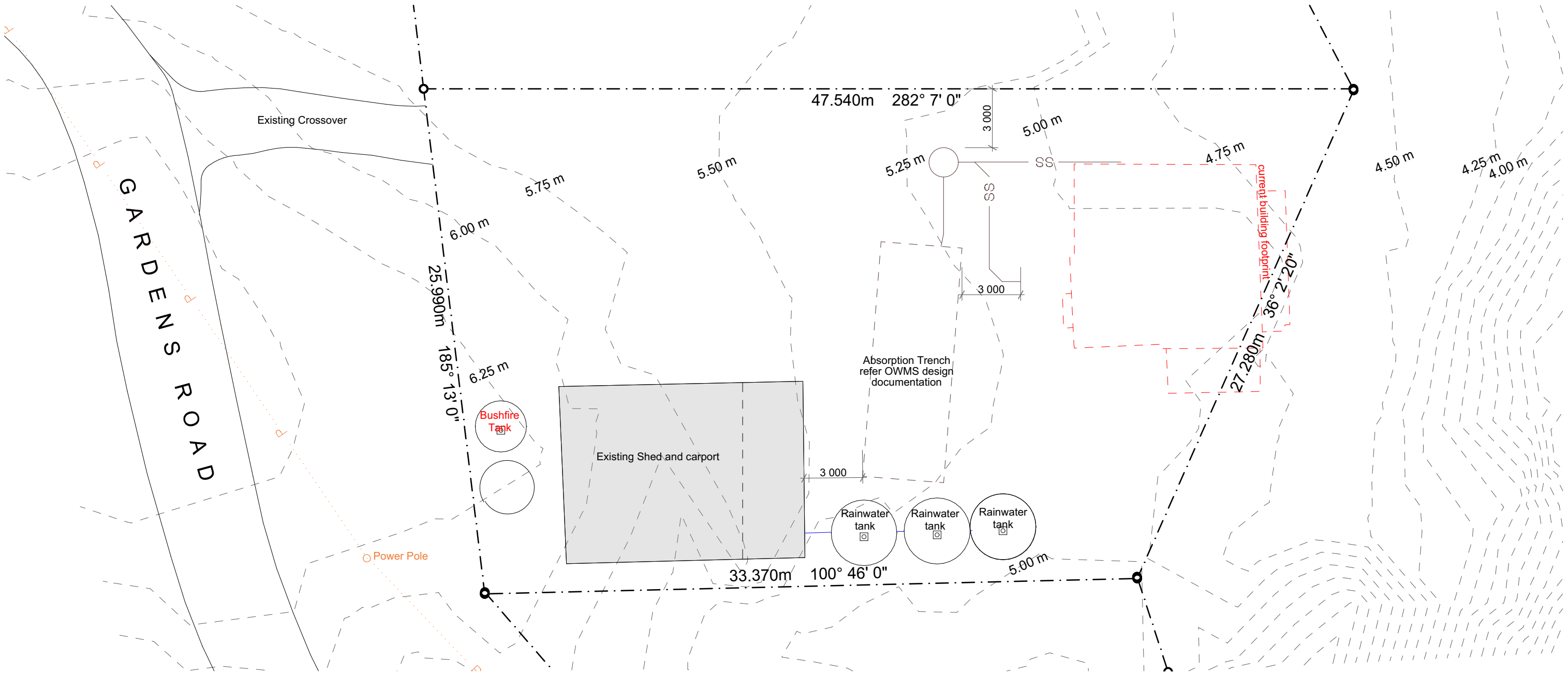
Colorbond Surfmist

Colorbond Monument



SITE DETAILS

ADDRESS: 1278 Gardens Road The Gardens TAS 7216
LOT/DP: 62249/7
COUNCIL: Break O'Day Council
ZONING: Particular Purpose
SITE AREA: 1022m²

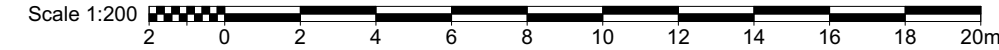


Existing Site Plan / Demolition Works

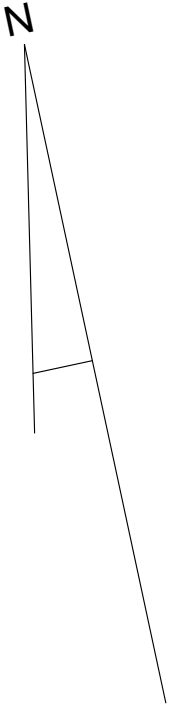
Scale 1:200

PROJECT NUMBER: T220		ISSUE LIST			PROJECT Proposed Marine Enviroment Dwelling		A07		NOTE: ALL DIMENSIONS TO BE VERIFIED ONSITE BY BUILDING CONTRACTOR AND PHYSICALLY LOCATE ALL UNDERGROUND SERVICES AND THEIR LOCATION IN RELATION TO PROPOSED WORKS. WRITTEN DIMENSIONS PREFERRED OVER SCALED DIMENSIONS. DISCREPNCIES TO BE REFERRED TO THE BUILDING DESIGNER BEFORE PROCEEDING.
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	CHECKED BY: MP	A	Development Application	2/07/2026		Existing Conditions			
	DATE: Monday, 10 August 2026	A.1	Development Application - LGA RFI	10/08/2026					
	BDA&T: 6521						SCALE: 1:200 PROJECT NUMBER: T220		
					CLIENT Geoff & Linda Harper				

Note:
Demolition of existing building captured in DA284-2022 scope: not part of this application. Any reference to demolition works is for coordination purposes only



NOTE:
CONTOURS HEIGHTS ARE MEASURED RELATIVE TO AUSTRALIAN HEIGHT DATUM.
CONTOURS HAVE A HEIGHT RESOLUTION OF 0.25m



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DISCREPENCIES TO BE REFERRED TO THE BUILDING DESIGNER BEFORE PROCEEDING.

ISSUE LIST		
Issue	Description	Date
FW	Field works undertaken	14/05/2026
SD	Survey Plan Produced	19/05/2026

PROJECT
Land Survey

PROJECT ADDRESS:
62249/7
1278 Gardens Road The Gardens TAS 7216

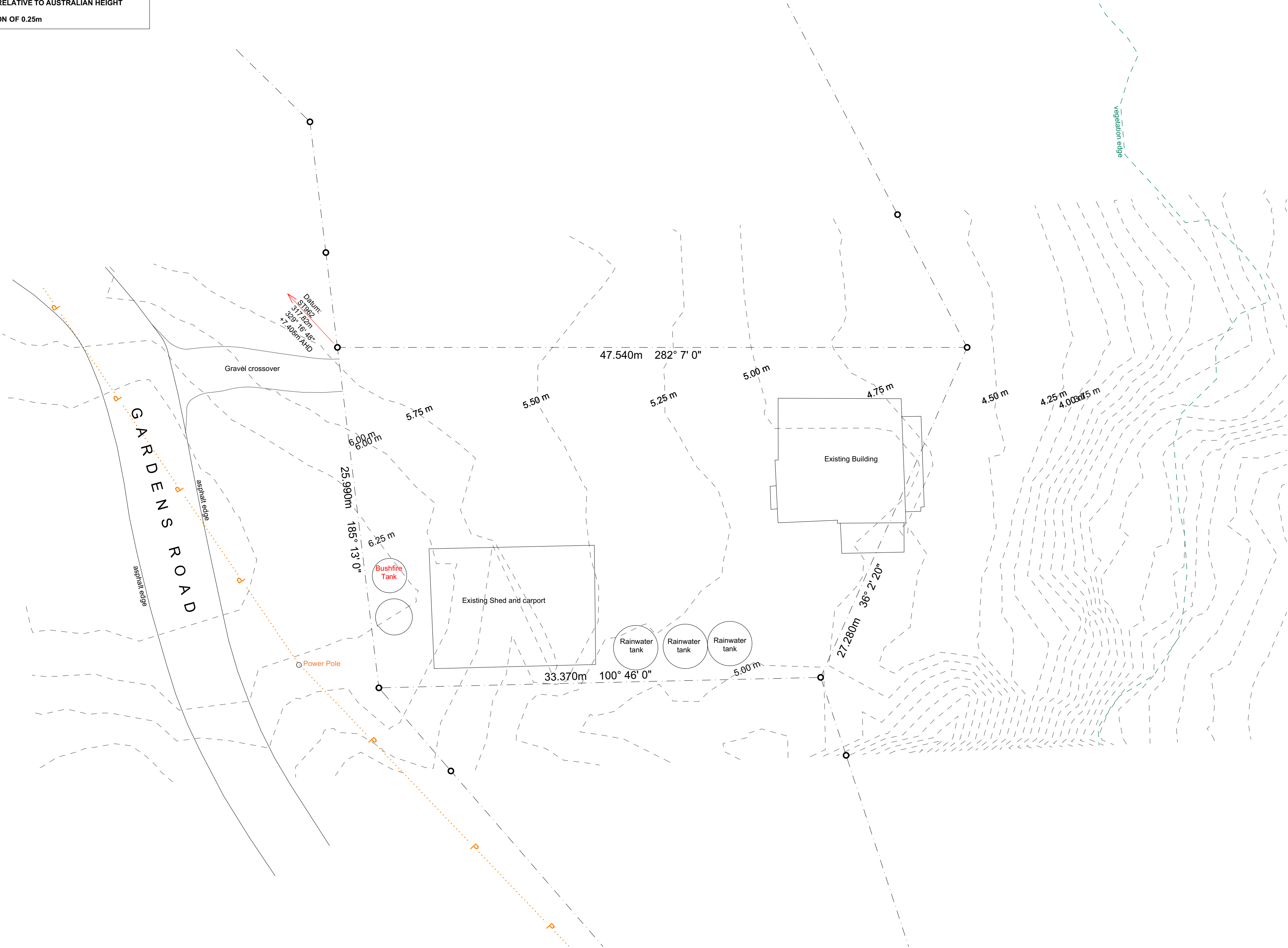
CLIENT
Geoff & Linda Harper

A00

SURVEY PLAN
Sheet Size **A2**
SCALE: 1:200
PROJECT NUMBER: T220

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CBOS: 964058515

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MP
CHECKED BY:
MP
DATE:
Monday, 10 August 2026
BDA&T: 6521





NEW SINGLE DWELLING – SUPPORTING SUBMISSION

1278 Garden Road, The Gardens

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BASIC PLANNING OVERVIEW	
DESCRIPTION OF PROJECT:	New Single Dwelling
PROPERTY ADDRESS:	1278 Gardens Road THE GARDENS
TITLE No:	62249/7
PROPERTY ID:	6808289
PLANNING INSTRUMENT:	Tasmanian Planning Scheme – Break O’Day
APPLICABLE ZONE(S):	Particular Purpose – Coastal Settlement
APPLICABLE CODE(S):	Parking and Sustainable Transport
	Road and Railway Assets
	Natural Assets
	Coastal Inundation Hazard
	Bushfire-Prone Areas
SPECIFIC AREA PLAN:	N/A

1 Overview

This submission provides planning appraisal support for a proposal for the development of a new single dwelling (replacement to existing single dwelling) upon land at 1278 Gardens Road, The Gardens (Folio of the Register 62249/7).

The subject land is entirely identified within the Particular Purpose Zone – Coastal Settlement under Break O’Day Council’s Planning Scheme (the ‘Tasmanian Planning Scheme – Break O’Day’) and comprises a total area of 1022 m². The land is provided with frontage to Gardens Road, a local (sealed) road maintained by the Break O’Day Council.

This report provides a planning appraisal of the proposal against relevant statutory provisions of the Tasmanian Planning Scheme – Break O’Day.



Figure 1: Aerial image identifying spatial proportions (blue outline) of F/R 62249/7 (Source: LISTmap).

2 Site Details

Address:	1278 Gardens Road THE GARDENS		
Title No:	62249/7		
Landowner:	Jeffrey Harper and Lynda Robins		
Dimensions:	Area	Average Width	Average Depth
	1022 m ²	Approx. 25 m	Approx. 40 m
Slope:	Grade	Elevation	Direction
	Gentle	4.5 – 6.25 AHD	West to east
Existing Use or Development:	Residential land (existing single dwelling)		
Vegetation:	N/A		
Services:	Water	Sewer	Stormwater
	Unserviced Area	Unserviced Area	Unserviced Area
	Connection	Connection	Connection
	Not Applicable	Not Applicable	Not Applicable
Vehicle Access:	Road	Access Type	Vehicle Crossing
	Gardens Road	Direct Frontage	Existing
Surrounding Use and Development	North	Residential use (Particular Purpose Zone – Coastal Settlement)	
	South	Natural asset management (Environmental Management Zone)	
	East	Natural asset management (Environmental Management Zone)	
	West	Livestock management (Agriculture Zone)	

3 Description of Proposal

Site Context

The subject land is located at 1278 Gardens Road, The Gardens. It is situated adjacent a small, established residential cluster area of The Gardens, characterised by detached dwellings on modestly sized residential allotments. The land possesses a slight gradient, with a gentle downhill incline occurring from west to east toward the coastline. The site is approximately 1022 m² in area and is currently occupied by an existing single dwelling and ancillary shed/carport.

Planning Context

The subject land is entirely identified within the Particular Purpose Zone – Coastal Settlement under the Tasmanian Planning Scheme – Break O’Day. Land adjoining the site to the north is similarly identified in

the Particular Purpose Zone – Coastal Settlement, supporting single dwellings and vacant residential land. Land to the west is identified within the Agriculture Zone and supports broadacre livestock production use, while land to the south and east is identified in the Bay of Fires Conservation Area and supports use of land natural and cultural asset management.

Zoning configuration of the subject and surrounding land is illustrated at Figure 2, below:

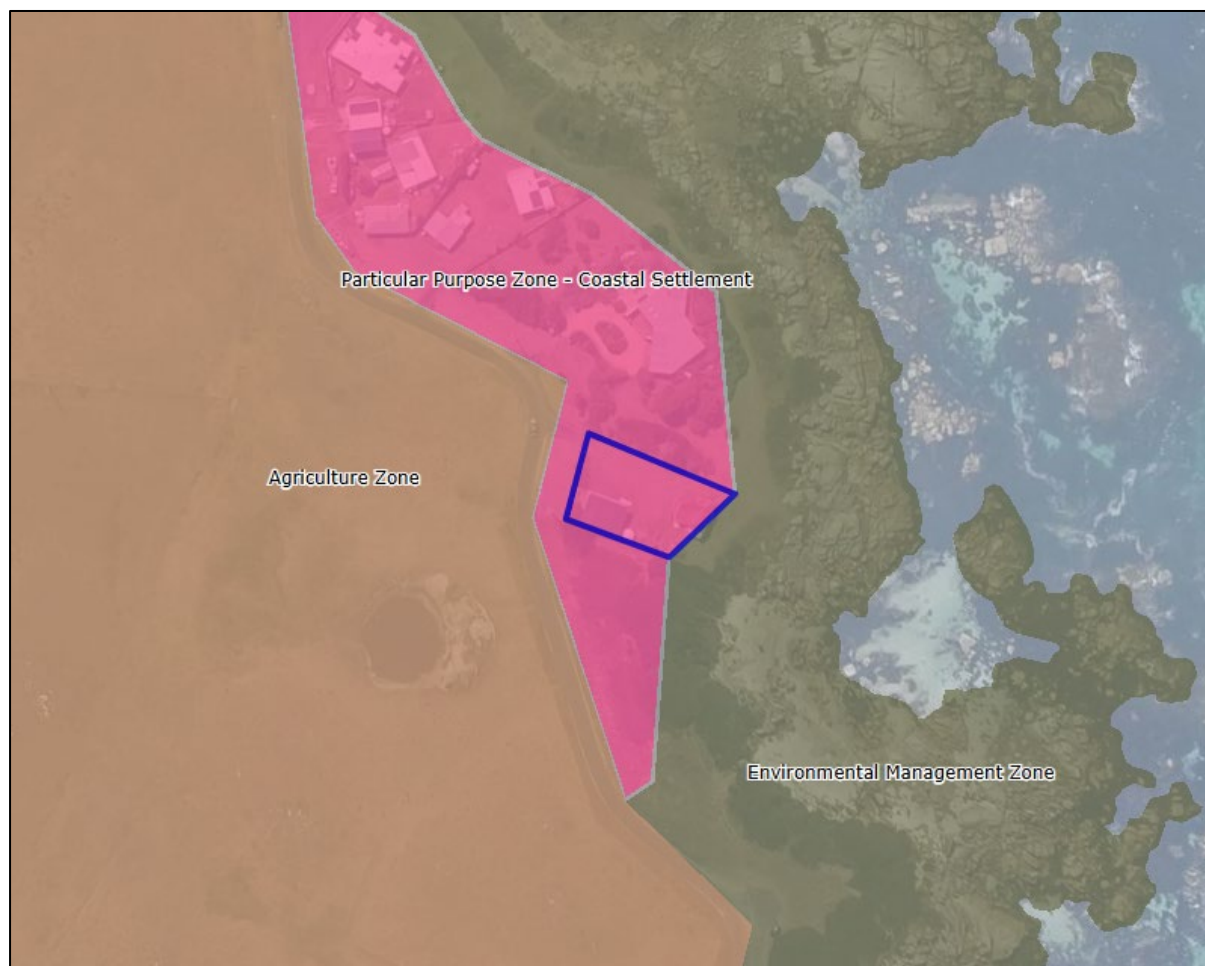


Figure 2: Subject site and surrounding land zoning configuration under the Tasmania Planning Scheme – Break O’Day (Source: LISTmap).

Proposal Context

The proposal seeks approval for the construction of a new single dwelling to replace the existing dwelling on the site¹, together with associated access, parking, rainwater storage and on-site wastewater management infrastructure. The development has been carefully positioned to respond to the physical characteristics of the allotment and the direct coastal setting, while maintaining a practical and efficient site layout. Vehicle access will continue to be provided via the existing crossover to Gardens

¹ As detailed in the submitted plans, planning approval for demolition of the referenced dwelling has been previously authorised by the planning authority pursuant to DA 2022/00284. It is further noted that substantial commencement of that planning permit was activated within the statutory two-year timeframe, pursuant to the provisions of Section 53 of the *Land Use Planning and Approvals Act 1993*.

Road, with an upgraded internal gravel driveway leading to a generous parking and manoeuvring area adjacent the existing shed and carport.

The proposed dwelling will comprise a gross building footprint of approximately 123.12m² and includes two bedrooms, bathroom, laundry, robes, internal storage, a covered entry portal, and a spacious open plan kitchen, dining and living area. The dwelling also incorporates two external deck areas, including a larger summer deck of approximately 12.80m² and a secondary deck of approximately 8.27m², providing a strong visual and functional connection to the surrounding coastal environment. The floor plan has been arranged to maximise liveability and efficiency while maintaining a compact building footprint well suited to the modest dimensions of the site.

Architecturally, the dwelling adopts a contemporary pavilion-style design with a skillion roof form and an overall height of approximately 4.40 metres above finished ground level. External materials have been specifically selected to withstand the marine environment and include high-performance stainless steel roofing, concealed-fix cladding, weathered board-and-batten finishes, fibre cement wall cladding with marine-grade paint, and corrosion-resistant window and door hardware. Extensive double-glazed low-E windows and doors are incorporated throughout the design to maximise natural light penetration, improve thermal performance and frame views toward the coast, while the elevated timber subfloor minimises disturbance to the underlying landform.

The dwelling is positioned within the eastern portion of the 1,022m² allotment, oriented to capitalise on the site's coastal outlook and solar access while maintaining practical separation from the existing shed and ancillary infrastructure. The building is setback approximately 27 metres from the frontage to Gardens Road, with side setbacks of approximately 1.5 metres (north) and 8.32 metres (south), and a minimum setback of approximately 0.74 metres from the eastern (rear) boundary adjoining the Bay of Fires Conservation Area. Three rainwater tanks, a dedicated bushfire water tank and an on-site wastewater management system are incorporated as part of the overall servicing strategy. Together, these elements provide a highly considered and resilient residential development outcome that is responsive to the unique environmental conditions and exceptional amenity attributes of this coastal site.

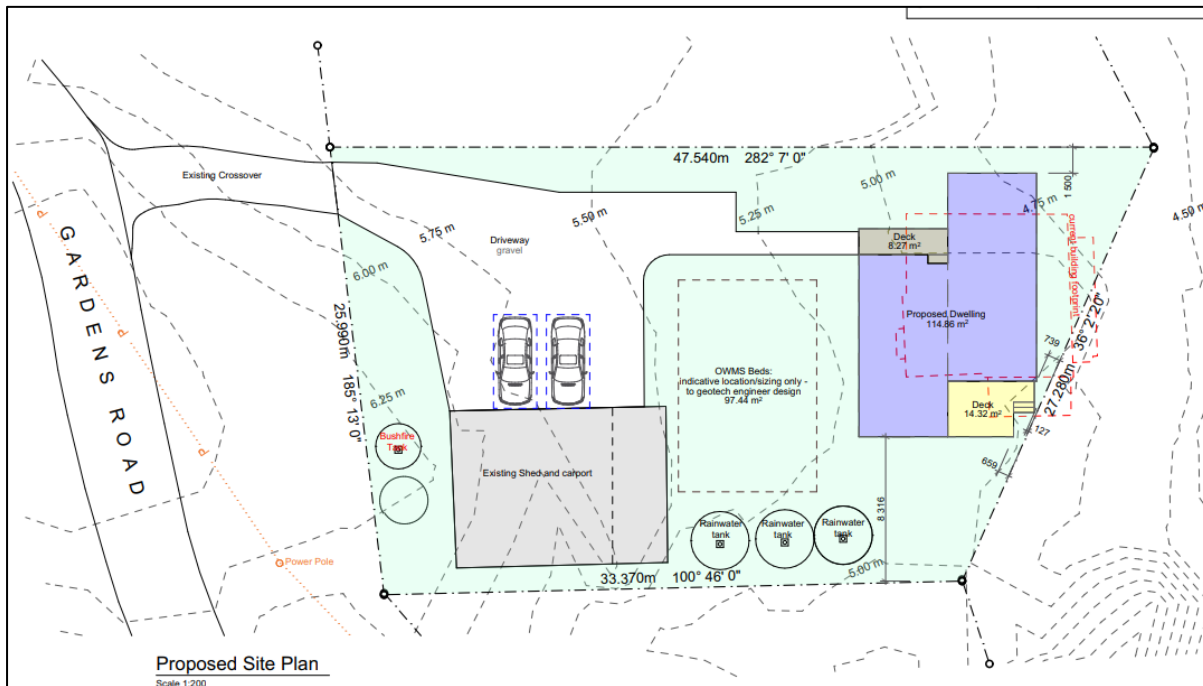


Figure 3: Proposed Site Plan (Source: Spectura Studio).

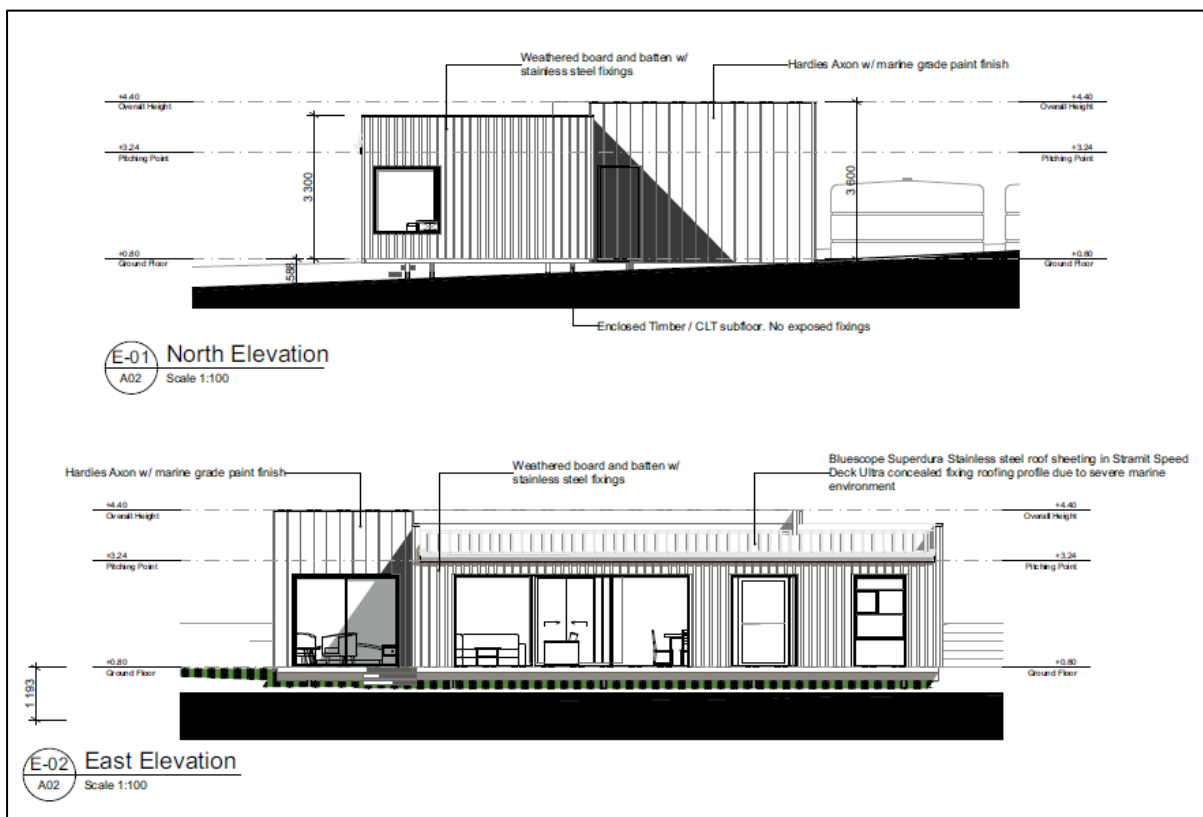


Figure 4: Elevation Plans – New Dwelling (Source: Spectura Studio).

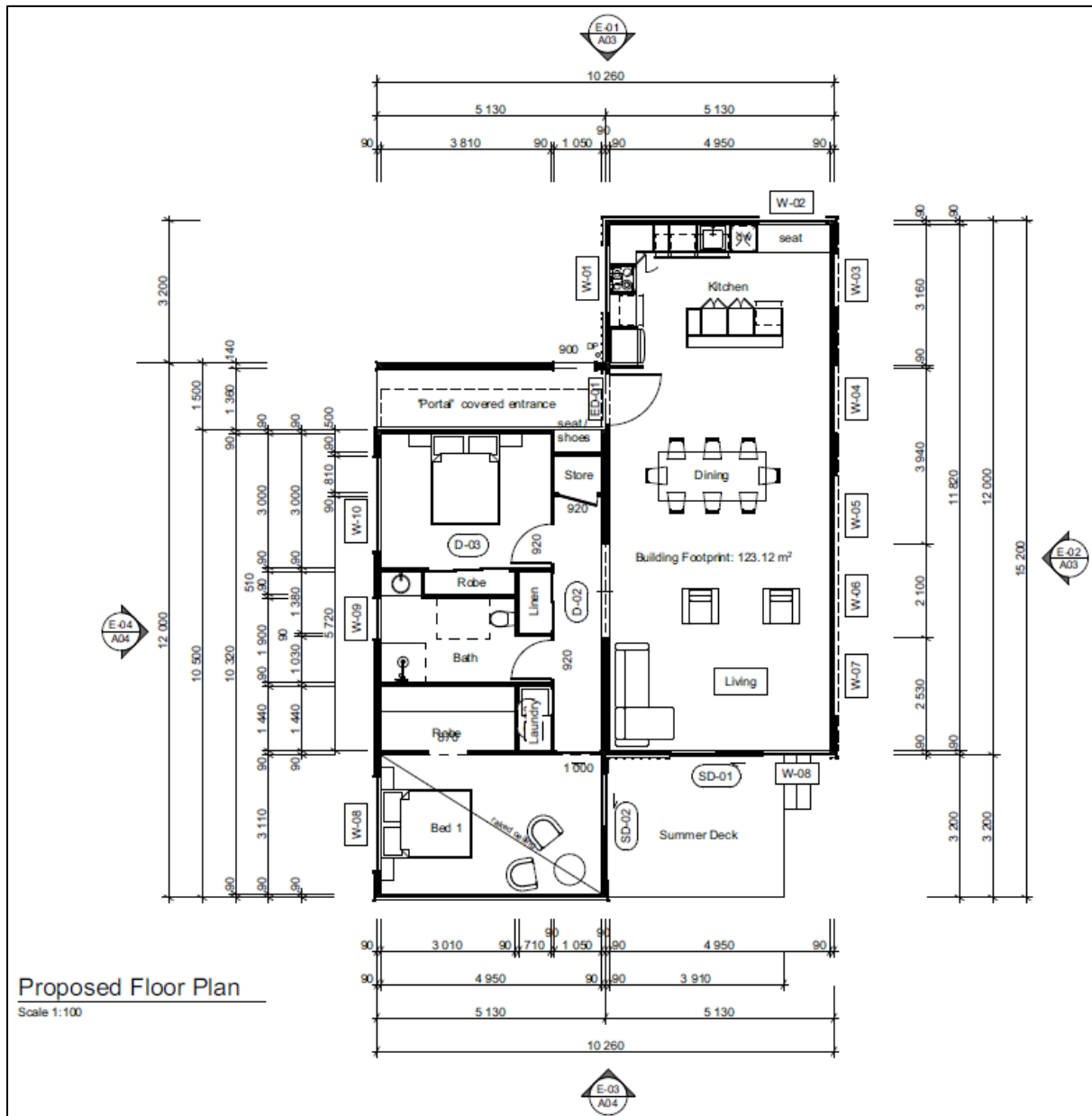


Figure 5: Floor Plan – New Dwelling (Source: Spectura Studio).



Figure 6: Image of development site from Gardens Road (Source: Google Earth).

4 Planning Assessment – *Tasmanian Planning Scheme – Break O’Day*

4.1 Assessment Overview

Applicable Zone(s):	Particular Purpose Zone – Coastal Settlement
Use Status:	Single Dwelling (‘permitted’ use status)
Development Status:	Discretionary (relying on performance criteria)
Applicable Code(s):	Parking and Sustainable Transport
	Road and Railway Assets
	Natural Assets
	Coastal Inundation Hazard
	Bushfire-Prone Areas
Applicable Specific Area Plan(s)	N/A

4.2 Zone Assessment

4.2.1 Development Standards for Dwellings – *Acceptable Solutions* – Particular Purpose Zone – Coastal Settlement

BRE P2.0 Particular Purpose Zone – Coastal Settlement			
BRE-P2.6 Development Standards for Dwellings			
Clause	Acceptable Solution	Assessment	Compliance
BRE-P2.6.1 Building height			
A1	A dwelling must have a building height not more than 7m.	As demonstrated within the submitted plans, maximum building height of the dwelling will be 4.4 metres. The proposal satisfies the requirements of BRE-P2.6.1 A1 accordingly.	Complies
BRE-P2.6.2 Setback			
A1	Dwellings, excluding protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage not less than 10m.	As demonstrated within the submitted plans, the actual dwelling will have a setback from the frontage boundary of approximately 27 metres. However, a proposed water tank for dedicated fire fighting supply purposes will be setback approximately 0.5 metres from the frontage boundary. The development will therefore be inconsistent with the prescribed setbacks of A1 and will rely on satisfying the corresponding performance criteria provided at BRE-P2.6.2 P2. Assessment of the proposal against this performance criteria is outlined at Section 4.2.2 of this report.	Does not Comply
A2	Dwellings, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally from the building, must have a setback from side and rear boundaries of not less than 10m.	As demonstrated within the submitted plans, the new dwelling will be contained within the title area of F/R 62249/7, with setbacks from the northern (side) and southern (side) boundaries being 1.5 metres and 8.32 metres respectively. Setback from the eastern (rear) boundary will be 0.74 metres. Three water tanks, incidental to the proposed dwelling, will also each be positioned approximately 1.2 metres from the southern (side) boundary. The development will therefore be inconsistent with the prescribed setbacks of A2 and will rely on satisfying the corresponding performance criteria provided at BRE-P2.6.2 P2. Assessment	Does not Comply

BRE P2.0 Particular Purpose Zone – Coastal Settlement			
BRE-P2.6 Development Standards for Dwellings			
Clause	Acceptable Solution	Assessment	Compliance
		of the proposal against this performance criteria is outlined at Section 4.2.2 of this report.	
BRE-P2.6.3 Site coverage			
A1	Dwellings must have a site coverage of not more than 30%.	Total site coverage of the development, inclusive of the new dwelling footprint (123 m ²), the existing shed/carport (approx. 110 m ²), and the proposed 3 rainwater tanks and single fire tank (approx. 34 m ²) will comprise an area of approximately 267 m ² , equating to approximately 26.13% of the total site area. The proposal therefore satisfies the requirements of Clause BRE-P2.6.3 A1 accordingly.	Complies
BRE-P2.6.5 Sunlight to dwellings and private open space			
A1	Dwellings must not cause overshadowing and reduction of sunlight to habitable rooms and private open space to less than 3 hours between 9.00am and 5.00pm on 21 st June.	Noting there are no dwellings or habitable rooms to the east, south or west of the subject site, the proposal satisfies the requirements of Clause BRE-P2.6.5 A1.	Complies
A2	Outbuildings must be sited so as not to obstruct sunlight to the north and east-facing windows of an existing dwelling on the same site.	The existing shed/carport and the proposed rainwater tanks are positioned upon the site in a manner that will not act to obstruct sunlight to any part of the new dwelling footprint. The proposal satisfies the requirements of Clause BRE-P2.6.5 A2 accordingly.	Complies
BRE-P2.6.6 Stormwater disposal			
A1	All runoff from buildings is to be detained by on-site water storage systems and the overflow released in a manner that does not cause erosion or flooding to adjoining properties.	All building runoff will be directed to and captured by the proposed rainwater tank system that will service the site. The capacity of this system is adequate as to ensure sufficient rainwater detention (and any infrequent overflow release) in a manner that does not cause erosion or flooding to adjoining properties. The proposal therefore satisfies the requirements of Clause BRE-P2.6.6 A1 accordingly.	Complies

4.2.2 Development Standards for Dwellings – *Performance Criteria* – Particular Purpose Zone – Coastal Settlement

Note: Many of the performance criteria require the planning authority to ‘have regard to’ the matters identified in their respective subclauses. The obligation to have regard to those matters requires that they be genuinely considered and afforded appropriate weight as part of the overall planning assessment. It does not require strict or separate compliance with each individual consideration, nor does it elevate those considerations to mandatory standards that must themselves be satisfied. Rather, those matters form part of the overall evaluative judgment to be undertaken by the decision-maker².

BRE P2.0 Particular Purpose Zone – Coastal Settlement			
BRE-P2.6 Development Standards for Dwellings			
Clause	Performance Criteria	Assessment	Compliance
BRE-P2.6.2 Setback			
P1	The siting of a dwelling must be compatible with the streetscape and character of development existing on established properties in the area having regard to: (a) the topography of the site; (b) the setbacks of surrounding buildings; (c) the height, bulk and form of existing and proposed buildings; (d) the appearance when viewed from roads and public open space adjacent to the site; and (e) the safety of road users.	The siting of the proposed development is considered compatible with the streetscape and character of established development within The Gardens. The locality comprises a small coastal residential cluster characterised by detached dwellings and associated outbuildings of varying forms and setbacks, while the subject site itself falls gently from west to east toward the coastline. The proposed dwelling is substantially recessed from Gardens Road, with a frontage setback of approximately 27 m, and adopts a compact, low-profile single-storey form. The principal departure from the prescribed frontage setback arises from the dedicated fire-fighting water supply tank, which is proposed approximately 0.5 m from the Gardens Road frontage boundary. The location of the tank responds practically to the configuration and topography of the site, placing this ancillary infrastructure within the western portion of the allotment adjacent to the existing shed/carport and readily accessible from the road frontage, rather than introducing additional infrastructure around the principal dwelling or within the more sensitive coastal-facing portion of the site. The site itself has only a gentle west-to-east fall, such that the tank can be accommodated without significant	Complies

² See *Craig Webb Pty Ltd v Launceston City Council* (No. 3) [2025] TASCAT 103 at [20] and [74].

BRE P2.0 Particular Purpose Zone – Coastal Settlement			
BRE-P2.6 Development Standards for Dwellings			
Clause	Performance Criteria	Assessment	Compliance
		earthworks or an elevated platform that would increase its visual prominence. The reduced frontage setback of the fire-fighting tank should also be considered in the context of the established development pattern rather than as though it were a dwelling or other substantial building positioned close to Gardens Road. The surrounding coastal settlement contains detached dwellings together with sheds, water tanks and other ancillary residential infrastructure, with variation in the placement and setbacks of those elements. The tank is a comparatively small-scale and utilitarian component of the residential use and is positioned immediately beside the existing shed/carport, thereby reading as part of an established grouping of ancillary structures rather than as an isolated or visually dominant feature within the frontage. The proposed dwelling itself remains substantially setback from the road and has a modest overall height of approximately 4.4 m, while the existing shed/carport continues to provide a transition between Gardens Road and the principal residential building. In terms of height, bulk and form, the fire-fighting tank is therefore subordinate to both the existing ancillary building and the proposed dwelling and will not materially alter the prevailing scale or pattern of development within the streetscape. When viewed from Gardens Road and adjoining public areas, the development will retain an open and distinctly low-density coastal residential appearance. The fire-fighting tank is positioned to the side of the existing vehicle access, immediately adjacent to the shed/carport and within the established developed portion of the frontage, while the principal dwelling is located well behind it toward the eastern part of the allotment. The existing streetscape	

BRE P2.0 Particular Purpose Zone – Coastal Settlement			
BRE-P2.6 Development Standards for Dwellings			
Clause	Performance Criteria	Assessment	Compliance
		already includes a mix of fencing, detached dwellings, sheds and water tanks within the immediate locality. Against that backdrop, the proposed fire-fighting tank represents an expected ancillary residential element and will not introduce a form, scale or degree of visual enclosure that is inconsistent with the established character of The Gardens. Its location close to the frontage also enables the remainder of the site, particularly the coastal-facing portion, to remain comparatively uncluttered. Importantly, the proposed tank does not compromise the safety or functionality of Gardens Road. It is contained wholly within the subject property, is offset from the existing crossover and does not intrude into the driveway or vehicle manoeuvring area. The existing crossover to Gardens Road will continue to be utilised, with the internal gravel driveway providing access to the parking and manoeuvring area adjacent to the existing shed/carport. Accordingly, the tank does not require any alteration to the established point of access, nor does its siting interfere with the path of vehicles entering or leaving the property. Having regard to the gentle site topography, the varied setbacks and ancillary structures characteristic of surrounding development, the modest scale and subordinate form of the tank, its appearance within the established frontage setting, and the absence of any material impact upon vehicle access or road-user safety, the siting of the development is considered compatible with the streetscape and character of established properties in the area and satisfies BRE-P2.6.2 P1.	
P2	The siting of a dwelling must not cause an unreasonable loss of amenity to adjoining properties, having regard to:	The proposed dwelling has been carefully sited to ensure that the reduced side and rear setbacks do not result in any unreasonable loss of amenity to	Complies

BRE P2.0 Particular Purpose Zone – Coastal Settlement			
BRE-P2.6 Development Standards for Dwellings			
Clause	Performance Criteria	Assessment	Compliance
	(a) the topography of the site; (b) the size, shape and orientation of the site; (c) the setbacks of surrounding buildings; (d) the height, bulk and form of existing and proposed buildings; (e) the existing buildings and private open space areas on the site; (f) sunlight to private open space and windows of habitable rooms on adjoining properties; and (g) the character of development existing on established properties in the area.	adjoining properties. The subject site is relatively modest in size, comprising approximately 1,022 m², and exhibits a gentle west-to-east fall toward the coastline. This favourable topography enables the dwelling to be integrated into the natural landform with minimal earthworks and without creating an imposing built form. The building is elevated on a timber subfloor and adopts a low overall height of approximately 4.4 metres, allowing it to sit lightly within the landscape and reducing its visual prominence when viewed from adjoining land. The associated water storage infrastructure is similarly accommodated at ground level and comprises relatively low-profile ancillary elements that do not materially increase the apparent bulk or scale of development. The size, shape and orientation of the allotment strongly support the proposed siting. The lot has an average width of approximately 25 metres and an average depth of approximately 40 metres, with its eastern boundary directly adjoining the Bay of Fires Conservation Area. The dwelling is positioned in the eastern portion of the site to take advantage of coastal views and solar access, while maintaining a substantial setback of approximately 27 metres from Gardens Road. Although the dwelling is located 1.5 metres from the northern boundary and 0.74 metres from the eastern boundary, these setbacks occur in circumstances where adjoining land to the east and south comprises conservation land rather than residential properties. Three rainwater tanks are also positioned adjacent to the southern side boundary, to the east of the existing shed/carport. While these tanks are located close to the boundary, their siting does not create a sensitive residential interface, given that the adjoining land to the south forms part of the conservation area and contains no dwelling, private	

BRE P2.0 Particular Purpose Zone – Coastal Settlement			
BRE-P2.6 Development Standards for Dwellings			
Clause	Performance Criteria	Assessment	Compliance
		open space or other residential use that could experience a meaningful loss of amenity. The proposed dwelling is modest in scale and adopts a simple contemporary pavilion form with a skillion roof and a compact footprint of approximately 123 m². In comparison with surrounding development, which comprises detached coastal dwellings and associated outbuildings and servicing infrastructure of varying forms and setbacks, the building is entirely consistent with the established character of The Gardens. The low profile, articulated design and use of high-quality coastal materials ensure that the dwelling will appear recessive within the landscape rather than bulky or overbearing. The existing shed and carport are retained and continue to provide a practical separation between the proposed dwelling and Gardens Road, reinforcing the overall sense of openness across the allotment. Similarly, the grouping of the three rainwater tanks along the southern boundary represents a functional consolidation of ancillary infrastructure within one part of the site. Their relatively low height and limited individual bulk ensure they remain visually subordinate to both the dwelling and existing shed/carport and do not present as an imposing built form when viewed from adjoining land. The siting of the dwelling and associated water tanks will not result in any unreasonable overshadowing or reduction in sunlight to adjoining properties. There are no dwellings to the east, south or west of the site, and the nearest dwelling to the north is separated by boundary setbacks and the modest scale of the proposed building. Given the dwelling height of only approximately 4.4 metres and the open coastal setting, any shadow effects will	

BRE P2.0 Particular Purpose Zone – Coastal Settlement			
BRE-P2.6 Development Standards for Dwellings			
Clause	Performance Criteria	Assessment	Compliance
		be limited and well within what would ordinarily be expected in a residential environment. The rainwater tanks adjacent to the southern boundary are also incapable of generating any material amenity impact upon residential land, given their modest scale and the absence of any dwelling or private open space immediately beyond that boundary. Their positioning will not compromise privacy, outlook or solar access to any adjoining residential property. Having regard to the topography of the site, the size and orientation of the allotment, the pattern of surrounding development, the modest height and form of the dwelling and ancillary water tanks, and the absence of sensitive residential interfaces to the south and east, the proposal is considered to achieve an appropriate planning outcome. The reduced setbacks of the dwelling, together with the placement of the rainwater tanks adjacent to the southern boundary, respond to the constrained dimensions and servicing requirements of the coastal allotment without giving rise to unreasonable amenity impacts. Accordingly, the proposed development satisfies the requirements of Clause BRE-P2.6.2 P2 of the Tasmanian Planning Scheme – Break O’Day.	

4.3 Code Assessments

The following Codes have been assessed as being applicable to the proposal:

- Parking and Sustainable Transport Code
- Road and Railway Assets Code
- Natural Assets Code
- The proposal is also affected by a number of other Codes identified through the planning scheme maps or the Scheme generally. However, those Codes do not require further

assessment because the proposal either satisfies the relevant exemption provisions or does not trigger their application. These Codes comprise:

- Coastal Inundation Hazard Code
- Bushfire-Prone Areas Code

The basis upon which each of these Codes is either exempt or otherwise inapplicable to the proposal is outlined below.

Coastal Inundation Hazard Code

- The subject land is identified within a 'coastal inundation investigation area' within the overlay mapping of the Code.
- AHD levels, established via LiDAR mapping for the site and prepared by a suitably qualified person, indicate that the land upon which the dwelling footprint will be erected at minimum 4.5 AHD.
- AHD of the development footprint will therefore be in excess of the referenced mapped hazard bands for low, medium and high coastal inundation hazard bands for The Gardens locality, as listed at BRE-Table C11.1 (Coastal Inundation Hazard Bands AHD Levels) of the Tasmanian Planning Scheme – Break O'Day.
- Pursuant to Clause C11.2.3 of the Code, the Code does not apply to the proposed use/development.

Bushfire-Prone Areas Code

Clause C13.2.1 specifies that the Code applies to:

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

The proposed use/development does not qualify with either (a) or (b) and therefore does not require assessment against provisions of the Code.

4.3.1 Use Standards – **Acceptable Solutions** – Parking and Sustainable Transport Code

C2.0 Parking and Sustainable Transport Code			
C2.5 Use Standards			
Clause	Acceptable Solution	Assessment	Compliance
C2.5.1 Car parking numbers			
A1	The number of on-site car parking spaces must be no less than the number specified in Table C2.1.	Pursuant to the car parking requirements specified at Table C2.1, the development requires two (2) car parking spaces. As	Complies

C2.0 Parking and Sustainable Transport Code			
C2.5 Use Standards			
Clause	Acceptable Solution	Assessment	Compliance
		illustrated in the submitted plans, the development will be provided with ample space for two car parking spaces accordingly. Car parking space provision for the development therefore satisfies the requirements of Clause C2.5.1 A1 accordingly.	

4.3.2 Development Standards – *Acceptable Solutions* - Parking and Sustainable Transport Code

C2.0 Parking and Sustainable Transport Code			
C2.6 Development Standards for Buildings and Works			
Clause	Acceptable Solution	Assessment	Compliance
C2.6.1 Construction of Parking Areas			
A1	All parking, access ways, manoeuvring and circulation spaces must: (a) be constructed with a durable all weather pavement; (b) be drained to the public stormwater system, or contain stormwater on the site; and (c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.	The existing sealed vehicle access to the site from Gardens Road will be relied upon for the purposes of the proposed development. The internal access way will be approximately 3 metres width at the crossover (widening to an approximate 12 metres wide vehicle parking area adjacent the existing shed), approximately 20 metres length, and constructed of gravel. The access way is therefore incompatible with A1(c) and requires consideration under the corresponding performance criteria at Clause C2.6.1 P1. Assessment of the proposal against this performance criteria is outlined at Section 4.3.3 of this report.	Does not Comply
C2.6.2 Design and Layout of Parking Areas			
A1.1	Parking, access ways, manoeuvring and circulation spaces must either: (a) comply with the following: (i) have a gradient in accordance with <i>Australian Standard AS 2890 - Parking facilities, Parts 1-6</i>;	The new dwelling has been designed with a practical and efficient vehicle access arrangement that provides safe and convenient on-site parking, manoeuvring and circulation for residential use. Access is to be obtained via the existing sealed crossover point to Gardens Road, thereby avoiding the need for any additional openings to the public	Complies

C2.0 Parking and Sustainable Transport Code			
C2.6 Development Standards for Buildings and Works			
Clause	Acceptable Solution	Assessment	Compliance
	(ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces; (iii) have an access width not less than the requirements in Table C2.2; (iv) have car parking space dimensions which satisfy the requirements in Table C2.3; (v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces; (vi) have a vertical clearance of not less than 2.1m above the parking surface level; and (vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or (b) comply with <i>Australian Standard AS 2890- Parking facilities, Parts 1-6</i>.	road network. From this point, an upgraded driveway (approx. 3 m width) will extend approximately 20 metres into the site and terminate in a generous 12-metre-wide gravel parking area adjacent to the existing shed, comfortably accommodating two on-site car parking spaces in a side-by-side configuration. The site layout demonstrates that the parking area is integrated with the driveway to provide ample room for vehicles to manoeuvre and park with ease. The submitted plans indicate that the driveway and parking area have been designed with a gentle gradient, enabling conventional passenger vehicles to enter and exit the site safely and comfortably without grounding or traction issues. The driveway width and parking dimensions shown on the plans are sufficient to accommodate standard domestic vehicles and are consistent with the minimum dimensional and operational requirements of the Parking and Sustainable Transport Code, including the relevant provisions for access widths, parking space dimensions and manoeuvring clearances. Given that only two parking spaces are proposed, the development is not required to provide a formal turning area for forward exit under the provision that applies only where more than four parking spaces are provided. Also, as the proposal is for a single dwelling, there is also no requirement for line marking or formal delineation of parking spaces, with the parking layout instead being clearly defined by the physical arrangement of the driveway and hardstand surfaces. Overall, the proposed parking, access, manoeuvring and circulation spaces are appropriately designed for the scale and nature of the development and are consistent with the relevant provisions of	

C2.0 Parking and Sustainable Transport Code			
C2.6 Development Standards for Buildings and Works			
Clause	Acceptable Solution	Assessment	Compliance
		the Tasmanian Planning Scheme and Australian Standard AS 2890. The arrangement provides safe and functional vehicle access, sufficient parking capacity, and practical manoeuvring opportunities commensurate with the low traffic demands generated by a single detached dwelling. Accordingly, the requirements at acceptable solution A1.1 or satisfied by the proposal.	
C2.6.3 Number of Accesses for Vehicles			
A1	The number of accesses provided for each frontage must: (a) be no more than 1; or (b) no more than the existing number of accesses, whichever is the greater.	As illustrated in the submitted site plan, an existing single access point onto Garden Road services the site and will be relied upon for the purposes of the proposed development. The proposal therefore satisfies the requirements of Clause C2.6.3 A1 accordingly.	Complies

4.3.3 Development Standards – *Performance Criteria* - Parking and Sustainable Transport Code

C2.0 Parking and Sustainable Transport Code			
C2.6 Development Standards for Buildings and Works			
Clause	Performance Criteria	Assessment	Compliance
C2.6.1 Construction of Parking Areas			
P1	All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to: (a) the nature of the use; (b) the topography of the land; (c) the drainage system available; (d) the likelihood of transporting sediment or debris from the site onto a road or public place;	The proposed parking, access ways, manoeuvring and circulation spaces associated with the residential development upon the site have been designed to be readily identifiable and useable in all weather conditions, having regard to the characteristics of the site, the scale of the development, and the practical needs of occupants. Vehicle access will occur via the existing crossover from Garden Road, with a clearly defined internal driveway extending into the site to dedicated parking areas adjacent the existing shed	Complies

C2.0 Parking and Sustainable Transport Code			
C2.6 Development Standards for Buildings and Works			
Clause	Performance Criteria	Assessment	Compliance
	(e) the likelihood of generating dust; and (f) the nature of the proposed surfacing.	building. The submitted plans demonstrate a legible and functional arrangement that enables vehicles to safely enter, circulate within, manoeuvre on site and depart in a forward direction, thereby avoiding unnecessary reversing movements onto the public road. In relation to the nature of the use, the proposal comprises a low-intensity residential development involving a new dwelling, with two bedrooms. Such use is expected to generate only modest daily vehicle movements associated with residents and visitors. The traffic demand generated by a single residence is inherently low and does not necessitate commercial-grade access infrastructure or heavy-duty pavement treatments. The proposed parking and driveway arrangement is therefore appropriately scaled to the anticipated level of use while still providing a safe, practical and convenient outcome for occupants. The topography of the land is highly favourable to vehicle access and parking provision. The subject site is generally flat, with only a very gentle fall across the allotment. This allows the driveway, parking spaces and manoeuvring areas to be constructed with manageable gradients and without excessive cut or fill. The relatively level terrain ensures vehicles can comfortably traverse the site in wet or dry conditions, improves accessibility for residents and visitors, and minimises the likelihood of erosion or pavement instability that can arise on steeper land. In terms of drainage, the proposed driveway and parking surfaces are graded to manage runoff in a manner that allows infiltration across the sandy permeable substrate of the site. The combination of gentle site grades and sandy soils ensures rainfall can be effectively managed without ponding or compromising	

C2.0 Parking and Sustainable Transport Code			
C2.6 Development Standards for Buildings and Works			
Clause	Performance Criteria	Assessment	Compliance
		vehicle usability. Accordingly, the access and parking areas are capable of remaining functional during periods of inclement weather. The likelihood of transporting sediment or debris from the site onto Garden Road is negligible. The proposed driveway utilises the existing crossover and is contained wholly within a developed residential allotment. Vehicle movements will be limited to domestic traffic volumes, and the internal driveway length allows loose material to settle prior to reaching the road reserve. Any localised debris can be readily managed through routine residential maintenance. Similarly, the likelihood of generating dust is minimal, given the modest frequency of vehicle movements, the residential context, the relatively sheltered nature of the site, and the capacity for the driveway surface to be compacted and maintained in a stable condition. With regard to the nature of the proposed surfacing, the internal accessway is to be constructed of gravel. This represents a practical and durable surface treatment commonly utilised in rural residential settings, providing a stable all-weather pavement suitable for light vehicle traffic, while allowing flexibility, permeability and ease of maintenance. The surface treatment will ensure the parking, access ways, manoeuvring and circulation areas remain clearly identifiable, durable and operational throughout the year. Having regard to the nature of the use, the favourable topography, available drainage arrangements, low risk of sediment transfer, negligible dust generation and the durable nature of the proposed surfacing, it is considered that the parking, access ways, manoeuvring and circulation spaces will be readily	

C2.0 Parking and Sustainable Transport Code			
C2.6 Development Standards for Buildings and Works			
Clause	Performance Criteria	Assessment	Compliance
		identifiable and useable in all weather conditions. The proposal therefore satisfies the requirements of Clause C2.6.1 P1 of the Parking and Sustainable Transport Code accordingly	

4.3.4 Use Standards – *Acceptable Solutions* – Road and Railway Assets Code

C3.0 Road and Railway Assets Code			
C3.5 Use Standards			
Clause	Acceptable Solution	Assessment	Compliance
C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction			
A1.4	Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than: (a) the amounts in Table C3.1; or (b) allowed by a licence issued under Part IVA of the <i>Roads and Jetties Act 1935</i> in respect to a limited access road.	Pursuant to the requirements of Table C3.1 of the Tasmanian Planning Scheme – Break O’Day, the acceptable increase amount of annual average daily traffic (AADT) ingress and egress movements via existing vehicle crossings on to roads that are not major roads (within the meaning of the definitions provided at Clause C3.3.1) is either (i) 20% or (ii) 40 vehicle movements per day – whichever is the greater. In the absence of Tasmanian-specific numeric trip-generation standards for individual residential dwellings, it is common and accepted practice for planning authorities and traffic practitioners in Tasmania to rely on the New South Wales traffic generation framework, particularly the guidance contained in the Guide to Traffic Generating Developments (the Guide) prepared by Transport for NSW (formerly Roads and Maritime Services). The Guide identifies low-density residential development, including detached single dwellings, as a low traffic-generating land use. Based on empirical survey data across metropolitan, regional, and rural contexts, a detached dwelling is typically associated with approximately 8 to 10 vehicle movements per day (VPD) on an	Complies

C3.0 Road and Railway Assets Code			
C3.5 Use Standards			
Clause	Acceptable Solution	Assessment	Compliance
		Annual Average Daily Traffic (AADT) basis. This figure represents the total of both ingress and egress movements and reflects ordinary household travel behaviour, including commuting, education, shopping, and incidental trips. For a standard two-bedroom dwelling, the mid-to-lower range of this guidance – approximately 8-9 VPDs – is widely adopted in planning assessments and is considered conservative and reasonable. Importantly, the Guide notes that traffic generation for individual dwellings is generally consistent regardless of minor variations in dwelling size, particularly where occupancy remains within a typical household range. Applying this methodology to the proposed single dwelling, the anticipated traffic generation would therefore be in the order of 8 to 9 VPDs, which constitutes a very low level of traffic activity. Traffic movements generated by the dwelling will therefore satisfy the requirements of Table C3.1, which in turn satisfied Clause C3.5.1 A1.4 accordingly.	

4.3.5 Development Standards for Buildings and Works – *Acceptable Solutions* – Natural Assets

C7.0 Natural Assets Code			
C7.6 Development Standards for Buildings and Works			
Clause	Acceptable Solution	Assessment	Compliance
C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area			
A1	Buildings and works within a waterway and coastal protection area must: (a) be within a building area on a sealed plan approved under this planning scheme;	The new dwelling is unable to satisfy the acceptable solutions of A1 and must therefore rely on demonstrating compliance with the corresponding performance criteria provided at Clause C7.6.1 P1.1 and P1.2. Assessment of the proposal against these performance	Does not Comply

C7.0 Natural Assets Code			
C7.6 Development Standards for Buildings and Works			
Clause	Acceptable Solution	Assessment	Compliance
	(b) in relation to a Class 4 watercourse, be for a crossing or bridge not more than 5m in width; or (c) if within the spatial extent of tidal waters, be an extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway that is not more than 20% of the area of the facility existing at the effective date.	criteria are outlined at Section 4.3.6 of this report.	
A3	Development within a waterway and coastal protection area or a future coastal refugia area must not involve a new stormwater point discharge into a watercourse, wetland or lake.	The development does not comprise any new stormwater point discharge into a watercourse, wetland or lake.	Complies
C7.6.2 Clearance within a priority vegetation area			
A1	Clearance of native vegetation within a priority vegetation area must be within a building area on a sealed plan approved under this planning scheme.	The new dwelling and associated ancillary works will not involve clearance of native vegetation within the priority vegetation area overlay applicable to the site. The proposal satisfies acceptable solution A1 accordingly.	Complies

4.3.6 Development Standards for Buildings and Works – *Performance Criteria* – Natural Assets

C7.0 Natural Assets Code			
C7.6 Development Standards for Buildings and Works			
Clause	Performance Criteria	Assessment	Compliance
C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area			
P1.1	Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to: (a) impacts caused by erosion, siltation, sedimentation and runoff; (b) impacts on riparian or littoral vegetation;	The proposed dwelling has been carefully designed and positioned to avoid and minimise adverse impacts on the natural assets associated with the adjoining Bay of Fires coastal environment. Although the site is partially affected by the Waterway and Coastal Protection Area under the Natural Assets Code, the proposal is confined to a modest building footprint on land that has long been used for	Complies

C7.0 Natural Assets Code			
C7.6 Development Standards for Buildings and Works			
Clause	Performance Criteria	Assessment	Compliance
	(c) maintaining natural streambank and streambed condition, where it exists; (d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation; (e) the need to avoid significantly impeding natural flow and drainage; (f) the need to maintain fish passage, where known to exist; (g) the need to avoid land filling of wetlands; (h) the need to group new facilities with existing facilities, where reasonably practical; (i) minimising cut and fill; (j) building design that responds to the particular size, shape, contours or slope of the land; (k) minimising impacts on coastal processes, including sand movement and wave action; (l) minimising the need for future works for the protection of natural assets, infrastructure and property; (m) the environmental best practice guidelines in the <i>Wetlands and Waterways Works Manual</i>; and (n) the guidelines in the <i>Tasmanian Coastal Works Manual</i>.	residential purposes and is already substantially modified by an existing dwelling, shed, access driveway and ancillary infrastructure. The development replaces an established residential use rather than introducing a new or intensified land use, and has been arranged to work within the existing disturbed portion of the allotment. The proposal has been specifically configured to minimise earth disturbance and associated risks of erosion, siltation, sedimentation and runoff. The dwelling is elevated on an enclosed timber subfloor rather than supported on extensive cut-and-fill platforms, allowing the building to sit lightly on the land and respond to the gentle west-to-east fall of the site. This design approach substantially reduces the need for excavation, retaining structures and alteration of natural drainage patterns. Stormwater from roof areas will be directed to three rainwater tanks, while wastewater will be treated and disposed of through an on-site wastewater management system designed by a suitably qualified professional. These measures ensure runoff is captured and managed on site, thereby avoiding adverse impacts on adjoining coastal land and waters. The site does not contain any watercourse, streambank, wetland or mapped riparian habitat, and the proposal will not involve filling of wetlands, interference with stream channels or any works that could affect fish passage or in-stream habitat. Similarly, no native vegetation clearance is proposed within the identified building footprint, and the development is located within an already disturbed residential setting. While the broader Bay of Fires locality is recognised for its significant ecological values, the proposed works are limited in scale and	

C7.0 Natural Assets Code			
C7.6 Development Standards for Buildings and Works			
Clause	Performance Criteria	Assessment	Compliance
		confined to land that has been subject to longstanding residential occupation and associated disturbance. The development also appropriately groups new infrastructure with existing facilities on the site. The dwelling is located in close proximity to the existing shed and carport, driveway and service areas, thereby consolidating built form and avoiding unnecessary encroachment into undeveloped portions of the allotment. The existing crossover to Gardens Road will be retained, and no new road access is required. This clustering of development reduces the overall physical footprint and limits disturbance to surrounding landforms and vegetation. The building design responds directly to the size, shape, contours and coastal exposure of the allotment. The modest single-storey form, skillion roof profile and compact footprint allow the dwelling to fit comfortably within the site while maximising solar access and coastal views. Construction materials, including marine-grade cladding, corrosion-resistant hardware and high-performance roofing, have been selected to withstand the severe coastal environment and reduce maintenance demands over time. By ensuring the dwelling is durable and resilient, the proposal minimises the likelihood that future protective works will be required to safeguard infrastructure or surrounding natural assets. The proposal will not interfere with coastal processes such as sand movement or wave action. The dwelling is situated landward of the immediate rocky shoreline and is positioned within an established residential allotment rather than on active dunes or beaches. The elevated construction methodology, minimal cut and fill, on-site stormwater	

C7.0 Natural Assets Code			
C7.6 Development Standards for Buildings and Works			
Clause	Performance Criteria	Assessment	Compliance
		detention and use of existing disturbed areas are all consistent with recognised environmental best-practice principles for development in sensitive coastal locations. Having regard to the matters listed in Clause C7.6.1 P1.1, it is considered that the proposed dwelling has been thoughtfully designed and sited to avoid or minimise adverse impacts on natural assets. The development adopts a low-impact construction approach, confines works to an already disturbed residential site, avoids vegetation clearance and wetland filling, preserves natural drainage processes, and provides a durable long-term design response suited to this sensitive coastal location. The proposal therefore satisfies the requirements of the Natural Assets Code.	

5 Conclusion

The proposed development represents a thoughtfully designed replacement dwelling that is entirely consistent with the purpose and intent of the Tasmanian Planning Scheme – Break O’Day. The use of the land for a single dwelling is a permitted residential use within the Particular Purpose Zone – Coastal Settlement, and the proposal has been carefully arranged to respond to the modest dimensions of the allotment, its gentle topography and its exceptional coastal setting. The dwelling adopts a compact single-storey form with a low overall height, generous front setback, and minimalised site coverage, ensuring the development remains appropriately scaled and visually recessive within the surrounding landscape.

Where the proposal relies upon performance criteria, it demonstrates a strong and well-reasoned planning outcome. The reduced side and rear setbacks do not give rise to any unreasonable loss of amenity, having regard to the low profile of the dwelling, the absence of nearby residential interfaces to the south and east, and the expansive coastal and conservation land adjoining the site. Parking, access and manoeuvring arrangements are practical and safe, with two on-site parking spaces provided via the existing crossover to Gardens Road and an upgraded gravel driveway. The development is expected to generate only a very small increase in vehicle movements, comfortably within the thresholds contemplated by the Road and Railway Assets Code.

The proposal also responds sensitively to the environmental attributes of the site. The dwelling is elevated on a timber subfloor to minimise cut and fill, retains the existing pattern of site disturbance,

and avoids the need for vegetation clearance or modification to coastal landforms. Stormwater will be captured in multiple rainwater tanks and wastewater managed through an on-site treatment system, ensuring runoff is contained and appropriately managed. The design and material palette have been specifically selected to withstand the exposed marine environment, reducing maintenance demands and minimising the likelihood of future protective works. Collectively, these measures ensure the development satisfies the Natural Assets Code and achieves a low-impact and resilient development outcome.

Importantly, the development maintains the established residential character of The Gardens and makes efficient use of an existing residential allotment within a recognised coastal settlement. The proposal replaces an ageing dwelling with a modern, architecturally refined home that is modest in scale, environmentally responsive and well-integrated with existing site infrastructure. It will not adversely affect the amenity of adjoining land, the operation of the road network, or the environmental values of the surrounding Bay of Fires landscape.

Having regard to the foregoing assessment, the proposal is considered to satisfy all relevant provisions of the Tasmanian Planning Scheme – Break O’Day, including the applicable zone standards and code requirements. The development constitutes an appropriate and sustainable residential outcome that balances contemporary housing needs with careful environmental stewardship and sensitive design. For these reasons, the proposal is considered to be well founded in planning terms and appropriate for approval.

GEO-ENVIRONMENTAL ASSESSMENT

1278 Gardens Road

The Gardens

November 2017

Updated May 2026



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.

Introduction

Client: Jeff Harper & Lynda Robins
Date of inspection: 16/11/2017
Location: 1278 Gardens Road, The Gardens (CT: 62249/7)
Land description: Approximately 1021m² block
Building type: Proposed new dwelling
Investigation: GeoProbe 540UD
Inspected by: G McDonald

Background information

Map: Mineral Resources Tasmania, The Gardens Sheet 1:25 000
Rock type: Devonian Granite
Soil depth: 2.0m+
Planning Overlay: Coastal Height Reference.
Local meteorology: Annual rainfall approx 800 mm
Local services: Tank water with on site wastewater disposal required

Site conditions

Slope and aspect: Approx 1-3% slope to the East South-East
Site drainage: Well drained
Vegetation: Pasture grasses
Weather conditions: Cloudy, approx <10mm rainfall received in preceding 7 days.
Ground surface: Moist sandy surface conditions

Investigation

A number of auger holes were completed to identify the distribution of, and variation in soil materials on the site. Two representative auger holes drilled on site were chosen for testing and classification according to AS2870-2011 and AS1547-2012.

Profile summary

House Depth (m)	WW Depth (m)	Horizon	Description
0.00 – 0.30	0.00 – 0.30	A1	Dark Grey SAND (SP) , single grain, dry loose consistency, approx. 20% coarse sand, few roots, clear boundary to
0.30 – 0.80	0.30 – 1.00	A2	Grey and Pale Brown SAND (SP) , single grain, dry loose consistency, approx. 50% coarse sand, clear boundary to
0.80 – 1.30	1.00 – 1.70	B21	Light Yellowish Brown SAND (SW) , weak polyhedral structure, approx. 10% clay, slightly moist hard consistency, gradual boundary to
1.30 – 2.0+	1.70 – 2.0+	B22	Light Yellowish Brown SANDY CLAY (CL) , moderate polyhedral structure, slightly moist hard consistency, medium plasticity, lower boundary undefined.

Soil summary

The soils on site are sandy soils over Devonian granite. Clayey horizons are present at approx. 1.5m depth. The soils are likely to exhibit only slight ground surface movement from moisture fluctuations.

Site Classification

According to AS2870-2011 for construction the natural soil is classified as **Class S**, and design and construction should be made in accordance with this classification.

Wind Classification

The AS 4055-2012 *Wind load for Housing* classification of the site is:

Region: **A**
 Terrain category: **TC2**
 Shielding Classification: **NS**
 Topographic Classification: **T1**
 Wind Classification: **N3**
 Design Wind Gust Speed ($V_{h,u}$) **50 m/sec**

Wastewater Classification & Recommendations

According to AS1547-2012 for on-site wastewater management the soil on the property is classified as **SANDY LOAM** (category 2). The soil on site has high permeability (~3m/day) due to the sand and gravel content within the horizons. A Design Loading Rate (DLR) of 25L/m²/day is therefore applicable.

The wastewater system for the proposed development will be based on a maximum wastewater output of 600L/day. This is using a tank water supply and a maximum occupancy of 5 people (120L/day/person).

Using the DLR of 25L/m²/day, an absorption area of at least 24m² will be required. This can be accommodated by one 12m x 2m x 0.6m absorption trench connected to a dual-purpose septic tank (min 3000L). The absorption trench can be installed deeper if required (max 0.8m) to achieve appropriate fall from the septic tank. A cut-off drain will be required upslope of the application area.

In accordance with the Break 'O Day Planning Scheme, a 100% reserve area must be set aside for future wastewater requirements.

The proposed development complies with the E.16 On-Site Wastewater Management Code of the Break O'Day Interim Planning Scheme 2013 as outlined below:

E16.6.1 Use and Lot Size

Acceptable Solutions	Comment
A1 Residential uses that rely on onsite wastewater management must: a) Be on a site with minimum area of 2000m ² and b) Have four bedrooms or less	Non-Compliance therefore P1 must be satisfied

Performance Criteria	Comment
P1 Residential use on sites less than 2000m² or with more than four bedrooms that rely on onsite wastewater management must be able to accommodate a) The proposed residence and associated buildings and structures; b) Private open space; c) Vehicle manoeuvring and car parking; d) Hardstand and paved areas; and e) Onsite wastewater management infrastructure	The site is of sufficient size to accommodate all the proposed infrastructure and the required setbacks.

Acceptable Solutions	Comment
A2 Non-residential uses that rely on onsite water management must be on a site with minimum area of 5000m²	N/A

E16.7.1 Onsite Wastewater Management

Acceptable Solutions	Comment
A1 A minimum horizontal separation of 3m must be provided between onsite wastewater management infrastructure and buildings and structures	Complies

Acceptable Solutions	Comment
A2 A minimum horizontal separation of 3m must be provided between onsite wastewater management infrastructure and the following: a) Hardstand and paved areas b) Car parking and vehicle manoeuvring areas; and c) Title or lot boundaries	Complies

Acceptable Solutions	Comment
A3 Private Open Space must not be used for surface irrigation of treated wastewater	Complies

Acceptable Solutions	Comment
A4 Onsite wastewater management infrastructure must be on lots with an average slope of 10% or less	Complies (average slope 2%)

E16.7.2 Surface and Ground Water Impacts

Acceptable Solutions	Comment
A1 Onsite wastewater management infrastructure must have a minimum separation distance of 100m from a wetland or watercourse or coastal marine area.	Complies

Performance Criteria	P1 Onsite wastewater management infrastructure within 100m of a wetland or watercourse or coastal marine area must have no detrimental impacts on the water quality or integrity of the wetland or watercourse or coastal marine area.
Comment	Onsite wastewater management infrastructure is within 100m of a watercourse. Modelling undertaken in the Trench program for the application of primary treated effluent calculated a minimum setback of 5m and Building Act 2016 requires a setback of 22m. The current design is based upon an actual setback of approximately 60m which complies with both the Trench output and Building Act requirements. Therefore no detrimental impacts on the downslope water is expected.

Acceptable Solutions	Comment
A2 Onsite wastewater management infrastructure must have a minimum separation distance of 50m from a downslope bore, well or other artificial water supply.	Complies

Acceptable Solutions	Comment
A3 Vertical separation between groundwater and the land used to apply effluent, including reserved areas, must be no less than 1.5m.	Complies -no groundwater encountered

Acceptable Solutions	Comment
A4 Vertical separation between a limiting layer and the land used to apply effluent, including reserved areas, must be no less than 1.5m.	Complies – no limiting layer encountered

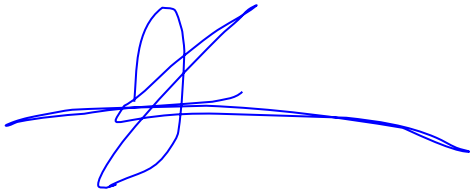
It is therefore concluded that there is a low and acceptable risk of environmental impact from wastewater management on the site for the current proposal. The wastewater system must be installed in accordance with AS/NZS1547-2012 and operated in accordance with any conditions on the approved special plumbing permit, including maintenance requirements.

Compliance with *Building Act 2016 Guidelines for On-site Wastewater Disposal Compliance* is outlined in the attached table.

Construction recommendations

According to AS2870-2011 the natural soil is classified as **Class S**. All earthworks must comply with AS3798-2007 *Guidelines on earthworks for commercial and residential developments*. Consideration should also be given to drainage and sediment control on site during and after construction.

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

A handwritten signature in blue ink, consisting of a series of loops and a long horizontal stroke.

Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD
Environmental and Engineering Soil Scientist

GES P/L

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 Jeff Harper & Lynda Robins

Assess. Date 30-Nov-17

Assessed site(s) 1278 Gardens Rd, The Gardens

Ref. No.

Site(s) inspected 16-Nov-17

Local authority Break O'Day Council

Assessed by JP 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 = 600 (using the 'No. of bedrooms in a dwelling' method)

Septic tank wastewater volume (L/day) = 200

Sullage volume (L/day) = 400

Total nitrogen (kg/year) generated by wastewater = 1.8

Total phosphorus (kg/year) generated by wastewater = 1.5

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)	46	46	59	65	65	74	75	71	63	83	61	60
Adopted rainfall (R, mm)	46	46	59	65	65	74	75	71	63	83	61	60
Retained rain (Rr, mm)	41	41	53	59	59	67	68	64	57	75	55	54
Max. daily temp. (deg. C)												
Evapotrans (ET, mm)	130	110	91	63	42	29	32	42	63	84	105	126
Evapotr. less rain (mm)	89	69	38	4	-17	-37	-36	-22	6	9	50	72

Annual evapotranspiration less retained rain (mm) = 226

Soil characteristics

Texture = sandyloam

Category = 2

Thick. (m) = 2

Adopted permeability (m/day) = 3

Adopted LTAR (L/sq m/day) = 25

Min depth (m) to water = 5

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) = 0.55

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 and the DLR of 25L/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 P/L

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 Jeff Harper & Lynda Robins

Assess. Date 30-Nov-17

Assessed site(s) 1278 Gardens Rd, The Gardens

Ref. No. 16-Nov-17

Local authority Break O'Day Council

Assessed by JP 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	1,000	V. high	Moderate	No change	
	Density of disposal systems	/sq km	10	Mod.	Very low		
	Slope angle	degrees	1	High	Very low		
	Slope form	Straight simple		High	Low		
	Surface drainage	Good		High	Very low		
	Flood potential	Site floods <1:100 yrs		High	Very low		
	Heavy rain events	Infrequent		High	Moderate		
A	Aspect (Southern hemi.)	Faces SE or SW		V. high	High		
	Frequency of strong winds	Common		High	Low		
	Wastewater volume	L/day	600	High	Moderate		
	SAR of septic tank effluent		1.7	High	Low		
	SAR of sullage		2.6	High	Moderate		
	Soil thickness	m	2.0	V. high	Very low		
	Depth to bedrock	m	2.0	V. high	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.	8	V. high	Very low		
AA	Adopted permeability	m/day	3	Mod.	Very high		
	Long Term Accept. Rate	L/day/sq m	25	High	Moderate	No change	

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 onsite wastewater

GES P/L

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 Jeff Harper & Lynda Robins

Assess. Date 30-Nov-17

Ref. No.

Assessed site(s) 1278 Gardens Rd, The Gardens

Site(s) inspected 16-Nov-17

Local authority Break O'Day Council

Assessed by JP 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	
A	Cation exchange capacity	mmol/100g	45	High	High		
A	Phos. adsorp. capacity	kg/cub m	0.5	High	High		
	Annual rainfall excess	mm	-226	High	Very low		
	Min. depth to water table	m	5	High	Very low		
	Annual nutrient load	kg	3.3	High	Very low		
	G'water environ. value	Agric non-sensit		V. high	Low		
	Min. separation dist. required	m	5	High	Very low		
	Risk to adjacent bores	Very low		V. high	Very low		
	Surf. water env. value	Agric non-sensit		V. high	Low		
A	Dist. to nearest surface water	m	60	V. high	High		
	Dist. to nearest other feature	m	20	V. high	High	Low	Other factors lessen impact
	Risk of slope instability	Very low		V. high	Very low		
	Distance to landslip	m	1000	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

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

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	The land application area will be located with 3m setback to buildings as per Break O'Day Interim Planning Scheme 2013
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 (b) (i) Land application area will be located with a minimum separation distance of 60m of downslope surface water (22m required)

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 3m from an upslope or level property boundary Complies with A3 (b) (ii) Land application area will be located with a minimum separation distance of 3m of downslope property boundary (2m required)
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) No limiting layer identified
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: 1278 Gardens Rd, The Gardens

System Capacity: 5 people @ 120L/person/day

Summary of Design Criteria

DLR: 25L/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 QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Owner /Agent
 Address
 Suburb/postcode

Qualified person details:

Qualified person:
Address: Phone No:
 Fax No:
Licence No: Email address:

Qualifications and Insurance details: (description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

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

Details of work:

Address: Lot No:
 Certificate of title No:
The assessable item related to this certificate: (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: (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:

J13132

21/05/2026



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

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To:
Owner name
Address
Suburb/postcode

Designer details:

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

Details of the proposed work:

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

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

Description of work:

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:

Dual-purpose septic tank with onsite absorption

Design documents provided:

The following documents are provided with this Certificate –
Document description:

Drawing numbers:	Prepared by: Geo-Environmental Solutions	Date: May-26
Schedules:	Prepared by:	Date:
Specifications:	Prepared by: Geo-Environmental Solutions	Date: May-26
Computations:	Prepared by:	Date:
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by: Geo-Environmental Solutions	Date: May-26

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 - 1278 Gardens Road The Gardens TAS 7216 - May-26	
Geo-Environmental Assessment - 1278 Gardens Road The Gardens TAS 7216 - May-26	

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 <i>Building Act 2016</i> 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.	
<i>Name: (print)</i> Designer: John-Paul Cumming Licence No: CC774A	<i>Signed</i>  <i>Date</i> 21/05/2026

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:

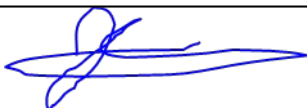
- ☒ The works will not increase the demand for water supplied by TasWater
- ☒ The works will not increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure
- ☒ The works will not require a new connection, or a modification to an 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:

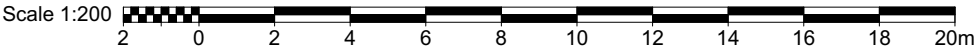
I John-Paul Cumming..... being responsible for the proposed work, am satisfied that the works described above are not Certifiable Works, as defined within the *Water and Sewerage Industry Act 2008*, that I have answered the above questions with all due diligence and have read and understood the Guidelines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

Note: the Guidelines for TasWater Certification of Certifiable Works Assessments are available at:

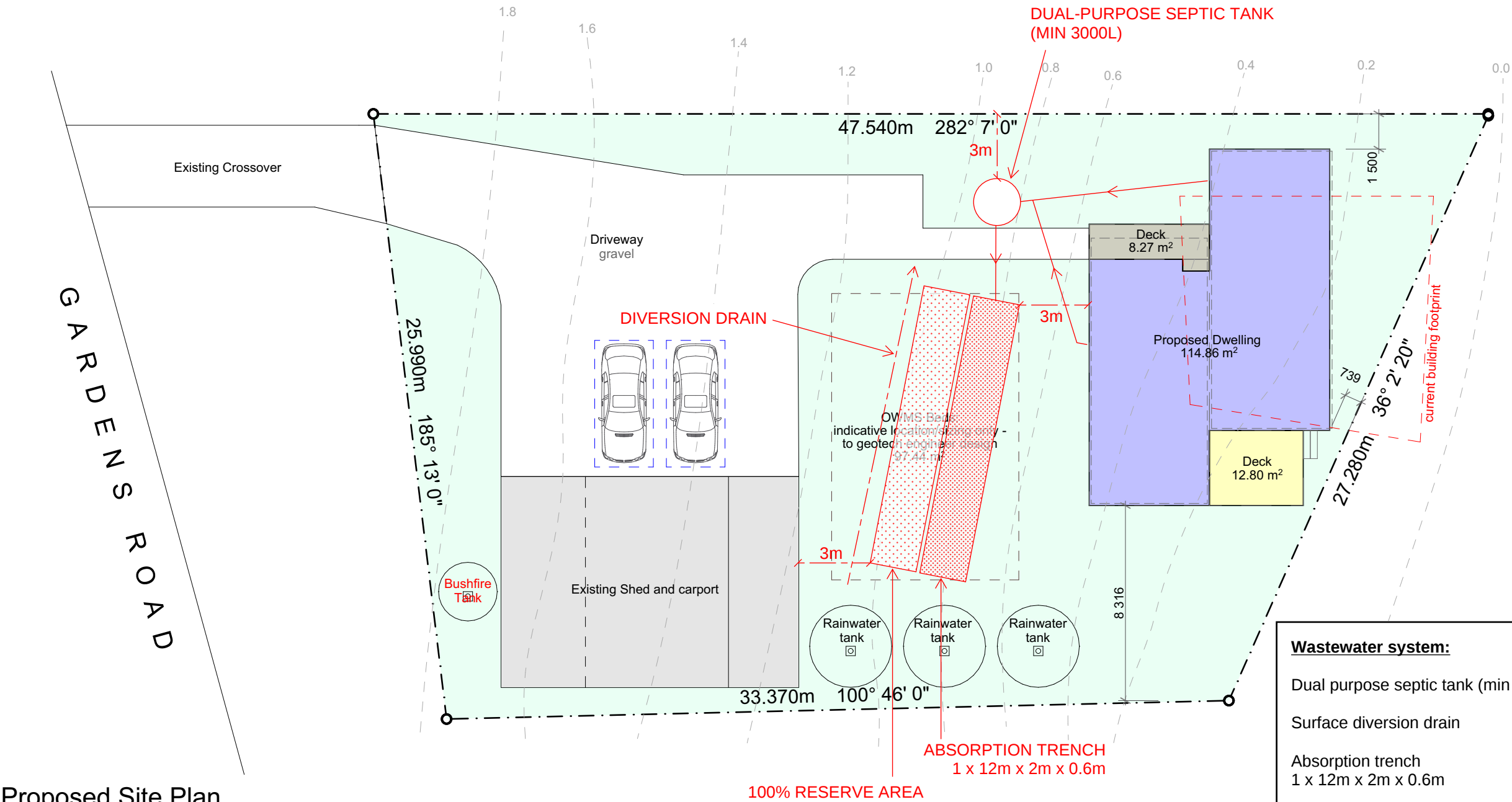
www.taswater.com.au

	Name: (print)	Signed	Date
Designer:	John-Paul Cumming		21/05/2026





SITE DETAILS
ADDRESS: 1278 Gardens Road The Gardens TAS 7216
LOT/DP: 62249/7
COUNCIL: Break O'Day Council
ZONING: Particular Purpose
SITE AREA: 1022m²



Proposed Site Plan
Scale 1:200

Wastewater system:

- Dual purpose septic tank (min 3000L)
- Surface diversion drain
- Absorption trench 1 x 12m x 2m x 0.6m
- Min 3m from buildings and boundaries
- Absorption trench can be installed deeper if required (up to 1.0m) to achieve fall from septic tank

Refer to GES report

Dr. John Paul Cumming
Building Services Designer-
Hydraulic
CCC774A

GES
GEO-ENVIRONMENTAL
SOLUTIONS
29 Kirksway Place Battery Point
T| 62231839 E| office@geosolutions.net.au

21/5/2026

SPECTURA

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Issue	Description	Date
SK1	Concept Development	8/01/2026
SK2	Concept Development	19/01/2026

PROJECT NAME
Gardens House

PROJECT ADDRESS:
1278 Gardens Road The
Gardens TAS 7216

1:200

AO1
Site Plan

Design notes:

- 1. Absorption trench dimensions of up to 20m long by 0.6m deep by 2m wide.
- 2. Base of trenches to be excavated level and smearing and compaction avoided.
- 3. Lower 400mm of bed to be filled with 20mm drainage aggregate and slotted 100mm distribution pipes packed into upper 100mm of aggregate
- 4. Final finished surface with sandy loam from on site to be 100 mm above natural surface to allow for settlement.
- 5. Construction on slopes up to 20% to allow trench depth range 650mm upslope edge to 450mm on down slope edge.
- 6. On slopes over 5% the sandy loam cover should be 75-100mm above natural with a toes no less than 500mm in length to avoid surface water accumulation (up slope ag drain also recommended to divert surface water flows).
- 7.The distribution pipe grid must be absolutely level to allow even distribution of effluent around the absorption area – it is recommended that the level be verified by running water into the system before backfilling and commissioning the trench
- 8.The slotted 90-100mm PVC distribution pipes must be slotted at “8 and 4 o’clock” when looking at the pipe section end-on, with the slots running level along the horizontal length of the pipe – please see figure 2 – or commercially available pre-slotted PVC pipe utilised
- 9.All works on site to comply with AS3500 and Tasmanian Plumbing code.

G

E

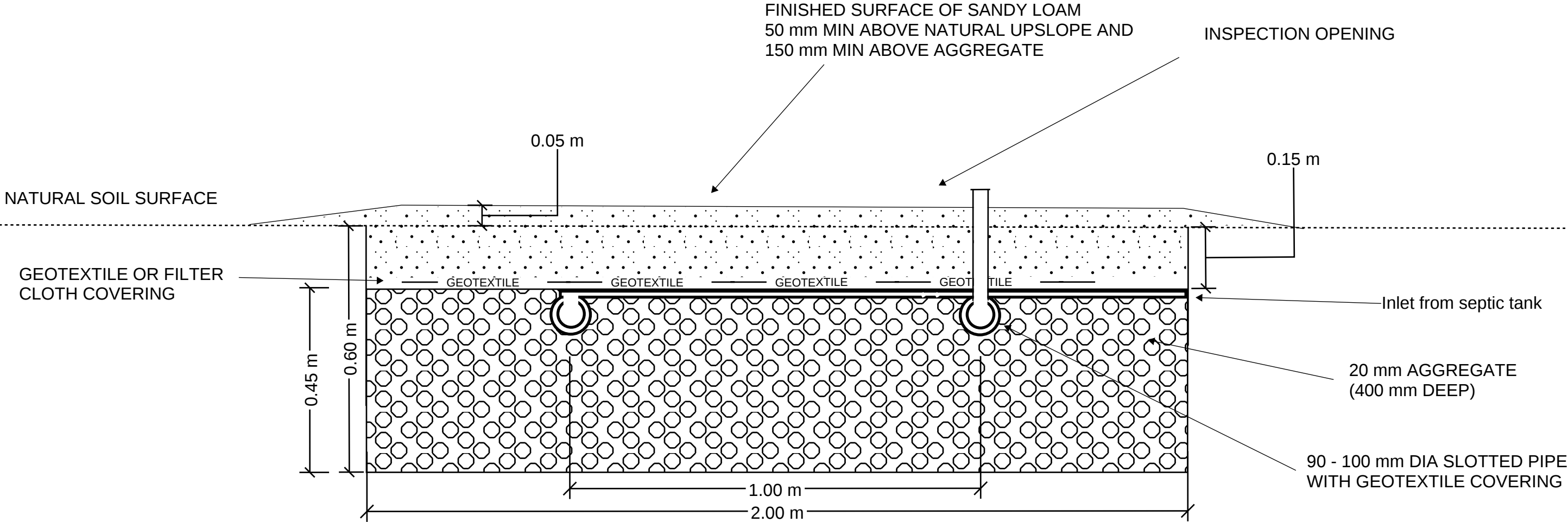
S

GEO-ENVIRONMENTAL

SOLUTIONS

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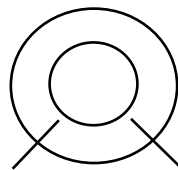


Do not scale from these drawings.
Dimensions to take precedence
over scale.

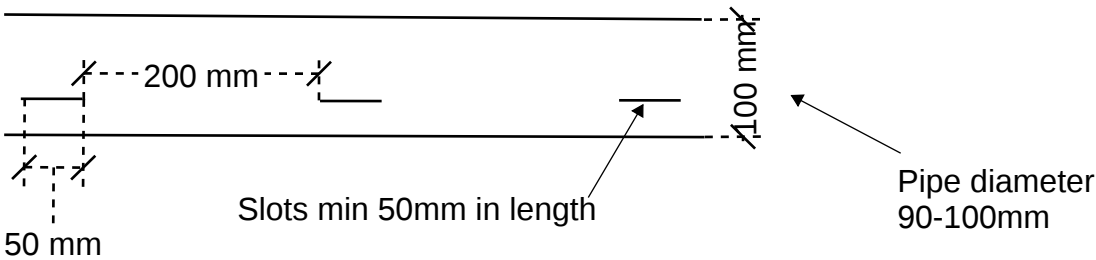
Absorption Trench Design- Slotted Pipe

Cross section:

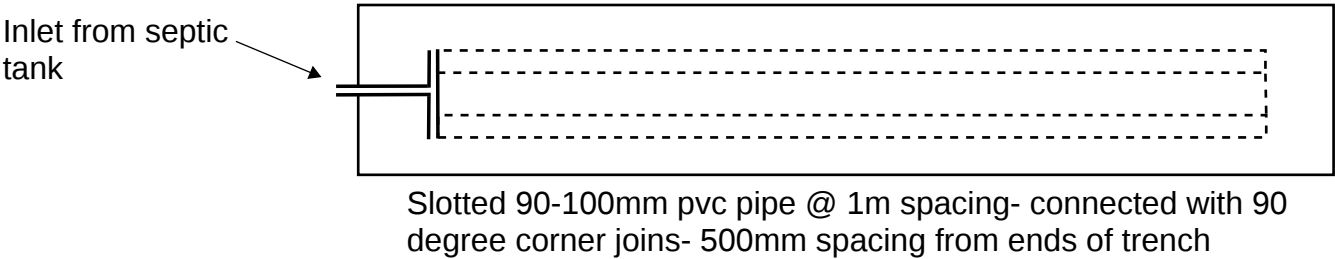
Slotted 90-100mm distribution
pipe-slots at "8 and 4 O'clock "

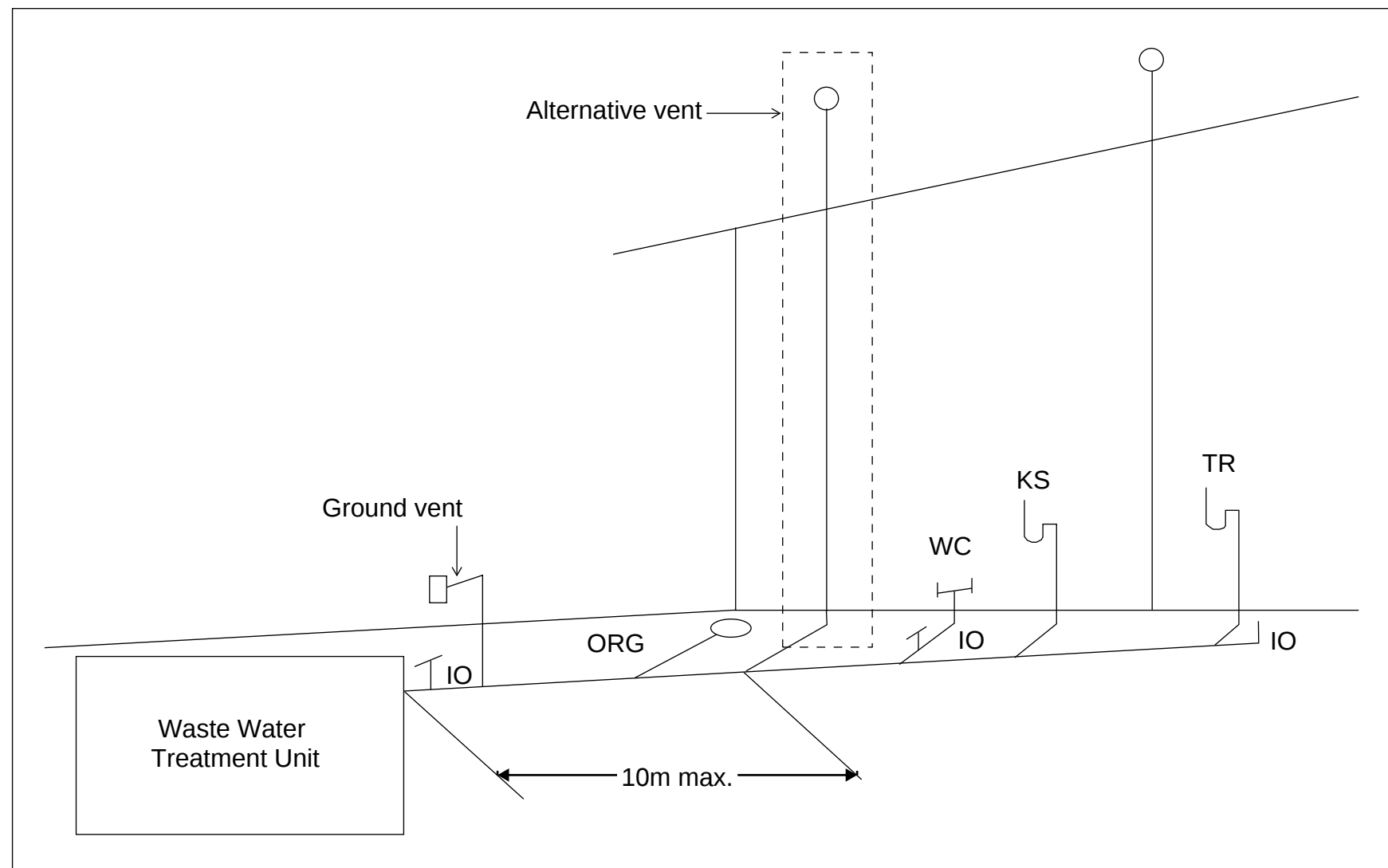


Side View of Pipe:



Top view of Trench:





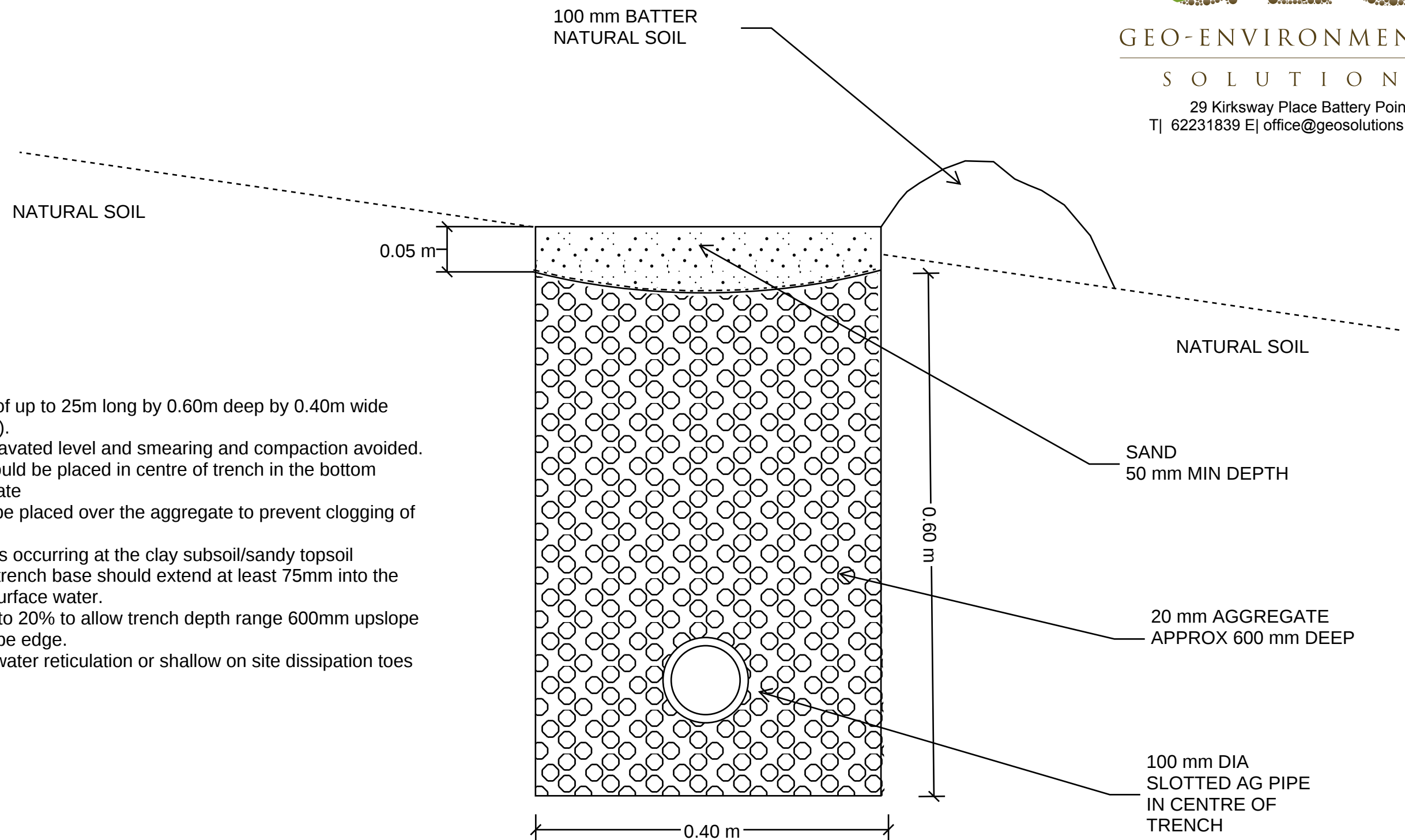
Tas Figure C2D6 Alternative Venting Arrangements

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



Design notes:

1. Cut-off trench dimensions of up to 25m long by 0.60m deep by 0.40m wide (depths and widths minimum).
2. Base of trenches to be excavated level and smearing and compaction avoided.
3. 100mm slotted ag-pipe should be placed in centre of trench in the bottom 100mm of the 20mm aggregate
4. Geotextile or filter cloth to be placed over the aggregate to prevent clogging of the pipes and aggregate
5. If shallow subsurface flow is occurring at the clay subsoil/sandy topsoil boundary (duplex soils), the trench base should extend at least 75mm into the subsoil clay to capture sub-surface water.
6. Construction on slopes up to 20% to allow trench depth range 600mm upslope edge to 400mm on down slope edge.
7. Trench discharge to stormwater reticulation or shallow on site dissipation toes across the contour.