

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 / 00037
Applicant	M Reeves
Proposal	Visitor Accommodation - Additional Use for Visitor Accommodation
Location	Unit 107 17 Wedge Court, Binalong Bay (156912/107)

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 18th April 2026 **until 5pm Friday 1st May 2026**.

John Brown
GENERAL MANAGER

Project:

New Beach House

200/107 Wedge Crt, Binalong Bay

Client:

Mel & Tyler Reeves

Project Number: CE2108

Issue Number: BA1

AREAS:

Site Area: 421m²
New Total Gross Floor Area: 291m²
(Gross excl. outbuildings, verandahs, decks)
Proposed Total Roofed Area: 188m²
New deck: 23m²
Impervious surfaces (total): 225m²
Pervious Surface: 196m²
Site Coverage: 53%

Accreditation no: CC7464
Title Reference: 156912/107
Soil Classification: M
Wind Classification: N3
Wind speed: 50
Climate Zone: 7
Bushfire Management: N/A

ARCHITECTURAL DRAWINGS:

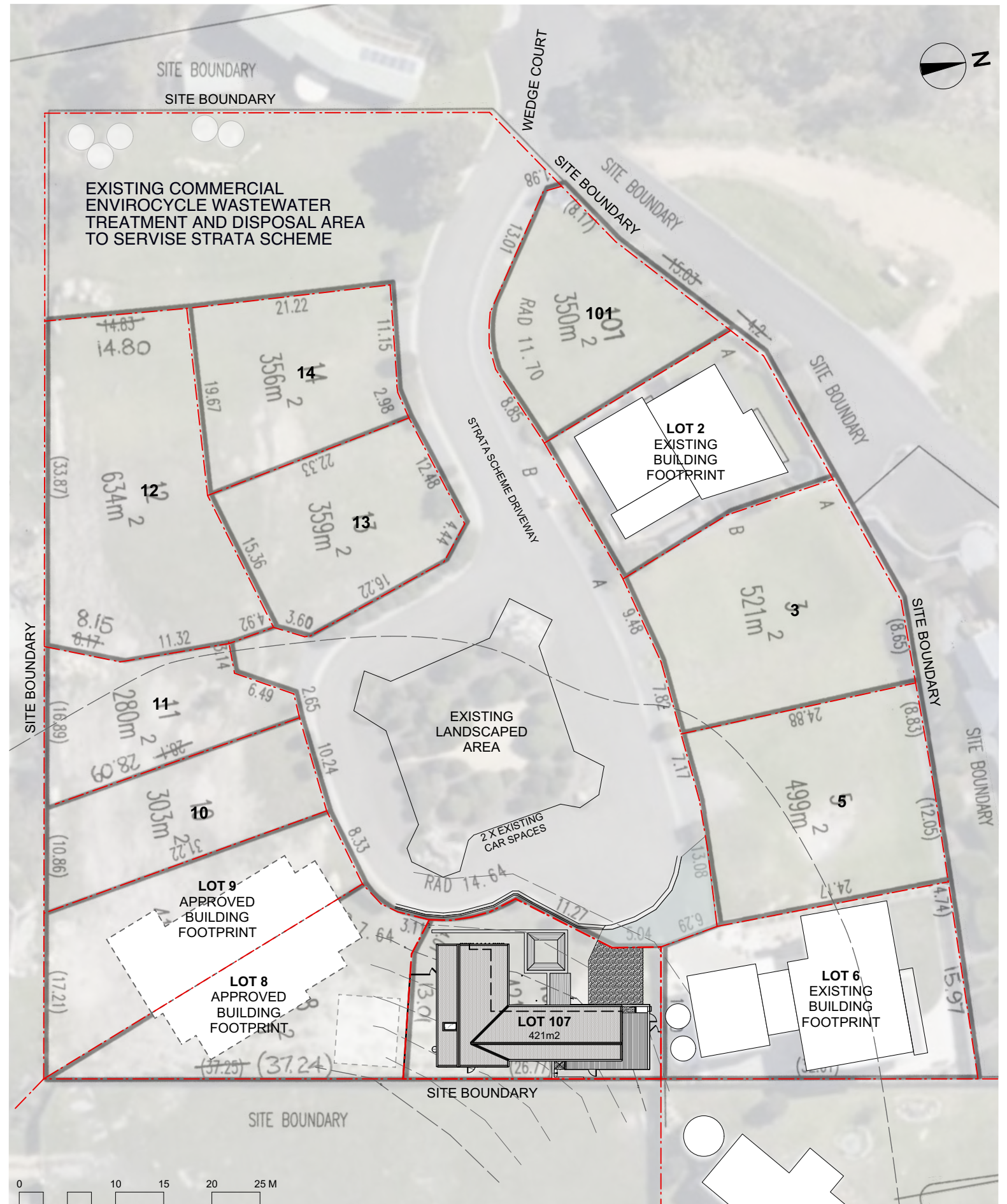
WD00	Cover Strata site plan
WD01	Schedules & Notes
WD02	Site Plan
WD03	Slab Setout
WD04	GROUND Floor Plan
WD05	FIRST Floor Plan
WD06	Reflected Ceiling Plans
WD07	Roof plan
WD08	Electrical Layout Plans
WD09	Drainage & Plumbing Plans
WD10	Elevations 1
WD11	Elevations 2
WD12	Section AA
WD13	Section BB & CC
WD14	Section DD & EE
WD15	Details 1
WD16	Details 2
WD17	Stair Details
WD18	Window Schedule 1
WD19	Window Schedule 2
WD20	Internal Elevations 1
WD21	Internal Elevations 2
WD22	Internal Elevations 3
WD23	TRUSS DIMENSIONS
WD24	Steel Door Hood Detail
WD25	Wet Area Waterproofing

CHARLIE ELLIS

ARCHITECTURE

BA Env.Des. B.Arch Registered Architect (TAS)

Holyman House, Level 2 52-54 Brisbane Street
LAUNCESTON TAS 7250
0407355489
cellisarchitecture@bigpond.com



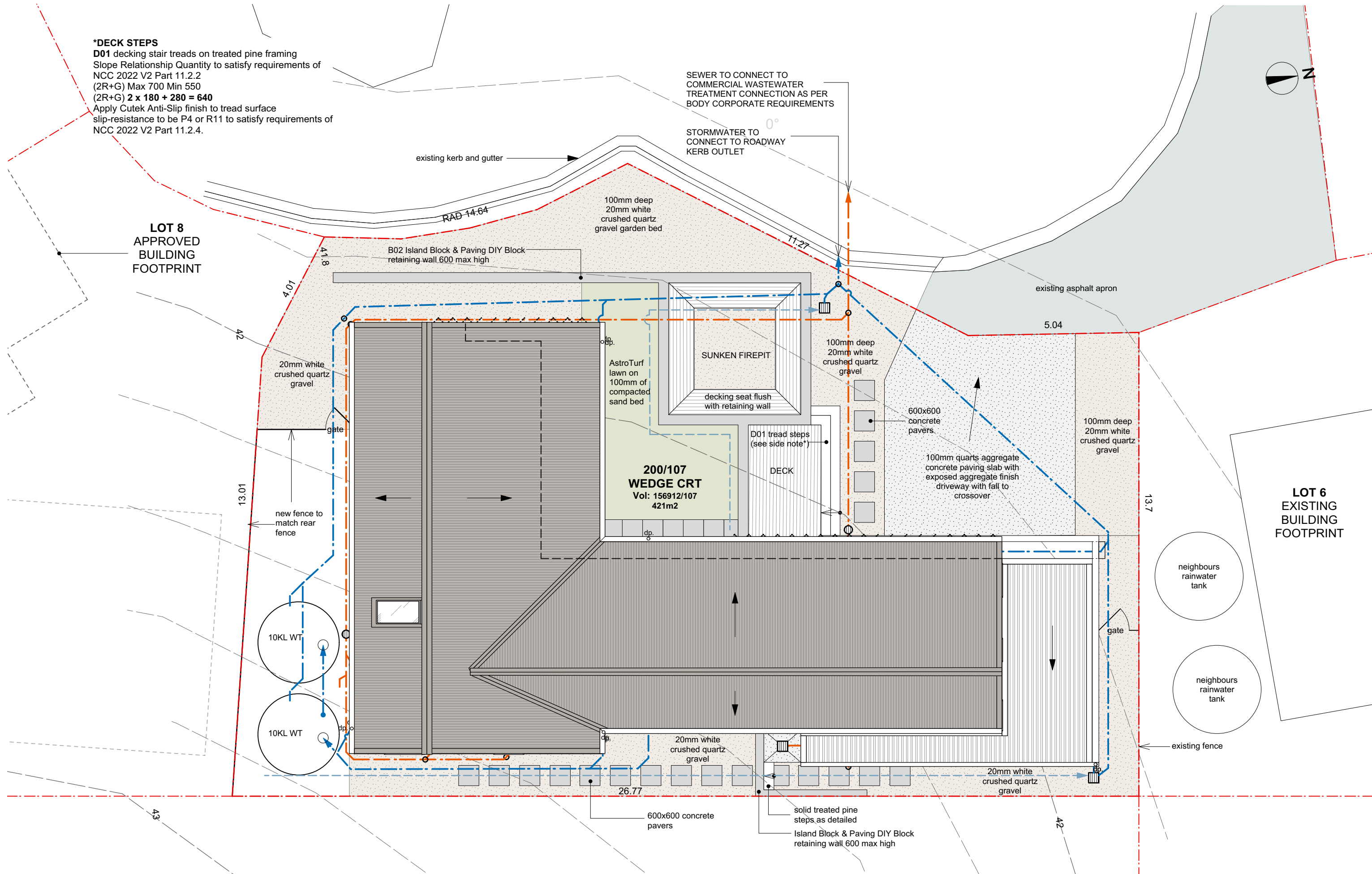
LOCALITY PLAN

***DECK STEPS**

D01 decking stair treads on treated pine framing
 Slope Relationship Quantity to satisfy requirements of
 NCC 2022 V2 Part 11.2.2
 (2R+G) Max 700 Min 550
 (2R+G) $2 \times 180 + 280 = 640$
 Apply Cutek Anti-Slip finish to tread surface
 Slip-resistance to be P4 or R11 to satisfy requirements of
 NCC 2022 V2 Part 11.2.4.

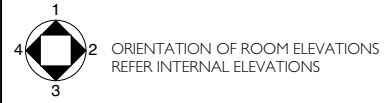
**LOT 8
 APPROVED
 BUILDING
 FOOTPRINT**

**LOT 6
 EXISTING
 BUILDING
 FOOTPRINT**



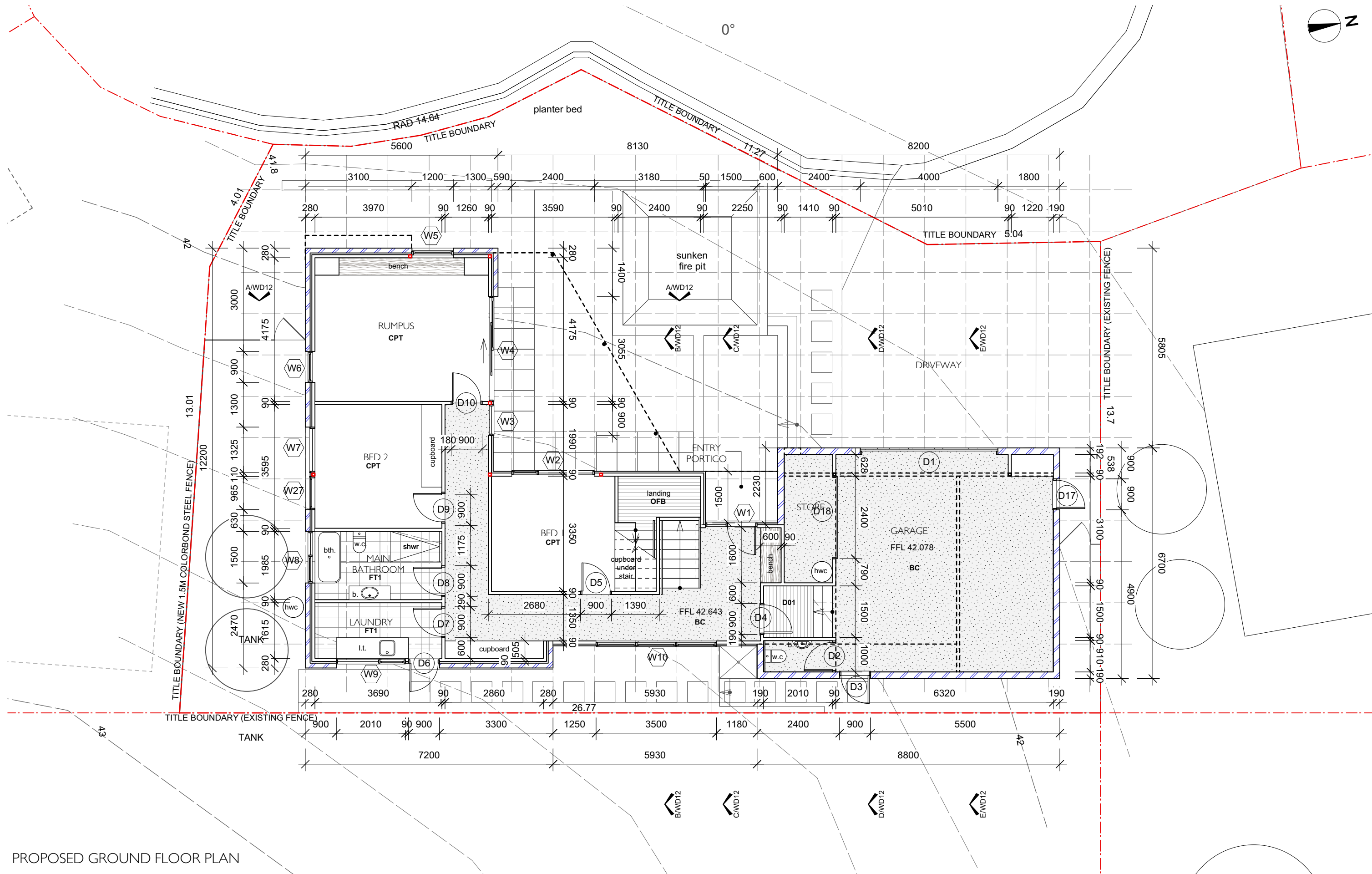
notes:

- All dimensions in millimetres.
- Do not scale drawings
- Contractor to verify all dimensions on site prior to commencement of any work or shop drawings.
- All drawings shall be read in conjunction with specifications and consultants' details.
- All work carried out shall be in accordance with the Building Code of Australia, Australian Standards, specifications and local authority by-laws and regulations.
- Any discrepancies shall be referred to the Architect.



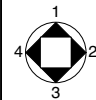
**CHARLIE ELLIS
 ARCHITECTURE**
 0407355489 - cellisarchitecture@bigpond.com

PROJECT	Beach House 200/107 WEDGE CRT, BINALONG BAY		PROJECT #	CE2108	
CLIENT	MEL & TYLER REEVES		DATE #	8/1/24	
DWG	SITE PLAN		DWG #	WD02	
			SCALE @ A3	1:200	
			DRAWN	CE	
		ACC No	CC7464	REVISION	BA1



PROPOSED GROUND FLOOR PLAN

- notes:**
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ORIENTATION OF ROOM ELEVATIONS
REFER INTERNAL ELEVATIONS

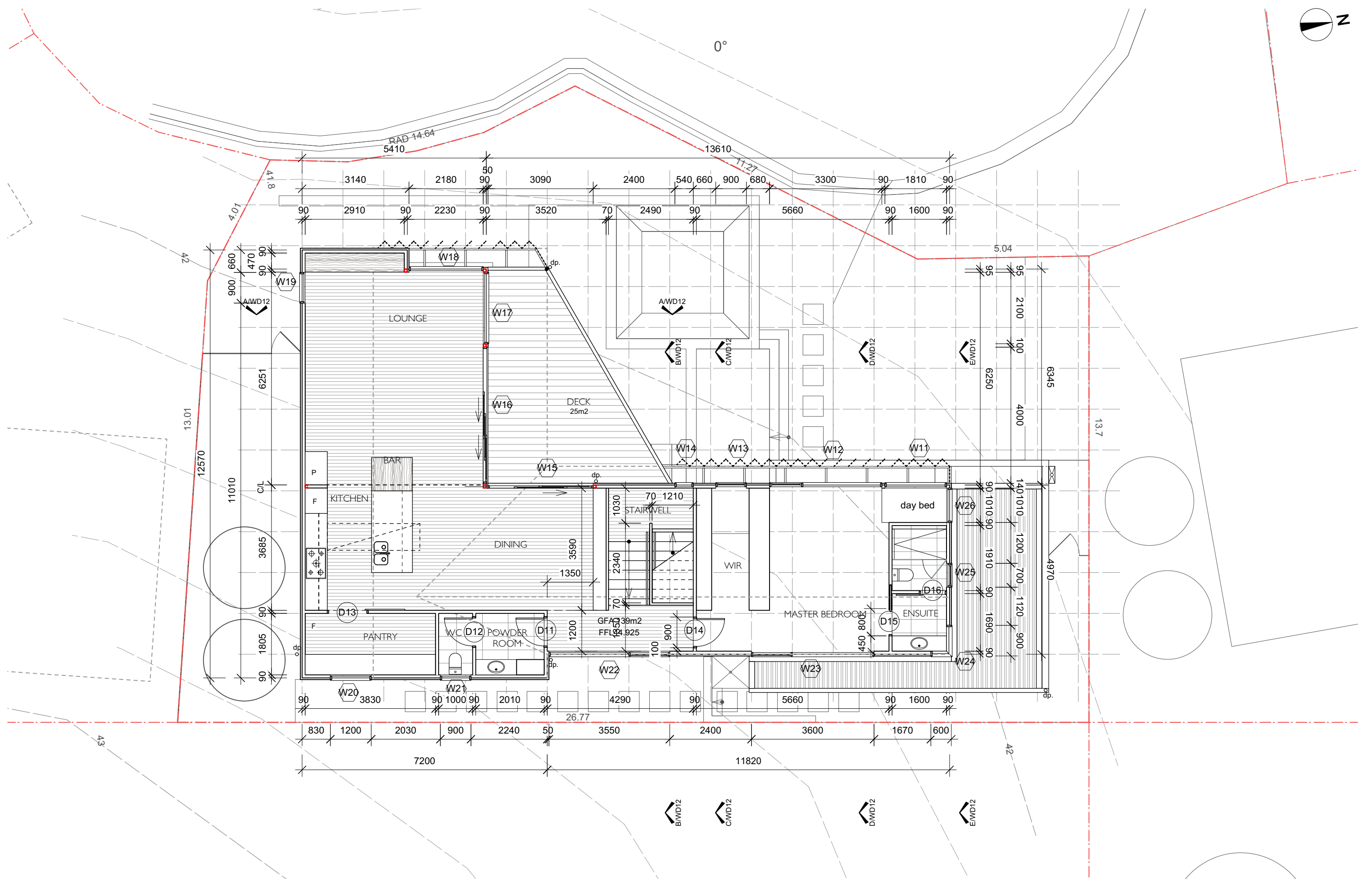
CHARLIE ELLIS
ARCHITECTURE

0407355489 - cellisarchitecture@bigpond.com

PROJECT	Beach House 200/107 WEDGE CRT, BINALONG BAY		PROJECT #	CE2108
CLIENT	MEL & TYLER REEVES		DATE #	8/1/24
DWG	GROUND FLOOR PLAN		SCALE @ A3	1:100
			DRAWN	CE
			ACC No	CC7464
			DWG #	WD04
			REVISION	BA1



0°



notes:

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ORIENTATION OF ROOM ELEVATIONS
REFER INTERNAL ELEVATIONS

CHARLIE ELLIS
ARCHITECTURE

0407355489 - cellisarchitecture@bigpond.com

PROJECT Beach House 200/107 WEDGE CRT, BINALONG BAY		PROJECT # CE2108
CLIENT MEL & TYLER REEVES	DATE # 8/1/24	DWG # WD05
DWG FIRST FLOOR PLAN	SCALE @ A3 1:100	DRAWN CE
	ACC No CC7464	REVISION BA1

Applicant's Written Planning Scheme Response Addressing both Performance Criteria **P1** and **P2** of clause *10.3.2 Visitor Accommodation* from the 10.0 Low Density Residential Zone (31/03/2026):

5,6 & 7 (jointly): P1 and P2, Clause 10.3.2

The amenities and sewerage / wastewater for 17 Wedge Court are designed to be sufficient for development on all 14 lots of the Strata, as 3-4 bedroom residences according to pre-approved plans that were sold along with Titles. At this point in time, we are only the 4th house/building to be constructed within the Strata of 17 Wedge Court.

None of the other buildings are currently (or have ever been) used as permanent residences by the owners, rather:

- Lot 2/17 - private holiday residence used at most for a total of 4 weeks per year (owned by my parents in law, Robert & Leeanne Reeves, who are in full support of our short term accommodation application)
- Lot 3/17 - short term visitor accommodation listed under Bay of Fires rentals
- Lot 5/17 - short term visitor accommodation listed under Younique Property management

Thus, there are no permanent residences to whom noise, traffic, privacy or sewerage usage may be a concern.

When purchased, each of the lots of land in the strata of 17 Wedge Court came with pre-approved plans which were highly considered in regards to building positioning for privacy, shadowing, views etc. When designing the plans for this building, whilst we did not stick with the exact internal layout of the original plans, the original footprint of the pre-approved design was all but full retained and as such we had no issues with Council Approval for the residential development of the building.

Currently 50% of the existing use of the area (75% if you include approval of our own property) is visitor accommodation, so in regards to it being compatible with the character and use of the immediate area, as well as considering the tourist nature of the entire town of Binalong Bay, using our residence as short term accommodation fits right into this usage (more so than just residential).

Had we chosen to place the property on the long term rental market, or even chose to inhabit the property as a large family ourselves on a permanent basis, it is predicted to have potentially had a much greater effect that short term accommodation may , especially with predicted occupancy rates of a property at the high-end of the market such as we intend to

position our property (yet there is no development application or approval required from Council in order to be able to do either of these!)

Given this, we do not foresee our residence to create any issues in the immediate or long term future if it is used as short term visitor accommodation.

Further to your point 7 note regarding up to 12 guests; as mentioned earlier there would be no restriction on us being able to inhabit the building on a permanent residential basis with a very large family, which would place much more pressure (albeit believed to be no where near a "strain", particularly given the underdeveloped nature of the strata overall at this time and into the immediate future).

Current market data suggests that short-term rental (air bnb style) occupancy in the Binalong Bay area is a median of 44%, at most 55-60% seasonally in Summer. This means that the impact on the amenities, privacy, noise etc. of the strata (and even broader neighborhood) would be less than half of what it would be were it to be occupied by a full time residential occupancy. Further to this, given that the full capacity of 12 guests is predicted to only be a small portion of the total bookings, it is anticipated that this maximum occupancy not be a main portion of the 40% of occupancy. Also, one of the 4 bedrooms is a bunk room intended for use by children, so of the 12 guests it would likely only be a maximum of 6 adults and up to 6 children.