32-34 Georges Bay Esplanade
St Helens Tasmania 7216
T: 03 6376 7900 | ABN 96 017 131 248

Break O'Day COUNCIL

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 / 00120
Applicant	D Johnson
Proposal	Residential - Demolition of Existing Deck and Construction of a New Deck with Roof
Location	12-14 Treloggen Drive, Binalong Bay (CT 9053/2)

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.

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 25th October 2025 **until 5pm Monday 10th November 2025.**

John Brown
GENERAL MANAGER

NORTH

PROJECT DETAILS:

ACCREDITATION DETAILS:	CAMERON DANIEL - CC969
	113-115 CIMITIERE STREET, LAUNCESTON
OWNER:	DAVID AND CAROLYN JOHNSON
TITLE REFERENCE:	VOLUME 9053 FOLIO 2
DRAWINGS:	S-P.24.1067-03-ARC-DRG-001
	S-P.24.1067-03-ARC-DRG-002
	S-P.24.1067-03-STR-DRG-001
	S-P.24.1067-03-STR-DRG-002
	S-P.24.1067-03-STR-DRG-003
	S-P.24.1067-03-STR-DRG-004
TOTAL DECK AREA:	52.9m²
DECK ROOF AREA:	45m²
REPORT CLIMATE ZONE:	7
BUSHFIRE-PRONE AREA	
BAL RATING:	N/A
SITE CLASSIFICATION:	ASSUMED CLASS S
WIND CLASSIFICATION:	CLASS N2

NOTE:
IF ADVERSE FOUNDATIONS ARE ENCOUNTERED UPON EXCAVATION IT IS TO BE REPORTED TO THE DESIGN ENGINEER OR BUILDING SURVEYOR.

SITE PLAN
SCALE 1:250

DRAWING REVISION HISTORY						
No.	DESCRIPTION	DRAWN	DESIGNED	REVIEWED	DATE	
		CPD	CPD	DBJ	09/05/2025	

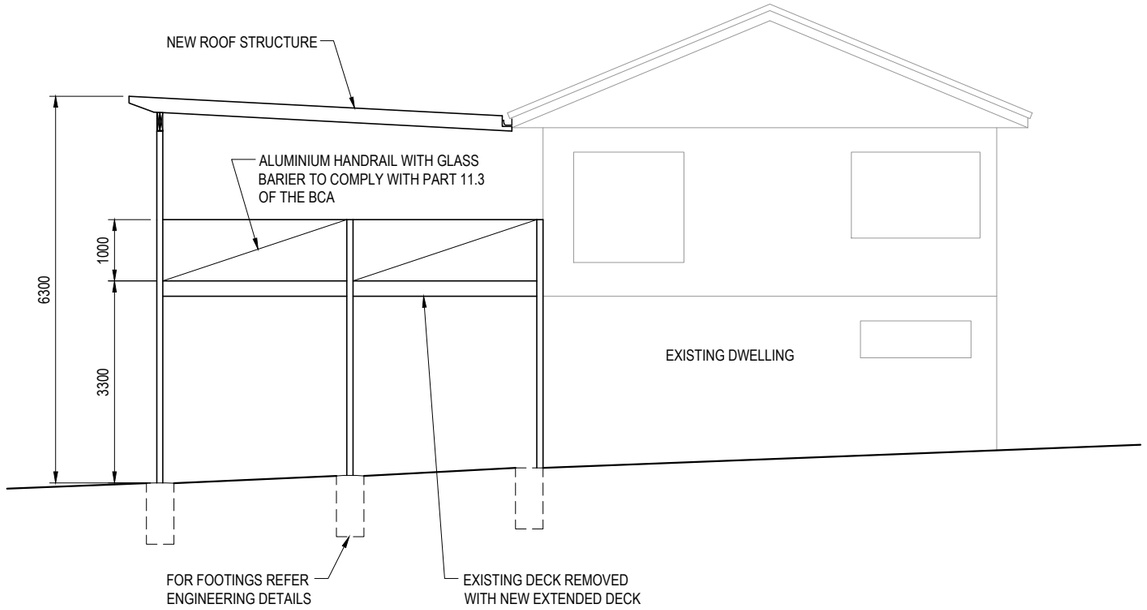
APPROVED
ORIGINAL COPY ON FILE "e" SIGNED BY
C.DANIEL
SIGNED
DATE 24/06/2025

SCALE (PLOTTED FULL SIZE) 1:250
SHEET SIZE A3

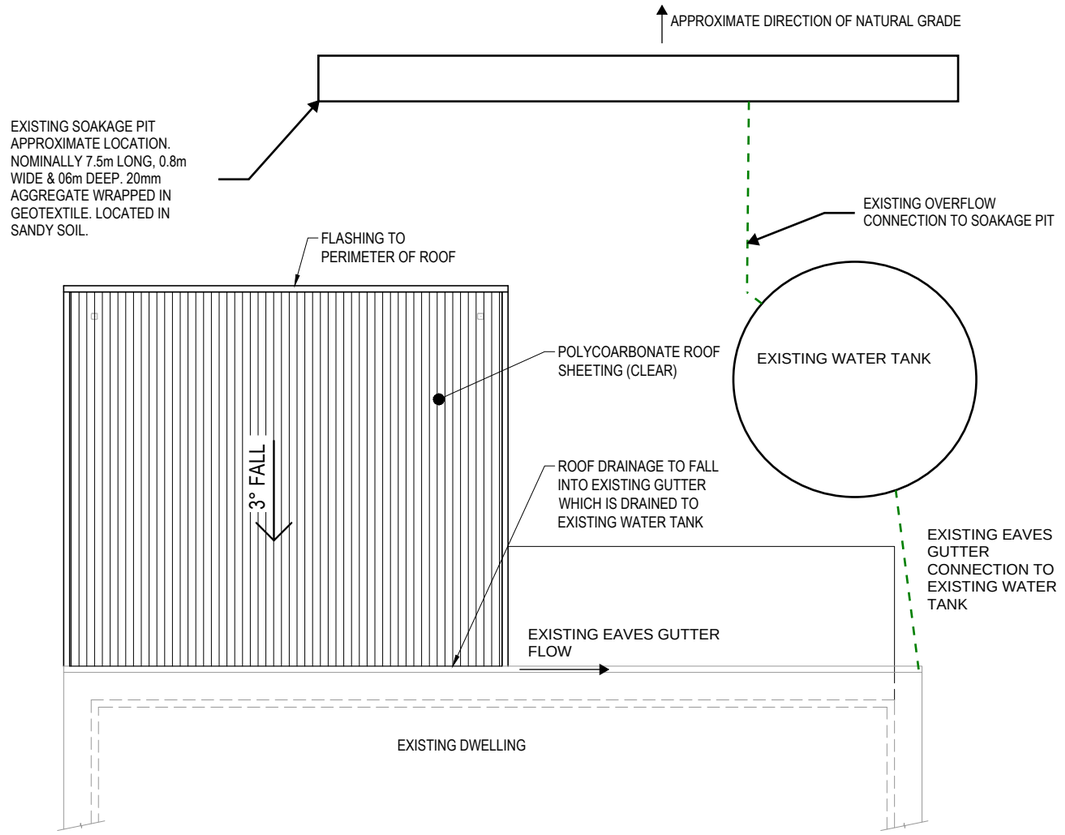
pitt&sherry
pittsh.com.au Phone 1300 748 874 ABN 67 140 184 309

CLIENT DAVID AND CAROLYN JOHNSON
PROJECT PROPOSED DECK REPLACEMENT
14 TRELOGGEN DRIVE, BINALONG BAY
STATUS **CONSTRUCTION**

DRAWING TITLE SITE PLAN
DATUMS: AHD / MGA
CLIENT No. -
DRAWING No. S-P.24.1067-03-ARC-DRG-001
REVISION 2
PRINT IN COLOUR
Jun. 24, 25 - 16:34:32 Name: S-P.24.1067-03-ARC-DRG-001.dwg



EAST ELEVATION
SCALE 1:100



ROOF PLAN
SCALE 1:100

ROOF DRAINAGE NOTES

DRAINAGE WATER FROM NEW ROOF WILL FALL INTO EXISTING EAVES GUTTER. THIS EAVES GUTTER DRAINS TO THE EXISTING ON SITE WATER TANK. OVERFLOW OF THE WATER TANK IS CONNECTED TO AN ON SITE SOAKAGE PIT.

SOAKAGE PIT IS LOCATED IN NATURAL SANDY SOIL AND WILL DISPERSE OVERFLOW AWAY FROM NEARBY BUILDING FOOTINGS.

ROOFING NOTES:

COLORBOND CUSTOM ORB POLYCARBONATE ROOF SHEETING CREST FIXED AT SIDE LAPS AND EVERY THIRD RIB FOR INTERNAL SPANS AND EVERY SECOND RIB FOR END SPANS

FIX WITH M6 x 50mm POLYCARBONATE ROOFING SCREWS
COLOUR: BY OWNER

BATTENS TYPICALLY 70 x 45 DEEP F7 TP AT 900 CRS. MAX.
SEE BCA VOL. 2 FIGURE 3.5.1.5 DIAGRAM B FOR DEFINITION OF INTERNAL AND END SPANS.

DRAWING REVISION HISTORY

No.	DESCRIPTION	DRAWN	DESIGNED	REVIEWED	DATE
		CPD	CPD	DBJ	09/05/2025

APPROVED
ORIGINAL COPY ON FILE "e" SIGNED BY
C.DANIEL
SIGNED
DATE 24/06/2025

SCALE (PLOTTED FULL SIZE) AS SHOWN
SHEET SIZE A3

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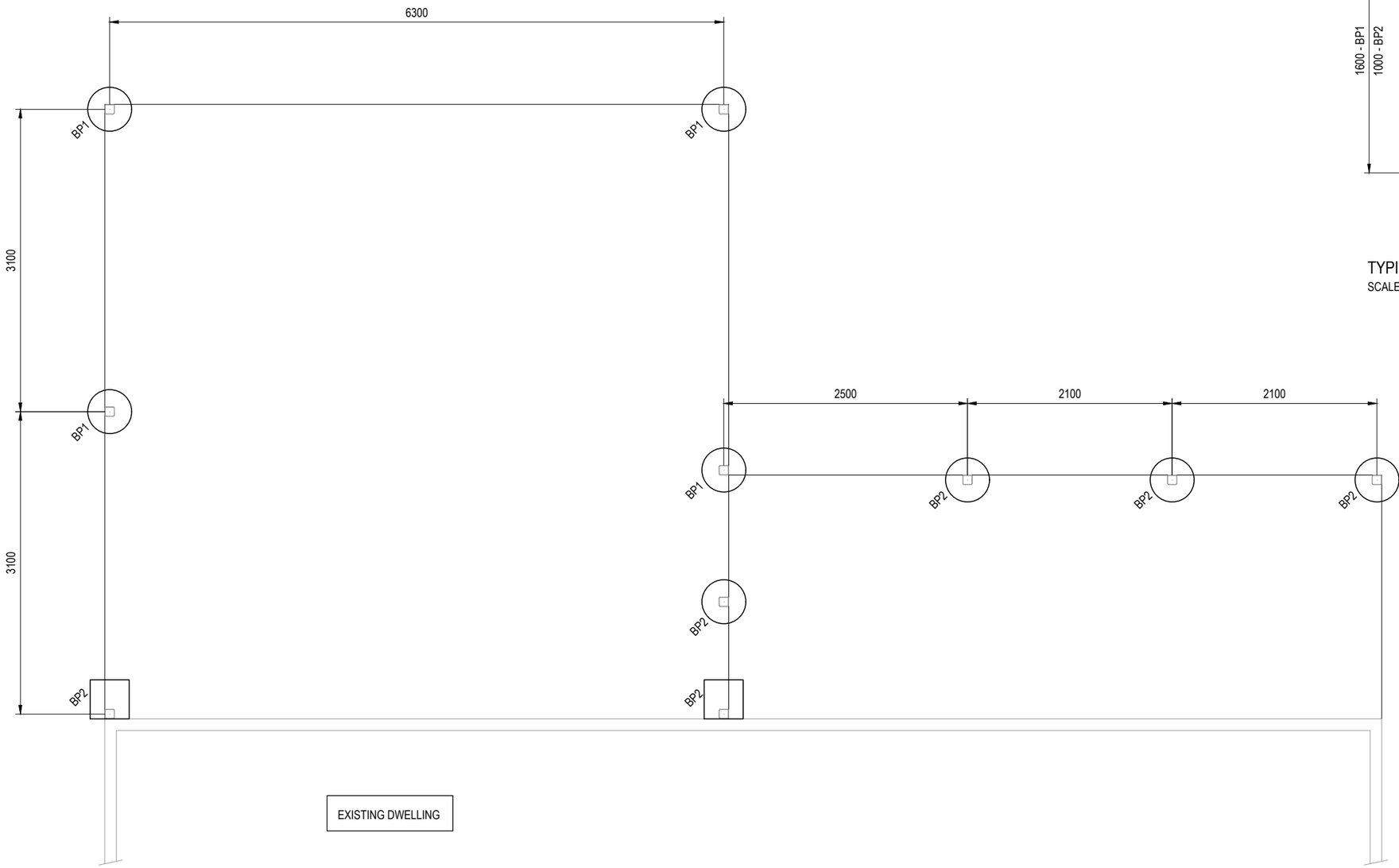
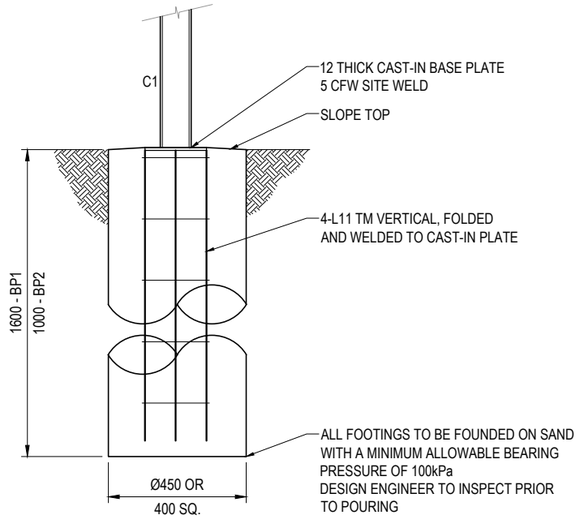
CLIENT DAVID AND CAROLYN JOHNSON
PROJECT PROPOSED DECK REPLACEMENT
14 TRELOGGEN DRIVE, BINALONG BAY
STATUS **CONSTRUCTION**

DRAWING TITLE ELEVATION AND ROOF PLAN
DATUMS: AHD / MGA
CLIENT No. -
DRAWING No. S-P.24.1067-03-ARC-DRG-002
REVISION 2
PRINT IN COLOUR
Jun. 24, 25 - 16:34:32 Name: S-P.24.1067-03-ARC-DRG-002.dwg

NORTH



FOOTING PLAN
SCALE 1:50



TYPICAL BORED PIER DETAIL (BP1)
SCALE 1:20

DRAWING REVISION HISTORY

No.	DESCRIPTION	DRAWN	DESIGNED	REVIEWED	DATE
		CPD	DBJ	JdG	09/05/2025

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"e" SIGNED BY
DJOHNSON
SIGNED
DATE 24/06/2025

SCALE (PLOTTED FULL SIZE) AS SHOWN
SHEET SIZE A3

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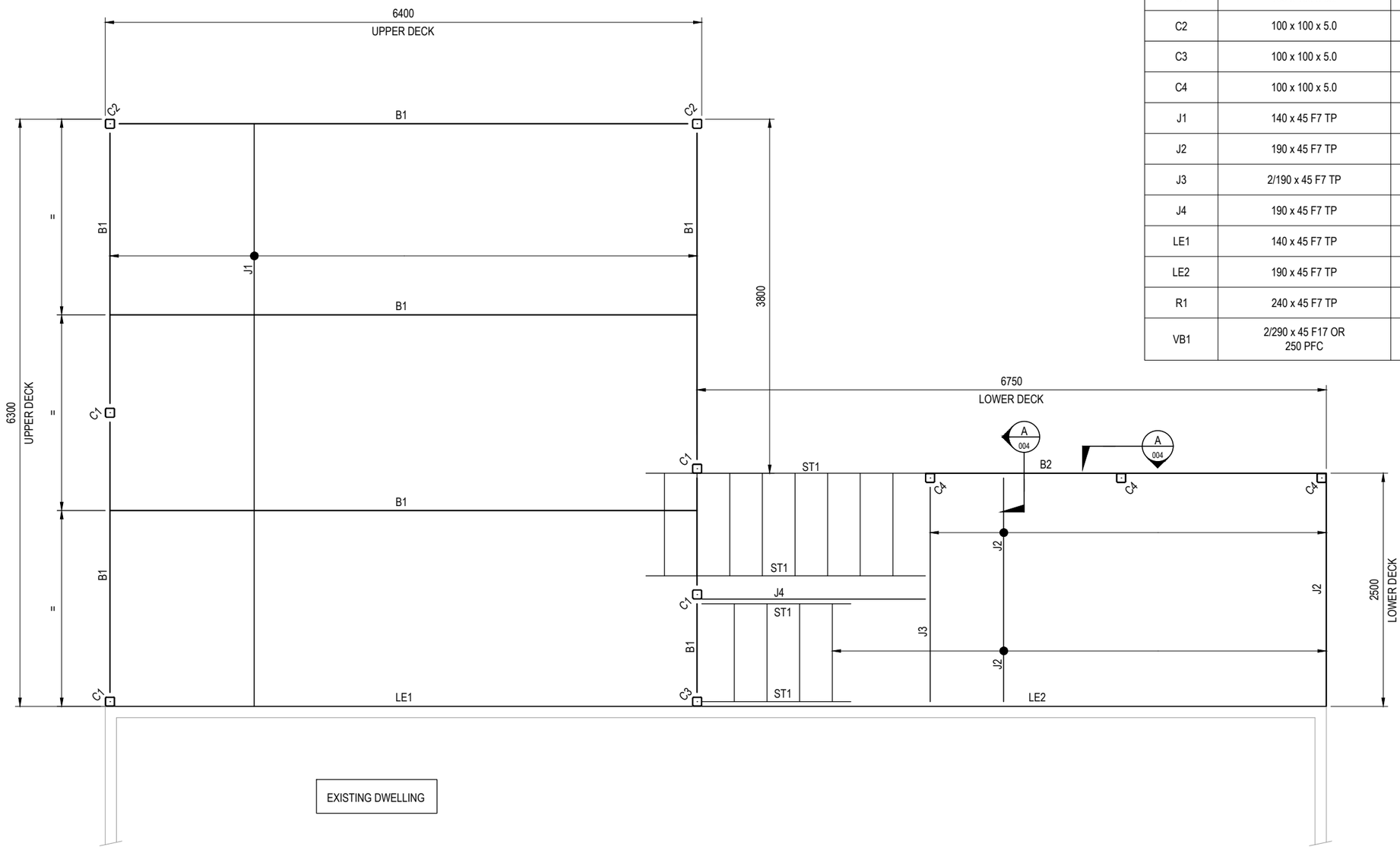
CLIENT DAVID AND CAROLYN JOHNSON
PROJECT PROPOSED DECK REPLACEMENT
14 TRELOGGEN DRIVE, BINALONG BAY
STATUS **CONSTRUCTION**

DRAWING TITLE FOOTING PLAN
DATUMS: AHD / MGA
CLIENT No. -
DRAWING No. S-P.24.1067-03-STR-DRG-001
REVISION -
PRINT IN COLOUR
Jun. 24, 25 - 16:34:32 Name: S-P.24.1067-03-STR-DRG-001.dwg

NORTH

MEMBER SCHEDULE		
MARK	MEMBER	COMMENTS
BA1	45 x 70 F7 TP	ROOF BATTENS AT 900 CRS.
B1	250 PFC	UPPER DECK PERIMETER BEAM
B2	2/190 x 45 F7 TP	LOWER DECK BEAM
C1	100 x 100 x 5.0	COLUMN - 1000 ABOVE UPPER DECK FFL
C2	100 x 100 x 5.0	COLUMN - FULL HEIGHT TO ROOF
C3	100 x 100 x 5.0	COLUMN - U/S OF UPPER DECK
C4	100 x 100 x 5.0	COLUMN - 1000 ABOVE LOWER DECK FFL
J1	140 x 45 F7 TP	UPPER DECK JOISTS AT 450 CRS.
J2	190 x 45 F7 TP	LOWER DECK JOISTS AT 450 CRS.
J3	2/190 x 45 F7 TP	LOWER DECK JOIST
J4	190 x 45 F7 TP	LOWER DECK JOIST
LE1	140 x 45 F7 TP	LEDGER - UPPER DECK
LE2	190 x 45 F7 TP	LEDGER - LOWER DECK
R1	240 x 45 F7 TP	RAFTERS AT 900 CRS.
VB1	2/290 x 45 F17 OR 250 PFC	VERANDAH BEAM H3 TREATED HARDWOOD



DECK FRAMING PLAN
SCALE 1:50

DRAWING REVISION HISTORY						
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						ORIGINAL COPY ON FILE "e" SIGNED BY DJOHNSON
						SIGNED
		CPD	DBJ	JdG	09/05/2025	DATE 24/06/2025

SCALE (PLOTTED FULL SIZE) 1:50
SHEET SIZE A3

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CLIENT DAVID AND CAROLYN JOHNSON
PROJECT PROPOSED DECK REPLACEMENT
14 TRELOGGEN DRIVE, BINALONG BAY
STATUS **CONSTRUCTION**

DRAWING TITLE DECK FRAMING PLAN
DATUMS: AHD / MGA
CLIENT No. -
DRAWING No. S-P.24.1067-03-STR-DRG-002
REVISION -
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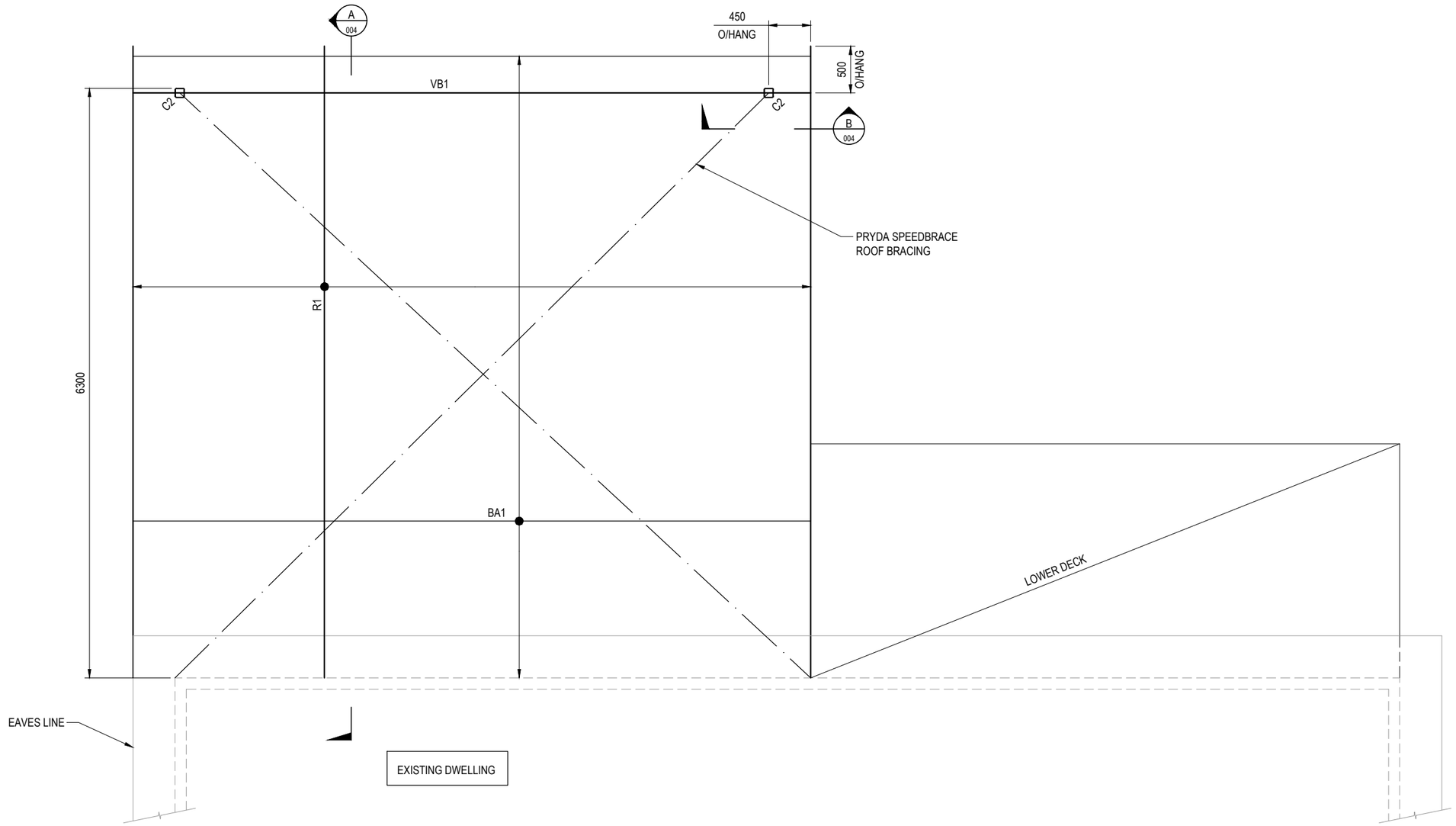
Jun. 24, 25 - 16:34:32 Name: S-P.24.1067-03-STR-DRG-002.dwg

NORTH



ROOF FRAMING PLAN
SCALE 1:50

DRAWING REVISION HISTORY							
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						DJOHNSON	
						SIGNED	
		CPD	DBJ	JdG	09/05/2025	DATE 24/06/2025	

SCALE (PLOTTED FULL SIZE) 1:50
SHEET SIZE A3

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CLIENT DAVID AND CAROLYN JOHNSON
PROJECT PROPOSED DECK REPLACEMENT
14 TRELOGGEN DRIVE, BINALONG BAY
STATUS **CONSTRUCTION**

DRAWING TITLE ROOF FRAMING PLAN
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REVISION -
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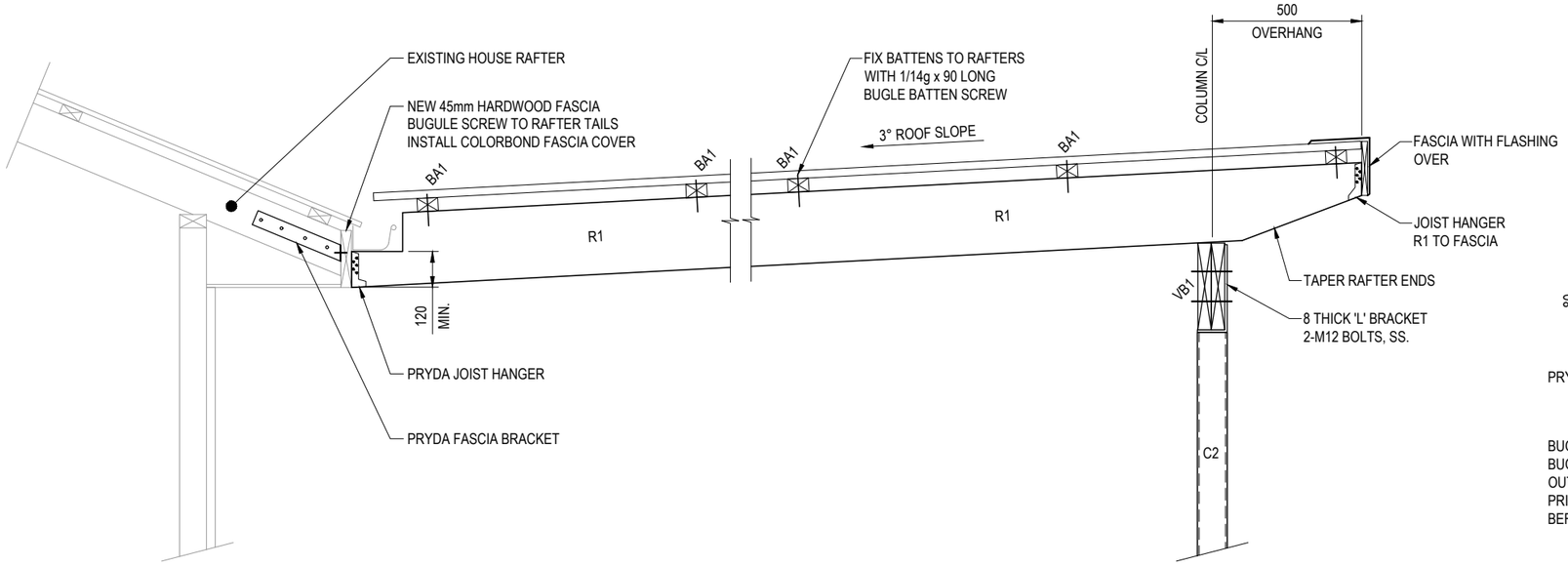

SECTION A
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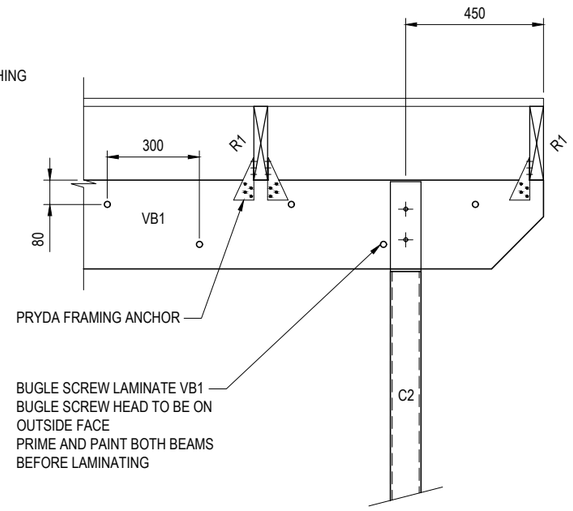

SECTION B
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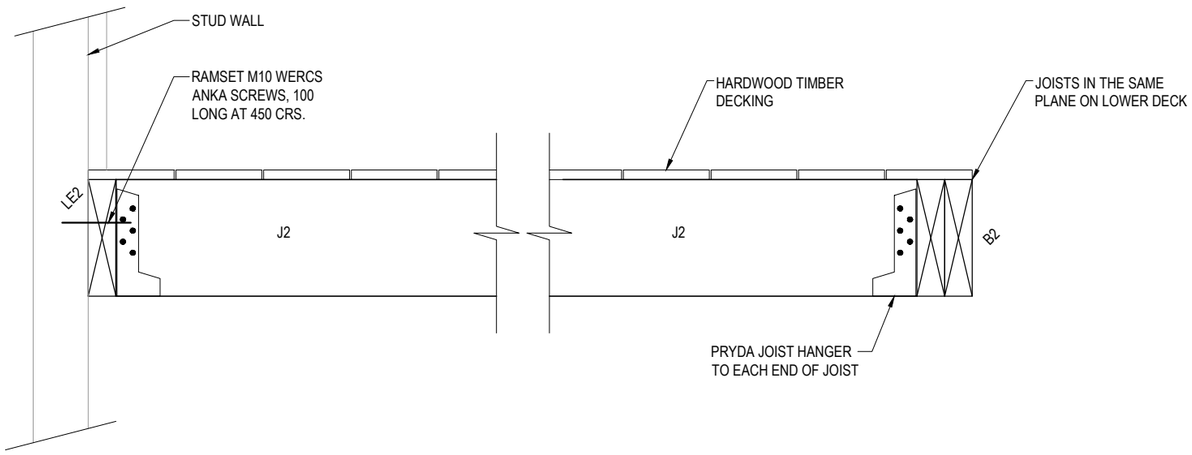
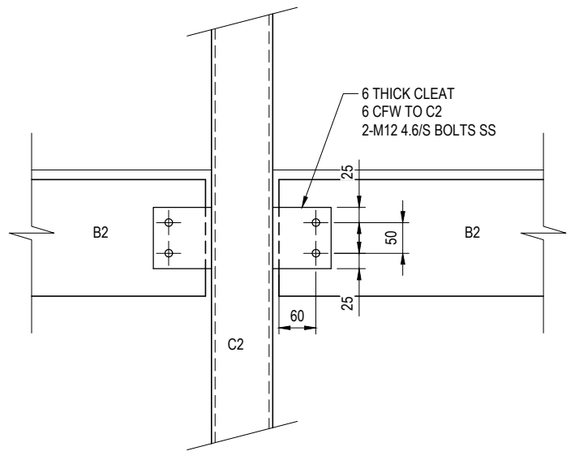


SECTION A
1:10
-



SECTION A
1:10
-

DRAWING REVISION HISTORY							SCALE (PLOTTED FULL SIZE)	1:50	SHEET SIZE	A3
No.	DESCRIPTION	DRAWN	DESIGNED	REVIEWED	DATE	APPROVED				
						ORIGINAL COPY ON FILE "e" SIGNED BY DJOHNSON				
						SIGNED				
		CPD	DBJ	JdG	09/05/2025	DATE 24/06/2025				

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CLIENT: DAVID AND CAROLYN JOHNSON

PROJECT: PROPOSED DECK REPLACEMENT
14 TRELOGGEN DRIVE, BINALONG BAY

STATUS: **CONSTRUCTION**

DRAWING TITLE: STRUCTURAL DETAILS
SHEET 1

DATUMS: AHD / MGA

CLIENT No. -

DRAWING No. S-P.24.1067-03-STR-DRG-004

REVISION -

PRINT IN COLOUR

Jun. 24, 25 - 16:34:33 Name: S-P.24.1067-03-STR-DRG-004.dwg

Pitt & Sherry (Operations) Pty Ltd
ABN 67 140 184 309

Phone 1300 748 874
info@pittsh.com.au
pittsh.com.au

Located nationally —
Melbourne
Sydney
Brisbane
Hobart
Launceston
Newcastle
Devonport

29 September 2025

David Johnson
6 Denway Grove
Norwood TAS 7250

Dear David

Re: 14 Treloggen Drive Deck Development – Stormwater Review

As requested, a review of the stormwater catchment of the proposed deck and associated roof at 14 Treloggen Drive, Binalong Bay has been undertaken. The following drawings were reviewed:

- S-P.24.1067-03-ARC-DRG-001 & 002

Specifically, the following request for further information from the Break O'Day Council will be addressed in this letter.

"Given the slope of land downhill and directs surface water into neighbour in this instance we need onsite detention calculations from suitable qualified person which consider the rain intensity and soil profile + consider location of existing waste water absorption areas to ensure this is not adversely impacted"

The proposed development consists of a new roof approximately 7.0m (W) x 6.2m (L). The water from this roof is directed into the existing eaves gutter of the existing dwelling. This eaves gutter drains to existing rainwater tanks located adjacent to the house. An overflow connects from these rainwater tanks to a nearby soakage pit.

The downhill dwelling for the neighbours is located approximately 25m from the existing soakage pit which occurs over a gradient of approximately 10%.

The excerpt in the attached Figure 1 provides an overview of the proposed development.

The following observations and comments can be provided:

- The area below the new roof is predominantly impervious with a mixture of concrete and pavers which direct water to the surface of the ground located adjacent to the existing soakage pit. Approximately 30% of the area is non-pervious, being mostly a gravel area with some intermixed grass. Without the proposed roof, water landing in this area will be directed further downhill beyond the existing soakage pit before dispersing and soaking into the lawn. The provision of the roof will improve the dispersion of surface water by reducing the quantity that runs towards the downhill neighbours.
- The existing soakage pit will adequately collect and disperse overflow from the rainwater tanks. The natural sandy soil in this area has sufficient ability to disperse the small quantity of overflow expected. When assuming an AEP of 10% and resulting rainfall intensity of 115mm/hr over 5 minutes this results in an additional flow of approximately 1.4L/s from the new roof which is considered to be an insignificant increase in flow for the existing soakage pit.

- The existing soakage pit is located approximately only 1.5m downhill from the proposed roof, with the soakage pit extending across approximately 30% of the front of the deck/roof. This demonstrates that the stormwater is being shifted only slightly laterally away from where it would have landed on the ground. This slight re-direction of the stormwater is considered insignificant.
- The dwelling for the downhill neighbour is approximately 25m away from the existing soakage pit. This is considered to be ample distance for water within the soakage pit to disperse into the sandy soil.
- There are no identified watercourses that impact the land
- There are no identified risks of inundation, land stability or coastal erosion at this site
- Given the location, it is not expected that any seasonal water table at the site will have effect.

In summary, the existing soakage pit is considered to be an acceptable measure for dispersing the overflow from the new roof without adversely impacting the downhill neighbours. This determination has considered all aspects as per the Performance Criteria P1 of clause *BRE-S2.7.1 Stormwater management* from the BRE-S2.0 Stormwater Management Specific Area Plan.

Yours sincerely

Joshua Coates
Principal Civil/Hydraulic Engineer

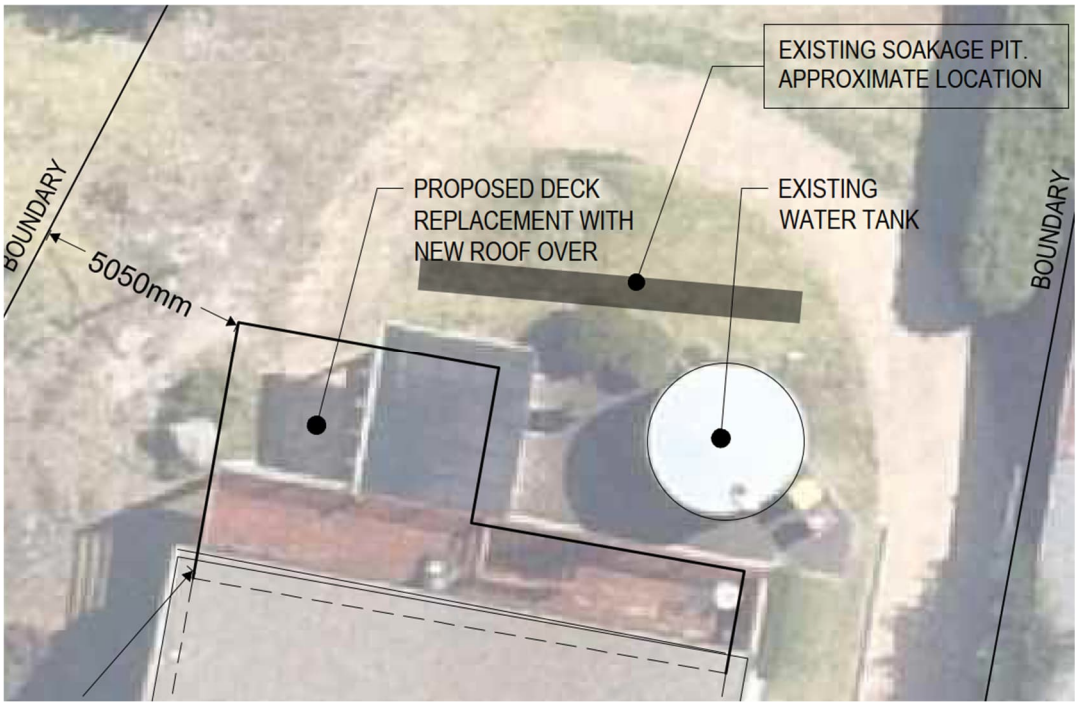

Figure 1: Overview of Development