

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 2025 / 00119
Applicant	Jon Pugh Home Design
Proposal	Residential – Construction of a Deck Addition
Location	170 Main Road, 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 30th August 2025 **until 5pm Friday 12th September 2025**.

John Brown
GENERAL MANAGER

BUILDING DESIGNER:	JONATHAN PUGH
ACCREDITATION NO.:	CC 6894
TITLE REFERENCE:	C.T. 243872/2
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:	TBA
ALPINE AREA:	N/A
CORROSION ENVIRONMENT:	SEVERE - 900m to BREAKING SURF AND 125m 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

July 2025

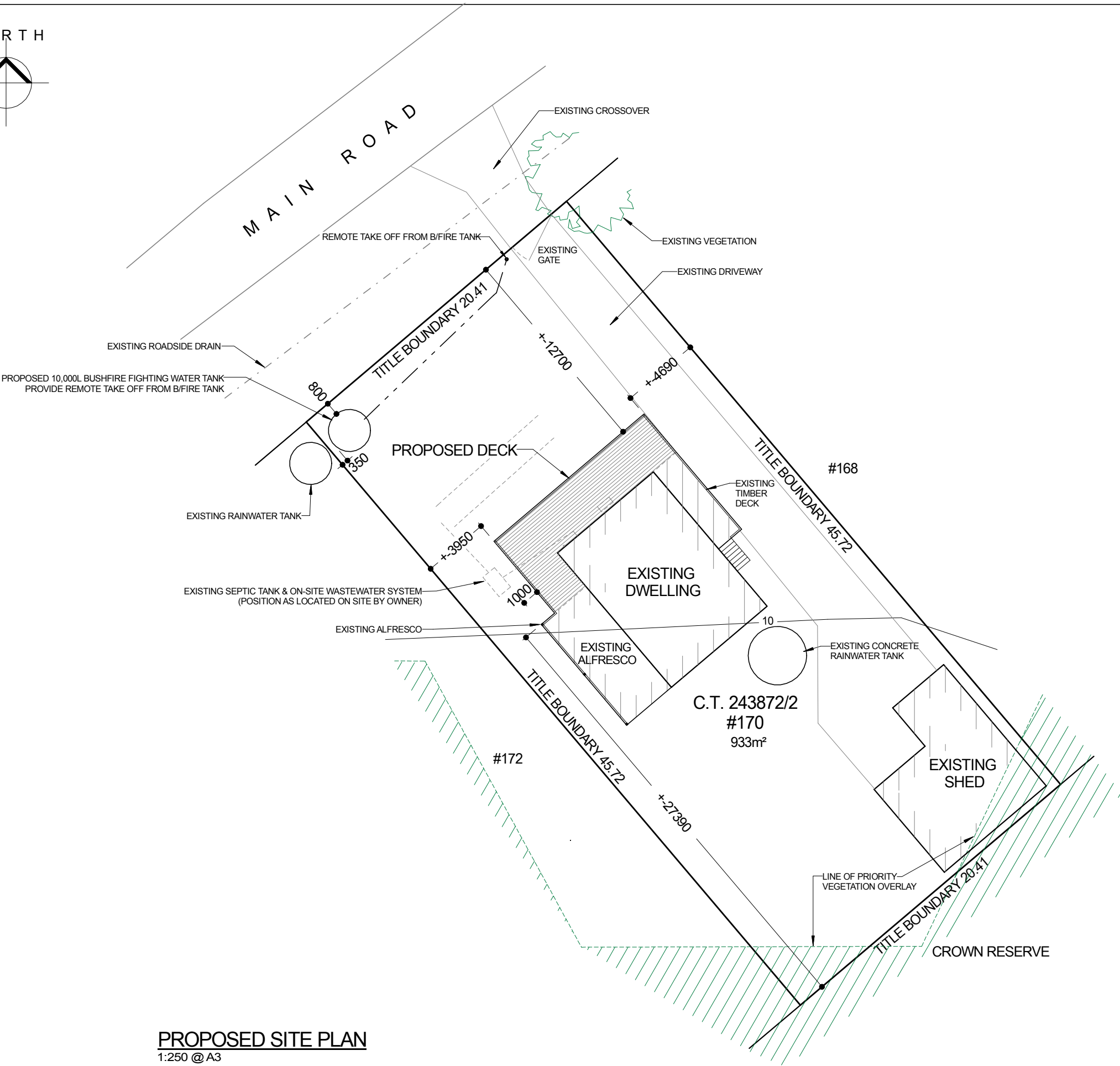
Proposed Deck Addition

for Skibidirizz Pty Ltd

#170 Main Road,
Binalong Bay, TAS 7216

Building Areas	
Proposed Deck Addition	41.75m²

Drawing Schedule	
Drg No.	Drawing Name
A01	Proposed Site Plan
A02	Proposed Floor Plan + Elevations
A03	Proposed Street Elevation



PROPOSED SITE PLAN
1:250 @ A3

- SOIL AND WATER MANAGEMENT**
- DOWNPIPES TO BE CONNECTED TO WATER TANK 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 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 THE 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

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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:

Skibidirizz Pty Ltd

project:

Proposed Deck Addition

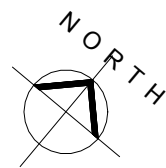
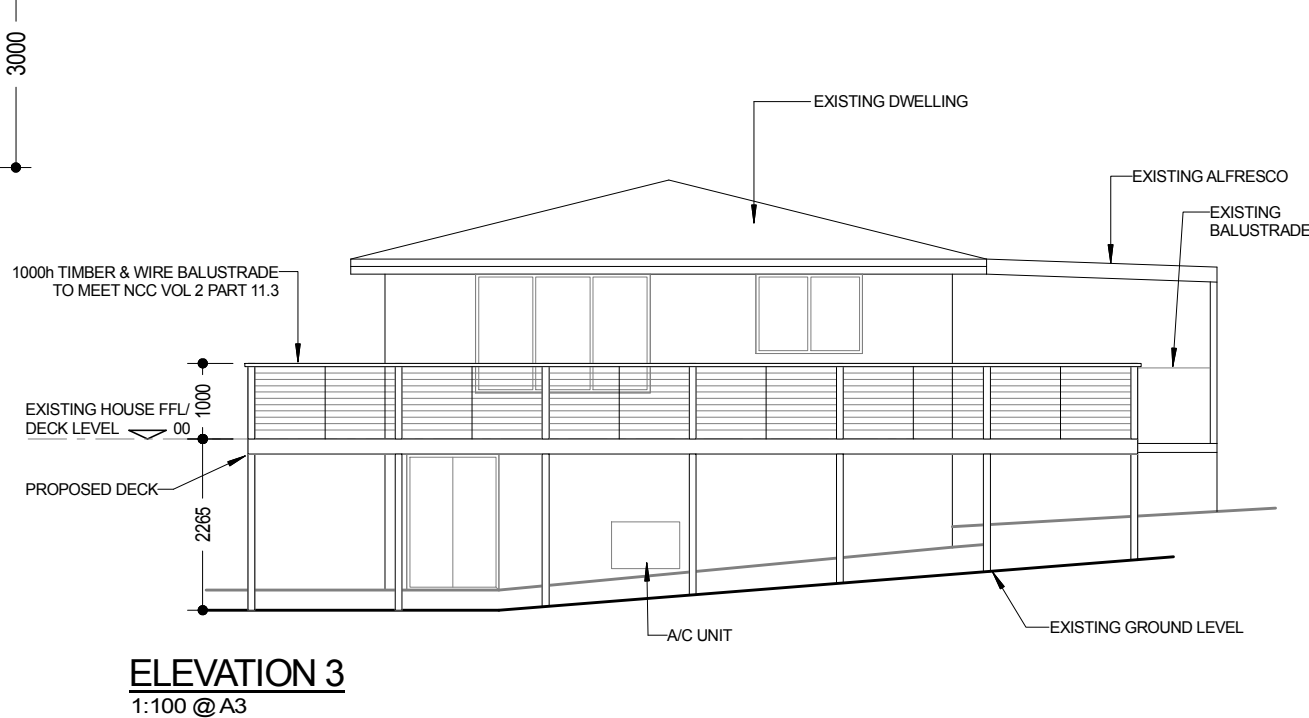
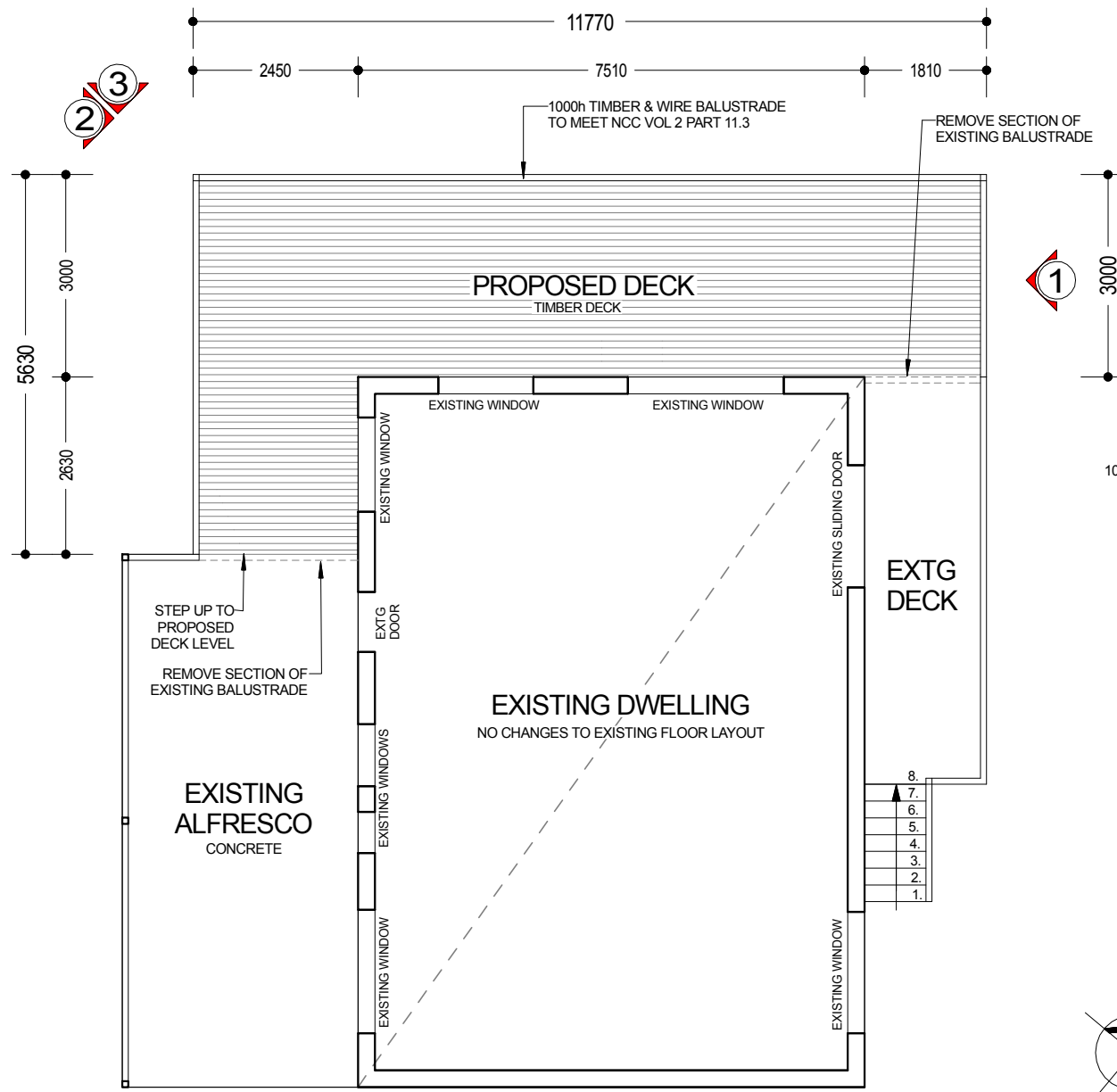
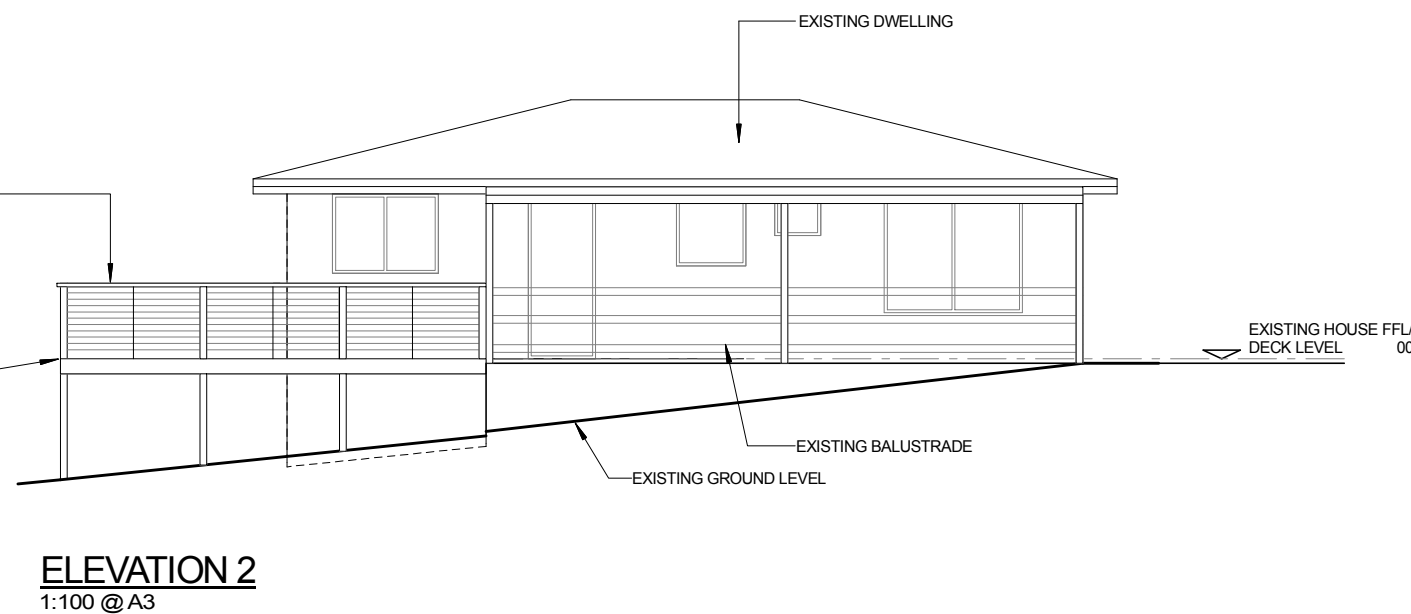
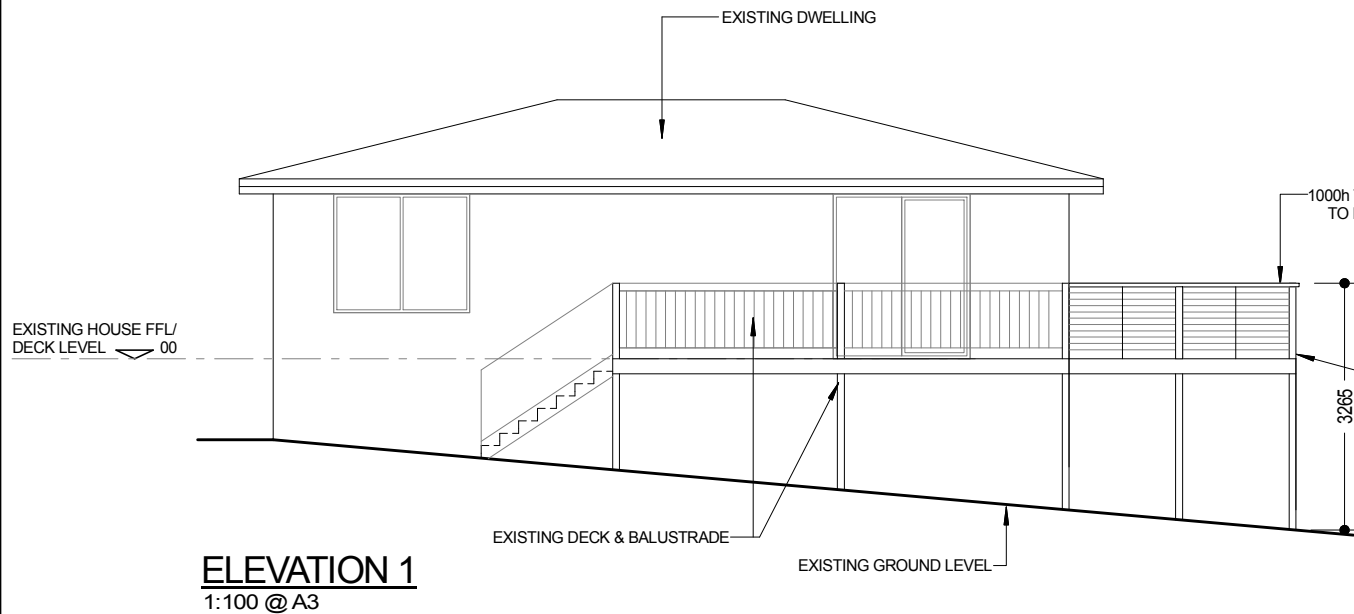
at:

**#170 Main Road,
Binalong Bay, TAS 7216**

drawing title:

Proposed Site Plan

REV.	DESCRIPTION	DATE
job. no.	revision	
347	-	
sheet no.	date	
A01	16/07/25	



- GRANO WORKER NOTE:**
- REINFORCED CONCRETE FOOTINGS & SLAB TO FOUNDATION DETAILS
- CARPENTER NOTE:**
- TIMBER/ STEEL BEAMS, JOISTS & LINTELS AS PER FRAMING PLANS

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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residential building design + documentation

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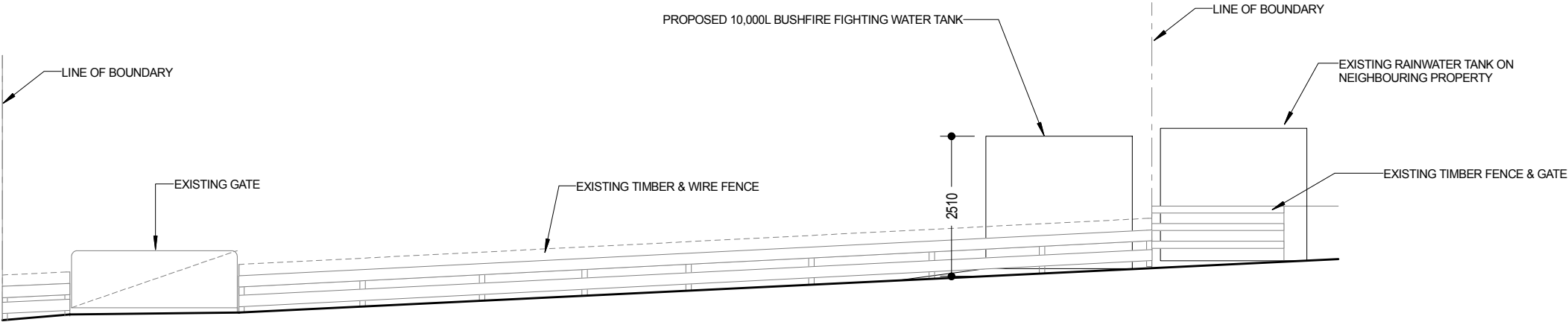
client:
Skibidirizz Pty Ltd

project:
Proposed Deck Addition

at:
**#170 Main Road,
Binalong Bay, TAS 7216**

drawing title:
Proposed Floor Plan + Elevations

REV.	DESCRIPTION	DATE
1	347	-
2	A02	16/07/25



ELEVATION TO BINALONG BAY ROAD
1:100 @ A3

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drawing title:
Proposed Street Elevation

REV.	DESCRIPTION	DATE
job. no.	revision	
347	-	
sheet no.	date	
A03	16/07/25	

DEVELOPMENT APPLICATION

COMPLIANCE REPORT

June 2025

OWNER'S DETAILS

Skibidirizz Pty Ltd
170 Main Road
Binalong Bay
TAS 7216

PROJECT DETAILS

Proposed Deck Addition at:
170 Main Road
Binalong Bay
TAS 7216

PREPARED BY

Jon Pugh Home Design
0459 586 013

DEVELOPMENT SITE DETAILS

The property currently has an existing dwelling, deck and colorbond shed on it. There is a slope running from the southern boundary down to the northern boundary.

PROPOSED DEVELOPMENT

It is proposed to provide a new deck to the northern face of the dwelling. The existing deck on the east elevation will be extended and will wrap around the northern face of the dwelling to join up with the existing alfresco area on the west side of the dwelling. A bushfire water static supply tank is required and is proposed to be positioned in the front corner of the property.

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: 41.75m²

Total Area of Development 41.75m²

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** – existing parking is not affected by this proposal and two car parking spaces are easily achievable within the property.
- **BRE-S2.0 Stormwater Management Specific Area Plan**– there are no roofed areas proposed in this development so this need not be not considered.
- **CODE C7.0 Natural Assets Code** – priority vegetation removal not considered in this 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 3.27m high.

10.4.3 Setback

P1 Performance Criteria

- a) It is proposed to place the required bushfire water static supply tank in the front corner of the property. Due to the topography and the natural slope and there is no unreasonable loss of amenity to neighbouring dwellings as views are still accessible over the tank.
- b) Existing surrounding buildings on neighbouring properties are set well back and will not be adversely affected by the bushfire water static supply tank being place here.
- c) The proposed bushfire water static supply tank is not over overly large or bulky. It in keeping with the height, bulk and form of existing buildings in the locality.
- d) The proposed bushfire water static supply tank in this location is partially screened by the existing timber and wire fence to the front boundary. There is an existing tank of similar size and built of similar materials on the neighbouring property to the western side.
- e) The safety of road users will not be affected by the proposed bushfire water static supply tank in this location. It is set well back from the main road and is partially screened by the existing timber and wire fence to the front boundary.

P2 Performance Criteria

- f) It is proposed to provide a new deck to the northern face of the dwelling. The existing deck on the east elevation will be extended and will wrap around the northern face of the dwelling to join up with the existing alfresco area on the west side of the dwelling. Due to the topography and the natural slope and there is no unreasonable loss of amenity to neighbouring dwellings.
- g) It is proposed to provide a new deck to the northern face of the dwelling. The existing deck on the east elevation will be extended and will wrap around the northern face of the dwelling to join up with the existing alfresco area on the west side of the dwelling. Due to the topography and the natural slope and there is no unreasonable loss of amenity to neighbouring dwellings.
- h) The deck addition is 1m further away from the boundary of the neighbour to the west than the existing alfresco area current is.
- i) The proposed deck is in keeping with the height, bulk and form of existing buildings in the locality.
- j) The existing dwelling and its private open space will not be adversely affected by the proposed deck. The proposed deck will enhance the use of private open space.

- k) Sunlight to private open space and windows of habitable rooms on adjoining properties will not be adversely affected by the proposed development. The property to the west is set well away from the boundary. The property to the east has its private open space well away from the proposed deck.
- l) The character of development of existing established properties is still developing.

10.4.4 Site Coverage

- A1 Acceptable Solution
The proposed development has a site coverage of 18.3%.

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.