

Development Applications

Notice is hereby given under Section 57(3) of the *Land Use Planning & Approvals Act 1993* that an application has been made to the Break O' Day Council for a permit for the use or development of land as follows:

DA Number	DA 2024 / 00223
Applicant	Jon Pugh Home Design
Proposal	Residential - Alterations and Additions to a Dwelling and Change of Use of Carport to A Rumpus Room
Location	24 Beven Heights, Binalong Bay

Plans and documents can be inspected at the Council Office by appointment, 32 – 34 Georges Bay Esplanade, St Helens during normal office hours or online at www.bodc.tas.gov.au.

Representations must be submitted in writing to the General Manager, Break O' Day Council, 32 -34 Georges Bay Esplanade, St Helens 7216 or emailed to admin@bodc.tas.gov.au, and referenced with the Application Number in accordance with section 57(5) of the abovementioned Act during the fourteen (14) day advertised period commencing on Saturday 7th December, 2024 **until 5pm Friday 20th December, 2024.**

John Brown
GENERAL MANAGER

BUILDING DESIGNER: JONATHAN PUGH
ACCREDITATION NO.: CC 6894
TITLE REFERENCE: C.T. 17963/203
DESIGN WIND SPEED: NOTE: DESIGNED TO ASSUMED N3 WIND CLASSIFICATION
SOIL CLASSIFICATION: NOTE: DESIGNED TO ASSUMED SOIL CLASSIFICATION 'M'
CLIMATE ZONE: 7
BUSHFIRE PRONE BAL RATING: N/A
ALPINE AREA: N/A
CORROSION ENVIRONMENT: SEVERE - 260m to BREAKING SURF
FLOODING RISK: UNKNOWN
LANDSLIP: NO
DISPERSIVE SOILS: UNKNOWN
SALINE SOILS: UNKNOWN
SAND DUNES: NO
MINE SUBSIDENCE: NO
LANDFILL: NO
DATUM LEVEL AT KERB: UNKNOWN
GROUND LEVEL: MIN 150mm BELOW F.L.
FINISHED FLOOR LEVEL: AS PER PLANS / OR 150mm ABOVE G.L.
OVERFLOW RELIEF GULLY LEVEL: MIN 150mm BELOW F.L.

Development Application

November 2024

Change of Use - Carport to Rumpus Room and Proposed Deck Additions to Existing Dwelling

for Marcel & Rachael Rohr

#24 Beven Heights,
Binalong Bay, TAS 7216

Building Areas

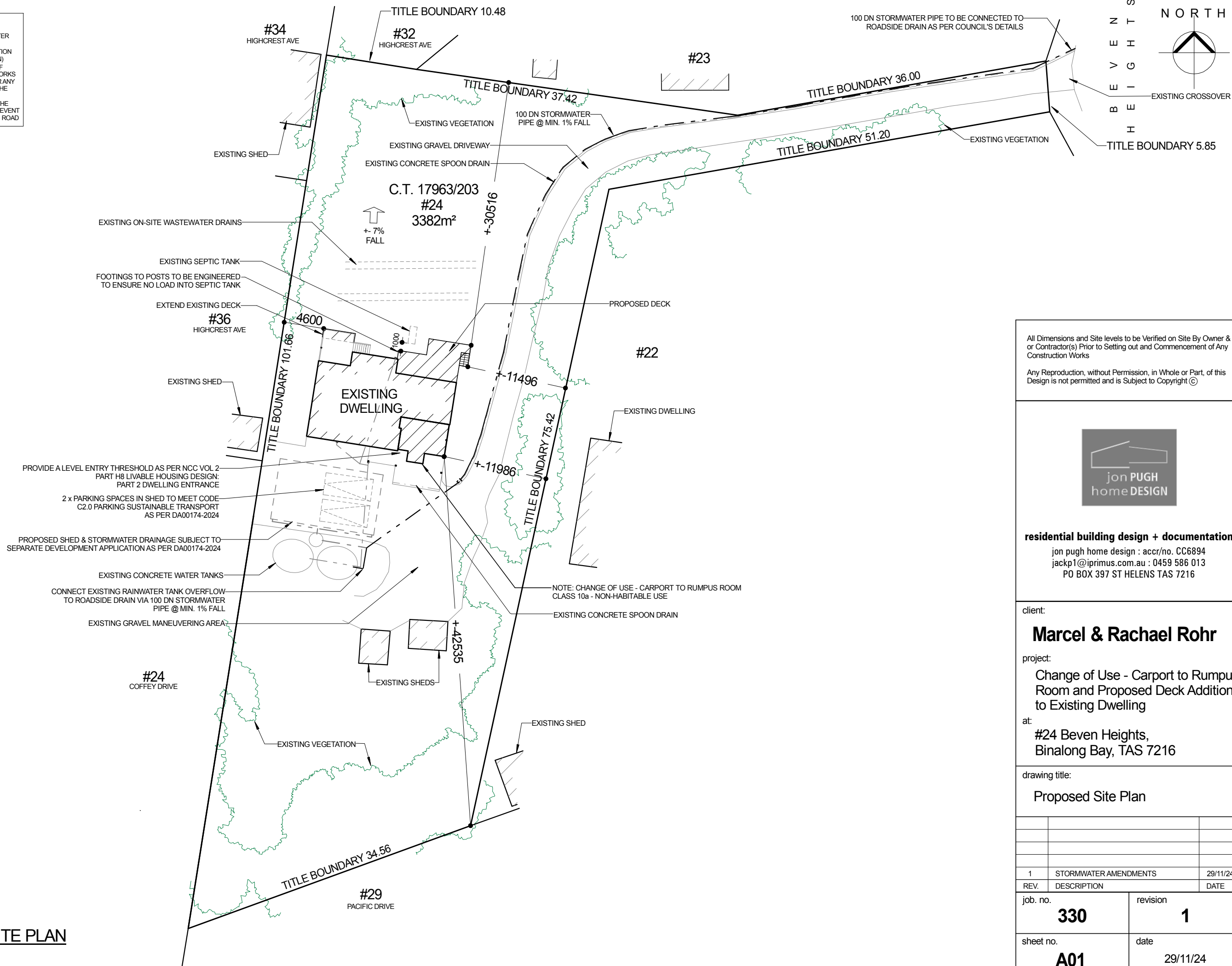
Rumpus/ Store	22.67m ²
Proposed Decks	26.88m ²
Proposed Deck Extension	3.69m ²

Drawing Schedule

Drg No.	Drawing Name
A01	Proposed Site Plan
A02	Existing Floor Plan
A03	Existing Elevations
A04	Proposed Floor Plan
A05	Proposed Elevations

SOIL AND WATER MANAGEMENT

- DOWNPIPES TO BE CONNECTED TO STORMWATER SYSTEM AS SOON AS ROOF IS INSTALLED
- INSTALL AG DRAIN PRIOR TO FOOTING EXCAVATION SEE DRAINAGE PLAN FOR LOCATION (IF SHOWN)
- EXCAVATED MATERIAL PLACED UP-SLOPE OF AG DRAIN. TO BE REMOVED WHEN BUILDING WORKS ARE COMPLETE AND USED AS FILL ON SITE FOR ANY LOW POINTS. INSTALL A SEDIMENT FENCE ON THE DOWNSLOPE OF MATERIAL
- CONSTRUCTION VEHICLES TO BE PARKED ON THE STREET OR THE DRIVEWAY ONCE PAVED TO PREVENT TRANSFERRING DEBRIC ONTO BEVEN HEIGHTS ROAD



All Dimensions and Site levels to be Verified on Site By Owner & or Contractor(s) Prior to Setting out and Commencement of Any Construction Works

Any Reproduction, without Permission, in Whole or Part, of this Design is not permitted and is Subject to Copyright ©



residential building design + documentation

jon pugh home design : accr/no. CC6894
 jackp1@iprimus.com.au : 0459 586 013
 PO BOX 397 ST HELENS TAS 7216

client:
Marcel & Rachael Rohr

project:
 Change of Use - Carport to Rumpus Room and Proposed Deck Additions to Existing Dwelling

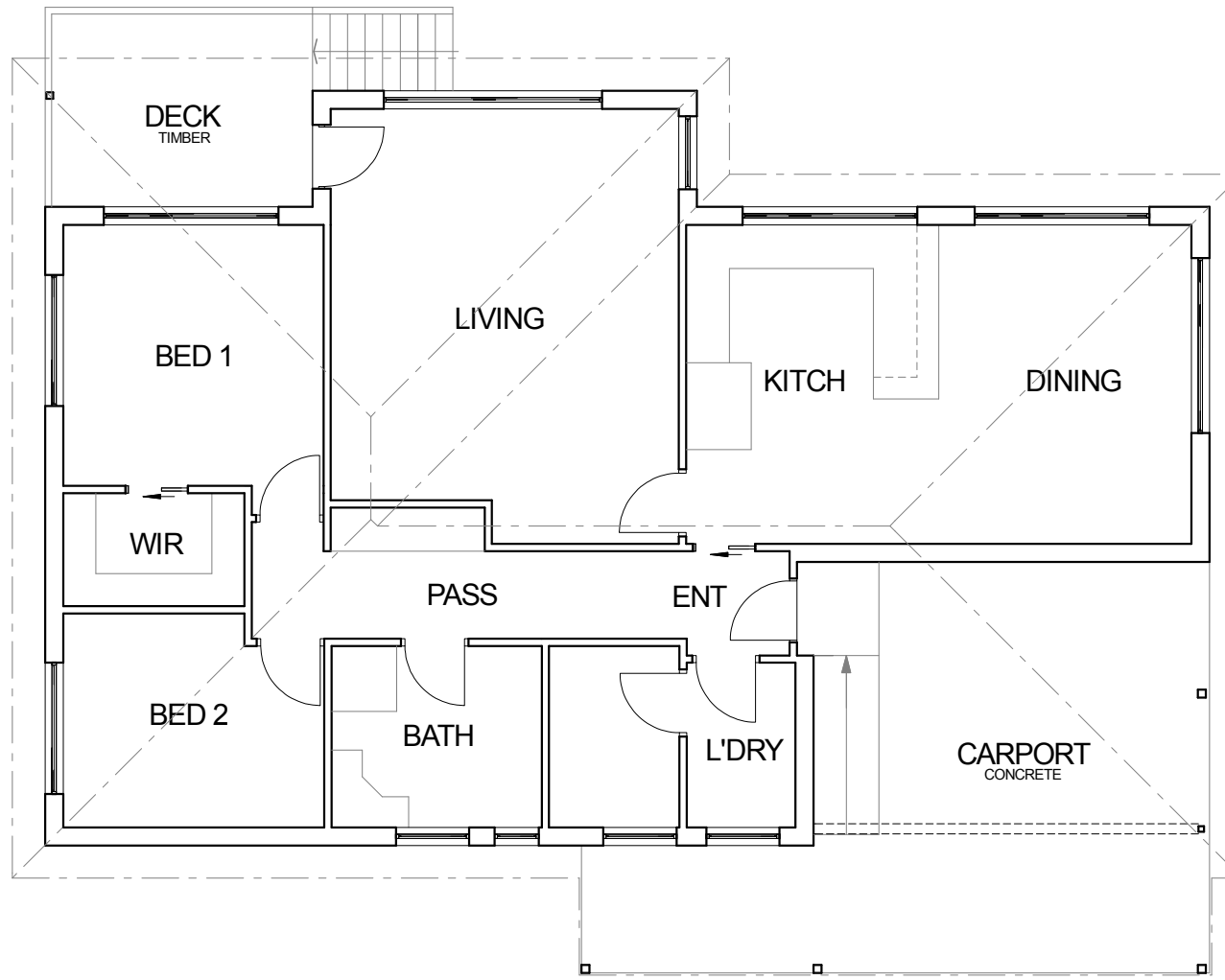
at:
#24 Beven Heights, Binalong Bay, TAS 7216

drawing title:
Proposed Site Plan

REV.	DESCRIPTION	DATE
1	STORMWATER AMENDMENTS	29/11/24

job. no. 330	revision 1
sheet no. A01	date 29/11/24

PROPOSED SITE PLAN
 1:400 @ A3



EXISTING FLOOR PLAN
1:100 @ A3

All Dimensions and Site levels to be Verified on Site By Owner & or Contractor(s) Prior to Setting out and Commencement of Any Construction Works

Any Reproduction, without Permission, in Whole or Part, of this Design is not permitted and is Subject to Copyright ©



residential building design + documentation

jon pugh home design : accr/no. CC6894
jackp1@iprimus.com.au : 0459 586 013
PO BOX 397 ST HELENS TAS 7216

client:

Marcel & Rachael Rohr

project:

Change of Use - Carport to Rumpus Room and Proposed Deck Additions to Existing Dwelling

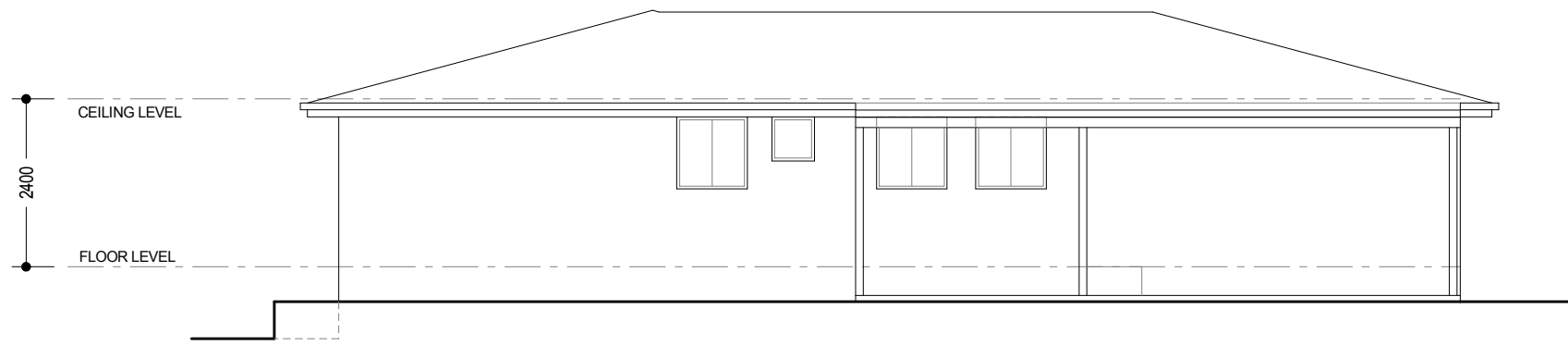
at:

#24 Beven Heights,
Binalong Bay, TAS 7216

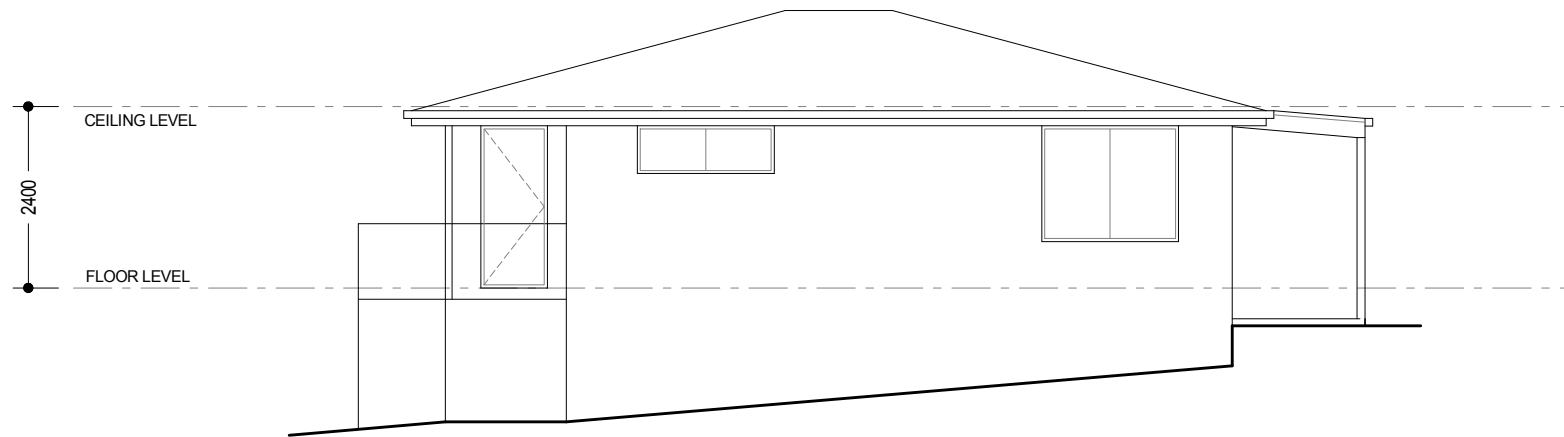
drawing title:

Existing Floor Plan

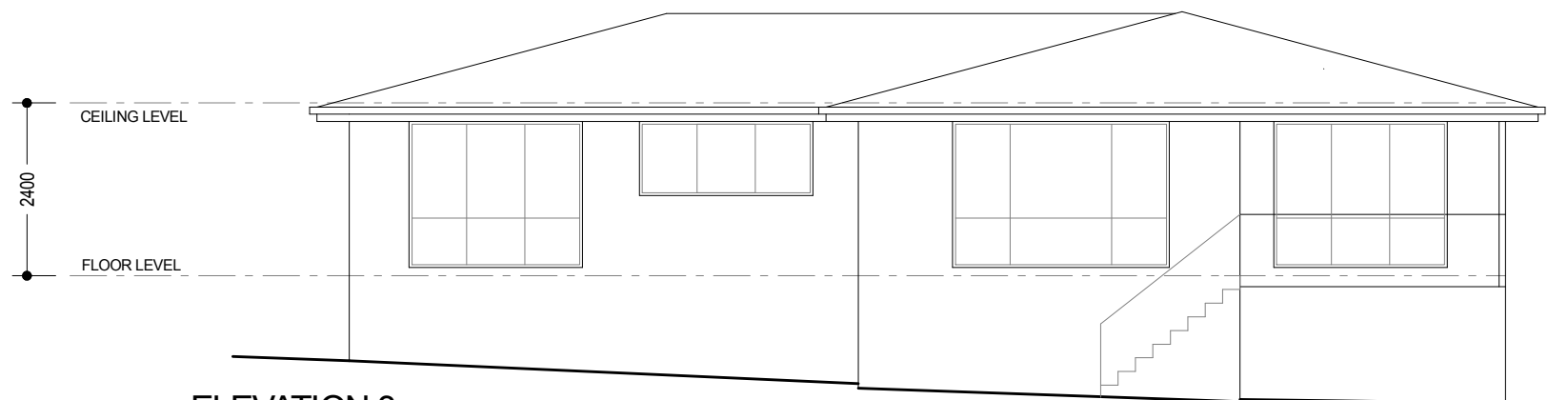
REV.	DESCRIPTION	DATE
job. no.	revision	
330	-	
sheet no.	date	
A02	14/11/24	



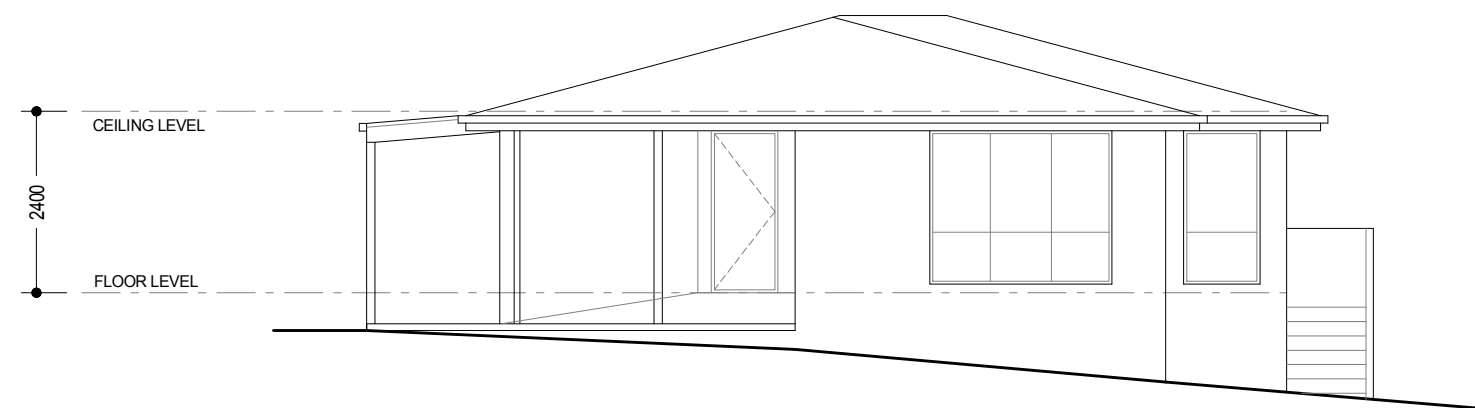
ELEVATION 1
1:100 @ A3



ELEVATION 2
1:100 @ A3



ELEVATION 3
1:100 @ A3



ELEVATION 4
1:100 @ A3

All Dimensions and Site levels to be Verified on Site By Owner & or Contractor(s) Prior to Setting out and Commencement of Any Construction Works

Any Reproduction, without Permission, in Whole or Part, of this Design is not permitted and is Subject to Copyright ©



residential building design + documentation

jon pugh home design : accr/no. CC6894
jackp1@iprimus.com.au : 0459 586 013
PO BOX 397 ST HELENS TAS 7216

client:

Marcel & Rachael Rohr

project:

Change of Use - Carport to Rumpus Room and Proposed Deck Additions to Existing Dwelling

at:

#24 Beven Heights,
Binalong Bay, TAS 7216

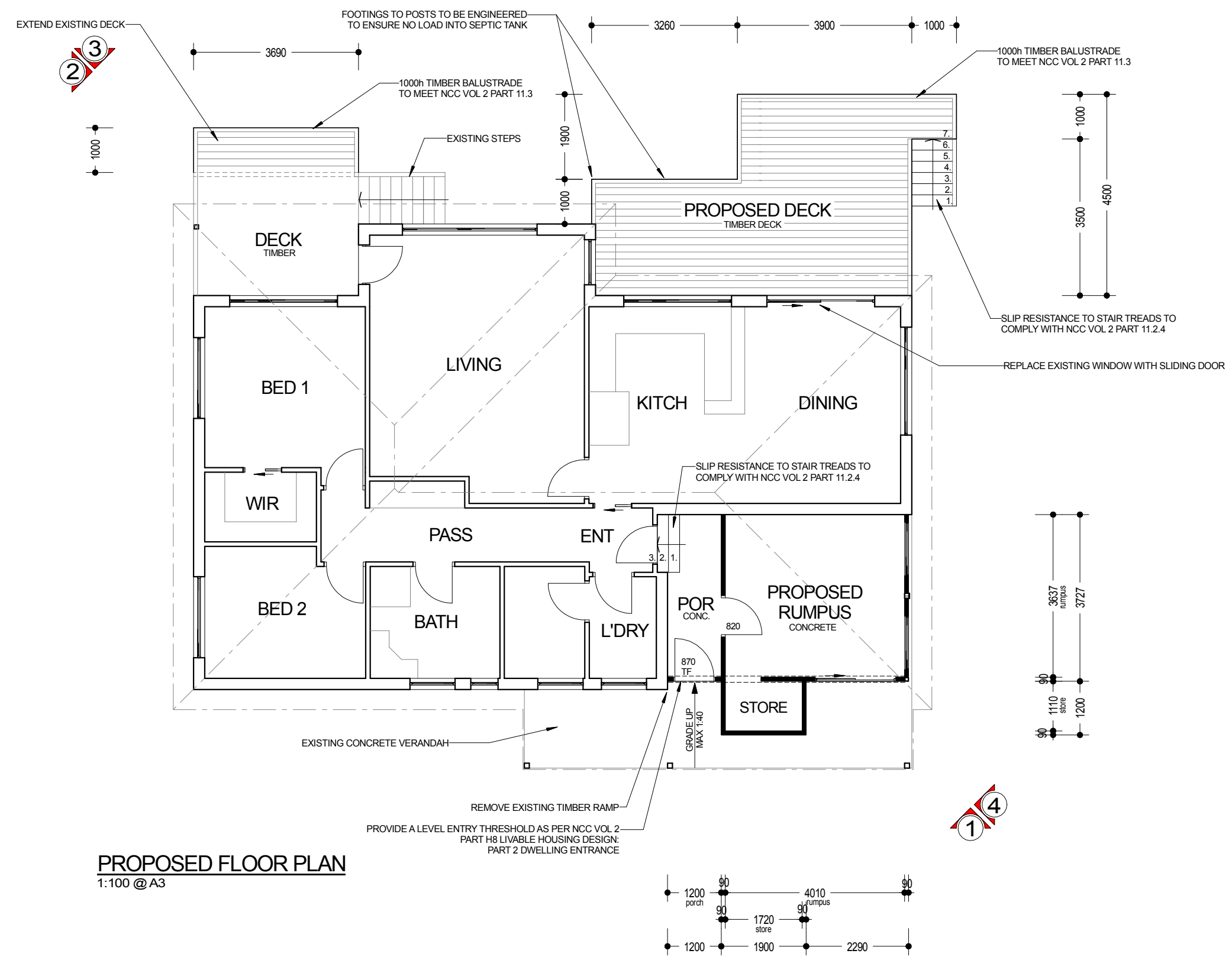
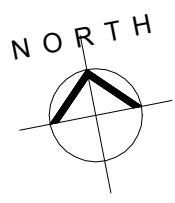
drawing title:

Existing Elevations

REV.	DESCRIPTION	DATE
job. no.	revision	
330	-	
sheet no.	date	
A03	14/11/24	

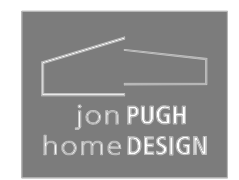
LEGEND	
	TIMBER FRAME
	EXISTING WALLS

AREAS:	
RUMPUS/ STORE	: 22.67m ²
DECK	: 26.88m ²
DECK EXTENSION	: 3.69m ²



PROPOSED FLOOR PLAN
1:100 @ A3

All Dimensions and Site levels to be Verified on Site By Owner & or Contractor(s) Prior to Setting out and Commencement of Any Construction Works
Any Reproduction, without Permission, in Whole or Part, of this Design is not permitted and is Subject to Copyright ©

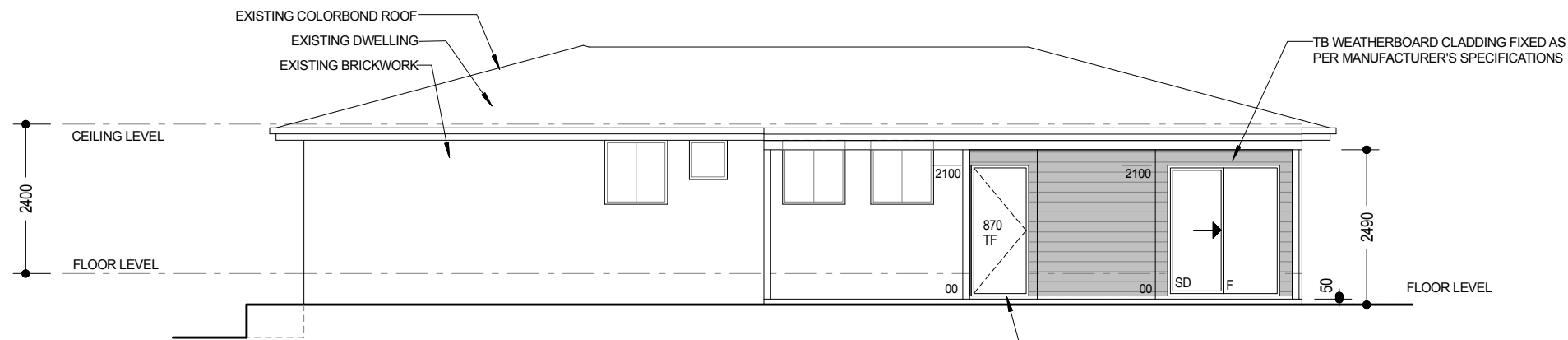


residential building design + documentation
jon pugh home design : accr/no. CC6894
jackp1@iprimus.com.au : 0459 586 013
PO BOX 397 ST HELENS TAS 7216

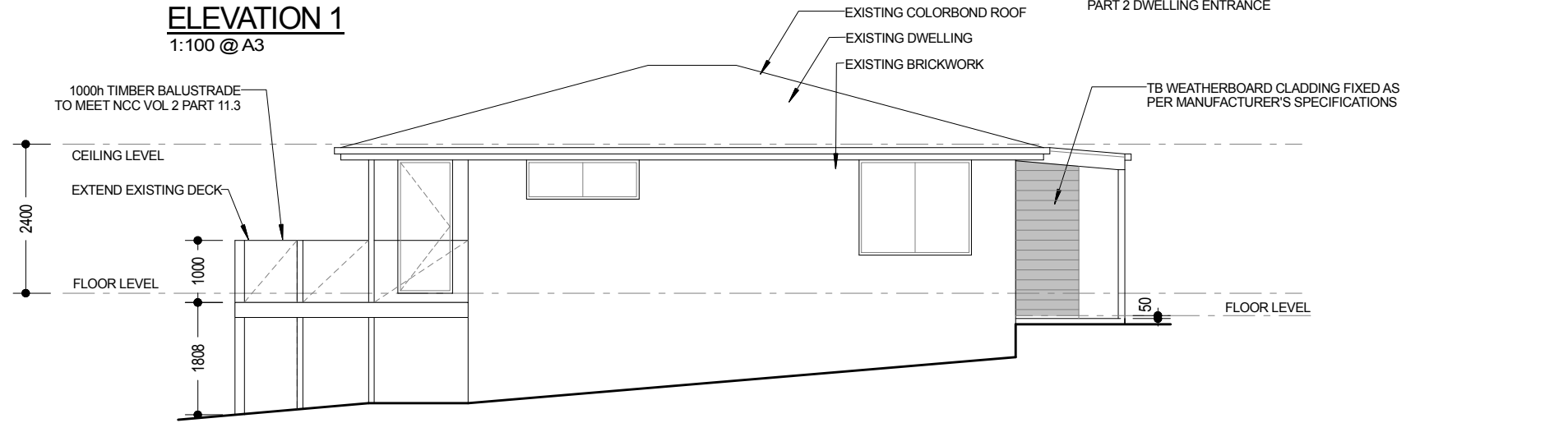
client:
Marcel & Rachael Rohr
project:
Change of Use - Carport to Rumpus Room and Proposed Deck Additions to Existing Dwelling
at:
#24 Beven Heights, Binalong Bay, TAS 7216

drawing title:
Proposed Floor Plan

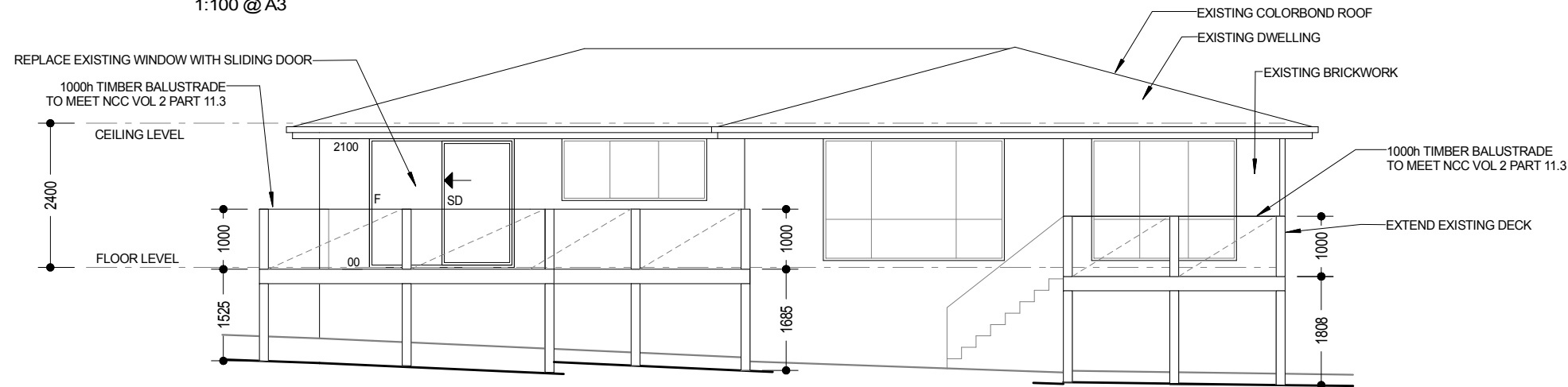
REV.	DESCRIPTION	DATE
job. no.	revision	
330	-	
sheet no.	date	
A04	14/11/24	



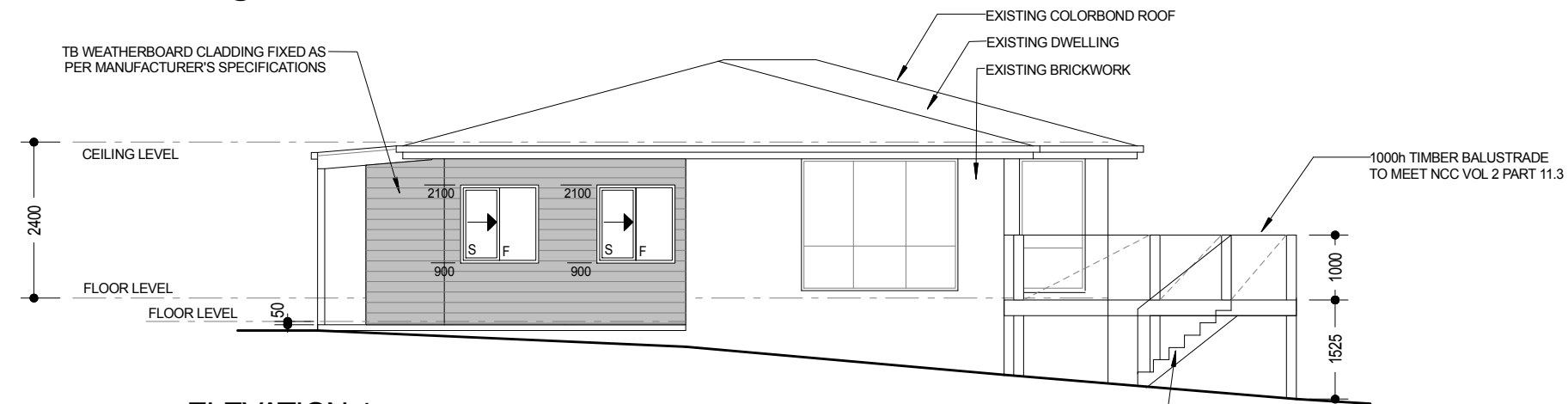
ELEVATION 1
1:100 @ A3



ELEVATION 2
1:100 @ A3



ELEVATION 3
1:100 @ A3



ELEVATION 4
1:100 @ A3

SLIP RESISTANCE TO STAIR TREADS TO COMPLY WITH NCC VOL 2 PART 11.2.4

All Dimensions and Site levels to be Verified on Site By Owner & or Contractor(s) Prior to Setting out and Commencement of Any Construction Works

Any Reproduction, without Permission, in Whole or Part, of this Design is not permitted and is Subject to Copyright ©



residential building design + documentation

jon pugh home design : accr/no. CC6894
jackp1@iprimus.com.au : 0459 586 013
PO BOX 397 ST HELENS TAS 7216

client:

Marcel & Rachael Rohr

project:

Change of Use - Carport to Rumpus Room and Proposed Deck Additions to Existing Dwelling

at:

#24 Beven Heights,
Binalong Bay, TAS 7216

drawing title:

Proposed Elevations

REV.	DESCRIPTION	DATE
job. no.	revision	
330	-	
sheet no.	date	
A05	14/11/24	

DEVELOPMENT APPLICATION

COMPLIANCE REPORT

November 2024

OWNER'S DETAILS

Marcel & Rachael Rohr
24 Beven Heights
Binalong Bay
TAS 7216

PROJECT DETAILS

Change of Use – Carport to Rumpus Room and proposed deck additions to existing dwelling at:
24 Beven Heights
Binalong Bay
TAS 7216

PREPARED BY

Jon Pugh Home Design
0459 586 013

DEVELOPMENT SITE DETAILS

The property currently has an existing single storey dwelling on it. There is a slope running from the southern boundary down to the northern boundary.s

PROPOSED DEVELOPMENT

It is proposed to change the use of the existing carport to rumpus room with store and porch. It is proposed to extend the existing deck out and to add another new deck off the dining area. The dining area window will be removed and a new sliding door is to be cut into the opening to allow access onto the proposed deck.

The 2 parking spaces which are proposed to be removed from the carport are to be provided in a proposed Shed, which is subject to a separate application DA 00174-2024 as per Table C2.1.

The proposed development relies on Acceptable solutions and Performance Criteria from the Tasmanian Planning Scheme to satisfy planning standards.

DEVELOPMENT DETAILS

The proposed development is:

Change of use of carport to rumpus room, store and porch:	22.67m ²
Proposed Deck:	26.88m ²
Proposed Deck extension:	3.69m ²
Total Area of Development	53.24m²

PLANNING CODE

The proposed development is in the 'Residential' use category in the LOW DENSITY RESIDENTIAL ZONE and is a 'Permitted' use.

The following standards from the Tasmanian Planning Scheme are to be considered:

- **ZONE 10.0 Low Density Residential Zone**
- **CODE C2.0 Parking and Sustainable Transport Code**
- **BRE-S2.0 Stormwater Management Specific Area Plan**

ZONE 10.0 Low Density Residential Zone

10.3 Use Standards

10.3.1 Discretionary Uses

- A1 Not applicable
The proposed is a development not for a discretionary use.
- A2 Not applicable
The proposed is a development not for a discretionary use.

A3 Not applicable
The proposed is a development not for a discretionary use.

A4 Not applicable
The proposed is a development not for a discretionary use.

10.3.2 Visitor Accommodation

A1 Not applicable
The proposed is a development not for visitor accommodation use.

A2 Not applicable
The proposed is a development not for visitor accommodation use.

10.4 Development Standards for Dwellings

10.4.1 Residential Density for Multiple Dwellings

A1 Not applicable
The proposed development is not a multiple dwelling.

10.4.2 Building Height

A1 Acceptable solution
The proposed development is 2.49m high.

10.4.3 Setback

A1 Acceptable solution
The proposed development is more than 8m setback from the front boundary.

P2 Performance Criteria

- a) The proposed extension to the existing deck is located 4.6m off the western boundary and is only slightly less than the acceptable solution.. Due to the topography and the natural slope and there is no unreasonable loss of amenity for the neighbouring properties.
- b) The neighbouring property to the west is vacant. A building is under partial construction and is set well back from this shared boundary.
- c) The height, bulk and form of existing and proposed buildings are in

- keeping with with the surrounding buildings in the local area.
- d) The proposed extension to the existing deck will not be able to be viewed from the street.
 - e) The safety of road users will not be affected by the proposed extension to the existing deck.

10.4.4 Site Coverage

- A1 Acceptable Solution
The proposed development has a site coverage of 9.2%.

10.4.5 Frontage Fences for all dwellings

- A1 Acceptable solution
No new fences are proposed in this application.

10.5 Development Standards for Non-dwellings

- A1 Not applicable
The proposed is a development is not a non-dwelling.
- A2 Not applicable
The proposed is a development not for a non-dwelling.
- A3 Not applicable
The proposed is a development not for a non-dwelling.
- A4 Not applicable
The proposed is a development not for a non-dwelling.
- A5 Not applicable
The proposed is a development not for a non-dwelling.
- A6 Not applicable
The proposed is a development not for a non-dwelling.
- A7 Not applicable
The proposed is a development not for a non-dwelling.

10.6 Development Standards for Subdivision

- A1 Not applicable
The proposed is a development not a subdivision.
- A2 Not applicable
The proposed is a development not a subdivision.
- A3 Not applicable
The proposed is a development not a subdivision.

10.6.2 Roads

- A1 Not applicable
The proposed is a development not a subdivision.

10.6.3 Services

- A1 Not applicable
The proposed is a development not a subdivision.
- A2 Not applicable
The proposed is a development not a subdivision.
- A3 Not applicable
The proposed is a development not a subdivision.

CODE C2.0 Parking and Sustainable Transport Code

C2.5 Use Standards

C2.5.1 Car Parking Numbers

- A1 Acceptable solution
The 2 parking spaces which are proposed to be removed from the carport are to be provided in a proposed Shed, which is subject to a separate application DA 00174-2024 as per Table C2.1.

C2.5.2 Bicycle Parking Numbers

- A1 Acceptable solution
No bicycle parking spaces are required or provided as per Table C2.1.

C2.5.3 Motorcycle Parking Numbers

- A1 Acceptable solution
No motorcycle parking spaces are required or provided as per Table C2.4.

C2.5.4 Loading Bays

- A1 Acceptable solution
No loading bays are required or provided.

C2.5.5 Number of Car parking Spaces within the General Residential Zone

- A1 Acceptable solution
There are no non-residential buildings in this proposal.

C2.6 Development Standards for Buildings and Works

C2.6.1 Construction of Parking Areas

- A1 Acceptable Solution
The parking and maneuvering will be on concrete and compacted gravel. The stormwater run off generated in these areas will be handled by the existing concrete spoon drain which runs the length of the driveway and is piped into the roadside stormwater drain.

C2.6.2 Design and layout of Parking Areas

- A1.1 The layout of car spaces and access ways must be designed in accordance with AS 2890.1 - Parking facilities. Parts 1-6: Off Road Car Parking.

- Minimum parking bay size 2.4m x 5.4m
- Minimum driveway width 3.0m
- Maximum gradient 1:4
- Minimum height clearance 2200mm
- Maximum gradient across property line and footpath 1:20

A1.2 Parking spaces provided for use by persons with a disability

Not applicable

C2.6.3 Number of Accesses for Vehicles

A1 Acceptable solution

Only one access is proposed in this proposal.

A2 Not Applicable

This proposal is in the General Residential Zone.

C2.6.4 Lighting of Parking Areas within the General Business Zone and Central Business Zone

A1 Not Applicable

This proposal is in the General Residential Zone.

C2.6.5 Pedestrian Access

A1.1 Not Applicable

The use in this proposal does not require more than 10 parking spaces.

A1.2 Not Applicable

The use in this proposal does not require disabled access parking.

C2.6.6 Loading Bays

A1 Not Applicable

Loading Bays are not required.

A2 Not Applicable

Loading Bays are not required.

C2.6.7 Bicycle Parking and Storage facilities within the General Business Zone and Central Business Zone

A1 Not Applicable

The use in this proposal does not require bicycle parking spaces.

A2 Not Applicable

The use in this proposal does not require bicycle parking spaces..

C2.6.8 Siting of Parking and Turning Areas

A1 Not Applicable
The use in this proposal does not require any specific provisions.

A2 Not Applicable
The use in this proposal does not require any specific provisions.

C2.7 Parking Precinct Plan

C2.7.1 Parking Precinct Plan

A1 Not Applicable
The use in this proposal does not require any specific provisions.

BRE-S2.0 Stormwater Management Specific Area Plan

BRE-S2.0 Development Standards for Buildings and Works

BRE-2.7.1 Stormwater Management

A1 Acceptable solution
Storm water run off from the dwelling will be connected to the existing rainwater tanks with overflow to the existing roadside drain on Beven Heights.