

PLEASE QUOTE

Your Ref:

Our Ref: DA 2026/17

Enquiries: Planning Department

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

Application No: - DA 2026/17
Development Site: - 1 Southwell Street UPPER BURNIE
CT: 5264/5
Proposal: - Dwelling Extension associated with existing Residential Use

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 8.45 am – 4.45 pm Monday to Friday inclusive (excluding public holidays) or on Council's website at 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 by no later than 5.00 pm on **30 March 2026**. 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.

Troy McCarthy
EXECUTIVE MANAGER – DEVELOPMENT SERVICES
Date of Notice: - **14 March 2026**



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

Certificate of
Title Reference

Applicant

First Name

Second
Name

Surname

Postal Address:

Phone No:

Mobile:

Email Address:

I/we consent for all giving of information and the serving of notices in relation to this application to be delivered electronically to the above email address?

YES

NO

Applicants Signature:

Paul Allen

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

First Name

Second Name

Surname

Postal Address:

Phone No:

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

Value of use and/or development

Notification of Landowner/s
If land is not in applicant's ownership
I, _____, 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 <i>Paul Allen</i> Date

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, _____, 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 <i>Paul Allen</i> Date

Office use only

SEARCH OF TORRENS TITLE

VOLUME 5264	FOLIO 5
EDITION 1	DATE OF ISSUE 01-Aug-1995

SEARCH DATE : 28-May-2025

SEARCH TIME : 07.31 AM

DESCRIPTION OF LAND

City of BURNIE
 Lot 5 on Sealed Plan 5264
 (Formerly Lots 1 & 2 on SP 5264)
 Derivation : Part of 50,000 Acres Gtd. to The Van Diemens Land
 Company
 Prior CT 3400/46

SCHEDULE 1

A816190 TRANSFER to GERRARD LEE MALE and GAYLENE LYN MALE

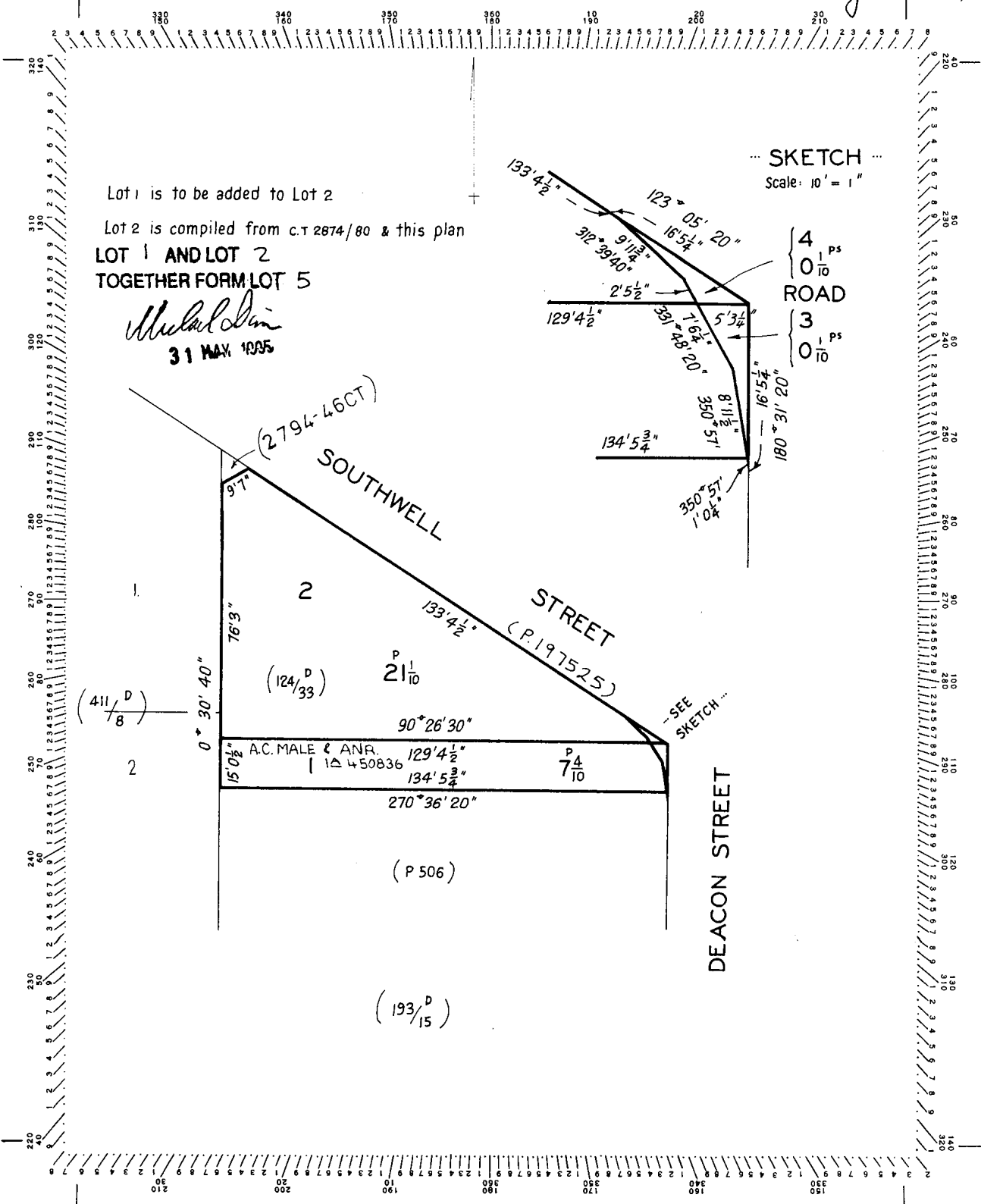
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SUBJECT TO boundary fences condition more fully described in
 Folio of the Register Volume 432 Folio 99
 SUBJECT TO boundary fences condition more fully set forth in
 Folio of the Register Volume 635 Folio 49

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: David Malcolm Parkinson Albert Clement Male & Anr	PLAN OF SURVEY by Surveyor A. C. Peacock of land situated in the	Registered Number: S.P.5264
Title Reference: C.T 2631/19 & 2874/80	TOWN OF BURNIE	Effective from: 23.5.74
Grantee: Part of 50 000 Acres V D L Company	Scale 30 feet to an inch	P/I <i>OMAaph</i> Acting Recorder of titles



7



SCHEDULE OF EASEMENTS

PLAN NO.

S.P.5264

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

No easements covenants or profits a prender are hereby created to benefit or burden any Lot shown on the said Plan

SIGNED by DAVID MALCOLM PARKINSON the registered proprietor of the lands comprised in Certificate of Title Volume 2631 Folio 19 in the presence of

[Signature of David Malcolm Parkinson]

[Signature of David Malcolm Parkinson]

SIGNED by the AUSTRALIA & NEW ZEALAND BANKING GROUP LIMITED the mortgagee under Mortgage No. A346826 of the lands comprised in Certificate of Title Volume 2631 Folio 19 by its Attorney REGINALD JOHN PITMAN

AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED By Its Attorney

[Signature of Reginald John Pitman] Assistant Chief Manager Tasmania

under Power No 20556 (and the said REGINALD JOHN PITMAN hereby declares that he has received no Notice of Revocation of the said Power) in the presence of

CLEMENT [Signature] Bank Manager.

SIGNED by ALBERT/OLEN MALE and MIRRIAM FAY MALE the registered proprietor of the lands comprised in Certificate of Title Volume 2874 Folio 80 in the presence of

[Signatures of Albert/Olen Male and Mirriam Fay Male]

[Signatures of Albert/Olen Male and Mirriam Fay Male]

THE COMMON SEAL of LAUNCESTON BANK FOR SAVINGS the mortgagee under Mortgage No A 191063 of the lands comprised in Certificate of Title Volume 2874 Folio 80 was hereunto affixed in the presence of

DIRECTOR DIRECTOR MANAGER

[Signatures of Launceston Bank For Savings representatives]

DATED this fourteenth day of November 1973

Certified correct for the purposes of the Real Property Act 1862 as amended.

CRISP HUDSON & MANN

Per:

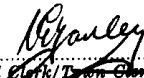
[Signature of Crisp Hudson & Mann]

Solicitors for the registered proprietor

This is the schedule of easements attached to the plan of 7...4/10 perch 2.1...1/10 perch and
0 2/10 perch Lots 1, 2 and 3 respectively comprising part of the land in
Certificate of Title Volume 2631 Folio 19,
(Insert Title Reference)

Sealed by the Municipality of Burnie on 17 - 12 - 19⁷³.

14882


.....
Council Clerk/Den Clerk

Development Application

Use Class: Residential

Development: Dwelling Extension

Location: 1 Southwell Street, Upper Burnie

Project No: 25006-P



AUTHOR DETAILS:

Reporting Planner: Jayne Newman
Report Date: 26 February 2026

PROPERTY DETAILS:

Location: 1 Southwell Street, Upper Burnie
Proposal: Dwelling Extension
Use Class: Residential
Zoning: General Residential
Title Reference: CT: 5264/5
PID: 6149631



Figure 1 – Source: Listmap

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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 proposal is for a dwelling extension within the General Residential zone. A residential use for a single dwelling is a “no permit required” use within the use table. The application invokes discretion relative to development standards within, which have been addressed within this report.

2. Background

The proposal is sited on a 721m² lot located at 61 Southwell Street, Upper Burnie. The lot comprises of a single dwelling, greenhouse and pool building. Direct access is provided via a frontage to Southwell Street, adjoining the lot to the north/east. The site is sloping, providing for a split-level dwelling, having a subfloor garage, carport and study.

3. Proposal

Application is made for a dwelling extension on the northern side of the existing dining and lounge area. This provides an additional 47.4m² of floor area. The supporting structure below the development converts the carport to a garage, the study to a storeroom and adds a double garage to the façade. The extension is located 950mm from the western boundary, consistent with the existing building, having a frontage setback of 4.89 metres.

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
Multiple dwellings must have a site area per dwelling of not less than 325m ² .	Multiple dwellings must only have a site area per dwelling that is less than 325m ² , if the development will not exceed the capacity of infrastructure services and: <ul style="list-style-type: none">(a) is compatible with the density of existing development on established properties in the area; or(b) provides for a significant social or community benefit and is:<ul style="list-style-type: none">(i) wholly or partly within 400m walking distance of a public transport stop; or(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.

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"> (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; (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; (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 (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. 	<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 addition is sited 4.89 metres from the frontage to the site, achieving compliance 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"> (a) 5.5m, or alternatively 1m behind the building line; (b) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or (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. 	<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 proposal provides a setback of 4.89m from the frontage for both the garage and first floor extension, achieving compliance with A2(b).

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"> (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 (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 <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"> (i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or (ii) does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser). 	<p>The siting and scale of a dwelling must:</p> <p>(a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:</p> <ul style="list-style-type: none"> (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property; (ii) overshadowing the private open space of a dwelling on an adjoining property; (iii) overshadowing of an adjoining vacant property; or (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property; <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"> (i) an adjoining property; or (ii) another dwelling on the same site.
<p>COMMENT:</p> <p><i>The lot adjoins two properties to the west. Shadow diagrams provided show the level of shading caused by the existing development and that which is additional due to the extension. As shown, shading will occur on 133 Mount Street for a very short period of the morning, an area which is a right of way to 137 Mount Street, therefore not utilised for private open space. The property at 137 Mount Street is shown to have some additional shading at 9am. This is well clear of the entire dwelling at 11am, ensuring this dwelling can achieve norther sunlight for at least 5 hours. It is also noted that the northern facing windows of this dwelling unimpeded are first floor windows with the ground floor windows already shaded by vegetation on the adjoining lot boundary. The main area of shading impacting the property at 137 Mount Street is within the driveway, not utilised for private open space. The level of additional shading for a small period of time during the morning is not considered to cause an unreasonable loss of amenity within a residential setting.</i></p> <p><i>The application is therefore considered to achieve compliance with performance criteria and relative objectives as detailed above.</i></p>	

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>Dwellings must have:</p> <ul style="list-style-type: none"> (a) a site coverage of not more than 50% (excluding eaves up to 0.6m wide); and (b) for multiple dwellings, a total area of private open space of not less than 60m² 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). 	<p>Dwellings must have:</p> <ul style="list-style-type: none"> (a) site coverage consistent with that existing on established properties in the area; (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"> (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 (ii) operational needs, such as clothes drying and storage; and (c) reasonable space for the planting of gardens and landscaping.

COMMENT:

Site coverage is 373m² on the 721m² area providing for 52%, invoking discretion. This area of Upper Burnie is a mix of low and high density development, with lots located further south having similar lot coverage, for example 22 Deacon Street, which is also calculated at a 52% site coverage. The location of the extension will have minimal impact on private open space or even permeable areas of land, as the majority of the extension is to be located over the existing driveway. The flat area of private open space currently utilised by the owners is located east and south of the dwelling. This area will remain unimpacted and available for gardens, outdoor recreation and clothes drying.

A2	P2
<p>A dwelling must have private open space that:</p> <ul style="list-style-type: none"> (a) is in one location and is not less than: <ul style="list-style-type: none"> (i) 24m² or (ii) 12m², 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); (b) has a minimum horizontal dimension of not less than: <ul style="list-style-type: none"> (i) 4m; or (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); (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 (d) has a gradient not steeper than 1 in 10. 	<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"> (a) conveniently located in relation to a living area of the dwelling; and (b) orientated to take advantage of sunlight.

COMMENT:

The development does not impact the existing private open space (located to the east of the dwelling), as it will be constructed over the driveway.

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"> (i) at a distance of 3m from the northern edge of the private open space; and (ii) vertically to a height of 3m above existing ground level and then at an angle of 45 degrees from the horizontal; <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"> (i) an outbuilding with a building height not more than 2.4m; or (ii) protrusions that extend not more than 0.9m horizontally from the multiple dwelling. 	<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:
The two new roller doors have a combined width of 5.4 metres, therefore achieving compliance with A1.

8.4.6 Privacy for all dwellings

To provide a reasonable opportunity for privacy for dwellings.

A1	P1
<p>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:</p> <ul style="list-style-type: none">(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:<ul style="list-style-type: none">(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.	<p>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:</p> <ul style="list-style-type: none">(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: *Not applicable.*

No decks or parking spaces are proposed on the first floor.

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"> (i) is to have a setback of not less than 3m from a side boundary; (ii) is to have a setback of not less than 4m from a rear boundary; (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 (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. <p>(b) the window or glazed door:</p> <ul style="list-style-type: none"> (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; (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 (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%. 	<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"> (a) a window or glazed door, to a habitable room of another dwelling; and (b) the private open space of another dwelling.
<p>COMMENT: <i>Not applicable.</i> <i>No windows or glazed doors are proposed in the western elevation of the extension.</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"> (a) 2.5m; or (b) 1m if: <ul style="list-style-type: none"> (i) it is separated by a screen of not less than 1.7m in height; or (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. 	<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>COMMENT: <i>Not applicable.</i> <i>The access is private.</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"> (a) provide for security and privacy while allowing for passive surveillance of the road; and (b) be compatible with the height and transparency of fences in the street, having regard to: <ul style="list-style-type: none"> (i) the topography of the site; and (ii) traffic volumes on the adjoining road.

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 1.5m² per dwelling and is within one of the following locations:</p> <ul style="list-style-type: none"> (a) an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or (b) a common storage area with an impervious surface that: <ul style="list-style-type: none"> (i) has a setback of not less than 4.5m from a frontage; (ii) is not less than 5.5m from any dwelling; and (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. 	<p>A multiple dwelling must have storage for waste and recycling bins that is:</p> <ul style="list-style-type: none"> (a) capable of storing the number of bins required for the site; (b) screened from the frontage and dwellings; and (c) if the storage area is a common storage area, separated from dwellings on the site to minimise impacts caused by odours and noise.

Comment: *Not applicable.*

The proposal is for a single dwelling development.

CODES	
C1.0 – Signs Code	N/A
No signage is proposed as part of this application.	
C2.0 – Parking and Sustainable Transport Code	Yes
C2.5.1 – Car parking numbers	
That an appropriate level of car parking spaces are provided to meet the needs of the use.	
A1	P1
<p>A1 The number of on-site car parking spaces must be no less than the number specified in Table C2.1, excluding if:</p> <ul style="list-style-type: none"> (a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan; (b) the site is contained within a parking precinct plan and subject to Clause C2.7; (c) the site is subject to Clause C2.5.5; or (d) it relates to an intensification of an existing use or development or a change of use where: <ul style="list-style-type: none"> (i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or (ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows: <p>$N = A + (C - B)$</p> <p>N=Number of on-site car parking spaces required A=Number of existing on site car parking spaces B=Number of on-site car parking spaces required for the existing use or development specified in Table C2.1 C=Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.</p>	<p>P1.1 The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to:</p> <ul style="list-style-type: none"> (a) the availability of off-street public car parking spaces within reasonable walking distance of the site; (b) the ability of multiple users to share spaces because of: <ul style="list-style-type: none"> (i) variations in car parking demand over time; or (ii) efficiencies gained by consolidation of car parking spaces; (c) the availability and frequency of public transport within reasonable walking distance of the site; (d) the availability and frequency of other transport alternatives; (e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping; (f) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity; (g) the effect on streetscape; and (h) any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development. <p>P1.2 The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to:</p> <ul style="list-style-type: none"> (a) the nature and intensity of the use and car parking required; (b) the size of the dwelling and the number of bedrooms; and (c) the pattern of parking in the surrounding area.
<p>Comment: The proposal provides a double garage within the sub-floor, achieving compliance with table C2.1.</p>	

C2.6 Development Standards for Buildings and Works	
C2.6.1 Construction of parking areas	
That parking areas are constructed to an appropriate standard.	
A1	P1
All parking, access ways, manoeuvring and circulation spaces must:	All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to:
<ul style="list-style-type: none"> (a) be constructed with a durable all weather pavement; (b) be drained to the public stormwater system, or contain stormwater on the site; and (c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement. 	<ul style="list-style-type: none"> (a) the nature of the use; (b) the topography of the land; (c) the drainage system available; (d) the likelihood of transporting sediment or debris from the site onto a road or public place; (e) the likelihood of generating dust; and (f) the nature of the proposed surfacing.
Comment: <i>No changes are proposed to the existing parking, access way or manoeuvring area.</i>	

C2.6.3 Number of accesses for vehicles	
That:	
<ul style="list-style-type: none"> (a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses; (b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and (c) the number of accesses minimise impacts on the streetscape. 	
A1	P1
The number of accesses provided for each frontage must:	The number of accesses for each frontage must be minimised, having regard to:
<ul style="list-style-type: none"> (a) be no more than 1; or (b) no more than the existing number of accesses, whichever is the greater. 	<ul style="list-style-type: none"> (a) any loss of on-street parking; and (b) pedestrian safety and amenity; (c) traffic safety; (d) residential amenity on adjoining land; and (e) the impact on the streetscape.
Comment: <i>The one access to the site will remain.</i>	

C3.0 – Road and Railway Code	N/A
The proposal does not involve works within a road or railway attenuation area.	
C4.0 – Electrical Transmission Infrastructure Protection Code	N/A
The proposal does not involve works located within an electricity transmission corridor.	
C5.0 – Telecommunications Code	N/A
The application does not propose any telecommunication facilities.	
C6.0 – Local Historic Heritage Code	N/A
The application does not involve any land requiring assessment against heritage provisions.	

C7.0 – Natural Assets Code	N/A
The site is not impacted by the natural assets code overlay.	
C8.0 – Scenic Protection Code	N/A
The scenic protection code is not applicable to the General Residential zone.	
C9.0 – Attenuation Code	N/A
The site has not been identified as being located within an attenuation distance detailed within C9.2 or C9.2.	
C10.0 – Coastal Erosion Hazard Code	N/A
The site is not impacted by the coastal erosion hazard code overlay.	
C11.0 – Coastal Inundation Hazard Code	N/A
The site is not within an area identified as containing a coastal inundation hazard.	
C12.0 – Flood Prone Areas Code	N/A
The site is not within an area identified as flood prone.	
C13.0 – Bushfire Prone Areas Code	N/A
The proposal is not for a vulnerable or hazardous use, nor does it involve the subdivision of land.	
C14.0 – Potentially Contaminated Land Code	N/A
The site has not been identified as contaminated land.	
C15.0 – Landslip Hazard Code	Exempt
The site does contain some low-level landslide, but as the development will require assessment under the <i>Building Act 2016</i> , the proposal can achieve compliance with C15.4.1(d)(i).	
C16.0 – Safeguarding of Airports Code	N/A
The site is not impacted by the safeguarding of airports code.	

PROPOSED RESIDENCE EXTENSION 1 SOUTHWELL STREET UPPER BURNIE GERRARD & GAYLENE MALE

DRAWING INDEX

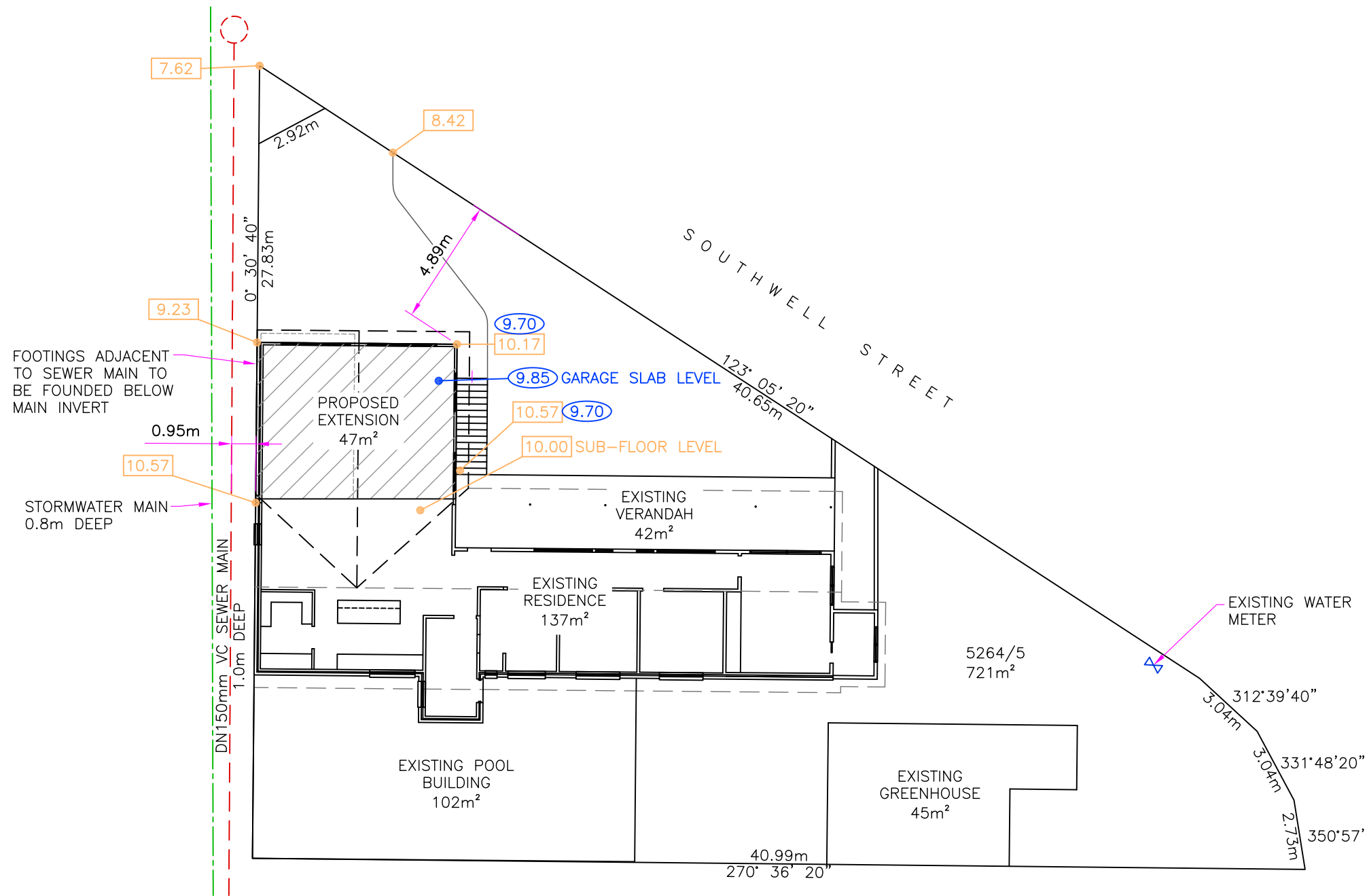
DRAWING No.	DESCRIPTION	REVISION
01	COVER SHEET	F
02	SITE PLAN	E
03	EXISTING FLOOR PLANS	D
04	PROPOSED FLOOR PLAN	D
05	PROPOSED SUB FLOOR PLAN	C
06	ELEVATIONS	C
07	SHADOW PLANS	A



PROJECT DETAILS:

TITLE REFERENCE: 5264/5
 AREAS:
 SITE - 721m²
 EXISTING FLOOR - 255m² (23m² TO BE DEMOLISHED)
 PROPOSED FLOOR - 95m²
 TOTAL FLOOR - 315m²
 SITE CLASSIFICATION: TO BE CONFIRMED
 WIND CLASSIFICATION: TO BE CONFIRMED
 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	MAY 2025	PROPOSED RESIDENCE EXTENSION 1 SOUTHWELL STREET UPPER BURNIE GERRARD & GAYLENE MALE	
	DRAWN	A.R.M.		
	CHECKED	P.L.A.		
	SHEET SIZE	A3		
	SCALE	.		
DRAWING No. 25006-01			REV. F	DATE 26.02.26



SITE PLAN

LOT COVERAGE:

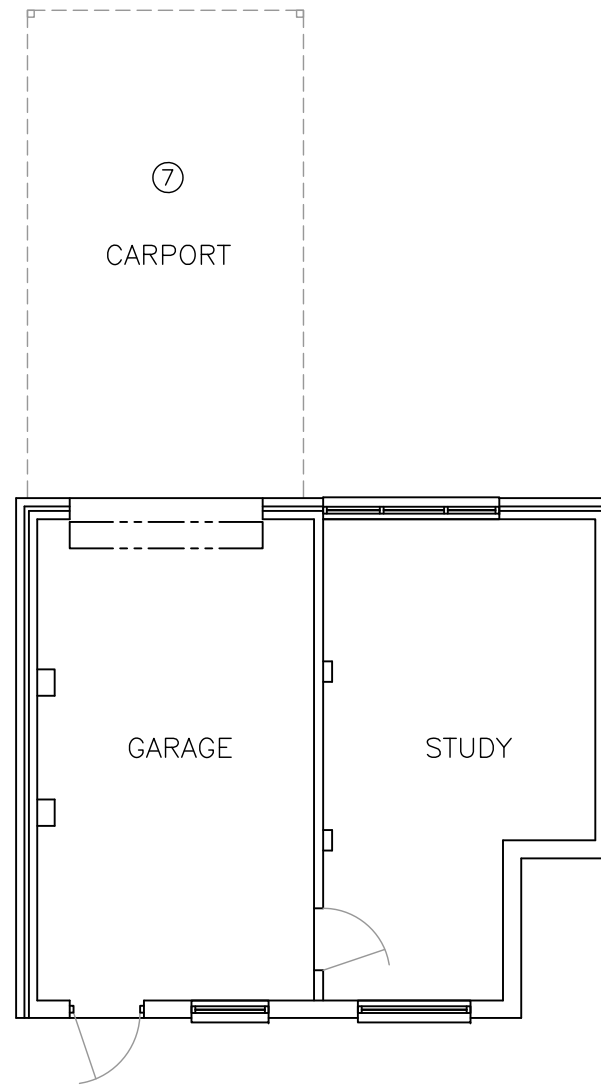
EXISTING LOT COVERAGE = 350/721 = 49%
(INCLUDES CARPORT TO BE DEMOLISHED)

PROPOSED LOT COVERAGE = 373/721 = 52%

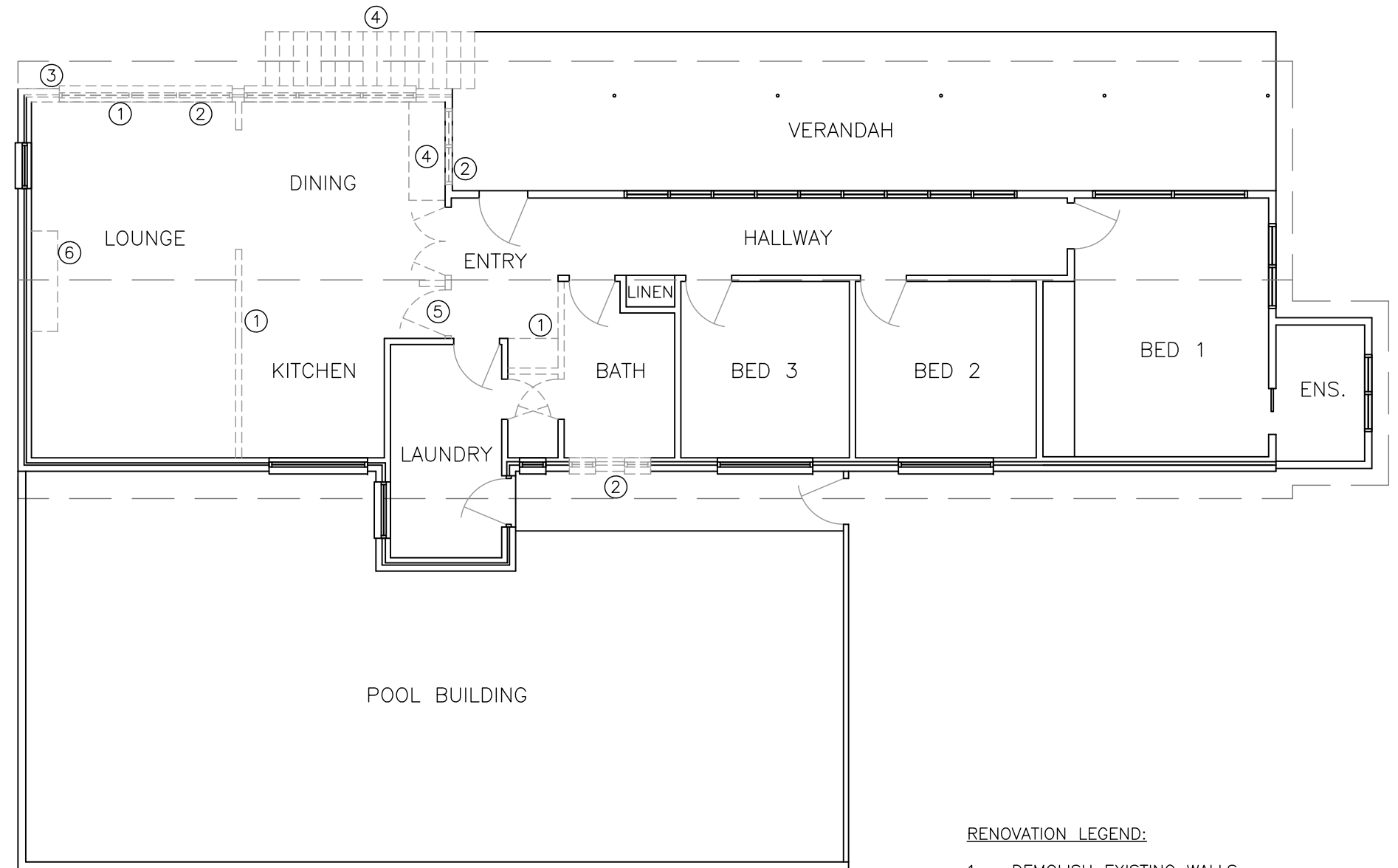
- ### - EXISTING SITE LEVEL (m)
- ### - FINISHED SITE LEVEL (m)

NOTE:
SEWER & STORMWATER MAINS LOCATED BY NME
SERVICES ON 18/02/2026.

Accreditation No. CC1779G Ph: 0407 532 435 Email: paul@pladesign.com.au	DATE	MAY 2025	PROPOSED RESIDENCE EXTENSION 1 SOUTHWELL STREET UPPER BURNIE GERRARD & GAYLENE MALE	REV.	DATE	
	DRAWN	A.R.M.		DRAWING No.	E	26.02.26
	CHECKED	P.L.A.				
	SHEET SIZE	A3				
	SCALE	1 : 200				



SUB FLOOR



GROUND FLOOR

RENOVATION LEGEND:

- 1. DEMOLISH EXISTING WALLS
- 2. REMOVE EXISTING WINDOWS
- 3. REMOVE EXISTING BRICKWORK (GROUND FLOOR ONLY)
- 4. DEMOLISH/REMOVE INTERNAL & EXTERNAL STAIRWAYS
- 5. REMOVE DOORWAYS
- 6. REMOVE BRICK CHIMNEY
- 7. EXISTING CARPORT TO BE DEMOLISHED

AREA - EXISTING

RESIDENCE = 136.7m² (14.7 SQ.)
 GARAGE/SUB-FLOOR = 50.8m² (5.5 SQ.)
 CARPORT = 23.5m² (2.5 SQ.)
 VERANDAH = 41.7m² (4.5 SQ.)
 POOL BUILDING = 101.8m² (11.0 SQ.)
 TOTAL = 354.5m² (38.1 SQ.)

EXISTING FLOOR PLANS

Accreditation No. CC1779G

Ph: 0407 532 435
 Email: paul@pladesign.com.au

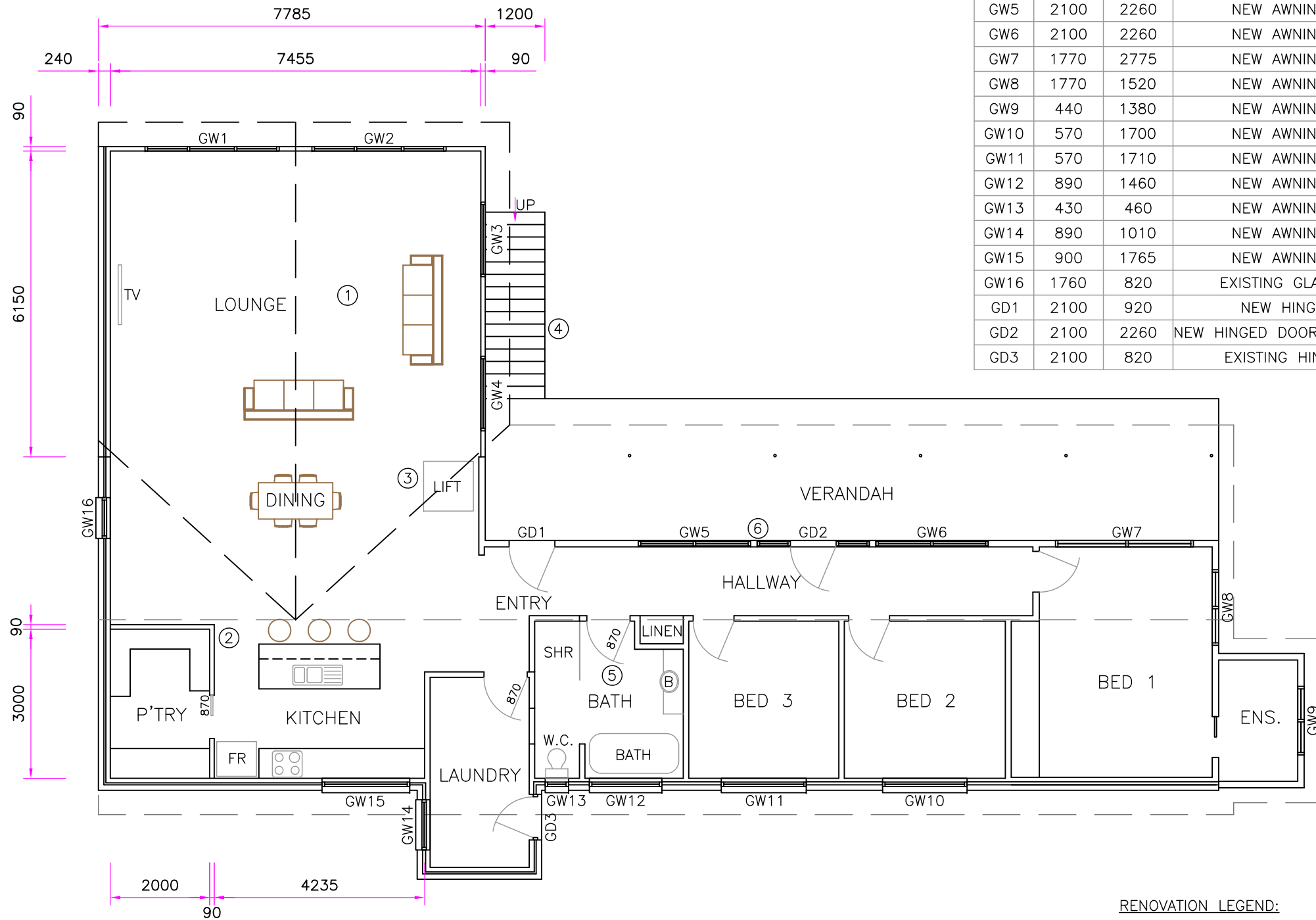
DATE	MAY 2025
DRAWN	A.R.M.
CHECKED	P.L.A.
SHEET SIZE	A3
SCALE	1 : 100

PROPOSED RESIDENCE EXTENSION	
1 SOUTHWELL STREET UPPER BURNIE	
GERRARD & GAYLENE MALE	
DRAWING No.	25006-03
REV.	D
DATE	06.02.26



GLAZING SCHEDULE

No.	DEPTH	WIDTH	DESCRIPTION	TIMBER HEAD
GW1	1800	2700	NEW AWNING WINDOW	190 x 45 F17SHW
GW2	1800	2700	NEW AWNING WINDOW	190 x 45 F17SHW
GW3	1800	1500	NEW AWNING WINDOW	120 x 45 F17SHW
GW4	1800	1500	NEW AWNING WINDOW	120 x 45 F17SHW
GW5	2100	2260	NEW AWNING WINDOW	190 x 45 F17SHW
GW6	2100	2260	NEW AWNING WINDOW	190 x 45 F17SHW
GW7	1770	2775	NEW AWNING WINDOW	EXISTING
GW8	1770	1520	NEW AWNING WINDOW	EXISTING
GW9	440	1380	NEW AWNING WINDOW	EXISTING
GW10	570	1700	NEW AWNING WINDOW	EXISTING
GW11	570	1710	NEW AWNING WINDOW	EXISTING
GW12	890	1460	NEW AWNING WINDOW	120 x 45 F17SHW
GW13	430	460	NEW AWNING WINDOW	EXISTING
GW14	890	1010	NEW AWNING WINDOW	EXISTING
GW15	900	1765	NEW AWNING WINDOW	EXISTING
GW16	1760	820	EXISTING GLASS BLOCKS	EXISTING
GD1	2100	920	NEW HINGED DOOR	90 x 45 F17SHW
GD2	2100	2260	NEW HINGED DOOR WITH SIDELIGHTS	190 x 45 F17SHW
GD3	2100	820	EXISTING HINGED DOOR	EXISTING



PROPOSED FLOOR PLAN
(EXISTING POOL BUILDING NOT SHOWN)

RENOVATION LEGEND:

1. CONSTRUCT NEW LOUNGE/ DINING EXTENSION AS PER PLAN
2. INSTALL NEW KITCHEN AS PER PLAN
3. INSTALL NEW LIFT
4. INSTALL NEW EXTERNAL STAIRS
5. RECONFIGURE BATHROOM AS PER PLAN
6. REPLACE EXISTING WINDOWS

AREA - GROUND FLOOR

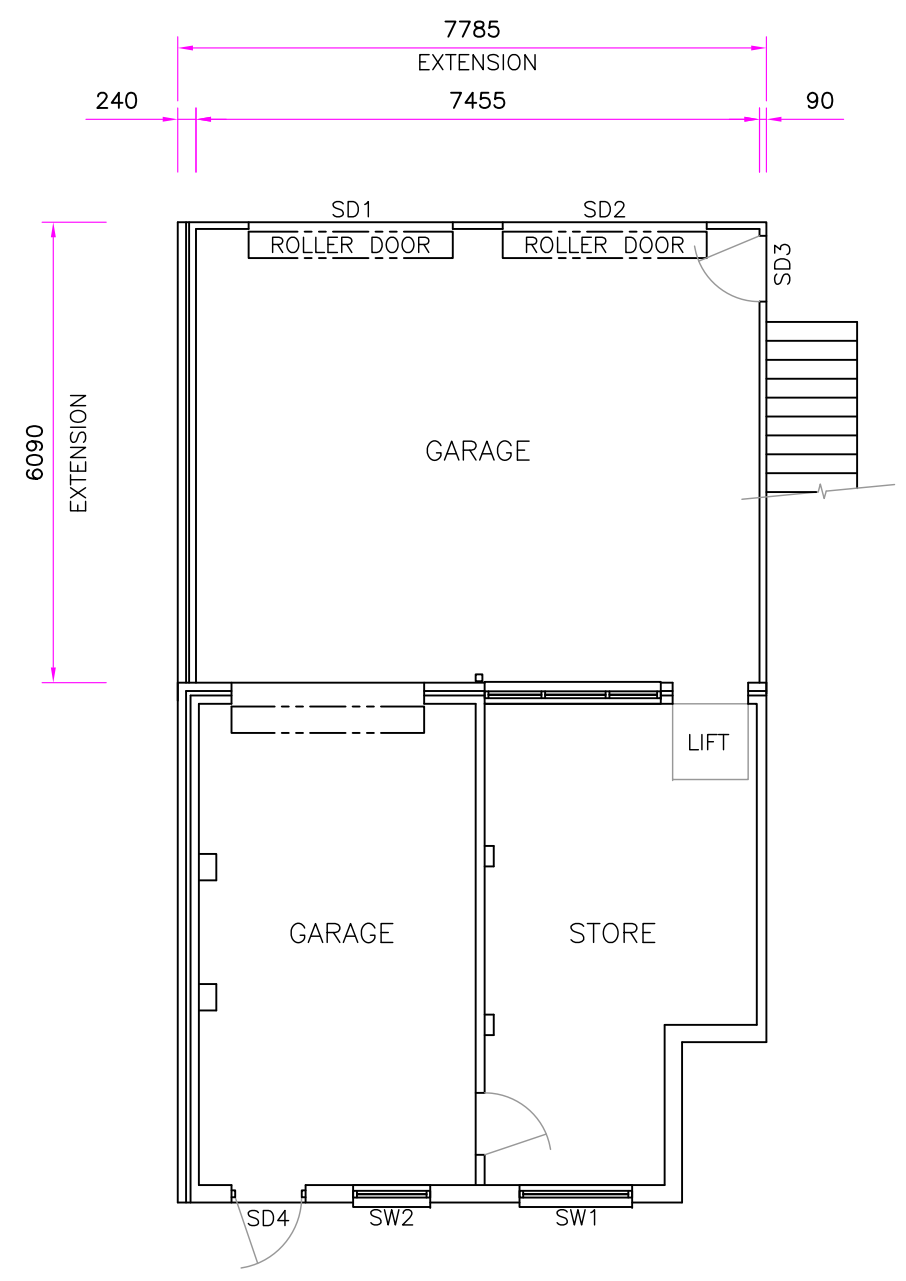
EXISTING = 280.2m² (30.1 SQ.)
 RESIDENCE EXTENSION = 47.4m² (5.1 SQ.)
 TOTAL = 327.6m² (35.2 SQ.)

Accreditation No. CC1779G

Ph: 0407 532 435
 Email: paul@pladesign.com.au

DATE	MAY 2025
DRAWN	A.R.M.
CHECKED	P.L.A.
SHEET SIZE	A3
SCALE	1 : 100

PROPOSED RESIDENCE EXTENSION 1 SOUTHWELL STREET UPPER BURNIE GERRARD & GAYLENE MALE		REV.	DATE
DRAWING No. 25006-04		D	06.02.26



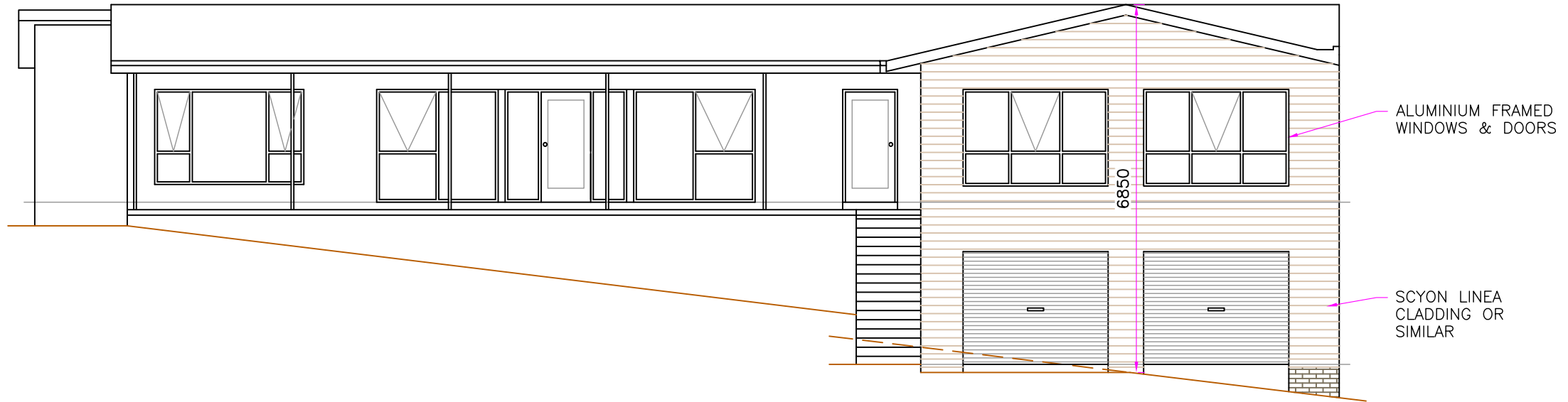
PROPOSED SUB-FLOOR PLAN

GLAZING SCHEDULE

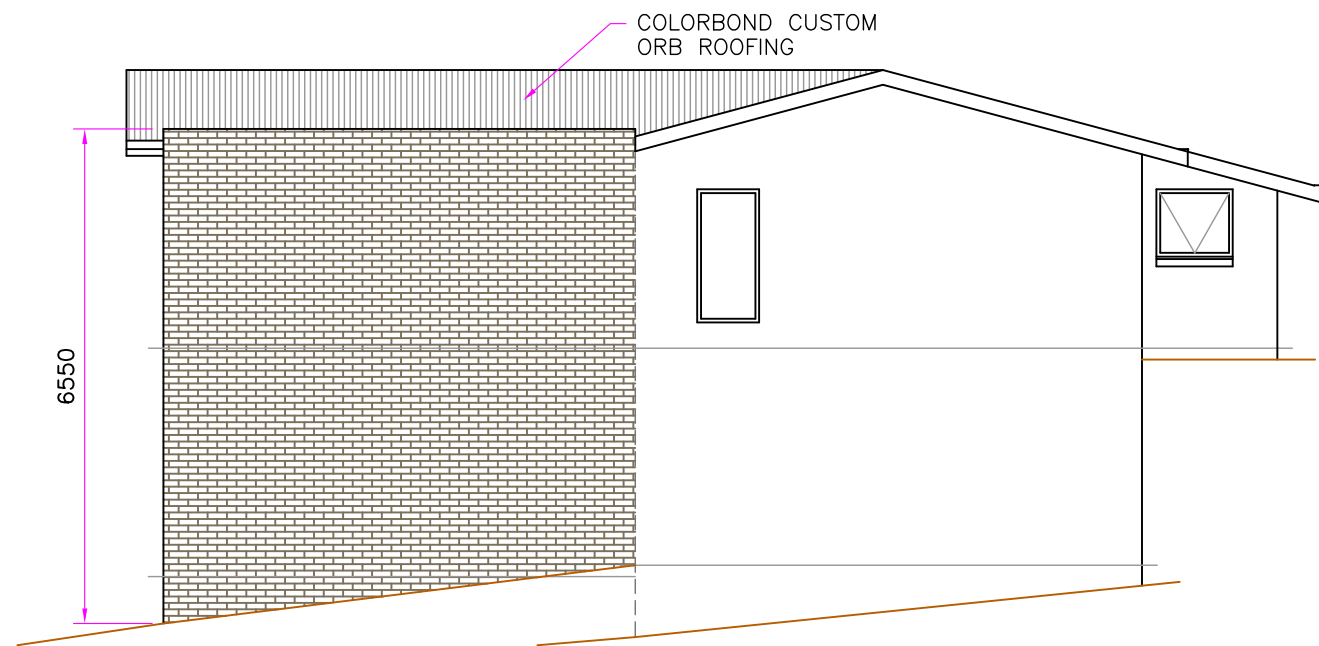
No.	DEPTH	WIDTH	DESCRIPTION	TIMBER HEAD
SW1	950	1490	NEW AWNING WINDOW	EXISTING
SW2	950	1020	NEW AWNING WINDOW	EXISTING
SD1	2100	2700	NEW ROLLER DOOR	240 x 45 F17SHW
SD2	2100	2700	NEW ROLLER DOOR	240 x 45 F17SHW
SD3	2100	870	NEW HINGED ENTRY DOOR	90 x 45 F17SHW
SD4	2100	880	EXISTING HINGED DOOR	EXISTING

AREA - SUB-FLOOR
 EXISTING SUB-FLOOR = 50.8m² (5.5 SQ.)
 PROPOSED GARAGE = 47.4m² (5.1 SQ.)
 TOTAL = 98.2m² (10.6 SQ.)

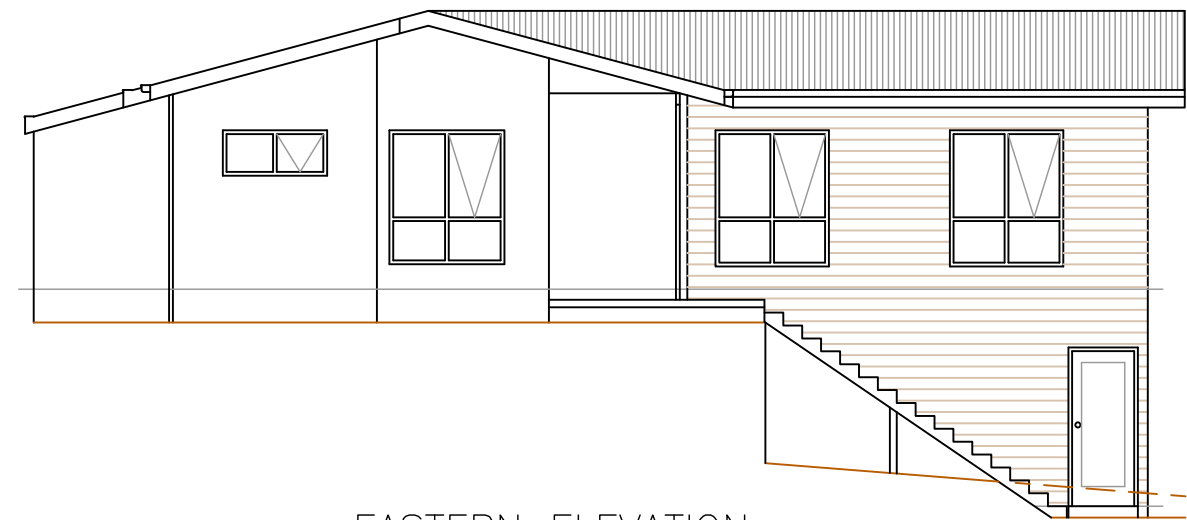
Accreditation No. CC1779G Ph: 0407 532 435 Email: paul@pladesign.com.au	DATE	MAY 2025	PROPOSED RESIDENCE EXTENSION 1 SOUTHWELL STREET UPPER BURNIE GERRARD & GAYLENE MALE
	DRAWN	A.R.M.	
	CHECKED	P.L.A.	
	SHEET SIZE	A3	
	SCALE	1 : 100	
DRAWING No.		25006-05	REV. C
			DATE 06.02.26




NORTHERN ELEVATION

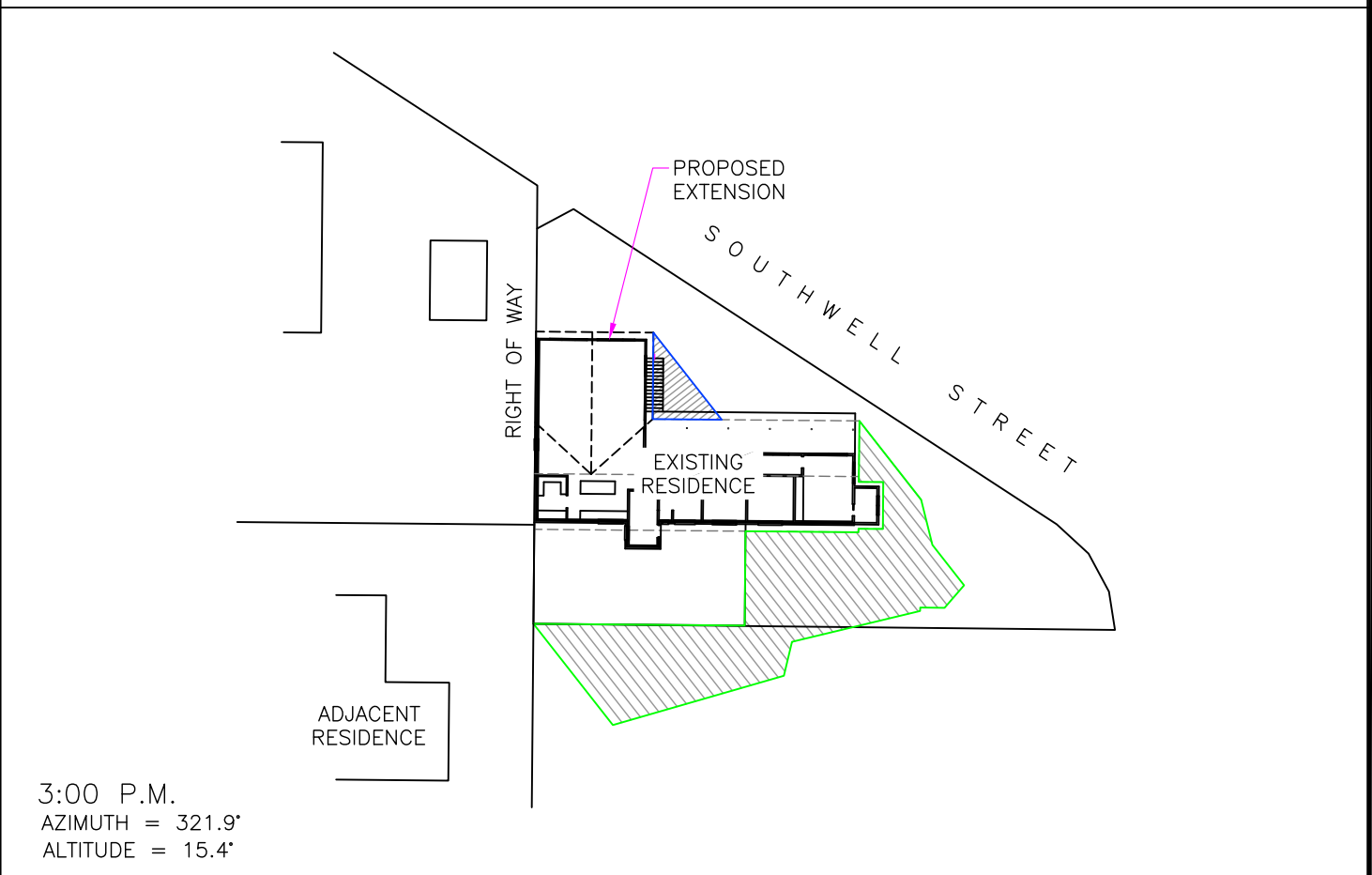
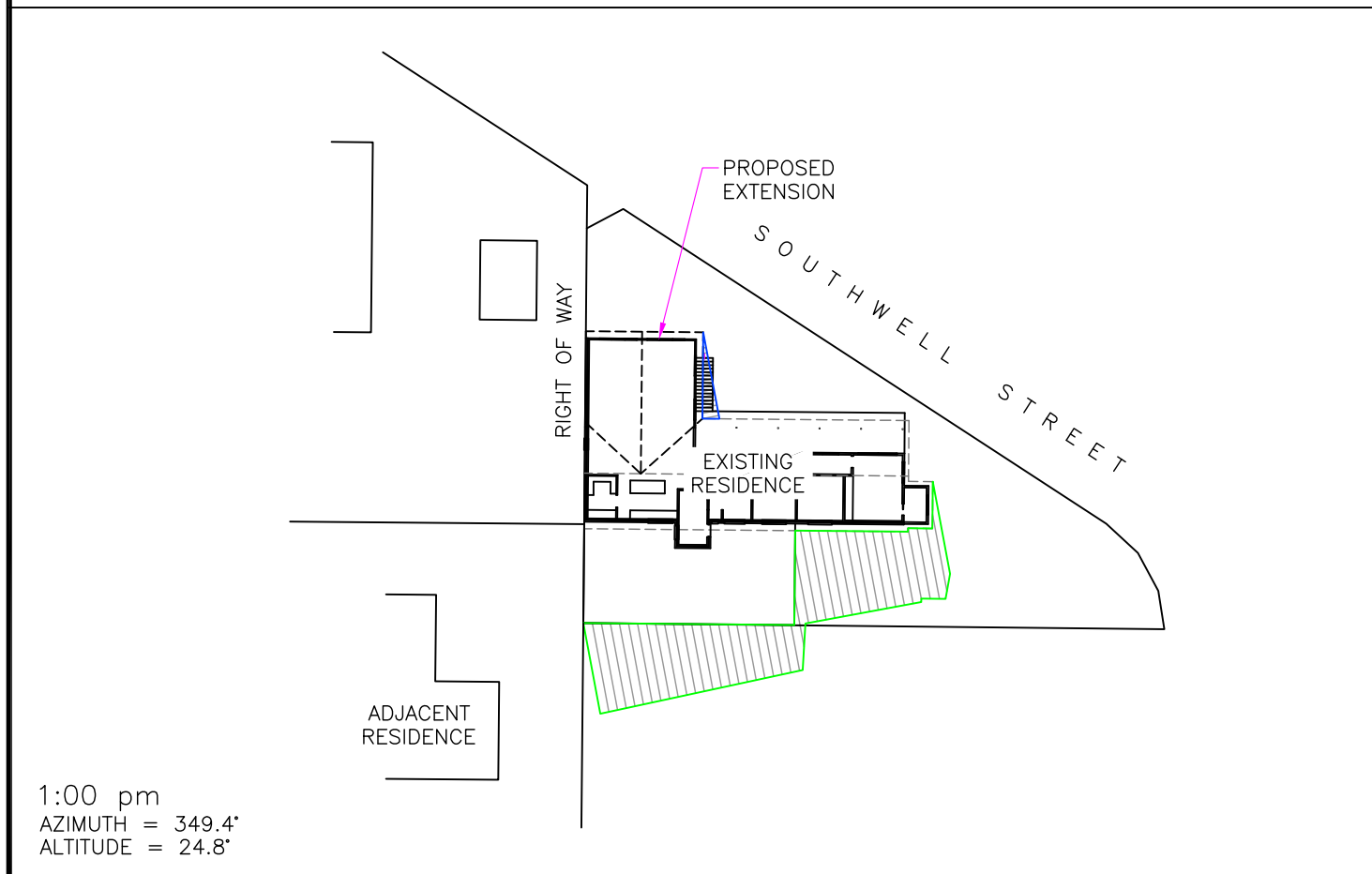
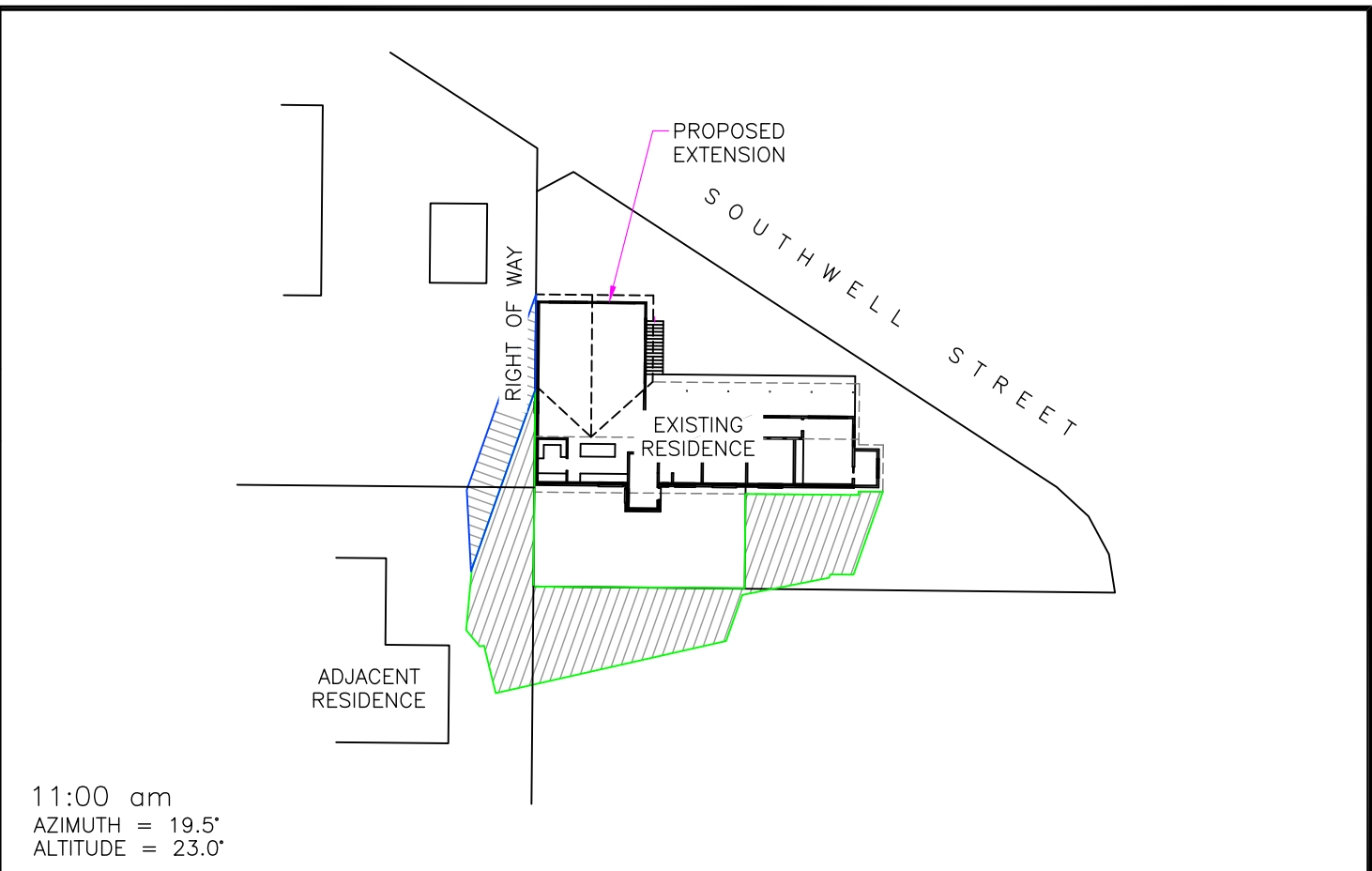
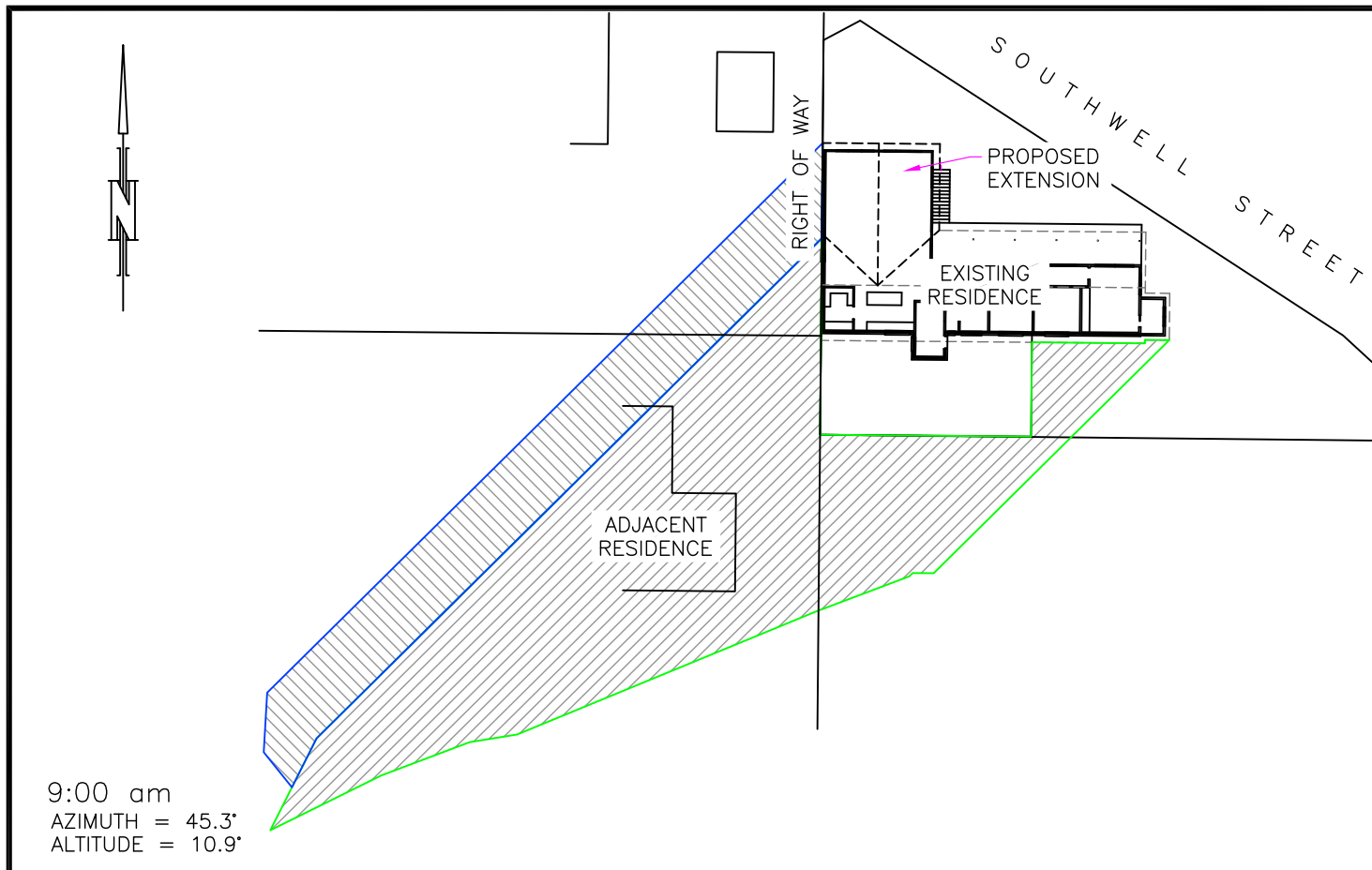


WESTERN ELEVATION
(EXISTING POOL BUILDNG NOT SHOWN)



EASTERN ELEVATION
(EXISTING POOL BUILDNG NOT SHOWN)

Accreditation No. CC1779G  Ph: 0407 532 435 Email: paul@pladesign.com.au	DATE	MAY 2025	PROPOSED RESIDENCE EXTENSION 1 SOUTHWELL STREET UPPER BURNIE GERRARD & GAYLENE MALE	REV.	DATE	
	DRAWN	A.R.M.		DRAWING No.	C	06.02.26
	CHECKED	P.L.A.				
	SHEET SIZE	A3				
	SCALE	1 : 100				



WINTER SOLSTICE SUNSET
 TIME = 4.55pm

▨ - SHADING CAUSED BY PROPOSED RESIDENCE EXTENSION

▨ - SHADING CAUSED BY EXISTING BUILDING

LATITUDE = -41° 03' 54"
 LONGITUDE = 145° 54' 10"
 DATE = 21st JUNE

SHADOW PLANS

Accreditation No. CC1779G

Ph: 0407 532 435
 Email: paul@pladesign.com.au

DATE	MAY 2025
DRAWN	P.L.A.
CHECKED	
SHEET SIZE	A3
SCALE	1 : 500

PROPOSED RESIDENCE EXTENSION 1 SOUTHWELL STREET UPPER BURNIE GERRARD & GAYLENE MALE	
DRAWING No.	25006-07
REV.	A
DATE	06.02.26

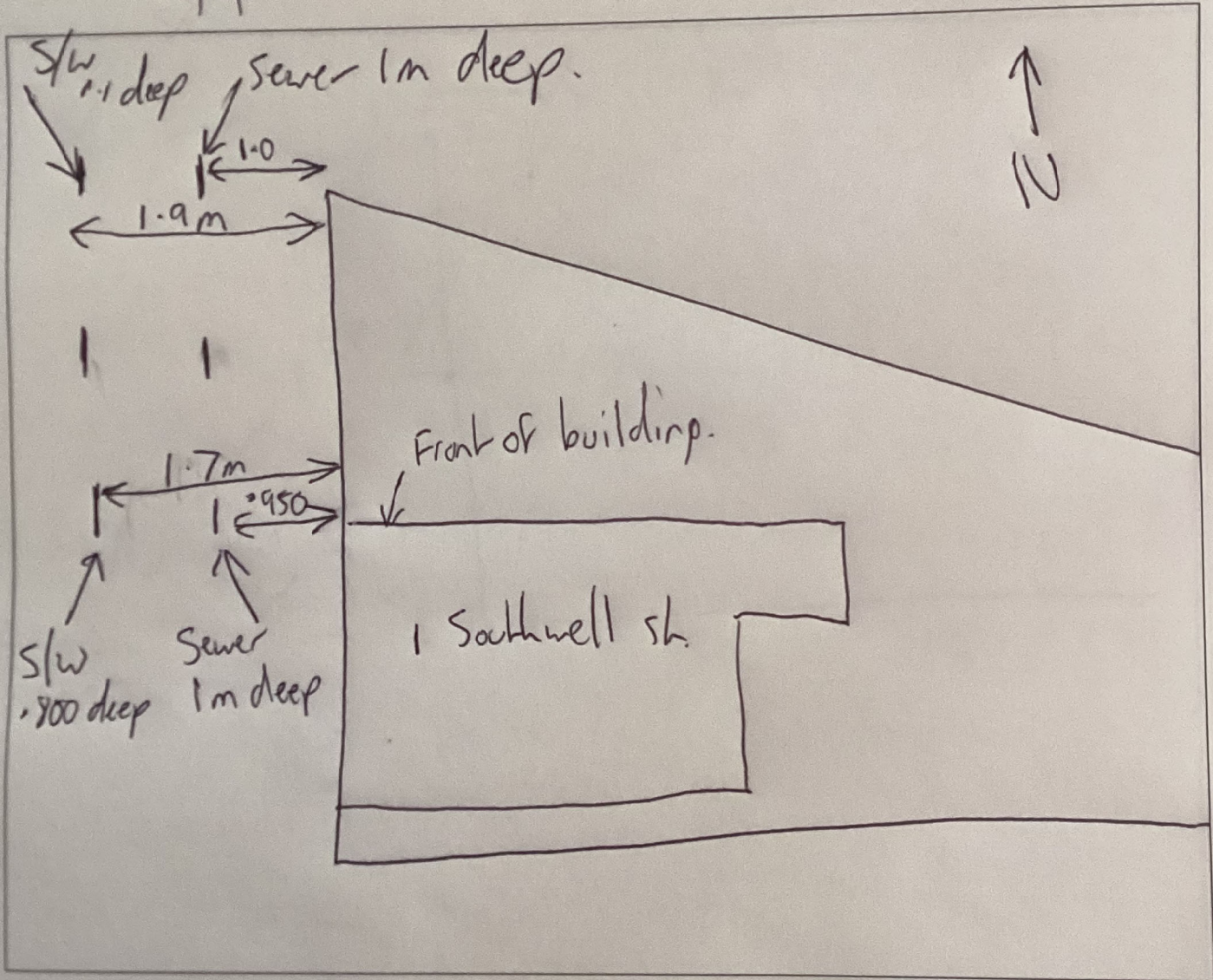
SITE RECORD DOCUMENT - Plan / Sketch

JOB REF. NO. _____ Contact person: _____

WORKSITE DETAIL 1 Southwell St.

(ie. Street name & number, Suburb, post code, nearest landmark)

DATE 18/2/26



Person Locating Asset	Person requesting location (client)
Name <u>T. COCKER</u>	Name:
NME Services.	Business Name:
Date completed asset checks... <u>18/2/26</u>	Date completed asset checks.....
Signed..... <u>[Signature]</u>	Signed.....