

## **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:

<b>DA Number</b>	DA 2026 / 00097
<b>Applicant</b>	Jon Pugh Home Design
<b>Proposal</b>	Construction of a New Dwelling with attached Deck and Amenities within Existing Shipping Container and Removal of Shipping Container, Shed and Vegetation PLUS Retrospective Approval of the Placement of Shipping Container and attached Deck
<b>Location</b>	15C Osprey Drive, Stieglitz (CT 183552/3)

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](http://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](mailto: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 6<sup>th</sup> June 2026 **until 5pm Monday 22<sup>nd</sup> June 2026**.

**John Brown**  
**GENERAL MANAGER**

BUILDING DESIGNER: JONATHAN PUGH  
ACCREDITATION NO.: CC 6894  
TITLE REFERENCE: C.T. 183552/3  
DESIGN WIND SPEED: TBA  
SOIL CLASSIFICATION: TBA  
CLIMATE ZONE: 7  
BUSHFIRE PRONE BAL RATING: TBA  
ALPINE AREA: N/A  
CORROSION ENVIRONMENT: MODERATE - 480m TO INLAND WATERS  
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

May 2026

**Proposed Dwelling, Existing Shipping Container/ Shed & Deck to  
be Legalised. Proposed Amenities to existing Container/ Shed**

**for Rick McNamara**

15c Osprey Drive,  
Stieglitz, TAS 7216

## Building Areas

Proposed Dwelling	83.60m <sup>2</sup>
Proposed Deck	19.20m <sup>2</sup>
Existing Container/ Shed with proposed Amenities	14.85m <sup>2</sup>
Existing Deck	6.68m <sup>2</sup>

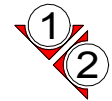
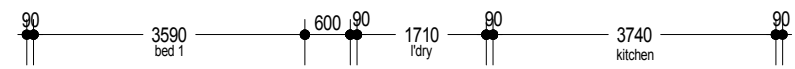
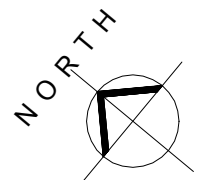
## Drawing Schedule

Drg No.	Drawing Name
A01	Proposed Site Plan
A02	Proposed Floor Plan
A03	Proposed Elevations
A04	Existing Shipping Container/ Shed with proposed Amenities

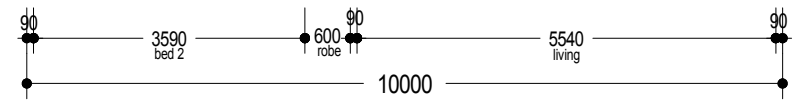
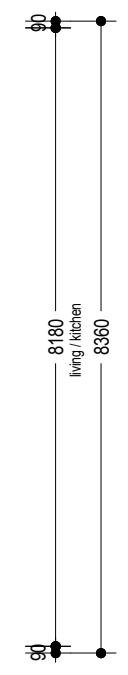
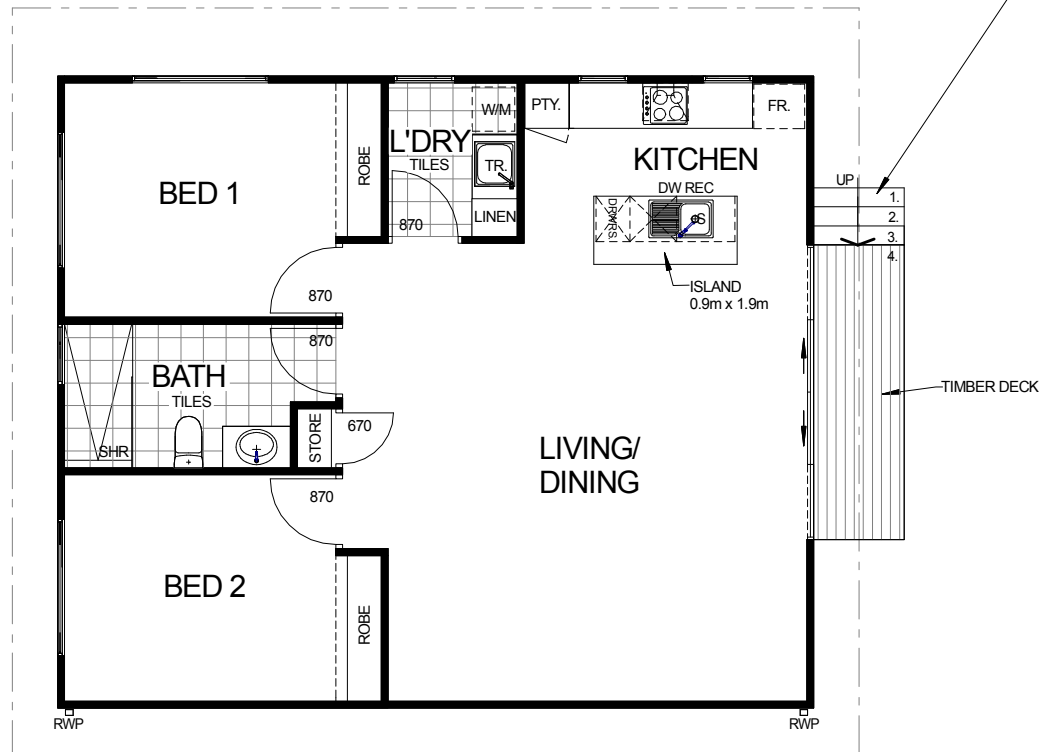
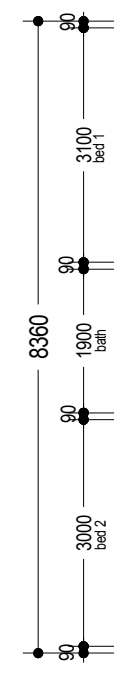


LEGEND	
	TIMBER FRAME

AREAS:	
FLOOR	: 83.60m <sup>2</sup>
DECK	: 4.68m <sup>2</sup>
TOTAL	: 88.28m <sup>2</sup>



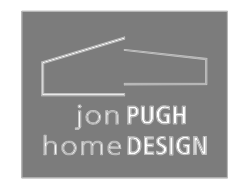
SLIP RESISTANCE TO STAIR TREADS TO COMPLY WITH NCC VOL.2 PART 11.2.4



**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

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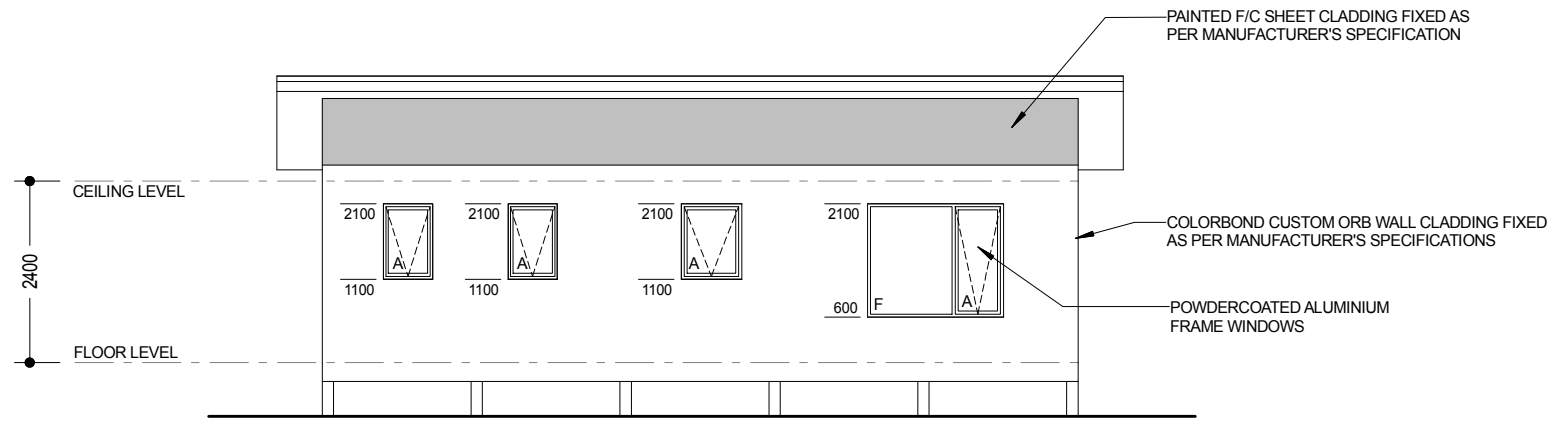
residential building design + documentation  
jon pugh home design : accr/no. CC6894  
jackp1@iprimus.com.au : 0459 586 013  
PO BOX 397 ST HELENS TAS 7216

client:  
**Rick McNamara**  
project:  
Proposed Dwelling. Existing Shipping Container/ Shed & Deck to be Legalised. Proposed Amenities to existing Container/ Shed  
at:  
15c Osprey Drive,  
Stieglitz, TAS 7216

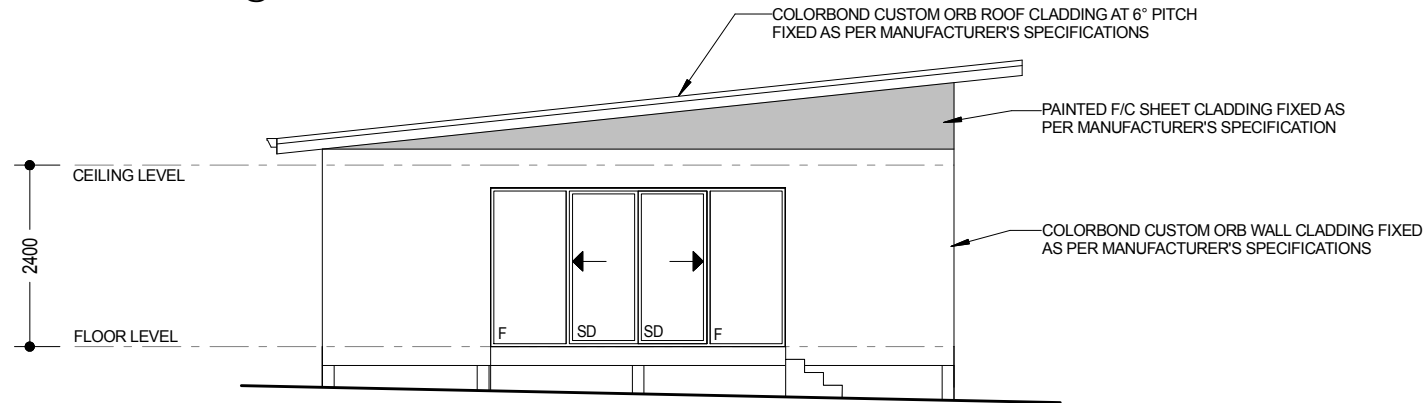
drawing title:  
**Proposed Floor Plan**

REV.	DESCRIPTION	DATE

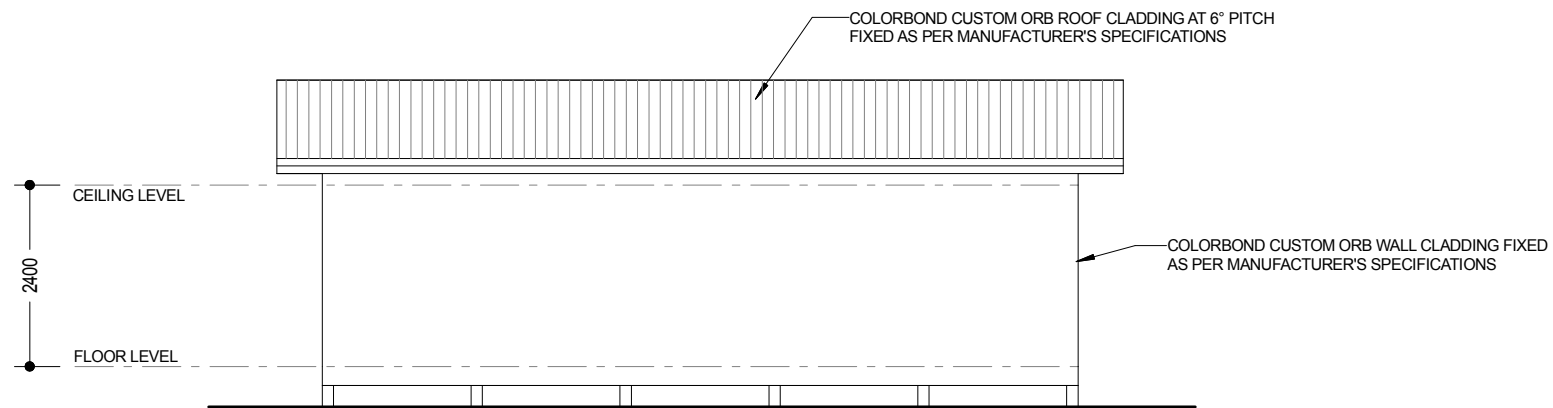
job. no. <b>327</b>	revision -
sheet no. <b>A02</b>	date 14/05/26



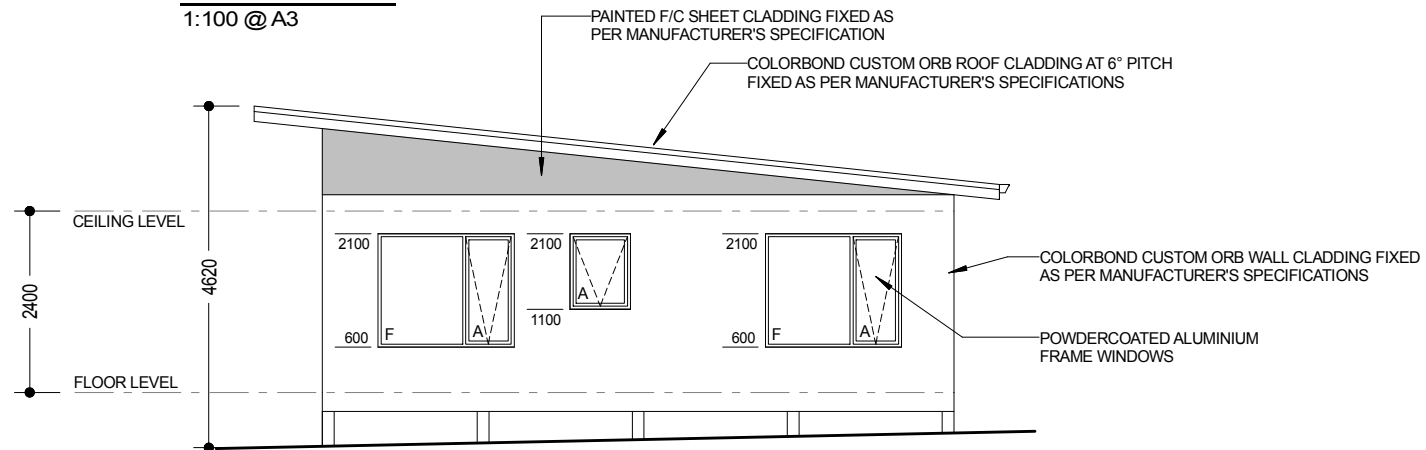
**ELEVATION 1**  
1:100 @ A3



**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

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residential building design + documentation

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Proposed Dwelling. Existing Shipping Container/ Shed & Deck to be Legalised. Proposed Amenities to existing Container/ Shed

at:

15c Osprey Drive,  
Stieglitz, TAS 7216

drawing title:

Proposed Elevations

REV.	DESCRIPTION	DATE

job. no.	revision
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**327**

-

sheet no.	date
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**A03**

14/05/26



# **DEVELOPMENT APPLICATION**

## **COMPLIANCE REPORT**

May 2026

## **OWNER'S DETAILS**

Rick McNamara  
15c Osprey Drive  
Stieglitz  
TAS 7216

## **PROJECT DETAILS**

Proposed Dwelling. Existing Shipping Container/ Shed & Deck to be Legalised.  
Proposed Amenities to existing Container/ Shed at:  
15c Osprey Drive  
Stieglitz  
TAS 7216

## **PREPARED BY**

Jon Pugh Home Design  
0459 586 013

## **DEVELOPMENT SITE DETAILS**

There is a gentle slope running from the north western boundary down to the south eastern boundary.

The property currently has an existing shipping container/ shed with a deck on it. There are two other outbuildings – a timber shed and another shipping container.

## **PROPOSED DEVELOPMENT**

There is an existing development permit on this property for a four-bedroom house - DA045 – 2022. This permit will not be progressed and instead a two-bedroom dwelling is proposed in this application. The existing shipping container/ shed on the property is documented here for legalisation. A new amenities bathroom is also proposed to this container/ shed. The two other outbuildings – the timber shed and the other shipping container will be removed once construction of the dwelling is completed.

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:

Proposed Dwelling:	83.60m <sup>2</sup>
Proposed Deck:	4.68m <sup>2</sup>
Existing Shipping Container/ Shed with Amenities:	30.11m <sup>2</sup>
Existing deck:	6.68m <sup>2</sup>
<b><u>Total Area of Development</u></b>	<b><u>125.07m<sup>2</sup></u></b>

## **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**

Code 7.0 Natural Assets Code has not been addressed as it is exempt due to the zone.

## **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 4.62m high.

### **10.4.3 Setback**

A1 Acceptable solution  
The proposed development is more than 8m setback from the front boundary. The setback is 57.9m from the front boundary.

### **P2 Performance Criteria**

- a) The proposed dwelling and shipping container/ shed are located at the rear of the property and well are away from existing dwellings. Due to the topography and the natural slope and there will be no unreasonable loss of amenity for the neighbouring properties.
- b) The proposed dwelling and shipping container/ shed are located at the rear of

the property and well are away from existing dwellings. Due to the topography and the natural slope and there will be no unreasonable loss of amenity for the neighbouring properties.

- c) The property to the south west is currently vacant but has a shed under construction at the rear. The property to the south east at #17 Osprey Drive has both the existing sheds and dwelling with setbacks similar to what is proposed in this application.
- d) The height, bulk and form of existing and proposed buildings are in keeping with the surrounding buildings in the local area.
- e) There are no existing dwellings on the property.
- f) The proposed dwelling and shipping container/ shed will not adversely affect the amount of sunlight to windows and private open space of the existing neighbouring dwelling to the south east at #17 Osprey Drive.
- g) There is no established character of existing development on neighbouring established properties.

#### **10.4.4 Site Coverage**

- A1 Acceptable Solution  
The proposed development has a site coverage of 5.8%.

#### **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  
There are 2 parking spaces are proposed 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 compacted gravel. The natural ground is relatively level throughout the property and where the proposed parking and maneuvering areas are. The runoff from the proposed driveway, hardstand and parking areas will be discharged into surrounding landscaping/ garden.

### **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.