

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 / 00217
Applicant	Jon Pugh Home Design
Proposal	Residential – Construction of a Dwelling and Legalisation of Existing Outbuilding Structures and Front Boundary Fence
Location	4 Wrinklers Drive, Scamander

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 18th January 2025 **until 5pm Monday 3rd February 2025.**

John Brown
GENERAL MANAGER

BUILDING DESIGNER: JONATHAN PUGH
ACCREDITATION NO.: CC 6894
TITLE REFERENCE: C.T. 162998/2
DESIGN WIND SPEED: TBC
SOIL CLASSIFICATION: TBC
CLIMATE ZONE: 7
BUSHFIRE PRONE BAL RATING: TBC
ALPINE AREA: N/A
CORROSION ENVIRONMENT: SEVERE - 50m TO INLAND WATERS & 280m to BREAKING SURF
FLOODING RISK: UNKNOWN
LANDSLIP: NO
DISPERSIVE SOILS: UNKNOWN
SALINE SOILS: UNKNOWN
SAND DUNES: NO
MINE SUBSIDENCE: NO
LANDFILL: NO
DATUM LEVEL AT KERB: UNKNOWN
GROUND LEVEL: MIN 150mm BELOW F.L.
FINISHED FLOOR LEVEL: AS PER PLANS / OR 150mm ABOVE G.L.
OVERFLOW RELIEF GULLY LEVEL: MIN 150mm BELOW F.L.

SITE COVERAGE - EXISTING:	3.3%
SITE COVERAGE - PROPOSED:	14.4%

Development Application

December 2024

Proposed Dwelling & Legalisation of Existing Structures and Front Boundary Fence for Juel Jones

4 Wrinklers Drive
Scamander, TAS 7215

Building Areas

Dwelling	86.88m ²
Verandah	21.72m ²
Shed 1	9.61m ²
Shed 2	8.41m ²
Shed 3 with Amenities	7.83m ²
Caravan Annexe/ Deck	13.68m ²

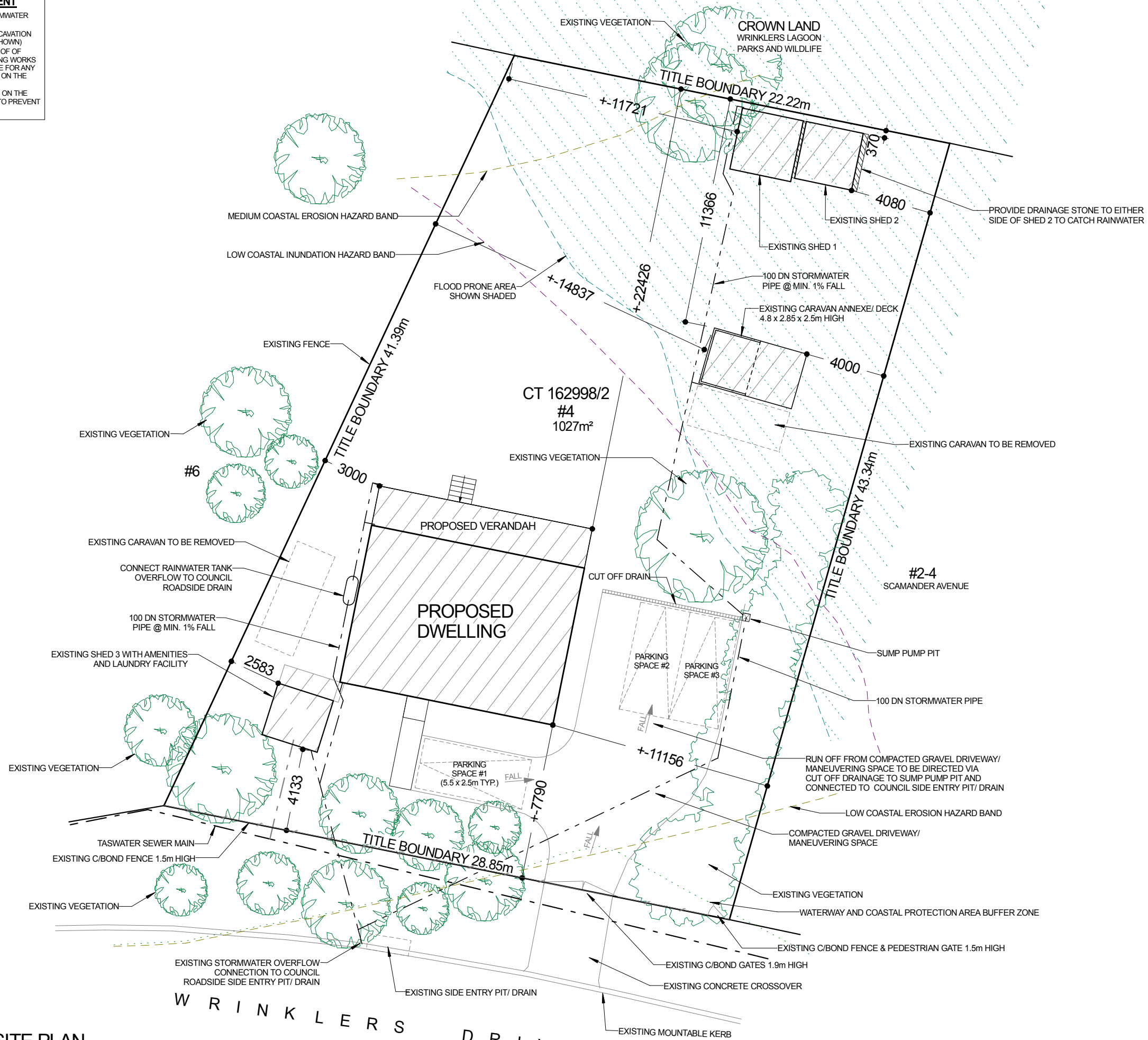
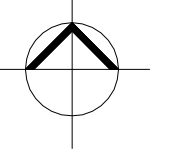
Drawing Schedule

Drg No.	Drawing Name
A01	Proposed Site Plan
A02	Proposed Floor Plan
A03	Proposed Elevations & Existing Front Boundary Fence
A04	Existing Caravan Annexe, Existing Shed/ Amenities and Existing Sheds

SOIL AND WATER MANAGEMENT

- DOWNPIPES TO BE CONNECTED TO STORMWATER SYSTEMS SOON AS ROOF IS INSTALLED
- INSTALL AG DRAIN PRIOR TO FOOTING EXCAVATION SEE DRAINAGE PLAN FOR LOCATION (IF SHOWN)
- EXCAVATED MATERIAL PLACED UP-SLOPE OF AG DRAIN. TO BE REMOVED WHEN BUILDING WORKS ARE COMPLETE AND USED AS FILL ON SITE FOR ANY LOW POINTS. INSTALL A SEDIMENT FENCE ON THE DOWNSLOPE OF MATERIAL
- CONSTRUCTION VEHICLES TO BE PARKED ON THE STREET OR THE DRIVEWAY ONCE PAVED TO PREVENT TRANSFERRING DEBRIC ONTO THE ROAD

NORTH



All Dimensions and Site levels to be Verified on Site By Owner & or Contractor(s) Prior to Setting out and Commencement of Any Construction Works

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residential building design + documentation

jon pugh home design : accr/no. CC6894
 jackp1@iprimus.com.au : 0459 586 013
 PO BOX 397 ST HELENS TAS 7216

client:
Juel Jones

project:
Proposed Dwelling & Legalisation of Existing Structures and Front Boundary Fence

at:
4 Wrinklers Drive, Scamander, TAS 7215

drawing title:
Proposed Site Plan

REV.	DESCRIPTION	DATE
1	STORMWATER AMENDMENTS	24/12/24

job. no. **319** revision **1**

sheet no. **A01** date **24/12/24**

PROPOSED SITE PLAN
 1:200 @ A3

GRANO WORKER NOTE:
 • REINFORCED CONCRETE FOOTINGS & SLAB TO FOUNDATION DETAILS

CARPENTER NOTE:
 • TIMBER/ STEEL BEAMS, JOISTS & LINTELS AS PER FRAMING PLANS

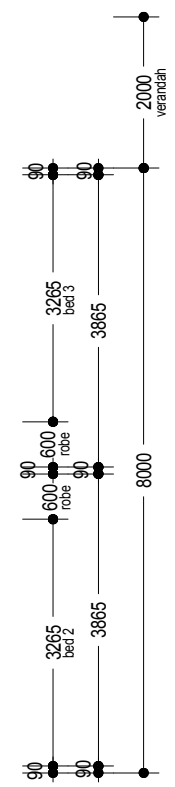
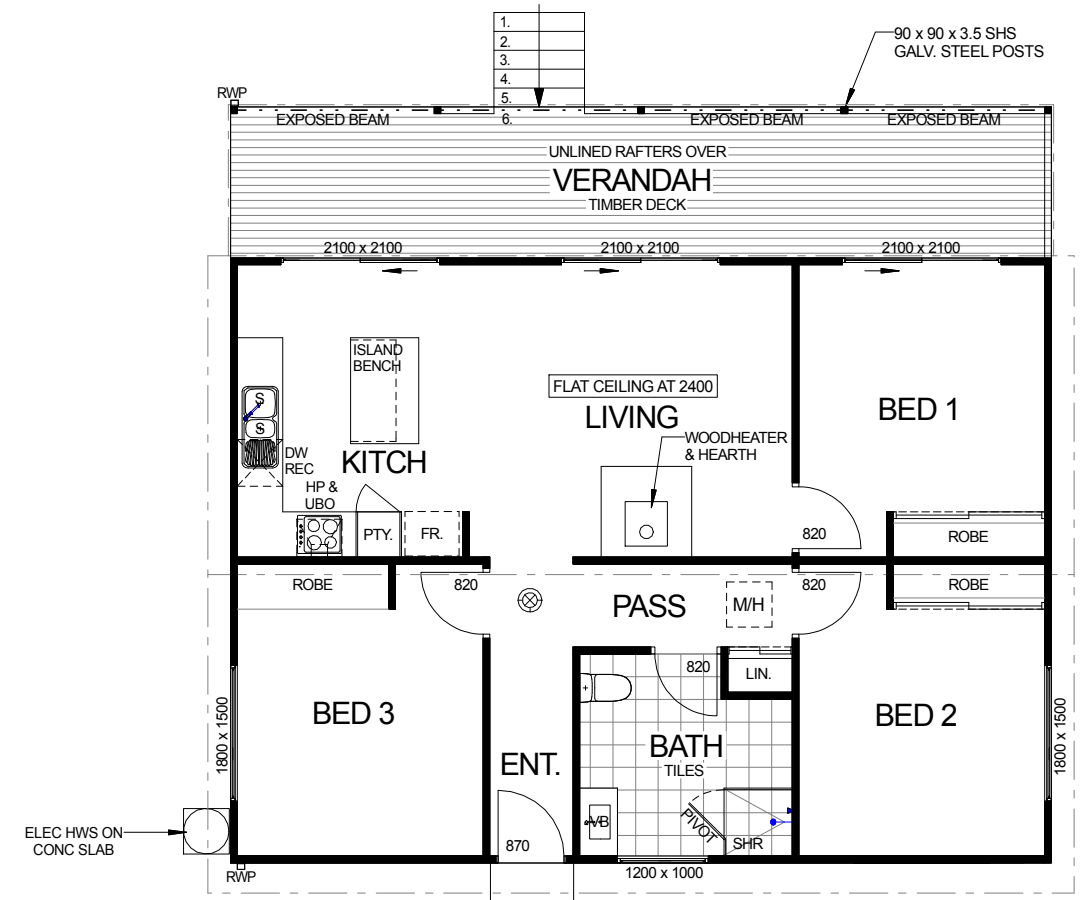
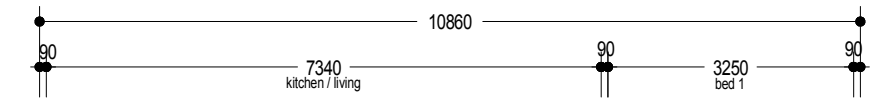
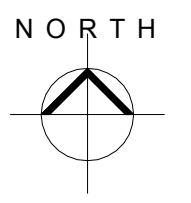
EARTHWORKER NOTES:
 • PRIOR TO COMMENCEMENT OF ANY WORKS, REFER TO ENGINEER'S SITE CLASSIFICATION REPORT & DETAILS

GLAZING NOTE:
 • ALL GLAZING TO COMPLY WITH AS 1288 & AS 2047 AND SUBSEQUENT REVISIONS APPLICABLE

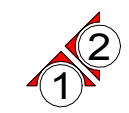
LEGEND
 ——— TIMBER FRAME

AREAS:

FLOOR	: 86.88m ²
VERANDAH	: 21.72m ²
TOTAL	: 108.60m²



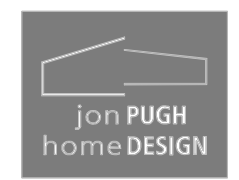
SLIP RESISTANCE TO STAIR TREADS/ RAMP TO COMPLY WITH NCC VOL 2 PART 3.9.1.4
 RAMP UP AT 1 IN 8



PROPOSED FLOOR PLAN
 1:100 @ A3

PLUMBER NOTE:
 • ALL PLUMBING TO COMPLY WITH AS/NZS 3500 AND SUBSEQUENT REVISIONS APPLICABLE

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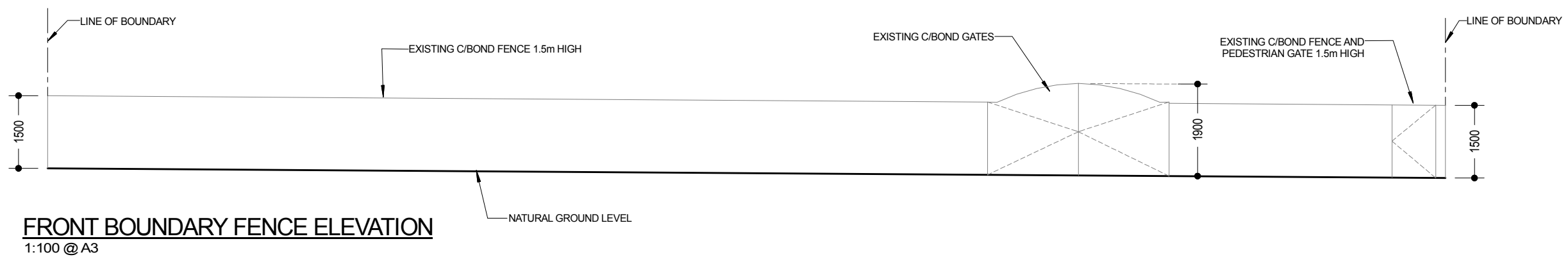
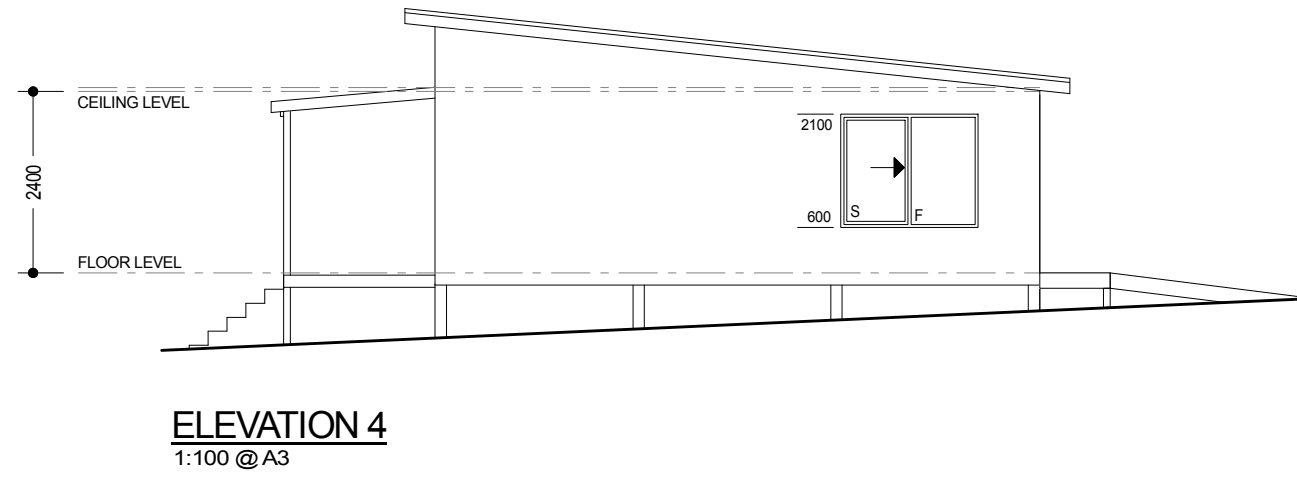
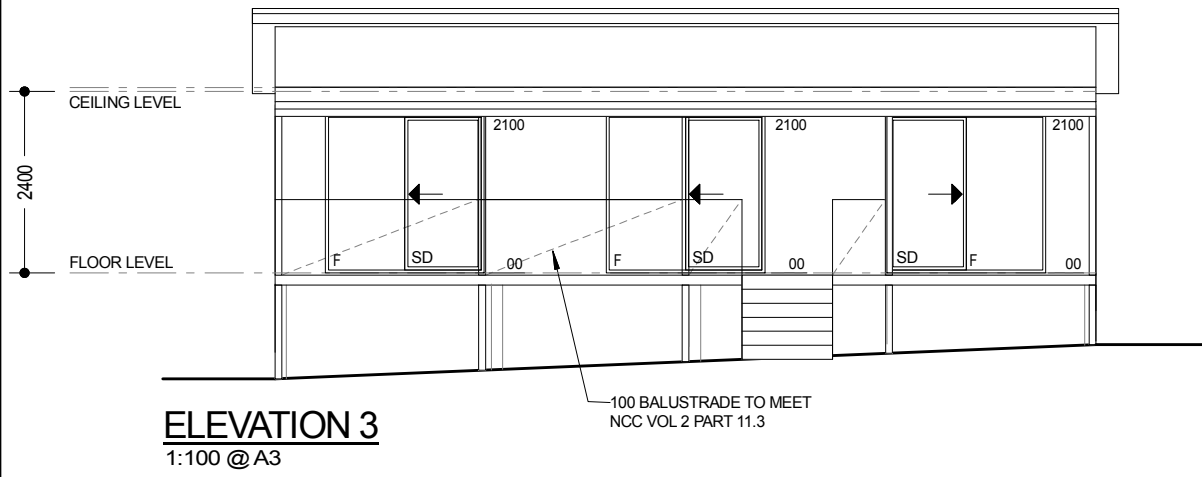
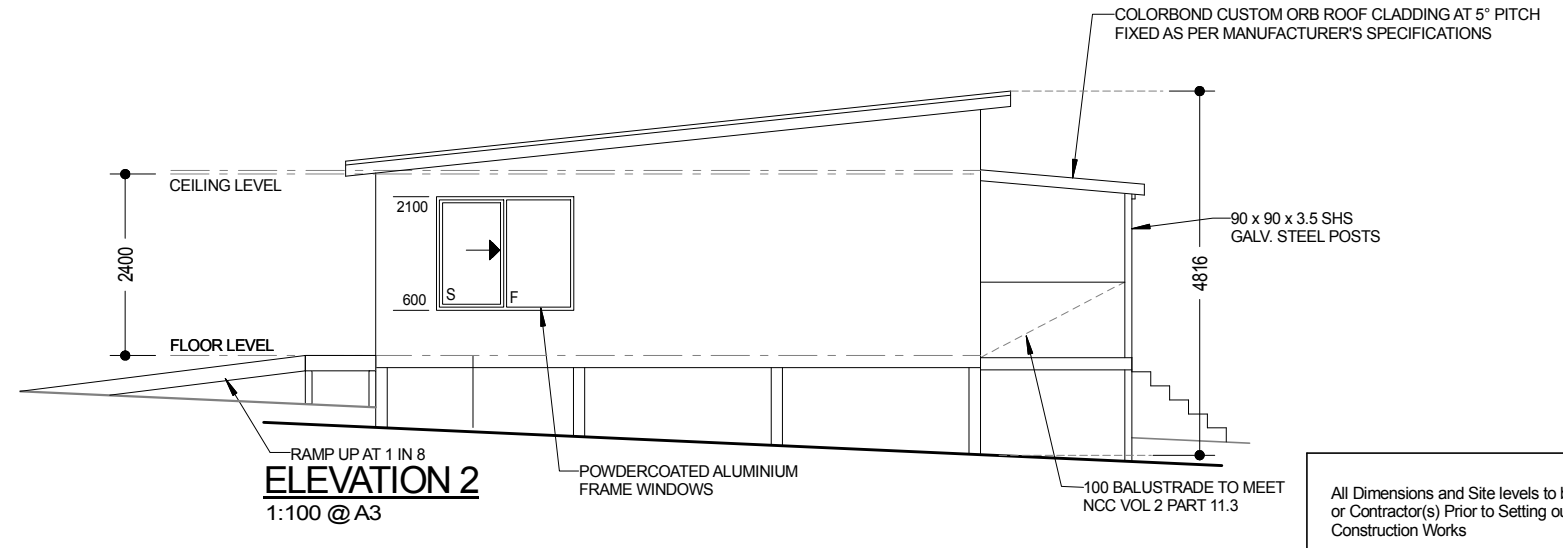
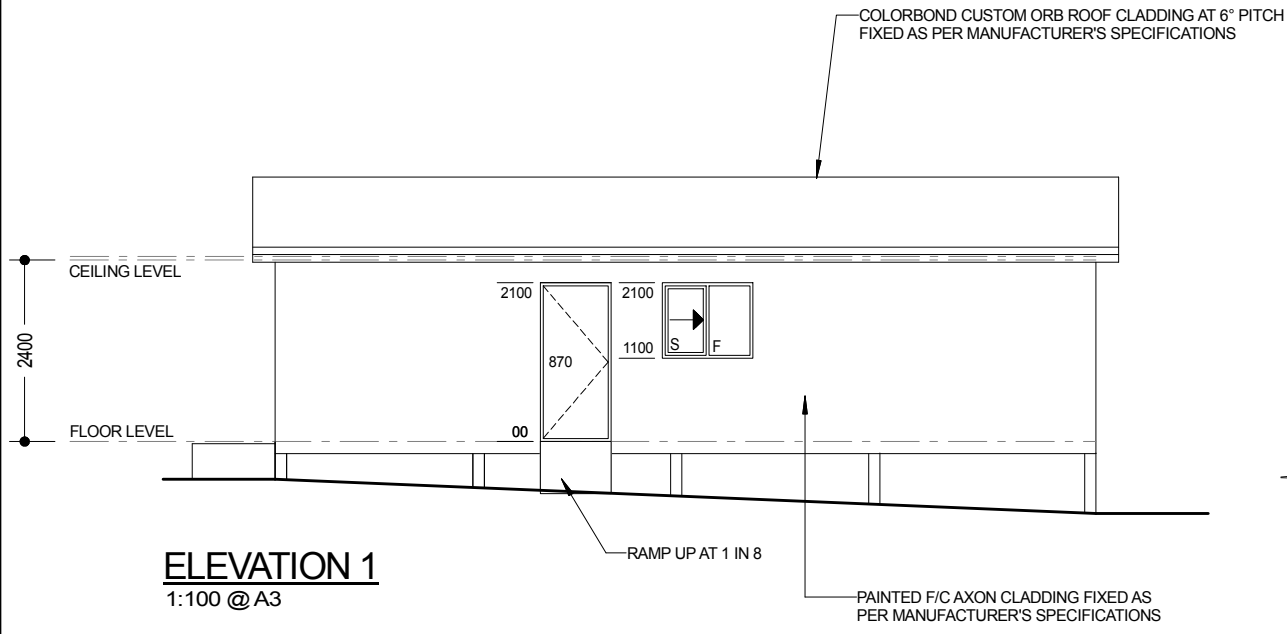
residential building design + documentation
 jon pugh home design : accr/no. CC6894
 jackp1@iprimus.com.au : 0459 586 013
 PO BOX 397 ST HELENS TAS 7216

client:
Juel Jones
 project:
 Proposed Dwelling & Legalisation of Existing Structures and Front Boundary Fence
 at:
 4 Wrinklers Drive,
 Scamander, TAS 7215

drawing title:
Proposed Floor Plan

REV.	DESCRIPTION	DATE
1	STORMWATER AMENDMENTS	24/12/24

job. no. 319	revision 1
sheet no. A02	date 24/12/24



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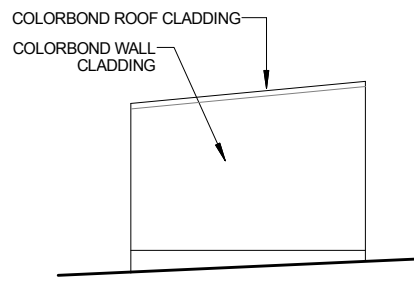
project:
 Proposed Dwelling & Legalisation
 of Existing Structures and Front
 Boundary Fence

at:
 4 Wrinklers Drive,
 Scamander, TAS 7215

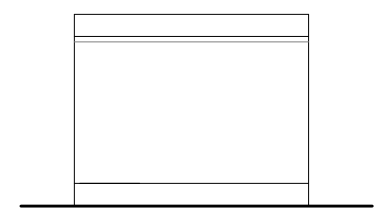
drawing title:
**Proposed Elevations & Legalisation
 of Existing Front Boundary Fence**

REV.	DESCRIPTION	DATE
1	STORMWATER AMENDMENTS	24/12/24

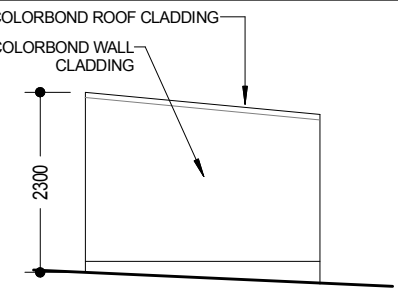
job. no.	revision
319	1
sheet no.	date
A03	24/12/24



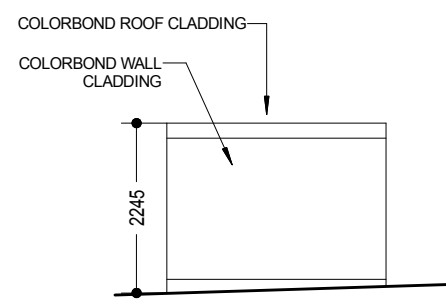
ELEVATION 9 (WEST)
1:100 @ A3
SHED 1



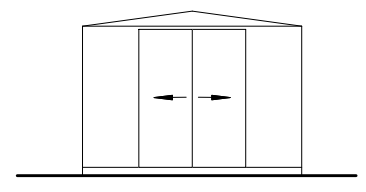
ELEVATION 10 (NORTH)
1:100 @ A3
SHED 1



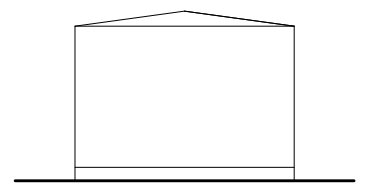
ELEVATION 11 (EAST)
1:100 @ A3
SHED 1



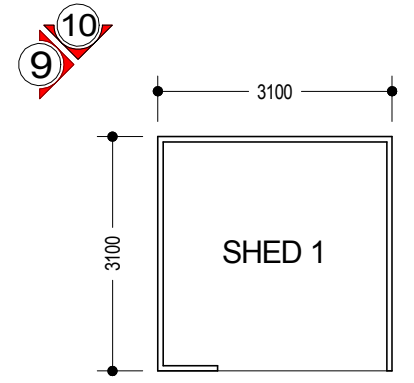
ELEVATION 13 (WEST)
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SHED 2



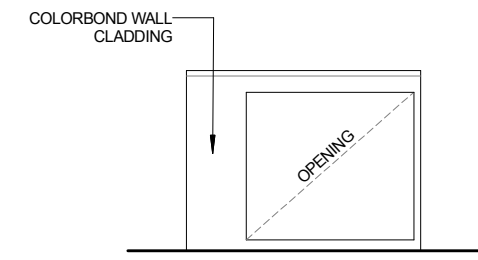
ELEVATION 16 (NORTH)
1:100 @ A3
SHED 2



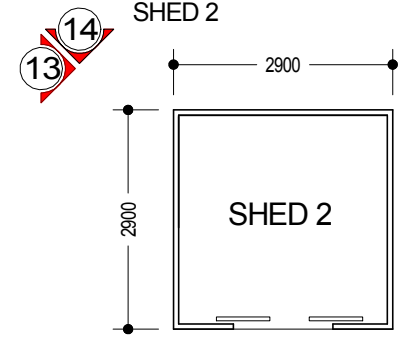
ELEVATION 4 (SOUTH)
1:100 @ A3
SHED 2



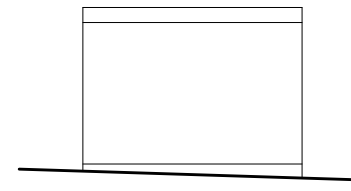
EXISTING SHED 1 FLOOR PLAN
1:100 @ A3



ELEVATION 12 (SOUTH)
1:100 @ A3
SHED 1



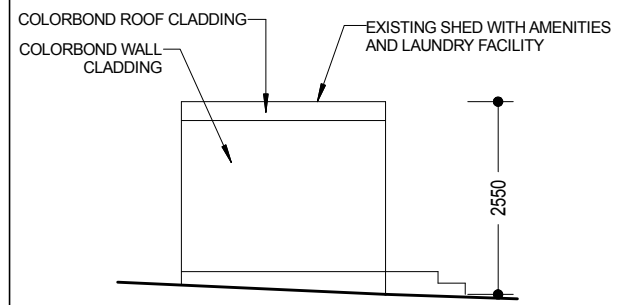
EXISTING SHED 2 FLOOR PLAN
1:100 @ A3



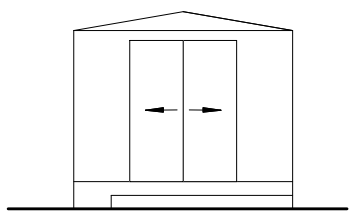
ELEVATION 15 (EAST)
1:100 @ A3
SHED 2

AREAS:

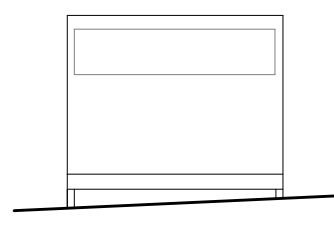
SHED 1	: 9.61m ²
SHED 2	: 8.41m ²
SHED 3 WITH AMENITIES	: 7.83m ²
CARAVAN ANNEXE/ DECK	: 13.68m ²



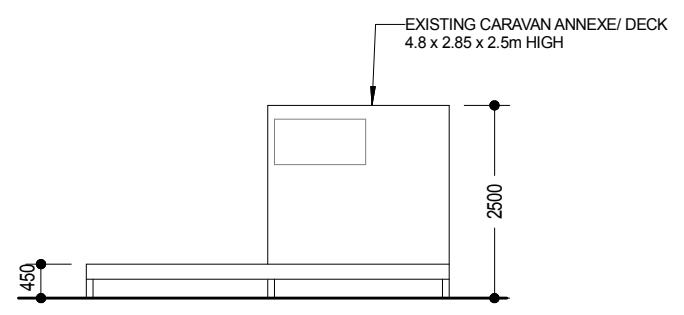
ELEVATION 1 (WEST)
1:100 @ A3
SHED 3



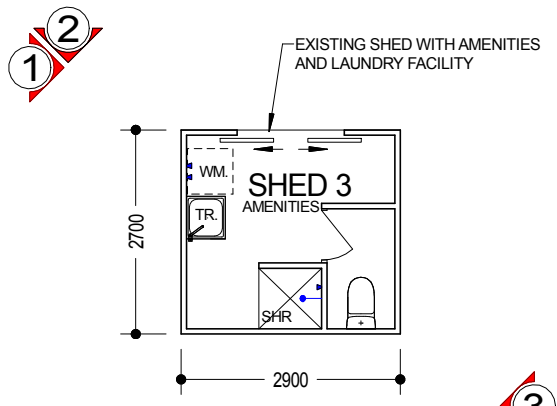
ELEVATION 2 (NORTH)
1:100 @ A3
SHED 3



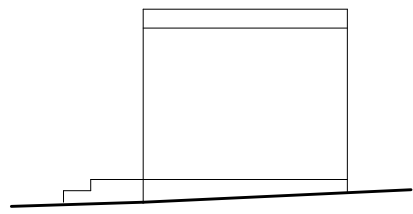
ELEVATION 5 (WEST)
1:100 @ A3



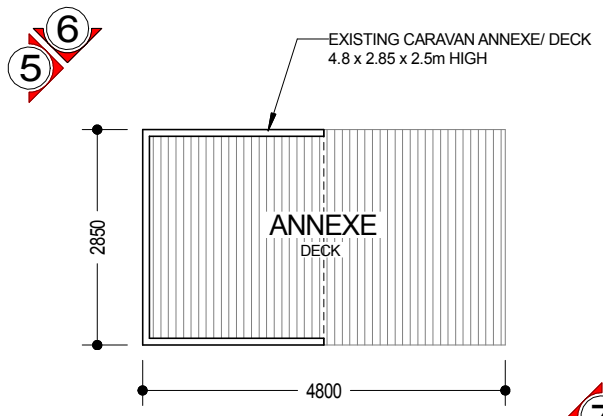
ELEVATION 6 (NORTH)
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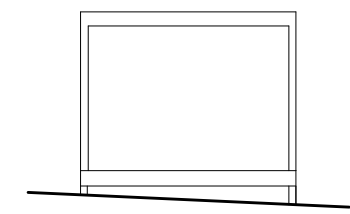
EXISTING SHED 3/ AMENITIES FLOOR PLAN
1:100 @ A3



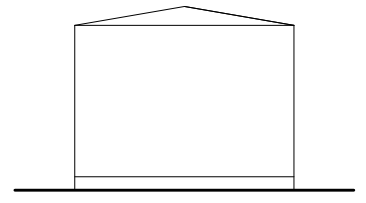
ELEVATION 3 (EAST)
1:100 @ A3
SHED 3



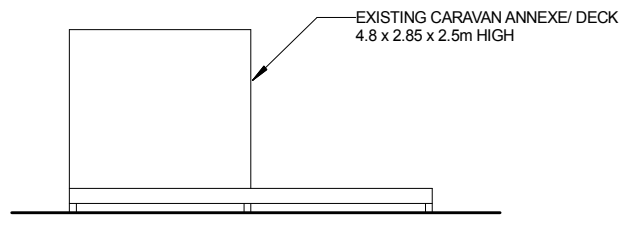
EXISTING ANNEXE FLOOR PLAN
1:100 @ A3



ELEVATION 7 (EAST)
1:100 @ A3



ELEVATION 4 (SOUTH)
1:100 @ A3
SHED 3



ELEVATION 8 (SOUTH)
1:100 @ A3

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Existing Caravan Annexe, Existing Shed/ Amenities and Existing Sheds

1	STORMWATER AMENDMENTS	24/12/24
REV.	DESCRIPTION	DATE
job. no.	319	revision
		1
sheet no.	A04	date
		24/12/24

DEVELOPMENT APPLICATION

COMPLIANCE REPORT

December 2024

OWNER'S DETAILS

Juel Jones, Philip Jones & Daniel Jones
4 Wrinklers Drive
Scamander
TAS 7215

PROJECT DETAILS

Proposed dwelling and legalisation of existing structures and front boundary fence at:
4 Wrinklers Drive
Scamander
TAS 7215

PREPARED BY

Jon Pugh Home Design
0459 586 013

DEVELOPMENT SITE DETAILS

The property currently has three small sheds and a caravan annexe. There is a gentle slope running from the southern boundary down to the northern boundary.

PROPOSED DEVELOPMENT

A new dwelling is proposed to the front of the property. Retrospective approval is sought for the existing shed with amenities, two other existing sheds, existing caravan annexe deck and existing front boundary fence as part of this application. The Laundry Facility in the existing shed at the front of the property is to be retained and will provide the Laundry facility for the proposed dwelling.

There is no removal of native vegetation required as part of this development.

Storm water run off from the dwelling will be connected to a small rainwater tank with overflow to be connected to the existing roadside drain. Stormwater run off from the paved areas for driveway, parking and maneuvering will be collected and pumped to the existing council side entry/ pit roadside drain. Stormwater from the existing sheds 1

& 3 and caravan annexe will be connected to sump pit and pumped to the existing council side entry /pit roadside drain. Stormwater from existing shed 2 will be collected in drainage stone beds on either side of the shed.

The proposed development relies on Acceptable solutions and Performance Solutions from the Tasmanian Planning Scheme to satisfy planning standards.

DEVELOPMENT DETAILS

The proposed development is:

Proposed Dwelling:	86.88m ²
Proposed Verandah:	21.72m ²
Existing Shed 3 with amenities:	7.83m ²
Existing Shed 1:	9.61m ²
Existing Shed 2:	8.41m ²
Existing Caravan Annexe Deck:	13.68m ²
<u>Total Area of Development</u>	148.13m²

PLANNING CODE

The proposed development is in the 'Residential' use category in the GENERAL RESIDENTIAL ZONE and is a 'Permitted' use.

The following standards from the Tasmanian Planning Scheme are to be considered:

- **ZONE 8.0 General Residential Zone**
- **CODE C2.0 Parking and Sustainable Transport Code**
- **CODE C7.0 Natural Assets Code**
- **BRE-S2.0 Stormwater Management Specific Area Plan**

ZONE 8.0 General Residential Zone

8.3 Use Standards

8.3.1 Discretionary Uses

- A1 Not applicable
The proposed is a development for a permitted use.
- A2 Not applicable
The proposed is a development not for a discretionary use.
- A3 Not applicable
The proposed is a development for a permitted use.
- A4 Not applicable
The proposed is a development for a permitted use.

8.3.2 Visitor Accommodation

- A1 Not applicable
The proposed is a development not for visitor accommodation use.
- A2 Not applicable
The proposed is a development not for visitor accommodation use.

8.4 Development Standards for Dwellings

8.4.1 Residential Density for Multiple Dwellings

- A1 Not applicable
The proposed development is not a multiple dwelling.

8.4.2 Setbacks and Building Envelope for all Dwellings

P1 Performance Solution

The proposed dwelling is setback 7.99m from the front boundary. The existing Shed with Amenities is setback 4.13m from the front boundary and is only slightly less than the acceptable solution. The setback is compatible with the streetscape.

A2 Not applicable
There is no carport or garage in this development.

A3 Acceptable Solution
The proposed development sits within the building envelope as required by clause 8.4.2.A3(a) and Figure 8.1.

8.4.3 Site Coverage and private Open Space for all Dwellings

A1 Acceptable Solution
Site coverage is only 14.4%.

A2 Acceptable Solution
Adequate private open space of 24m² is proposed to the north side of the dwelling.

8.4.4 Sunlight to private Open Space of Multiple Dwellings

A1 Not applicable
The proposed development is not a multiple dwelling.

8.4.5 Width of Openings for Garages and Carports for all Dwellings

A1 Acceptable solution
There is no carport or garage in this development.

8.4.6 Privacy for all Dwellings

A1 Acceptable solution
The proposed dwelling/ deck is setback 3m off the side boundary and greater than 4m from the rear boundary.

A2 Acceptable solution
Windows and sliding doors to habitable rooms to the proposed development are setback greater than 3m to side boundaries and greater than 4m to the rear boundary.

A3 Not Applicable
The proposed development is not a multiple dwelling.

8.4.7 Frontage Fences for all Dwellings

P1 Performance Solution

There is an existing colorbond fence 1.5m high with vehicle access gates 1.9m high and a pedestrian access gate to the front boundary. Passive surveillance of the road will be over the top of 1.5m high section of the fence from the Bedroom and Entry areas of the proposed dwelling. The floor level of the proposed dwelling is raised up approximately 0.6m in height above natural ground level which will aid visual surveillance of the road.

There are examples of fences 1.8m high along the front boundaries of neighbouring properties. The property opposite is a specific example. These local examples of neighbouring fences allow minimal visual surveillance of the road.

The existing fence steps with the natural slope of the block at the boundary.

8.4.8 Waste Storage for Multiple Dwellings

- A1 Not applicable
The proposed development is not a multiple dwelling.

8.5 Development Standards for non-Dwellings

8.5.1 Non-Dwelling Development

- A1 Not applicable
The proposed development is not for non-dwellings.
- A2 Not applicable
The proposed development is not for non-dwellings.
- A3 Not applicable
The proposed development is not for non-dwellings.
- A4 Not applicable
The proposed development is not for non-dwellings.
- A5 Not applicable
The proposed development is not for non-dwellings.
- A6 Not applicable
The proposed development is not for non-dwellings.

8.5.2 Non-Residential Garages and Carports

A1 Not applicable
The proposed development is not for non-dwellings.

A2 Not applicable
The proposed development is not for non-dwellings.

8.6 Development Standards for Subdivision

8.6.1 Lot Design

A1 Not applicable
The proposed development is not for a subdivision.

A2 Not applicable
The proposed development is not for a subdivision.

A3 Not applicable
The proposed development is not for a subdivision.

A4 Not applicable
The proposed development is not for a subdivision.

8.6.2 Roads

A1 Not applicable
The proposed development is not for a subdivision.

8.6.3 Services

A1 Not applicable
The proposed development is not for a subdivision.

A2 Not applicable
The proposed development is not for a subdivision.

A3 Not applicable
The proposed development is not for a subdivision.

CODE C2.0 Parking and Sustainable Transport Code

C2.5 Use Standards

C2.5.1 Car Parking Numbers

- A1 Acceptable solution
3 car parking spaces are provided as per Table C2.1.

C2.5.2 Bicycle Parking Numbers

- A1 Acceptable solution
No bicycle parking spaces are required or provided as per Table C2.1.

C2.5.3 Motorcycle Parking Numbers

- A1 Acceptable solution
No motorcycle parking spaces are required or provided as per Table C2.4.

C2.5.4 Loading Bays

- A1 Acceptable solution
No loading bays are required or provided.

C2.5.5 Number of Car parking Spaces within the General Residential Zone

- A1 Acceptable solution
There are no non-residential buildings in this proposal.

C2.6 Development Standards for Buildings and Works

C2.6.1 Construction of Parking Areas

- P1 Performance Solution**
- (a) The area for parking is in front of and to the side of the proposed dwelling and will be easily identifiable and readily accessible from the road.
 - (b) The land is relatively flat but has a gentle slope away from the main road/ frontage.
 - (c) Surface water will be collected and be pumped to the roadside drain.

- (d) The land is relatively flat but has a gentle slope away from the main road/ frontage. Surface water will be collected and be pumped to the roadside drain.
- (e) The compacted gravel area will be too small to generate a significant amount of dust.
- (f) The car parking and maneuvering space will be compacted gravel in front of and to the side of the proposed dwelling

C2.6.2 Design and layout of Parking Areas

A1.1 The layout of car spaces and access ways must be designed in accordance with AS 2890.1 - Parking facilities. Parts 1-6: Off Road Car Parking.

- Minimum parking bay size 2.4m x 5.4m
- Minimum driveway width 3.0m
- Maximum gradient 1:4
- Minimum height clearance 2200mm
- Maximum gradient across property line and footpath 1:20

A1.2 Parking spaces provided for use by persons with a disability

Not applicable

C2.6.3 Number of Accesses for Vehicles

A1 Acceptable solution
Only one access is proposed in this proposal.

A2 Not Applicable
This proposal is in the General Residential Zone.

C2.6.4 Lighting of Parking Areas within the General Business Zone and Central Business Zone

A1 Not Applicable
This proposal is in the General Residential Zone.

C2.6.5 Pedestrian Access

A1.1 Not Applicable
The use in this proposal does not require more than 10 parking spaces.

A1.2 Not Applicable
The use in this proposal does not require disabled access parking.

C2.6.6 Loading Bays

A1 Not Applicable
Loading Bays are not required.

A2 Not Applicable
Loading Bays are not required.

C2.6.7 Bicycle Parking and Storage facilities within the General Business Zone and Central Business Zone

A1 Not Applicable
The use in this proposal does not require bicycle parking spaces.

A2 Not Applicable
The use in this proposal does not require bicycle parking spaces..

C2.6.8 Siting of Parking and Turning Areas

A1 Not Applicable
The use in this proposal does not require any specific provisions.

A2 Not Applicable
The use in this proposal does not require any specific provisions.

C2.7 Parking Precinct Plan

C2.7.1 Parking Precinct Plan

A1 Not Applicable
The use in this proposal does not require any specific provisions.

CODE C7.0 Natural Assets Code

C7.6 Development Standards for Buildings and Works

C7.6.1 Buildings and Works within a Waterway and Coastal Protection Area or a Future Coastal Refugia Area

P1.1 Performance Solution

- (a) The development proposal will not likely cause any increase in erosion, siltation, sedimentation or runoff. The development proposal will not involve a new stormwater point discharge into the wetland. Stormwater run off will be pumped/ piped back to the roadside side drain.
- (b) There will be no impacts on riparian or littorial vegetation.
- (c) The natural streambank and streambed condition will not be affected by this proposed development.
- (d) The instream natural habitat will not be adversely affected by this proposal. There will be no work within the instream habitat.
- (e) The natural flow and drainage will not be impeded by this proposal.
- (f) The need to maintain fish passage is not applicable.
- (g) There will be no land filling of wetlands.
- (h) Not applicable
- (i) There will be no cut and fill proposed as part of this application. The floor level to the dwelling is proposed to be raised up on posts.
- (j) The proposed dwelling is situated on the higher ground contour away from the wet lands.
- (k) Not applicable
- (l) Not applicable
- (m) Work will be in accordance with guidelines in the 'Wetlands and Waterways Works Manual'.
- (n) Work will be in accordance with guidelines in the 'Tasmanian Coastal Works Manual'.

P1.2 Performance Solution

Not applicable. There are no works proposed within the spatial extent of tidal waters.

A2 Acceptable Solution

The development proposal is outside of the future coastal refugia area.

A3 Acceptable Solution

The development proposal will not involve a new stormwater point discharge into a watercourse, wetland or lake. Stormwater run off will be pumped/ piped back to the roadside side drain.

A4 Acceptable Solution
The development proposal does not involve dredging or reclamation within a coastal protection area or a future coastal refugia area.

A5 Acceptable Solution
The development proposal does not involve coast protection works, watercourse erosion or inundation protection works.

C7.6.2 Clearance within a Priority Vegetation Area.

A1 Acceptable Solution
There is no clearance of native vegetation required as part of this application. The development proposal is sited within the area of the existing outbuildings and garden. Native vegetation has been previously removed in these areas.

C7.7 Development Standards for Buildings and Works

C7.7.1 Subdivision within a Waterway and Coastal Protection Area or a Future Coastal Refugia Area.

A1 Not applicable
There is no subdivision proposed in this application.

C7.7.2 Subdivision within a Priority Vegetation Area.

A1 Not applicable
There is no subdivision proposed in this application.

BRE-S2.0 Stormwater Management Specific Area Plan

BRE-S2.0 Development Standards for Buildings and Works

BRE-2.7.1 Stormwater Management

A1 Acceptable solution

Storm water run off from the dwelling will be connected to a small rainwater tank with overflow to be connected to the existing roadside drain. Stormwater run off from the paved areas for driveway, parking and maneuvering will be collected and pumped to the existing council side entry/ pit roadside drain. Stormwater from the existing sheds 1 & 3 and caravan annexe will be connected to a sump pit and pumped to the existing council side entry /pit roadside drain. Stormwater from existing shed 2 will be collected in drainage stone beds on either side of the shed.