

PLEASE QUOTE

Your Ref:

Our Ref: DA 2025/58

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 2025/58**  
**Development Site: - 124 View Road MONTELLO**  
**CT: 221447/1**  
**Proposal: - Outbuilding (Shed) associated with an existing Residential Use**

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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 8.45 am – 4.45 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 **24 September 2025**. 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

**PRINCIPAL PLANNER**

Date of Notice: - **10 September 2025**

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

124 View Road, Park Grove

Certificate of  
Title Reference

CT: 221447/1

**Applicant**

First Name

PLA Designs Pty Ltd

Second  
Name

Surname

Postal Address:

PO Box 428  
Somerset TAS 7322

Phone No:

Mobile: 0407 532 435

Email Address:

paul@pladesign.com.au

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

Nigel & Danielle

Second Name

Surname

Coates

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, 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 26 August 2025

**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 26 August 2025

**Office use only**

SEARCH OF TORRENS TITLE

VOLUME 221447	FOLIO 1
EDITION 4	DATE OF ISSUE 25-Nov-2020

SEARCH DATE : 22-Aug-2025

SEARCH TIME : 02.49 PM

DESCRIPTION OF LAND

City of BURNIE

Lot 1 on Plan [221447](#)

Derivation : Part of 50,000 Acres Gtd. to The Van Diemens Land Company

Prior CT [2758/69](#)

SCHEDULE 1

[M741203](#) TRANSFER to DANIELLE COATES and NIGEL PAUL COATES  
Registered 01-Apr-2019 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[E241213](#) MORTGAGE to Residential Mortgage Group Pty Ltd  
Registered 25-Nov-2020 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1469  
TASMANIA  
REAL PROPERTY ACT, 1862, as amended  
NOTE--REGISTERED FOR OFFICE  
CONVENIENCE TO REPLACE



CERTIFICATE OF TITLE

Register Book  
Vol. Fol.

2758 69

Cert. of Title. Vol.433.Fol.152.

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

*M Hutchinson*  
Recorder of Titles.



DESCRIPTION OF LAND

TOWN OF BURNIE  
ONE ROOD THIRTY SEVEN PERCHES AND SEVEN TENTHS OF A PERCH  
on the Plan hereon

FIRST SCHEDULE (continued overleaf)

TREVOR GEORGE NEWDICK of Burnie, Service Station Proprietor

SECOND SCHEDULE (continued overleaf)

NO. A92071 MORTGAGE to Equitable Building Society.

DISCHARGED A374102

Produced 9th June, 1958 at 3.50p.m.  
(Sgd.) T.E. HUTCHINSON (L.S.)  
Deputy Recorder of Titles.

Recorder of Titles  
DISCHARGED A374103

NO. A181563 MORTGAGE to Equitable Building Society.

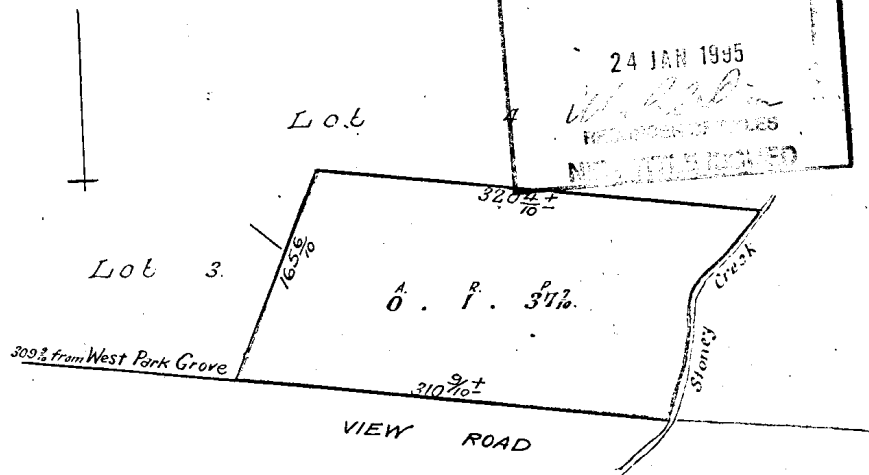
Registered 22nd May, 1963 at Noon.  
(Sgd.) A. IMLACH. Recorder of Titles.

Recorder of Titles

THE RECORDER OF TITLES ARE NO LONGER SUBSISTING.

Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.

REGISTERED NUMBER  
**221447**



Part of 50,000 Acres. - Gtd. to The Van Diemens Land Company - Meas. in Links. 6/4 Well.

FIRST Edition. Registered 14/11/1958

Derived from C.T. Vol.433.Fol.152. Transfer A92070 M. Newdick.

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# Development Application

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**Use Class:** Residential

**Development:** Outbuilding (Garage)

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**Location:** 124 View Road, Park Grove

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**Project No:** 24139-P

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**AUTHOR DETAILS:**

Reporting Planner: Jayne Newman

Report Date: 26 August 2025

**PROPERTY DETAILS:**

Location: 124 View Road, Park Grove

Proposal: Outbuilding (Garage)

Use Class: Residential

Zoning: Low Density Residential

Title Reference: CT: 221447/1

PID: 6179857



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 new shed with the existing shed to be demolished. This shed is to be used in conjunction with the existing residence. A residential use for a single dwelling (including associated outbuilding) is a “no permit required” use within the use table. The application however invokes discretion relative to development standards, which have been addressed within this report.*

## 2. Background

*The proposal is sited on a 1966m<sup>2</sup> lot located at 124 View Road, Park Grove. The lot contains an existing single dwelling located towards the western side of the lot. The land is accessible via an existing frontage to view road, adjoining the southern boundary, having two existing access points. The land is subject to three overlays, being the waterway and coastal protection area, priority vegetation and flood prone area.*

## 3. Proposal

*Application is made for a new garage. The garage has a floor area of 68.72m<sup>2</sup> containing a roller door, two windows, access door containing a toilet and basin. Construction material is a mix of brick and scyon axon cladding and colorbond roofing. The proposal has a height of 3.850 metres, located 3.5 metres from the southern boundary (frontage). The proposal is located within the waterway and coastal protection area, as shown on the site plan provided.*

## 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 garage associated with an existing 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 proposal is sited 3.5 metres from the frontage, invoking discretion.*

*As demonstrated by the figure 1, shown on page 2 of this report, development at both 122 and 119 View Road, are sited at a similar setback to that of the proposal, ranging between 3 and 3.5 metres. The site slopes up from the street, with the proposal responding to the existing slope, waterway location and existing development within the lot.*

*The application is considered to be compliant with the performance criteria and relative objective (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:**

*As previously stated, the garage is sited at a similar setback to that of the carport at 122 View Road, achieving consistency with other garages and carports within the street.*

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>
<p><b>COMMENT:</b></p> <p><i>As the setback reduction relates to the frontage, there will be no impact to adjoining habitable rooms, private open space or vacant properties. The shed is minor in apparent bulk and scale, therefore not unreasonable when viewed from an adjoining property. A separation of over 30 metres is provided to a boundary, therefore separation between dwellings will not be a concern. There are no solar energy installations which will be impacted as part of this development.</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><b>Dwellings must have:</b></p> <p>(a) a site coverage of not more than 50% (excluding eaves up to 0.6m wide); and</p> <p>(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).</p>	<p>Dwellings must have:</p> <p>(a) site coverage consistent with that existing on established properties in the area;</p> <p>(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:</p> <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> <p>(c) reasonable space for the planting of gardens and landscaping.</p>

**COMMENT:**

*Site coverage is 359m<sup>2</sup> on the 1966m<sup>2</sup> lot providing for 18.26%.*

A2	P2
<p>A dwelling must have private open space that:</p> <p>(a) is in one location and is not less than:</p> <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> <p>(b) has a minimum horizontal dimension of not less than:</p> <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> <p>(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</p> <p>(d) has a gradient not steeper than 1 in 10.</p>	<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> <p>(a) conveniently located in relation to a living area of the dwelling; and</p> <p>(b) orientated to take advantage of sunlight.</p>

**COMMENT:**

*The proposal will not impact the existing compliant area of private space located north of the single dwelling.*

### 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 garage associated with an existing 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 garage does not have a roller door facing the frontage. It is also noted that the roller door has a width of 5 metres.*

## 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"><li>(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;</li><li>(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</li><li>(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"><li>(i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or</li><li>(ii) from a balcony, deck, roof terrace or the private open space of the other dwelling on the same site.</li></ul></li></ul>	<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"><li>(a) a dwelling on an adjoining property or its private open space; or</li><li>(b) another dwelling on the same site or its private open space.</li></ul>

**COMMENT:** *Not applicable.*  
*The proposal is for a garage.*

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>The proposal is not for a habitable building.</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 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"> <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 garage associated with an existing single dwelling development.*

CODES	
<b>C1.0 – Signs Code</b>	<b>N/A</b>
<i>No signage is proposed as part of this application.</i>	
<b>C2.0 – Parking and Sustainable Transport Code</b>	<b>Yes</b>
<b>C2.5.1 – Car parking numbers</b>	
That an appropriate level of car parking spaces are provided to meet the needs of the use.	
<p><b>A1</b>  The number of on-site car parking spaces must be no less than the number specified in Table C2.1, excluding if:</p> <p>(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;</p> <p>(b) the site is contained within a parking precinct plan and subject to Clause C2.7;</p> <p>(c) the site is subject to Clause C2.5.5; or</p> <p>(d) it relates to an intensification of an existing use or development or a change of use where:</p> <p>(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</p> <p>(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> <p><math>N = A + (C - B)</math>  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><b>P1.1</b>  The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to:</p> <p>(a) the availability of off-street public car parking spaces within reasonable walking distance of the site;</p> <p>(b) the ability of multiple users to share spaces because of:</p> <p>(i) variations in car parking demand over time; or</p> <p>(ii) efficiencies gained by consolidation of car parking spaces;</p> <p>(c) the availability and frequency of public transport within reasonable walking distance of the site;</p> <p>(d) the availability and frequency of other transport alternatives;</p> <p>(e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;</p> <p>(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;</p> <p>(g) the effect on streetscape; and</p> <p>(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> <p><b>P1.2</b>  The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to:</p> <p>(a) the nature and intensity of the use and car parking required;</p> <p>(b) the size of the dwelling and the number of bedrooms; and</p> <p>(c) the pattern of parking in the surrounding area.</p>
<b>Comment:</b> <i>The proposal provides an additional parking spaces together with the 4 existing within the site, ensuring continued compliance with table C2.1.</i>	
<b>C3.0 – Road and Railway Code</b>	<b>N/A</b>
<i>The proposal does not involve works located within the road or railway attenuation area and no changes are required to the existing access arrangements.</i>	
<b>C4.0 – Electrical Transmission Infrastructure Protection Code</b>	<b>N/A</b>
<i>The proposal does not involve works located within an electricity transmission corridor.</i>	
<b>C5.0 – Telecommunications Code</b>	<b>N/A</b>
<i>The application does not propose any telecommunication facilities.</i>	
<b>C6.0 – Local Historic Heritage Code</b>	<b>N/A</b>
<i>The application does not involve any land requiring assessment against heritage provisions.</i>	

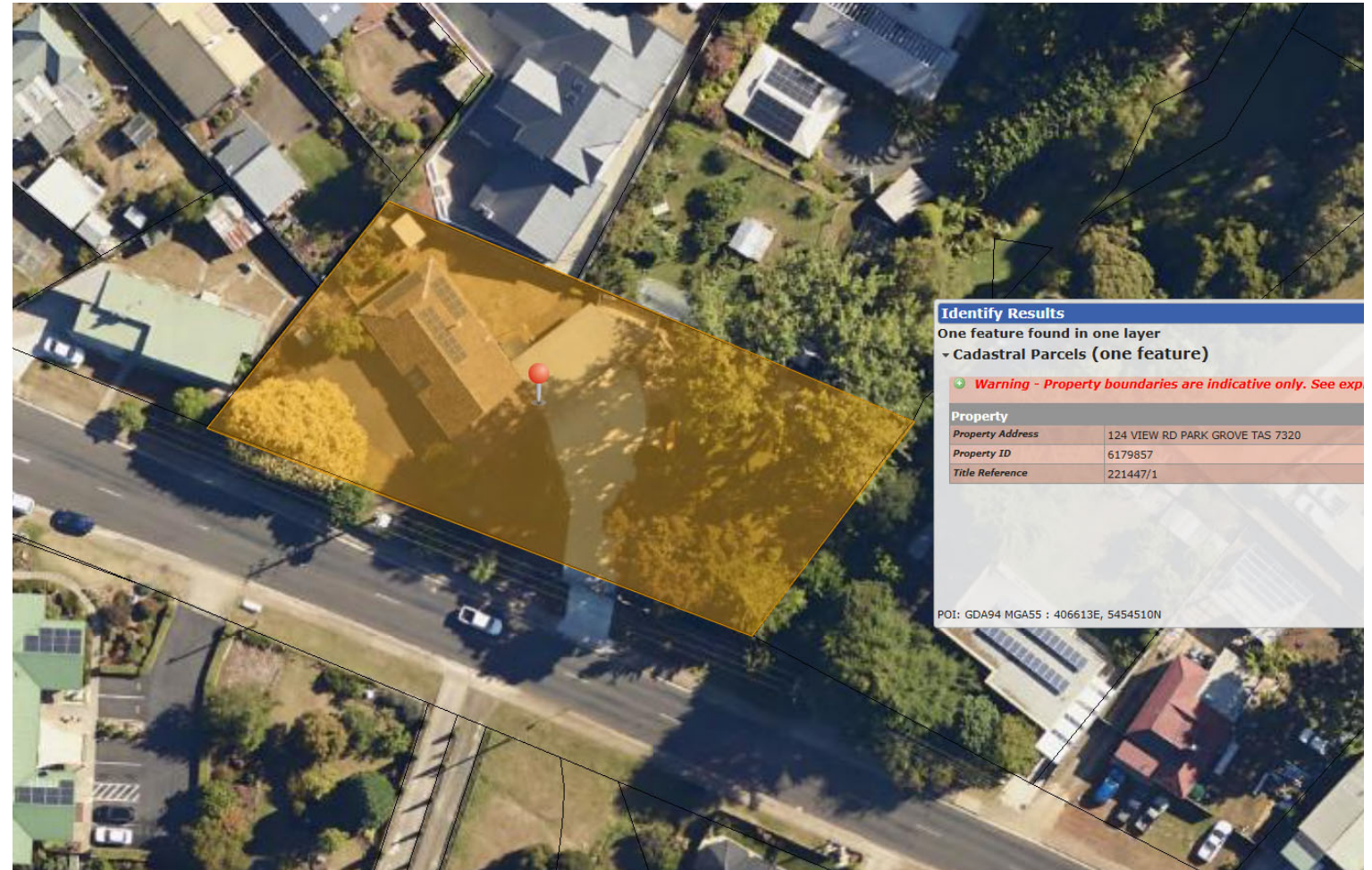
<b>C7.0 – Natural Assets Code</b>	<b>Yes</b>
<b>C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area</b>	
That buildings and works within a waterway and coastal protection area or future coastal refugia area will not have an unnecessary or unacceptable impact on natural assets.	
<p>A1 Buildings and works within a waterway and coastal protection area must:</p> <ul style="list-style-type: none"> <li>a) be within a building area on a sealed plan approved under this planning scheme;</li> <li>b) in relation to a Class 4 watercourse, be for a crossing or bridge not more than 5m in width; or</li> <li>c) if within the spatial extent of tidal waters, be an extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway that is not more than 20% of the area of the facility existing at the effective date.</li> </ul>	<p><b>P1.1</b> Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to:</p> <ul style="list-style-type: none"> <li>(a) impacts caused by erosion, siltation, sedimentation and runoff;</li> <li>(b) impacts on riparian or littoral vegetation;</li> <li>(c) maintaining natural streambank and streambed condition, where it exists;</li> <li>(d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;</li> <li>(e) the need to avoid significantly impeding natural flow and drainage;</li> <li>(f) the need to maintain fish passage, where known to exist;</li> <li>(g) the need to avoid land filling of wetlands;</li> <li>(h) the need to group new facilities with existing facilities, where reasonably practical;</li> <li>(i) minimising cut and fill;</li> <li>(j) building design that responds to the particular size, shape, contours or slope of the land;</li> <li>(k) minimising impacts on coastal processes, including sand movement and wave action;</li> <li>(l) minimising the need for future works for the protection of natural assets, infrastructure and property;</li> <li>(m) the environmental best practice guidelines in the Wetlands and Waterways Works Manual; and</li> <li>(n) the guidelines in the Tasmanian Coastal Works Manual.</li> </ul> <p><b>P1.2</b> Buildings and works within the spatial extent of tidal waters must be for a use that relies upon a coastal location to fulfil its purpose, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the need to access a specific resource in a coastal location;</li> <li>(b) the need to operate a marine farming shore facility;</li> <li>(c) the need to access infrastructure available in a coastal location;</li> <li>(d) the need to service a marine or coastal related activity;</li> <li>(e) provision of essential utility or marine infrastructure; or</li> <li>(f) provisions of open space or for marine-related educational, research, or recreational facilities.</li> </ul>
<p><b>Comment:</b> <i>P1.1 - The waterway and coastal protection area referred to in the overlay mapping, relates to the 30 metre setback from the centre of Shorewell Creek.</i> <i>The proposal has been designed to be located within the existing residential yard, west of the concrete driveway. No impact will occur to natural flow, fish passage, with cut required on land sloping away from the waterway. Stormwater will be directed into the existing stormwater connection point for the site. The proposal is not considered to be in contradiction to the requirements of the Tasmanian Coastal Works Manual, ensuring no further impact to the waterway, with development sited within the existing curtilage of developed land within the site.</i> <i>The application is considered to comply with the requirements of P1.1 and the objective to this clause.</i></p> <p><i>P1.2 – This watercourse is not impacted through tidal waters.</i></p>	

<b>C8.0 – Scenic Protection Code</b>	<b>N/A</b>
<i>The scenic protection code is not applicable to the General Residential zone.</i>	
<b>C9.0 – Attenuation Code</b>	<b>N/A</b>
<i>The site has not been identified as being located within an attenuation distance detailed within C9.2 or C9.2.</i>	
<b>C10.0 – Coastal Erosion Hazard Code</b>	<b>N/A</b>
<i>The site is not identified as being impacted by the coastal erosion overlay.</i>	
<b>C11.0 – Coastal Inundation Hazard Code</b>	<b>N/A</b>
<i>The site is not within an area identified as containing a coastal inundation hazard.</i>	
<b>C12.0 – Flood Prone Areas Code</b>	<b>N/A</b>
<i>The area for development is not identified as a flood prone.</i>	
<b>C13.0 – Bushfire Prone Areas Code</b>	<b>N/A</b>
<i>The site is identified as bushfire prone but does not involve a vulnerable or hazardous use or the subdivision of land.</i>	
<b>C14.0 – Potentially Contaminated Land Code</b>	<b>N/A</b>
<i>The site has not been identified as contaminated land.</i>	
<b>C15.0 – Landslip Hazard Code</b>	<b>N/A</b>
<i>The site is not identified as containing any landslip hazards.</i>	
<b>C10.0 – Safeguarding of Airports Code</b>	<b>N/A</b>
<i>The site is not located within the flight path of the North/West Regional Hospital.</i>	

**PROPOSED SHED  
124 VIEW ROAD PARK GROVE  
NIGEL COATES**

DRAWING INDEX

DRAWING No.	DESCRIPTION	REVISION
01	COVER SHEET	C
02	SITE PLAN	D
03	FLOOR PLAN & ELEVATIONS	C



**Identify Results**  
One feature found in one layer  
- Cadastral Parcels (one feature)

**Warning - Property boundaries are indicative only. See exp**

**Property**

Property Address	124 VIEW RD PARK GROVE TAS 7320
Property ID	6179857
Title Reference	221447/1

POI: GDA94 MGA55 : 406613E, 5454510N

PROJECT DETAILS:

TITLE REFERENCE: 221447/1

AREAS:

SITE - 1966m<sup>2</sup>  
EXISTING FLOOR - APPROX. 290m<sup>2</sup>  
PROPOSED FLOOR - 69m<sup>2</sup>  
TOTAL FLOOR - APPROX. 359m<sup>2</sup>

SITE CLASSIFICATION:

ASSUMED NO WORSE THAN 'M' (IF SOIL  
CONDITION DIFFER FROM THIS ASSUMPTION  
FURTHER INVESTIGATION WILL BE REQUIRED)

WIND CLASSIFICATION:

N2

CLIMATE ZONE:

7

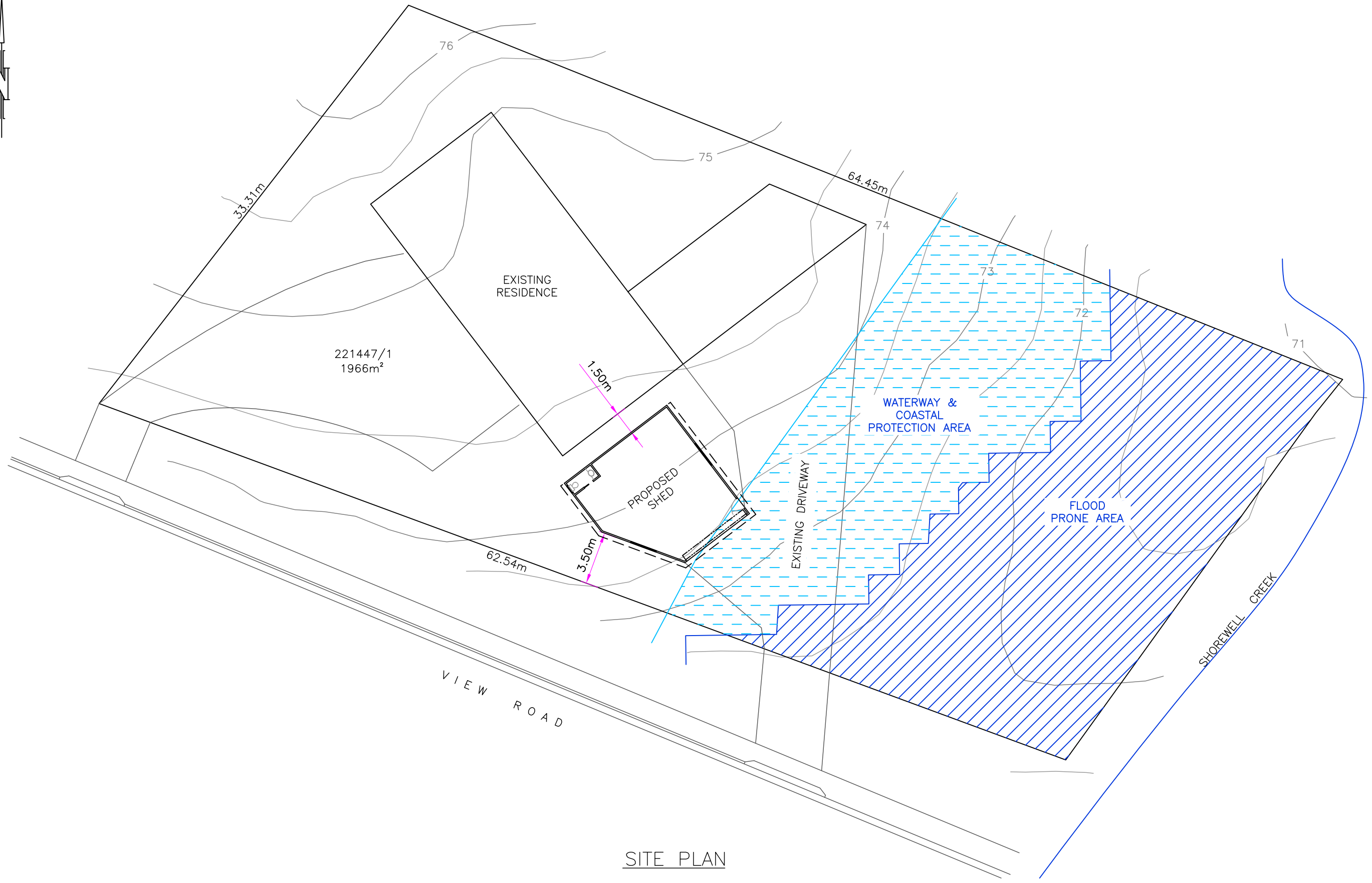
BUSHFIRE ATTACK LEVEL:

NOT APPLICABLE

ALPINE AREA:

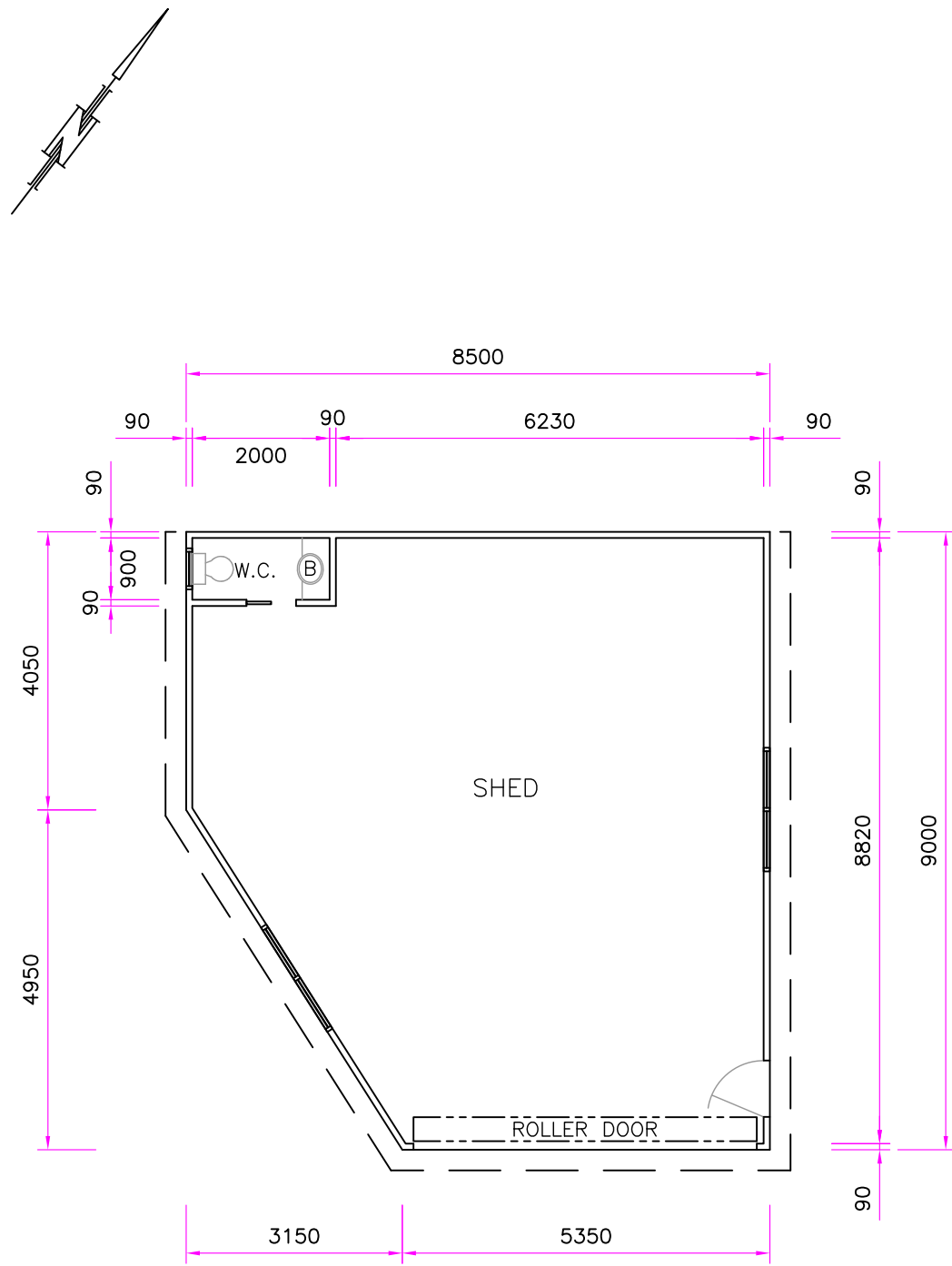
NOT APPLICABLE

Accreditation No. CC1779G  Ph: 0407 532 435 Email: paul@pladesign.com.au	DATE	NOV 2024	PROPOSED SHED 124 VIEW ROAD PARK GROVE NIGEL COATES	
	DRAWN	P.L.A.		
	CHECKED			
	SHEET SIZE	A3		
	SCALE			
ABN: 27 165 669 278	DRAWING No.	24139-01	REV.	DATE
	C		C	26.08.25



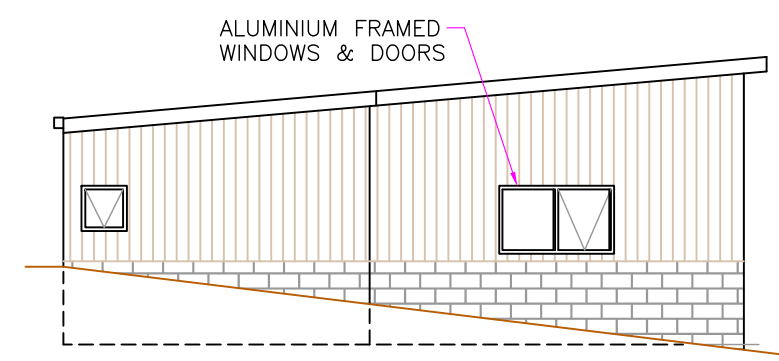
SITE PLAN

Accreditation No. CC1779G  Ph: 0407 532 435 Email: paul@pladesign.com.au	DATE	NOV 2024	PROPOSED SHED 124 VIEW ROAD PARK GROVE NIGEL COATES	REV.	DATE	
	DRAWN	A.R.M.		DRAWING No.	D	26.08.25
	CHECKED	P.L.A.				
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	SCALE	1 : 250				

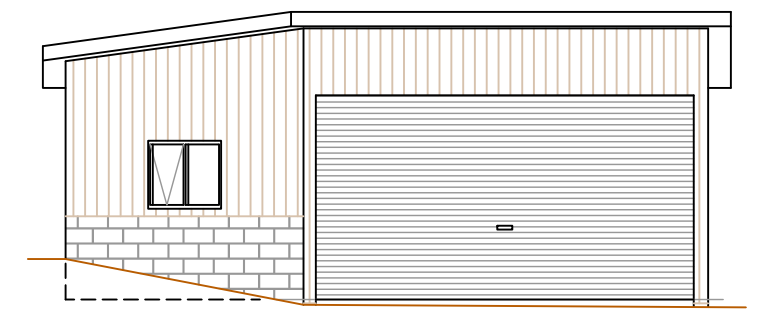


FLOOR PLAN

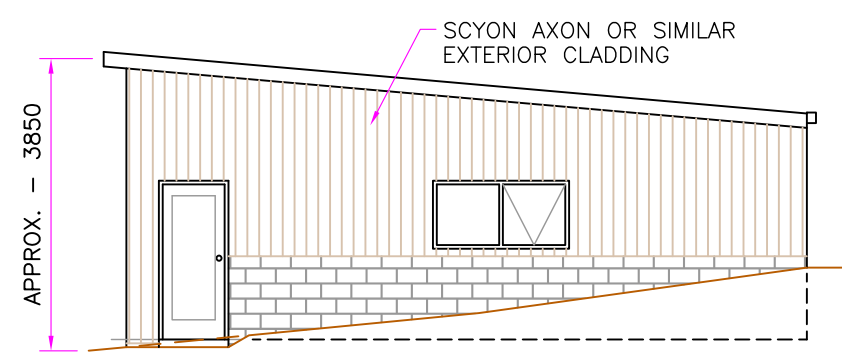
AREA = 68.7m<sup>2</sup> (7.4 SQ.)



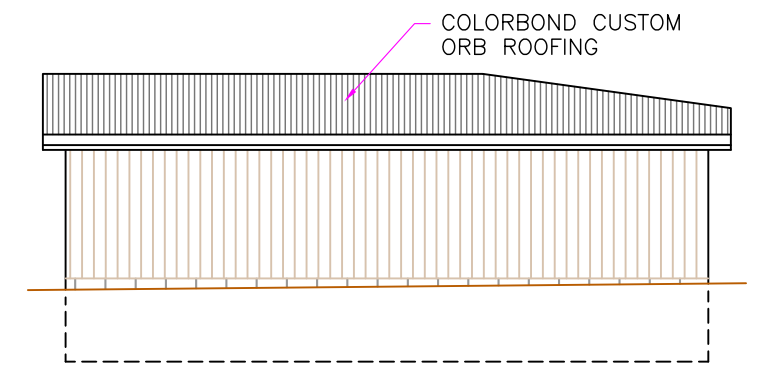
SOUTH-WESTERN ELEVATION



SOUTH-EASTERN ELEVATION



NORTH-EASTERN ELEVATION



NORTH-WESTERN ELEVATION

Accreditation No. CC1779G  Ph: 0407 532 435 Email: paul@pladesign.com.au	DATE	NOV 2024	PROPOSED SHED 124 VIEW ROAD PARK GROVE NIGEL COATES	REV.	DATE	
	DRAWN	A.R.M.		DRAWING No.	C	26.08.25
	CHECKED	P.L.A.				
	SHEET SIZE	A3				
	SCALE	1 : 100				