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**DA 2025/81 – 132 BELLBUOY BEACH ROAD, LOW HEAD TAS 7253**  
DEVELOPMENT APPLICATION – ADDITIONAL INFORMATION

10<sup>th</sup> February 2026

Att: Justin Simons

Town Planner – Georgetown Council

e: [justins@georgetown.tas.gov.au](mailto:justins@georgetown.tas.gov.au)

**RE: RESPONSE TO CONCERNS RAISED AND ADDITIONAL INFORMATION DA 2025/81**

Thank you for the opportunity to respond to concerns raised in regard to the development application 2025/81 at 132 Bellbuoy Beach Road.

This response addresses the matters raised in representations and confirms that the proposal for a dwelling incorporating visitor accommodation is capable of complying with all relevant planning, servicing and safety requirements.

**Executive Summary**

The proposal is for a modest, medium scale dwelling, of a consistent character and scale with neighboring properties. It is proposed that the dwelling be used for both private use by the owner as well as visitor accommodation.

- Stormwater - volume controls and erosion mitigation are included in the proposal. All roof stormwater will be collected into 72,000 ltrs of onsite stormwater storage with an overflow contingency in place.
- Sewer Connection - Taswater have indicated that the pressurized sewer main has capacity for the proposed dwelling and use and the owners of 132 are agreeable to install the required infrastructure to enable this.
- Fire Fighting - The proposed dwelling will be equipped with 10,000 ltrs of designated firefighting water supply and a storz connector. This supply will be accessible on an all year-round trafficable surface.
- Site Layout – There are no proposed windows in either side of the dwelling. All windows and doors face North towards the ocean or South towards the street. Setback from the northern boundary aligns with all other properties, with the exception of number 124.
- Title Covenants - Council have no responsibility or jurisdiction to enforce or mediate such matters. These are civil matters.

### Conclusion

The proposal demonstrates that the site can accommodate the dwelling and use including all required infrastructure. Stormwater, servicing, fire safety and construction matters are capable of being addressed through standard permit conditions and the building approval process.

There is no planning basis to refuse the application.

Sincerely,



Jonathan Buist

Director / Registered Architect

DCM DESIGN CONSTRUCTION MANAGEMENT PTY LTD

AIA Chapter Councillor 2019 – current

AIA Practice Committee – member



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## APPENDIX 01

### Tasmanian State Planning Scheme - cross-reference / supporting information

(updated 12 Feb 2026)

#### 1. Use – Dwelling & Visitor Accommodation

Applicable provisions

- Clause 10.2 Use Table - Permitted / Discretionary Uses Low Density Residential

Response

The proposal comprises a dwelling with capacity for visitor accommodation. Both uses are contemplated within the Low Density Residential Zone and are permitted.

The proposal comprises an owner use dwelling, a permitted use, that will also be used as visitor accommodation, also a permitted use within the zone. This is therefore capable of approval pursuant to the Use Table, Clause 10.2 and the definition of Visitor Accommodation in the Tasmanian Planning Scheme.

#### 2. Siting, Height, Bulk and Character

Applicable provisions

- 10.4.2 Building Height
- 10.4.3 Setback

Response

The proposed dwelling complies with the acceptable solutions for the development in the zone for both building height and setbacks.

The two-storey dwelling is of modest scale and is consistent in height, bulk and scale with adjoining development along Bellbuoy Beach Road. The building is embedded within the natural contours of the site, resulting in a streetscape presentation comparable to adjoining properties.

The proposed dwelling complies with all of the required setbacks of the planning scheme. The coastal setback easily complies with the setback requirements and aligns with the prevailing development pattern, noting that No. 124 is sited further seaward than the proposal.

#### 3. Residential Amenity & Privacy

Applicable provisions

- 10.4.3 Setback
- 10.4.3 P2 Privacy

- 10.4.3 P2 Sunlight to Habitable Rooms and private open space

#### Response

The proposed dwelling complies with both the acceptable solutions for setbacks.

There are no windows or doors on the eastern or western elevations, eliminating overlooking impacts. Primary glazing is oriented north and south, toward the ocean and road respectively. The proposal maintains reasonable residential amenity and does not result in unreasonable privacy, overshadowing or visual impacts on adjoining properties.

### **4. Stormwater & Drainage**

#### Applicable provisions

- C7.6.1 Stormwater Management (Natural Assets Code)

#### Response

The proposal incorporates 72,000 L of on-site stormwater tanks, permeable landscaping, and a controlled overflow system with energy dissipation, ensuring that post-development runoff is materially reduced compared to existing conditions.

No buildings encroach on the registered drainage easement, and the development does not exacerbate overland flow or pooling on adjoining land, demonstrating compliance with the Tasmanian Planning Scheme.

### **5. Coastal Erosion Hazard Overlay**

#### Applicable provisions

- C10.0 Coastal Erosion Hazard Area (Coastal Code)

#### Response

The dwelling is located outside the mapped Coastal Erosion Hazard Area. The siting responds appropriately to coastal processes and is consistent with the established development pattern in the locality. The proposed dwelling is located outside the mapped Coastal Erosion Hazard Area and therefore satisfies the requirements of C10.5.

### **6. Bushfire-Prone Areas**

#### Applicable provisions

- C13.0 Bushfire-Prone Areas Code
- C13.5 Static Water Supply for fire fighting

#### Response

The proposal is capable of complying with Clauses C13.0 of the Tasmanian Planning

Scheme, specifically firefighting water supply, access and construction requirements.

The proposal can include the provision of a minimum 10,000 L dedicated firefighting water supply, compliant hardstand and Storz connection. Final compliance is appropriately assessed and certified at building permit stage, including BAL (bushfire attack levels and related building details) through Tasmania Fire Service and building approvals. This is consistent with standard practice under the Scheme.

## **7. Geotechnical Stability & Construction**

Applicable - non planning

- NCC & AS 2870 (informing performance)

Response

A site-specific geotechnical assessment prepared by a suitably qualified engineer confirms that the site is capable of accommodating the proposed development. The assessment addresses groundwater and soil conditions and provides design recommendations to ensure compliance with AS 2870 and the NCC.

Accordingly, the proposal satisfies where applicable, relevant criteria of the Tasmanian Planning Scheme, with detailed structural design appropriately resolved at building approval stage.

## **8. Sewer & Infrastructure Servicing**

Response

TasWater has confirmed capacity within the pressure sewer system to service the development. All required on-site pressure sewer infrastructure can be installed in accordance with TasWater specifications following development approval.

The proposal is capable of being adequately serviced for sewerage.

## **9. Title Covenants**

Applicable provisions

- Land Use Planning and Approvals Act 1993

Response

Title covenants are private civil matters and are not administered or enforced by Council. They do not form a planning control under the Tasmanian Planning Scheme and do not prevent Council from assessing the proposal.

Notwithstanding this it is noted that there are a number of breaches on properties subject to the covenant in this area including dwellings that are 3 storeys in height. The covenants restrict the height of all dwellings to 2 storeys in height.

### **Planning Conclusion (Scheme-Based)**

The proposal demonstrates compliance with the applicable Zone provisions, Overlay Codes and General Provisions of the Tasmanian Planning Scheme. All identified matters relating to stormwater, drainage, fire safety, servicing and construction are capable of being appropriately addressed through standard permit conditions and the building approval process.

There is no planning basis under the Tasmanian Planning Scheme to refuse the application.