

Public Notification of Application for Planning Permit

Land Use Planning and Approvals Act 1993

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Such personal information may be protected by the *Personal Information Protection Act 2004* and must not be used for any other purpose.

The Application will only be available until the conclusion of the public notification period.

For help finding the property and zoning information in Circular Head the following link can be used to the Land Information System Tasmania (the LIST).

http://maps.thelist.tas.gov.au/listmap/app/list/map?bookmarkId=18634#U-1DpC_Bd8l.email

For the Tasmanian Planning Scheme – Circular Head please see

<https://www.planning.tas.gov.au/other-resources/Tasmanian-planning-scheme>

Application documents are available below.

APPLICATION FOR PLANNING PERMIT
(s.57(3) Land Use Planning and Approvals Act 1993)

Tasmanian Planning Scheme – Circular Head

Application No	DA 2026/041
Location	12 Church Street, Stanley
Applicant/Owner	L McNamara/ L McNamara & P C F M De Kleijn
Use Class	Visitor Accommodation, Residential and Food Services
Proposal	Establish a multiple use site to include existing Visitor Accommodation, new Residential use including single dwelling, new Food Services use and Signage

Application(s) may be viewed during office hours at the Council Office, 33 Goldie St, Smithton till the date listed below. In accordance with s.**57(5)** of the Act, any person may make written representation to the General Manager, PO Box 348 SMITHTON 7330 or council@circularhead.tas.gov.au and be received by 5.00pm **05/11/2026**.

Paul Gardner
GENERAL MANAGER
Ph: 03 6452 4800
www.circularhead.tas.gov.au





33 Goldie Street
PO Box 348
SMITHTON TAS 7330
council@circularhead.tas.gov.au
(03) 6452 4800
www.circularhead.tas.gov.au

APPLICATION FOR PERMIT
LAND USE PLANNING AND APPROVALS ACT 1993
Tasmanian Planning Scheme – Circular Head

Office Use: Date Received: 08/04/2026 Application No: DA 2026/041 PID: 6209876

To: Planning Authority Circular Head Council PO Box 348 SMITHTON TAS 7330

DETAILS OF PROPOSED DEVELOPMENT OR USE

Address:	12 Church Street, Stanley		
	Postcode:	7331	
	Lot No:	82	Certificate of Title No: 28255

Description

Proposed secondary residence

Includes:

- | | |
|-------------------------------------|-----------------------|
| ☐ | New Use/Change of use |
| ☐ | Subdivision |
| ☒ | New Buildings |
| ☐ | Alterations |
| ☐ | Demolition |

Value of work (Inc GST) \$ 250,000 ☐ Contract Price ☒ Estimate

Existing Use of Site: Visitor accommodation

APPLICANT / OWNER DETAILS

Please note that all applicants need to sign this form. If the application is by an owner, all title owners listed on the title need to be on the form and sign this form.

Applicant(s): L McNamara
Address: 12 Church Street, Stanley
Email: luke-mcnamara@hotmail.com Postcode: 7330
Phone: Mobile: 0432 385 184

☐ Applicant owns the property (Tick if Yes – If No then complete the owner details below)

Owner(s): P de Kleijn & L McNamara
Address: as above
Postcode:
Email: Phone: Mobile:

☒ Applicant(s) listed above declare that the owner(s) of the property have been notified of the intention to make this application.

Signed By: *Luke McNamara* Date: 7/4/26

COUNCIL OR CROWN LAND

Must be signed if Council or Crown Land and accompanied with a letter of permission and a copy of delegation.

Signed By: Date:
☐ Minister (or delegate) of the responsible State Department or ☐ General Manager (or delegate)



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APPLICATION FOR PERMIT
LAND USE PLANNING AND APPROVALS ACT 1993
Tasmanian Planning Scheme – Circular Head

DESIGNER DETAILS

Designer Name: Abel Design Tas Pty Ltd Category: Low rise
Address: 5 Brittons Road, Smithton
Postcode: 7330
Email: rodney@abeldesign.com.au Phone: Mobile: 0427 528 326
Accreditation No: 832965057

DOCUMENTS AND CERTIFICATES PROVIDED

The following specified documents and certificates are provided with this application together with any necessary information to demonstrate compliance with applicable provision of the planning scheme. A separate checklist is available from Council. The Planning Scheme provisions can be viewed at www.iplan.tas.gov.au OR <https://iplan.tas.gov.au/pages/plan/book.aspx?exhibit=tpscir> follow the links through to Circular Head

	Document or Certificate Description	Prepared By
☐	Full copy of the current Certificate of Title including plan and any schedule of easements	
☐	A full description of the proposed use or development and	
☐	A description of how the proposed use or development will operate	
☐	All applicable information listed in clause 6.1.3 including: Where it is proposed to erect buildings, a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200	

LISTED REPORTS, PLANS AND SUPPORTING INFORMATION ACCOMPANYING THIS APPLICATION

	Detail plans and planning report	Abel Design Tas

Copyright Authority: Unless a written refusal of authority to copy documents relating to this application is provided, the Council and the Crown (Tasmanian State Government) departments and agencies may provide a partial or complete copy of any documents relating to this application, to any person for the purpose of assessment. Notwithstanding this these documents may be displayed publicly in accordance with the provisions of the Land Use Planning and Approvals Act 1993, including display on a website.

DECLARATION

I/We declare the information and details supplied in this application are a true and accurate description of the proposed development.

I/We hereby give/have arranged permission for Council Officers to enter the property to conduct inspections for this application.

Applicant(s): Luke McNamara

Signed: *Luke McNamara*

Date: 7/4/26

Please Note: All applicants need to sign this form. If the application is by an owner, all title owners listed on the title need to be on the form and to sign this form.

Privacy Statement

The personal information on this form is required by Council for building purposes under the Land Use Planning and Approvals Act 1993. We will only use your personal information for this and related purposes. If this information is not provided, we may not be able to deal with this matter. You may access and/or amend or personal information at any time. How we use this information is explained in our Privacy Policy, which is available at www.circularhead.tas.gov.au or at the Council office.

Abel Design Tas Pty Ltd
Postal: P.O. Box 219
SMITHTON TAS 7330

ABN: 32 675 872 938



WYNYARD OFFICE
33 Goldie Street, Wynyard
Telephone 03 6442 3411

SMITHTON OFFICE
5 Brittons Road, Smithton
Telephone 0427 528 326

LETTER OF APPOINTMENT

PROJECT DETAILS	
Title Owner/s Name/s	Luke McNamara
Title Owner/s Contact Details	Address: 12 Church Street, Stanley TAS 7331 Phone: 0432 385 184 E-Mail: luke-mcnamara8@outlook.com
Project Address:	Address: 12 Church Street, Stanley TAS 7331 PID: 6209876 Volume: 28255 Folio: 82
Council	Circular Head Council
Project Description:	Proposed secondary residence
Contact Name and Phone Number:	Rodney Franks Abel Design Tas Pty Ltd P.O.Box 219 SMITHTON TAS 7330 Phone: 0427 528 326 E-Mail: rodney@abeldesign.com.au

I/We confirm/consent that Rodney Franks of Abel Design Tas Pty Ltd (0427 528 326 rodney@abeldesign.com.au) has authority to submit application and receive a copy of correspondence on our behalf for the abovementioned application

Owners Signature: 

Date: 7/4/26

SEARCH OF TORRENS TITLE

VOLUME 28255	FOLIO 82
EDITION 6	DATE OF ISSUE 28-June-2025

SEARCH DATE : 15-Jan-2026

SEARCH TIME : 08.04 am

DESCRIPTION OF LAND

Town of STANLEY

Lot 82 on Diagram [28255](#)

Being the land described in Conveyance No. 61/8900

Derivation : Part of 20,000 Acres Gtd. to The Van Diemens Land Company.

Prior CT [4245/1](#)SCHEDULE 1[N251287](#) TRANSFER to LUKE MCNAMARA Registered 28-June-2025
at noonSCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONSN286238 TRANSFER to PETRA CHRISTINA FRANCISCA MARIA DE KLEIJN
and LUKE MCNAMARA Lodged by RAE & PARTNERS(L) on
23-Dec-2025 BP: N286238

APPROVED 26 FEB 1986 <i>Anthony Lee</i> ACTING RECORDER OF TITLES	CONVERSION PLAN CONVERTED FROM (61/8900)	REGISTERED NUMBER D.28255
FILE NUMBER Y.5626	GRANTEE: PART OF 20,000-0-0 V.D.L. COMPANY	DRAWN J.S. 21-2-1986

OS x 2062

SKETCH BY WAY OF ILLUSTRATION ONLY

CITY/TOWN OF STANLEY

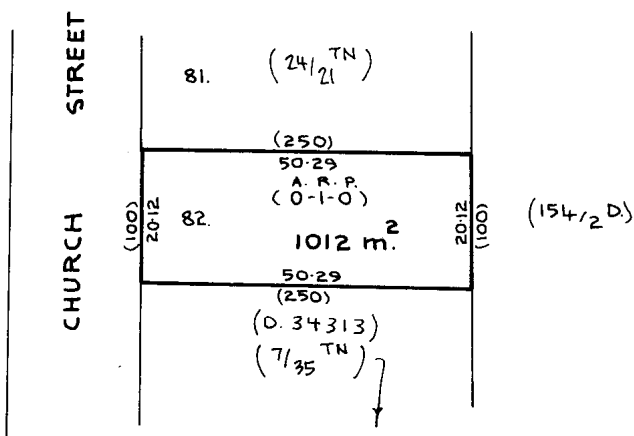
LAND-DISTRICT OF

PARISH OF

LENGTHS ARE IN METRES. NOT TO SCALE.

LENGTHS IN BRACKETS IN LINKS/FEET & INCHES.

D.28255





21 April 2026

Luke McNamara
PO Box 12
STANLEY TAS 7331

Dear Luke

**REQUEST FOR ADDITIONAL INFORMATION – DA 2026 / 00041 - SECONDARY RESIDENCE -
12 CHURCH STREET, STANLEY - TASMANIAN PLANNING SCHEME – CIRCULAR HEAD**

Thank you for submitting the above application for a planning permit.

After reviewing the application, it is requested that you provide the following information before assessment can continue:

1. Intended Use

We note that the proposed new building is a Secondary Residence. Unfortunately, you can only have a Secondary Residence, when used in conjunction with an existing Single Dwelling on the site. The site currently permitted to operate as Visitor Accommodation and is unable to develop a Secondary Residence without a single dwelling on the site.

Please revise your application to something allowable in the Local Business zone, on an existing Visitor Accommodation site and address the relevant clauses.

Please reach out to further discuss your options moving forward.

2. C2.0 Parking and Sustainable Transport Code

All parking spaces, other than for a dwelling must be separately accessible. This is a mandatory requirement under Note 2 of Table C2.1 within the Code. As drawn the site does not operate as a dwelling and the car parking does not meet the separately accessible component.

Please revise the proposed on-site parking arrangement.



CIRCULAR HEAD COUNCIL

Does the development require parking for people with a disability as part of the Visitor Accommodation use, as this may be a requirement at subsequent building approval stage.

3. C6.0 Local Historic Heritage Code

As the site is a registered place entered on the Tasmanian Heritage Register, in accordance with clause C6.2.6, this Code is not applicable to the site.

Dependant on the type of changes you make to your permit application there may be an additional fee payable to cover the advertising fee if you application becomes discretionary. However, we will be in contact with you if this occurs.

This request is made under section 54 of the *Land Use Planning and Approvals Act 1993* ('the Act'). Council has 42 days under the Act to assess your application, however until you provide the requested information the application is placed 'on stop'. The application will remain stopped on **day 7** until the above information is provided to Council's satisfaction.

You may appeal this request or any items contained within it by contacting the Resource and Planning Stream of the Tasmanian Civil and Administrative Tribunal on 1800 657 500.

If you wish to discuss this request or any items contained within it, please contact assessing officer (Sonali Sinha) on 0459 684 333.

Yours sincerely

Alison Pyke

MANAGER PLANNING & REGULATORY SERVICES

Abel Design Tas Pty Ltd
Postal: P.O. Box 219
SMITHTON TAS 7330

ABN: 32 675 872 938



WYNYARD OFFICE
33 Goldie Street, Wynyard
Telephone 03 6442 3411

SMITHTON OFFICE
5 Brittons Road, Smithton
Telephone 0427 528 326

DEMONSTRATION OF PLANNING COMPLIANCE

Project No:	24146	Property ID:	6209876
Date:	9/9/26	Revision 'A'	Title: 28255/82
Client:	PCFM de Kleijn & L McNamara	Land Zoning:	14.0 Local Business Zone
Address:	12 Church Street, Stanley TAS 7331		
Project:	Proposed residence, home occupation, food preparation, and sales		

PROJECT DESCRIPTION

Residence

The proposed development is for a small residence on an established property. The existing main building has previous approval as visitor accommodation and this use remains. The proposed residence is for private use of the property owners. There was previous approvals for a unit and the concrete slab poured and inspected previously, around 2018. The new residence utilises this existing infrastructure. There is also a minor increase to existing laundry building over existing concrete slab.

Food preparation and sales

The property owners currently have a certificate of registration for small mobile food business selling poffertjes (mini pancakes cooked on independent electric cooking plates). Since the existing kitchen in the main building is approved for food preparation but not cooking, it is requested to be able to cook these poffertjes in the kitchen using the existing independent cooking plates. The boxed products will be served through the existing single hung window from the kitchen to customers passing by on the street. The food preparation and sales has no employees other than the property owners. The food business is proposed to operate in tourism season approximately October to May, 4pm to 8pm. Service of food through a serving window from the kitchen to the front portico of the main building. The business plan is to provide poffertjes and hot chocolate to tourists still walking around or heading to see penguins after other cafes close down for the day. The business does not generate additional traffic or carparking constraints as it is designed to service foot traffic only of tourists who are walking around and sight-seeing. The business operates 4pm to 8pm when traffic and carparking is very low in the town.

Front façade changes

Front façade of building painting has had some minor finishing touches, including the archway rainbow (in Heritage colours) and "The Tribe of Many Colours" equality logo. Owners advised that Heritage Tasmania has supported these finishing touches. As do so many tourists taking photos and providing positive feedback.

Health and well-being services at the visitor Accommodation business

The visitor accommodation is the use of the existing main building. A business concept as part of the visitor accommodation is to provide health and well-being services & packages for guests. This service is also offered to walk in clients and other local clients when accommodation duties have been completed. The carparking for these clients is on the street but the impact on the traffic and parking is no more than a customer of shops or cafes along Church Street.

On-site clients enter the property via the South door of the street entry into Lounge Room shown on the included plans. A one-on-one service provided by property owner for short periods of time is not required to provide accessible amenities. Approx. 2 hours per week.

Manager Support, Coaching and Counselling Services will also be offered by phone or video link; this service will be offered from the residence.

Tourist, clients & guests can also be taken to the beach for a 'walk and talk' or around the ridge.

Health and Well-Being Services will be offered within normal working hours and finish each day before 4pm. As the same person is providing the health and well-being services, the poffertjes service, they will not overlap in operation.

There is one sign on the building façade detailing the business contact details. Sign size 750mm x 750mm.

Visitors get offered a full holistic health package as part of their overnight stay.

Walk in Tourist / Clients who want to have a health and well-being treatment service available (compliant within 4.1.4 Home Occupation).

From 4pm – 8pm (in the Tourist Season) take away poffertjes for foot traffic.

Accommodation service only also available.

4.1.4 Home occupation for health and well-being services for non-accommodation clients

For the home occupation use to be considered planning exempt it must meet the following exemption requirements:

(a) not more than 40m² of gross floor area of the dwelling is used for non-residential purposes;

Response: Designated floor area for the home occupation use is the room marked 'Lounge' of the main building with a floor area 30m².

(b) the person conducting the home occupation normally uses the dwelling as their principal place of residence;

Response: The person conducting the home occupation lives at the residence.

(c) it does not involve employment of persons other than a resident;

Response: No employment of persons other than resident.

(d) any load on a utility is no more than for a domestic use;

Response: No.

(e) there is no activity that causes electrical interference to other land;

Response: No.

(f) it does not involve display of goods for sale that are visible from any road or public open space adjoining the site;

Response: No.

(g) it involves no more than 1 advertising sign (that must be non-illuminated) and not more than 0.2m² in area;

Response: There is one sign 750 x 750 which is slightly above maximum requirements. This is addressed in sign code assessment.

(h) it does not involve refuelling, servicing, detailing, or repair of vehicles not owned by the resident on the site;

Response: No.

(i) no more than 1 commercial vehicle is on the site at any one time and no commercial vehicle on the site exceeds 2 tonnes; and

Response: No commercial vehicles required.

(j) any vehicle used solely for non-residential purposes must be parked on the site.

Response: There is not a vehicle used solely for the non-residential purpose. The single customer at a time for approx. 2 hours per week will park on street.



Proposed residence assessment:

14.0 Local Business Zone

14.1 Zone Purpose

14.1.4 The zone purpose encourages residential use if it supports the viability of the activity centre. The proposed residence utilises an unused space, of which the occupants will provide contributions to the local community and Stanley business district. The existing visitor accommodation already promotes the Stanley activity centre.

14.2 Use table

The proposed residence is within the permitted use table being a residential use located to the rear of the premises and not listed as no permit required.

14.3 Use standards

14.3.1 All uses

A1, A2 & A3 – Not applicable as a residential use and not on a site within 50m of residential zones.

14.3.2 Discretionary uses Not applicable as not a discretionary use.

14.3.3 Retail Impact

A1 – Not applicable as not bulky goods sales or general retail and hire uses.

14.4 Development standards for buildings and works

14.4.1 Building height

A1 – Building height of secondary residence is less than 9m (Nom. 3.8m)

14.4.2 Setbacks

A1 – b) The proposed residence is located not more or less than the maximum and minimum setbacks of the buildings on adjoining property to the immediate North.

A2 –Not applicable as the property does not share zone boundaries with any residential zones.

A3 –The development does not include air extraction, pumping, refrigeration systems or compressors.

14.4.3. Design

A1 – The residence does not have mechanical plant or security shutters or grilles over windows. The driveway is straight and easily accessible from street so does not require external lighting.

A2 – The residence is setback behind the main visitor accommodation building and therefore there is no alteration to existing façade.

14.4.4 Fencing **A1 & A2** – Not applicable as no new fencing proposed.

14.4.5 Outdoor storage areas A1 – Not applicable.

14.4.6 Dwellings

A1 – The site location plans shows that the existing visitor accommodation and the proposed residence both have sufficient private open space.

A2 – The site location plans shows that both buildings are provided with dedicated and secure storage space of not less than 6m².

Applicable Codes

C1.0 Signs Code

C1.6.4 Signs on local heritage places and in local heritage precincts and local heritage historic landscape precincts

P1 – There is a small wall sign with details of the counselling business on the front fascia of the building. As this building is greater than 0.2m², heritage listed and it is within the local heritage precinct this clause is addressed.

The building façade is quite vast and the small sign allows the architectural details to remain prominent. The sign is located at street eye level which is a traditional location for signage and is similar to neighbouring signage locations and size. The sign does not diminish the architectural value of the building façade.

Table C1.6 Building fascia sign in Local business zone must not project above or below building, not exceed 2/3 the depth of fascia and not project more than 200mm from the vertical face of the fascia. The sign meets these requirements.

C2.0 Parking and Sustainable Transport Code

The existing concrete driveway is for use by the proposed residence. 2 parking spaces are required and available in the driveway.

The existing visitor accommodation building is accessed by entry doors via the Church Street footpath. Due to this fact the parking used for the visitor accommodation is by on-street parking on Church Street.

The yard to the rear of the building is unfortunately not accessible by vehicles due to topography. There are no other possible parking solutions for this use on site due to existing buildings and topography. For many Stanley businesses along Church Street it is not possible to provide off street carparking to meet planning scheme requirements. Stanley has a tourism-based economy and patrons of the visitor accommodation provide input to this economy.

The main CBD of Stanley has low traffic volumes, and less of an evening. Church Street carparking would be free in evening hours for overnight parking of accommodation patrons. This on-street parking area has good kerb and channel and road formation and sight distances for traffic.

The counselling use of 1 to 2 hours per week during normal work hours is a very minor constraint on the traffic and parking hierarchy. The food sales are aimed at pedestrian use and is after normal work hours when traffic and parking volumes are very low.

Parking assessment for proposed residence

C2.2.2 Application of this code

Clauses 2.5.3, 2.5.4 and C2.5.5 do not apply for residential use.

C2.6.1 Construction of parking area

A1 – The existing driveway off Church Street has concrete finish

Table C2.1 Car parking space requirements

Residence (1x 2-bedroom dwelling in zone other than general residential) requires 2 spaces. These are available along the existing driveway.

C2.6.2 Design and layout of parking areas

A1.1 Internal parking, access way, manoeuvring and circulation spaces must:

- a) i) The surface of the property in the areas of parking is 5% or less which meets gradient requirements of AS 2890.
- ii) There are required 2 parking spaces which are not required to exit in a forward motion.
- iii) The access width is not less than 3m as required in Table C2.2 for 1 to 5 parking spaces.

- iv) The parking spaces dimensions meet the required size.
- v) The parking spaces dimensions meet the required size.
- vi) There are not vertical clearance obstructions
- vii) The carparking spaces is delineated with existing building and retaining wall.

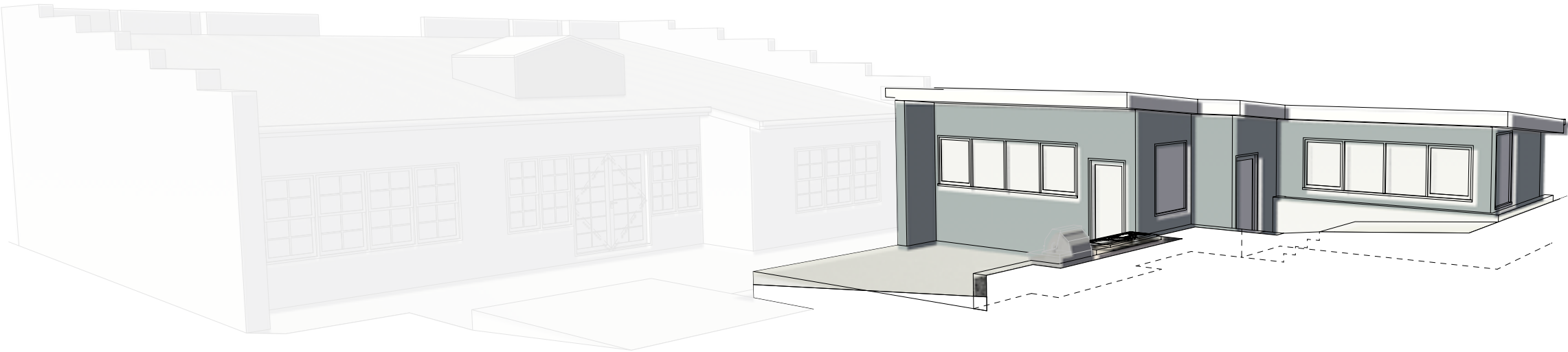
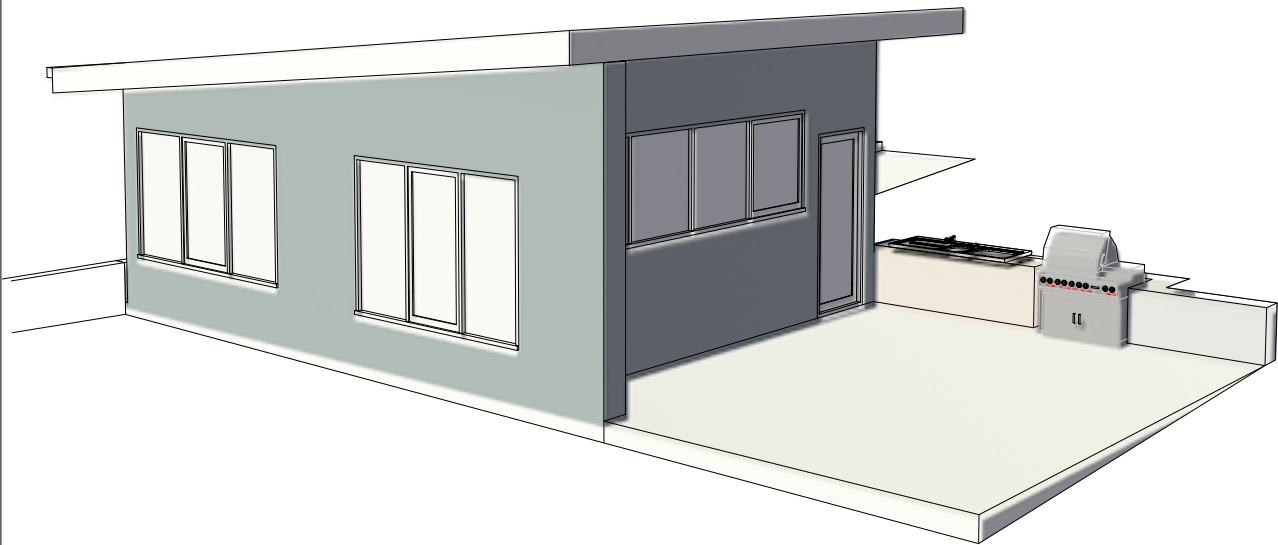
C2.6.3 Number of accesses for vehicles

A1 – b) The number of accesses is no more than the existing number of accesses which is 1.

C6.0 Local historical heritage code

As the site is a registered place entered on the Tasmanian Heritage Register, in accordance with clause C6.2.6, this Code is not applicable to the site

Proposed Residence
12 Church Street, Stanley TAS 7331
Luke McNamara



Drawing Schedule			
Drawing #	Drawing	Revision	Plot Date
1	Project Information	A	9/09/2026
4	Site Location Plan	A	9/09/2026
5	Floor Plan - Existing	A	9/09/2026
6	Elevations - Existing	A	9/09/2026
7	Floor Plan - Proposed	A	9/09/2026
8	Elevations - Proposed	A	9/09/2026
9	Window & Door Plan	A	9/09/2026
10	Roof Plan	A	9/09/2026
11	Typical Section	A	9/09/2026
12	Typical Detail	A	9/09/2026
22	Floor Plan - Laundry	A	9/09/2026
23	Drainage Plan	A	9/09/2026

Drawing Count:
23

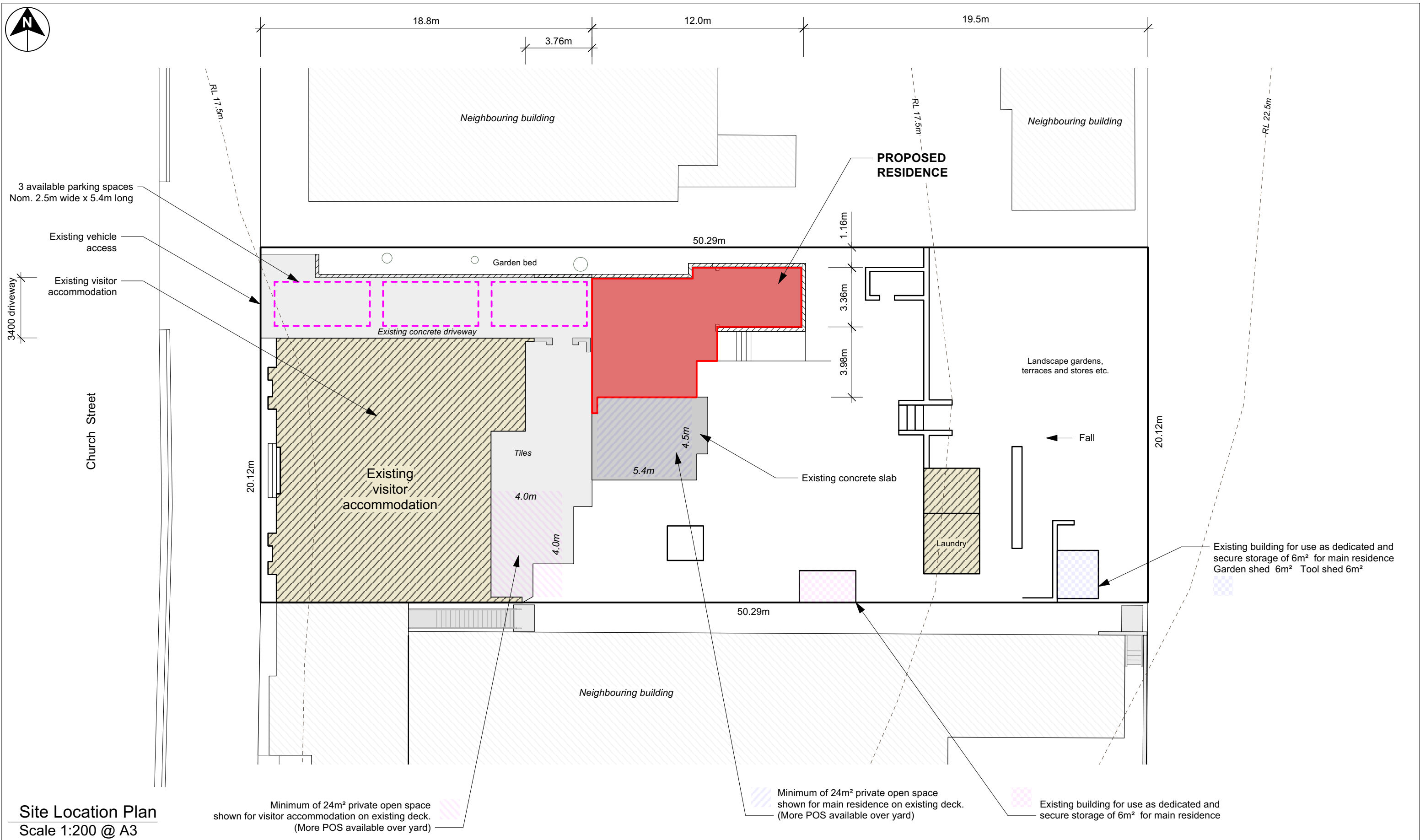
Project Information	
Property ID (PID)	6209876
Title Reference No.	Volume 28255 Folio 82
Site Area	1012 m ²
Site Coverage	288 m ² (28%)
Local Authority	Circular Head Council
Zoning	14.0 Local Business
Building Class	1a
Category of Building Works	3 Building
Category of Plumbing Works	2 Plumbing
Soil Classification	Assumed 'M'
Wind Classification	Assumed 'N3'
Climate Zone	7
Bushfire (BAL) Rating	Low
Alpine Area	N/A
Corrosion Environment	Low (>250m to surf)
Site Hazards	Nil Observed

Other Documents Schedule	
Title	Supplied
Energy Efficiency & Form 55	-
Structural Engineering & Form 55	-

Floor Area	
Existing Visitor Accommodation	191.8m ²
PROPOSED RESIDENCE	61.9m ²
Existing Laundry	10.3m ²
LAUNDRY EXTENSION	7.7m ²



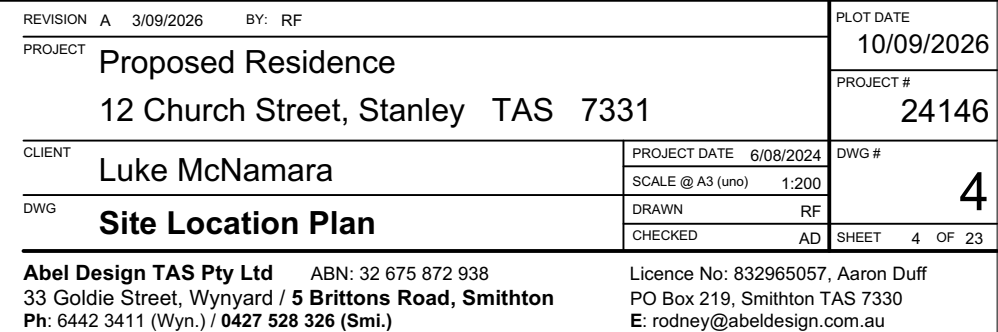
REVISION A 3/09/2026 BY: RF		PLOT DATE 10/09/2026	
PROJECT Proposed Residence		PROJECT # 24146	
12 Church Street, Stanley TAS 7331		DWG # 1	
CLIENT Luke McNamara		PROJECT DATE 6/08/2024	
DWG Project Information		SCALE @ A3 (uno)	
		DRAWN RF	
		CHECKED AD	
Abel Design TAS Pty Ltd ABN: 32 675 872 938		Licence No: 832965057, Aaron Duff	
33 Goldie Street, Wynyard / 5 Brittons Road, Smithton		PO Box 219, Smithton TAS 7330	
Ph: 6442 3411 (Wyn.) / 0427 528 326 (Smi.)		E: rodney@abeldesign.com.au	



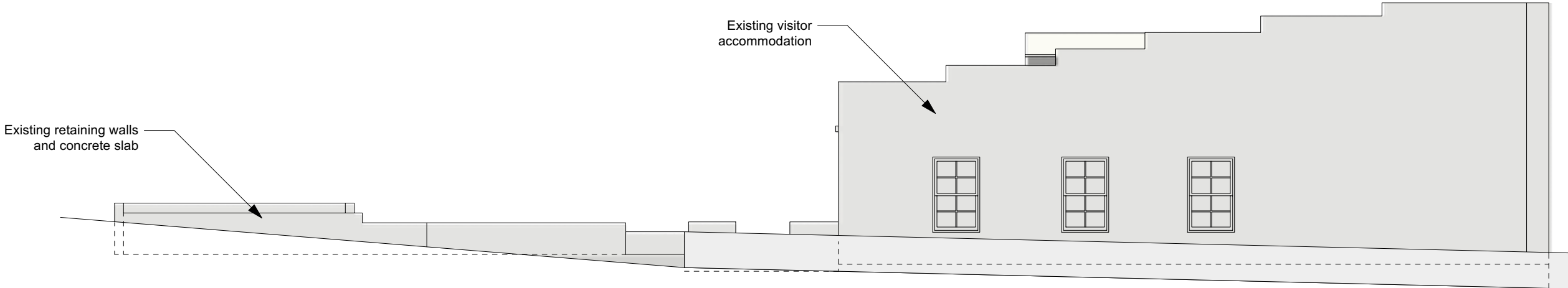
Minimum of 24m² private open space shown for visitor accommodation on existing deck.
(More POS available over yard)

Minimum of 24m² private open space shown for main residence on existing deck.
— (More POS available over yard)

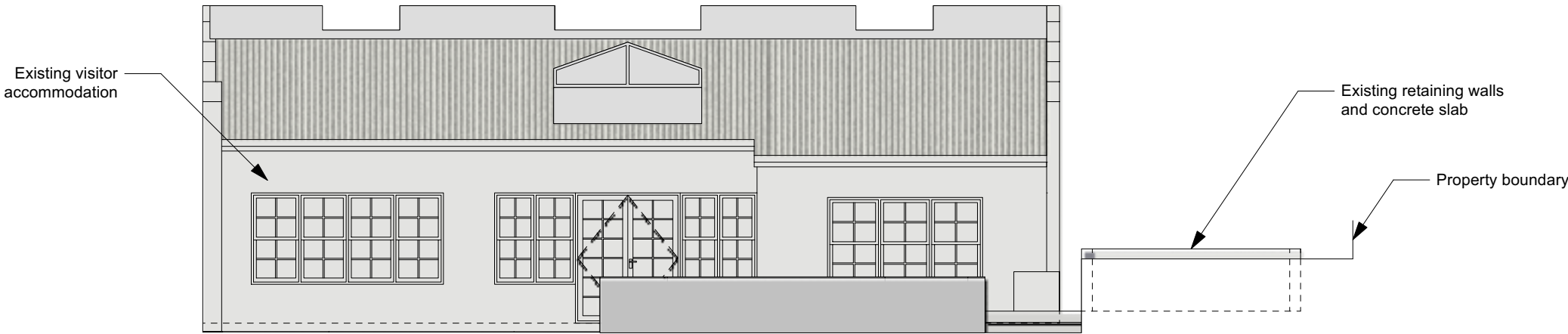
Existing building for use as dedicated and secure storage of 6m² for main residence



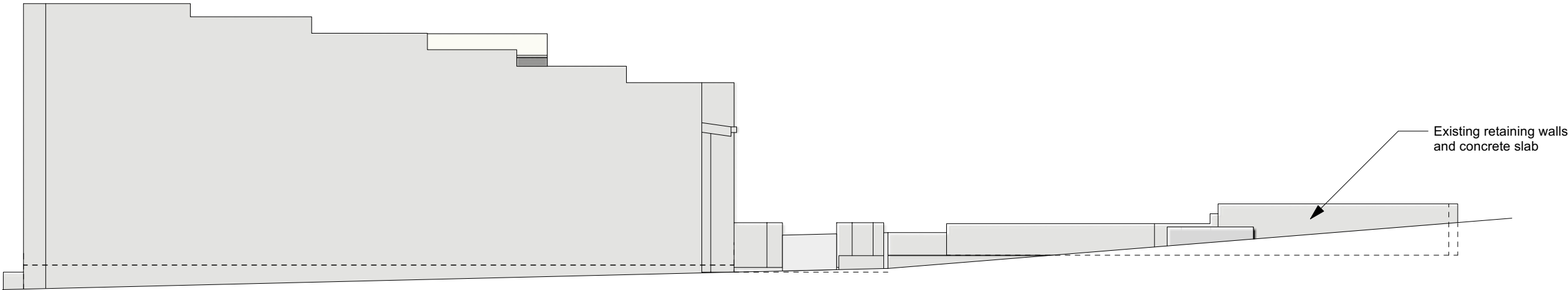
West elevation not shown



North Elevation - Existing
Scale: 1:100 @A3



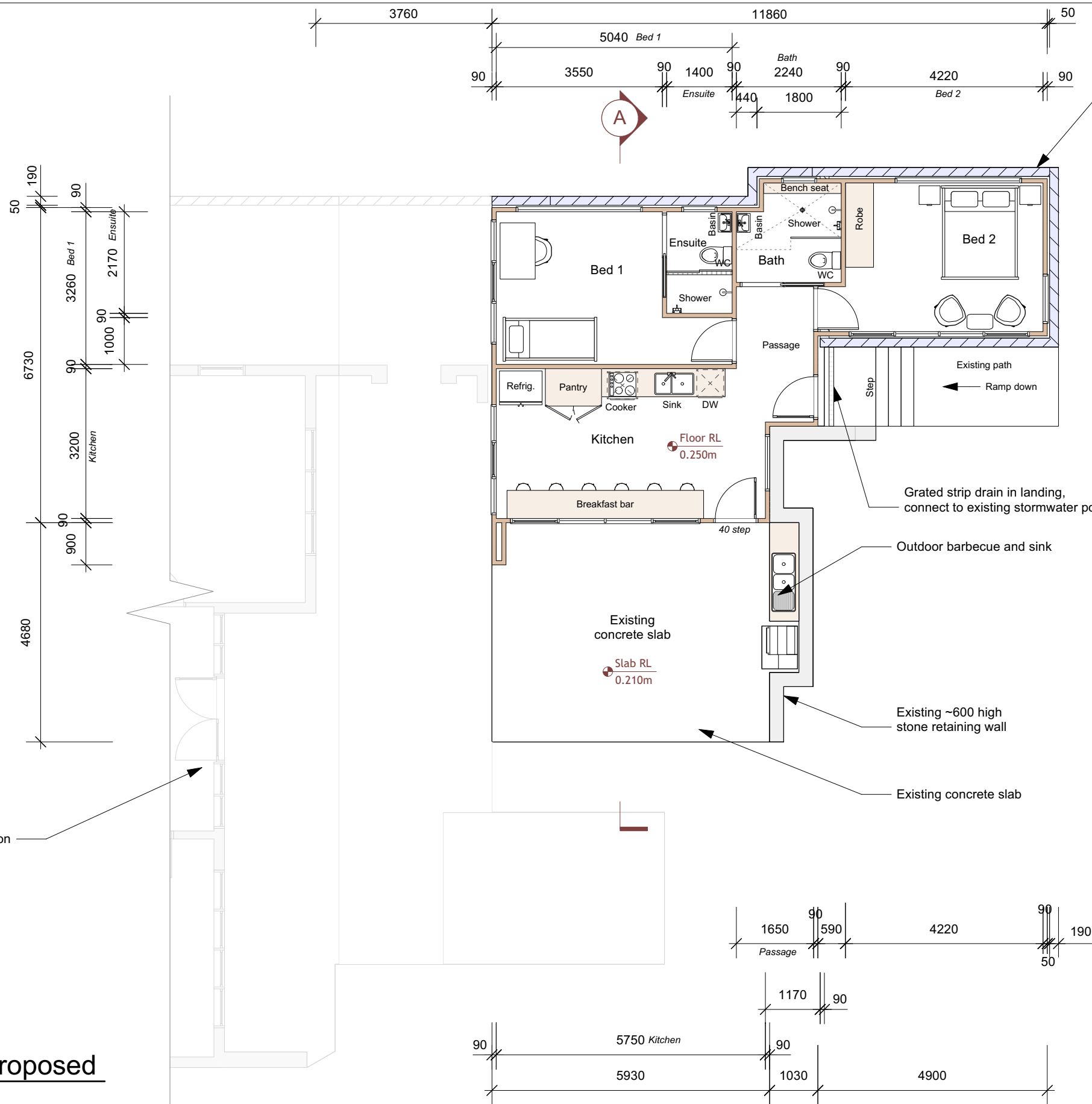
East Elevation - Existing
Scale: 1:100 @A3



South Elevation - Existing
Scale: 1:100 @A3



REVISION A 3/09/2026 BY: RF		PLOT DATE 10/09/2026	
PROJECT Proposed Residence 12 Church Street, Stanley TAS 7331		PROJECT # 24146	
		DWG # 6	
CLIENT Luke McNamara	PROJECT DATE 6/08/2024 SCALE @ A3 (uno) 1:100		6
DWG Elevations - Existing	DRAWN RF CHECKED AD		
Abel Design TAS Pty Ltd ABN: 32 675 872 938 33 Goldie Street, Wynyard / 5 Brittons Road, Smithton Ph: 6442 3411 (Wyn.) / 0427 528 326 (Smi.)		Licence No: 832965057, Aaron Duff PO Box 219, Smithton TAS 7330 E: rodney@abeldesign.com.au	



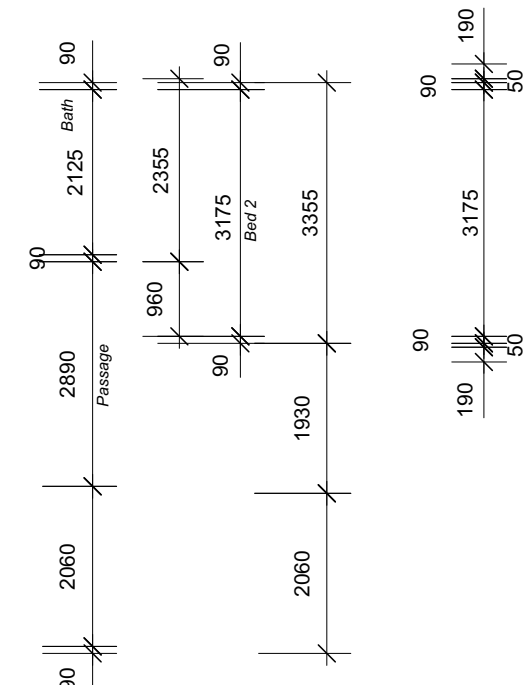
Existing concrete block retaining wall where shown (1100 max. height)
New timber stud walls 50mm inside

Grated strip drain in landing, connect to existing stormwater point

Outdoor barbecue and sink

Existing ~600 high stone retaining wall

Existing concrete slab



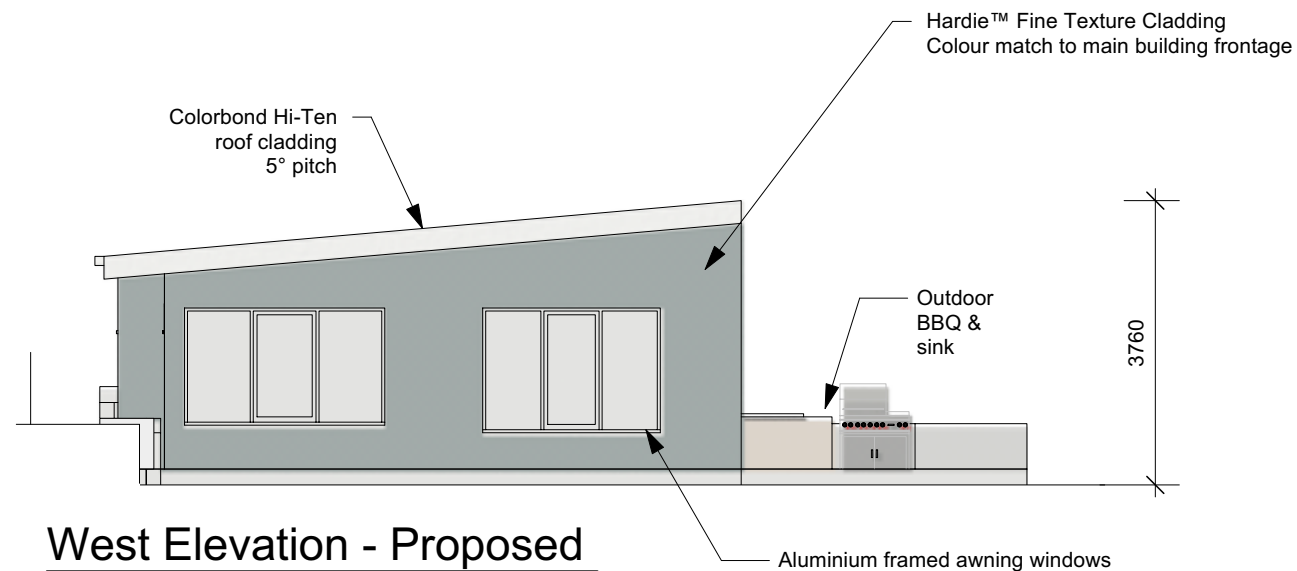
Floor Plan - Proposed
Scale: 1:100 @A3

Proposed floor area 61.9m²

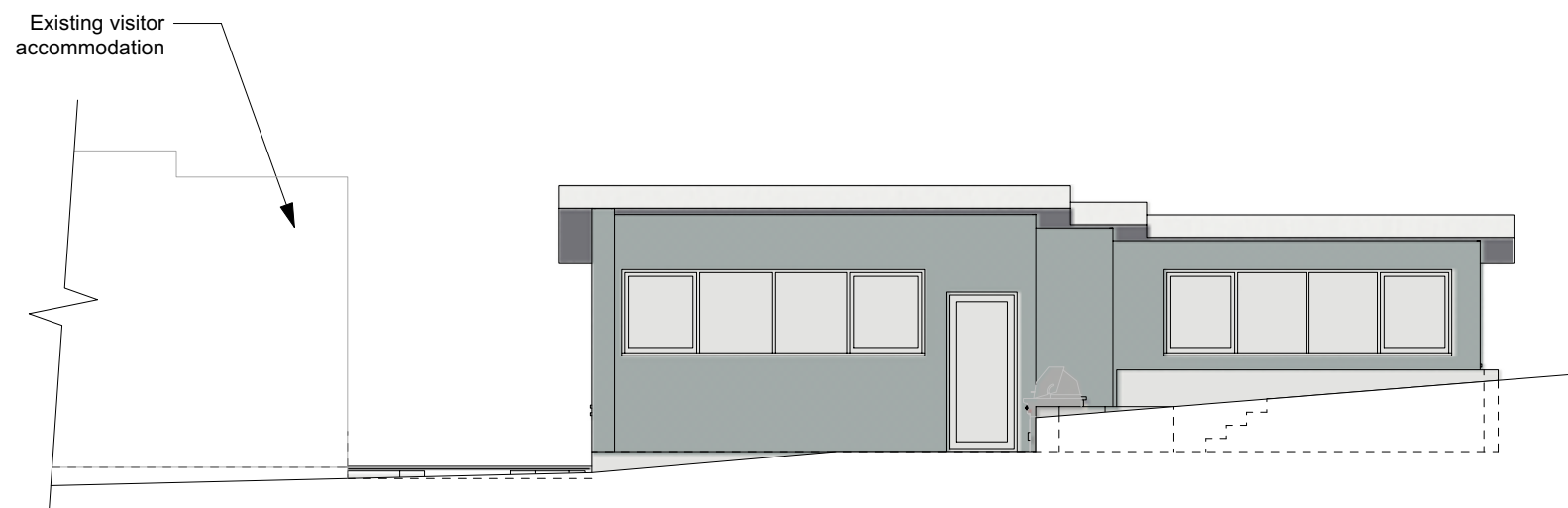


REVISION A 3/09/2026 BY: RF		PLOT DATE 10/09/2026	
PROJECT Proposed Residence		PROJECT # 24146	
CLIENT Luke McNamara		PROJECT DATE 6/08/2024	
DWG Floor Plan - Proposed		SCALE @ A3 (uno) 1:100	
		DRAWN RF	
		CHECKED AD	
Abel Design TAS Pty Ltd ABN: 32 675 872 938		DWG # 7	
33 Goldie Street, Wynyard / 5 Brittons Road, Smithton		SHEET 5 OF 23	
Ph: 6442 3411 (Wyn.) / 0427 528 326 (Smi.)		Licence No: 832965057, Aaron Duff	
		PO Box 219, Smithton TAS 7330	
		E: rodney@abeldesign.com.au	

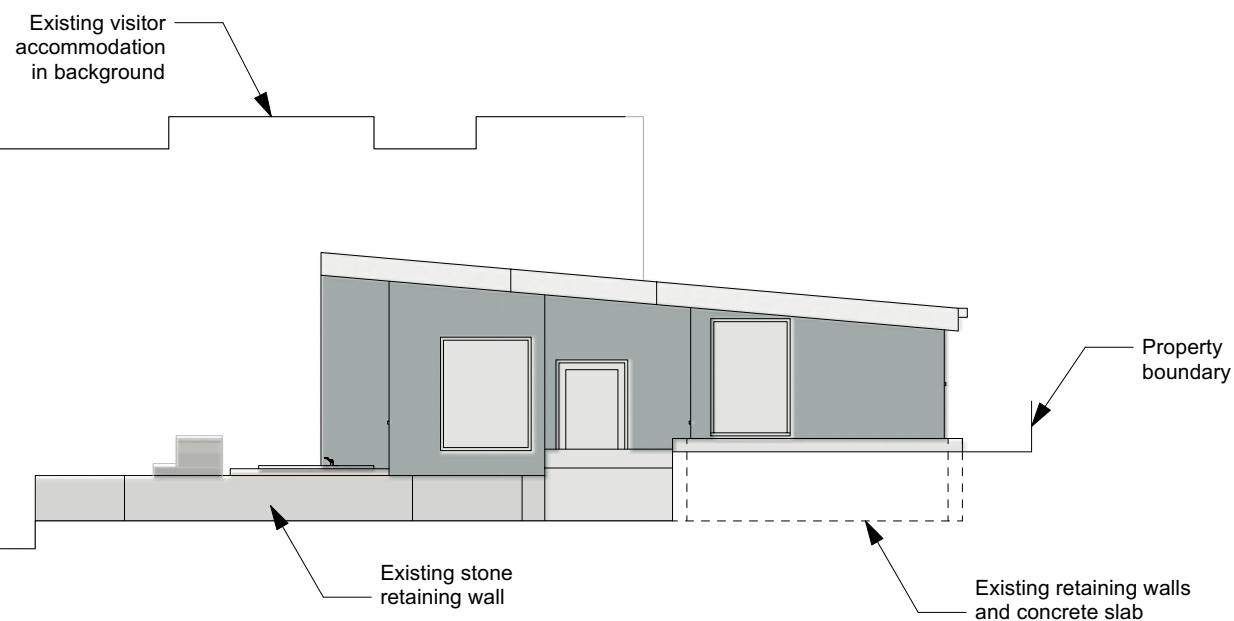
Laundry facilities in separate building on property



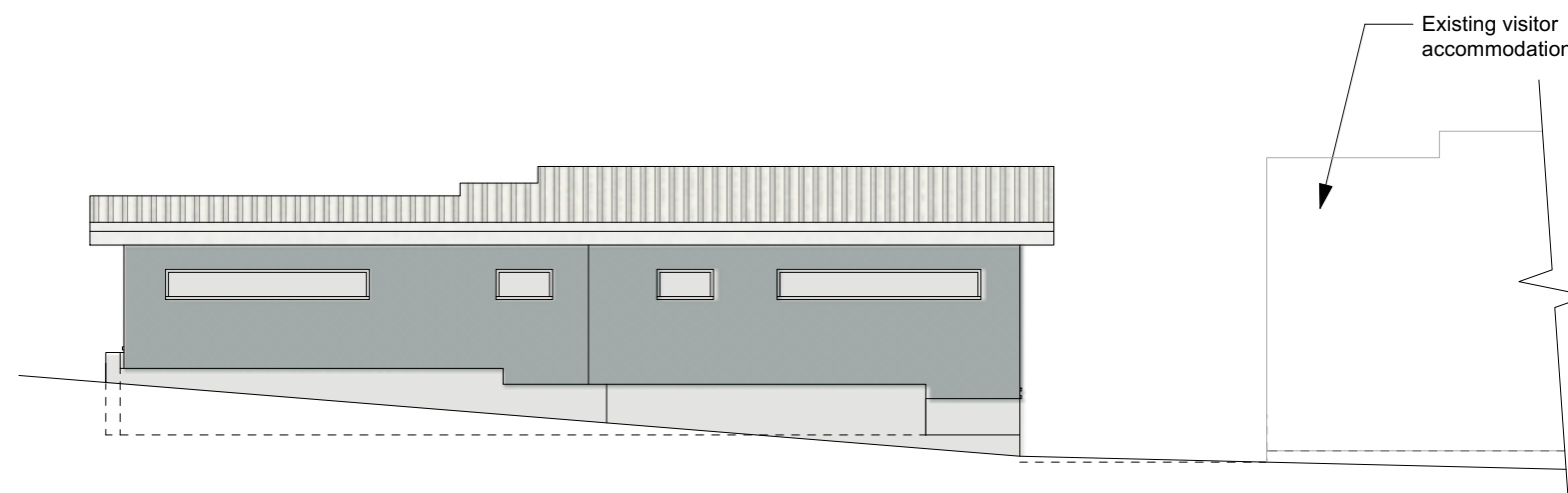
West Elevation - Proposed
Scale: 1:100 @A3



South Elevation - Proposed
Scale: 1:100 @A3



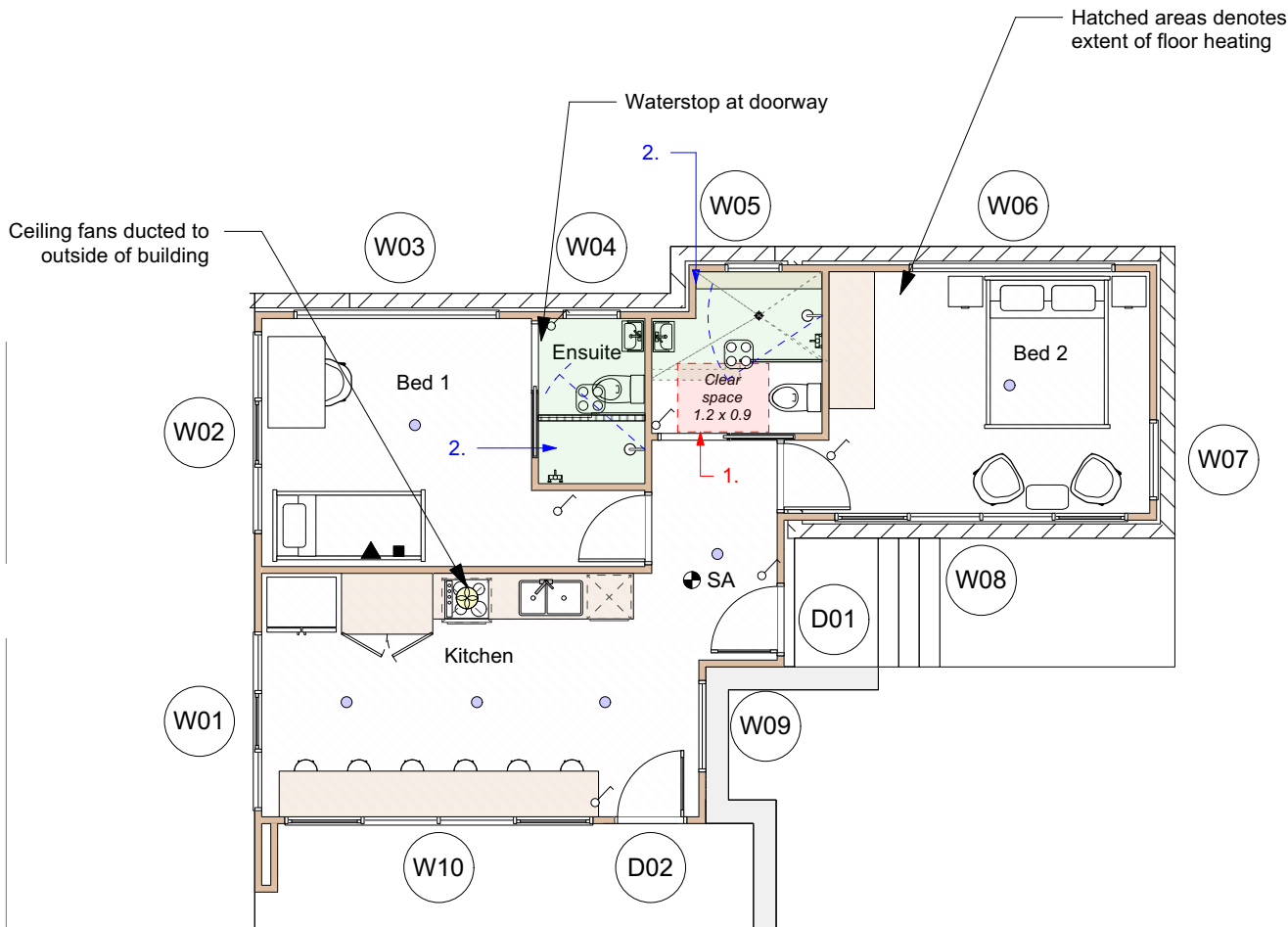
East Elevation - Proposed
Scale: 1:100 @A3



North Elevation - Proposed
Scale: 1:100 @A3



REVISION A 3/09/2026 BY: RF		PLOT DATE 10/09/2026	
PROJECT Proposed Residence 12 Church Street, Stanley TAS 7331		PROJECT # 24146	
CLIENT Luke McNamara	PROJECT DATE 6/08/2024	DWG # 8	
	SCALE @ A3 (uno) 1:100		
	DRAWN RF		
DWG Elevations - Proposed	CHECKED AD	SHEET 5 OF 23	
Abel Design TAS Pty Ltd ABN: 32 675 872 938 33 Goldie Street, Wynyard / 5 Brittons Road, Smithton Ph: 6442 3411 (Wyn.) / 0427 528 326 (Smi.)		Licence No: 832965057, Aaron Duff PO Box 219, Smithton TAS 7330 E: rodney@abeldesign.com.au	



Window Schedule					
ID	Type	Location	Width	Height	Setout
W01	Awning, clear glass	Kitchen	2350	1650	Head @ 2130
W02	Awning, clear glass	Bed 1	2650	1550	Head @ 2130
W03	Fixed, clear glass	Bed 1	2700	400	Head @ 2230
W04	Awning, obscure glass	Ensuite	750	400	Head @ 2230
W05	Awning, obscure glass	Bath	750	400	Head @ 2230
W06	Fixed, clear glass	Bed 2	2700	400	Head @ 2230
W07	Awning, clear glass	Bed 2	1050	1550	Head @ 2680
W08	Awning, clear glass	Bed 2	3850	1150	Head @ 2430
W09	Awning, clear glass	Kitchen	1200	1500	Head @ 2430
W10	Awning, clear glass	Kitchen	4050	1150	Head @ 2430
Door Schedule					
ID	Type	Location	Width	Height	Height
D01	Hinged entry door	Passage	920	2080	Head @ 2080
D01	Hinged entry door	Kitchen	920	2080	Head @ 2080
Internal	Hinged door, hollow core 2 req'd	Internal	870	2080	Head @ 2080
Internal	Cavity slider door, hollow core 2 req'd	Internal	870	2080	Head @ 2080

Electrical Legend

- Light wiring, nom. path only
- ⌋ Wall mounted light switch, 1100 above FL
- Incandescent batten holder
- ⊙ Tastic 4 in 1 exhaust & heat lamps, vent to soffit grille
Fitted with backdraught dampers / shutters
- SA Hardwired smoke alarm
- CAT 6 ethernet jack
- ▲ TV Jack
- ⊕ Exhaust fan, sealed, vented

Exhaust System notes:

- An exhaust system installed in a kitchen, bathroom, sanitary compartment or laundry must have a minimum flow rate of—25 L/s for a bathroom or sanitary compartment; and 40 L/s for a kitchen or laundry.
- Exhaust from a kitchen, kitchen range hood, bathroom, sanitary compartment or laundry must discharge directly or via a shaft or duct to outdoor air.
- Where a venting clothes dryer is installed, it must discharge directly or via a shaft or duct to outdoor air. This requirement only applies to venting clothes dryers and not other types of clothes dryers, such as condensing clothes dryers.

Smoke alarm notes:

- Smoke alarms to comply with AS3768.
- Smoke alarms to be hard wired.
- Where more than one alarm, they are to be interlinked.

Legend:

1. Circulation area for toilet pan compliant with livable housing standard, refer notes.
2. Extent of shower waterproofing, refer wet area notes

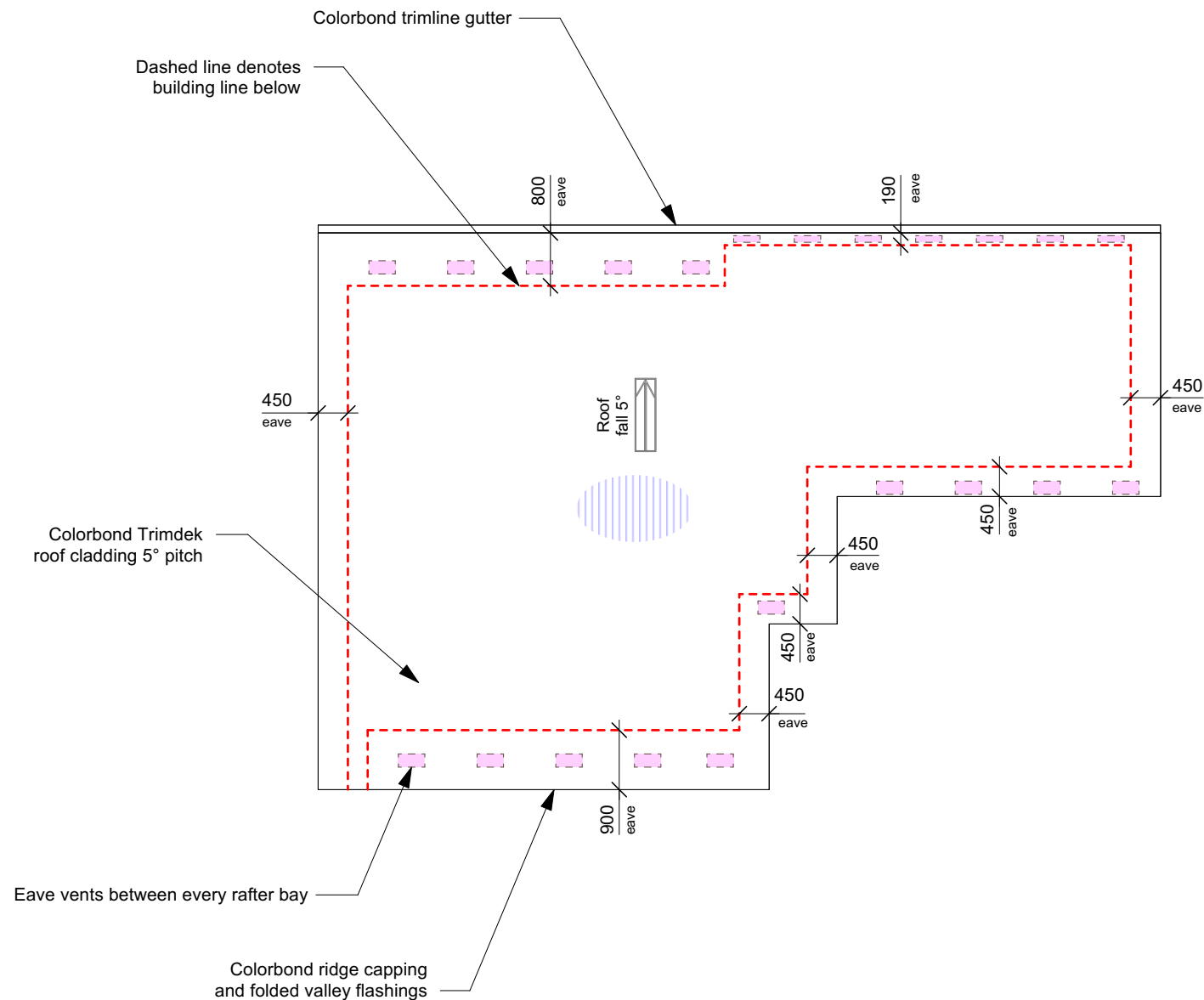
Window Notes

- All glazing of windows and doors to be double glazed
12mm gap windows, 8mm gap sliding doors, 6mm gap hinged doors
U-value 4.1 SHGC 0.57 Aluminium framed
- Safety Glazing: Any glazing (including windows) where the lowest part is less than 2.0m above the floor must use specific safety glass (Grade A safety glazing).
- Windows within a shower area must generally be at least 1800mm above the finished floor level (FFL) to meet waterproofing requirements

Window & Door Plan
Scale: 1:100 @A3



REVISION A 3/09/2026 BY: RF		PLOT DATE 10/09/2026	
PROJECT Proposed Residence 12 Church Street, Stanley TAS 7331		PROJECT # 24146	
CLIENT Luke McNamara	PROJECT DATE 6/08/2024	DWG # 9	
	SCALE @ A3 (uno) 1:100		
DWG Window & Door Plan	DRAWN RF		
	CHECKED AD	SHEET 5 OF 23	
Abel Design TAS Pty Ltd ABN: 32 675 872 938 33 Goldie Street, Wynyard / 5 Brittons Road, Smithton Ph: 6442 3411 (Wyn.) / 0427 528 326 (Smi.)		Licence No: 832965057, Aaron Duff PO Box 219, Smithton TAS 7330 E: rodney@abeldesign.com.au	



ABCB Housing Provisions Standard 2022 - 10.8.3 Ventilation of roof spaces

1. In **climate zones** 7 and 8, a roof must have a roof space that—
- a) is located —
- (i) immediately above the primary insulation layer; or
- (ii) immediately above sarking with a vapour permeance of not less than 1.14 µg/N.s, which is immediately above the primary insulation layer; or
- (iii) immediately above ceiling insulation that meets the requirements of 13.2.3(3) and 13.2.3(4); and
- b) has a height of not less than 20 mm; and
- c) is either—
- (i) ventilated to outdoor air through evenly distributed openings in accordance with Table 10.8.3; or
- (ii) located immediately underneath the roof tiles of an un-sarked tiled roof.

Table 10.8.3: Roof space ventilation requirements

- < 10° - 25,000mm²/m provided at each of two opposing ends.
- ≥. 10° and < 15° - 25,000mm²/m provided at the eaves and 5,000 mm²/m at high level.
- ≥. 15° and < 75° - 7,000mm²/m provided at the eaves and 5,000 mm²/m at high level, plus an additional 18,000mm²/m at the eaves if the roof has a cathedral ceiling.

Table Notes

- 1) Ventilation openings are specified as a minimum free open area per metre length of the longest horizontal dimension of the roof.
- 2) For the purposes of this Table, high level openings are openings provided at the ridge or not more than 900 mm below the ridge or highest point of the roof space, measured vertically
- 3) For raked ceilings provide venting every rafter bay or continuous strip vent or counter battened eave

Note:

Roof penetrations, (i.e. vent pipes, ventilators etc.) shall be sealed. The material used to seal the penetration shall be non-combustible. Where the penetration compromises the eaves/verandah ceiling, the penetration shall be adequately sealed and not compromise the performance of the element.

Ventilation Schedule

- At low level eaves-
- Required: 25000mm²/m (320,000mm² over 12.8m)
- Provided: 10 vents Nom. 400x200 vent
- At high level eaves-
- Required: 25000mm²/m (320,000mm² over 12.8m)
- Provided: 10 vents Nom. 400x200 vent

Gutter Notes:

- Roof catchment area: 83m² (catchment per DP: 42m²)
- Max. gutter length: 12m
- 1% rainfall intensity: 178mm/h
- 5% rainfall intensity: 128mm/h

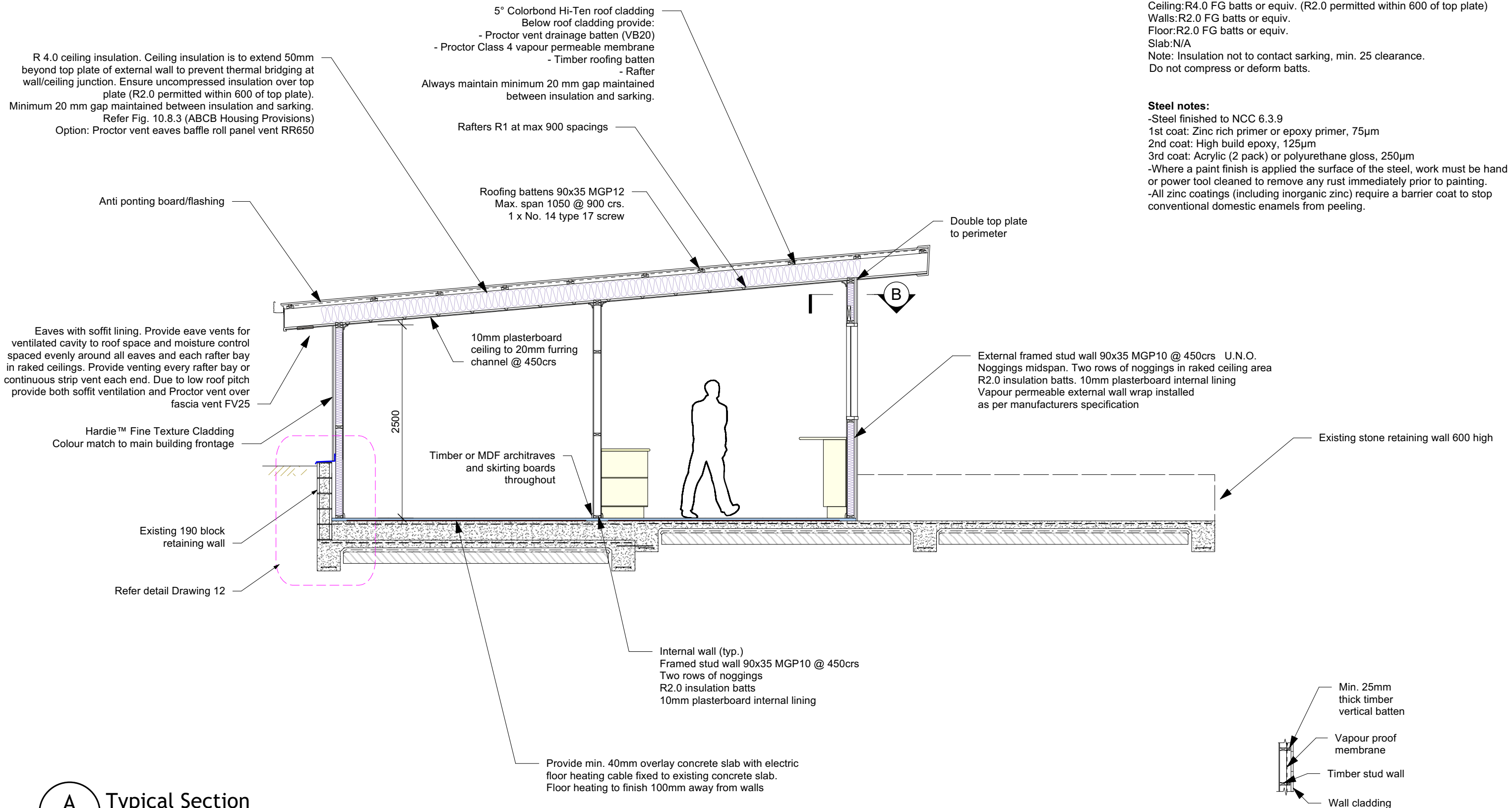
Gutter min. cross section 5200mm²
Nominally 115 D gutter or medium rectangular gutter
Gutter either slotted or spaced from fascia to NCC 7.4.6

Roof Plan

Scale: 1:100 @A3



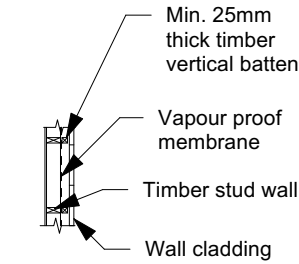
REVISION A 3/09/2026 BY: RF		PLOT DATE 10/09/2026	
PROJECT Proposed Residence 12 Church Street, Stanley TAS 7331		PROJECT # 24146	
CLIENT Luke McNamara	PROJECT DATE 6/08/2024		DWG # 10
	SCALE @ A3 (uno) 1:100		
DWG Roof Plan	DRAWN RF		SHEET 5 OF 23
	CHECKED AD		
Abel Design TAS Pty Ltd ABN: 32 675 872 938 33 Goldie Street, Wynyard / 5 Brittons Road, Smithton Ph: 6442 3411 (Wyn.) / 0427 528 326 (Smi.)		Licence No: 832965057, Aaron Duff PO Box 219, Smithton TAS 7330 E: rodney@abeldesign.com.au	



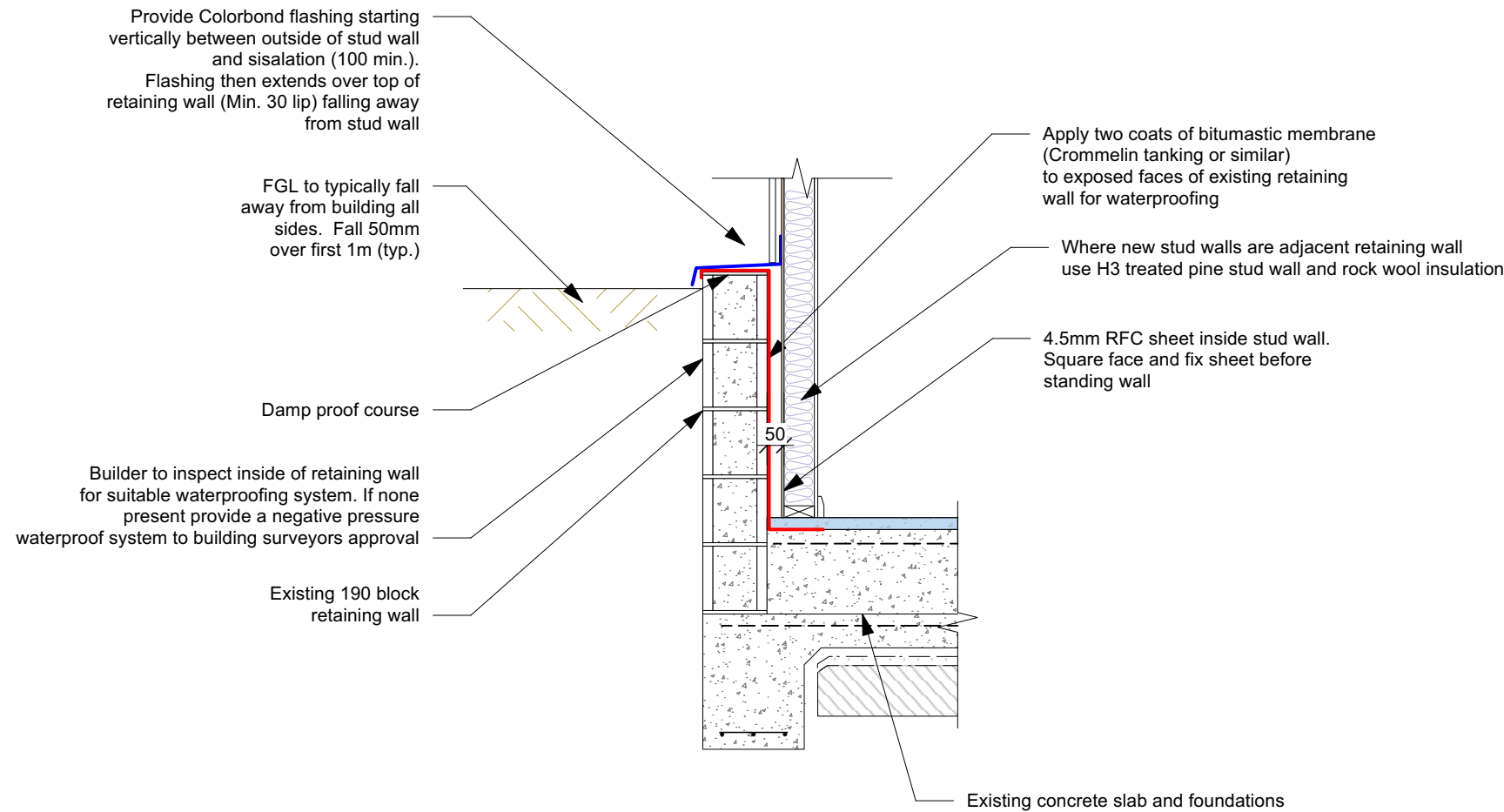
Insulation schedule:
Sarking: CSR Bradford Enviroseal Proctorwrap to manufacturers specs
Ceiling: R4.0 FG batts or equiv. (R2.0 permitted within 600 of top plate)
Walls: R2.0 FG batts or equiv.
Floor: R2.0 FG batts or equiv.
Slab: N/A
Note: Insulation not to contact sarking, min. 25 clearance.
Do not compress or deform batts.

Steel notes:
-Steel finished to NCC 6.3.9
1st coat: Zinc rich primer or epoxy primer, 75µm
2nd coat: High build epoxy, 125µm
3rd coat: Acrylic (2 pack) or polyurethane gloss, 250µm
-Where a paint finish is applied the surface of the steel, work must be hand or power tool cleaned to remove any rust immediately prior to painting.
-All zinc coatings (including inorganic zinc) require a barrier coat to stop conventional domestic enamels from peeling.

A
5
Typical Section
Scale 1:50

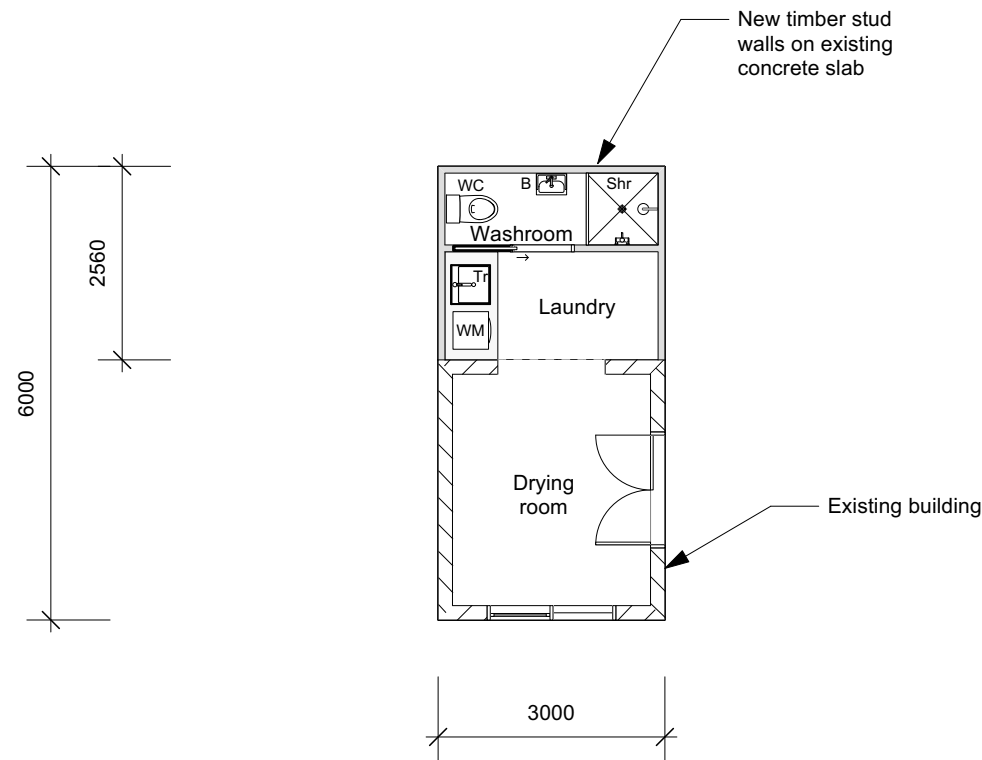


REVISION A 3/09/2026 BY: RF		PLOT DATE 10/09/2026	
PROJECT Proposed Residence 12 Church Street, Stanley TAS 7331		PROJECT # 24146	
CLIENT Luke McNamara	PROJECT DATE 6/08/2024		DWG # 11
	SCALE @ A3 (uno) 1:50		
DWG Typical Section	DRAWN RF		SHEET 11 OF 23
	CHECKED AD		
Abel Design TAS Pty Ltd ABN: 32 675 872 938 33 Goldie Street, Wynyard / 5 Brittons Road, Smithton Ph: 6442 3411 (Wyn.) / 0427 528 326 (Smi.)		Licence No: 832965057, Aaron Duff PO Box 219, Smithton TAS 7330 E: rodney@abeldesign.com.au	

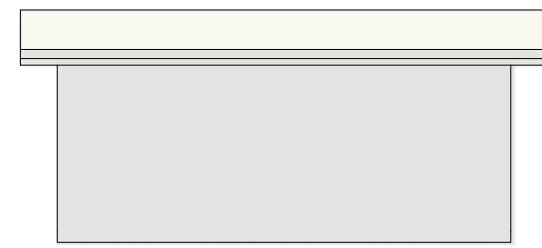


Typical detail for walls adjacent existing retaining wall

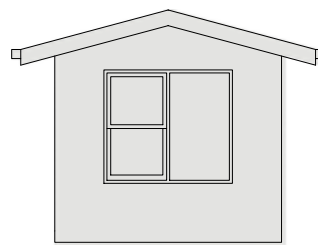
1 Typical Detail
Scale 1:20



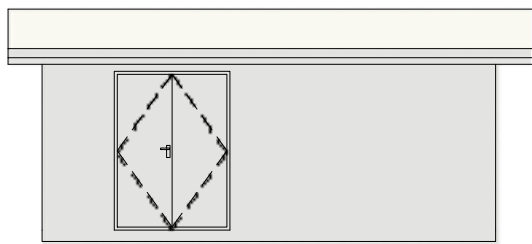
Floor Plan
Scale: 1:100 @A3



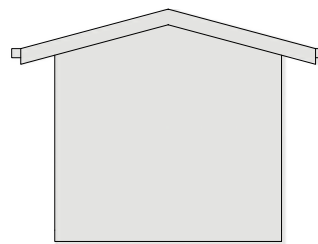
West Elevation
Scale: 1:100 @A3



South Elevation
Scale: 1:100 @A3



East Elevation
Scale: 1:100 @A3

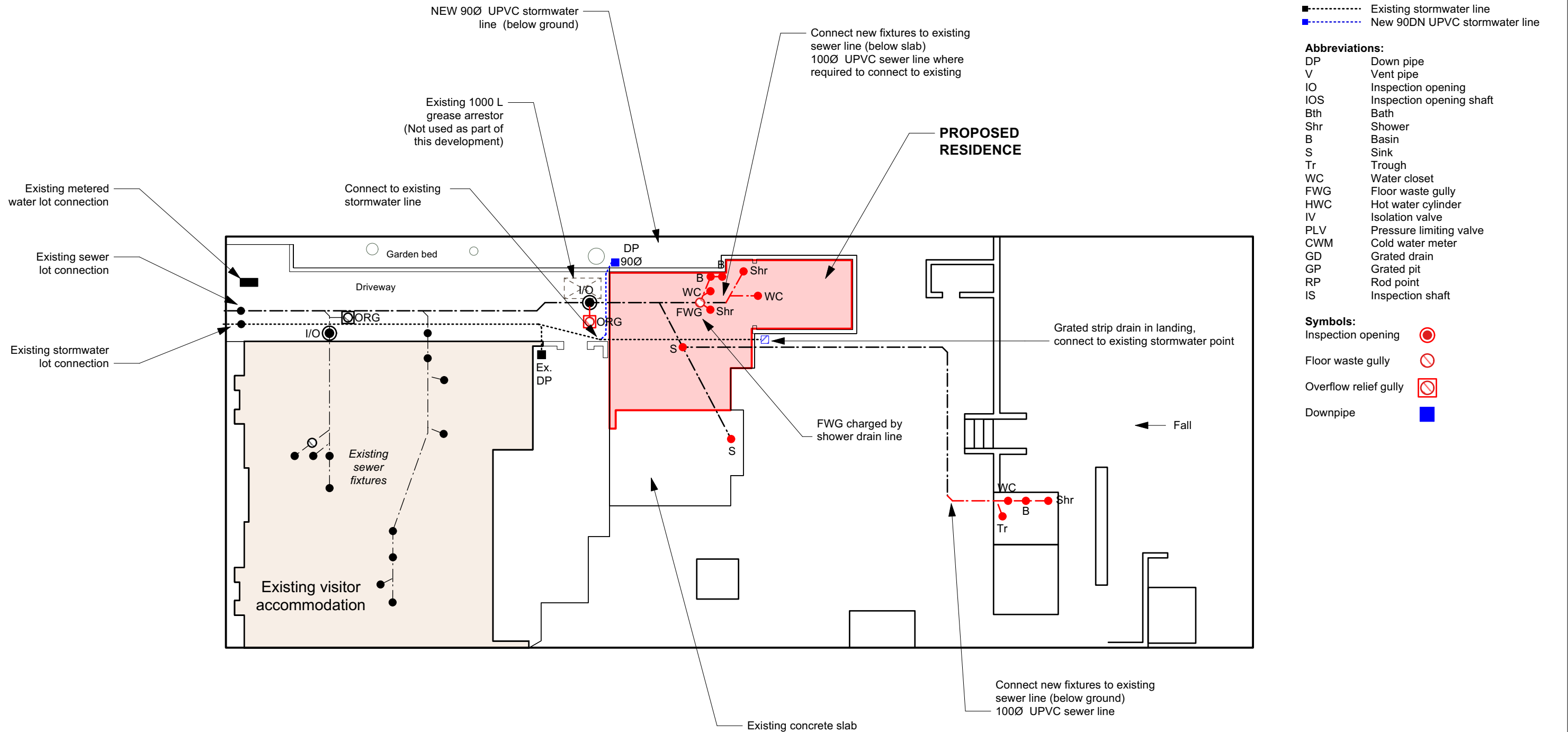


North Elevation
Scale: 1:100 @A3

Laundry floor area (Existing)	10.3m ²
Laundry floor area (Extension)	7.7m ²



REVISION A 3/09/2026 BY: RF		PLOT DATE 10/09/2026	
PROJECT Proposed Residence 12 Church Street, Stanley TAS 7331		PROJECT # 24146	
CLIENT Luke McNamara	PROJECT DATE 6/08/2024	DWG # 22	
	SCALE @ A3 (uno) 1:100		
	DRAWN RF		
DWG Floor Plan - Laundry	CHECKED AD	SHEET 22 OF 23	
Abel Design TAS Pty Ltd ABN: 32 675 872 938 33 Goldie Street, Wynyard / 5 Brittons Road, Smithton Ph: 6442 3411 (Wyn.) / 0427 528 326 (Smi.)		Licence No: 832965057, Aaron Duff PO Box 219, Smithton TAS 7330 E: rodney@abeldesign.com.au	



Drainage Plan
Scale 1:200 @ A3



REVISION A 3/09/2026 BY: RF		PLOT DATE 10/09/2026	
PROJECT Proposed Residence 12 Church Street, Stanley TAS 7331		PROJECT # 24146	
CLIENT Luke McNamara	PROJECT DATE 6/08/2024		DWG # 23
	SCALE @ A3 (uno) 1:200		
DWG Drainage Plan	DRAWN RF		SHEET 23 OF 23
	CHECKED AD		
Abel Design TAS Pty Ltd ABN: 32 675 872 938 33 Goldie Street, Wynyard / 5 Brittons Road, Smithton Ph: 6442 3411 (Wyn.) / 0427 528 326 (Smi.)		Licence No: 832965057, Aaron Duff PO Box 219, Smithton TAS 7330 E: rodney@abeldesign.com.au	



23 September 2026

L McNamara
PO Box 12
Stanley TAS 7331

Dear Luke

REQUEST FOR ADDITIONAL INFORMATION – DA 2026/041 - SECONDARY RESIDENCE - 12 CHURCH STREET, STANLEY - TASMANIAN PLANNING SCHEME – CIRCULAR HEAD

Thank you for submitting the above application for a planning permit.

After reviewing the application it is requested that you provide the following information before assessment can continue:

1. Intended Use

Thank you for clarifying the intended uses for the site.

Please provide a revised Site Location Plan which accurately shows each intended use in each space. For example, the lounge room is utilised by the owners as part of their residential use on the site, and also to be used for the Home Occupation, this is a residential use. The location of the Food Services component also needs to be shown.

We understand that the owners reside in part of the main building, this also needs to be reflected in the information provided. Clarification is sought on what is the intended use of these spaces upon occupancy of the new dwelling.

2. C2.0 Parking and Sustainable Transport Code

With the three multiple uses of the site, your application cannot meet the acceptable solution for C2.5.1, A1.

Please provide justification against clause C2.5.1, P1.1 and P1.2

This request is made under section 54 of the *Land Use Planning and Approvals Act 1993* ('the Act').



CIRCULAR HEAD COUNCIL

If you wish to discuss this request or any items contained within it, please contact assessing officer (Julia House) on 6452 4885.

Yours sincerely

Alison Pyke

MANAGER INFRASTRUCTURE & DEVELOPMENT SERVICES



28 September 2026

Luke McNamara
12 Church Street
STANLEY TAS 7331

Dear Luke

REQUEST FOR ADDITIONAL INFORMATION – DA 2026/041 - ESTABLISH A MULTIPLE USE SITE TO INCLUDE EXISTING VISITOR ACCOMMODATION, NEW RESIDENTIAL USE INCLUDING SINGLE DWELLING, NEW FOOD SERVICES USE AND SIGNAGE - 12 CHURCH STREET, STANLEY - TASMANIAN PLANNING SCHEME – CIRCULAR HEAD

Thank you for submitting the above application for a planning permit.

After reviewing the application it is requested that you provide the following information before assessment can continue:

1. Retrospective application for Signage

Council has received advice from Heritage Tasmania and require the below information-

The existing signage is not currently approved under the *Historic Cultural Heritage Act 1995*:

- 'The Tribe of Many Colours' painted wall sign with central logo;
- Rainbow arched entry colours;
- Painted/applied circular wall decals (x2) – 'The Old Bank' and 'Connect/Healing'; and
- Rectangular applied wall sign, that is noted as 750mmx750mm (check size) on the drawing Floor Plan – Existing Visitor Accommodation.

The sizes, finishes and content of each sign (retrospective) should be shown in the advertised application. These signs need to be assessed against C1.0 Sign Code.

This request is made under section 54 of the *Land Use Planning and Approvals Act 1993* ('the Act'). Council has 42 days under the Act to assess your application, however until you provide the requested information the application is placed 'on stop'. The application will remain stopped on **day 9** until the above information is provided to Council's satisfaction.



CIRCULAR HEAD COUNCIL

You may appeal this request or any items contained within it by contacting the Resource and Planning Stream of the Tasmanian Civil and Administrative Tribunal on 1800 657 500.

If you wish to discuss this request or any items contained within it, please contact assessing officer (Julia House) on 6452 4885.

Yours sincerely

Alison Pyke

MANAGER INFRASTRUCTURE & DEVELOPMENT SERVICES

Abel Design Tas Pty Ltd
Postal: P.O. Box 219
SMITHTON TAS 7330

ABN: 32 675 872 938



WYNYARD OFFICE
33 Goldie Street, Wynyard
Telephone 03 6442 3411

SMITHTON OFFICE
5 Brittons Road, Smithton
Telephone 0427 528 326

23 September 2026

Circular Head Council
33 Goldie Street
Smithton TAS 7330

Response to further information request
L McNamara

Planning permit DA 2026 / 041
12 Church Street, Stanley

Attn: Alison Pyke

Dear Alison

On behalf of the property owners, thank you for the additional information request letter dated 23rd September 2026 and please consider the following reply.

Request 1

Please provide a revised Site Location Plan which accurately shows each intended use in each space. For example, the lounge room is utilised by the owners as part of their residential use on the site, and also to be used for the Home Occupation, this is a residential use. The location of the Food Services component also needs to be shown.

We understand that the owners reside in part of the main building, this also needs to be reflected in the information provided. Clarification is sought on what is the intended use of these spaces upon occupancy of the new dwelling.

Response: The owners do currently reside in part of the main building. When the new residence is approved and constructed, they will reside in the new residence and not in the main building at all. The lounge room will be for Health and well-being services during the day and of an evening used as a lounge room for the visitor accommodation patrons. There is a portable hot plate used on a small part of kitchen bench used for cooking of poffertjes. When the new residence is constructed the remainder of the kitchen is for use in owners preparing meals for guests in a bed and breakfast capacity. Drawing 24146-5 Revision B attached displays above.

Request 2

With the three multiple uses of the site, application cannot meet the acceptable solution of C2.5.1 A1

C2.5.1 Car parking numbers

P1.1

The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to:

(a) the availability of off-street public car parking spaces within reasonable walking distance of the site;

Response: Stanley township has some availability for public car parking spaces. There is carparking at Kings Park, Godfreys Beach ~350m to North and Tatlow beach reserve carparking ~350m to South. Both of these could be considered being within reasonable walking distance.

(b) the ability of multiple users to share spaces because of:

(i) variations in car parking demand over time; or

Response: Stanley traffic and carparking users reduce greatly in late afternoon and in non-peak tourist times. Food sales are proposed to start late afternoon and visitor accommodation and counselling uses generate ~1 parking space each at any one time. This is no more load on the on-street carparking than other businesses in the Stanley CBD.

(ii) efficiencies gained by consolidation of carparking spaces;

Response: Consolidation of parking spaces are made efficient as the business is mainly aimed at providing counselling and therapeutic services for the visitor accommodation patrons. Food sales aimed at foot traffic.

(c) the availability and frequency of public transport within reasonable walking distance of the site;

Response: There are limited public transport options available in Stanley.

(d) the availability and frequency of other transport alternatives;

Response: Food sales are aimed at foot traffic, pedestrians/tourists who are walking to view penguins of an evening or just sightseeing along Church Street.

(e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;

Response: The property is limited for parking availability due to topography and existing buildings.

(f) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity;

Response: Church Street and Stanley streets in general have low traffic volumes and speeds. Church Street is wide and on-street carparking is safe and accessible. Traffic impact from the proposed development is very low.

(g) the effect on streetscape; and

Response: The proposed residence is to the rear of the property at the end of existing driveway access. There is very minor effect on streetscape from parking for users of visitor accommodation, counselling use and food sales.

(h) any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development.

Response: A traffic impact assessment has not been provided as the increase of parking and traffic from the proposal is low and of no more impact than all other CBD properties and businesses. The Town hall next door, while functions are infrequent, generate much higher volumes of on-street parking on the street. Cafes, restaurants and museum would all create more traffic and parking than this development.

P1.2

The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to:

(a) the nature and intensity of the use and carparking required;

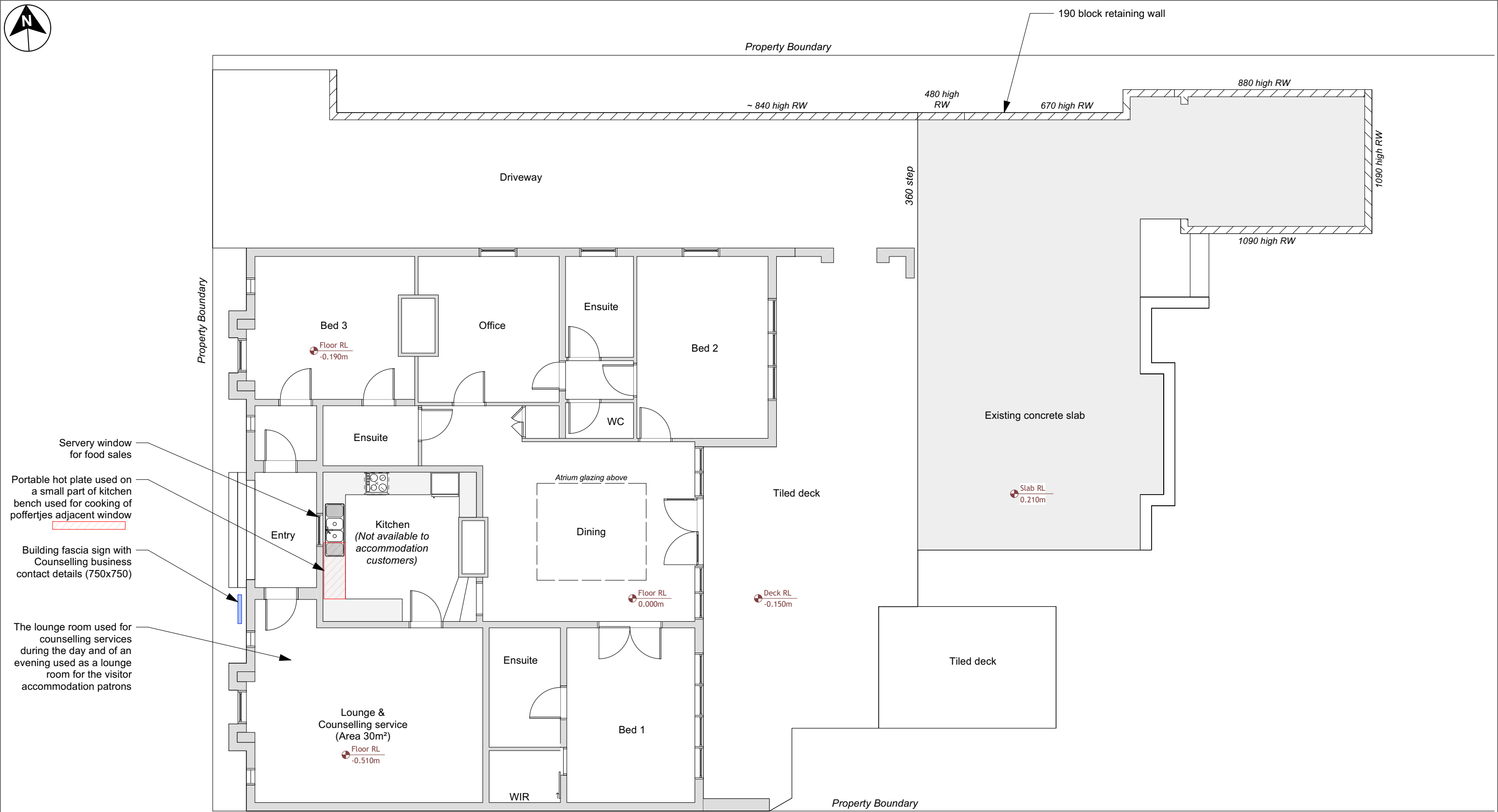
Response: A small 2 bedroom residence has low intensity of carparking. Living in Church Street most of the time a vehicle is not needed. A vehicle is only required when leaving the township for appointments etc elsewhere.

(b) the size of the dwelling and the number of bedrooms; and

Response: The proposed residence is small with 2 bedrooms. The existing driveway caters of users of the residence.

(c) the pattern of parking in the surrounding area.

Response: The pattern of parking in the surrounding area is for off-street parking for dwellings behind businesses who use on-street parking for their customers.



Floor Plan - Existing Visitor Accommodation
Scale: 1:100 @A3

Note:
Bedrooms 1,2 & 3, associated ensuites and dining are the areas used for visitor accommodation patrons.
The kitchen is not available for patrons. The counselling services area is for therapeutic services to visitor accommodation patrons.
There will be some counselling services for non staying customers classed as home occupation use (<40m² floor area)

Existing floor area 191.8m²



REVISION B 23/09/2026 BY: RF		PLOT DATE 23/09/2026	
PROJECT Proposed Residence		PROJECT # 24146	
12 Church Street, Stanley TAS 7331		DWG # 5	
CLIENT Luke McNamara		PROJECT DATE 6/08/2024	SHEET 5 OF 23
DWG Floor Plan - Existing		SCALE @ A3 (uno) 1:100	
		DRAWN RF	
		CHECKED AD	
Abel Design TAS Pty Ltd ABN: 32 675 872 938		Licence No: 832965057, Aaron Duff	
33 Goldie Street, Wynyard / 5 Brittons Road, Smithton		PO Box 219, Smithton TAS 7330	
Ph: 6442 3411 (Wyn.) / 0427 528 326 (Smi.)		E: rodney@abeldesign.com.au	

Request for Additional Information

For Planning Authority Notice

Application details

Council Planning Permit No.	DA 2026/O41
Application date	15/04/2026
TasWater Reference No.	TWDA 2026/00386-CHC
Date of response	28/09/2026
TasWater Contact	Rachael Towns
Phone No.	0436 615 228

Response issued to

Council name	CIRCULAR HEAD COUNCIL
Contact details	council@circularhead.tas.gov.au

Development details

Address	12 CHURCH ST, STANLEY
Property ID (PID)	6209876
Description of development	Secondary Residence
Stage No.	

Additional information required

Additional information is required to process your request. To enable assessment to continue please submit the following:

1. TasWater requires a concept servicing plan to be submitted which shows the exact location (either suitably dimensioned or by notation) and suitable details of proposed or modified water and/or sewer connections.

Advice

Service Locations

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

- A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater
- TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit <https://www.taswater.com.au/building-and-development/service-locations> for a list of companies
- Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

To view our assets, all you need to do is follow these steps:

- 1) Open up webpage – <http://maps.thelist.tas.gov.au/listmap/app/list/map>
- 2) Click 'Layers'
- 3) Click 'Add Layer'
- 4) Scroll down to 'Infrastructure and Utilities' in the Manage Layers window, then add the appropriate layers.
- 5) Search for property
- 6) Click on the asset to reveal its properties

Abel Design Tas Pty Ltd
Postal: P.O. Box 219
SMITHTON TAS 7330

ABN: 32 675 872 938



WYNYARD OFFICE
33 Goldie Street, Wynyard
Telephone 03 6442 3411

SMITHTON OFFICE
5 Brittons Road, Smithton
Telephone 0427 528 326

1 October 2026

Circular Head Council
33 Goldie Street
Smithton TAS 7330

Response to further information request
L McNamara

Planning permit DA 2026 / 041
12 Church Street, Stanley

Attn: Alison Pyke

Dear Alison

On behalf of the property owners, thank you for the additional information request letter dated 28th September 2026 and please consider the following reply.

Request 1 – Retrospective application for signage

Response: Details of the signage on building frontage elevation and assessment against C1.0 Sign code are as follows:

The rainbow over the existing arch is 350mm deep. The text along the building (The Tribe of many Colours) is 4m long and 300mm deep. The text font matches the neighbouring property (The Angel share). There are two circular wall decals (stickers) approx. 500mm diameter with text "The Old Bank" and "Connect/healing"
There is a sign screwed to the wall has been removed.

C1.0 Sign Code

Table C1.3 Sign type definitions

The signs can be considered painted wall signs.

C1.6.1 Design and siting of signs

P1.1.

a) Table C1.6 Sign standards

This signage is allowable in Local Business zone. However, the number of signs is greater than 1.

The signage area does not exceed 12m² (~3.8m²)

The signage does not occupy more than 25% of the wall area.

b) The signage is compatible with the streetscape in that it is complimentary to the building following the curve and shape of the building. The property to the North (14 Church Street) has multiple signs of similar design.

The signage does not diminish the amenity of surrounding properties.

A2 – Signage is greater than 2m to residential zones.

A3 – There are proposed two advertising signs visible from the road frontage for Connect Healing. The Old bank signage refers to the visitor accommodation.

C1.6.2 Illuminated signs - Not applicable as no illuminated signage

C1.6.3 Third party sign

A1 – No third-party signage

C1.6.4 Signs in local heritage precincts

P1 – As the signage is greater than 0.2m² the performance criteria of this clause is addressed.

The signage does not dominate and allows the architectural details of the building to remain.

Attached photos, page 3 to 5 show the extent of signage.

Request 2 – Taswater Services request

Response: Drainage plan drawing 24146-23A Shows sewer and water connection location. The water meter and I/O of sewer connection are visible in the driveway. There is no proposed change to water and sewer connections. A dwelling to the rear of the property was approved by previous owner and no changes to services were required at that time.

Please consider these points when conducting your assessment. If you require any further clarification, please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Rodney Franks', with a stylized, cursive script.

Rodney Franks









- Legend:**
- Existing sewer line
 - New 100DN UPVC sewer line
 - Existing stormwater line
 - New 90DN UPVC stormwater line

- Abbreviations:**
- DP Down pipe
 - V Vent pipe
 - IO Inspection opening
 - IOS Inspection opening shaft
 - Bth Bath
 - Shr Shower
 - B Basin
 - S Sink
 - Tr Trough
 - WC Water closet
 - FWG Floor waste gully
 - HWC Hot water cylinder
 - IV Isolation valve
 - PLV Pressure limiting valve
 - CWM Cold water meter
 - GD Grated drain
 - GP Grated pit
 - RP Rod point
 - IS Inspection shaft

- Symbols:**
- Inspection opening
 - Floor waste gully
 - Overflow relief gully
 - Downpipe

Lot connections are visible in driveway and have been measured 1/10/26

Existing metered water lot connection 4.0m from building

Existing sewer lot connection 1.5m from building

Existing stormwater lot connection 0.45m from building

Existing 1000 L grease arrestor (Not used as part of this development)

Connect to existing stormwater line

NEW 90Ø UPVC stormwater line (below ground)

Connect new fixtures to existing sewer line (below slab)
100Ø UPVC sewer line where required to connect to existing

PROPOSED RESIDENCE

Grated strip drain in landing, connect to existing stormwater point

FWG charged by shower drain line

Connect new fixtures to existing sewer line (below ground)
100Ø UPVC sewer line

Existing concrete slab

Drainage Plan
Scale 1:200 @ A3



REVISION A 1/10/2026 BY: RF		PLOT DATE 1/10/2026	
PROJECT Proposed Residence 12 Church Street, Stanley TAS 7331		PROJECT # 24146	
CLIENT Luke McNamara	PROJECT DATE 6/08/2024	DWG # 23	
DWG Drainage Plan	SCALE @ A3 (uno) 1:200		
	DRAWN RF		
	CHECKED AD	SHEET 23 OF 23	
Abel Design TAS Pty Ltd ABN: 32 675 872 938 33 Goldie Street, Wynyard / 5 Brittons Road, Smithton Ph: 6442 3411 (Wyn.) / 0427 528 326 (Smi.)		Licence No: 832965057, Aaron Duff PO Box 219, Smithton TAS 7330 E: rodney@abeldesign.com.au	