

## **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 / 00094  
**Applicant** M J Architecture  
**Proposal** Residential - Construction of a Dwelling with Attached Garage & Deck  
**Location** Unit 4, 17 Wedge Court, Binalong Bay (CT 156912/5)

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 30<sup>th</sup> May 2026 **until 5pm Monday 15<sup>th</sup> June 2026**.

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

# NEW RESIDENCE, LOT 4 / 17 WEDGE COURT, BINALONG BAY

PRELIMINARY DRAWING  
NOT FOR CONSTRUCTION

**PROJECT DETAILS**

TITLE REFERENCE: 156912/5
SOIL CLASSIFICATION: CLASS A
WIND CLASSIFICATION: N4
BAL RATING: N/A
CLIMATE ZONE: 7
CORROSION ENVIRONMENT: C5
EXISTING BUILDING FLOOR AREA: -   NEW BUILDING FLOOR AREA: 230m2 ( SITE COVERAGE )
TOTAL SITE AREA: 8170m2 APPROX.   TOTAL SITE COVERAGE: 27%

**DRAWING SCHEDULE**

DRAWING No.	DRAWING NAME	REV No.
D00.00	COVER SHEET	02
D01.01	SITE PLAN	02
D01.02	GROUND FLOOR PLAN	02
D01.03	LOWER GROUND FLOOR PLAN	02
D02.01	ELEVATIONS	02
D02.02	ELEVATIONS	02
D09.01	PERSPECTIVES	02
D09.02	SUN STUDY - JUNE 21ST	02
D09.03	SUN STUDY - MARCH 21ST	02
D09.04	SITE MANAGEMENT PLAN	02

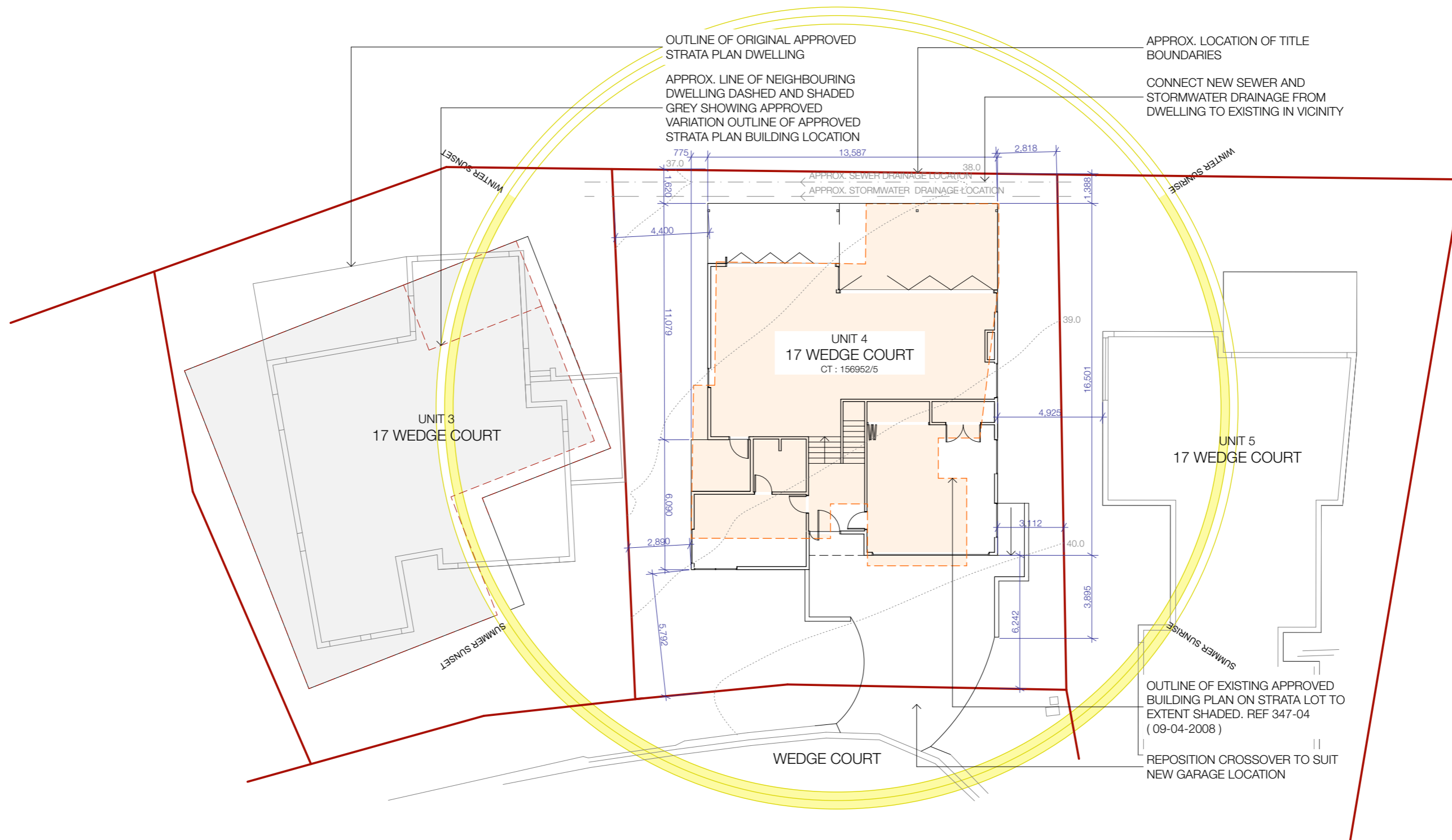
ARCHITECTURAL DRAWINGS MUST BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERING DRAWINGS ATTACHED. REFER TO STRUCTURAL ENGINEERING DRAWING SCHEDULE FOR INCLUDED DRAWINGS

**GENERAL NOTES**

- COORDINATE ALL WORK WITH ARCHITECTURAL DRAWINGS, ENGINEERING DRAWINGS AND SPECIFICATIONS.
- DO NOT SCALE DRAWINGS.
- CONTRACTOR AND SUB-CONTRACTORS SHALL FAMILIARISE THEMSELVES WITH EXISTING CONDITIONS, LOCATIONS, AND PROJECT REQUIREMENTS PRIOR TO SUBMITTING A TENDER.
- CONTRACTOR AND SUB-CONTRACTORS SHALL FIELD VERIFY DIMENSIONS, AND FAMILIARISE THEMSELVES WITH PROJECT REQUIREMENTS PRIOR TO COMMENCING WITH THE WORK. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO ARCHITECT FOR INSTRUCTION PRIOR TO COMMENCING ANY FABRICATION.
- WORK SHALL INCLUDE ALL REQUIRED LABOR, MATERIALS, AND EQUIPMENT TO COMPLETE ALL WORK INDICATED ON DRAWINGS AND AS NECESSARY FOR A COMPLETE PROJECT.
- PROVIDE TEMPORARY DUST-PROOF PARTITIONS AS REQUIRED TO PROTECT ALL EXISTING AREAS AND EQUIPMENT FROM DAMAGE DUE TO DEMOLITION OR NEW CONSTRUCTION ACTIVITIES. COORDINATE LOCATIONS AND REQUIREMENTS WITH OWNER. ALL "BUILDER DESIGNED" SYSTEMS ARE TO MEET ALL APPLICABLE CODES AND REQUIRED STANDARDS. WORK SHALL INCLUDE ALL REQUIRED PERMITS, LABOR MATERIALS, AND EQUIPMENT FOR A COMPLETE PROJECT. INSTALLERS ARE TO PROVIDE ALL REQUIRED DRAWINGS, CODE COMPLIANCE FORMS, CALCULATIONS AND OTHER DOCUMENTATION AS REQUIRED BY AUTHORITIES.
- CONTRACTOR TO PATCH, REPAIR AND PAINT (REFINISH) SURFACES AND BUILDING ELEMENTS DAMAGED BY MECHANICAL, ELECTRICAL, AND PLUMBING WORK AND WHERE ITEMS ARE REMOVED, RELOCATED OR ADDED.
- REPAIR EXISTING FLOORS AND EXTERNAL SURFACES WHERE DAMAGED BY THE WORKS.
- PATCH AND REPAIR ALL SURFACES TO MATCH EXISTING WHERE ITEMS ARE REMOVED OR ALTERED - SITE VERIFY EXTENT REQUIRED.
- ALL PAINTING SHALL BE DONE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ADJACENT FINISHES AND CLEANUP.
- CONTRACTOR IS RESPONSIBLE FOR FINAL CLEANUP OF WORK AREA AND ALL EXPOSED BUILDING SURFACES AT PRACTICAL COMPLETION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO FINISHED SURFACES, EQUIPMENT, FURNITURE, EXISTING MATERIALS OR FINISHES, CAUSED AS A RESULT OF HIS WORK. REPAIR OR REPLACE DAMAGED ITEMS AS DIRECTED BY ARCHITECT.
- ANY EXISTING LANDSCAPING IS TO BE REINSTATED, REPAIRED AND MADE GOOD UPON COMPLETION OF WORKS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES, NCC AND RELEVANT AUSTRALIAN STANDARDS.
- ALL DIMENSIONS ARE IN MM AND ANGLES IN DEGREES UNLESS OTHERWISE NOTED
- CONTRACTOR SHALL SECURE AND MAKE SAFE THE WORK SITE IN ACCORDANCE WITH WORKSAFE TAS AND WHS TAS GUIDELINES AND



⊙ LOCATION PLAN

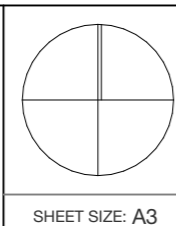


1  
-  
SITE PLAN  
1:200

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VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING CONSTRUCTION

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REV	REVISION DETAILS	DATE
02	ISSUED FOR PLANNING APPLICATION	18/5/2026
01	ISSUED FOR PLANNING APPLICATION	4/5/2026
00	DETAILED DESIGN	28/4/2026

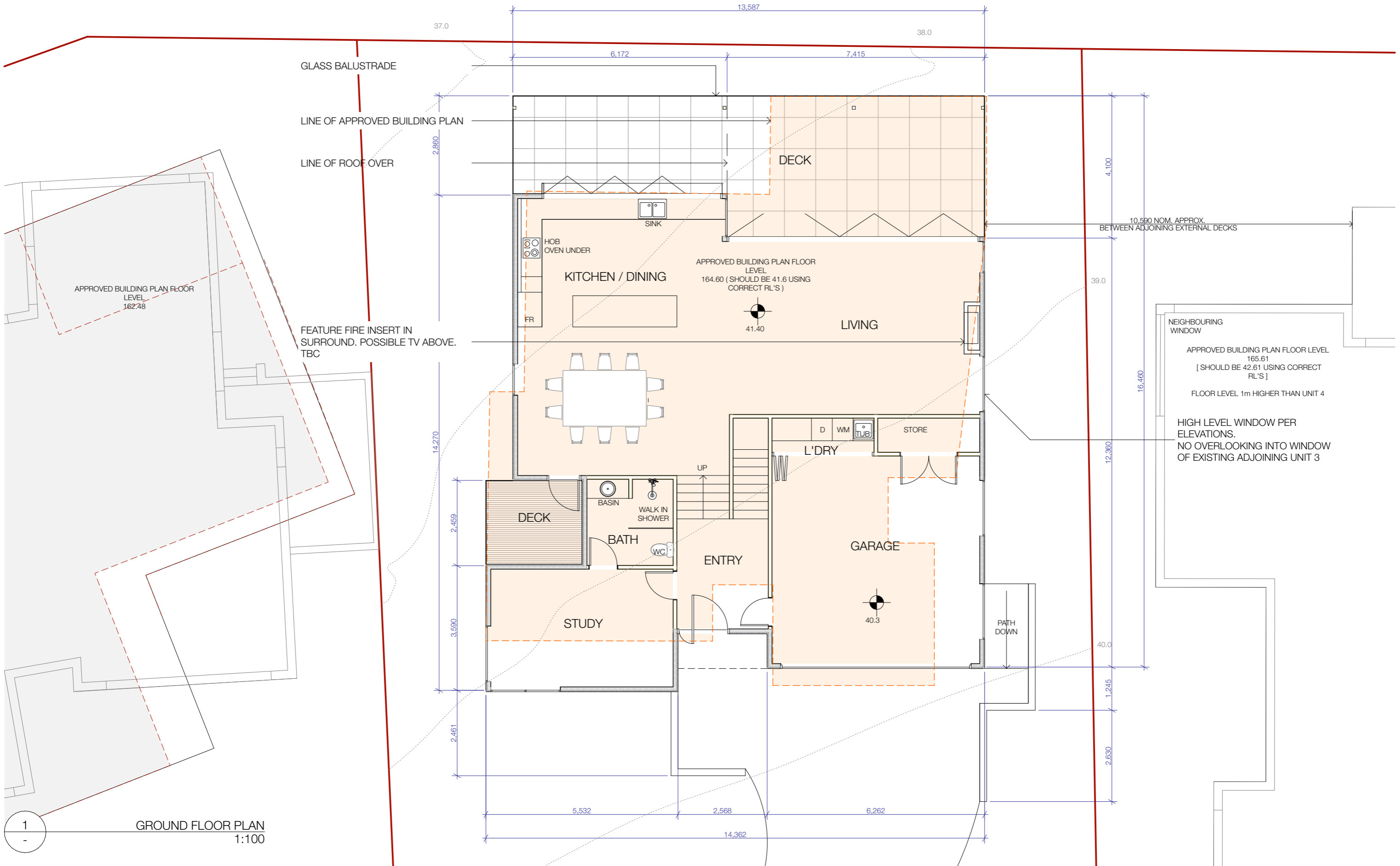
PRELIMINARY DRAWING  
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**mjarchitecture**

M: 0438 581 834 T: (03) 6331 5870  
E: info@mjarchitecture.com.au  
www.mjarchitecture.com.au

PROJECT	NEW RESIDENCE LOT 4 / 17 WEDGE COURT, BINALONG BAY
CLIENT	DAVID AND SARAH COE

DRAWING		
SITE PLAN		
PROJECT No.	DATE	DRAWING No.
2601	6/5/2026	D01.01
DRAWN MJ	APPROVED -	REVISION 02

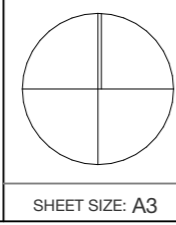


1  
-  
GROUND FLOOR PLAN  
1:100

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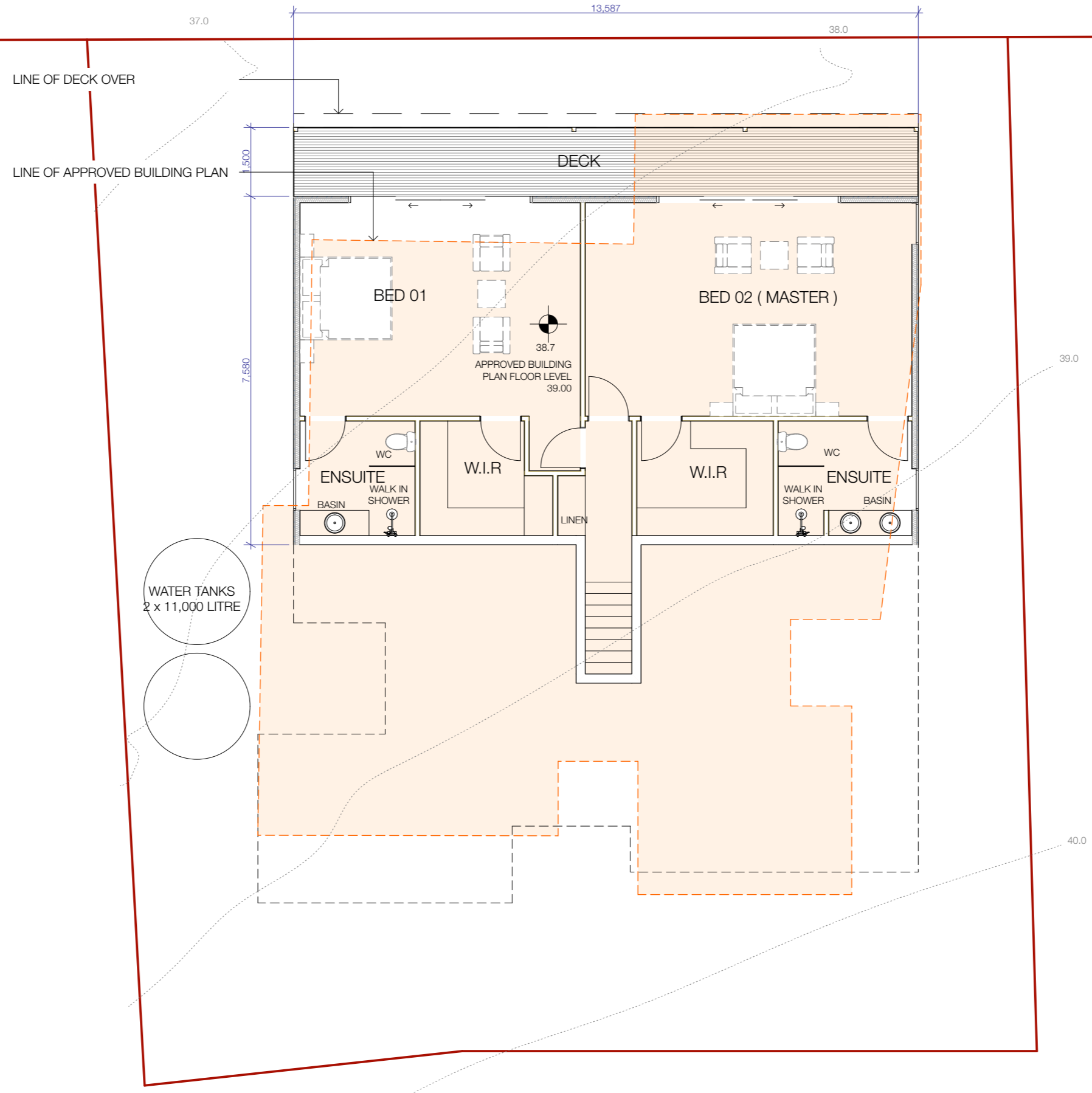
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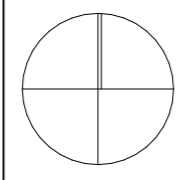


1  
-  
LOWER GROUND FLOOR PLAN  
1:100

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SHEET SIZE: A3

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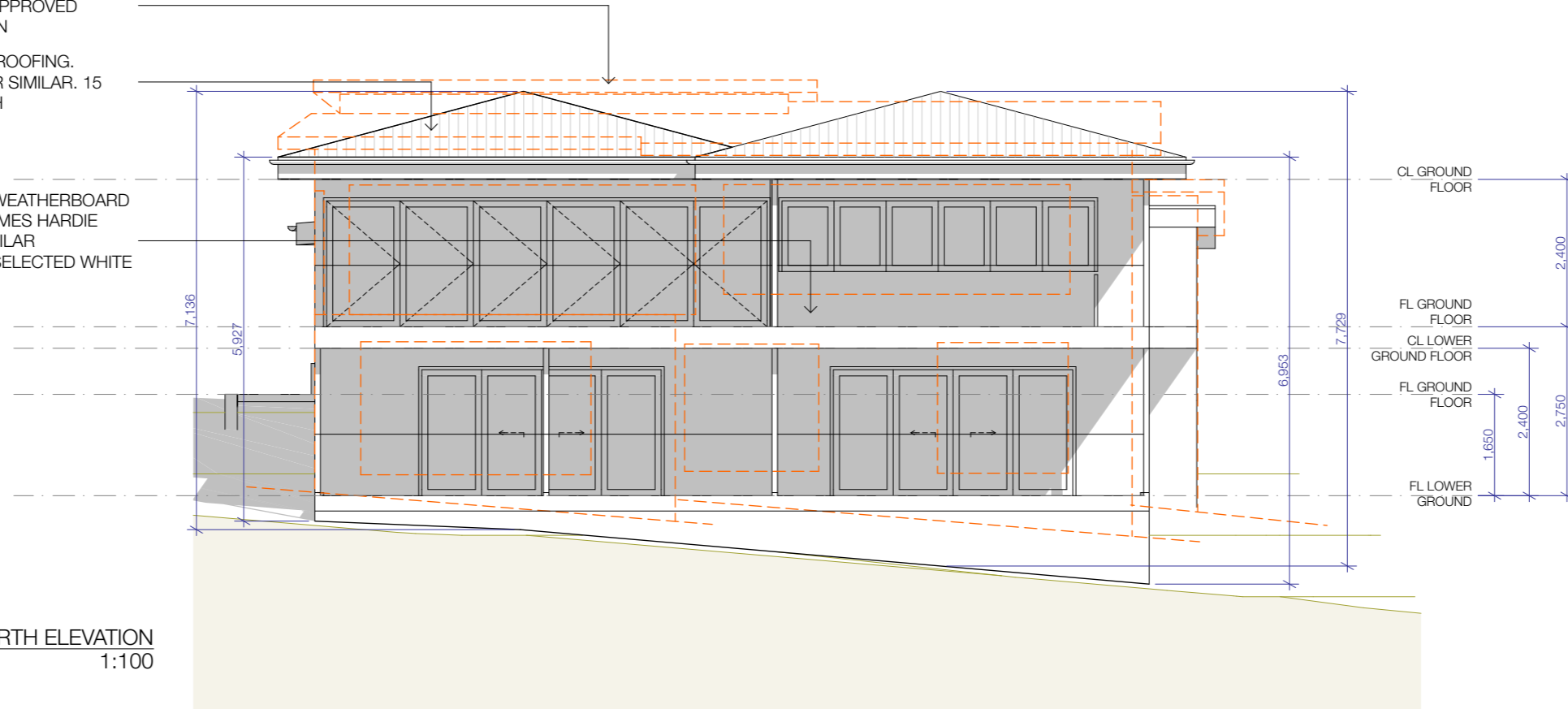
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LOWER GROUND FLOOR PLAN		
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DRAWN MJ	APPROVED -	REVISION 02

APPROX. OUTLINE OF PREVIOUSLY APPROVED BUILDING PLAN  
 COLORBOND ROOFING. 'SURFMIST' OR SIMILAR. 15 DEGREE PITCH

HORIZONTAL WEATHERBOARD CLADDING. JAMES HARDIE 'LINEA' OF SIMILAR EQUIVALENT. SELECTED WHITE COLOUR

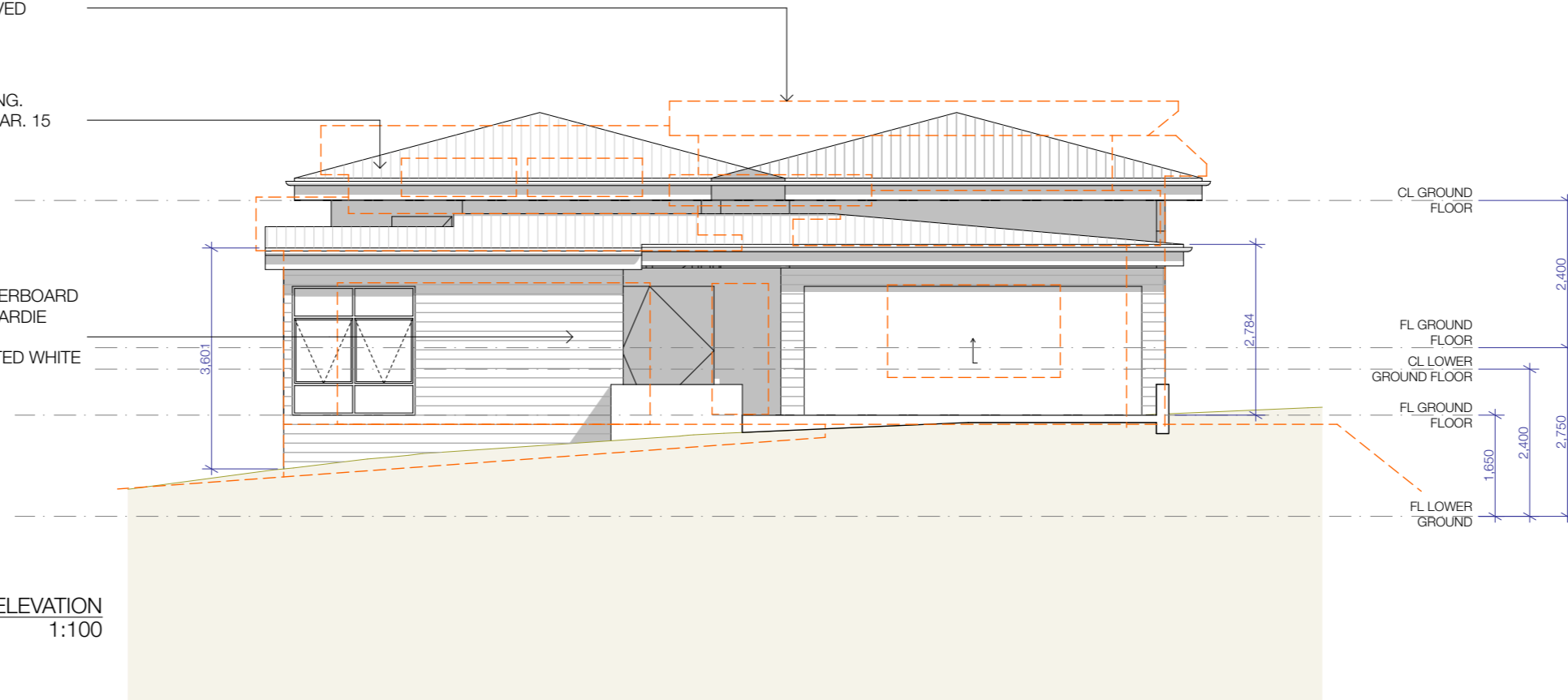


1 NORTH ELEVATION  
 1:100

APPROX. OUTLINE OF PREVIOUSLY APPROVED BUILDING PLAN

COLORBOND ROOFING. 'SURFMIST' OR SIMILAR. 15 DEGREE PITCH

HORIZONTAL WEATHERBOARD CLADDING. JAMES HARDIE 'LINEA' OF SIMILAR EQUIVALENT. SELECTED WHITE COLOUR

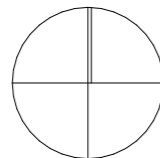


2 SOUTH ELEVATION  
 1:100

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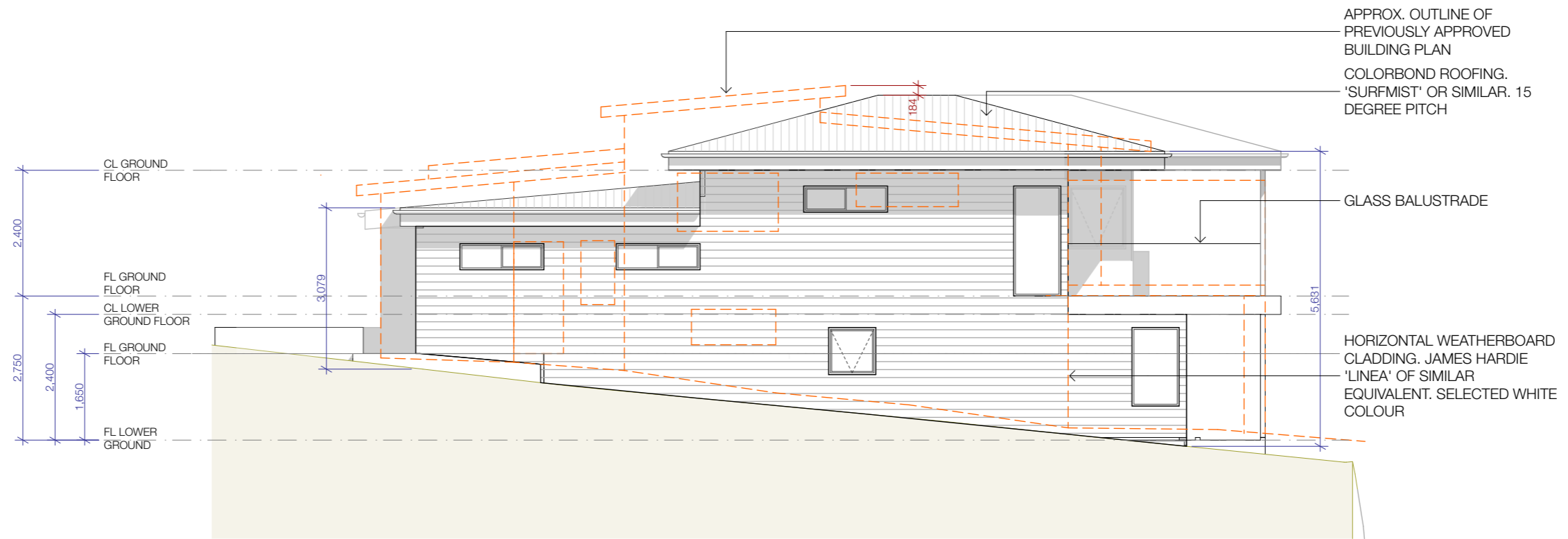
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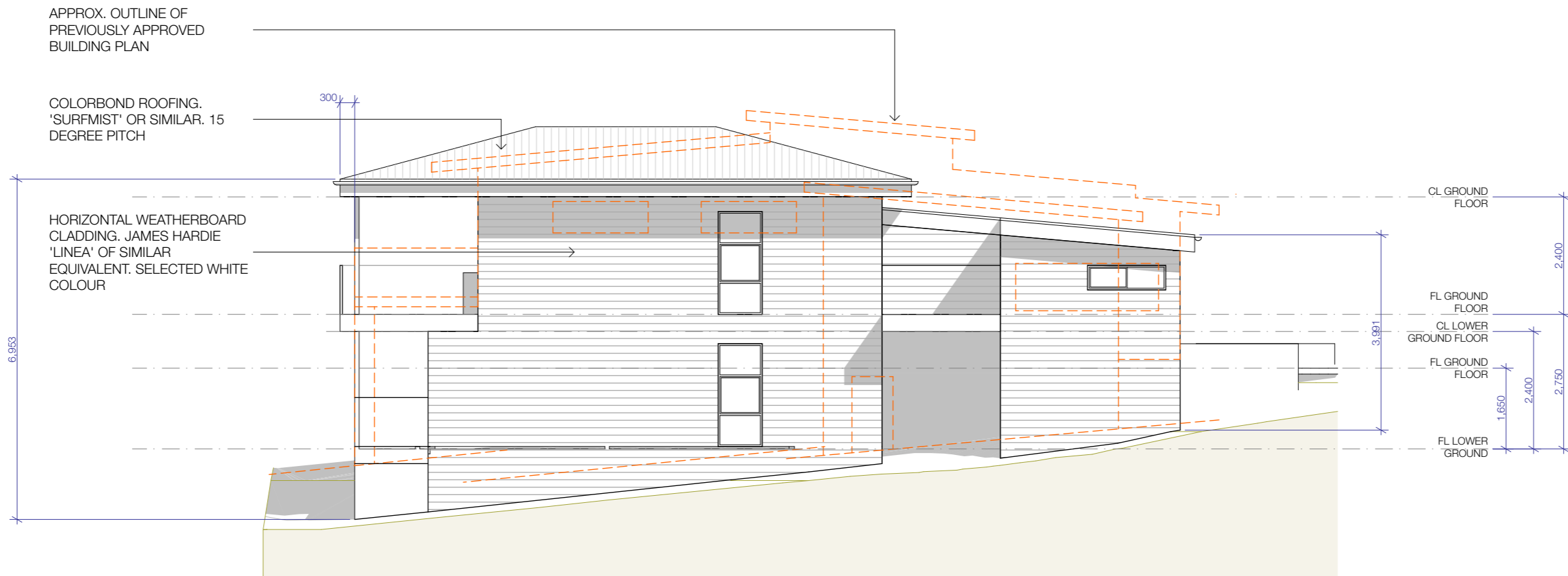
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NEW RESIDENCE LOT 4 / 17 WEDGE COURT, BINALONG BAY	ELEVATIONS		
CLIENT	PROJECT No.	DATE	DRAWING No.
DAVID AND SARAH COE	2601	6/5/2026	D02.01
	DRAWN MJ	APPROVED -	REVISION 02



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EAST ELEVATION  
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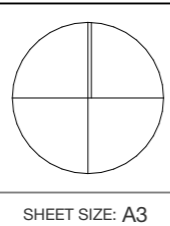


2  
-  
WEST ELEVATION  
1:100

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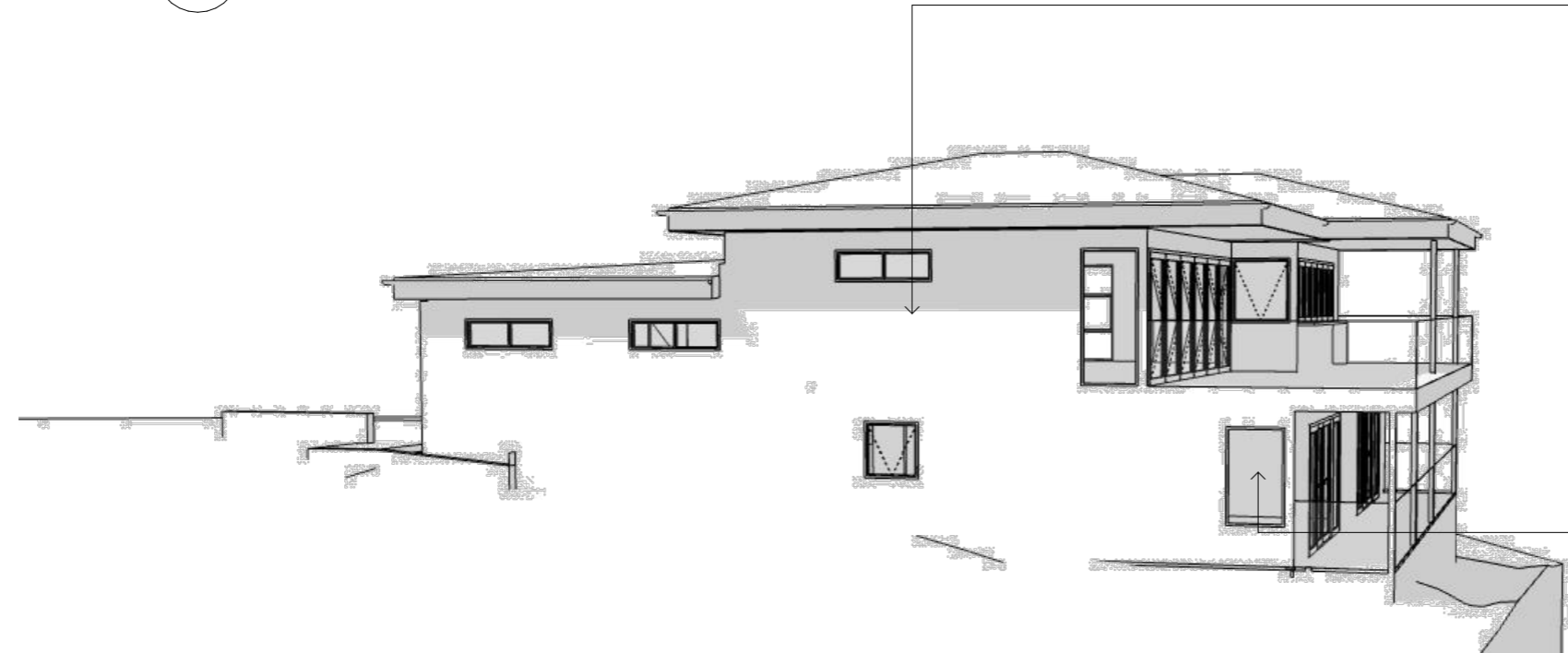
PAINTED CEMENT SHEET CLADDING.  
JAMES HARDIE LINEA OR SIMILAR



POWDERCOATED OR ANODISED  
ALUMINIUM WINDOWS AND DOORS

1  
-

NORTH WEST VIEW



PAINTED CEMENT SHEET CLADDING.  
JAMES HARDIE LINEA OR SIMILAR



POWDERCOATED OR ANODISED  
ALUMINIUM WINDOWS AND DOORS

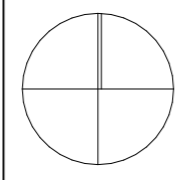
2  
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NORTH EAST VIEW

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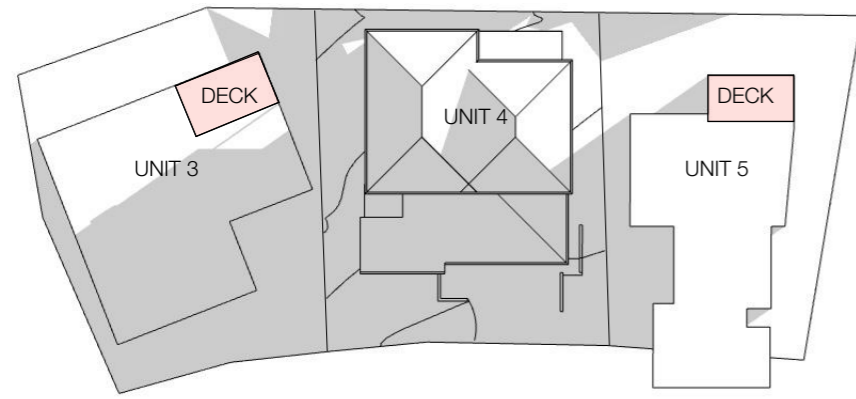
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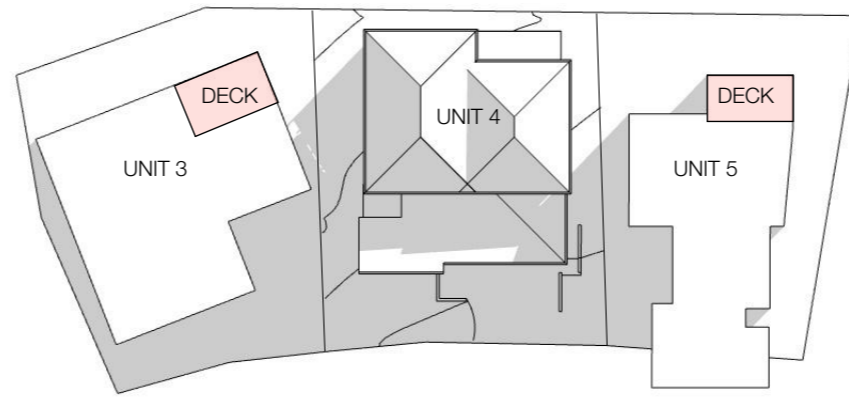
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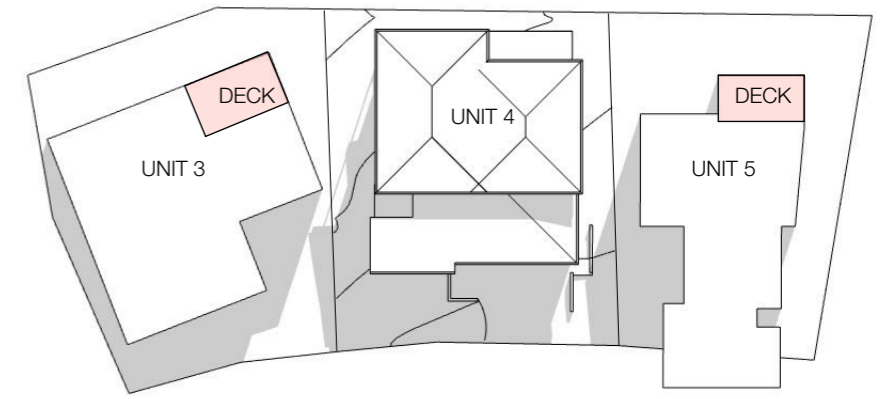
DRAWING		
PERSPECTIVES		
PROJECT No.	DATE	DRAWING No.
2601	6/5/2026	D09.01
DRAWN MJ	APPROVED -	REVISION 02



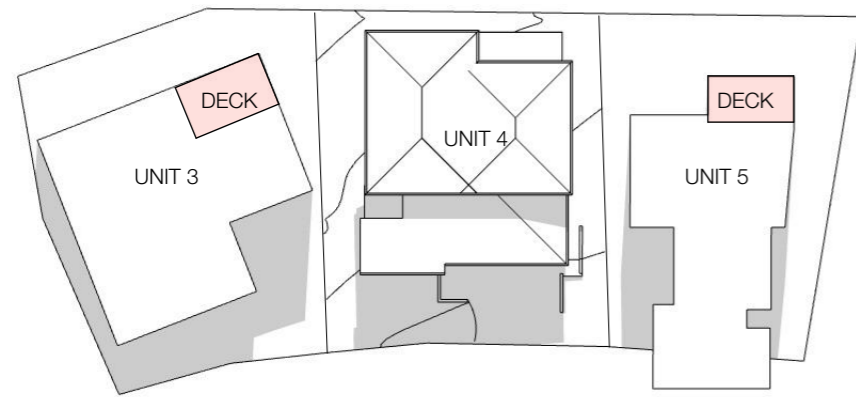
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SUN STUDY - JUNE 21ST 8AM



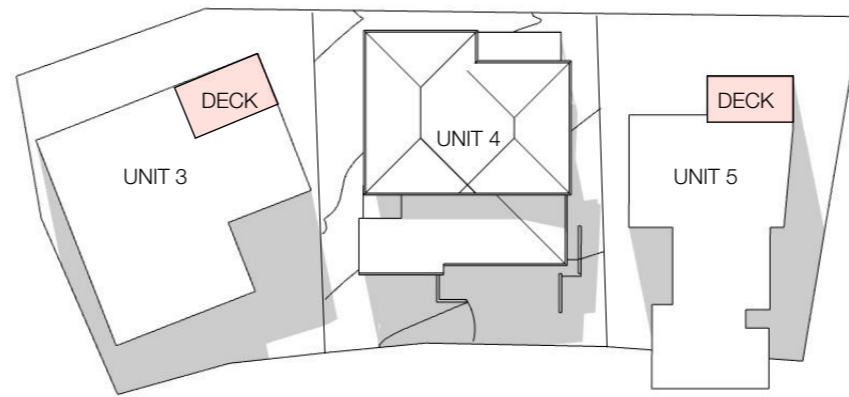
2  
-  
SUN STUDY - JUNE 21ST 9AM



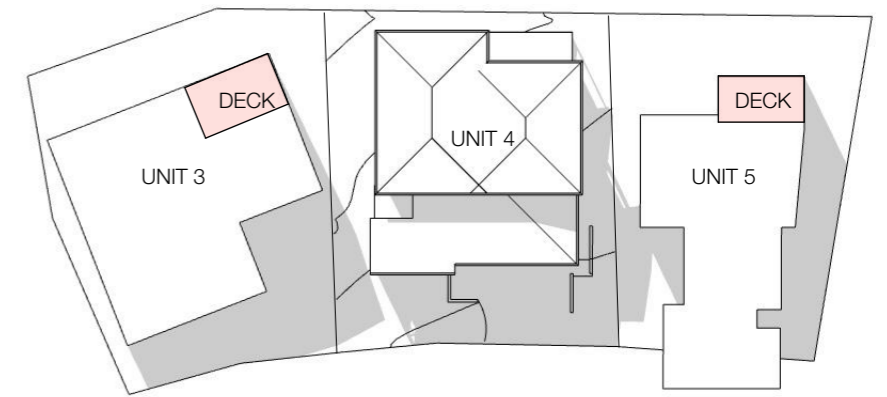
3  
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SUN STUDY - JUNE 21ST 11AM



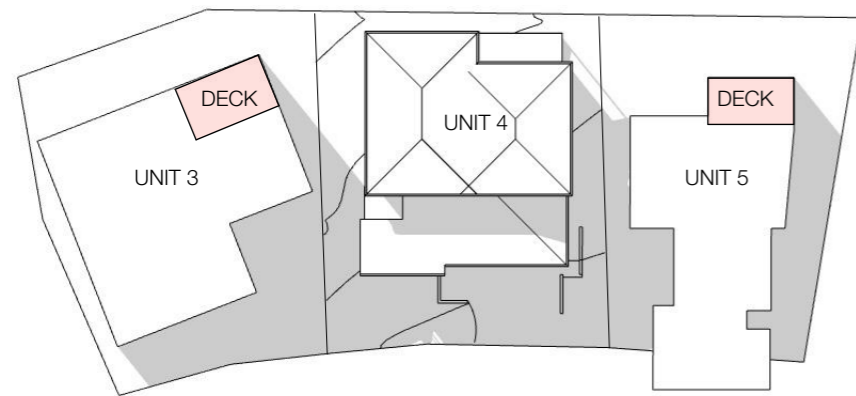
4  
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SUN STUDY - JUNE 21ST 12PM



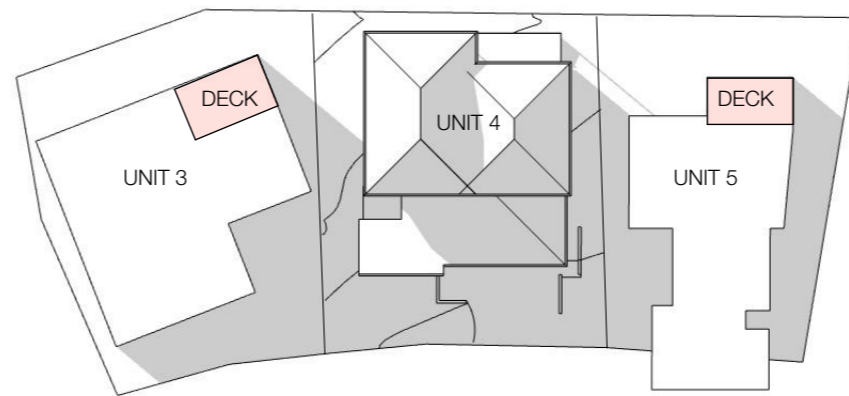
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SUN STUDY - JUNE 21ST 1PM



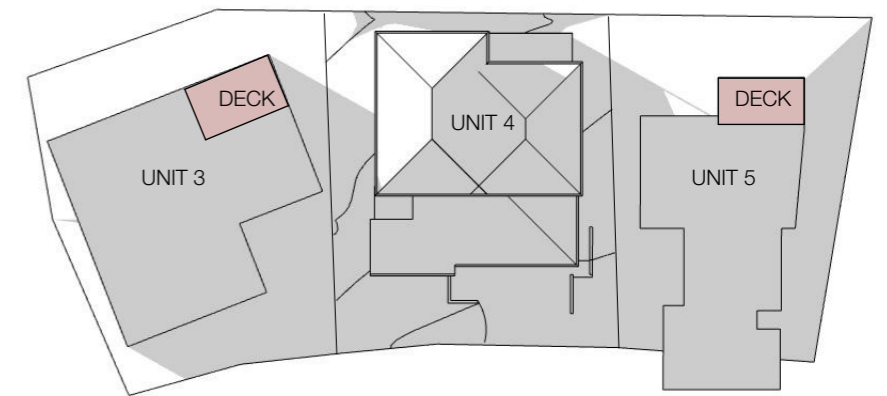
6  
-  
SUN STUDY - JUNE 21ST 2PM



7  
-  
SUN STUDY - JUNE 21ST 3PM



8  
-  
SUN STUDY - JUNE 21ST 4PM

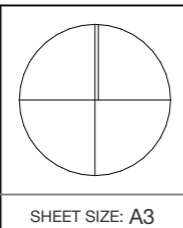


9  
-  
SUN STUDY - JUNE 21ST 5PM

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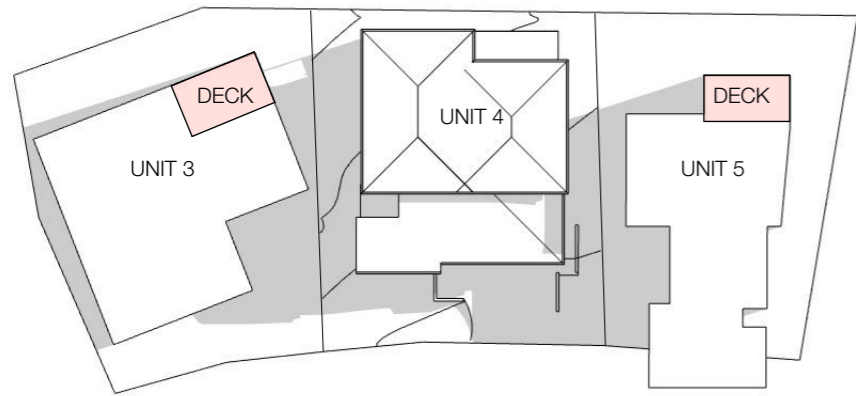
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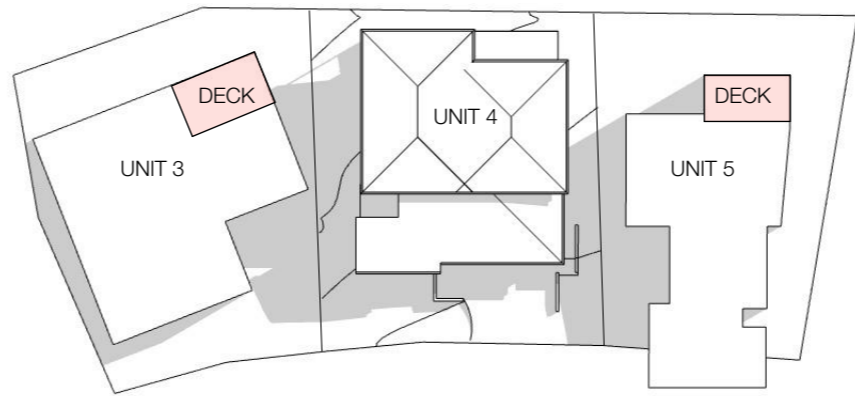
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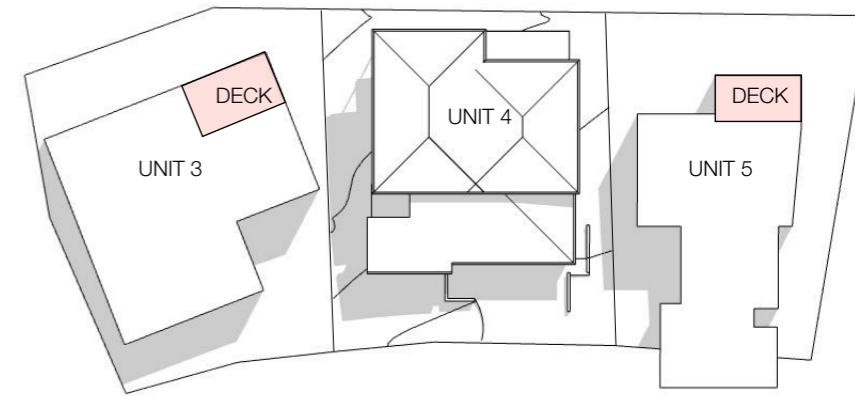
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NEW RESIDENCE LOT 4 / 17 WEDGE COURT, BINALONG BAY		SUN STUDY - JUNE 21ST		
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DAVID AND SARAH COE	2601	6/5/2026	D09.02	
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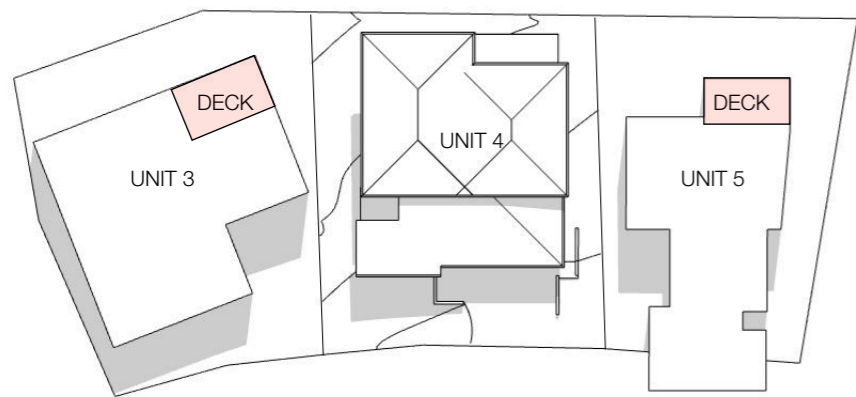
1 SUN STUDY - MARCH 21ST 8AM



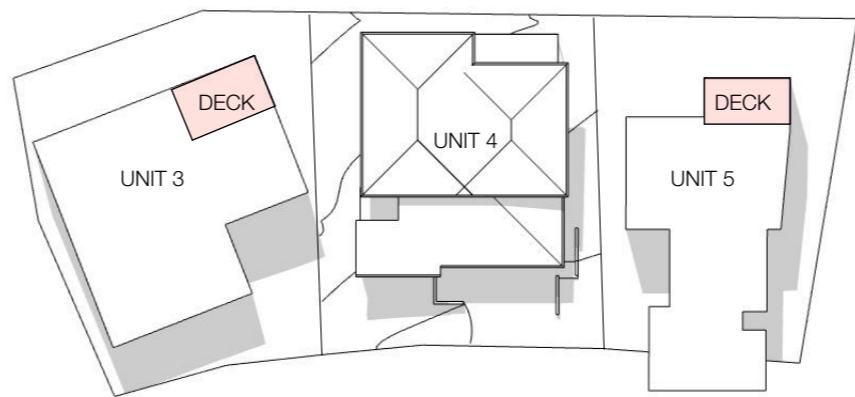
2 SUN STUDY - MARCH 21ST 9AM



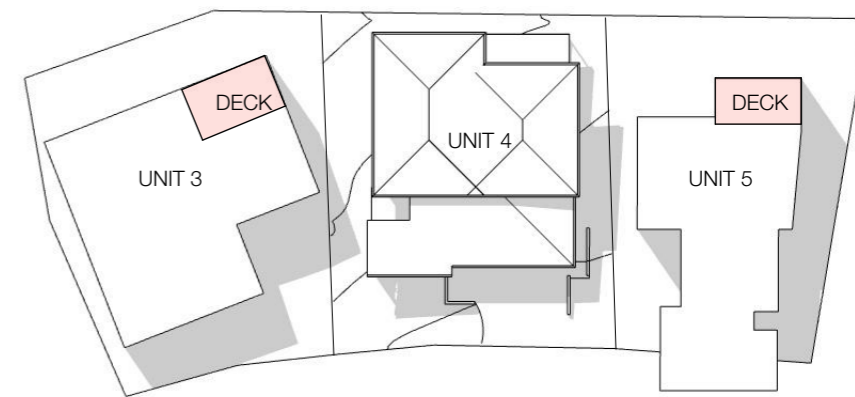
3 SUN STUDY - MARCH 21ST 11AM



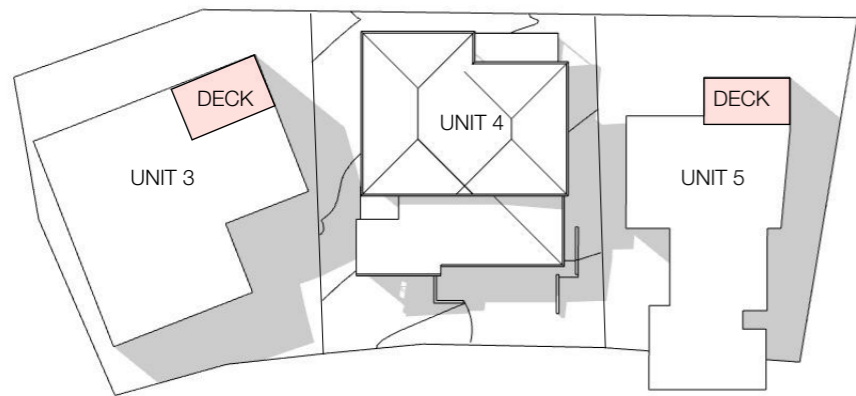
4 SUN STUDY - MARCH 21ST 12PM



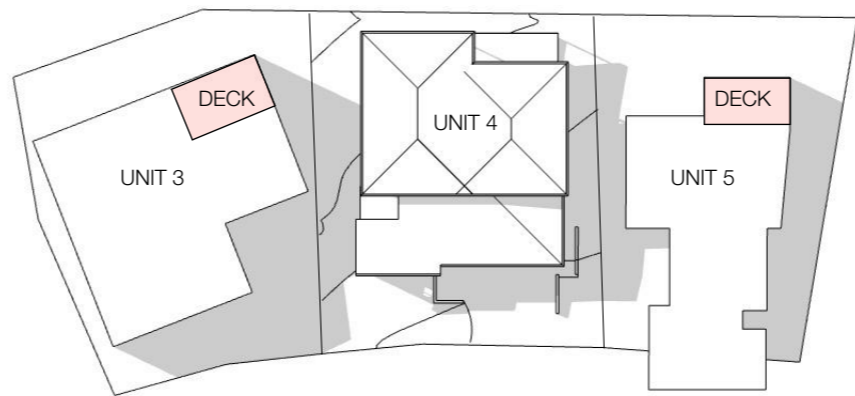
5 SUN STUDY - MARCH 21ST 1PM



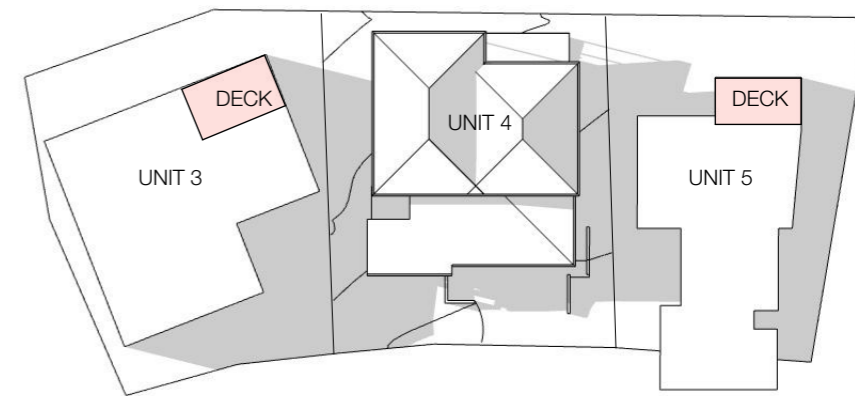
6 SUN STUDY - MARCH 21ST 2PM



7 SUN STUDY - MARCH 21ST 3PM



8 SUN STUDY - MARCH 21ST 4PM

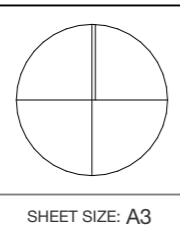


9 SUN STUDY - MARCH 21ST 5PM

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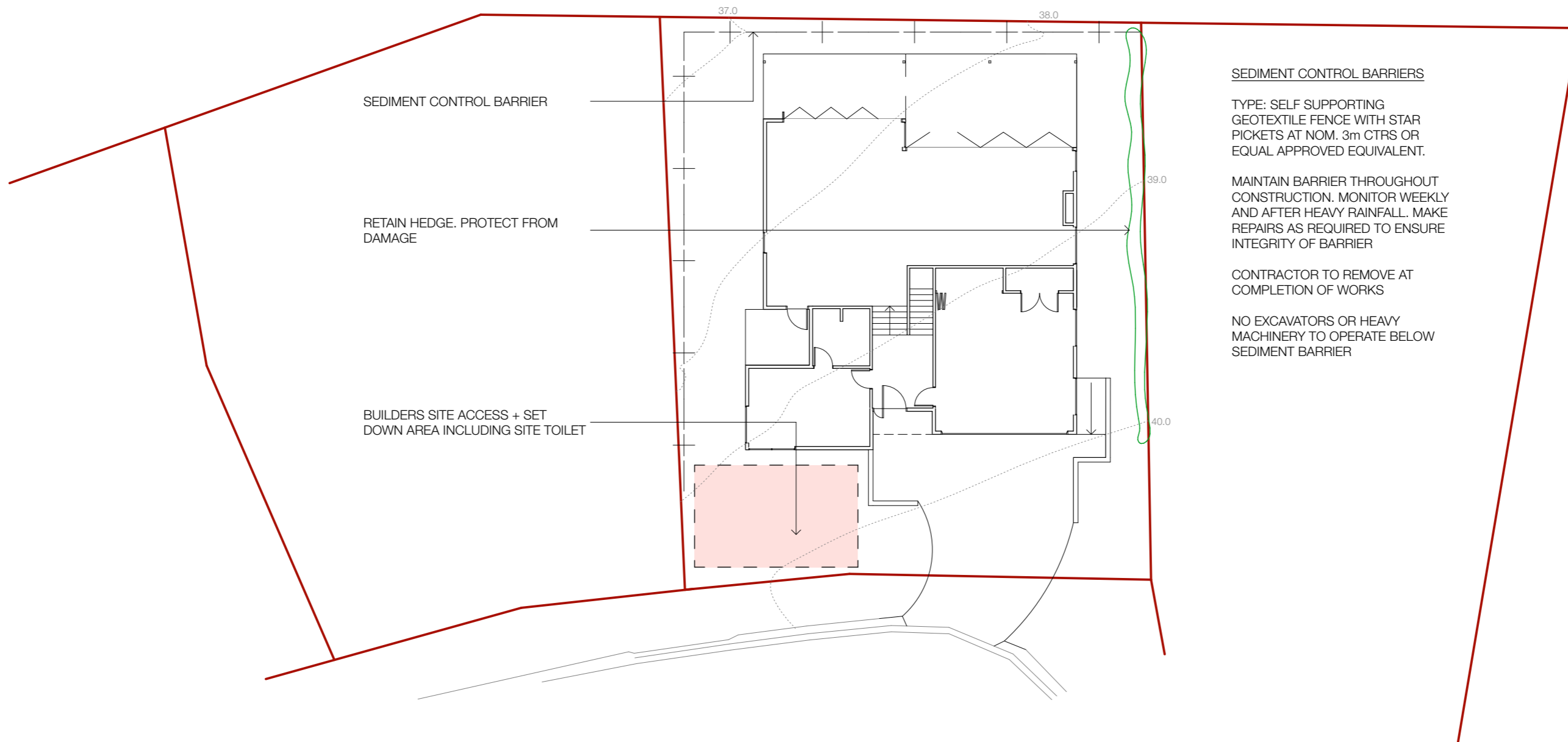
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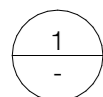
**SEDIMENT CONTROL BARRIERS**

TYPE: SELF SUPPORTING GEOTEXTILE FENCE WITH STAR PICKETS AT NOM. 3m CTRS OR EQUAL APPROVED EQUIVALENT.

MAINTAIN BARRIER THROUGHOUT CONSTRUCTION. MONITOR WEEKLY AND AFTER HEAVY RAINFALL. MAKE REPAIRS AS REQUIRED TO ENSURE INTEGRITY OF BARRIER

CONTRACTOR TO REMOVE AT COMPLETION OF WORKS

NO EXCAVATORS OR HEAVY MACHINERY TO OPERATE BELOW SEDIMENT BARRIER

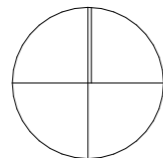


SITE MANAGEMENT PLAN  
1:200

THIS DRAWING AND DESIGN IS COPYRIGHT MJ ARCHITECTURE PTY LTD. DESIGN AND DRAWING MAY NOT BE REPRODUCED WITHOUT THE ARCHITECTS WRITTEN AUTHORITY

VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING CONSTRUCTION

READ ALL DRAWINGS IN CONJUNCTION WITH SPECIFICATIONS



SHEET SIZE: A3

REV	REVISION DETAILS	DATE
02	ISSUED FOR PLANNING APPLICATION	18/5/2026
01	ISSUED FOR PLANNING APPLICATION	4/5/2026
00	DETAILED DESIGN	28/4/2026

PRELIMINARY DRAWING  
NOT FOR CONSTRUCTION

**mjarchitecture**

M: 0438 581 834 T: (03) 6331 5870  
E: info@mjarchitecture.com.au  
www.mjarchitecture.com.au

PROJECT		DRAWING		
NEW RESIDENCE LOT 4 / 17 WEDGE COURT, BINALONG BAY		SITE MANAGEMENT PLAN		
CLIENT	PROJECT No.	DATE	DRAWING No.	
DAVID AND SARAH COE	2601	6/5/2026	D09.04	
	DRAWN MJ	APPROVED -	REVISION 02	

.....  
18 May 2026

LAUNCESTON + HOBART

.....  
Planning Officer  
Break O'Day Council  
32-34 Georges Bay Esplanade  
St Helens, Tasmania 7216

p 6331 5870  
m 0438 581 834

**Re: Alterations & Additions, Lot 4 / 17 Wedge Court, Binalong Bay.**

email info@mjarchitecture.com.au  
url www.mjarchitecture.com.au

Dear Sir / Madame,

abn 54 127 325 517

In reference to the planning application for the above project, please find attached the following documentation:

- Architectural drawings numbered:
  - D00.00 Cover Sheet,
  - D01.01 Site Plan,
  - D01.02 Ground Floor Plan,
  - D01.03 Lower Ground Floor Plan
  - D02.01 Elevations,
  - D02.02 Elevations,
  - D09.01 Perspectives
  - D09.02 Sun Study - June 21st
  - D09.03 Sun Study - March 21st
  - D09.04 Site Management Plan
- FolioPlan.pdf
- FolioText.pdf
- Application Form

In accordance with the Tasmanian Planning Scheme – State Planning Provisions, the zoning of the site is 'Low Density Residential' and in response to the development standards, I advise as follows:

Use: Permitted - Multiple Dwelling. Part of existing approved strata scheme

Table A below outlines the applicable zoning, use standards and specific area plan:

TABLE A: Applicable TPS Zoning, Standards and Area Plan	
10.0 Low Density Residential Zone	
CLAUSE	ACCEPTABLE SOLUTION

<p>10.4 Development Standards for Buildings and Works</p> <p>10.4.1 Residential Density for multiple dwellings</p>	<p>A1. N/A. Site is already part of an approved Strata scheme</p>
<p>10.4.2 Building Height</p>	<p>A1. Acceptable solution. Building height does not exceed 8.5m</p>
<p>10.4.3 Setback</p>	<p>A1. Acceptable solution. Setback to street frontage exceeds 8m</p>
	<p>P2.</p> <p>(a) The proposed dwelling is in general accordance with the approved building area of the existing strata title scheme.</p> <p>(b) The design responds appropriately to the site's size, shape and orientation by adopting a compact and efficient built form that minimises site impact while maintaining functionality and amenity. The siting and layout are consistent with the development pattern established within the strata and surrounding area. The proposed dwelling is in general accordance with the approved building design of the existing strata title scheme.</p> <p>(c) The proposed dwelling provides setbacks to adjoining dwellings that are comparable to the existing Strata scheme for the site. The development is consistent with the established pattern of development and aligns with the previously approved strata scheme. The proposed dwelling is in general accordance with the approved building design of the existing strata title scheme.</p>

	<p>(d) The height, bulk and form of the development are consistent with the immediate context and the previously approved dwelling for the site.</p> <p>(e) The proposal does not result in unreasonable loss of amenity to adjoining properties, including private open space areas. This is demonstrated in the submitted sun/shadow diagrams showing minimal overshadowing and loss of sunlight.</p> <p>The proposed dwelling is in general accordance with the approved building design of the existing strata title scheme including floor levels and window positions.</p> <p>Specific responses to adjoining dwellings</p> <p>Unit 3 / 17 Wedge Crt: Private open space ( deck ) is located over 10m away along its Eastern boundary. The floor level of proposed development is also 1m lower than unit 2. Unit 3 is therefore more likely to overlook this dwelling</p> <p>Unit 5 / 17 Wedge Crt: Private open space ( deck ) is located approx. 8m away and is angled away from the proposed dwelling. The floor level of proposed development is also 1m lower than unit 2. Unit 5 is significantly varied in design and layout than the previously approved plan for that strata lot.</p> <p>Unit 8 / 22 Wedge Crt: The development is located to the south of this existing dwelling. General arrangement of windows and decks are in accordance with the previously approved building plan for the site. There is therefore no increase in any loss of amenity due to overlooking. Floor level of the proposed new dwelling is lower than the previously approved building plan for the site, thereby improving performance over the previously approved building plans for the site. Sight lines from the proposed development looking towards this dwelling are likely to be predominately over and beyond the roof. Private open area of this dwelling looks to be located on the north of the site and therefore will not be overlooked and have no loss of amenity as a consequence</p>
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	<p>(f) The development does not result in unreasonable loss of amenity to habitable room windows of adjoining dwellings.</p> <p>Specific responses to adjoining dwellings</p> <p>Unit 3 / 17 Wedge Crt: Windows adjoining this property from the new development are predominately high level or do not directly overlook. Unit 3 has a floor level 1m higher, the result that overlooking is more likely to occur from this dwelling towards the proposed development</p> <p>Unit 5 / 17 Wedge Crt: There are minimal windows adjoining this property from the new development and they do not directly overlook each other. This proposed development has less windows along this facade than the previously approved strata plan for the site</p> <p>Unit 8 / 22 Wedge Crt: The development is located to the south of this existing dwelling. General arrangement of windows and decks are in accordance with the previously approved building plan for the site. There is no loss of sunlight to private open space and windows of this adjoining property as a consequence of the proposed works</p> <p>(g) The proposal is consistent with the approved strata title plan and maintains the established character of the immediate streetscape.</p>
10.4.4 Site coverage	A1. Acceptable solution. Based on estimated floor areas of approved and built dwellings, site coverage is estimated at 27% - 28%
10.4.5 Frontage fences for all dwellings	N/A. No new frontage fence is proposed
Applicable Codes	C7.0
CODE:	ACCEPTABLE SOLUTION

C7.0 Natural Assets Code - Use Standards	N/A. Works are not within a waterway or coastal area
C7.6.1 Building and Works within a waterway and coastal protection area or a future coastal refugia area	
C7.6.2 Clearance within a priority vegetation area	N/A. No native vegetation is required to be cleared as part of these works. Works are also generally in accordance with the approved building strata plan for the site
Applicable Codes	BRE-S2.0
CODE:	ACCEPTABLE SOLUTION
S2.0 Stormwater Management Specific Area Plan - Use Standards	Acceptable Solution. Proposed works connect to existing stormwater management system
S2.7.1 Stormwater Management	

Please contact me if you require any further information or clarification related to this planning application.

Yours Sincerely,



Michael Jirku  
Director