



## Development Application

Flinders Council has received the following application for a Permit under s57 of the *Land Use Planning Approvals Act 1993*:

**Application:** DA 2026 / 00026  
**Location:** 121 Thule Road, Whitemark - C/T: 226215/1  
**Development:** Residential - multiple dwellings (4 houses)

Plans and documents forming the development application can be inspected on the Council Website at: <https://www.flinders.tas.gov.au/current-advertising> (scan QR code below) and at the Council Office, 4 Davies Street, Whitemark, during the 14 day advertising period commencing as of the date of this notice.

Written representations addressed to the General Manager, may be made via post to: PO Box 40, Whitemark, 7255, or by email to [development.services@flinders.tas.gov.au](mailto:development.services@flinders.tas.gov.au). Representations must be received by close of business on **Wednesday 14 October 2026**.

For further information contact Development Services on 6359 5001.

Dated at Whitemark this Wednesday 30 September 2026.

Warren Groves  
**GENERAL MANAGER**



## Section C

### Details of the land

Address of land 140-142 Thule Road, Whitemark, TAS. 7255

Title reference 226215/1

Title details



## Section D

### Details of the proposed development

Proposed use of development 4x NEW MULTIPLE DWELLINGS

|                                         |                                                |
|-----------------------------------------|------------------------------------------------|
| New building area (m <sup>2</sup> )     | 632m <sup>2</sup> (dwellings & paved areas)    |
| Existing building area(m <sup>2</sup> ) | Approx. 953m <sup>2</sup>                      |
| Land area (m <sup>2</sup> or Ha)        | Approx. 177,474m <sup>2</sup>                  |
| External materials                      | Metal & brick cladding                         |
| External colours                        | White, feature colour steel pergola, red brick |
| Project price                           | \$3 million                                    |

## Section E

### Privacy statement

The personal information requested on this form is being collected by Council for *Land Use Planning & Approvals Act 1993*. The personal information will be used solely by Council for that primary purpose or directly related purpose. Council may disclose the information to other regulatory organisations where required to by law; officers of Flinders Council; data service providers engaged by Council from time to time; and any other agent of Council. If you cannot provide or do not wish to provide the information sought, Flinders Council will be unable to process your application. You may make application for access or amendment to information held by Council. Enquiries concerning the matter can be addressed to the General Manager, Flinders Council, PO Box 40, Whitemark TAS 7255, or email [office@flinders.tas.gov.au](mailto:office@flinders.tas.gov.au)

## Section F

### Declaration of applicant

I hereby declare my intention to seek the relevant approvals as detailed within this form.

Name Giles Newstead, MANA Architects

Signature

Date 29/07/2026

## Section G

### Declaration of Crown or Council delegate

I hereby declare that I support the submission of the details provided on this form and provide my signature as the relevant delegate for Crown or Council land in accordance with s52 (1B) of *Land Use Planning and Approvals Act 1993*

Application must also be accompanied by written permission of the relevant delegate for Crown or Council)

Name Min Harman, DECYP

Signature

Date

4/8/26

NB: - The Role of the Planning Authority

When an application is deemed to be determined at a meeting of Council, the Councillors act in the role of the Planning Authority. They are required to uphold the requirements of the Tasmanian Planning Scheme – Flinders and that of the *Land Use Planning and Approvals Act 1993*.

## SEARCH OF TORRENS TITLE

|                  |                              |
|------------------|------------------------------|
| VOLUME<br>226215 | FOLIO<br>1                   |
| EDITION<br>2     | DATE OF ISSUE<br>12-Aug-1999 |

SEARCH DATE : 04-Jul-2025

SEARCH TIME : 07.55 AM

DESCRIPTION OF LAND

Parish of METTA, Land District of FLINDERS

Lot 1 on Plan 226215

Derivation : Part of Lot 25843 Gtd. to John Edwin Blundstone  
and duly surrendered by Transfer No. A108360

Prior CT 2917/82

SCHEDULE 1

A108360 THE CROWN

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1469

TASMANIA

REAL PROPERTY ACT, 1862, as amended



CERTIFICATE OF TITLE

Register Book

Vol. Fol.

2917 82

Cert. of Title Vol. 936 Fol. 27

HER MAJESTY THE QUEEN is now seised in demesne by right of Her Imperial Crown subject nevertheless to such encumbrances liens and interests as are notified by Memorial underwritten or - endorsed hereon of all that piece of land situated in the - Parish of Metta Land District of Flinders containing

TWENTY SEVEN ACRES THIRTY NINE PERCHES

on the Plan hereon and being part of Lot 25843

delineated in the public maps of the State deposited in the

Office of the Surveyor-General originally granted to JOHN EDWIN

BLUNDSTONE

and duly surrendered as appears by TRANSFER NO.A108360

IN WITNESS whereof I have hereunto signed my name and affixed my seal this

12 JAN 1971

*Alfred Lincoln*  
RECORDER OF TITLES.

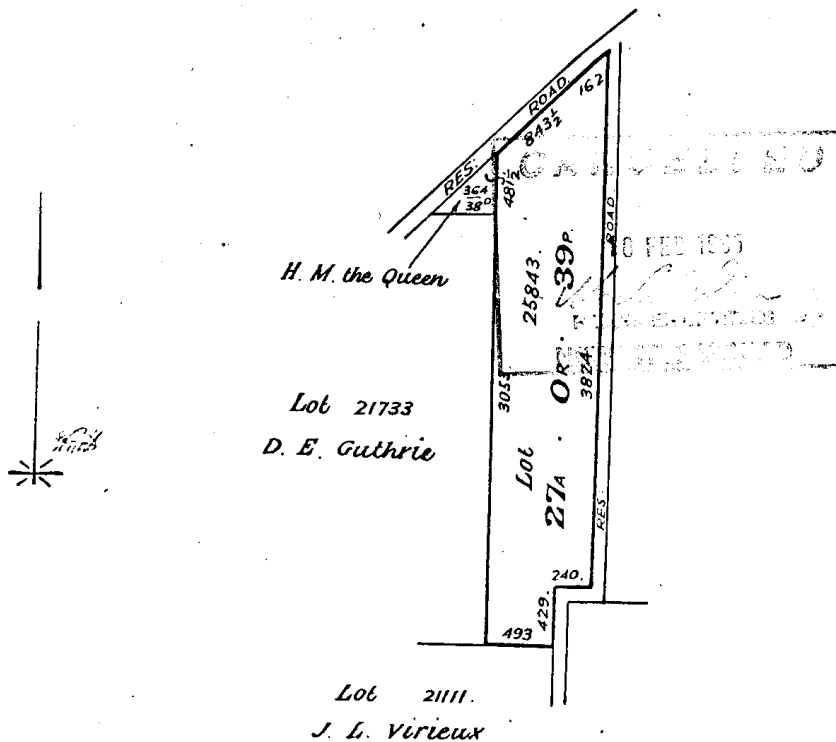


RECORDED OF TITLES ARE NO LONGER SUBSISTING.

Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register

REGISTERED NUMBER

226215



Meas. in Links.

FIRST Edition. Registered

Derived from C.T.Vol.936 Fol.27. Transfer A108360- M.K.Blundstone & anor



MANA Architects  
Level 2, 81 Salamanca Place  
Battery Point, TAS, 7004  
0455 863 763

04/08/2026

**Attn: Development Services  
Flinders Council**  
4 Davies St, Whitemark, TAS, 7255

**RE: Development Application for Multiple Dwellings – 140-142 Thule Rd Whitemark**  
**Amended 17/09/2026 – Re s54 letter, Request for Additional Information**

Town Planner,

Please refer attached for our Development Application and supporting architectural drawing package for development at the above address.

Preliminary planning feedback was received through various discussions with a Development Services Officer for this development between September 2025 and April 2026.

### **Project**

MANA Architects are engaged by the Department for Education, Children and Young People (DECYP) to design for four (4) new multiple dwellings on this site as a response to an emerging need for contemporary and fit-for-purpose remote teacher housing in the area.

Flinders is the second development site of four (4) in DECYP's pipeline for rollout of these new dwellings in remote communities across North-West Tasmania to support its schools' educators. Smithton Remote Teach Housing was the first project and is currently under construction.

A common housing model has been developed in collaboration with DECYP that proposes comfortable 2-bedroom teacher residences that will support either singles or couples in occupation. The floorplan is flexible and can be adapted easily to suit varying site conditions, balancing cost-effective construction, efficient spatial planning and a generosity of living amenity that will help attract and retain teachers in these areas.

### **Existing site**

The proposed site is within an established rural area (zoned Rural Living Zone with Specific Area Plan overlay), encompasses 6x existing dwellings (and associated outbuildings) on the combined 2x titles and is directly adjacent to the School. The balance of the site (outside of the dwelling areas) is currently vacant.

## **Site planning**

The existing vehicle access from Thule Road is proposed to be maintained for site access and the new driveway.

The dwellings are oriented to maximise access to northern outdoor living (private outdoor space) and sun. The site has a shared driveway to two-three car spaces per dwelling; one in a secure garage as part of the building and two additional parks in the driveway in front. All vehicles are proposed to enter and leave the site in a forward motion. There is one visitor car space proposed along the 'access road', as well as necessary passing bays for general vehicle and fire truck movements. There is also a 5,000L water tank and small garden shed proposed for each of the dwellings.

Low maintenance landscaping is proposed in three zones to soften common area and ensure privacy:

Zone 1 – Site entry zone; low-height native species

Zone 2 – Communal zone; Mid-height screen planting species along driveway

Zone 3 – Internal zone; Low-height and ground cover species to private outdoor space, along fenced frontages & stepping stones to access dwellings

New fencing between 1000mm-1800mmH is proposed around all lot boundaries to enclose the private front/backyards, as well as replacement of some agricultural fencing currently in place.

## **Design**

The dwellings are designed to be an intentionally simple rectangular and gable form with a largely muted palette incorporating feature accent colours and contemporary brickwork, a modern take on the context of existing residences in the vicinity and some individual identity.

To achieve level access to the entry point of each dwelling and associated outdoor living, there is minimal cut and fill proposed on the site although the natural ground levels will remain largely as is.

## **Planning Scheme Performance Criteria Justifications**

### **11.4.1 Site coverage**

#### **P1**

*The site coverage must be consistent with that existing on established properties in the area, having regard to:*

- (a) the topography of the site;*
- (b) the capacity of the site to absorb runoff;*
- (c) the size and shape of the site;*
- (d) the existing buildings and any constraints imposed by existing development;*
- (e) the need to remove vegetation; and*

(f) *the character of development existing on established properties in the area.*

### **Justification**

Existing buildings roofed area: 923m<sup>2</sup>

Proposed buildings roofed area: 667m<sup>2</sup>

Total new roofed area: 1,590m<sup>2</sup>

Total site area: 110,689m<sup>2</sup>

The proposed total site coverage amounts to a percentage of approx. 1.43% of the available land area. The existing dwellings on the site have sufficient area around each dwelling for amenity & privacy. The proposed dwellings will be keeping in character with the adjacent development on the site, as well as neighbouring residential properties in the area, with both a similar lot area designated to each, as well as smaller building footprints (due to more efficient floorplans).

The topography of the site is gently sloping and predominantly level in that it can accommodate a greater density of housing development.

There is sufficient area for the management of stormwater runoff, absorption of both the existing and proposed vacant area, as well as capturing new parking areas and dispersing on site. The site soil classification assists with this.

The size and shape of the site is extensively large and long, and development is proposed adjacent yet a reasonable distance away from the existing dwellings on balance with residential development in the area.

The adjacency to existing is also set at a maximum distance to ensure cost efficiency of new service runs in relation to provision of water, sewer collection and management, and stormwater dispersion on site.

There is no need to remove any significant established vegetation within the site to accommodate the proposal.

### **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 or 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; and*

(iii) *degree of hazard or pollution that may be emitted from the activity;*

(b) *the nature of the sensitive use;*

(c) *the extent of encroachment by the sensitive use into the 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;*
- (e) *any advice from the Director, Environment Protection Authority; and*
- (f) *any advice from the Director of Mines.*

### **Justification**

Preliminary planning advice has stipulated that a milk processing facility permit was recently approved on the adjoining block (CT: 231247/1, assumedly 114 Thule Road). Being a Level 1 activity, an attenuation area is triggered and extends 100m from the boundary of the site (shown on the Proposed Site Plan for clarity).

We contacted the owner of the adjoining property, responsible for the approved Development Application, and received the following information:

**Nature/operational characteristics of the activity** – Small milk pasteurising/bottling and cheese making facility, contained within a 9x16m shed. The pasteurising process involves the heating and cooling of milk (electric) and the facility will have the capacity of up to 150-200 L per day.

**Scale and intensity of the activity** – Small scale process and facility.

**Degree of hazard or pollution that may be emitted** – None to note.

The nature of the proposed sensitive use is Residential and occupants will reside in the dwellings permanently. The furthest point of encroachment within the attenuation area is approx. 27.5m, making it approx. 72.5m from the adjoining lot boundary and approx. 166m from the approved facility.

The proposed dwellings were sited towards the eastern boundary of the site as this area has a higher natural ground level and balances efficiencies of site servicing (limiting the spread southward on the site).

As there are no known emissions from the neighbouring facility, and the dwellings are a significant distance away, no other mitigation measures are deemed necessary within the proposal.

Please feel free to contact me with any further queries and if any further information is required at this stage.

*Warm regards,*

**Abby Hibberd**

*Architect*

**MANA Architects**

Email: [abby@mana.net.au](mailto:abby@mana.net.au)

Phone: 0455 863 763

www.mana.net.au

HOBART

LEVEL 2, 81 SALAMANCA PLACE  
BATTERY POINT, TAS, 7004  
PH: 0455 863 763

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FOR DEPARTMENT FOR EDUCATION,  
CHILDREN & YOUNG PEOPLE

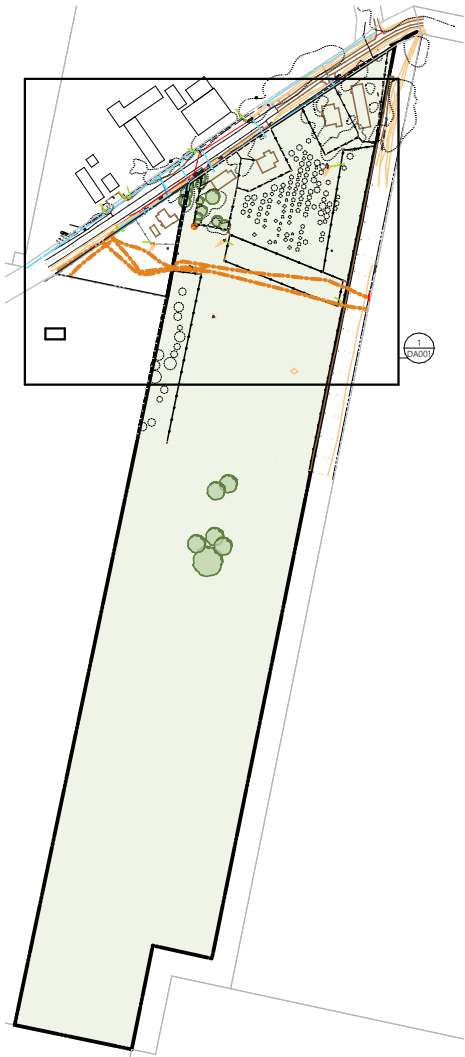
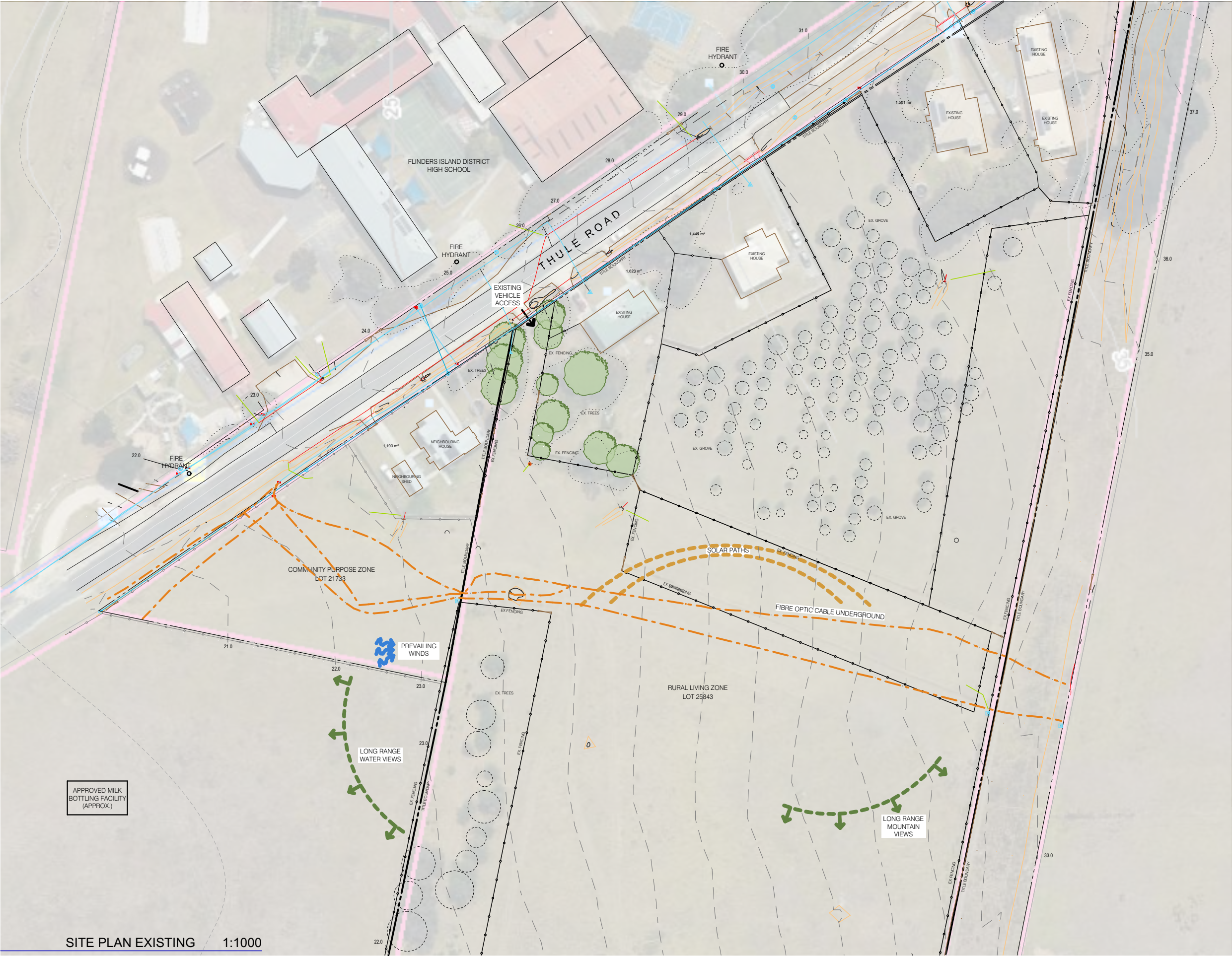
PROJECT  
REGIONAL TEACHER HOUSING

ARCHITECTURAL  
DEVELOPMENT APPLICATION  
FLINDERS ISLAND SITE

September 2026

| DRAWING SHEET INDEX |                             |
|---------------------|-----------------------------|
| DRAWING NUMBER      | DRAWING SHEET NAME          |
| DA000               | COVER PAGE                  |
| DA001               | SITE INFORMATION            |
| DA002               | PROPOSED SITE PLAN          |
| DA100               | TYPE - A FLOOR PLAN         |
| DA101               | TYPE - B FLOOR PLAN         |
| DA200               | SITE ELEVATIONS             |
| DA201               | TYPE - A DWELLING ELEVATION |
| DA202               | TYPE - B DWELLING ELEVATION |





KEY PLAN - FULL TITLE (NTS)

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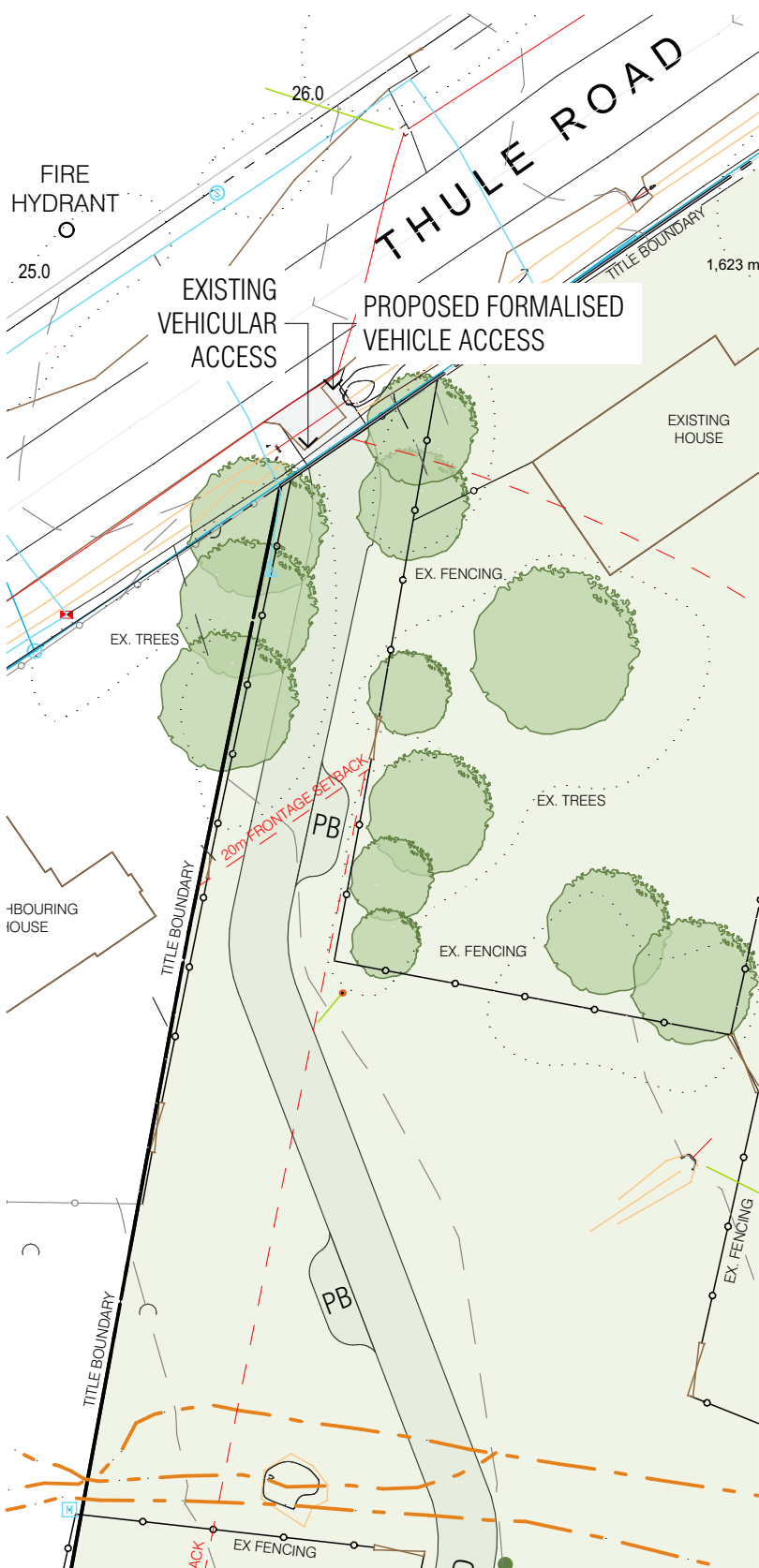
| DATE       | DESCRIPTION             | REVISION |
|------------|-------------------------|----------|
| 16/07/2026 | PRELIMINARY             | 01       |
| 5/08/2026  | DEVELOPMENT APPLICATION | 02       |
| 17/09/2026 | DEVELOPMENT APPLICATION | 03       |
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**NOTE:**  
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GILES NEWSTEAD - 050639335

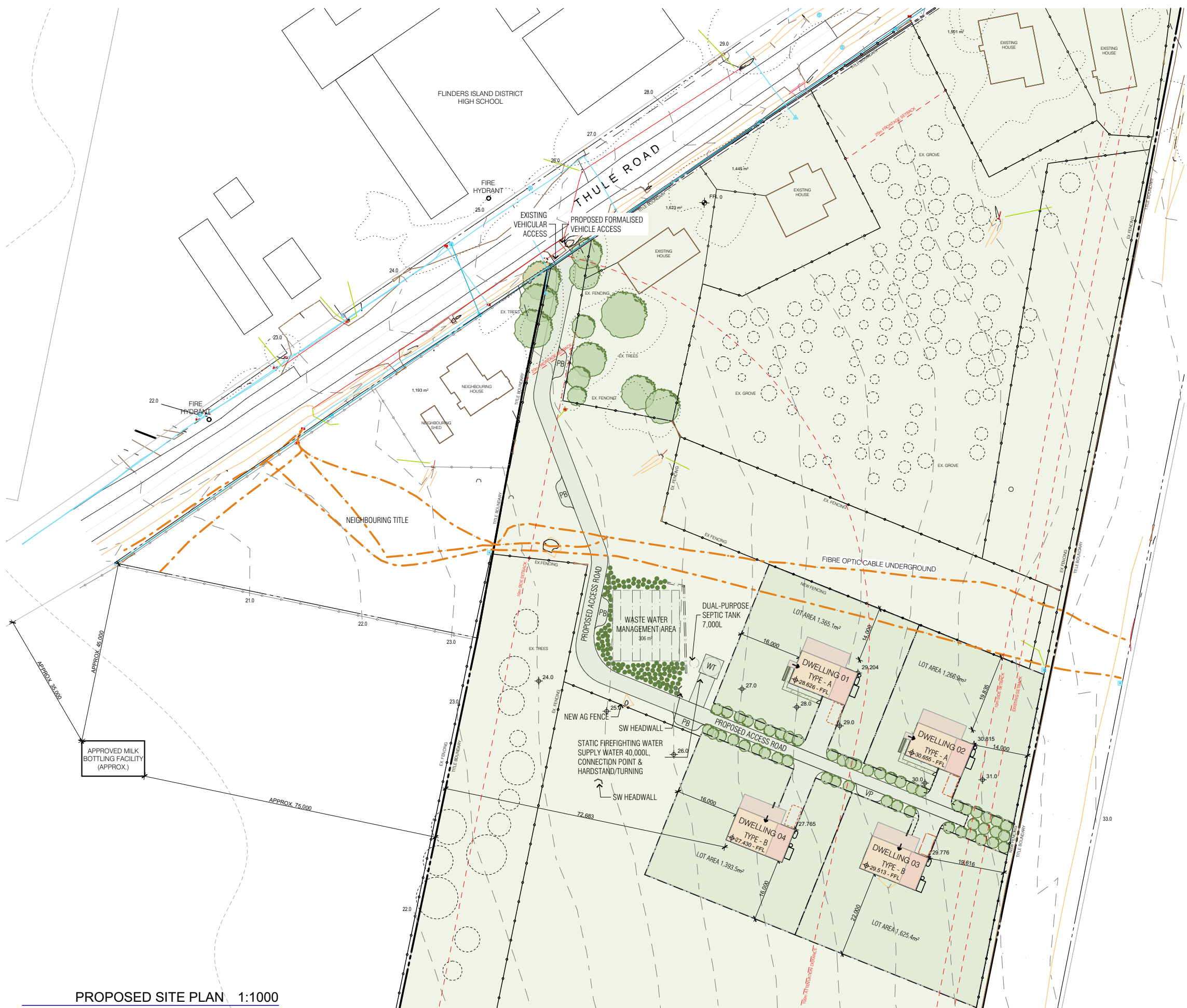
**REGIONAL TEACHER HOUSING**  
140 & 142 Thule Road Flinders Island  
TAS  
  
STATUS  
**BUILDING PERMIT DOCUMENTATION**  
  
DATE GENERATED  
29/09/2026

FOR  
  
DEPARTMENT FOR EDUCATION,  
CHILDREN & YOUNG PEOPLE  
  
PROJECT NUMBER  
202471  
  
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APPROVED  
GN

**ARCHITECTURAL**  
DRAWING TITLE  
**SITE INFORMATION**  
  
DRAWING NUMBER  
**DA001**  
  
REVISION  
**03**



PROPOSED SITE ENTRY PLAN 1:500



PROPOSED SITE PLAN 1:1000



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GILES NEWSTEAD - 050639335

**REGIONAL TEACHER HOUSING**

140 & 142 Thule Road Flinders Island TAS

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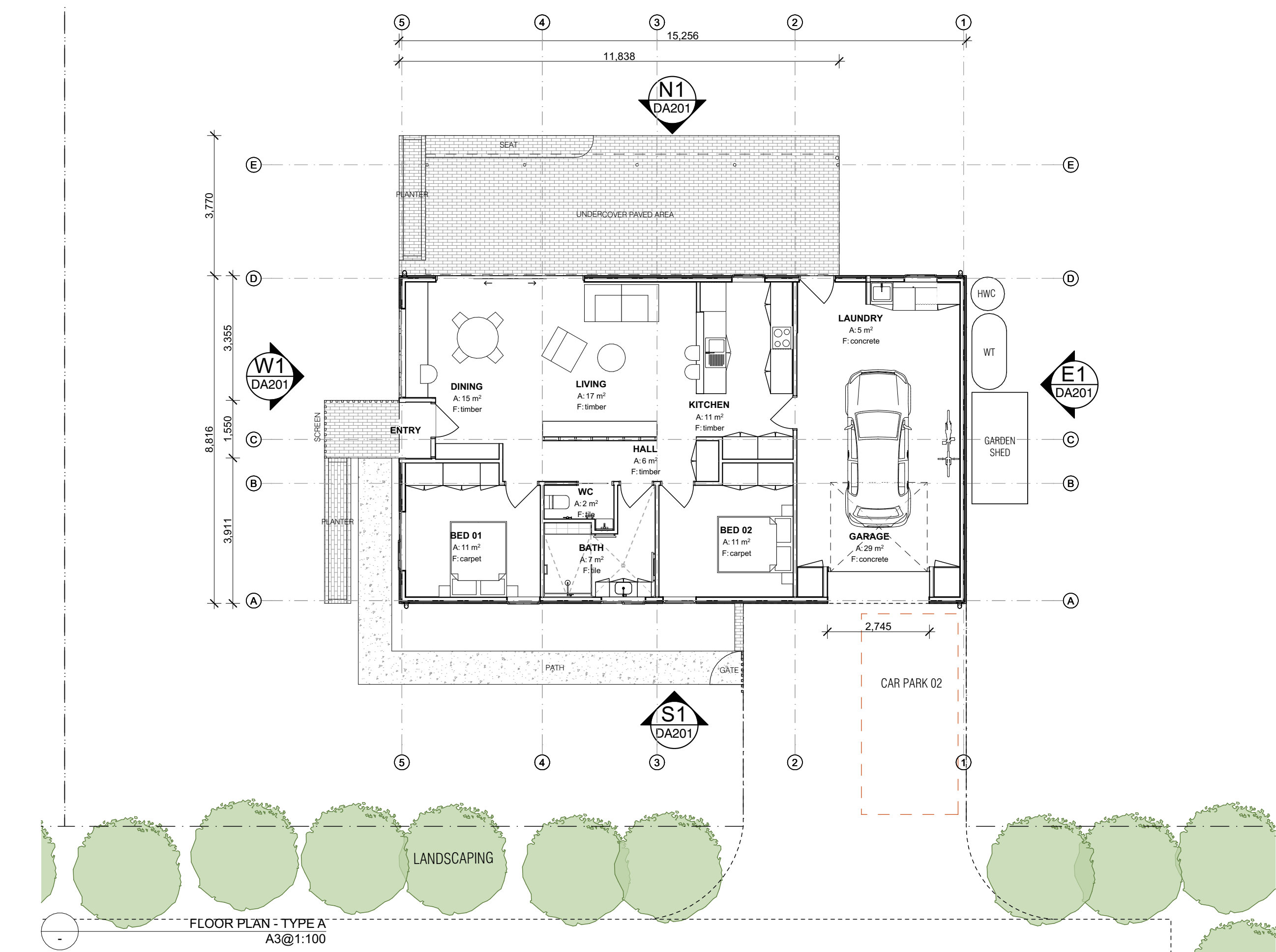
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**ARCHITECTURAL**  
DRAWING TITLE  
**PROPOSED SITE PLAN**

DRAWING NUMBER  
**DA002**

REVISION  
**03**



**NOTE**  
Floor Plan is typical across Dwellings 01 & 02 - refer to Site Plan.

All stormwater by gravity to onsite dispersion system to future Civil Engineer Design.

All sewer by gravity to onsite wastewater management system to future design.

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GILES NEWSTEAD - 050639335

**REGIONAL TEACHER HOUSING**

140 & 142 Thule Road Flinders Island  
TAS

STATUS  
**BUILDING PERMIT DOCUMENTATION**

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FOR  
DEPARTMENT FOR EDUCATION,  
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PROJECT NUMBER  
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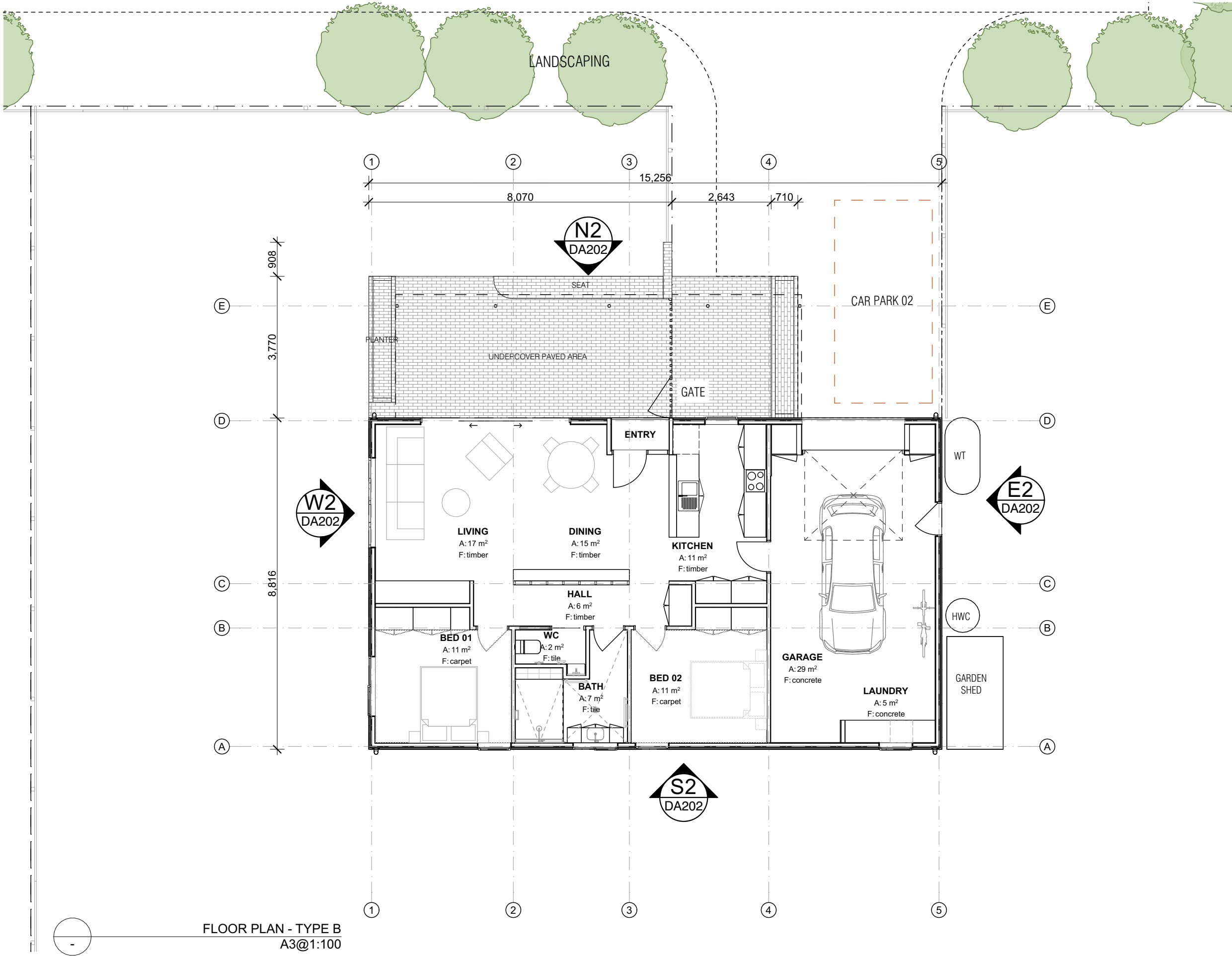
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**ARCHITECTURAL**  
DRAWING TITLE

TYPE - A FLOOR PLAN

DRAWING NUMBER  
**DA100**

REVISION  
**03**



**NOTE**  
Floor Plan is typical across Dwellings 03 & 04 - refer to Site Plan.

All stormwater by gravity to onsite dispersion system to future Civil Engineer Design.

All sewer by gravity to onsite wastewater management system to future design.

FLOOR PLAN - TYPE B  
A3@1:100

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**REGIONAL TEACHER HOUSING**

140 & 142 Thule Road Flinders Island  
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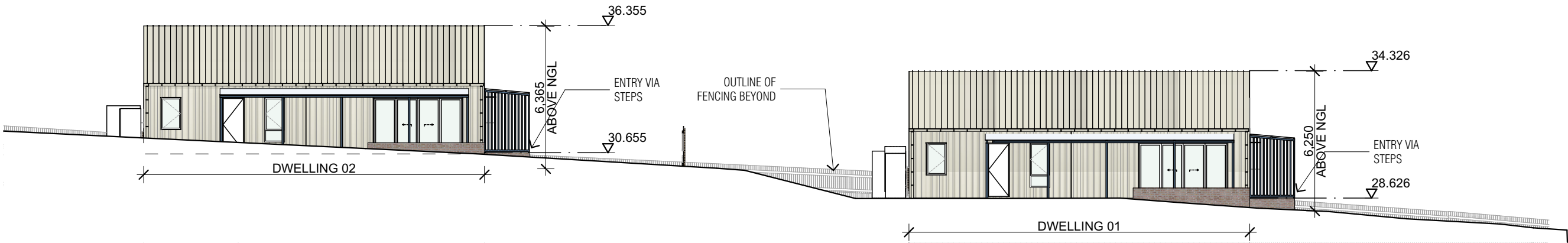
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DRAWING NUMBER

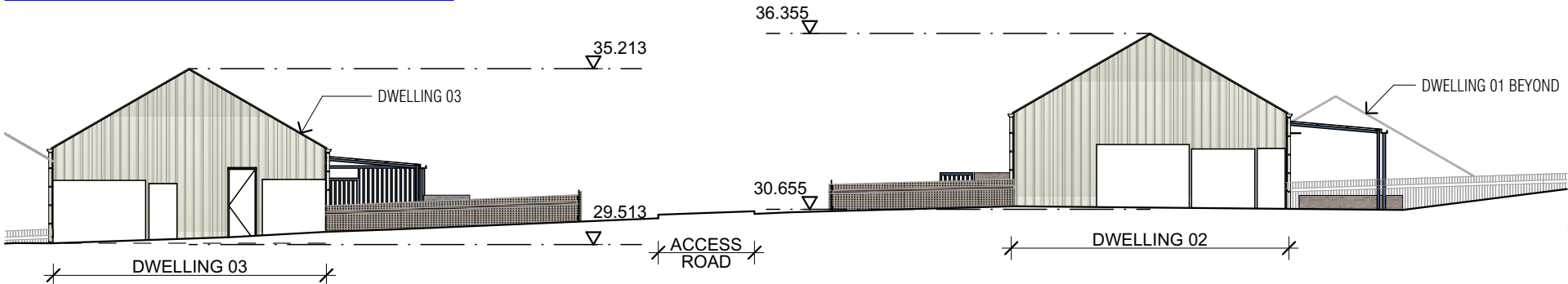
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REVISION

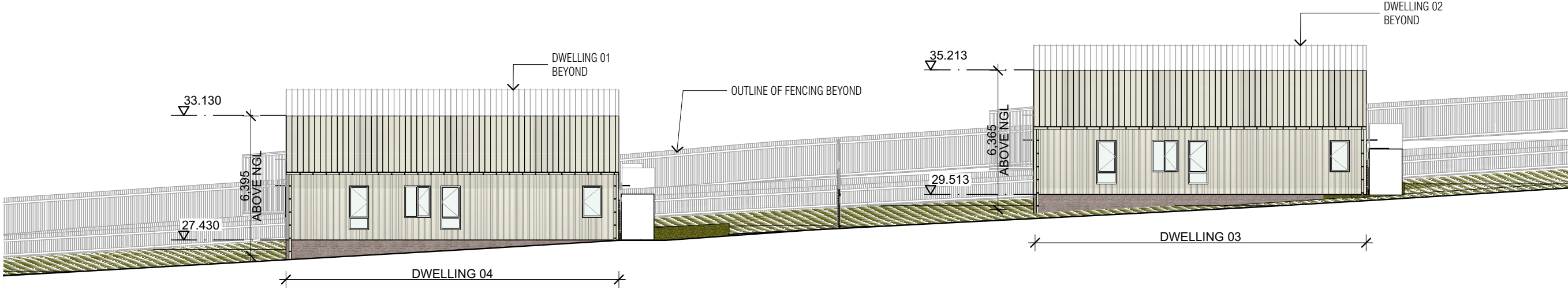
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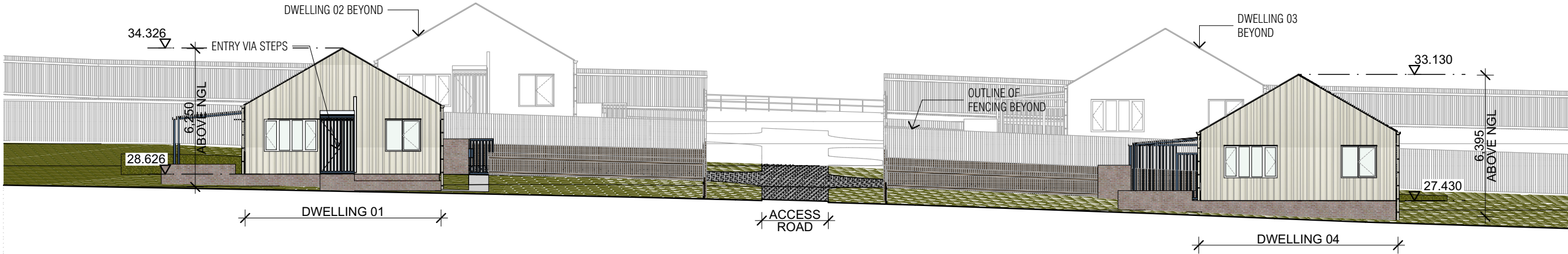
NORTH SITE ELEVATION 1:200



EAST SITE ELEVATION 1:200



SOUTH SITE ELEVATION 1:200



WEST SITE ELEVATION 1:200

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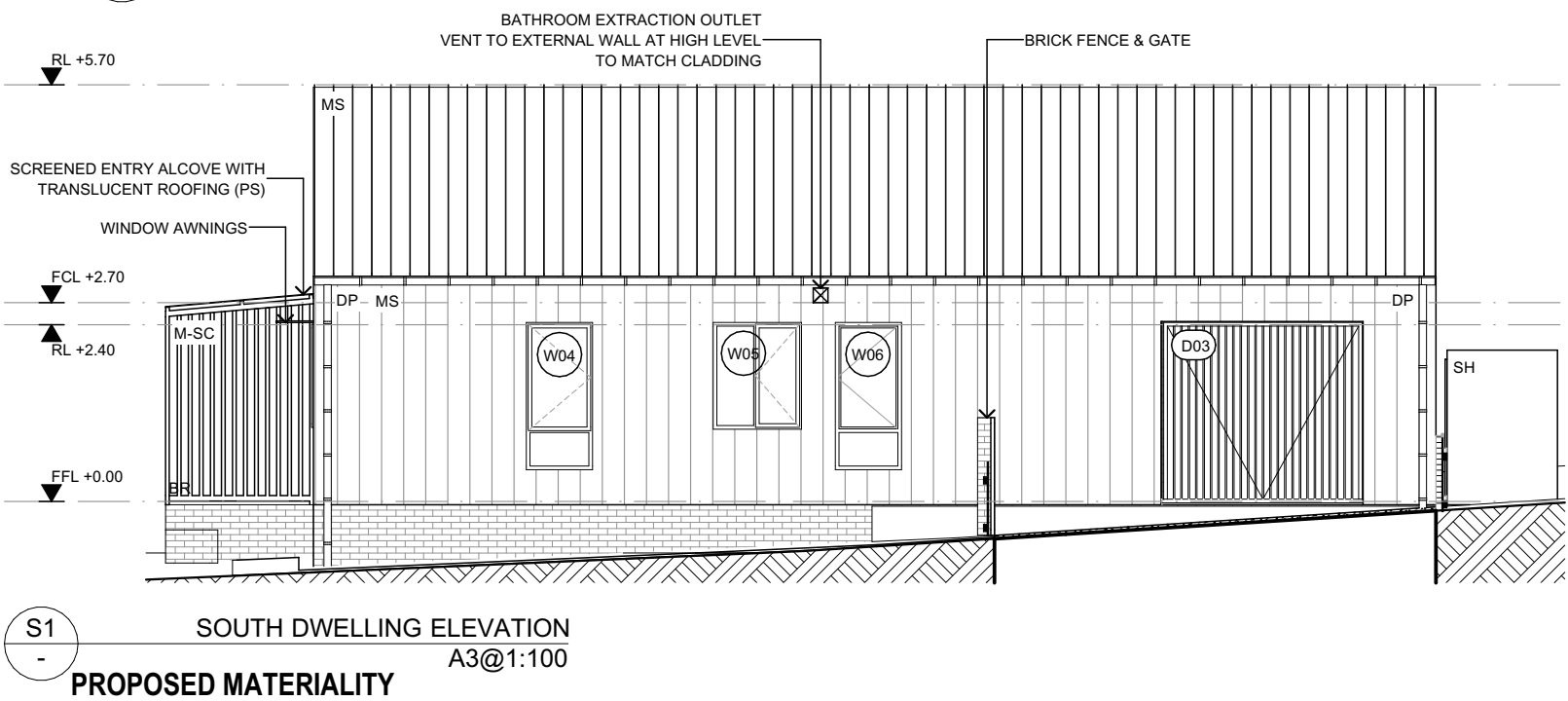
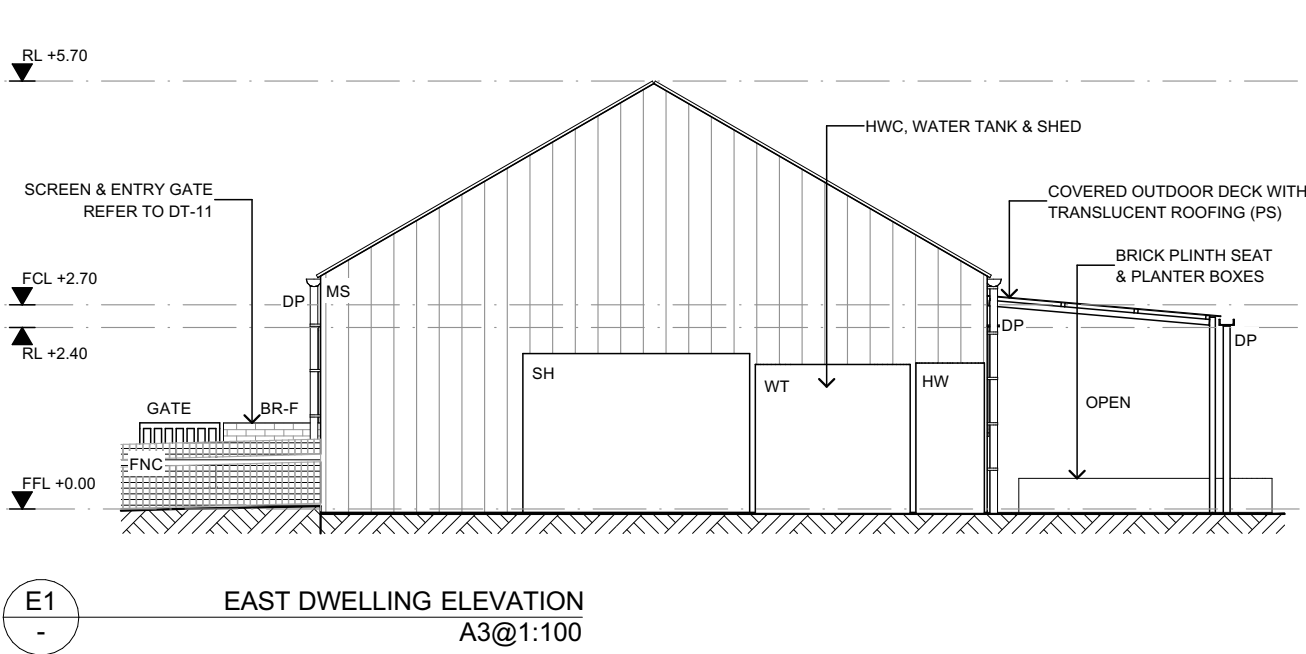
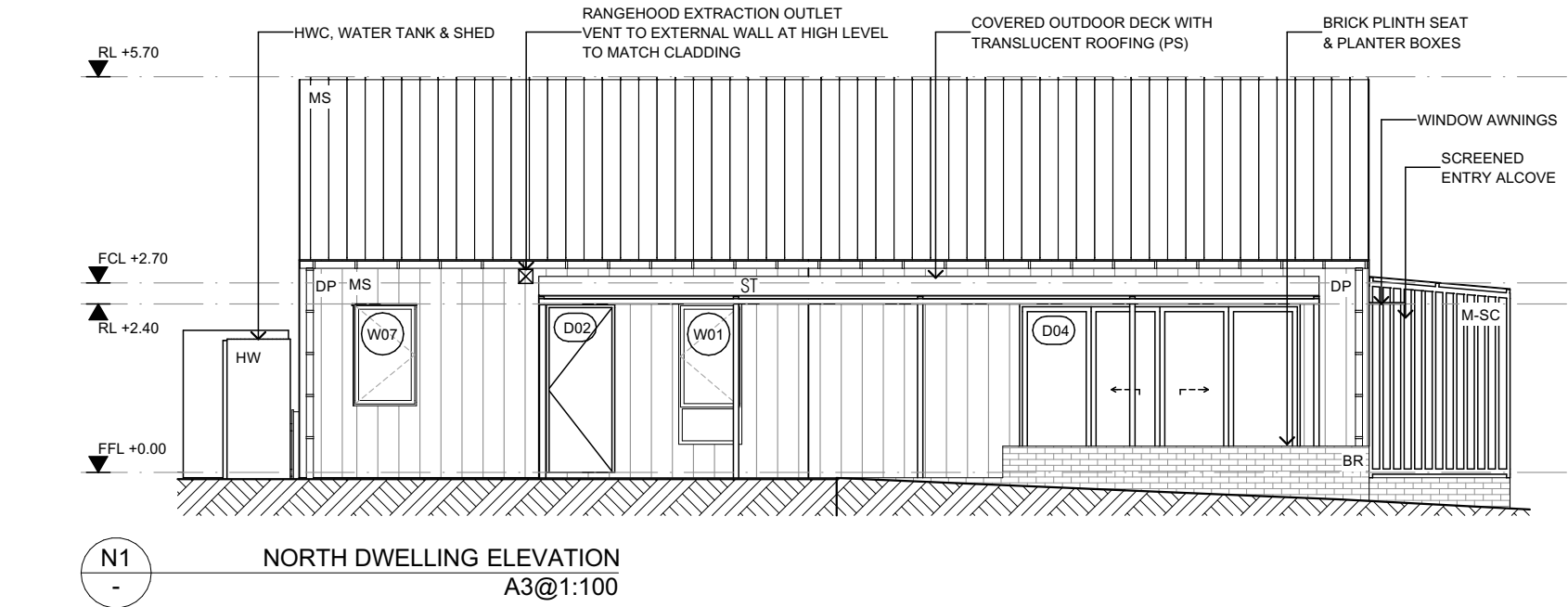
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GILES NEWSTEAD - 050639335

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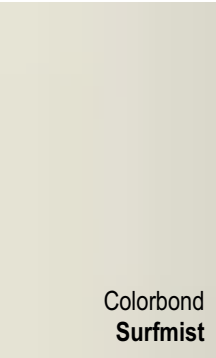
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ARCHITECTURAL  
DRAWING TITLE  
SITE ELEVATIONS  
  
DRAWING NUMBER  
**DA200**  
REVISION  
**03**

NOTE  
Elevations are typical across Dwellings  
01 & 02 - refer to Site Plan.



Predominant dwelling cladding & roofing  
**Stuctuur Nailstrip Metal Sheeting (MS)**



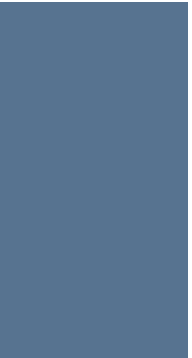
Colorbond  
**Surfmist**



Dwelling base cladding - TAS made bricks  
**Brickworks Daniel Robertson Overland (BR)**



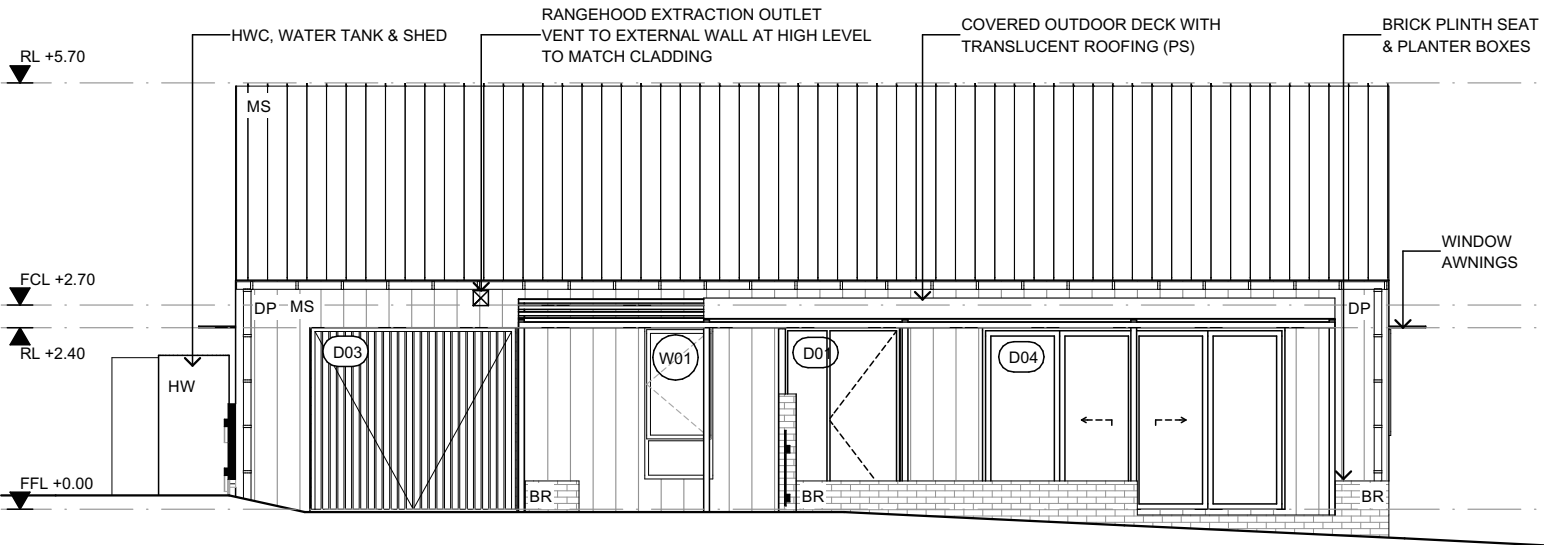
Colour accent pergola & screen elements to outdoor living/entry (dwelling identity)  
**Painted Steel (ST)**



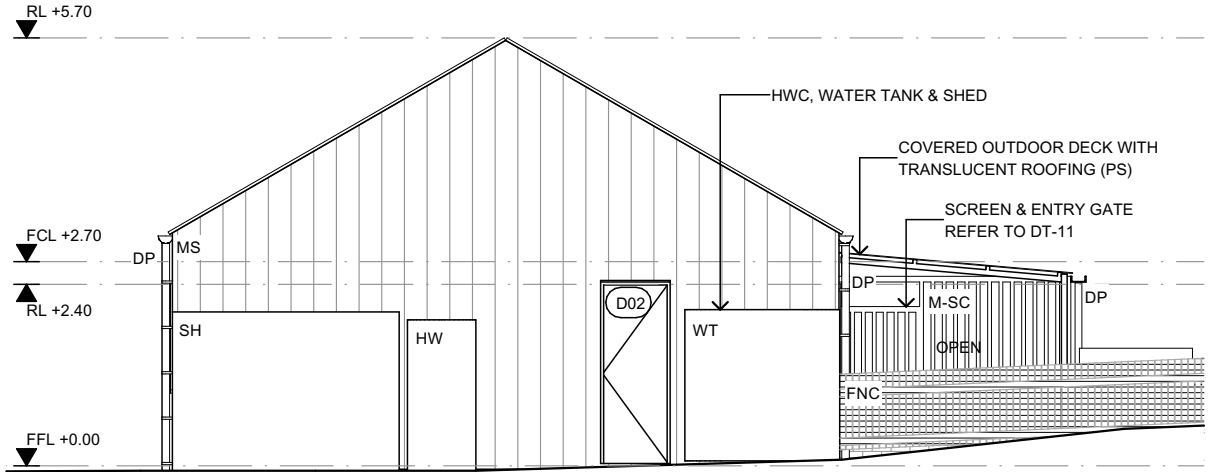
Pergola roofing  
**Polycarbonate Sheeting (PS)**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                |            |                         |          |                                                                                                                                                                                     |                                                                                                                                                                              |                                                                                                                                           |                                                                                                                                                    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-------------------------|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| <br><small>www.mana.net.au</small><br><b>HOBART</b><br><small>LEVEL 2, 81 SALAMANCA PLACE<br/>BATTERY POINT, TAS, 7004<br/>PH: (03) 6246 7866</small><br><small>THE DRAWING IS COPYRIGHT &amp; REMAINS THE<br/>PROPERTY OF THE ARCHITECT &amp; IS NOT TO BE<br/>REPRODUCED OR COPIED IN ANY WAY WITHOUT<br/>THE WRITTEN PERMISSION OF THE ARCHITECT</small> | DATE       | DESCRIPTION             | REVISION | <b>NOTE:</b><br><br>VERIFY ALL DIMENSIONS AND<br>LEVELS ONSITE PRIOR TO<br>COMMENCING WORKS.<br><br>DO NOT SCALE DRAWINGS.<br><br>ACCREDITED DESIGNER<br>GILES NEWSTEAD - 050639335 | <b>REGIONAL TEACHER HOUSING</b><br><br>140 & 142 Thule Road Flinders Island<br>TAS<br><br>STATUS<br><b>BUILDING PERMIT DOCUMENTATION</b><br><br>DATE GENERATED<br>29/09/2026 | FOR<br><br>DEPARTMENT FOR EDUCATION,<br>CHILDREN & YOUNG PEOPLE<br><br>PROJECT NUMBER<br>202471<br><br>DRAWN<br>AH / TA<br>APPROVED<br>GN | <b>ARCHITECTURAL</b><br><small>DRAWING TITLE</small><br>TYPE - A DWELLING ELEVATION<br><br>DRAWING NUMBER<br><b>DA201</b><br>REVISION<br><b>03</b> |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                | 16/07/2026 | PRELIMINARY             | 01       |                                                                                                                                                                                     |                                                                                                                                                                              |                                                                                                                                           |                                                                                                                                                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                | 5/08/2026  | DEVELOPMENT APPLICATION | 02       |                                                                                                                                                                                     |                                                                                                                                                                              |                                                                                                                                           |                                                                                                                                                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                | 17/09/2026 | DEVELOPMENT APPLICATION | 03       |                                                                                                                                                                                     |                                                                                                                                                                              |                                                                                                                                           |                                                                                                                                                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                |            |                         |          |                                                                                                                                                                                     |                                                                                                                                                                              |                                                                                                                                           |                                                                                                                                                    |

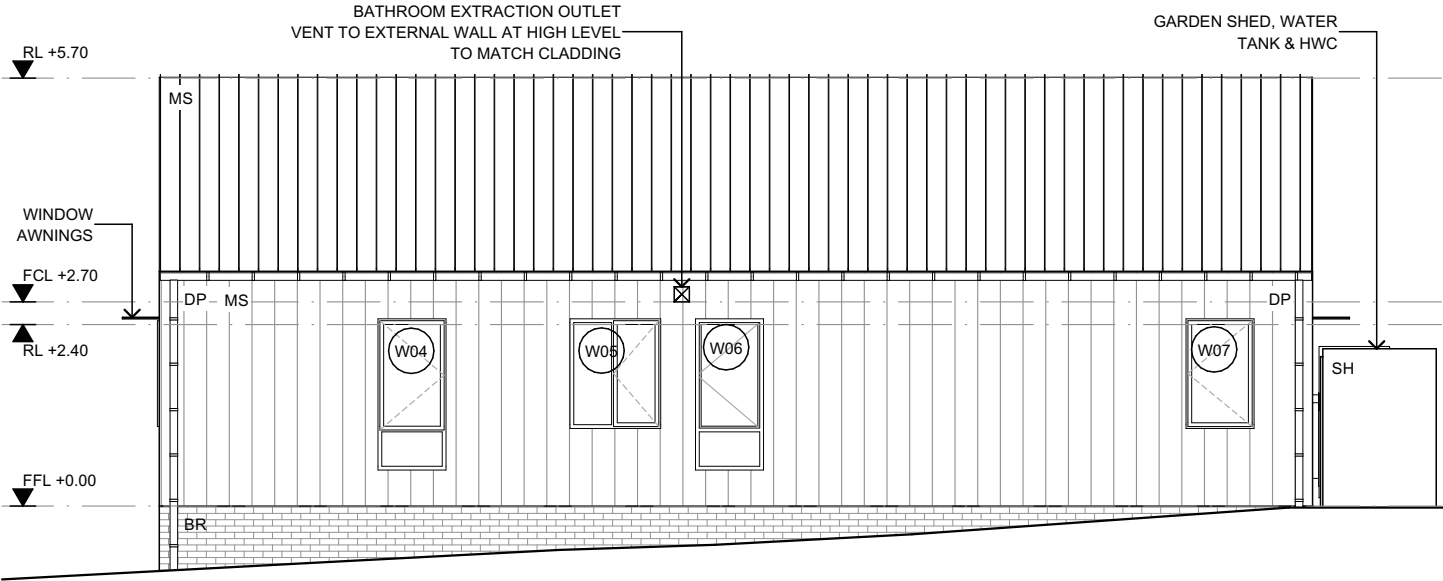
NOTE  
Elevations are typical across Dwellings  
03 & 04 - refer to Site Plan.



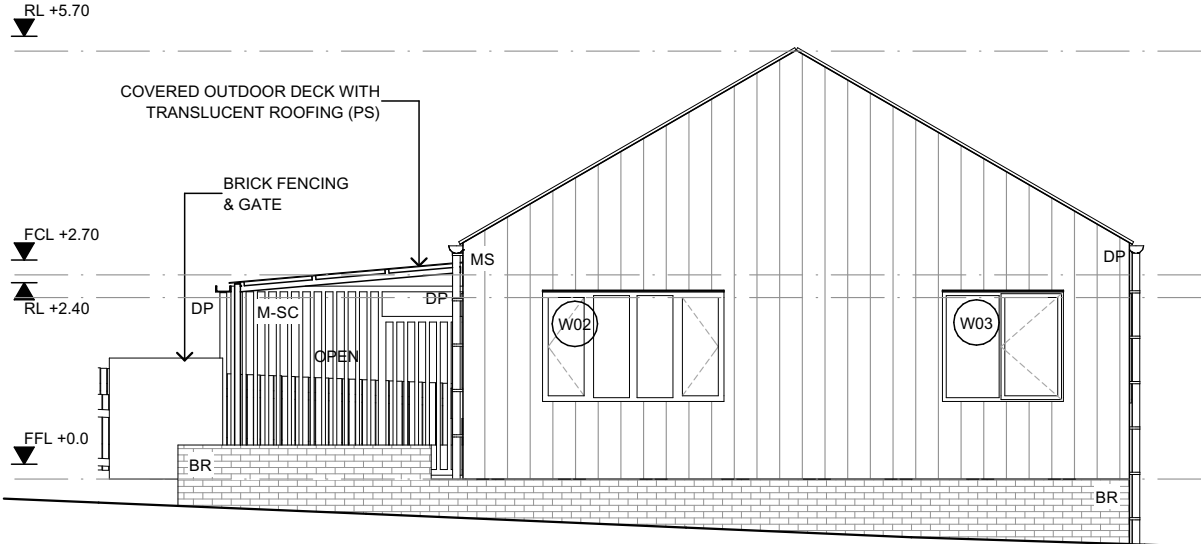
N2  
-  
NORTH DWELLING ELEVATION  
A3@1:100



E2  
-  
EAST DWELLING ELEVATION  
A3@1:100



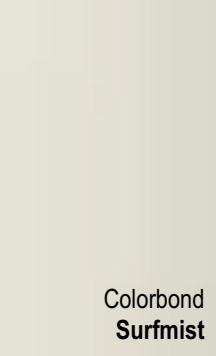
S2  
-  
SOUTH DWELLING ELEVATION  
A3@1:100



W2  
-  
WEST DWELLING ELEVATION  
A3@1:100



Predominant dwelling cladding & roofing  
Stuctuur Nailstrip Metal Sheeting (MS)



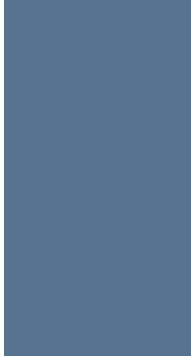
Colorbond  
Surfemist



Dwelling base cladding - TAS made bricks  
Brickworks Daniel Robertson Overland (BR)



Colour accent pergola & screen elements to outdoor living/entry (dwelling identity)  
Painted Steel (ST)



Pergola roofing  
Polycarbonate Sheeting (PS)

|                                                                                                                                                                                                                                                                                                                                                                                                            |            |                         |          |                                                                                                                                                                               |                                                                                                                                                                              |                                                                                                                                           |                                                                                                                                                    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-------------------------|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| <br><small>www.mana.net.au</small><br><br>HOBART<br>LEVEL 2, 81 SALAMANCA PLACE<br>BATTERY POINT, TAS, 7004<br>PH: (03) 6246 7866<br><br><small>THE DRAWING IS COPYRIGHT + REMAINS THE PROPERTY OF THE ARCHITECT + IS NOT TO BE REPRODUCED OR COPIED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT</small> | DATE       | DESCRIPTION             | REVISION | <b>NOTE:</b><br><br>VERIFY ALL DIMENSIONS AND LEVELS ONSITE PRIOR TO COMMENCING WORKS.<br><br>DO NOT SCALE DRAWINGS.<br><br>ACCREDITED DESIGNER<br>GILES NEWSTEAD - 050639335 | <b>REGIONAL TEACHER HOUSING</b><br><br>140 & 142 Thule Road Flinders Island<br>TAS<br><br>STATUS<br><b>BUILDING PERMIT DOCUMENTATION</b><br><br>DATE GENERATED<br>29/09/2026 | FOR<br><br>DEPARTMENT FOR EDUCATION,<br>CHILDREN & YOUNG PEOPLE<br><br>PROJECT NUMBER<br>202471<br><br>DRAWN<br>AH / TA<br>APPROVED<br>GN | <b>ARCHITECTURAL</b><br><small>DRAWING TITLE</small><br>TYPE - B DWELLING ELEVATION<br><br>DRAWING NUMBER<br><b>DA202</b><br>REVISION<br><b>03</b> |
|                                                                                                                                                                                                                                                                                                                                                                                                            | 5/08/2026  | DEVELOPMENT APPLICATION | 01       |                                                                                                                                                                               |                                                                                                                                                                              |                                                                                                                                           |                                                                                                                                                    |
|                                                                                                                                                                                                                                                                                                                                                                                                            | 17/09/2026 | DEVELOPMENT APPLICATION | 03       |                                                                                                                                                                               |                                                                                                                                                                              |                                                                                                                                           |                                                                                                                                                    |
|                                                                                                                                                                                                                                                                                                                                                                                                            |            |                         |          |                                                                                                                                                                               |                                                                                                                                                                              |                                                                                                                                           |                                                                                                                                                    |