

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 / 00201
Applicant	Woolcott Land Services Pty Ltd
Proposal	Residential - Construction of a Dwelling with Attached Roofed Deck
Location	537 German Town Road, St Marys (CT 144538/1) Right of Way over Tasman Highway, Falmouth (PID 3385604) and access over two Acquired Roads (CT 16115/6 and 16115/3)

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

Representations must be submitted in writing to the General Manager, Break O'Day Council, 32 -34 Georges Bay Esplanade, St Helens 7216 or emailed to admin@bodc.tas.gov.au, and referenced with the Application Number in accordance with section 57(5) of the abovementioned Act during the fourteen (14) day advertised period commencing on Saturday 17th October 2026 **until 5pm Friday 30th October 2026.**

John Brown
GENERAL MANAGER

A MODIFIED 4C ACCESS ROAD IS AN ALL-WEATHER ROAD WHICH COMPLIES WITH THE AUSTRALIAN ROAD RESEARCH BOARD "UNSEALED ROADS MANUAL – GUIDELINES TO GOOD PRACTICE", 3RD EDITION, MARCH 2009 AS A CLASSIFICATION 4C ACCESS ROAD AND THE FOLLOWING MODIFIED REQUIREMENTS:

- ALL-WEATHER CONSTRUCTION;
- LOAD CAPACITY OF AT LEAST 20 TONNES, INCLUDING FOR BRIDGES AND CULVERTS;
- MINIMUM CARRIAGEWAY WIDTH OF 4 METRES;
- MINIMUM VERTICAL CLEARANCE OF 4 METRES;
- MINIMUM HORIZONTAL CLEARANCE OF 0.5 METRES FROM THE EDGE OF THE CARRIAGEWAY;
- CROSS FALLS OF LESS THAN 3° (1:20 OR 5%);
- DIPS LESS THAN 7° (1:8 OR 12.5%) ENTRY AND EXIT ANGLE;
- CURVES WITH A MINIMUM INNER RADIUS OF 10 METRES;
- MAXIMUM GRADIENT OF 15° (1:3.5 OR 28%) FOR SEALED ROADS, AND 10° (1:5.5 OR 18%) FOR UNSEALED ROADS; AND
- TERMINATE WITH A TURNING AREA FOR FIRE APPLIANCES PROVIDED BY ONE OF THE FOLLOWING:

- A TURNING CIRCLE WITH A MINIMUM INNER RADIUS OF 10 METRES
- A PROPERTY ACCESS ENCIRCLING THE BUILDING; OR
- A HAMMERHEAD "T" OR "Y" TURNING HEAD 4 METRES WIDE AND 8 METRES L

BAL NOTES:

- FIREFIGHTING WATER SUPPLY TO BE A MIN. 10000L PER BUILDING TO BE PROTECTED. THIS VOLUME OF WATER MUST NOT BE USED FOR ANY OTHER PURPOSE INCLUDING FIRE FIGHTING SPRINKLER OR SPRAY SYSTEMS
- WATER TANK MUST BE METAL, CONCRETE OR LAGGED BY NON-COMBUSTABLE MATERIALS AND ALL ABOVE GROUND PIPES & FITTINGS TO BE MADE FROM NON-RUSTING, NON-COMBUSTIBLE AND NON-DEFORMING MATERIALS
- TANK TO BE LOCATED A MINIMUM 6.0m FROM DWELLING AND WITHIN 3.0m OF A HARDSTAND AREA - WATER TANK OR CONNECTION POINT TO BE FITTED WITH A MALE 64mm 5v THREAD COUPLING WITH MINIMUM DELIVERY OF 270L PER MINUTE



- SIGN SIMILAR TO ABOVE PICTURE TO BE PERMANENTLY FIXED TO THE STATIC WATER SUPPLY
- SIGN SIZE DIMENSIONS
 - MIN. 300mm x 300mm
 - LETTERING TO BE UPPERCASE AND NOT LESS THAN 100mm IN HEIGHT

LEGEND	
	SEWER
	WATER
	STORMWATER

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

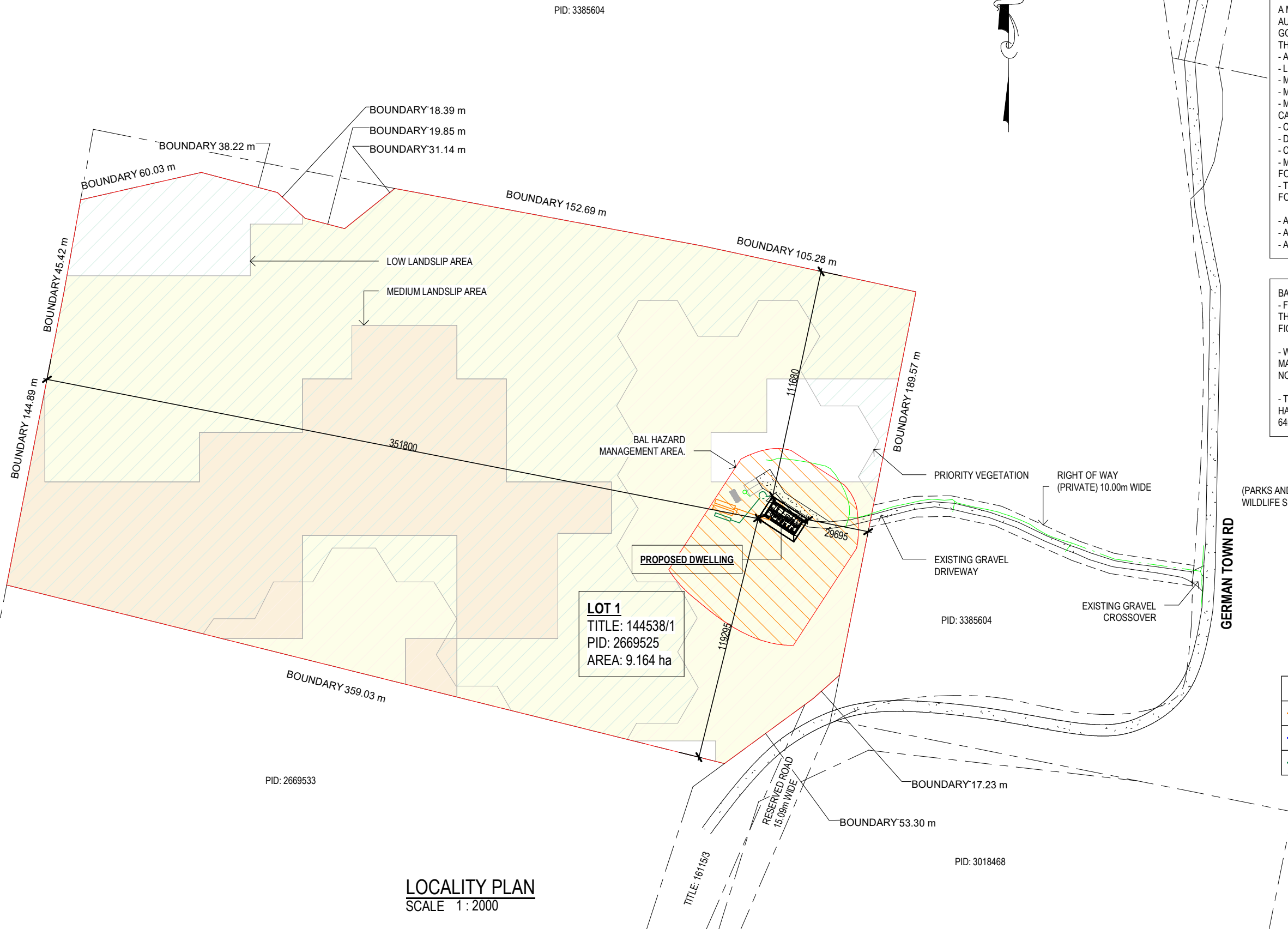
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Client: P. & K. THEILEMANN
Project: PROPOSED DWELLING
Address: 537 GERMAN TOWN RD
ST MARYS TAS 7215

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GERMAN TOWN RD



Design Responsibility Disclaimer

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F	RELOCATION	19.08.26	W.T.
E	ADMENDMENTS	13.08.26	W.T.
D	AHD LEVEL ADJUSTED	29.07.26	R.A.
C	DIMENSIONS ADDED	27.07.26	R.A.
B	DWELLING RELOCATION	20.07.26	R.A.
Rev:	Amendment:	Date:	Int:

Date Drawn: 29.06.26
Drawn: W. Tan
Checked: W. Tan
Approved: J. Pfeiffer
Scale: As Shown @ A3
Accredited Building Designer
Designer Name: J. Pfeiffer
Accreditation No: CC2211T

Drawing No: 2025-336 A01 / A09 Rev G

EXTENTS OF SURVEY CONDUCTED BY WOOLCOTT LAND SERVICES. ENTIRETY OF SITE TOPOGRAPHY NOT SHOWN FOR CLARITY

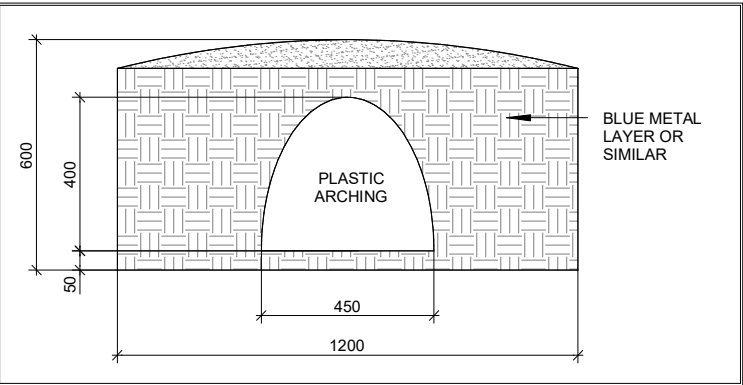


LEGEND	
---	SEWER
---	WATER
---	STORMWATER

NOTE
STORMWATER FROM PROPOSED DWELLING TO BE DIRECTED INTO EXISTING STORMWATER SYSTEM TO LOCAL COUNCIL REQUIREMENTS & AS3500

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



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Drawing No: 2025-336 A02 / A09 Rev G

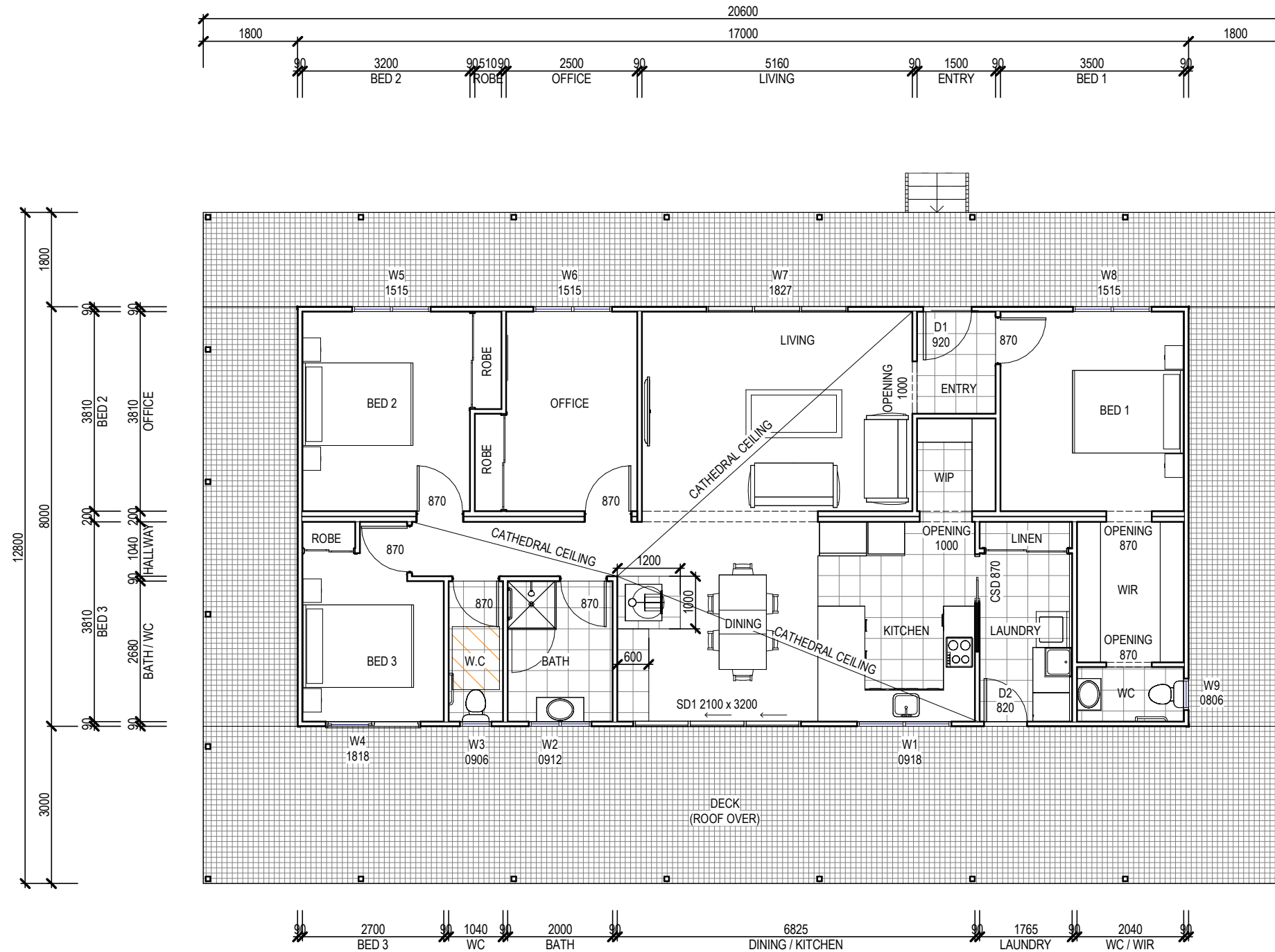
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SITE PLAN
SCALE 1:200

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WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	U-VALUE	SHGC
W1	900	1800	DG	4.3	.55
W2	900	1200	DG	4.3	.55
W3	900	600	DG	4.3	.55
W4	1800	1800	DG	4.3	.55
W5	1500	1500	DG	4.3	.55
W6	1500	1500	DG	4.3	.55
W7	1800	2700	DG	4.3	.55
W8	1500	1500	DG	4.3	.55
W9	800	600	DG	4.3	.55
SD1	2100	3200	DG	4.0	.61
D1	2100	920	DG	4.0	.61
D2	2100	820	DG	4.0	.61

DISCLAIMER:

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

CONSTRUCTION PLAN

SCALE 1:100

Area Schedule (Gross Building)

Name	Area	Area (sq)
DWELLING	136.09 m ²	14.65
DECK	127.85 m ²	13.76
	263.94 m ²	28.41

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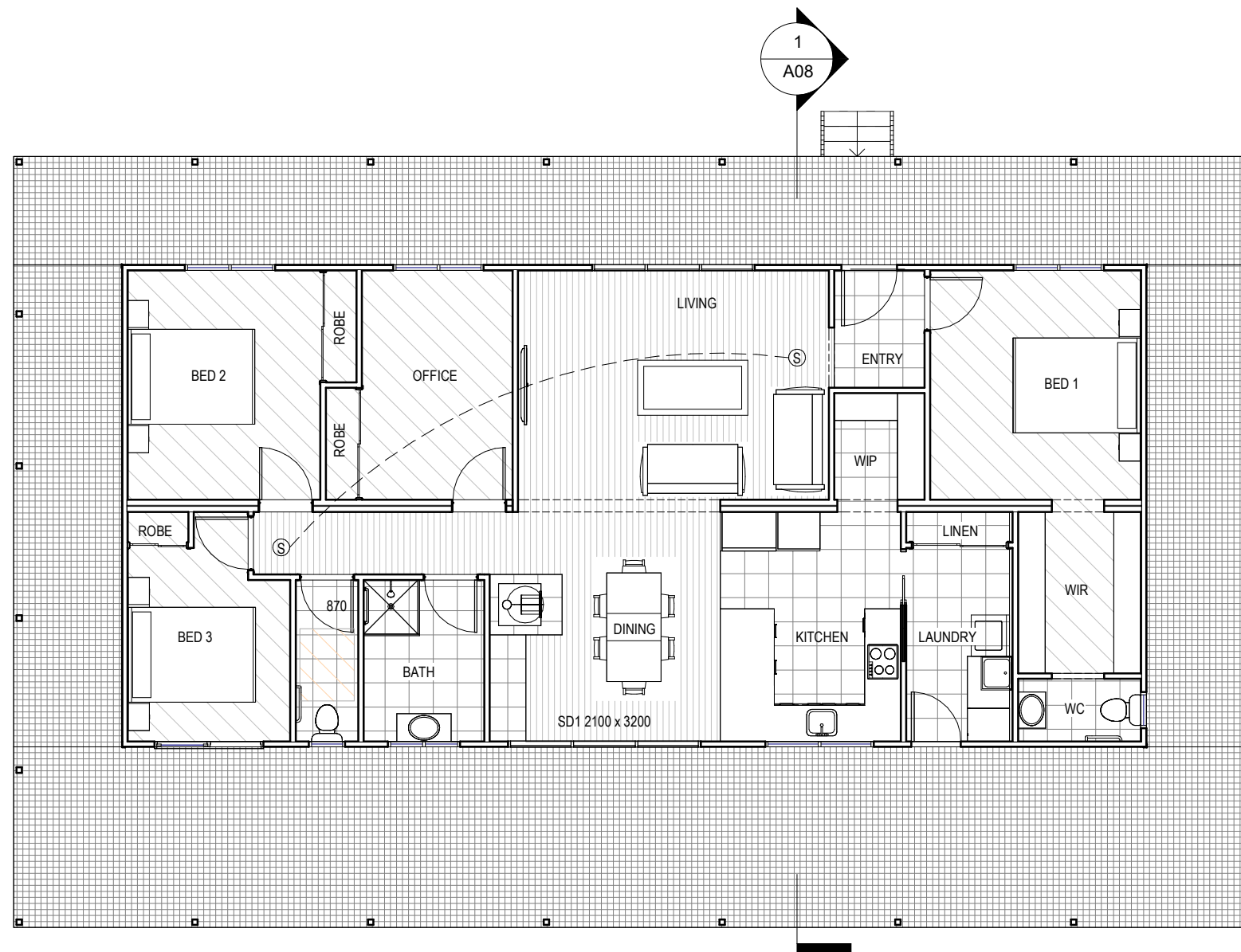
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Rev G

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FLOOR PLAN
SCALE 1:100

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

Ⓢ - DENOTES INTERCONNECTED SMOKE DETECTORS

FLOOR COVERINGS	
	CARPET
	CONCRETE
	TIMBER DECKING
	TILE
	VINYL TIMBER FLOORING
	FIBREGLASS REINFORCED POLYMER

Area Schedule (Gross Building)

Name	Area	Area (sq)
DWELLING	136.09 m ²	14.65
DECK	127.85 m ²	13.76
	263.94 m ²	28.41

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Drawing No:

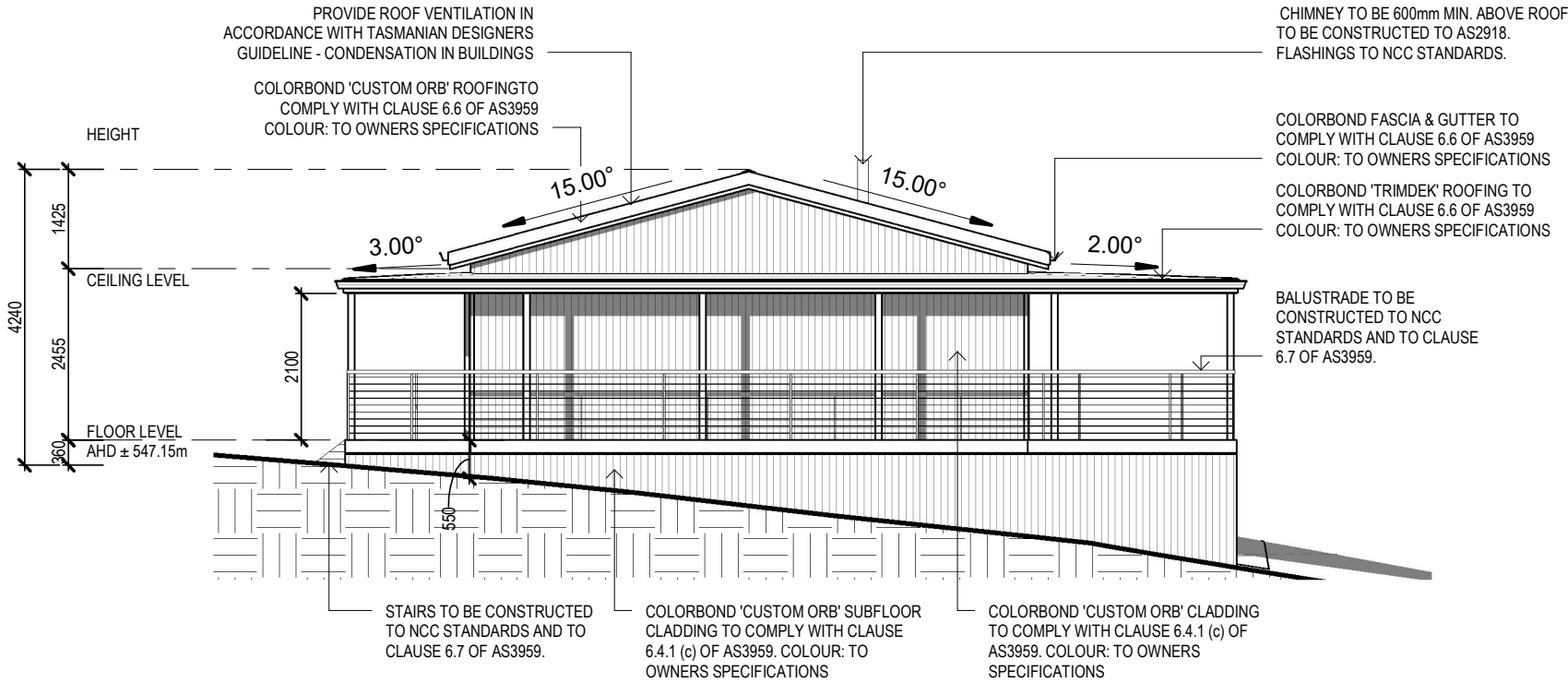
2025-336 A04 / A09

Rev
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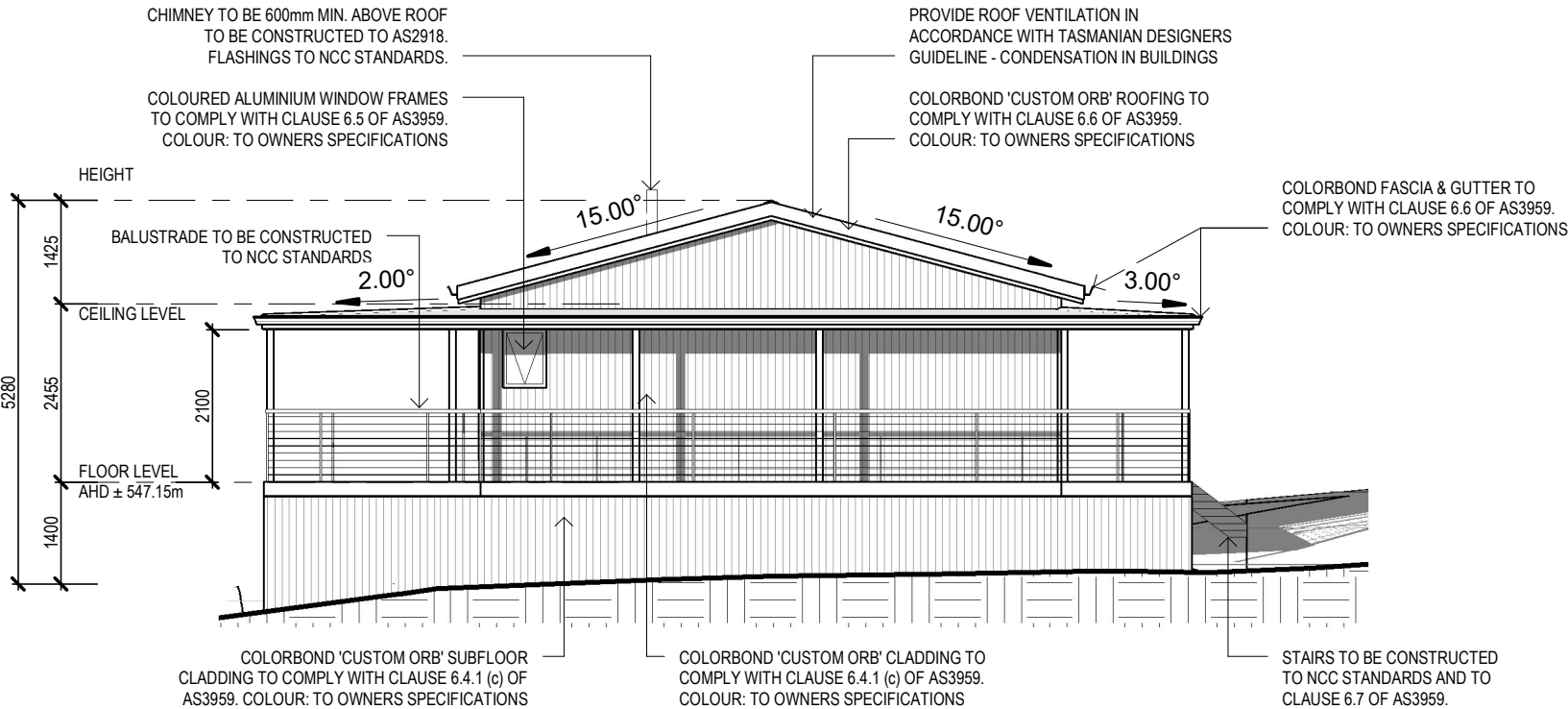
EAVE & SOFFIT CONSTRUCTION ABCB VOLUME 2 PART 7.4.5
EAVE WIDTH - 300MM

SOFFIT / EAVE LINED WITH 'HARDIFLEX' CEMENT SHEETING

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



NORTH WEST ELEVATION
SCALE 1 : 100



SOUTH WEST ELEVATION
SCALE 1 : 100

STAIR CONSTRUCTION. ABCB VOLUME 2 PART 11.2

- TREADS: 240 MM
- RISERS: 180 MM
- TREATED PINE TIMBER STAIR MATERIAL TO ASI684
- TREATMENT LEVELS H4 FOR INGROUND USE & H3 FOR ABOVE GROUND USE.
- ALL FIXINGS FITTING BRACKETS AND CONNECTORS TO BE GALVANISED.
- STRINGER: 300X50 F5 TREATED PINE
- TREADS: 240X45 F5 TREATED PINE MAXIMUM TREAD SPAN 1000

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Drawing No: 2025-336 A05 / A09 Rev G

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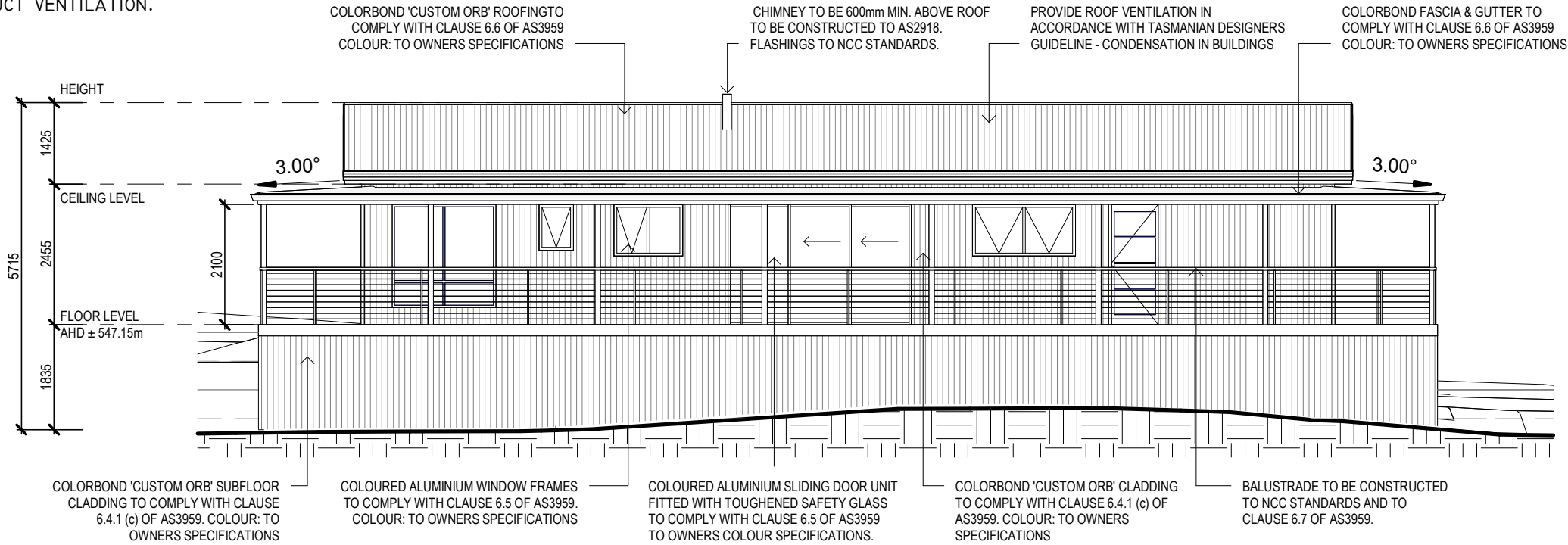
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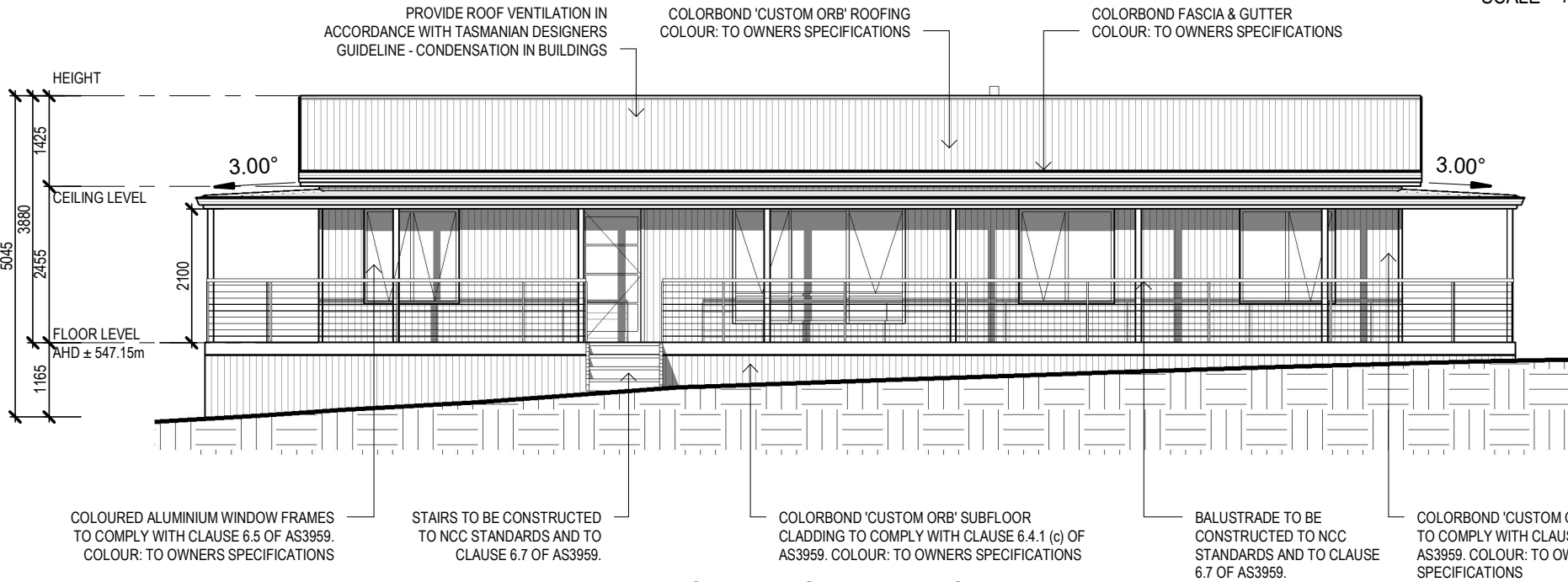
- SUB FLOOR VENTILATION. ncc vol 2 part 6.2.1
- A MINIMUM OF 150 MM OF SUB FLOOR CLEARANCE IS TO BE PROVIDED BETWEEN FINISHED SURFACE LEVEL & THE UNDERSIDE OF THE FLOOR BEARER.
 - A MINIMUM OF 6000 MM2 PER METRE OF SUB FLOOR VENTILATION IS TO BE UNIFORMLY DISTRIBUTED AROUND THE EXTERNAL AND INTERNAL WALLS OF THE BUILDING.
 - VENTS TO BE LOCATED NO GREATER THAN 600 MM FROM AN INTERNAL OR EXTERNAL CORNER.

PRYDA 230x75 - 52 HOLE VENT MAXIMUM SPACING 1050 MM ALONG WALL OR
PRYDA 230x165 - 117 HOLE VENT MAXIMUM SPACING 2350 MM ALONG WALL

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



SOUTH EAST ELEVATION
SCALE 1 : 100



NORTH EAST ELEVATION
SCALE 1 : 100

SELECTED ALUMINIUM FRAMED WINDOWS - ABCB VOLUME 2 PART 8.3

POWDER COATED ALUMINIUM WINDOW & DOOR FRAMES, UNLESS OTHERWISE NOTED.
PRIMED PINE REVEALS AND TRIMS. ALL FLASHING AND FIXINGS TO MANUFACTURERS SPECIFICATIONS.

GLAZING & FRAME CONSTRUCTION TO AS 2047 & AS 1288
ALL FIXINGS AND FLASHINGS TO MANUFACTURERS REQUIREMENTS

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Drawing No: **2025-336** A06 / A09 Rev **G**

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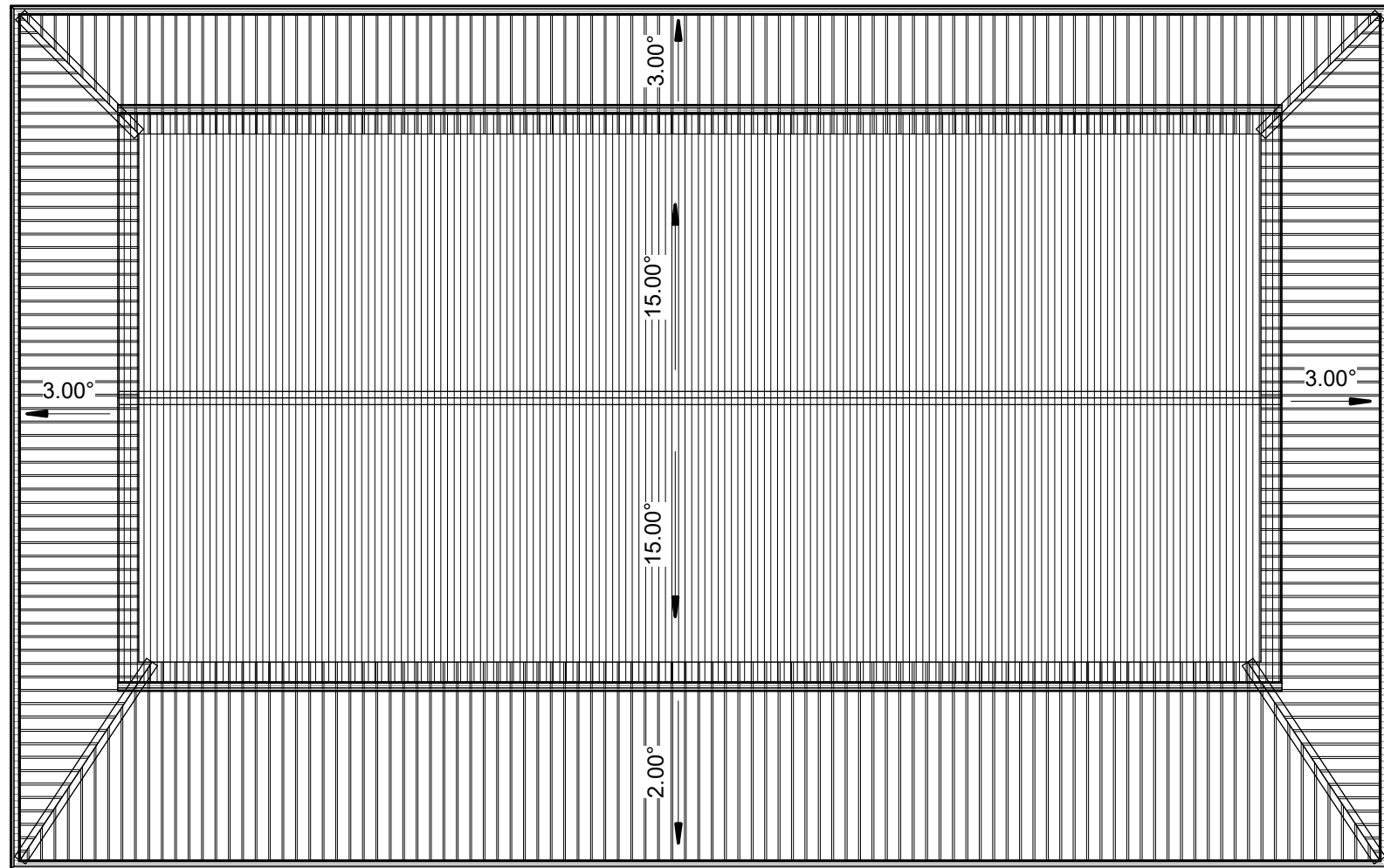
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ROOF PLAN
SCALE 1 : 100

ROOF CLADDING

'TRIMDEK' METAL SHEETING INSTALLED IN ACCORDANCE WITH, AS1562.1 AND MANUFACTURERS RECOMMENDATIONS.

COLORBOND 'CUSTOM ORB' METAL SHEETING INSTALLED IN ACCORDANCE WITH AS1562.1 AND MANUFACTURERS RECOMMENDATIONS.

REFER TO 'LYSAGHT' ROOFING & WALLING MANUAL FOR FULL DETAILS ON SHEET INSTALLATION, FIXINGS AND FLASHING.

'TRIMDEK' 2-5 DEGREES - MINIMUM 250MM.

- MINIMUM PITCH 2 DEGREES.
- CORROSION PROTECTION IN ACCORDANCE WITH NCC STANDARDS.
- END LAP OF SHEETS

'CUSTOM ORB' 5-15 DEGREES - MINIMUM 200MM.

- MINIMUM PITCH 5 DEGREES.
- CORROSION PROTECTION IN ACCORDANCE WITH NCC STANDARDS.
- END LAP OF SHEETS

ABOVE 15 DEGREES - MINIMUM 150 MM.

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

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

RECOMMENDED FIXINGS FOR SEVERE EXPOSURE CONDITIONS TO AS3566.

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

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Drawing No:	Rev
2025-336 A07 / A09	G

INSULATION
PROVIDE THERMAL INSULATION IN ACCORDANCE WITH THE FOLLOWING

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

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

SUB FLOOR
85mm R2.5 POLYSTYRENE BETWEEN JOISTS

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

WALL FRAMING
ALL STEEL FRAMING GENERALLY IS TO COMPLY WITH THE REQUIREMENTS OF NASH [RESIDENTIAL AND LOW-RISE STEEL FRAMING} & THE NCC CODE PART 3.4.2 WALL FRAMING TO BE LIGHT GAUGE GALVANISED STEEL. COMMON STUDS - C90x37-0.75BMT @ 450 CRS. NOGGINGS - C90x37-0.75BMT OPEN STUDS - C90x37-0.75BMT TOP & BOTTOM PLATES - C90x37-0.75BMT BRACING TO NASH STANDARD & NCC CODE

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

EXTERNAL CLADDING
EXTERNAL WALL CLADDING REFER ELEVATIONS
SUB FLOOR REFER ELEVATIONS

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

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

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

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

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



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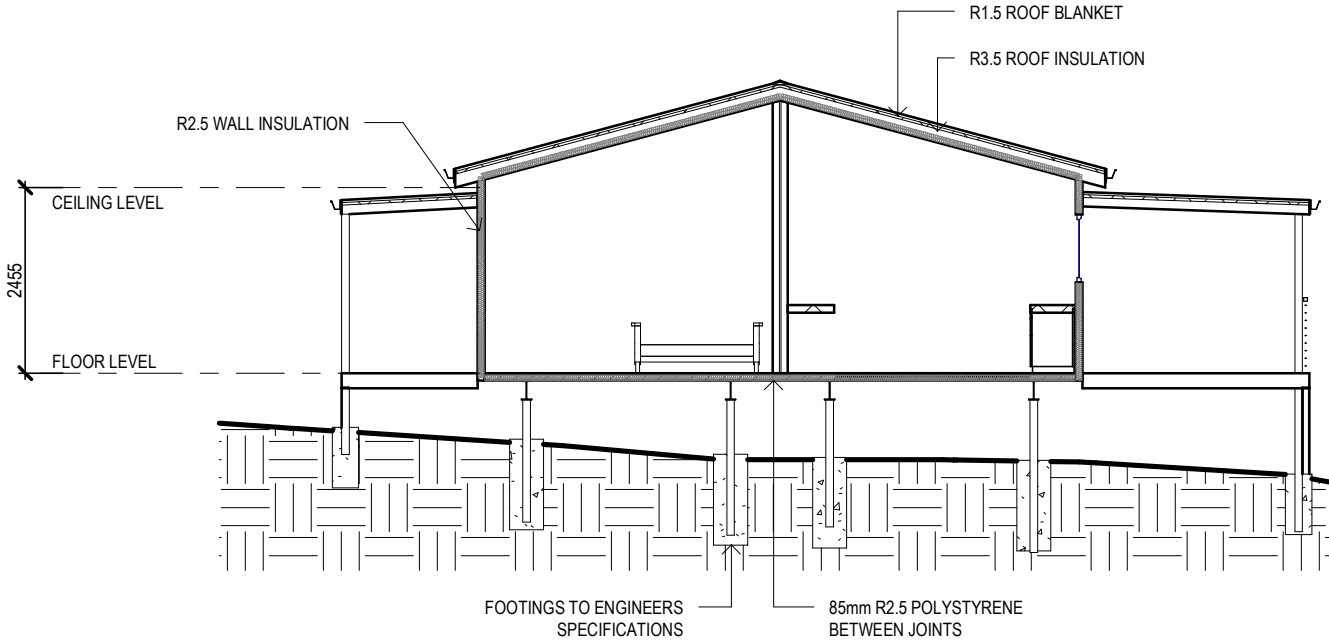
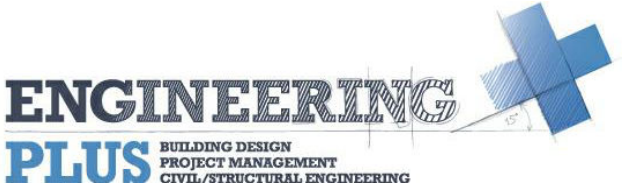
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WET AREAS
WATERPROOFING OF WET AREAS WITHIN THE DWELLING IE: SHOWERS, BATHROOMS WATERPROOFED IN ACCORDANCE WITH ABCB PART 10.2.2 TO 10.2.32 INCLUSIVE AND FIG 10.2.2 TO 10.2.29 INCLUSIVE AND PART 10.2 OF THE ABCB HOUSING PROVISIONS

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

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

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



SECTION
SCALE 1 : 100

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

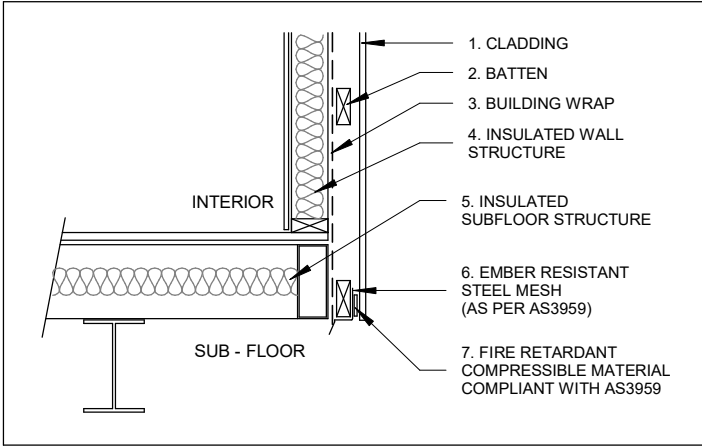


FIGURE 3 - EAVES DETAIL : SKILLION & IRON ROOF BUSH FIRE MESH WHEN REQUIRED TO AS3959

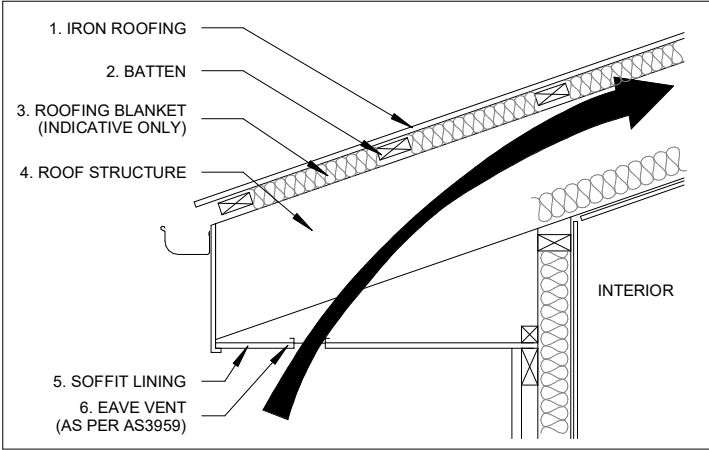
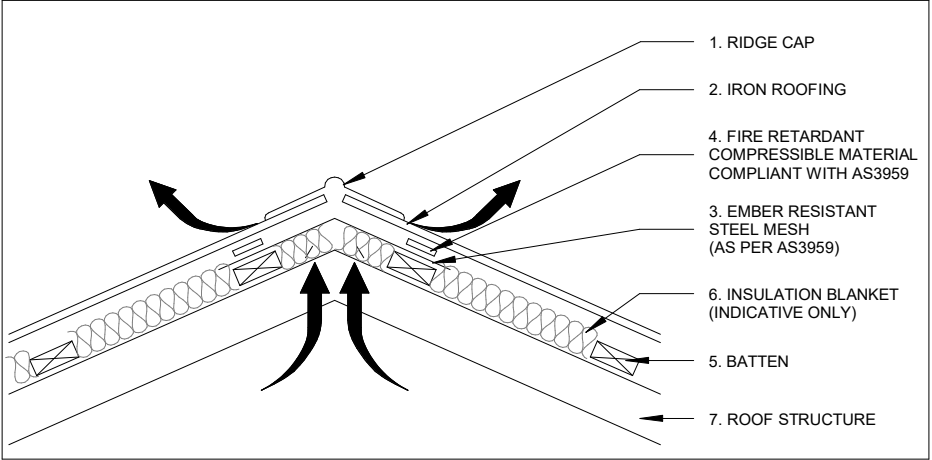


FIGURE 1 - RIDGE DETAIL : IRON ROOF BUSH FIRE MESH WHEN REQUIRED TO AS3959



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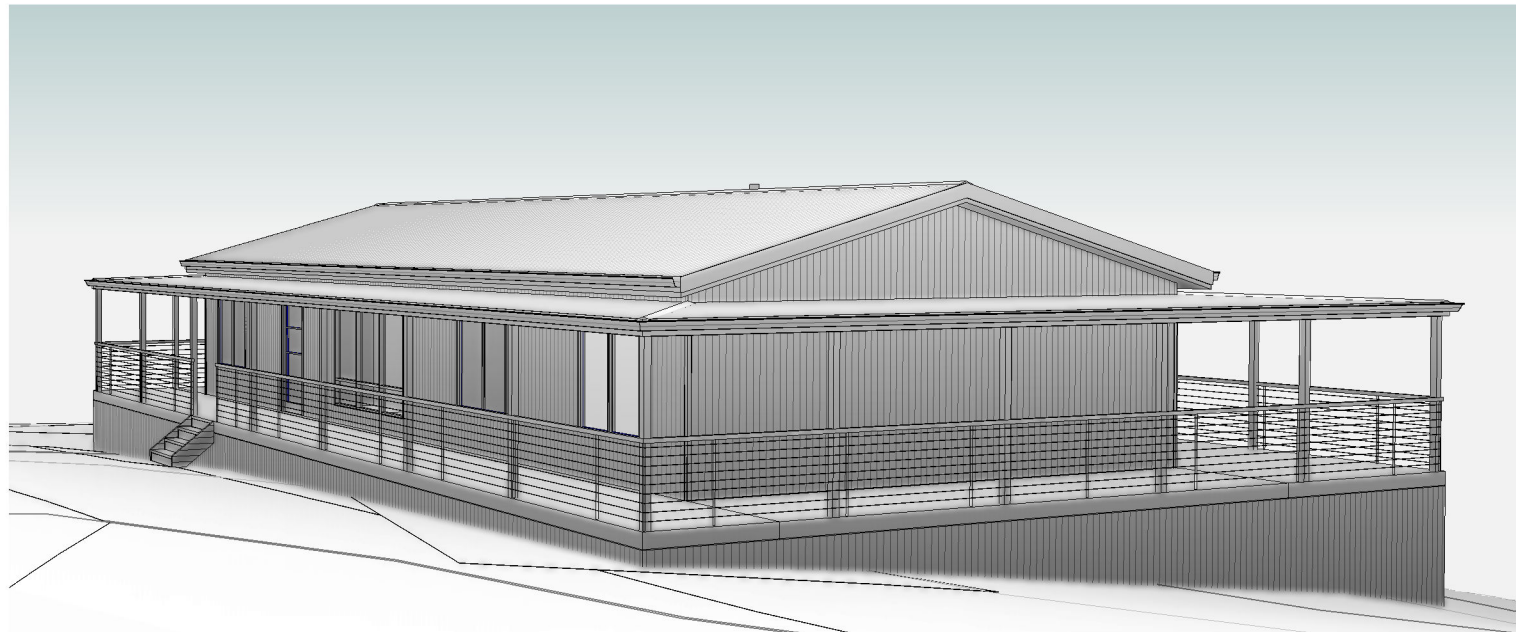
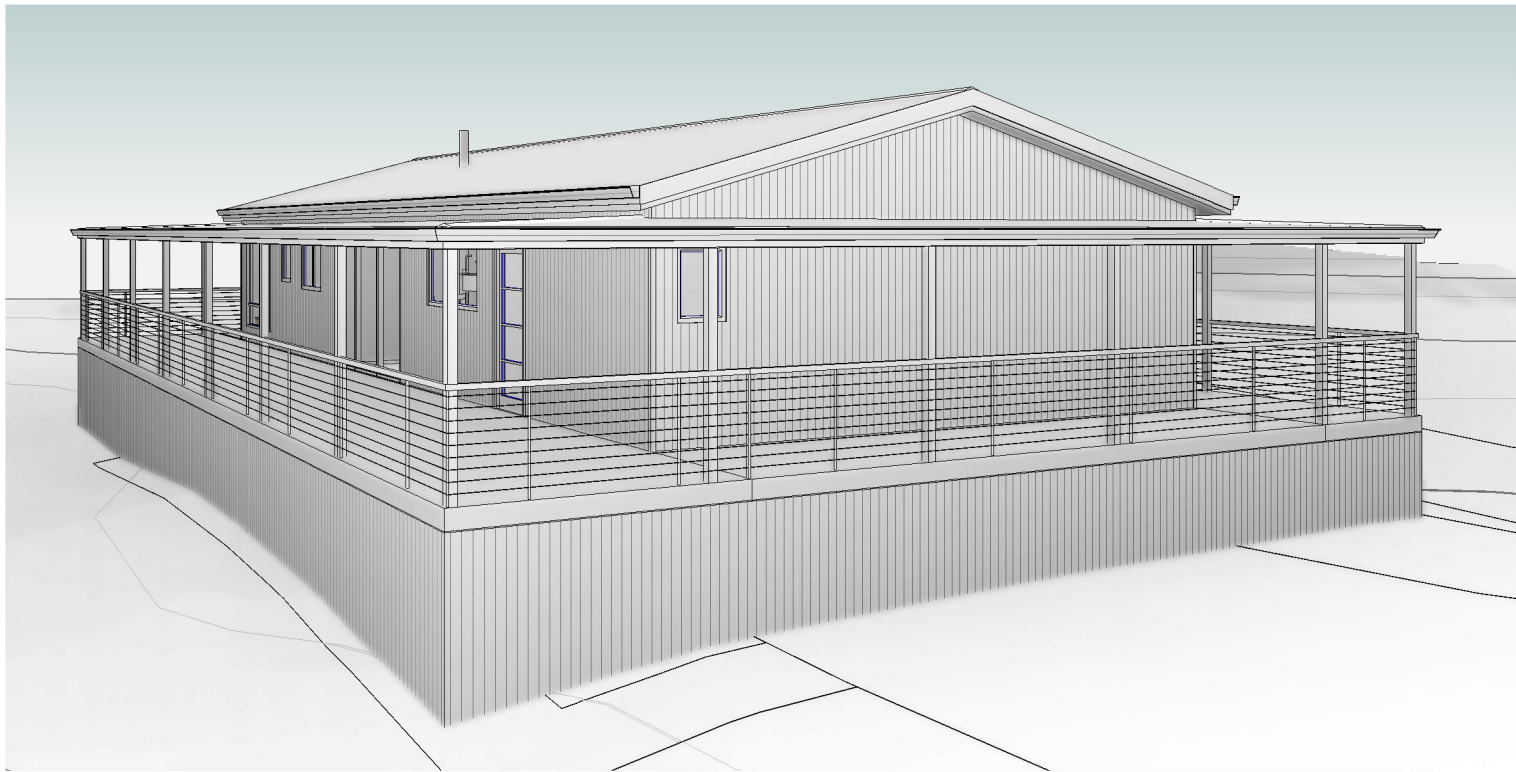
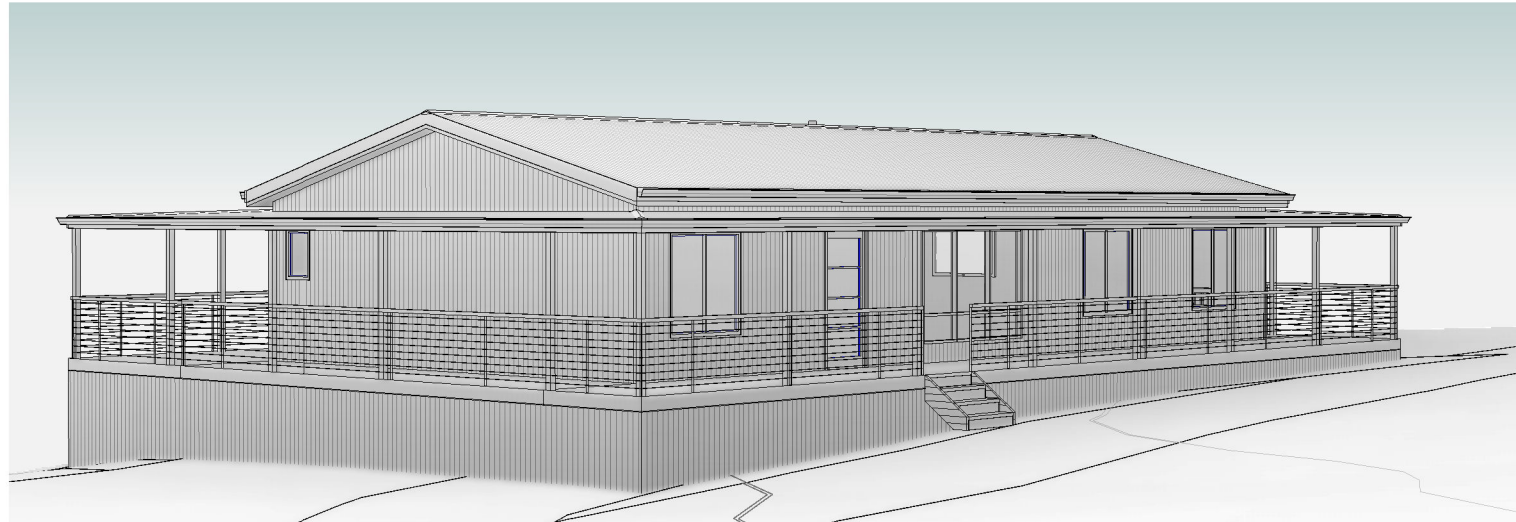
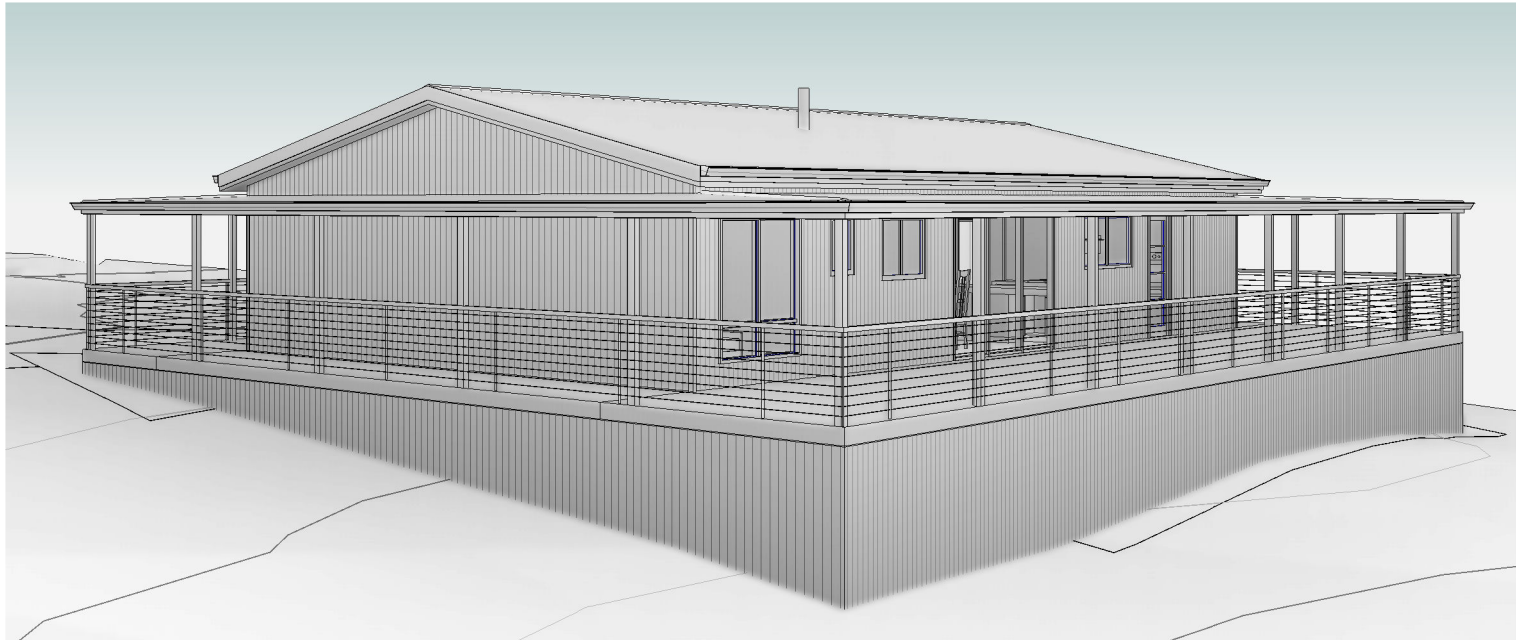


Date Drawn: 29.06.26
Drawn: W. Tan
Checked: W. Tan
Approved: J. Pfeiffer
Scale: As Shown @ A3
Accredited Building Designer
Designer Name: J. Pfeiffer
Accreditation No: CC2211T

Drawing No:
2025-336 A08 / A09

Rev
G

G	BUSHFIRE MANAGEMENT	08.09.26	W.T.	Date Drawn: 29.06.26
F	RELOCATION	19.08.26	W.T.	Drawn: W. Tan
E	ADMENDMENTS	13.08.26	W.T.	Checked: W. Tan
D	AHD LEVEL ADJUSTED	29.07.26	R.A.	Approved: J. Pfeiffer
C	DIMENSIONS ADDED	27.07.26	R.A.	Scale: As Shown @ A3
B	DWELLING RELOCATION	20.07.26	R.A.	Accredited Building Designer
Rev:	Amendment:	Date:	Int:	Designer Name: J. Pfeiffer
				Accreditation No: CC2211T



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Rev:	Amendment:	Date:	Int:	Designer Name: J. Pfeiffer
				Accreditation No: CC2211T

Drawing No: 2025-336 A09 / A09

Rev G



August 2026

PLANNING REPORT

USE AND DEVELOPMENT OF A SINGLE DWELLING

537 German Town Road ST MARYS



Prepared by
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Rev.no	Description	Date
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2	Review	21 August 2026
3	Final	24 August 2026

References

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

Tasmanian Government. (2025). *Future potential productions forest land*. Retrieved from Building Tasmania: <https://www.building.tas.gov.au/about-us/divisions/economic-development/forestry/future-potential-productions-forest-land>

Annexures

Annexure 1 Copy of title plan and folio text
Annexure 2 Proposal plan

Contents

1.	Introduction	5
2.	Subject site and proposal	5
2.1	Site details	5
2.2	Proposal.....	6
2.3	Subject site and Surrounds	6
3.	Zone and overlays	7
3.1	Zoning.....	7
3.2	Overlays	8
4.	Planning Scheme Assessment	8
4.1	Zone assessment	9
4.2	Code Assessment	15
5.	Conclusion	16

1. Introduction

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

Proposed development
Single dwelling

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

Document	Consultant
Proposal Plan	Tasbuilt / Engineering Plus

2. Subject site and proposal

2.1 Site details

Address	537 German Town Road, St Marys TAS 7215
Property ID	2669525
Title	144538/1
Land area	9.164ha
Planning Authority	Break O'Day Council
Planning Scheme	Tasmanian Planning Scheme – Break O'Day LPS
Easements	Benefitting right of way
Application status	Discretionary application
Existing Access	Gravel access from German Town Road, via right of way (private) over Crown land
Zone	Rural
General Overlay	None
Overlays	Priority vegetation area Bushfire-prone areas Low & Medium landslip hazard band
Existing development	Outbuildings (x2)
Existing services and infrastructure	

Water	Not serviced
Sewer	Not serviced
Stormwater	Not serviced

2.2 Proposal

The proposal is for the development of a single dwelling on the subject site. The proposed dwelling is single-storey and will have three bedrooms, two bathrooms, a living area, a dining and kitchen area, a laundry room, and an office. The dwelling will have a wraparound deck with an area of 127.85m². The dwelling will have a floor area of 136.09m².

2.3 Subject site and Surrounds

The subject site comprises a single lot with frontage of 260.1m to German Town Road, an unsealed collector road maintained by Sustainable Timber Tasmania. The site is located rurally within the Break O'Day municipality, towards the north of the St Marys locality. The lot has slope from the south-eastern boundary of the site, upwards towards the north-west. Towards the eastern boundary of the site, where there are existing outbuildings, the land is slightly flatter. The site has dense vegetation, with a small section of land cleared as existing.

The characteristics of the site are comparable to the wider area. The subject site is a part of a much larger area of predominantly Rural Zone properties, many of which have similar size and dimension to the subject site and are mostly vegetated, with only a few lots in the vicinity of the subject site having sections of cleared land. There is a pattern of scattered housing existing in the area, adjoining and in the vicinity of the subject site.

To the east of the site is Environmental Management Zone land.

There does not appear to be intensive, large-scale agricultural use in the vicinity of the site. There is potentially some grazing and light cropping. However, due to the topography of the area and the deficit of large parcels of cleared land, any agricultural use is expected to be limited.



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

3. Zone and overlays

3.1 Zoning

The site is zoned Rural under the Scheme.

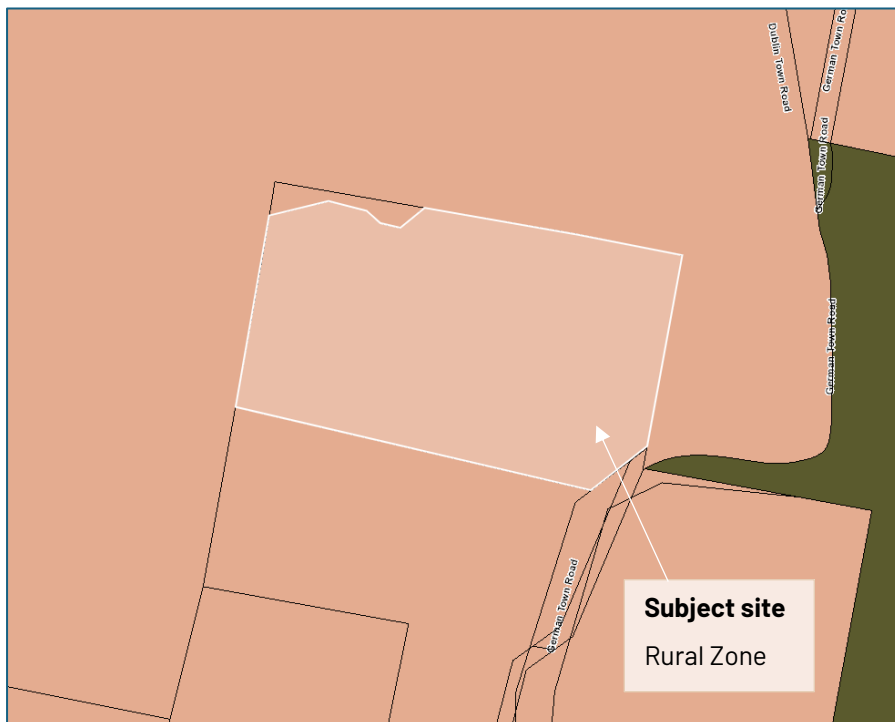


Figure 2 - Zoning for the subject site (Land Tasmania, 2021).

3.2 Overlays

The subject site is affected by the Priority vegetation area, Bushfire-prone areas, and Low & Medium landslip hazard band overlays. The Bushfire-prone areas code affects the whole site and is not shown for clarity.

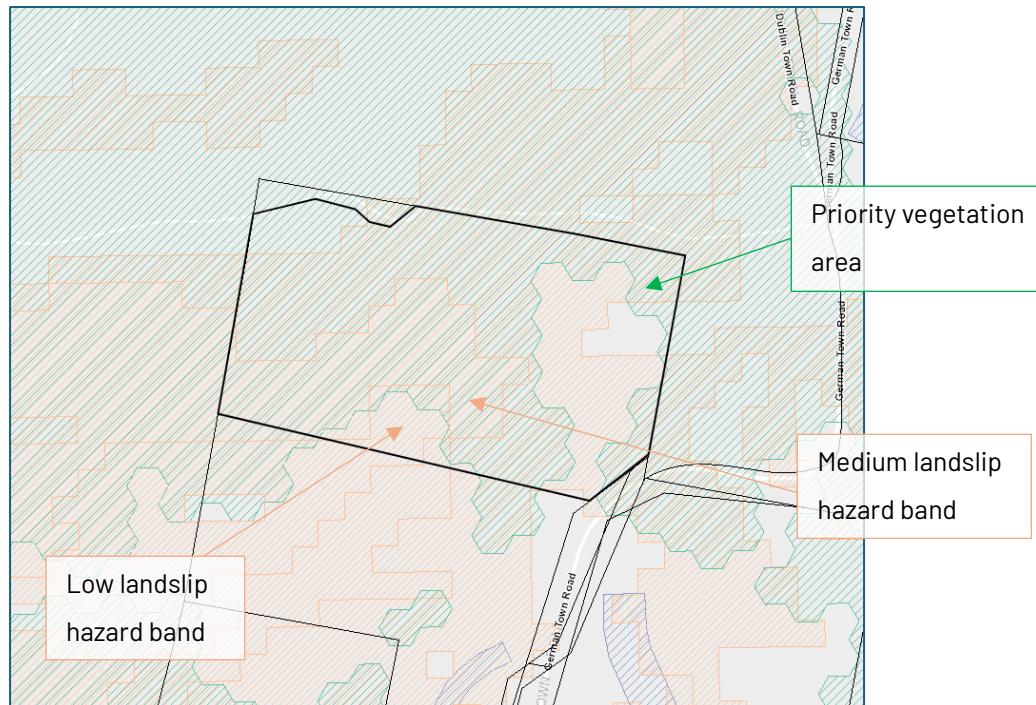


Figure 3 – Code overlays affecting the subject site (Land Tasmania, 2021).

4. Planning Scheme Assessment

4.1 Zone assessment

20.0 Low Density Residential Zone

20.1 Zone Purpose

- | | |
|--------|--|
| 20.1.1 | To provide for a range of use or development in a rural location: <ul style="list-style-type: none">a) where agricultural use is limited or marginal due to topographical, environmental or other site or regional characteristics;b) that requires a rural location for operational reasons;c) is compatible with agricultural use if occurring on agricultural land; andd) minimises adverse impacts on surrounding uses. |
| 20.1.2 | To minimise conversion of agricultural land for non-agricultural use. |
| 20.1.3 | To ensure that use or development is of a scale and intensity that is appropriate for a rural location and does not compromise the function of surrounding settlements. |

Response

Residential use and development are *Discretionary* in the zone. Residential development should not interfere with *No Permit Required* or *Permitted* primary uses in the zone. Surrounding uses, agricultural opportunity, and characteristics of the site have been considered and found to be compatible with what is proposed, as is further discussed in this report.

20.3 Use Standards

20.3.1 Discretionary use

Objective	
That the location, scale and intensity of a use listed as Discretionary: a) is required for operational reasons; b) does not unreasonably confine or restrain the operation of uses on adjoining properties; c) is compatible with agricultural use and sited to minimise conversion of agricultural land; and d) is appropriate for a rural location and does not compromise the function of surrounding settlements.	
Acceptable Solutions	Performance Criteria
A1 A use listed as Discretionary, excluding Residential, is for an alteration or extension to an existing use, if: a) the gross floor area does not increase by more than 30% from that existing at the effective date; and b) the development area does not increase by more than 30% from that existing at the effective date.	P1 A use listed as Discretionary, excluding Residential, must require a rural location for operational reasons, having regard to: a) the nature, scale and intensity of the use; b) the importance or significance of the proposed use for the local community; c) whether the use supports an existing agricultural use; d) whether the use requires close proximity to infrastructure or natural resources; and

	e) whether the use requires separation from other uses to minimise impacts.
--	---

Response

Not applicable, as Residential use is excluded.

A2 No Acceptable Solution.	P2 A use listed as Discretionary must not confine or restrain existing use on adjoining properties, having regard to: a) the location of the proposed use; b) the nature, scale and intensity of the use; c) the likelihood and nature of any adverse impacts on adjoining uses; d) whether the proposed use is required to support a use for security or operational reasons; and e) any off site impacts from adjoining uses.
----------------------------	--

Response

- P2 The performance criteria are addressed. The proposed Residential use is not expected to confine or restrain existing use on adjoining properties, having regard to:
- a) The subject site is a part of a much wider area of Rural Zone lots with existing Residential use comparable to the proposed. The proposed dwelling and Residential use will have a setback of 119.29m from the southern boundary, a setback of 351.8m from the western boundary, and a setback of 111.68m from the northern boundary. As the setbacks to surrounding uses are significant, and given the existing Residential use on 459 German Town Road (CT. 144538/2) is compatible with the proposed, existing use on adjoining properties is not expected to be constrained.
 - b) The nature of the proposed use is Residential. The proposed dwelling will be single storey with a low profile, making it modest in scale. The intensity of the use is low as a modestly scaled residential development suited to a single household.
 - c) It is unlikely that the proposed use, being Residential, and associated development will have adverse impacts on adjoining uses. The proposed use is for the development of a single dwelling that will have a low profile, modest in scale, with significant setbacks from the boundaries of the site. There is existing Residential use located on 459 German Town Road, consisting of a single dwelling and outbuildings sited towards the southern boundary of the lot. As the subject site and adjoining lot to the south will both have Residential use, these uses will be compatible. The likelihood of impacts is further reduced due to the dense vegetation on both the subject site and adjoining lots, which establishes a natural buffer between uses.
- There is approximately 406m between the proposed use and the existing use on the adjoining lot. Similarly, the proposed use is located 111.68m from the Natural and Cultural

Values Management use to the north of the subject site. The proposed Residential use is not expected to impact on any activities on this land, and access over this land is assured by the existing right of way easement.

- d) The proposed use is Residential and will not be required to support another use for security or operational reasons.
- e) There is existing Residential use on the adjoining property to the south, located at 459 German Town Road. The adjoining property to the north is listed as Future Potential Production Forest (FPPF) land, managed by the Department of Natural Resources and Environment Tasmania (NRE TAS). Land identified as FPPF acts as a secure reserve to provide for future forestry production in the state (Tasmanian Government, 2025). The use of this land is Natural and Cultural Values Management. It is unlikely that the existing uses on adjoining lots have any current off-site impacts, as a single dwelling with a significant setback to the subject site and future timber production. The surrounding area demonstrates uses that are compatible with the proposed.

A3 No Acceptable Solution.	P3 A use listed as Discretionary, located on agricultural land, must minimise conversion of agricultural land to non-agricultural use and be compatible with agricultural use, having regard to: a) the nature, scale and intensity of the use; b) the local or regional significance of the agricultural land; and c) whether agricultural use on adjoining properties will be confined or restrained.
-----------------------------------	--

Response

- P3 The performance criteria are addressed. The proposed Residential use will minimise conversion of agricultural land to non-agricultural use, and be compatible with existing agricultural use in the area.
- a) The proposed use is Residential. Proposed development consists of a single-storey dwelling with a low profile that can be considered modest in scale. The intensity of use associated with residential development in a rural area is low. The proposed dwelling will occupy approximately 0.28% of the total area of the site, and will therefore have minimal adverse impact on the agricultural value of the land. There is no agricultural activity present on the site.
 - b) The Land Capability layer on LISTmap identifies the subject site as Class 6 land (Land Tasmania, 2021). This class indicates that the land is only marginally suited to grazing due to severe limitations. The adjoining property to the north is classified similarly to the subject site. There is no evidence of intensive agricultural activity in the area. There is some evidence of light grazing and cropping in the vicinity, interspersed with rural

residential activity. The topography and vegetation of the area places constraints on agricultural use. As a result of Land Capability, existing uses, and topography, agricultural land in the area does not appear to be of local or regional significance.

- c) The Land Use 2021 layer on LISTmap shows the subject site as having primarily (1.3.3) Residual native cover, with a small section of (5.4.3) Rural residential without agriculture. The surrounding area is similarly classified, with the adjoining property at 459 German Town Road to the south being identified as (1.3.3) Residential native cover, (5.4.3) Rural residential without agriculture, and (3.1.1) Hardwood plantation forestry. The adjoining property to the north, managed by NRE TAS, is entirely classified as (1.1.7) Other conserved area (Land Tasmania, 2021). These Land Use classifications indicate that intensive agricultural production is unlikely in the area. Therefore, it is not expected that any adjoining agricultural uses will be confined or restrained by the proposed use.

A4 No Acceptable Solution.	P4 A use listed as Discretionary, excluding Residential, must be appropriate for a rural location, having regard to: a) the nature, scale and intensity of the proposed use; b) whether the use will compromise or distort the activity centre hierarchy; c) whether the use could reasonably be located on land zoned for that purpose; d) the capacity of the local road network to accommodate the traffic generated by the use; and e) whether the use requires a rural location to minimise impacts from the use, such as noise, dust and lighting.
----------------------------	---

Response

Not applicable, as Residential use is excluded.

20.4 Development Standards for Buildings and Works

20.4.1 Building height

Objective	
To provide for a building height that: a) is necessary for the operation of the use; and b) minimises adverse impacts on adjoining properties.	
Acceptable Solutions	Performance Criteria
A1 Building height must be not more than 12m.	P1 Building height must be necessary for the operation of the use and not cause an unreasonable impact on adjoining properties,

	having regard to: a) the proposed height of the building; b) the bulk and form of the building; c) the separation from existing uses on adjoining properties; and d) any buffers created by natural or other features.
--	--

Response

A1 The acceptable solution is achieved. The proposed dwelling will have a maximum height of 5.72m.

20.4.2 Setbacks

Objective	
That the siting of dwellings minimises potential conflict with use on adjoining sites.	
Acceptable Solutions	Performance Criteria
A1 Buildings must have a setback from all boundaries of: a) not less than 5m; or b) if the setback of an existing building is within 5m, not less than the existing building.	P1 Buildings must be sited to provide adequate vehicle access and not cause an unreasonable impact on existing use on adjoining properties, having regard to: a) the bulk and form of the building; b) the nature of existing use on the adjoining properties; c) separation from existing use on the adjoining properties; and d) any buffers created by natural or other features.

Response

A1 The acceptable solution is achieved. The proposed dwelling will have setbacks of more than 5m from all boundaries.

A2 Buildings for a sensitive use must be separated from an Agriculture Zone a distance of: a) not less than 200m; or b) if an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building.	P2 Buildings for a sensitive use must be sited so as not to conflict or interfere with an agricultural use within the Agriculture Zone, having regard to: a) the size, shape and topography of the site; b) the prevailing setbacks of any existing buildings for sensitive uses on adjoining properties; c) the location of existing buildings on the site; d) the existing and potential use of adjoining properties; e) any proposed attenuation measures; and
---	--

	f) any buffers created by natural or other features.
--	--

Response

A2 The acceptable solution is achieved. The proposed dwelling will be separated from an Agriculture Zone of more than 200m.

20.4.3 Access for new dwellings

Objective	
That new dwellings have appropriate vehicular access to a road maintained by a road authority.	
Acceptable Solutions	Performance Criteria
A1 New dwellings must be located on lots that have frontage with access to a road maintained by a road authority.	P1 New dwellings must have legal access, by right of carriageway, to a road maintained by a road authority that is appropriate, having regard to: a) the number of users of the access; b) the length of the access; c) the suitability of the access for use by the occupants of the dwelling; d) the suitability of the access for emergency services vehicles; e) the topography of the site; f) the construction and maintenance of the access; g) the construction, maintenance and usage of the road; and h) any advice from a road authority.

Response

P1 The performance criteria are addressed. Access is provided to the site via an existing private right of way through land managed by NRE TAS, from German Town Road, an unsealed collector road maintained by Sustainable Timber Tasmania. This access is appropriate to service the proposed dwelling, having regard to:

- a) The right of way provides access solely for the subject site; no other sites require the usage of this right of way for access.
- b) The length of the right of way is approximately 163.2m from the eastern boundary of the site to the road.
- c) The access is approximately 10m wide, which allows for two-way traffic and is suitable to accommodate multiple users. As the intensity of the use is expected to be low, commensurate to a single dwelling, this is appropriate for the proposed use on the site.
- d) The right of way is wide enough to allow emergency vehicles onto the site.
- e) The topography of the site is sloped, from the south-eastern corner upwards towards the north-west. However, the proposed dwelling will be sited on an area of land that is flatter,

has previously been cleared, and has existing vehicular access. This indicates that vehicular access was designed with considerations for the topographical constraints of the area, to provide users with a route that is both safe and direct.

- f) The right of way is constructed from gravel, which is the standard in a rural area. Maintenance of the right of way is the responsibility of the user.
- g) German Town Road is an unsealed collector road maintained by Sustainable Timber Tasmania.
- h) No advice from a road authority has been sought, as the right of way is existing.

4.2 Code Assessment

C2.0 Parking and Sustainable Transport Code

C2.5 Use Standards

C2.5.1 Car parking numbers

Response

A1 The acceptable solution is achieved. Two parking spaces will be provided.

C2.6 Development Standards for Buildings and Works

C2.6.1 Construction of parking areas

Response

A1 The acceptable solution is achieved. There is existing vehicular access on the site, constructed from gravel. An extension of this access is proposed to service the dwelling. The proposed vehicular access will be constructed from gravel, which is a durable, all-weather material. Stormwater will be managed on the site. As the subject site is located in the Rural Zone, sealing of the proposed access is not required.

C2.6.2 Design and layout of parking areas

Response

A1 The acceptable solution is achieved. Please refer to the plans provided for further information.

C2.6.3 Number of accesses for vehicles

Response

A1 The acceptable solution is achieved. There is one access point to be retained as existing.

C7.0 Natural Assets Code

C7.6 Development Standards for Buildings and Works

C7.6.2 Clearance within a priority vegetation area

Response

This code does not apply, as no development is proposed within the Priority vegetation area on the site.

C13.0 Bushfire-Prone Areas Code

C13.2 Application of this Code

C13.2.1 This code applies to:

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

Response

This code does not apply to the development of a single dwelling in a Bushfire-prone area.

C15.0 Landslip Hazard Code

C15.4 Use or Development Exempt from this Code

C15.4.1 The following use or development is exempt from this code:

- a) use of land within a low or medium landslip hazard band, excluding for a critical use, hazardous use or vulnerable use; and
- d) development (including subdivision) on land:
 - i) within a low landslip hazard band, if for:
 - a. building work or plumbing work as defined in the *Building Act 2016* including significant works related to the building work and plumbing work, or
 - b. works if it does not involve significant works.

Response

This code is not triggered, as the proposed development and Residential use will be located within the Low landslip hazard band on the site.

5. Conclusion

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