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_Bd8I.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 2026/137
Location	26 Blanksbys Road, Smithton
Applicant/Owner	Optimo Awnings Northern Pty Ltd/ J R Britton
Use Class	Residential
Proposal	Addition of awning to existing dwelling

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 **17/11/2026.**

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

6238968

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

APPLICATION FOR A PLANNING PERMIT

LAND USE PLANNING AND APPROVALS ACT 1993

Tasmanian Planning Scheme – Circular Head

Office Use: Date Received: Application No: PID:

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

DETAILS OF PROPOSED DEVELOPMENT OR USE

Address:	26 Blanksbys Road, Smithton TAS			
			Postcode:	7330
	Lot No:	5 (SP 11613)	Certificate of Title No:	11613/5

Description

Addition of an open-sided aluminium awning to the north-east side of the existing dwelling: 12.35 m long x 3.65 m projection (approx. 45.3 m2 roofed area), twin-wall polycarbonate roof, max. height approx. 2.9 m, over existing concrete hardstand. Roof water to the existing stormwater system.

Discretionary - clause 11.4.1 P1 (site coverage), Rural Living Zone. Refer to the Planning Compliance Report and drawings P01-P03.

Includes:

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

Value of work (Inc GST)	$ 40,000	☐ Contract Price	☒ Estimate
Existing Use of Site:	Residential - single dwelling with outbuildings		

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): Optimo Awnings Northern Pty Ltd (on behalf of the owners)

Address: 6 Union Street, Longford TAS

Postcode: 7301

Email: planning@optimoawnings.com.au Phone: 03 6391 1836 Mobile:

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

Owner(s): Ross Britton and Patricia Ann Britton

Address: 26 Blanksbys Road, Smithton TAS

Postcode: 7330

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: Paul Smith Paul Smith - Director Date: 23/10/2026

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)

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

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

DESIGNER DETAILS

Designer Name: Optimo Awnings Northern Pty Ltd Category:

Address: 6 Union Street, Longford TAS

Postcode: 7301

Email: planning@optimoawnings.com.au Phone: 03 6391 1836 Mobile:

Accreditation No:

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	Recorder of Titles (the LIST), searched 01/10/2026
☒	A full description of the proposed use or development and	Optimo Awnings Northern (report 02)
☒	A description of how the proposed use or development will operate	Optimo Awnings Northern (report 02)
☒	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**	Optimo Awnings Northern - Drawings P02 (1:200) and P03 (1:100)

LISTED REPORTS, PLANS AND SUPPORTING INFORMATION ACCOMPANYING THIS APPLICATION

1	Planning Compliance Report - 26 Blanksbys Road (incl. clause 11.4.1 P1 response)	Optimo Awnings Northern
2	Drawings P01-P03 (A3): site plan, detail site plan, awning plan and elevations	Optimo Awnings Northern
3	Property Report - 26 Blanksbys Road (16/10/2026)	PlanBuild Tasmania
4	Planning inquiry submission (01/10/2026) - site photos and owner sketch	Optimo Awnings Northern

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): Optimo Awnings Northern Pty Ltd

Signed: Paul Smith Paul Smith - Director Date: 17/10/2026

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.

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
11613	5
EDITION	DATE OF ISSUE
2	16-Dec-2025

SEARCH DATE : 01-Oct-2026
SEARCH TIME : 07.52 am

DESCRIPTION OF LAND

Parish of MOWBRAY, Land District of WELLINGTON
Lot 5 on Sealed Plan 11613
(Formerly Lots 1 and 3 on SP 11613)
Derivation : Whole of Lot 19344 Gtd to G Farnham; Part of Lot 25329 Gtd to Z Atkinson.
Prior CT 3764/86

SCHEDULE 1

B340906 TRANSFER to JEFFREY ROSS BRITTON and PATRICIA ANN BRITTON

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP 11613 EASEMENTS in Schedule of Easements
B340907 MORTGAGE to Westpac Banking Corporation Registered 29-Mar-1990 at 12.02 pm

UNREGISTERED DEALINGS AND NOTATIONS

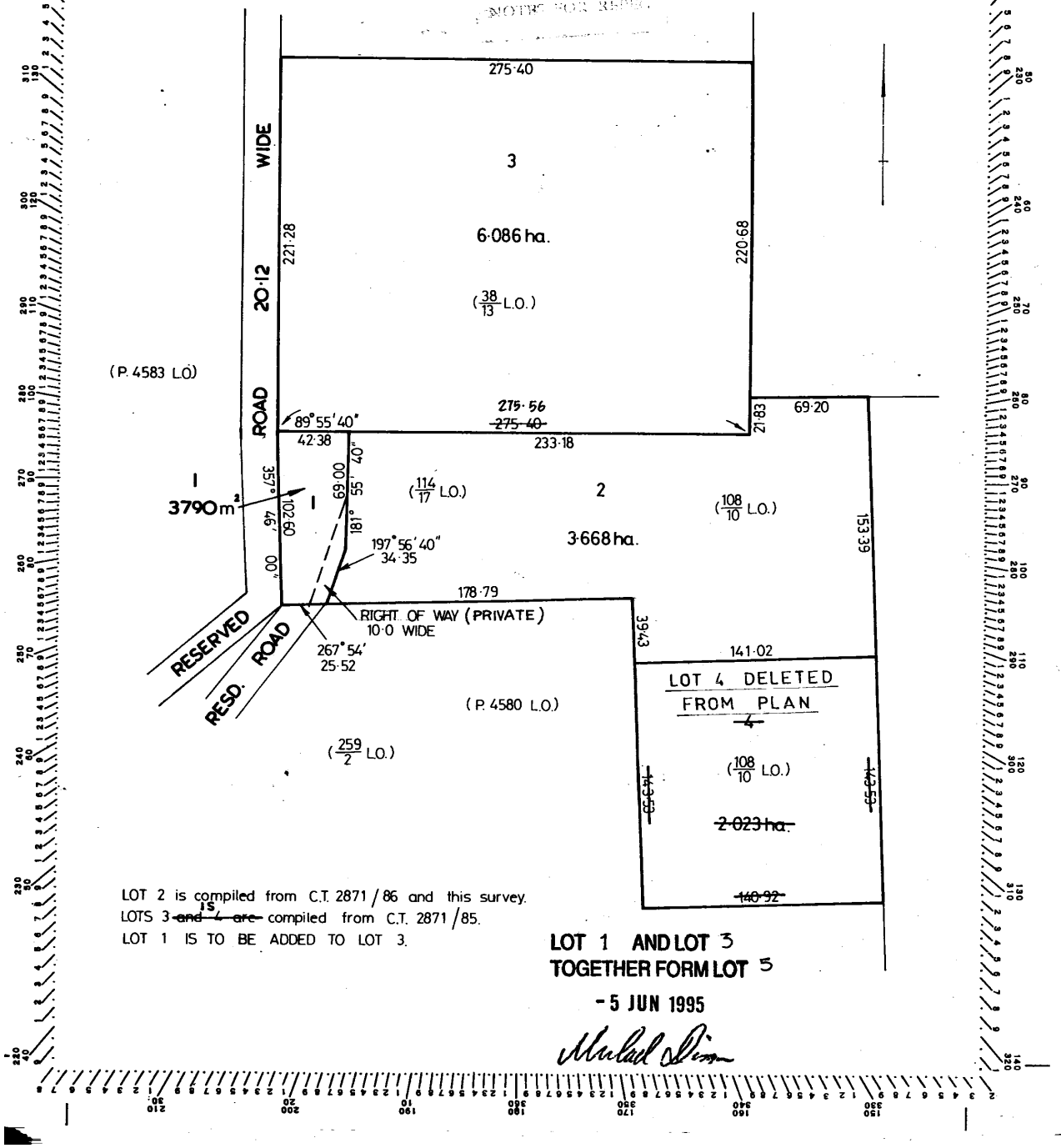
No unregistered dealings or other notations

SEP 1978

Owner: ~~Stanley Dunn~~ Mrs. N. J. Blanksby	**PLAN OF SURVEY** by Surveyor Kenneth R. Michell. of land situated in the LAND DISTRICT OF WELLINGTON PARISH OF MOWBRAY Scale 1:2500	**Registered Number:** S. P. 11613
Title Reference: C.T. 2871 / 86 C.T. 2871 / 85		Effective from: 21 MAY 1979
Grantee: Whole of ~~10A-0R-0P~~ (~~5-0-0~~) & ~~lot 24205 (5-0-0)~~ gtd. to Zella Atkinson. lot 19344 Whole of 15A-0R-6P gtd. to G. Farnham. Whole of 5A-0R-0P gtd. to R.H. Atkinson.		ACTING Recorder of Titles

lot 24206

ALL MEASUREMENTS ARE IN METRES



LOT 2 is compiled from C.T. 2871 / 86 and this survey.
LOTS 3 ~~and 4 are~~ IS compiled from C.T. 2871 / 85.
LOT 1 IS TO BE ADDED TO LOT 3.

LOT 1 AND LOT 3 TOGETHER FORM LOT 5

- 5 JUN 1995

S.P

SCHEDULE OF EASEMENTS **Plan No.** 11613

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

EASEMENTS

Lot 2 on the Plan is together with a right carriage of/way over a strip of land shown on the plan and marked "Right of Way" private 10.0 metres wide.

Lot 1 is subject to a Right carriage of/Way over the strip of land marked "Right of Way" Private 10.0 metres wide shown on the plan as/~~appurende~~ appurtenant to Lot 2 thereof

SIGNED by NELLIE JOY BLANKSBY)
the Registered Proprietor of)
the lands comprised in)
Certificates of Title Volume)
2871 Folio 86 and Volume 2871)
Folio 85 in the presence of:-)

11613

Certified correct for the purposes of the Real Property Act 1862, as amended.

.....
Subdivider/Solicitor for the Subdivider

This is the schedule of easements attached to the plan of NELLIE JOY BLANKSBY
(Insert Subdivider's Full Name)

..... affecting land in

CERTIFICATES OF TITLE VOLUME 2871 FOLIO 85 and VOLUME 2871 FOLIO 86
(Insert Title Reference)

Sealed by the Municipality of Circular Head on 13th October 1977

.....
Council Clerk/Town Clerk

66100

Property report for 26 BLANKSBYS RD SMITHTON TAS 7330



Property Identification Number

6238968

Certificate of Title Reference (Volume/Folio)

11613/5

Locality

Smithton

Municipality

Circular Head

Planning Zones

Rural Living

Planning Codes Overlay

Priority vegetation area, Bushfire-prone areas, Airport obstacle limitation area, Medium coastal inundation hazard band, Future coastal refugia area, Low coastal inundation hazard band

Total Area

62870 sqm

Planning Scheme

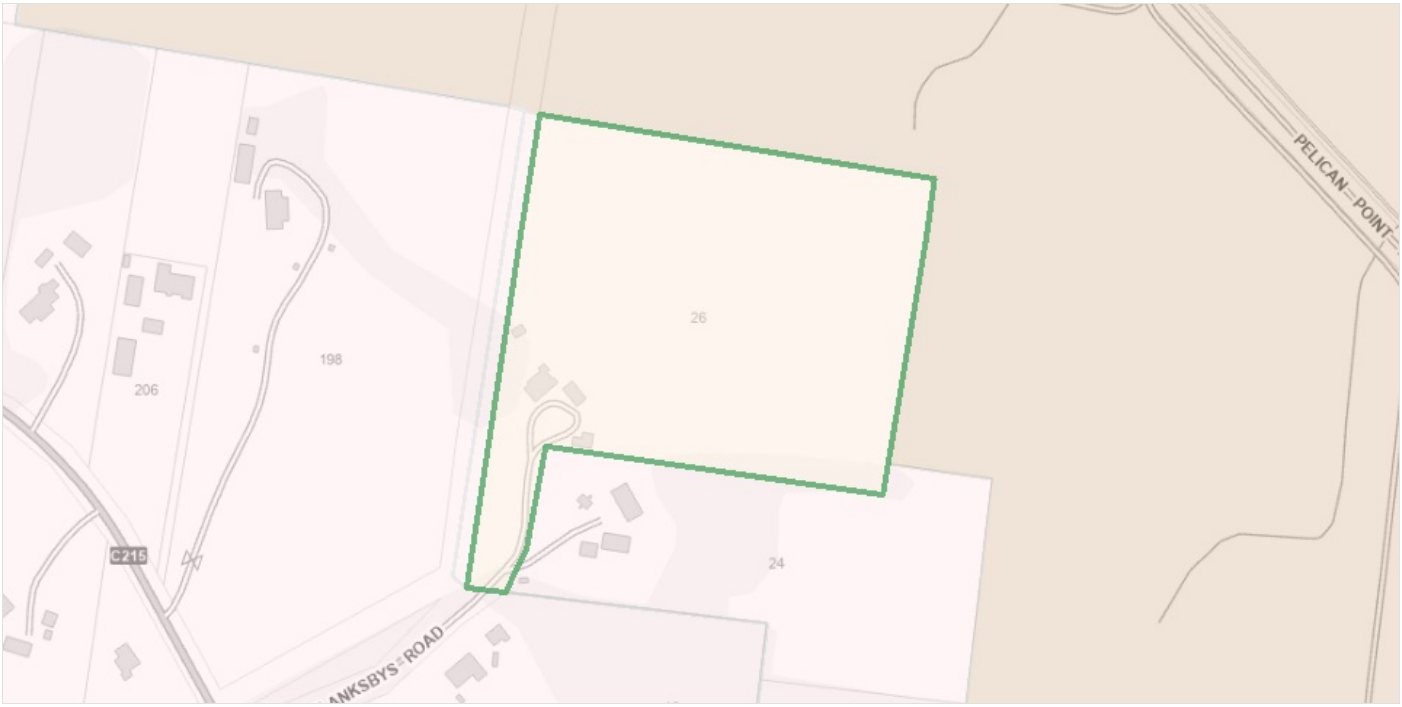
Tasmanian Planning Scheme

This property is in the **Rural Living** planning zone under the Tasmanian Planning Scheme.

The Tasmanian Planning Scheme consists of state wide provisions to ensure consistency across Tasmania, and local provisions which spatially apply those through zoning maps along with specific provisions for unique places in each municipality to address local issues.

Location Information

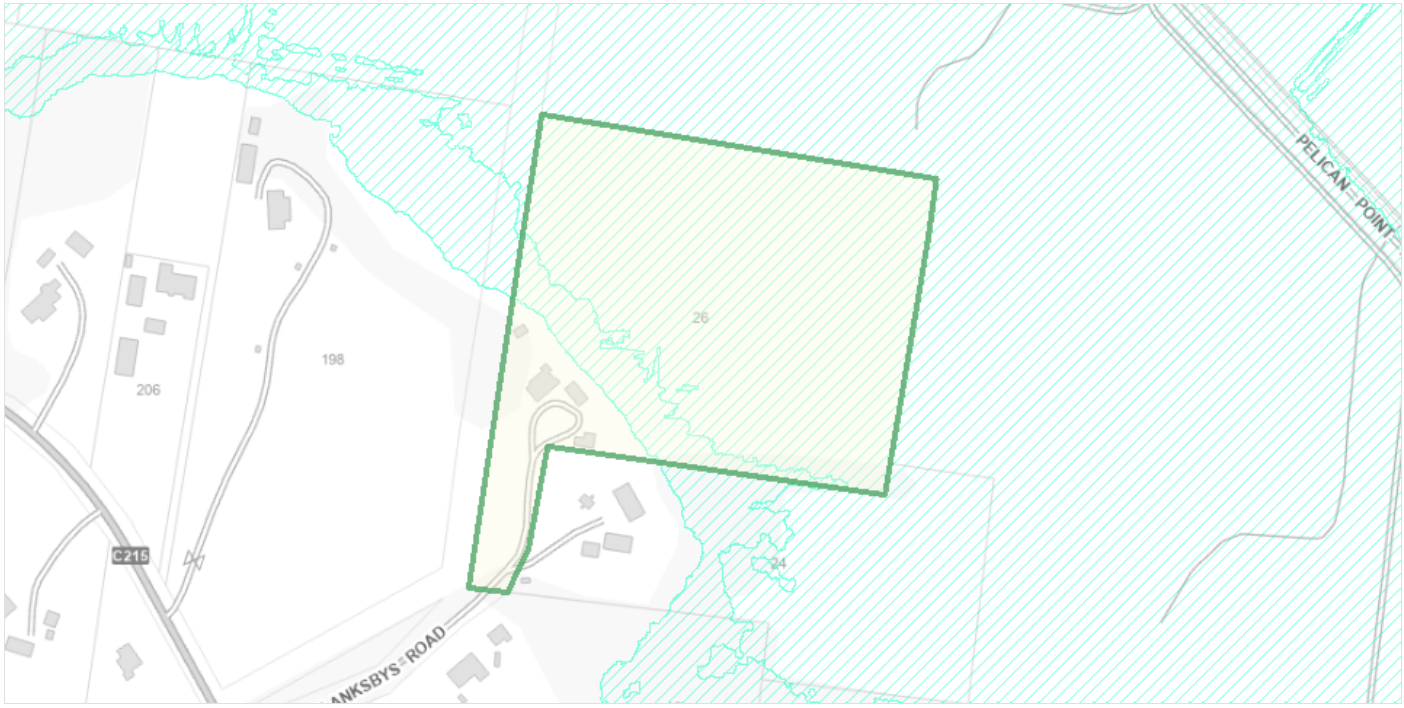
Planning Zone



Tasmanian Planning Zone

Zone Number	11
Zone	Rural Living
Zone Subgroup	Rural Living Zone C

Coastal Inundation Hazard

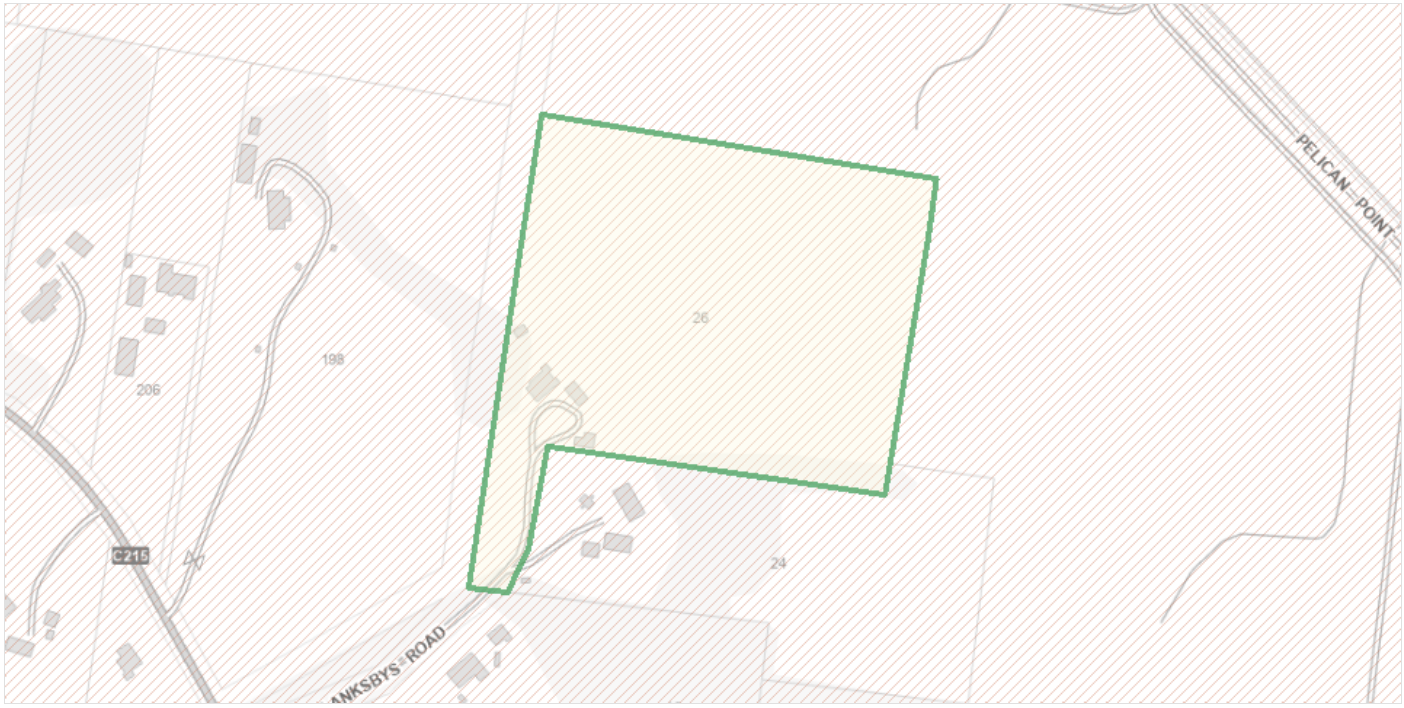


Coastal inundation hazard: All

The Coastal Inundation Hazard Code is applied by reference to the coastal inundation hazard area overlay, which includes land within the High coastal inundation hazard band (Mean high tide plus sea level rise in 2050, rounded up to the nearest 0.1m). The presence of a Hazard Code on the property may affect the planning and building approvals required for development.

Overlay Name	Medium coastal inundation hazard band
Description	Alterations of electronic planning map made under s.80O of LUPAA
Overlay Name	Low coastal inundation hazard band

Bushfire Prone Area



Bushfire-prone areas

The bushfire-prone area overlay applies in accordance with any overlay map approved by the Tasmania Fire Service for the relevant municipal area. The purpose of the bushfire prone code is to ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires.

Overlay Name	Bushfire-prone areas

Priority Vegetation Area

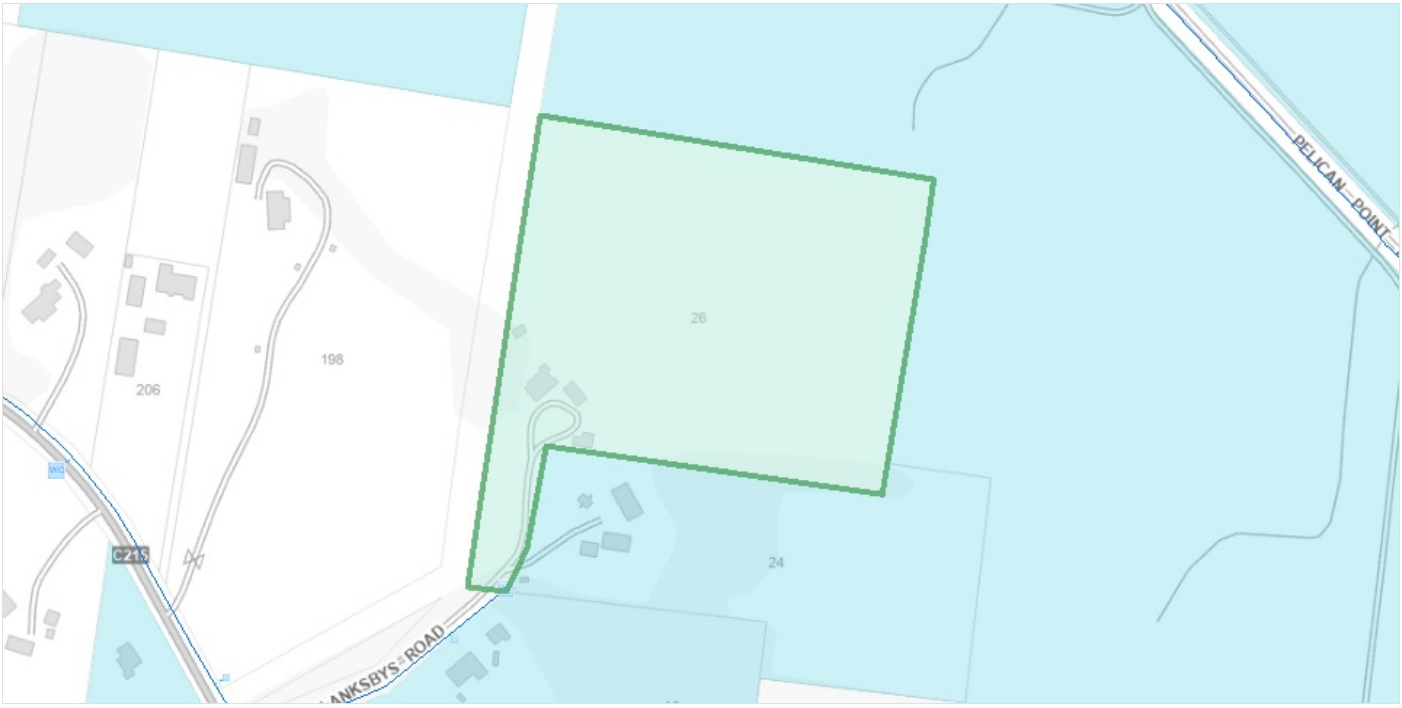


Priority vegetation area

The priority vegetation area overlay is intended for native vegetation that forms an integral part of a threatened native vegetation community as prescribed under Schedule 3A of the Nature Conservation Act 2002 or is a threatened flora/fauna species.

Overlay Name	Priority vegetation area

TasWater - Water Service



TasWater - Customer Connection Point

The Water Customer Connection Point represents the location where the customer's water infrastructure connects to, or can connect to TasWater's reticulated water supply network. The property has a Customer Connection Point, which typically is the location of the stop tap and water meter at the end of a lateral pipe from the main. This is represented on the map by a square, often containing "WC".

Location ID	L204919
Water Connection Size	25mm

TasWater - Water Lateral Line

A lateral line indicates the property service pipe that begins at the water main and ends at the customer connection point. This is displayed on the map as a thin light blue line. Work cannot be undertaken within 2 metres of any infrastructure without seeking approval from TasWater.

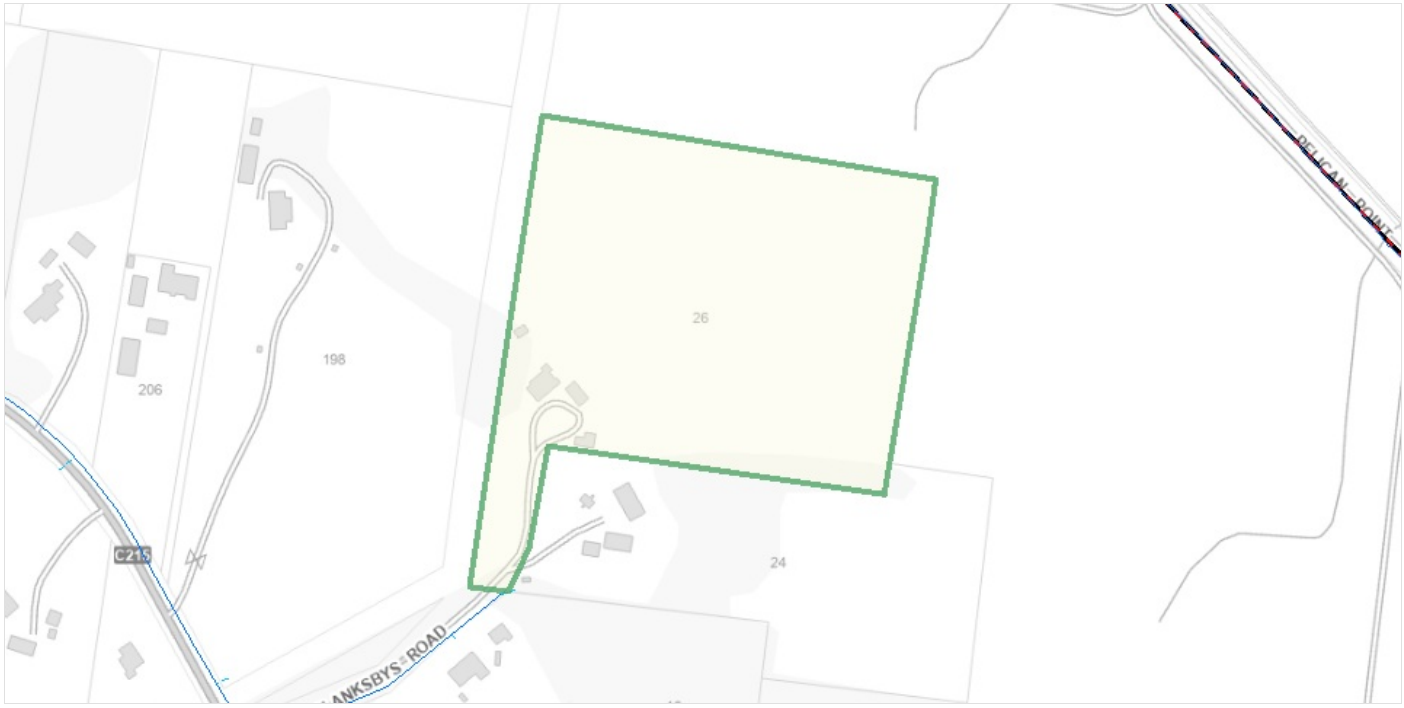
MATERIAL	Unknown
DIAMETER	-1

TasWater - Water Serviced Land

Serviced Land is the land which TasWater will permit to be connected to its water and sewerage infrastructure. The blue shading on the map indicates water serviced properties. The property is connected to, or is able to connect to the TasWater water supply network. Development assessments will be required to be undertaken prior to undertaking any work on TasWater Infrastructure. See https://www.taswater.com.au/Customers/Serviced-Land for further information.

Service Type	Full Service

TasWater infrastructure

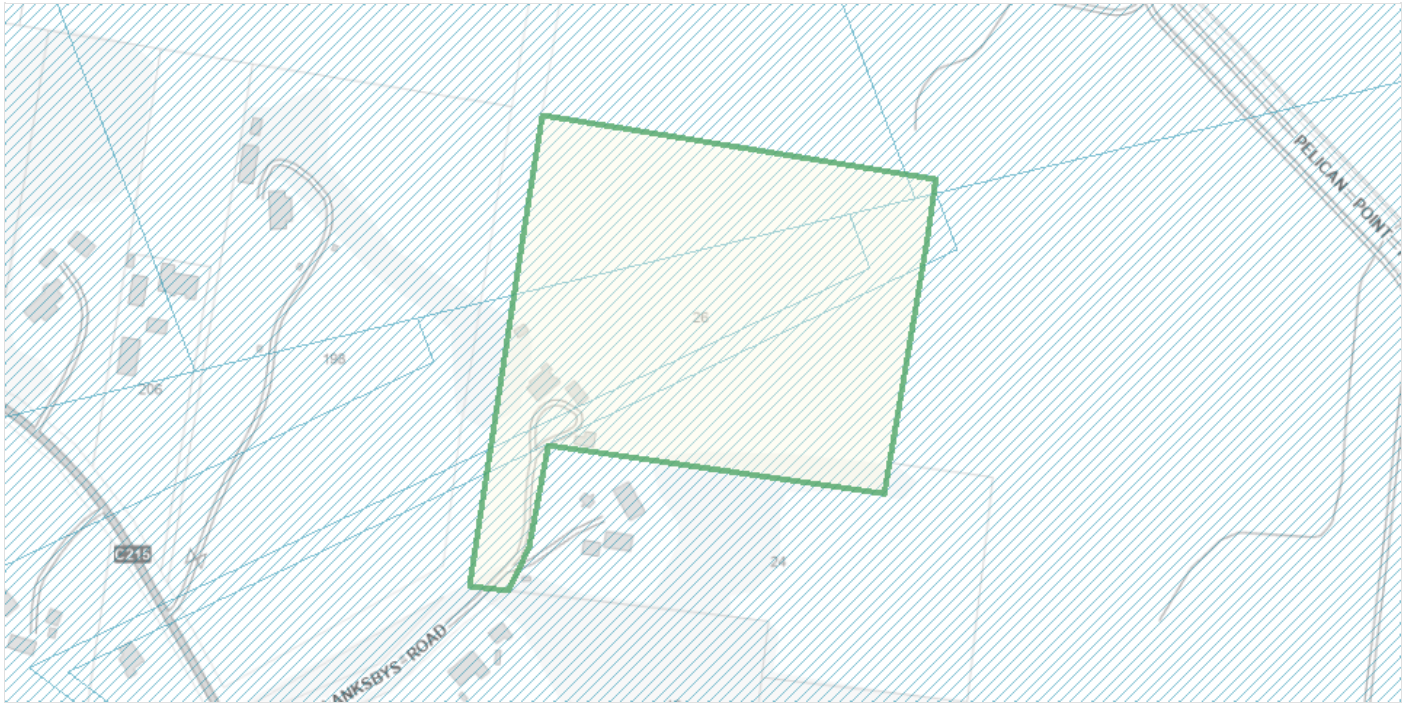


TasWater - Water Lateral Line

A lateral line indicates the property service pipe that begins at the water main and ends at the customer connection point. This is displayed on the map as a thin light blue line. Work cannot be undertaken within 2 metres of any infrastructure without seeking approval from TasWater.

MATERIAL	Unknown
DIAMETER	-1

Safeguarding of airports code



Airport obstacle limitation area

The airport obstacle limitation area overlay is based on the Obstacle Limitation Surfaces (OLS) and Procedures for Air Navigation Services - Aircraft Operations (PANS-OPS) contained in the airport master plan or those otherwise adopted by the relevant airport owner of operator for the relevant airport in accordance with any accepted guidelines. It identifies the specified height limit on the land within the overlay by reference to AHD.

Overlay Name	Airport obstacle limitation area

Council Details

The local council where your property is located can provide advice on a proposed project.

Consult

Circular Head Council

Mailing address
33 Goldie Street
Smithton Tasmania 7330

Work: (03) 6452 4800

Disclaimer

This enquiry tool is a guide only and is not a substitute for professional advice.

This enquiry tool only provides information for common developments undertaken individually, for example, building a deck.

The Tasmanian Planning Commission, a court, council or other relevant authority may have an interpretation of the law that is different from the information provided as part of this enquiry tool.

You should always confirm that you are permitted to commence a development by contacting a relevant authority who may be:

the local council; or
an independent Licensed Professional

Saturday, 17 October 2026

PLANNING COMPLIANCE REPORT

Proposed awning addition to existing dwelling

26 Blanksbys Road, Smithton TAS 7330

Owners: Ross Britton and Patricia Ann Britton
Title: CT 11613/5 (Lot 5 on SP 11613) | PID 6238968 | Rural Living Zone C
Planning authority: Circular Head Council | Tasmanian Planning Scheme - Circular Head
Discretionary application - clause 11.4.1 P1 (site coverage)
October 2026

Optimo Awnings Northern Pty Ltd
6 Union Street
Longford TAS 7301
Telephone: (03) 6391 1836
Email: planning@optimoawnings.com.au

1. Introduction

The proposed awning is a modest addition to an existing dwelling. It needs a discretionary permit for one reason only: total roofed area on the lot exceeds the 400 m2 acceptable solution for site coverage in clause 11.4.1 A1. This report addresses performance criterion 11.4.1 P1 and shows that the other Rural Living Zone standards and the applicable codes are met.

Site	26 Blanksbys Road, Smithton TAS 7330 (PID 6238968, CT 11613/5)
Owners	Ross Britton and Patricia Ann Britton
Proposal	Wall-attached aluminium awning on posts, with a twin-wall polycarbonate roof, 12.35 m long by 3.65 m projection, attached to the north-east face of the existing dwelling
Prepared by	Optimo Awnings Northern Pty Ltd, 6 Union Street, Longford TAS 7301 - 03 6391 1836 - planning@optimoawnings.com.au
Council pre-lodgement advice	Circular Head Council confirmed the Residential use is No Permit Required in the zone, and that the proposal requires a discretionary application because site coverage exceeds 400 m2.

2. Site and title

The site is a 6.29 ha Rural Living lot. The dwelling and outbuildings are clustered in the south-west corner of its main body, and the rest is open pasture.

Item	Detail
Address	26 Blanksbys Road, Smithton TAS 7330
PID / title	6238968 / CT 11613/5 (Lot 5 on SP 11613, formerly Lots 1 and 3)
Owners	Ross Britton and Patricia Ann Britton
Area	62,870 m2 (approx. 6.29 ha, per the LIST)
Zone	Rural Living Zone (Rural Living Zone C)
Overlays	Priority vegetation area, bushfire-prone area, airport obstacle limitation area, low and medium coastal inundation hazard bands, future coastal refugia area
Services	TasWater full water service (25 mm connection); roof stormwater to the existing on-site system
Easements	Private right of carriageway 10.0 m wide over former Lot 1 (the access strip), appurtenant to Lot 2 (24 Blanksbys Road)

The main body of the lot is approx. 275 m by 221 m. An access strip about 100 m long runs south from it to Blanksbys Road. The western boundary adjoins a 20.12 m wide road reserve shown on SP 11613.

Land to the north and east is farmland outside the Rural Living Zone. The neighbouring lots to the west and south (including 24, 198 and 206 Blanksbys Road) are Rural Living lots with dwellings and several large outbuildings each.

3. The proposal

The proposal is an open-sided skillion awning, approx. 45.3 m2 in roofed area. It attaches to the north-east face of the dwelling over existing concrete hardstand (drawings P01 to P03).

Element	Detail
Length	12.35 m along the north-east wall
Projection	3.65 m, stepping to 4.15 m in front of the recessed sunroom and 2.63 m in front of the end room
Height	Approx. 2.7 m at the front beam, rising to approx. 2.9 m at the wall (3 deg fall away from the house)
Structure	Aluminium frame: wall-mounted rear beam, front beam on posts
Roof	Twin-wall polycarbonate
Sides	Open on all sides; no walls or enclosure
Stormwater	Front gutter and downpipe connected to the existing stormwater system
Site works	Post footings only; no vegetation removal, no fill or excavation beyond footings
Estimated cost	$40,000

The awning shelters the outdoor area between the dwelling and the garage. It does not add floor area or habitable space, and it does not change how the dwelling is used.

4. Use

The use is Residential (single dwelling), which is No Permit Required in the Rural Living Zone under clause 11.2. The awning is an addition to the existing dwelling and does not change the use. The use standards in clause 11.3 apply only to Discretionary uses and Visitor Accommodation, so they are not relevant.

5. Zone development standards (clause 11.4)

The proposal meets every clause 11.4 acceptable solution except site coverage (11.4.1 A1). Total roofed area will be approx. 611 m2, so the proposal is assessed against performance criterion P1 below.

Clause	Standard	Proposal	Assessment
11.4.1 A1 Site coverage	Max. 400 m2	Approx. 611 m2 (566 m2 existing + 45.3 m2 awning)	Relies on P1
11.4.2 A1 Height	Max. 8.5 m	Approx. 2.9 m	Complies
11.4.2 A2 Frontage setback	Min. 20 m	Approx. 32 m to the western boundary (road reserve)	Complies
11.4.2 A3 Side and rear setbacks	Min. 10 m	Approx. 45 m south, 167 m north, 230 m east	Complies
11.4.2 A4 Separation from Agriculture or Rural Zone	200 m, or not less than an existing building	Approx. 167 m to the north boundary; the existing shed is approx. 145 m from it	Complies under A4(b)

Setbacks are the shortest distance from the awning footprint to each boundary (drawing P01). They are scaled from Nearmap aerial imagery dated 4 August 2026, checked against the SP 11613 lot dimensions, and are accurate to approx. +/- 1 m.

11.4.1 Site coverage - existing and proposed

Building	Roofed area (m2)	Basis
Dwelling - main building	249.82	Measured (Nearmap)
Dwelling - north-west room	30.86	Measured (Nearmap)
Dwelling - north-west verandah	24.74	Measured (Nearmap)
Garage / shed (east of dwelling)	136.78	Measured (Nearmap)
Shed (north-west of dwelling)	46.71	Measured (Nearmap)
Shed and lean-to (south of driveway)	approx. 65	Scaled from aerial
Greenhouse	approx. 9	Scaled from aerial
Bin shelter	approx. 3	Scaled from aerial
Existing total	**approx. 566**	
Proposed awning	45.3	Drawing P03
Total after works	**approx. 611**	**Under 1% of the lot area**

11.4.1 P1 response

Total site coverage of approx. 611 m2 is consistent with established properties in the area, having regard to each matter in P1:

(a) Topography: the dwelling sits on the higher, near-level part of the lot, and the land falls gently north-east to low-lying pasture. The awning stands on existing level hardstand and needs no cut or fill.

(b) Capacity to absorb runoff: the awning is over existing concrete, so it adds no new impervious surface. Its 45.3 m2 roof drains by gutter and downpipe to the existing stormwater system, and the lot has over 6 ha of pasture to absorb runoff.

(c) Size and shape of the site: the lot is over 6.2 ha (Rural Living Zone C, minimum lot size 5 ha). The total of 611 m2 is under 1% of the lot area. The 400 m2 limit applies equally to much smaller Rural Living lots, including 1 ha lots in Zone A.

(d) Existing buildings and constraints: the awning attaches to the existing dwelling within the established building cluster. It creates no new building footprint on open land, and the north-east face is the only practical location for a covered outdoor area next to the driveway and garage.

(e) Vegetation: no vegetation is removed. The works are outside the priority vegetation area overlay.

(f) Character of established properties: neighbouring Rural Living lots each have a dwelling with several large outbuildings. For example, 24 Blanksbys Road (adjoining to the south, approx. 3.7 ha) has a roofed area in the order of 550 m2 (scaled from the same imagery), and 198 and 206 Blanksbys Road follow the same pattern. The awning is approx. 150 m from Blanksbys Road and faces the owners' own paddock, so it will not be noticeable from public places.

11.4.2 A4 - separation from the Agriculture or Rural Zone

The land beyond the north and east boundaries is outside the Rural Living Zone. The east boundary is approx. 230 m from the awning, so A4(a) is met on that side. The north boundary is approx. 167 m away, so the awning relies on A4(b). Existing buildings on the site are already closer to that boundary: the shed at approx. 145 m and the greenhouse at approx. 152 m. The awning is level with the existing dwelling (approx. 168 m), so A4(b) is met.

If Council prefers to assess the awning against the dwelling alone, P4 is also satisfied:

(a) Size, shape and topography of the site: the awning is within the existing residential cluster in the south-west corner of a 6.2 ha lot, as far from the farmland as practicable.

(b) Separation of existing sensitive uses on adjoining properties: the awning does not reduce the separation already provided by the existing dwelling, so it creates no new interface with farming.

(c) Existing and potential use of adjoining properties: the adjoining farmland is used for pasture and cropping. An open, non-habitable awning on an existing dwelling does not increase sensitivity to farm noise, dust or spray, and it does not constrain farming operations.

(d) Attenuation measures: none are needed.

(e) Buffers: approx. 167 m of the owners' own pasture lies between the awning and the zone boundary.

6. Codes

No code standard is triggered. The overlays on the lot either do not reach the awning's location or exempt this type of development.

Code	Overlay or trigger	Response
C2 Parking and Sustainable Transport	Applies to all development	No change to the use, parking demand or parking spaces
C3 Road and Railway Assets	Applies to new or intensified access	No new access, and no change to the existing crossover or traffic
C7 Natural Assets - priority vegetation area	Mapped along the western part of the lot	The awning is approx. 30 m from the mapped area and no vegetation is cleared, so C7.6.2 is not engaged
C7 Natural Assets - future coastal refugia area	Mapped on the lot	The overlay covers the low-lying north-eastern pasture. The awning adjoins the dwelling on the higher ground, outside the overlay, so C7.6.1 is not engaged
C11 Coastal Inundation Hazard	Low and medium hazard bands over the north-eastern part of the lot	The awning is outside the mapped bands, approx. 10 m or more from their edge (scaled from the LIST overlay), so the code does not apply (C11.2.1)
C13 Bushfire-Prone Areas	Whole lot	The code applies only to subdivision and vulnerable or hazardous uses (C13.2.1), so it does not apply to an addition to a dwelling. Any bushfire construction requirements will be dealt with at building approval stage
C16 Safeguarding of Airports	Airport obstacle limitation area	Exempt under C16.4.1(a). At approx. 2.9 m above ground, the awning is lower than the existing two-storey dwelling and well below the specified obstacle limitation height

No other code overlays apply to the lot (Property Report, PlanBuild Tasmania, 16 October 2026). There is no TasWater infrastructure within the works area.

7. Conclusion

The awning satisfies performance criterion 11.4.1 P1 and meets all other applicable zone standards and codes. Total roofed area of approx. 611 m2 is under 1% of a 6.2 ha lot and is consistent with neighbouring Rural Living properties. The awning sits over existing hardstand and adds no new impervious area, clears no vegetation, and is not visible from public places.

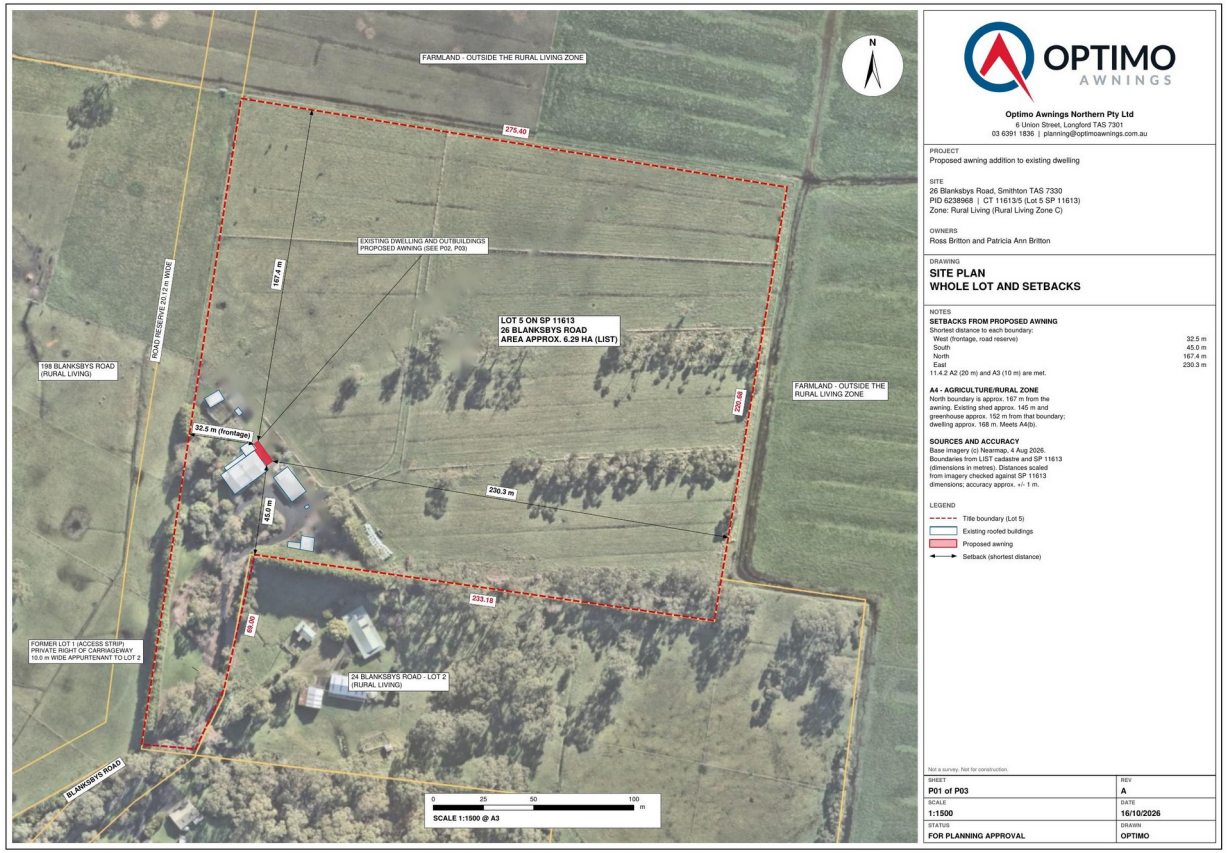
We ask that Council approve the application, with any conditions it considers appropriate.

8. Attachments

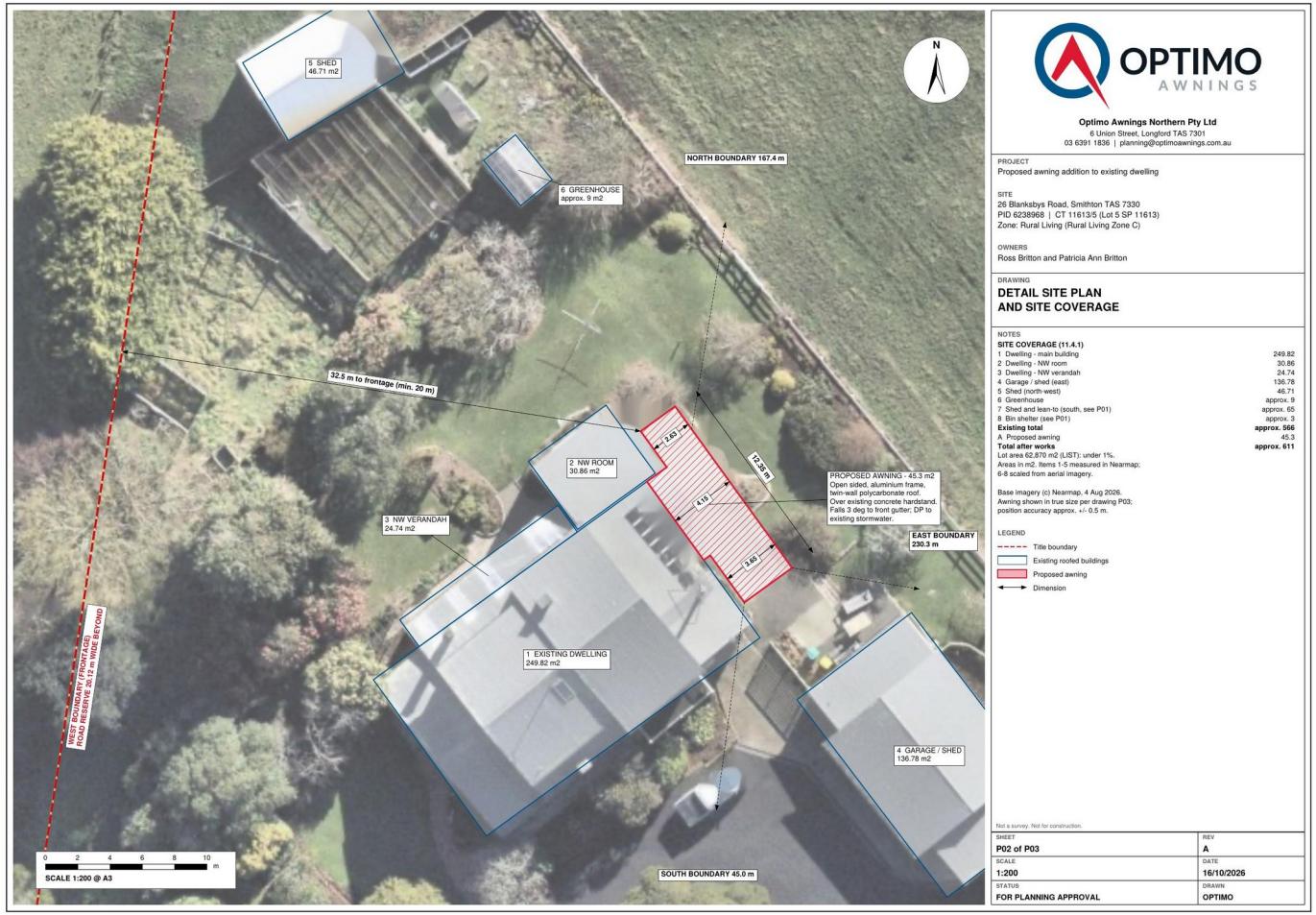
1. Signed Application for a Planning Permit, with the s.52 owner notification declaration
2. Certificate of title CT 11613/5: folio text, folio plan (SP 11613) and schedule of easements
3. Drawing P01 - Site plan (whole lot) with setbacks
4. Drawing P02 - Detail site plan with existing buildings and site coverage
5. Drawing P03 - Awning plan and elevations
6. Property Report, PlanBuild Tasmania (16 October 2026)
7. Site photographs and awning renders (Appendix B)

Appendix A - Drawings (reduced copies)

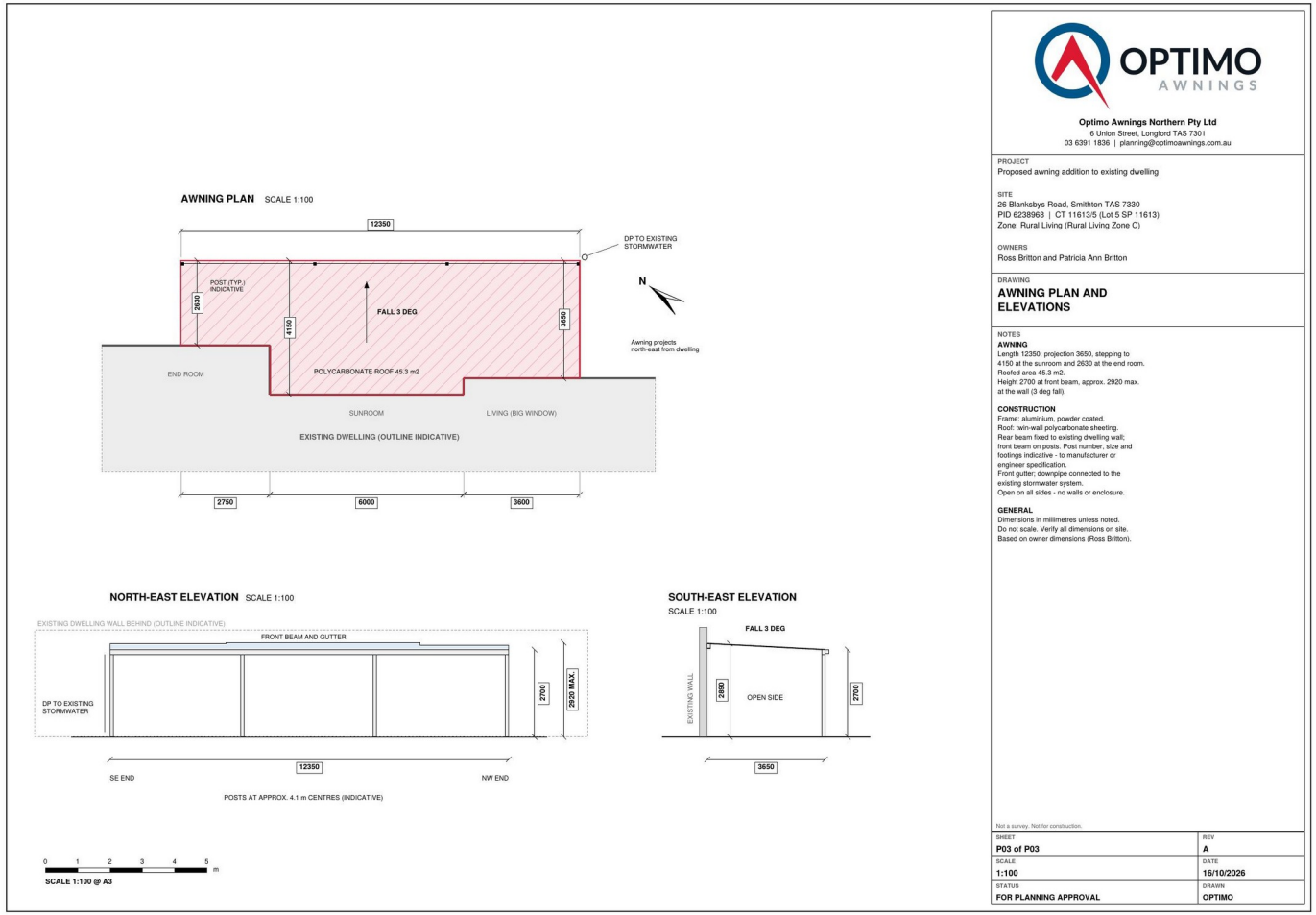
Reduced copies of drawings P01 to P03, for reference only. The A3 drawing set lodged with this application is the version to scale.



Drawing P01 - Site plan, whole lot and setbacks (A3 original at 1:1500)



Drawing P02 - Detail site plan and site coverage (A3 original at 1:200)



Drawing P03 - Awning plan and elevations (A3 original at 1:100)

Appendix B - Site photographs and awning renders



Photo 1 - Existing north-east face of the dwelling (awning location)



Photo 2 - Existing concrete hardstand along the north-east wall



Photo 3 - View along the north-east wall towards the pergola



Render 1 - Proposed awning (indicative)



Render 2 - Proposed awning (indicative)

Optimo Awnings Northern Pty Ltd
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planning@optimoawnings.com.au

Planning Inquiry Submission

Prepared 01 October 2026

Property Details

Address	26 BLANKSBYS ROAD SMITHTON
Locality	SMITHTON 7330
PID	6238968
Title Reference	Vol 11613 Fol 5
Zone	Rural Living (106.11.3)
Council	Circular Head

Applicant Details

Name	Ross Britton

Proposed Works

Description	Addition of awning to existing dwelling.
Dimensions (W×P×H)	12350 × 3650 mm
Job Type	Residential
Building Materials	Aluminium
Proposed Use	Awning
Roof Type	Twin-wall polycarbonate
Estimated Cost	$40,000.00

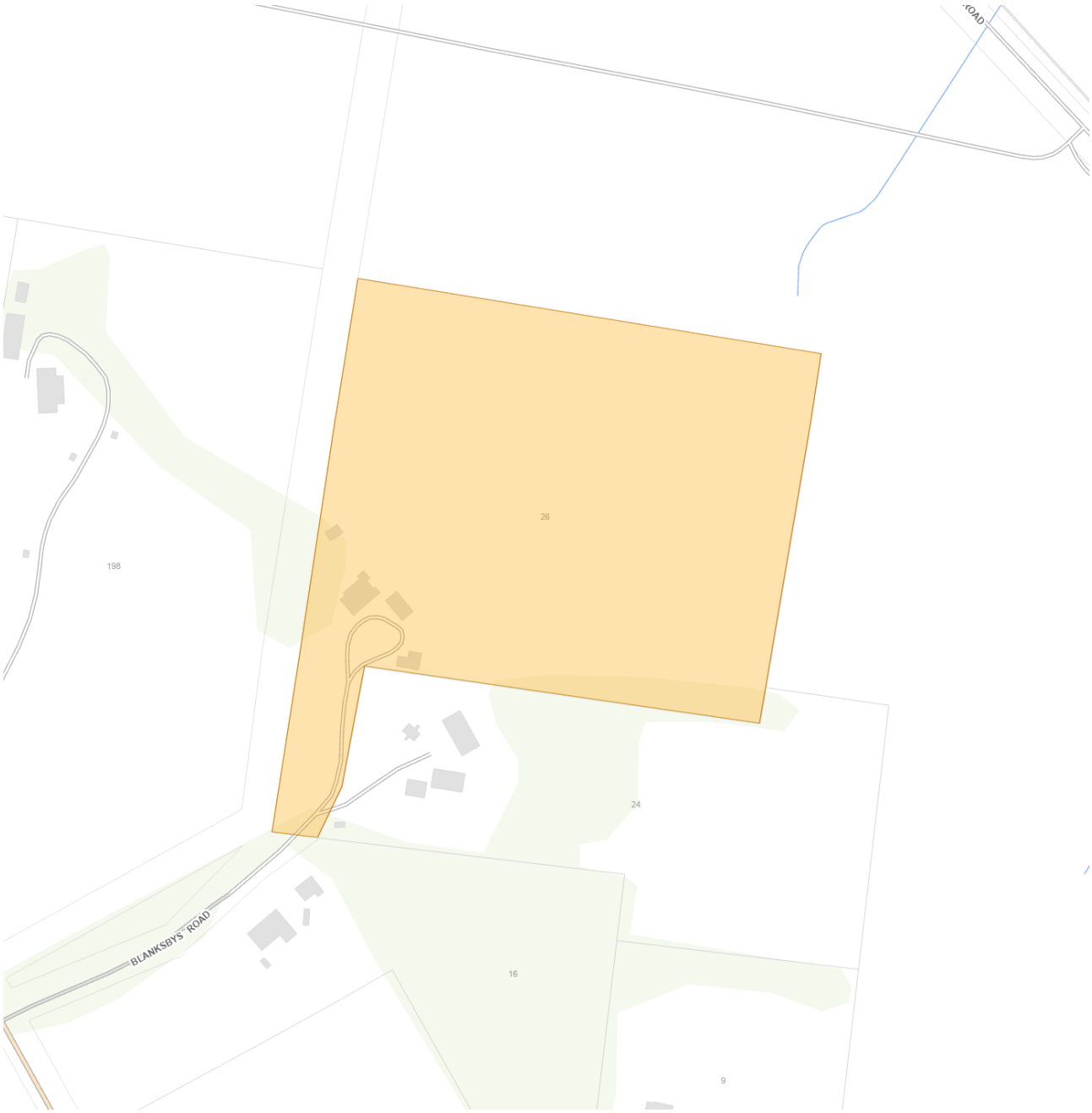
Included Documents

- Property Boundary Map
- Planning Inquiry Form
- Folio Text
- Folio Plan
- Schedule of Easements
- Elevation Drawing
- Site Photos (5 files)
- Satellite Markup

Property Boundary Map

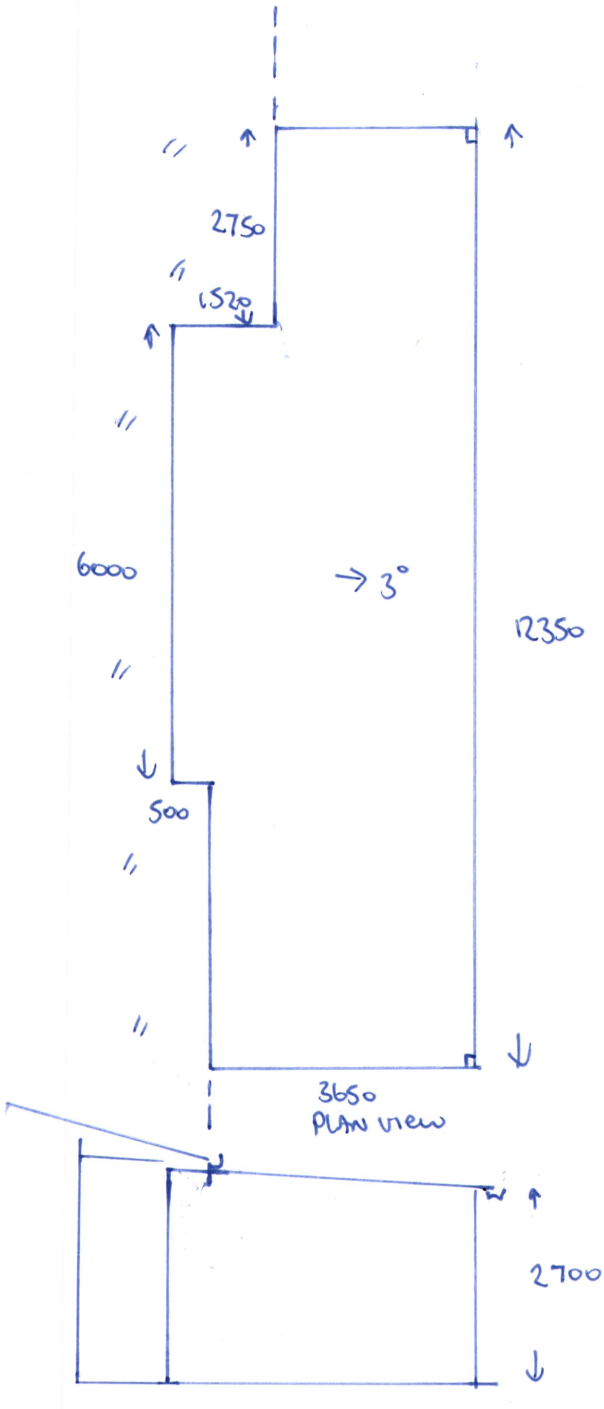
26 BLANKSBYS ROAD SMITHTON
PID: 6238968

01 October 2026



Map data: Land Information System Tasmania (LIST) — www.thelist.tas.gov.au
© State of Tasmania. Generated 01 October 2026.

Ross Britton
26 Blanksby Rd
Smithton



Site Photos











Satellite Markup





Optimo Awnings Northern Pty Ltd
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PROJECT
Proposed awning addition to existing dwelling

SITE
26 Blanksbys Road, Smithton TAS 7330
PID 6238968 | CT 11613/5 (Lot 5 SP 11613)
Zone: Rural Living (Rural Living Zone C)

OWNERS
Ross Britton and Patricia Ann Britton

DRAWING
SITE PLAN
WHOLE LOT AND SETBACKS

NOTES

SETBACKS FROM PROPOSED AWNING
Shortest distance to each boundary:

West (frontage, road reserve)	32.5 m
South	45.0 m
North	167.4 m
East	230.3 m

11.4.2 A2 (20 m) and A3 (10 m) are met.

A4 - AGRICULTURE/RURAL ZONE
North boundary is approx. 167 m from the awning. Existing shed approx. 145 m and greenhouse approx. 152 m from that boundary; dwelling approx. 168 m. Meets A4(b).

SOURCES AND ACCURACY
Base imagery (c) Nearmap, 4 Aug 2026. Boundaries from LIST cadastre and SP 11613 (dimensions in metres). Distances scaled from imagery checked against SP 11613 dimensions; accuracy approx. +/- 1 m.

LEGEND
- Title boundary (Lot 5)
- Existing roofed buildings
- Proposed awning
- Setback (shortest distance)

Not a survey. Not for construction.

SHEET	REV
P01 of P03	A
SCALE	DATE
1:1500	16/10/2026
STATUS	DRAWN
FOR PLANNING APPROVAL	OPTIMO



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Zone: Rural Living (Rural Living Zone C)

OWNERS
Ross Britton and Patricia Ann Britton

DRAWING
DETAIL SITE PLAN AND SITE COVERAGE

NOTES

SITE COVERAGE (11.4.1)	
1 Dwelling - main building	249.82
2 Dwelling - NW room	30.86
3 Dwelling - NW verandah	24.74
4 Garage / shed (east)	136.78
5 Shed (north-west)	46.71
6 Greenhouse	approx. 9
7 Shed and lean-to (south, see P01)	approx. 65
8 Bin shelter (see P01)	approx. 3
Existing total	**approx. 566**
A Proposed awning	45.3
Total after works	**approx. 611**

Lot area 62,870 m2 (LIST): under 1%.
Areas in m2. Items 1-5 measured in Nearmap;
6-8 scaled from aerial imagery.

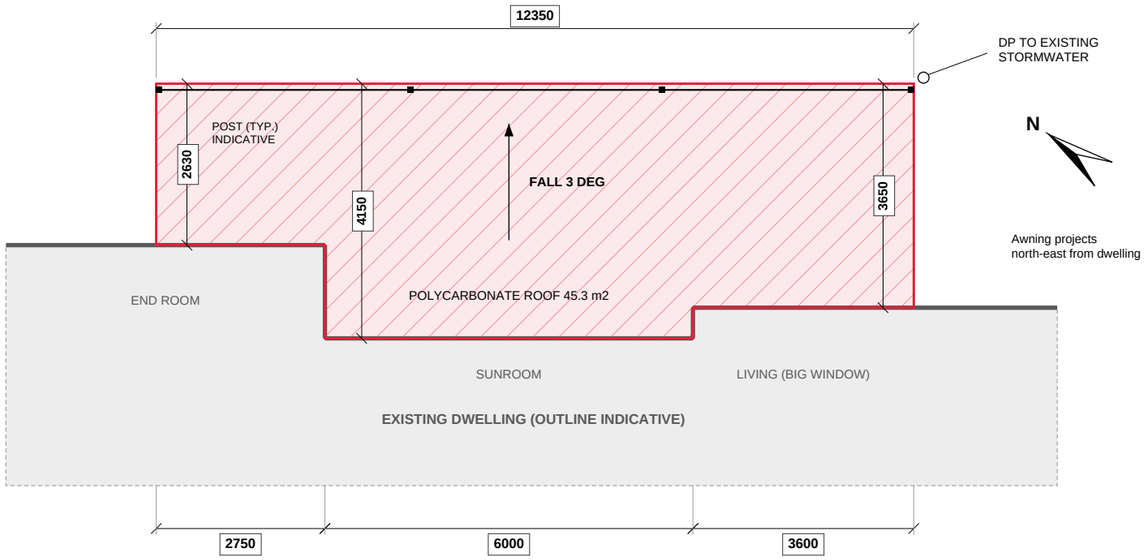
Base imagery (c) Nearmap, 4 Aug 2026.
Awning shown in true size per drawing P03;
position accuracy approx. +/- 0.5 m.

LEGEND
- Title boundary
- Existing roofed buildings
- Proposed awning
- Dimension

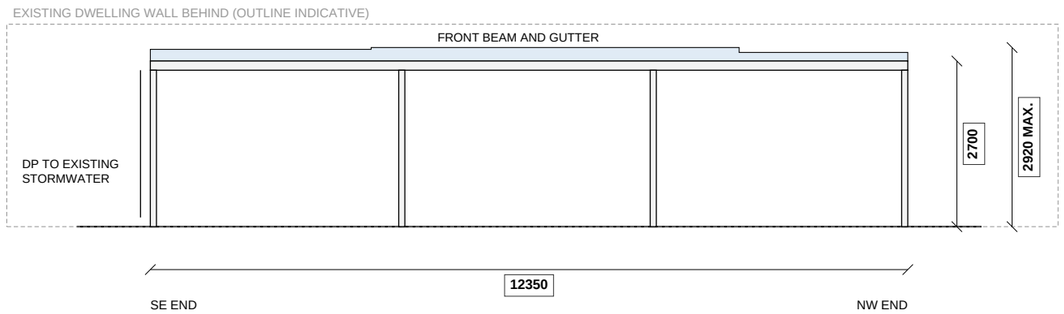
Not a survey. Not for construction.

SHEET	REV
P02 of P03	A
SCALE	DATE
1:200	16/10/2026
STATUS	DRAWN
FOR PLANNING APPROVAL	OPTIMO

AWNING PLAN SCALE 1:100

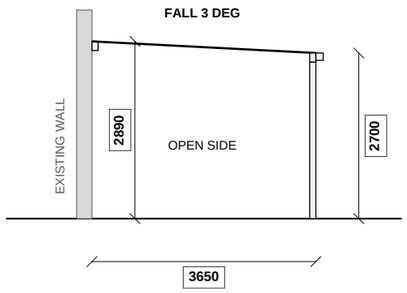


NORTH-EAST ELEVATION SCALE 1:100



SOUTH-EAST ELEVATION

SCALE 1:100



0 1 2 3 4 5 m

SCALE 1:100 @ A3

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Zone: Rural Living (Rural Living Zone C)

OWNERS
Ross Britton and Patricia Ann Britton

DRAWING
AWNING PLAN AND ELEVATIONS

NOTES

AWNING
Length 12350; projection 3650, stepping to 4150 at the sunroom and 2630 at the end room.
Roofed area 45.3 m2.
Height 2700 at front beam, approx. 2920 max. at the wall (3 deg fall).

CONSTRUCTION
Frame: aluminium, powder coated.
Roof: twin-wall polycarbonate sheeting.
Rear beam fixed to existing dwelling wall; front beam on posts. Post number, size and footings indicative - to manufacturer or engineer specification.
Front gutter; downpipe connected to the existing stormwater system.
Open on all sides - no walls or enclosure.

GENERAL
Dimensions in millimetres unless noted.
Do not scale. Verify all dimensions on site.
Based on owner dimensions (Ross Britton).

Not a survey. Not for construction.

SHEET	REV
P03 of P03	A
SCALE	**DATE**
1:100	16/10/2026
STATUS	**DRAWN**
FOR PLANNING APPROVAL	OPTIMO