

Public Notification of Application for Planning Permit

Land Use Planning and Approvals Act 1993

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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 2026/106
Location	Massey Street, Smithton
Applicant/Owner	T.D Jackson
Use Class	Residential
Proposal	Single 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 21/10/2026

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: 26/08/2026 Application No: DA 2026/106 PID: 9146765

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

DETAILS OF PROPOSED DEVELOPMENT OR USE

Address:	Lot 1 Massey Street, Smithton		
		Postcode:	7330
	Lot No:	1	Certificate of Title No: 185901

Description

Includes:

Proposed residence and shed	☐	New Use/Change of use	
	☐	Subdivision	
	☒	New Buildings	
	☐	Alterations	
	☐	Demolition	
Value of work (Inc GST)	\$ 250,000	☐ Contract Price	☒ Estimate
Existing Use of Site:	Vacant property		

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):	Tyler Jackson		
Address:	153 Giddens Road, Smithton		
		Postcode:	7330
Email:	Tdjackson205@gmail.com	Phone:	Mobile: 0413 968 564
☒ Applicant owns the property (Tick if Yes – If No then complete the owner details below)			
Owner(s):			
Address:			
		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:		Date:	
COUNCIL OR CROWN LAND			
<i>Must be signed if Council or Crown Land and accompanied with a letter of permission and a copy of delegation.</i>			
Signed By:		Date:	
☐ Minister (or delegate) of the responsible State Department or ☐ General Manager (or delegate)			



33 Goldie Street
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SMITHTON TAS 7330
council@circularhead.tas.gov.au
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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): Tyler Jackson

Signed:

Date: 24-07-26

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	Tyler Jackson
Title Owner/s Contact Details	Address: 153 Giddens Road SMITHTON TAS 7330
	Phone: 0413 968 564
	E-Mail: Tdjackson205@gmail.com
Project Address:	Address: Lot 1 Massey Street, SMITHTON TAS 7330
	PID: 9146765
	Volume: 185901
	Folio: 1
Council	Circular Head Council
Project Description:	Proposed 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: 24-07-26

SEARCH OF TORRENS TITLE

VOLUME 185901	FOLIO 1
EDITION 2	DATE OF ISSUE 12-June-2026

SEARCH DATE : 01-July-2026

SEARCH TIME : 11.48 am

DESCRIPTION OF LAND

Town of SMITHTON

Lot 1 on Sealed Plan [185901](#)Derivation : Part of Lot 2, 9A-3R-16P (Sec. I) Gtd. to William
CunninghamPrior CT [17799/1](#)SCHEDULE 1[N141047](#) TRANSFER to TYLER DANIEL JACKSON Registered
12-June-2026 at noonSCHEDULE 2Reservations and conditions in the Crown Grant if any
SP[185901](#) FENCING PROVISION in Schedule of Easements
SP [17799](#) FENCING PROVISION in Schedule of Easements
[E451896](#) MORTGAGE to Australia and New Zealand Banking Group
Limited Registered 12-June-2026 at 12.01 pmUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: CENTACARE EVOLVE HOUSING LIMITED FOLIO REFERENCE: F/R17799/1, F/R17799/2 F/R17799/3, F/R17799/4 F/R17799/5 GRANTEE: Part of Lot 2 (Section I) Gtd. to W. Cunningham.	PLAN OF SURVEY BY SURVEYOR: LEN C. MACKENZIE LOCATION: Town of SMITHTON SCALE 1:750 LENGTHS IN METRES	REGISTERED NUMBER SP185901 APPROVED EFFECTIVE FROM 24 OCT 2023 <i>Ren</i> Recorder of Titles
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ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

<i>Len C. Mackenzie</i> Registered Land Surveyor 30/5/2023 Date	<i>Alan</i> Council Delegate 08/09/2023 Date
---	--

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:	26098	Property ID:	9146765
Date:	21/8/26	Title:	185910/1
Client:	TD Jackson	Land Zoning:	8.0 General Residential Zone
Address:	Lot 1 Massey Street, Smithton		
Project:	Proposed residence		

PROJECT DESCRIPTION

A full description of the proposed development is to provide a new residence to the rear of a vacant property. The location is to allow available space for the option of a future main residence if required.

8.0 General Residential Zone

8.1 Zone Purpose

The proposed residence meets the zone purpose of residential use.

8.2 Use table

The proposal of a single dwelling is within the no permit required class.

8.3 Use standards

8.3.1 Discretionary uses Not applicable

8.3.2 Visitor accommodation Not applicable

8.4 Development standards for dwellings

8.4.1 Residential density for multiple dwellings Not applicable

8.4.2. Setbacks and building envelope for all dwellings

A1 & A2 – Residence and garage location meets the required front boundary setbacks.

A3 – The residence is less than 1.5m setback to rear and South side boundary and greater than 9.0m in length. There are areas of the building that protrude beyond the building envelope.

The nearest neighbouring dwelling to the West is shaded not unreasonably as shown on shading plan 26098-5.

8.4.3. Site coverage and private open space for all dwellings

A1 – a) Site coverage is less than 50% ($134 / 660\text{m}^2 = 20\%$).

A2 - There is sufficient private open space for the dwelling remaining on the property.

8.4.4. Sunlight to private open space of multiple dwellings Not applicable

8.4.5. Width of openings for garages and carports for all dwellings

A1 – Shed meets frontage boundary setback requirements.

8.4.6. Privacy for all dwellings

A1 & A2 – The floor level for shed is less than 1m above ground level.

8.4.7. Frontage fences for all dwellings

A1 - The proposal does not include a frontage fence.

8.4.8. Waste storage for multiple dwellings Not applicable

8.5 Development for standards for non-dwellings – Not applicable.

8.6 Development standards for subdivision - Not applicable

Applicable Codes

C2.0 Parking and Sustainable Transport Code

The code requires a two or more bedroom dwelling to have two parking spaces. The driveway and garage provide sealed off-street parking within the property.

C9.0 Attenuation Code

C9.5.2 Sensitive use within an attenuation area

P1 – Sensitive use within an attenuation area must not interfere with or constrain an existing activity listed in tables C9.1 and C9.2 having regard to

- a) The nature of the activity with potential to cause emissions including:
 - i) Operational characteristics of the activity;
 - ii) Scale and intensity of the activity
 - iii) Degree of hazard or pollution that may be emitted from the activity

There is an existing go-kart and motorbike racing facility on Parks & Wildlife Services owned land at Briant Park 49 Pump House Road. The track is used on limited days and generates only moderate sound levels. The proposed units are in a developed residential area which limits the amount of noise that would be heard from the units. Any dust generated from the motorcycle racing will not carry beyond the extent of the racing facility property.

- b) The nature of the sensitive use is a new residence in an established residential area.
- c) The extent of the encroachment by the sensitive use into the attenuation area.

The proposed residence is located approx. 1800m from the go-kart track. There are large areas of existing residential development within this attenuation area.

- d) Measures in the design, layout and construction of the development for the sensitive use to eliminate, mitigate or manage effects of emissions of the activity.
- The proposed units are shielded from noise from Briant Park by the hills and forest surrounding the area.

The location of proposed residence is also within attenuation buffer of Smithton rifle range. The rifle range is located 1.5km to the Southeast of the residence. There is a natural buffer of Tier hill between the two uses.

C16.0 Safeguarding of Airports Code

The site is subject to the 52m Airport Obstacle Limitation Area.

A nearby survey point ST919 is measured at RL 69.35 (Source: The List website)

Ridge of proposed building is approx. RL 72.4m

The residence is lower in height than reservoir and telecommunications tower in neighbouring properties.

C16.6.1 Buildings and works within an airport obstacle limitation area

P2 – As the proposed shed protrudes into the Airport Obstacle limitation area, which is mapped to be 52m for the site, being at approx. 72.4m to ridge, consent from the Airport Operator is required and is attached.

Rodney Franks

From: Rodney Franks
Sent: Friday, 21 August 2026 12:58 PM
To: 'Colin Tucker'
Subject: Proposed residence T Jackson Lot 1 Massey Street Smithton
Attachments: Proposed residence T Jackson Lot 1 Massey St Smithton (DA).pdf; FolioPlan-185901-1.pdf; aerial.pdf; Street view.pdf

Hi Colin

I have another consent request for you please mate in Massey Street.

I am doing a planning application for a proposed residence at Massey Street in Smithton. As it is within the airport obstacle limitation area we require consent from airport operator.

The residence is 4.7m high to ridge, it will be lower in height than other residences along Massey Street. There is also a water reservoir and telecommunication tower in the area much higher.

So this building will not present a problem to the airport.

Would you please be able to take a moment to reply email that you do not have an objection to the shed.

Regards

Rodney Franks

Abel Design Tas Pty Ltd

5 Brittons Road, Smithton

33 Goldie Street, Wynyard



design + drafting

Mob. 0427 528 326

rodney@abeldesign.com.au

Proposed Residence (PLANNING)
Lot 1 Massey Street, Smithton TAS 7330
TD Jackson

Drawing Schedule			
Drawing #	Drawing	Revision	Plot Date
1	Project Information	0	21/08/2026
4	Site Location Plan	0	21/08/2026
5	Shading Plan	0	21/08/2026
6	Floor Plan	0	21/08/2026
7	Elevations	0	21/08/2026
8	3D Elevations	0	21/08/2026
9	Roof Plan	0	21/08/2026
10	Typical Section 'A'	0	21/08/2026
11	Window & Door Plan	0	21/08/2026
23	Drainage Plan	0	21/08/2026

Drawing Count:
23

Project Information	
Property ID (PID)	9146765
Title Reference No.	185901/1
Site Area	660 m²
Site Coverage	134 m² (20%)
Local Authority	Circular Head Council
Zoning	8.0 General residential zone
Building Class	1a
Category of Building Works	3
Category of Plumbing Works	3
Soil Classification	M
Wind Classification	N3
Climate Zone	7
Bushfire (BAL) Rating	N/A
Alpine Area	N/A
Corrosion Environment	Low
Site Hazards	None observed

Other Documents Schedule	
Title	Supplied
Energy Efficiency & Form 55	Abel Design Tas
Site Classification & Form 55	Environmental Services & Design
Bushfire Assessment & Form 55	-
Wastewater report	-
Structural engineer & Form 55	-

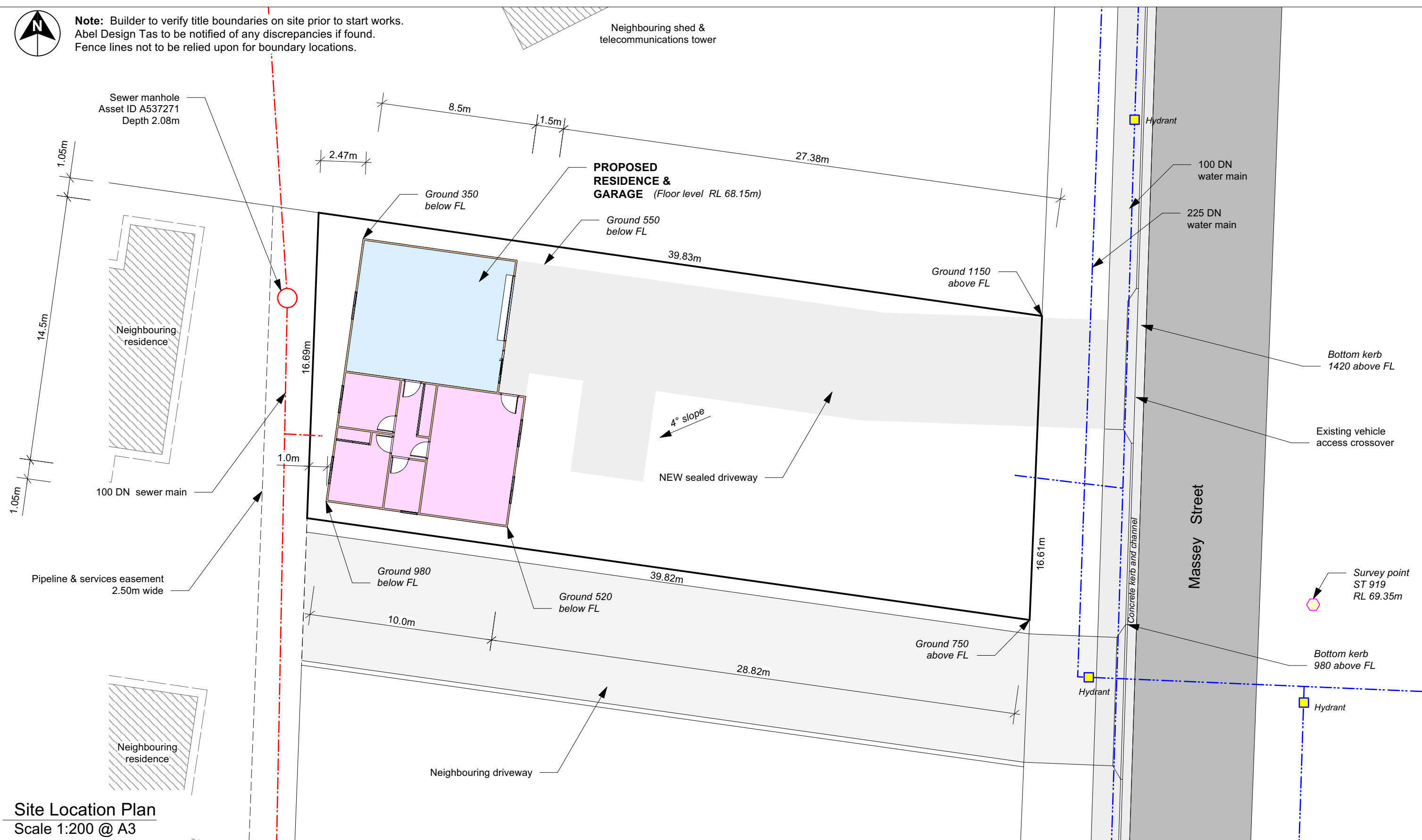
Floor Area	
PROPOSED RESIDENCE	72.1m²
PROPOSED GARAGE	62m²
Total	134.1m²



REVISION		BY:	PLOT DATE 21/08/2026
PROJECT		Proposed Residence (PLANNING) Lot 1 Massey Street, Smithton TAS 7330	
CLIENT		TD Jackson	PROJECT # 26098
DWG		Project Information	DWG # 1
		Abel Design TAS Pty Ltd ABN: 32 675 872 938 33 Goldie Street, Wynyard / 5 Brittons Road, Smithton Ph: 6442 3411 (Wyn.) / 6452 3411 (Smi.)	PROJECT DATE 1/07/2026 SCALE @ A3 (uno) DRAWN AD CHECKED RF
		Licence No: 832965057, Aaron Duff PO Box 219, Smithton TAS 7330 E: aaron@abeldesign.com.au	SHEET 1 OF 23



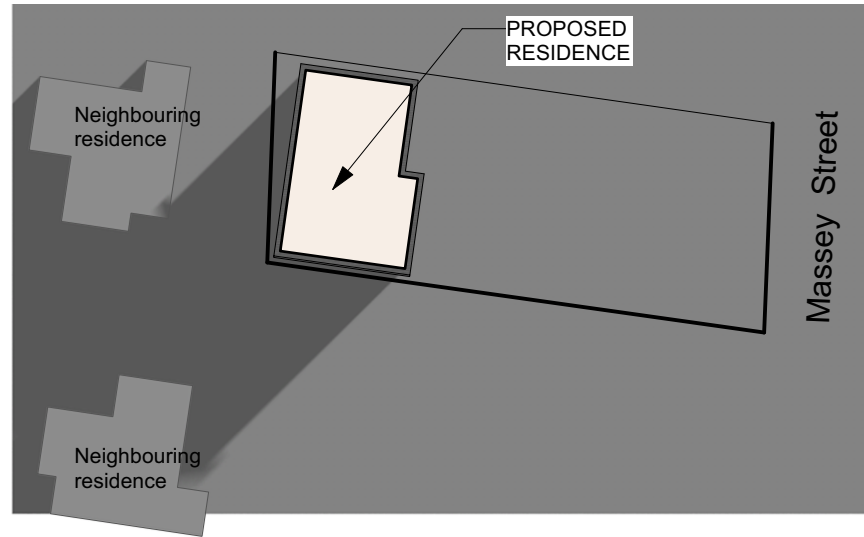
Note: Builder to verify title boundaries on site prior to start works.
Abel Design Tas to be notified of any discrepancies if found.
Fence lines not to be relied upon for boundary locations.



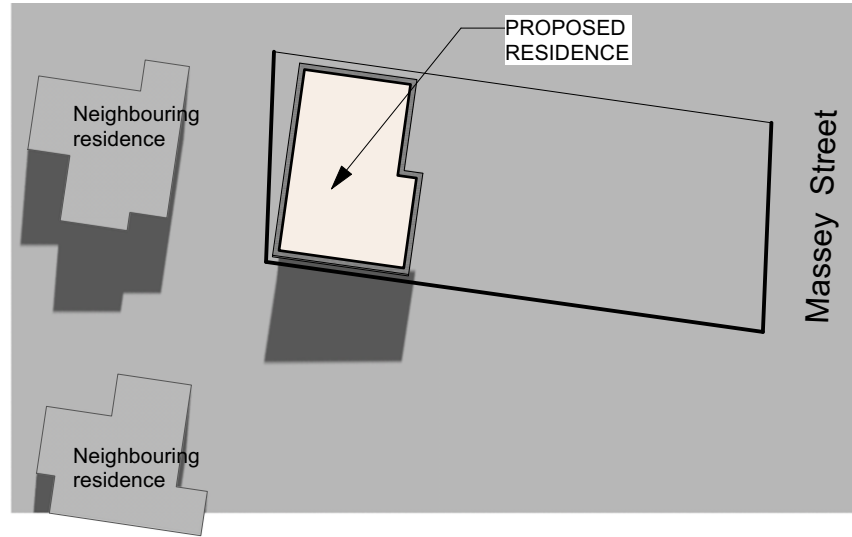
Site Location Plan
Scale 1:200 @ A3



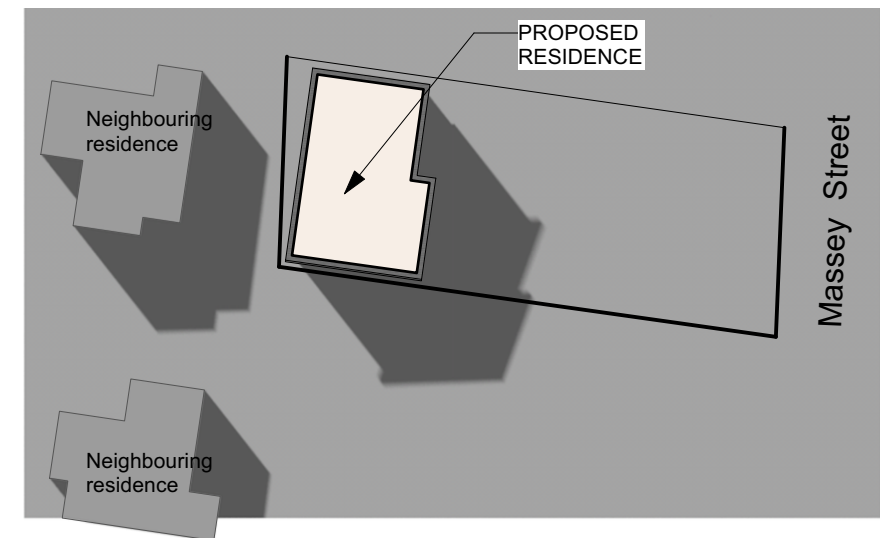
REVISION	BY:	PLOT DATE
PROJECT	Proposed Residence (PLANNING)	21/08/2026
CLIENT	TD Jackson	PROJECT #
DWG	Site Location Plan	26098
Abel Design TAS Pty Ltd	ABN: 32 675 872 938	DWG #
33 Goldie Street, Wynyard / 5 Brittons Road, Smithton		4
Ph: 6442 3411 (Wyn.) / 6452 3411 (Smi.)		SHEET 4 OF 23
Licence No: 832965057, Aaron Duff		
PO Box 219, Smithton TAS 7330		
E: rodney@abeldesign.com.au		



Shading Plan 21 June 9.00am
Scale 1:1000 @ A3



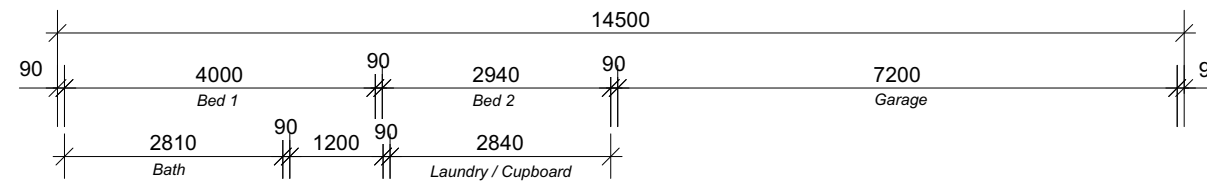
Shading Plan 21 June 12.00pm
Scale 1:1000 @ A3



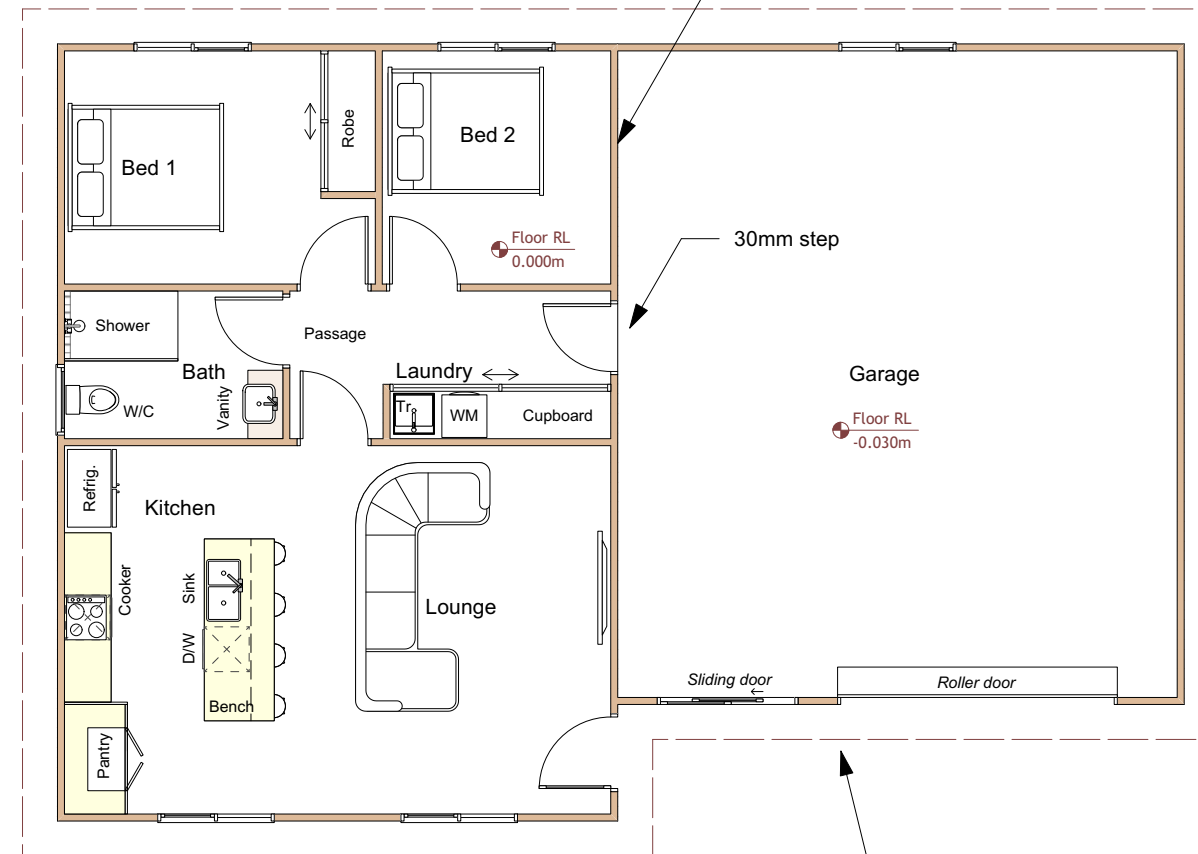
Shading Plan 21 June 3.00pm
Scale 1:1000 @ A3



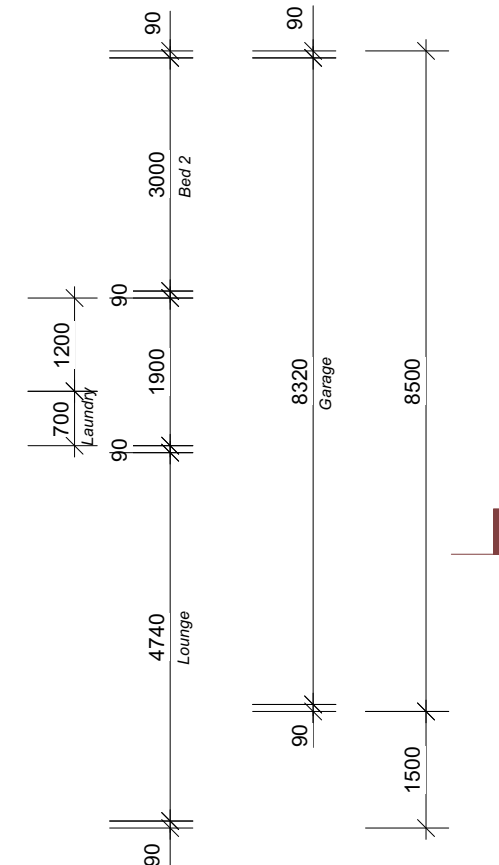
REVISION		BY:	PLOT DATE	
PROJECT		Proposed Residence (PLANNING)	21/08/2026	
		Lot 1 Massey Street, Smithton TAS 7330	PROJECT #	
CLIENT		TD Jackson	26098	
DWG		Shading Plan	DWG #	
			5	
			SHEET	
			5 OF 23	
Abel Design TAS Pty Ltd ABN: 32 675 872 938			Licence No: 832965057, Aaron Duff	
33 Goldie Street, Wynyard / 5 Brittons Road, Smithton			PO Box 219, Smithton TAS 7330	
Ph: 6442 3411 (Wyn.) / 6452 3411 (Smi.)			E: rodney@abeldesign.com.au	



R2.0 insulation batts
to wall separating
garage and dwelling

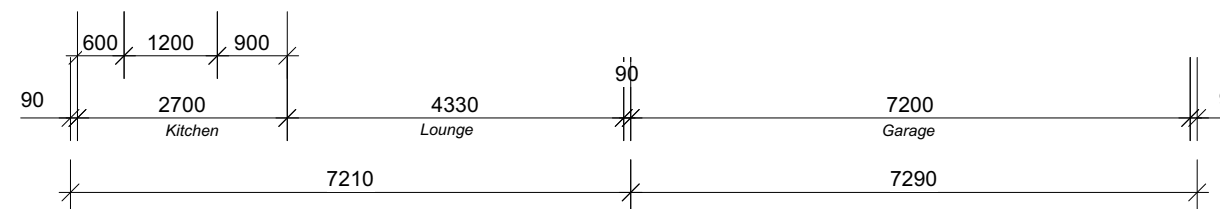


Roof line above

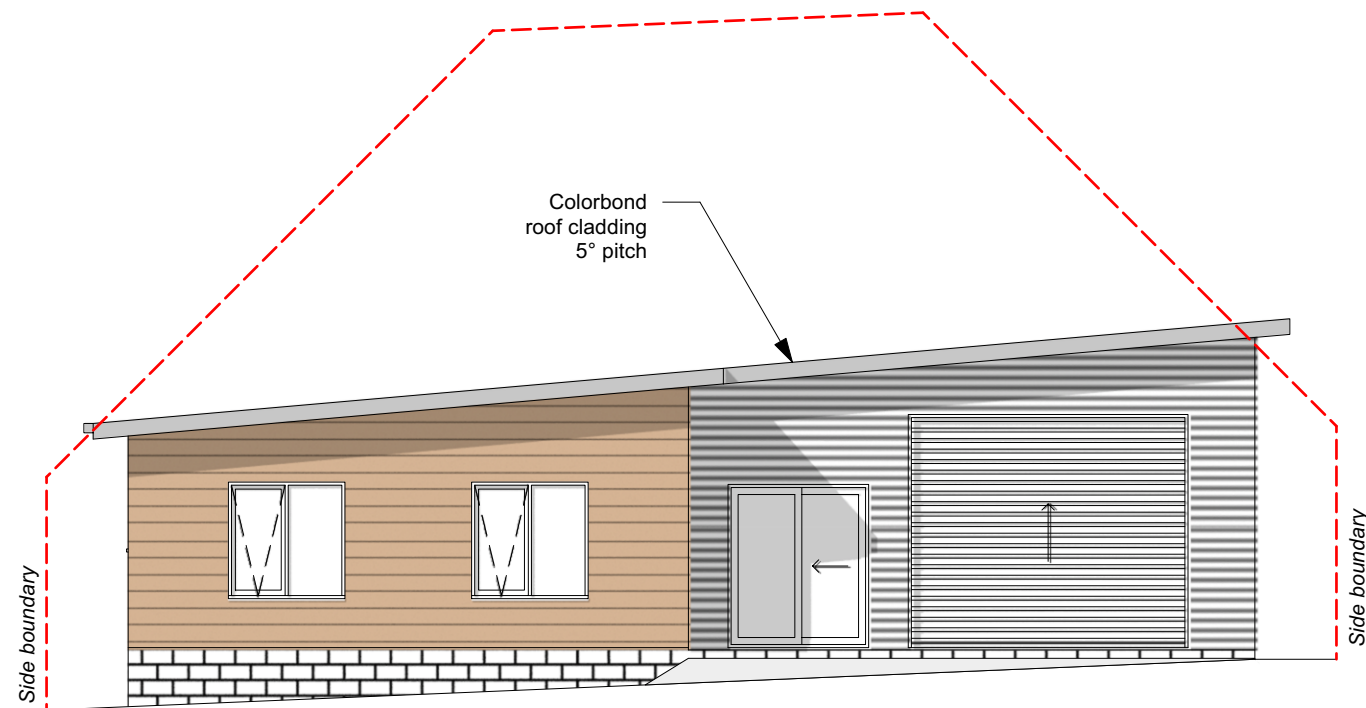


Floor areas
Residence 72.1m²
Garage 62.0m²

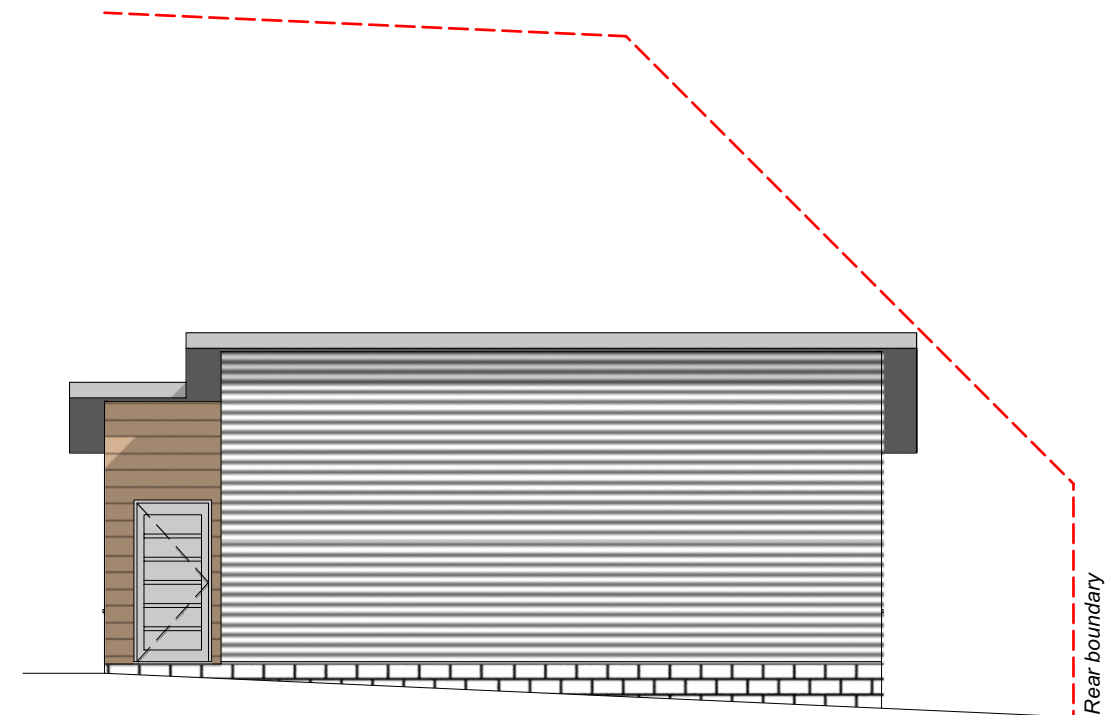
Floor Plan
Scale 1:100 @ A3



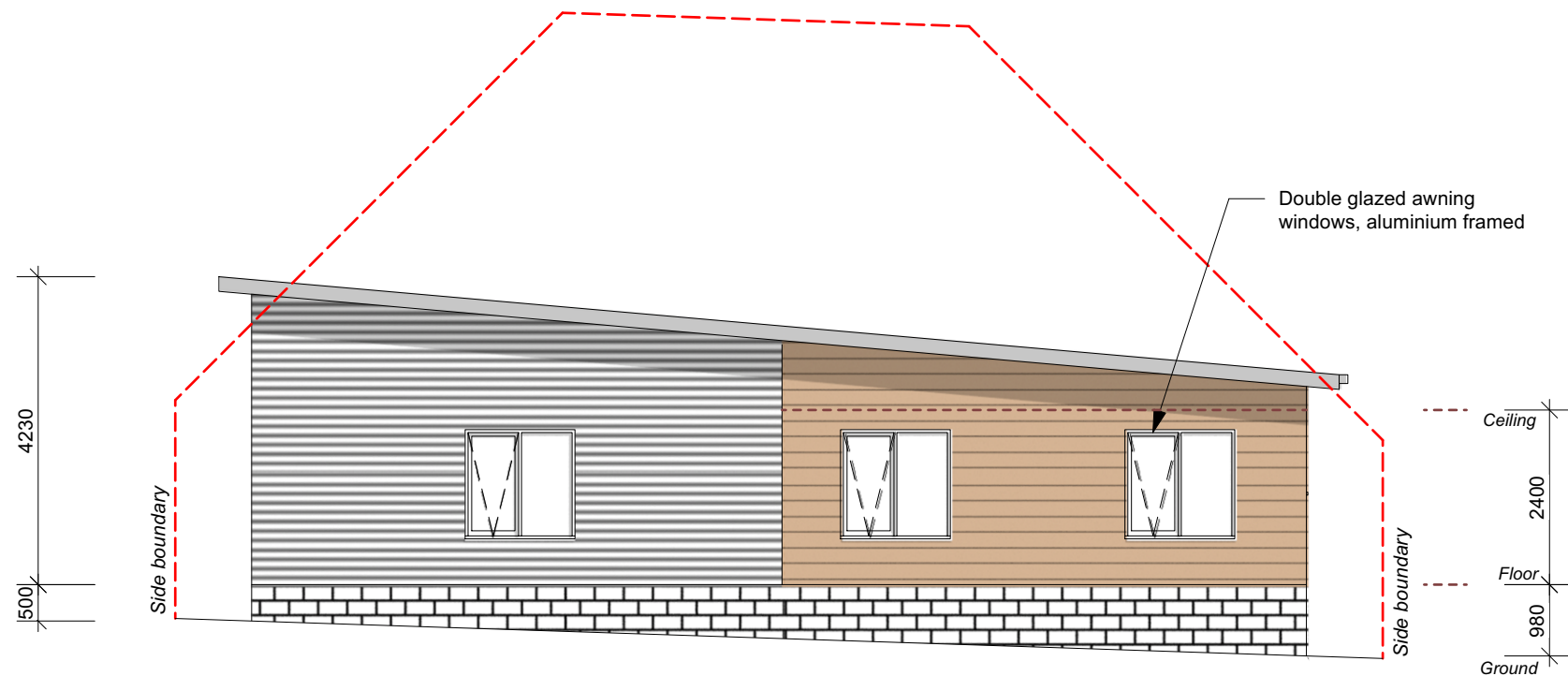
REVISION		BY:		PLOT DATE	
PROJECT		Proposed Residence (PLANNING)		21/08/2026	
CLIENT		Lot 1 Massey Street, Smithton TAS 7330		PROJECT #	
TD Jackson		PROJECT DATE 1/07/2026		26098	
DWG		Floor Plan		DWG #	
		33 Goldie Street, Wynyard / 5 Brittons Road, Smithton		6	
		Ph: 6442 3411 (Wyn.) / 6452 3411 (Smi.)		SHEET 6 OF 23	
		Abel Design TAS Pty Ltd ABN: 32 675 872 938		Licence No: 832965057, Aaron Duff	
		PO Box 219, Smithton TAS 7330		E: rodne@abeldesign.com.au	



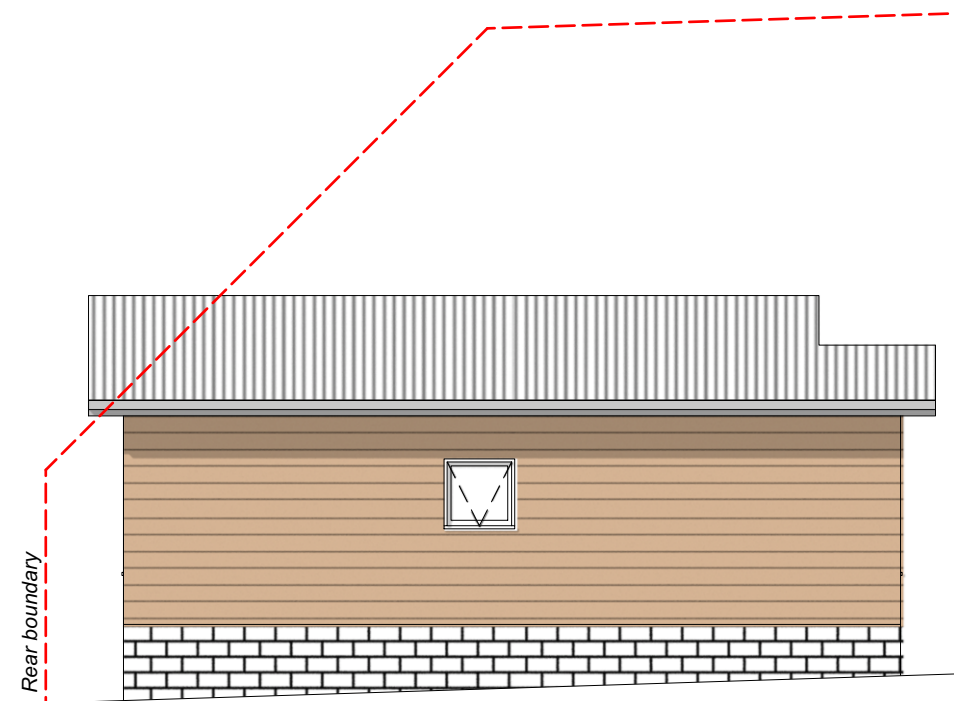
East Elevation
Scale 1:100 @ A3



North Elevation
Scale 1:100 @ A3



West Elevation
Scale 1:100 @ A3



South Elevation
Scale 1:100 @ A3



REVISION	BY:	PLOT DATE
PROJECT	Proposed Residence (PLANNING)	21/08/2026
CLIENT	TD Jackson	PROJECT #
DWG	Elevations	26098
Abel Design TAS Pty Ltd	ABN: 32 675 872 938	DWG #
33 Goldie Street, Wynyard / 5 Brittons Road, Smithton	PO Box 219, Smithton TAS 7330	7
Ph: 6442 3411 (Wyn.) / 6452 3411 (Smi.)	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

Ventilation Schedule

At eaves -

Required: 25,000mm²/m (250,000mm² over 10m)

Provided: 8 vents (~34,400mm² each vent 400x200)

At Ridge-

Required: 25,000mm²/m (250,000mm² over 10m)

Provided: Venting every rafter bay

Gutter Notes:

- Roof catchment area: 156m² (catchment per DP: ~78m²)
- Max. gutter length: 5.5m
- 1% rainfall intensity: 178mm/h
- 5% rainfall intensity: 128mm/h

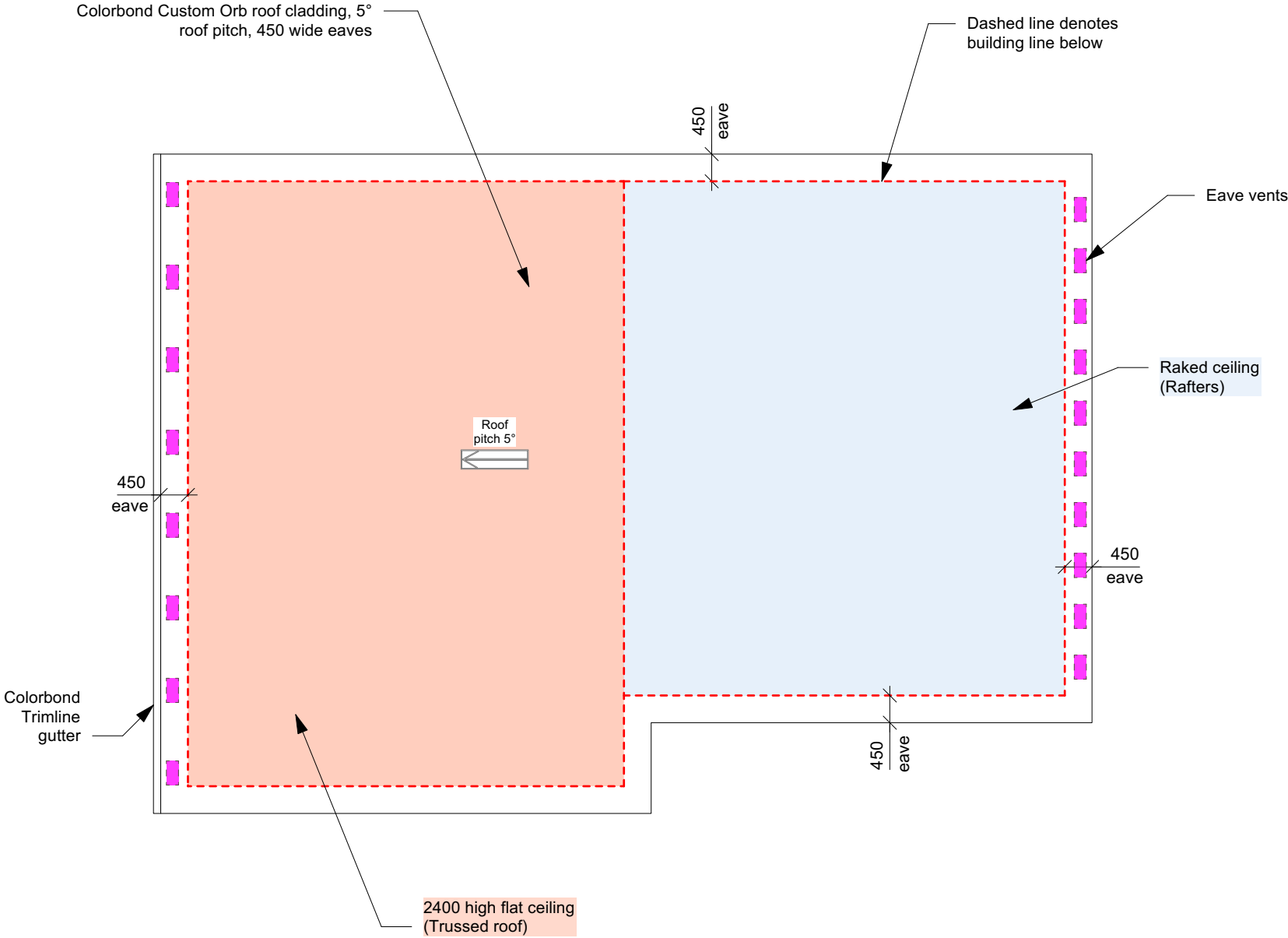
Gutter min. cross section 5200mm²

Nominally 115 D gutter or medium rectangular gutter

Gutter either slotted or spaced from fascia to NCC 7.4.6

General Notes:

- Roof trusses and bracing by truss supplier
- Truss supplier to consider solar panel installation loads

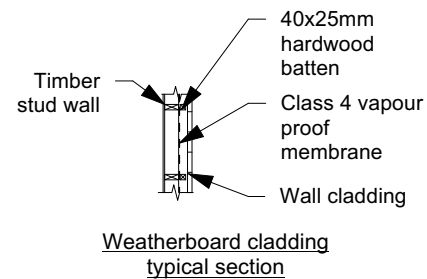
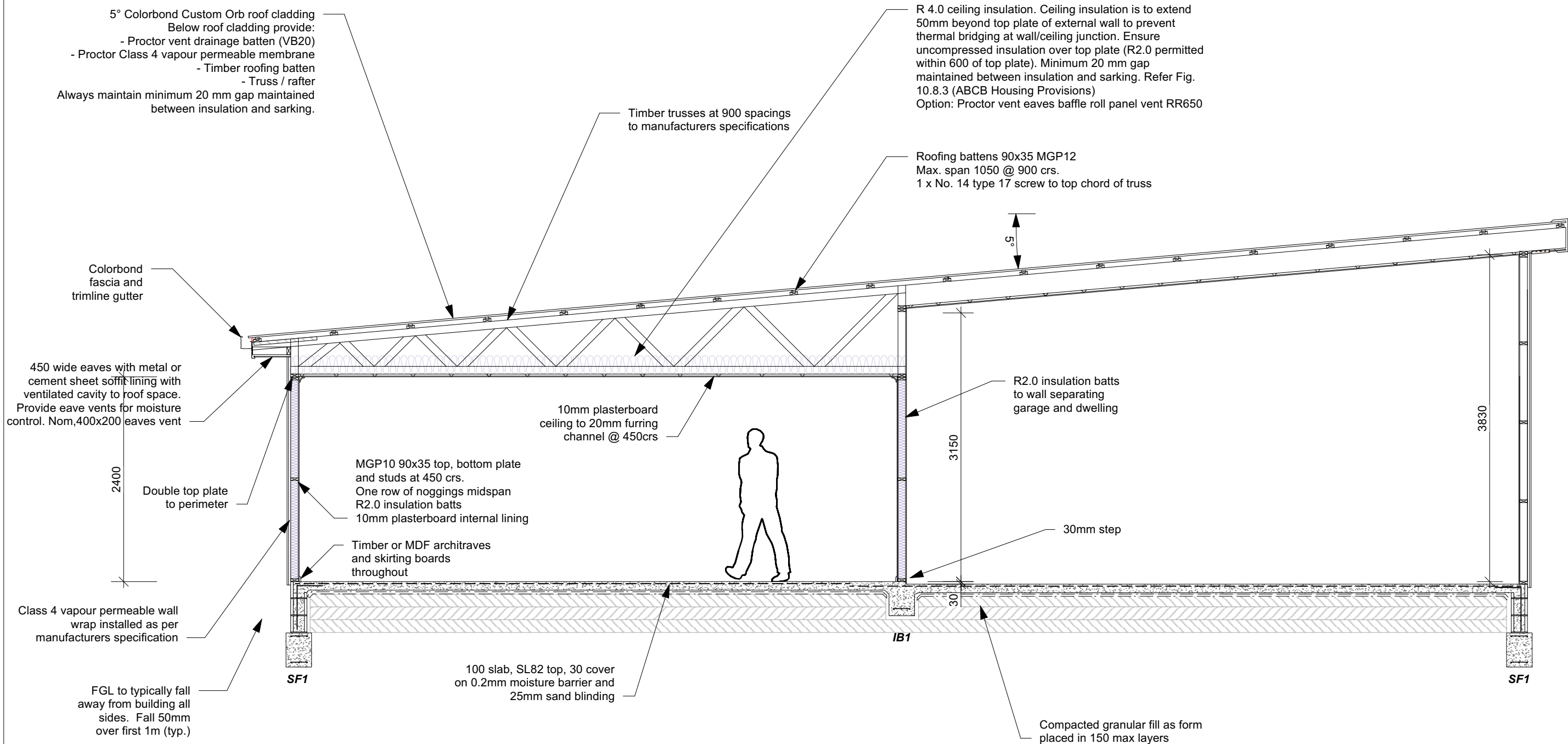


Roof Plan

Scale 1:100 @ A3



REVISION		BY:		PLOT DATE	
PROJECT		Proposed Residence (PLANNING)		21/08/2026	
		Lot 1 Massey Street, Smithton TAS 7330		PROJECT #	
CLIENT		TD Jackson		26098	
DWG		Roof Plan		PROJECT DATE 1/07/2026	
				SCALE @ A3 (uno) 1:100	
				DRAWN RF	
				CHECKED AD	
				DWG #	
				9	
				SHEET 9 OF 23	
		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.) / 6452 3411 (Smi.)		E: rodney@abeldesign.com.au	



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.

Insulation schedule:

Sarking: CSR Bradford Enviroseal Proctorwrap to manufacturers specs (alternatively R1.3 Permastop blanket)
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.

A Section
Scale 1:50 @ A3



REVISION		BY:		PLOT DATE	
PROJECT		Proposed Residence (PLANNING) Lot 1 Massey Street, Smithton TAS 7330			21/08/2026
					PROJECT #
					26098
CLIENT		TD Jackson		PROJECT DATE 1/07/2026	DWG #
				SCALE @ A3 (uno) 1:50	10
DWG		Typical Section 'A'		DRAWN RF	
				CHECKED AD	
					SHEET 10 OF 23
Abel Design TAS Pty Ltd ABN: 32 675 872 938 33 Goldie Street, Wynyard / 5 Brittons Road, Smithton Ph: 6442 3411 (Wyn.) / 6452 3411 (Smi.)				Licence No: 832965057, Aaron Duff PO Box 219, Smithton TAS 7330 E: rodney@abeldesign.com.au	



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
- LED tube lighting

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:

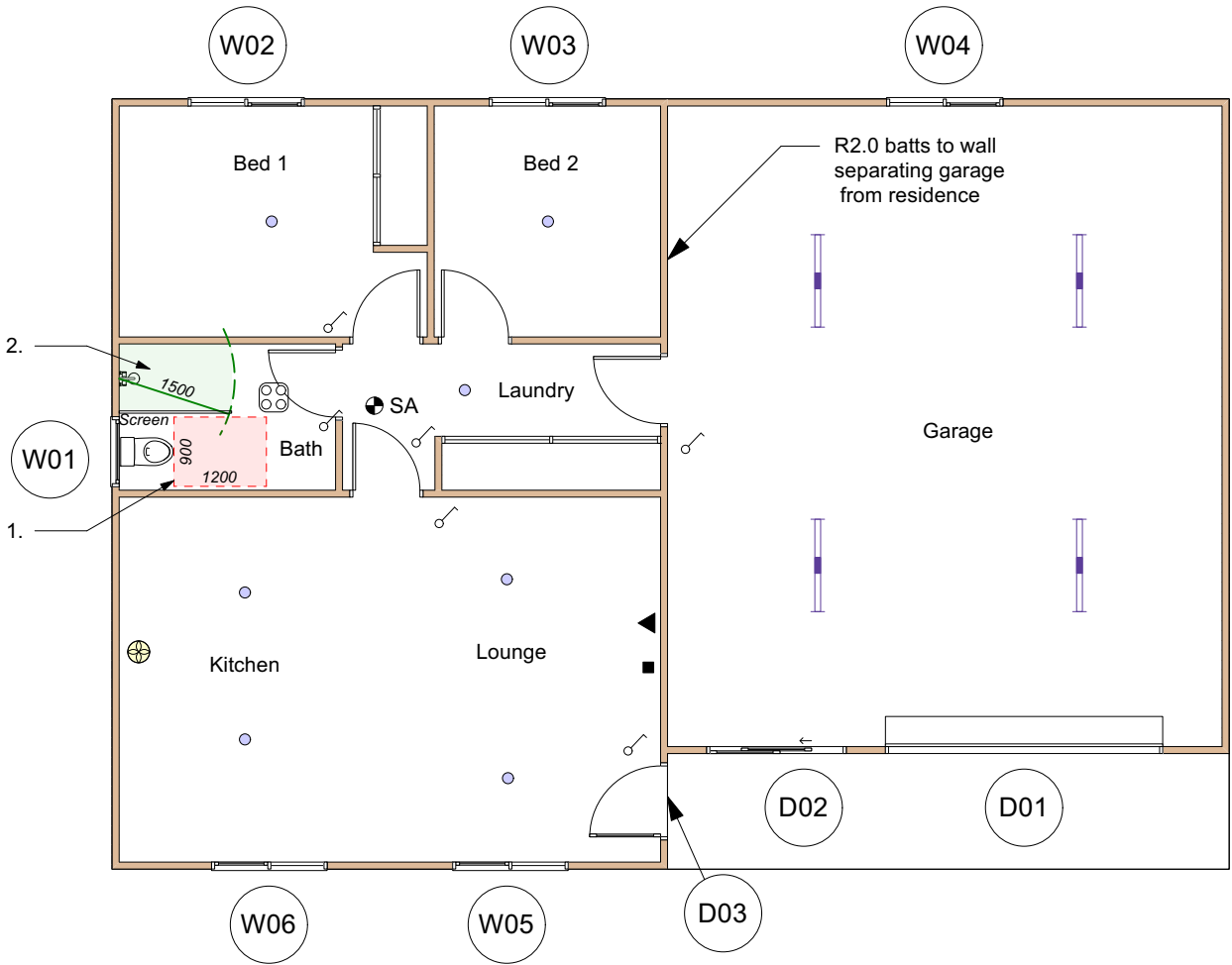
- Smoke alarms to comply with AS3768.
- Smoke alarms to be hard wired.
- Where more than one alarm, they are to be interlinked.

Legend:

- Circulation area for toilet pan compliant with livable housing standard, refer notes.
- 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



Window Schedule				
ID	Type	Location	Width	Height
W01	Awning, obscure glass	Bath	910	900
W02	Awning, clear glass	Bedroom	1510	1500
W03	Awning, clear glass	Study	1510	1500
W04	Awning, clear glass	Garage	1510	1500
W05	Awning, clear glass	Lounge	1510	1500
W06	Awning, clear glass	Kitchen	1510	1500
Door Schedule				
ID	Type	Location	Width	Height
D01	Colorbond roller door	Garage	3600	3000
D02	Clear glass sliding door	Garage	1810	2100
D03	Hinged, Alum. with glass panels	Entry	1000	2100
	Hinged door, hollow core x5	Internal	870	2040

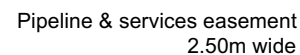
Window & Door Plan
Scale 1:100 @ A3

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



REVISION		BY:		PLOT DATE	
PROJECT		Proposed Residence (PLANNING) Lot 1 Massey Street, Smithton TAS 7330		21/08/2026	
				PROJECT # 26098	
CLIENT		TD Jackson		PROJECT DATE 1/07/2026	
				SCALE @ A3 (uno) 1:100	
DWG		Window & Door Plan		DWG #	
				11	
		DRAWN RF		SHEET 11 OF 23	
		CHECKED AD			
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Sewer manhole
Asset ID A537271
Depth 2.08m

Sewer lot
connection

A minimum height of 150mm shall be maintained between the top of the overflow gully riser and the lowest fixture connected to the drain. The overflow gully riser shall be min. 75mm above finished surface level, except where located in a path or paved area, where it shall be finished at a level so as to prevent the ponding and ingress of water.

HBC with vacuum breaker fitted to outdoor tap as priming source for ORG

Tundish from HWC
directed to ORG

100 DN sewer main

100Ø UPVC sewer line
- (below ground)

New kerb adaptor stormwater connection.
Outlet is 980 above floor level (~1720 below gutter)

— 90Ø UPVC
stormwater line
(below ground)

Massey Street

Legend:

- Legend:
- New 100DN UPVC sewer 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:

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

Scale 1:200 @ A3

Install inspection openings at major bends for stormwater and all low points of downpipes.
All plumbing & drainage to be in accordance with local Council requirements.
Provide surface drain to back of bulk excavation to drain levelled pad prior to commencing footing excavation.

Services

The heated water system must be designed and installed with Part B2 of NCC Volume Three - Plumbing Code of Australia.

Thermal insulation for heated water piping must:

- a) be protected against the effects of weather and sunlight; and
- b) be able to withstand the temperature within the piping; and
- c) use thermal insulation in accordance with AS/NZS 4859.1

Heated water piping that is not within a conditioned space must be thermally insulated as follows:

1. Internal Piping

- i) within an unventilated wall space, ii) within an internal floor between storeys; or iii) between ceiling insulation and a ceiling. *Must have a minimum R-value of 0.2 (ie 9mm of closed cell polymer insulation)*

2. Piping located within a ventilated wall space, and enclosed building subfloor or a roof space

2. Piping located within a ventilated wall space, and enclosed building subsoil or a roof space
- All flow and return piping
 - Cold water supply piping and Relief valve piping - within 500mm of the connection to central water heating system.
- Must have a minimum R-value of 0.45 (ie 19mm of closed cell polymer insulation)*

3. Piping located outside the building or in an unenclosed building sub-floor or roof space

- b) Cold water supply piping and Relief valve piping - within 500mm of the connection to central water heating system.
Must have a minimum R-value of 0.6 (ie 25mm of closed cell polymer insulation)

Piping within an insulated timber framed wall, such as that passing through a wall stud, is considered to comply with the above insulation requirements.

Plumbing levels are approximate and to be confirmed on site, ORG to comply with the following requirements:

1. A minimum height of 150mm shall be maintained between the top of the overflow gully riser and the lowest fixture connected to the drain.
2. The overflow gully riser shall be min. 75mm above finished surface level, except where located in a path or paved area, where it shall be finished at a level so as to prevent the ponding and ingress of water.



REVISION	BY:			PLOT DATE	21/08/2022
PROJECT	Proposed Residence (PLANNING)			PROJECT #	2609
	Lot 1 Massey Street, Smithton TAS 7330				
CLIENT	TD Jackson		PROJECT DATE	1/07/2026	DWG #
			SCALE @ A3 (uno)	1:200	23
DWG	Drainage Plan		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.) / 6452 3411 (Smi.)			Licence No: 832965057, Aaron Duff PO Box 219, Smithton TAS 7330 E: rodnev@abeldesign.com.au		



21 September 2026

T D Jackson
153 Giddens Road
Smithton TAS 7330

Dear Tyler

REQUEST FOR ADDITIONAL INFORMATION – DA 2026/106 - SINGLE DWELLING - MASSEY STREET, SMITHTON - 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. Clause 8.4.2 – Setbacks and building envelope for all dwellings
As the proposed new outbuilding is within 1.5m to the side boundary and exceeds 9m in length, your application cannot meet the setback requirements.
Please address clause 8.4.2, P3.
2. C16.6.1 – Buildings and works within an airport obstacle limitation area
As the proposed new outbuilding protrudes into the obstacle limitation surface, written consent is required from the airport operator in accordance with clause C16.6.1, P2.

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 1** 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 (your name) 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

22 September 2026

Circular Head Council
33 Goldie Street
Smithton TAS 7330

**Response to further information request
TD Jackson**

**Planning permit DA 2026 / 106
Massey Street, Smithton**

Attn: Alison Pyke

Dear Alison

On behalf of the property owners, thank you for the additional information request letter dated 21st September 2026 and please consider the following reply.

Request 1

Clause 8.4.2

A3 – The residence is less than 1.5m setback to rear boundary and greater than 9.0m in length. The same can be said for the South side boundary less than 1.5m setback to rear boundary and greater than 9.0m in length. Performance criteria addressed below:

P3 –

The siting and scale of a dwelling must:

(a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:

- (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;
- (ii) overshadowing the private open space of a dwelling on an adjoining property;
- (iii) overshadowing of an adjoining vacant property; and
- (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property;

Response:

There are areas of the building that protrude beyond the building envelope.

The nearest neighbouring dwelling to the West is shaded not unreasonably as shown on shading plan 26098-5. This shading plans shows that there is only a slight reduction in morning sunlight to neighbouring dwelling in the Southern part of the building which is a bedroom.

Private space of the neighbouring dwelling is to its North which is not shaded at all by the proposed residence.

There is no adjoining vacant property. There is a right of way to the South between the property in this application and a vacant property. This vacant property is not affected by shading from this proposed residence.

The proposed residence is not of unreasonably large proportions. The boundary fence between neighbouring dwelling to South and this property is almost to eave height of the neighbouring dwelling. This will considerably shield the visual impact of the proposed residence.

(b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and

Response:

The only adjoining development is to the West beyond the rear boundary of the property at 34-48 Massey Street. The separation of the proposed residence to the nearest of these neighbouring dwellings is consistent with the separation between dwellings within the 34-48 Massey Street development.

(c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on:

- (i) an adjoining property; or
- (ii) another dwelling on the same site

Response:

There are no existing solar energy installations on this or the neighbouring property effected by the development

Request 2

Airport operator consent has been provided.

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

Yours sincerely,



Rodney Franks

Rodney Franks

From: Colin Tucker <c.tucker@bassstraitairlines.com.au>
Sent: Thursday, 24 September 2026 8:01 AM
To: Rodney Franks; c.tucker@southernairlines.com.au
Subject: Re: Proposed residence T Jackson Lot 1 Massey Street Smithton

This is fine Rodney.

Is it ok to just have a blanket approval for any dwellings that are under current building heights surrounding.

Cheers
Col

From: Rodney Franks <rodney@abeldesign.com.au>
Sent: Monday, September 21, 2026 4:55 PM
To: c.tucker@southernairlines.com.au <c.tucker@southernairlines.com.au>
Subject: FW: Proposed residence T Jackson Lot 1 Massey Street Smithton

External Email Warning: *This email was sent from someone outside Southern Airlines.*
Do not click links, follow requests or open attachments unless you recognise the sender and know the content or request is safe and trusted.

Gday Colin

Could I please get an endorsement please for email below.

Regards
Rodney Franks
Abel Design Tas Pty Ltd
5 Brittons Road, Smithton
33 Goldie Street, Wynyard



design + drafting
Mob. 0427 528 326
rodney@abeldesign.com.au

From: Rodney Franks
Sent: Friday, 21 August 2026 12:58 PM
To: 'Colin Tucker' <c.tucker@bassstraitairlines.com.au>
Subject: Proposed residence T Jackson Lot 1 Massey Street Smithton

Hi Colin

I have another consent request for you please mate in Massey Street.

I am doing a planning application for a proposed residence at Massey Street in Smithton. As it is within the airport obstacle limitation area we require consent from airport operator.

The residence is 4.7m high to ridge, it will be lower in height than other residences along Massey Street. There is also a water reservoir and telecommunication tower in the area much higher.

So this building will not present a problem to the airport.

Would you please be able to take a moment to reply email that you do not have an objection to the shed.

Regards

Rodney Franks

Abel Design Tas Pty Ltd

5 Brittons Road, Smithton

33 Goldie Street, Wynyard



design + drafting

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