

Public Notification of Application for Planning Permit

Land Use Planning and Approvals Act 1993

If you access this website you have agreed to the following Terms and Conditions:

The information on this website is provided for the purpose of encouraging public participation in the planning application process in accordance with the objectives of the *Land Use Planning and Approvals Act 1993*.

The content of this website (which includes downloadable material) is subject to copyright and is protected by law. Circular Head Council grants you a non-exclusive licence to reproduce the contents of this website in your web browser for the sole purpose of viewing the content. Circular Head Council does not and cannot authorise the reproduction, re-distribution or re-use of any of the information or documents within this application on this website in any form or for any purpose. Any personal information contained in the application and documents are collected by Circular Head Council for the purposes only of assessing and determining the permit application in accordance with the *Land Use Planning and Approvals Act 1993*.

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 2026/113
Location	64 Amaroo Drive, Edgcumbe Beach
Applicant/Owner	K L Poke / H & R D Williams
Use Class	Residential
Proposal	Retrospective application for Deck

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

Office Use: Date Received: 14/09/2026

Application No: DA 2026/113

PID: 7624203

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

DETAILS OF PROPOSED DEVELOPMENT OR USE

Address:	64 Amaro DR Edgumbe Beach			Postcode:	7321
	Lot No:	1	Certificate of Title No:	119125	

Description

Retrospective Deck

Includes:

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

Value of work (Inc GST) \$ 7000

☐ Contract Price ☒ Estimate

Existing Use of Site: Residential House

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): Kurt Poke

Address: 39 Shires LNE Wynyard

Postcode: 7325

Email: kpconstructions@tase@gmail.com Phone:

Mobile: 0400065634

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

Owner(s): Helen & Roger Williams

Address: 64 amaro DR Edgumbe Beach

Postcode: 7321

Email:

Phone:

Mobile: 0439393752

☐ 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: 14/09/2026

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: Alan Lawler Design & Drafting Category: _____
Address: _____
Postcode: _____
Email: _____ Phone: _____ Mobile: _____
Accreditation No: CC4458G

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.ipan.tas.gov.au OR <https://ipan.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

	- title	
	- Retrospective plans	

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): Kurt Poke

Signed: [Signature]

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.

Date: 14/09/2026

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.

SEARCH OF TORRENS TITLE

VOLUME 119125	FOLIO 1
EDITION 4	DATE OF ISSUE 27-Apr-2018

SEARCH DATE : 15-Jun-2018

SEARCH TIME : 03.05 PM

DESCRIPTION OF LAND

Parish of EMMETT, Land District of WELLINGTON

Lot 1 on Plan 119125

Derivation : Whole of Lot 40912 Gtd. to P.S. & H.E. O'Neill

Prior CT 4668/6

SCHEDULE 1

M687521 TRANSFER to ROGER DAVID WILLIAMS and HELEN WILLIAMS
Registered 27-Apr-2018 at noon

SCHEDULE 2

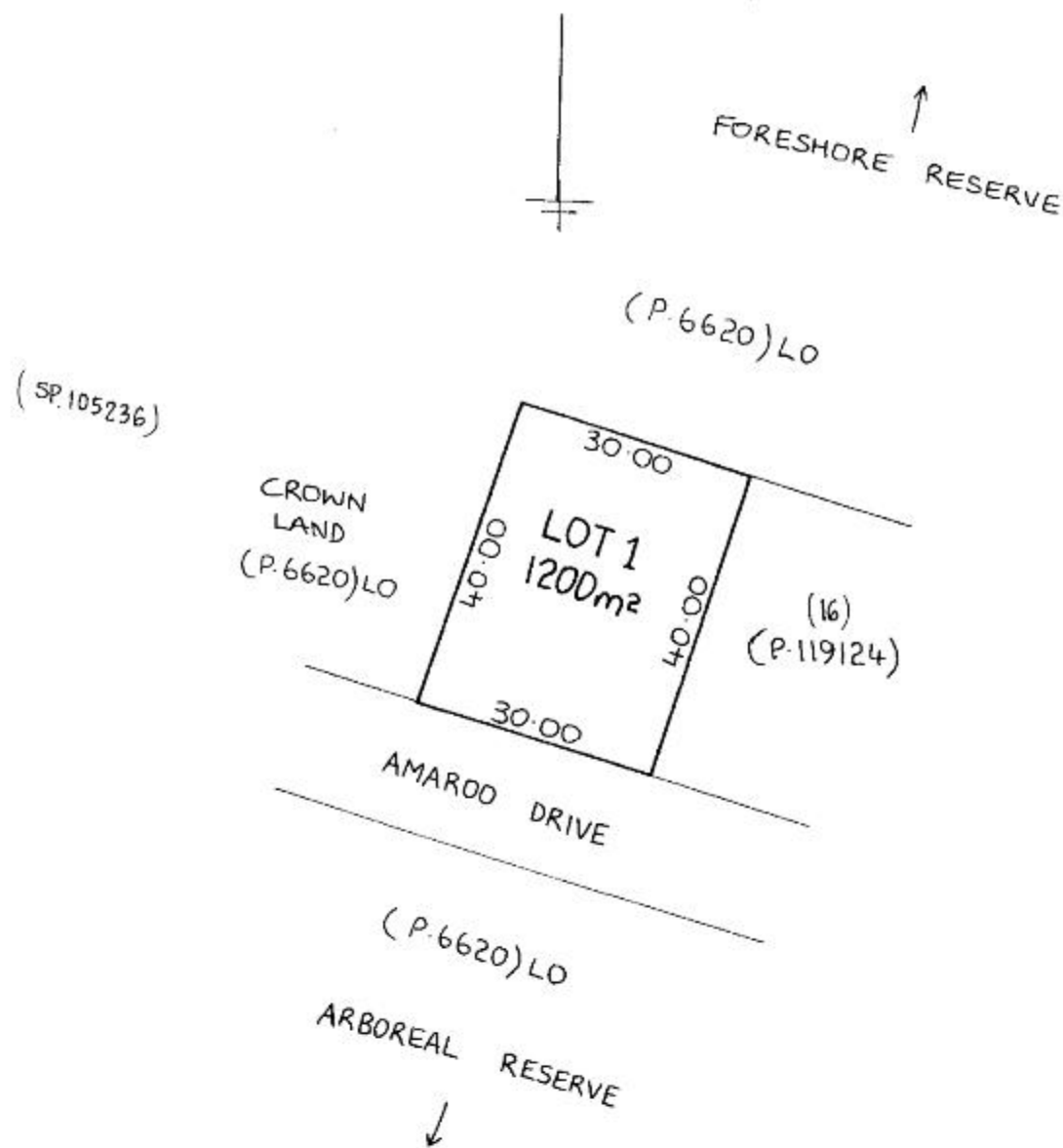
Reservations and conditions in the Crown Grant if any
346/82 CROWN GRANT: Land is limited in depth to 15 metres
excludes minerals and is subject to reservations
relating to drains sewers and waterways in favour of
the Crown

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER		PLAN OF TITLE		REGISTERED NUMBER
FOLIO REFERENCE CT 4668/6		LOCATION WELLINGTON - EMMETT		P119125
GRANTEE		FIRST SURVEY PLAN No. (P.6620)LO COMPILED BY LTO SCALE 1: 750 LENGTHS IN METRES		APPROVED 10 JUL 1995 <i>Michael J. Smith</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 106	LAST UPI No 4406033	LAST PLAN No.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

BALANCE PLAN



DB

- PROPOSED MODIFICATIONS TO EXISTING DWELLING -
@ 64, AMAROO DRIVE, EDGCUMBE BEACH TAS 7321
for R.D & H. WILLIAMS



EXISTING NORTHEAST VIEW
DO NOT SCALE



PROPOSED NORTHEAST VIEW
DO NOT SCALE



EXISTING NORTHWEST VIEW
DO NOT SCALE



PROPOSED NORTHWEST VIEW
DO NOT SCALE

DESIGNER -		Alan Lawler Design & Drafting		
ACCREDITATION No -		CC4458G		
PROJECT ADDRESS -		64 Amaroo Drive Edgcumbe Beach TAS 7321		Title: 119125/1 Pid: 7624203
CLIENT -		R.D & H. Williams		
DRAWING SHEET -	01/10 Cover Sheet (This Sheet) 02/10 Site Location Plan @ 1:200 03/10 Floor Plan Existing & Proposed @ 1:100 04/10 Floor & Roof Framing Plan/Details @ 1:100 05/10 Elevations Existing & Proposed @ 1:100 06/10 Section 'A' @ 1:50 07/10 Tie-Down Details Nominal & Specific 08/10 General Notes 09/10 Site Safety Notes 10/10 NCC Compliance Notes			
AREAS -	Site 1200m ² Dwelling Including Porch, Deck, & Shed 234m ²			
DESIGN WIND SPEED -		N2		
SOIL CLASSIFICATION -		Class 'A'		
CORROSION ENVIRONMENT -		Severe		
CLIMATE ZONE -		7	ZONE - 10	LOW DENSITY RESIDENTIAL
BUSHFIRE PRONE AREA BAL/RATE -		BAL 19		
OTHER DOCUMENTS -		• Certificate of Title • Agent Agreement		

CORROSION PROTECTION

- NCC 2022 'HOUSING PROVISIONS' CORROSION PROTECTION
- For Structural steel members 100m + from breaking surf to Part 6.3.9
 - For Roof & Wall cladding 100m + from breaking surf to Part 7.2.2
 - AS/NZS 2312 - 2014 'Guide to the Protection of Structural Steel Members'
 - Metallic Coatings in accordance with AS 1397: 'Metallic & Organic Coated Steel'
 - All Fasteners to be either Galvanised or Stainless Steel including all framing member brackets & hangers

2026
All drawings are the property of the designer and they are not to be reproduced in whole or in part without the written consent of the designer.
Contractor to check and verify all dimensions before commencing work and to report any discrepancies to the designer.

 Alan Lawler Design & Drafting Acc No CC4458G Penguin, Tas 7316 Mob: 0417 282 664 email-lawlera@westnet.com.au	PROPOSED MODIFICATIONS TO EXISTING DWELLING at @ 64 AMAROO DRIVE EDGCUMBE BEACH TAS 7321 for R.D. & H. WILLIAMS		Project No : 061226		Date: 09/09/2026	
			Scales : N/A		A3	No of Drawings : 10
			Rev:	Amendments :		
			1.	19/08/2026 - Construction Issue		
			2.	09/09/2026-Retrospective Planning App		
	3.					
		4.				
		COVER PAGE			Drwg No: 01/10	

DO NOT SCALE OFF PLAN - WRITTEN DIMENSIONS
TAKE PRECEDENCE, ALL DIMENSIONS & LEVELS TO
BE CHECKED ON SITE BEFORE COMMENCING
CONSTRUCTION

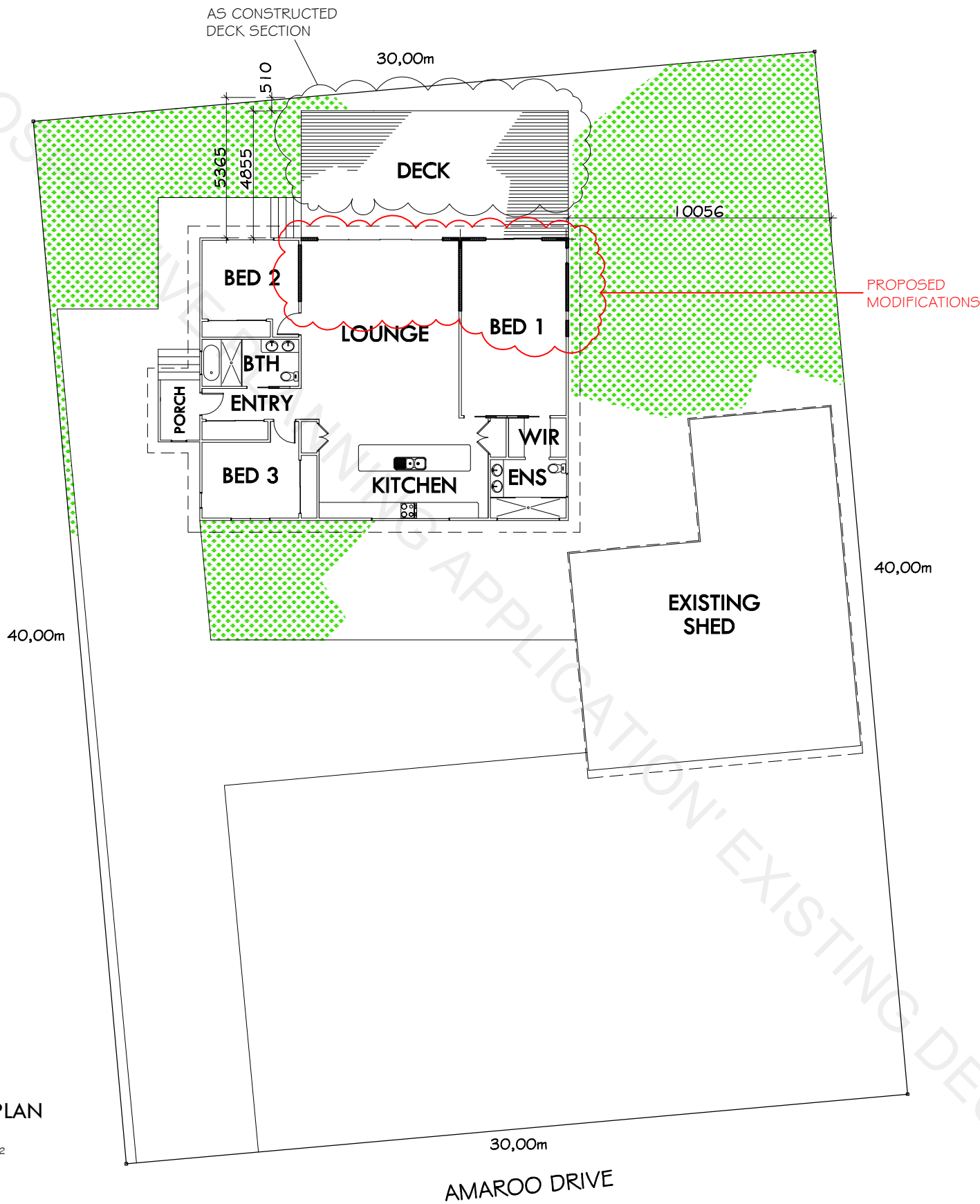
2026
All drawings are the property of the designer and they
are not to be reproduced in whole or in part without
the written consent of the designer.
Contractor to check and verify all dimensions before
commencing work and to report any discrepancies
to the designer.

SITE LOCATION PLAN
SCALE 1:200
AREA OF SITE - 1200m²

CORROSION PROTECTION

NCC 2022 'HOUSING PROVISIONS' CORROSION PROTECTION

- For Structural steel members 100m + from breaking surf to Part 6.3.9
- For Roof & Wall cladding 100m +from breaking surf to Part 7.2.2
- AS/NZS 2312 - 2014 'Guide to the Protection of Structural Steel Members'
- Metallic Coatings in accordance with AS1397: 'Metallic & Organic Coated Steel'
- All Fasteners to be either Galvanised or Stainless Steel including all framing member brackets & hangers

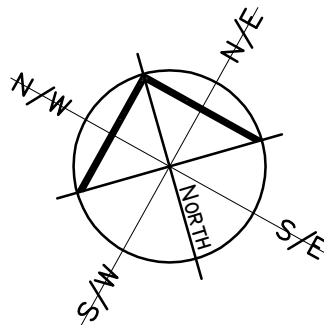


**Alan Lawler Design
& Drafting**

Acc No CC4458G
Penguin, TAS 7316
Mob: 0417 282 664
email-lawlera@westnet.com.au

PROPOSED MODIFICATIONS TO EXISTING DWELLING

at
@ 64 AMAROO DRIVE
EDGCUMBE BEACH TAS 7321
for
R.D. & H. WILLIAMS



Project No : 061226 Date: 09/09/2026

Scales : as shown A3 No of Drawings : 10

Rev: Amendments :

1. 19/08/2026 - Construction Issue

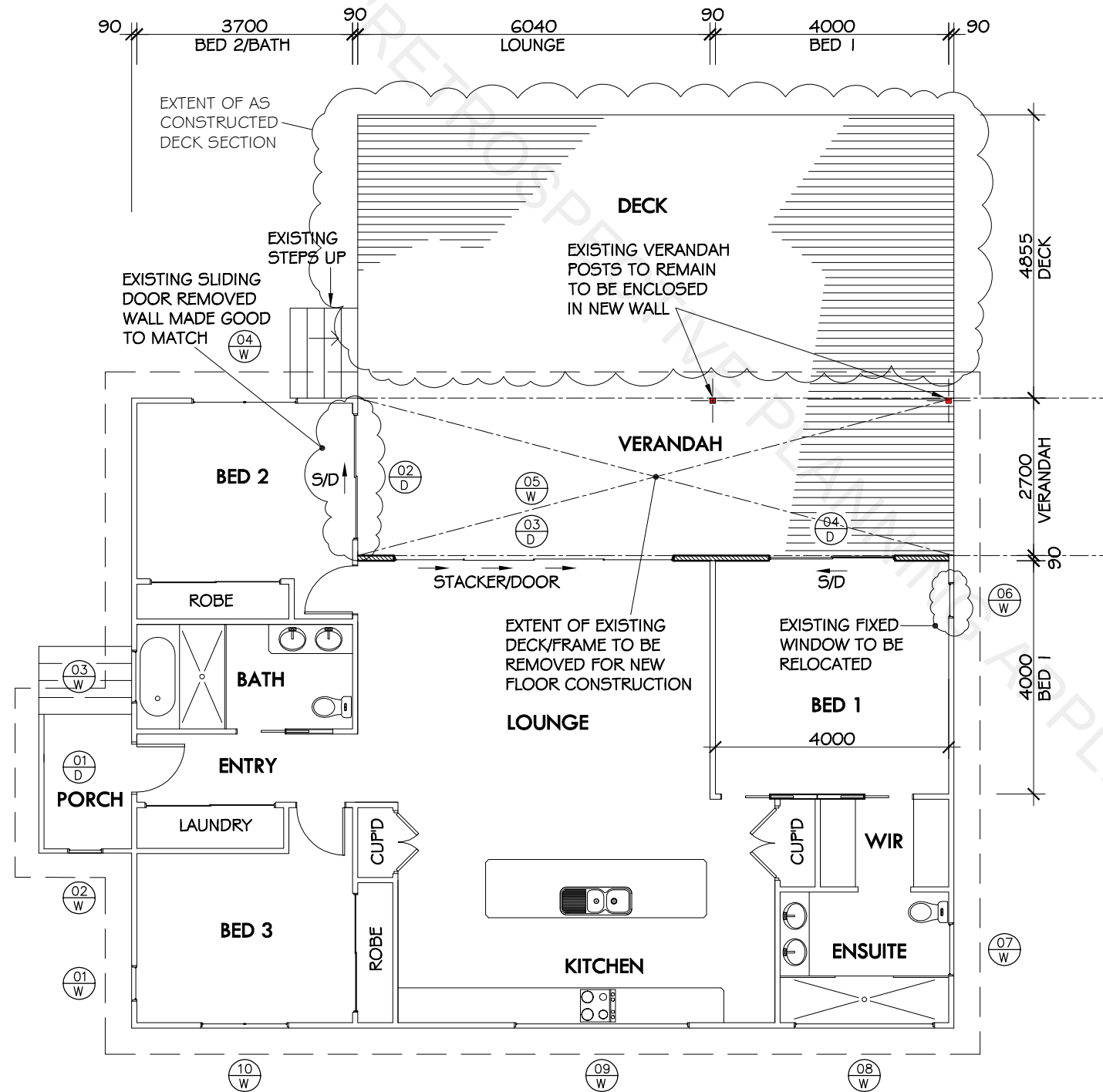
2. 09/09/2026-Retrospective Planning App

3.

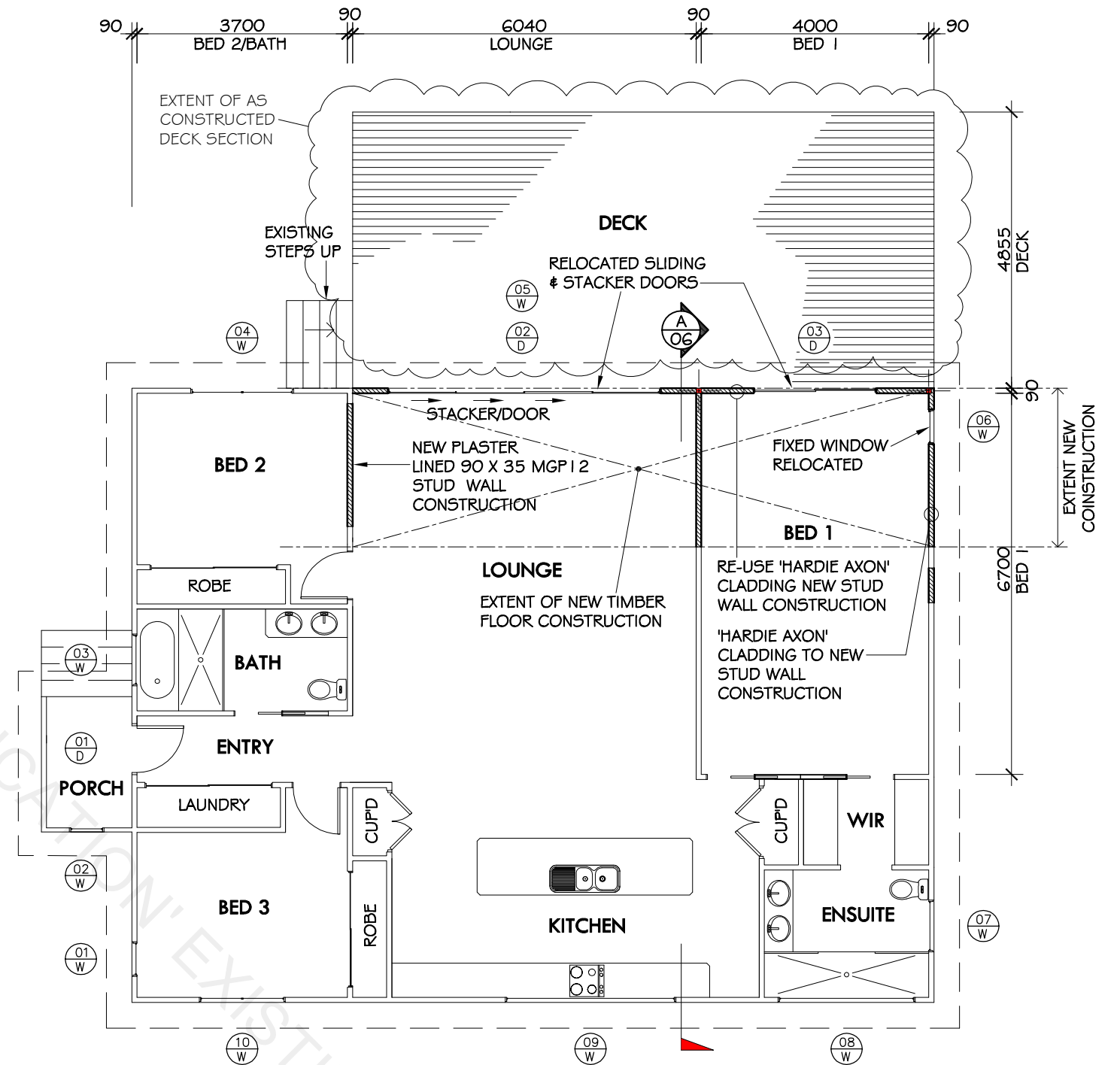
4.

**SITE LOCATION
PLAN**

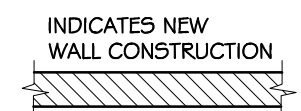
Drwg No:
02/10



EXISTING FLOOR PLAN
SCALE 1:100



PROPOSED FLOOR PLAN
SCALE 1:100



DO NOT SCALE OFF PLAN - WRITTEN DIMENSIONS TAKE PRECEDENCE. ALL DIMENSIONS & LEVELS TO BE CHECKED ON SITE BEFORE COMMENCING CONSTRUCTION

SUB-FLOOR VENTILATION NOTES:

The sub-floor space must;

- Be clear of all building debris & vegetation.
- Be cross ventilated by means of openings.
- Contain no dead air spaces.
- Min 2mm aperture size of mesh or perforated material corrosion resistant steel, brass or aluminium for BAL 12.5

Requirement when locating vents;

- Place vents not more than 600mm from the corner of the building in each direction.
- Vents to be evenly spaced along wall.
- Ensure internal walls maintain free airflow from outside.

NOTE:

GROUND CLEARANCE REQUIREMENTS
Ground clearance shall generally be 400mm to underside of floor frame. A reduction to 150mm (within 2m of ventilated wall is permissible in small localised areas. (refer to 'Housing Provisions Part 6.2 sub-floor ventilation)

2026

All drawings are the property of the designer and they are not to be reproduced in whole or in part without the written consent of the designer. Contractor to check and verify all dimensions before commencing work and to report any discrepancies to the designer.

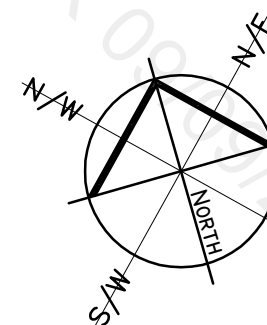


**Alan Lawler Design
& Drafting**

Acc No CC4458G
Penguin, TAS 7316
Mob: 0417 282 664
email-lawlera@westnet.com.au

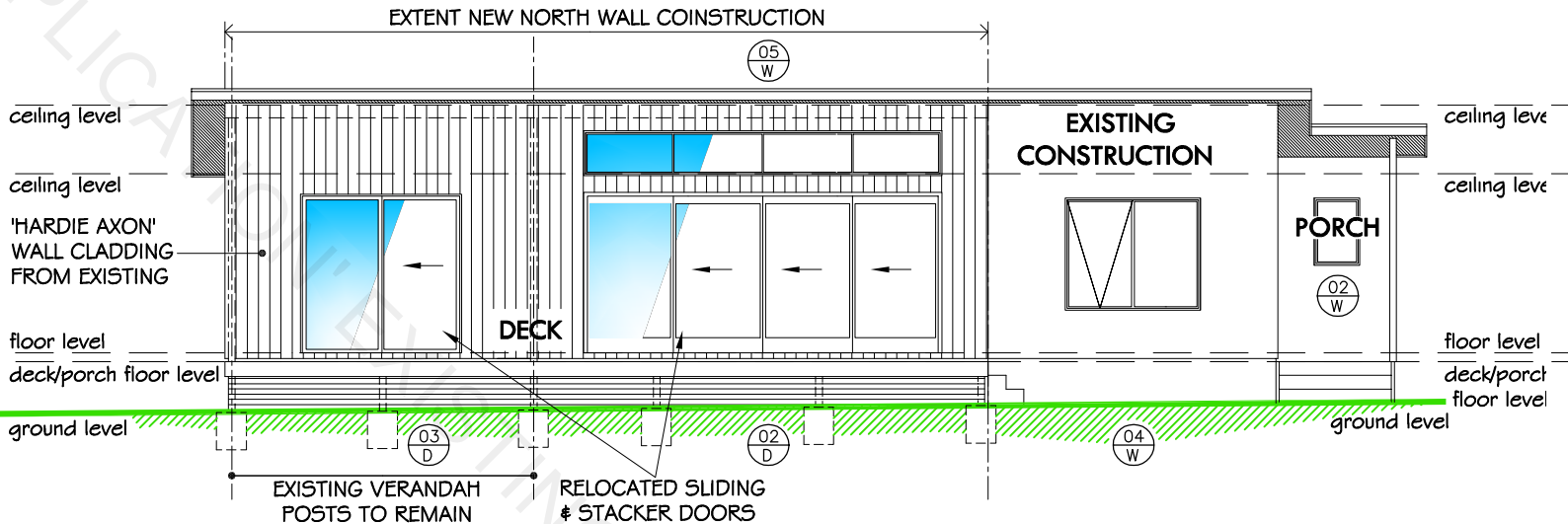
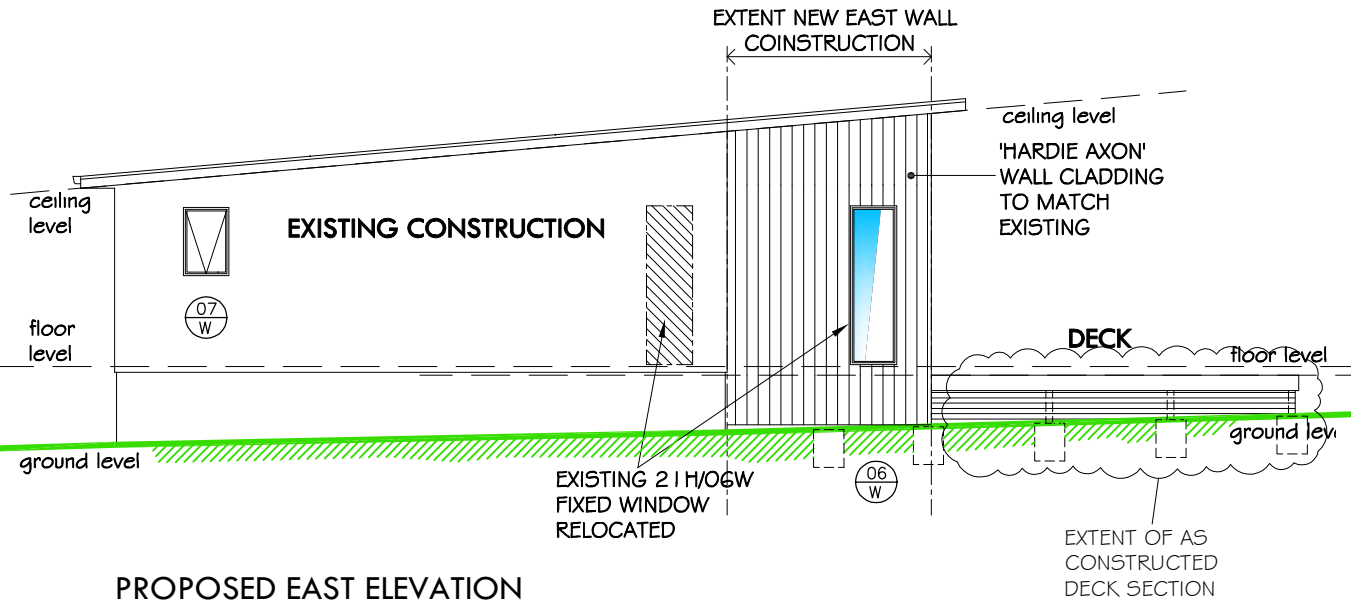
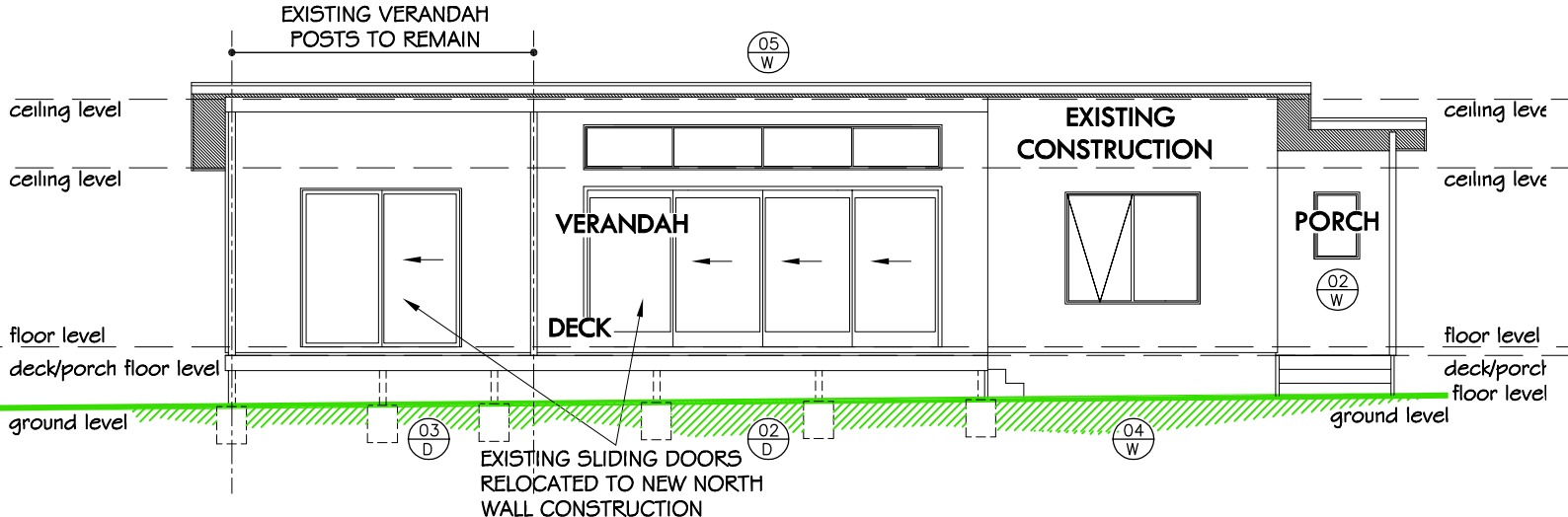
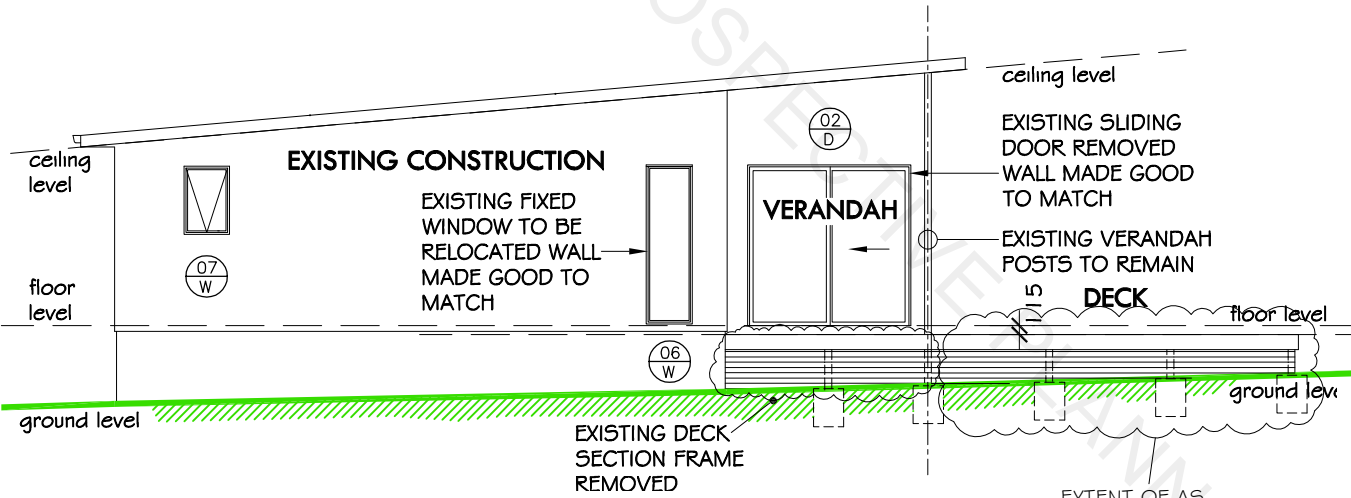
PROPOSED MODIFICATIONS TO EXISTING DWELLING

at
@ 64 AMAROO DRIVE
EDGCUMBE BEACH TAS 7321
for
R.D. & H. WILLIAMS



Project No : 061226	Date: 09/09/2026
Scales : as shown	A3 No of Drawings : 10
Rev:	Amendments :
1.	19/08/2026 - Construction Issue
2.	09/09/2026-Retrospective Planning App
3.	
4.	
EXISTING & PROPOSED FLOOR PLAN	
Drwg No: 03/10	

DO NOT SCALE OFF PLAN - WRITTEN DIMENSIONS
TAKE PRECEDENCE, ALL DIMENSIONS & LEVELS TO
BE CHECKED ON SITE BEFORE COMMENCING
CONSTRUCTION



2026
All drawings are the property of the designer and they are not to be reproduced in whole or in part without the written consent of the designer.
Contractor to check and verify all dimensions before commencing work and to report any discrepancies to the designer.



**Alan Lawler Design
& Drafting**

Acc No CC4458G
Penguin, TAS 7316
Mob: 0417 282 664
email-lawlera@westnet.com.au

**PROPOSED MODIFICATIONS
TO EXISTING DWELLING**

at
@ 64 AMAROO DRIVE
EDGCUMBE BEACH TAS 7321
for
R.D. & H. WILLIAMS

Project No : 061226	Date: 09/09/2026
Scales : as shown	A3 No of Drawings : 10
Rev:	Amendments :
1.	19/08/2026 - Construction Issue
2.	09/09/2026-Retrospective Planning App
3.	
4.	
EXISTING & PROPOSED EAST & NORTH ELEVATIONS	
Drwg No: 05/10	



22 September 2026

Kurt Poke
39 Shires Lane
Wynyard TAS 7325

Dear Kurt

REQUEST FOR ADDITIONAL INFORMATION – DA 2026/113 - RETROSPECTIVE DECK - 64 AMAROO DRIVE, EDGCUMBE BEACH - 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. Setback of Deck

As the deck is built up to the rear boundary Council requires some justification against a clause within the planning scheme.

Clause 10.4.3 relates to setback distances for buildings and structures. Please provide some justification against clause 10.4.3, P2 (attached).

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 5** 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 (Julia House) on 6452 4885.

Yours sincerely

Alison Pyke
MANAGER INFRASTRUCTURE & DEVELOPMENT SERVICES

CIRCULAR HEAD COUNCIL

ABN: 43 826 151 424
33 Goldie St (PO Box 348)
SMITHTON TAS 7330

03 6452 4800
council@circularhead.tas.gov.au
www.circularhead.tas.gov.au

Alan Lawler Design & Drafting
mob: 0417 282 664
email: lawlera@westnet.com.au

To whom it may concern:

I/We Roger & Helen Williams (Owners Names)
Of 64 Amaro Drive (Street Address)
Edgcombe Beach TAS 7324 (Postcode)

..... (PO Box address if applicable)
Telephone No: 0439393752 Email Address: Lagvick@mail.com

Agent to be appointed:

I further appoint the following person to act as my lawful agent to apply for any required certificates and permits and make the necessary submissions to the proper authorities as required under the Building Act 2016 for all matters relating to this development:

Alan Lawler..... (Agents Name)

14 Crisling Place, Penguin..... (Address)

Telephone No: 0417 282 664..... Email Address: lawlera@westnet.com.au.....

Building Designer..... (Relationship to owner i.e. Builder, Relative)

CC4458G..... (Accreditation No if applicable)

Rus Owners Signature..... Date 18/8/26

[Signature] Owners Signature..... Date 18-8-26

30/09/2026

Alison Pyke

Circular Head Council

33 Goldie Street (PO Box 348)

Smithton TAS 7330

Dear Alison

In response to your letter dated 22 September to Kurt Poke (Builder) requesting further information in relation to a Planning application made for additions to the Dwelling @ 64 Amaroo Drive, Edgcumbe Beach which indicates that it requires a Retrospective application for part of the deck that is not currently showing up as being previously approved.

Requested to provide some justification relating to Setback distances for buildings and structures Clause 10.4.3, P2 (Performance Criteria) of the Tasmanian Planning Scheme.

(P2) The siting of a dwelling must not cause an unreasonable loss of amenity to adjoining properties, having regard to:

- (a) The topography of the site

Comment

The topography within the area surrounding the dwelling and the others situated to the east of this dwelling are all relatively similar where the rear boundaries all back onto the coastline as shown the in the following images.



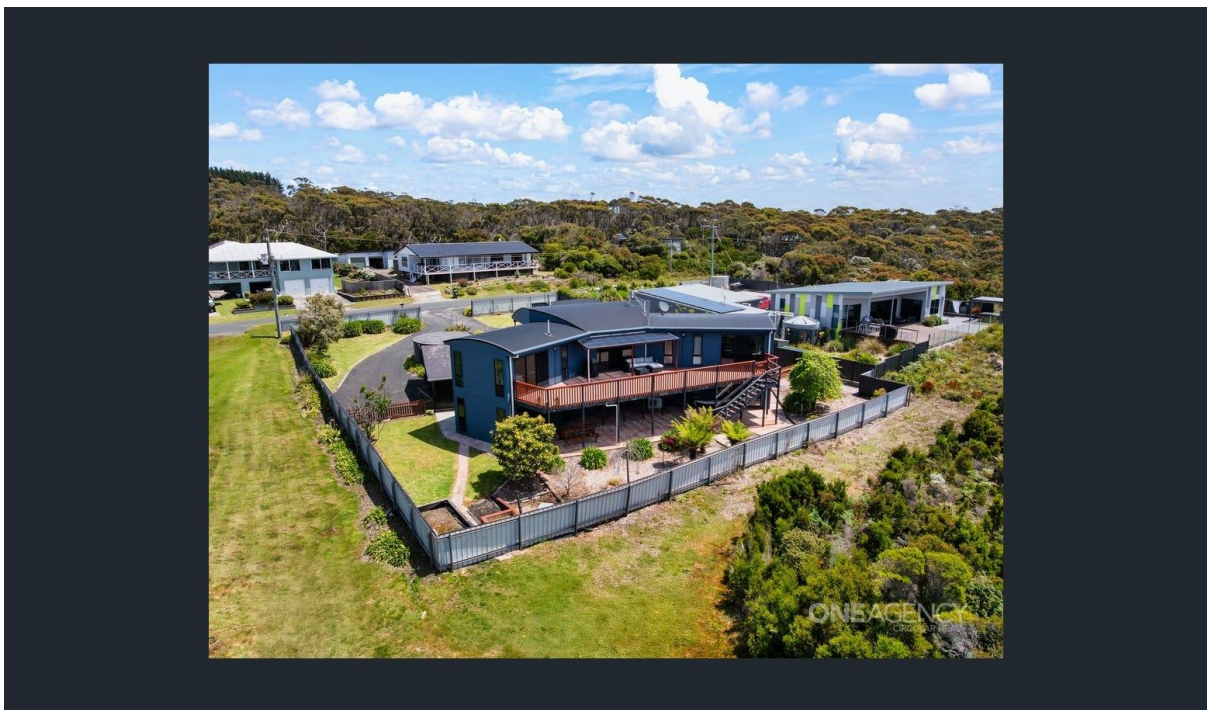
64 Amaroo Drive 62 Amaroo Drive

58 Amaroo Drive

56 Amaroo Drive



East of 64 Amaroo Drive showing - 56 and 58 Amaroo Drive



Showing 62 Amaroo Drive to the left of 64

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

(b)

Comment

The size, shape & orientation of the site is similar to the other lots adjoining in that they all have their private open space facing north and the views to the coast line – from what can be seen on the (LIST) image on page 1 it appears to indicate a number of lots encroach on the 5m setback from the rear boundary specifically 62.

(c)

Comment

The setbacks to surrounding buildings are not affected, specifically the adjoining property @ 62 the deck extension on 64 is some 10m from the eastern boundary.

(d)

Comment

The height, bulk and form of the deck extension @ 64 is some 400-600mm in height where it is near the rear boundary so has no effect on surrounding properties.

(e)

Comment

The existing dwelling is to have part of the undercover deck included in the new extensions enclosed space which decreases the available area for private open space that will be directly accessible from the living area so having the extra deck area alleviates this.

(f)

Comment

There are no negative effects to the private open space and windows of habitable rooms on the adjoining properties, specifically 62 Amaroo Drive which borders 64 that could be caused by the deck construction out to the rear boundary.

(g)

Comment

The character of the developments on existing established properties in the area are not affected by the deck extension, most have similar constructions given it is a coastal area.



View east from rear boundary 64 looking towards rear boundary 62



View east to 62 Amaroo Drive from 64 showing part existing deck structure

Kind regards Alan (Alan Lawler Design & Drafting)

mob: 0417 282 664

email: lawlera@westnet.com.au