



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2025/159

LOCATION OF AFFECTED AREA

30 LANDERMERE DRIVE, HONEYWOOD

DESCRIPTION OF DEVELOPMENT PROPOSAL

ALTERATIONS & ADDITIONS TO DWELLING

A COPY OF THE DEVELOPMENT APPLICATION MAY BE VIEWED AT www.brighton.tas.gov.au AND AT THE COUNCIL OFFICES, 1 TIVOLI ROAD, OLD BEACH, BETWEEN 8:15 A.M. AND 4:45 P.M, MONDAY TO FRIDAY OR VIA THE QR CODE BELOW. ANY PERSON MAY MAKE WRITTEN REPRESENTATIONS IN ACCORDANCE WITH S.57(5) OF THE LAND USE PLANNING AND APPROVALS ACT 1993 CONCERNING THIS APPLICATION UNTIL 4:45 P.M. ON **08/10/2025**. ADDRESSED TO THE CHIEF EXECUTIVE OFFICER AT 1 TIVOLI ROAD, OLD BEACH, 7017 OR BY EMAIL AT development@brighton.tas.gov.au. REPRESENTATIONS SHOULD INCLUDE A DAYTIME TELEPHONE NUMBER TO ALLOW COUNCIL OFFICERS TO DISCUSS, IF NECESSARY, ANY MATTERS RAISED.

CALLUM PEARCE-RASMUSSEN
Acting Chief Executive Officer



Brighton
going places

PLANNING DRAWINGS

ADDITIONS TO EXISTING DWELLING
30 LANDERMERE DRIVE,
HONEYWOOD

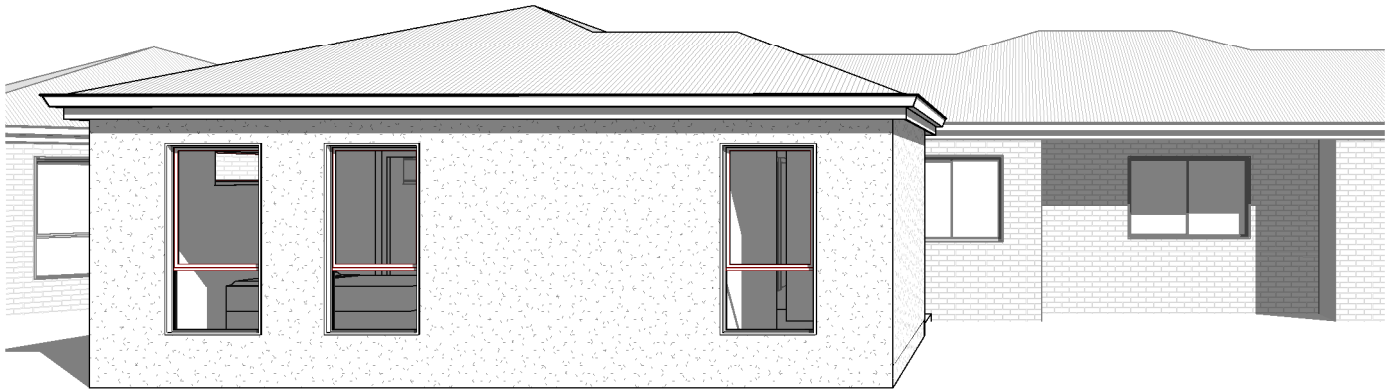
S.M.T. + A.L. McCARTNEY

TITLE REFERENCE: 146614/14
SITE AREA: 1 HECTARE
FOOTPRINT: 306.08m2
ZONING: RURAL LIVING
PLANNING OVERLAYS: BUSHFIRE PRONE AREA,
PRIORITY VEGETATION AREA

BUILDING CLASS: 1A
CLIMATE ZONE: 7
SOIL CLASSIFICATION: TBA
WIND SPEED: TBA
CORROSIVE RATING: TBA
BAL RATING: 29

DRAWING SCHEDULE

- 01 SITE PLAN
- 02 PART SITE PLAN
- 03 DEMOLITION PLAN
- 04 GROUND FLOOR PLAN
- 05 ELEVATIONS
- 06 ELEVATIONS
- 07 ROOF PLAN
- 08 3D VIEWS



LI25005
SEPTEMBER 2025



LITTLE ISLAND BUILDING DESIGN
ph: 0408 316 564
e: info@libd.com.au
www.libd.com.au
PO Box 60 Claremont TAS 7011
Accredited Designer:
Alycia Mcconalogue CC6943

PRELIMINARY
NOT FOR CONSTRUCTION

- NOTES:
- 1. DO NOT SCALE OFF DRAWINGS.
 - 2. ALL DIMENSIONS ARE TO BE VERIFIED ON SITE PRIOR TO WORKS COMMENCING.
 - 3. DIMENSIONS SHOWN ARE TO THE STUD OR FACE OF BRICKWORK UNLESS NOTED OTHERWISE.
 - 4. IF THE EXISTING BUILDING FABRIC OR PLUMBING WORKS AND FOUND TO VARY FROM THOSE OUTLINED IN THESE DRAWINGS, THE BUILDER IS TO NOTIFY THE BUILDING SURVEYOR OR DESIGNER.
 - 5. ALL BUILDING WORKS ARE TO COMPLY WITH NCC 2022 VOL.2, NCC HOUSING PROVISIONS AND REFERENCED STANDARDS.
 - 6. ALL PLUMBING WORKS ARE TO COMPLY WITH NCC 2022 VOL 3, AS 3500, COUNCIL AND TASWATER REQUIREMENTS.
 - 7. THE BUILDER IS TO ENSURE A COPY OF THE BUILDING SURVEYOR AND COUNCIL CERTIFIED PLANS ARE AVAILABLE ON SITE. THESE PLANS ARE NOT SUITABLE FOR USE UNTIL CERTIFIED IN ACCORDANCE WITH THE ABOVE.
 - 8. THROUGHOUT THESE DRAWINGS THE ABBREVIATION "HP" REFERS TO THE NCC HOUSING PROVISIONS 2022.

EXISTING WATER
LOT CONNECTION
+ METER



ADJACENT
DWELLING

REFER PART SITE
PLAN FOLLOWING
PAGE

EXISTING
ENVIROCYCLE

EXISTING
STORMWATER
DETENTION TANK

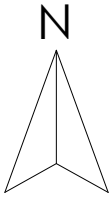
EXTENT OF
BUSHFIRE HAZARD
MANAGEMENT
AREA (RED)

SITE PLAN

1 : 750

IMPORTANT: BOUNDARY
SETBACKS ARE TO THE OUTSIDE
FACE OF THE CLADDING, NOT
THE STUD U.N.O.

- SURVEY NOTES:
- 1. SURVEY COMPLETED BY UDM IN MAY 2025.
 - 2. CONTOURS WERE NOT TAKEN BY SURVEYOR.
 - 3. HORIZONTAL DATUM IS MGA 2020.
 - 4. VERTICAL DATUM IS AHD (TAS) 1983.
 - 5. TITLE BOUNDARIES HAVE NOT BEEN REMARKED.
 - 6. SERVICES SHOWN ARE BASED ON VISIBLE ASSESSMENT AND INFRASTRCTURE MAPPING. NO UNDERGROUND SERVICES INVESTIGATIONS HAVE BEEN COMPLETED.



L.I.

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BUILDING DESIGN

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PLANNING DRAWINGS

ADDITIONS TO EXISTING
DWELLING
30 LANDERMERE DRIVE,
HONEYWOOD

FOR:
S.M.T. + A.L. MCCARTNEY

Date:
18.09.2025

Project no/ Drawing no: Revision:
LI25005 -01 02



1 : 200

PLANNING DRAWINGS

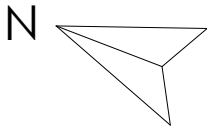
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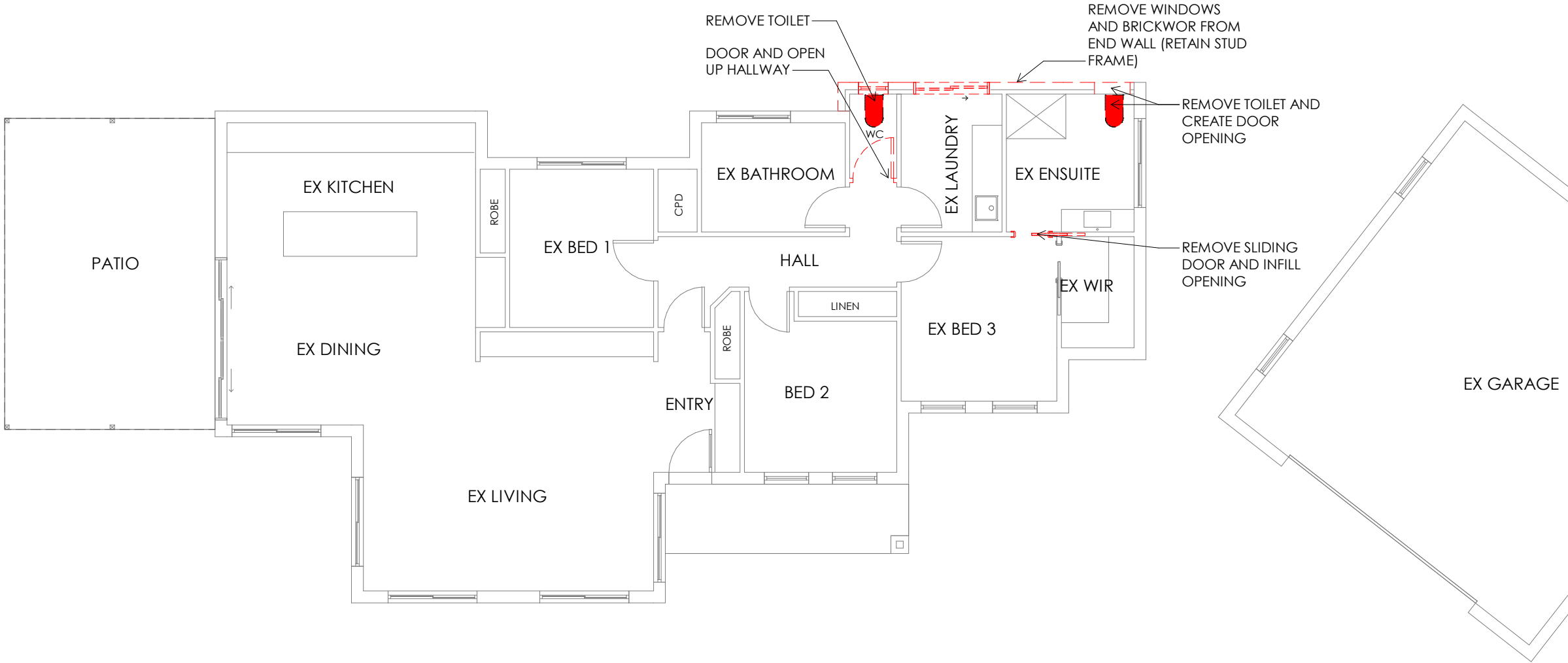
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LI25005 -02	02

- DEMOLITION NOTES:
- 1. INVESTIGATION INTO PRESENCE OF ASBESTOS IS THE RESPONSIBILITY OF THE BUILDER.
 - 2. BEFORE DEMOLITION DISCONNECT ELECTRICITY AND CAP ALL PLUMBING.
 - 3. BUILDER TO PROP WHERE REQUIRED. CONTACT ENGINEER IF UNSURE IF PROPPING IS REQUIRED.
 - 4. CARE IS TO BE TAKEN TO ENSURE NO DEBRIS ENTERS PLUMBING LINES. INSTALL SEDIMENT CONTROL MEASURES UPSLOPE OF CONNECTIONS WHERE REQUIRED.
 - 5. ANY VARIATION TO OR DEGRADATION OF THE EXISTING STRUCTURE IS TO BE REPORTED TO THE ENGINEER.
 - 6. ALL DEMOLISHED MATERIALS ARE TO BE APPROPRIATELY CONTAINED ON SITE AND DISPOSED OF BY THE BUILDER VIA APPROVED METHODS.



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DRAWING KEY	
B/H	BULKHEAD
COL	COLUMN
CPD	CUPBOARD
CSD	CAVITY SLIDING DOOR
DR	DRYER
DP	DOWNPIPE
D/W	DISHWASHER
G.S.	GLASS SCREEN
F	EXHAUST FAN VENTED TO OUTSIDE AIR.
OHC	OVERHEAD CUPBOARDS
REF	REFRIGERATOR SPACE
R.W.	RETAINING WALL
S	SINK
S.D.	SMOKE DETECTOR - REFER ELECTRICAL PLAN
S/D	SLIDING DOOR
SHR	SHOWER
S/L	SKYLIGHT
SQ.S	SQUARE STOPPED DOORWAY
TR	TROUGH
VAN	VANITY
WC	WATER CLOSET
W/M	WASHING MACHINE
- - -	DEMOLITION
---	EXISTING STUD WALLS
---	EXISTING BRICK VENEER WALLS
---	NEW STUD WALLS
---	NEW BRICK VENEER WALLS
---	NEW LIGHTWEIGHT CLADDING WALLS

DEMOLITION PLAN

1 : 100

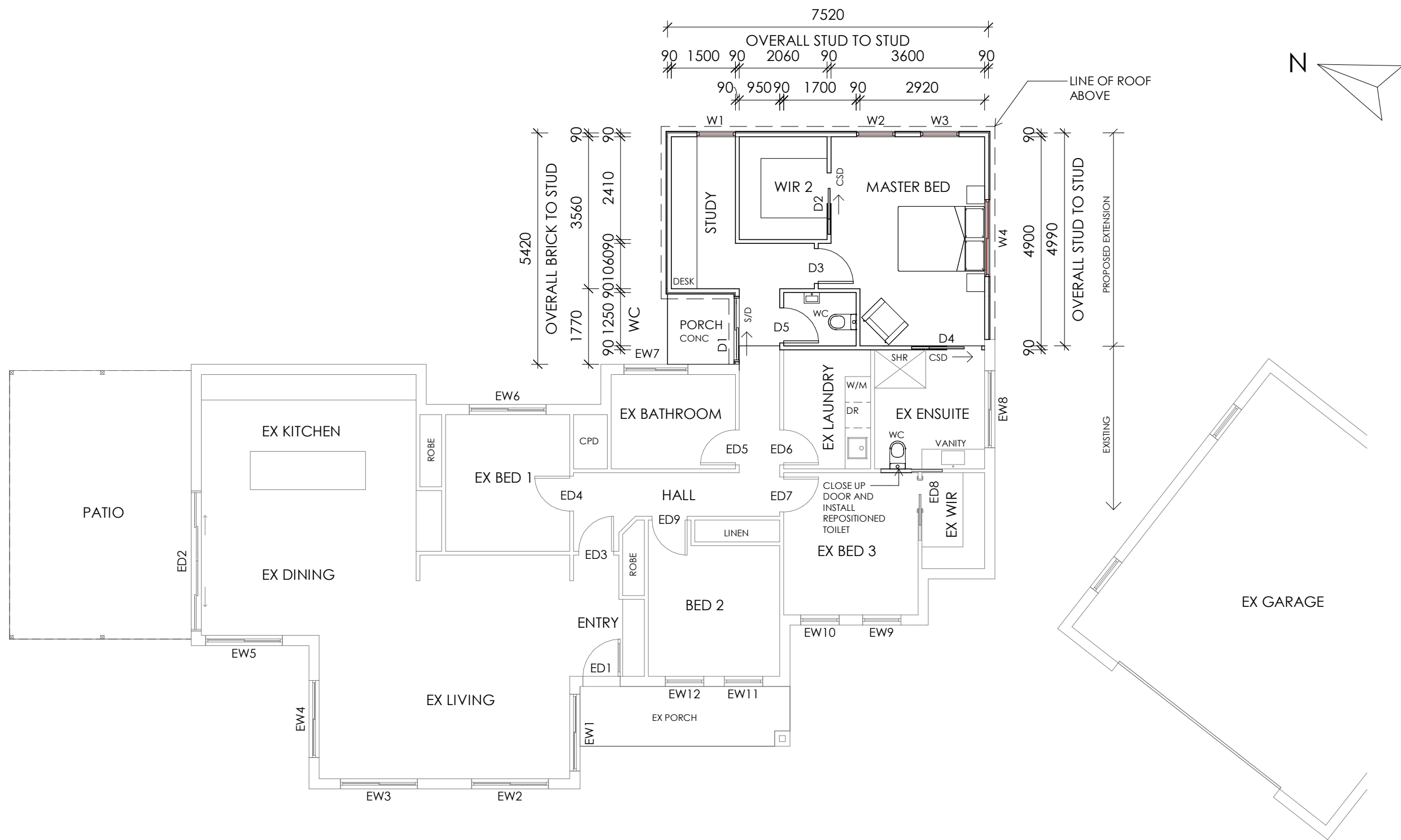
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DRAWING KEY

B/H	BULKHEAD
COL	COLUMN
CPD	CUPBOARD
CSD	CAVITY SLIDING DOOR
DR	DRYER
DP	DOWNPIPE
D/W	DISHWASHER
G.S.	GLASS SCREEN
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W/M	WASHING MACHINE
---	DEMOLITION
---	EXISTING STUD WALLS
---	EXISTING BRICK VENEER WALLS
---	NEW STUD WALLS
---	NEW BRICK VENEER WALLS
---	NEW LIGHTWEIGHT CLADDING WALLS

PROPOSED FLOOR PLAN

1 : 100

EXISTING HOUSE	144.39	m2
PROPOSED EXTENSION	36.01	m2
EXISTING GARAGE	64.48	m2
EXISTING ALFRESCO	27.52	m2
OUTBUILDING 01	18.00	m2
OUTBUILDING 02	15.68	m2
TOTAL AREA	306.08	m2

WINDOW SCHEDULE				
	HEIGHT	WIDTH	WINDOW TYPE	NOTES
W1	1800	900	Awning Window	
W2	1800	900	Awning Window	
W3	1800	900	Awning Window	
W4	400	1800	Sliding Window	

DOOR SCHEDULE			
MARK	WIDTH	DOOR TYPE	NOTES
D1	1450		ALUMINIUM SLIDING DOOR
D2	720	CAVITY SLIDING DOOR	
D3	820		
D4	820	CAVITY SLIDING DOOR	
D5	820		

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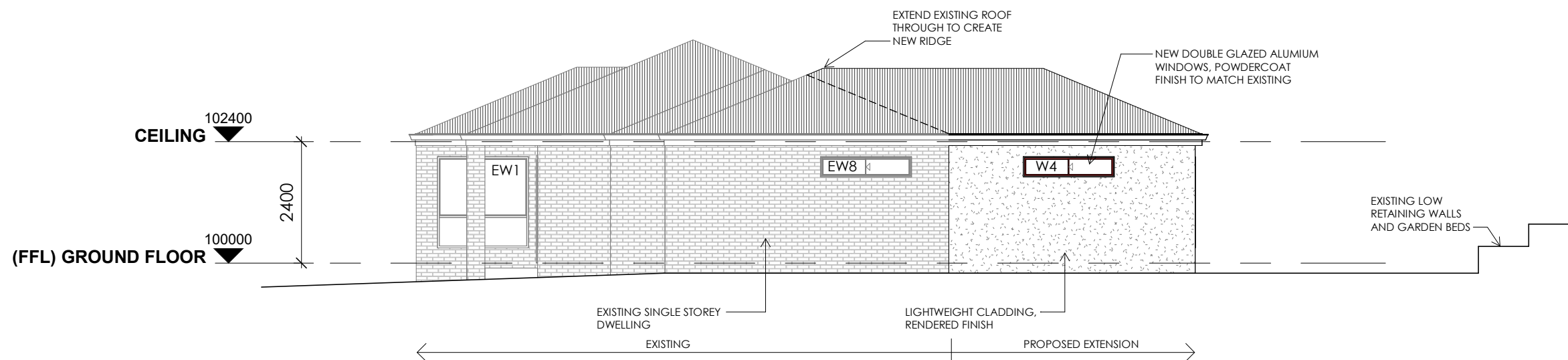
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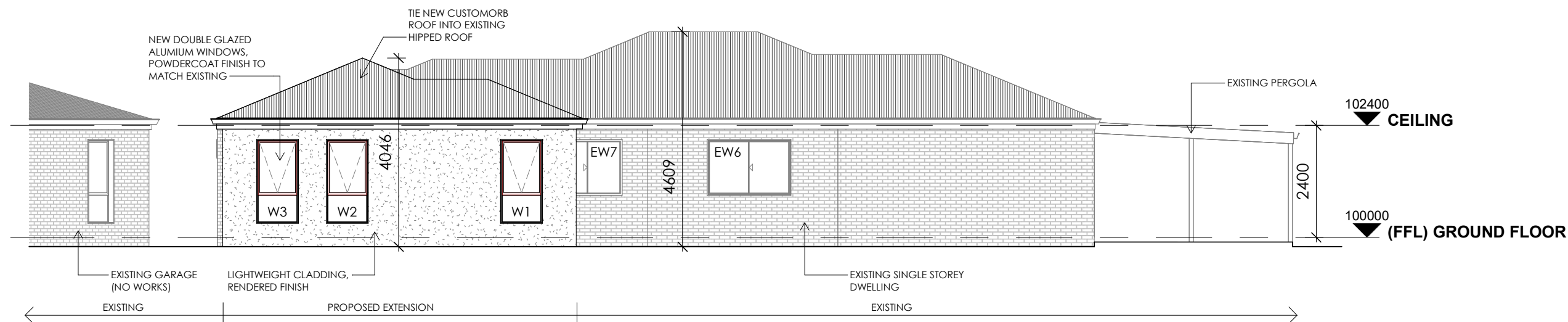
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SOUTH ELEVATION

1 : 100



EAST ELEVATION

1 : 100

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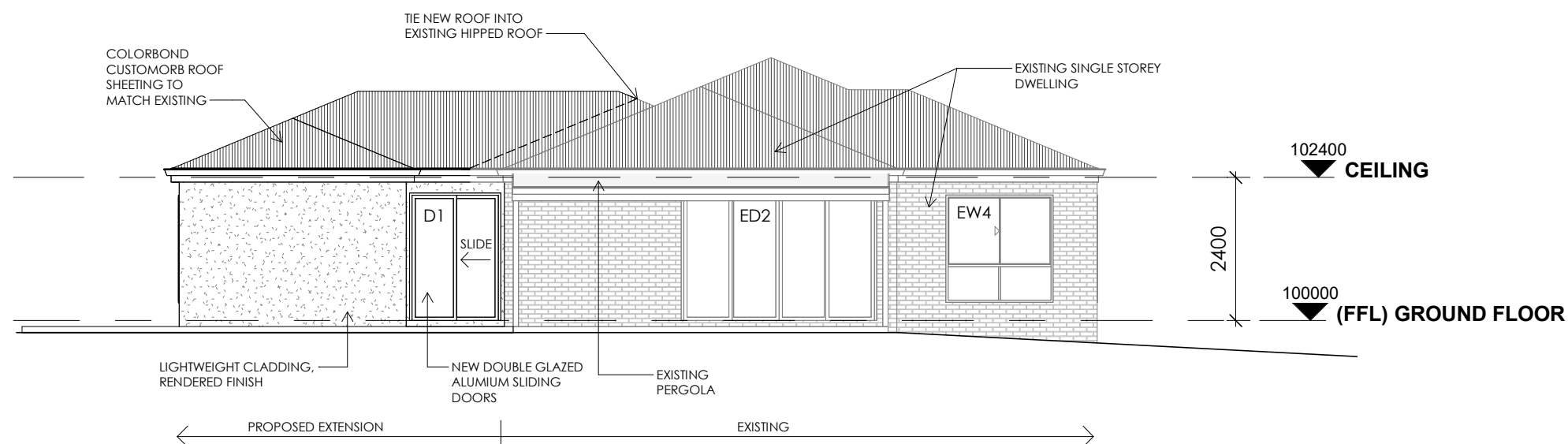
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NORTH ELEVATION

1 : 100



WEST ELEVATION

1 : 100

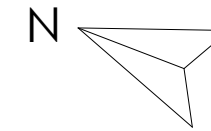
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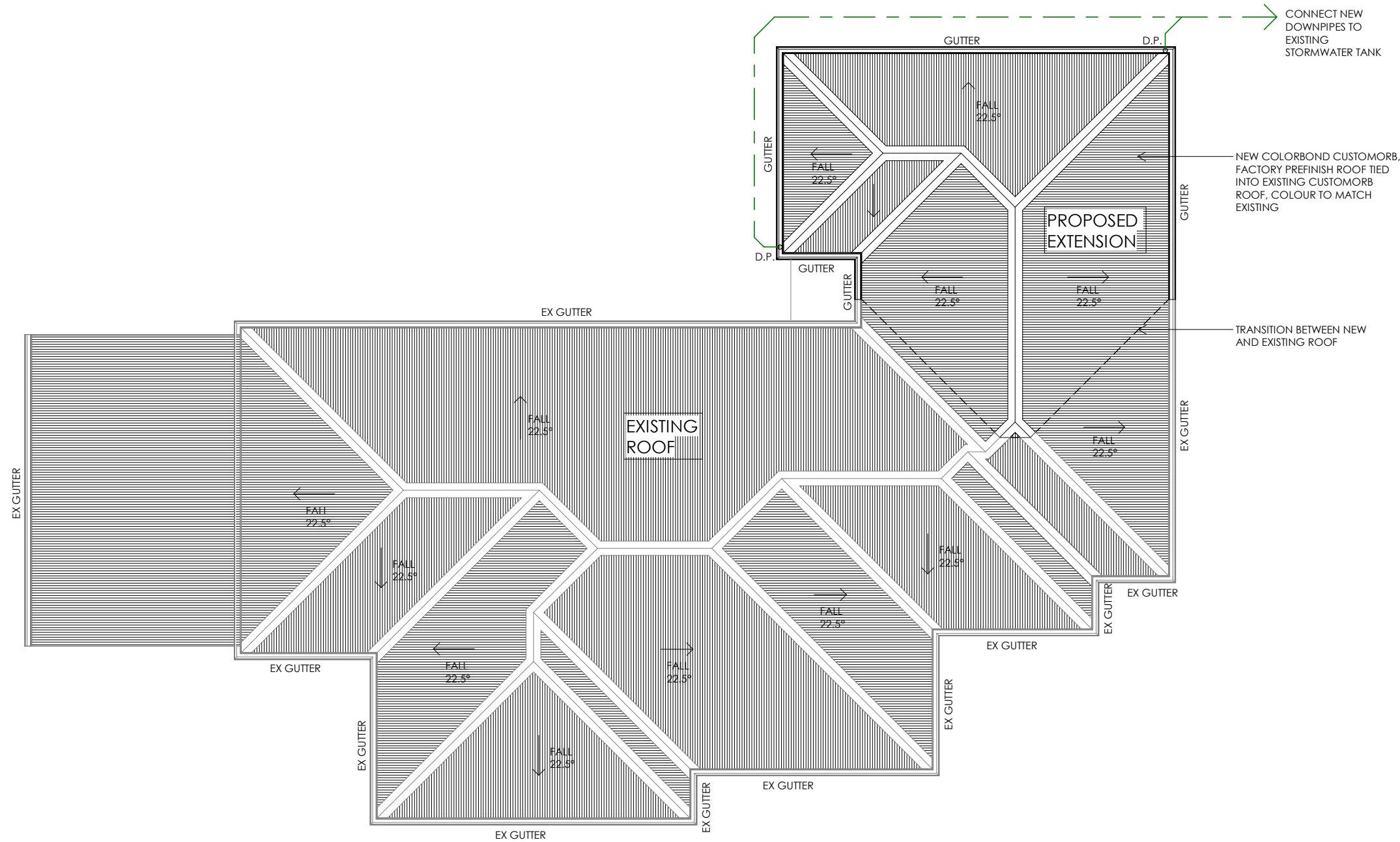
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ROOF PLAN

1 : 100

PLANNING DRAWINGS

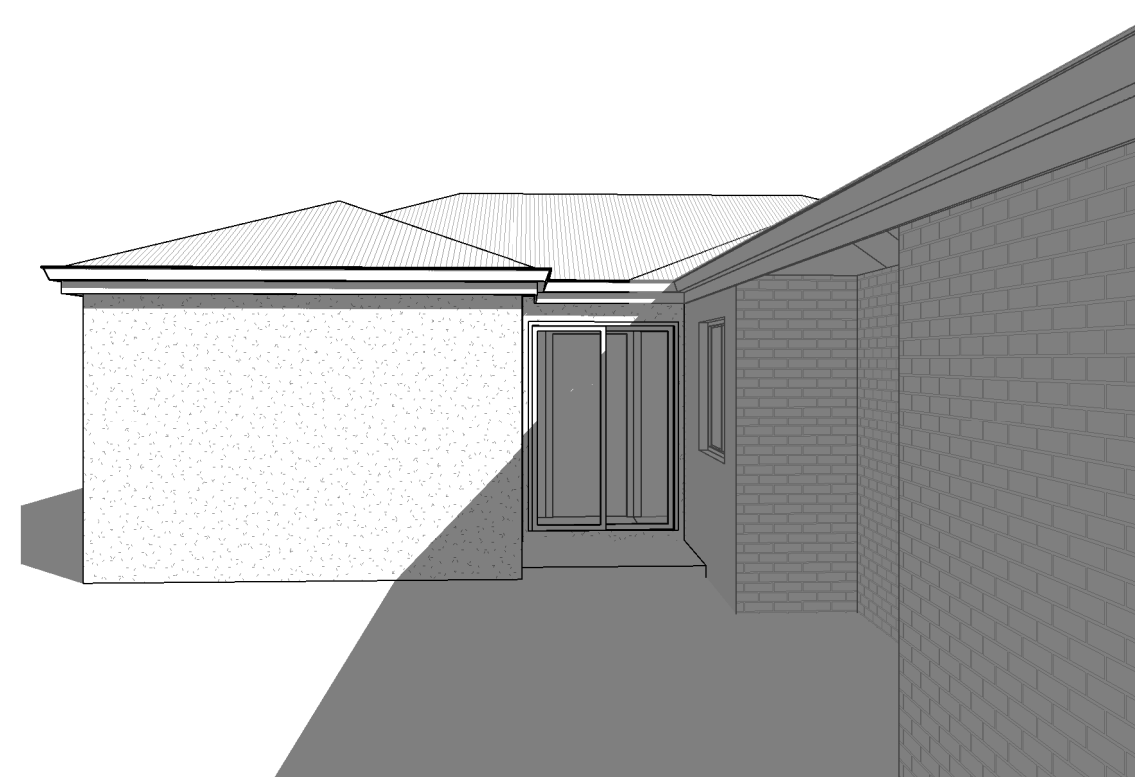
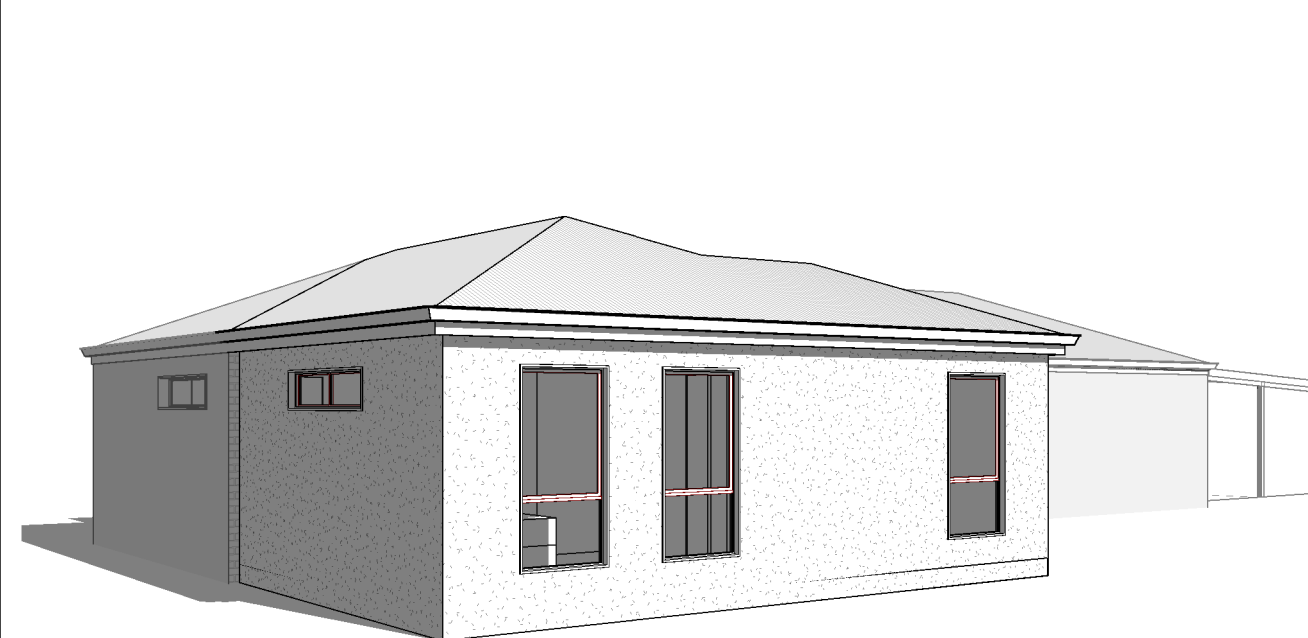
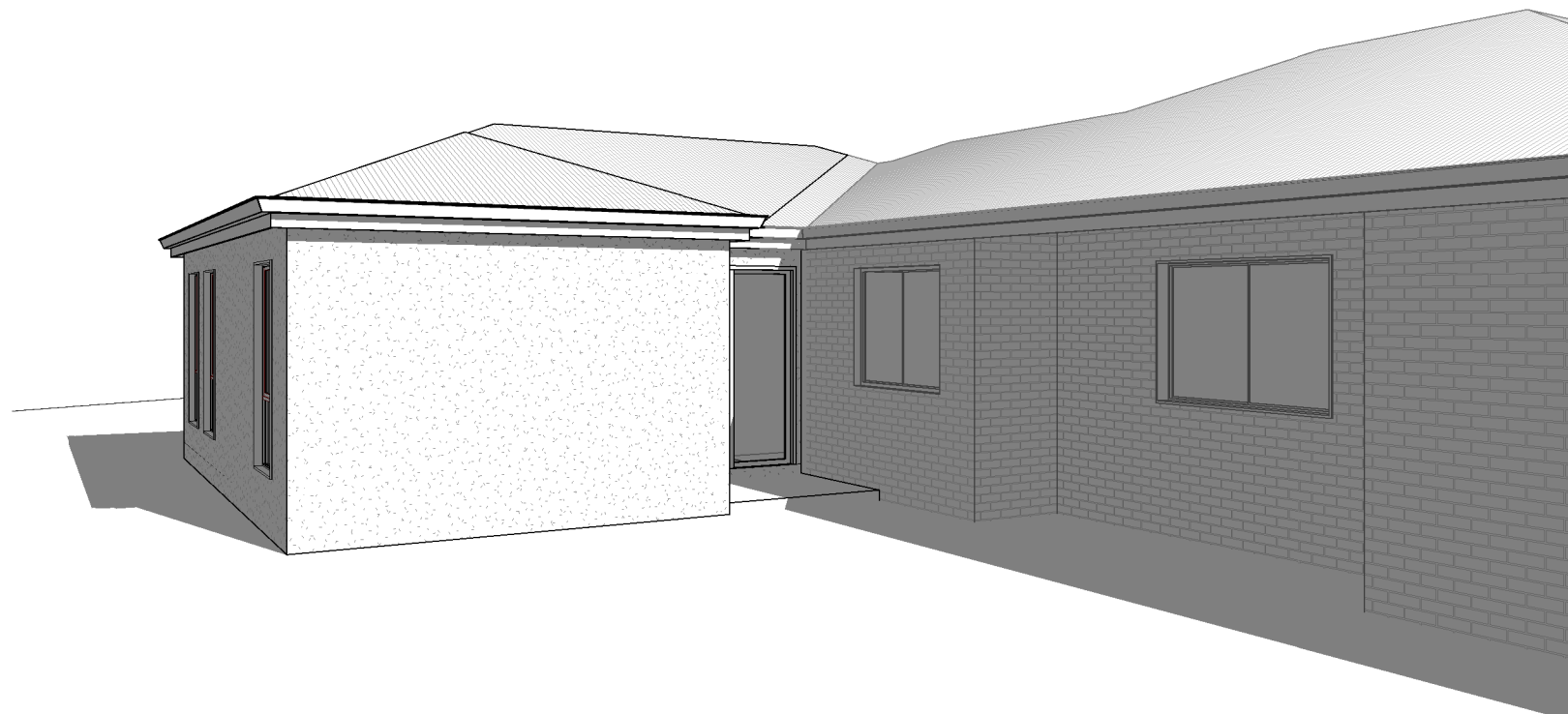
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18th September 2025

Planning Department
Brighton Council
1 Tivoli Road
Old Beach TAS 7017

**Re: Development Application and Owners Notification
30 Landermere Drive, Honeywood**

Dear Sir/Madam,

Please find attached drawings for a proposed additions to the existing dwelling at 30 Landermere Drive, Honeywood.

The site is a one-hectare block, and is zoned Rural Living Zone A. The site is subject to the Bushfire Prone Area and Priority Vegetation overlays. The site currently contains a single storey dwelling, plus three outbuildings.

The site has an existing water main connection and meter, and has an existing Envirocycle system and stormwater detention facilities. The application will not require and changes to the property access or parking.

This application proposes a small, single-storey addition to the east of the existing dwelling, which is to include an additional Bedroom with a Walk-In-Robe and a small Study. The area of the proposed extension is 36.01m² and will take the total footprint of buildings on site to 306.08m².

This site has been selected primarily as there is no other logical area for development, and also because it is an area of managed lawn, meaning no vegetation needs to be removed to facilitate the extension.

A Bushfire report has been prepared for the proposal, with the hazard management area indicated on the planning drawings. As vegetation is quite sparse, and the tree canopies non-continuous, no vegetation is proposed to be removed as part of the establishment of the hazard management area.

The proposed development does propose a small discretion to Clause 11.4.2 A3, requiring a side boundary setback requirement of no less than 10m. The proposal proposes a side boundary setback of 9.02m, please see below the response to the performance criteria:

1 of 1

30 Landermere Drive, Honeywood – Planning Cover Letter

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11.4.2 Building height, setback and siting

P3 Buildings must be sited to not cause an unreasonable loss of amenity to adjoining properties, having regard to:	
(a) the topography of the site ;	The site sits lower than the adjacent block, meaning that any visual bulk of the additions will be minimised.
(b) the size, shape and orientation of the site ;	Due to the shape of the site and the position of existing buildings and driveway, there is no viable alternative location for the extension that would avoid triggering this discretion.
(c) the setbacks of surrounding buildings;	There are no distinct patterns in building siting in the surrounding area, and while most properties achieve the 10m setback there is a broad variety of boundary setbacks featured. Properties at 8 Landermere Drive and 12 Tarquin Road, both have buildings with side setbacks considerably less than 10m, and the small discretion we propose will not present any departure from the neighbourhood character.
(d) the height bulk and form of existing and proposed buildings;	The proposed extension is small in scale and lower in height than the existing building. Due to being located between the existing building and the boundary, the extension will not result in any increased appearance of bulk when viewed from adjacent properties.
(e) the character of the development existing on established properties in the area; and	The pattern of development is very varied, with all surrounding buildings featuring quite different positions on site. The style of the extension is reflective of most adjacent properties, which are typically single-storey and feature a hipped roof.
(f) any overshadowing of adjoining means next to, or having a common boundary with. properties or public places.	The proposed extension has sufficient separation from the boundary that no overshadowing will occur.

If there are any other discretions, please let me know and I will address them.

In addition to the above, I declare that I have advised the owners of the above property that I have lodged this development application.

Thank you for your assistance with the assessment of our application and please do not hesitate to contact us for further information.

Sincerely,



Alycia McConlogue
Building Designer