

## **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 2024 / 00073
<b>Applicant</b>	Jon Pugh Home Design
<b>Proposal</b>	Residential - Deck
<b>Location</b>	20 Telemon Street, St Helens

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 20 April 2024 **until 5pm Monday 6 May 2024**.

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

BUILDING DESIGNER: JONATHAN PUGH  
ACCREDITATION NO.: CC 6894  
TITLE REFERENCE: C.T. 10976/122  
DESIGN WIND SPEED: DESIGNED TO ASSUMED N3 WIND CLASSIFICATIO  
SOIL CLASSIFICATION: DESIGNED TO ASSUMED SOIL CLASSIFICATION 'M'  
CLIMATE ZONE: 7  
BUSHFIRE PRONE BAL RATING: N/A  
ALPINE AREA: N/A  
CORROSION ENVIRONMENT: SEVERE 500m TO PROTECTED 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

April 2024

## Proposed Deck for Shane & Julie Langmaid

20 Telemon Street,  
St Helens, TAS 7216

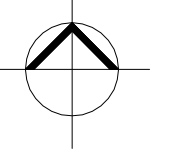
### Building Areas

Deck	45.43m <sup>2</sup>
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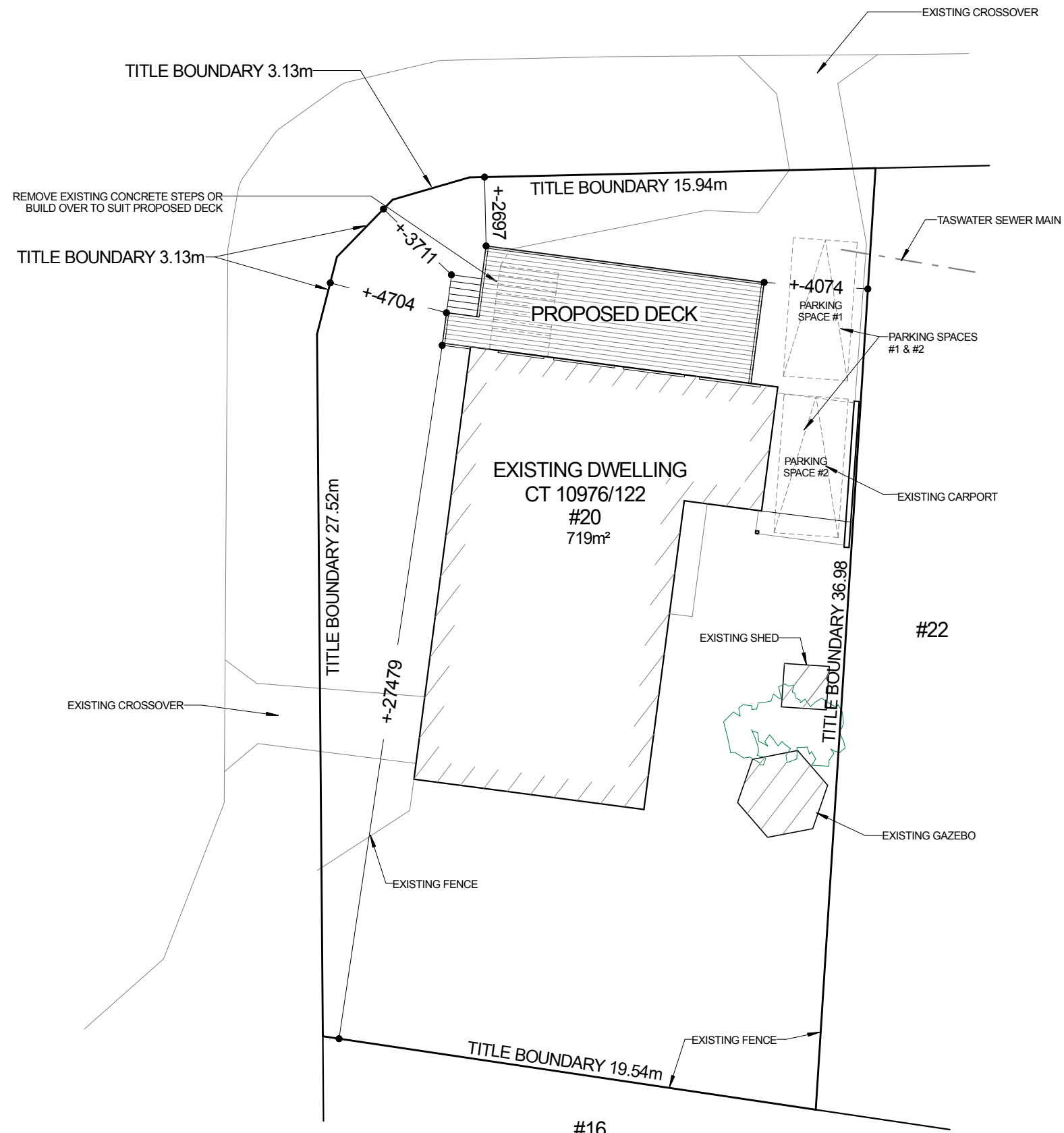
### Drawing Schedule

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

NORTH



TELEMON STREET



**PROPOSED SITE PLAN**  
1:200 @A3



**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:

**Shane & Julie Langmaid**

project:

Proposed Deck

at:

20 Telemon Street,  
St Helens, TAS 7216

drawing title:

Proposed Site Plan


REV.	DESCRIPTION	DATE
job. no.	revision	
<b>311</b>	-	
sheet no.	date	
<b>A01</b>	15/03/24	

NOTE: DESIGNED TO ASSUMED N3 WIND CLASSIFICATION

NOTE: DESIGNED TO ASSUMED SOIL CLASSIFICATION 'M'

**EARTHWORKER NOTES:**

- PRIOR TO COMMENCEMENT OF ANY WORKS, REFER TO ENGINEER'S SITE CLASSIFICATION REPORT & DETAILS

**GRANO WORKER NOTE:**

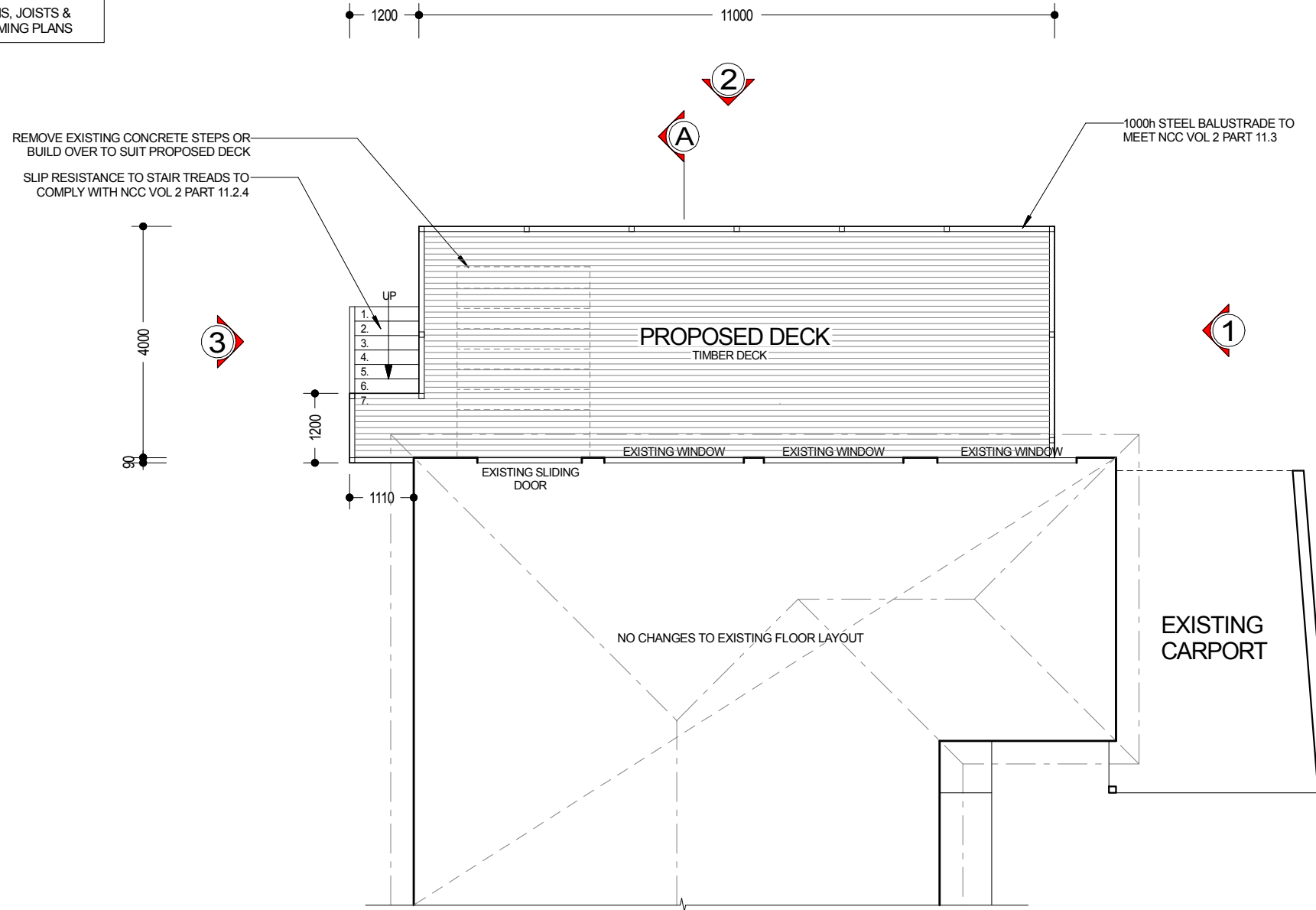
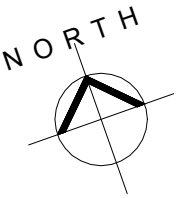
- REINFORCED CONCRETE FOOTINGS & SLAB TO FOUNDATION DETAILS

**CARPENTER NOTE:**

- TIMBER/ STEEL BEAMS, JOISTS & LINTELS AS PER FRAMING PLANS

**AREAS:**

DECK : 45.43m<sup>2</sup>



**PROPOSED PART 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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PO BOX 397 ST HELENS TAS 7216

client:

**Shane & Julie Langmaid**

project:

Proposed Deck

at:

20 Telemon Street,  
St Helens, TAS 7216

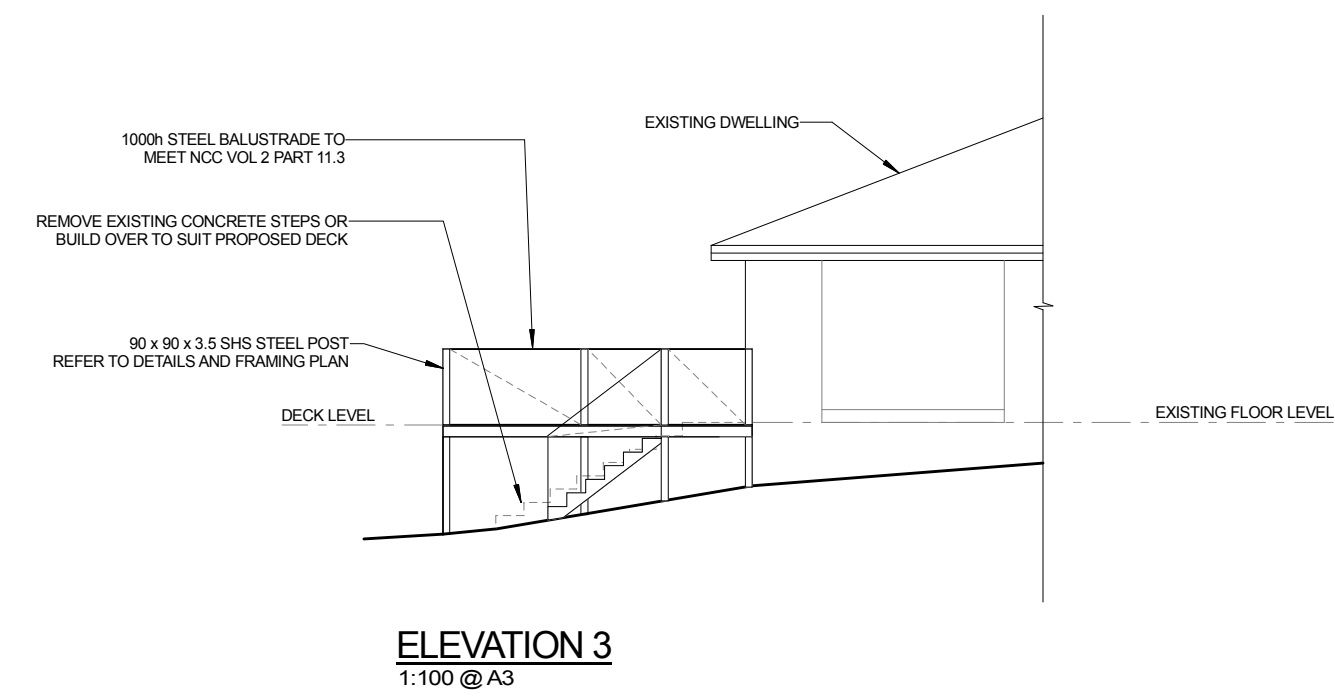
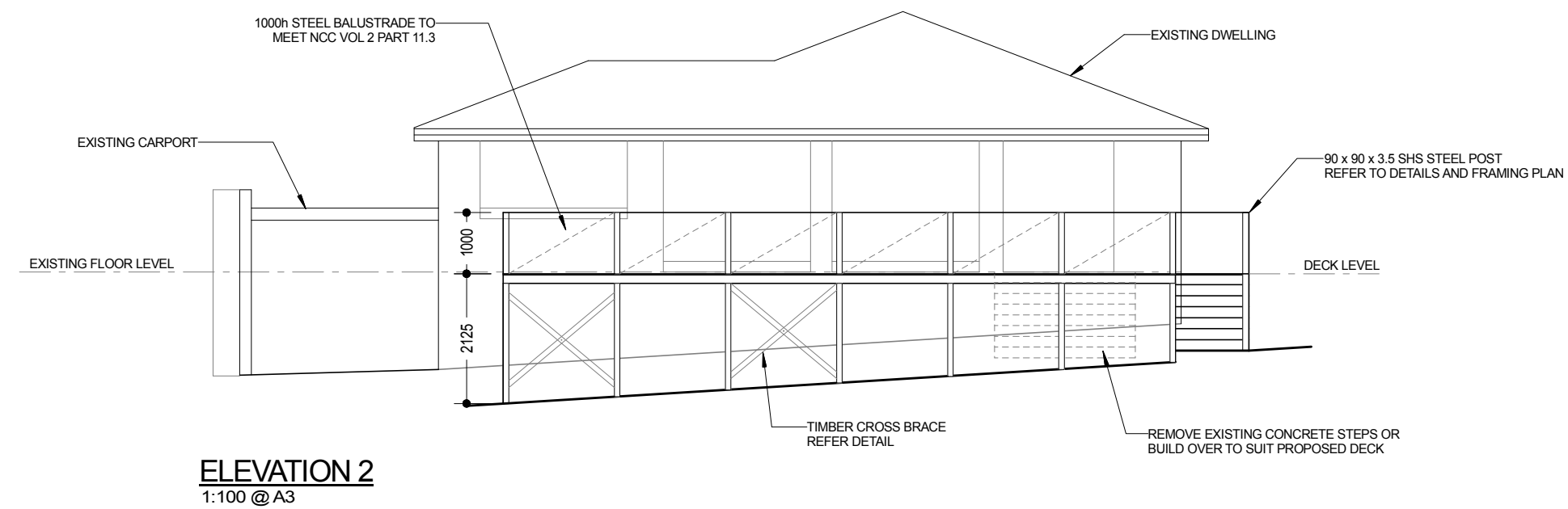
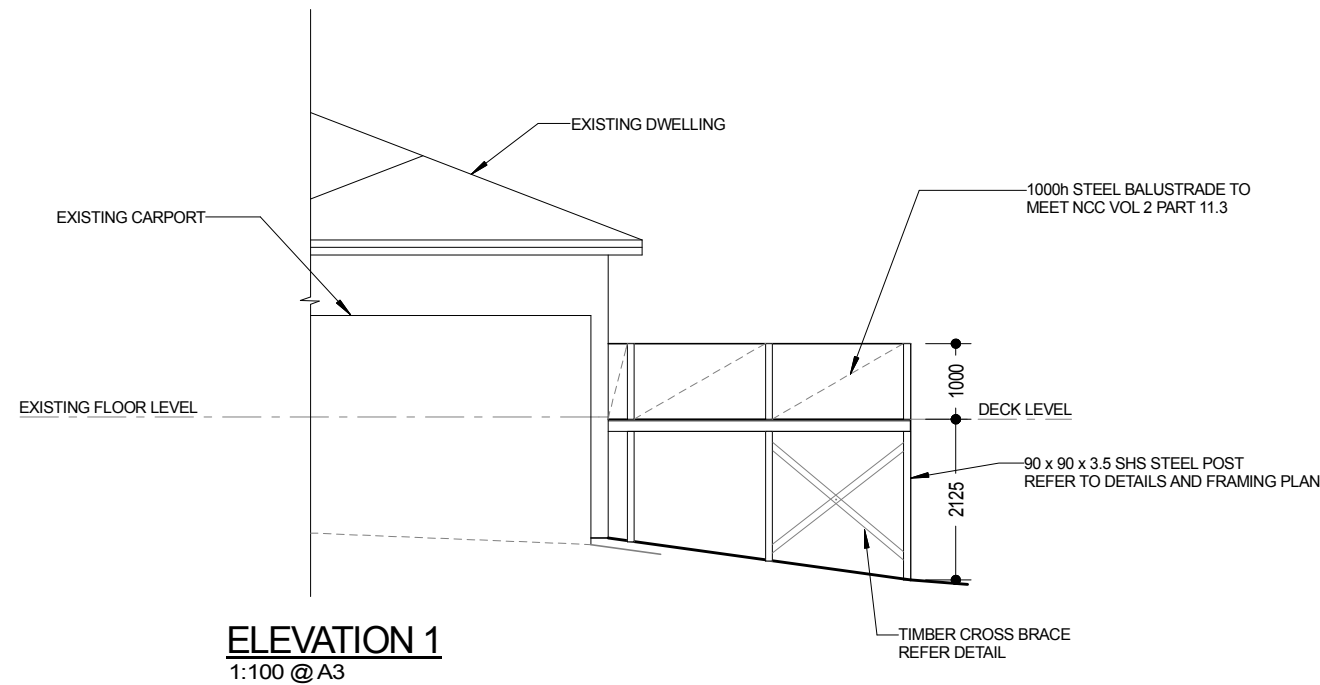
drawing title:

Proposed Part Floor Plan


REV.	DESCRIPTION	DATE
job. no.	revision	
<b>311</b>	-	
sheet no.	date	
<b>A02</b>	15/03/24	

NOTE: DESIGNED TO ASSUMED N3 WIND CLASSIFICATION

NOTE: DESIGNED TO ASSUMED SOIL CLASSIFICATION 'M'



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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jackp1@iprimus.com.au : 0459 586 013  
PO BOX 397 ST HELENS TAS 7216

client:

**Shane & Julie Langmaid**

project:

Proposed Deck

at:

20 Telemon Street,  
St Helens, TAS 7216

drawing title:

Proposed Elevations

REV.	DESCRIPTION	DATE
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job. no.	311	revision	-
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sheet no.	A03	date	15/03/24
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# DEVELOPMENT APPLICATION

## COMPLIANCE REPORT

April 2024

## OWNER'S DETAILS

Shane & Julie Langmaid  
20 Telemon Street  
St Helens  
TAS 7216

## PROJECT DETAILS

Proposed Deck at:  
20 Telemon Street  
St Helens  
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.

## PROPOSED DEVELOPMENT

There is an existing masonry stair which provides entry to the dwelling off Telemon Street. It is proposed to build a new timber deck over these entry stairs and provide a new timber stairs onto the proposed deck. There is no change to the existing parking layout and two parking spaces are still achievable.

There is no vegetation removal planned with this development.

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 Deck:	45.43m <sup>2</sup>
<b><u>Total Area of Development</u></b>	<b><u>45.43m<sup>2</sup></u></b>

## PLANNING CODE

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

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

- **ZONE 8.0 General Residential Zone**

### ZONE 8.0 General Residential Zone

#### 8.3 Use Standards

##### 8.3.1 Discretionary Uses

- A1 Not applicable  
The proposed is a development for a permitted use.
- A2 Not applicable  
The proposed is a development not for a discretionary use.
- A3 Not applicable  
The proposed is a development for a permitted use.
- A4 Not applicable  
The proposed is a development for a permitted use.

### **8.3.2 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.

## **8.4 Development Standards for Dwellings**

### **8.4.1 Residential Density for Multiple Dwellings**

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

### **8.4.2 Setbacks and Building Envelope for all Dwellings**

#### **P1 Performance Criteria**

The proposed Deck is setback 2.69m from the front boundary than the acceptable solution of this planning scheme. The proposed Deck is on the lower side of the property due to the topography of the site and the positioning of the living area to the existing dwelling. There are precedents of a similar incursion into the front setback from other existing properties close by in the neighbourhood.

- A2 Acceptable solution  
There is no garage or carport proposed in this application.

#### **P3 Performance Criteria**

- a) The proposed deck will not cause unreasonable loss of amenity to adjoining properties:
- i) There will be no loss of sunlight to any habitable room on adjoining residential properties.
  - ii) There will be no overshadowing of private open space on adjoining properties.
  - iii) There will be no overshadowing of private open space on adjoining vacant properties.
  - iv) The proposed development is in keeping with the size and proportions of the property and is consistent with similarly developed properties in the existing neighbourhood.



- b) There is adequate separation between adjoining dwellings on adjoining properties.
- c) The proposed development will not cause unreasonable reduction in sunlight to a solar energy installation on an adjoining property.

#### **8.4.3 Site Coverage and private Open Space for all Dwellings**

- A1 Acceptable Solution  
Site coverage is only 34.3%.
- A2 Acceptable Solution  
Adequate private open space is proposed to the north of the dwelling.

#### **8.4.4 Sunlight to private Open Space of Multiple Dwellings**

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

#### **8.4.5 Width of Openings for Garages and Carports for all Dwellings**

- A1 Acceptable solution  
The proposed development is neither a Garage nor Carport.

#### **8.4.6 Privacy for all Dwellings**

##### **P1 Performance Criteria**

- The proposed Deck is more than 1m above existing ground level.
- a) The proposed deck will not overlook an adjoining property or its private open space; or
  - b) Another dwelling on the same site or its private open space.

- A2 Not Applicable  
There are no windows or doors proposed in this development.

- A3 Not Applicable  
The proposed development is not a multiple dwelling.

#### **8.4.7 Frontage Fences for all Dwellings**

- A1 Acceptable solution  
There are no fences proposed in this application.

#### **8.4.8 Waste Storage for Multiple Dwellings**

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

### **8.5 Development Standards for non-Dwellings**

#### **8.5.1 Non-Dwelling Development**

- A1 Not applicable  
The proposed development is for a deck.
- A2 Not applicable  
The proposed development is for a deck.
- A3 Not applicable  
The proposed development is for a deck.
- A4 Not applicable  
The proposed development is for a deck.
- A5 Not applicable  
The proposed development is for a deck.
- A6 Not applicable  
The proposed development is for a deck.

#### **8.5.2 Non-Residential Garages and Carports**

- A1 Not applicable  
The proposed development is for a deck.
- A2 Not applicable  
The proposed development is for a deck.

## **8.6 Development Standards for Subdivision**

### **8.6.1 Lot Design**

- A1 Not applicable  
The proposed development is not for a subdivision.
- A2 Not applicable  
The proposed development is not for a subdivision.
- A3 Not applicable  
The proposed development is not for a subdivision.
- A4 Not applicable  
The proposed development is not for a subdivision.

### **8.6.2 Roads**

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

### **8.6.3 Services**

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