

## 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):

<b>NUMBER:</b>	DA 83 / 2025
<b>ADDRESS:</b>	48 Apex Point Rd, White Beach (CT: 62759/30)
<b>DESCRIPTION:</b>	Residential – Construction of a Dwelling and Outbuilding and Retrospective Outbuilding

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](mailto:tasman@tasman.tas.gov.au) during the period for which representations may be made, until **06 February 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](mailto:tasman@tasman.tas.gov.au) and will be received no later than **06 February 2026**. Late representations will not be considered.



A handwritten signature in black ink, appearing to read 'Blake Repine'.

**Blake Repine**  
**General Manager**  
**Date: 23 January 2026**

DA 83 / 2025, 48 Apex Point Rd, White Beach (CT: 62759/30) – 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](http://www.tasman.tas.gov.au) until the date representations close 06 February 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 representors, 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.

### APPLICANT DETAILS\*

FULL NAME			
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 checked="" type="checkbox"/> New Dwelling	<input type="checkbox"/> Extension/ Addition	1. Application for new dwelling
<input checked="" type="checkbox"/> New Shed/ Outbuilding	<input type="checkbox"/> Demolition	2. Application for New Garage
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Visitor Accommodation	3. Application for existing 2m x 1m x 2.2 high Wood Shed
<input checked="" type="checkbox"/> Change of Use	<input checked="" type="checkbox"/> Other (please specify – right)	4. Application for temporary occupancy of existing shed 6m x 3m and plumbing plan as requested
<input type="checkbox"/> Commercial/ Industrial Building		

Are any of the components in this application seeking retrospective approval?

E.g. Use and/or development that has commenced without a planning permit.

(If yes, please specify the relevant components)

☒ Yes

☐ No

Wood Shed

### PRESENT USE OF LAND/ BUILDING(S)

Vacant block with exceptions of existing sheds



**LOCATION OF PROPOSED DEVELOPMENT\***

ADDRESS	48 Apex Point Road, White Beach, TAS 7184		
CERTIFICATE OF TITLE	Volume 62759 Folio 30	LOT NUMBER	Lot 30
FLOOR AREA			
Existing floor area (square metres):	18m2 Temp Occupancy	Proposed floor area (square metres):	Refer DA Plans
CAR PARKING	Shed		
Number existing		Number proposed	2 one garaged 1 open

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 (mandatory field)	
Value of work (inc. GST)	\$ 250,000

**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)	
DATE	29/06/25

**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)	
DATE	
NAME/S OF OWNER/S NOTIFIED	
DATE	

## 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>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).

<b>HOURS OF BUSINESS</b>			
CURRENT		PROPOSED	
Monday to Friday		Monday to Friday	
Saturday		Saturday	
Sunday		Sunday	
<b>NUMBER OF EMPLOYEES</b>			
CURRENT		PROPOSED	
Total Employees		Total Employees	
Employees on Site		Employees on Site	
<b>PLANT/ MACHINERY</b>			
<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
<b>OUTDOOR STORAGE/ SEATING/ NUMBER OF BEDS</b>			
<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>	
<b>GOODS DELIVERIES</b>			
<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

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 complete the below checklist



### Completed Application Form

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



### Written Submission

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



### Title Documents

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



### Site Plan

- Drawn to scale
- Shows the location of the proposed development
- Includes existing structures, property boundaries, access points and any natural features (vegetation and waterways)



### Floor Plan and Elevations

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



### Stormwater and Servicing Plan

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



### Landscaping Plan (if applicable)

- Details of existing vegetation to be retained or removed



### Supporting Reports and Assessments (if applicable)

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

Dated:

9/9/25

Signed:

Please note that application fees will be invoiced upon initial assessment.  
Planning application assessment fees excluding subdivision assessment:

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	





**DIAGRAM FROM ACTUAL SURVEY**

TOWN OF NUBEENA.

SECTIONS H & J.

Part of Lot 1-36 Walter McGuinness Pur.  
Parts of Lots 20-24 George Bridge Pur.  
O. E. Hansen Owner.

Scale 1 chain to an inch

No. OF APPLICATION  
OE Hansen  
Owner 947-27r

REFERENCE TO CORNERS

COR.	BEARING	DISTANCE	FROM
			NEW SERIES TITLES SEE OVER

BEACH STREET 1 CH. WIDE.

ESPLANADE (& ROAD.)

BEACH STREET 1 CHAIN WIDE

(SP 9509)

(SP 10707)

(P 198015)

RIGHT OF WAY

ROAD.

ESPLANADE

REGISTERED NUMBER  
**62759**

To be filled in by Surveyor

Date of Instructions  
Survey commenced 23.1.60  
Survey finished 28.2.61  
Error of close 1 in Plot

Office Examination

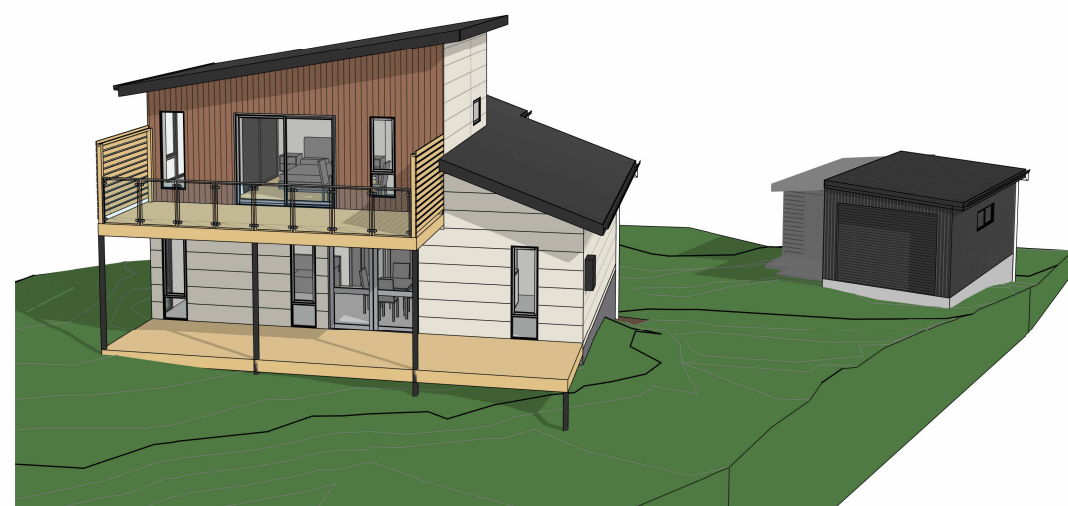
Revisions Checked RCH  
Computations Checked RCH  
Boundaries Checked RCH  
Entered on Diagrams 1.10.63  
Entered on General Plan RCH  
State Permanent Marks RCH  
Finally examined

May be acted upon  
Acted upon MCH

PURCHASER'S NAME	ACT	DATE OF CONTRACT	GRANTED
I Eric Barrie Valentine, of Sandy Bay, Registered Surveyor, of Tasmania, do hereby certify that this plan has been made from surveys executed by me or under my own personal supervision, inspection and field check, and that both plan and survey are correct, and have been made in accordance with the Land Surveyors' By-Law No. 2 dated 3rd July, 1946.			
Eric Barrie Valentine	Authorised Surveyor	Dated this 10 <sup>th</sup> day of March 1961	

Report

Authorised Surveyor.



AP2023-2274 - PROPOSED HARDWICK RESIDENCE & SHED  
48 Apex Point Road  
WHITE BEACH

SHEET		DRAWING TITLE
01	C	SITE PLAN
01a	B	DRAINAGE PLAN
01b	B	PROPOSED & EXISTING SHED PLANS
01c	C	DRIVEWAY LONG SECTION
02	A	GROUND FLOOR PLAN
02a	A	FIRST FLOOR PLAN
03	B	ELEVATIONS
03a	B	PERSPECTIVE VIEWS

						COVER SHEET	
C	COUNCIL RFI: Note parking space to be spray sealed, provide driveway long section documenting allowance for future footway. Update all relevant plans	9 Jan. 2026	ST	RJ	01, 01c	Soil Classification: TBC Title Reference: CT62759/30 Floor Areas: SEE FLOOR PLANS Porch / Deck Areas: 46.05m² Wind Speed: TBC Climate Zone: 7 Alpine Zone: N/A Corrosion Environment: VERY HIGH Certified BAL: TBC Designed BAL: TBC (Refer to Standard Notes for Explanation)	
B	Update plan set to detail existing shed (sheet 01b) & note the intention for it to be used as temporary accommodation during the proposed build, Move proposed shed North by 1m Client changes: Re-design first floor plan as requested.	04 Aug. 2025	CK	ST	01 - 01b, 03, 03a FF Electrical Plan, Calculations sheet		AP2023-2274
A	Client change: Change roof pitches and design, Add proposed shed to plans	14 May 2025	CK	ST	01a - 03a		Sheet
	DA PLAN SET	20 Dec. 2024	CK	RJ	01 - 03		00/03
No.	Amendment	Date	Drawn	Checked	Sheet		

Notes

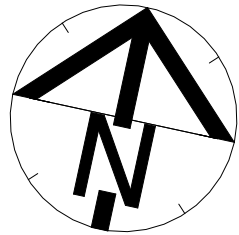
- Builder to verify all dimensions and levels on site prior to commencement of work
- All work to be carried out in accordance with the current National Construction Code.
- All materials to be installed according to manufacturers specifications.
- Do not scale from these drawings.
- No changes permitted without consultation with designer.

Designer:

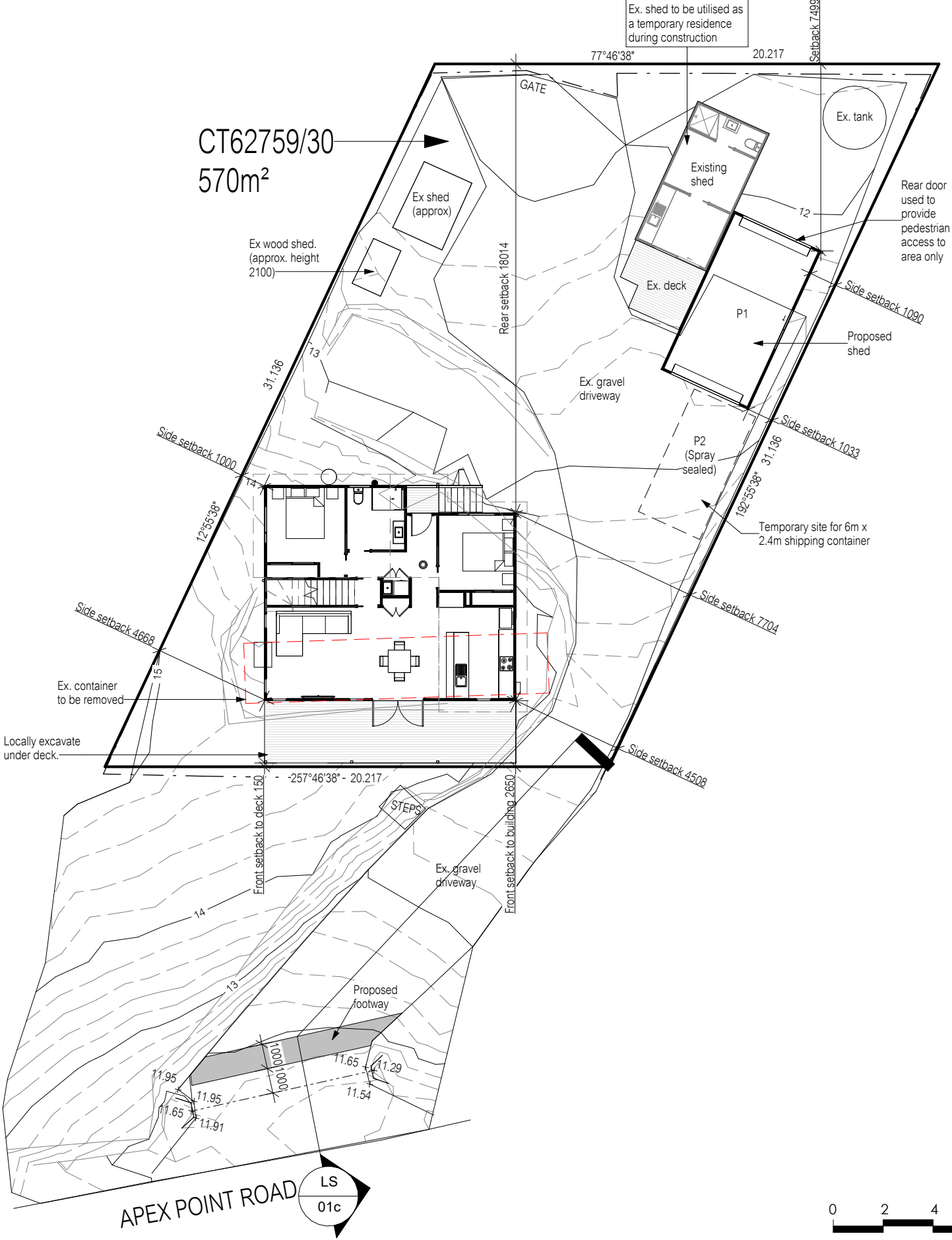
ANOTHER PERSPECTIVE PTY LTD  
PO BOX 21  
NEW TOWN  
LIC. NO. 685230609 (S. Turvey)  
Ph: (03) 6231 4122  
Fx: (03) 6231 4166  
Email:  
info@anotherperspective.com.au

Client / Project info

PROPOSED | RESIDENCE & SHED  
48 Apex Point Road  
WHITE BEACH



Ground Floor FFL	14.70
First Floor FFL	17.46
Shed FFL	13.12
Ex. Shed FFL	12.59 (approx.)



1. THIS PLAN HAS BEEN PREPARED BY ANOTHER PERSPECTIVE PTY LTD FROM A COMBINATION OF EXISTING SURVEY PLANS AND GPS SURVEY CARRIED OUT BY ANOTHER PERSPECTIVE PTY LTD.
  2. TITLE BOUNDARIES SHOWN WERE NOT VERIFIED OR MARKED AT THE TIME OF THIS SURVEY.
  3. ANOTHER PERSPECTIVE PTY LTD CAN NOT ACCEPT LIABILITY WHATSOEVER FOR LOSS OR DAMAGE CAUSED TO ANY UNDERGROUND SERVICE AS NO SERVICE INFORMATION HAS BEEN COLLECTED.
  4. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN/DATA. REPRODUCTION OF THIS PLAN OR ANY PART OF IT WITHOUT THIS NOTE BEING INCLUDED IN FULL WILL RENDER THE INFORMATION SHOWN ON SUCH A REPRODUCTION INVALID AND NOT SUITABLE FOR USE WITHOUT PRIOR AUTHORITY OF ANOTHER PERSPECTIVE PTY LTD.
  5. HORIZONTAL DATUM IS BASED ON REMARK D62759 - CRAIG ROGERSON. DISTANCES ARE SCALED TO PLANE ABOUT SPM10191. (CSF 0.99964351)
  6. VERTICAL DATUM IS AHD (RTK GPS).
  7. CONTOUR INTERVAL IS 0.2 METRE, INDEX IS 1.0 METRE.
- NOTE: BOUNDARIES AND EASEMENTS (IF INCLUDED) ARE COMPILED FROM SURVEY PLAN REMARK D62759 BY CRAIG ROGERSON.
- ANOTHER PERSPECTIVE ARE NOT REGISTERED LAND SURVEYORS AND IF REQUIRED A REGISTERED LAND SURVEYOR SHOULD BE ENGAGED TO IDENTIFY AND MARK TITLE BOUNDARIES & EASEMENTS.

EXPLANATORY NOTES:	
TASMANIAN PLANNING SCHEME - TASMAN	
10.4.4 - Site coverage	
A1	Site Coverage: Max. 30% of site = 171m <sup>2</sup> Proposed site coverage (excl. eaves up to 0.6m): 146.60m <sup>2</sup> (25.72%) (Incl. outbuildings)

C	9 Jan. 2026	ST
B	04 Aug. 2025	CK
No.	Date	Int.

Amendment changes as per cover sheet

- Notes
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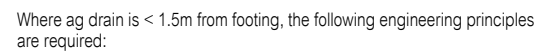
PROPOSED I RESIDENCE & SHED  
48 Apex Point Road  
WHITE BEACH



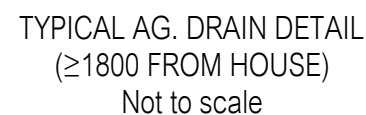
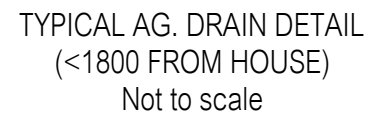
SITE PLAN

Drawn	CK	AP2023-2274
Date	20 December 2024	Sheet
Scale	1:200	

01/03



1. Ag drain to be capped with 300mm of clay to prevent ingress of surface run-off unless it is under a paving slab etc (ag drains are designed for removal of ground water, surface water should be dealt with separately).
2. Ag drain to have a minimum 1% fall to a grated pit which drains to the stormwater system.
3. Install a geotextile filter sock to the slotted drain, and enclose the whole drain in geofabric (to the underside of clay capping).
4. Provide additional grated pits / or inspection openings along the length of the ag drain and at the high point to make the effect of a blockage visible and enable a blockage to be cleared.



1. THIS PLAN HAS BEEN PREPARED BY ANOTHER PERSPECTIVE PTY LTD FROM A COMBINATION OF EXISTING SURVEY PLANS AND GPS SURVEY CARRIED OUT BY ANOTHER PERSPECTIVE PTY LTD.

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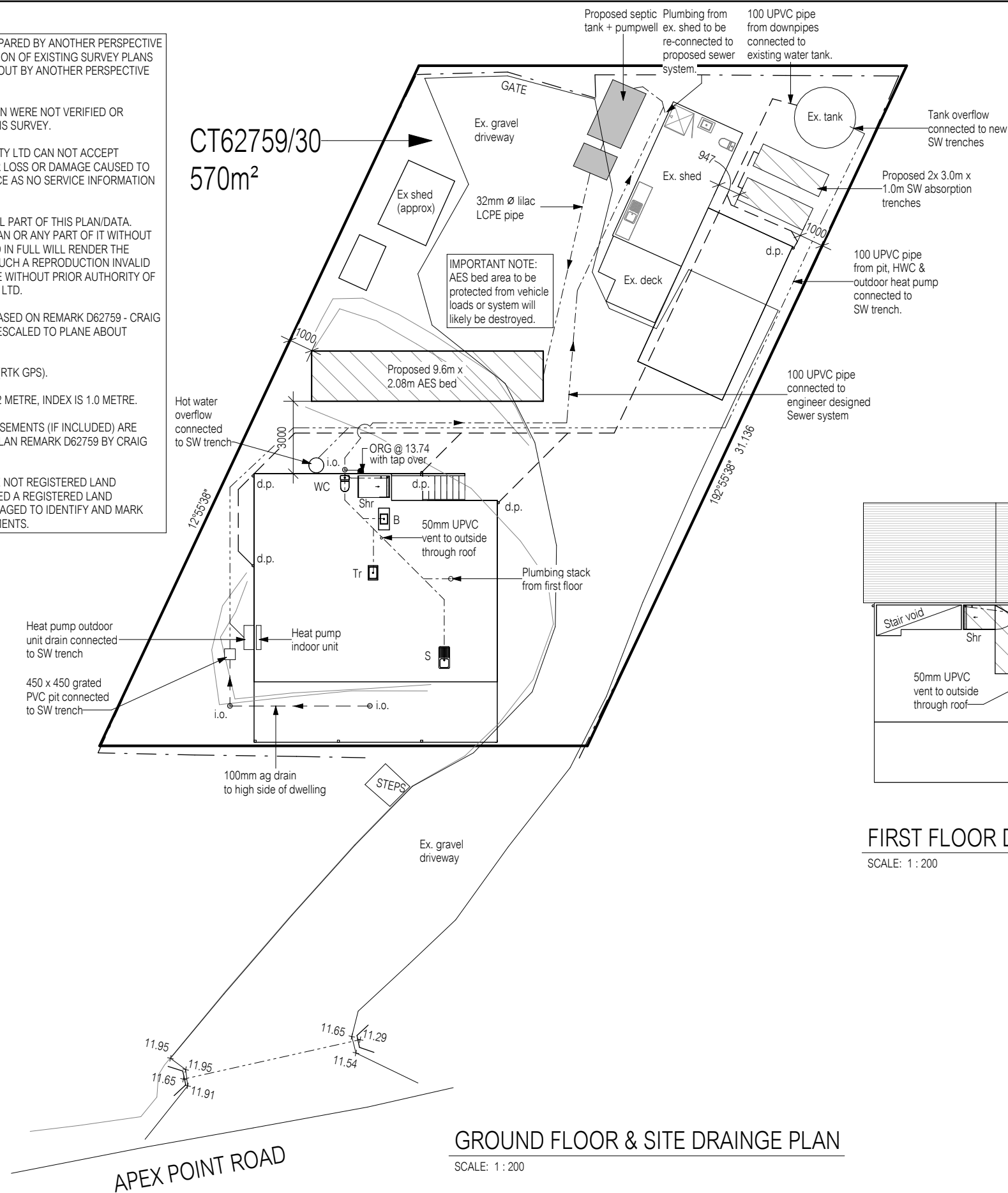
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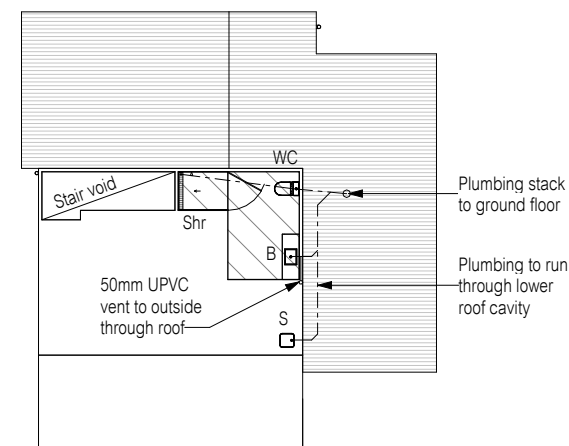
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## FIRST FLOOR DRAINAGE PLAN

SCALE: 1 : 200



## GROUND FLOOR & SITE DRAINAGE PLAN

SCALE: 1 : 200

Abbreviation	Fixture	Min. Outlet Size
B	Basin	40Ø
Bth	Bath	40Ø
Shr	Shower	40Ø (Note 3)
S	Sink	50Ø
Tr	Trash	40Ø
WC	Water Closet Pan	100Ø
d.p.	Downpipe	90Ø
ORG	Overflow Relief Gully	100Ø
FWG	Floor Waste Gully	65Ø (Note 2)
	Sewer Line (100Ø UPVC) (unless noted otherwise)	
	Stormwater Line (100Ø UPVC) (unless noted otherwise)	
	Stormwater Line (150Ø UPVC) (unless noted otherwise)	

**NOTES:**

1. Flexible connections are to be installed on any pipes emerging from beneath the building in accordance with AS2870 & AS/NZS3500.2:2021.
2. Untrapped Bath tub pipe to connect to FWG if trap not accessible from below or access panel.
3. 50Ø required for multiple shower heads.
4. Showers to comply with N.C.C. 10.2.14.
5. Falls to floor waste to be minimum 1:80 & maximum 1:50

NOTES:

1. Flexible connections are to be installed on any pipes emerging from beneath the building in accordance with AS2870 & AS/NZS3500.2:2021.
2. Untrapped Bath tub pipe to connect to FWG if trap not accessible from below or access panel.
3. 50Ø required for multiple shower heads.
4. Showers to comply with N.C.C. 10.2.14.
5. Falls to floor waste to be minimum 1:80 & maximum 1:50

Refer to Roof Plan for  
downpipe calculations

All works are to be in accordance with the Water Supply Code of Australia WSA 03-2011-3.1 Version 3.1 MRWA Edition V2.0 and Sewerage Code of Australia Melbourne Retail Water Agencies Code WSA 02-2014-3.1 MRWA Version 2.0 and TasWater's supplements to these codes.

**ROOF DRAINAGE NOTE:**  
Min. medium rectangular gutter & min. 90ø downpipe specified as per N.C.C. part 7.4. These sizes and downpipe quantities are based on a max. roof catchment area of 70m<sup>2</sup>



B	04 Aug. 2025	CK
A	14 May 2025	CK
No.	Date	Int.

Soil classification: TBC

Refer to Soil Report for nominated founding depth and description of founding material.

All Materials and construction to comply with AS/NZ3500 Part 2 & Part 3

Amendment changes as per cover sheet



- Wet areas to comply with NCC 10.2 and AS3740

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Client / Project info

PROPOSED	RESIDENCE & SHED
48 Apex Point Road	
WHITE BEACH	

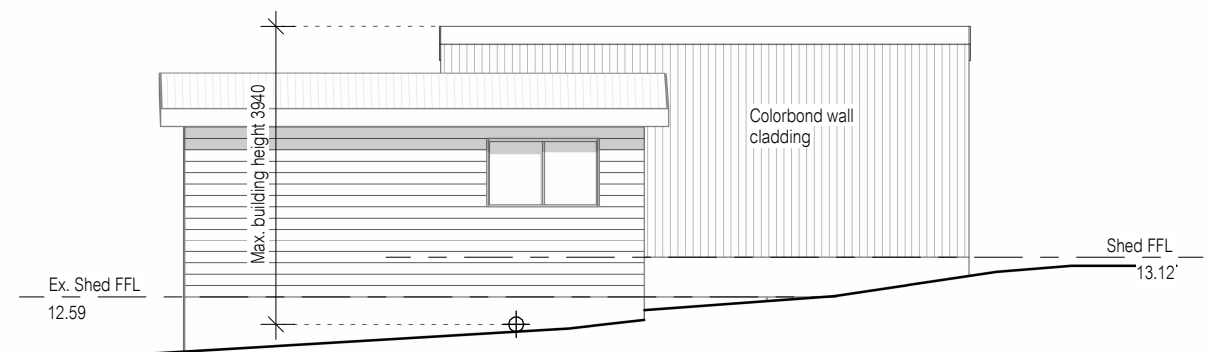
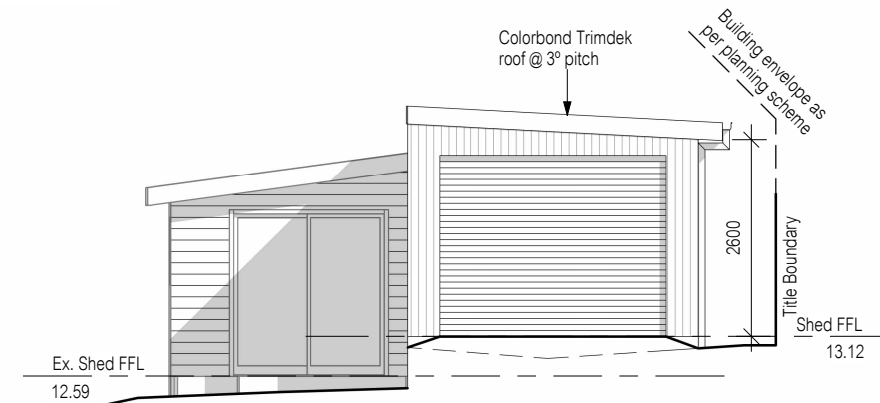
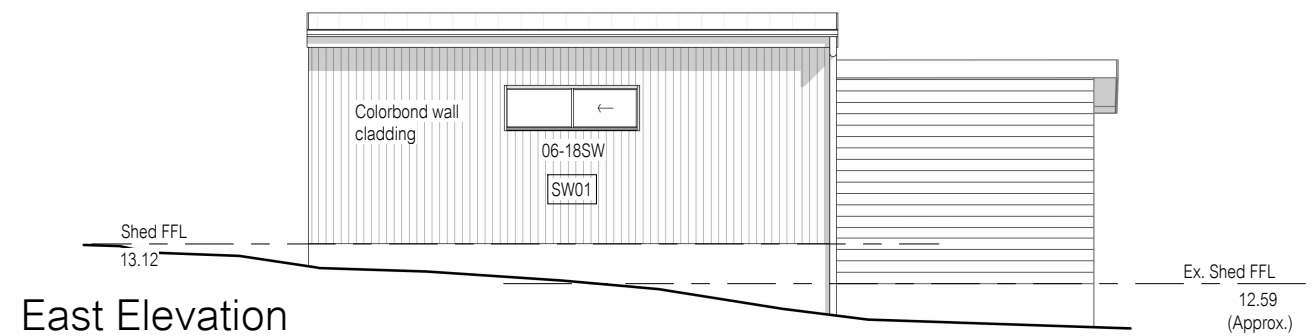
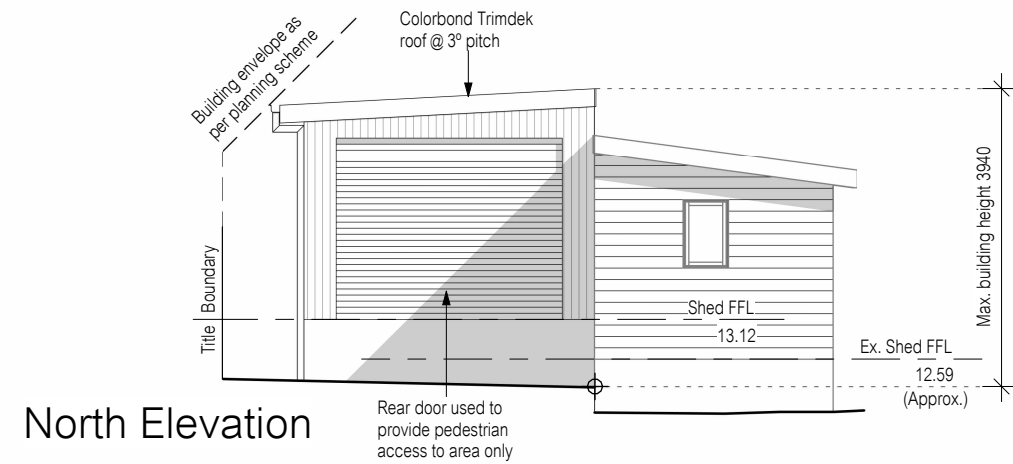
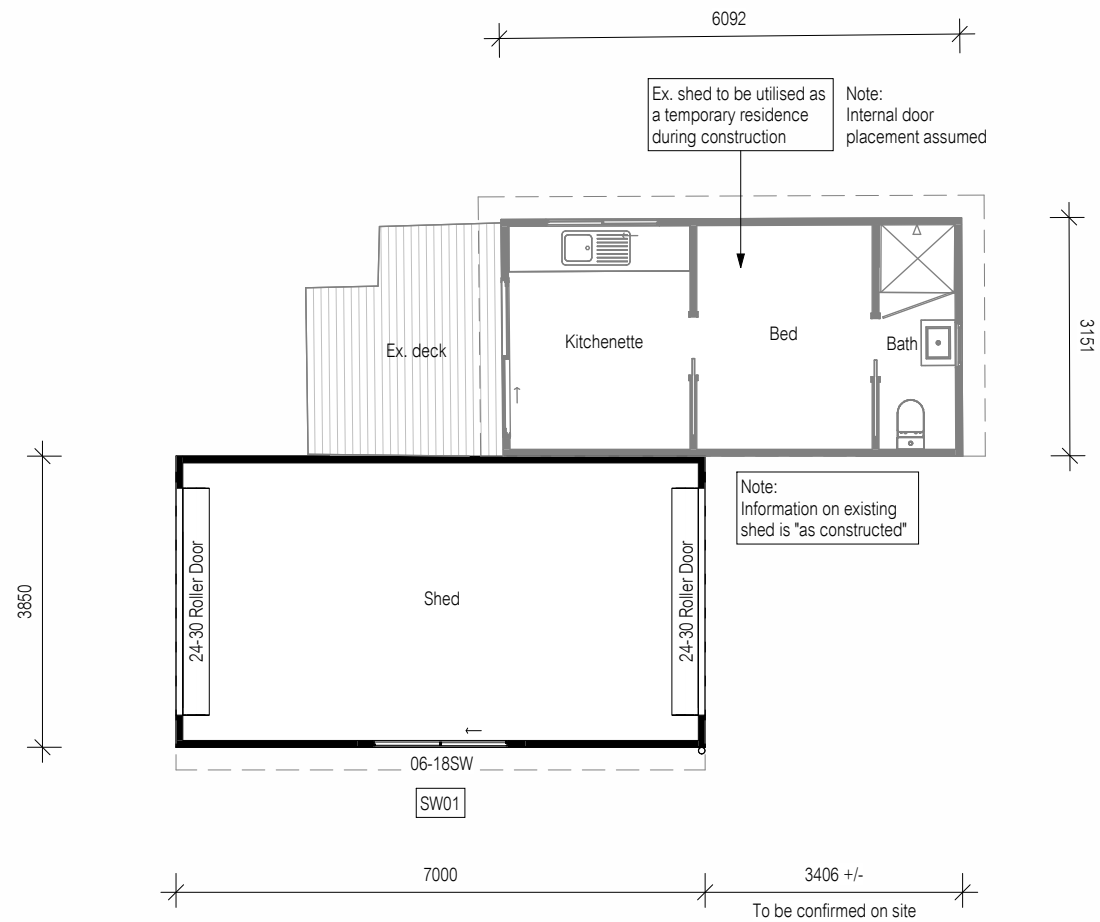
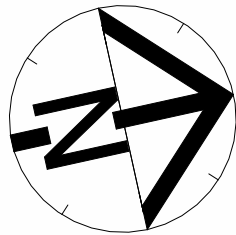


## DRAINAGE PLAN




Drawn	CK	AP2023-2274
Date	20 December 2024	Sheet
Scale	1 : 200	01 of 1

01a/03

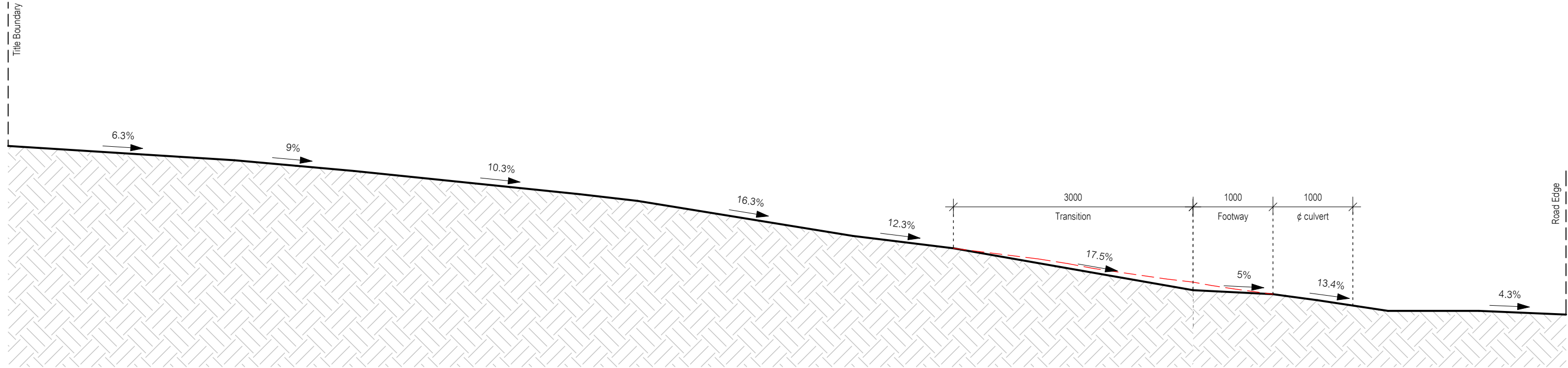




B	04 Aug. 2025	CK
A	14 May 2025	CK
No.	Date	Int.

Proposed Shed Area = 26.95m <sup>2</sup>		All window sizes to be checked and/or confirmed on site prior to ordering glazing units	<div>Notes</div> <ul style="list-style-type: none"><li>• Builder to verify all dimensions and levels on site prior to commencement of work</li><li>• All work to be carried out in accordance with the current National Construction Code.</li><li>• All materials to be installed according to manufacturers specifications.</li><li>• Do not scale from these drawings.</li><li>• No changes permitted without consultation with designer.</li></ul>	Designer:	Client / Project info	<div></div>	PROPOSED & EXISTING SHED PLANS	
 Articulation joints	 Smoke Alarm (interconnected where more than 1)			ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	PROPOSED RESIDENCE & SHED 48 Apex Point Road WHITE BEACH		Drawn	CK
				Date	20 December 2024		Sheet	
				Scale	1 : 100		01b/03	
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Amendment changes as per cover sheet



C	9 Jan. 2026	ST
No.	Date	Int.

Amendment changes as per cover sheet

- Notes
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NEW TOWN  
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info@anotherperspective.com.au

Client / Project info

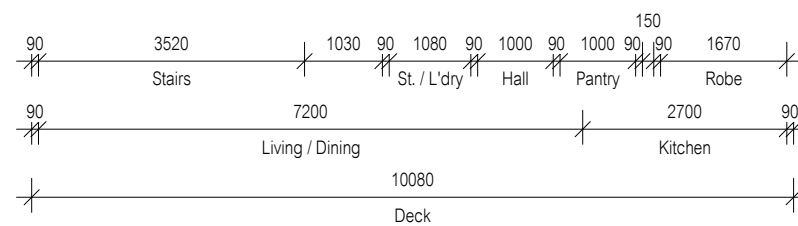
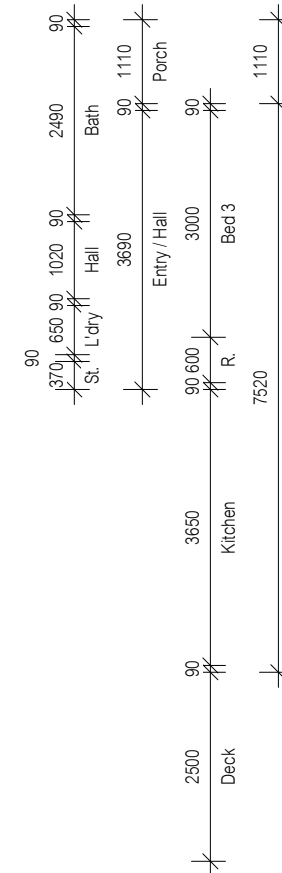
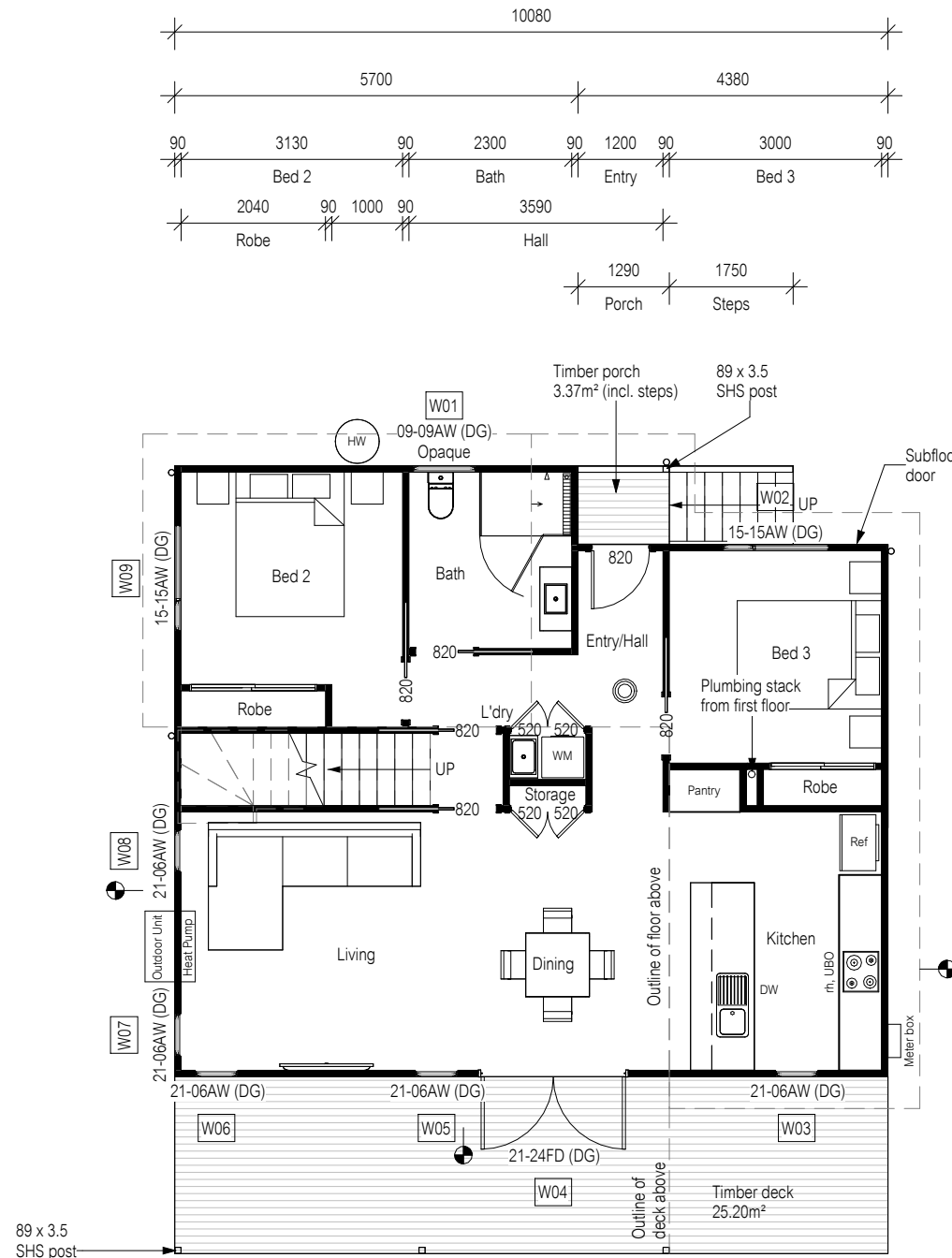
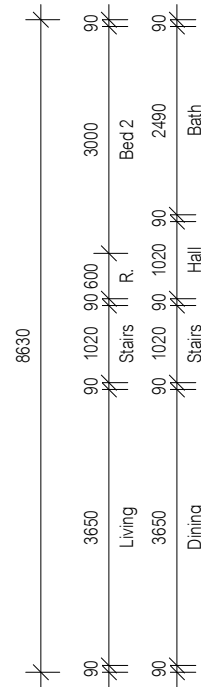
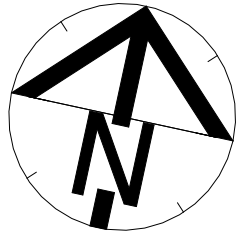
PROPOSED \*K RESIDENCE & SHED  
48 Apex Point Road  
WHITE BEACH






DRIVEWAY LONG SECTION

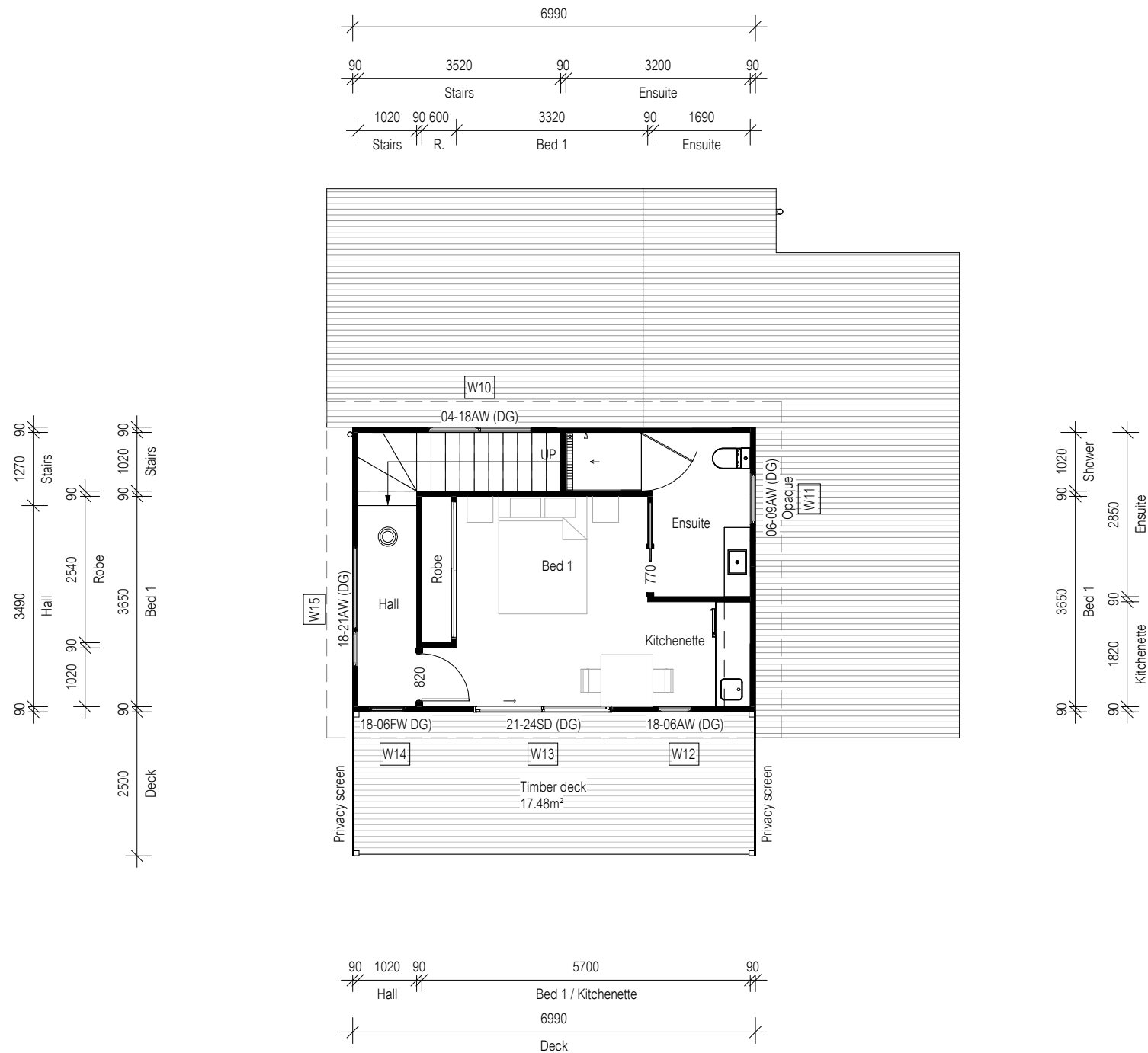
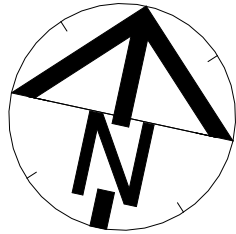
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Date	9 January 2026	Sheet
Scale	1 : 50	

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A	14 May 2025	CK
No.	Date	Int.

<p>Floor Area = 82.13m<sup>2</sup></p> <div><div> Articulation joints</div><div> Smoke Alarm (interconnected where more than 1)</div></div> <div>All window sizes to be checked and/or confirmed on site prior to ordering glazing units</div> <p>Amendment changes as per cover sheet</p>		<p>Notes</p> <ul style="list-style-type: none"><li>• Builder to verify all dimensions and levels on site prior to commencement of work</li><li>• All work to be carried out in accordance with the current National Construction Code.</li><li>• All materials to be installed according to manufacturers specifications.</li><li>• Do not scale from these drawings.</li><li>• No changes permitted without consultation with designer.</li></ul>	<p>Designer:</p> <p>ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au</p>	<p>Client / Project info</p> <p>PROPOSED RESIDENCE &amp; SHED 48 Apex Point Road WHITE BEACH</p>	<div></div>	<table><tr><td colspan="3">GROUND FLOOR PLAN</td></tr><tr><td>Drawn</td><td>CK</td><td>AP2023-2274</td></tr><tr><td>Date</td><td>20 December 2024</td><td>Sheet</td></tr><tr><td>Scale</td><td>1 : 100</td><td rowspan="2">02/03</td></tr><tr><td colspan="2">Copyright ©</td></tr></table>	GROUND FLOOR PLAN			Drawn	CK	AP2023-2274	Date	20 December 2024	Sheet	Scale	1 : 100	02/03	Copyright ©	
GROUND FLOOR PLAN																				
Drawn	CK	AP2023-2274																		
Date	20 December 2024	Sheet																		
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Floor Area = 34.53m<sup>2</sup>

Articulation joints

Smoke Alarm (interconnected where more than 1)

All window sizes to be checked and/or confirmed on site prior to ordering glazing units

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#### Client / Project info

PROPOSED < RESIDENCE & SHED  
48 Apex Point Road  
WHITE BEACH



#### FIRST FLOOR PLAN

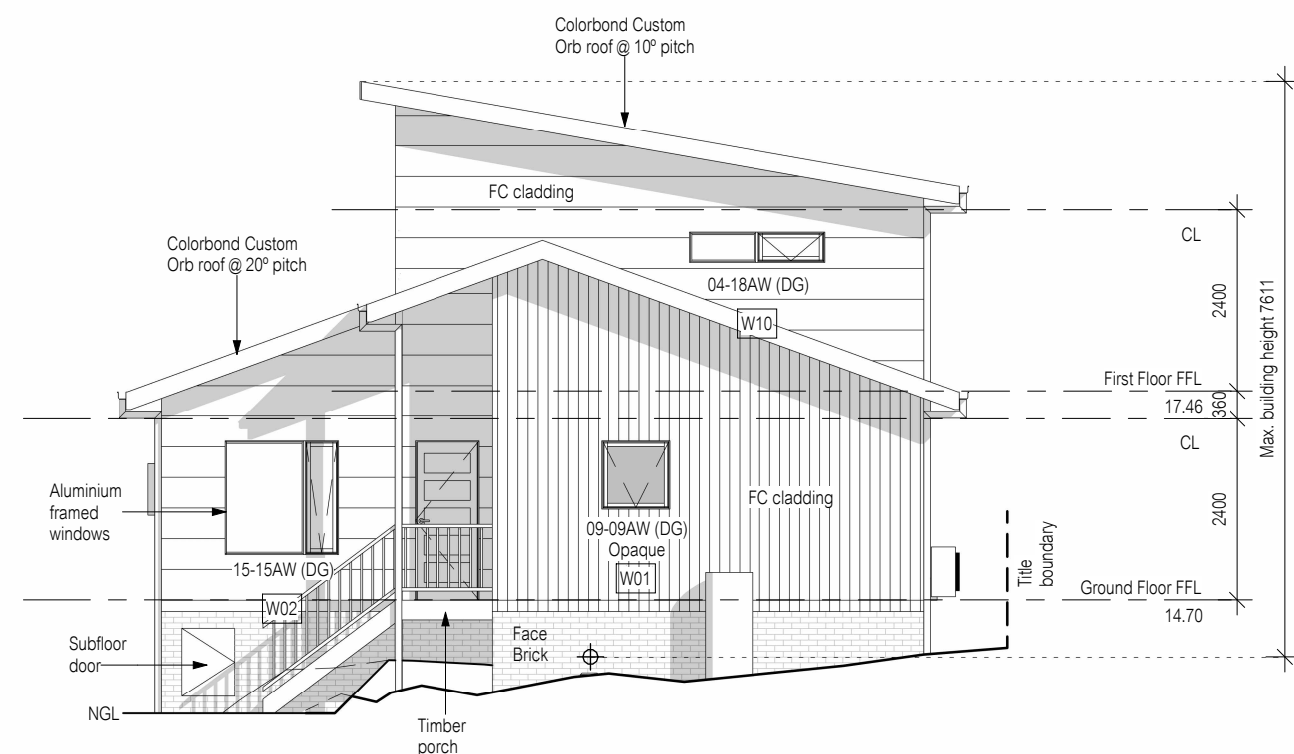
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Date	20 December 2024	Sheet
Scale	1 : 100	

02a/03

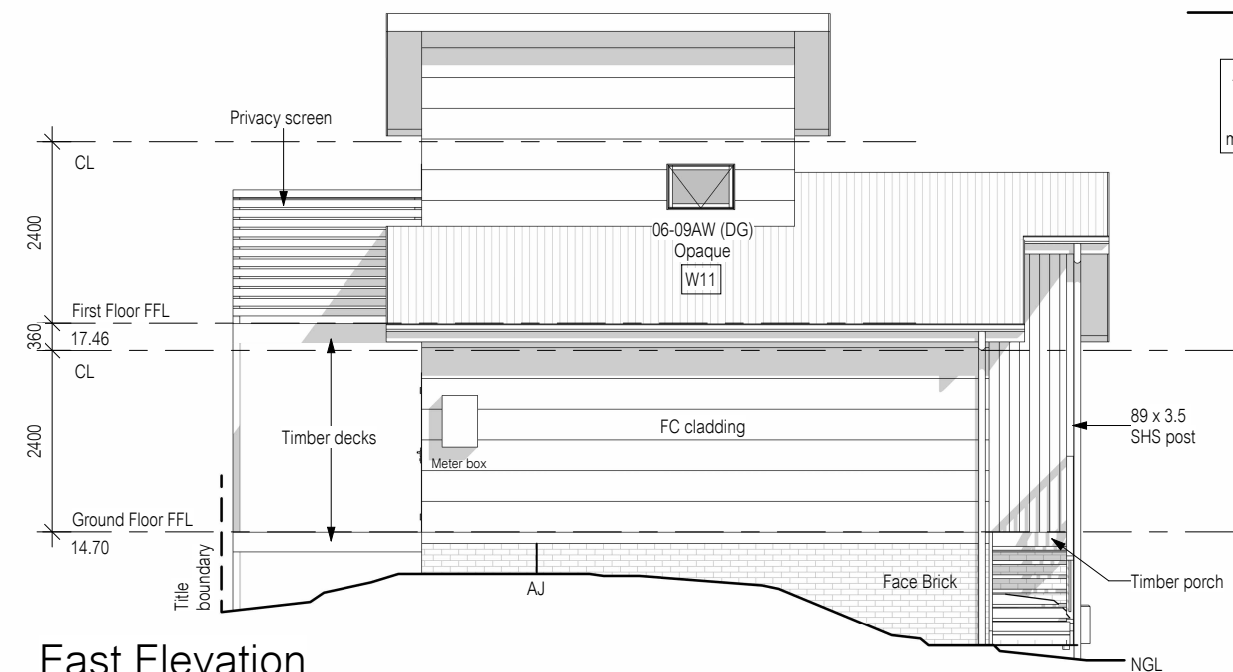
A	14 May 2025	CK
No.	Date	Int.

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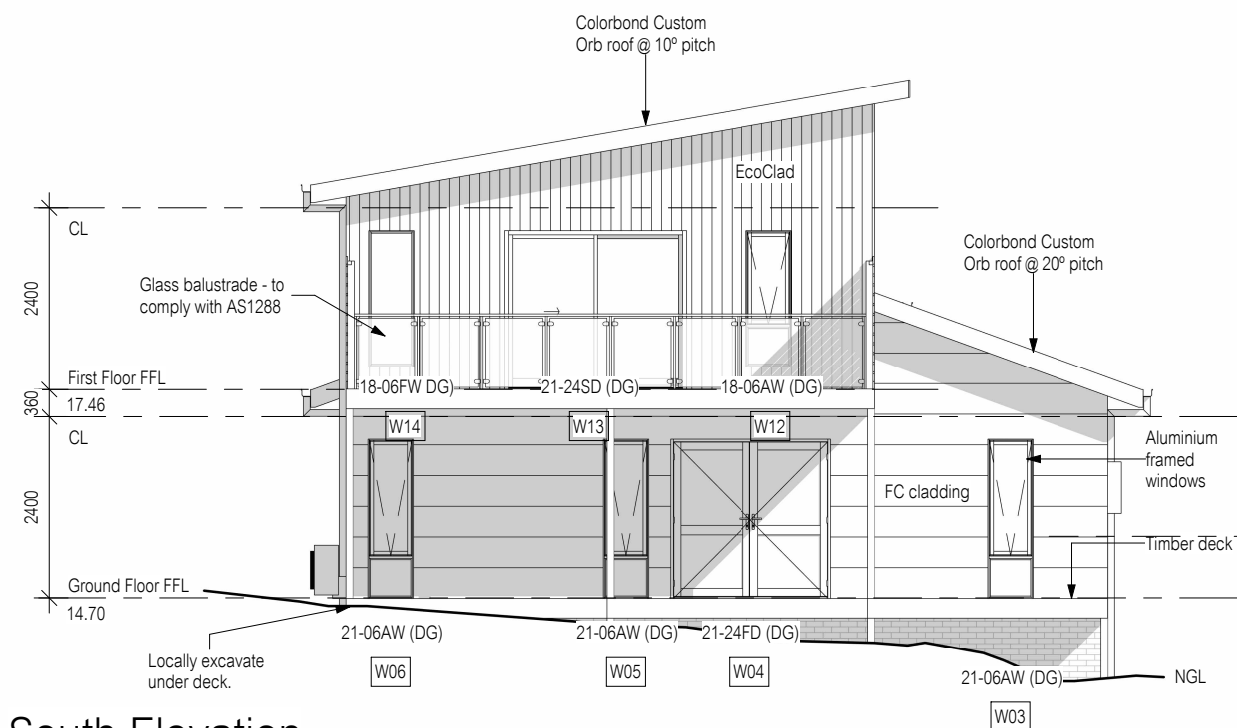




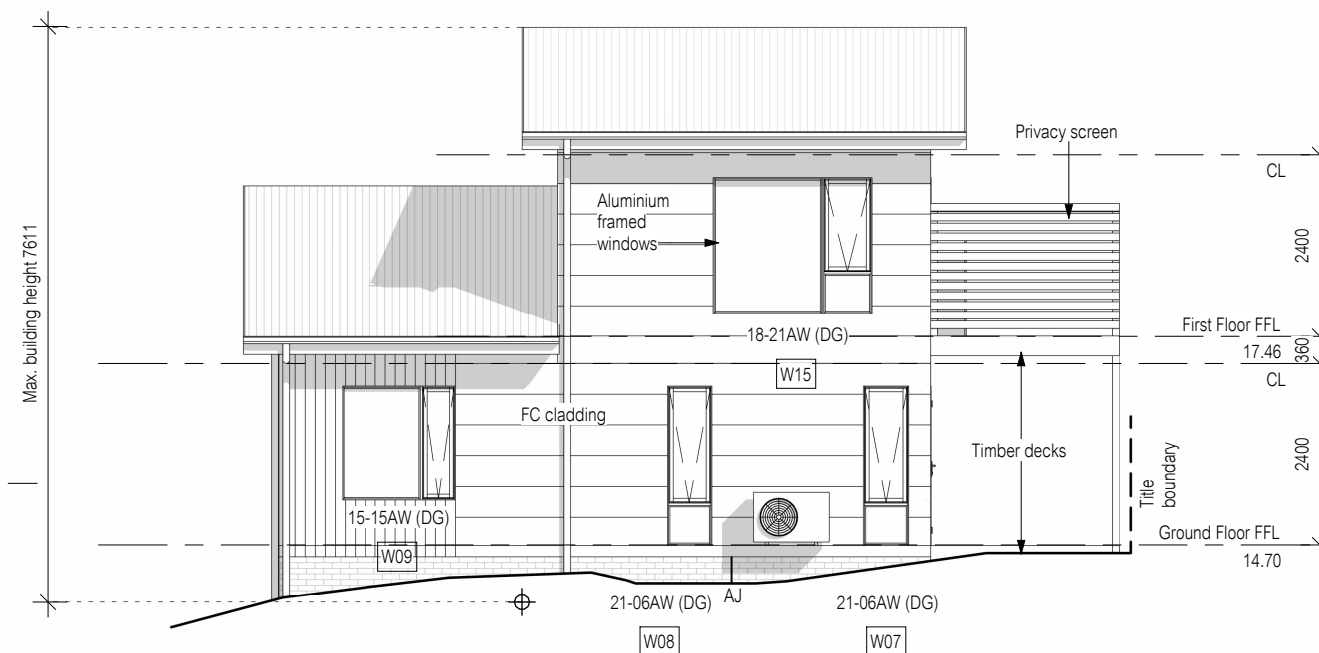
North Elevation



East Elevation



South Elevation



West Elevation

Material	Colour
Colorbond Roof	tbc
Face Brick	tbc
FC Sheet	tbc

All lightweight cladding to be installed to manufacturer's guidelines. Refer to manufacturer's documentation.

B	04 Aug. 2025	CK
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No.	Date	Int.

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LEGEND:  
AJ - Articulation Joint  
BV - Brick Vent

Shadows shown for stylisation purposes only

All window sizes to be checked and/or confirmed on site prior to ordering glazing units

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PROPOSED I RESIDENCE & SHED  
48 Apex Point Road  
WHITE BEACH



ELEVATIONS

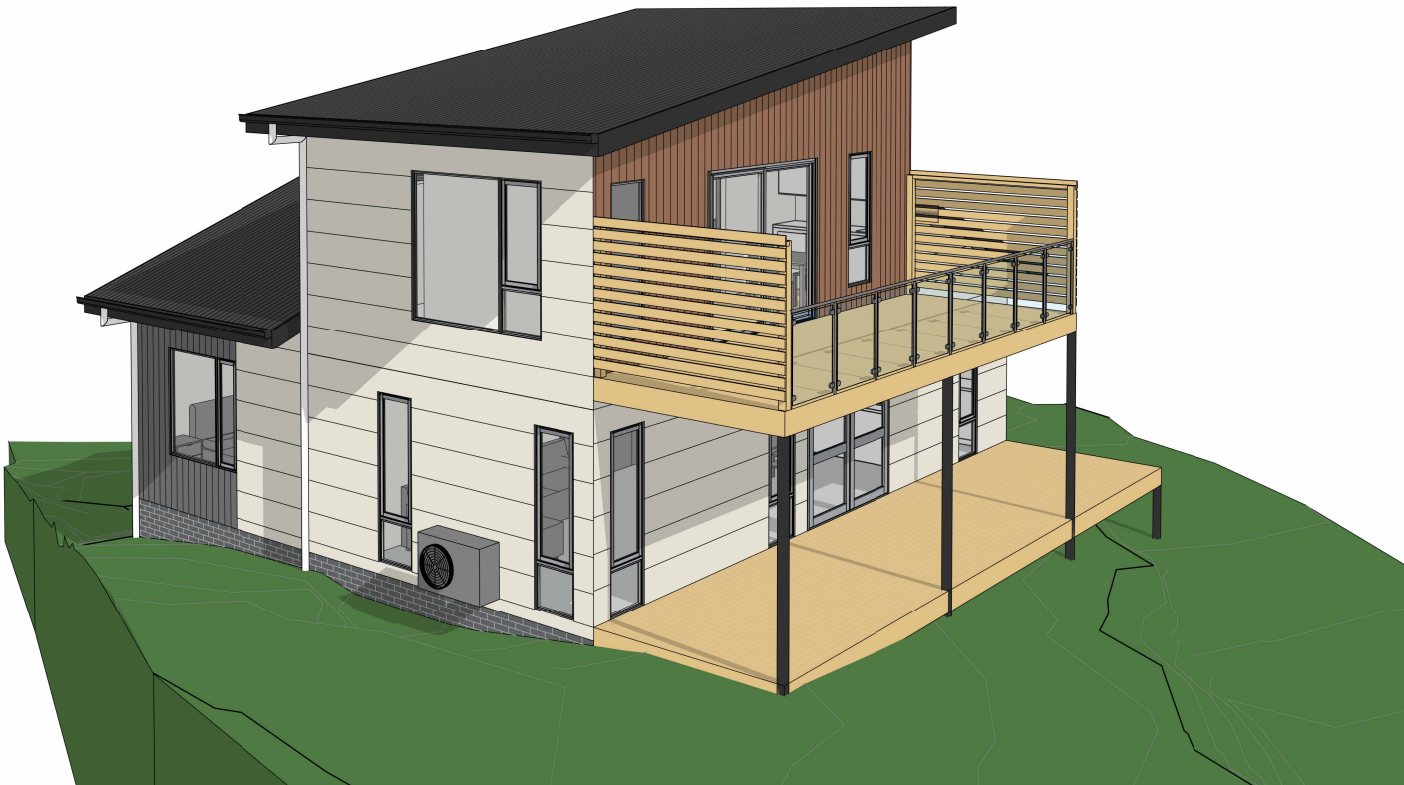
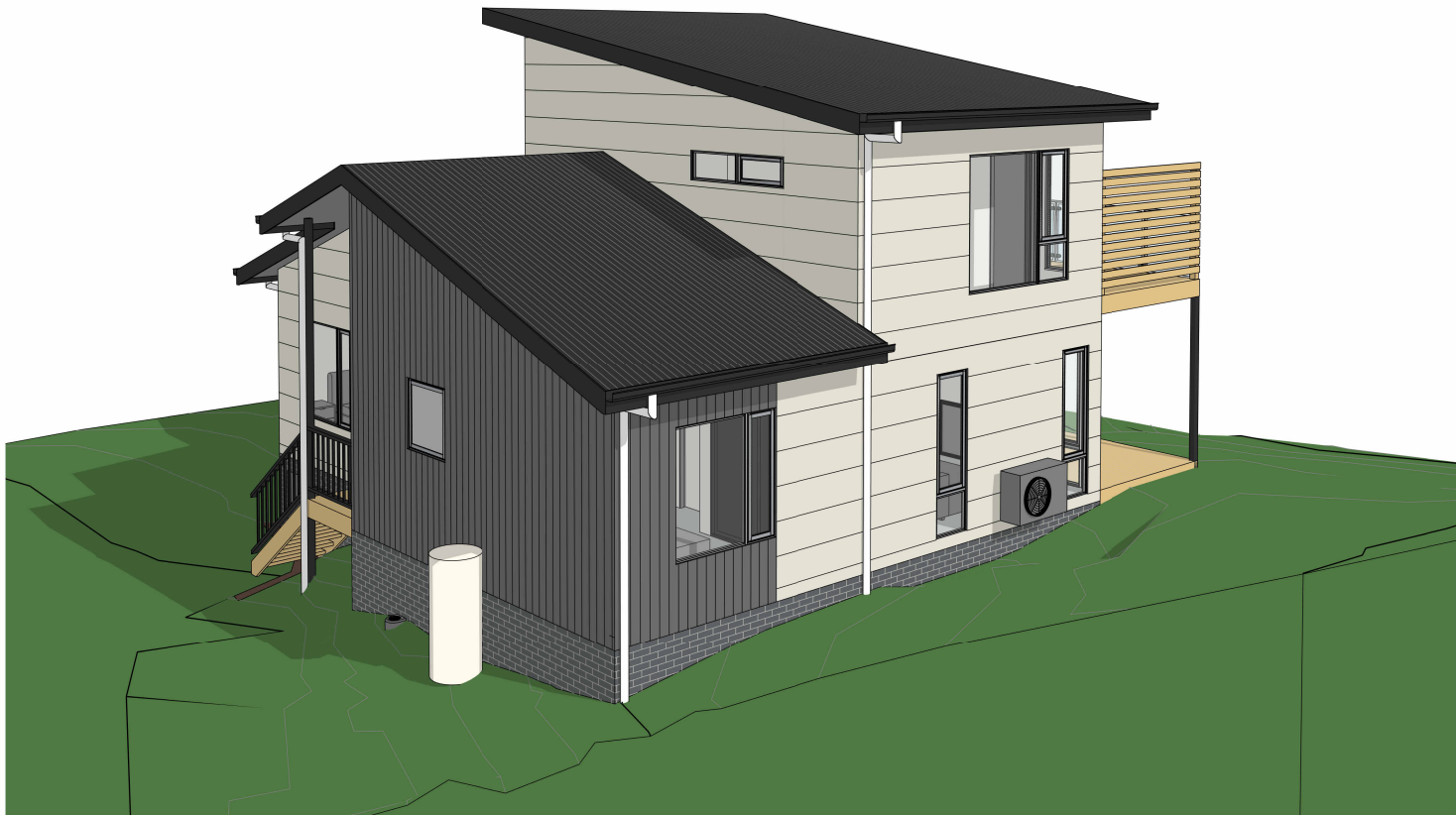
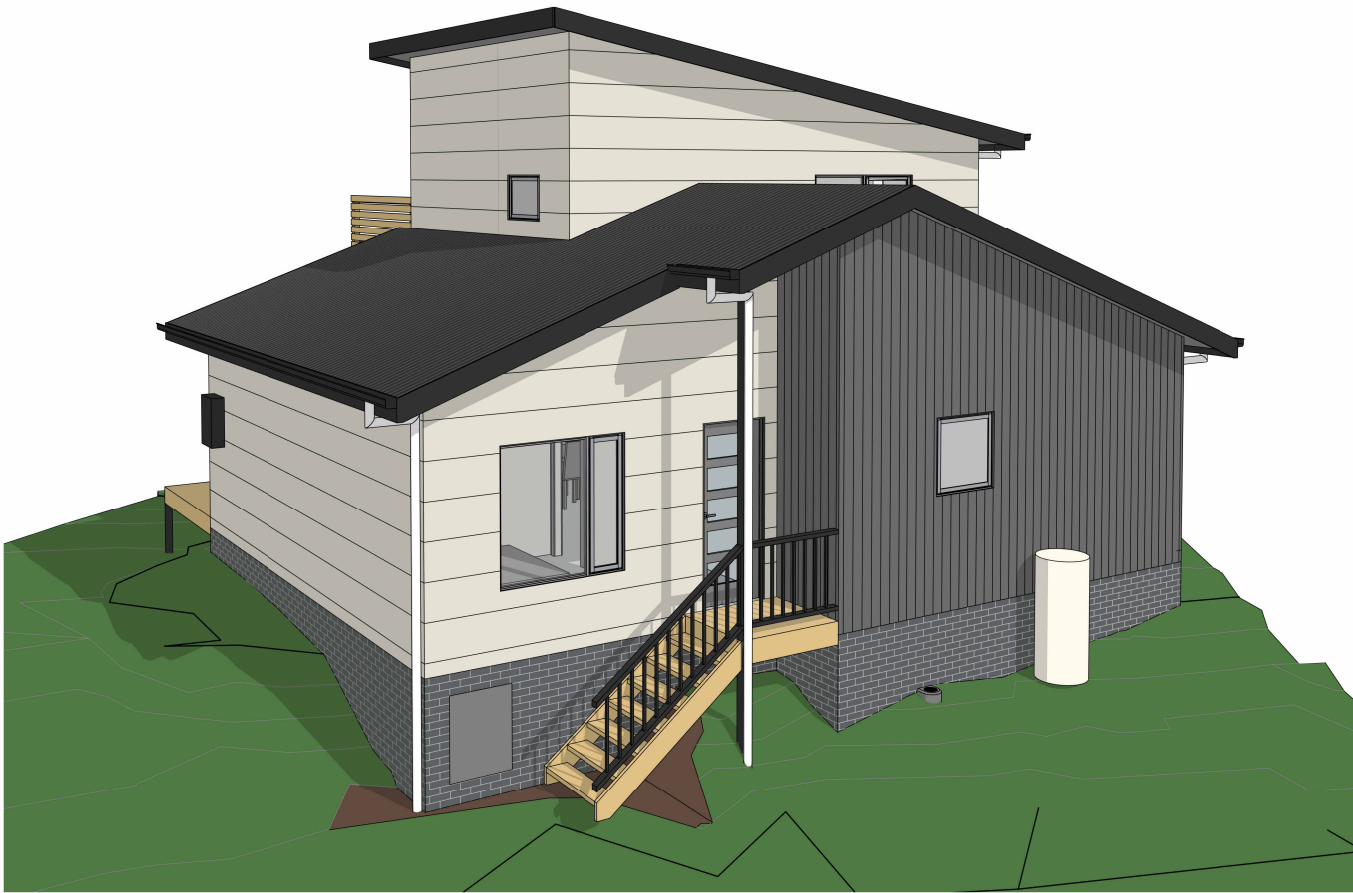
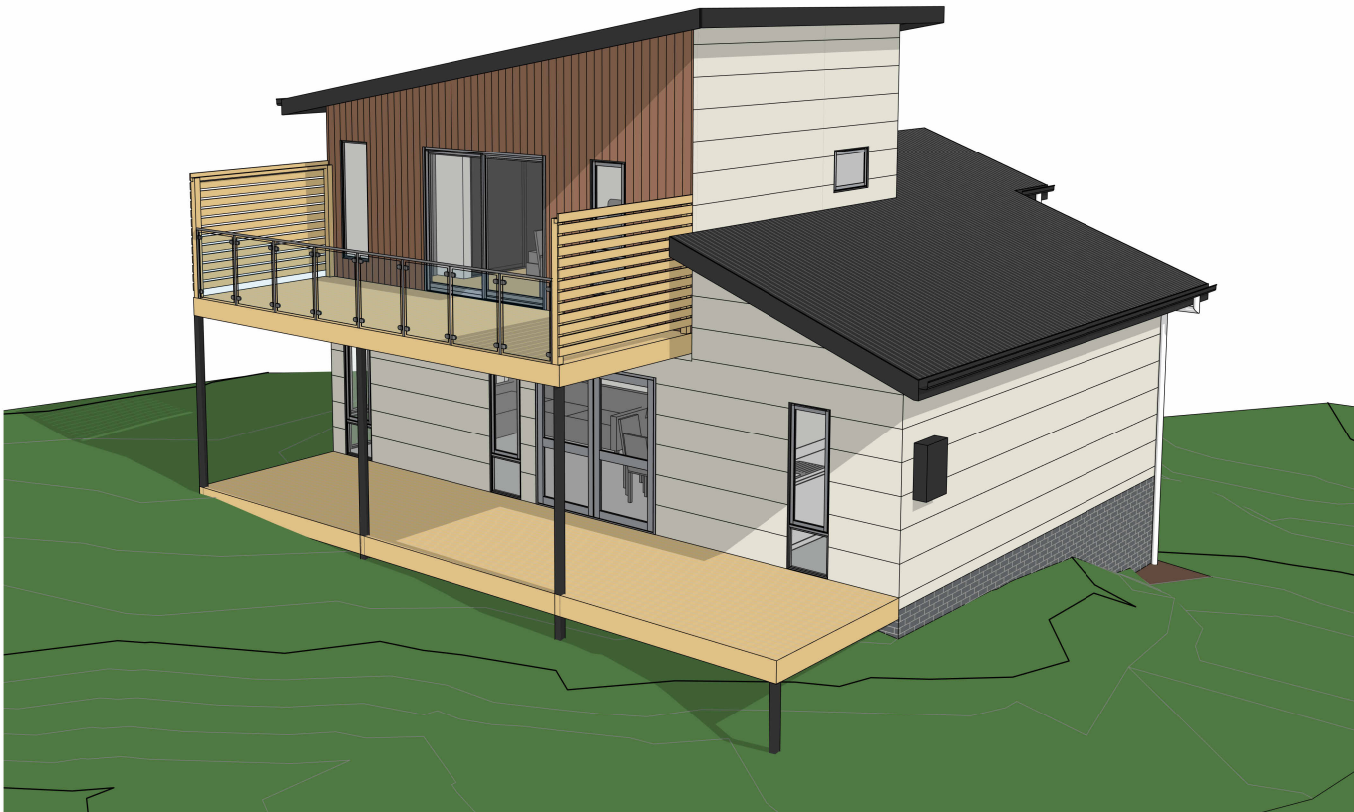
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No.	Date	Int.

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Client / Project info

PROPOSED RESIDENCE & SHED  
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WHITE BEACH



PERSPECTIVE VIEWS		
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Scale		03a/03
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No.	Date	Int.

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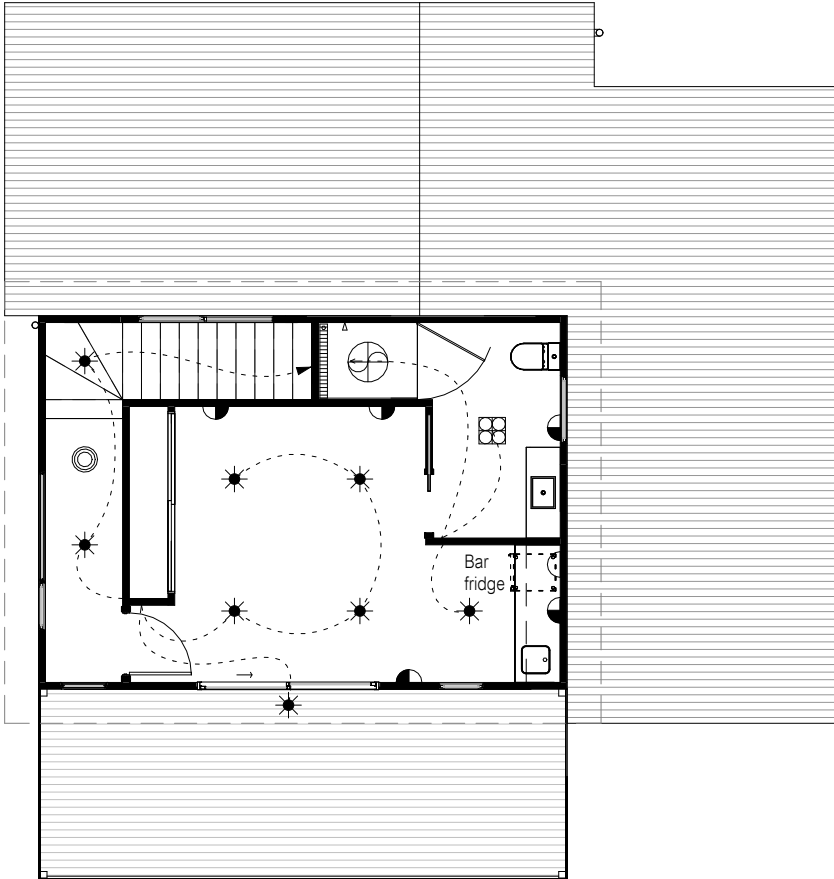
PROPOSED RESIDENCE & SHED  
48 Apex Point Road  
WHITE BEACH



FIRST FLOOR ELECTRICAL PLAN

Drawn	CK	AP2023-2274
Date	20 December 2024	Sheet
Scale	1 : 100	

09a/03



- LEGEND (W = Wattage e.g. 35W = 35 Watts.)
- STANDARD CEILING LIGHT POINT (30W)
  - DOWNLIGHT POINT (UNVENTED) (35W)
  - ✱ LED DOWNLIGHT POINT (10W) SUITABLE FOR & FITTED WITH INSULATION OVER. (IC RATED)
  - PENDANT LIGHT (30W)
  - WALL LIGHT POINT (30W)
  - 2 x 900mm FLUORESCENT LIGHT POINT (36W)
  - 2 x SLIM T5 900mm FLUORESCENT LIGHT POINT (28W)
  - ⤴ SINGLE POWER POINT
  - ⤵ DOUBLE POWER POINT
  - ⤵ DOUBLE POWER POINT WITH USB
  - ⤵ WATER PROOF POWER POINT
  - ⦿ MAINS POWERED SMOKE ALARM (INTERCONNECTED WHERE MORE THAN 1)
  - ⦿ FAN / HEATER / LIGHT (8W) (VENT IN ACCORDANCE WITH N.C.C. 10.8.2)
  - ⦿ TV CONNECTION POINT
  - ⦿ NBN/TELEPHONE CONNECTION POINT
  - ⦿ SENSOR LIGHT
  - ⦿ EXHAUST FAN (VENT IN ACCORDANCE WITH N.C.C. 10.8.2)
  - ⦿ FLOOD LIGHT
  - ⦿ CAT 6 CONNECTION POINT
  - ▶ TREAD LIGHTS (2W)
  - ⦿ DUCTED VACUUM POINT
  - ⦿ SECURITY SYSTEM KEYPAD
  - ⦿ SECURITY SYSTEM SENSOR

ALL EXHAUST FANS:  
25 L/s for a bathroom or sanitary compartment, 40 L/s for a kitchen or laundry. Exhaust from a kitchen, kitchen range hood, bathroom, sanitary compartment, or laundry must be discharged directly or via a shaft or duct to outdoor air.



Building name/description

AP2023-2274 - 48 Apex Point Road, WHITE BEACH ( HARDWICK)

Number of rows preferred in table below

12

(as currently displayed)

Classification

Class 1

						Adjustment factor				SATISFIES PART 13.7.6		
						Adjustment factor	Dimming % area	Dimming % of full power	Design lumen depreciation factor	Lamp or illumination power density	System share of % of aggregate allowance used	
ID	Description	Type of space	Floor area of the space	Design lamp or illumination power load	Location	Adjustment factors				System allowance	System design	
1	BED 2	Bedroom	11.2 m <sup>2</sup>	30 W	Class 1 building					5.0 W/m <sup>2</sup>	2.7 W/m <sup>2</sup>	7% of 68%
2	BATH	Bathroom	5.7 m <sup>2</sup>	8 W	Class 1 building					5.0 W/m <sup>2</sup>	1.4 W/m <sup>2</sup>	4% of 68%
3	BED 3	Bedroom	10.0 m <sup>2</sup>	30 W	Class 1 building					5.0 W/m <sup>2</sup>	3.0 W/m <sup>2</sup>	8% of 68%
4	KITCHEN	Kitchen	11.7 m <sup>2</sup>	120 W	Class 1 building					5.0 W/m <sup>2</sup>	10.2 W/m <sup>2</sup>	26% of 68%
5	DINING	Living room	10.6 m <sup>2</sup>	20 W	Class 1 building					5.0 W/m <sup>2</sup>	1.9 W/m <sup>2</sup>	5% of 68%
6	LIVING	Living room	14.8 m <sup>2</sup>	40 W	Class 1 building					5.0 W/m <sup>2</sup>	2.7 W/m <sup>2</sup>	7% of 68%
7	STAIRS	Other	4.6 m <sup>2</sup>	20 W	Class 1 building					5.0 W/m <sup>2</sup>	4.3 W/m <sup>2</sup>	11% of 68%
8	ENTRY / HALL	Corridor	7.4 m <sup>2</sup>	20 W	Class 1 building					5.0 W/m <sup>2</sup>	2.7 W/m <sup>2</sup>	7% of 68%
9	BED 1	Bedroom	14.3 m <sup>2</sup>	40 W	Class 1 building					5.0 W/m <sup>2</sup>	2.8 W/m <sup>2</sup>	7% of 68%
10	ENSUITE	Bathroom	6.4 m <sup>2</sup>	8 W	Class 1 building					5.0 W/m <sup>2</sup>	1.3 W/m <sup>2</sup>	3% of 68%
11	KITCHENETTE	Kitchen	3.2 m <sup>2</sup>	10 W	Class 1 building					5.0 W/m <sup>2</sup>	3.1 W/m <sup>2</sup>	8% of 68%
12	HALL	Corridor	3.6 m <sup>2</sup>	10 W	Class 1 building					5.0 W/m <sup>2</sup>	2.8 W/m <sup>2</sup>	7% of 68%

				Allowance	Design average
103.6 m <sup>2</sup>	356 W	Class 1 building		5.0 W/m <sup>2</sup>	3.4 W/m <sup>2</sup>

if inputs are valid



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By accessing or using this calculator, you agree to the following: While care has been taken in the preparation of this calculator, it may not be complete or up-to-date. You can ensure that you are using a complete and up-to-date version by checking the Australian Building Codes Board website ([abcb.gov.au](#)). The Australian Building Codes Board, the Commonwealth of Australia and States and Territories of Australia do not accept any liability, including liability for negligence, for any loss (howsoever caused), damage, injury, expense or cost incurred by any person as a result of accessing, using or relying upon this publication, to the maximum extent permitted by law. No representation or warranty is made or given as to the currency, accuracy, reliability, merchantability, fitness for any purpose or completeness of this publication or any information which may appear on any linked websites, or in other linked information sources, and all such representations and warranties are excluded to the extent permitted by law. This calculator is not legal or professional advice. Persons rely upon this calculator entirely at their own risk and must take responsibility for assessing the relevance and accuracy of the information in relation to their particular circumstances.




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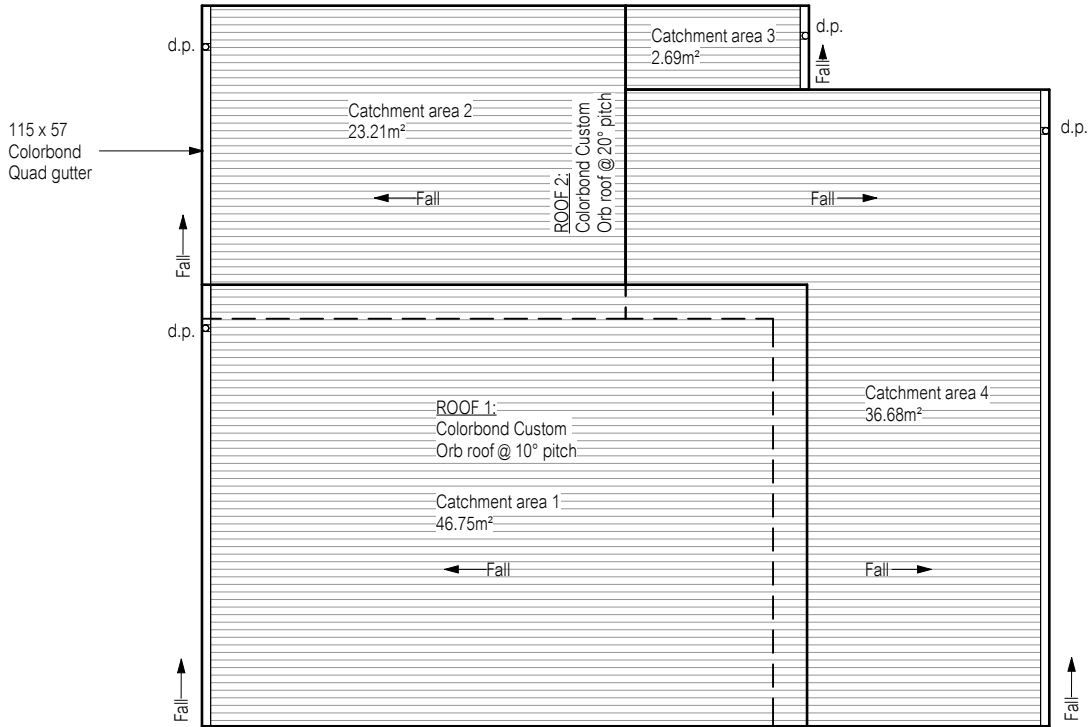
WINDOW MANUFACTURER: (??????WINDOW TYPE CHANGE????)					
LEGEND: SW = Sliding Window, AW = Awning Window, SD = Sliding door, FD = French Door, BRPG = Bushfire Rated Privacy Glass NOTE: Window tags including (DG) are to be Double Glazed, otherwise they are to be single glazed.					
NOTE: Windows supplied MUST HAVE Uw better and or equal to stated figures and SHGC within +/- 5% of stated figures. Windows labelled YES in "Restricted/protected" column to comply with N.C.C. 11.3.7 & 11.3.8 * - Glass specification changed to comply with Bushfire requirements (Refer to Sheet ---)					
WINDOW NUMBER	SIZE / TYPE	ID	Uw	SHGC	RESTRICTED
W01	09-09AW (DG) Opaque				
W02	15-15AW (DG)				
W03	21-06AW (DG)				
W04	21-24FD (DG)				
W05	21-06AW (DG)				
W06	21-06AW (DG)				
W07	21-06AW (DG)				
W08	21-06AW (DG)				
W09	15-15AW (DG)				
W10	04-18AW (DG)				
W11	06-09AW (DG) Opaque				
W12	18-06AW (DG)				
W13	21-24SD (DG)				
W14	18-06FW DG)				
W15	18-21AW (DG)				
W17	09-15SW				
W18	09-06AW (DG)				

INSULATION SCHEDULE	
Area	Insulation Details
Roof	Sarking (vapour permeable) OR R1.3 Anticon Sarking
Ceiling	R?? bulk insulation (or equivalent) excluding GARAGE
Walls (external)	R?? bulk insulation (or equivalent) with 1 layer sisalation (vapour permeable). Sisalation only to GARAGE
Walls (Internal)	N/A or R?? bulk insulation (or equivalent) to internal walls adjacent to GARAGE / SUBFLOOR / ROOFSPACE
Floors	R?? bulk insulation (or equivalent) to all timber floors
NOTE: Clearance is required for uncompressed installation of bulk insulation and timbers should be sized accordingly. Bulk insulation thicknesses vary depending on manufacturer and should be selected accordingly, and installed to manufacturer's specification. Min. 20mm clearance required between roofing and vapour permeable sarking (i.e. batten over sarking OR sarking over batten + vented batten) Min. 25mm air gap above bulk insulation into roof space. Where solar tubes are located, diffusers are to be installed. Where skylights are located, ceiling insulation is to be installed to length of shaft.	

			<div>Notes</div> <ul style="list-style-type: none"><li>Builder to verify all dimensions and levels on site prior to commencement of work</li><li>All work to be carried out in accordance with the current National Construction Code.</li><li>All materials to be installed according to manufacturers specifications.</li><li>Do not scale from these drawings.</li><li>No changes permitted without consultation with designer.</li></ul>	Designer:		Client / Project info		<div></div>	CALCULATIONS & SCHEDULES		
B	04 Aug. 2025	CK		ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au		PROPOSED RESIDENCE & SHED 48 Apex Point Road WHITE BEACH			Drawn	CK	AP2023-2274
No.	Date	Int.							Date	20 December 2024	Sheet
Amendment changes as per cover sheet									Scale		10/03

A	14 May 2025	CK
No.	Date	Int.

Amendment changes as per cover sheet	<div>Notes</div> <ul style="list-style-type: none"><li>• Builder to verify all dimensions and levels on site prior to commencement of work</li><li>• All work to be carried out in accordance with the current National Construction Code.</li><li>• All materials to be installed according to manufacturers specifications.</li><li>• Do not scale from these drawings.</li><li>• No changes permitted without consultation with designer.</li></ul>	Designer:	Client / Project info	<div></div>	ROOF PLAN		
		ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. 685230609 (S. Turvey) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	PROPOSED 1 BEDDING RESIDENCE & SHED  48 Apex Point Road WHITE BEACH		Drawn	CK	AP2023-2274
					Date	20 December 2024	Sheet
					Scale	1 : 100	11/03



Position and quantity of downpipes are not to be altered without consultation with designer

ROOF DRAINAGE NOTE:  
Min. medium rectangular gutter & min. 90ø downpipe specified as per N.C.C. part 7.4. These sizes and downpipe quantities are based on a max. roof catchment area of 70m²

GUTTER OVERFLOW REQUIREMENTS as per N.C.C. Figure 7.4.6a:  
Minimum slot opening area of 1200 mm² per metre of gutter and the lower edge of the slots installed a minimum of 25 mm below the top of the fascia.  
The acceptable overflow capacity must be 0.5 L/s/m.

Batten fixings:  
100mm type 17, 14g bugle screws to comply with AS1684, or refer to AS1684 for alternatives.

Batten spacing:  
75 x 38 F8  
@ 900 Centre

Colorbond fixings:  
50mm M6 11 x 50 EPDM seal to comply with AS3566 or refer to AS3566 for alternatives.

ROOF VENTILATION GUIDE:  
Ventilation calculations must be read in conjunction with CBOS - Condensation in Buildings - Tasmanian Designers' Guide - Version 2 (published April 2019).

Continuous gap:	
Supply	Exhaust
Continuous gap at eaves is: 25mm for <16° pitch 10mm for >16° pitch	Continuous gap at ridge is at least 5mm for all roof pitches

OR	
Roof vents: The minimum vent area should be: a) Ceiling area/150 for <16° pitch, or b) Ceiling area/300 for >16° pitch	
Supply	Exhaust
75% of ventilation should be supply	25% of ventilation should be exhaust
Vent at gable should be within 900mm of ridge.	

ROOF VENTILATION CALCULATION: ROOF 1	
Roof vents:	
Ceiling Area:	32.42m²
Roof Pitch:	10°
Supply area required (75%):	0.17m²
Exhaust area required (25%):	0.05m²
Example	
Vent Width	200mm
Vent Length	400mm
Vent area	0.08m²
Opening	50%
Supply number required	5 evenly spaced
Exhaust number required	2 evenly spaced
AS3959 compliant ember mesh and compressible blanket to ridge vents on jobs in BAL zones.	

ROOF VENTILATION CALCULATION: ROOF 2	
Roof vents:	
Ceiling Area:	45.33m²
Roof Pitch:	5°
Supply area required (75%):	0.23m²
Exhaust area required (25%):	0.08m²
Example	
Vent Width	200mm
Vent Length	400mm
Vent area	0.08m²
Opening	50%
Supply number required	6 evenly spaced
Exhaust number required	2 evenly spaced (where possible) & Continuous 5mm gap where meets wall.
AS3959 compliant ember mesh and compressible blanket to ridge vents on jobs in BAL zones.	



02/9/2025

Attention: Belinda Nutting

Hi Belinda Nutting,

Please find attached a Planning Application Development Authority request for the development of a proposed Class 1, 3-bedroom, 2 storey residential building.

The building is a modest dwelling given the size of the land available and has been designed with consideration of views/privacy of surrounding landowners and in order to reduce the roof area and consequent storm water requirements.

The perspective or desired views are directly toward Apex Point Road and the construction of this structure would therefore not impinge upon the surrounding properties nor obscure views. Additional design features have been incorporated to ensure that the privacy of neighbouring properties is maintained. I have also undertaken considerable planning and preparation for screening of the dwelling and to incorporate privacy screening.

Wastewater treatment plan was submitted and planning permit issued by Tasman Council. This system has been recently upgraded by the designer as an amendment to improve the efficiency and to ensure there is no impact upon the environment in its operation. It will be installed prior to the development of the proposed planning application to service the needs of the existing shed for a toilet/basin. This shed will be utilised by builders as a site shed and provide the necessary facilities for contractors or subcontractors (application for temporary occupation). Another perspective have recently provided council with the plumbing plan for the site shed and Form 35 as requested. A letter has been supplied by Peter Hofto (Wastewater Engineer) to confirm that the previously designed wastewater system and plans meet the needs of the proposed dwelling. Additionally, Peter Hofto has designed and supplied plans for the development and installation of a storm water system for the property in addition to water storage tanks above and beyond what has been installed in neighbouring properties (no storm water treat is evident).

A Garage is also included in this development which is proposed to adjoin the existing shed and enclose the required parking 1 or two parking areas for the property.

A temporary storage (6 x 3) Shipping container has also been included in this application for the temporary storage and security of tools and building equipment.

On the advice of Tasman Council advice, I have also included a 2 x 1 x 2.1 high woodshed (roof and 3 sided only). This is an existing structure and will require retrospective approval.

Please do not hesitate to contact me if you require any further information.

Regards,

9<sup>th</sup> January 2026

Tasman Council  
1713 Main Road  
Nubeena TAS 7184

**Re: 48 Apex Point Road, WHITE BEACH – Application Reference: DA 83 / 2025**

Dear Sir/Madam,

I refer to your request DA 83 / 2025 requesting additional information with regards to the planning application for 48 Apex Point Road, WHITE BEACH.

#### **10.4.3 Setback**

##### **P1**

*The siting of a dwelling must be compatible with the streetscape and character of development existing on established properties in the area, having regard to:*

- (a) the topography of the site;*
- (b) the setbacks of surrounding buildings;*
- (c) the height, bulk and form of existing and proposed buildings;*
- (d) the appearance when viewed from roads and public open space adjacent to the site; and*
- (e) the safety of road users.*

1.

The proposed development is located on a flat area at the high point of the block, with a setback from the front boundary of 150mm. Whilst this is less than the acceptable frontage setback of 8m, it is entirely within keeping with almost all other properties in the general area. Examples include the neighbouring property at 46 Apex Point Road (frontage setback of approx. 1m and a deck built over the property boundary), 36 Apex Point Road (frontage setback of approx. 1.4m), 32 Apex Point Road (frontage setback approx. 2.5m), 32 Apex Point Road (frontage setback approx. 2.5m), and 82 Apex Point Road (frontage setback approx. 2.6m).

In addition to the above, the large distance between Apex Point Road and the property boundary (approx. 16m) also helps to provide an apparent much larger setback from the road itself.

##### **P2**

*The siting of a dwelling must not cause an unreasonable loss of amenity to adjoining properties, having regard to:*

- (a) the topography of the site;*
- (b) the size, shape and orientation of the site;*
- (c) the setbacks of surrounding buildings;*
- (d) the height, bulk and form of existing and proposed buildings;*
- (e) the existing buildings and private open space areas on the site;*
- (f) sunlight to private open space and windows of habitable rooms on adjoining properties; and*
- (g) the character of development existing on established properties in the area.*

2.

The proposed development is setback from the western side boundary 1m, and from the eastern side boundary 4.508m. Whilst these setbacks are less than the acceptable side setback of 5m, as with the front setback it is entirely within keeping with almost all other properties in the general area. Examples include the neighbouring property at 46 Apex Point Road (side setbacks of approx. 1m), 40B Apex Point Road (side setbacks of approx. 1.5m & 3m), 40 Apex Point Road (side setbacks of approx. 1m), and 36 Apex Point Road (side setbacks approx. 0.2m).



#### 10.4.4 Site coverage

3.

Refer to Site Coverage calculations shown in the bottom right-hand corner of the Site Plan (sheet 01) showing site coverage of all roofed buildings on site.

#### C2.0 Parking and Sustainable Transport Code

4.

Refer to C2.6.2. – A.1.1 (a) (ii) – Where not providing for more than 4 parking spaces, manoeuvring is not required.

5.

#### P1

*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:*

- (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.*


Refer to amended Site Plan (sheet 01) confirming details of surface treatment of driveway as gravel. This is unchanged from the current surface treatment, and appears to be in line with almost every other property in the area, and also in line with all roads in the area. The gravel treatment will make the driveway easily discernable from the remainder of the property, the surrounding similarly treated roads will ensure transporting of sediment will not cause any adverse issues, whilst the gentle slope of the driveway (both between the roadway and the property boundary, and on the property itself) will also ensure traction will also not cause any adverse issues (refer to Driveway Long Section (sheet 01c) for further details).

6.

Refer to Driveway Long Section (sheet 01c) showing details of the access from Apex Point Road to the property boundary.

If you require further information with regards to this submission, please let me know.

Regards,

A handwritten signature in blue ink, appearing to read 'Peter Johns', with a long horizontal line extending to the right.

Peter Johns  
Design Services Manager  
Another Perspective Pty Ltd