

Development Applications

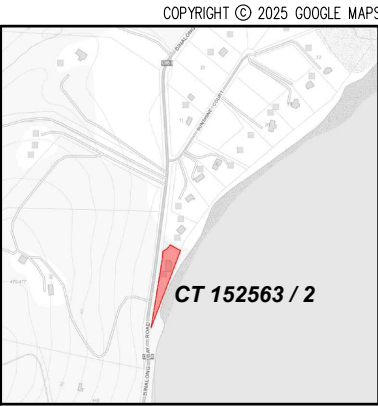
Notice is hereby given under Section 57(3) of the *Land Use Planning & Approvals Act 1993* that an application has been made to the Break O' Day Council for a permit for the use or development of land as follows:

DA Number	DA 2025 / 00090
Applicant	D Shaw and M Deegan
Proposal	Residential – Construction of a Shed
Location	Unit 2 484 Binalong Bay Road, St Helens (CT 152563/2)

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 8th November 2025 **until 5pm Friday 21st November 2025**.

John Brown
GENERAL MANAGER



LOCALITY PLAN
NOT TO SCALE

AREAS		
EXISTING DWELLING (FLOOR PLATE, EXCL. VERANDAH)		±200 m²
EXISTING OUTBUILDING (SHED)		54 m²
PROPOSED SHED		130 m²
TOTAL		±384 m²
SITE (CT 152563/2)		3,296 m²
SITE COVERAGE		12%

DRAWING INDEX	
1A of 3.	COVER SHEET
2A of 3.	SITE PLAN
3 of 3.	FLOOR PLAN & ELEVATIONS

Proposed Shed
at 2/484 Binalong Bay Road, St Helens,
for David Shaw

Revision 'A' (25/7/2025)
ADDITIONAL INFO PROVIDED IN RESPONSE TO
BODC FURTHER INFO REQUEST (20/6/2025)

HED Consulting
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PROPOSED SHED at 2 / 484 BINALONG BAY RD, ST HELENS, for DAVID SHAW			
Date :	29/4/2025	Job No. :	H3015
Scale :	Shown at A3	Sheet :	1A of 3
Drawn :	DA	Issue :	PLANNING

Check all dimensions on site before commencing work.
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* NEW WATER TANKS

- (1) 10,000 LITRES (MIN.) CAPACITY
NON-COMBUSTIBLE TANK (RESERVED
FIREFIGHTING SUPPLY)
(2) 22,000 LTR (NOM.) CAPACITY POLY
TANK (DOMESTIC SUPPLY)

** SCREEN PLANTING

NOMINAL SCREEN PLANTING TO OBSCURE
PROPOSED SHED FROM ROAD CORRIDOR

CARPARKING NOTE:

ON-SITE PARKING PROVIDED IN ACCORDANCE WITH TPS
PART C2.0 (INCL. TABLE C2.1) REQUIREMENTS (NOTE:
DRIVEWAY & ACCESS WIDTH NOT LESS THAN 3.0m)

TASMANIAN PLANNING SCHEME (TPS)

STATE PLANNING PROVISIONS PART

C7.0 NATURAL ASSETS CODE

(ADDRESSING C7.6.1 BUILDINGS AND WORKS WITHIN A WATERWAY AND
COASTAL PROTECTION AREA OR FUTURE COASTAL REFUGIA AREA WILL
NOT HAVE AN UNNECESSARY OR UNACCEPTABLE IMPACT ON NATURAL
ASSETS P1.1 REQUIREMENTS.)

- (e) THERE WILL BE NO IMPACTS CAUSED BY EROSION, SILTATION,
SEDIMENTATION AND RUNOFF;
(f) THERE WILL BE NO OR MINIMAL IMPACTS ON RIPARIAN OR
LITTORAL VEGETATION (NO REMOVAL OF VEGETATION IS PROPOSED);
(g), (h), (i), (j) AND (k) ARE NOT RELEVANT TO THIS PROPOSAL;
(l) THE PROPOSED LOCATION IS A SITE CURRENTLY USED FOR
RESIDENTIAL PURPOSES, WITH A SINGLE DWELLING AND OUTBUILDING
AND ASSOCIATED INFRASTRUCTURE ALREADY EXISTING ON THE LOT;
(m) THE EXISTING TOPOGRAPHY OF THE SITE MEANS MINIMAL TO NO
CUT AND FILL WILL BE REQUIRED;
(n) BUILDING DESIGN INCORPORATES AN APPROPRIATE RESPONSE TO
THE SIZE, SHAPE, CONTOURS AND SLOPE OF THE LAND;
(o) THE PROPOSAL WILL HAVE MINIMAL IMPACTS ON COASTAL
PROCESSES, INCLUDING SAND MOVEMENT AND WAVE ACTION;
(p) THE PROPOSED WORKS WILL CREATE MINIMAL TO NO NEED FOR
FUTURE WORKS FOR THE PROTECTION OF NATURAL ASSETS,
INFRASTRUCTURE AND PROPERTY;
(q) AND (r) BEST PRACTICE GUIDELINES TO BE OBSERVED AS
APPROPRIATE DURING AND AFTER CONSTRUCTION.

(ADDRESSING C7.6.2 CLEARANCE WITHIN A PRIORITY VEGETATION P1.1
REQUIREMENTS.)

NOTE THAT NO REMOVAL OF VEGETATION IS PROPOSED

TASMANIAN PLANNING SCHEME (TPS)

STATE PLANNING PROVISIONS PART

C8.0 SCENIC PROTECTION CODE

(ADDRESSING C8.6.2 DEVELOPMENT WITHIN A SCENIC ROAD CORRIDOR.)
NO REMOVAL OF VEGETATION IS PROPOSED, WITH PROPOSED ADDITIONAL
SCREEN PLANTING (SHOWN NOMINALLY ON SITE PLAN AND NOTED
ABOVE) TO OBSCURE THE PROPOSED STRUCTURE FROM THE ROAD.

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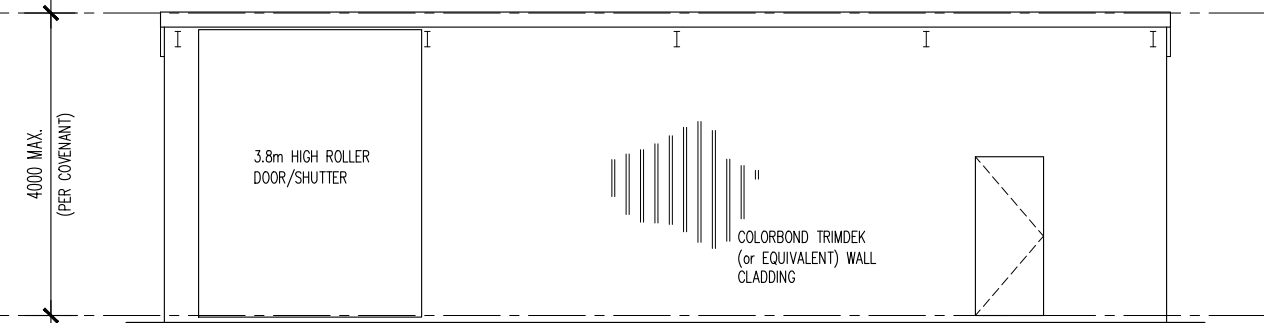
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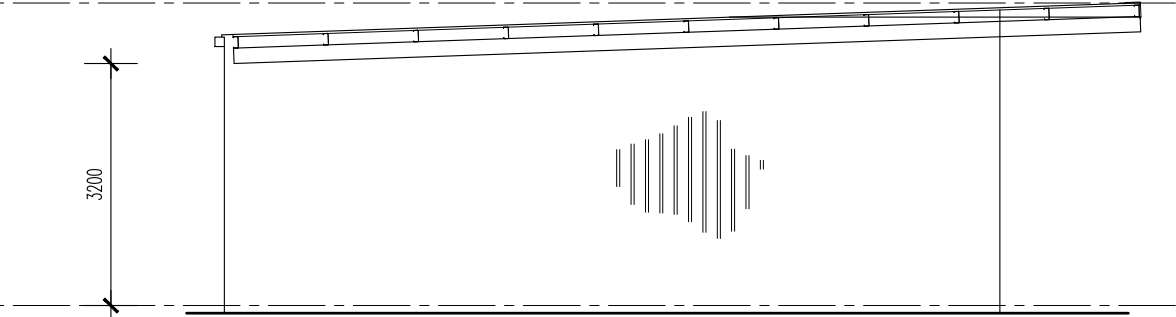
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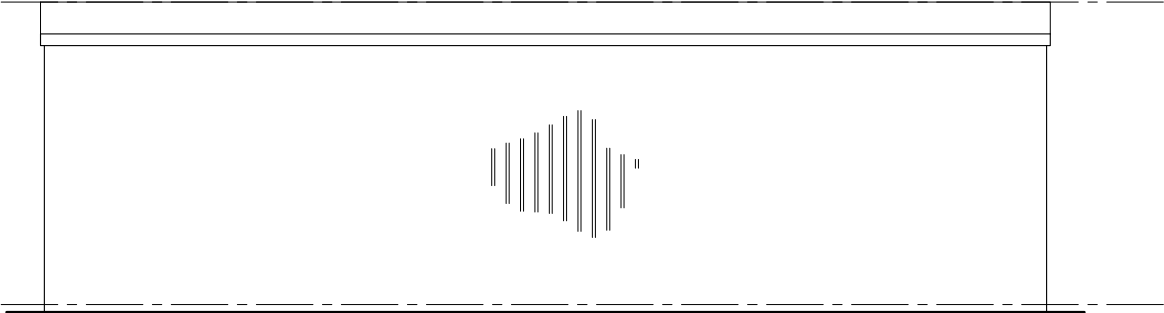
south

ELEVATIONS

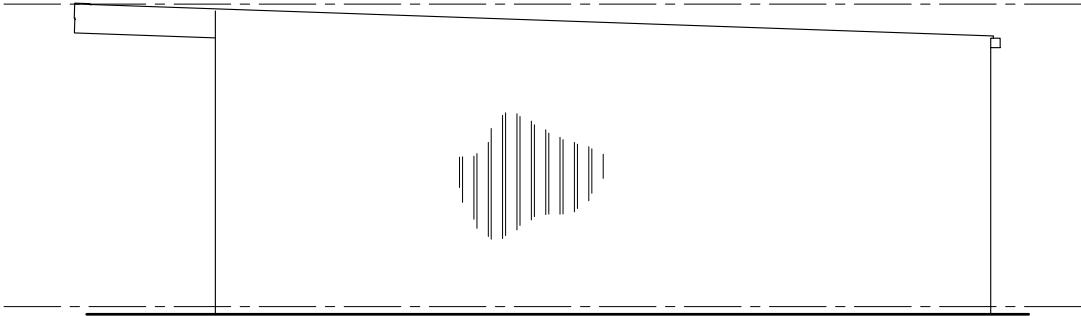
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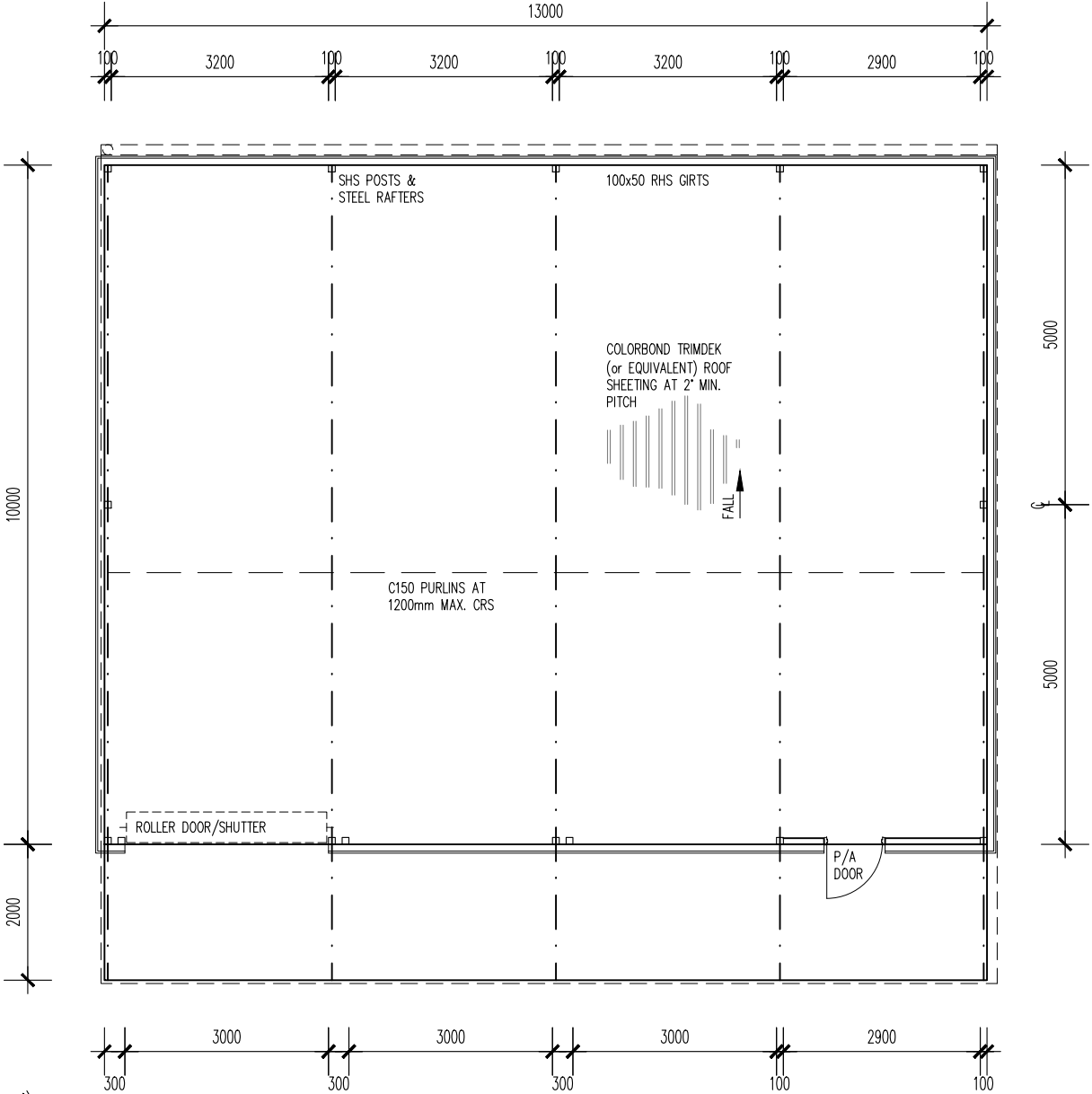
west



north



east



PLAN

SCALE 1 : 100

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Planning Scheme Response Provided By Applicant (23/09/2025):

Item 4

11.4.1 Site Coverage

- Due to the restricting shape of the property the proposed location is the only practical location for the shed as the property is long and narrows to a point
- The proposed shed will have a rainwater catchment tank to be used for domestic purposes and vegetable garden and garden beds.
- There will be no vegetation removed from the proposed site
- There appears to be other developments on established properties in the area which have been approved with similar constraints ie; setbacks less the 20m etc

11.4.2 Building height, setback and siting

P2 - Due to the restricting shape of the property the proposed location is the only practical location for the shed as the property is long and narrows to a point. The shed will be screened by trees thus having little or no impact from the road and neighbouring property. Due to the ground sloping away from the road the construction of the shed will start below the road level.

P3 - Due to the restricting shape of the property the proposed location is the only practical location for the shed as the property is long and narrows to a point. The shed will be screened by trees thus having little or no impact from the road and neighbouring property. Due to the ground sloping away from the road the construction of the shed will start below the road level.

C2.0 Parking and Sustainable Transport Code

C2.6.1 - The current driveway is gravel which already extends to the position of the proposed shed.

C2.6.2 As discussed in our meeting at the council chambers this is not needed.

C7.0 Natural Assets Code

C7.6.2 There is no need for any removal for vegetation in this area

C8.0 Scenic Protection Code

C8.6.2 - As detailed in 11.4.1 the 10,000 litre water tank will be removed from position on drawing to a position outside the scenic corridor. The shed will be screened by trees thus having little or no impact from the road and neighbouring property. Due to the ground sloping away from the road the construction of the shed will start below the road level.