

PLEASE QUOTE

Your Ref:

Our Ref: SBB:SOP:6151934

Enquiries: SBB

80 Wilson Street, Burnie Tasmania  
PO Box 973, Burnie TAS 7320

ABN: 29 846 979 690  
Phone: (03) 6430 5700  
Email: burnie@burnie.tas.gov.au  
Web: www.burnie.tas.gov.au

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## NOTICE OF APPLICATION FOR LAND USE PERMIT

(Section 57(3) Land Use Planning and Approvals Act 1993)

### *Advice to Adjoining Land Owner or Occupier*

<b>Application No: -</b>	<b>DA 2024/59</b>
<b>Development Site: -</b>	<b>48 Studholme Street SOUTH BURNIE CT 21441/242</b>
<b>Proposal: -</b>	<b>Demolition of an existing outbuilding and construction of a new outbuilding with attached deck.</b>
<b>Discretionary Matter:</b>	<b>Reliant on performance criteria for grant of a permit - Clauses 8.4.2 (P3) and 8.4.6 (P1)</b>

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Notice of the above application is served on you as an adjoining land owner or occupier.

The application may be viewed at -

**Burnie City Council Customer Services Counter  
Ground Floor, City Offices,  
80 Wilson Street, Burnie**

Between the hours of 8.30 am - 5.00 pm Monday to Friday inclusive (excluding public holidays) or on Council's website at [www.burnie.tas.gov.au/permits](http://www.burnie.tas.gov.au/permits)

You are entitled to make representation in writing on any aspect of the proposal addressed to: -

**General Manager,  
Burnie City Council,  
PO Box 973, Burnie 7320**

or [burnie@burnie.tas.gov.au](mailto:burnie@burnie.tas.gov.au) by no later than 5.00 pm on **5 August 2024**. Council must have regard to any written representation received during the exhibition period when considering its decision on the application.

All persons who make representation will be notified within seven (7) days of the Council's decision. Any persons who made representation and is not satisfied with the Council decision may, under Section 61(5) of the *Land Use Planning and Approvals Act 1993*, lodge an appeal against that decision within fourteen (14) days of the date of that notice to: -

**The Tasmanian Civil and Administrative Tribunal,  
GPO Box 1311,  
HOBART TAS 7001.**

Should you have any enquiries regarding this development proposal, please do not hesitate to contact the Planning Department on (03) 6430 5700.

S Byster-Bowles

**MANAGER DEVELOPMENT SERVICES**

Date of Notice: - **20 July 2024**

**BURNIE CITY COUNCIL**  
PO Box 973, BURNIE, TASMANIA 7320.  
Ph : (03) 6430 5700  
Email : [burnie@burnie.tas.gov.au](mailto:burnie@burnie.tas.gov.au)



**Land Use Planning and Approvals Act 1993**

**Tasmanian Planning Scheme**

**PERMIT APPLICATION**

*Office use only*

Application No \_\_\_\_\_

Date Received \_\_\_\_\_

Permit Pathway - *Permitted/Discretionary*

**Use or Development Site:**

Street Address

48 Studholme Street, South Burnie

Certificate of  
Title Reference

CT: 21441/242

**Applicant**

First Name

PLA Designs Pty Ltd

Second  
Name

Surname

**Owner** (note – if more than one owner, all names must be indicated)

First Name

Guy

Second Name

Surname

Dean

## Instruction for making a permit application

### a) *Use or development?*

The application must provide a full description of the proposed use and/or development and of the manner in which the use and/or development is to operate.

“Use” is the purpose or manner for which land is utilised. “Development” is any site works (including any change in natural condition or topography of land and the clearing or conversion of vegetation), and the construction, alteration, or removal of buildings, structures and signs, required in order to prepare a site for use or to change existing conditions within a site. Subdivision is development.

Clause 6.2 Tasmanian Planning Scheme provides the use classes by which all use or development must be described. Development must be categorised by reference to the use class it is to serve.

### b) *Required Information*

Adequate statements, plans and specifications must be included within the permit application to address and demonstrate compliance with all applicable requirements of the planning scheme, including any site analysis, impact report and recommendation, and advice, consent or determination required from a State agency or utility entity.

The application must clearly identify the documents relied upon for determination.

Section 51(1AC) *Land Use Planning and Approvals Act 1993* provides that a permit application is not valid unless it includes all of the information required by a planning scheme. Clause 6.1 Tasmanian Planning Scheme prescribes the minimum information that is necessary in order to complete a valid permit application.

S54 *Land Use Planning and Approvals Act 1993* provides that the planning authority may require the applicant to supply further information before it considers a permit application. If the planning authority requires further information to more particularly address one or more of the applicable requirements of the Tasmanian Planning Scheme, the statutory period for determination of a permit application does not run until that information is answered to the satisfaction of the planning authority

### c) *Applicable Provisions and Standards*

The permit application must be assessed against the applicable provisions and standards of the Tasmanian Planning Scheme. The application is to identify by reference the clauses it relies upon to demonstrate compliance. (eg *clause 8.4.3 (A1 – A4, and P5)*)

### d) *Discretionary Permits*

If a permit is discretionary the permit application must be notified for a period of 14 days to allow opportunity for any interested person to consider the proposed use and/or development and to provide comment on the discretionary matter.

If a permit application relies on performance criteria to satisfy an applicable standard or is discretionary under another provision of the interim planning scheme, the permit is discretionary only with respect to that standard.

The Council must have regard to all representations received during the notification period on a discretionary matter when determining whether to grant or refuse a permit.

### e) *If the applicant is not the landowner*

If the applicant is not the owner of the land in the use or development site, the applicant is required to notify all of the owners either prior to or within 7 days from the date of making the permit application.

The permit application must identify all of the landowners; and the applicant must sign the application form to acknowledge the obligation to advise such landowners that the permit application has been made.

If the site includes land owned or administered by the Burnie City Council or by a State government agency, the consent in writing from the Council or the Minister responsible for Crown land must be provided at the time of making the application.

### f) *Applicant declaration*

It is an offence for a person to do any act that is contrary to a compliance requirement created under the section 63 *Land Use Planning and Approvals Act 1993*. The applicant is required to complete a declaration that the information given in the permit application is true and correct.

### g) *Payment of Fees*

The Council is not required to take any action on the permit application until all the relevant fees have been paid.

**Permit Information**

(NB If insufficient space, please attach separate document)

**Proposed Use:**

**Use Class**

**Documents included with the permit application to describe the Use**

**Proposed Development**

**Use class to which the development applies**

**Documents included with the permit application to describe the Development**

**Provisions and Standards relied upon for grant of a Permit**



**Notification of Landowner/s**

**If land is not in applicant's ownership**

I, Paul Allen, declare that the owner/each of the owners of the land has been notified of the intention to make this permit application.

Signature of Applicant *Paul Allen* Date 2 July 2024

**If the permit application involves land owned or administered by the BURNIE CITY COUNCIL**

Burnie City Council consents to the making of this permit application.

General Manager (Signature) Date

**If the permit application involves land owned or administered by the CROWN**

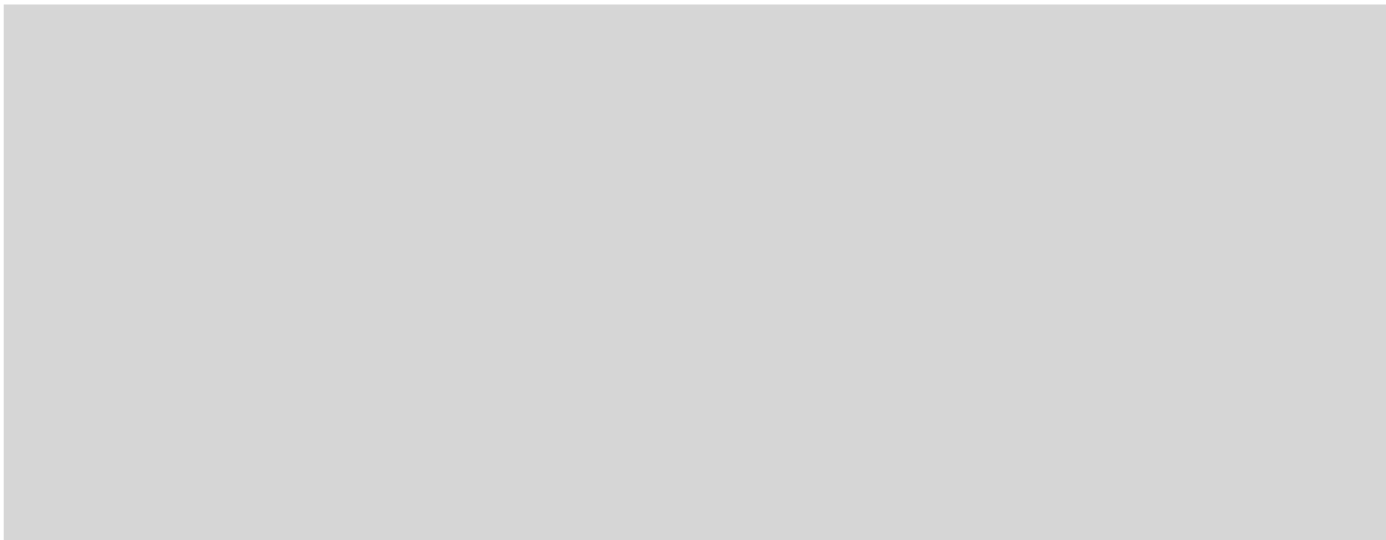
I, the Minister responsible for the land, consent to the making of this permit application.

Minister (Signature) Date

**Applicant Declaration**

I, Paul Allen declare that the information I have given in this permit application to be true and correct to the best of my knowledge.

Signature of Applicant *Paul Allen* Date 02.07.2024



SEARCH OF TORRENS TITLE

VOLUME 21441	FOLIO 242
EDITION 7	DATE OF ISSUE 04-Oct-2011

SEARCH DATE : 17-Apr-2024

SEARCH TIME : 04.41 PM

DESCRIPTION OF LAND

City of BURNIE  
 Lot 242 on Plan 21441  
 Being the land described in Conveyance No. 58/8319  
 Derivation : Part of 50,000 Acres Gtd. to The Van Diemens Land  
 Company  
 Prior CT 4046/88

SCHEDULE 1

D29384 TRANSFER to GUY RODERICK DEAN Registered  
 04-Oct-2011 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 23/8152 CONVEYANCE Made Subject to Exceptions And  
 Reservations in favour of The V.D.L. Co.  
 23/8152 CONVEYANCE Made Subject to Boundary Fences Condition  
 D29385 MORTGAGE to Australia and New Zealand Banking Group  
 Limited Registered 04-Oct-2011 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

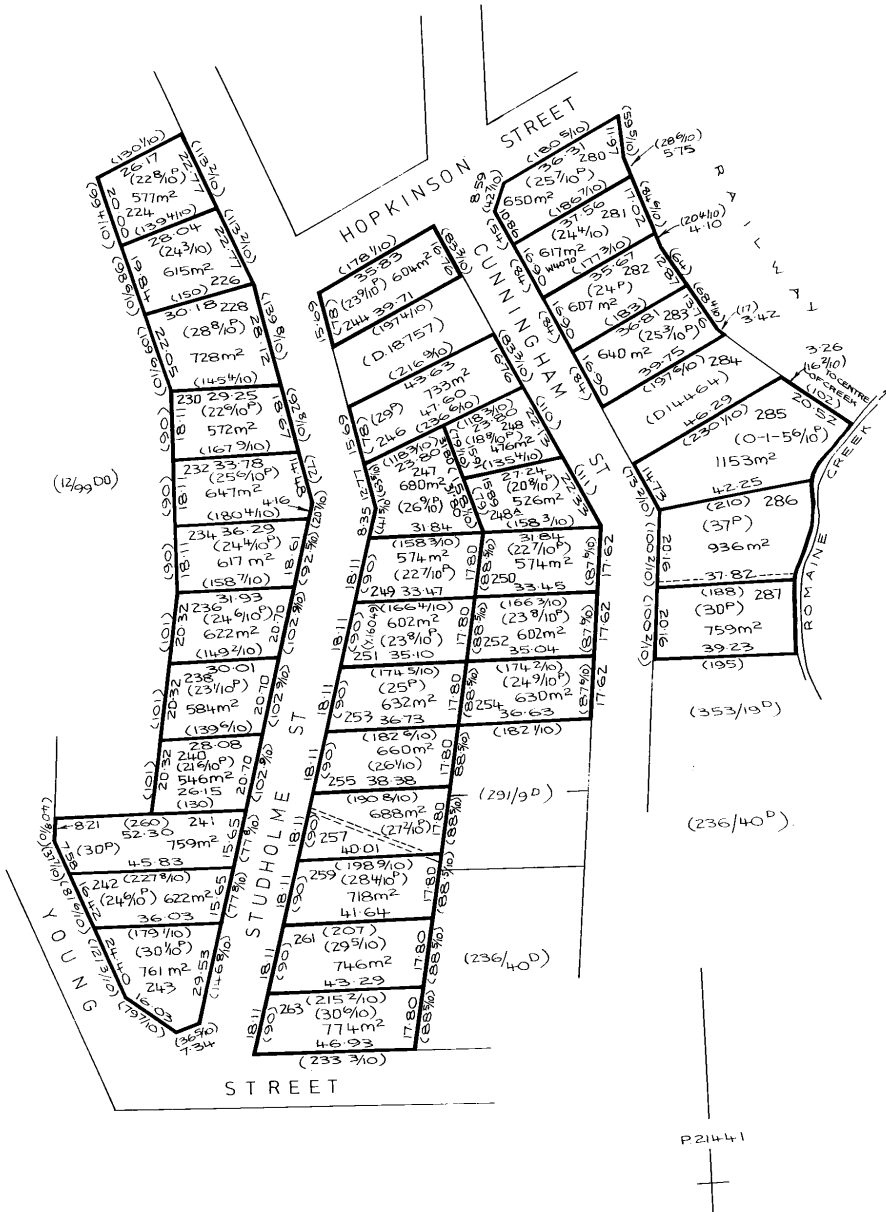
APPROVED FROM <i>[Signature]</i>	<b>CONVERSION PLAN</b>	REGISTERED NUMBER <b>P. 21441</b>
ACTING DEPUTY RECORDER OF TITLES		
NUMBER Y 1356	GRANTEE PART OF 50,000 ACRES GTD. TO THE VAN DIEMENS LAND COMPANY	
		S.L. 26-9-83

**CITY OF BURNIE**

CITY/TOWN OF BURNIE  
LAND DISTRICT OF  
PARISH OF

LENGTHS ARE IN METRES NOT TO SCALE  
LENGTHS IN BRACKETS IN LINKS/FEET & INCHES

SKETCH BY WAY OF ILLUSTRATION ONLY  
DRAIN RESERVE (5'0") 152 WIDE  
SHOWN THUS =====



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# Development Application

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**Use Class:** Residential

**Development:** Outbuilding

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**Location:** 48 Studholme Street, South Burnie

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**Project No:** 24016-P

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**AUTHOR DETAILS:**

Reporting Planner: Jayne Newman

Report Date: 2 July 2024

**PROPERTY DETAILS:**

Location: 48 Studholme Street, South Burnie

Proposal: Outbuilding

Use Class: Residential

Zoning: General Residential

Title Reference: CT: 21441/242

PID: 6151934



Figure 1 – Source: Listmap

## 1. Executive Summary

*This report together with the attached development plans and additional supporting reports have been prepared to provide demonstration against the relative clauses detailed within the Tasmanian Planning Scheme – Burnie. The application is for a new outbuilding associated with an existing residential use which is a “no permit required” use within the General Residential zone. Discretion is invoked within developments standards, which has been addressed within this report.*

## 2. Background

*The 622m<sup>2</sup> site is located at 48 Studholme Street, South Burnie, containing an existing single dwelling and outbuilding. The lot is rectangular in shape, having a primary frontage to Studholme Street to the east. Due to the slope of the site, there is no vehicular access from Studholme. The lot has utilised access over 1 Young Street for many years. This agreement is currently being formalised and a right of way will be placed over the title.*

## 3. Proposal

*Application is made for a replacement outbuilding located at the rear of the lot. The new outbuilding will provide for an increase in floor area, having a total of 27.5m<sup>2</sup>. This is made up from a single vehicle garage and a deck attached to the northern side. Due to the slope of the land, the building will be boxed up, as depicted on the elevation plans. The garage is sited 1.1 metres from the southern boundary and 0.14 metres from the rear, at the closest point. Although the shed can comply with the building envelope relative to the southern (side) boundary, it cannot comply with the western (rear) boundary setback.*

## Development Standards

### 8.4.1 Residential density for multiple dwellings

That the density of multiple dwellings:

- (a) make efficient use of land for housing; and
- (b) optimise utilities and community services;

A1	P1
<p>Multiple dwellings must have a site area per dwelling of not less than 325m<sup>2</sup>.</p>	<p>Multiple dwellings must only have a site area per dwelling that is less than 325m<sup>2</sup>, if the development will not exceed the capacity of infrastructure services and:</p> <ul style="list-style-type: none"> <li>(a) is compatible with the density of existing development on established properties in the area; or</li> <li>(b) provides for a significant social or community benefit and is:                             <ul style="list-style-type: none"> <li>(i) wholly or partly within 400m walking distance of a public transport stop; or</li> <li>(ii) wholly or partly within 400m walking distance of an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone, General Business Zone, Central Business Zone or Commercial Zone.</li> </ul> </li> </ul>

**COMMENT:** *Not applicable.  
The application is for a single dwelling development.*

## 8.4.2 Setbacks and building envelopes for all dwellings

The siting and scale of dwellings:

- (a) provides reasonably consistent separation between dwellings and their frontage within a street;
- (b) provides consistency in the apparent scale, bulk, massing and proportion of dwellings;
- (c) provides separation between dwellings on adjoining properties to allow reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space; and
- (d) provides reasonable access to sunlight for existing solar energy installations.

A1	P1
<p>Unless within a building area on a sealed plan, a dwelling, excluding garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is:</p> <ul style="list-style-type: none"> <li>(a) if the frontage is a primary frontage, not less than 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site;</li> <li>(b) if the frontage is not a primary frontage, not less than 3m, or, if the setback from the frontage is less than 3m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site;</li> <li>(c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or</li> <li>(d) if located above a non-residential use at ground floor level, not less than the setback from the frontage of the ground floor level.</li> </ul>	<p>A dwelling must have a setback from a frontage that is compatible with the streetscape, having regard to any topographical constraints.</p>

**COMMENT:**

*The outbuilding is shown to be located at the rear of the lot, more than 4.5 metres from the primary frontage, compliant with A1(a).*

A2	P2
<p>A garage or carport for a dwelling must have a setback from a primary frontage of not less than:</p> <ul style="list-style-type: none"> <li>(a) 5.5m, or alternatively 1m behind the building line;</li> <li>(b) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or</li> <li>(c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.</li> </ul>	<p>A garage or carport for a dwelling must have a setback from a primary frontage that is compatible with the setbacks of existing garages or carports in the street, having regard to any topographical constraints.</p>

**COMMENT:**

*The garage is sited both more than 4.5 metres from the primary frontage, and more than 1 metre behind the building line.*

A3	P3
<p>A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must:</p> <p>(a) be contained within a building envelope (refer to Figures 8.1, 8.2 and 8.3) determined by:</p> <ul style="list-style-type: none"> <li>(i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and</li> <li>(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above existing ground level; and</li> </ul> <p>(b) only have a setback of less than 1.5m from a side or rear boundary if the dwelling:</p> <ul style="list-style-type: none"> <li>(i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or</li> <li>(ii) does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser).</li> </ul>	<p><b>The siting and scale of a dwelling must:</b></p> <p>(a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:</p> <ul style="list-style-type: none"> <li>(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;</li> <li>(ii) overshadowing the private open space of a dwelling on an adjoining property;</li> <li>(iii) overshadowing of an adjoining vacant property; or</li> <li>(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property;</li> </ul> <p>(b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and</p> <p>(c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on:</p> <ul style="list-style-type: none"> <li>(i) an adjoining property; or</li> <li>(ii) another dwelling on the same site.</li> </ul>

**COMMENT:**

*The proposed shed invokes discretion relative to the rear boundary setback.*

*As shown on shadow plan 24016-04, shading from the proposed shed is only slightly increased from the existing shed. Shading relative to the western boundary, only occurs during the morning onto an access area, therefore not impacting a dwelling or its private open space. For the southern boundary, although the application complies with the building envelope from this boundary; as the clause is collective, it is addressed below.*

*The level of increase in shading still does not reach the adjoining dwelling by 3pm, therefore not causing a reduction. Additionally, the area of private open space, which has an increase in shading, is only from 1pm in the afternoon. This area is already shaded at this time by existing outbuildings located within the adjoining lot, as shown in both figure 1 on page 2 and figure 2 below.*

*Relative to bulk and scale and separation between dwellings, the replacement shed is of similar size, scale and location to the existing, therefore not considered to cause an unreasonable loss of amenity.*

*There are no solar energy installations identified that will be impacted.*



Figure 2 – Photo of sheds located on adjoining lot behind existing shed.

*The application is therefore considered to achieve compliance with performance criteria and relative objectives as detailed above.*

### 8.4.3 Site coverage and private open space for all dwellings

That dwellings are compatible with the amenity and character of the area and provide:

- (a) for outdoor recreation and the operational needs of the residents;
- (b) opportunities for the planting of gardens and landscaping; and
- (c) private open space that is conveniently located and has access to sunlight.

A1	P1
<p><b>Dwellings must have:</b></p> <ul style="list-style-type: none"> <li>(a) a site coverage of not more than 50% (excluding eaves up to 0.6m wide); and</li> <li>(b) for multiple dwellings, a total area of private open space of not less than 60m<sup>2</sup> associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer).</li> </ul>	<p>Dwellings must have:</p> <ul style="list-style-type: none"> <li>(a) site coverage consistent with that existing on established properties in the area;</li> <li>(b) private open space that is of a size and with dimensions that are appropriate for the size of the dwelling and is able to accommodate:                             <ul style="list-style-type: none"> <li>(i) outdoor recreational space consistent with the projected requirements of the occupants and, for multiple dwellings, take into account any common open space provided for this purpose within the development; and</li> <li>(ii) operational needs, such as clothes drying and storage; and</li> </ul> </li> <li>(c) reasonable space for the planting of gardens and landscaping.</li> </ul>

**COMMENT:**  
*Site coverage is 175m<sup>2</sup> on the 622m<sup>2</sup> lot providing for 28.13%.*

A2	P2
<p><b>A dwelling must have private open space that:</b></p> <ul style="list-style-type: none"> <li>(a) is in one location and is not less than:                             <ul style="list-style-type: none"> <li>(i) 24m<sup>2</sup> or</li> <li>(ii) 12m<sup>2</sup>, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);</li> </ul> </li> <li>(b) has a minimum horizontal dimension of not less than:                             <ul style="list-style-type: none"> <li>(i) 4m; or</li> <li>(ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);</li> </ul> </li> <li>(c) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of true north and 30 degrees east of true north; and</li> <li>(d) has a gradient not steeper than 1 in 10.</li> </ul>	<p>A dwelling must have private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and is:</p> <ul style="list-style-type: none"> <li>(a) conveniently located in relation to a living area of the dwelling; and</li> <li>(b) orientated to take advantage of sunlight.</li> </ul>

**COMMENT:**  
*The proposal does not impact the existing compliant minimum area of private open space area.*

### 8.4.4 Sunlight to private open space of multiple dwellings

That the separation between multiple dwellings provides reasonable opportunity for sunlight to private open space for dwellings on the same site.

A1	P1
<p>A multiple dwelling, that is to the north of the private open space of another dwelling on the same site, required to satisfy A2 or P2 of clause 8.4.3, must satisfy (a) or (b), unless excluded by (c):</p> <p>(a) the multiple dwelling is contained within a line projecting (see Figure 8.4):</p> <ul style="list-style-type: none"> <li>(i) at a distance of 3m from the northern edge of the private open space; and</li> <li>(ii) vertically to a height of 3m above existing ground level and then at an angle of 45 degrees from the horizontal;</li> </ul> <p>(b) the multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight between 9.00am and 3.00pm on 21st June; and</p> <p>(c) this Acceptable Solution excludes that part of a multiple dwelling consisting of:</p> <ul style="list-style-type: none"> <li>(i) an outbuilding with a building height not more than 2.4m; or</li> <li>(ii) protrusions that extend not more than 0.9m horizontally from the multiple dwelling.</li> </ul>	<p>A multiple dwelling must be designed and sited to not cause an unreasonable loss of amenity by overshadowing the private open space, of another dwelling on the same site, which is required to satisfy A2 or P2 of clause 8.4.3 of this planning scheme.</p>

**COMMENT:** *Not applicable.  
The proposal is for a single dwelling development.*

### 8.4.5 Width of openings for garages and carport for all dwellings

To reduce the potential for garage or carport openings to dominate the primary frontage.

A1	P1
<p>A garage or carport for a dwelling within 12m of a primary frontage, whether the garage or carport is free-standing or part of the dwelling, must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).</p>	<p>A garage or carport for a dwelling must be designed to minimise the width of its openings that are visible from the street, so as to reduce the potential for the openings of a garage or carport to dominate the primary frontage.</p>

**COMMENT:** *Not applicable.  
The freestanding garage is located more than 12 metres from the frontage.*

## 8.4.6 Privacy for all dwellings

To provide a reasonable opportunity for privacy for dwellings.

### A1

A balcony, deck, roof terrace, parking space, or carport for a dwelling (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1m above existing ground level must have a permanently fixed screen to a height of not less than 1.7m above the finished surface or floor level, with a uniform transparency of not more than 25%, along the sides facing a:

- (a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 3m from the side boundary;
- (b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 4m from the rear boundary; and
- (c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is not less than 6m:
  - (i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or
  - (ii) from a balcony, deck, roof terrace or the private open space of the other dwelling on the same site.

### P1

A balcony, deck, roof terrace, parking space or carport for a dwelling (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1m above existing ground level, must be screened, or otherwise designed, to minimise overlooking of:

- (a) a dwelling on an adjoining property or its private open space; or
- (b) another dwelling on the same site or its private open space.

### COMMENT:

*The garage includes a deck which has a height of more than 1 metre above existing ground level, invoking discretion. The deck has been designed to face north, with the property adjoining the western boundary having the dwelling and private open space located approximately 80 metres from this location. The only area in which this deck will overlook is the driveway.*

*Therefore, the application is considered to achieve compliance with the performance criteria and ensure a reasonable opportunity for privacy for the adjoining dwelling, as per the objective to this clause.*



A2	P2
<p>A window or glazed door to a habitable room of a dwelling, that has a floor level more than 1m above existing ground level, must satisfy (a), unless it satisfies (b):</p> <p>(a) the window or glazed door:</p> <ul style="list-style-type: none"> <li>(i) is to have a setback of not less than 3m from a side boundary;</li> <li>(ii) is to have a setback of not less than 4m from a rear boundary;</li> <li>(iii) if the dwelling is a multiple dwelling, is to be not less than 6m from a window or glazed door, to a habitable room, of another dwelling on the same site; and</li> <li>(iv) if the dwelling is a multiple dwelling, is to be not less than 6m from the private open space of another dwelling on the same site.</li> </ul> <p>(b) the window or glazed door:</p> <ul style="list-style-type: none"> <li>(i) is to be offset, in the horizontal plane, not less than 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling;</li> <li>(ii) is to have a sill height of not less than 1.7m above the floor level or have fixed obscure glazing extending to a height of not less than 1.7m above the floor level; or</li> <li>(iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of not less than 1.7m above floor level, with a uniform transparency of not more than 25%.</li> </ul>	<p>A window or glazed door to a habitable room of a dwelling that has a floor level more than 1m above existing ground level, must be screened, or otherwise located or designed, to minimise direct views to:</p> <ul style="list-style-type: none"> <li>(a) a window or glazed door, to a habitable room of another dwelling; and</li> <li>(b) the private open space of another dwelling.</li> </ul>
<p><b>COMMENT:</b> <i>Not applicable.</i>  <i>No windows or doors are proposed within the western or southern elevations.</i></p>	

A3	P3
<p>A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of not less than:</p> <ul style="list-style-type: none"> <li>(a) 2.5m; or</li> <li>(b) 1m if: <ul style="list-style-type: none"> <li>(i) it is separated by a screen of not less than 1.7m in height; or</li> <li>(ii) the window, or glazed door, to a habitable room has a sill height of not less than 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of not less than 1.7m above the floor level.</li> </ul> </li> </ul>	<p>A shared driveway or parking space (excluding a parking space allocated to that dwelling), must be screened, or otherwise located or designed, to minimise unreasonable impact of vehicle noise or vehicle light intrusion to a habitable room of a multiple dwelling.</p>
<p><b>COMMENT:</b> <i>Not applicable.</i>  <i>The proposal is not for a multiple dwelling development.</i></p>	

### 8.4.7 Frontage fences

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.

A1	P1
No Acceptable Solution	<p>A fence (including a free-standing wall) for a dwelling within 4.5m of a frontage must:</p> <ul style="list-style-type: none"> <li>(a) provide for security and privacy while allowing for passive surveillance of the road; and</li> <li>(b) be compatible with the height and transparency of fences in the street, having regard to:               <ul style="list-style-type: none"> <li>(i) the topography of the site; and</li> <li>(ii) traffic volumes on the adjoining road.</li> </ul> </li> </ul>

**Comment:** *Not applicable.*  
*No fences are included as part of this application.*

### 8.4.8 Waste storage for multiple dwellings

To provide for the storage of waste and recycling bins for multiple dwellings.

A1	P1
<p>A multiple dwelling must have a storage area, for waste and recycling bins, that is not less than 1.5m<sup>2</sup> per dwelling and is within one of the following locations:</p> <ul style="list-style-type: none"> <li>(a) an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or</li> <li>(b) a common storage area with an impervious surface that:               <ul style="list-style-type: none"> <li>(i) has a setback of not less than 4.5m from a frontage;</li> <li>(ii) is not less than 5.5m from any dwelling; and</li> <li>(iii) is screened from the frontage and any dwelling by a wall to a height not less than 1.2m above the finished surface level of the storage area.</li> </ul> </li> </ul>	<p>A multiple dwelling must have storage for waste and recycling bins that is:</p> <ul style="list-style-type: none"> <li>(a) capable of storing the number of bins required for the site;</li> <li>(b) screened from the frontage and dwellings; and</li> <li>(c) if the storage area is a common storage area, separated from dwellings on the site to minimise impacts caused by odours and noise.</li> </ul>

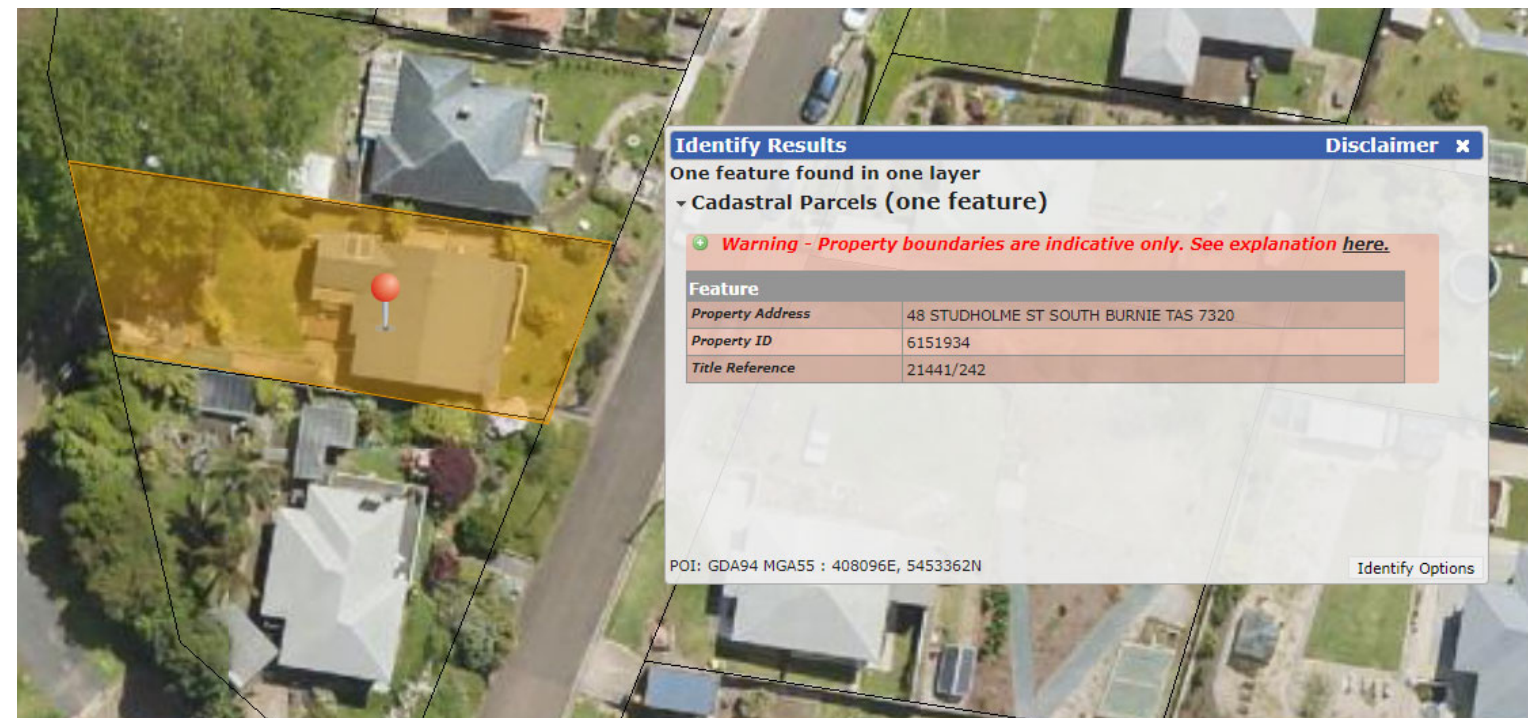
**Comment:** *Not applicable.*  
*The proposal is for a single dwelling development.*

<b>CODES</b>	
<b>C1.0 – Signs Code</b>	<b>N/A</b>
No signage is proposed as part of this application.	
<b>C2.0 – Parking and Sustainable Transport Code</b>	<b>N/A</b>
The proposal provides for a replacement of the existing single garage. The carparking arrangements are considered to be existing non-conforming, with no increase in non-compliance.	
<b>C3.0 – Road and Railway Code</b>	<b>N/A</b>
The proposal does not increase the amount of traffic longer than 5.5m in length, does not require a new crossing or junction and does not involve the subdivision of land or a habitable building located within a road or rail attenuation area.	
<b>C4.0 – Electrical Transmission Infrastructure Protection Code</b>	<b>N/A</b>
The proposal does not involve works located within an electricity transmission corridor.	
<b>C5.0 – Telecommunications Code</b>	<b>N/A</b>
The application does not propose any telecommunication facilities.	
<b>C6.0 – Local Historic Heritage Code</b>	<b>N/A</b>
The application does not involve any land requiring assessment against heritage provisions.	
<b>C7.0 – Natural Assets Code</b>	<b>N/A</b>
The code is not applicable for priority vegetation in the General Residential zone, unless for subdivision.	
<b>C8.0 – Scenic Protection Code</b>	<b>N/A</b>
The scenic protection code is not applicable to the General Residential zone.	
<b>C9.0 – Attenuation Code</b>	<b>N/A</b>
The site has not been identified as being located within an attenuation distance detailed within C9.2 or C9.2.	
<b>C10.0 – Coastal Erosion Hazard Code</b>	<b>N/A</b>
The site is not within an area identified as containing a coastal erosion hazard.	
<b>C11.0 – Coastal Inundation Hazard Code</b>	<b>N/A</b>
The site is not within an area identified as containing a coastal inundation hazard.	
<b>C12.0 – Flood Prone Areas Code</b>	<b>N/A</b>
The site is not within an area identified as flood prone.	
<b>C13.0 – Bushfire Prone Areas Code</b>	<b>N/A</b>
The proposal is not for a vulnerable or hazardous use, nor does it involve the subdivision of land.	
<b>C14.0 – Potentially Contaminated Land Code</b>	<b>N/A</b>
The site has not been identified as contaminated land.	
<b>C15.0 – Landslip Hazard Code</b>	<b>Exempt</b>
As the site is within a medium hazard band, it will require assessment under the <i>Building Act 2016</i> , therefore exempt under C15.4.1(d).	
<b>C10.0 – Safeguarding of Airports Code</b>	<b>N/A</b>
The safeguarding of airports code is not applicable to this site.	

# PROPOSED SHED REPLACEMENT 48 STUDHOLME STREET SOUTH BURNIE GUY DEAN

## DRAWING INDEX

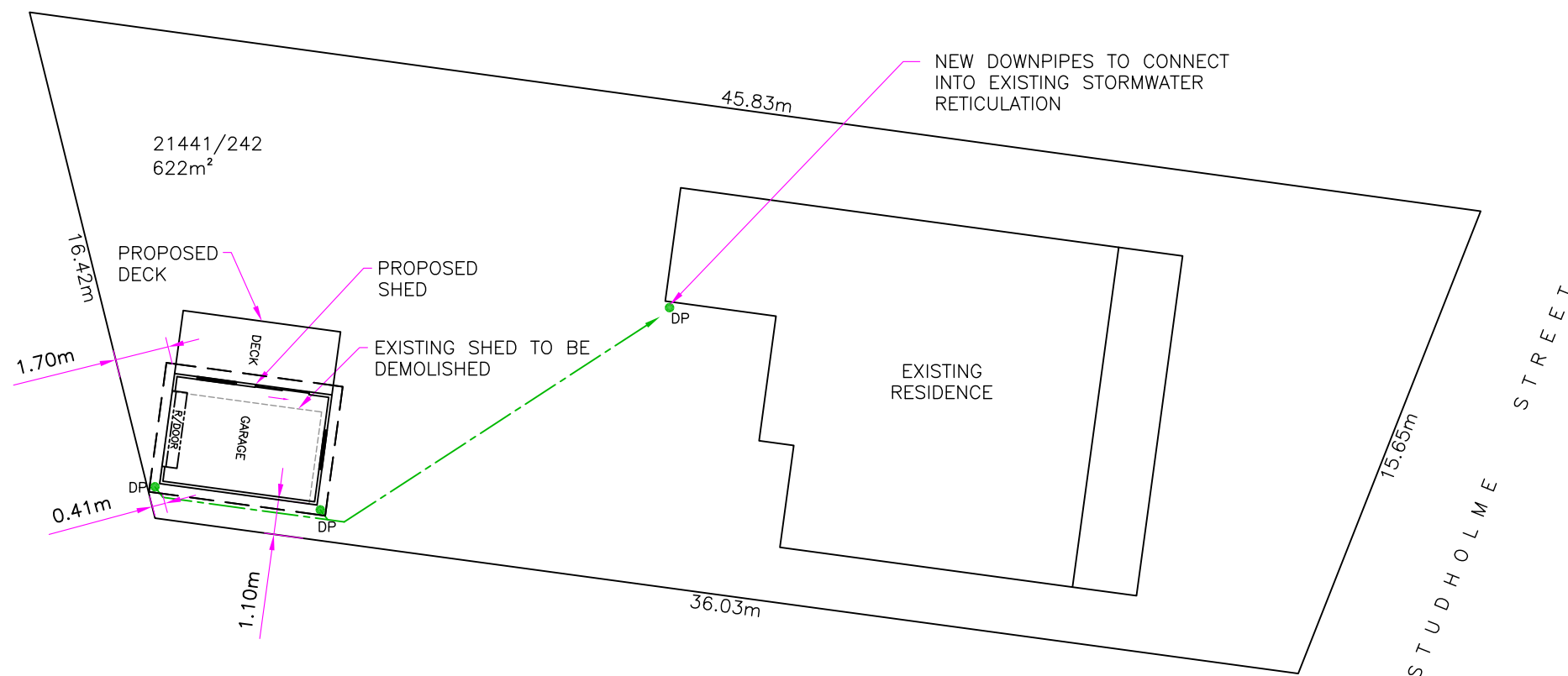
DRAWING No.	DESCRIPTION	REVISION
01	COVER SHEET	A
02	SITE & DRAINAGE PLAN	A
03	FLOOR PLAN & ELEVATIONS	A
04	SHADOW DIAGRAMS	A



### PROJECT DETAILS:

TITLE REFERENCE: 21441/242  
 AREAS:  
 SITE – 622m<sup>2</sup>  
 EXISTING FLOOR – 143m<sup>2</sup>  
 PROPOSED FLOOR – 28m<sup>2</sup>  
 TOTAL FLOOR – 171m<sup>2</sup>  
 SITE CLASSIFICATION: P  
 WIND CLASSIFICATION: N2  
 CLIMATE ZONE: 7  
 BUSHFIRE ATTACK LEVEL: NOT APPLICABLE  
 ALPINE AREA: NOT APPLICABLE


Accreditation No. CC1779G  Ph: 0407 532 435 Email: paul@pladesign.com.au	DATE	APR 2024	PROPOSED SHED REPLACEMENT 48 STUDHOLME STREET SOUTH BURNIE GUY DEAN	
	DRAWN	A.R.M.		
	CHECKED	P.L.A.		
	SHEET SIZE	A3		
	SCALE			
DRAWING No.		24016-01	REV.	DATE
			A	23.05.24

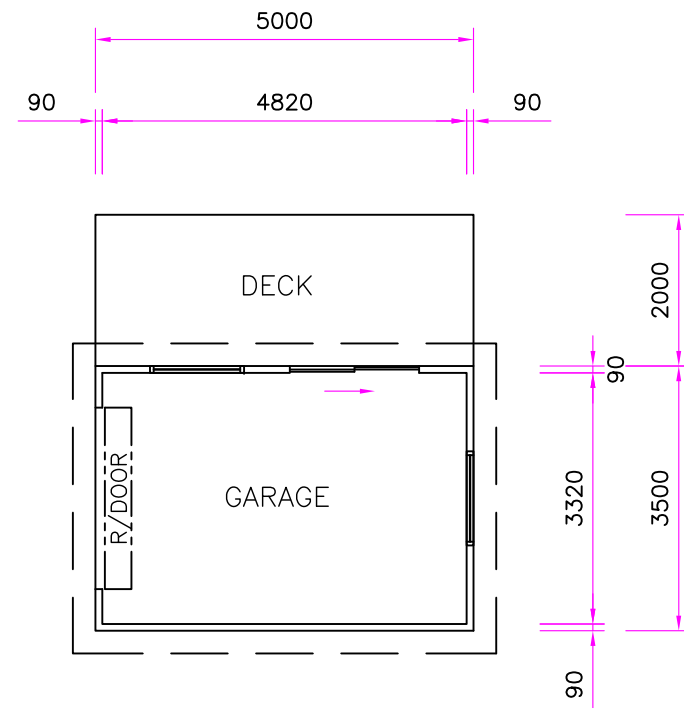


SITE & DRAINAGE PLAN

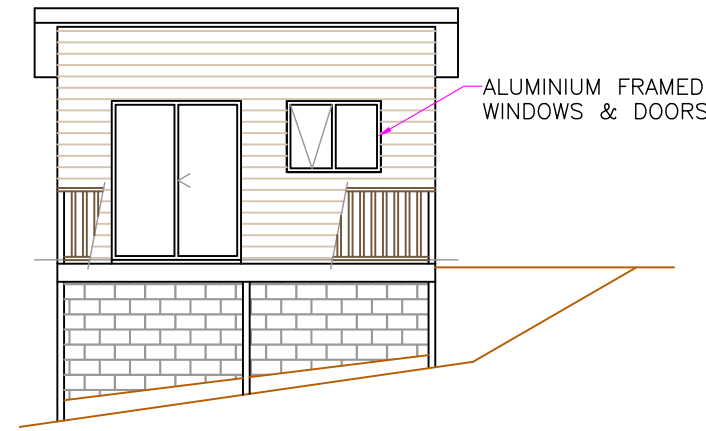
LEGEND:  
DP - DOWNPIPE

- NOTES:
1. ALL DRAINAGE WORK TO BE CARRIED OUT TO THE DESIGN & APPROVAL OF THE LOCAL AUTHORITIES.
  2. ALL DOWNPIPES Ø90 MIN. U.N.O.
  3. STORMWATER LINES TO BE Ø90 PVC

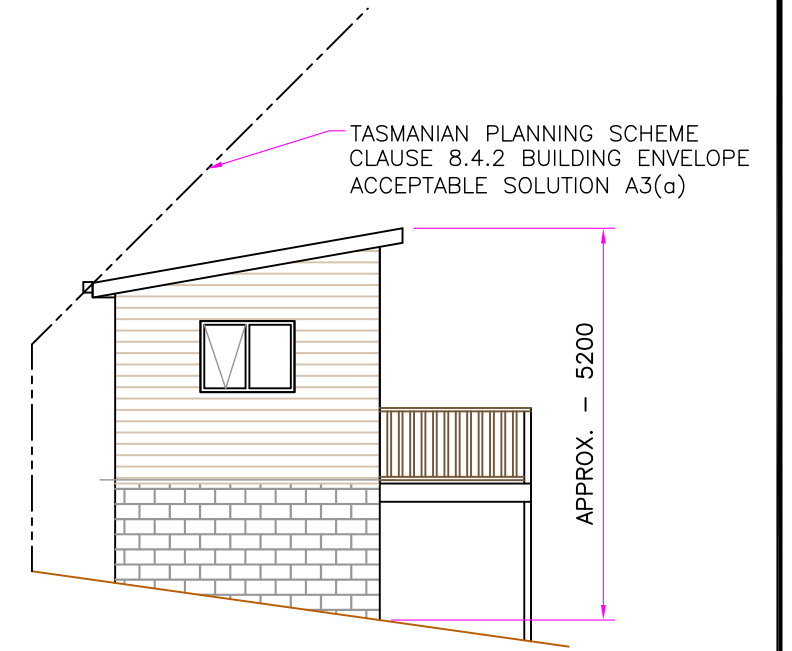
Accreditation No. CC1779G  Ph: 0407 532 435 Email: paul@pladesign.com.au	DATE	APR 2024	PROPOSED SHED REPLACEMENT 48 STUDHOLME STREET SOUTH BURNIE GUY DEAN	REV.	DATE
	DRAWN	A.R.M.		A	23.05.24
	CHECKED	P.L.A.			
	SHEET SIZE	A3			
	SCALE	1 : 200			
DRAWING No. 24016-02					



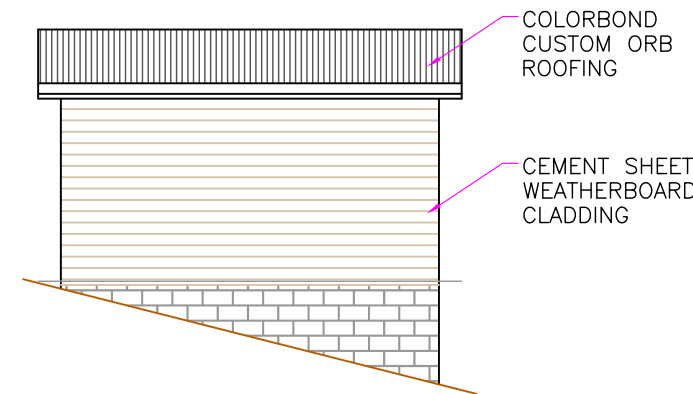
FLOOR PLAN



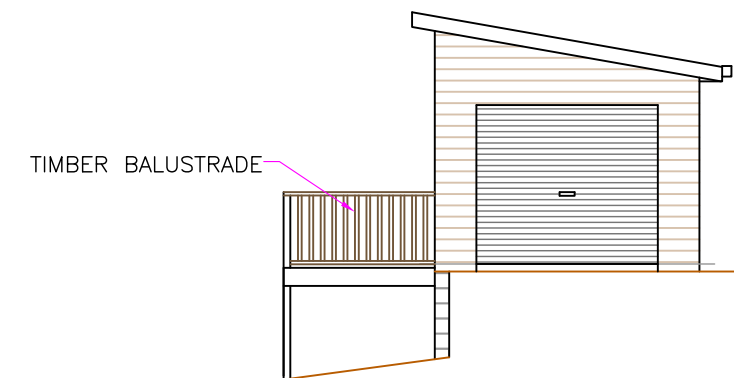
NORTHERN ELEVATION



EASTERN ELEVATION



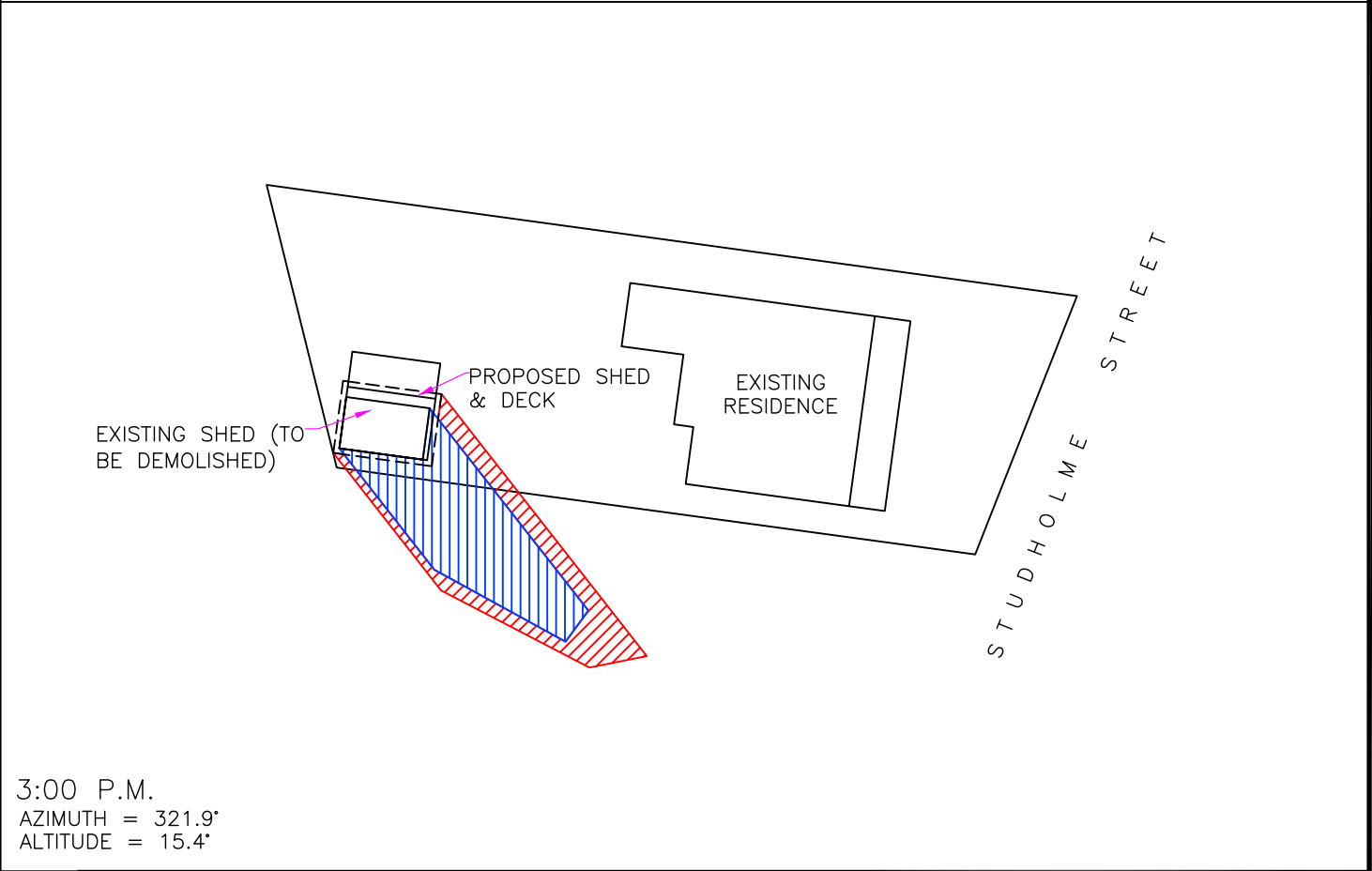
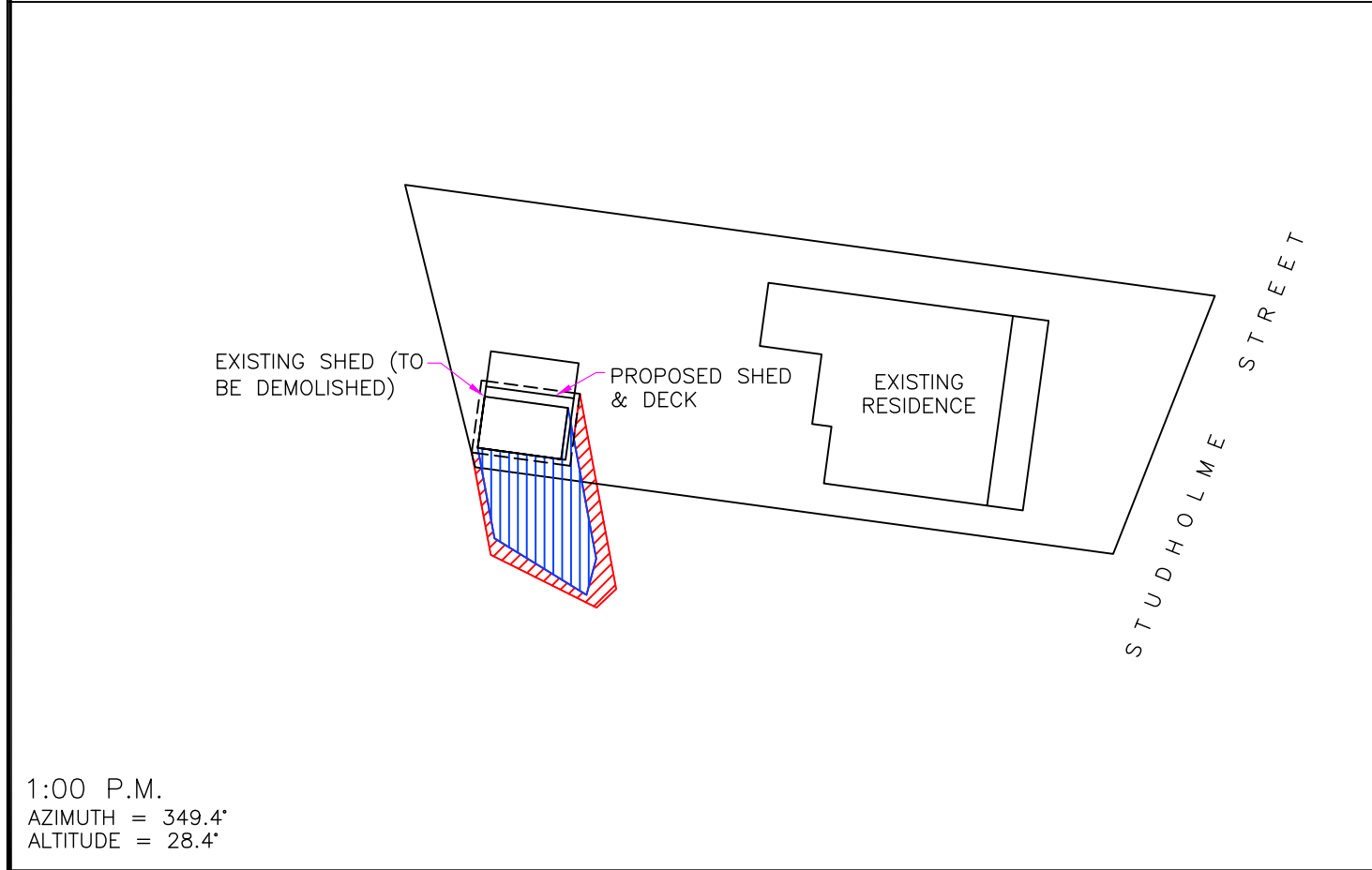
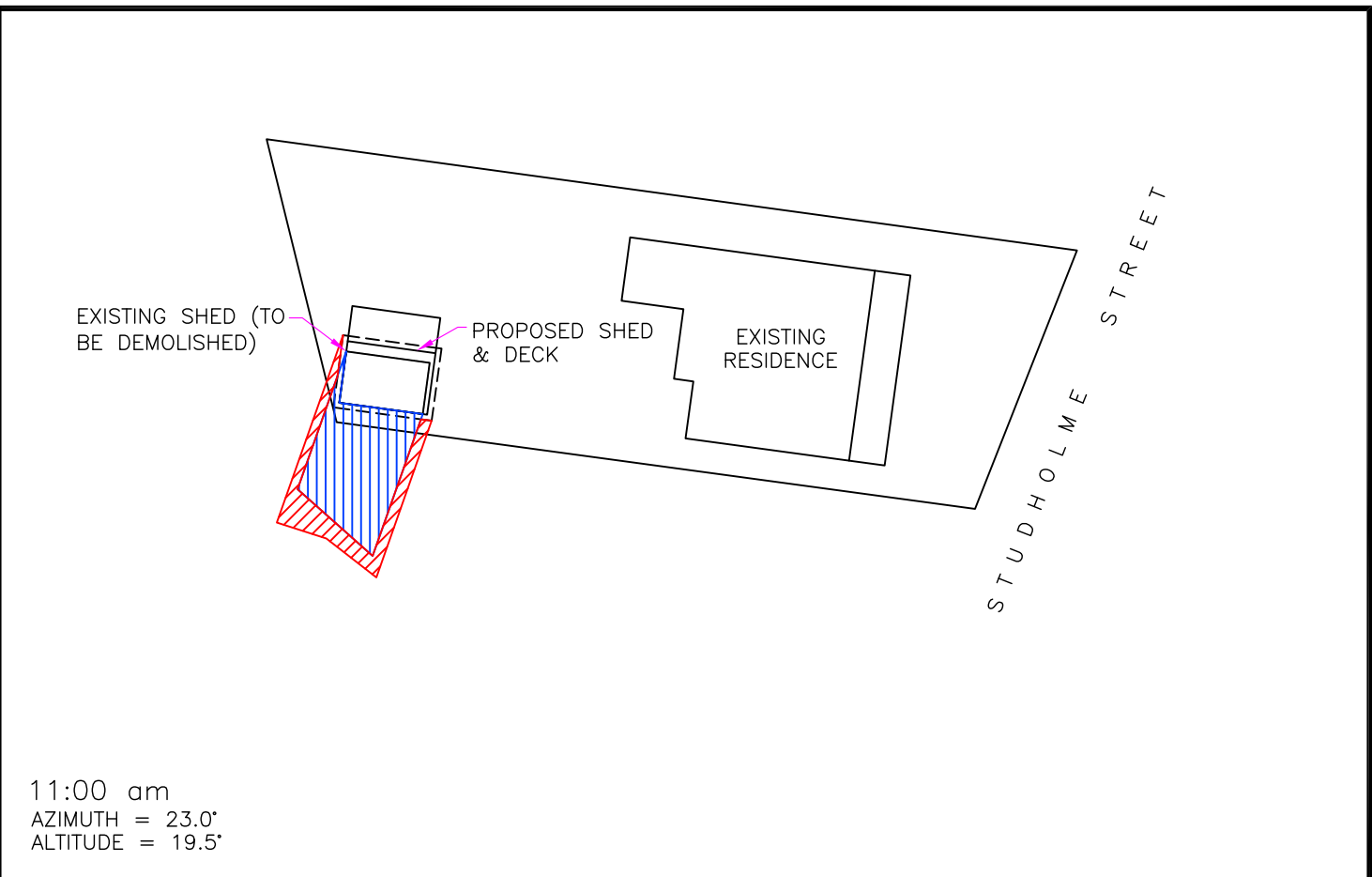
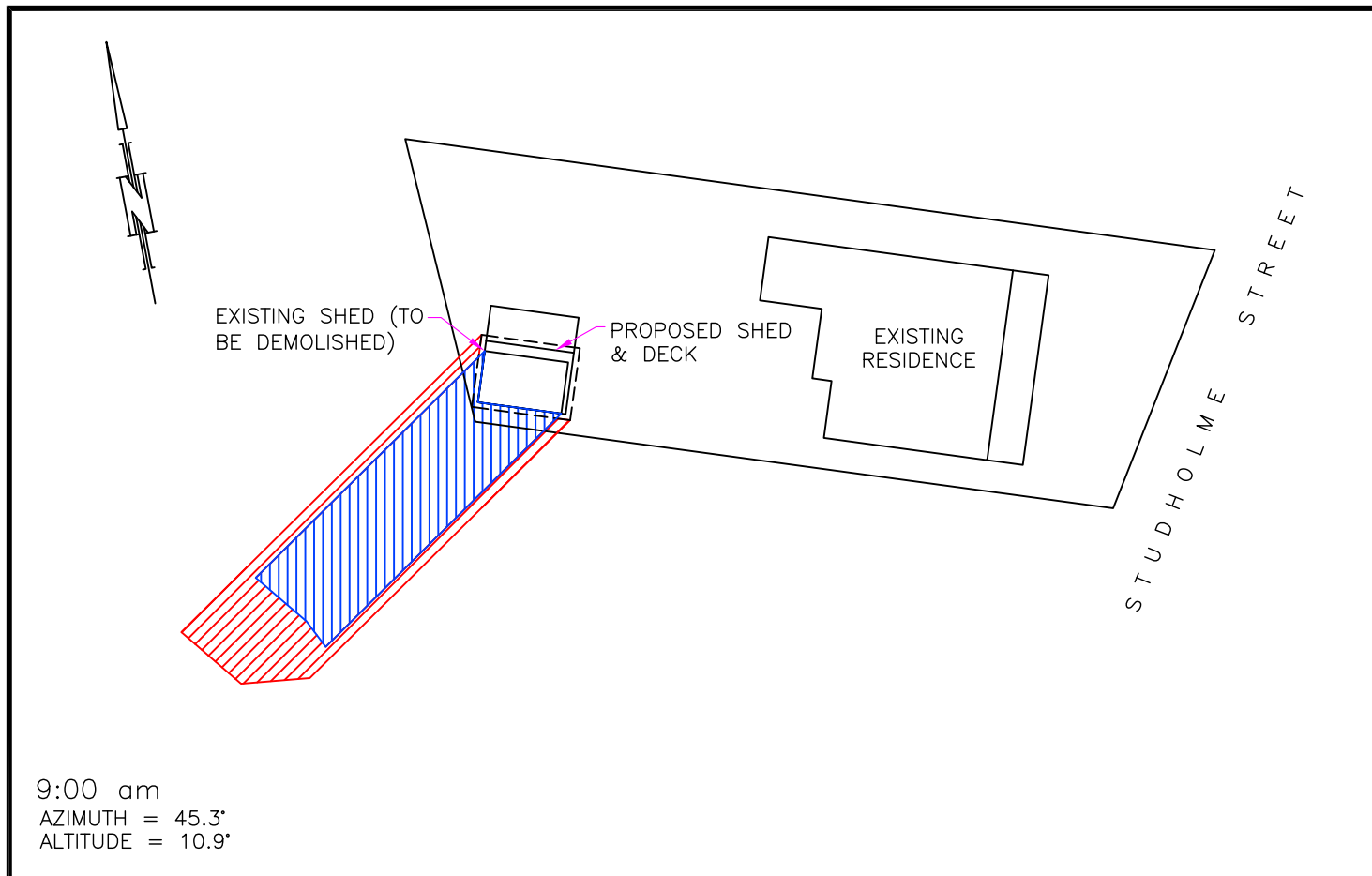
SOUTHERN ELEVATION





WESTERN ELEVATION

AREA  
 GARAGE = 17.50m<sup>2</sup> (1.88 SQ.)  
 DECK = 10.00m<sup>2</sup> (1.08 SQ.)  
 TOTAL = 27.50m<sup>2</sup> (2.96 SQ.)

Accreditation No. CC1779G  Ph: 0407 532 435 Email: paul@pladesign.com.au	DATE	APR 2024	PROPOSED SHED REPLACEMENT 48 STUDHOLME STREET SOUTH BURNIE GUY DEAN	REV.	DATE	
	DRAWN	A.R.M.		DRAWING No.	A	23.05.24
	CHECKED	P.L.A.				
	SHEET SIZE	A3				
	SCALE	1 : 100				



**NOTE:**  
 WINTER SOLSTICE SUNSET  
 TIME = 4.55pm  
 - SHADING CAUSED BY EXISTING SHED  
 - SHADING CAUSED BY PROPOSED SHED

LATITUDE = -41° 03' 57"  
 LONGITUDE = 145° 54' 22"  
 DATE = 21st JUNE

SHADOW PLANS

Accreditation No. CC1779G  
  
**DESIGNS**  
 Ph: 0407 532 435  
 Email: paul@pladesign.com.au

DATE	APR 2024
DRAWN	A.R.M.
CHECKED	P.L.A.
SHEET SIZE	A3
SCALE	1 : 400

PROPOSED SHED REPLACEMENT 48 STUDHOLME STREET SOUTH BURNIE GUY DEAN	
DRAWING No.	24016-04
REV.	A
DATE	28.05.24