

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 / 00128
Applicant	AJM Drafting Service
Proposal	Residential - Construction of Multiple Dwellings x Three (3)
Location	4 Annabel Drive, St Helens (CT 183451/20)

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 12th September 2026 **until 5pm Friday 25th September 2026.**

John Brown
GENERAL MANAGER

PROJECT INFO
PROJECT ADDRESS: 4 ANNABEL DR, ST HELENS 7216
OWNER NAME: N McKINELL
LAND TITLE REFERENCE: 183451/20
PROPERTY ID: 9806669
PROJECT DESCRIPTION: MULTIPLE DWELLINGS
COUNCIL NAME: BREAK O'DAY
PLANNING PERMIT NO.: TBA

DESIGNER DETAILS
DESIGNER NAME & LICENCE NO.: BEN LAUGHLIN LIC # 086400157
BUSINESS NAME & CONTACT DETAILS:AJM DRAFTING
SERVICES PH: 0417669317 E: ben@ajmdrafting.com.au

GENERAL NOTES
BUILDER TO VERIFY ALL DIMENSIONS & LEVELS
BOUNDARY/SETBACK INFO INDICATIVE ONLY
READ WITH ALL ENGINEERING DOCUMENTS
UNDERGROUND SERVICES TO BE CONFIRMED
BAL REPORT TAKES PRECEDENCE (IF APPLICABLE)

PROJECT DATA
STORMWATER DISPOSAL

COUNCIL STORMWATER MAIN IDENTIFIED
WITH PROPERTY STORMWATER LATERAL
SHOWN ON COUNCIL RECORDS.
FINAL CONNECTION DETAILS TO BE
CONFIRMED PRIOR TO CONSTRUCTION.

AREA SCHEDULE

AREA SCHEDULE		
DESCRIPTION	AREA (M²)	
TOTAL SITE AREA	1,032.0	
DWELLING 1	ROOFED AREA	188.0
DWELLING 2	ROOFED AREA	188.0
DWELLING 3	ROOFED AREA	188.0
TOTAL ROOFED AREA	564.0	
DRIVEWAYS, PATHS & CAR PARKING	227.2	
TOTAL IMPERVIOUS AREA	791.2	
DWELLING 1 – UNCOVERED OPEN SPACE	83.0	
DWELLING 2 – UNCOVERED OPEN SPACE	65.0	
DWELLING 3 – UNCOVERED OPEN SPACE	90.0	
TOTAL UNCOVERED OPEN SPACE	240.0	
DEVELOPMENT STATISTICS		
DESCRIPTION	VALUE	
TOTAL SITE AREA	1,032.0 M²	
TOTAL ROOFED AREA	564.0 M²	
TOTAL IMPERVIOUS AREA	791.2 M² (76.7%)	
TOTAL UNCOVERED OPEN SPACE	240.0 M² (23.3%)	
NUMBER OF DWELLINGS	3	

DRAWING SCHEDULE

1. COVER PAGE
2. SITE PLAN
3. ACCESS, PARKING AND SWEPT PATH
4. SITE AREA ANALYSIS
5. DW2 - SITE RELATIONSHIP PLAN
6. FLOOR PLAN DWELLINGS 1, 2 AND 3
7. ELEVATIONS DWELLINGS 1, 2 AND 3
8. STREETSCAPE ELEVATION
9. SHADOW ANALYSIS
10. STORMWATER PLAN
11. ZONE OF INFLUENCE - SEWER MAIN

DRAWING ISSUE TIMELINE:
COUNCIL SET
19/08/26

CONSTRUCTION SET

FORM 35 ISSUE

IMPORTANT NOTE – CONTRACTOR RESPONSIBILITIES
BEFORE COMMENCING ANY WORKS, THE CONTRACTOR MUST ENSURE THAT:

ALL RELEVANT PRE-CONSTRUCTION CHECKS HAVE BEEN COMPLETED.
SITE ADDRESS, BOUNDARIES, LEVELS, AND DIMENSIONS ARE VERIFIED AND CORRECT.
ALL SITE DETAILS SHOWN ARE CONFIRMED AGAINST ACTUAL CONDITIONS.
PRODUCTS AND MATERIALS SPECIFIED ARE CONFIRMED WITH THE OWNER PRIOR TO INSTALLATION.
DO NOT SCALE FROM DRAWINGS.
THE DESIGNER ACCEPTS NO RESPONSIBILITY FOR ERRORS ARISING FROM FAILURE TO VERIFY OR CONFIRM THE ABOVE.

REVISION:

PROPOSED MULTIPLE
DWELLING
FOR: N McKINELL
AT: 4 ANNABEL DR, ST HELENS

DATE PUBLISHED: 19/08/26
SCALE: 1:100
PAPER: A3
JOB No.: 4ANNA

DRAWING:

COVER PAGE

01



PLANS by:

AJM Drafting Services

ABN: 98 602 040 886

154 Tarleton Road Tarleton

Ph: 0417 669 317 E: ben@ajmdrafting.com.au



KEY

POS - PRIVATE OPEN SPACE 4M X 6M

FV - FRONT BOUNDARY FENCE 1200M HIGH BRICK

PV - PRIVACY FENCE 1700MM MIN. WOOD PANELING

WB - WASTE BIN ALLOCATION 1M X 1.5M

MULTIPLE DWELLING DEVELOPMENT NOTES

PROPOSED DEVELOPMENT CONSISTS OF THREE (3) DETACHED DWELLINGS.

ALL DWELLINGS ARE TO REMAIN SELF-CONTAINED WITH INDEPENDENT VEHICLE PARKING, PRIVATE OPEN SPACE AND SERVICES AS SHOWN.

ALL VEHICLE PARKING, ACCESSWAYS AND MANOEUVRING AREAS SHALL BE MAINTAINED FOR THE LIFE OF THE DEVELOPMENT.

THE PROPOSED DWELLINGS ARE LOCATED ADJACENT TO AN EXISTING EASEMENT.

DWELLING 1 - 0mm
DWELLING 2 - 670mm
DWELLING 3 - 1540mm

THE EASEMENT LOCATION IS TO BE CONFIRMED PRIOR TO COMMENCEMENT OF ANY WORKS. NO BUILDING OR STRUCTURE SHALL BE CONSTRUCTED WITHIN 2.0m OF THE EXISTING EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF THE EASEMENT AUTHORITY.

ANY CHANGES TO THE APPROVED LAYOUT, PARKING CONFIGURATION OR ACCESS ARRANGEMENTS MAY REQUIRE FURTHER APPROVAL FROM THE CONSENT AUTHORITY.

REAR EXTERNAL WALL OF DWELLING 3 SETBACK 990mm MIN. FROM REAR ALLOTMENT BOUNDARY.

450mm EAVE PROJECTION. EAVE TO MAINTAIN 450mm MIN. CLEARANCE FROM REAR ALLOTMENT BOUNDARY.

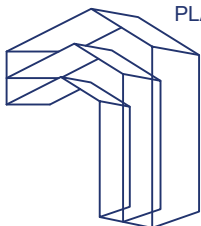
ROOF CLADDING, EAVE/SOFFIT LINING, COLORBOND FASCIA, GUTTER AND ASSOCIATED COMPONENTS WITHIN 900mm OF THE ALLOTMENT BOUNDARY TO BE NON-COMBUSTIBLE AND CONSTRUCTED IN ACCORDANCE WITH NCC 2022 HOUSING PROVISIONS PART 9.2 – FIRE SEPARATION OF EXTERNAL WALLS.

FINAL CONSTRUCTION DETAILS TO BE CONFIRMED AS PART OF BUILDING APPROVAL DOCUMENTATION.

DRAWING ISSUE TIMELINE:
COUNCIL SET
19/08/26

CONSTRUCTION SET

FORM 35 ISSUE



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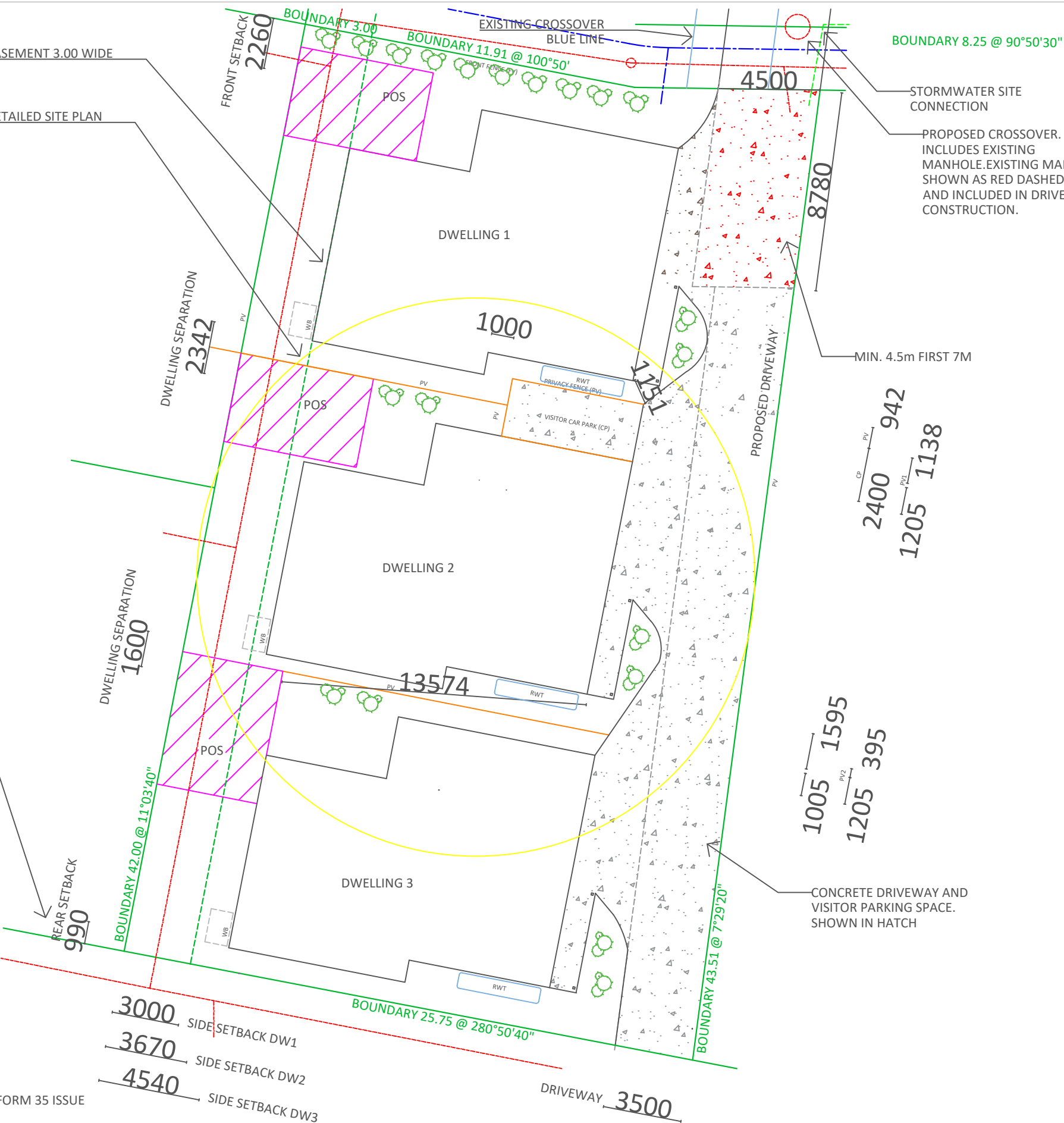
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AT: 4 ANNABEL DR, ST HELENS

DATE PUBLISHED: 19/08/26
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DRAWING:

PROPOSED
SITE PLAN
02



SEWER MAIN
WATER MAIN
BOUNDARY
STORMWATER

SITE PLAN NOTES

ALL WORKS SHALL COMPLY WITH THE REQUIREMENTS OF THE NATIONAL CONSTRUCTION CODE (NCC), RELEVANT AUSTRALIAN STANDARDS, TASMANIAN LEGISLATION AND THE REQUIREMENTS OF THE CONSENT AUTHORITY.

THIS DRAWING HAS BEEN PREPARED FOR THE PURPOSE OF A COUNCIL PLANNING APPLICATION ONLY AND MUST BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SUPPORTING CONSULTANT DOCUMENTATION.

NO IDENTIFICATION SURVEY HAS BEEN PROVIDED. PROPERTY BOUNDARIES, EASEMENTS, CONTOURS, EXISTING STRUCTURES, SERVICES AND SITE FEATURES SHOWN ARE BASED ON INFORMATION PROVIDED BY OTHERS, AVAILABLE RECORDS AND/OR SITE OBSERVATIONS AND ARE INDICATIVE ONLY.

THE LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD SERVICES SHALL BE CONFIRMED PRIOR TO THE COMMENCEMENT OF ANY WORKS.

ALL DIMENSIONS SHOWN ARE TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION.

DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY.

ALL FINISHED SURFACE LEVELS SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND SHALL NOT ADVERSELY IMPACT ADJOINING PROPERTIES.

STORMWATER SHALL BE COLLECTED AND DISCHARGED TO A LAWFUL POINT OF DISCHARGE IN ACCORDANCE WITH COUNCIL REQUIREMENTS.

EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED DURING CONSTRUCTION TO PREVENT SILT, SEDIMENT OR DEBRIS LEAVING THE SITE.

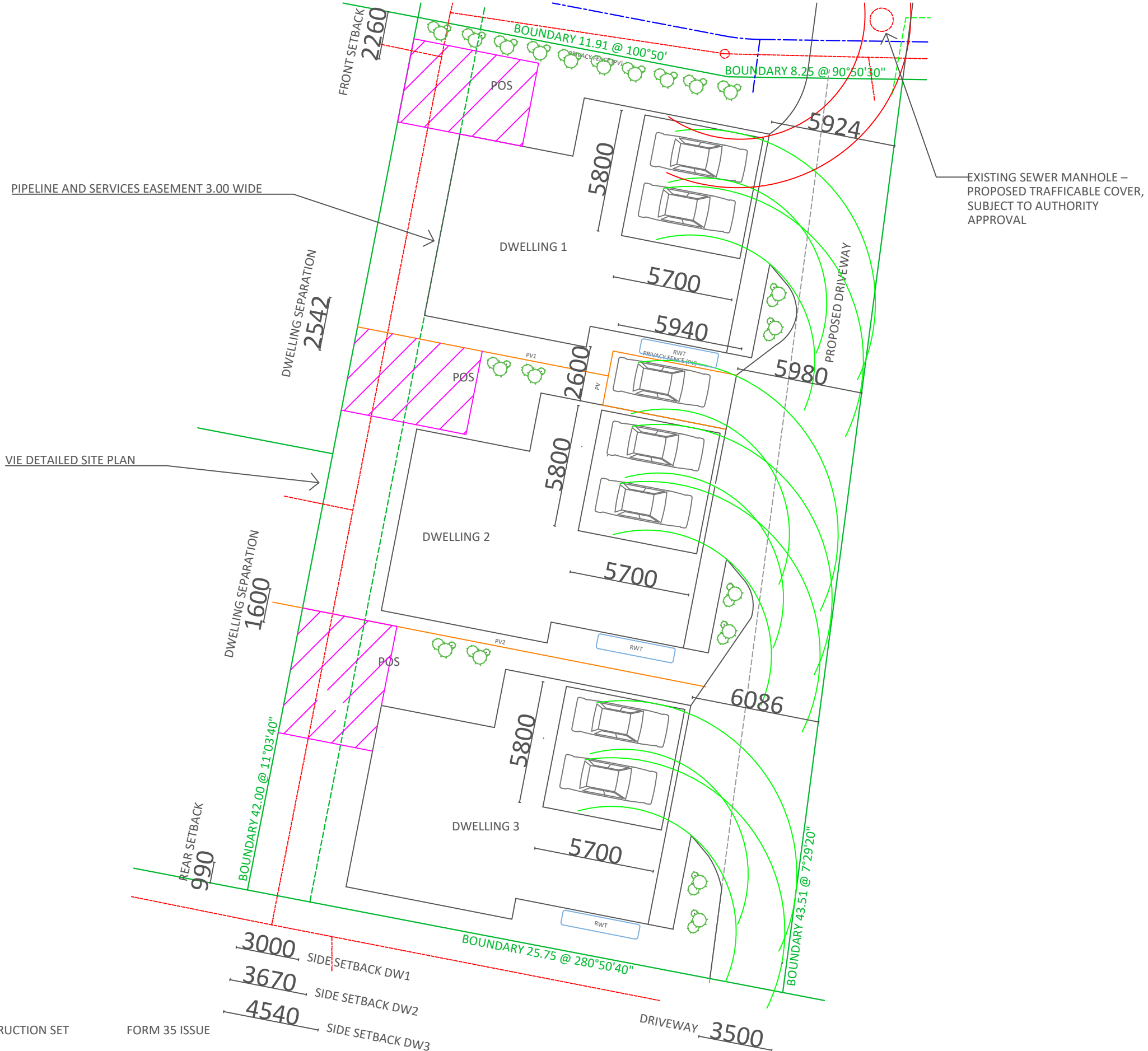
ALL DRIVEWAYS, VEHICLE CROSSINGS AND VEHICULAR ACCESS SHALL BE CONSTRUCTED TO THE REQUIREMENTS OF THE RELEVANT ROAD AUTHORITY.

LANDSCAPING, FENCING, RETAINING WALLS, SURFACING AND EXTERNAL WORKS SHALL BE COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS UNLESS OTHERWISE APPROVED BY THE CONSENT AUTHORITY.

ALL PARKING SPACES, AISLES AND VEHICLE MANOEUVRING AREAS SHALL REMAIN AVAILABLE FOR THEIR INTENDED PURPOSE AND SHALL NOT BE OBSTRUCTED.

REFER TO ALL SUPPORTING CONSULTANT DOCUMENTATION, INCLUDING ENGINEERING, STORMWATER, WASTEWATER, GEOTECHNICAL, BUSHFIRE AND OTHER SPECIALIST REPORTS, WHERE APPLICABLE. THE CONSULTANT'S DOCUMENTATION SHALL TAKE PRECEDENCE OVER THESE DRAWINGS WHERE RELEVANT.

AJM DRAFTING SERVICES ACCEPTS NO RESPONSIBILITY FOR ERRORS ARISING FROM UNVERIFIED SITE INFORMATION, SURVEY INFORMATION OR CONSULTANT INFORMATION PROVIDED BY OTHERS.



THIS DRAWING HAS BEEN PREPARED TO DEMONSTRATE VEHICLE ACCESS, PARKING AND MANOEUVRABILITY FOR THE PROPOSED DEVELOPMENT ONLY.

SWEPT PATHS ARE INDICATIVE AND ARE INTENDED TO DEMONSTRATE THAT VEHICLES CAN SAFELY ENTER, MANOEUVRE WITHIN AND EXIT THE SITE IN A FORWARD DIRECTION.

VEHICLE TRACKS SHOWN ARE BASED ON A STANDARD PASSENGER VEHICLE AND ARE NOT INTENDED TO REPRESENT THE MOVEMENTS OF LARGE SERVICE OR EMERGENCY VEHICLES UNLESS OTHERWISE NOTED.

ALL VEHICLE PARKING SPACES, DRIVEWAYS AND MANOEUVRING AREAS SHALL REMAIN FREE OF OBSTRUCTIONS AT ALL TIMES.

NO PART OF ANY VEHICLE SHALL ENCROACH ONTO ADJOINING PROPERTIES OR THE PUBLIC ROAD RESERVE DURING NORMAL MANOEUVRING.

DRIVEWAYS, VEHICLE PARKING SPACES AND MANOEUVRING AREAS SHALL BE CONSTRUCTED TO PROVIDE ALL-WEATHER ACCESS.

ALL DRIVEWAY WIDTHS, PARKING SPACES AND VEHICLE MANOEUVRING AREAS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS.

EXISTING SEWER MANHOLE LOCATED WITHIN THE ROAD RESERVE IS PROPOSED TO REMAIN WITHIN THE NEW DRIVEWAY CROSSOVER.

MANHOLE COVER, FRAME AND SURROUND TO BE ASSESSED AND, WHERE REQUIRED, UPGRADED TO A TRAFFICABLE STANDARD SUITABLE FOR VEHICULAR LOADING AND FINISHED FLUSH WITH THE PROPOSED DRIVEWAY SURFACE.

ALL WORKS WITHIN THE ROAD RESERVE AND AFFECTING EXISTING SEWER INFRASTRUCTURE ARE SUBJECT TO APPROVAL BY THE RELEVANT ROAD AUTHORITY AND TASWATER.

EXISTING MANHOLE LOCATION AND LEVEL TO BE CONFIRMED ON SITE PRIOR TO DRIVEWAY CONSTRUCTION. ACCESS TO THE MANHOLE IS TO REMAIN UNOBSTRUCTED AT ALL TIMES. ALL PARKING SPACES SHALL REMAIN AVAILABLE FOR THE EXCLUSIVE USE OF THE DEVELOPMENT.

VEGETATION, LANDSCAPING, FENCES, RETAINING WALLS, LETTERBOXES, SERVICES AND OTHER SITE FEATURES SHALL NOT RESTRICT THE SAFE OPERATION OF VEHICLES OR REDUCE THE REQUIRED MANOEUVRING AREA.

THE DRIVER SHALL HAVE CLEAR SIGHT LINES WHEN ENTERING OR EXITING THE DEVELOPMENT.

ANY ALTERATIONS TO THE APPROVED PARKING LAYOUT OR VEHICLE ACCESS ARRANGEMENTS MAY REQUIRE FURTHER APPROVAL FROM THE CONSENT AUTHORITY. CONSULTANT INFORMATION PROVIDED BY OTHERS.

VEHICLE MANOEUVRABILITY HAS BEEN ASSESSED TO DEMONSTRATE THAT ALL PROPOSED PARKING SPACES, INCLUDING GARAGES, CAN BE ACCESSED AND EXITED IN A SAFE AND PRACTICAL MANNER IN ACCORDANCE WITH THE PROPOSED SITE LAYOUT.

DRAWING ISSUE TIMELINE:
COUNCIL SET
19/08/26

CONSTRUCTION SET

FORM 35 ISSUE

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REVISION:

PROPOSED MULTIPLE
DWELLING
FOR: N McKINELL
AT: 4 ANNABEL DR, ST HELENS

DATE PUBLISHED: 19/08/26
SCALE: 1:200
PAPER: A3
JOB No.: 4ANNA

DRAWING:
**SWEPT PATH
PLAN**

03



PLANS by:

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AREA SCHEDULE

PRIVACY FENCE

POV - PRIVATE OPEN SPACE MIN 4m X 6m

TOTAL OPEN SPACE



DESCRIPTION	AREA (m²)
TOTAL SITE AREA	1,032.0
Dwelling 1	Roofed Area 188.0
Dwelling 2	Roofed Area 188.0
Dwelling 3	Roofed Area 188.0

TOTAL ROOFED AREA 564.0

Driveways, Paths & Car Parking 227.2

TOTAL IMPERVIOUS AREA 791.2

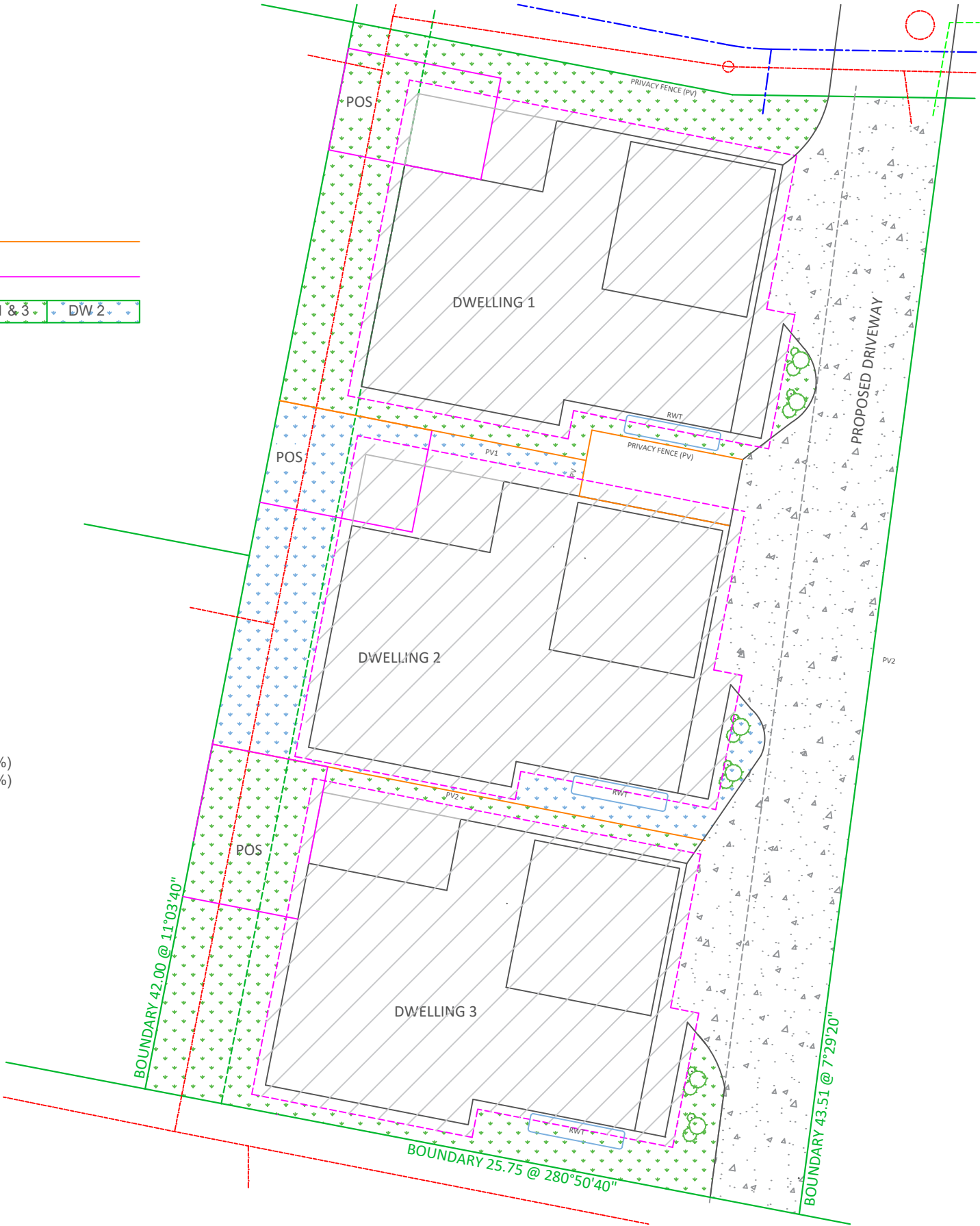
Dwelling 1 – Uncovered Open Space 83.0

Dwelling 2 – Uncovered Open Space 65.0

Dwelling 3 – Uncovered Open Space 90.0

TOTAL UNCOVERED OPEN SPACE 240.0

DEVELOPMENT STATISTICS	VALUE
DESCRIPTION	
Total Site Area	1,032.0 m²
Total Roofed Area	564.0 m²
Total Impervious Area	791.2 m² (76.7%)
Total Uncovered Open Space	240.0 m² (23.3%)
Number of Dwellings	3



DRAWING ISSUE TIMELINE:
COUNCIL SET
19/08/26

CONSTRUCTION SET

FORM 35 ISSUE



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CONDITIONS.
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DRAWING:
**SITE AREA
ANALYSIS**
04

THIS DRAWING HAS BEEN PREPARED TO ILLUSTRATE
THE DISTRIBUTION OF ROOFED AREAS, IMPERVIOUS
SURFACES AND OPEN SPACE ACROSS THE PROPOSED
DEVELOPMENT.

AREA CALCULATIONS ARE PROVIDED FOR PLANNING
ASSESSMENT PURPOSES ONLY.

ROOFED AREA INCLUDES ALL BUILDING ROOFS,
GARAGES, ALFRESCOS, PORCHES AND OTHER
PERMANENTLY COVERED AREAS.

IMPERVIOUS AREA INCLUDES ALL ROOFED AREAS,
DRIVEWAYS, PATHS, CAR PARKING AREAS AND OTHER
SURFACES THAT PREVENT NATURAL INFILTRATION OF
STORMWATER.

UNCOVERED OPEN SPACE INCLUDES LAWNED AND
LANDSCAPED AREAS NOT COVERED BY BUILDING
ROOFS.

ALL AREA CALCULATIONS HAVE BEEN DERIVED FROM
THE PROPOSED DEVELOPMENT SHOWN ON THESE
DRAWINGS.

ALL DIMENSIONS AND AREAS ARE APPROXIMATE AND
SHALL BE READ IN CONJUNCTION WITH THE
REMAINDER OF THE DRAWING SET.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH
ALL OTHER ARCHITECTURAL DRAWINGS AND
SUPPORTING CONSULTANT DOCUMENTATION.

POS - PRIVATE OPEN SPACE MIN 4 X 6 IN ONE SPACE

WB - BIN STORAGE AREA PER DWELLING

PV - PRIVACY FENCE. 1800mm HIGH TIMBER PICKET
FENCE.

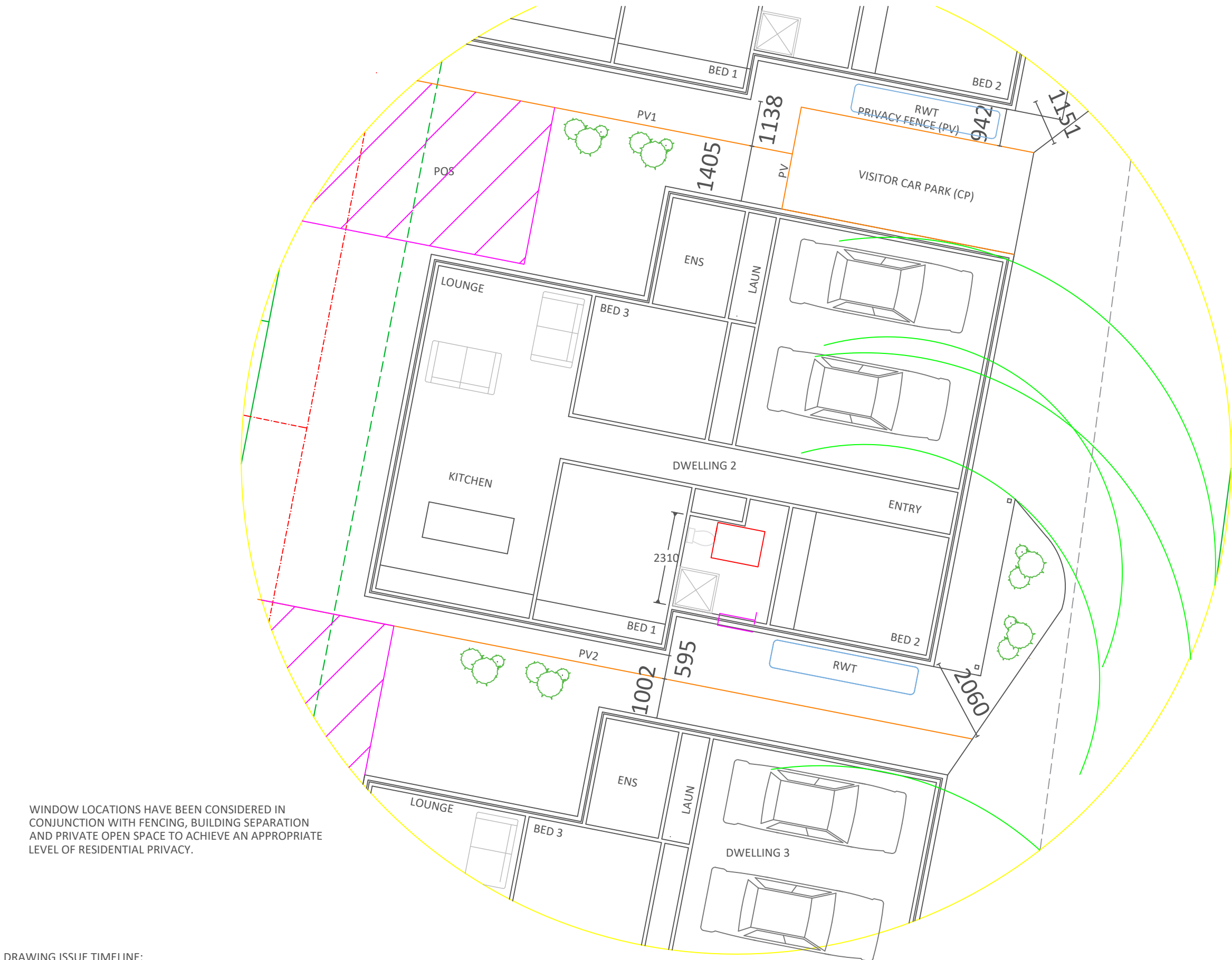
REAR BOUNDARY AND A PROPORTION OF THE
WESTERN BOUNDARY HAS AN EXISTING TIMBER PICKET
FENCE

WESTERN BOUNDARY FENCE TO BE EXTENDED TO
BOUNDARY

EASTERN BOUNDARY FENCE 1800mm TO BE
CONSTRUCTED.

VIEW STREETSCAPE PAGE FOR FRONT BOUNDARY
FENCE DETAILS

RWT - RAIN WATER STORAGE TANK. MIN 5000LTR.
SHOWN 700 X 3700 X 2020. OVERFLOW TO CONNECT TO
STORMWATER.



WINDOW LOCATIONS HAVE BEEN CONSIDERED IN CONJUNCTION WITH FENCING, BUILDING SEPARATION AND PRIVATE OPEN SPACE TO ACHIEVE AN APPROPRIATE LEVEL OF RESIDENTIAL PRIVACY.

THIS DRAWING HAS BEEN PREPARED TO ILLUSTRATE THE RELATIONSHIP OF THE PROPOSED DWELLING TO ADJOINING DEVELOPMENT, PRIVATE OPEN SPACE, VEHICLE PARKING, FENCING AND SITE FEATURES.

THIS DRAWING IS PROVIDED FOR PLANNING ASSESSMENT PURPOSES ONLY AND SHALL BE READ IN CONJUNCTION WITH THE COMPLETE DRAWING SET.

THE PROPOSED LAYOUT DEMONSTRATES THE RELATIONSHIP BETWEEN HABITABLE ROOM WINDOWS, PRIVATE OPEN SPACE, VEHICLE PARKING AREAS, ACCESSWAYS AND BOUNDARY FENCING.

FENCING, LANDSCAPING AND BUILDING SEPARATION HAVE BEEN CONSIDERED TO ASSIST IN PROVIDING A REASONABLE LEVEL OF PRIVACY AND RESIDENTIAL AMENITY.

PRIVATE OPEN SPACE HAS BEEN PROVIDED FOR THE EXCLUSIVE USE OF THE DWELLING AS SHOWN ON THE APPROVED PLANS.

VEHICLE PARKING AND ACCESS ARRANGEMENTS ARE TO BE PROVIDED IN ACCORDANCE WITH THE APPROVED SITE PLAN.

ALL DIMENSIONS, SETBACKS, FENCING AND BUILDING LOCATIONS SHALL BE READ IN CONJUNCTION WITH THE SITE PLAN AND OTHER RELEVANT DRAWINGS.

DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY.

DRAWING ISSUE TIMELINE:
COUNCIL SET
19/08/26

CONSTRUCTION SET

FORM 35 ISSUE



PLANS by:

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PRODUCTS AND MATERIALS SPECIFIED ARE CONFIRMED WITH THE OWNER PRIOR TO INSTALLATION.

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REVISION:

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FOR: N McKINELL

AT: 4 ANNABEL DR, ST HELENS

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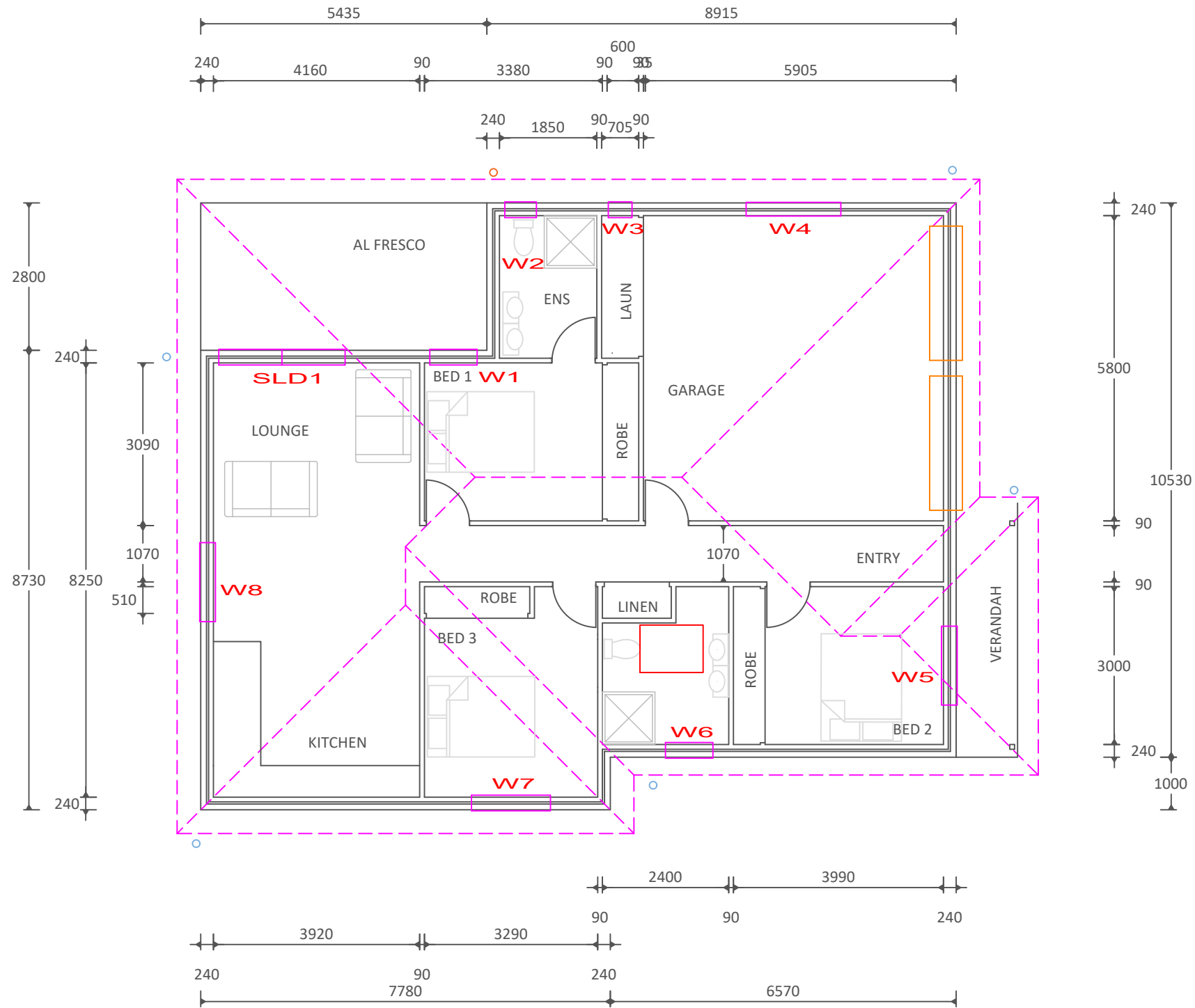
PAPER: A3

JOB No.: 4ANNA

DRAWING:

DWELLING 2 - SITE RELATIONSHIP PLAN

05



TYPICAL FLOOR PLAN

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SUPPORTING CONSULTANT DOCUMENTATION.

THE PROPOSED FLOOR PLAN IS REPRESENTATIVE OF ALL THREE DWELLINGS UNLESS NOTED OTHERWISE.

ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.

DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY.

ROOM NAMES, LAYOUTS AND DIMENSIONS ARE PROVIDED FOR PLANNING ASSESSMENT PURPOSES ONLY.

FURNITURE, VEHICLES AND APPLIANCES SHOWN ARE INDICATIVE ONLY AND ARE PROVIDED TO DEMONSTRATE THE INTENDED USE OF SPACES.

WINDOWS, DOORS AND GLAZING ARE INDICATIVE ONLY AND MAY BE SUBJECT TO FURTHER DESIGN DEVELOPMENT AND BUILDING APPROVAL REQUIREMENTS.

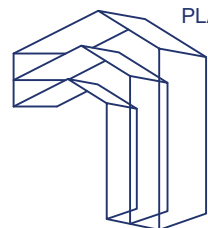
PRIVATE OPEN SPACE, VEHICLE PARKING AND ACCESS ARRANGEMENTS SHALL BE PROVIDED IN ACCORDANCE WITH THE APPROVED SITE PLAN.

ALL LEVELS, SETBACKS AND BUILDING LOCATIONS SHALL BE READ IN CONJUNCTION WITH THE SITE PLAN AND OTHER RELEVANT DRAWINGS.

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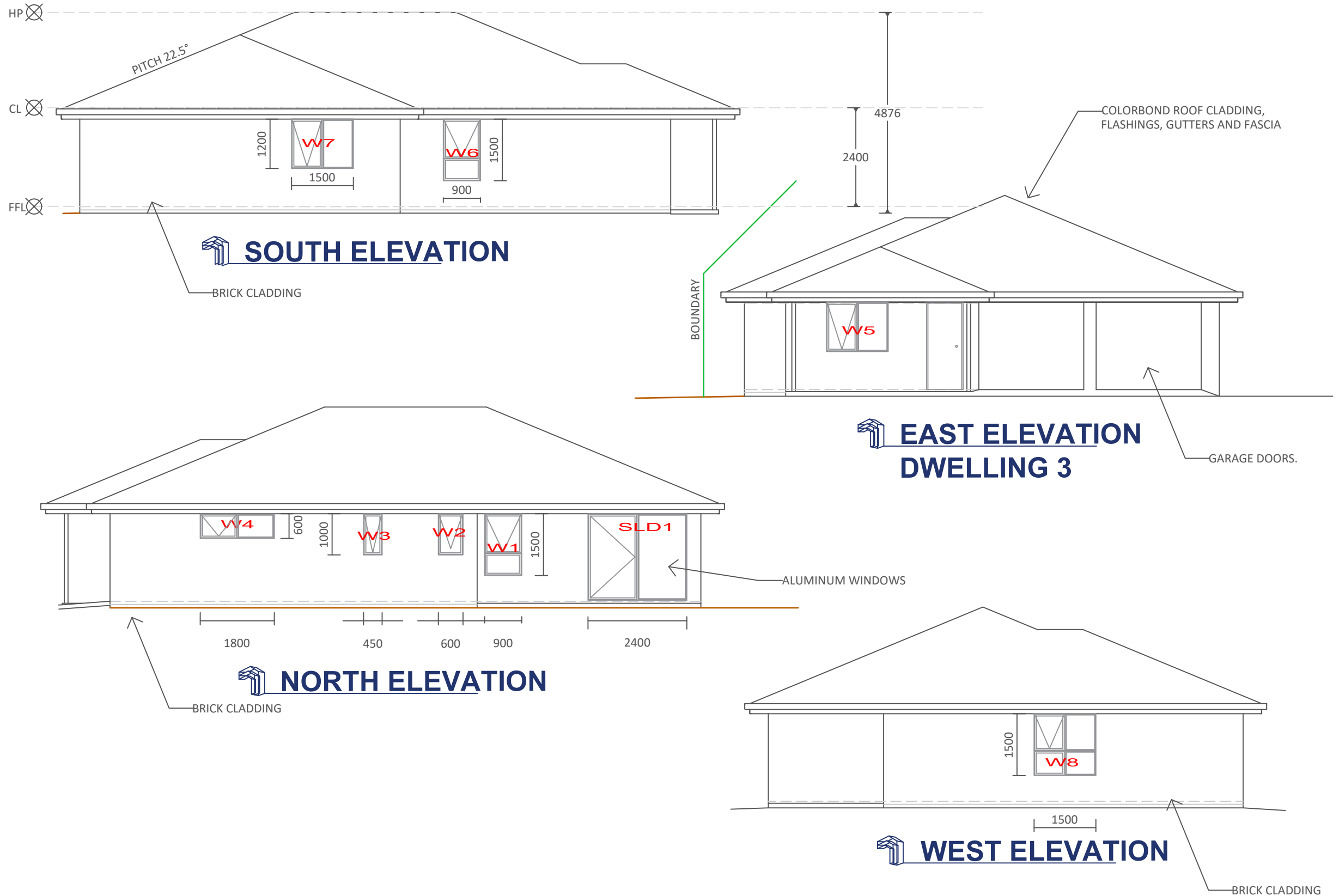
PAPER: A3

JOB No.: 4ANNA

DRAWING:

**FLOOR PLAN
DWELLING
1,2 & 3**

06



THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SUPPORTING CONSULTANT DOCUMENTATION.

THE ELEVATIONS SHOWN ARE TYPICAL OF DWELLINGS 1, 2 AND 3 UNLESS NOTED OTHERWISE.

ELEVATIONS ARE PROVIDED FOR PLANNING ASSESSMENT PURPOSES ONLY.

BUILDING HEIGHTS SHALL BE READ IN CONJUNCTION WITH THE SITE PLAN, SITE LEVELS AND OTHER RELEVANT DRAWINGS.

EXTERNAL MATERIALS, COLOURS AND FINISHES ARE INDICATIVE OF THE PROPOSED DEVELOPMENT AND SHALL BE READ IN CONJUNCTION WITH THE MATERIAL SCHEDULE WHERE PROVIDED.

WINDOWS, DOORS AND OPENINGS ARE SHOWN TO ILLUSTRATE THE EXTERNAL APPEARANCE OF THE PROPOSED DWELLINGS.

ALL DIMENSIONS AND LEVELS ARE TO BE READ IN CONJUNCTION WITH THE COMPLETE DRAWING SET.

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THE DESIGNER ACCEPTS NO RESPONSIBILITY FOR ERRORS ARISING FROM FAILURE TO VERIFY OR CONFIRM THE ABOVE.

REVISION:

PROPOSED MULTIPLE DWELLING
FOR: N McKINELL
AT: 4 ANNABEL DR, ST HELENS

DATE PUBLISHED: 19/08/26
SCALE: 1:100
PAPER: A3
JOB No.: 4ANNA

STREETSCAPE ELEVATION IS PROVIDED FOR PLANNING PURPOSES ONLY TO ILLUSTRATE THE PROPOSED DEVELOPMENT AS VIEWED FROM THE ADJOINING PUBLIC ROAD.

PROPOSED FRONT FENCING, DRIVEWAY ACCESS, LANDSCAPING AND DWELLINGS ARE SHOWN TO ILLUSTRATE THE INTENDED STREET PRESENTATION OF THE DEVELOPMENT.

EXTERNAL MATERIALS, COLOURS AND FINISHES ARE INDICATIVE ONLY AND MAY BE VARIED PRIOR TO CONSTRUCTION SUBJECT TO ANY REQUIRED APPROVALS.

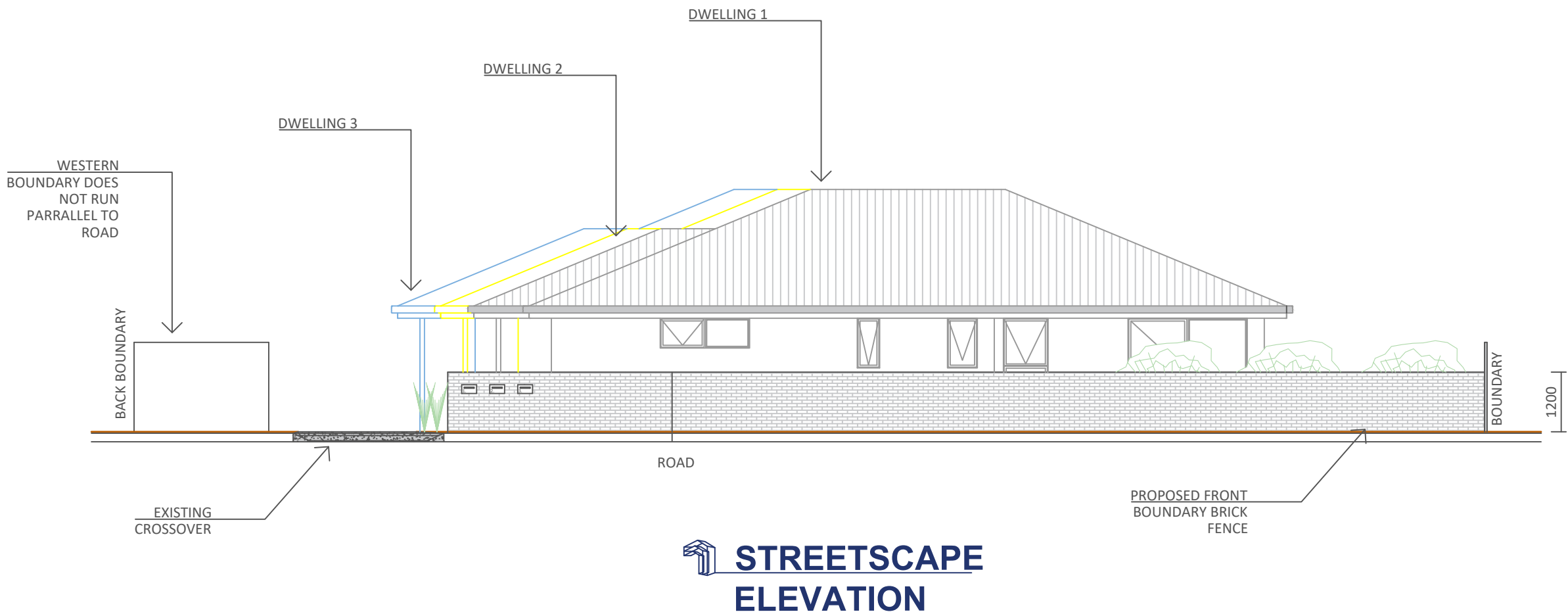
PROPOSED FINISHED GROUND LEVELS ARE INDICATIVE ONLY AND SHALL BE CONFIRMED DURING DETAILED DESIGN AND CONSTRUCTION.

ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.

DO NOT SCALE FROM DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE.

REFER TO THE SITE PLAN, FLOOR PLANS, ELEVATIONS AND LANDSCAPING PLANS FOR FURTHER INFORMATION.

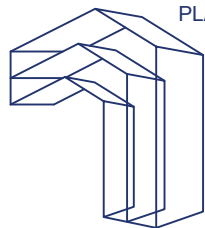
ANY RETAINING WALLS, FENCING, DRIVEWAYS AND LANDSCAPING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS.



DRAWING ISSUE TIMELINE:
COUNCIL SET
19/08/26

CONSTRUCTION SET

FORM 35 ISSUE



PLANS by:

AJM Drafting Services

ABN: 98 602 040 886

154 Tarleton Road Tarleton

Ph: 0417 669 317 E: ben@ajmdrafting.com.au

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REVISION:

PROPOSED MULTIPLE DWELLING

FOR: N McKINELL

AT: 4 ANNABEL DR, ST HELENS

DATE PUBLISHED: 19/08/26

SCALE: 1:100

PAPER: A3

JOB No.: 4ANNA

DRAWING:

STREETSCAPE ELEVATION

08



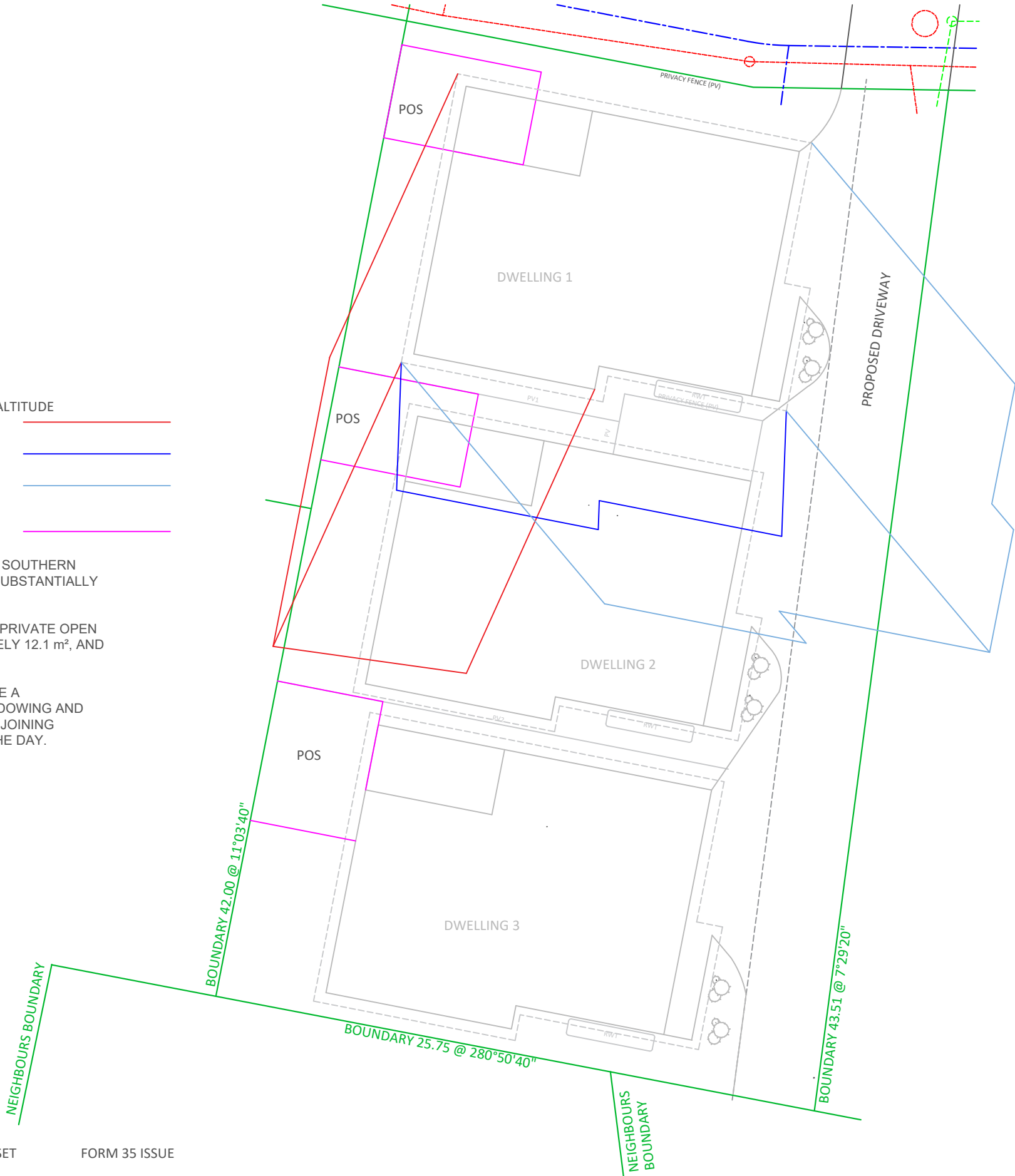
21ST JUNE		
TIME	AZIMUTH	SUN ALTITUDE
9.00am	43.4°	11.9°
12.00pm	2.1°	25.2°
3.00pm	319.9°	14.0°

POS - PRIVATE OPEN SPACE MIN 4m X 6m

AT 9:00 AM ON 21 JUNE, THE ADJOINING SOUTHERN PROPERTY'S PRIVATE OPEN SPACE IS SUBSTANTIALLY OVERSHADOWED.

BY 12:00 PM, OVERSHADOWING OF THE PRIVATE OPEN SPACE HAS REDUCED TO APPROXIMATELY 12.1 m², AND BY 3:00 PM TO APPROXIMATELY 2.7 m².

THE SHADOW DIAGRAMS DEMONSTRATE A SUBSTANTIAL REDUCTION IN OVERSHADOWING AND INCREASING SOLAR ACCESS TO THE ADJOINING PRIVATE OPEN SPACE THROUGHOUT THE DAY.



SHADOW DIAGRAMS HAVE BEEN PREPARED FOR 21 JUNE AT 9:00 AM, 12:00 PM AND 3:00 PM TO ILLUSTRATE THE ANTICIPATED WINTER SOLSTICE SHADOW IMPACT OF THE PROPOSED DEVELOPMENT.

SHADOW EXTENTS ARE BASED ON THE PROPOSED BUILDING HEIGHTS, ROOF FORMS, SITE LEVELS AND CALCULATED SOLAR POSITION FOR ST HELENS, TASMANIA.

SHADOWS SHOWN REPRESENT THE APPROXIMATE EXTENT OF SHADOW AT GROUND LEVEL. EXISTING VEGETATION, MINOR STRUCTURES AND OTHER LOCAL OBSTRUCTIONS HAVE NOT BEEN INCLUDED UNLESS NOTED OTHERWISE.

PRIVATE OPEN SPACE AREAS AND SHADOW EXTENTS HAVE BEEN CALCULATED FROM AVAILABLE SITE INFORMATION AND ARE TO BE READ AS APPROXIMATE FOR PLANNING ASSESSMENT PURPOSES.

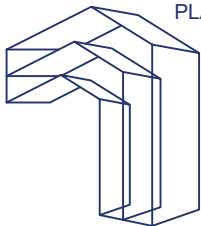
THE DIAGRAMS ARE INTENDED TO DEMONSTRATE THE MOVEMENT OF SHADOW AND THE RESULTING SOLAR ACCESS TO ADJOINING PRIVATE OPEN SPACE THROUGHOUT THE ASSESSMENT PERIOD.

REFER TO EACH SHADOW DIAGRAM FOR TIME-SPECIFIC SHADOW EXTENTS, AREAS AND ASSOCIATED ASSESSMENT NOTES.

DRAWING ISSUE TIMELINE:
COUNCIL SET
19/08/26

CONSTRUCTION SET

FORM 35 ISSUE



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REVISION:

PROPOSED MULTIPLE DWELLING

FOR: N McKINELL

AT: 4 ANNABEL DR, ST HELENS

DATE PUBLISHED: 19/08/26

SCALE: 1:200

PAPER: A3

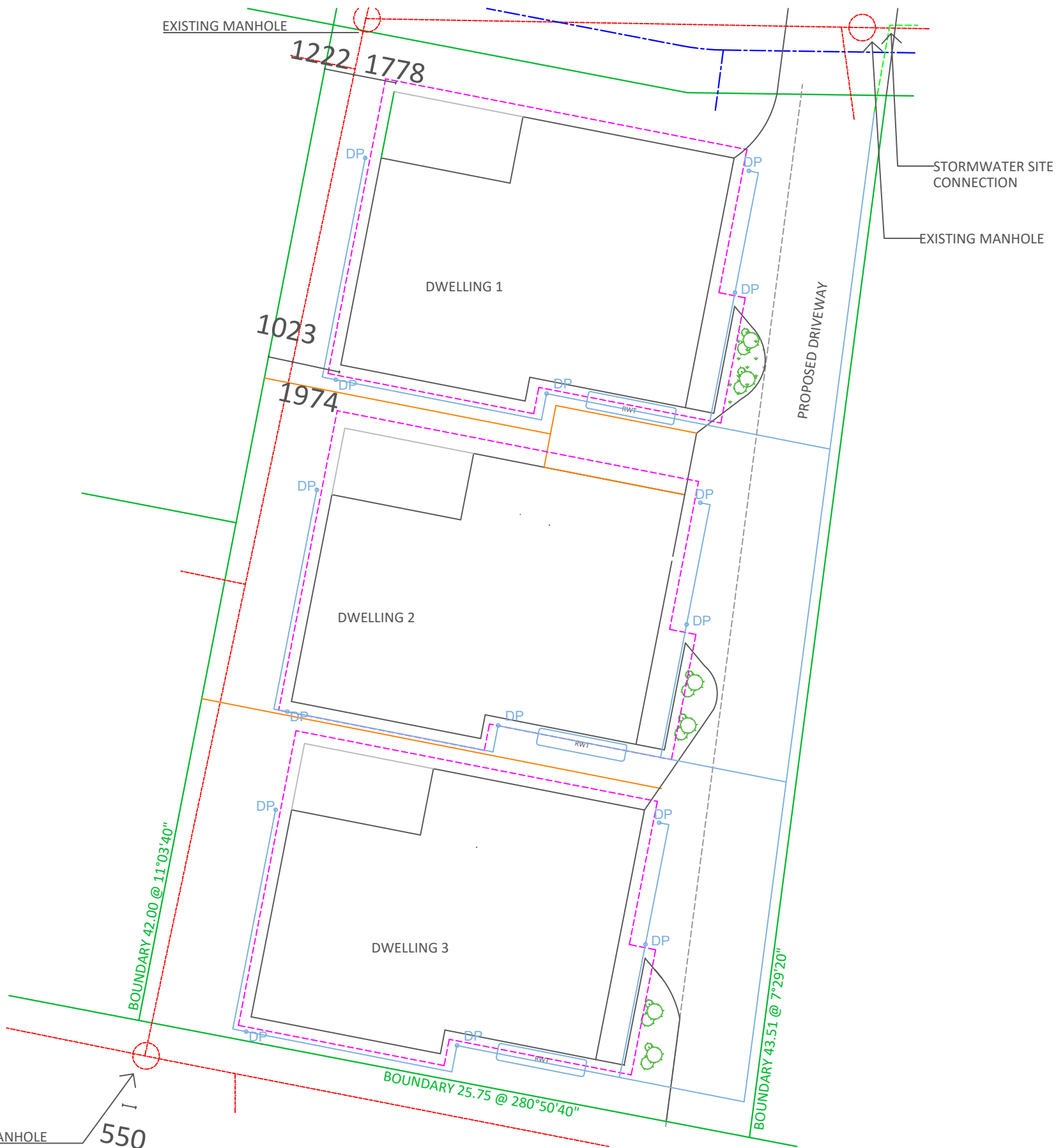
JOB No.: 4ANNA

DRAWING:

SHADOW ANALYSIS

21ST JUNE

09



ALL STORMWATER AND ROOF DRAINAGE WORKS TO COMPLY WITH NCC 2022, AS/NZS 3500.3, TASMANIAN REQUIREMENTS AND RELEVANT COUNCIL REQUIREMENTS.

DP = DOWNPIPE.
RWT = RAINWATER TANK.

ALL ROOF WATER FROM PROPOSED DWELLINGS TO BE COLLECTED VIA GUTTERS AND DOWNPIPES (DP) AND DIRECTED TO THE RAINWATER TANKS (RWT) AND STORMWATER SYSTEM AS SHOWN.

DOWNPINES SHOWN ARE INDICATIVE AND FINAL SIZE, NUMBER AND LOCATION TO COMPLY WITH NCC AND AS/NZS 3500.3 REQUIREMENTS.

RAINWATER TANKS TO BE INSTALLED IN THE LOCATIONS SHOWN. TANK OVERFLOWS TO DISCHARGE TO THE COUNCIL PUBLIC STORMWATER SYSTEM VIA AN APPROVED STORMWATER DRAINAGE ARRANGEMENT.

ALL TANK OVERFLOW PIPEWORK, CONNECTIONS, SCREENING AND DISCHARGE ARRANGEMENTS TO COMPLY WITH CURRENT NCC, AS/NZS 3500 AND TASMANIAN PLUMBING REQUIREMENTS.

THE LOCATION AND ALIGNMENT OF EXISTING COUNCIL STORMWATER INFRASTRUCTURE SHOWN ON THESE DRAWINGS HAS BEEN IDENTIFIED FROM INFORMATION AND DOCUMENTATION PROVIDED BY COUNCIL. NO INDEPENDENT SURVEY OR PHYSICAL VERIFICATION OF THE UNDERGROUND STORMWATER INFRASTRUCTURE HAS BEEN UNDERTAKEN.

BUILDER / PLUMBER TO CONFIRM THE LOCATION, DEPTH, LEVEL AND SUITABILITY OF ALL EXISTING STORMWATER INFRASTRUCTURE AND CONNECTION POINTS PRIOR TO COMMENCEMENT OF DRAINAGE WORKS.

ANY DISCREPANCY BETWEEN THE EXISTING SITE CONDITIONS AND THE STORMWATER INFORMATION SHOWN IS TO BE REFERRED TO THE DESIGNER AND RELEVANT AUTHORITY PRIOR TO PROCEEDING.

ALL PROPOSED STORMWATER PIPEWORK TO BE SIZED, GRADED AND INSTALLED BY A LICENSED PLUMBER IN ACCORDANCE WITH AS/NZS 3500.3 AND AUTHORITY REQUIREMENTS.

PROVIDE INSPECTION / CLEARING ACCESS TO THE STORMWATER SYSTEM AS REQUIRED. PIPEWORK IS TO BE INSTALLED TO PREVENT BLOCKAGE, UNCONTROLLED DISCHARGE AND DAMAGE TO BUILDINGS, PROPERTY OR ADJOINING LAND.

SURFACE WATER IS TO BE MANAGED WITHIN THE SITE AND MUST NOT BE CONCENTRATED OR DIRECTED ONTO ADJOINING PROPERTIES.

FINAL STORMWATER CONNECTION TO THE PUBLIC SYSTEM IS SUBJECT TO COUNCIL APPROVAL AND ANY REQUIRED CONNECTION / PLUMBING PERMITS.

BRE-S2.0 – STORMWATER MANAGEMENT SPECIFIC AREA PLAN

THE SITE IS LOCATED WITHIN THE BRE-S2.0 STORMWATER MANAGEMENT SPECIFIC AREA PLAN.

THE PROPOSED DEVELOPMENT IS CAPABLE OF CONNECTION TO THE PUBLIC STORMWATER SYSTEM AND IS INTENDED TO SATISFY ACCEPTABLE SOLUTION A1(a) OF CLAUSE BRE-S2.7.1.

STORMWATER GENERATED BY THE PROPOSED DEVELOPMENT IS TO BE COLLECTED AND DIRECTED TO THE PUBLIC STORMWATER SYSTEM AS INDICATED ON THIS PLAN, SUBJECT TO FINAL CONNECTION DETAILS AND APPROVAL BY THE RELEVANT AUTHORITY.

DRAWING ISSUE TIMELINE:
COUNCIL SET
19/08/26

CONSTRUCTION SET

FORM 35 ISSUE



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REVISION:

PROPOSED MULTIPLE DWELLING

FOR: N McKINELL

AT: 4 ANNABEL DR, ST HELENS

DATE PUBLISHED: 19/08/26

SCALE: 1:100

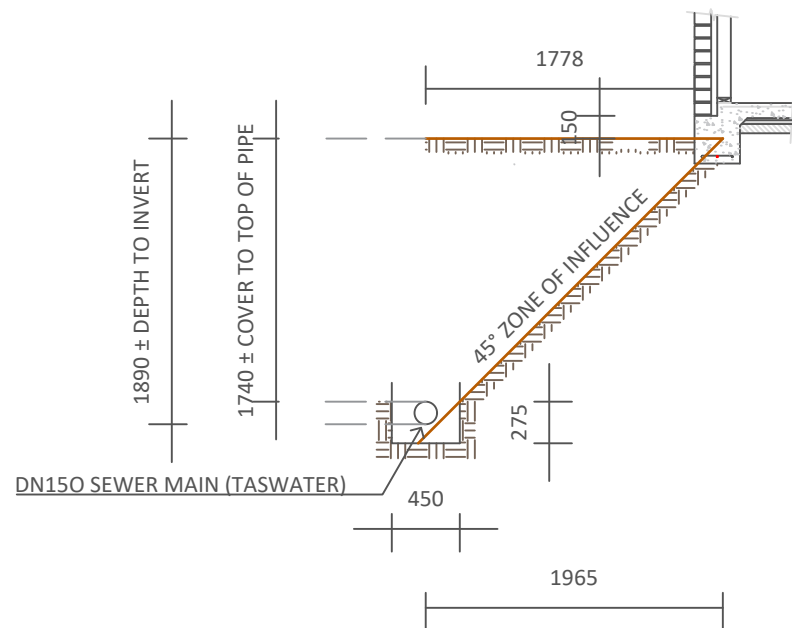
PAPER: A3

JOB No.: 4ANNA

DRAWING:

STORMWATER PLAN

10



SEWER ZONE OF INFLUENCE SECTION

SEWER MAIN DATA	
PIPE DIAMETER	DN150
MAIN HOLE 1 (NORTH)	
IN INVERT RL	4.96
OUT INVERT RL	4.94
TOP RL	6.67
MANHOLE 2 (SOUTH)	
IN INVERT RL	5.33
OUT INVERT RL	5.32
TOP RL	6.95
APPROX. DIST. MH1 TO MH2	44m
APPROX. PIPE FALL (MH2 OUT TO MH1 IN)	360mm OVER 44m

EXISTING DN150 TASWATER SEWER MAIN ALIGNMENT AND LEVELS SHOWN ARE BASED ON TASWATER SERVICE INFORMATION, OBSERVED MANHOLE LOCATIONS AND ON-SITE MEASUREMENTS.

SEWER MAIN ALIGNMENT HAS BEEN ESTABLISHED BETWEEN THE OBSERVED NORTHERN AND SOUTHERN MANHOLES. UNDERGROUND PIPE LOCATION HAS NOT BEEN PHYSICALLY EXPOSED OR SURVEYED.

INVERT LEVELS ALONG THE SEWER MAIN HAVE BEEN INTERPOLATED BETWEEN THE INVERT LEVELS PROVIDED FOR MANHOLES 1 AND 2.

AT THE NORTHERN CORNER OF DWELLING 1, THE SEWER MAIN CENTRELINE IS APPROXIMATELY 1778 mm FROM THE EXTERNAL WALL.

ESTIMATED SEWER INVERT AT THIS LOCATION IS APPROX. RL 4.98, BEING APPROXIMATELY 1.89 m BELOW THE INTERPOLATED SURFACE LEVEL.

THE 1.89 m DEPTH REPRESENTS THE APPROXIMATE DEPTH TO THE INTERNAL PIPE INVERT AND DOES NOT REPRESENT THE DEPTH TO THE BOTTOM OF THE SEWER TRENCH.

ZONE OF INFLUENCE TO EXISTING SEWER INFRASTRUCTURE TO BE DETERMINED IN ACCORDANCE WITH CURRENT TASWATER REQUIREMENTS.

PROPOSED SLAB, EDGE BEAMS AND FOOTINGS TO BE DESIGNED SO THAT BUILDING LOADS AND EXCAVATION DO NOT ADVERSELY AFFECT THE EXISTING SEWER MAIN.

FINAL SLAB, FOOTING DEPTHS AND FOUNDATION DESIGN TO BE IN ACCORDANCE WITH CERTIFIED STRUCTURAL ENGINEERING AND TASWATER REQUIREMENTS.

SEWER LOCATION, DEPTH AND LEVELS SHOWN ARE BASED ON AVAILABLE TASWATER INFORMATION, ON-SITE OBSERVATIONS AND INTERPOLATED LEVELS AND ARE TO BE TREATED AS APPROXIMATE.

BUILDER / CONTRACTOR TO CONFIRM THE ACTUAL LOCATION, DEPTH AND ALIGNMENT OF THE EXISTING SEWER MAIN PRIOR TO EXCAVATION OR CONSTRUCTION WITHIN ITS VICINITY.

NO EXCAVATION, FOOTING OR STRUCTURAL WORK IS TO COMPROMISE THE EXISTING SEWER MAIN OR ITS ZONE OF INFLUENCE.

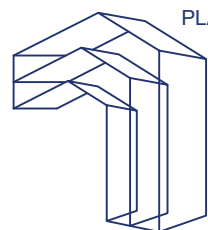
ALL WORKS WITHIN THE VICINITY OF TASWATER INFRASTRUCTURE ARE SUBJECT TO TASWATER REQUIREMENTS AND ANY APPLICABLE CONDITIONS OF APPROVAL.

CERTIFIED STRUCTURAL ENGINEERING AND TASWATER REQUIREMENTS ARE TO TAKE PRECEDENCE OVER THE INDICATIVE INFORMATION SHOWN ON THIS SECTION.

DRAWING ISSUE TIMELINE:
COUNCIL SET
19/08/26

CONSTRUCTION SET

FORM 35 ISSUE



PLANS by:

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REVISION:

PROPOSED MULTIPLE DWELLING
FOR: N McKINELL
AT: 4 ANNABEL DR, ST HELENS

DATE PUBLISHED: 19/08/26

SCALE: 1:50

PAPER: A3

JOB No.: 4ANNA

DRAWING:

ZONE OF INFLUENCE

11

Written Planning Scheme Submission

Response to Further Information Request

Application	DA 128-2026
Site	4 Annabel Drive, St Helens TAS 7216
Title	Certificate of Title 183451/20
Proposal	Construction of three multiple dwellings
Planning authority	Break O'Day Council
Amended drawings	AJM Drafting Services - Council Set dated 19 August 2026

1. Purpose of submission

This submission responds only to the matters identified by Break O'Day Council as 'Not yet satisfied' or 'Partly satisfied' in its further information request dated 10 August 2026. Items recorded by Council as satisfied on 7 August 2026 are not repeated.

The assessment is to be read with the amended AJM Drafting Services Council Set dated 19 August 2026. The amended drawings include the revised site plan, access/parking and swept-path plan, site area analysis, streetscape elevation, shadow analysis and stormwater plan.

2. Outstanding Council RFI matters

RFI Item 4 - Driveway and external parking surface material and drainage

Council requirement

Provide an amended site plan detailing the proposed driveway and external parking space surface material and drainage.

Response

The amended site plan identifies the proposed driveway and visitor parking space as concrete. The stormwater plan shows roof and site drainage directed to the public stormwater system, with surface water to be managed within the site and not concentrated or directed onto adjoining properties. The amended drawings therefore provide the requested surfacing and drainage information.

Conclusion: RFI Item 4 is addressed by the amended drawings.

RFI Item 5(a) - Clause 8.4.2 P1: Dwelling 1 frontage setback

Applicable test

Because Dwelling 1 is setback approximately 2.26 m from the Annabel Drive primary frontage, the proposal relies on P1 and must demonstrate that the setback is compatible with the streetscape.

Assessment

The relevant Annabel Drive streetscape is an emerging residential streetscape with a limited established building pattern. The dwelling at 2 Annabel Drive is approximately 3.0 m from its Annabel Drive frontage and forms part of the visual context of the street.

The difference between that setback and the proposed 2.26 m setback is moderated by the design and presentation of Dwelling 1. The dwelling is single storey and of conventional residential scale. The garage opening is oriented toward the internal driveway rather than Annabel Drive, while the street-facing garage wall is integrated into the dwelling facade and includes a residential-scale window.

The amended plans also show frontage landscaping and a 1.2 m high brick front boundary fence. The streetscape elevation demonstrates the low-scale presentation of the development to Annabel Drive and the relationship of the proposed fence, landscaping, driveway and dwelling. These features soften the building edge and avoid a blank or vehicle-dominated frontage.

Conclusion: The 2.26 m frontage setback is compatible with the emerging Annabel Drive streetscape and satisfies P1.

RFI Item 5(b) - Clause 8.4.2 P2: Dwelling 1 garage setback

Applicable test

As the Dwelling 1 garage is setback less than 5.5 m from the primary frontage, the proposal relies on P2.

Assessment

There is limited established garage or carport development within the defined Annabel Drive streetscape against which a consistent setback pattern can be measured. The garage is integrated into the single-storey dwelling and does not present as a separate or dominant structure.

The garage door faces the internal driveway rather than Annabel Drive. From the street, the frontage-facing wall reads as part of the dwelling through its window, shared roof form and facade treatment. The frontage landscaping and low brick fence shown on the amended site plan and streetscape elevation further reduce the visual prominence of the garage.

Conclusion: The garage setback is compatible with the emerging streetscape and satisfies P2.

RFI Item 6 - Clause 8.4.3 A1(b): Minimum 60 m² private open space per dwelling

Response

The amended Site Area Analysis clearly identifies the private/open-space allocation for each dwelling and records uncovered open space of 83 m² for Dwelling 1, 65 m² for Dwelling 2 and 90 m² for Dwelling 3. Each dwelling therefore has not less than 60 m² of private open space associated with it. The drawing also identifies the dedicated 4 m x 6 m private open-space component for each dwelling.

Conclusion: The amended plans demonstrate compliance with A1(b) for all three dwellings.

RFI Item 8 - Clause 8.4.4: Sunlight to private open space of multiple dwellings

Applicable test

Council identified that Dwelling 1 and Dwelling 2 may each be located north of another dwelling's private open space and requested demonstration of compliance with A1 or P1.

Assessment

The amended drawing set now includes a 21 June shadow analysis at 9:00 am, 12:00 pm and 3:00 pm. The shadow diagrams show the movement and reduction of shadow across the site throughout the assessment period and identify the private open-space areas in relation to the proposed dwellings.

The development comprises single-storey dwellings with private open space positioned along the western side of the site. The time-specific diagrams demonstrate that shadow moves materially across the site during the day rather than remaining fixed over the private open-space areas. The layout, building height and separation

therefore provide continuing opportunities for solar access to the private open spaces and avoid an unreasonable loss of amenity from overshadowing.

Conclusion: Read together with the 21 June shadow analysis, the proposal satisfies the performance criterion P1 for sunlight to private open space of multiple dwellings.

RFI Item 10 - Boundary and frontage fencing

Response

The amended drawings now distinguish fencing by location, height, material and whether it is existing or proposed. The rear boundary and part of the western boundary are identified as having an existing timber picket fence; the western boundary fence is to be extended; and a new 1.8 m high timber picket fence is proposed to the eastern boundary. Internal privacy fencing is identified on the plans, and the frontage treatment is shown as a 1.2 m high brick front boundary fence on the site plan and streetscape elevation.

Conclusion: The amended plans provide the fencing information requested by Council.

RFI Item 11 - Clause 8.4.8 A1: Waste storage for multiple dwellings

Response

The amended site plan identifies a dedicated waste-bin allocation for each dwelling. The key defines each WB area as 1.0 m x 1.5 m, providing the required 1.5 m² per dwelling. The bin storage areas are positioned beside the dwellings rather than within the Annabel Drive frontage and are associated with the respective dwelling.

Conclusion: The amended plans clearly identify the required waste and recycling storage area for each dwelling and address A1.

RFI Item 12 - Clause C2.6.1: Construction of parking areas

Response

The amended site plan expressly identifies the proposed driveway and visitor parking space as concrete. The swept-path plan states that driveways, parking spaces and manoeuvring areas are to provide all-weather access. The stormwater plan provides for drainage to the public stormwater system and requires surface water to be managed within the site.

Conclusion: As the driveway and parking areas are proposed to be concrete, the acceptable solution can be relied upon and a P1 response for an alternative surface is not required.

RFI Item 13(a) - Clause C2.6.2 A1.1: Access width

Response

The amended access and parking drawings revise the vehicle access arrangement. A 4.5 m width is shown at the site access/crossover and the shared driveway is shown at 3.5 m wide thereafter. Landscaping and parking are arranged clear of the principal access path. The swept-path plan demonstrates vehicle manoeuvrability through the development and forward entry and exit.

Conclusion: The amended plans address the access-width and operational matters raised by Council and demonstrate a safe and practical shared access arrangement.

RFI Item 13(b) - Clause C2.6.2 A1.1: Parking-space dimensions and visitor parking

Response

The amended plans identify the visitor car park and dimension it at 2.6 m wide. The access/parking and swept-path plan also provides the dimensions of the parking and garage areas and demonstrates that the parking spaces can be accessed and exited in a safe and practical manner.

Conclusion: The amended plans address the parking-space dimension and visitor-parking matters raised by Council.

RFI Item 14 - BRE-S2.0 Stormwater Management Specific Area Plan

Applicable test

The site is within the BRE-S2.0 Stormwater Management Specific Area Plan. The amended submission relies on the acceptable solution on the basis that the development is capable of connection to the public stormwater system.

Assessment

The amended Stormwater Plan identifies the stormwater site connection and the existing Council stormwater infrastructure based on information provided by Council. Roof water from each dwelling is to be collected by gutters and downpipes and directed to the rainwater tanks and stormwater system. Each dwelling is provided with a rainwater tank of at least 5,000 L, with tank overflows directed to the Council public stormwater system via an approved drainage arrangement.

The plan states that final connection to the public system is subject to Council approval and any required connection or plumbing permits, and that the location, depth, level and suitability of existing infrastructure are to be confirmed before drainage works commence.

Conclusion: The development is capable of connection to the public stormwater system and is intended to satisfy A1(a) of clause BRE-S2.7.1.

3. Conclusion

This submission addresses the matters that Council's 10 August 2026 further information request recorded as 'Not yet satisfied' or 'Partly satisfied'. It should be read with the AJM Drafting Services Council Set dated 19 August 2026, which contains the amended site, access and parking, site area, streetscape, shadow and stormwater information relied upon in this response.

The items previously recorded by Council as satisfied have intentionally not been repeated in this submission.

Documents relied upon

- Break O'Day Council - Section 54 Additional Information Required, dated 10 August 2026 (DA 2026/00128).
- AJM Drafting Services - Proposed Multiple Dwelling, 4 Annabel Drive, St Helens, Council Set dated 19 August 2026.