

## **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:

<b>DA Number</b>	DA 2024 / 00208
<b>Applicant</b>	J Binns
<b>Proposal</b>	Residential - Construction of a Dwelling & Shed with Amenities and Attached Carport
<b>Location</b>	6 MacMichael Terrace, 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](http://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](mailto: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 14<sup>th</sup> December, 2024 **until 5pm Monday 6<sup>th</sup> January, 2025**.

**John Brown**  
**GENERAL MANAGER**

# proposed dwelling + shed with amenities

judy + peter brown  
6 macmichael terrace st helens tasmania 7216

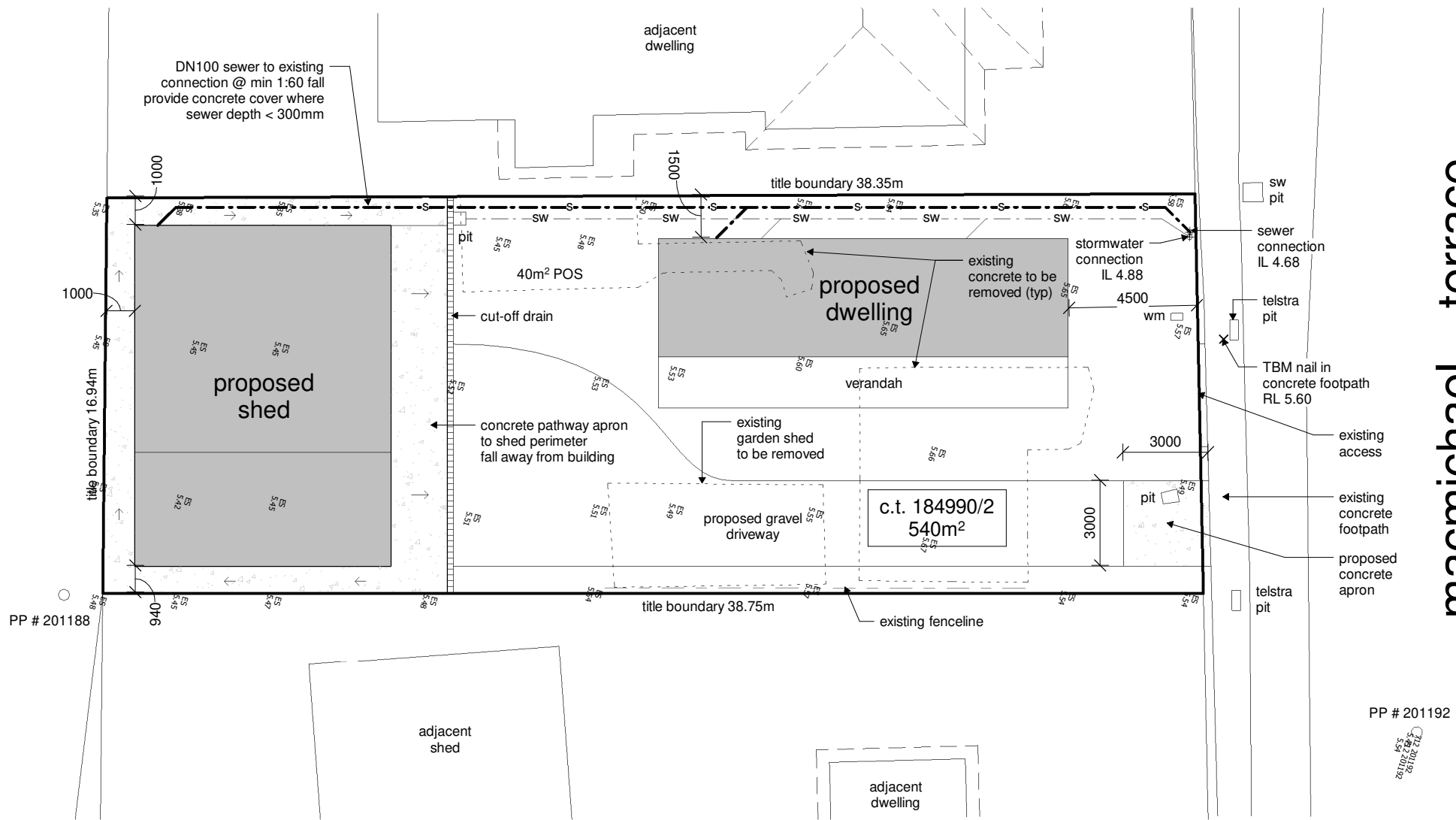
planning application

## Building Areas

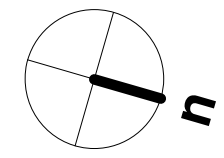
proposed shed	108.00
dwelling	60.48
verandah	25.92
	194.40





adjacent residential property

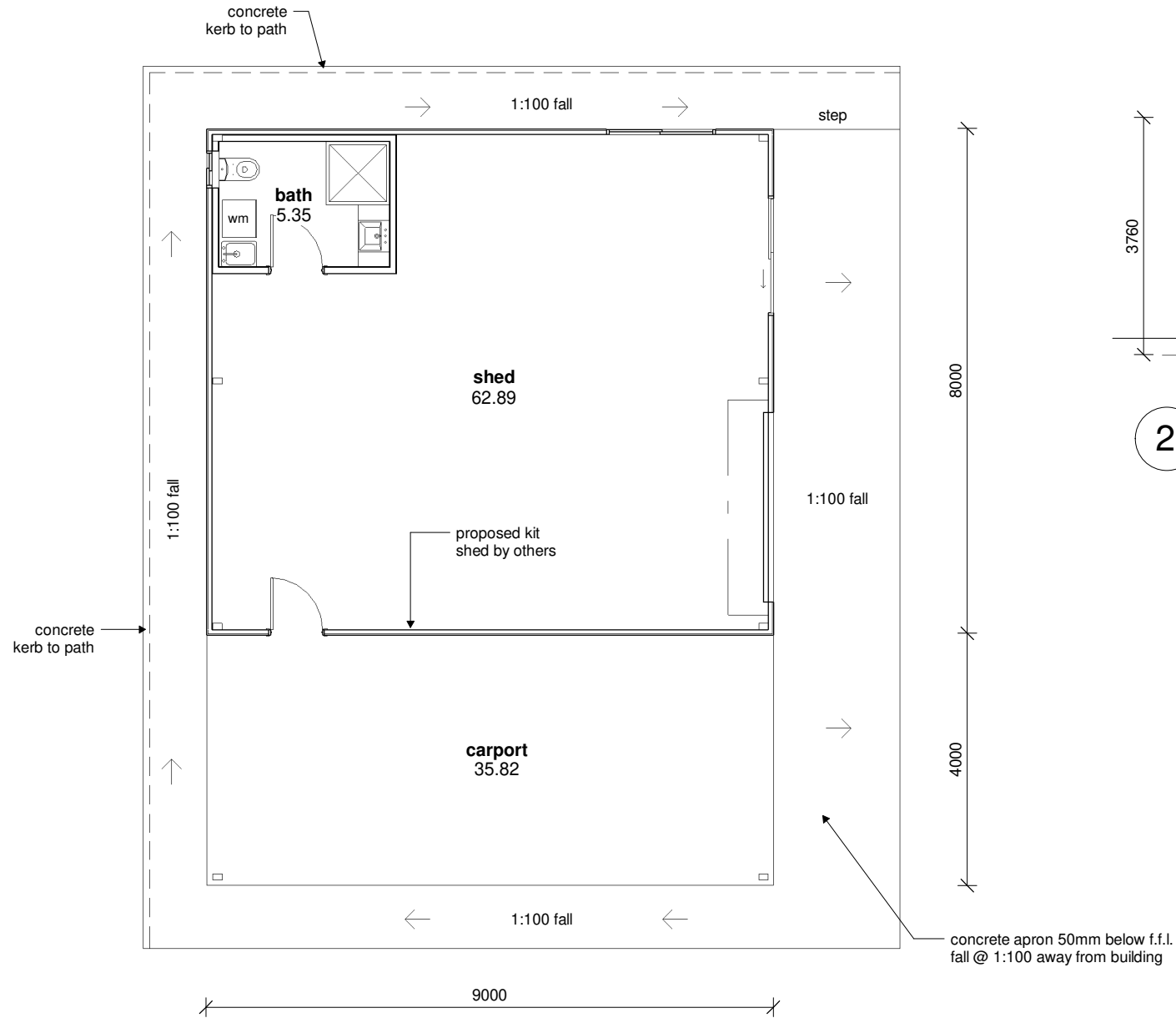


macmichael terrace

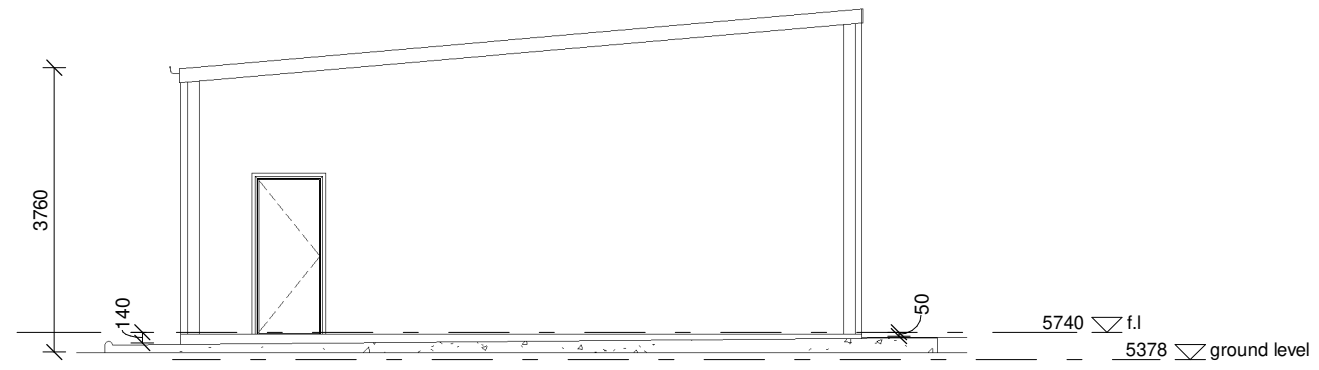
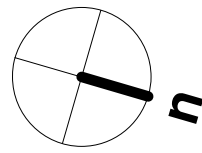


1 site plan  
1 : 200

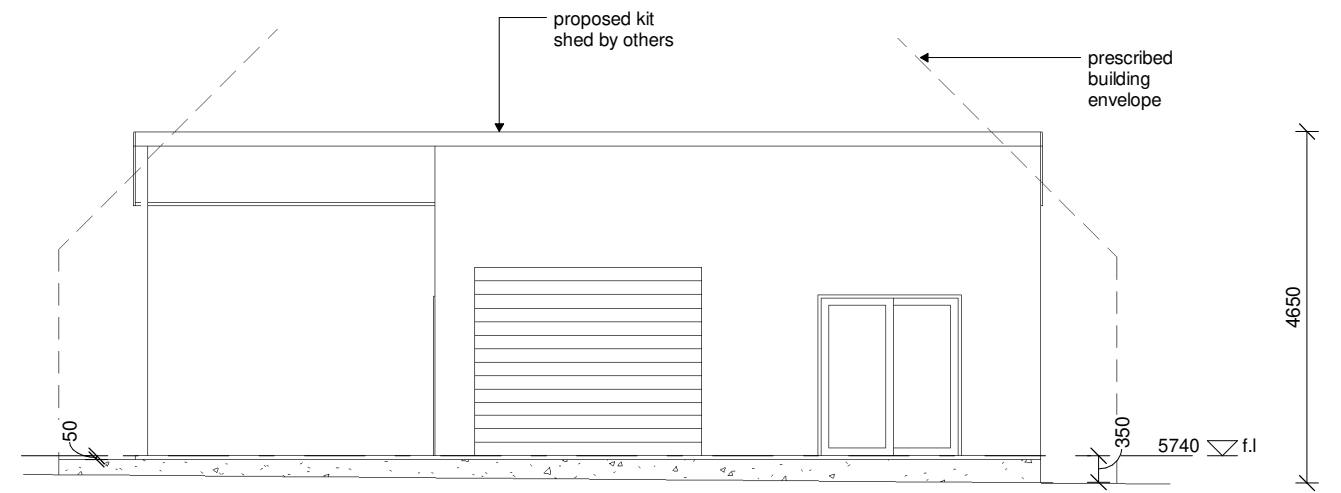
REV:	DESCRIPTION:	DATE:
PROJECT: <b>proposed shed</b>		
FOR: <b>j + p brown</b> <b>6 macmichael terrace</b> <b>st helens TAS 7216</b>		
DRAWING TITLE: <b>site plan</b>		
DRAWING NO: <b>a02</b>	DRAWN BY: <b>JB</b>	
	DATE: <b>31.10.24</b>	
SCALE: <b>1 : 200</b>	PROJECT: <b>0424BR</b>	
 www.jenniferbinnsdesign.com.au 0439 765 452 : mail@jenniferbinnsdesign.com.au 52 cecilia street st helens tasmania 7216 		
		ACCREDITATION NO: CC 1269L



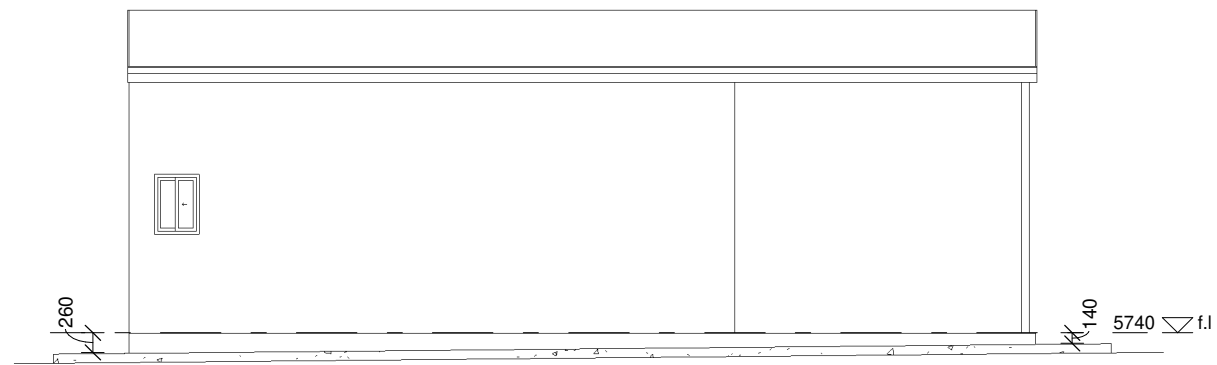
1 proposed floor plan  
1 : 100



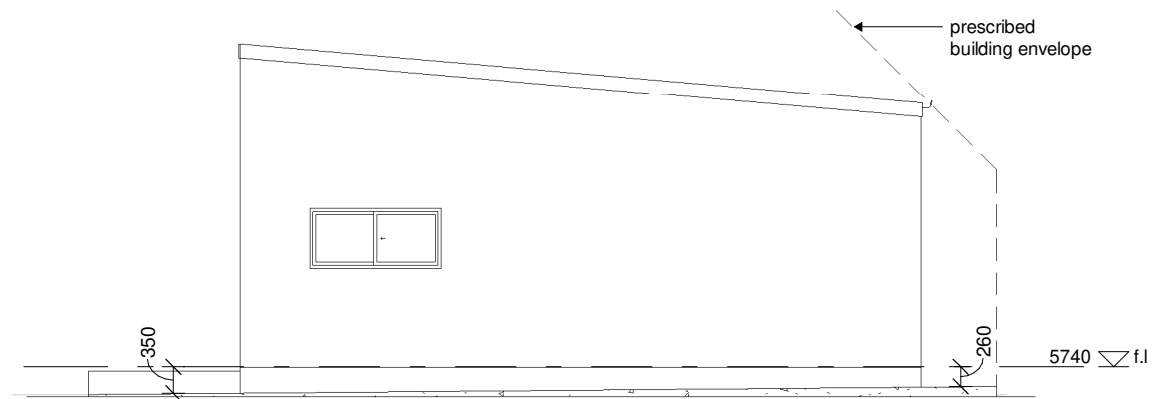
2 east elevation  
1 : 100





3 north elevation  
1 : 100

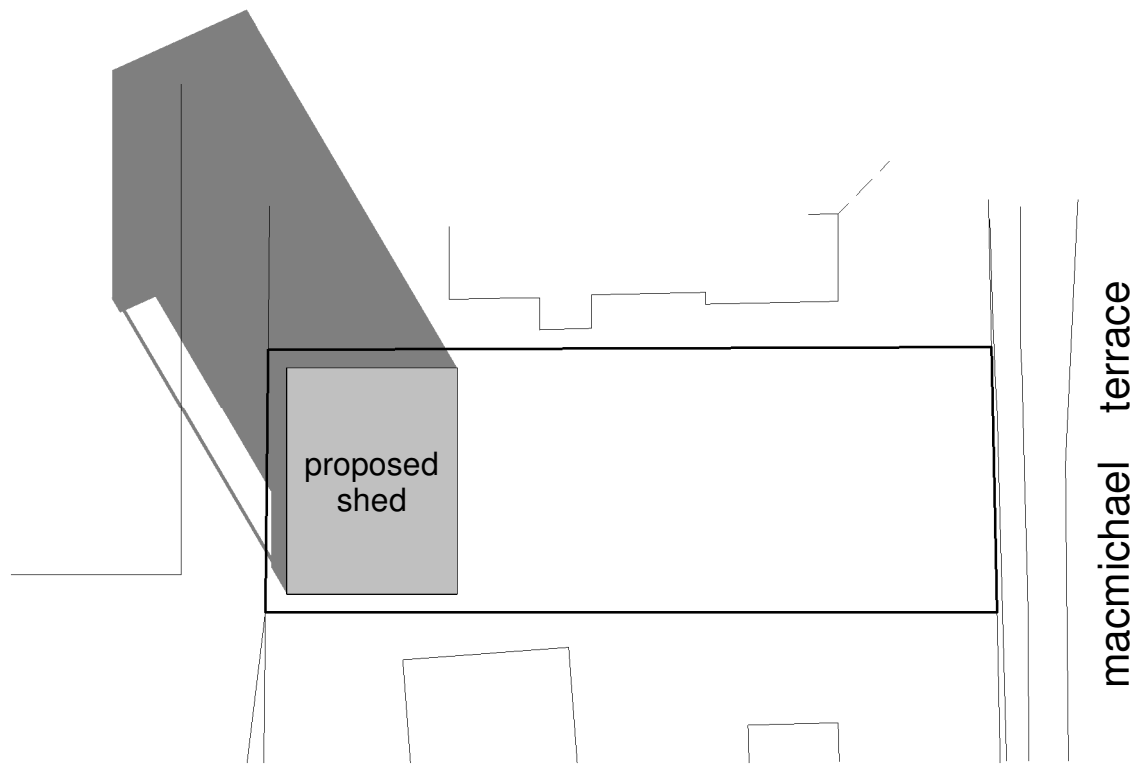


4 south elevation  
1 : 100

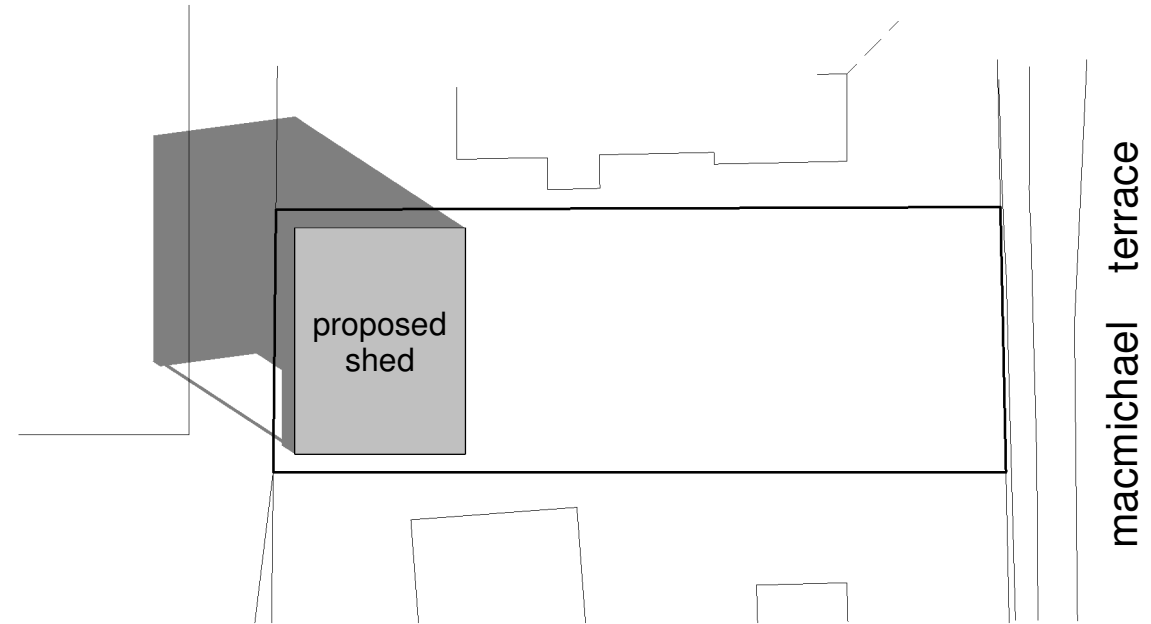


5 west elevation  
1 : 100

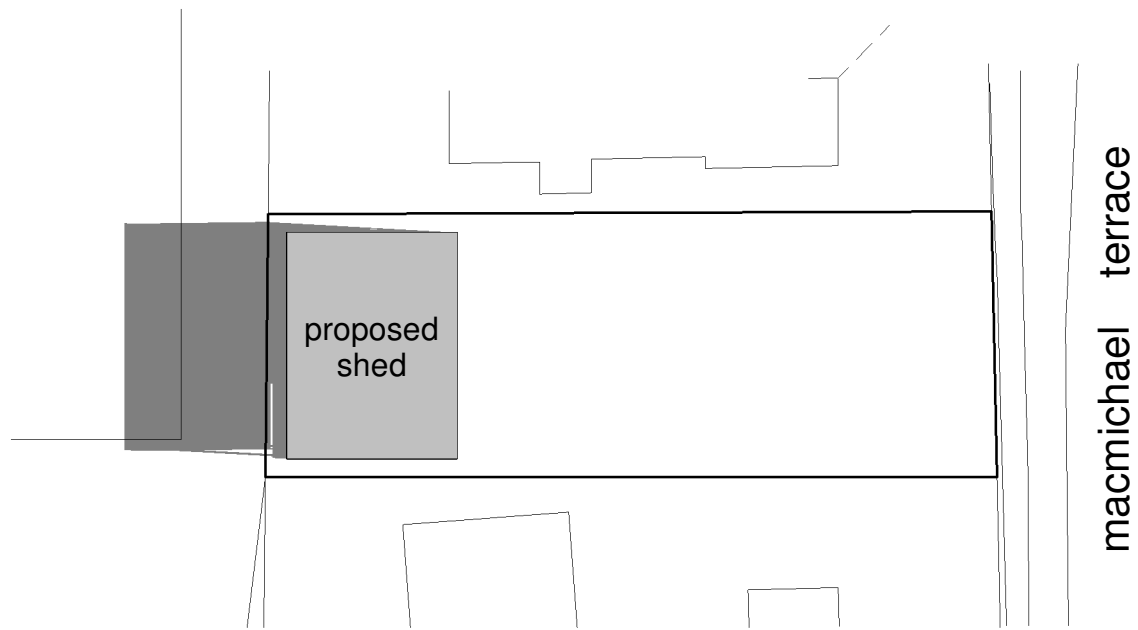
REV:	DESCRIPTION:	DATE:
PROJECT: <b>proposed shed</b>		
FOR: <b>j + p brown</b> <b>6 macmichael terrace</b> <b>st helens TAS 7216</b>		
DRAWING TITLE: <b>proposed shed</b>		
DRAWING NO: <b>a03</b>	DRAWN BY: JB	
	DATE: 31.10.24	
SCALE: 1 : 100	PROJECT: 0424BR	
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 BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA		ACCREDITATION NO: CC 1269L



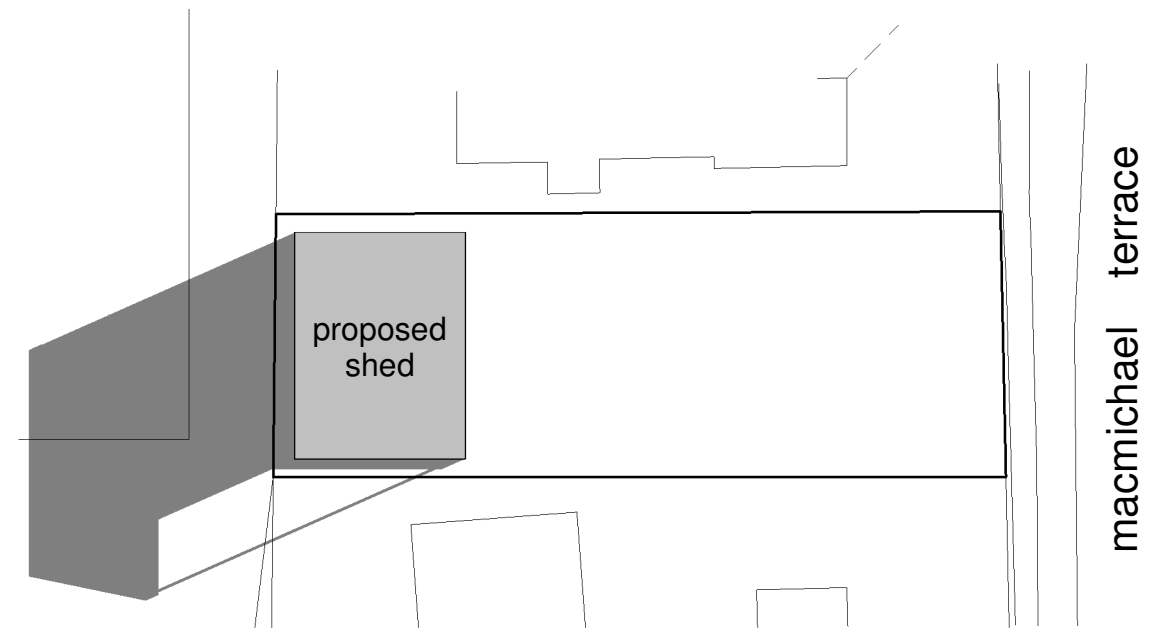
1 shadow cast june 21 9am  
1 : 400





2 shadow cast june 21 11am  
1 : 400



3 shadow cast june 21 1pm  
1 : 400

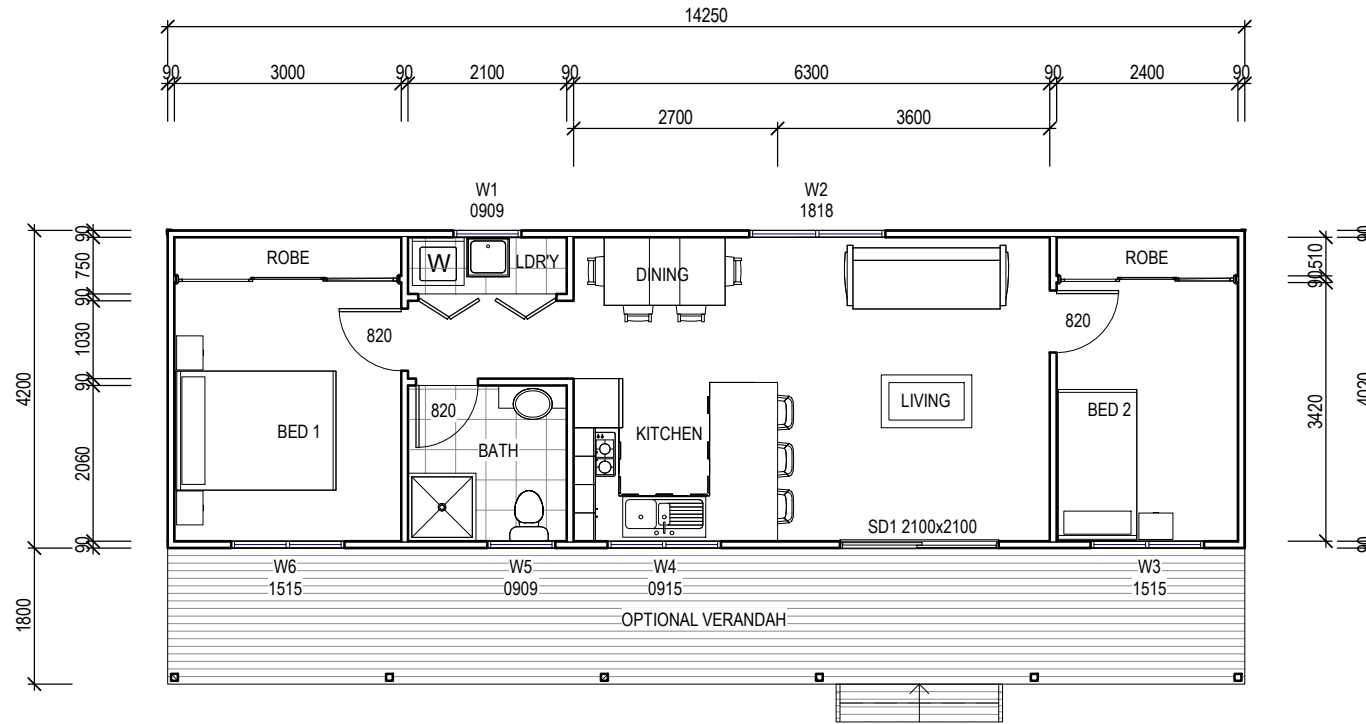


4 shadow cast june 21 3pm  
1 : 400

REV:	DESCRIPTION:	DATE:
PROJECT: proposed shed		
FOR: j + p brown 6 macmichael terrace st helens TAS 7216		
DRAWING TITLE: shadow diagrams		
DRAWING NO: <b>a04</b>	DRAWN BY: JB	
	DATE: 31.10.24	
SCALE: 1 : 400	PROJECT: 0424BR	
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 BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA		ACCREDITATION NO: CC 1269L

**WINDOW SCHEDULE**

MARK	HEIGHT	WIDTH	TYPE	U-VALUE	SHGC
W1	900	900	DG	4.3	.55
W2	1800	1800	DG	4.3	.55
W3	1500	1500	DG	4.3	.55
W4	900	1500	DG	4.3	.55
W5	900	900	DG	4.3	.55
W6	1500	1500	DG	4.3	.55
*W7	400	1500	DG	4.3	.55
*W8	400	1500	DG	4.3	.55
*W9	400	2100	DG	4.3	.55
*W10	400	1500	DG	4.3	.55
SD1	2100	2100	DG	4.0	.61



**FLOOR PLAN**  
 SCALE 1:100

**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.

**ISSUED FOR APPROVAL**

Copyright ©

Client: P. & J. BROWN  
 Project: PROPOSED DWELLING  
 Address: 6 MACMICHAEL TERRACE  
 ST HELENS TAS 7216

Mob 0417 362 783 or 0417 545 813  
 jack@engineeringplus.com.au  
 trin@engineeringplus.com.au

Area Schedule (Gross Building)		
Name	Area	Area (sq)
ELLIOT	59.85 m <sup>2</sup>	6.44
OPTIONAL VERANDAH	25.65 m <sup>2</sup>	2.76
	85.50 m <sup>2</sup>	9.20

A	APPROVAL	05.12.24	C.L.
Rev:	Amendment:	Date:	Int:

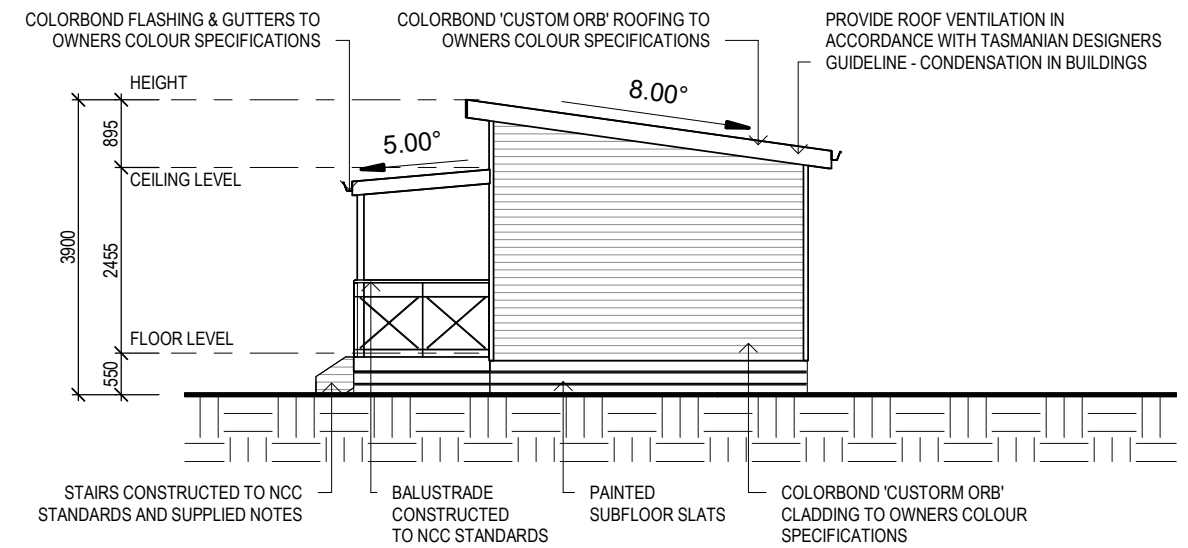
Date Drawn: 05.12.24  
 Drawn: C. Lim  
 Checked: C. Lim  
 Approved: J. Pfeiffer  
 Scale: As Shown @ A3

Accredited Building Designer  
 Designer Name: J. Pfeiffer  
 Accreditation No: CC2211T

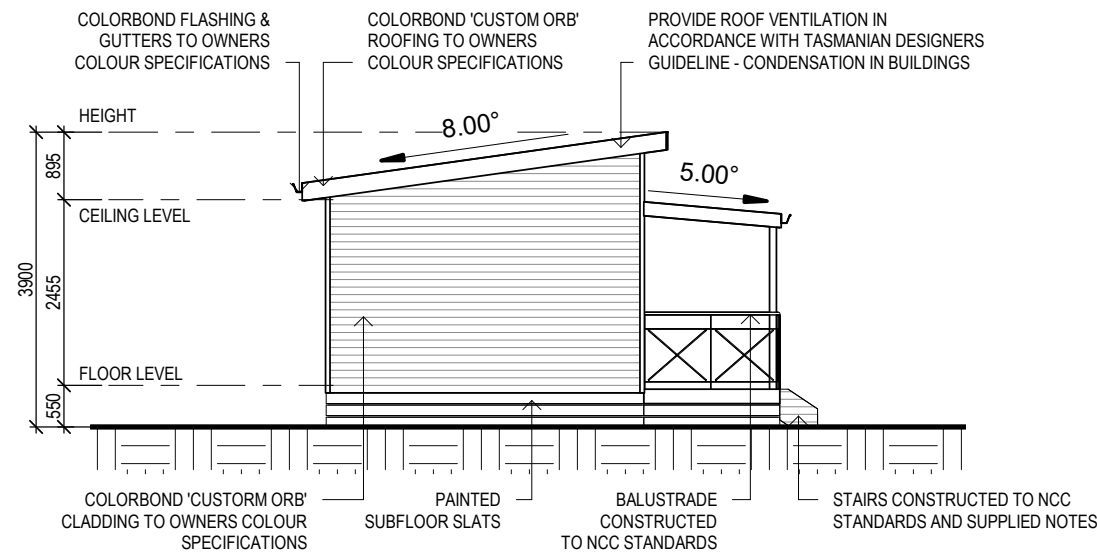
Drawing No: 1862024  
 A01  
 Rev: A

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 EAST ELEVATION**  
SCALE 1:100

**STAIR CONSTRUCTION. ABCB VOLUME 2 PART 11.2**

- 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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Project: **PROPOSED DWELLING**  
Address: **6 MACMICHAEL TERRACE**  
**ST HELENS TAS 7216**

Mob 0417 362 783 or 0417 545 813  
jack@engineeringplus.com.au  
trin@engineeringplus.com.au

				Date Drawn: 05.12.24
				Drawn: C. Lim
				Checked: C. Lim
				Approved: J. Pfeiffer
				Scale: As Shown @ A3
				Accredited Building Designer
				Designer Name: J. Pfeiffer
				Accreditation No: CC2211T
<b>A</b>	<b>APPROVAL</b>	<b>05.12.24</b>	<b>C.L.</b>	
Rev:	Amendment:	Date:	Int:	
				Drawing No: <b>1862024</b>
				A02
				Rev <b>A</b>



**tasbuilthomes**  
Your Complete Building Solutions

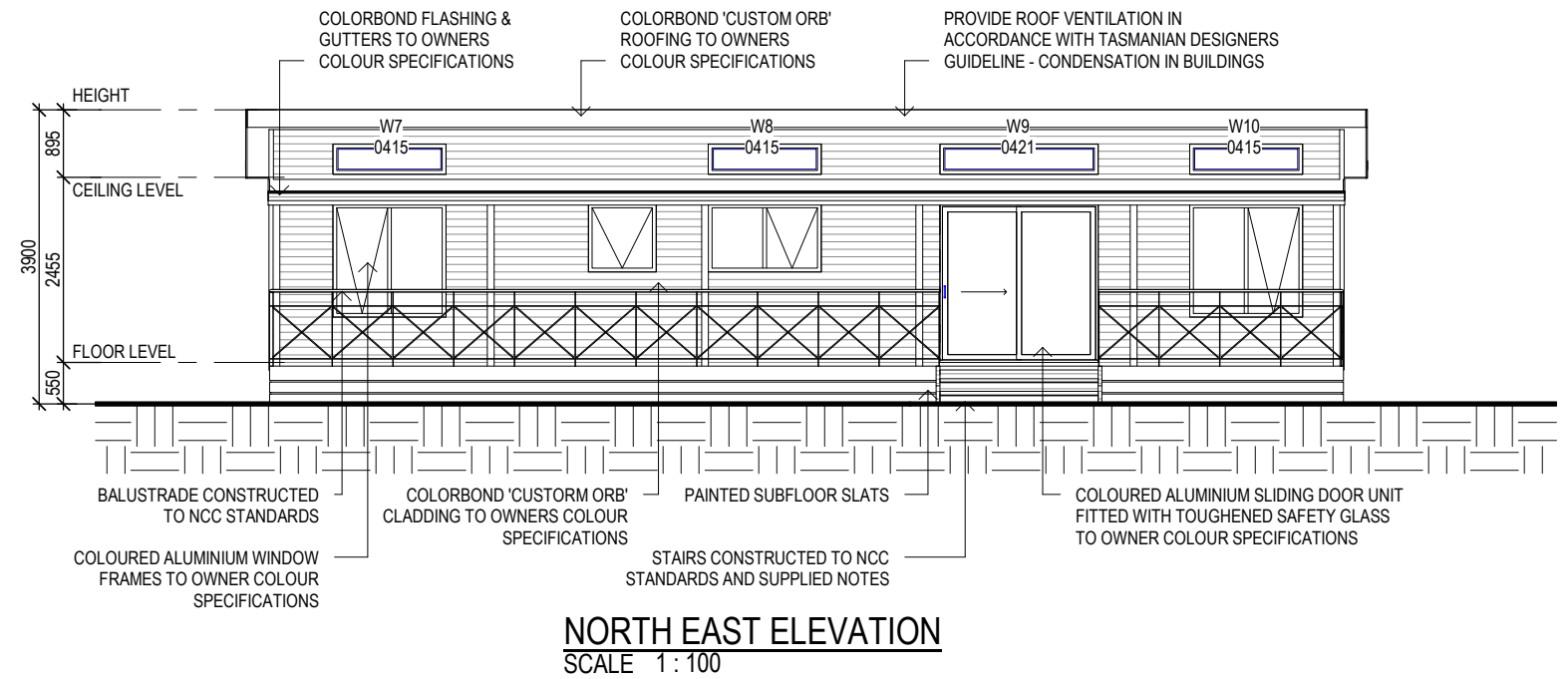
Tasbuil Manufactured Homes & Cabins  
P.O Box 274, Deloraine Tasmania 7304  
Ph: 03 6393 1013  
admin@tasbuilthomes.com.au

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 MM<sup>2</sup> 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.



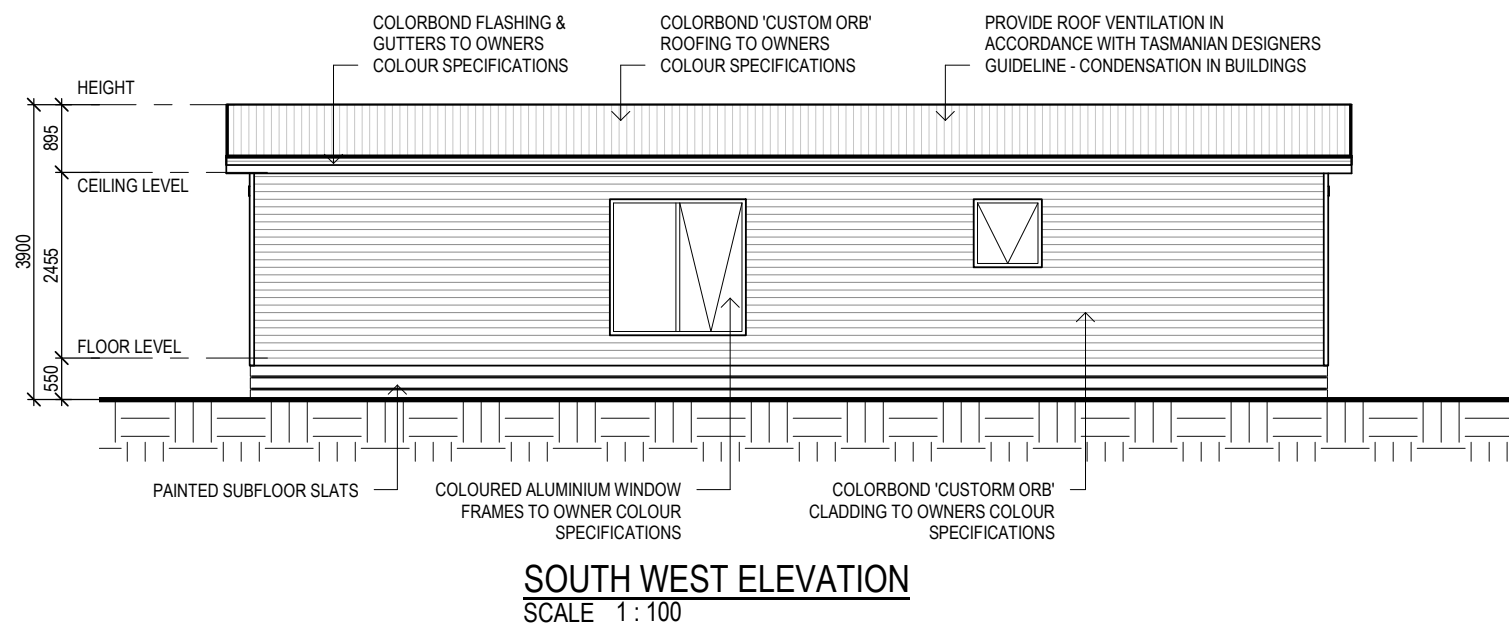
SELECTED ALUMINIUM FRAMED WINDOWS - ABCB VOLUME 2 PART 8.3

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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 Project: **PROPOSED DWELLING**  
 Address: **6 MACMICHAEL TERRACE**  
**ST HELENS TAS 7216**

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 trin@engineeringplus.com.au

Drawing No: **1862024** A03 Rev **A**

				Date Drawn: 05.12.24
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<b>A</b>	<b>APPROVAL</b>	<b>05.12.24</b>	<b>C.L.</b>	
Rev:	Amendment:	Date:	Int:	



# proposed dwelling + shed with amenities

judy + peter brown  
6 macmichael terrace st helens tasmania 7216

## planning compliance report

october 31 2024

**jennifer binns** building design  
52 cecilia street st helens tasmania 7216  
mail@jenniferbinnsdesign.com.au : 0439 765 452

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## Introduction

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This report aims to demonstrate compliance with relevant planning standards for a proposed dwelling + shed with amenities for Judy + Peter Brown at 6 Macmichael Terrace St Helens (c.t.184990/2). The report aims to take into consideration the intent, values and objectives of the Tasmanian Planning Scheme and address all scheme standards applicable to this development.

The proposed development relies on **Performance Criteria** to satisfy relevant planning standards and this application is to be read in conjunction with drawings submitted for the development.

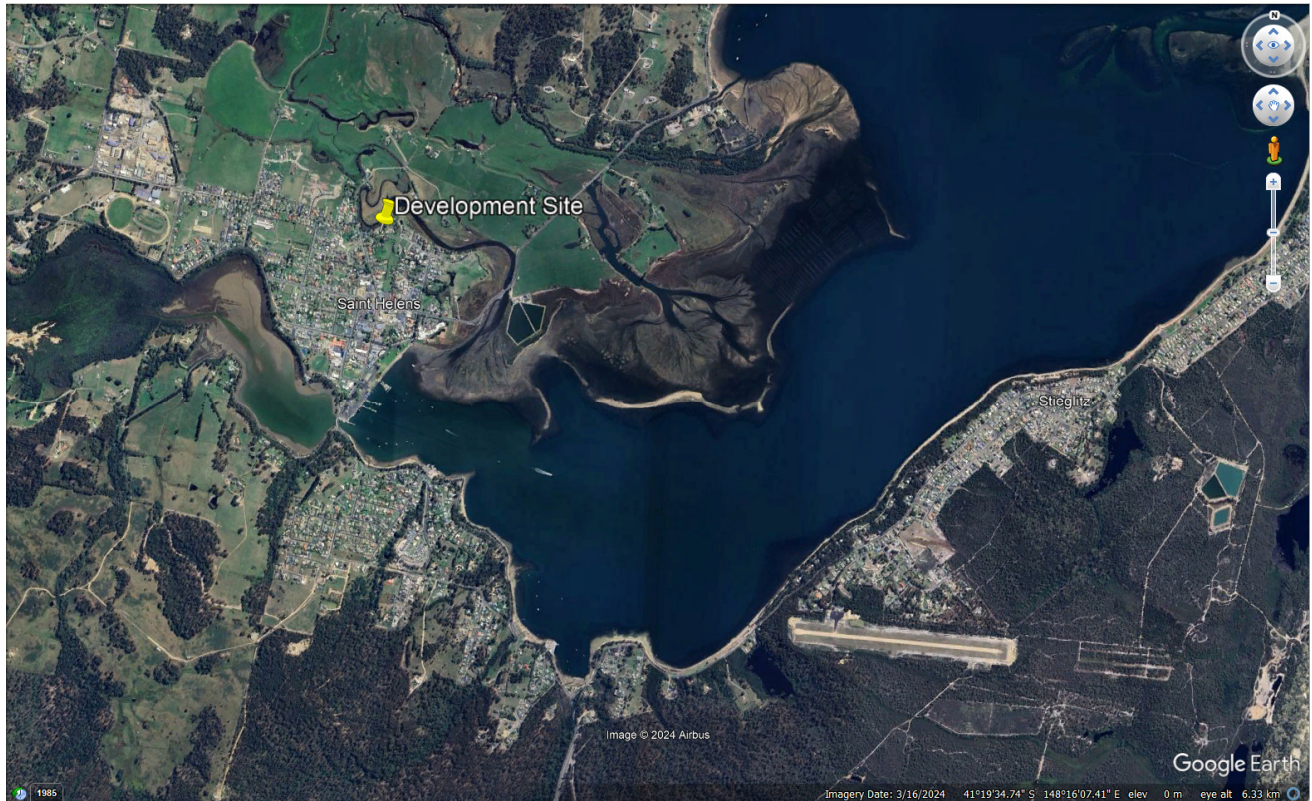
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## Development Site Details

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The development site is a fully serviced vacant residential property within the St Helens township. The property frontage has a continuous mountable concrete footpath directly adjacent to the front boundary and no works in the street reserve are required for the proposed access point.

### Zone: General Residential



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## Development Details

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The proposed development is a prefabricated single story dwelling and a steel kit shed with amenities.

### **Use Class: Residential**

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## Applicable Planning Codes

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The proposed development is in the *Residential* use class which in the *General Residential Zone* is a *Permitted* use.

The following zone standards and codes of the Tasmanian Planning Scheme are applicable to the proposed development:

- **Zone 8.0 GENERAL RESIDENTIAL ZONE**
- **Code 2.0 PARKING AND SUSTAINABLE TRANSPORT CODE**

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Table 8.3 GENERAL RESIDENTIAL USE STANDARDS

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8.3.1 Amenity

**A1 Not Applicable**

The proposed development is not a *Discretionary* use.

**A2 Not Applicable**

The proposed development is not a *Discretionary* use.

**A3 Not Applicable**

The proposed development is not a commercial use.

**A4 Not Applicable**

The proposed development is not a *Discretionary* use.

8.3.2 Residential Character

**A1 Not Applicable**

The proposed development is not in the *Visitor Accommodation* use class.

**A1 Not Applicable**

The proposed development is not in the *Visitor Accommodation* use class.

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Table 8.4 GENERAL RESIDENTIAL DEVELOPMENT STANDARDS

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8.4.1. Residential density for multiple dwellings

**A1 Not Applicable**

The proposed development does not include multiple dwellings.

8.4.2 Setback and building envelope for all dwellings

**P1 Performance Solution**

The proposed dwelling has a front boundary setback of 4.5m which meets the prescribed Acceptable Solution. The development relies on Performance Criteria as the adjacent dwellings have a setback of 8-8.5m. The position of the dwelling is considered appropriate as it meets general planning standards and Macmichael Terrace is a short cul-de-sac with a limited number of properties forming a streetscape pattern.

**A2 Acceptable Solution**

The proposed shed is sited at the rear of the property.

**P3 Performance Solution**

The proposed shed is setback 1m from the side and rear boundaries. Overshadowing diagrams have been submitted with the application which demonstrate that there is not an unreasonable loss of solar access to the adjacent properties. The bulk of the shadow falls on an adjacent driveway and does not impact adjacent habitable rooms or areas of primary private open space. The position of the shed is considered in keeping with the pattern of development in the area.

The proposed dwelling fits within the prescribed building envelope and has a minimum boundary setback of 1.5m.

8.4.3 Site coverage and private open space for all dwellings

**A1 Acceptable Solution**

The proposed development does not include multiple dwellings. The site coverage of development is <50% of the lot area.

**A2 Acceptable Solution**

The proposed dwelling has a 40m<sup>2</sup> area of private open space between the dwelling and the shed with a minimum dimension of 4m and a gradient <1:10.

8.4.4 Sunlight to private open space of multiple dwellings

**A1 Not Applicable**

The proposed development does not include multiple dwellings.

8.4.5 Width of openings for garages and carports for all dwellings

**A1 Not Applicable**

The proposed shed is not within 12m of the property frontage.

8.4.6 Privacy for all dwellings

**A1 Not Applicable**

The proposed development does not include a new floor level >1m above natural ground level.

**A2 Not Applicable**

The proposed development does not include a new floor level >1m above natural ground level.

**A3 Not Applicable**

The proposed development does not include a shared driveway.

8.4.7 Frontage fences for all dwellings

**A1 Not Applicable**

Fencing is not proposed as part of this application.

8.4.8 Waste storage for multiple dwellings

**A1 Not Applicable**

The proposed development does not include multiple dwellings.

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Table 8.5 DEVELOPMENT STANDARDS FOR NON DWELLINGS

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**Not Applicable**

Refer standards above

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Table 8.6 DEVELOPMENT STANDARDS FOR SUBDIVISION

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**Not Applicable**

No subdivision of land is proposed.

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Table C2.5 CAR PARKING USE STANDARDS

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C2.5.1 Car parking numbers

**A1     Acceptable Solution**

The proposed dwelling requires the provision of 2 parking spaces which are available in the proposed shed.

C2.5.2 Bicycle parking numbers

**Not Applicable**

The proposed development does not require the provision of bicycle parking.

C2.5.3 Motorcycle parking numbers

**Not Applicable**

The proposed development does not require the provision of motorcycle parking.

C2.5.4 Loading bays

**Not Applicable**

The proposed development does not require provision of a loading bay.

C2.5.5 Number of car parking spaces within the General Residential zone and Inner Residential zone

**A1     Not Applicable**

The proposed development is in the *Residential* use class.



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Table C2.6 CAR PARKING DEVELOPMENT STANDARDS

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C2.6.1 Construction of parking areas

**P1 Performance Solution**

The proposed driveway area is compacted gravel drained to Council's stormwater system. Compacted gravel provides an all-weather surface and there is a 3m concrete apron proposed at the property boundary to minimise tracking of gravel.

C2.6.2 Design and layout of parking areas

**A1 Acceptable Solution**

The layout of the development site meets the prescribed requirements. The development does not require the provision of >4 parking spaces.

**A1.2 Not Applicable**

No accessible parking is required for the proposed development.

C2.6.3 Number of accesses for vehicles

**A1 Not Applicable**

The development site has one access point only.

**A2 Not Applicable**

The development site is in the *General Residential* zone.

C2.6.4 Lighting of parking areas within the Gen. Business zone and Central Business zone

**A1 Not Applicable**

The development site is in the *General Residential* zone.

C2.6.5 Pedestrian Access

**A1.1 Not Applicable**

The proposed development does not require the provision of pedestrian access paths.

**A1.2 Acceptable Solution**

The proposed development does not require the provision of accessible parking.

C2.6.6 Loading bays

**A1 Not Applicable**

The proposed development does not require the provision of a loading bay.

**A2 Not Applicable**

There are no commercial vehicles associated with the proposed development.

C2.6.7 Bicycle parking and storage facilities within the Gen. Business zone and Central Business zone

**A1 Not Applicable**

The proposed development does not require the provision of bicycle parking.

**A2 Not Applicable**

The proposed development does not require the provision of bicycle parking.

C2.6.8 Siting of parking and turning areas

**A1 Not Applicable**

The proposed development is in the *General Residential* zone.

**A2 Not Applicable**

The proposed development is in the *General Residential* zone.

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Table C2.7 PARKING PRECINCT PLAN

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C2.7.1 Construction of parking areas

**A1 Not Applicable**

The development site is not within a parking precinct plan.