

Development Applications

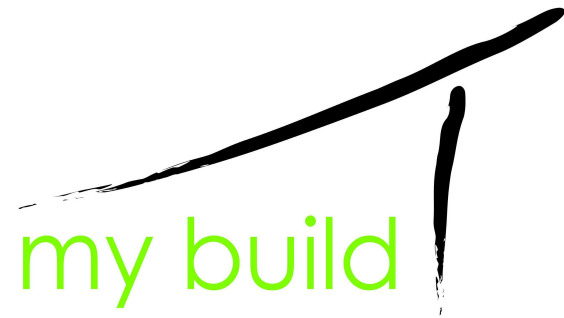
Notice is hereby given under Section 57(3) of the *Land Use Planning & Approvals Act 1993* that an application has been made to the Break O' Day Council for a permit for the use or development of land as follows:

DA Number	DA 2026 / 00166
Applicant	My Build Collective
Proposal	Residential - Change of Use Shed to Dwelling with Alterations and Additions
Location	5 Treloggen Drive, Binalong Bay (CT8367/105)

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 5th September, 2026 **until 5pm Friday 18th September, 2026.**

John Brown
GENERAL MANAGER



347-349 Wellington Street
South Launceston TAS 7249

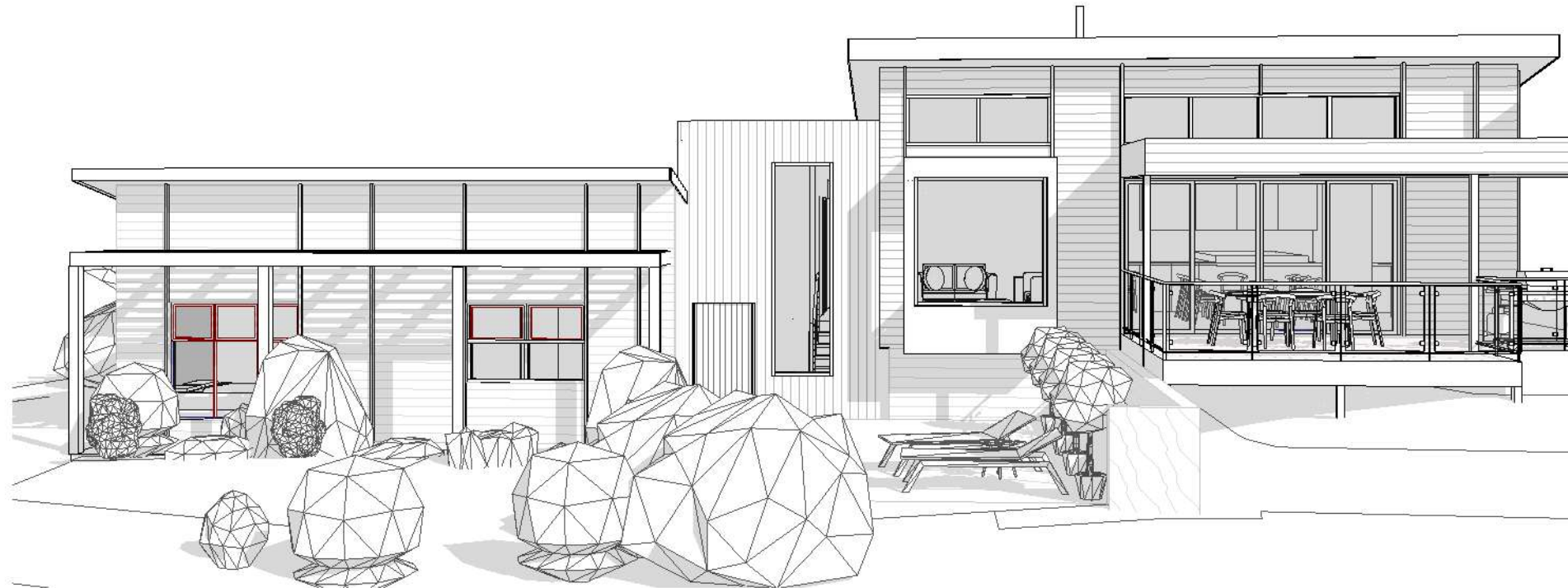
P: (03) 6326 7686

E: info@mybuildcollective.com.au
www.mybuildcollective.com.au

Drawing Schedule

- A 01 Cover Page
- A 02 Site Plan
- A 03 Existing & Demolition Floor Plan
- A 04 Proposed Ground Floor Plan
- A 05 Proposed First Floor Plan
- A 06 Northern Elevations
- A 07 Southern Elevations
- A 08 Proposed Roof Plan
- A 09 Stormwater Drainage Plan
- A 10 Shadow Diagram 9am
- A 11 Shadow Diagram 12pm
- A 12 Shadow Diagram 1pm
- A 13 Shadow Diagram 3pm

Total Floor Area	m ²	sq
Existing Boat Shed	37.82	4.07
Existing Ground Floor (Ex. Shed)	50.58	5.45
Existing Ground Floor Deck	37.23	4.01
New First Floor Area	71.79	7.73
New First Floor Deck	35.53	3.82
New Ground Floor	27.56	2.97
Total	260.52	28.04



PLEASE REFER TO INDICATED DIMENSIONS ONLY, DRAWINGS ARE NOT SUITABLE TO BE SCALED FROM.

DISCLAIMER: THESE PLANS SHOULD BE READ IN CONJUNCTION WITH ACCREDITED ENGINEERING DRAWINGS. STRUCTURAL ENGINEERS CERTIFICATES MAY BE REQUIRED CERTIFY STRUCTURAL DESIGN, WIND CLASSIFICATIONS AND/OR SOIL CONDITIONS, THIS WORK IS OUTSIDE THE SCOPE OF THIS DRAFTING SERVICE. THE DRAFTER DOES NOT ACCEPT ANY RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS DUE TO WRONGLY SUPPLIED INFORMATION, NOR FOR MISCONSTRUCTION OR INTERPRETATION.

PROPOSED ALTERATIONS & ADDITIONS TO EXISTING BUILDING FOR T. SUTTON & S. READ 5 TRELOGGEN DRIVE, BINALONG BAY

LOCAL COUNCIL:
BREAK O'DAY COUNCIL

ACCREDITATION COMPLIANCE:
MURRAY GRIFFITHS CC 11171

PROJECT:
PROPOSED ALTERATIONS &
ADDITIONS TO EXISTING
BUILDING
5 TRELOGGEN DRIVE,
BINALONG BAY

TITLE REFERENCE: 8367/105

CLIMATE ZONE: 7

SOIL CLASSIFICATION: M

DESIGN WIND SPEED: N2

BAL RATING: Not within Bushfire
Prone area

SITE HAZARDS: N/A

JOB No: MBD-366
DATE: 03.08.26

planning

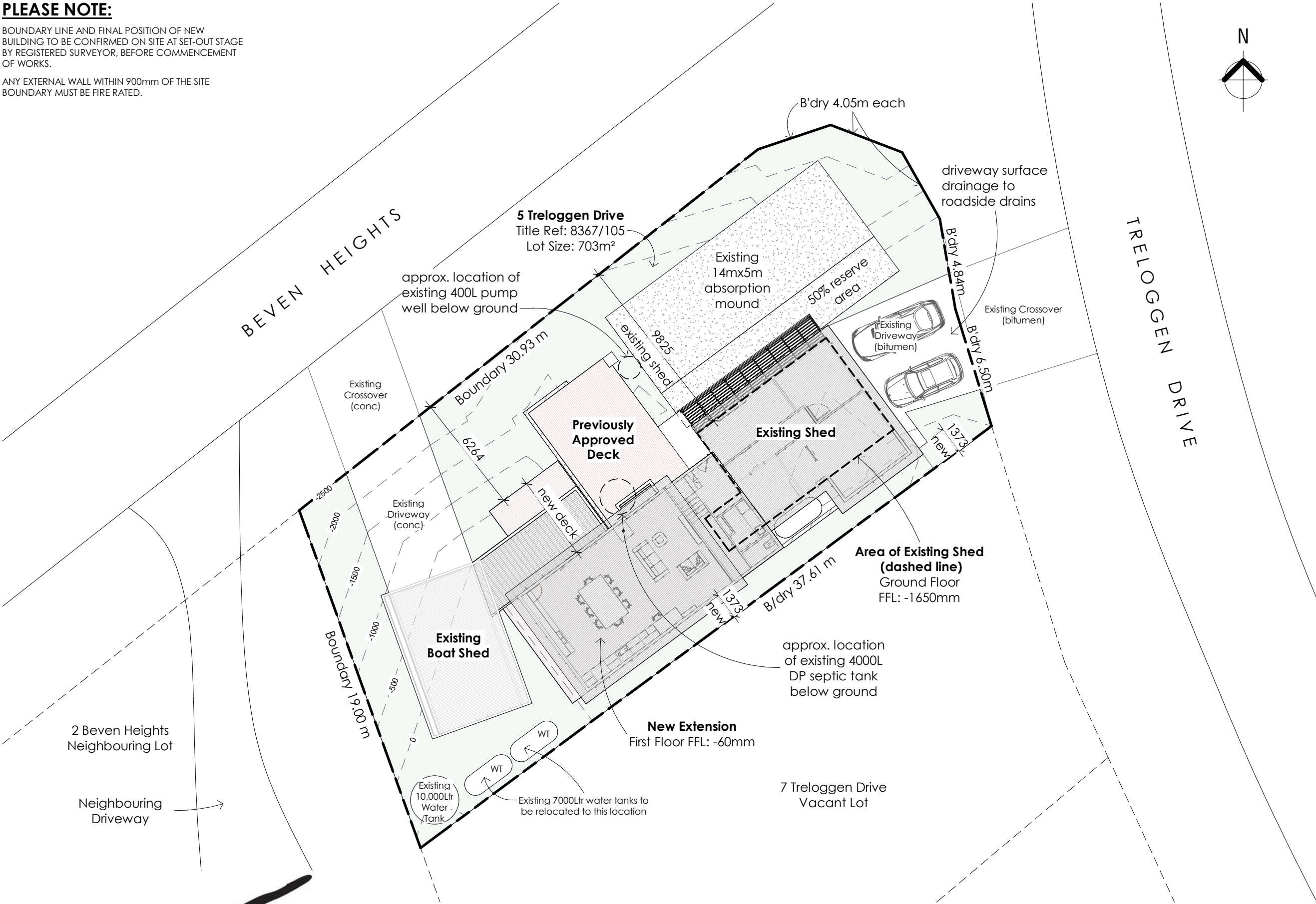
REVISION NO. DRAWING NO.

Rev05 A01

PLEASE NOTE:

BOUNDARY LINE AND FINAL POSITION OF NEW BUILDING TO BE CONFIRMED ON SITE AT SET-OUT STAGE BY REGISTERED SURVEYOR, BEFORE COMMENCEMENT OF WORKS.

ANY EXTERNAL WALL WITHIN 900mm OF THE SITE BOUNDARY MUST BE FIRE RATED.



planning

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PROPOSED ALTERATIONS
& ADDITIONS TO EXISTING
BUILDING
5 TRELOGGEN DRIVE,
BINALONG BAY
FOR T. SUTTON & S. READ

TITLE REFERENCE: 8367/105

DESIGNED BY: M. Griffiths
DRAWN BY: J. Gee

JOB No: MBD-366
DATE: 03.08.26

REVISION NO.

Rev05

DRAWING NO.

A02

my build design > build > live

bdaa
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ASSOCIATION OF AUSTRALIA

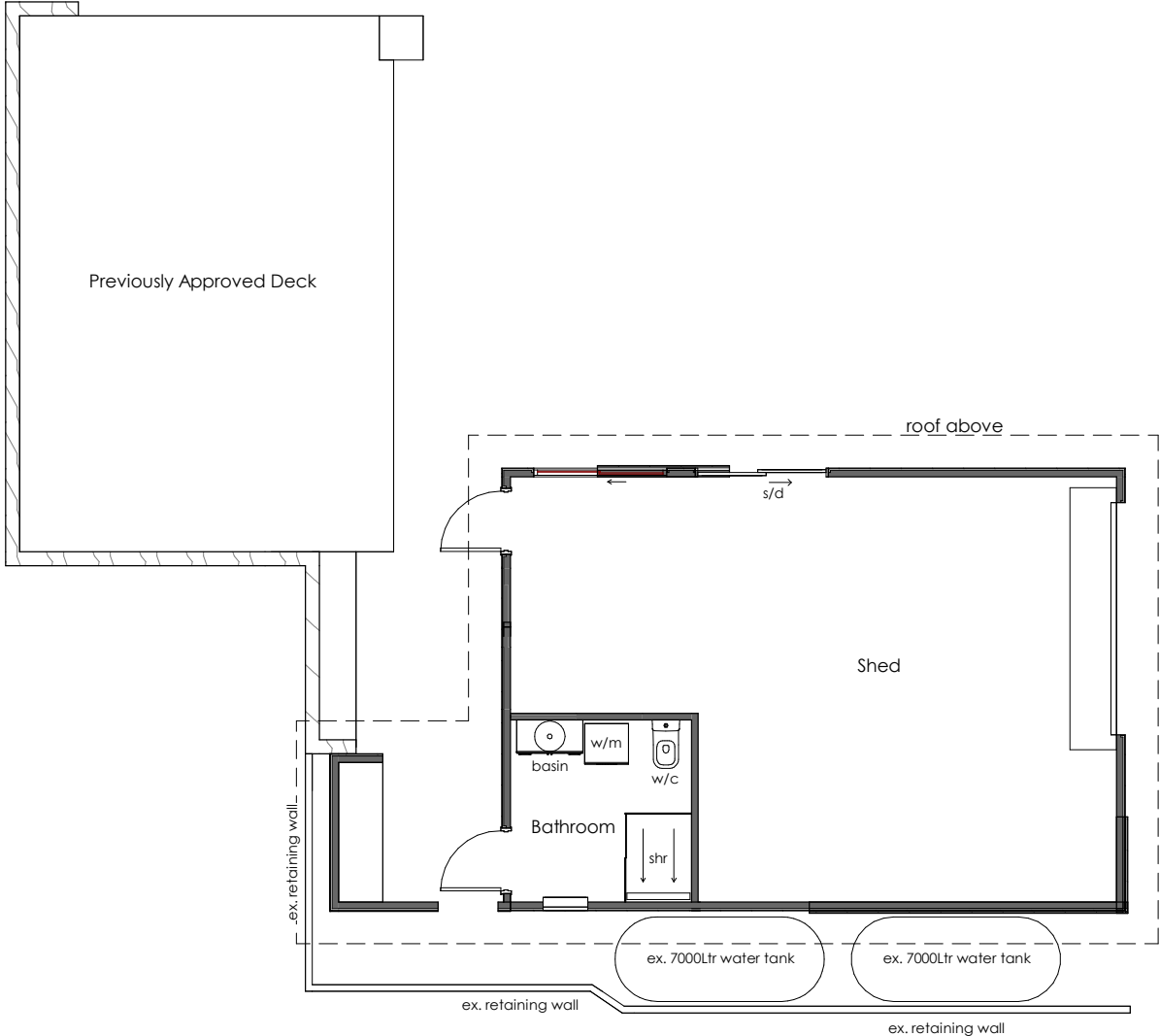
PROPOSED SITE PLAN

1 : 200

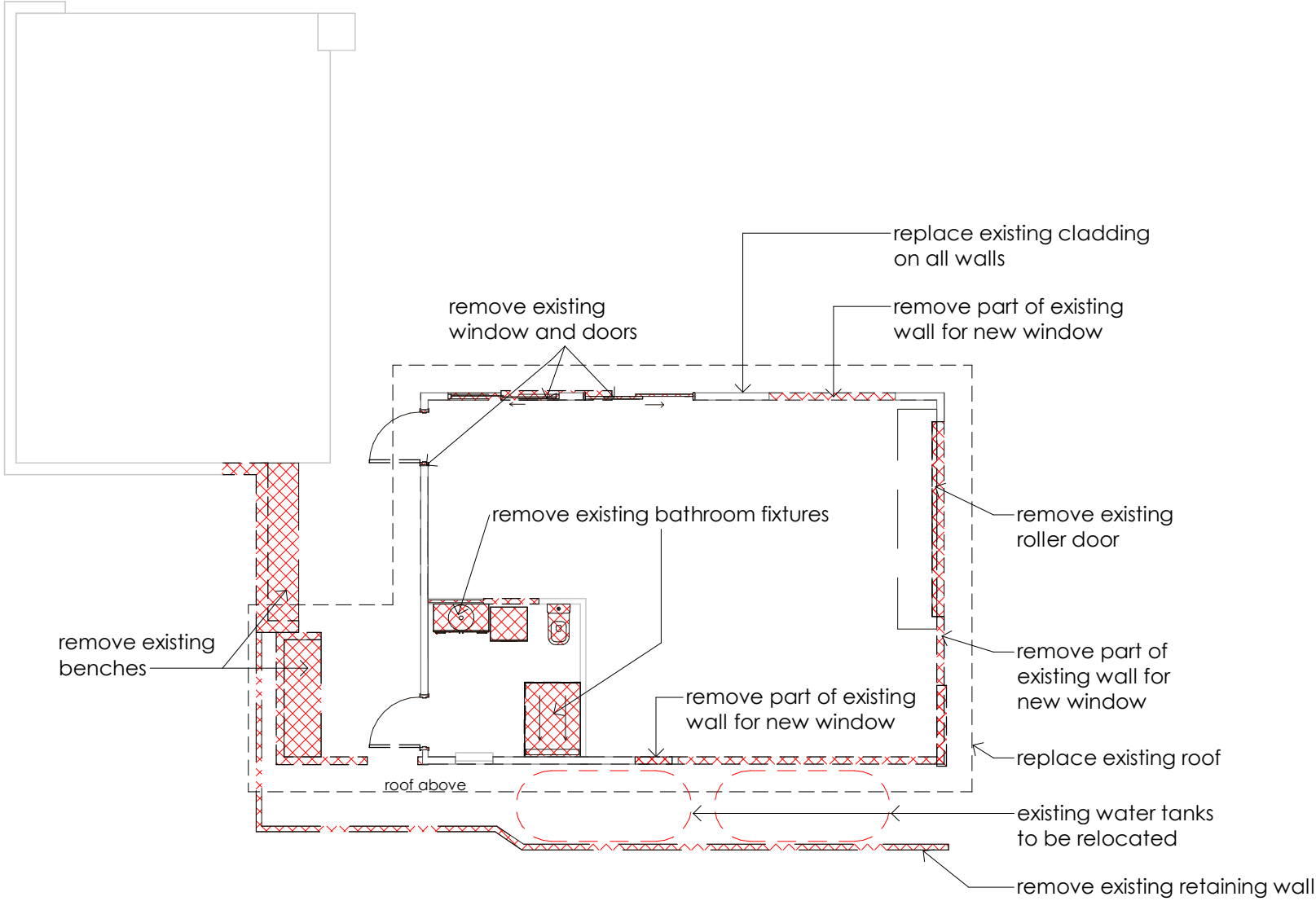
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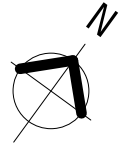
LEGEND:
[Red hatched box] = TO BE DEMOLISHED/REMOVED



EXISTING FLOOR PLAN
1 : 100



DEMOLITION PLAN
1 : 100



planning

LOCAL COUNCIL: BREAK O'DAY COUNCIL	
ACCREDITATION COMPLIANCE: MURRAY GRIFFITHS CC 11171	
PROJECT: PROPOSED ALTERATIONS & ADDITIONS TO EXISTING BUILDING 5 TRELOGGEN DRIVE, BINALONG BAY FOR T. SUTTON & S. READ	

TITLE REFERENCE: 8367/105	
DESIGNED BY: M. Griffiths	DRAWN BY: J. Gee
JOB No: MBD-366	DATE: 03.08.26

REVISION NO. Rev05	DRAWING NO. A03
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LEGEND:

- csd = Cavity Sliding Door

s/d = Sliding Door

bal. = Balustrade

gss = Glass Shower Screen

hr = Handrail

gt = Shower Grate

col.1  = Timber Column

col.2  = SHS Column

col.3  = RHS Column

col.4  = CHS Column

col.5  = UC Column
-  90mm Stud walls with 10mm plasterboard lining throughout (Wet area plasterboard to Bathroom, Ensuite & Laundry walls)

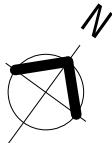
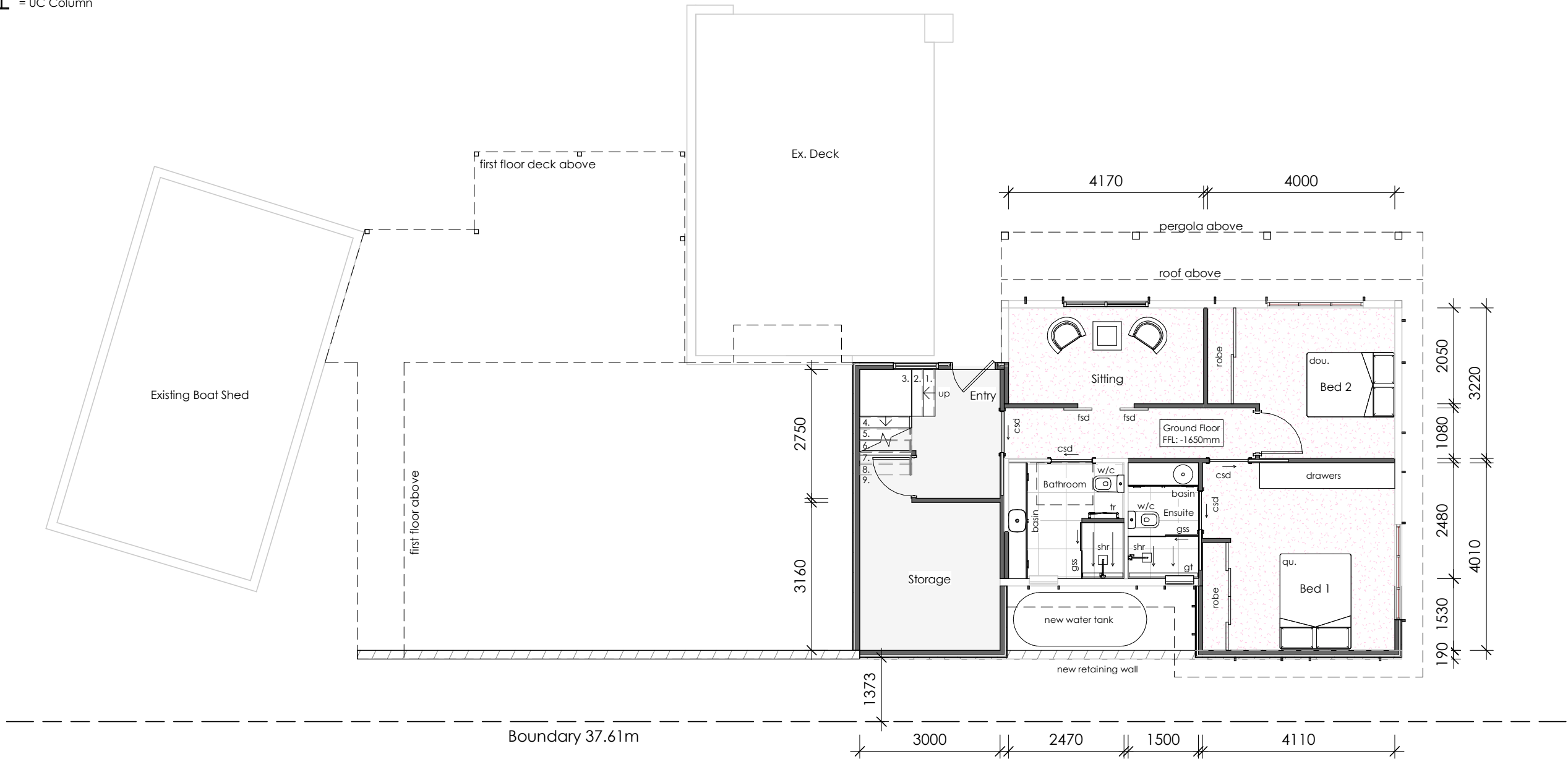
 90mm Stud walls with (Scyon Axon) 9mm fibre cement sheeting

 90mm Stud walls with (Easylap) 8.5mm fibre cement sheeting

 90mm Stud walls with (Nailstrip) 38mm sheeting

 Shower screen

Total Floor Area	m ²	sq
Existing Boat Shed	37.82	4.07
Existing Ground Floor (Ex. Shed)	50.58	5.45
Existing Ground Floor Deck	37.23	4.01
New First Floor Area	71.79	7.73
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BINALONG BAY
FOR T. SUTTON & S. READ

TITLE REFERENCE: 8367/105

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DATE: 03.08.26

REVISION NO.

Rev05

DRAWING NO.

A04

PROPOSED GROUND FLOOR

1 : 100

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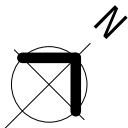
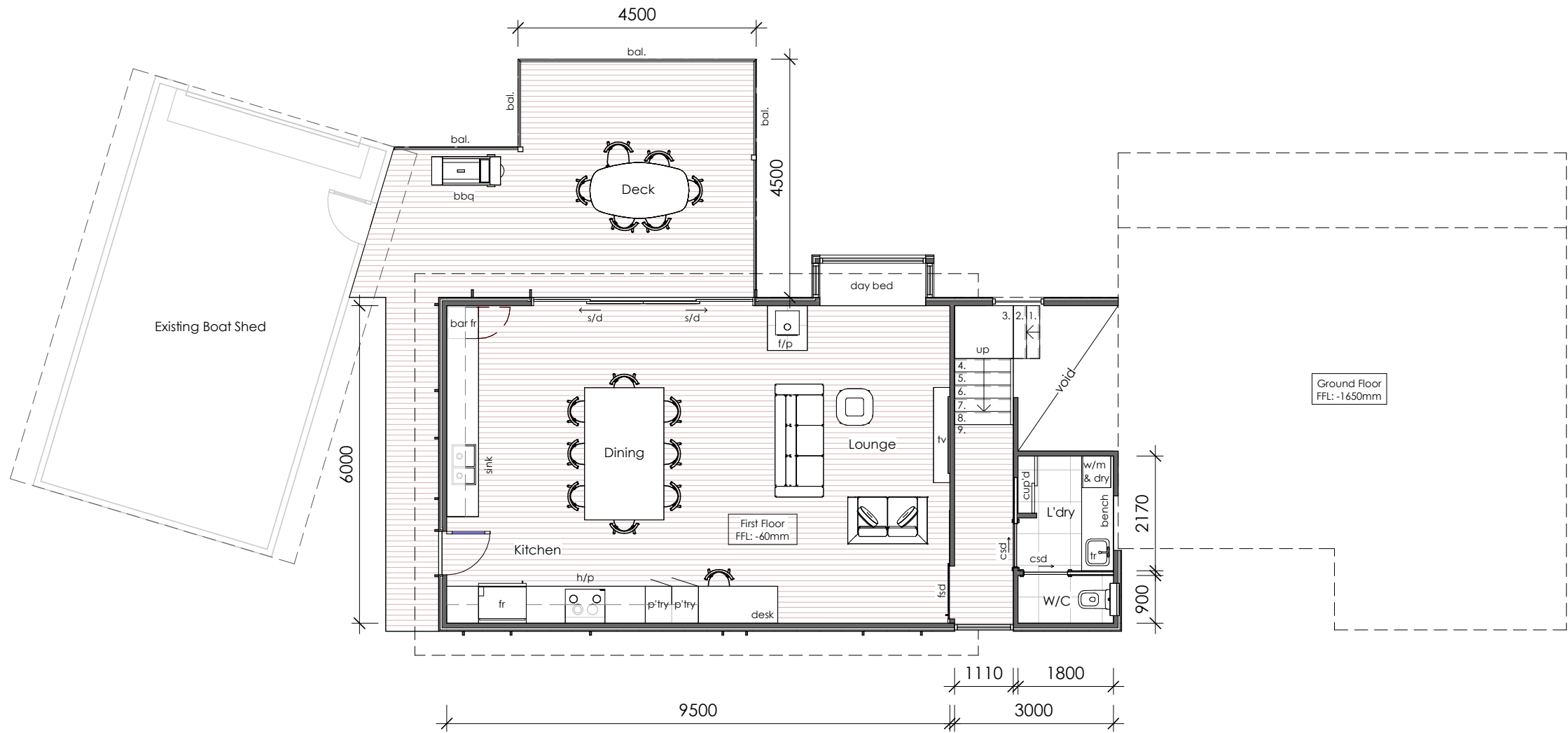
90mm Stud walls with (Scyon Axon) 9mm fibre cement sheeting



90mm Stud walls with (Nailstrip) 38mm sheeting



Shower screen



planning

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FOR T. SUTTON & S. READ

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DATE: 03.08.26

REVISION NO.

Rev05

DRAWING NO.

A05

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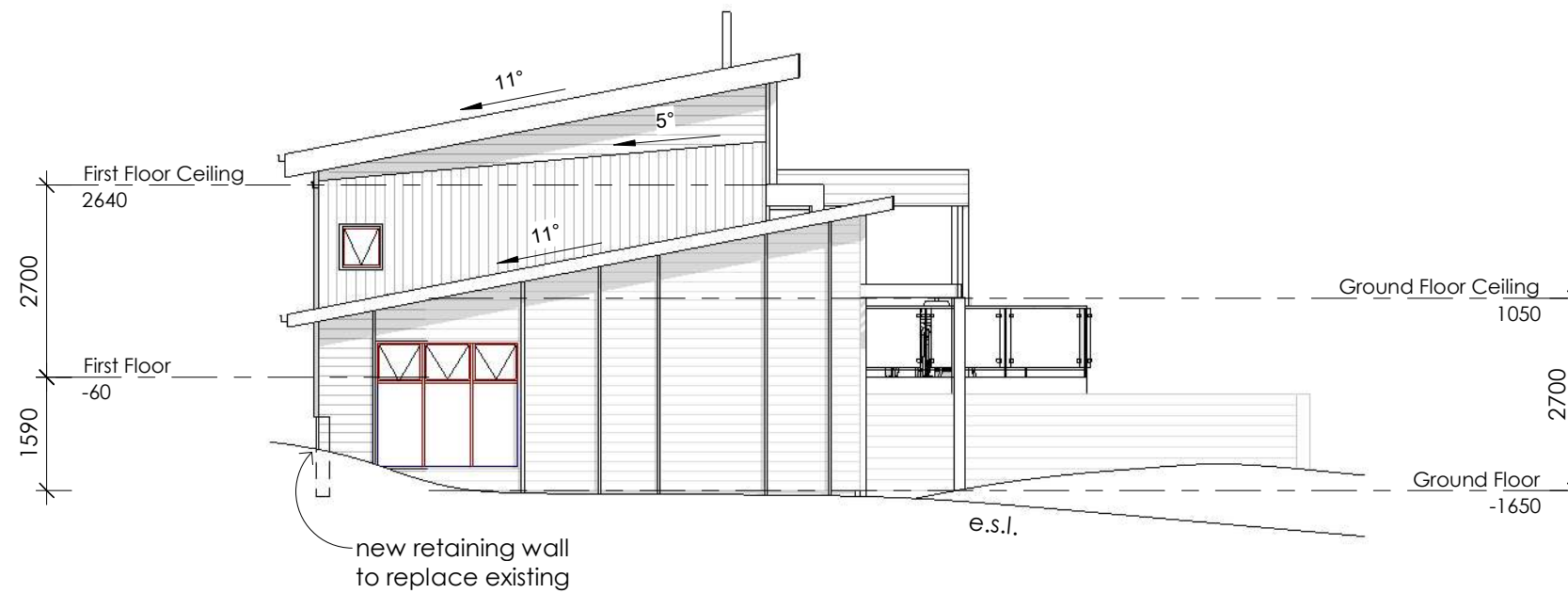
PROPOSED FIRST FLOOR

1 : 100

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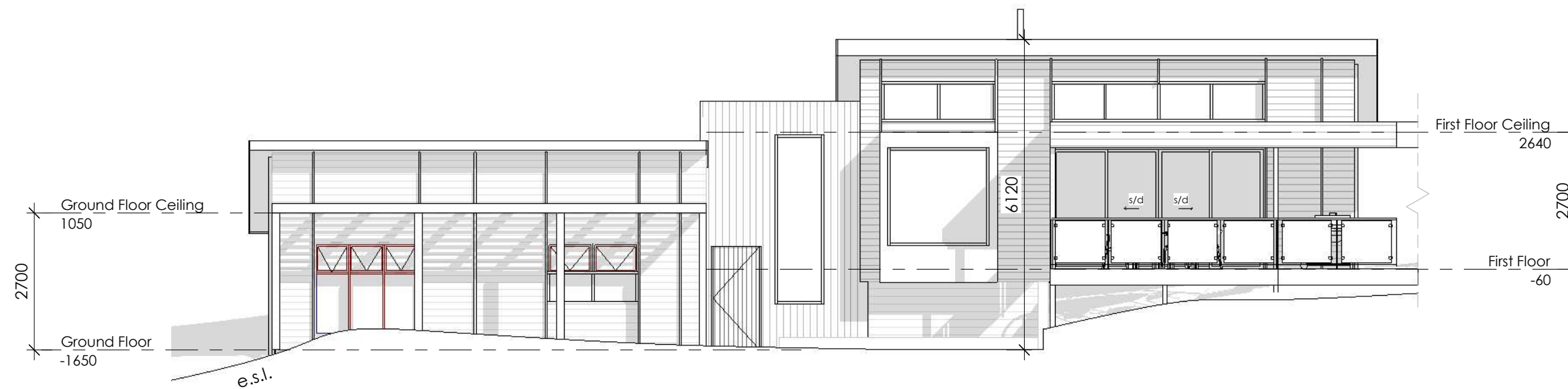
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NORTH-EAST ELEVATION

1 : 100



NORTH-WEST ELEVATION

1 : 100

planning

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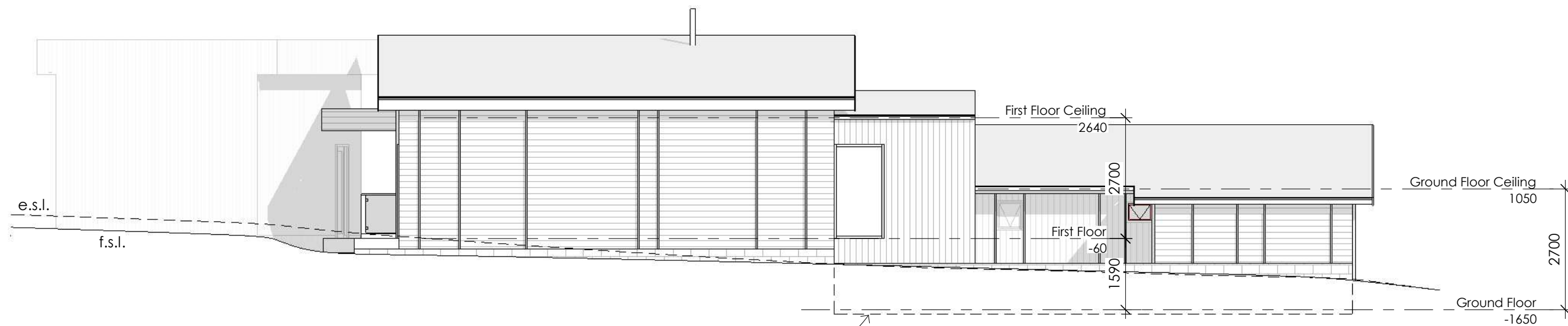
REVISION NO. Rev05
DRAWING NO. A06

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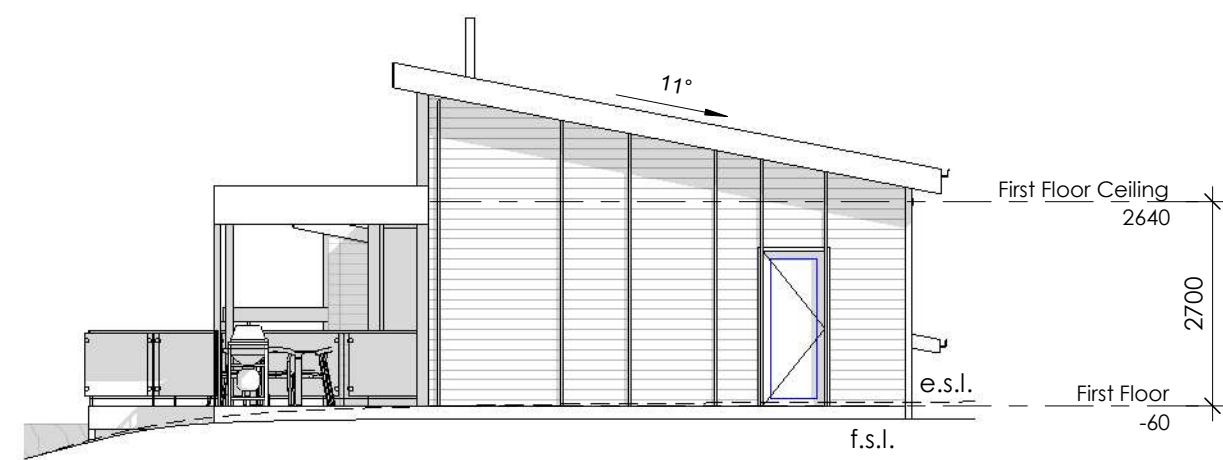
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SOUTH-EAST ELEVATION

1 : 100



SOUTH-WEST ELEVATION

1 : 100

planning

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DESIGNED BY: M. Griffiths	DRAWN BY: J. Gee
JOB No: MBD-366	DATE: 03.08.26
REVISION NO.	DRAWING NO.
Rev05	A07



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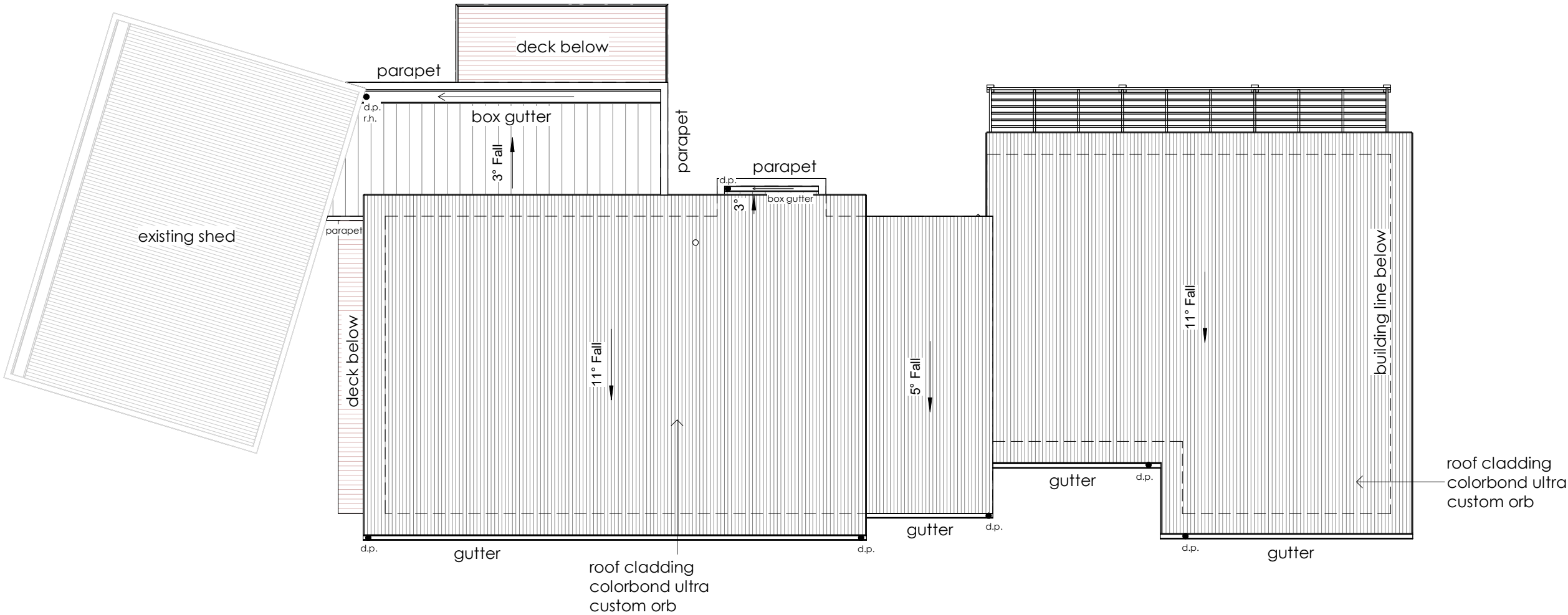
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LEGEND:

- d.p. ● = DOWNPIPES
- sp. ● = SPREADERS
- rh. = RAINHEAD

PLEASE NOTE:

COLORBOND CLADDING FITTED TO ROOF AS PER AS1562.1 AND PART 7.2 OF NCC.



planning

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JOB No: MBD-366	DATE: 03.08.26
REVISION NO. Rev05	DRAWING NO. A08

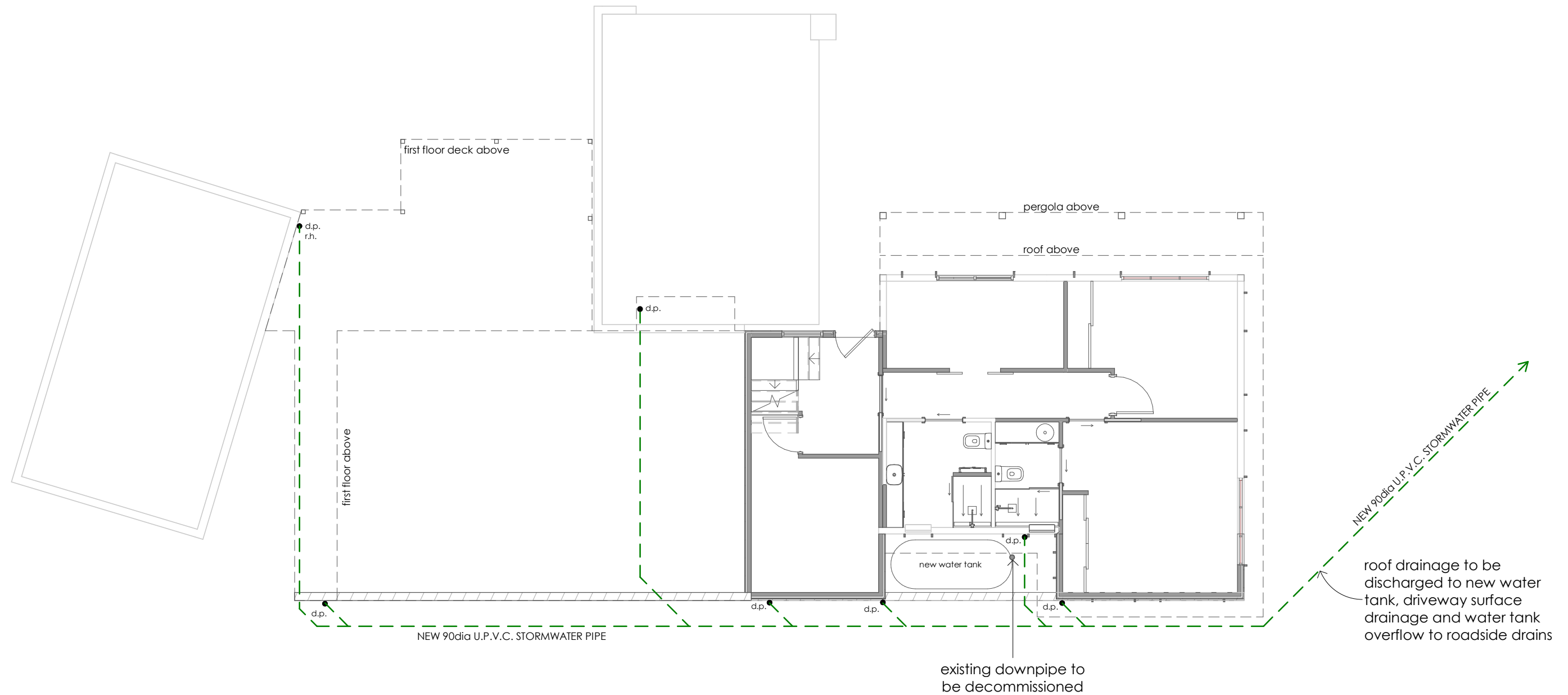
ROOF PLAN

1 : 100

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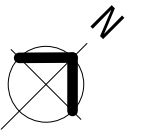
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STORMWATER DRAINAGE PLAN

1 : 100



planning

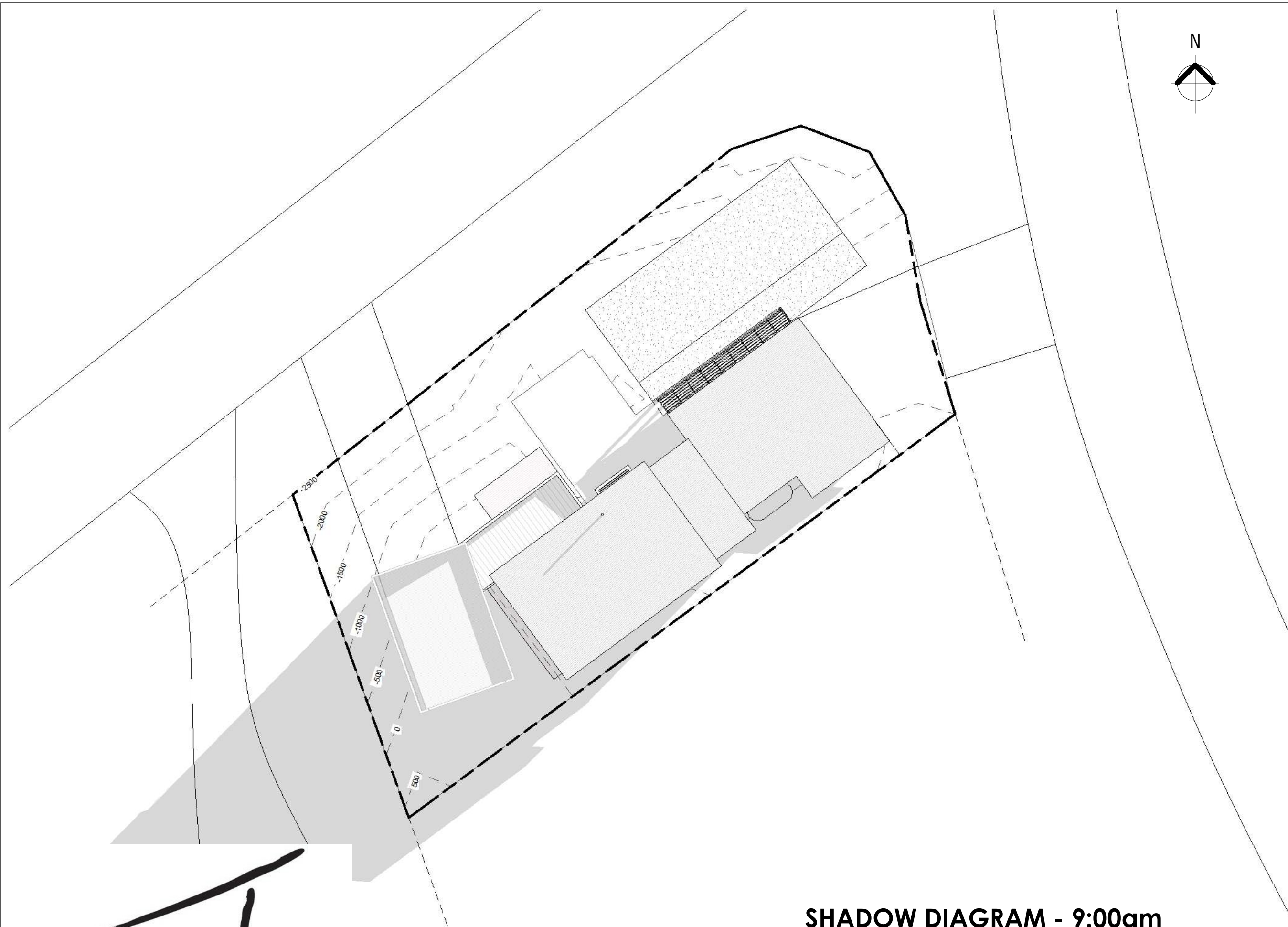
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TITLE REFERENCE:	8367/105
DESIGNED BY:	DRAWN BY:
M. Griffiths	J. Gee
JOB No:	DATE:
MBD-366	03.08.26
REVISION NO.	DRAWING NO.
Rev05	A09



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SHADOW DIAGRAM - 9:00am

1 : 100

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planning

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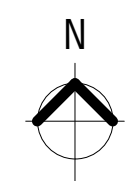
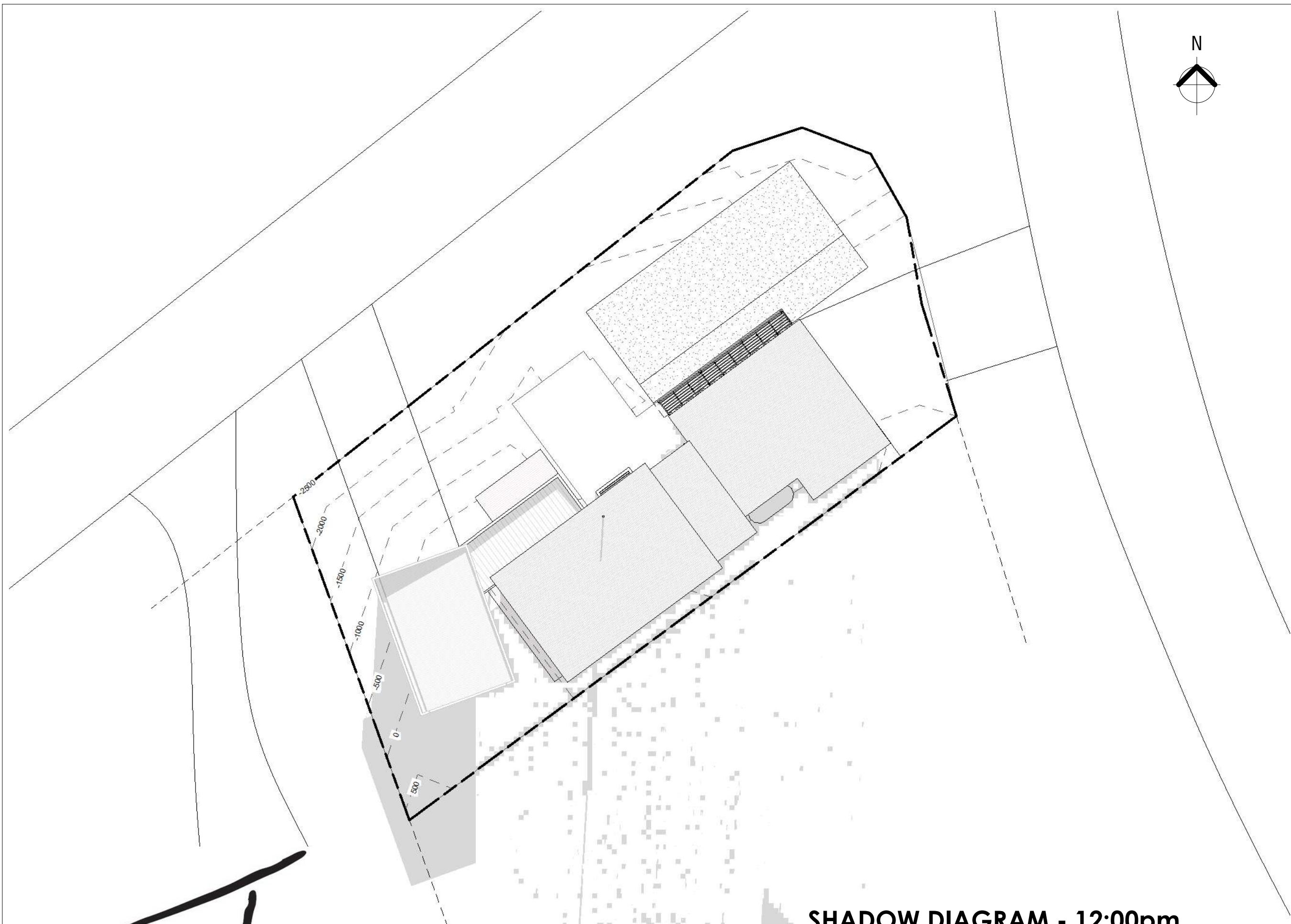
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DRAWN BY: J. Gee

JOB No: MBD-366
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REVISION NO.	DRAWING NO.
Rev05	A10



planning

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JOB No: MBD-366
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REVISION NO.

DRAWING NO.

Rev05 A11

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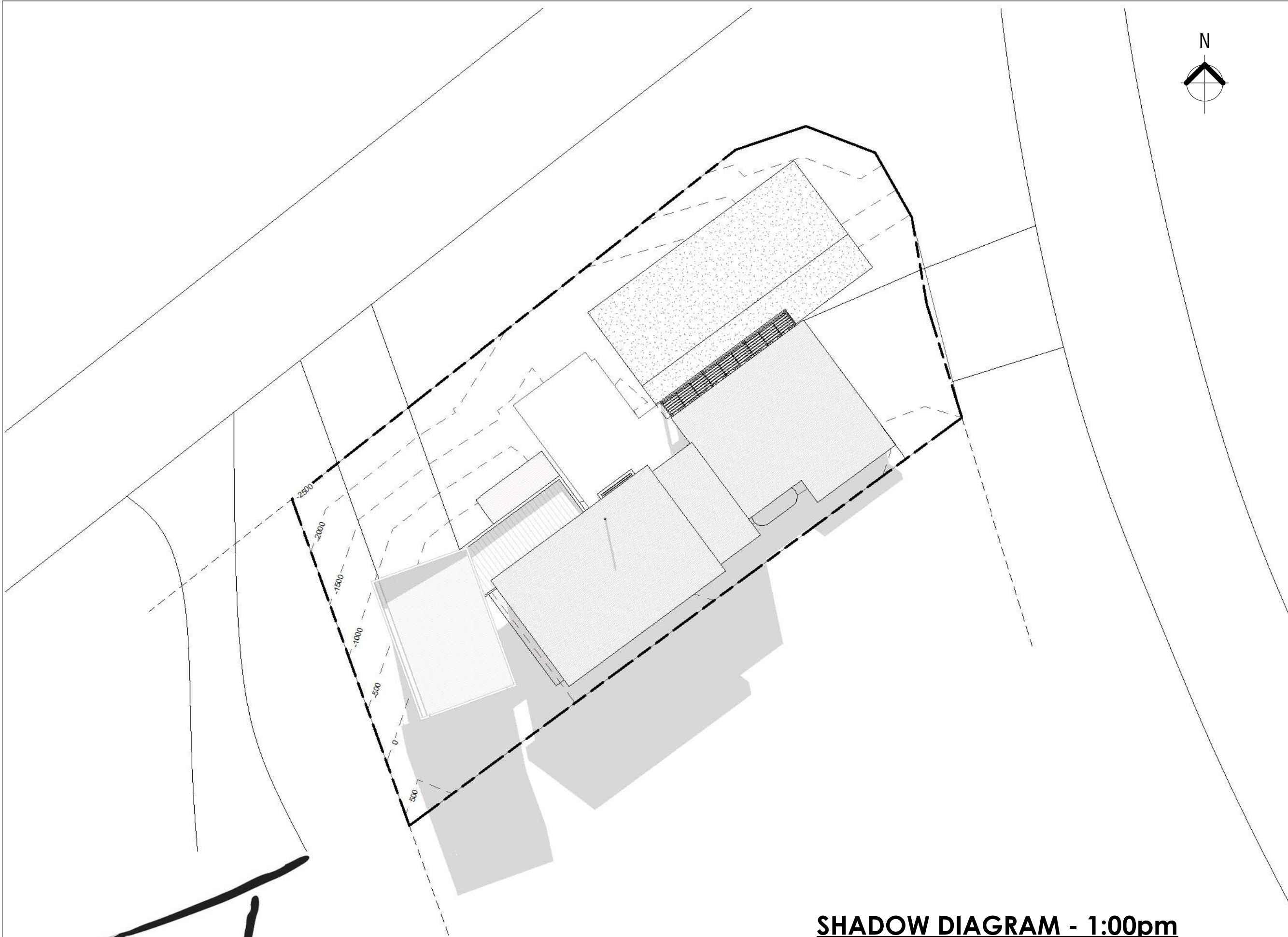
bdaa
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SHADOW DIAGRAM - 12:00pm

1 : 100

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DRAWN BY: J. Gee

JOB No: MBD-366
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REVISION NO.

Rev05

DRAWING NO.

A12

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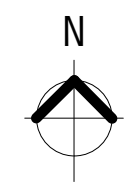
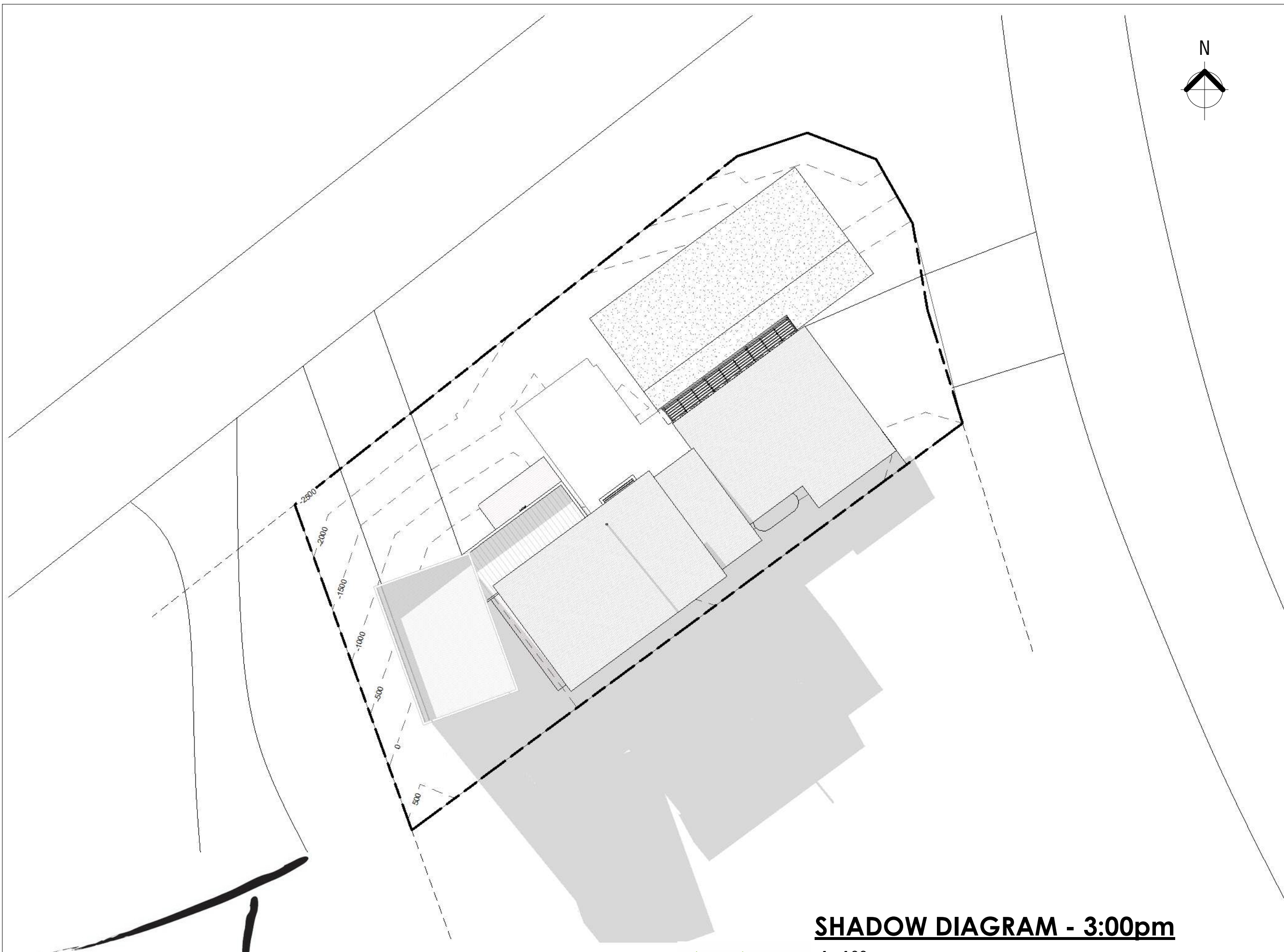
bdaa
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SHADOW DIAGRAM - 1:00pm

1 : 100

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SHADOW DIAGRAM - 3:00pm

1 : 100

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JOB No: MBD-366
DATE: 03.08.26

REVISION NO.	DRAWING NO.
Rev05	A13

Planning Design Response & Assessment; Rev 00

Site Details:

Address	5 Treloggen Avenue, Binalong Bay
Property ID	3116631
Title	8367/105
Land Area	703m ²
Planning Authority	Break O'Day Council
Proposed Use	Residential
Proposed Development	Proposed Dwelling
Zone(s)	Low Density Residential
Code Overlay(s)	C2.0 Parking and Transport Code (PA) BRE-S2.0 Specific Area Plan (Stormwater Management Specific Area Plan)
Existing Access	Vehicular access from Treloggen Drive and Beven Heights
Existing Services	
Water	Existing water tanks
Sewer	Existing onsite wastewater system
Stormwater	Discharged to existing water tanks, overflow to roadside drains

Proposal:

Proposed alterations and additions to existing building.

Subject Site:

The subject site is on the corner of Beven Heights and Treloggen Drive. There are two existing sheds onsite currently. The surrounding area is predominantly zoned Low Density Residential.



Figure 1 – Aerial view of the subject site (Source: LISTmap)

Zoning & Overlays:



Figure 2 – Zoning of subject site (Source: LISTmap)



Figure 3 – Overlays of subject site (Source: LISTmap)

Planning Assessment:

10.0 Low Density Residential Zone

10.1 Zone Purpose:

The purpose of the Low Density Residential Zone is:

10.1.1 To provide for residential use and development in residential areas where there are infrastructure or environmental constraints that limit the density, location or form of development.

10.1.2 To provide for non-residential use that does not cause an unreasonable loss of amenity, through scale, intensity, noise, traffic generation and movement, or other off site impacts.

10.1.3 To provide for Visitor Accommodation that is compatible with residential character.

11.2 Use Table:

Relevant requirements under the Use Table of the Tasmanian Planning Scheme:

Use Class	Qualification
No Permit Required	
Residential	If for a single dwelling

10.4 Development Standards for Dwellings:

10.4.1 Residential Density for Multiple Dwellings

A1 N/A; a multiple dwelling is not proposed.

10.4.2 Building Height

A1 Complies; the height of the proposed residence is 6.1m.

10.4.3 Setback

P1 The proposed residence has been positioned in the current location to ensure minimum cut and fill, and make full use of the existing shed (which will become the lower floor of the residence), in addition not encroach on the existing wastewater absorption mound.

The setbacks, height, bulk and form of the proposed residence is similar to the existing neighbouring buildings in the area. The height and bulk of the form is to take full advantage of the northern sunlight and view of Binalong Bay.

The design intent of the dwelling is to not be visually obtrusive to the streetscape or POS with the undulating building form and use of mixed light weight & textured materials that provide non-reflective surfaces.

Road users will not be at risk as there is clear viewing from both directions of Beven Heights and Treloggen Drive.

P2 Building positioning is limited with the current positioning of the existing sheds and existing wastewater system onsite. The dwelling works to the sites slope and possible reduced requirements for site excavation.

The proposed building will not cause any adverse overshadowing or loss of privacy to the dwellings on neighbouring lots.

10.4.4 Site Coverage

A1 The site coverage of the dwelling is 17%.

10.4.5 Frontage Fences for all Dwellings

A1 N/A; a frontage fence is not proposed.

C2.0 Parking and Sustainable Transport Code:

C2.1 Code Purpose:

The purpose of the Parking and Sustainable Transport Code is:

C2.1.1 To ensure that an appropriate level of parking facilities is provided to service use and development.

C2.1.2 To ensure that cycling, walking and public transport are encouraged as a means of transport in urban areas.

C2.1.3 To ensure that access for pedestrians, vehicles and cyclists is safe and adequate.

C2.1.4 To ensure that parking does not cause an unreasonable loss of amenity to the surrounding area.

C2.1.5 To ensure that parking spaces and accesses meet appropriate standards.

C2.1.6 To provide for parking precincts and pedestrian priority streets.

C2.2 Application of this Code:

C2.2.1 Unless stated otherwise in a particular purpose zone, or sub-clause C2.2.2, C2.2.3 or C2.2.4, this code applies to all use and development.

C2.2.2 Clause C2.5.3 does not apply to use or development within the Low Density Residential Zone.

C2.2.3 Clause C2.5.4 does not apply to use or development within the Low Density Residential Zone.

C2.2.4 Clause C2.5.5 does not apply to use or development within the Low Density Residential Zone.

C2.4 Use or Development Exempt from this Code:

C2.4.1 There are no exemptions to this Code.

C2.5 Use Standards:

C2.5.1 Car Parking Numbers

A1 Complies; refer to site plan on page A02.

C2.5.2 Bicycle Parking Numbers

A1 N/A.

C2.5.3 Motorcycle Parking Numbers

A1 N/A.

C2.5.4 Loading Bays

A1 N/A.

C2.5.5 Number of Car Parking Spaces within the General Residential Zone and Inner Residential Zone

A1 N/A.

C2.6 Development Standards of Buildings and Works:
C2.6.1 Construction of Parking Areas

A1 *Complies; The existing parking is constructed of concrete and bitumen – refer to site plan on page A02. The surface drainage is to be discharged to roadside drains.*

C2.6.2 Design and Layout of Parking Areas

A1.1 *Complies; the existing access driveway to the proposed residence is generally flat with a maximum gradient of 2%, and has an access width of 6.5m.*

A1.2 N/A.

C2.6.3 Number of Accesses for Vehicles

A1 *Complies; (b) a new access is not proposed.*

A2 N/A.

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

A1 N/A.

C2.6.5 Pedestrian Access

A1.1 N/A.

A1.2 N/A.

C2.6.6 Loading Bays

A1 N/A.

A2 N/A.

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

A1 N/A.

A2 N/A.

C2.6.8 Siting of Parking and Turning Areas

A1 N/A.

A2 N/A.