

NOTICE OF PROPOSED DEVELOPMENT

Notice is hereby given that an application has been made for planning approval under the Land Use Planning and Approvals Act 1993, for the following development(s):

NUMBER:	DA 02 / 2026
ADDRESS:	23 Lily Street, White Beach (CT: 178502/2)
DESCRIPTION:	Residential – change of use from Outbuilding to Dwelling and Additions/Alterations

All plans and documents submitted with the application can be inspected at the Tasman Council Office, Monday to Friday from 8:30am to 4:30pm. In addition to the statutory requirements, some documents, relevant to the assessment of the application are available on the council website by following this link:

<https://tasman.tas.gov.au/advertised-applications/>, by using the QR Code below, or they are available in hard copy upon request by calling Council on (03) 6250 9200 or email tasman@tasman.tas.gov.au during the period for which representations may be made, until **25 March 2026**.

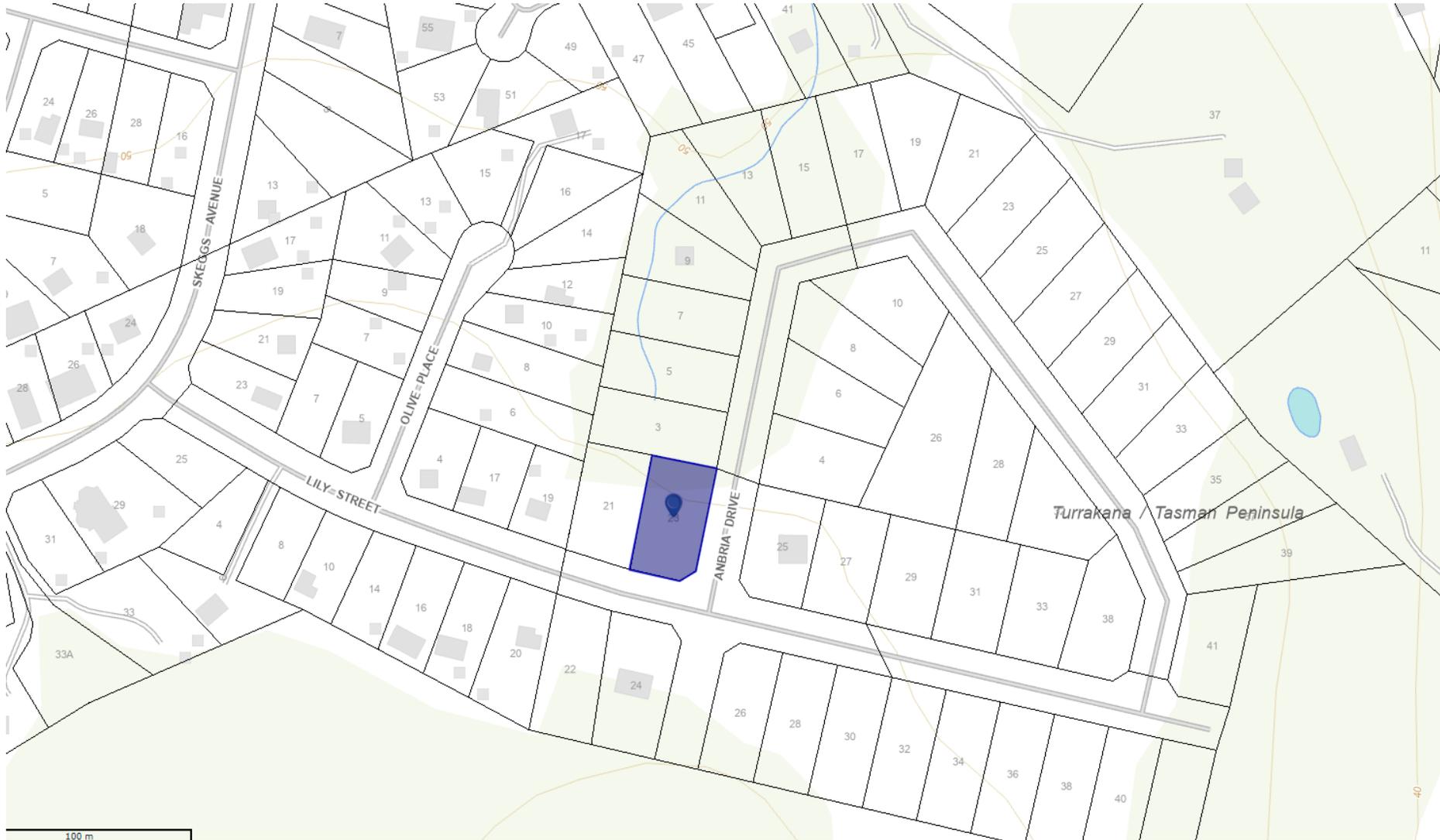
Any person may make a representation relating to the application. Representations are to be made in writing addressed to the General Manager, Tasman Council, 1713 Main Road, Nubeena TAS 7184 or by email to tasman@tasman.tas.gov.au and will be received no later than **25 March 2026**. Late representations will not be considered.



Blake Repine
General Manager
Date: 12 March 2026

DA 02 / 2026, 23 Lily Street, White Beach (CT 178502/2) – The relevant plans and documents can be inspected at the Council Office at 1713 Main Road, Nubeena during normal office hours, or the plans may be viewed on Council’s website at www.tasman.tas.gov.au until the date representations close 25 March 2026.

The below image was sourced from The List: <https://maps.thelist.tas.gov.au/listmap/app/list/map>



Application for Planning Permit

The personal information requested on this form is being collected by council for purpose set out in the title of the form. The personal information will be used solely by council for the primary purpose or directly related purposes. The applicant understands that personal information is provided for the above mentioned function and that he/she may apply to council for access to and/or amendment of the information. If an application is made under Section 57 of the Land Use Planning and Approvals Act 1993, a copy of the lodgement documents must be made available for any person to inspect during public notification. Please note that any information, reports and plans submitted with an application are treated as public documents and may be reproduced for representatives, referral authorities and any other persons/bodies interested in the proposal. Requests for access or correction should be made to Tasman Council's Customer Service Officer.

* Indicates mandatory field

APPLICANT DETAILS*

FULL NAME	RH Architecture (Roy Higman)		
POSTAL ADDRESS		POSTCODE	
PHONE (BUSINESS HOURS)		MOBILE:	
EMAIL			

NOTE: All Council correspondence will be emailed to the applicant unless otherwise specified.

OWNERS DETAILS (IF DIFFERENT TO APPLICANT DETAILS)*

ENSURE OWNER DETAILS MATCH THE CURRENT CERTIFICATE OF TITLE

FULL NAME			
POSTAL ADDRESS		POSTCODE	
PHONE (BUSINESS HOURS)		MOBILE	

DESCRIPTION OF PROPOSED DEVELOPMENT*

<input type="checkbox"/> New Dwelling	<input type="checkbox"/> Extension/ Addition	
<input type="checkbox"/> New Shed/ Outbuilding	<input type="checkbox"/> Demolition	
<input type="checkbox"/> Subdivision/ Boundary Adjustment	<input type="checkbox"/> Visitor Accommodation	_____
<input checked="" type="checkbox"/> Change of Use	<input type="checkbox"/> Other (please specify – right)	_____
<input type="checkbox"/> Commercial/ Industrial Building		

Are any of the components in this application seeking retrospective approval?*	<input checked="" type="checkbox"/> Yes
E.g. Use and/or development that has commenced without a planning permit. (If yes, please specify the relevant components)	<input type="checkbox"/> No

The owner has started fitting out the existing approved out building to become a class 1a dwelling, and therefore a change of use is sort. and new roof awning

PRESENT USE OF LAND/ BUILDING(S)*
Residential land with existing outbuilding

LOCATION OF PROPOSED DEVELOPMENT*

ADDRESS	23 Lily Street, White Beach,		
CERTIFICATE OF TITLE: FOLIO NUMBER	178502	LOT NUMBER	2

FLOOR AREA*			
Existing floor area (square metres):	144.5	Proposed floor area (square metres):	164.9
CAR PARKING*			
Number existing	2	Number proposed	2

SITE CONTAMINATION*	
Have any potentially contaminating uses been undertaken on this site? (Refer to list provided on page 5)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
TASMANIAN HERITAGE OR ABORIGINAL HERITAGE REGISTER*	
Is this property on the Tasmanian Heritage or Aboriginal Heritage Register?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
VEGETATION REMOVAL*	
Does the proposal require any vegetation removal? If yes, provide details on the site plan.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
VALUE*	
Value of work (inc. GST)	\$ 50,000

Please complete both declarations if you are making the application but not the owner

DECLARATION BY APPLICANT*

I/ we declare that the information given is a true and accurate representation of the proposed development; and I/ we am/ are liable for the payment of Council application processing fees, even in the event of the development not proceeding; and I/ we authorise Tasman Council to provide a copy of my documents relating to this application to any person for the purpose of assessment and public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.	
SIGNATURE OF APPLICANT	
NAME OF APPLICANT (PLEASE PRINT)	RH Architecture (Roy Higman)
DATE	12/01/2026

DECLARATION IF APPLICANT IS NOT THE OWNER

I hereby declare that I am the applicant for the development at the address detailed in this application for a planning permit, and that I have notified the owner/s of the land for which I am making this application, in accordance with Section 52(1a) of the <i>Land Use Planning and Approvals Act 1993</i> .	
SIGNATURE OF APPLICANT	
NAME OF APPLICANT (PLEASE PRINT)	RH Architecture (Roy Higman)
DATE	12/01/2026
NAME/S OF OWNER/S NOTIFIED	
DATE	12/01/2026

DECLARATION IF LAND IS COUNCIL OR CROWN LAND

<p>If the land that is the subject of this application is owned or administered by either the Crown or Tasman Council, the consent of the Minister of the Crown or the General Manager of the Council, whichever is applicable, must be included here. This consent should be completed and signed by either the Minister, the General Manager of Tasman Council, or their delegate (as specified in Subsections 52(1d-1g) of the <i>Land Use Planning and Approvals Act 1993</i>).</p>	
DECLARATION	<p>I, _____</p> <p>being responsible for the administration of land at _____</p> <p>_____</p> <p>declare that I have given permission for the making of this application.</p>
SIGNATURE OF MINISTER/ GENERAL MANAGER	
DATE	

NON-RESIDENTIAL DEVELOPMENTS

Note: This section must be completed for all applications for non-residential uses, home occupations and domestic/ residential businesses or other managed/ commercial residential uses (e.g. hostel or motel).

HOURS OF BUSINESS			
CURRENT		PROPOSED	
Monday to Friday		Monday to Friday	
Saturday		Saturday	
Sunday		Sunday	
NUMBER OF EMPLOYEES			
CURRENT		PROPOSED	
Total Employees		Total Employees	
Employees on Site		Employees on Site	
PLANT/ MACHINERY			
<p>Is there any large plant or machinery that would need to be installed or used on site such as refrigeration units and generators? (If yes, please list below the type of machinery and ensure location, dimensions etc are clearly marked on your plans.)</p>			<input type="checkbox"/> Yes <input type="checkbox"/> No
OUTDOOR STORAGE/ SEATING/ NUMBER OF BEDS			
<p>Is outdoor storage proposed? (If yes, please ensure that your plans show where the outdoor storage areas are and what type of goods are stored. This information will help us assess the impact of the proposal on the amenity.)</p>			<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>If you are proposing a night club, café or the like, what is the number of seats proposed including the capacity at any bar area?</p>		<p>Please ensure that the arrangements are shown on your plans. This information enables us to assess the car parking arrangements.</p>	
<p>If you are proposing a hotel, motel, visitor accommodation, hostel or the like, what is the number of beds proposed?</p>		<p>Please ensure the beds are clearly indicated on your plans. This information enables us to assess the car parking arrangements.</p>	
GOODS DELIVERIES			
<p>Will there be any goods deliveries to and from the site? (If yes, please estimate the number and type of vehicles and how often they will make trips.)</p>			<input type="checkbox"/> Yes <input type="checkbox"/> No
Type and Size of Vehicle		Number of Vehicles on Site	
Trip Frequency per Month			

PLANNING PERMIT – APPLICATION CHECKLIST – MANDATORY

To ensure that we can process your application as quickly as possible, please read the following checklist carefully to ensure that you have provided the following at the time of lodging the application.

If you are unclear on any aspect of your application, please phone **(03) 6250 9200** to discuss or arrange an appointment concerning your proposal. Note that, in accordance with Section 54 of the *Land Use Planning and Approvals Act 1993*, Council may require additional information.

Please note that the following information is required by Clause 6.1 of the State Planning Provisions. An application will not be considered to be a valid application and will not be processed without the required information as detailed below.

Please complete the below checklist

Completed Application Form - Required

All sections filled out correctly and owner details match those listed on the title documents
Application form includes a detailed cost estimate of the proposal

n/a **Written Submission - Required**

Description of the proposed development
Justification addressing the Performance Criteria (if applicable)

Title Documents - Required

Current copy of the Certificate of Title (Folio Plan and Text Page)
Copies of any restrictive covenants, easements, or other relevant documents.

Site Plan - Required

Drawn to scale
Shows the location of the proposed development including setback distances from boundaries
Includes existing structures, property boundaries, access points, driveways, parking areas, rainwater tanks and any natural features (vegetation and waterways)

Floor Plan and Elevations - Required

Detailed floor plans of the proposed development
Elevations showing the height and external appearance

Stormwater and Servicing Plan - Required

Details on how stormwater will be managed on-site
Information about connections to utilities (water, sewer, electricity)
Elevations showing the height and external appearance of all water tanks

n/a **Landscaping Plan - if applicable**

Details of existing vegetation to be retained or removed

n/a **Supporting Reports and Assessments - if applicable**

Bushfire Hazard Management Plan and Report
Traffic Impact Assessment
Natural Values Assessment
Onsite Wastewater Assessment

Dated: 12/01/2026

Signed:



Please note the following:

Application fees will be invoiced upon initial assessment, this is within 4 business days of submission.
If this application results in building works occurring on the property, applicant and/or owner information including name and contact details will be provided to the Office of the Valuer General for the purpose of undertaking a valuation inspection of the property / building works.

POTENTIALLY CONTAMINATING ACTIVITIES	
Agricultural Fertiliser Manufacture	Metal Founders
Asbestos Production and Manufacture	Metal Sprayers
Battery Manufacture and Recycling	Metal Treatments and Picklers
Chemical Manufacture or Formation	Mining and Extractive Industries
Defence Establishments and Training Areas	Pest Controllers (being areas where pest control chemicals are stored or vehicles and tanks used in connection with pest control are washed.)
Drum Reconditioning Wastes	Petroleum and Petrochemical Industries
Dry Cleaning Establishments	Pharmaceutical Manufacture or Formation
Electroplating	Printers
Explosives Production and Storage	Railway Yards
Fuel Depots and Storage Areas	Sanitary and Refining
Galvanisers	Scrap Yards
Gas Works	Service Stations
Gun, Pistol and Rifle Clubs	Smelting and Refining
Hazardous Waste Landfills	Tannery or Fellmongery or Hide Curing Works
Industrial Cleaners	Wood Treatment and Preservation Sites
Lime Burners	

SEARCH OF TORRENS TITLE

VOLUME 178502	FOLIO 2
EDITION 3	DATE OF ISSUE 05-Apr-2025

SEARCH DATE : 11-Dec-2025

SEARCH TIME : 08.43 pm

DESCRIPTION OF LAND

Parish of NUBEENA Land District of PEMBROKE
 Lot 2 on Sealed Plan [178502](#)
 Derivation : Part of Lot 7210, 158 Acres Gtd. to Alfred
 McGuinness
 Prior CT [175927/1](#)

SCHEDULE 1

[N245390](#) TRANSFER to
 Registered 05-Apr-2025 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
[SP178502](#) COVENANTS in Schedule of Easements
[SP178502](#) FENCING PROVISION in Schedule of Easements
[E208444](#) AGREEMENT pursuant to Section 78 of the Land Use
 Planning and Approvals Act 1993 Registered
 03-Feb-2020 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

<p>OWNER:</p> <p>FOLIO REFERENCE: CT.175927-1</p> <p>GRANTEE: PART OF LOT 37381 GRANTED TO RONALD BRIAN SKEGGS & RHONA JUNE SKEGGS AND PART OF LOT 7210, 158 ACRES GRANTED TO ALFRED MCGUINNESS</p>	<p>PLAN OF SURVEY</p> <p>BY SURVEYOR TIMOTHY LEIGH GOWLLAND ROGERSON AND BIRCH SURVEYORS UNIT 1 - 2 KENNEDY DRIVE, CAMBRIDGE PARK PH 6248-5898 MOB. 0419-594-966</p> <p>LAND DISTRICT OF PEMBROKE PARISH OF NUBEENA</p> <p>SCALE 1: 2000 LENGTHS IN METRES</p>	<p>REGISTERED NUMBER</p> <p>SP178502</p> <p>APPROVED EFFECTIVE FROM - 3 FEB 2020</p> <p><i>Renia</i> Recorder of Titles</p>
<p>LOT 102 IS COMPILED FROM CT.175927-1 & THIS SURVEY INDEX PLAN ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN</p>		
<p><i>Timothy Leigh Gowlland</i> Registered Land Surveyor 6.11.20 Date</p>	<p><i>Renia</i> Council Delegate 16.11.20 Date</p>	

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 178502

PAGE 1 OF 2 PAGES

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

EASEMENTS:

There are no easements or profits a prendre intended to benefit or burden any lot on the Plan.

FENCING PROVISIONS:

In respect of the lots shown on the Plan, the Vendor (Glenn John Skeggs) shall not be required to fence.

~~In respect of lots 43, 44, 45, 46 and 47 on the Plan, the owner of the land comprised in Certificate of Title Volume 175928 Folio 1 shall not be required to fence.~~

COVENANTS:

The owner of each lot on the Plan covenants with the Vendor (Glenn John Skeggs) and the owner of each and every other lot on the Plan and to the intent that the burden of the covenant will run with and bind the covenantor's lot and every part thereof and that the benefit thereof may be created in favour of each and every other lot on the Plan to observe the following stipulations:

- (i) not to carry on or permit to be carried on any trade or business which may be a public nuisance or provoke annoyance and no noxious noise or offensive trade or business shall be carried on or be permitted or suffered to be carried on any part of the lot;
- (ii) not to erect or permit to be erected on the lot or any part therefore or attach or permit to be attached to any dwelling or other buildings erected thereon any advertisement, billboard or poster or any similar erection of any unsightly nature; and
- (iii) the Vendor reserves the right to sell any lot on the Plan free and exempt from any one or more of the covenants set forth in relation to any lot shown on the Plan and/or to waive modify alter or extinguish any one or more of the covenants set forth above as to any lot not transferred. The exercise of this right by the Vendor in relation to any lot shall not release the owner of any other lot

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Glenn John Skeggs FOLIO REF: 175927/1 SOLICITOR & REFERENCE: Butler McIntyre and Butler: BW191613	PLAN SEALED BY: Tasman Council DATE: 16/11/2020 SA 03/2016 REF NO.  Council Delegate
--	---

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

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<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 2 PAGES</p>	<p>Registered Number</p> <p>SP 178502</p>
<p>SUBDIVIDER: Glenn John Skeggs</p> <p>FOLIO REFERENCE: 175927/1</p>	

from any other covenants imposed upon such lot or give the owner of any lot any right of action against the Vendor or any person or persons.

SIGNED by **Glenn John Skeggs** the Registered)
 Proprietor of the Land in Certificate of Title)
 Volume 175927 Folio 1 in the presence of:) *Glenn John Skeggs*

Witness Signature: *[Handwritten Signature]*

Witness Full Name:

Witness Address: ...*20 MURRAY STREET*.....

...*NOBART TASMANIA 7000*.....

Witness Occupation: ...*LAWYER*.....

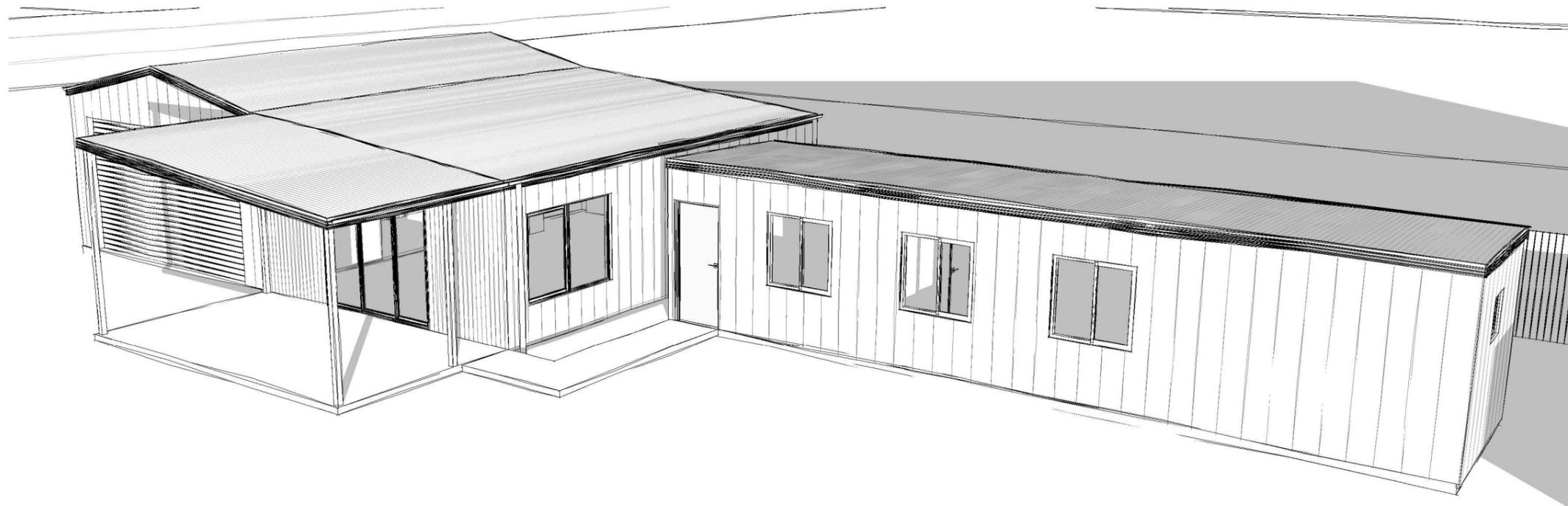
NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

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DWELLING

23 LILY STREET, WHITE BEACH, TAS 7184.

REVISION 2



ARCHITECTURAL

DA-01	LOCATION PLAN	DA-05	ROOF PLAN
DA-02	SITE PLAN	DA-06	DRAINAGE PLAN
DA-02a	SITE PLAN DRAINAGE	DA-07	PROPOSED ELEVATIONS
DA-03	EXISTING FLOORPLAN	DA-08	SECTIONS AA & BB
DA-04	PROPOSED FLOOR PLANS	DA-09	SITE PHOTOGRAPHS

rharchitecture

a: PO BOX 306, NEW NORFOLK, TASMANIA 7140

m: 0448 866 391 e: roy@rharchitecture.com.au

CBOS LIC. NO.: 132955139

DEVELOPMENT APPLICATION



LOCATION PLAN



AERIAL PLAN

SITE INFORMATION:	
Title Reference:	CT178502/2
Wind Classification	n/a
Soil Classification	n/a
Climate Zone	7
BAL Level	tba
Alpine Area	n/a
Corrosion Env.	n/a
Zone Number:	10
Planning Zone:	Low Density Residential
Planning Overlay:	Bushfire Prone Area

AREA SCHEDULE:	
Site Area:	1,521.0 m ²
Proposed Dwelling:	108.0 m ²
Proposed Living/ Bathroom Area:	36.5 m ²
Proposed Roof Awning:	20.4 m ²

DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

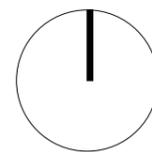
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REV	DATE	DETAILS
2	20/02/26	UPDATED TO COUNCIL RFI
1	12/01/26	DA APPLICATION

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RH
 RH
 INIT.



Client/ Project Name
NEW DWELLING

Project Address
**23 LILY STREET,
 WHITE BEACH, TAS 7184**

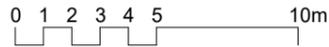
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 RH
 checked
 RH
 date
 10/25
 scale
 1 : 500

sheet
LOCATION PLAN

25-081
 project no.

DA-01
 sheet no.

2
 revision:



DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

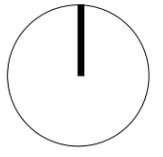
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Project Address
**23 LILY STREET,
 WHITE BEACH, TAS 7184**

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 RH
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 10/25
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 1 : 250

sheet
SITE PLAN

project no:
25-081

sheet no.
DA-02

revision:
2



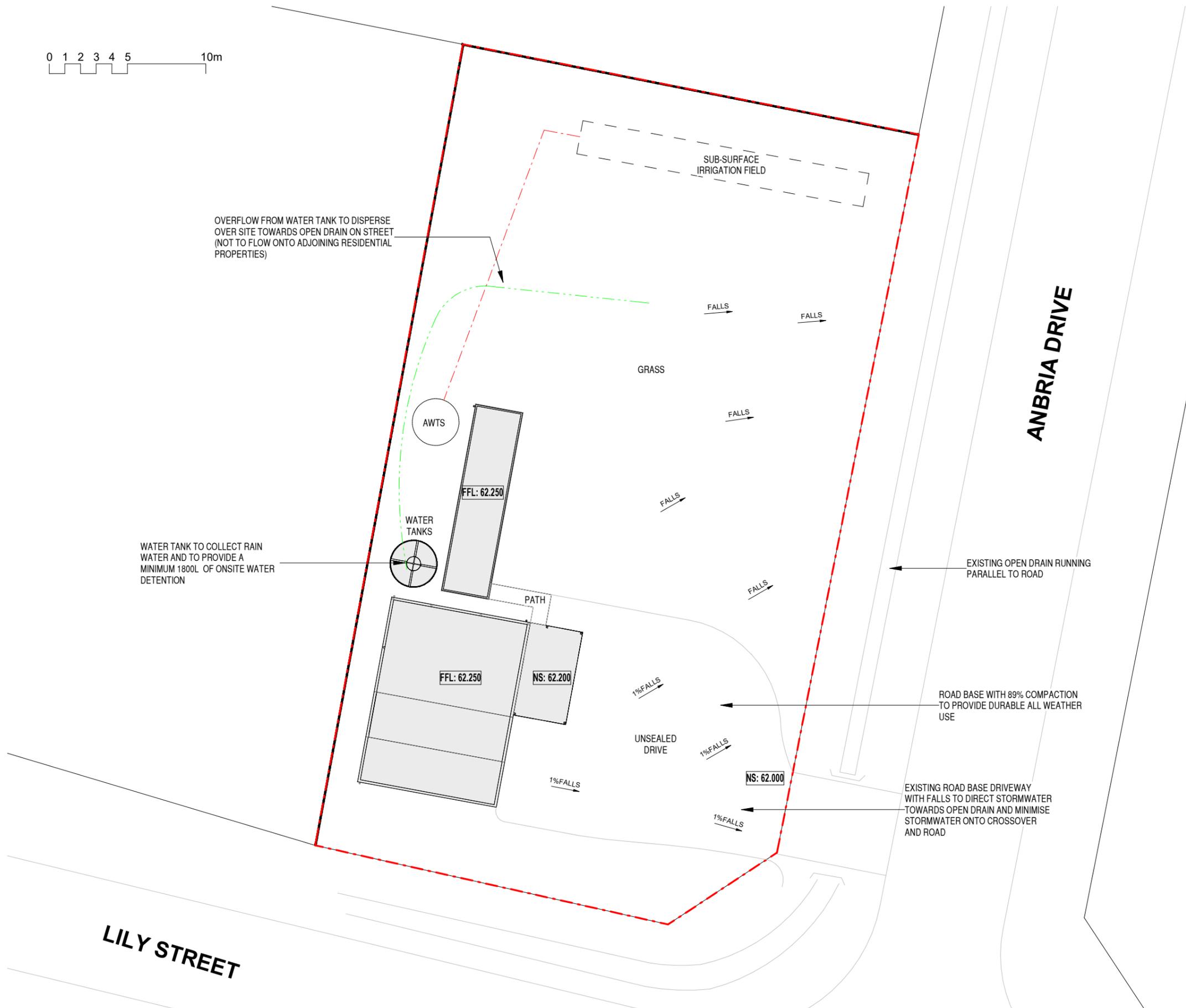
SITE DRAINAGE

SITE DRAINAGE SHALL BE IN ACCORDANCE WITH THE NCC AND AS 2870 REQUIREMENTS. ALL DRAINAGE SHALL BE DESIGNED AND CONSTRUCTED TO AVOID PONDING AGAINST OR NEAR FOOTINGS.

THE GROUND IN THE IMMEDIATE VICINITY OR THE PERIMETER FOOTINGS INCLUDING GROUND UPHILL FROM THE SLAB ON CUT AND FILL SITES, SHALL BE GRADED TO A FALL OF 5% AWAY FROM THE FOOTING OVER A MINIMUM DISTANCE OF 1000MM. SUB-SOIL DRAINAGE SYSTEMS INSTALLED FOR THE PURPOSE OF DIVERTING SEEPAGE AWAY FROM THE DWELLING SHALL BE CONSTRUCTED PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORKS.



DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION



OVERFLOW FROM WATER TANK TO DISPERSE OVER SITE TOWARDS OPEN DRAIN ON STREET (NOT TO FLOW ONTO ADJOINING RESIDENTIAL PROPERTIES)

WATER TANK TO COLLECT RAIN WATER AND TO PROVIDE A MINIMUM 1800L OF ONSITE WATER DETENTION

ANBRIA DRIVE

LILY STREET

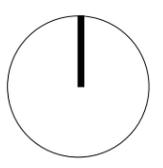
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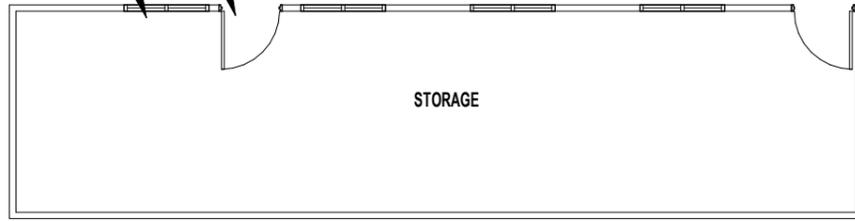
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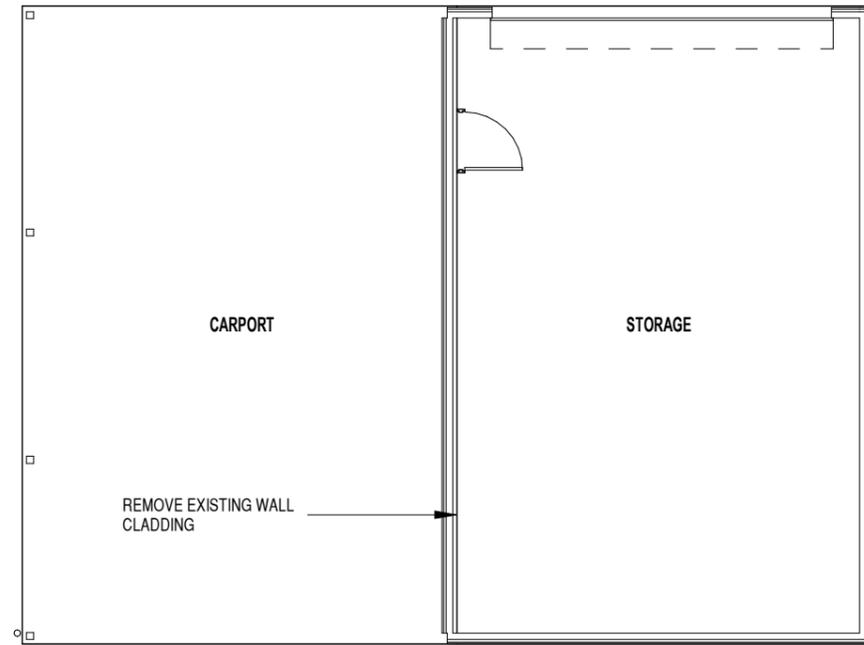
drawn RH	sheet SITE PLAN DRAINAGE
checked RH	
date 10/25	
scale As indicated	
project no. 25-081	sheet no. DA-02a
	revision: 2

20/02/2026 5:57:19 PM

REMOVE EXISTING DOOR AND WINDOW



STORAGE



CARPORT

STORAGE

REMOVE EXISTING WALL CLADDING

2 EXISTING FLOOR PLAN
DA-03 1:100



EXISTING SHIPPING CONTAINER ROOF



EAVES GUTTER

EAVES GUTTER

DOWN PIPE

DOWN PIPE

4 EXISTING ROOFPLAN
DA-03 1:100

DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

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drawn RH
checked RH
date 10/25
scale 1:100

sheet
EXISTING FLOORPLAN
25-081 DA-03
project no. sheet no. revision:

2

LEGEND

FLOOR FINISHES

CT	-	CERAMIC TILING
TMB	-	LAMINATE TIMBER
CONC	-	CONCRETE (EXISTING)

FIXTURES & FITTINGS

REF	-	REFRIGERATOR
RH	-	RANGE HOOD
OV	-	COOKER/ OVEN
WH	-	WOOD HEATER
VB	-	VANITY BASIN
L	-	LAUNDRY TUB
SH	-	SHOWER
GS	-	TOUGHENED GLASS SCREEN
WC	-	TOILET
S	-	SINK
DP	-	DOWNPIPE

INSULATION SCHEDULE

NOTES:
CLEARANCE MUST BE PROVIDED FOR UNCOMPRESSED INSTALLATION OF BULK INSULATION.

R-VALUES WHERE NOTED FOR BULK INSULATION (BATTS) ARE TAKEN FROM BRADFORD INSULATION TABLES

ROOF AREA

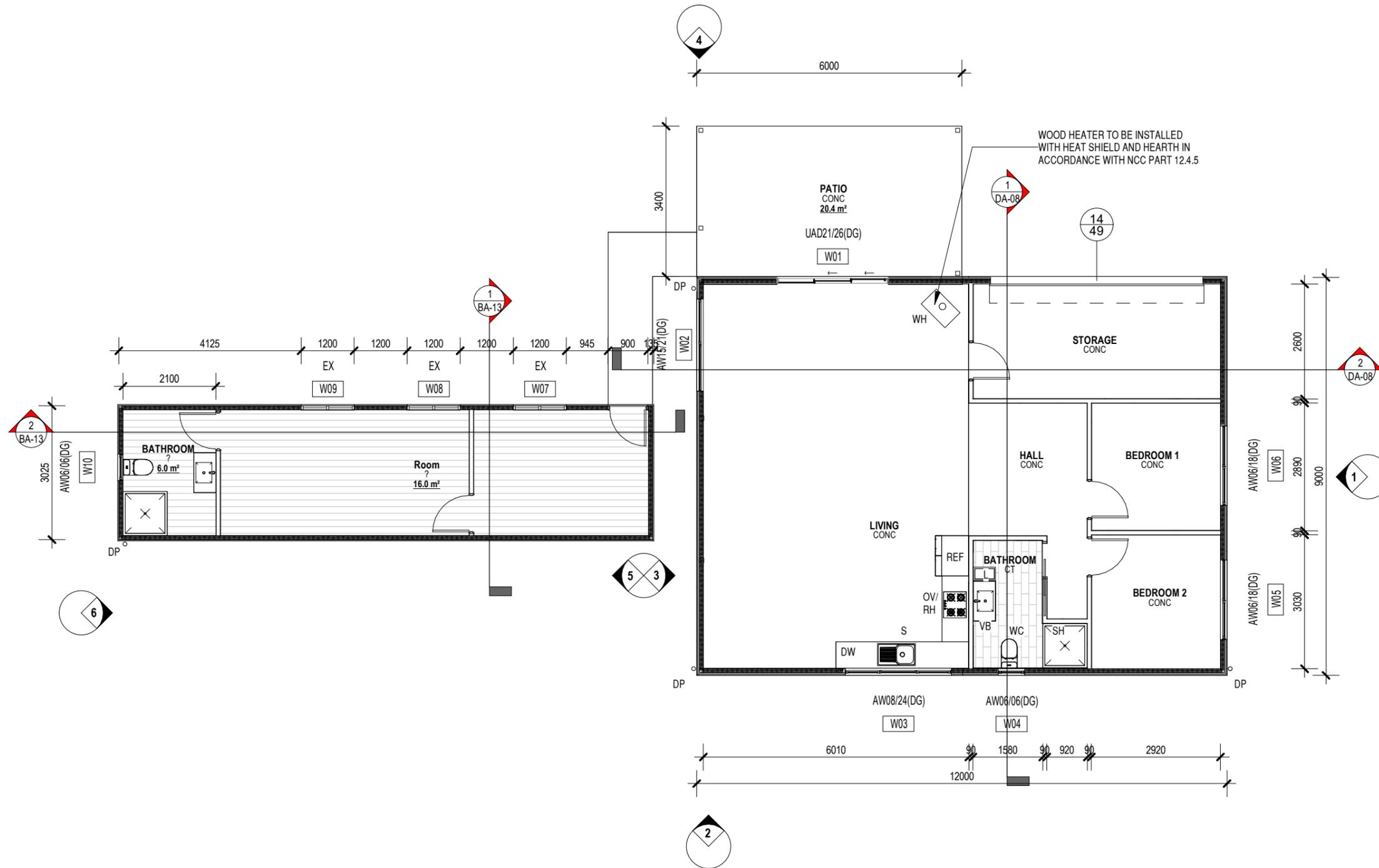
CEILING - 215mm Bulk insulation (or equivalent) R4.1

WALL AREA

WALL - 90mm Bulk insulation (or equivalent) R2.5

FLOOR AREA

FLOOR - CONCRETE SLAB



DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

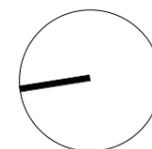
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CBOS LIC. NO.: 132955139

REV	DATE	DETAILS
2	20/02/26	UPDATED TO COUNCIL RFI
1	12/01/26	DA APPLICATION

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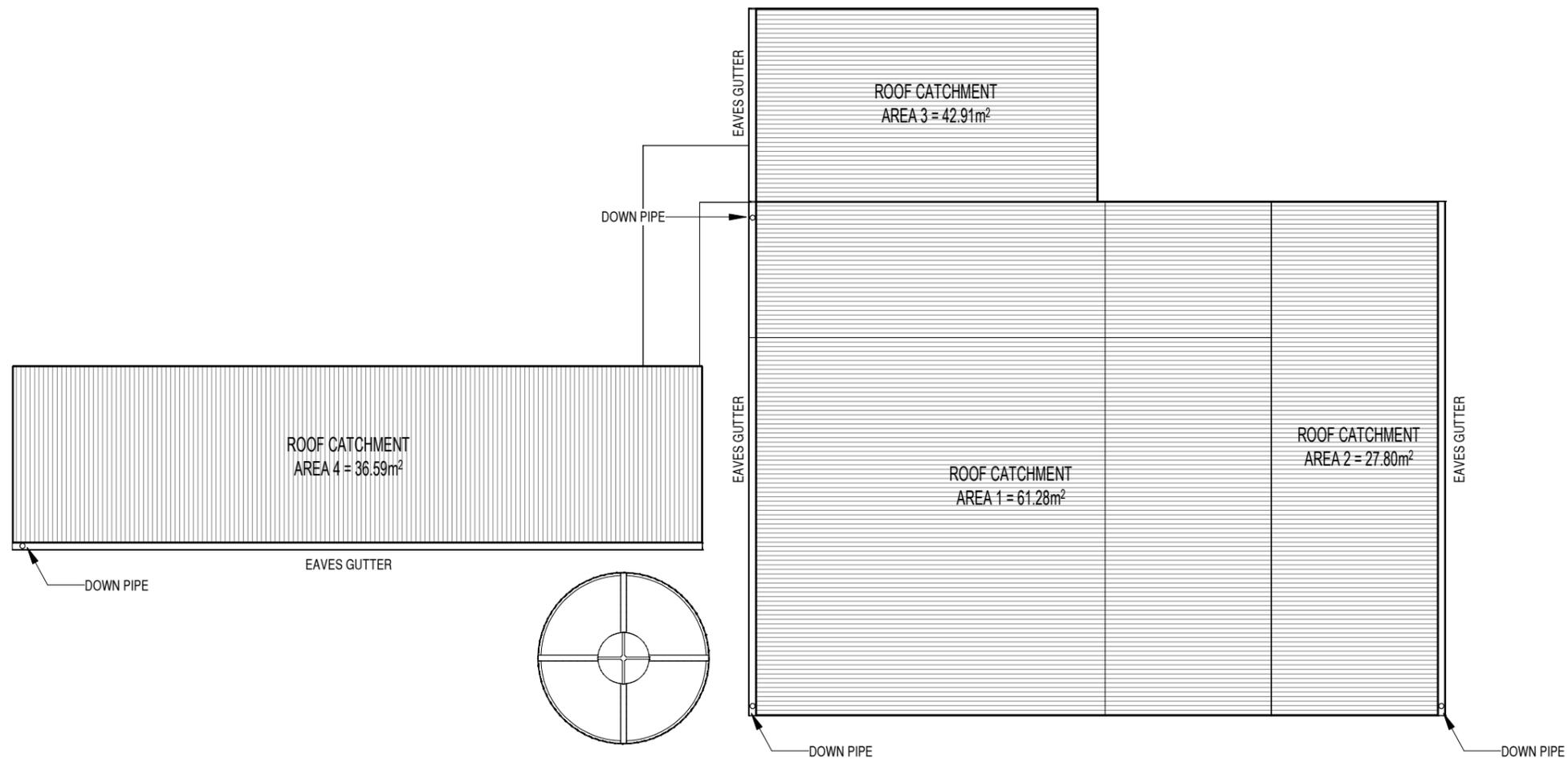
Client/ Project Name
NEW DWELLING

Project Address
**23 LILY STREET,
WHITE BEACH, TAS 7184**

drawn RH
checked RH
sheet **PROPOSED FLOOR PLANS**

date 10/25
scale As indicated

project no. **25-081** sheet no. **DA-04** revision: **2**



1 ROOFPLAN
DA-05 1:100

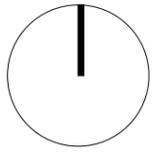
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**23 LILY STREET,
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drawn RH
checked RH
date 10/25
scale 1:100

sheet
ROOF PLAN

project no: **25-081**

sheet no. **DA-05**

revision: **2**

DRAINAGE LEGEND

FIXTURES & FITTINGS SCHEDULE

B	BASIN	DN40
FW	FLOOR WASTE	DN50
BH	BATH	DN50
IO	INSPECTION OPENING	
ORG	OVERFLOW RELIEF GULLY AND TRAP OVER	
S	SINK	DN40
SH	SHOWER	DN50
L	LAUNDRY TUB	DN50
VENT	VENT TO EXTERNAL	DN50
WC	WATER CLOSET PAN	DN100

STANDARDS

ALL PLUMBING MUST BE INSTALLED TO MEET THE REQUIREMENTS OF THE CURRENT:

- N.C.C., AS3500.2 & AS3500.3
- WATER SERVICES ASSOCIATION OF AUSTRALIA CODES (WSAA)
- LOCAL COUNCIL REQUIREMENTS
- TASWATER TECHNICAL STANDARDS
- ANY RELEVANT STANDARDS / MANUFACTURERS SPECIFICATIONS

PLUMBING NOTES

OVERFLOW RELIEF GULLY IS TO BE LOCATED 150mm BELOW THE LOWEST PLUMBING FIXTURE TO PROVIDE PROTECTION AGAINST SURCHARGE OF WASTE INTO THE BUILDING.

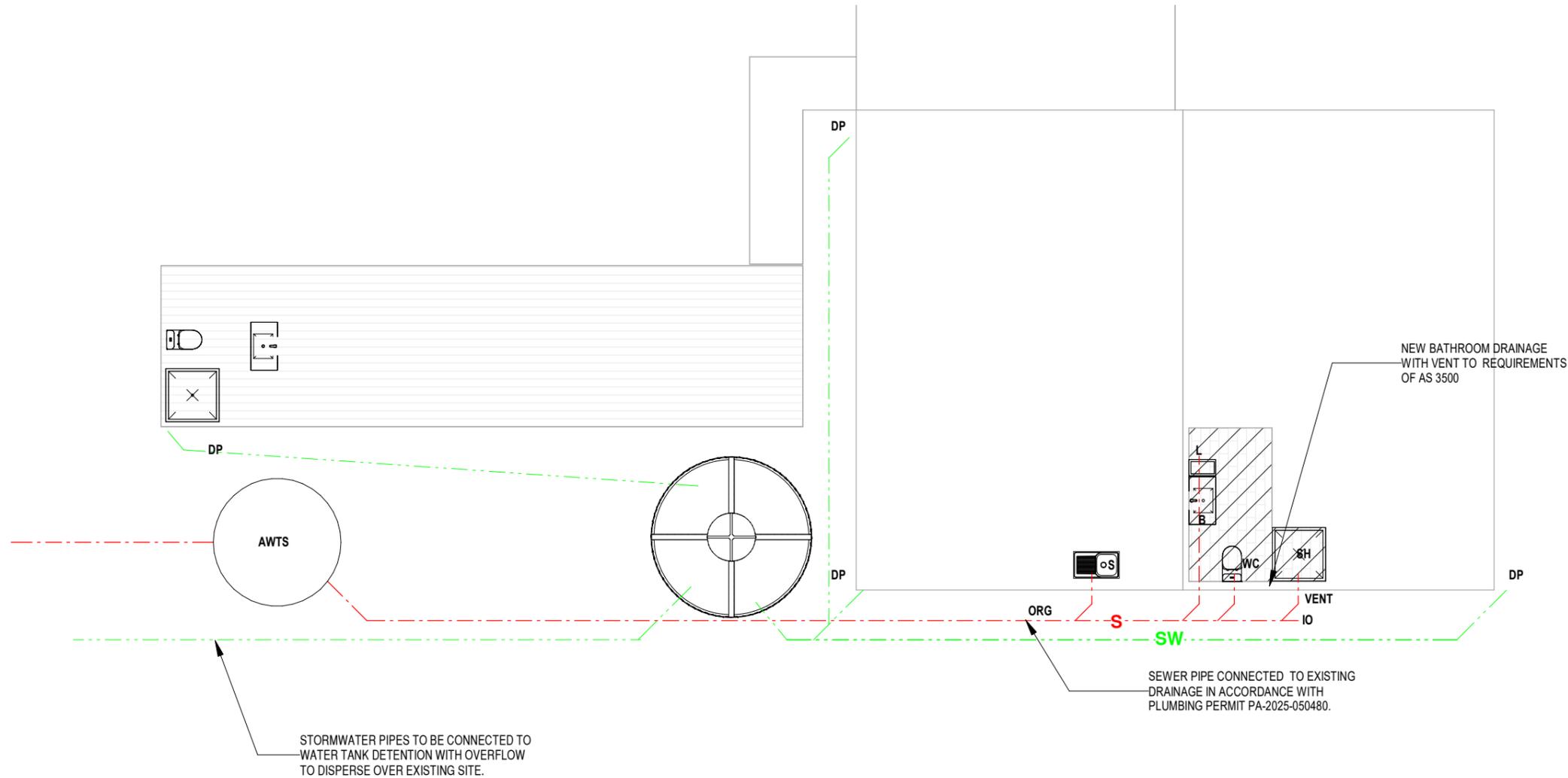
HYDRAULIC LAYOUT IS SHOWN INDICATIVELY, FINAL LAYOUT TO BE CONFIRMED BY PLUMBING SUB-CONTRACTOR ON SITE.

LOCATION OF VENT TO BE UPSTREAM OF SEWER AND THE FINAL LOCATION TO BE DETERMINED ON SITE BY PLUMBING SUB-CONTRACTOR

---S--- SEWER PIPE DN100

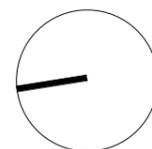
---SW--- STORMWATER PIPE DN100

WET AREAS SHOWN HATCHED TO COMPLY WITH AS3740 & NCC 2022.



3 DRAINAGE PLAN
DA-06 1:100

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EXTERNAL FINISHES

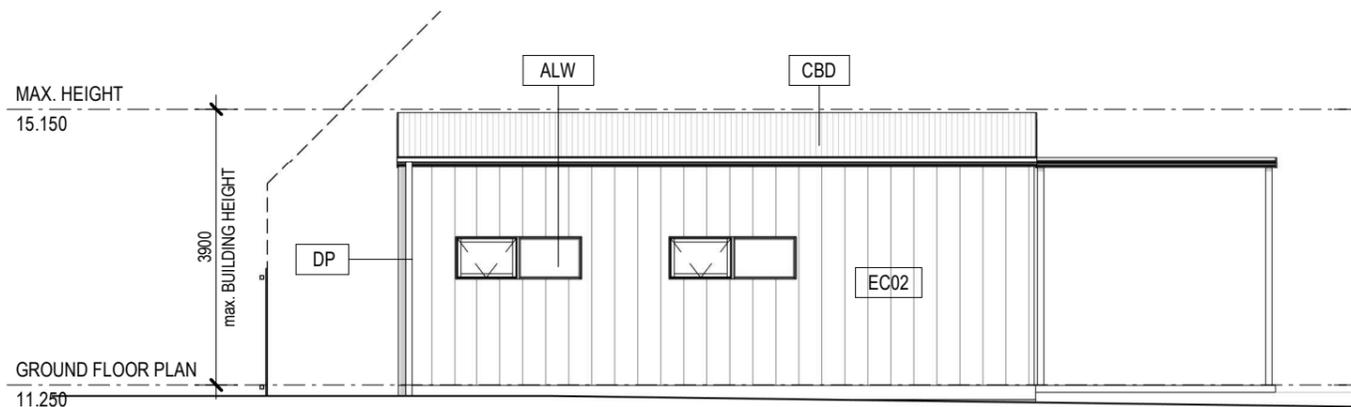
ALW - ALUMINIUM GLAZED WINDOWS/ DOORS WITH POWDER COAT FINISH

EC01 - EXTERNAL CLADDING TYPE 1 - FIBRE CEMENT WALL SHEETING ON PROPRIETARY 70x19mm CAVITY BATTENS OVER WALL MEMBRANE, FLASHING TO JUNCTIONS, ABUTMENTS AND INTERFACES TO BE COLOUR MATCHED.

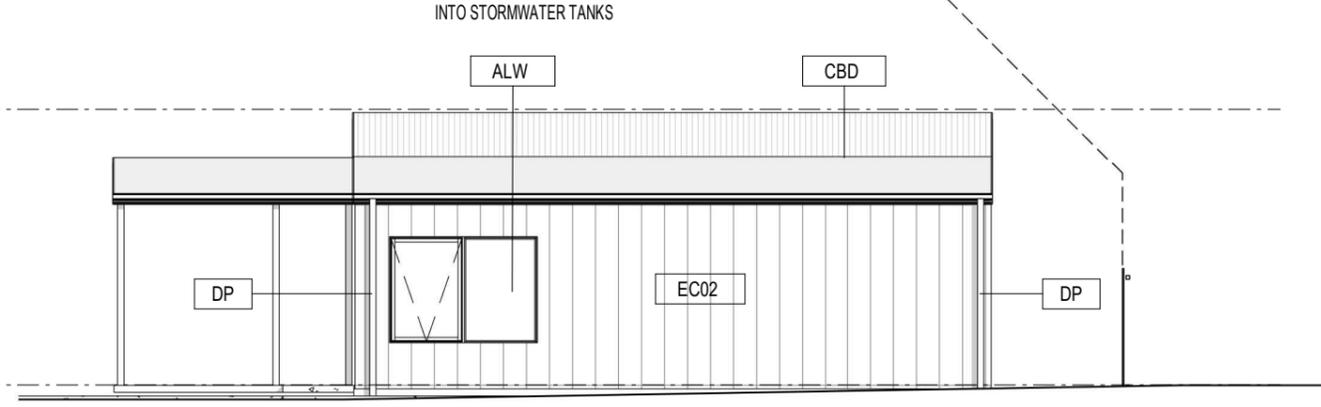
EC01 - EXTERNAL CLADDING TYPE 2 - METAL WALL SHEETING ON PROPRIETARY 70x19mm CAVITY BATTENS OVER WALL MEMBRANE, FLASHING TO JUNCTIONS, ABUTMENTS AND INTERFACES TO BE COLOUR MATCHED.

DP - uPVC DOWNPIPE WITH PAINT FINISH TO MATCH EXTERNAL WALL, DOWN PIPES TO BE CONNECTED INTO STORMWATER TANKS

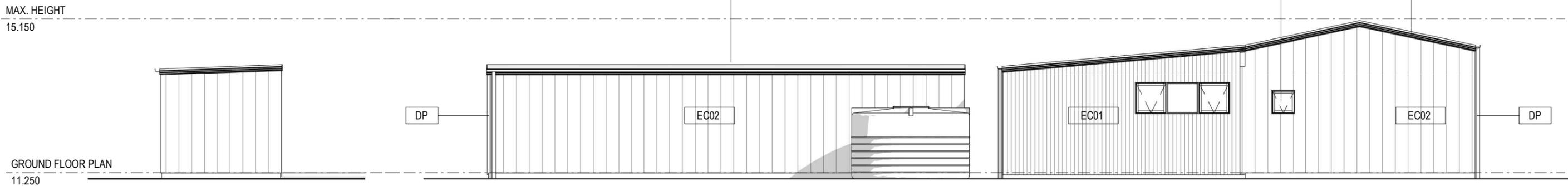
CBD - CUSTOM-ORB ROOF SHEETING, ON METAL PURLINS OVER ROOF MEMBRANE, ALLOW FOR FLASHING,



1 SOUTH ELEVATION
DA-07 1:100

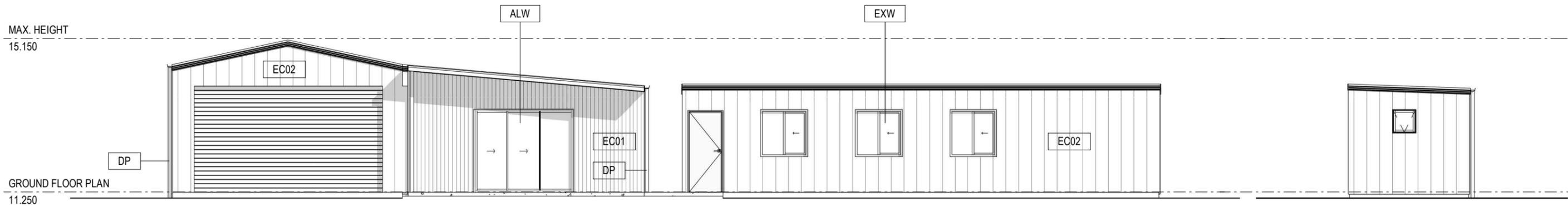


3 NORTH ELEVATION
DA-07 1:100



2 WEST ELEVATION
DA-07 1:100

5 SOUTH ELEVATION 1
DA-07 1:100



4 EAST ELEVATION
DA-07 1:100

6 NORTH ELEVATION 1
DA-07 1:100

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Client/ Project Name
NEW DWELLING

Project Address
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WHITE BEACH, TAS 7184**

drawn RH
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date 10/25
scale As indicated

25-081 **DA-07**
project no. sheet no.

2
revision:

SISALATION TO UNDERSIDE OF ROOF SHEETING INSTALLED TO MANUFACTURER'S SPECIFICATIONS

MAX. HEIGHT
15.150

COLORBOND EAVES/ RIDGE FLASHING TO PROVIDE WATER TIGHT JUNCTION BETWEEN ROOF AND WALL SHEETING.

COLORBOND WALL SHEETING, INSTALLED ON CAVITY BATTS AND

POWDERCOATED ROLLER DOOR

GROUND FLOOR PLAN
11.250

EXISTING CONCRETE SLAB WITH UPSTAND

1 SECTION AA
DA-08 1:50

PROVIDE ADEQUATE SEPARATION BETWEEN CEILING INSULATION AND ROOF SARKING TO MAINTAIN AIRFLOW IN ROOF SPACE

MINERAL FIBRE INSULATION R4.1 CEILING BATTS (min.)
MAX. HEIGHT
15.150

BATHROOM VENTILATED THROUGH TO EXTERNAL WALL

MINERAL FIBRE INSULATION R2.5 INSULATION BATTS (MIN.)

VAPOUR PERMEABLE SARKING TO EXTERNAL FACE OF TIMBER FRAME

MOISTURE RESISTANT PLASTER BOARD OR FC SHEETING TO ALL WET AREA WALLS.

NEW WATERPROOFING TO AS3740.
GROUND FLOOR PLAN
11.250

MAX. HEIGHT
15.150

MINERAL FIBRE INSULATION R2.5 INSULATION BATTS (MIN.)

POWDERCOATED ALUMINIUM FRAMED GLAZED WINDOW

VAPOUR PERMEABLE SARKING TO EXTERNAL FACE OF TIMBER FRAME

GROUND FLOOR PLAN
11.250

2 SECTION BB
DA-08 1:50

MAX. HEIGHT
15.150

COLORBOND RIDGE FLASHING TO PROVIDE WATER TIGHT JUNCTION BETWEEN ROOF AND WALL SHEETING.

COLORBOND WALL SHEETING, INSTALLED ON CAVITY BATTS AND

GROUND FLOOR PLAN
11.250

EXISTING CONCRETE SLAB

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Client/ Project Name
NEW DWELLING

Project Address
**23 LILY STREET,
WHITE BEACH, TAS 7184**

drawn RH
checked RH
date 10/25
scale 1:50

sheet
SECTIONS AA & BB
project no: **25-081**
sheet no. **DA-08**

2
revision:



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Client/ Project Name
NEW DWELLING

Project Address
**23 LILY STREET,
 WHITE BEACH, TAS 7184**

drawn
 RH
 checked
 RH
 date
 10/25
 scale

sheet
SITE PHOTOGRAPHS

project no:
25-081

sheet no.
DA-09

revision:
2



SITE DRAINAGE

SITE DRAINAGE SHALL BE IN ACCORDANCE WITH THE NCC AND AS 2870 REQUIREMENTS. ALL DRAINAGE SHALL BE DESIGNED AND CONSTRUCTED TO AVOID PONDING AGAINST OR NEAR FOOTINGS.

THE GROUND IN THE IMMEDIATE VICINITY OR THE PERIMETER FOOTINGS INCLUDING GROUND UPHILL FROM THE SLAB ON CUT AND FILL SITES, SHALL BE GRADED TO A FALL OF 5% AWAY FROM THE FOOTING OVER A MINIMUM DISTANCE OF 1000MM. SUB-SOIL DRAINAGE SYSTEMS INSTALLED FOR THE PURPOSE OF DIVERTING SEEPAGE AWAY FROM THE DWELLING SHALL BE CONSTRUCTED PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORKS.



DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

OVERFLOW FROM WATER TANK TO DISPERSE OVER SITE TOWARDS OPEN DRAIN ON STREET (NOT TO FLOW ONTO ADJOINING RESIDENTIAL PROPERTIES)

WATER TANK TO COLLECT RAIN WATER AND TO PROVIDE A MINIMUM 1800L OF ONSITE WATER DETENTION

SUB-SURFACE IRRIGATION FIELD

ANBRIA DRIVE

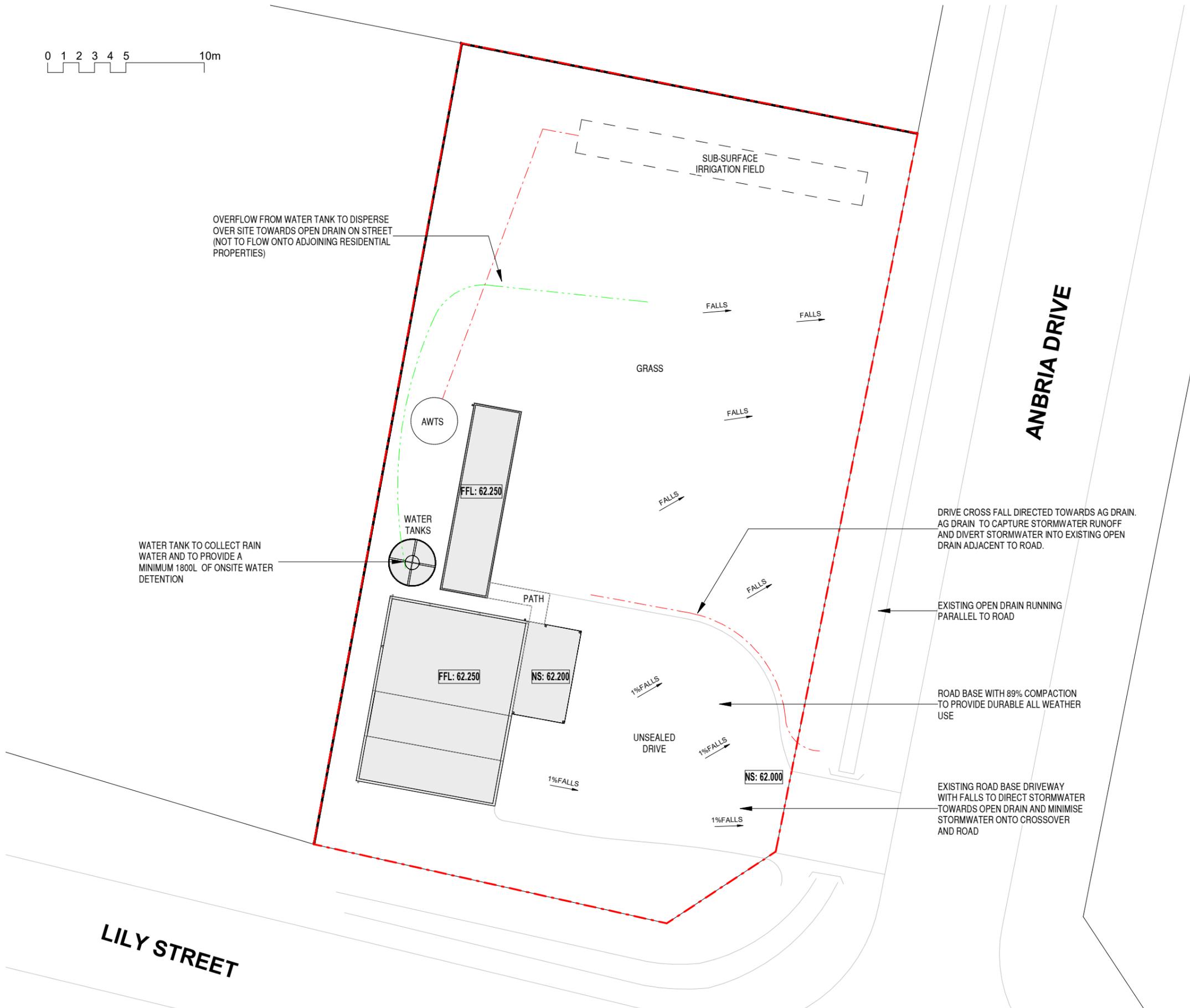
DRIVE CROSS FALL DIRECTED TOWARDS AG DRAIN. AG DRAIN TO CAPTURE STORMWATER RUNOFF AND DIVERT STORMWATER INTO EXISTING OPEN DRAIN ADJACENT TO ROAD.

EXISTING OPEN DRAIN RUNNING PARALLEL TO ROAD

ROAD BASE WITH 89% COMPACTION TO PROVIDE DURABLE ALL WEATHER USE

EXISTING ROAD BASE DRIVEWAY WITH FALLS TO DIRECT STORMWATER TOWARDS OPEN DRAIN AND MINIMISE STORMWATER ONTO CROSSOVER AND ROAD

--- SOCKED SLOTTED AG PIPE DN100



LILY STREET

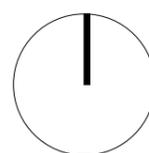
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REV	DATE	DETAILS
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2	20/02/26	UPDATED TO COUNCIL RFI
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Project Address
**23 LILY STREET,
 WHITE BEACH, TAS 7184**

drawn RH
 checked RH
 date 10/25
 scale As indicated

sheet
25-081 DA-02a

revision: **3**

20 February 2026

Jade King
Tasman Council
1713 Main Road
Nubeena
TAS 7184

Project Ref: 25-081

RE: PLANNIG PERMIT (DA2026/02) 23 LILY STREET, WHITE BEACH.

Dear Jade

Please find enclosed our response to your RFI dated 4th February 2026.

Clause 6.1 Application Requirements – Servicing

Please provide an updated drawing of the stormwater drainage system, indicating the location of overflow flow paths from the tank.

RHA Response: this has been indicated on drawing DA-02a

Please provide an updated drawing showing how runoff from the driveway and parking areas will be captured and discharged to the legal point of discharge for the site.

RHA Response: this has been indicated on drawing DA-02a

C2.0 Parking and Sustainable Transport Code

Please provide a site sketch illustrating swept paths for the proposed internal vehicular circulation (parking area and driveway), in accordance with AS/NZS 2890.1.

RHA Response: the B85 sweep paths have been added to drawing DA-02 showing that turning on site can be achieved.

All parking, access ways, manoeuvring, and circulation spaces must be constructed with a durable all-weather pavement.

RHA Response: an unsealed driveway that is compacted to 98% with provide durable all weather pavement.

Please show the car parking slopes on the drawings to demonstrate that the parking slope does not exceed 1 in 20 (5%),

RHA Response: levels have been added to drawing DA-02a showing a 1% fall towards the open drain on two sides of the property.

C9.0 Attenuation Code C9.5.2 P1

RHA Response:

(a) Nature of the Activity with Potential to Cause Emissions

The attenuation area relates to an existing lawful activity listed under Tables C9.1 or C9.2 (e.g., infrastructure, marine, industrial, or resource-related activity).

(i) Operational Characteristics

The relevant activity operates lawfully and in accordance with its approvals. Operational characteristics may include intermittent noise, vehicle movement, equipment operation, or other emissions typical of its class.

The proposed dwelling does not alter the operational context of the activity.

(ii) Scale and Intensity

The activity's scale and intensity are established and pre-existing. The residential character of White Beach indicates that existing dwellings already coexist with the activity.

The proposed single dwelling is consistent with the established pattern of residential development and does not introduce a new or intensified sensitive land use beyond what already exists in the locality.

(iii) Degree of Hazard or Pollution

There is no evidence that the activity produces emissions beyond those contemplated by its regulatory approvals. Any emissions are managed under relevant environmental and operational controls.

The proposal does not increase exposure risk beyond that currently experienced by surrounding residences.

It is therefore concluded that the development will not interfere with or constrain the lawful operation, scale, intensity, or emission profile of the existing activity.

(b) Nature of the Sensitive Use

The proposal is for a single dwelling, which is a common and expected use within a residential area.

Key considerations:

The use is domestic in nature.

It does not introduce a vulnerable or high-occupancy sensitive use (e.g., school, hospital, aged care facility).

Occupancy levels are typical of a standard dwelling.

The proposal represents infill residential development consistent with the surrounding urban form.

(c) Extent of Encroachment into the Attenuation Area

The site is already zoned and intended for residential use. The dwelling:

Does not extend development beyond the existing lot boundaries.

Does not materially intensify land use.

Maintains standard residential setbacks.

The encroachment is limited to a single dwelling within an established residential subdivision, representing minimal additional sensitivity within the attenuation area.

(d) Measures in Design, Layout and Construction

The dwelling design incorporates measures in accordance with the NCC to eliminate, mitigate, or manage potential effects from emissions, including: Building glazing and insulation to achieve appropriate internal acoustic performance. Mechanical ventilation/closed window capability where required to maintain amenity while reducing exposure.

Appropriate siting of outdoor living areas to sheltered portions of the lot.

Compliance with Building Code of Australia requirements for acoustic and environmental performance where applicable.

These measures ensure acceptable internal amenity while preventing future land use conflict.

(e) Advice from the Director, Environment Protection Authority (EPA)

No advice has been requested, should referral be required, it is noted that:

The proposal does not alter the emission profile of the existing activity.

It does not seek to impose additional environmental constraints.

Standard residential mitigation measures are incorporated.

The dwelling is capable of achieving acceptable environmental performance without impacting the existing activity.

(f) Advice from the Director of Mines

No advice has been requested, should referral be required, it is noted that:

The proposal does not impact or restrict access to any known resource.

No excavation or development is proposed that would compromise resource operations.

The dwelling is typical of surrounding development and does not create precedent for intensification.

Conclusion

The proposed single dwelling at 23 Lily Street, White Beach:

Is consistent with the residential zoning and established character of the area.

Will not interfere with or constrain any existing lawful activity listed in Tables C9.1 or C9.2.

Incorporates appropriate design and construction measures to mitigate potential emissions.
Represents minor infill development within an already developed residential locality.
Accordingly, the proposal satisfies Clause C9.5.2 P1 of the Attenuation Code (C9.0) under the Tasman Council Planning Scheme and should be supported.

We hope that the above provides adequate explanation to close out the RFI, if you require any further information then please contact the undersigned.

Yours faithfully

A handwritten signature in black ink that reads "Roy Higman". The signature is written in a cursive style with a horizontal line underlining the name.

Roy Higman
DIRECTOR