

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 2024 / 00025
Applicant Tasmanian Manufactured Housing Pty Ltd
Proposal Manufacturing & Processing - Addition to Workshop
Location 25463 Tasman Highway, St Helens

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 June, 2024 **until 5pm Friday 5th July, 2024.**

John Brown
GENERAL MANAGER

TITLE: 139291/5
 PROPERTY ID: 2197775

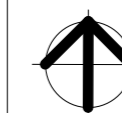


P: 0421 745 095
 E: info@alldraw.com.au
 I: www.alldraw.com.au
 Licence # 911670743

No.	Description	Date

Work Shed Addition
 25463 Tasman Hwy,
 St.Helens

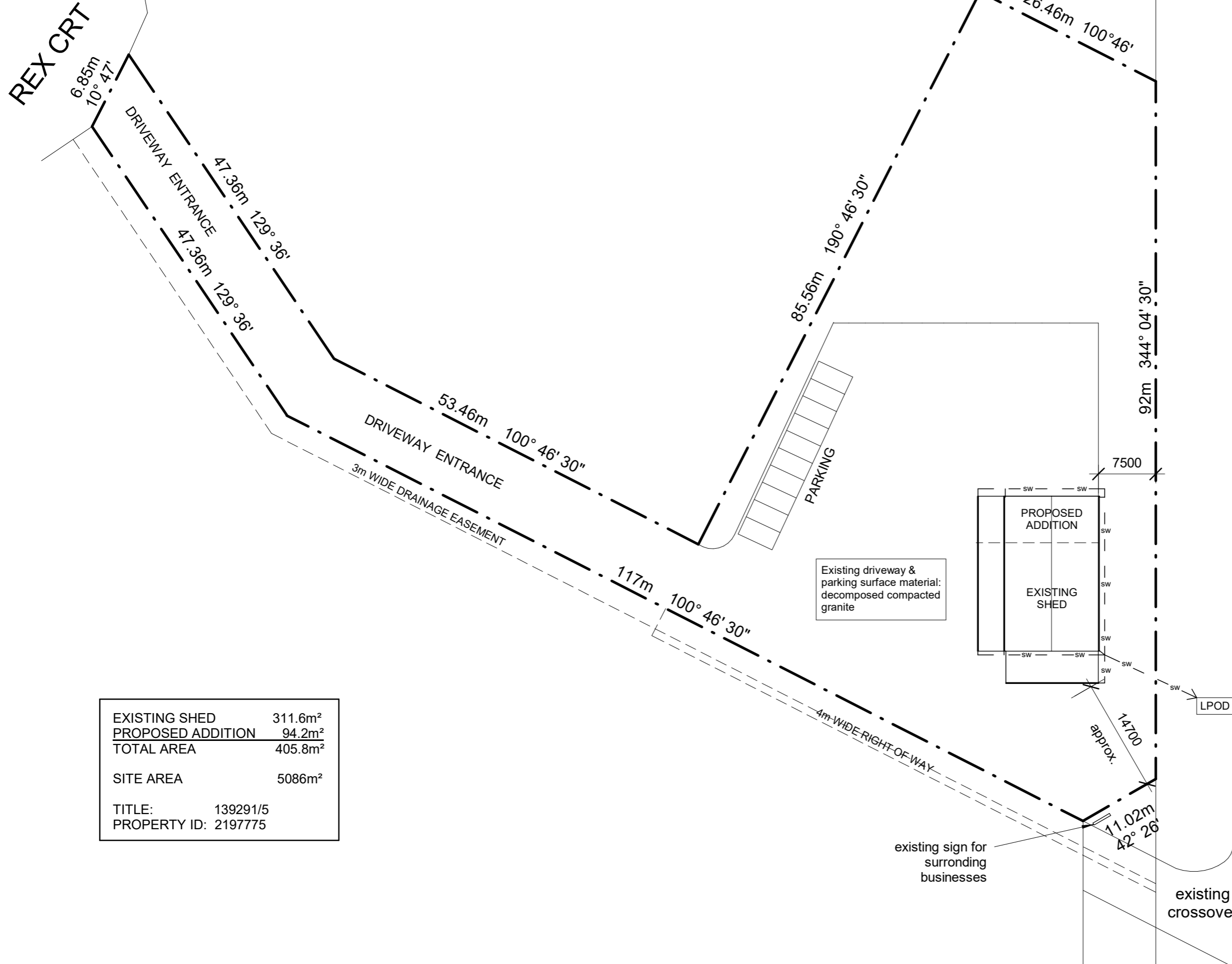
SITE AREA PLAN



Project number	016
Date	18/06/2024
Drawn by	JK
Checked by	TF

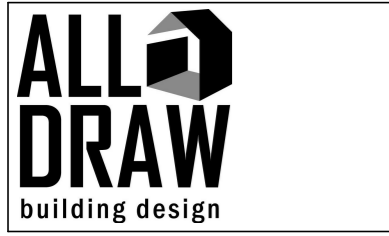
P1

Scale



TASMAN HIGHWAY

EXISTING SHED	311.6m ²
PROPOSED ADDITION	94.2m ²
TOTAL AREA	405.8m²
SITE AREA	5086m ²
TITLE:	139291/5
PROPERTY ID:	2197775



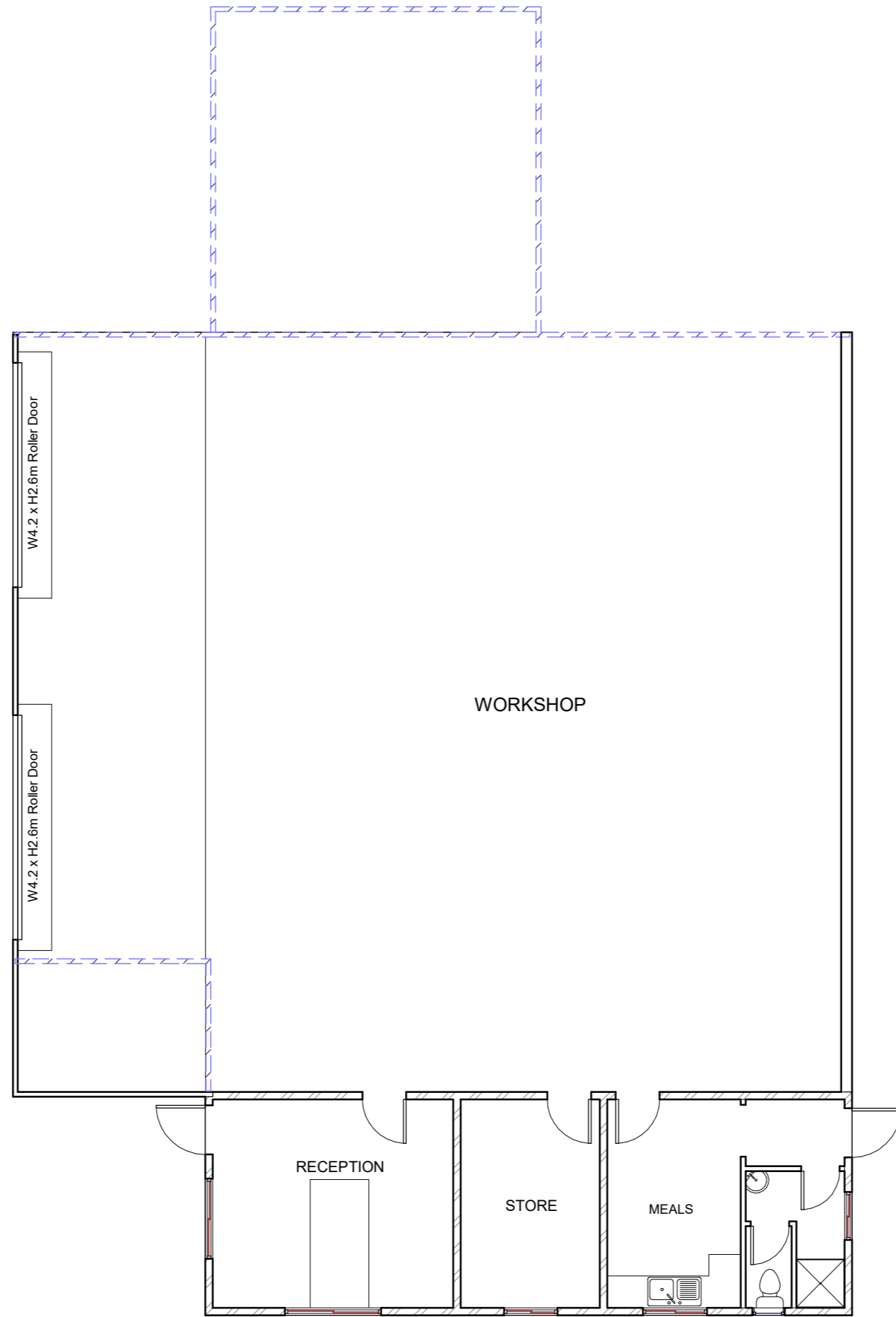
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No.	Description	Date

Work Shed Addition
 25463 Tasman Hwy,
 St.Helens

SITE PLAN		
Project number	016	P2
Date	18/06/2024	
Drawn by	JK	Scale 1 : 500
Checked by	TF	





 TO BE REMOVED




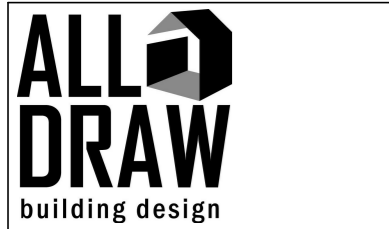
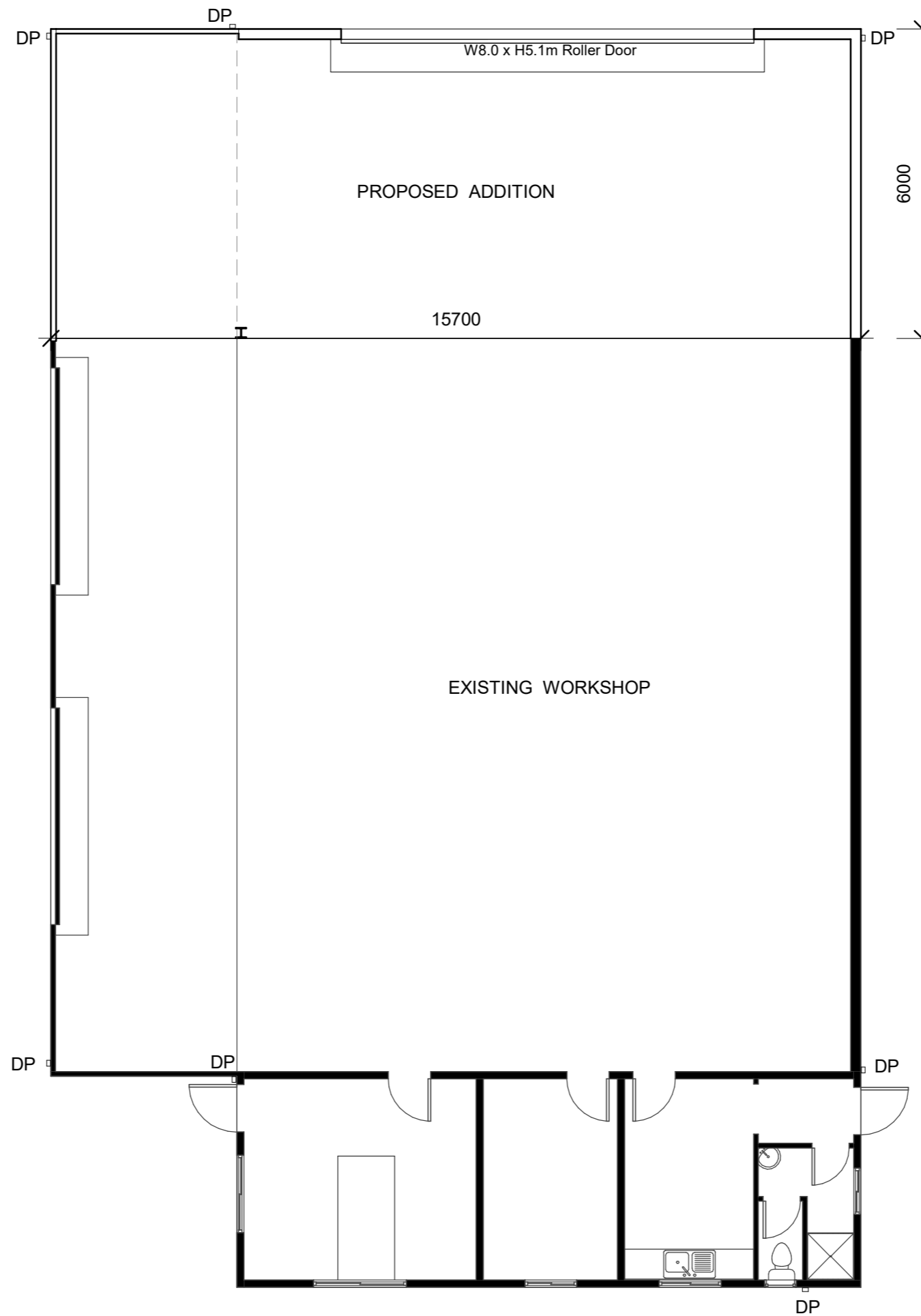
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No.	Description	Date

Work Shed Addition
 25463 Tasman Hwy,
 St.Helens

EXISTING FLOOR PLAN

	Project number	016	P3
	Date	18/06/2024	
	Drawn by	JK	
	Checked by	TF	
			Scale 1 : 100



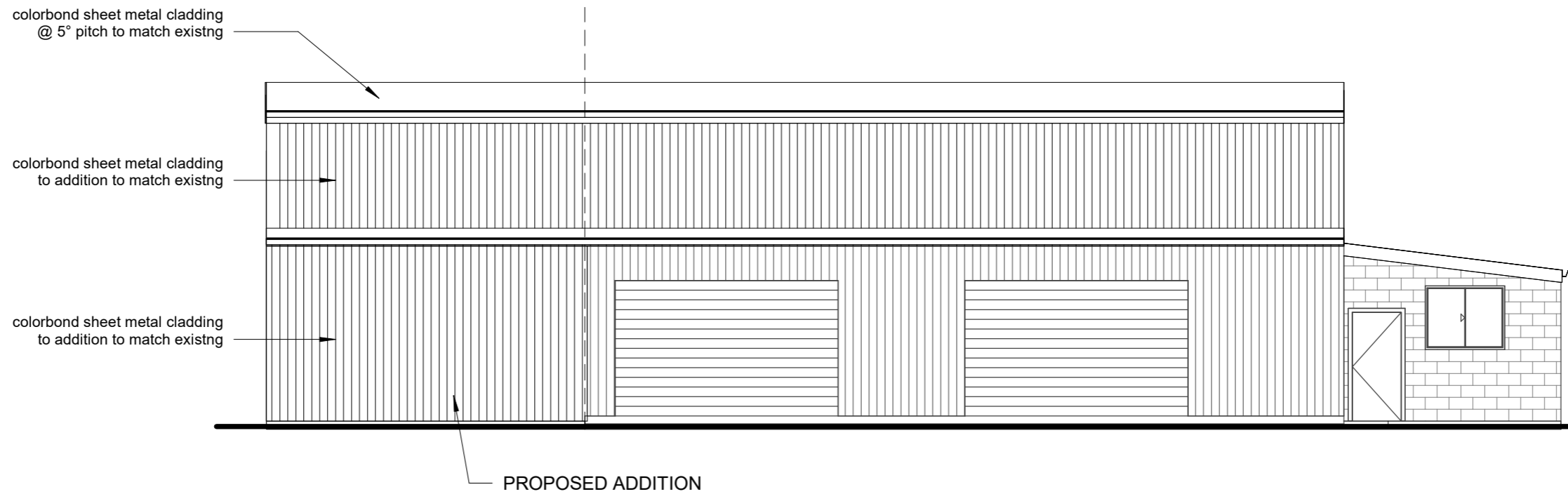
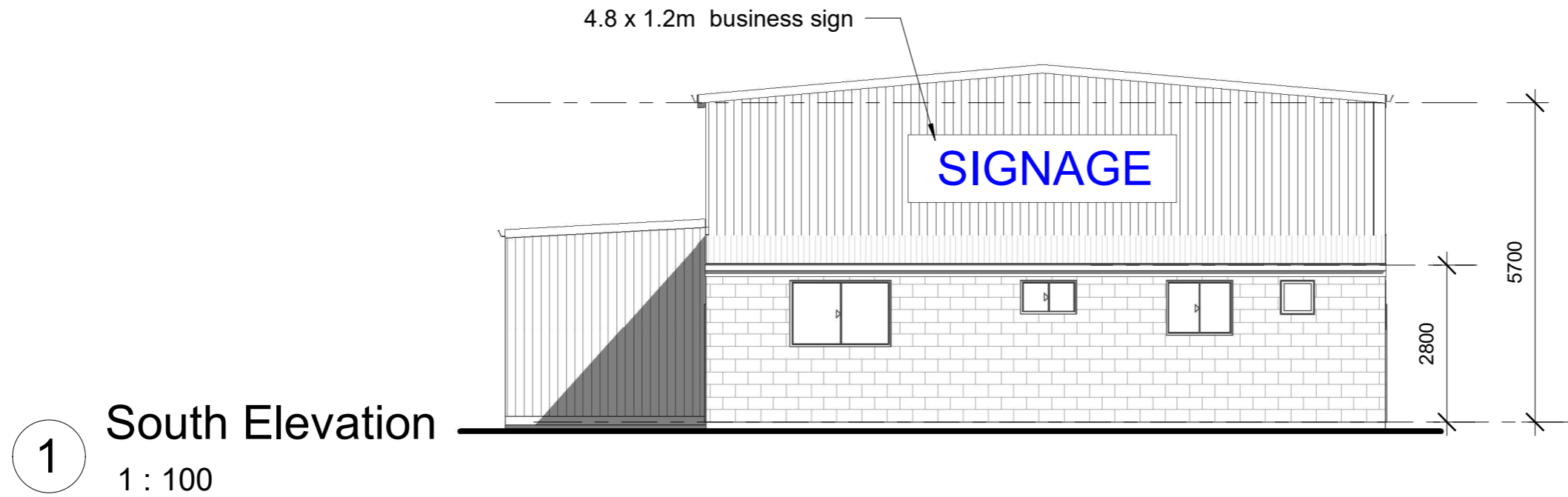
P: 0421 745 095
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No.	Description	Date

Work Shed Addition
 25463 Tasman Hwy,
 St.Helens

PROPOSED FLOOR PLAN

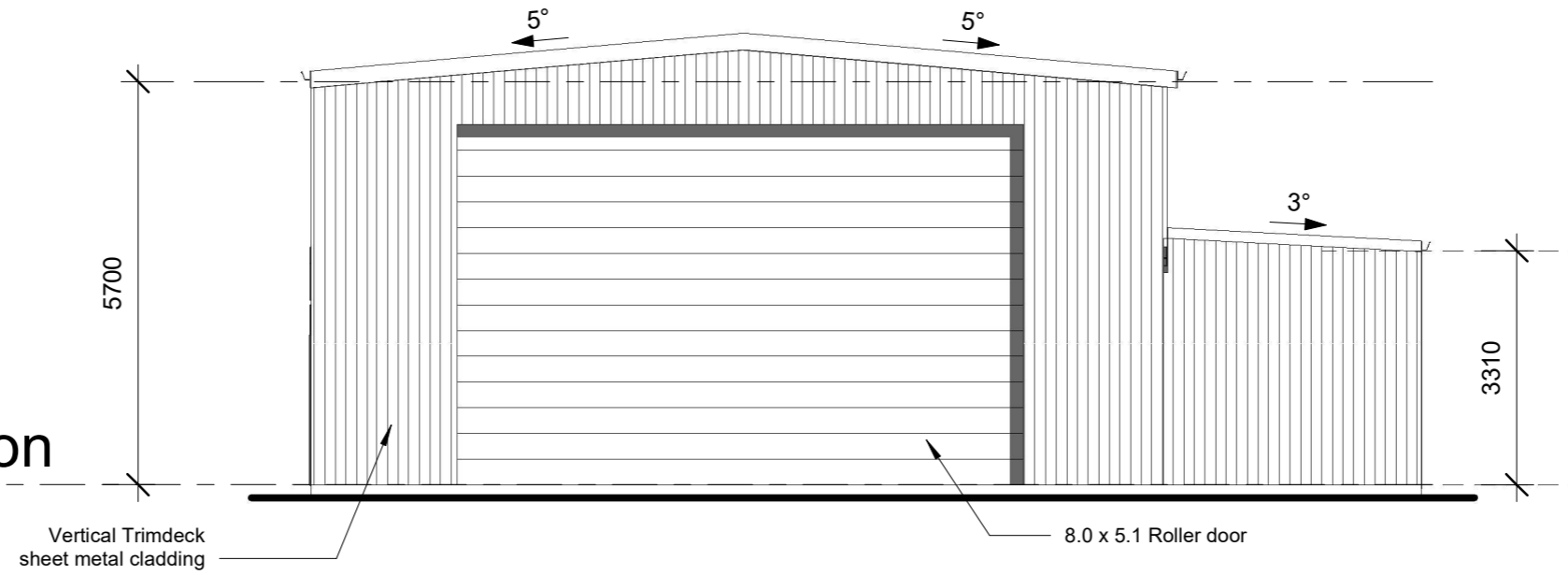
	Project number	016	P4 Scale 1 : 100
	Date	18/06/2024	
	Drawn by	JK	
	Checked by	TF	



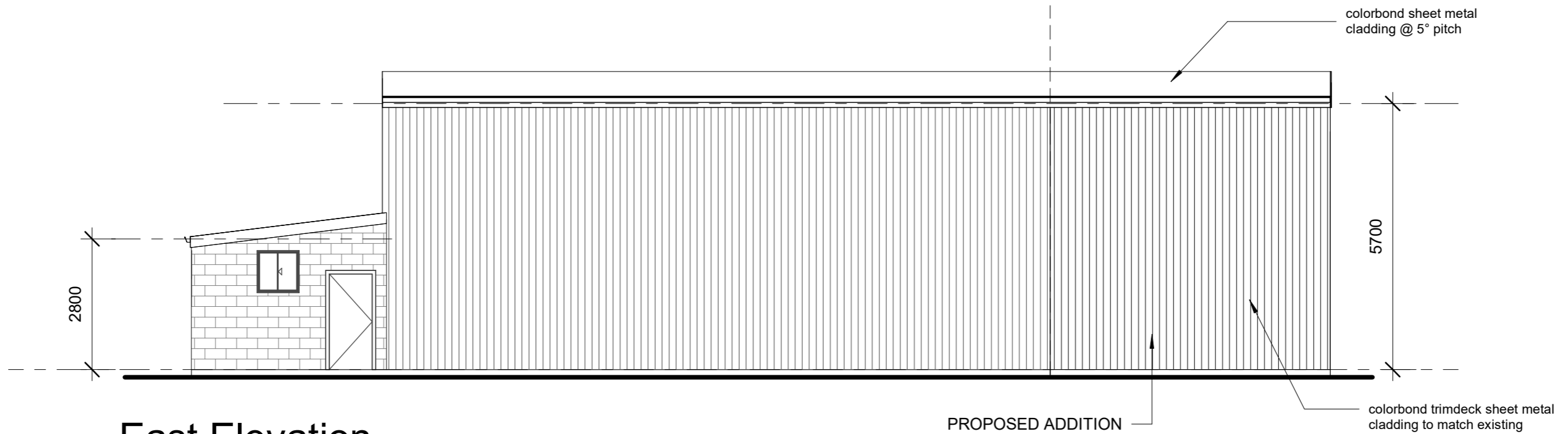
No.	Description	Date

Project number	016	P5
Date	18/06/2024	
Drawn by	JK	
Checked by	PB	
Scale		1 : 100

1 North Elevation
1 : 100



2 East Elevation
1 : 100



No.	Description	Date

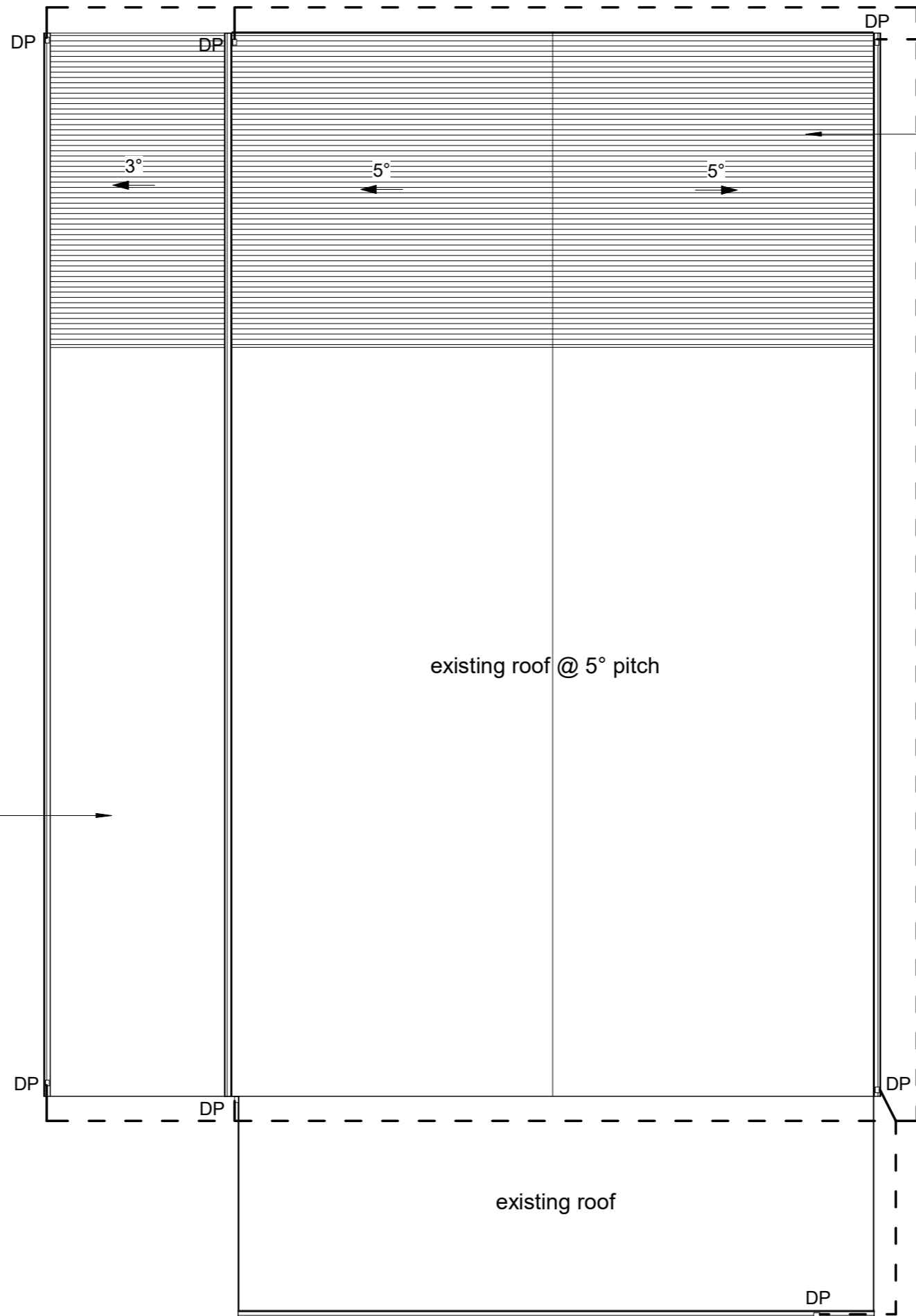
ELEVATIONS

Project number	016	P6
Date	18/06/2024	
Drawn by	JK	
Checked by	TF	
Scale		1 : 100

DOWNPIPES TO BE CONNECTED
TO STORMWATER SYSTEM
LEADING TO LEGAL POINT OF
DESCHARGE

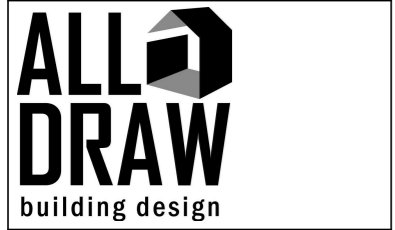
corrugated sheet
metal roof cladding
@ 5° pitch to match
existing

existing corrugated sheet
metal roof cladding
@ 3° pitch



STORM WATER LAYOUT IS
INDICATIVE ONLY & IS TO BE
LAYED AT THE DISCRETION
OF THE PLUMBING
CONTRACTOR

LPOD

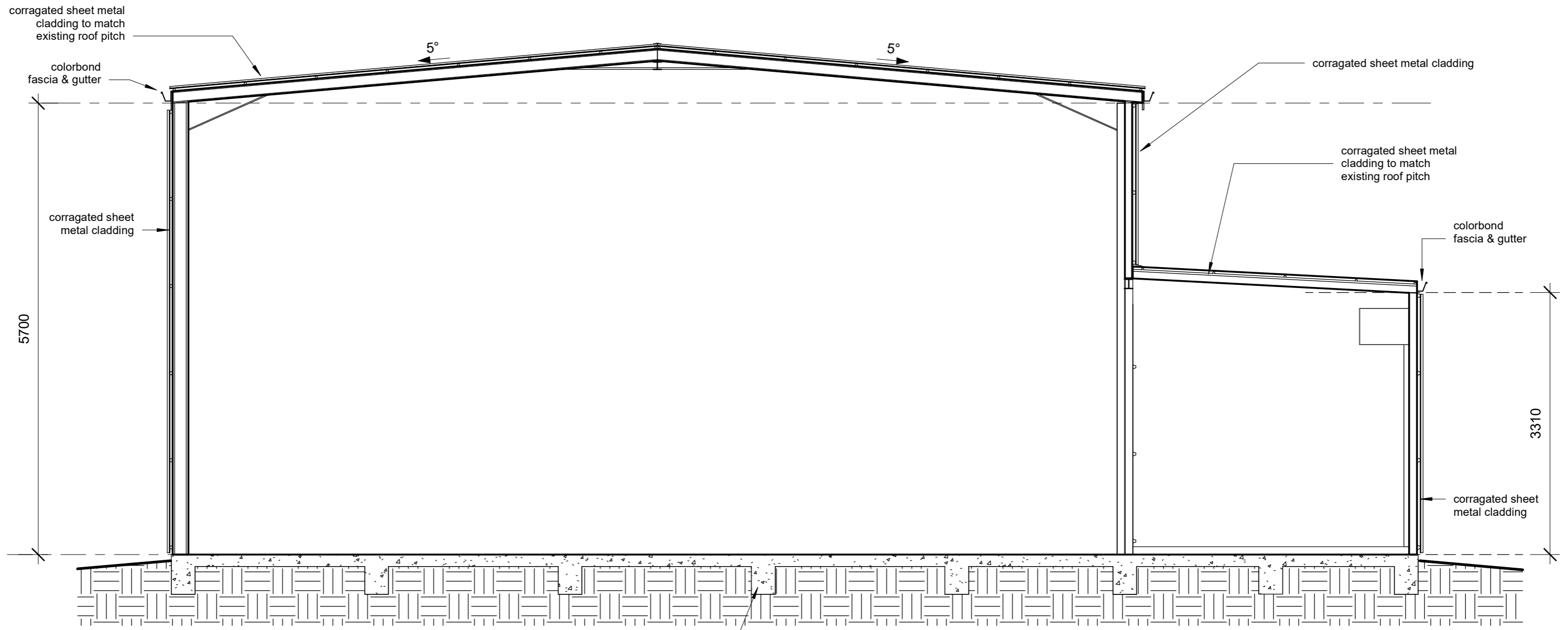


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No.	Description	Date

Work Shed Addition
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St.Helens

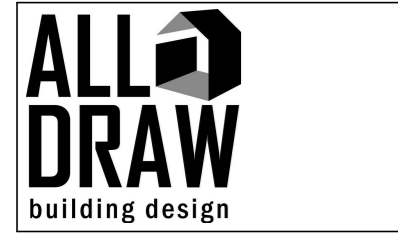
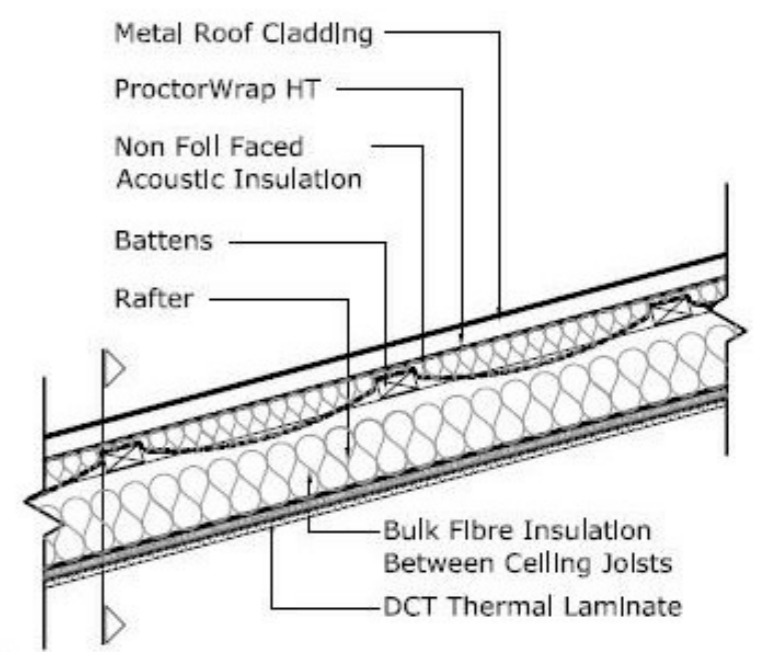
ROOF PLAN			
	Project number	016	P7
	Date	18/06/2024	
	Drawn by	JK	
	Checked by	TF	
		Scale	1 : 100



1 Section
1 : 50

REFER TO ENGINEERING SPECIFICATIONS FOR ALL STRUCTURAL MEMBERS AND FOOTING DETAILS

Roof sarking & Insulation Detail



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No.	Description	Date

Work Shed Addition
25463 Tasman Hwy,
St.Helens

SECTION		
Project number	016	P8
Date	18/06/2024	
Drawn by	JK	
Checked by	TF	
Scale		1 : 50

25463 Tasman Highway , St. Helens

DA 2024 / 00025

Planning Scheme Response

To

THE TASMANIAN PLANNING SCHEME

FOR

25463 Tasman Highway, St.Helens

PREPARED BY:

James Kreltshheim
Building Designer
All Draw Building Design

25463 Tasman Highway , St. Helens

Proposal	Addition to existing workshop
Applicant (Owners)	TASMANIAN MANUFACTURED HOUSING PTY LTD
Location of Subject Site	25463 Tasman Highway, St.Helens 7216
Title Details	139291/5
Restrictions / Covenants	SP 139291 EASEMENTS in Schedule of Easements SP 139291 COVENANTS in Schedule of Easements SP 139291 FENCING COVENANT in Schedule of Easements SP52919 FENCING COVENANT in Schedule of Easements
Land Size	5086m ²
Zoning	General Industrial

SUMMARY

This report has been prepared in support of the Planning Permit Application DA 2024 / 00025 **25463 Tasman Highway, St. Helens**. The application seeks approval for an addition to an existing factory shed in the St. Helens industrial estate to enable the construction and maintenance of modular accommodation units.

25463 Tasman Highway , St. Helens

C1.6.1 Design & siting of signs	Met?	Acceptable Solutions A2	Met?	Comments
Continued	Yes	A sign must be not less than 2m from the boundary of any lot in the General Residential Zone, Inner Residential Zone, Low Density Residential Zone, Rural Living Zone or Landscape Conservation Zone.	N/A	
	Met?	Performance Criteria P2	Met?	Comments
	Yes	A sign must not cause an unreasonable loss of amenity to adjoining residential properties, having regard to: (a) the topography of the site and the surrounding area; (b) the relative location of buildings, habitable rooms of dwellings and private open space; (c) any overshadowing;and (d) the nature and type of the sign.	Yes	The proposed sign is a wall sign fixed to the factory wall and does not affect the adjacent buildings or properties.
C1.6.1 Design & siting of signs	Met?	Acceptable Solutions A3	Met?	Comments
	Yes	The number of signs for each business or tenancy on a road frontage of a building must be no more than: (a) 1 of each sign type, unless otherwise stated in Table C1.6; (b) 1 window sign for each window; (c) 3 if the street frontage is less than 20m in length; and (d) 6 if the street frontage is 20m or more, excluding the following sign types, for which there is no limit: (i) name plate; and (ii) temporary sign.	Yes	Only 1 large sign is proposed.
	Met?	Performance Criteria P3	Met?	Comments
	Yes	The number of signs for each business or tenancy on a street frontage must: (a) not unreasonably increase in the existing level of visual clutter in the streetscape, and where possible, reduce any existing visual clutter in the streetscape by replacing existing signs with fewer, more effective signs; and (b) not involve the repetition of messages or information.	Yes	Only 1 large sign is proposed.

19. General Industrial Zone				
C2.0 Parking & Sustainable Transport Code				
	Met?	Acceptable Solutions A1	Met?	Comments
C2.5.1 Car parking numbers	Met?	Acceptable Solutions A1	Met?	Comments
Objective: That an appropriate level of car parking spaces are provided to meet the needs of the use.	Yes	The number of on-site car parking spaces must be no less than the number specified in Table 2.1,	Yes	1 space per 200m ² of floor area or 2 spaces per 3 employees, whichever is greater.
	Met?	Performance Criteria P1	Met?	Comments
	Yes	P1.1 The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use. P1.2 The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to: (a) the nature and intensity of the use and car parking required; (b) the size of the dwelling and the number of bedrooms; and (c) the pattern of parking in the surrounding area.	Yes	The existing factory shed is considered to come under the category of 'Manufacturing & Processing' according to Table C2.1 (Parking Space Requirements) With 406m ² of floor space and no more than 4 workers there is more than adequate number of car spaces. (10)
C2.5.4 Loading Bays	Met?	Acceptable Solutions A1	Met?	Comments
Objective: That adequate access for goods delivery and collection is provided, and to avoid unreasonable loss of amenity and adverse impacts on traffic flows.	Yes	A loading bay must be provided for uses with a floor area of more than 1000m ² in a single occupancy.	Yes	The development has adequate loading space for the floor area of approx. 400m ² .
	Met?	Performance Criteria P1	Met?	Comments
	Yes	Adequate space for loading and unloading of vehicles must be provided, having regard to: (a) the type of vehicles associated with the use; (b) the nature of the use; (c) the frequency of loading and unloading; (d) the location of the site; (e) the nature of traffic in the surrounding area; (f) the area and dimensions of the site; and (g) the topography of the site; (h) the location of existing buildings on the site; and (i) any constraints imposed by existing development.	Yes	The site & development has been specifically chosen & designed to accommodate the loading of modular homes & cabins by heavy duty vehicles. There is adequate space at the site for this purpose.

25463 Tasman Highway , St. Helens

C2.6.1 Construction of parking areas	Met?	Acceptable Solutions A1	Met?	Comments
Objective: That parking areas are constructed to an appropriate standard.	Yes	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.	Yes	Parking & access ways are constructed with permeable decomposed compacted granite that assists the drainage to avoid overloading the public stormwater system.
	Met? Yes	Performance Criteria 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; (e) the likelihood of generating dust;and (f) the nature of the proposed surfacing	Met? Yes	Comments All parking areas and circulation spaces are identifiable and able to stand up to all weather conditions.

C2.6.2 Design and layout of parking areas		Acceptable Solutions A1		
Objective: That parking areas are designed and laid out to provide convenient, safe and efficient parking.	Yes	<p>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</i>, (ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces; 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>.</p>	Yes	<p>The gradient of driveway, parking, and turning areas are graded in accordance with AS2890, The turning area allows large vehicles with bulky loads to enter & exit the site in a forward direction.</p>
		<p>A1.2 Parking spaces provided for use by persons with a disability must satisfy the following: (a) be located as close as practicable to the main entry point to the building; (b) be incorporated into the overall car park design; and (c) be designed and constructed in accordance with <i>Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities.</i>¹</p>	Yes	<p>Cars can park close to the factory near the entrance of the building factory & offices.</p>
		Performance Criteria P1		
	Yes	<p>All parking, access ways, manoeuvring and circulation spaces must be designed and readily identifiable to provide convenient, safe and efficient parking, having regard to: (a) the characteristics of the site; (b) the proposed slope, dimensions and layout; (c) useability in all weather conditions; (d) vehicle and pedestrian traffic safety; (e) the nature and use of the development; (f) the expected number and type of vehicles; (g) the likely use of the parking areas by persons with a disability; (h) the nature of traffic in the surrounding area;</p>	Yes	<p>All parking, access ways, and circulation spaces are easy to identify and use by drivers and pedestrians.</p>

25463 Tasman Highway , St. Helens

C2.6.6 Loading Bays		Acceptable Solutions A1		Comments
Objective: That the area and dimensions of loading bays are adequate to provide safe and efficient delivery and collection of goods.	Yes	The area and dimensions of loading bays and access way areas must be designed in accordance with <i>Australian Standard AS 2890.2–2002, Parking facilities, Part 2: Off-street commercial vehicle facilities</i> , for the type of vehicles likely to use the site.	Yes	The site & development has been specifically chosen & designed to accommodate the loading of modular homes & cabins by heavy duty vehicles. There is adequate space at the site for this purpose.
		Performance Criteria P1		Comments
	Yes	Loading bays must have an area and dimensions suitable for the use, having regard to: (a) the types of vehicles likely to use the site; (b) the nature of the use; (c) the frequency of loading and unloading; (d) the area and dimensions of the site; (e) the topography of the site; (f) the location of existing buildings on the site; and (g) any constraints imposed by existing development.	Yes	Space exists for vehicle turning circles for the type of vehicles likely to use the site. A large roller door 8m wide & 5m high will provide loading access to the factory. (see floor plans & elevations of drawings)
		Acceptable Solutions A2		Comments
	Yes	The type of commercial vehicles likely to use the site must be able to enter, park and exit the site in a forward direction in accordance with <i>Australian Standard AS 2890.2 – 2002, Parking Facilities, Part 2: Parking facilities Offstreet commercial vehicle facilities</i> .	Yes	The turning area allows large vehicles with bulky loads to enter & exit the site in a forward direction.
		Performance Criteria P1		Comments
	Yes	Access for commercial vehicles to and from the site must be safe, having regard to: (a) the types of vehicles associated with the use; (b) the nature of the use; (c) the frequency of loading and unloading; (d) the area and dimensions of the site; (e) the location of the site and nature of traffic in the area of the site; (f) the effectiveness or efficiency of the surrounding road network;and (g) site constraints such as existing buildings, slope, drainage, vegetation, parking and landscaping.	Yes	Access to the area allows for large commercial vehicles to enter & exit the site with no constraints.

C9.0 Attenuation Code

C9.5.1 Activities with potential to cause emissions	<i>Met?</i>	Acceptable Solutions A1	<i>Met?</i>	<i>Comments</i>
Objective: That an activity with potential to cause emissions is located so that it does not cause an unreasonable impact on an existing sensitive use.	Yes	The attenuation area of an activity listed in Tables C9.1 or C9.2 must not include: (a) a site used for a sensitive use which is existing; (b) a site that has a planning permit for a sensitive use; or (c) land within the General Residential Zone, Inner Residential Zone, Low Density Residential Zone, Rural Living Zone A, Rural Living Zone B, Village Zone or Urban Mixed Use Zone.	Yes	
	Yes	Performance Criteria P1 An activity listed in Tables C9.1 or C9.2 must not cause: (a) an unreasonable loss of amenity or unreasonable impacts on health and safety of a sensitive use which is existing, or has a planning permit; or (b) unreasonable impacts on land within the relevant attenuation area that is in the General Residential Zone, Inner Residential Zone, Low Density Residential Zone, Rural Living Zone A, Rural Living Zone B, Village Zone or Urban Mixed Use Zone, having regard to: (i) operational characteristics of the activity; (ii) scale and intensity of the activity; (iii) degree of hazard or pollution that may be emitted from the activity; (iv) hours of operation of the activity; (v) nature of likely emissions such as noise, odour, gases, dust, particulates, radiation, vibrations or waste; (vi) existing emissions such as noise, odour, gases, dust, particulates, radiation, vibrations or waste; and (vii) measures to eliminate, mitigate or manage emissions from the activity.	Yes	Comments

25463 Tasman Highway , St. Helens

C9.5.2 Sensitive use within an attenuation area	<i>Met?</i>	Acceptable Solutions A1	<i>Met?</i>	<i>Comments</i>
Objective: That sensitive use located within an attenuation area does not interfere with or constrain the operation of an existing activity listed in Tables C9.1 or C9.2.		No Acceptable Solution.		
		Performance Criteria P1		<i>Comments</i>
	Yes	Sensitive use within an attenuation area, must not interfere with or constrain an existing activity listed in Tables C9.1 or C9.2, having regard to: (a) the nature of the activity with potential to cause emissions including: (i) operational characteristics of the activity; (ii) scale and intensity of the activity; and (iii) degree of hazard or pollution that may be emitted from the activity; (b) the nature of the sensitive use; (c) the extent of encroachment by the sensitive use into the attenuation area; (d) measures in the design, layout and construction of the development for the sensitive use to eliminate, mitigate or manage effects of emissions of the activity; (e) any advice from the Director, Environment Protection Authority; and (f) any advice from the Director of Mines.	Yes	