

## **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 / 00120
<b>Applicant</b>	Spectura Studio
<b>Proposal</b>	Residential - Construction of Addition to Existing Dwelling
<b>Location</b>	23 Beven Heights, Binalong Bay (CT161146/2)

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 27<sup>th</sup> June, 2026 **until 5pm Friday 10<sup>th</sup> July, 2026.**

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

SHEET No.	DRAWING TITLE	ISSUE	DATE
A00	Cover Sheet	A	10/06/2026 6:37 AM
A01	Site Plan	A	10/06/2026 6:37 AM
A02	Proposed Addition	A	10/06/2026 6:37 AM
A03	Elevations	A	10/06/2026 6:37 AM
A04	Existing Conditions / Demolition	A	10/06/2026 6:37 AM

# Concept Sketch

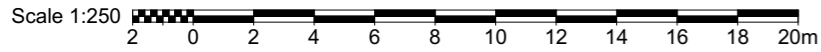
## Issue: A - Development Application



**SPECTURA**  
STUDIO

10/06/2026

Proposed Alterations & Additions  
23 Beven Heights Binalong Bay TAS 7216  
Australia

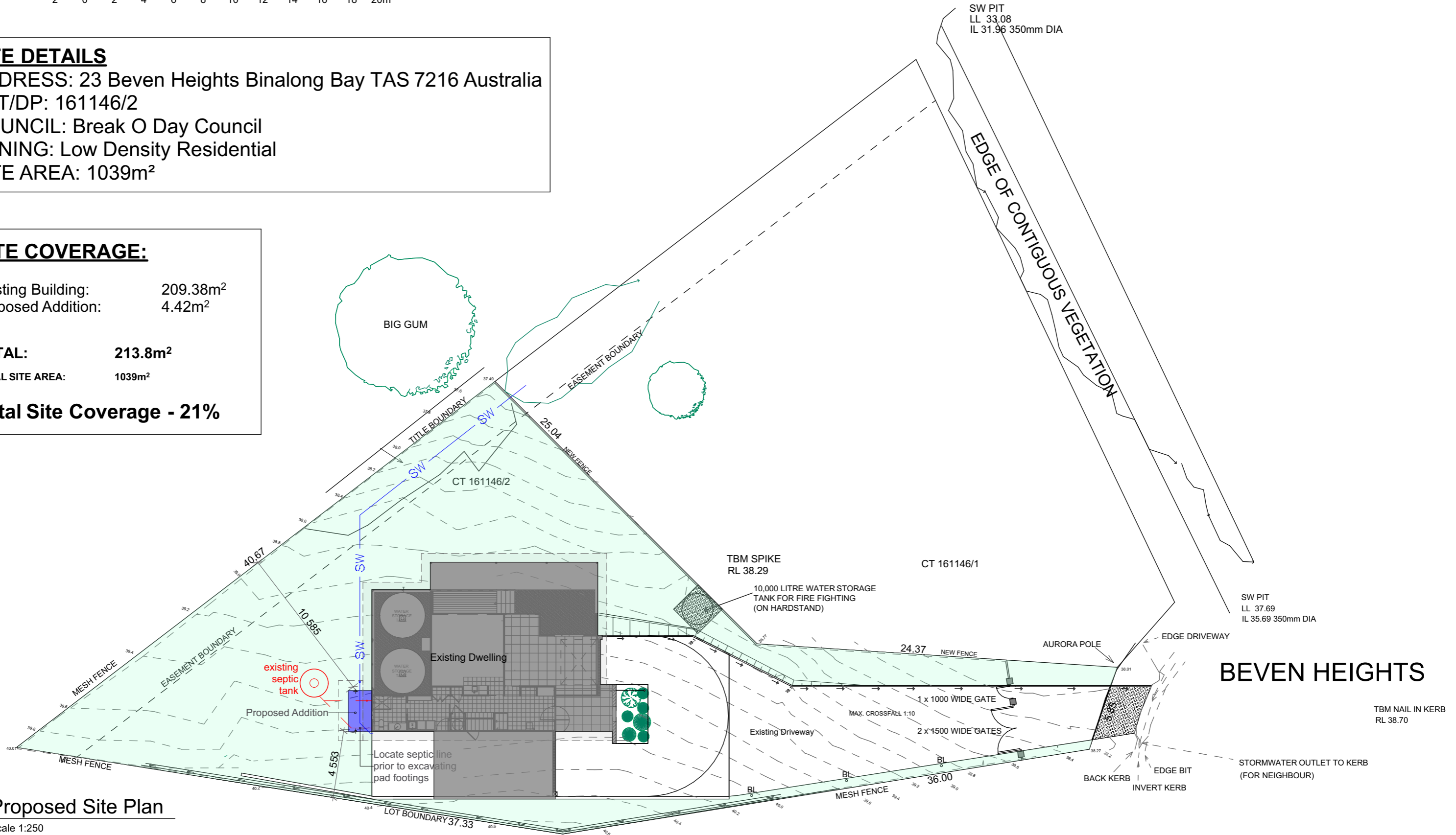


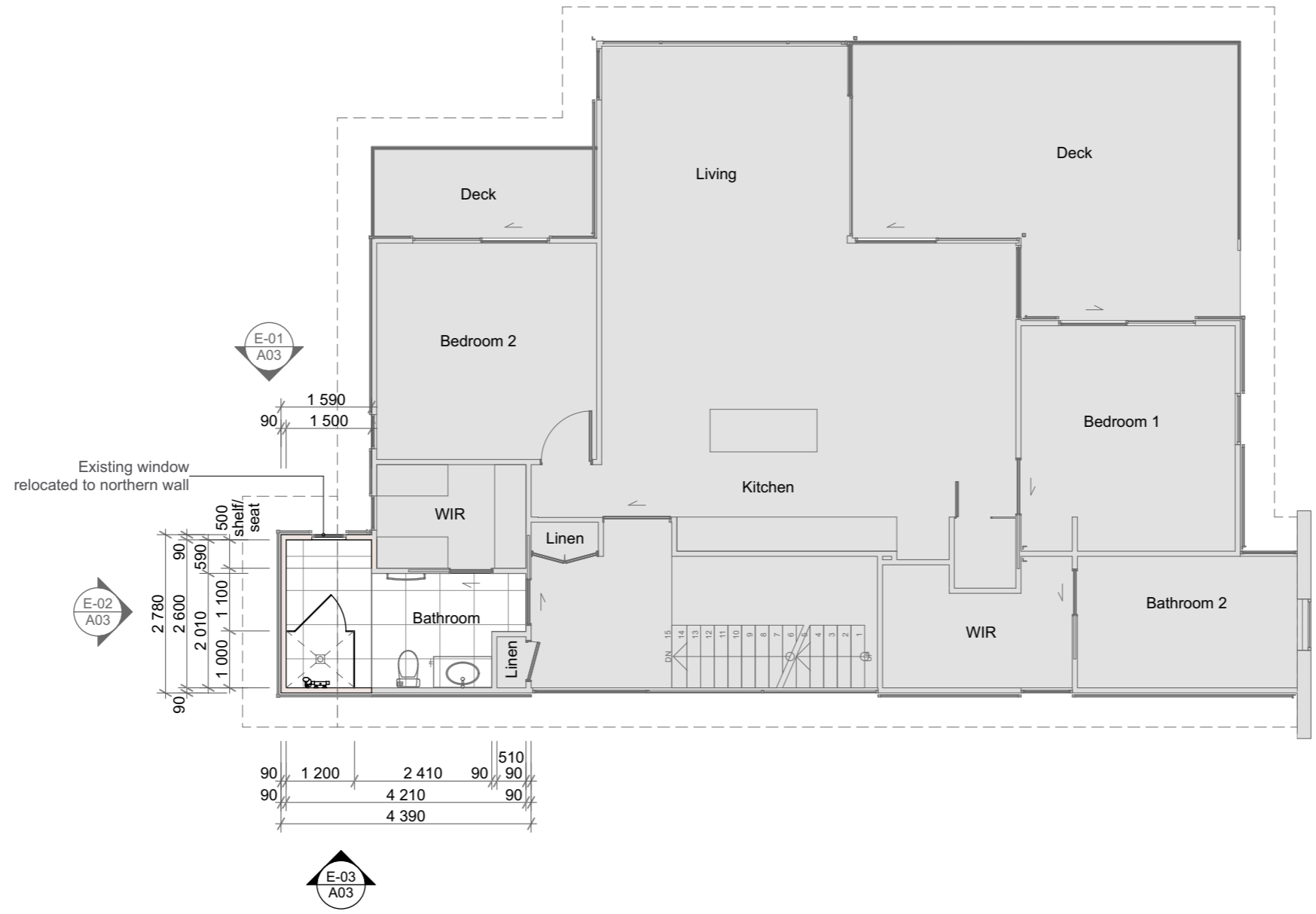
**SITE DETAILS**

ADDRESS: 23 Beven Heights Binalong Bay TAS 7216 Australia  
 LOT/DP: 161146/2  
 COUNCIL: Break O Day Council  
 ZONING: Low Density Residential  
 SITE AREA: 1039m<sup>2</sup>

**SITE COVERAGE:**

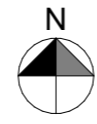

Existing Building: 209.38m<sup>2</sup>  
 Proposed Addition: 4.42m<sup>2</sup>  
**TOTAL: 213.8m<sup>2</sup>**  
 TOTAL SITE AREA: 1039m<sup>2</sup>  
**Total Site Coverage - 21%**

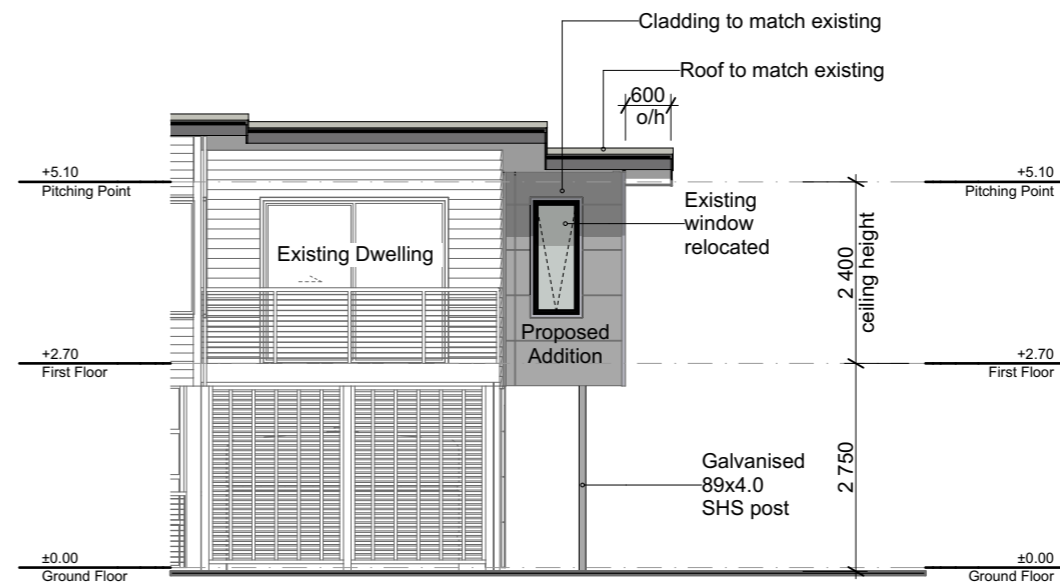




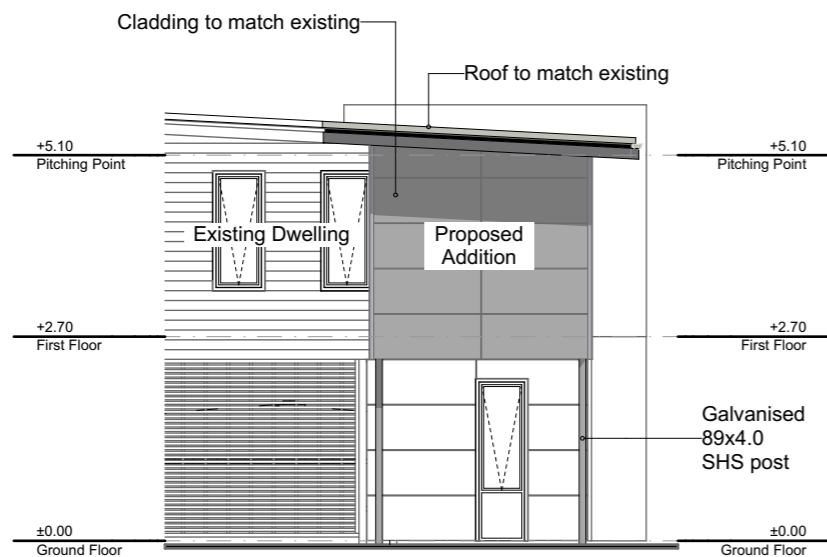
### Proposed Addition - First Floor Plan

Scale 1:100

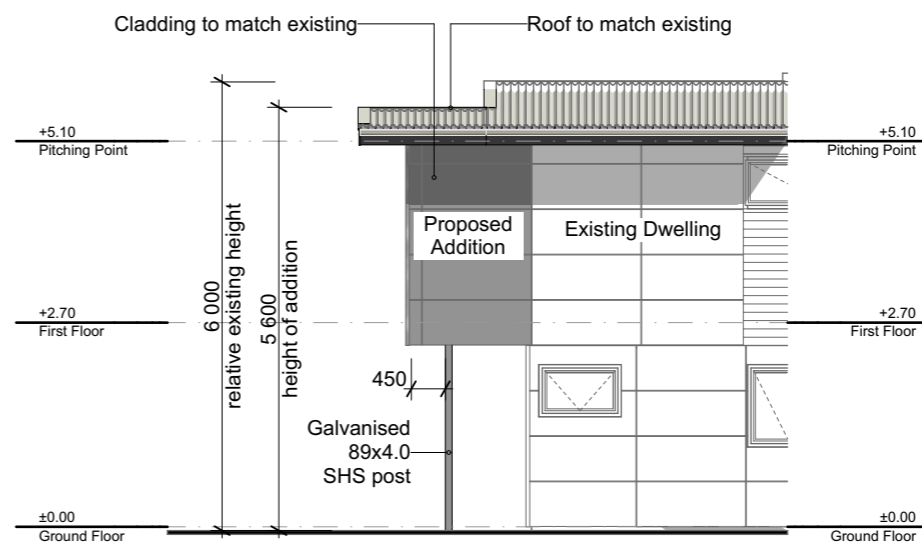
PROJECT NUMBER: A255		ISSUE LIST		PROJECT		A02		NOTE: ALL DIMENSIONS TO BE VERIFIED ONSITE BY BUILDING CONTRACTOR AND PHYSICALLY LOCATE ALL UNDERGROUND SERVICES AND THEIR LOCATION IN RELATION TO PROPOSED WORKS. WRITTEN DIMENSIONS PREFERRED OVER SCALED DIMENSIONS. DISCREPANCIES TO BE REFERRED TO THE BUILDING DESIGNER BEFORE PROCEEDING.
 SPECTURA STUDIO www.spectura.com.au P: 0423 250 079 E: admin@spectura.com.au QBCC: 15158346 CBOS: 964058515		DRAWN BY: MP, BP CHECKED BY: MP DATE: Wednesday, 10 June 2026 BDA&T: 6521		Proposed Alterations & Additions  PROJECT ADDRESS: 161146/2 23 Beven Heights Binalong Bay TAS 7216 Australia  CLIENT Ron & Sue Rigney				



**E-01 North Elevation**  
A02 Scale 1:100

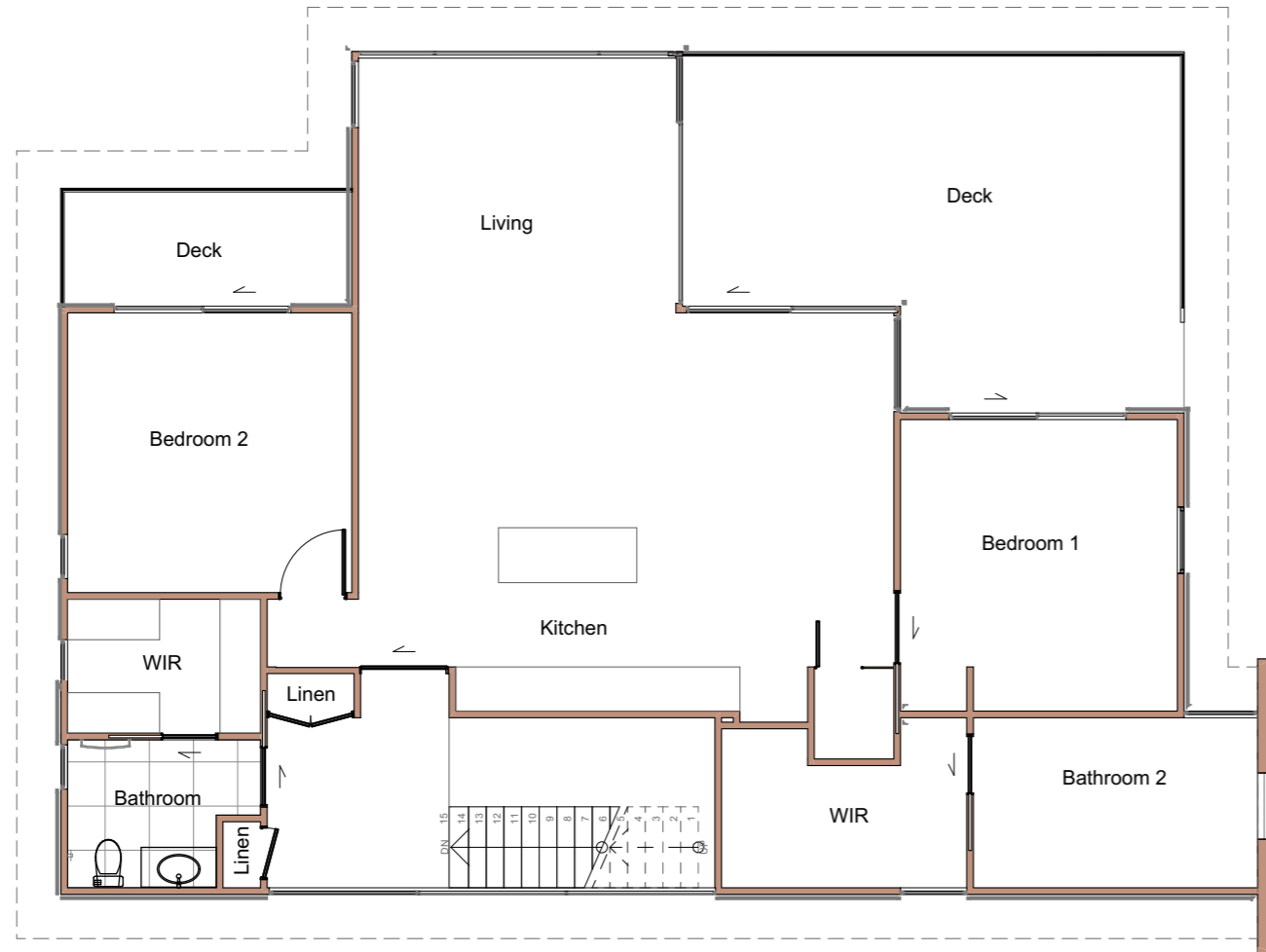


**E-02 West Elevation**  
A02 Scale 1:100



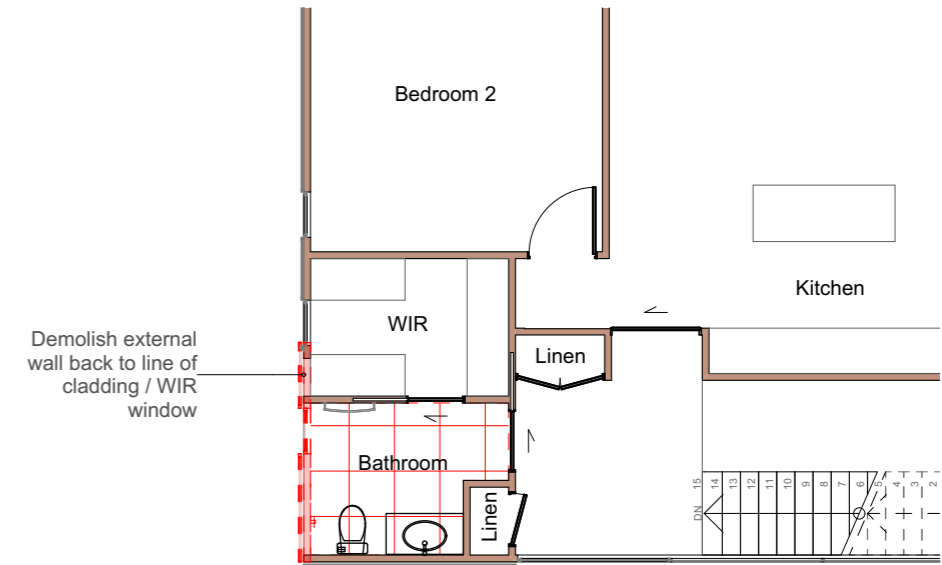
**E-03 South Elevation**  
A02 Scale 1:100

PROJECT NUMBER: A255		ISSUE LIST		PROJECT		A03		<p>NOTE: ALL DIMENSIONS TO BE VERIFIED ONSITE BY BUILDING CONTRACTOR AND PHYSICALLY LOCATE ALL UNDERGROUND SERVICES AND THEIR LOCATION IN RELATION TO PROPOSED WORKS. WRITTEN DIMENSIONS PREFERRED OVER SCALED DIMENSIONS. DISCREPANCIES TO BE REFERRED TO THE BUILDING DESIGNER BEFORE PROCEEDING.</p>
 SPECTURA STUDIO www.spectura.com.au P: 0423 250 079 E: admin@spectura.com.au QBCC:15158346 CBOS: 964058515	DRAWN BY: MP, BP		Issue	Description	Date			
	CHECKED BY: MP		SK1	Concept Development	9/06/2026	PROJECT ADDRESS: 161146/2 23 Beven Heights Binalong Bay TAS 7216 Australia	SHEET SIZE A3	
DATE: Wednesday, 10 June 2026		A	Development Application	10/06/2026	CLIENT Ron & Sue Rigney		Elevations	
BDA&T: 6521						SCALE: 1:100 PROJECT NUMBER: A255		




**Existing First Floor**

Scale 1:100



**Demolition Plan**

Scale 1:100

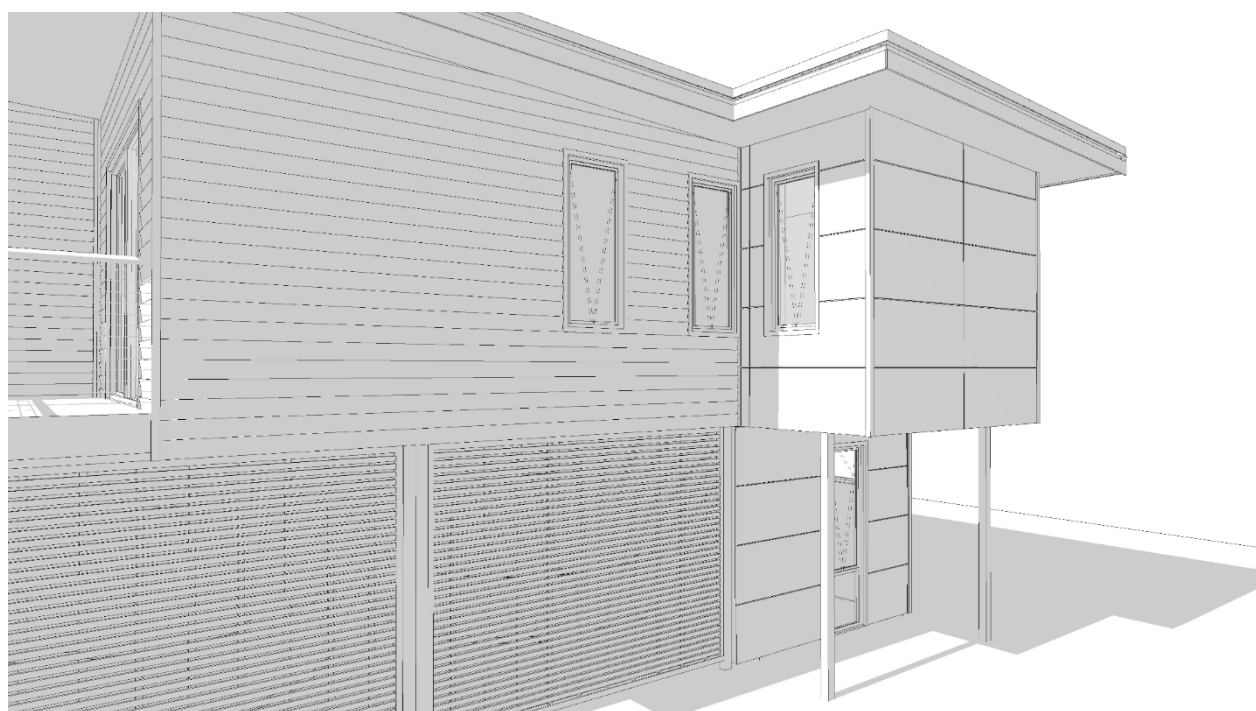
PROJECT NUMBER: A255		ISSUE LIST		PROJECT		A04		NOTE: ALL DIMENSIONS TO BE VERIFIED ONSITE BY BUILDING CONTRACTOR AND PHYSICALLY LOCATE ALL UNDERGROUND SERVICES AND THEIR LOCATION IN RELATION TO PROPOSED WORKS. WRITTEN DIMENSIONS PREFERRED OVER SCALED DIMENSIONS. DISCREPANCIES TO BE REFERRED TO THE BUILDING DESIGNER BEFORE PROCEEDING.
DRAWN BY: MP,BP		Issue	Description	Date	Proposed Alterations & Additions			
CHECKED BY: MP		SK1	Concept Development	9/06/2026	PROJECT ADDRESS: 161146/2 23 Beven Heights Binalong Bay TAS 7216 Australia	Existing Conditions / Demolition		
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BDA&T: 6521								



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# Proposed Alterations & Additions

23 Bevan Heights Binalong Bay  
TAS 7216



June 2026



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**Subject site & locality**

## **1.0 Introduction**

This planning scheme response supports the development application for alterations and additions to an existing dwelling located at 23 Bevans Height, Binalong Bay – Lot 2 on Volume 161146. The proposed development is situated within the Low Density Residential Zone (LDRZ) as defined in the Tasmanian Planning Scheme - State Planning Provisions (SPPs).

## **2.0 Project Description**

The project involves alterations and additions to the existing residential dwelling. The scope of work includes:

- Enlarging a first-floor ensuite by approximately 4.5m<sup>2</sup>.

## **3.0 Planning Assessment**

### **3.1 Compliance with Low Density Residential Zone (LDRZ)**

**Objective:**

The Low Density Residential Zone aims to provide for residential use and development in areas where the density of development is compatible with the environmental characteristics of the land and its ability to support low-density residential development.

### **Development Standards:**

The proposal has been assessed against the relevant development standards of the LDRZ, including:

- **Building Height (10.4.2):** The alterations and additions will not increase the building height beyond the maximum permissible height of 8.5 meters. The proposed height of the additions is 5.6m metres, which complies with this standard and will be lower than the apex of the existing building.
- **Setbacks (10.4.3):** The proposed additions respect the existing setback conditions and comply with the minimum setback requirements:
  - Front setback: No change
  - Side setback: 4.55 metres, currently 4.80m (minimum required: 5 metres)
  - Rear setback: No change

The side setback on the southern boundary is the only setback affected by the proposed works and does not meet acceptable solution criteria, so must be assessed against the relevant performance criteria, stated as follows:

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;
- (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 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.

The proposal is not viewed as causing a loss of amenity to adjoining properties and is in keeping with neighboring properties' existing setbacks from their respective boundaries, as can be seen along Bevan Heights, Binalong Bay.

All aspects of the performance criteria have been considered in the design of the proposed addition, with the impact of the proposed additions seen as minimal and meeting the setback performance criteria.

- **Site Coverage (10.4.4):** The total site coverage after the proposed additions will be 21%, within the allowable limit of 30% for the LDRZ.
- **Parking and Access (C2.0):** There are no changes proposed to the parking arrangements in the proposed development.

## **BRE-S2.0 Stormwater Management Specific Area Plan**

### **BRE-S2.7.1 Stormwater Management**

The proposed development includes will be incorporated into the existing stormwater management system currently on site, ensuring compliance with the requirements of the Tasmanian Planning Scheme. The additional rainwater loading from the proposed development is minor and seen as negligible.

## 4.0 Conclusion

The proposed alterations and additions to the existing dwelling at 23 Bevan Heights Binalong Bay is seen as complying with the relevant provisions of the Tasmanian Planning Scheme for the Low Density Residential Zone. The design and layout of the additions have been carefully considered to ensure compatibility with the surrounding area and to meet the objectives of the zone.

We respectfully request that the planning authority grant approval for this development application.



Matthew Purves  
Spectura Studio  
CBOS Tas: 964058515