32-34 Georges Bay Esplanade
St Helens Tasmania 7216
T: 03 6376 7900 | ABN 96 017 131 248

Break O'Day COUNCIL

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 / 00137
Applicant	Woolcott Land Services
Proposal	Residential – Construction of a Dwelling
Location	100 Grant Street (CT184603/1), Falmouth

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 24th August, 2024 **until 5pm Friday 6th September, 2024.**

John Brown
GENERAL MANAGER

DRAWING SCHEDULE

A00	COVER PAGE
A01	SITE PLAN
A02	CONSTRUCTION PLAN
A03	FLOOR PLAN
A04	ELEVATIONS #1
A05	ELEVATIONS #2
A06	3D PERSPECTIVES
A07	SHADOW PLANS

PROJECT INFORMATION

BUILDING DESIGNER:	GRANT JAMES PFEIFFER
ACCREDITATION No:	CC2211T
BUILDING CLASS:	CLASS 1A
LAND TITLE REFERENCE NUMBER:	184603/1
DESIGN WIND SPEED:	N3
SOIL CLASSIFICATION:	TBA
CLIMATE ZONE:	7
BUSHFIRE-PRONE BAL RATING:	N/A
ALPINE AREA:	N/A
CORROSION ENVIRONMENT:	SEVERE
FLOODING:	NO
LANDSLIP:	NO
DISPERSIVE SOILS:	UNKNOWN
SALINE SOILS:	UNKNOWN
SAND DUNES:	NO
MINE SUBSIDENCE:	NO
LANDFILL:	NO
GROUND LEVELS:	REFER PLAN
ORG LEVEL:	75MM ABOVE GROUND LEVEL SURFACE

PROPOSED DWELLING

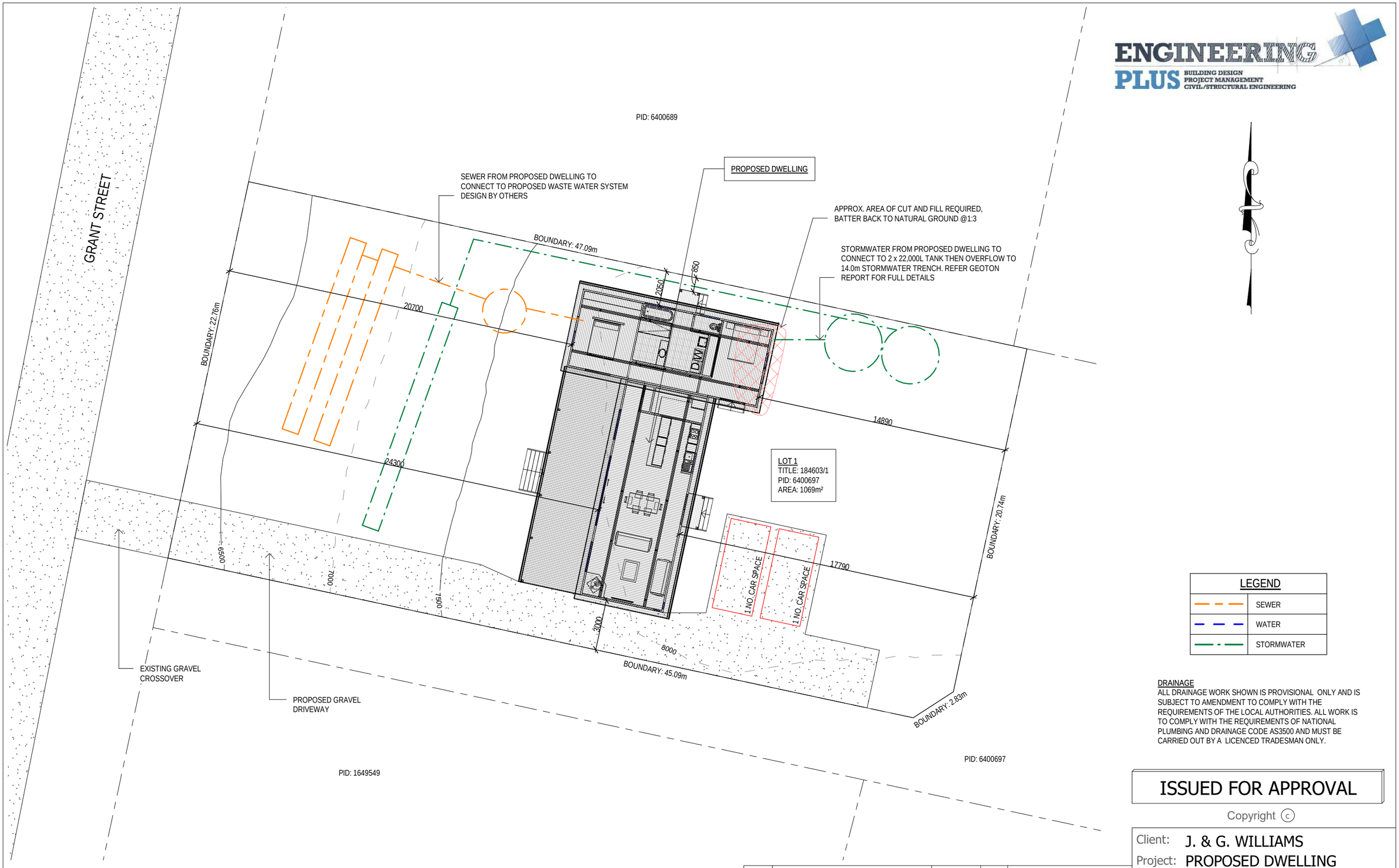
J. & G. WILLIAMS
100 GRANT STREET
FALMOUTH

BREAK O'DAY COUNCIL

DEVELOPMENT AREA	
Name	Area
PROPOSED DWELLING	118.99 m²
DECK	46.84 m²
LIVING LANDING	2.00 m²
LAUNDRY LANDING	1.44 m²
	169.26 m²

ISSUED FOR APPROVAL

81 Elizabeth Street, Launceston, Tasmania 7250 jack@engineeringplus.com.au, trin@engineeringplus.com.au
Jack 0417 362 783 or Trin 0417 545 813



ENGINEERING PLUS
BUILDING DESIGN
PROJECT MANAGEMENT
CIVIL/STRUCTURAL ENGINEERING

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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P.O Box 274, Deloraine Tasmania 7304
Ph: 03 6393 1013
admin@tasbuilthomes.com.au

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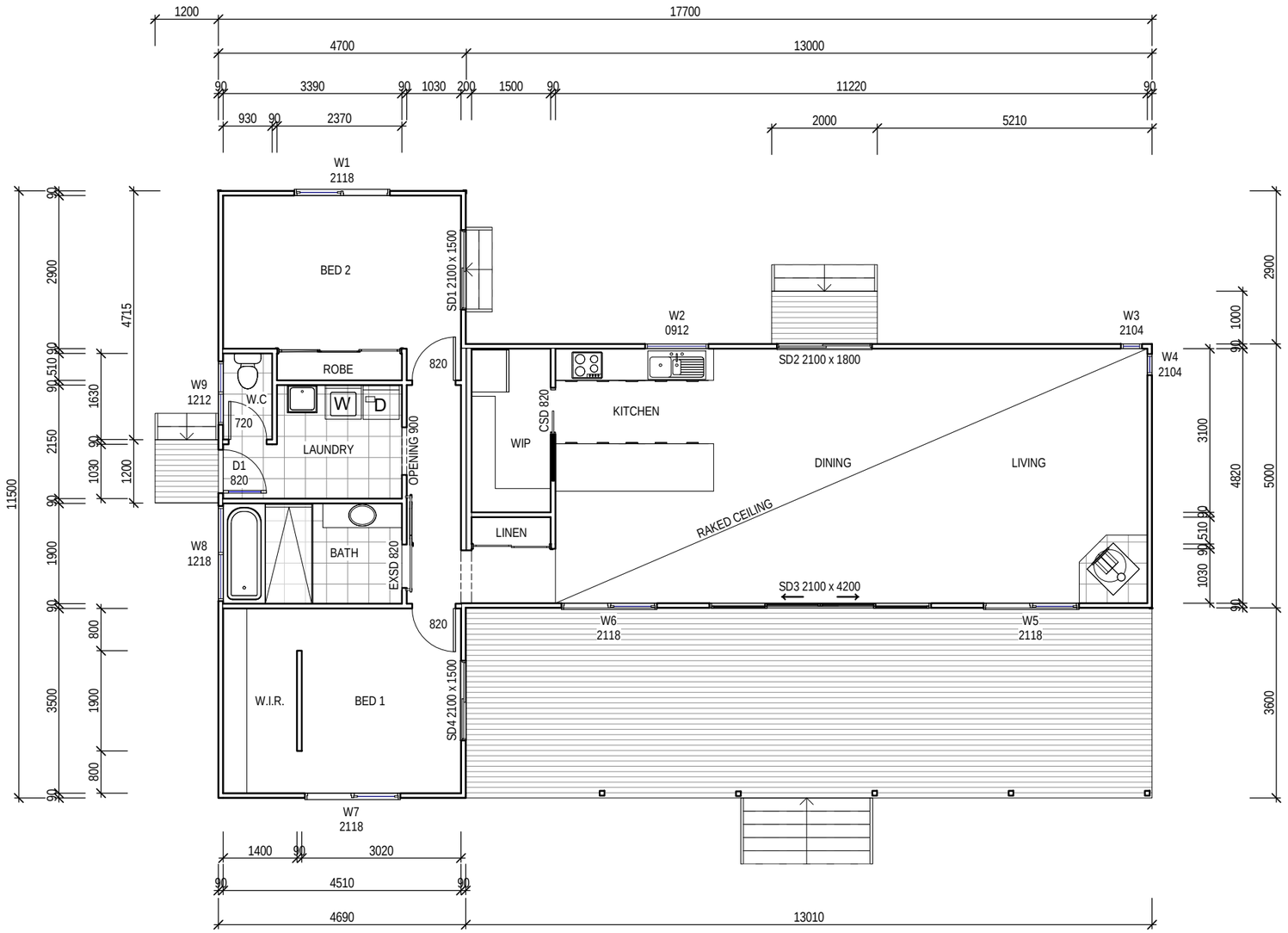
Designer Name: J.Pfeiffer
Accreditation No: CC2211T

Drawing No: 1402024 A01 / A07 Rev C



CONSTRUCTION PLAN
SCALE 1 : 100

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	U-VALUE	SHGC
W1	2100	1800	DG	4.3	.55
W2	900	1200	DG	4.3	.55
W3	2100	400	DG	4.3	.55
W4	2100	400	DG	4.3	.55
W5	2100	1800	DG	4.3	.55
W6	2100	1800	DG	4.3	.55
W7	2100	1800	DG	4.3	.55
W8	1200	1800	DG	4.3	.55
W9	1200	1200	DG	4.3	.55
*W10	400	1800	DG	4.3	.55
*W11	400	4200	DG	4.3	.55
*W12	400	1800	DG	4.3	.55
SD1	2100	1500	DG	4.0	.61
SD2	2100	1800	DG	4.0	.61
SD3	2100	4200	DG	4.0	.61
SD4	2100	1500	DG	4.0	.61
D1	2100	820	DG	4.0	.61

*REFER ELEVATIONS FOR HIGHLIGHT WINDOWS

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.

Area Schedule (Gross Building)		
Name	Area	Area (sq)
PROPOSED DWELLING	118.99 m²	12.81
DECK	46.84 m²	5.04
LAUNDRY LANDING	1.44 m²	0.16
LIVING LANDING	2.00 m²	0.22
	169.26 m²	18.22

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Designer Name: J.Pfeiffer
Accreditation No: CC2211T

Drawing No: 1402024 A02 / A07 Rev C

FLOOR PLAN
SCALE 1 : 100

FLOOR COVERINGS
CARPET
CONCRETE
TIMBER DECKING
TILE
VINYL TIMBER FLOORING

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 H3D6 - ACBC PART 9.5

(S) - DENOTES INTERCONNECTED SMOKE DETECTORS

Area Schedule (Gross Building)		
Name	Area	Area (sq)
PROPOSED DWELLING	118.99 m²	12.81
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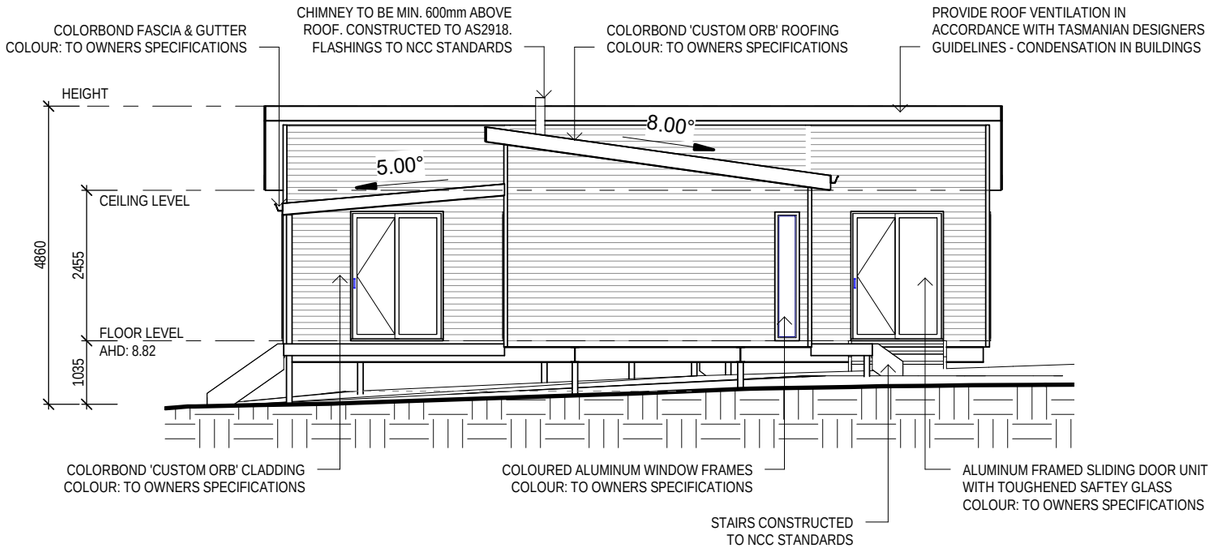
EAVE & SOFFIT CONSTRUCTION BCA VOLUME 2 PART 3.5.3.5

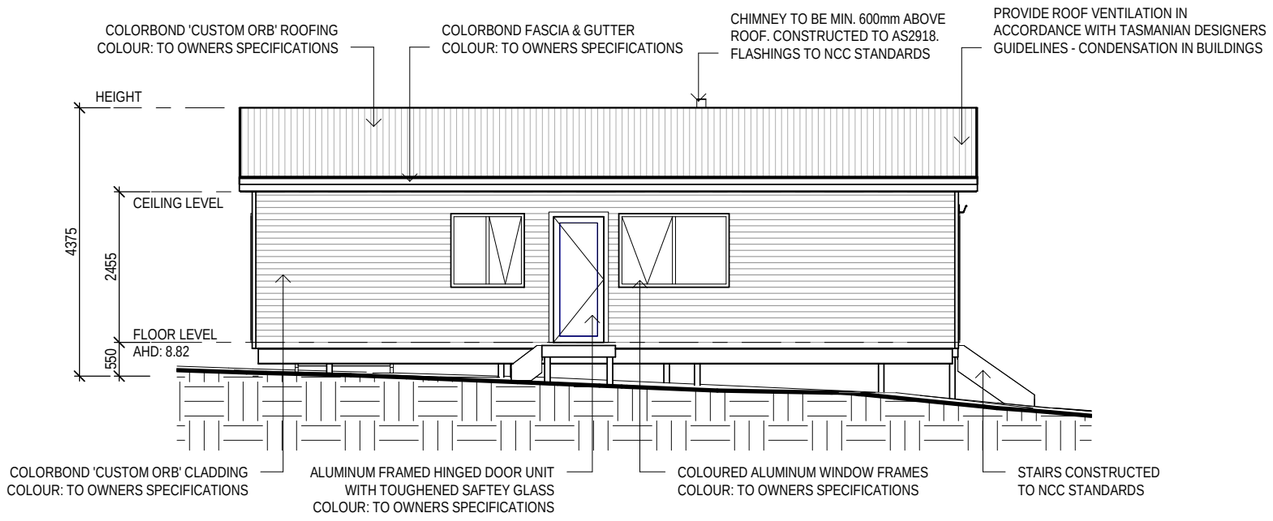
EAVE WIDTH - 300MM DESIGN WIND SPEED N3

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



SOUTH ELEVATION
SCALE 1 : 100



NORTH ELEVATION
SCALE 1 : 100

STAIR CONSTRUCTION. BCA VOLUME 2 PART 3.9

- TREADS: 240 MM
- RISERS: 180 MM
- TREATED PINE TIMBER STAIR MATERIAL TO AS1684
- 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: 1402024 A04 / A07 Rev C

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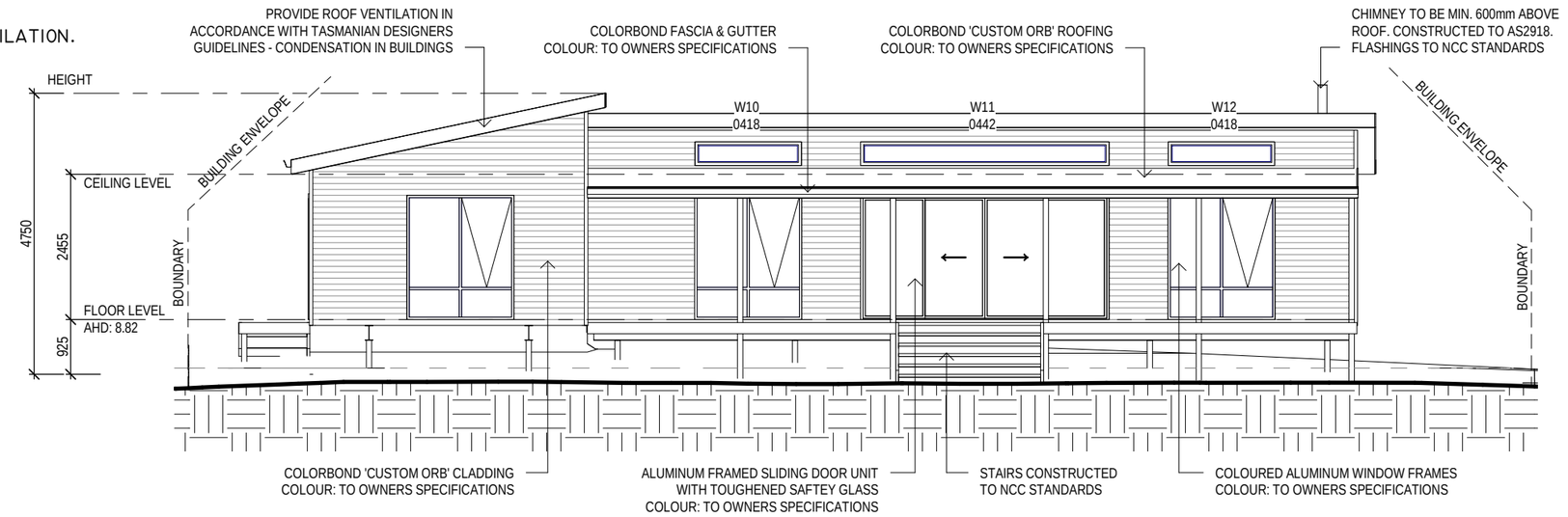
SUB FLOOR VENTILATION. BCA VOLUME 2 PART 3.4.1.

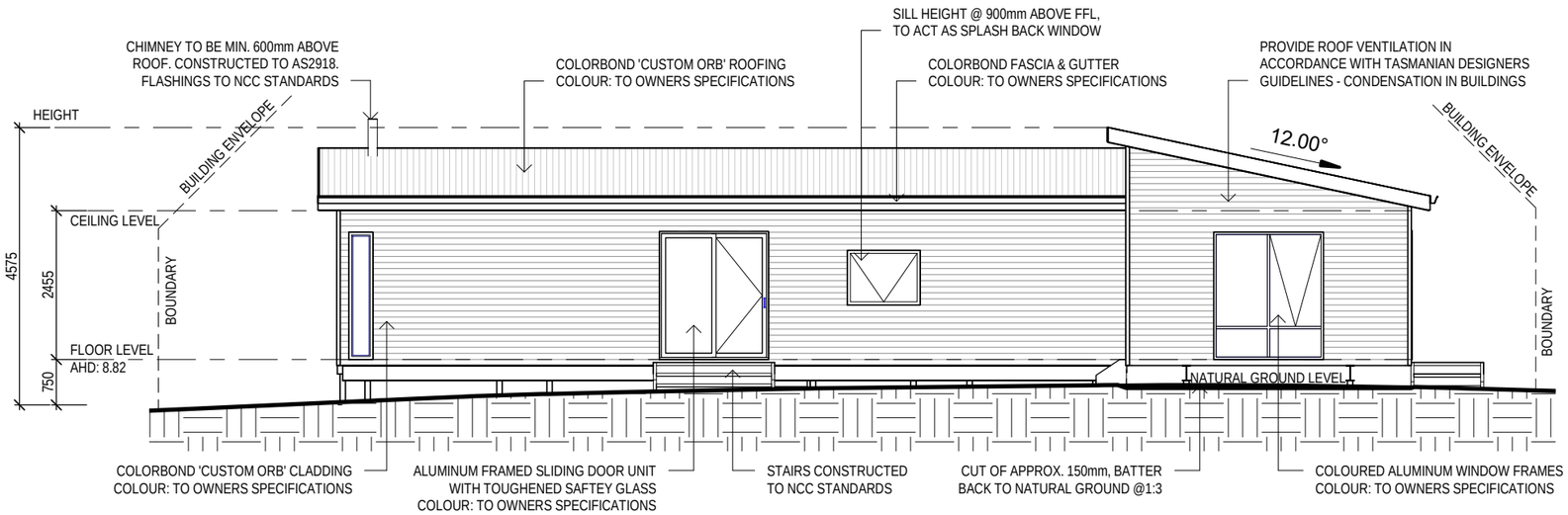
- A MINIMUM OF 150 MM OF SUB FLOOR CLEARANCE IS TO BE PROVIDED BETWEEN FINISHED SURFACE LEVEL & THE UNDERSIDE OF THE FLOOR BEARER.
- A MINIMUM OF 6000 MM2 PER METRE OF SUB FLOOR VENTILATION IS TO BE UNIFORMLY DISTRIBUTED AROUND THE EXTERNAL AND INTERNAL WALLS OF THE BUILDING.
- VENTS TO BE LOCATED NO 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.



WEST ELEVATION
SCALE 1 : 100



EAST ELEVATION
SCALE 1 : 100

SELECTED ALUMINIUM FRAMED WINDOWS - BCA VOLUME 2 PART 3.6

POWDER COATED ALUMINIUM WINDOW & DOOR FRAMES, UNLESS OTHERWISE NOTED.

TASMANIAN OAK 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

- WIND CLASSIFICATION AS4055 WIND DESIGN: N3 50M/S
- TERRAIN CATEGORY: T0 (NO SHIELDING)
- SERVICEABILITY DESIGN & WIND PRESSURE: 1000
- WATER RESISTANCE: 150

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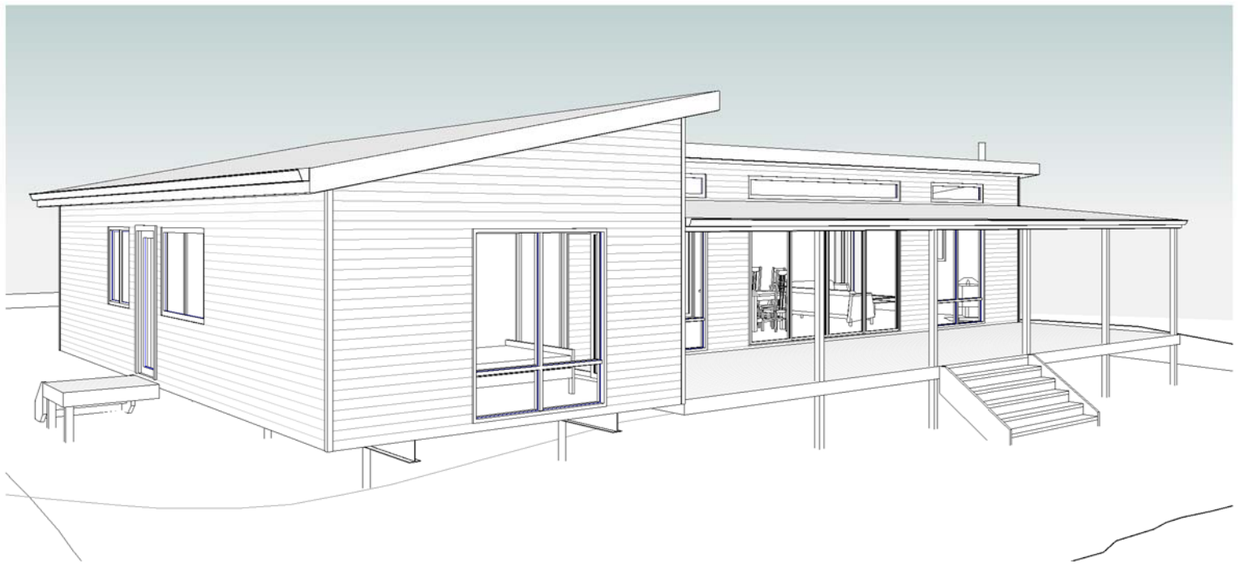

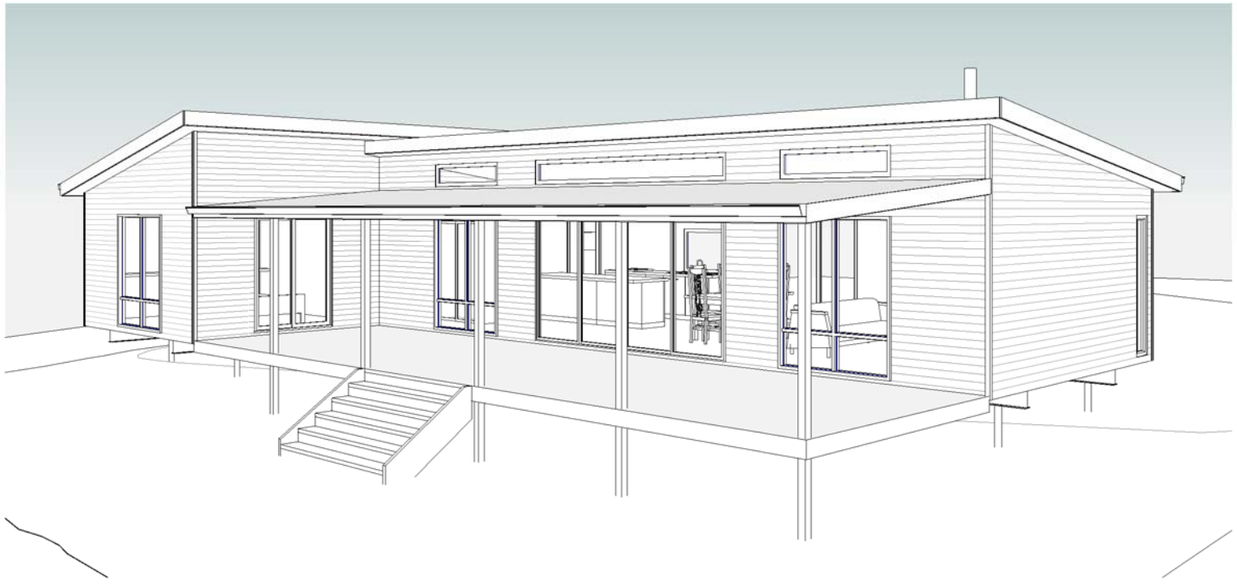

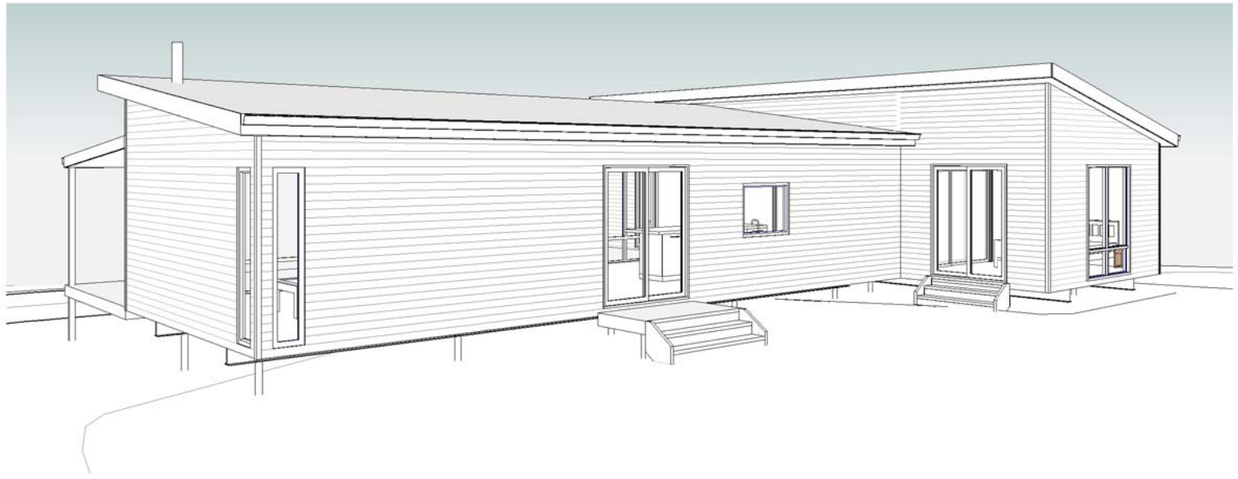

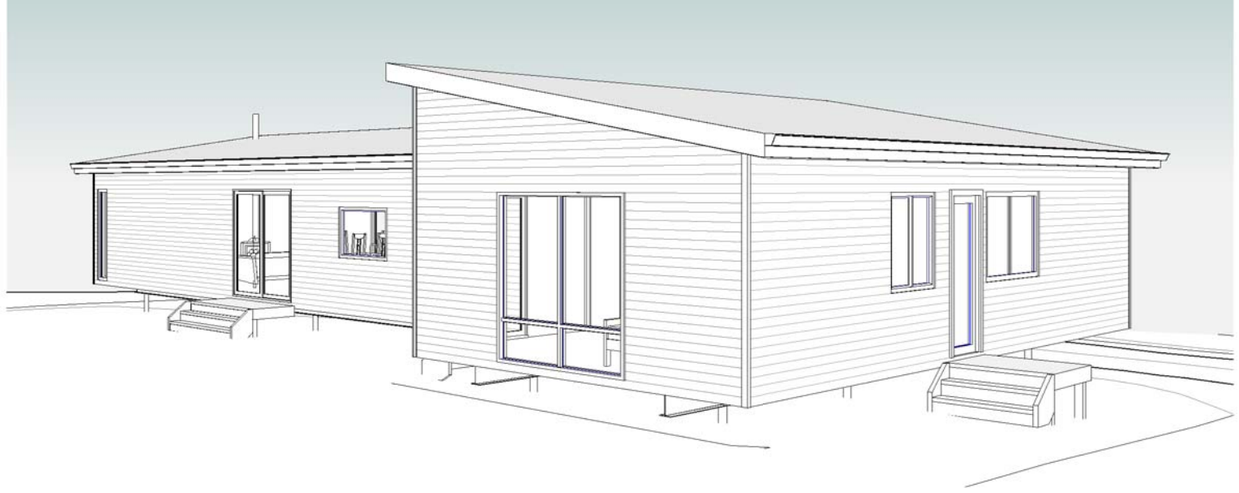

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Drawing No: 1402024
A06 / A07
Rev C

SHADOW PLAN 21.06.24 9AM
SCALE 1 : 500

SHADOW PLAN 21.06.24 10.30AM
SCALE 1 : 500

SHADOW PLAN 21.06.24 12PM
SCALE 1 : 500

SHADOW PLAN 21.06.24 1.30PM
SCALE 1 : 500

SHADOW PLAN 21.06.24 3PM
SCALE 1 : 500

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Drawing No: 1402024 A07 / A07 Rev C

July 2024

PLANNING REPORT

SINGLE DWELLING

100 Grant Street FALMOUTH

Woolcott LAND SERVICES

EAST COAST SURVEYING
CONSULTING SURVEYORS & LAND PLANNERS

Prepared by
Woolcott Land Services Pty Ltd
ABN 63 677 435 924

Launceston

Head office

P 03 6332 3760
E enquiries@woolcott.au
A 10 Goodman Court Invermay 7250

St Helens

East Coast office

P 03 6376 1972
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A 52 Cecilia Street St Helens 7216

www.woolcott.au

Job Number: L240720

Prepared by: Michelle Schleiger (michelle@woolcott.au)
Town Planner

Rev.no	Description	Date
1	Review	24 July 2024
2	Draft	
3	Final	25 July 2024
4	RFI	13 August 2024

Contents

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
Building and works – development of a single dwelling

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

Document	Consultant
Proposal Plan	Engineering Plus / Tasbuilt Homes

2. Subject site and proposal

2.1 Site details

Address	100 Grant Street, Falmouth TAS 7215
Property ID	6400697
Title	184603/1
Land area	1069m^2
Planning Authority	Break O' Day Council
Planning Scheme	Tasmanian Planning Scheme – Break O' Day (Scheme)
Easements	None on folio plan
Application status	Discretionary application
Existing Access	Single crossover from Grant Street
Zone	Low Density Residential
General Overlay	None
Overlays	No overlays
Existing development	Vacant land
Existing services and infrastructure	

Water	Not serviced
Sewer	Not serviced
Stormwater	Roadside drain

2.2 Proposal

The proposal is for the development of a single dwelling.
The dwelling will have 2 bedrooms, 1 bathroom, living areas, kitchen and laundry and will include a decked area. The building has an area of 118.99m^2.

The proposal includes on site servicing for water and sewer and stormwater.

2.3 Subject site

The site is a single lot of 1069m^2 on the east side of Grant Street. The site is lightly sloped downwards to the north west. The surrounding area is developed to residential use, though some lots are vacant.

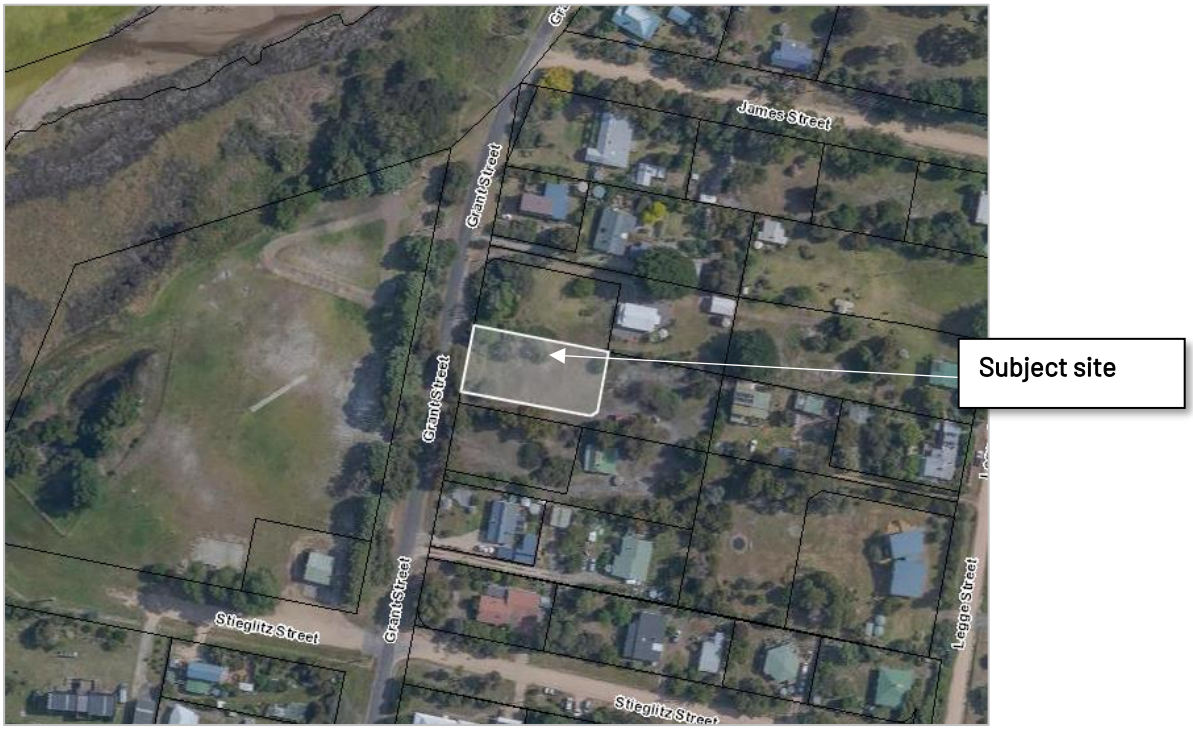

Figure 1 Aerial view of the subject site (Source: LIST)

3. Zoning and overlays

3.1 Zoning

The site is zoned Low Density Residential under the Scheme.

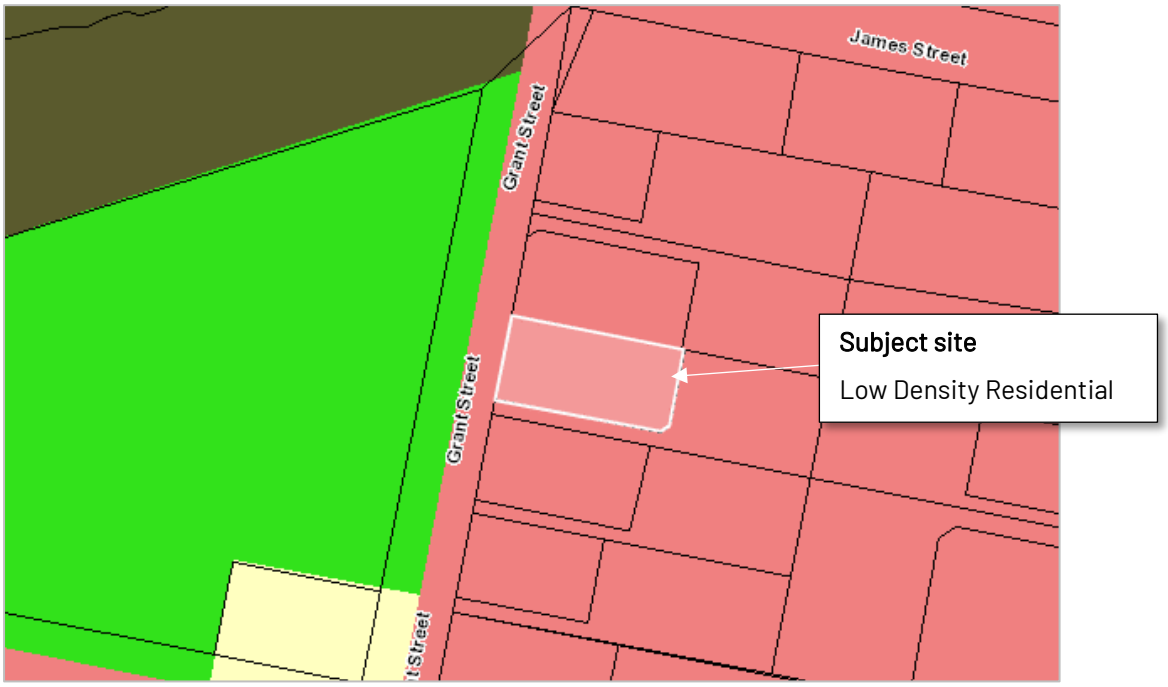

Figure 2 Zoning of the subject site and surrounding area (Source: LIST)

3.2 Overlays

The subject site includes no overlays.

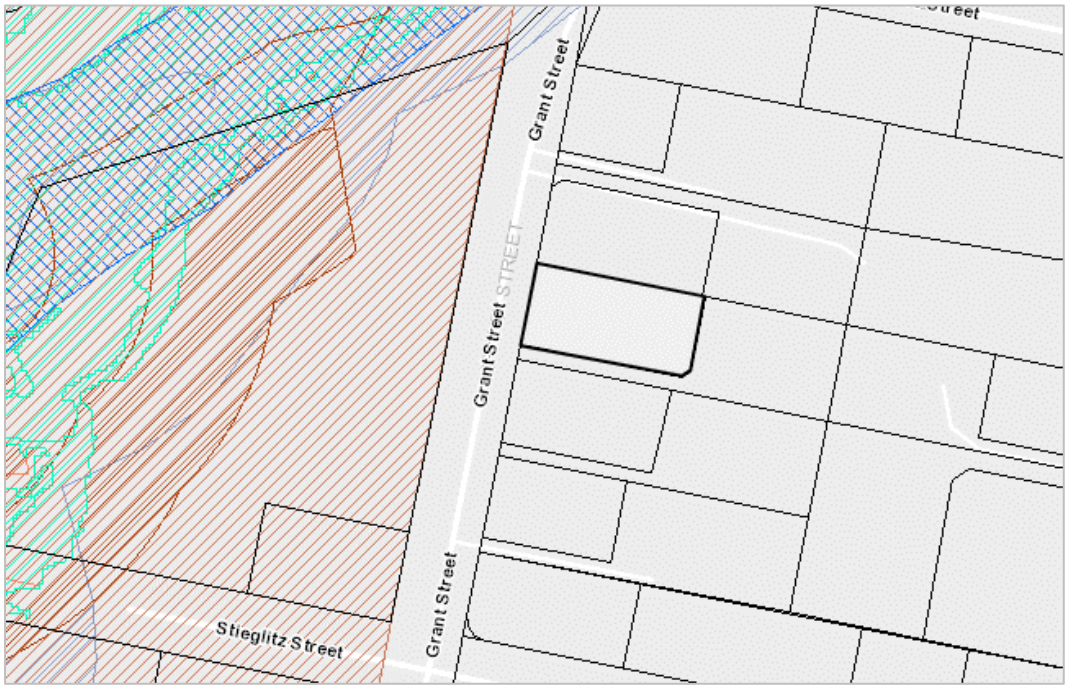

Figure 3 Overlays affecting the subject site (Source: LIST)

4. Planning Scheme Assessment

4.1 Zone assessment

10.0 Low Density Residential Zone

10.1 Zone Purpose

10.1.1	To provide for residential use and development in residential areas where there are infrastructure or environmental constraints that limit the density, location or form of development
10.1.2	To provide for non-residential use that does not cause an unreasonable loss of amenity, through scale, intensity, noise, traffic generation and movement, or other off site impacts.
10.1.3	To provide for Visitor Accommodation that is compatible with residential character.

RESPONSE

The proposed residential use and development is in accord with the purpose of the zone.

10.2 Use Table

No Permit Required	
Residential	If for a single dwelling.

RESPONSE

The proposed Use is a *No Permit Required* Use.

10.4 Development Standards for Dwellings

10.4.2 Building height

Objective	
That the height of dwellings is compatible with the streetscape and do not cause an unreasonable loss of amenity for adjoining properties.	
Acceptable Solutions	**Performance Criteria**
A1 A dwelling must have a building height not more than 8.5m.	P1 The height of dwellings must be compatible with the streetscape and not cause an unreasonable loss of amenity to adjoining properties having regard to: a) the topography of the site; b) the height of buildings on the site and adjacent properties; c) the bulk and form of existing and proposed buildings; d) sunlight to habitable rooms and private open space of dwellings; and

	e) (e) any overshadowing of adjoining properties.

RESPONSE

A1 The acceptable solution is achieved. The dwelling is 4.8m in height at the highest point.

10.4.3 Setback

Objective	
That the siting of dwellings is compatible with the streetscape and does not cause an unreasonable loss of amenity for adjoining properties.	
Acceptable Solutions	Performance Criteria
A1 Dwellings, excluding protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage not less than 8m	P1 The siting of a dwelling must be compatible with the streetscape and character of development existing on established properties in the area, having regard to: a) the topography of the site; b) the setbacks of surrounding buildings; c) the height, bulk and form of existing and proposed buildings; d) the appearance when viewed from roads and public open space adjacent to the site; and e) (e) the safety of road users.

RESPONSE

A1 The acceptable solution is achieved. The dwelling has a front setback of 20m+.

A2 Dwellings, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally from the building, must have a setback from side and rear boundaries of not less than 5m.	P2 The siting of a dwelling must not cause an unreasonable loss of amenity to adjoining properties, having regard to: a) the topography of the site; b) the size, shape and orientation of the site; c) the setbacks of surrounding buildings; d) the height, bulk and form of existing and proposed buildings; e) the existing buildings and private open space areas on the site; f) sunlight to private open space and windows of habitable rooms on adjoining properties; and g) the character of development existing on established properties in the area.

RESPONSE

P2 The performance criteria are addressed.

a. The topography has little bearing on the reduced setbacks.
b. The site is rectangular with a width of 22.76m (at the frontage). The width of the dwelling encroaches into the side setback areas.
c. The surrounding lots demonstrate instances of similar setbacks. The land adjoining to the north is vacant.
d. The surrounding development is similar to the proposed, being predominantly single or double storey dwellings.
e. The site is currently vacant.
f. Due to the orientation of the site, the proposed is unlikely to overshadow adjoining lots. The south side is buffered by the access strip.
g. The surrounding built character is similar to the proposed in form, style and bulk. Similar setbacks due to lot shape and dimension is demonstrated in the area.

10.4.4 Site coverage

Objective	
That site coverage: a) is consistent with the character of existing development in the area; b) provides sufficient area for private open space and landscaping; and c) assists with the management of stormwater runoff.	
Acceptable Solutions	**Performance Criteria**
A1 Dwellings must have a site coverage of not more than 30%.	P1 The site coverage of dwellings must be consistent with that existing on established properties in the area, having regard to: a) the topography of the site; b) the capacity of the site to absorb runoff; c) the size and shape of the site; d) the existing buildings and any constraints imposed by existing development; e) the provision for landscaping and private open space; f) the need to remove vegetation; and g) the site coverage of adjacent properties

RESPONSE

A1 The acceptable solution is achieved.

The site coverage is equivalent to 11 percent.

10.4.5 Frontage fences for all dwellings

Objective	
The height and transparency of frontage fences: a. provides adequate privacy and security for residents; b. allows the potential for mutual passive surveillance between the road and the dwelling; and c. is reasonably consistent with that on adjoining properties.	
Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.	P1 A fence (including a free-standing wall) for a dwelling within 4.5m of a frontage must: a) provide for security and privacy, while allowing for passive surveillance of the road; and b) be consistent with the height and transparency of fences in the street, having regard to: i. the topography of the site; and ii. traffic volumes on the adjoining road.

RESPONSE

A1 The acceptable solution is achieved – no front fences are included in this proposal.

4.2 Code Assessment

C2.0 Parking and Sustainable Transport Code

C2.5 Use Standards

RESPONSE

A1 The acceptable solution is achieved. There are two spaces provided for on the site which meets the requirement under Table C2.1.

C2.6 Development standards for buildings and works

C2.6.1 Construction of parking areas

RESPONSE

P1 The proposed driveway and parking area are to be constructed from gravel. This is in line with the existing vehicle crossing. The driveway would be identifiable as the vehicle access point and it will be constructed for all weather conditions.

a. The nature of the use is residential.

b. The topography of the site has little bearing on the access.
c. Drainage is to the roadside. Any run-off not absorbed will flow to the roadside as the land is sloped (lightly) in that direction.
d. The existing crossover is gravel so the spread of debris to the road is not increased from the existing.
e. Gravel made driveways are known to trap dust and reduce dust generation.
f. The nature of the proposed surfacing is normal for a residential development in a low density development area.

C2.6.2 Design and layout of parking areas

RESPONSE

A1 Parking and access provision is compliant and a turning area is provided.

C2.6.3 Number of accesses for vehicles

RESPONSE

A1 The site has an existing single access point.

3. Conclusion

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

Annexures

Annexure 1 Copy of Title plan and Folio text

Annexure 2 Proposal Plan