

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 / 00217
Applicant	J Kreltszheim
Proposal	Residential - Retrospective Approval of Extension to Existing Dwelling including Front Porch and Deck
Location	330 Gardens Road, Binalong Bay (CT 85236/12)

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 9th May 2026 **until 5pm Friday 22nd May 2026**.

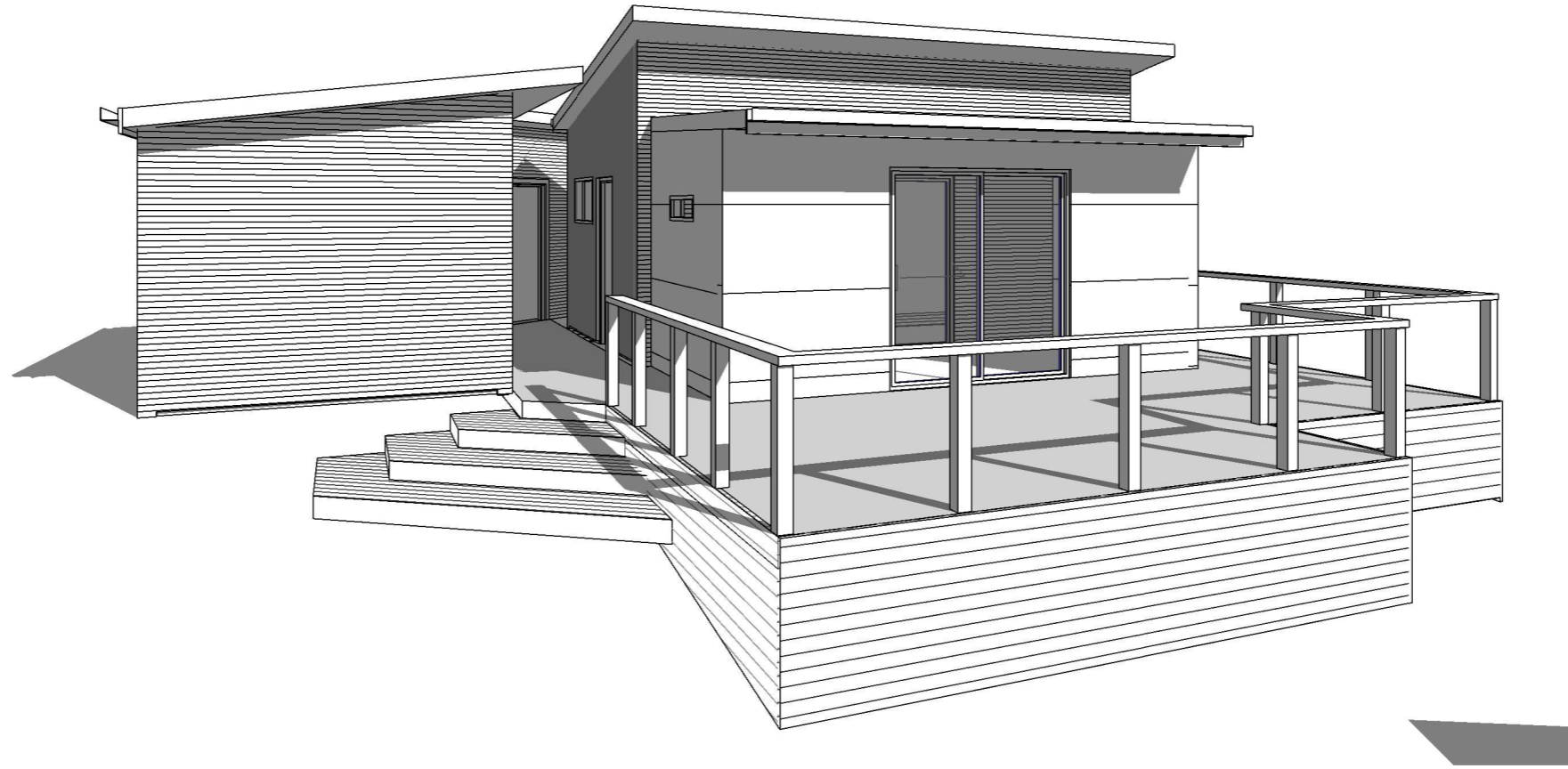
John Brown
GENERAL MANAGER

Retrospective Building works: Verandah, Deck & Bedroom

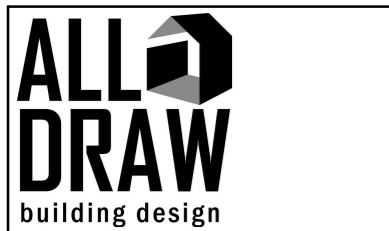
330 Gardens Rd, Binalong Bay

Certificate of title: 85236/12
 Property ID: 1719375
 Corrosion Level: moderate (NCC)
 Climate Zone: 7
 Zone: Particular Purpose
 Geo Soil Class: 'M' (assumed)
 Wind Speed Level: 'N2'

DRAWING LIST	
Sheet Number	Sheet Name
1	Title Page
2	Site Plan
3	Floor Plan
4	Verandah Elevations
5	Bedroom Elevations
6	Roof Plan
7	Section
8	Notes & Section B
9	Electrical Layout
10	Shadow Plan 9am (Equinox)
11	Shadow Plan 12pm (Equinox)
12	Shadow Plan 3pm (Equinox)



AREAS:	
EXISTING AREA	55.7m ²
DECK AREA	36.8m ²
VERANDAH	12.8m ²
BEDROOM	12m ²
TOTAL	61.6m ²



No.	Description	Date

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 DP-AD 36943

Retrospective Building
 330 Gardens Rd,
 Binlong Bay

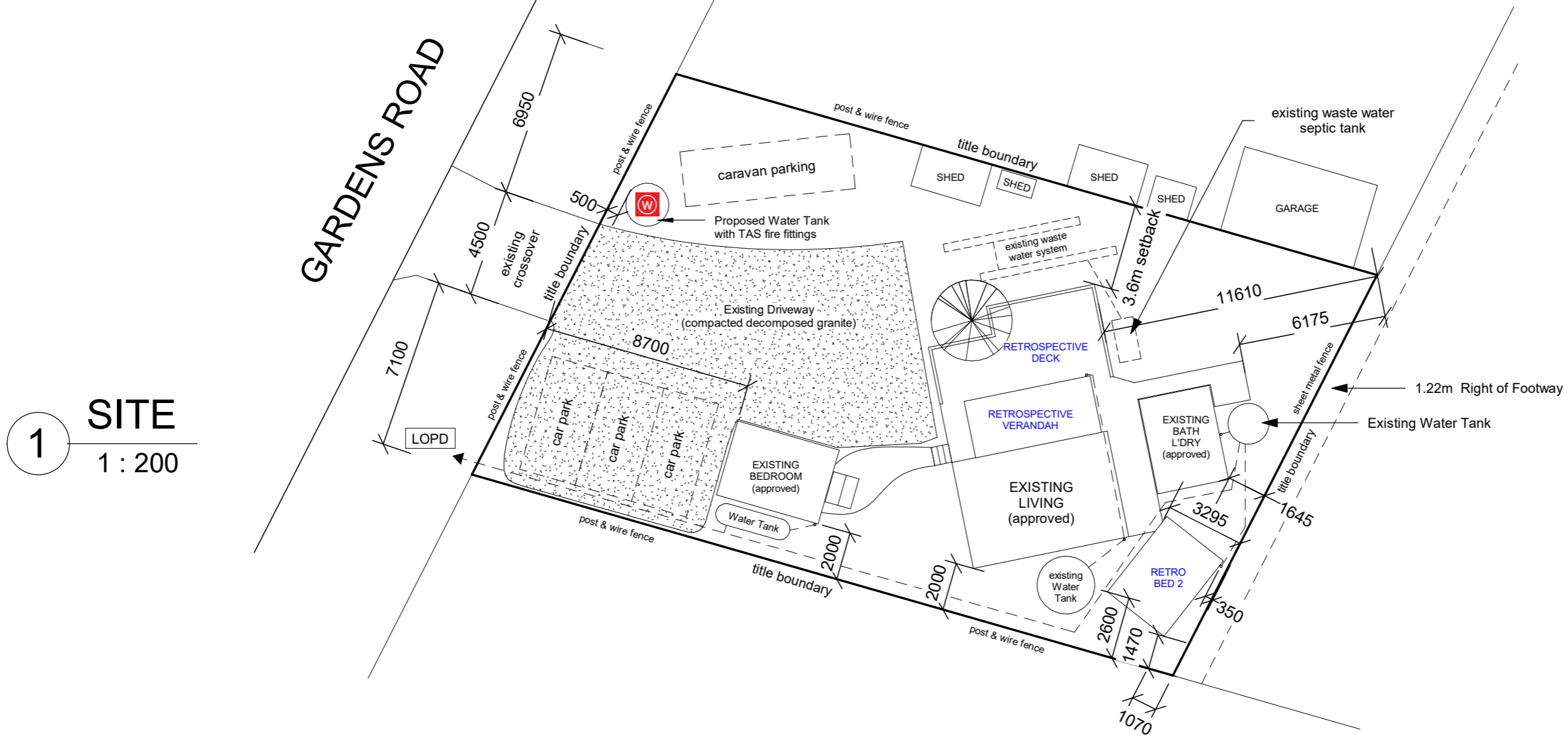
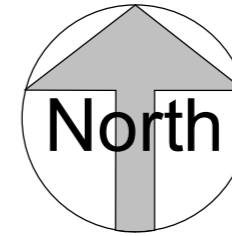
Title Page		
Project number	1431	1
Date	22/04/2026	
Drawn by	JK	
Checked by	PL	
Scale		

AREAS:	
SITE AREA	548m ²
EXISTING AREA	55.7m ²
DECK AREA	36.8m ²
VERANDAH	12.8m ²
BEDROOM	12m ²
TOTAL	61.6m ²

STORMWATER:

ALL STORMWATER TO BE TAKEN TO THE EXISTING RAINWATER TANK & OVERFLOW TO THE LEGAL POINT OF DISCHARGE OF THE RELEVANT AUTHORITIES APPROVAL.
ALL DRAINAGE WORKS IN ACCORDANCE WITH AS3500

DRIVEWAY
THE EXISTING DRIVEWAY & PARKING SPACES CONSIST OF DECOMPOSED COMPACTED GRANITE.



1 SITE
1 : 200

WASTE WATER SYSTEM

The approximate position of the existing waste water system (as marked on plan as dashed lines) is based on historic council drainage plan & is clear of any retrospective building works. The deck is not built over drainage channels or septic tank or waste water system.

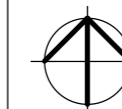


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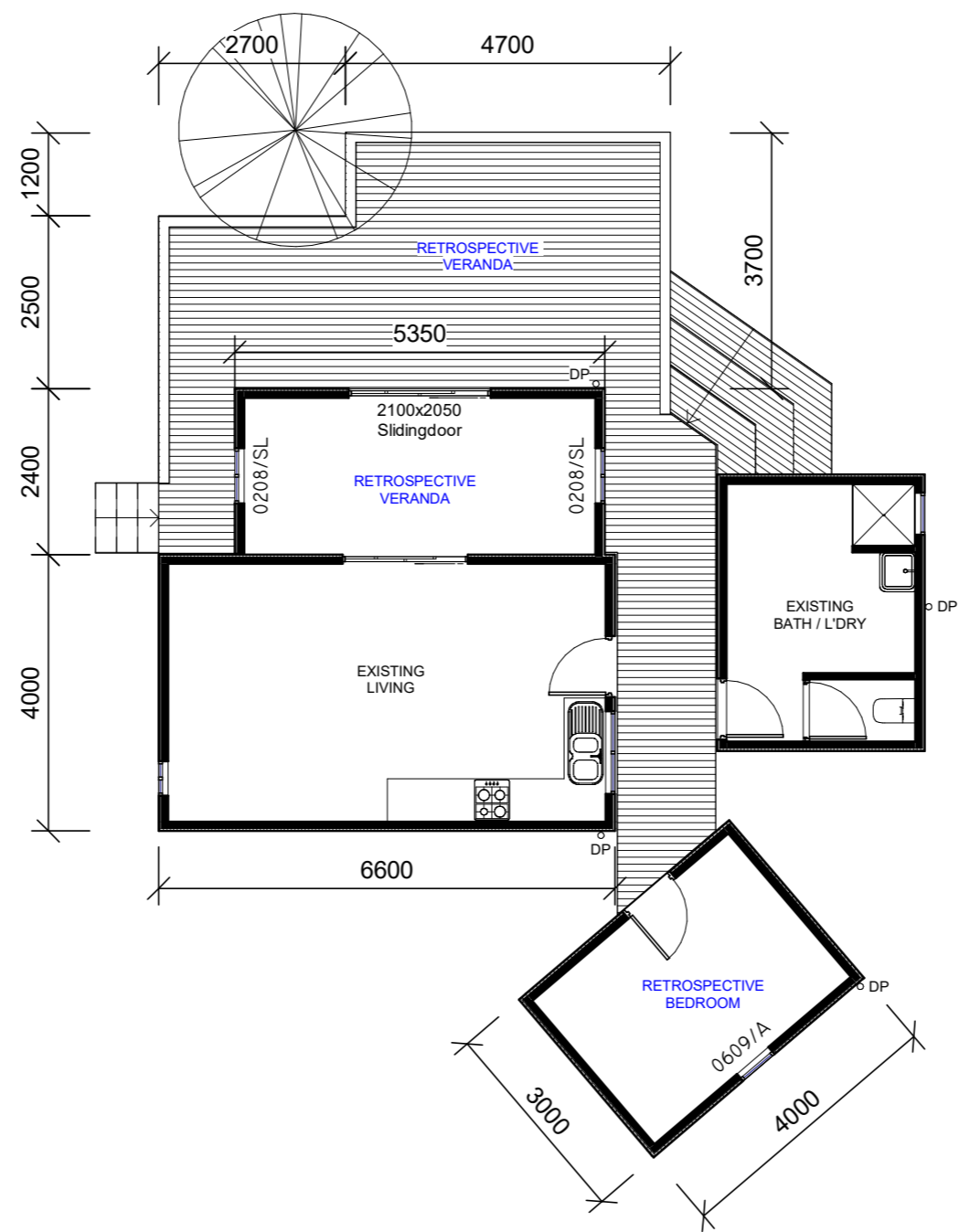
Retrospective Building
330 Gardens Rd,
Binlong Bay

Site Plan

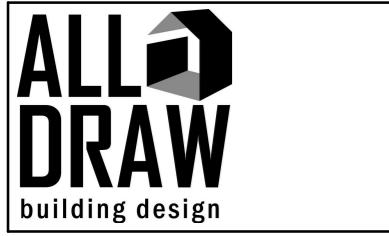


Project number	1431	2
Date	22/04/2026	
Drawn by	JK	
Checked by	PL	
SCrAs indicated		

AREAS:	
EXISTING AREA	55.7m ²
DECK AREA	36.8m ²
VERANDAH	12.8m ²
BEDROOM	12m ²
TOTAL	61.6m ²



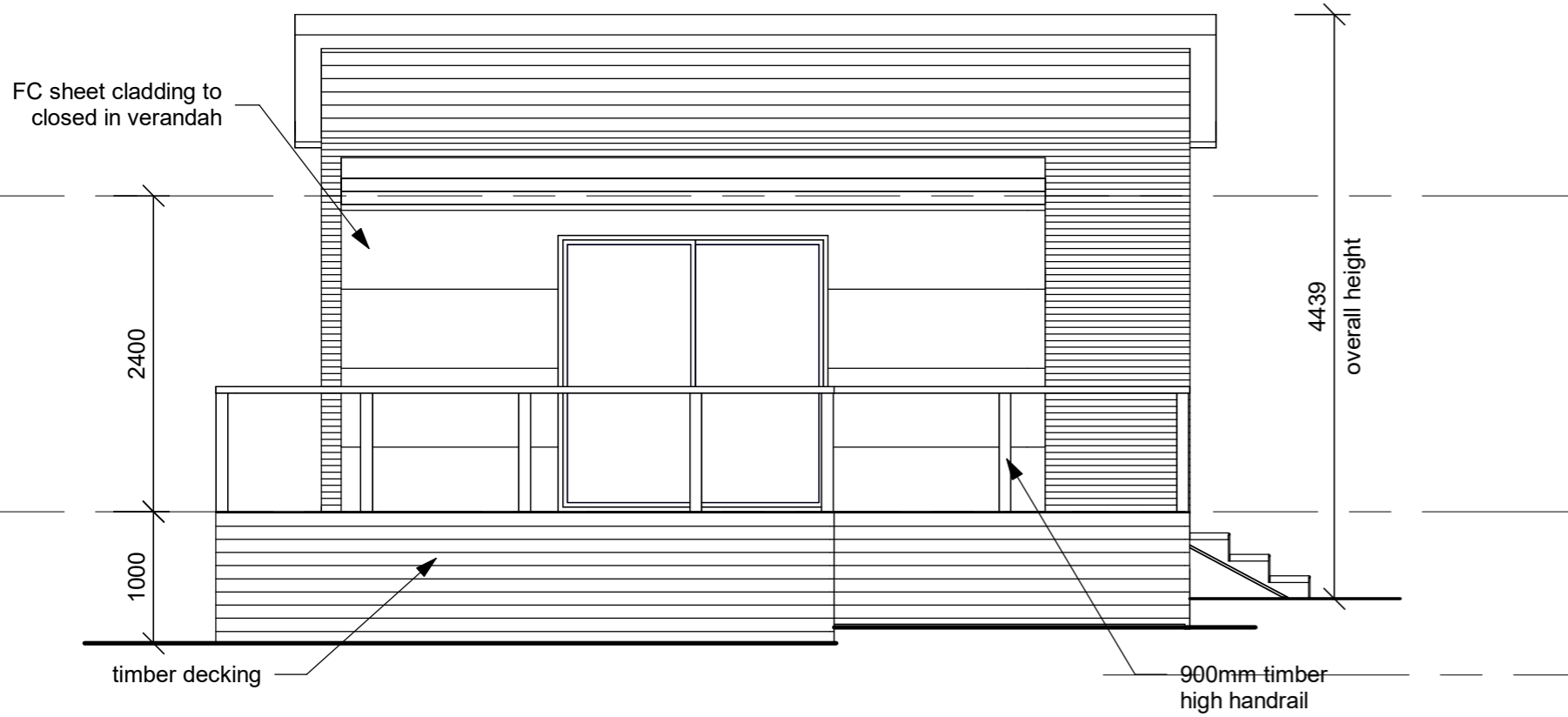
1 Floor Plan
1 : 100



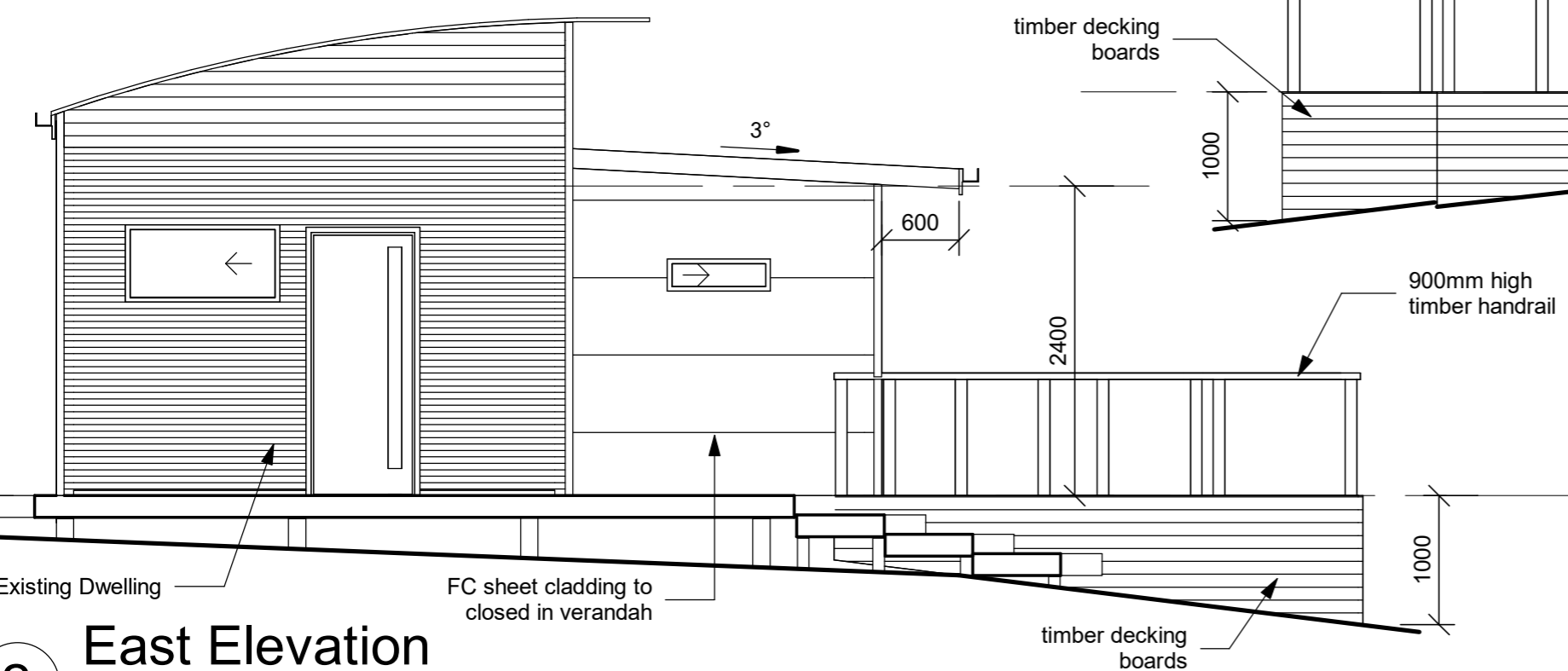
P: 0421 745 095 E: info@alldraw.com.au I: www.alldraw.com.au DP-AD 36943	No.	Description	Date

Retrospective Building
330 Gardens Rd,
Binlong Bay

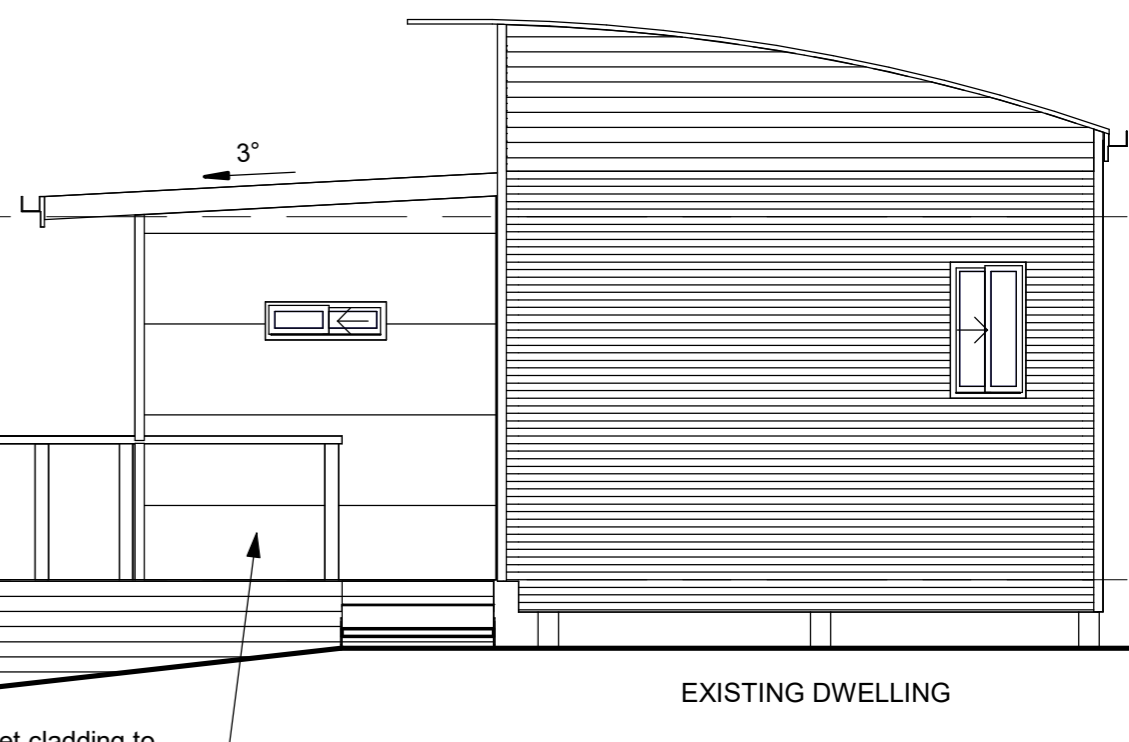
Floor Plan			
	Project number	1431	3 Scale 1 : 100
	Date	22/04/2026	
	Drawn by	JK	
	Checked by	PL	



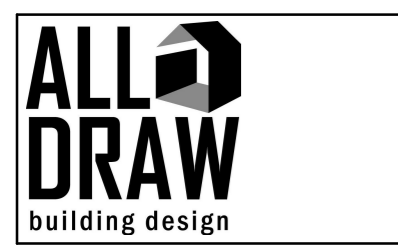
1 North Elevation
1 : 50



2 East Elevation
1 : 50



3 West Elevation
1 : 50

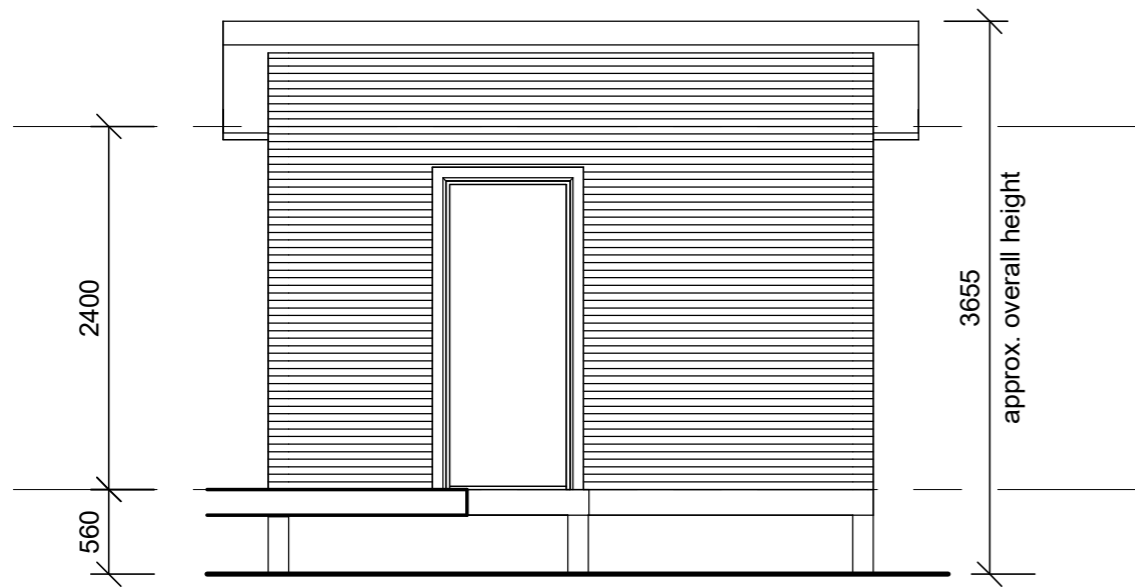


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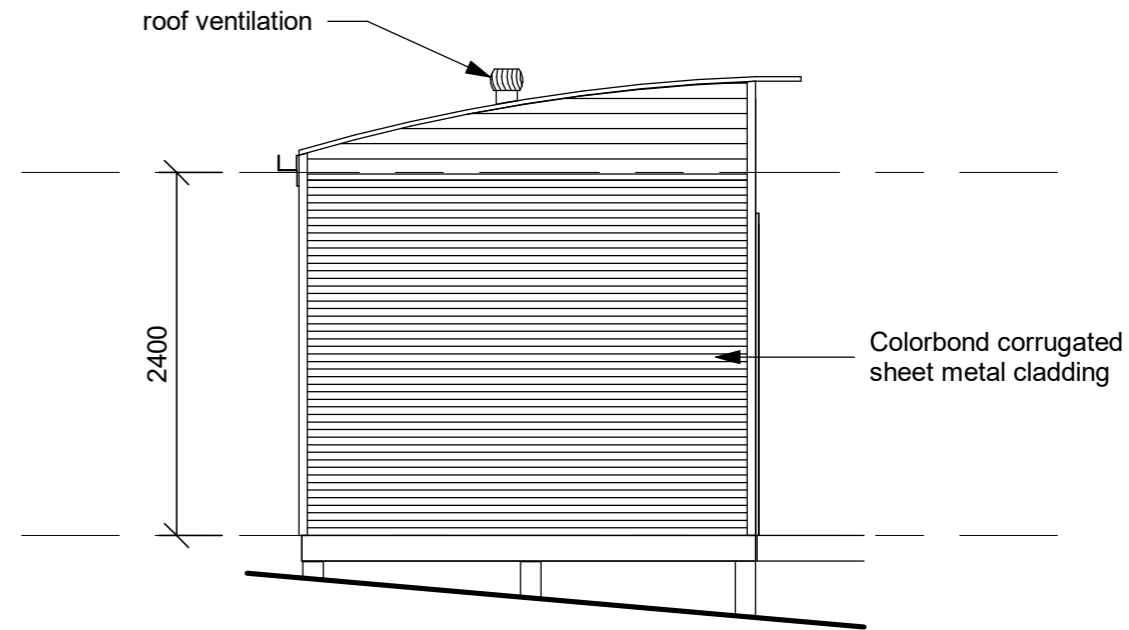
No.	Description	Date

Retrospective Building
330 Gardens Rd,
Binlong Bay

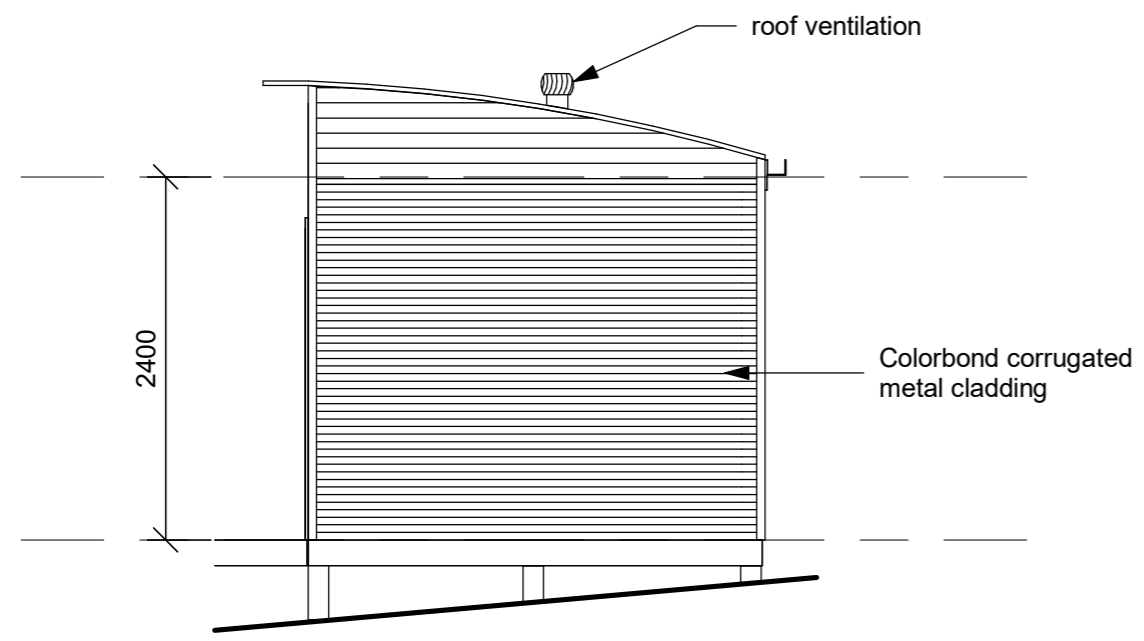
Verandah Elevations		4
Project number	1431	
Date	22/04/2026	
Drawn by	JK	
Checked by	PL	
Scale		1 : 50



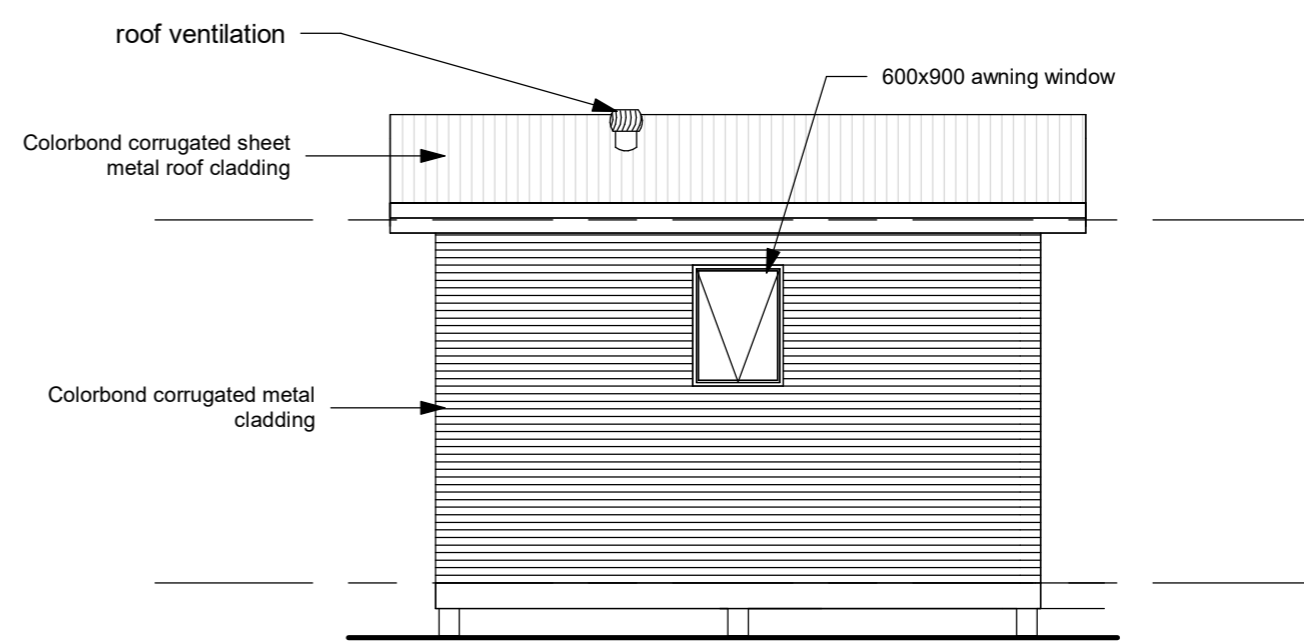
1 Elevation A
1 : 50



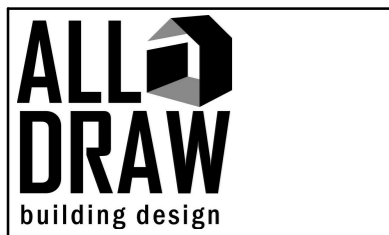
2 Elevation B
1 : 50



3 Elevation C
1 : 50



4 Elevation D
1 : 50



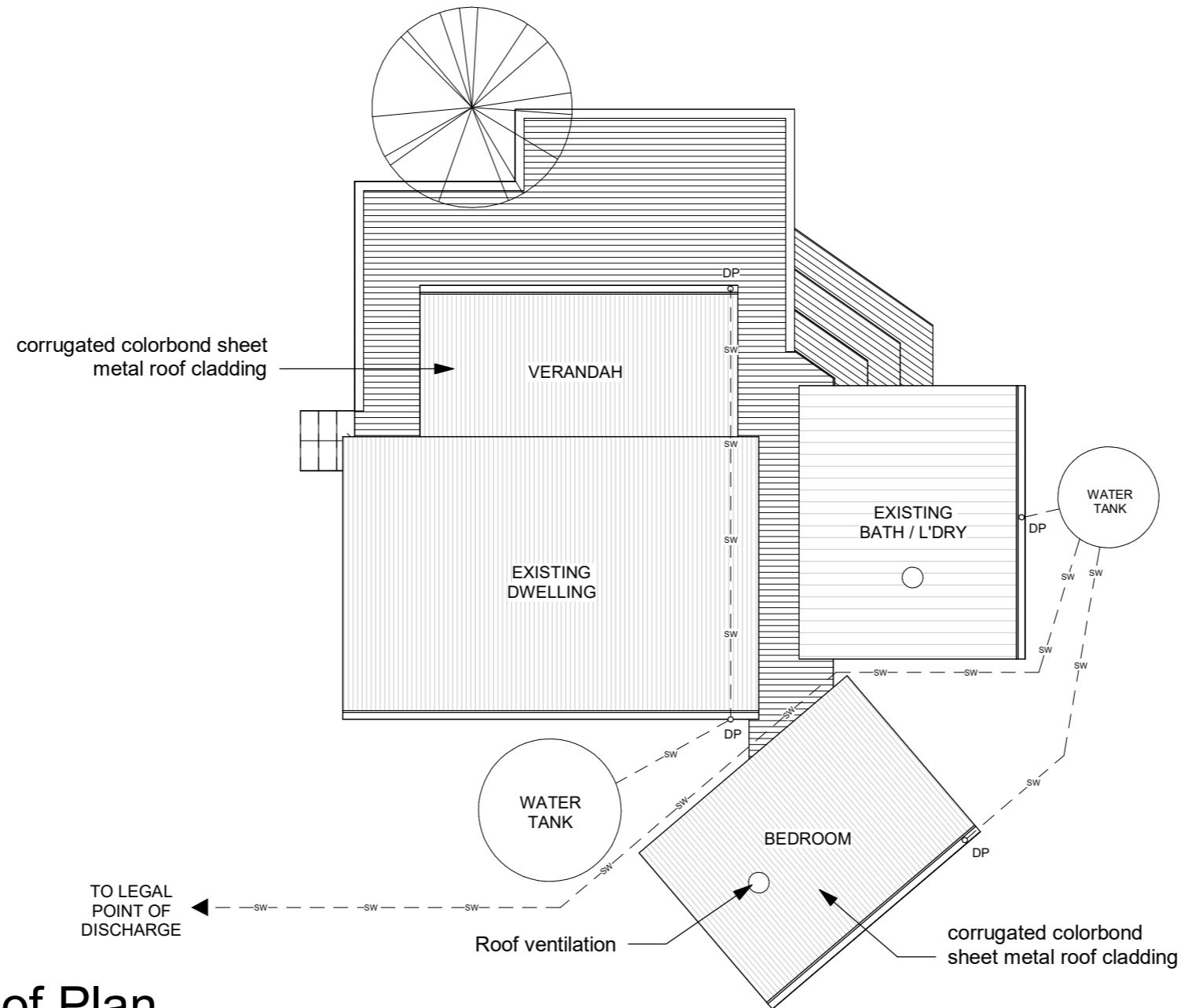
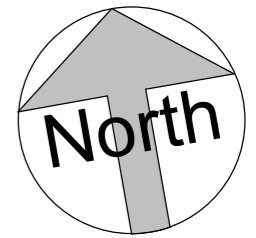
P: 0421 745 095	No.	Description	Date
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DP-AD 36943			

Retrospective Building
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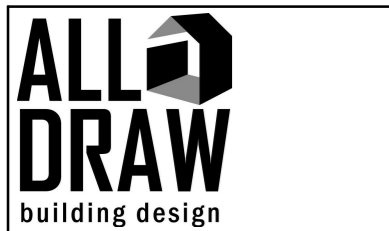
Bedroom Elevations		
Project number	1431	5
Date	22/04/2026	
Drawn by	JK	
Checked by	PL	
Scale		1 : 50

STORMWATER:

ALL STORMWATER TO BE TAKEN TO THE EXISTING RAINWATER TANK & OVERFLOW TO THE LEGAL POINT OF DISCHARGE OF THE RELEVANT AUTHORITIES APPROVAL.
ALL DRAINAGE WORKS IN ACCORDANCE WITH AS3500



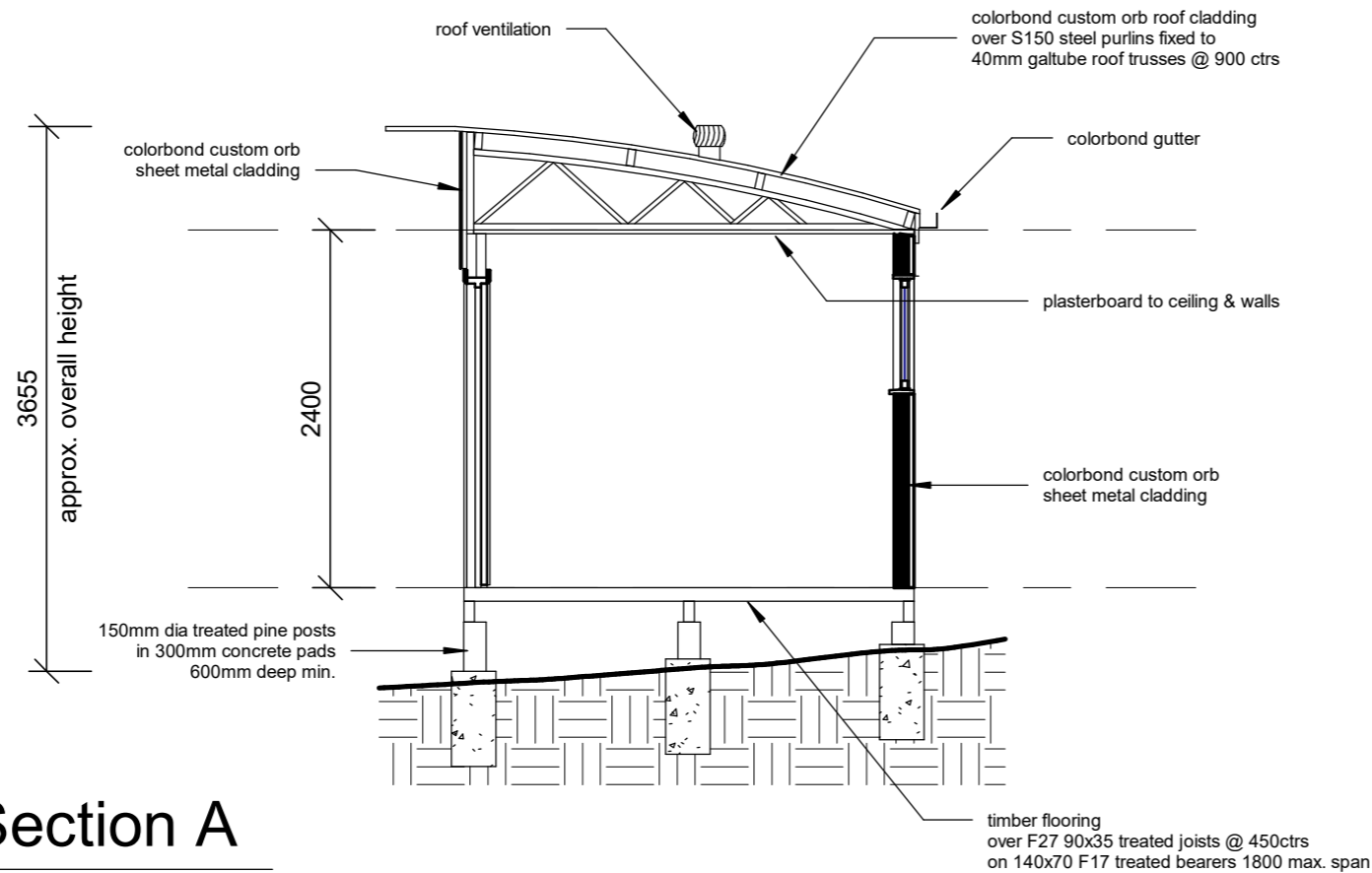
1 Roof Plan
1 : 100



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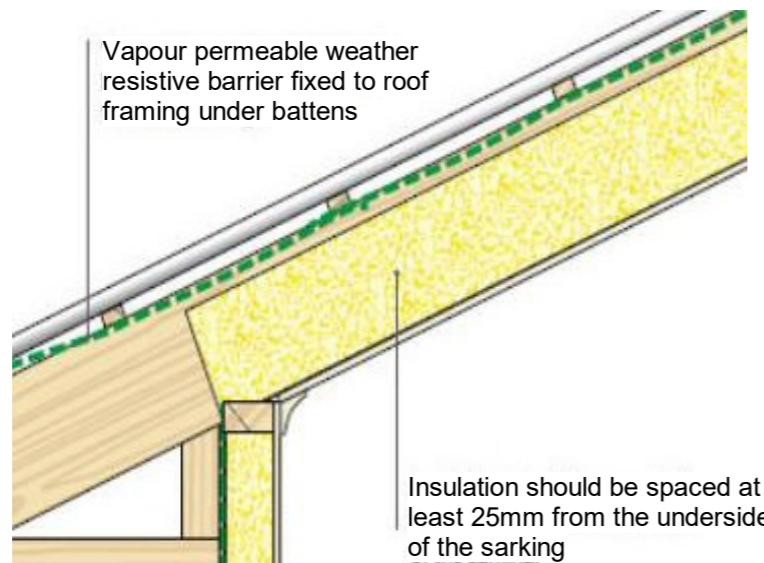
Retrospective Building
330 Gardens Rd,
Binlong Bay

Roof Plan			
	Project number	1431	6 Scale 1 : 100
	Date	22/04/2026	
	Drawn by	JK	
	Checked by	PL	

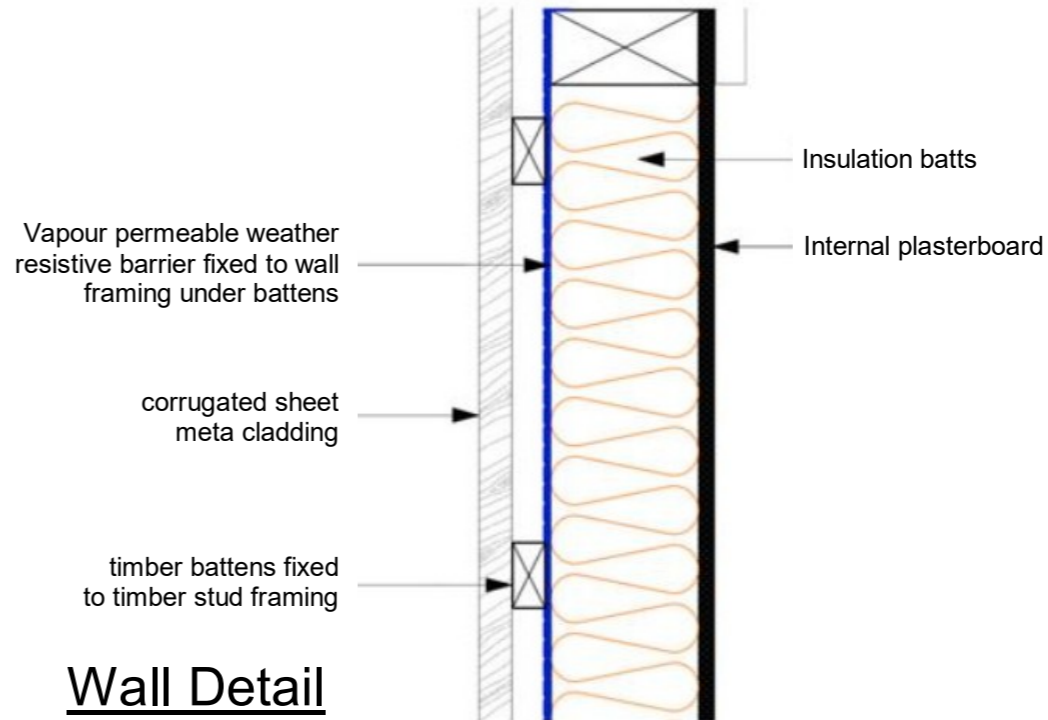


1 Section A
1 : 50

FRAMING SCHEDULE			
WALL FRAMING			
TOP AND BOTTOM PLATES	90 x 45	MGP10	
STUDS AT 450 CENTRES	90 x 45	MGP10	
JAMB STUDS			
OPENINGS UP TO 900	2/90 x 45	MGP10	
OPENINGS UP TO 1810	2/90 x 45	MGP10	
OPENINGS UP TO 2700	4/90 x 45	MGP10	
OPENINGS UP TO 3600	4/90 x 45	MGP10	
LINTELS			
OPENINGS UP TO 900	2/90 x 45	MGP10	
OPENINGS UP TO 1450	2/140 x 45	MGP10	
OPENINGS UP TO 1810	190 x 45	MGP10	
OPENINGS UP TO 3600	2/240 x 45	MGP10	
TIMBER FRAMING TO COMPLY WITH A.S.1684 TIMBER FRAMING CODE & ANY SUPPLEMENTARY TABLES			

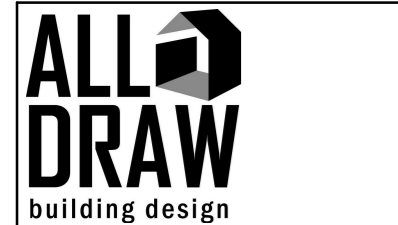


Roof Detail



Wall Detail

RUST PROOF:
Compliant rust proof claddings to be provided to walls and roofing. All fastener systems are to be galvanised or stainless steel.



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Retrospective Building
330 Gardens Rd,
Binlong Bay

Section		
Project number	1431	7
Date	22/04/2026	
Drawn by	JK	
Checked by	PL	
		Scale 1 : 50

GENERAL NOTES:

ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH, BUT NOT LIMITED TO THE BUILDING REGULATIONS 2018, THE BUILDING CODE OF AUSTRALIA 2019 VOL.2 AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS. AS SPECIFIED IN SCHEDULE 4 OF REFERENCED DOCUMENTS IN BCA Volume 2 2019,

GLAZING, INCLUDING SAFETY GLAZING, SHALL BE INSTALLED TO A SIZE, TYPE AND THICKNESS SO AS TO COMPLY WITH:
 - BCA PART 3.6 FOR CLASS 1 AND 10 BUILDINGS WITH A DESIGN WIND SPEED OF NOT MORE THAN N3; AND
 - BCA PART B1.4 FOR CLASS 2 AND 9 BUILDINGS.

WATERPROOFING OF WET AREAS, BEING BATHROOMS, SHOWERS, SHOWER ROOMS, LAUNDRIES, SANITARY COMPARTMENTS AND THE LIKE SHALL BE PROVIDED IN ACCORDANCE WITH AS 3740-2010: WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGS.
 10mm WR board behind all tiles in wet areas (1800mm above shower & 300mm above bath)
 SANITARY COMPARTMENTS TO BE CONSTRUCTED IN ACCORDANCE WITH BCA PART 3.8.3.3

SUSTAINABILITY MEASURES FOR NEW CLASS 1 BUILDINGS:-

ENERGY EFFICIENCY DESIGN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STAMPED PLANS ENDORSED BY THE ACCREDITED ENERGY RATER WITHOUT ALTERATION, AND SHALL BE GENERALLY RATED TO COMPLY WITH THE FOLLOWING OPTIONS:-
 (i) FOR NEW CLASS 1 BUILDINGS INCLUDING THOSE CONSTRUCTED ON A TIMBER FLOOR CONSTRUCTION:
 - OPTION 1: ACHIEVE A HOUSE ENERGY RATING OF 6 STARS FOR THE BUILDING FABRIC PLUS A SOLAR HOT WATER SYSTEM ACHIEVING AN ENERGY PERFORMANCE OF 60% SOLAR GAIN; OR
 - OPTION 2: ACHIEVE A HOUSE ENERGY RATING OF 6 STARS FOR THE BUILDING FABRIC PLUS A 2000 LITER RAINWATER TANK (HAVING A MINIMUM 50M2 ROOF CATCHMENT AREA) SUPPLYING ALL SANITARY FLUSHING SYSTEMS;

WINDOW SIZES NOMINATED ARE NOMINAL ONLY. ACTUAL SIZE MAY VARY ACCORDING TO MANUFACTURER. WINDOWS TO BE FLASHED ALL AROUND.
 (All glazing shall comply with AS1288 section 5.11)
 Safety glass as per AS1288 to sliding door & bathroom window

PREFAB WALLS & ROOF AS PER MANUFACTURER'S SPECS

ALL TIMBER FRAMING IN ACCORDANCE WITH AS1684 2010

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL AND ALL OTHER CONSULTANTS DRAWINGS/DETAILS AND WITH ANY OTHER WRITTEN INSTRUCTIONS ISSUED IN THE COURSE OF THE CONTRACT

FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY AND GENERAL WATER TIGHTNESS OF ALL NEW AND/OR EXISTING STRUCTURES DURING ALL WORKS

THE BUILDER AND SUBCONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS, SETBACKS, LEVELS AND SPECIFICATIONS AND ALL OTHER RELEVANT DOCUMENTATION PRIOR TO THE COMMENCEMENT OF ANY WORKS. REPORT ALL DISCREPANCIES TO THIS OFFICE FOR CLARIFICATION.

INSTALLATION OF ALL SERVICES SHALL COMPLY WITH THE RESPECTIVE SUPPLY AUTHORITY REQUIREMENTS.

THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS, FROM ANY BUILDINGS FOOTING AND/OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, OF ANY BUILDING AND ITS FOOTING SYSTEM. SEWER PIPER AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCEDAMPNESS, WEAKENING AND UNDERMINING

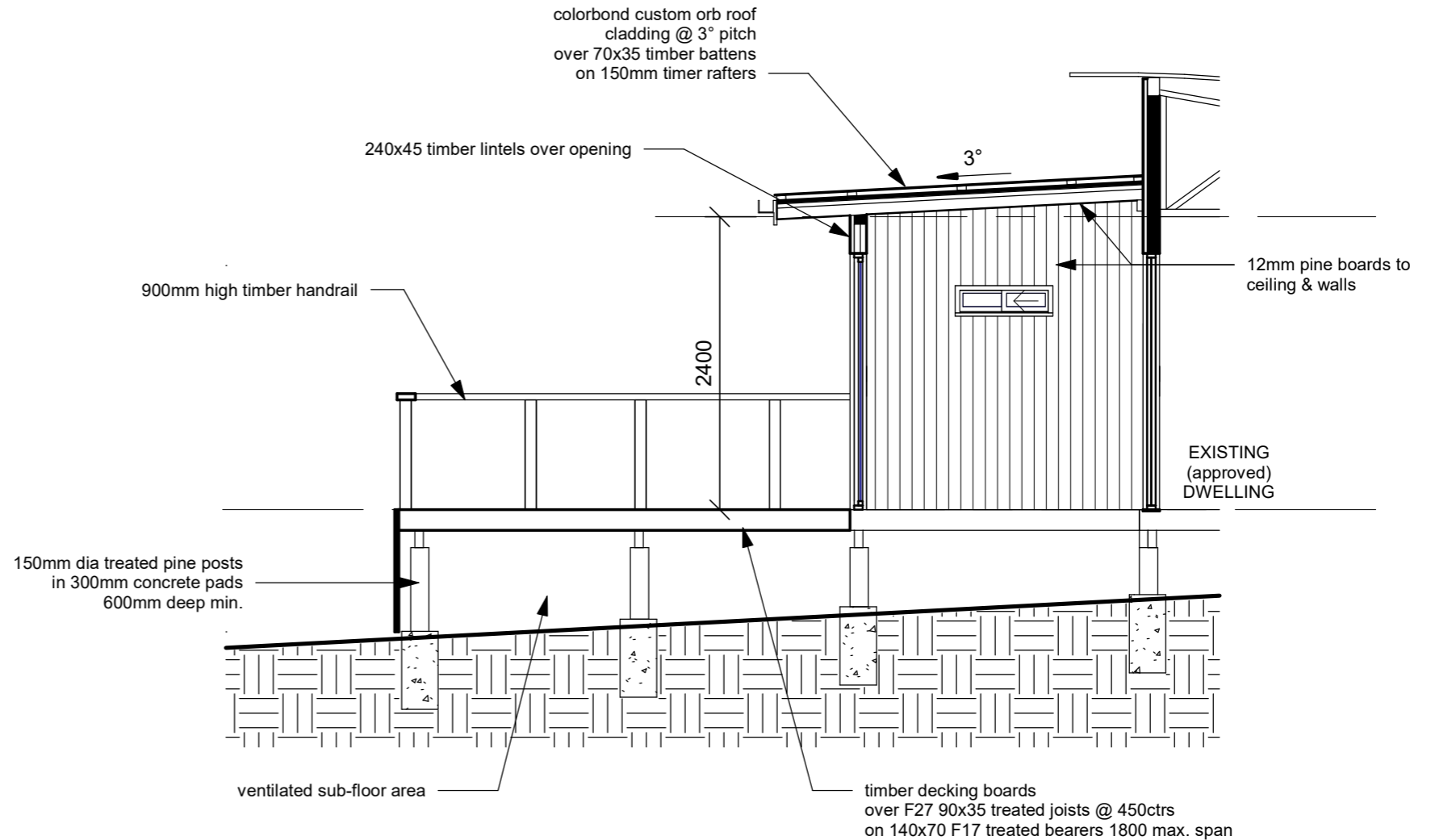
STORMWATER:
 ALL STORMWATER TO BE TAKEN TO THE LEGAL POINT OF DISCHARGE TO THE RELEVANT AUTHORITIES APPROVAL. ALL DRAINAGE WORKS IN ACCORDANCE WITH AS3500

90Ø MM CLASS 6 UPVC STORMWATER PIPE LAID TO A MINIMUM GRADE OF 1:100 AND CONNECTED TO THE LEGAL POINT OF STORMWATER DISCHARGE. PROVIDE INSPECTION OPENINGS AT 12000MM C/C AND AT EACH CHANGE OF DIRECTION.

100Ø MM CLASS 6 UPVC SEWER GRADE STORMWATER PIPE SHALL BE USED UNDER ALL DRIVEWAYS, INFILL SLABS AND SLAB ON GROUND.

THE COVER TO UNDERGROUND STORMWATER DRAINS SHALL BE NOT LESS THAN
 - 100MM UNDER SOIL
 - 50MM UNDER PAVED OR CONCRETE AREAS
 - 100MM UNDER UNREINFORCED CONCRETE OR PAVED DRIVEWAYS
 - UNDER REINFORCED CONCRETE DRIVEWAYS

RUST PROOF:
 COMPLIANT RUST PROOF CLADDINGS TO BE PROVIDED TO WALLS AND ROOFING. ALL FASTENER SYSTEMS ARE TO BE GALVANISED OR STAINLESS STEEL.



Section B
 1 : 50

STEPS:
 ALL STAIR TREADS MUST HAVE A SLIP-RESISTANT SURFACE OR SLIP-RESISTANT NOSING STRIP IN ACCORDANCE WITH BCA 3.9.1.1 & AS 4586

STAIR REQUIREMENTS:-
 RISERS - 190mm MAXIMUM, 115 mm MINIMUM.
 GOING - 355mm MAXIMUM, 240mm MINIMUM.



No.	Description	Date

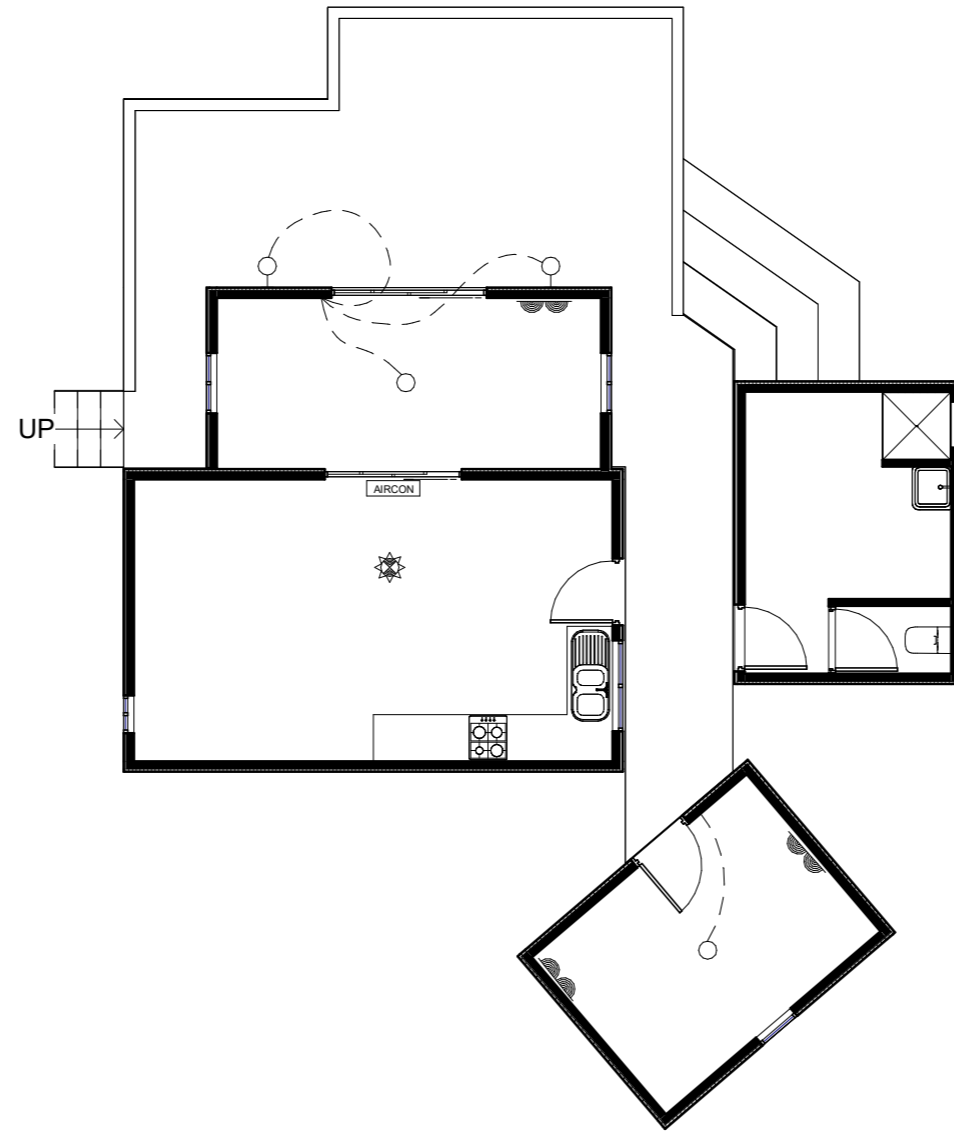
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Retrospective Building
 330 Gardens Rd,
 Binlong Bay

Notes & Section B		8
Project number	1431	
Date	22/04/2026	
Drawn by	JK	
Checked by	PL	
Scale		1 : 50

THE LAMP POWER DENSITY OF ARTIFICIAL LIGHTING DOES NOT EXCEED:
 5W /m² OF FLOOR AREA
 4W /m² OF VERANDAH AREA

SMOKE DETECTORS
 MUST COMPLY WITH AS 3786
 BE INTER-CONNECTED & INSTALLED
 IN ACCORDANCE WITH B.C.A PART 3.7.2



Electrical Notes:

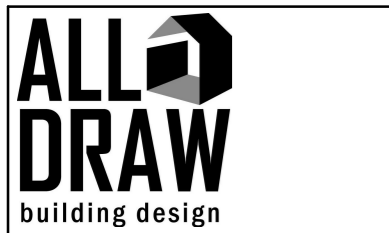
This Electrical plan is a representation of the required electrical layout. All best endeavours will be made to position electrical switches, fixtures, fittings and downlights in accordance with nominated heights and positions as shown on this electrical plan. However, due to requirements outlined within Electrical Legislation and associated Codes of Practice together with the positioning of Roof Trusses and Ceilings Battens a guarantee of exact placement in accordance with the plan cannot be a given.

It is the clients responsibility to ensure that any owner supplied electrical fittings can be installed in the nominated positions. Any alterations required to be performed by the Electrician after wiring has been roughed in as a result of owner supplied items being not suitable for the positioning or height, shall be at the expense of the owner. In addition, the Licensed Electrician reserves the right to not install owner supplied electrical fittings, where the Electrician deems that it is either unfit for purpose or does not comply with relative Electrical Legislation or Codes of Practice.

All External Lights are to be 1800mm off the internal floor height unless noted otherwise.
 All external flood lights are to be mounted under the eaves or directly below the fascia if there are no eaves.
 While all care is taken to align downlights and powerpoints as per plans, final placement is dependant on the limitations of the framework and roof trusses and or rafter locations.

LEGEND:

	T.V. POINT		INTERNET OUTLET
	SINGLE P.P. 300mm above floor		Smoke Detectors as per (AS3786) to be interconnected as per NCC3.7.2.2
	DOUBLE P.P. 300mm above floor		WALL MOUNTED LIGHT 15 watt compact fluro
	SINGLE P.P. 1100mm above floor		FLUORESCENT TUBE 36 Watt single
	DOUBLE P.P. 1100mm above floor		PARA FLOOD LIGHT 18 watt
	WATERPROOF SINGLE P.P.		EXHAUST FAN (SELF CLOSING)
	WATERPROOF DOUBLE P.P.		CEILING FAN WITHOUT LIGHT
	TELEPHONE PLUG.		CEILING FAN WITH LIGHT 15 watt compact fluro
	LIGHT 15 Watt Compact fluro		AIR-CONDITIONER
	DOWN LIGHT 11 Watt LED		
	FEATURE LIGHT 15 Watt		
	METER BOX		

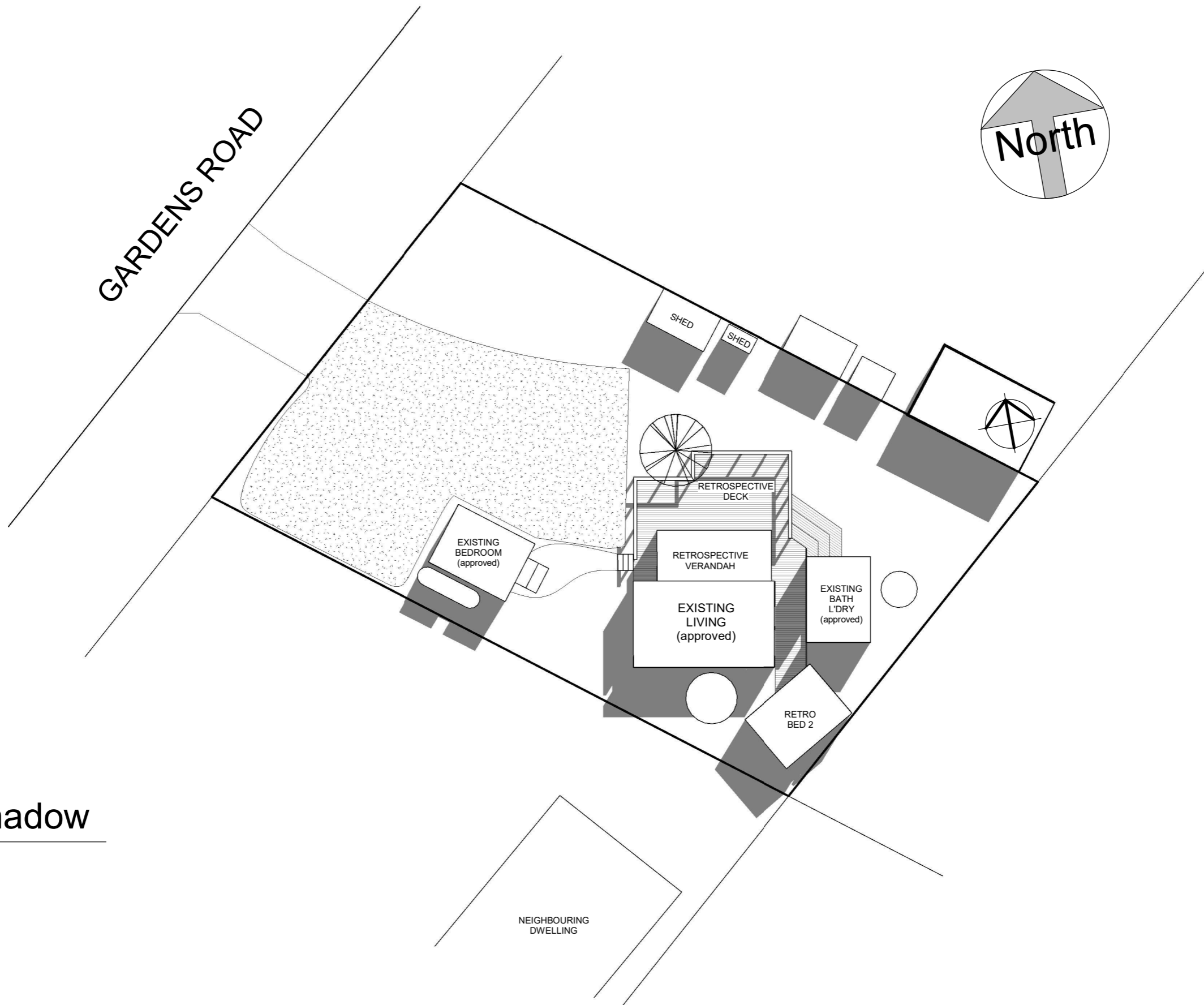


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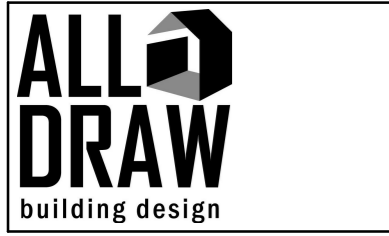
No.	Description	Date

Retrospective Building
 330 Gardens Rd,
 Binlong Bay

Electrical Layout		
Project number	1431	9
Date	22/04/2026	
Drawn by	JK	
Checked by	PL	
		Scale 1 : 100



1 9am Shadow
1 : 200

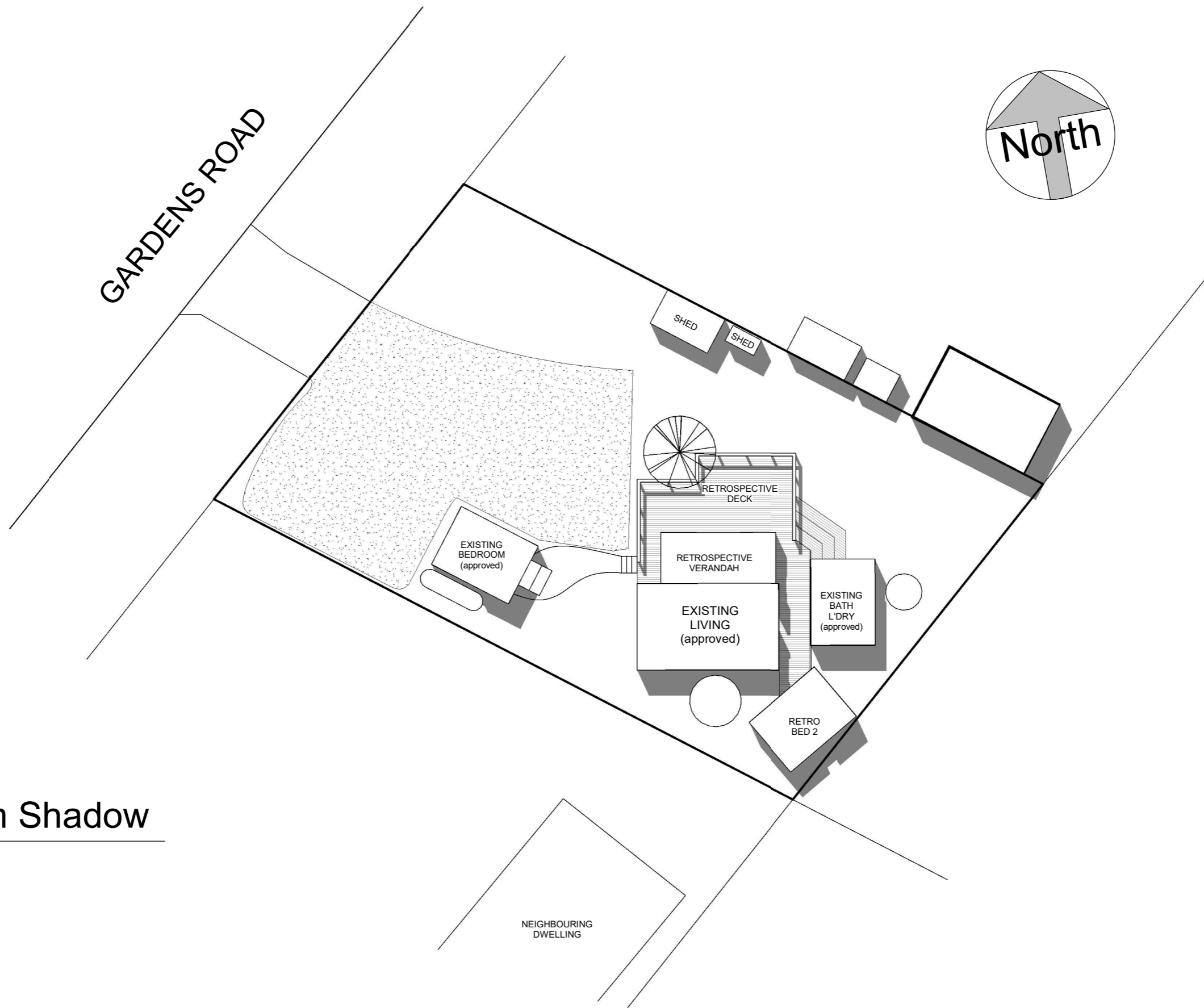


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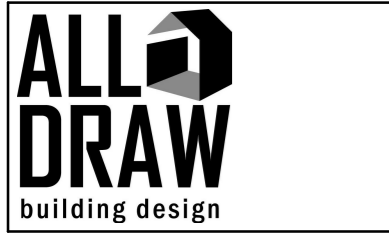
No.	Description	Date

Retrospective Building
330 Gardens Rd,
Binlong Bay

Shadow Plan 9am (Equinox)		
	Project number	1431
	Date	22/04/2026
	Drawn by	Author
	Checked by	Checker
		10
		Scale 1 : 200



1 12pm Shadow
1 : 200

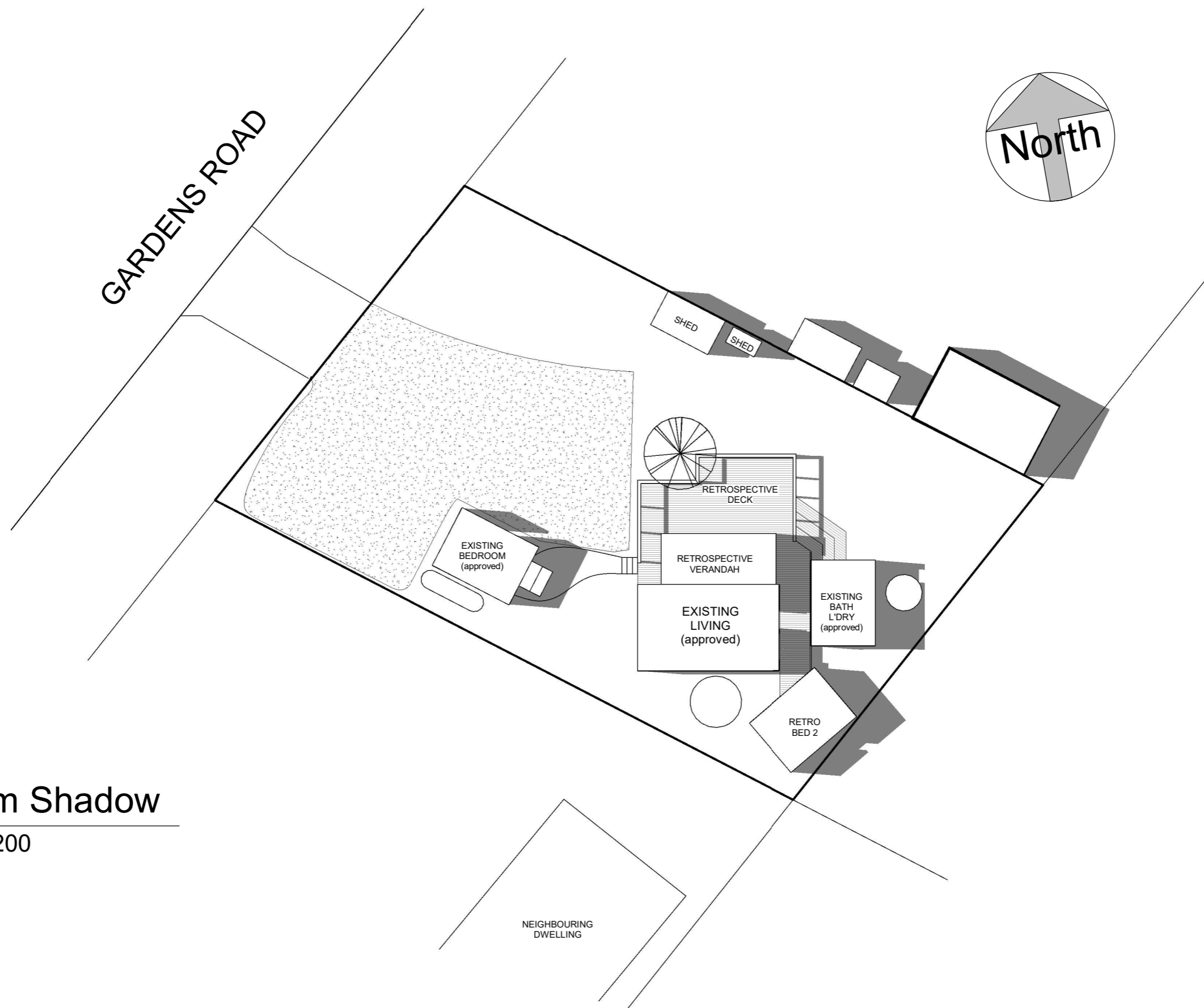


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No.	Description	Date

Retrospective Building
330 Gardens Rd,
Binlong Bay

Shadow Plan 12pm (Equinox)			
	Project number	1431	11
	Date	22/04/2026	
	Drawn by	JK	
	Checked by	PL	
Scale		1 : 200	



1 3pm Shadow
1 : 200

No.	Description	Date

Shadow Plan 3pm (Equinox)		12
Project number	1431	
Date	22/04/2026	
Drawn by	JK	
Checked by	PL	
Scale		1 : 200



Planning Scheme Written Response

Prepared by Angela Kreltszheim

Revision 1

Date: 23rd April 2026

Site Address: 330 Gardens Road, Binalong Bay
Proposal: Retrospective approval for bedroom, deck and verandah additions to an existing dwelling
Zone: Particular Purpose Zone – Coastal Settlement
Overlays/Codes: C7.0 Natural Assets Code (Priority Vegetation Area), Bushfire-Prone Area

1.0 Introduction

This planning scheme response has been prepared in support of the development application for retrospective approval of a bedroom, deck and verandah at 330 Gardens Road, Binalong Bay.

The following assessment addresses the relevant provisions of the Tasmanian Planning Scheme as requested by Council.

2.0 Particular Purpose Zone – Coastal Settlement

Clause BRE-P2.6.2 – Setback

Acceptable Solution:

Dwellings must have a setback of not less than 10m from front, side and rear boundaries.

Response:

The proposed retrospective bedroom, deck and verandah do not meet the Acceptable Solution setback distances and should therefore be assessed against the Performance Criteria.

The subject site contains an existing dwelling and associated structures approved in 1997, which establish a pattern of development with reduced setbacks to boundaries. The proposed retrospective works continue this established siting pattern and do not introduce a new or inconsistent form of development.

The works are modest in scale and lightweight in nature and are located within an existing developed residential site. The siting, height and form of the development ensure it remains compatible with the surrounding coastal settlement character, which is typified by informal siting and varied setbacks.

The development does not result in unreasonable impact on adjoining properties in terms of visual bulk, scale or amenity, having regard to the existing development on the site and surrounding properties (refer Sheet 2 – Site Plan and Sheets 4–5 – Elevations).

Accordingly, the proposal is considered to satisfy the Performance Criteria P1 and P2 of Clause BRE-P2.6.2.

Clause BRE-P2.6.3 – Site Coverage

Acceptable Solution:

Site coverage must not exceed the maximum allowable percentage for the zone.

Response:

The total site area is 548m², with a total building area of approximately 61.6m², as shown on the amended site plan (refer Sheet 2 – Site Plan).

The proposed works result in a low level of site coverage and remain well within typical expectations for the zone.

Accordingly, the proposal satisfies the requirements of Clause BRE-P2.6.3.

Clause BRE-P2.6.5 – Sunlight to Dwellings and Private Open Space

Acceptable Solution:

Development must not unreasonably reduce sunlight to habitable rooms and private open space of adjoining properties.

Response:

The proposed retrospective works are modest in scale and located within an already developed residential site.

Given the limited height and extent of the bedroom, deck and verandah, the development does not result in any unreasonable loss of sunlight to adjoining properties. This is demonstrated by the shadow diagrams provided (refer Sheets 10–12).

Accordingly, the proposal is considered to satisfy the Performance Criteria P1 of Clause BRE-P2.6.5.

Clause BRE-P2.6.6 – Stormwater Disposal

Acceptable Solution:

Stormwater must be collected and disposed of in accordance with the requirements of the relevant authority.

Response:

Stormwater from the development is directed to the existing rainwater tank, with overflow conveyed to the legal point of discharge via the roadside drain along Gardens Road, as shown on the amended site plan (refer Sheet 2 – Site Plan and Sheet 6 – Roof Plan).

All drainage works are to comply with AS3500.

Accordingly, the proposal satisfies the requirements of Clause BRE-P2.6.6.

3.0 Natural Assets Code

Clause C7.6.2 – Clearance within a Priority Vegetation Area

Acceptable Solution:

Development must minimise impacts on native vegetation and avoid unnecessary clearing within a priority vegetation area.

Response:

The proposed retrospective works are located within an existing developed and previously disturbed area of the site.

No significant vegetation removal has been undertaken in association with the retrospective bedroom, deck and verandah.

Accordingly, the proposal satisfies the requirements of Clause C7.6.2.