

## **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:

<b>DA Number</b>	DA 2026 / 00113
<b>Applicant</b>	J Binns
<b>Proposal</b>	Residential - Construction of a New Dwelling and Separate Carport
<b>Location</b>	18 Bayview Avenue, Binalong Bay (CT 60263/30)

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).

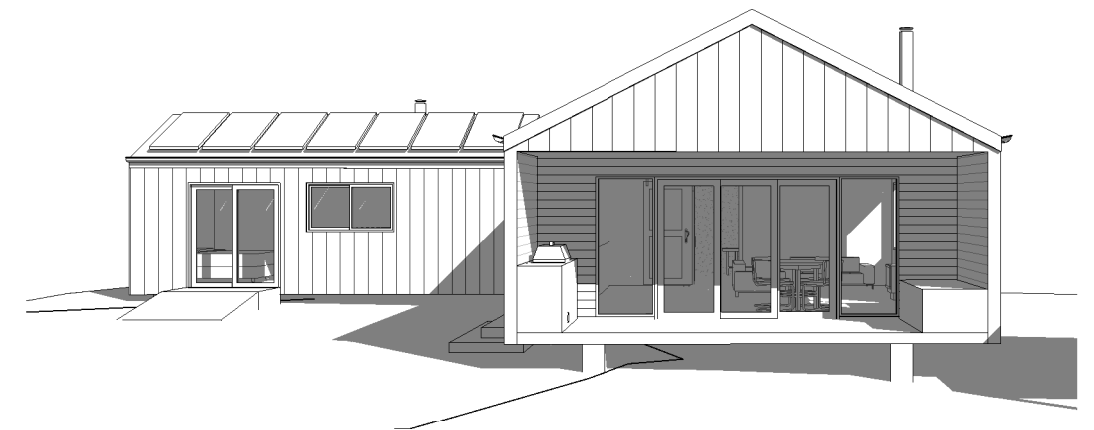
Representations must be submitted in writing to the General Manager, Break O'Day Council, 32 -34 Georges Bay Esplanade, St Helens 7216 or emailed to [admin@bodc.tas.gov.au](mailto:admin@bodc.tas.gov.au), and referenced with the Application Number in accordance with section 57(5) of the abovementioned Act during the fourteen (14) day advertised period commencing on Saturday 20<sup>th</sup> June 2026 **until 5pm Friday 3<sup>rd</sup> July 2026**.

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

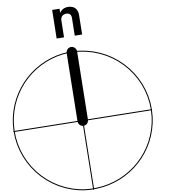
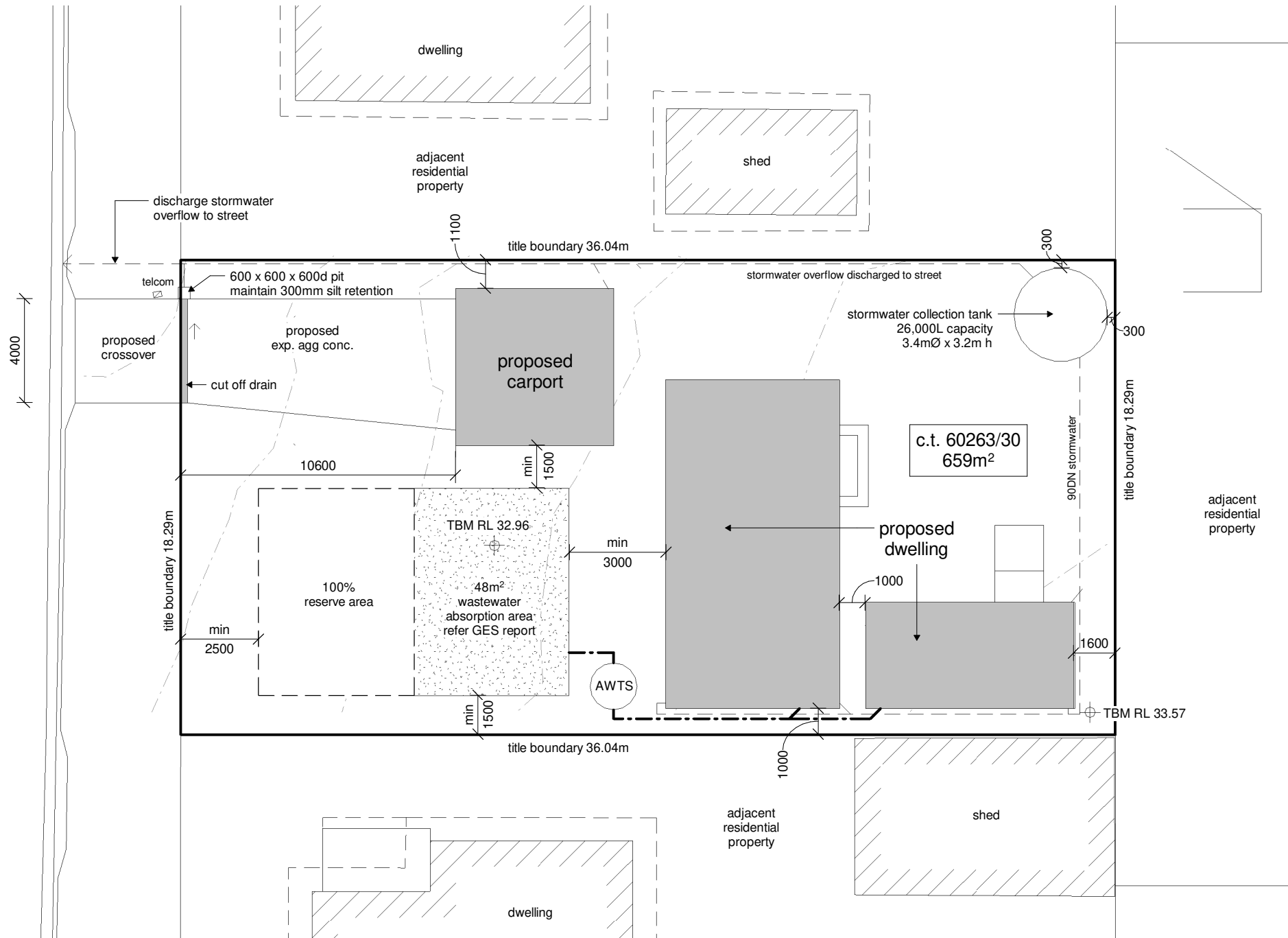
# proposed dwelling + carport

adam morgan  
18 bay view avenue binalong bay tasmania 7216

planning application



bay view avenue



1 site plan  
1 : 200

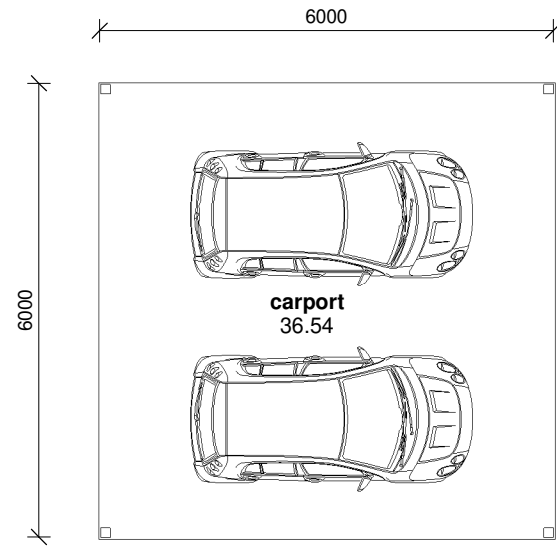
REV:	DESCRIPTION:	DATE:
PROJECT: <b>dwelling + carport</b>		
FOR: <b>a.morgan</b> <b>18 bay view avenue</b> <b>binalong bay tasmania 7216</b>		
DRAWING TITLE: <b>site plan</b>		
DRAWING NO: <b>a03</b>	DRAWN BY: JB	DATE: 16.06.26
SCALE: 1 : 200	PROJECT: 0525MO	

 **jennifer binns**

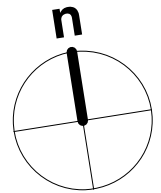
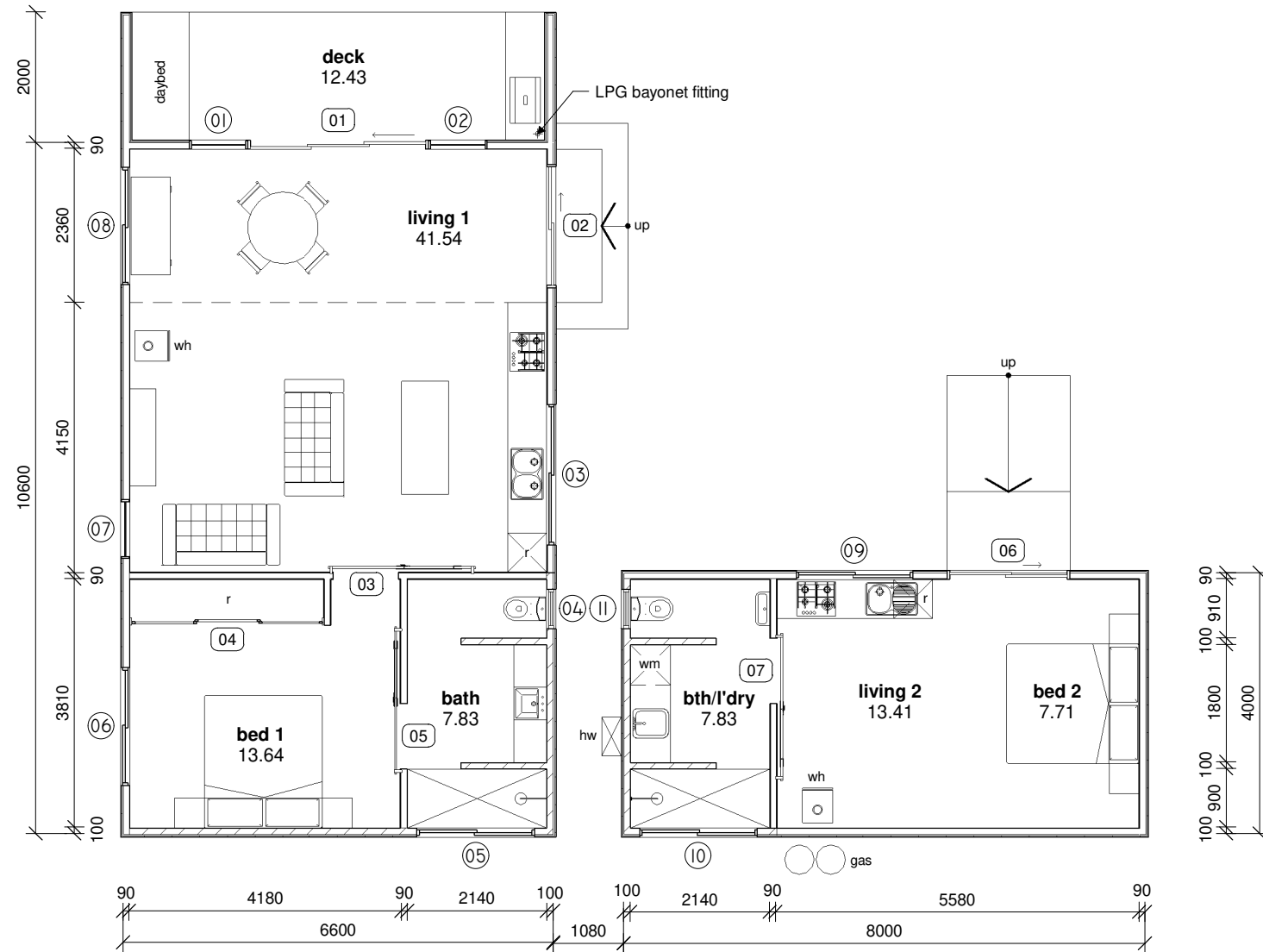
www.jenniferbinnsdesign.com.au  
0439 765 452 : mail @ jenniferbinnsdesign.com.au  
52 cecilia street st helens tasmania 7216

 **bdaa**  
BUILDING DESIGNERS  
ASSOCIATION OF AUSTRALIA

ACCREDITATION NO:  
CC 1269L



Building Areas	
dwelling	84.13
carport	36.00
dwelling	32.97
	153.10



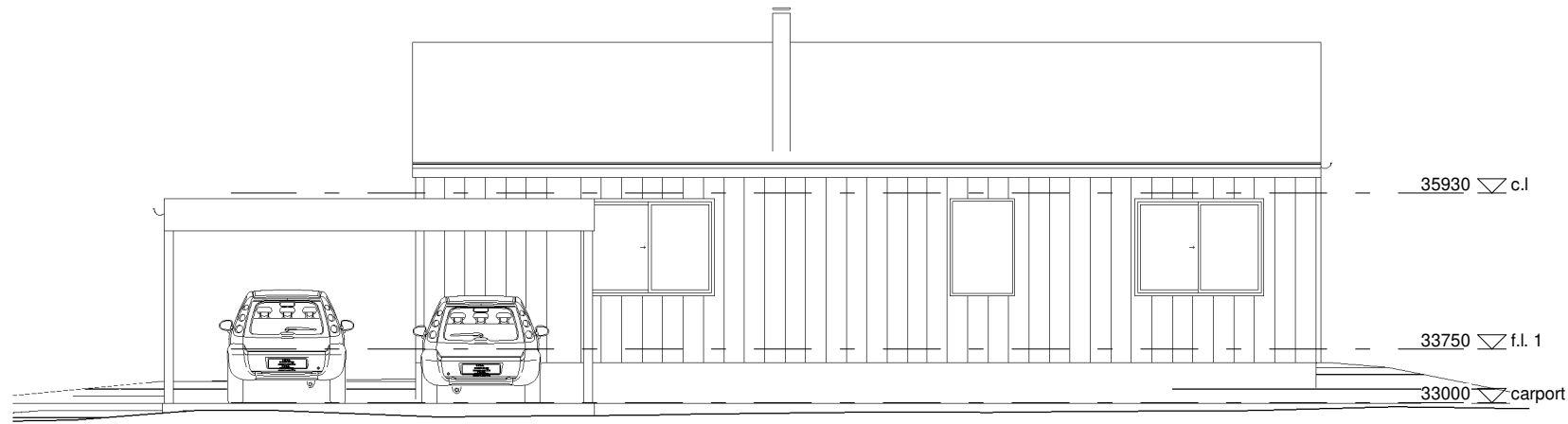
1 proposed floor plan  
1 : 100

REV:	DESCRIPTION:	DATE:
PROJECT: <b>dwelling + carport</b>		
FOR: <b>a.morgan</b> <b>18 bay view avenue</b> <b>binalong bay tasmania 7216</b>		
DRAWING TITLE: <b>proposed floor plan</b>		
DRAWING NO: <b>a04</b>	DRAWN BY: JB	DATE: 16.06.26
SCALE: As indicated	PROJECT: 0525MO	

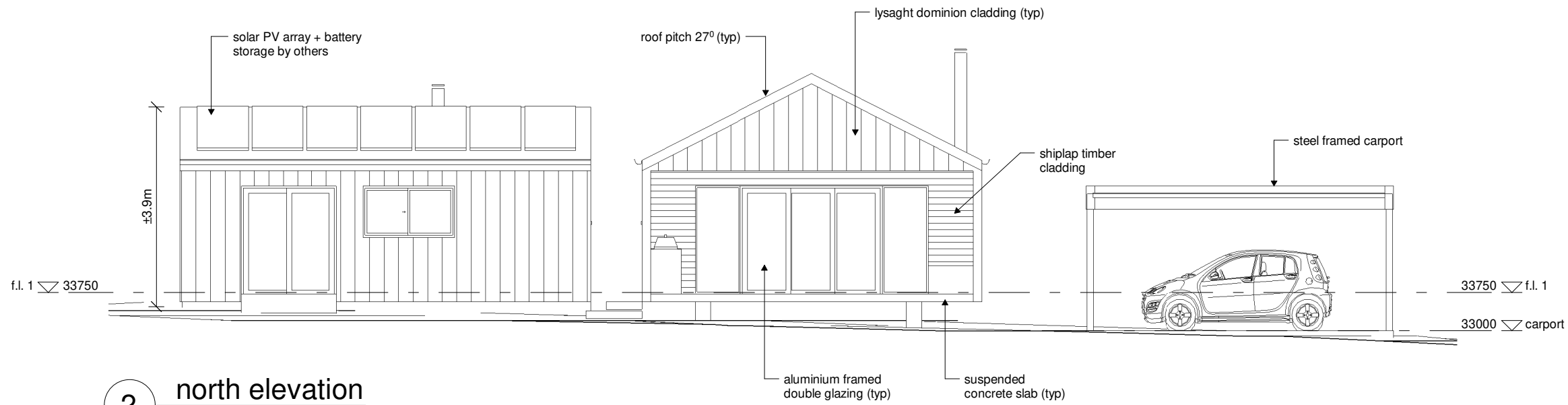
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**1** west elevation  
1 : 100



**2** north elevation  
1 : 100

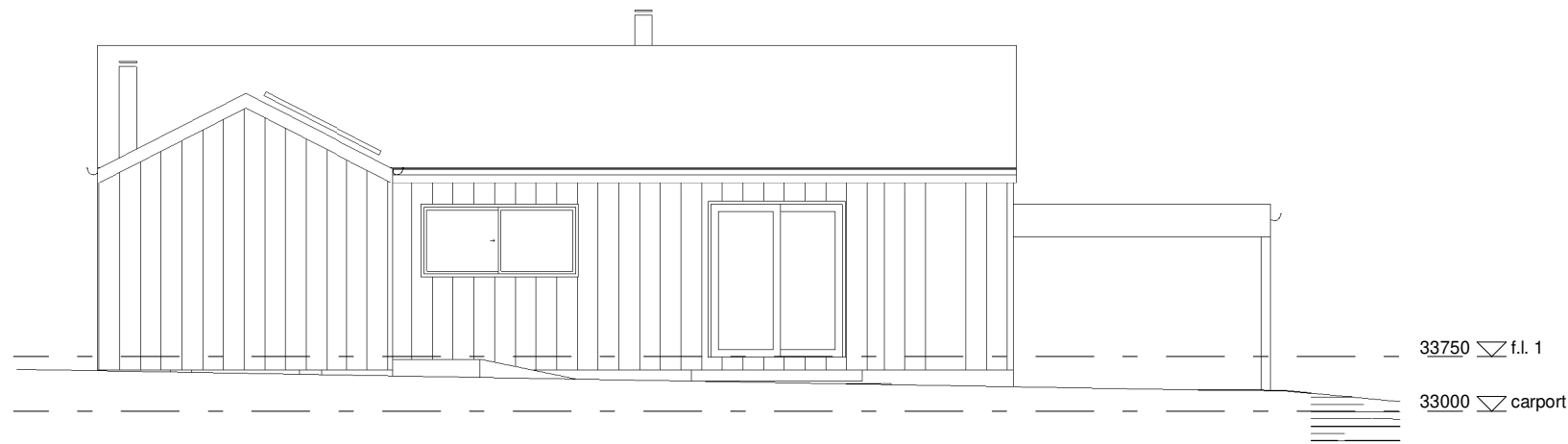
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PROJECT: <b>dwelling + carport</b>		
FOR: <b>a.morgan</b> <b>18 bay view avenue</b> <b>binalong bay tasmania 7216</b>		
DRAWING TITLE: <b>elevations</b>		
DRAWING NO: <b>a05</b>	DRAWN BY: JB	
SCALE: 1 : 100	DATE: 16.06.26	
	PROJECT: 0525MO	

**jennifer binns**

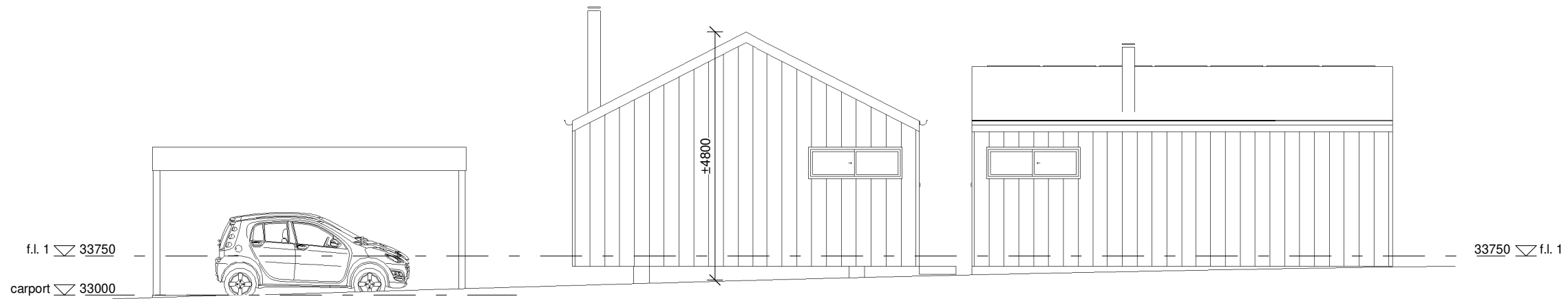
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**1** east elevation  
1 : 100



**2** south elevation  
1 : 100

REV:	DESCRIPTION:	DATE:
PROJECT: <b>dwelling + carport</b>		
FOR: <b>a.morgan</b> <b>18 bay view avenue</b> <b>binalong bay tasmania 7216</b>		
DRAWING TITLE: <b>elevations</b>		
DRAWING NO: <b>a06</b>	DRAWN BY: JB	
	DATE: 16.06.26	
SCALE: 1 : 100	PROJECT: 0525MO	
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 BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA		ACCREDITATION NO: CC 1269L

**window and door schedule notes**

all openings and dimensions to be verified on site prior to commencing manufacture of windows and doors.

glazing to be in accordance with AS 1288 glass in buildings and AS 2047 windows in buildings.

glazing to be in accordance with NCC part 8

where glazing is capable of being mistaken for a doorway or opening, glass to be marked to make it readily visible

- provide opaque band min 20mm high, broken line or pattern acceptable
  - upper edge of band min 700mm above f.f.l.
  - lower edge of band min 1200mm above f.f.l.
- does not apply to glazing <500mm in width, where there is no glazing within 700mm of f.f.l. or where glazing incorporates at least one horizontal glazing bar.

for windows to bedrooms where the adjacent surface outside the window is more than 2m below f.f.l., openings in window to be restricted to 125mm using a device or screen with child resistant release mechanism in accordance with NCC part 11.3.7

window + door assemblies to be in accordance with AS 3959 buildings in bushfire prone areas, refer BPC notes

unless otherwise indicated, window and door heads at 2100 or near to suit external cladding requirements

unless otherwise indicated, flyscreens to be provided to all openable portions or windows + doors, refer BPC notes

window + door assemblies to be installed + flashed in accordance with manufacturer's specification, flashing materials to comply with AS/NZS 2904.

external doors and windows to be fitted with seals to restrict air movement.

windows, doors, hardware and finishes as selected by client.

Window Schedule									
No.	Location	Height	Width	Style	Frame	Glazing	U-Value	SHGC	Notes
01	living 1	2100	900	fixed sidelight	aluminium	double clear	4.23	0.53	
02	living 1	2100	900	fixed sidelight	aluminium	double clear	4.23	0.53	
03	living 1	1000	2170	sliding	aluminium	double clear	4.23	0.53	
04	bath	750	600	louvre	aluminium	clear laminated	4.23	0.53	
05	bath	600	1800	sliding	aluminium	double clear	4.23	0.53	
06	bed 1	1350	1800	sliding	aluminium	double clear	4.23	0.53	
07	living 1	1350	900	fixed	aluminium	double clear	4.23	0.53	
08	living 1	1350	1800	sliding	aluminium	double clear	4.23	0.53	
09	living 2	1000	1800	sliding	aluminium	double clear	4.23	0.53	
10	bth/l'dry	600	1800	sliding	aluminium	double clear	4.23	0.53	
11	bth/l'dry	750	600	louvre	aluminium	clear laminated	4.23	0.53	

Door Schedule									
No.	Location	Height	Width	Style	Frame	Glazing	U-Value	SHGC	Notes
01	living 1	2100	2700	glazed stacker sliding	aluminium	double clear	4.23	0.53	recessed sill
02	living 1	2100	1810	2 panel glazed sliding	aluminium	double clear	4.23	0.53	recessed sill
03	bed 1	2100	1000	barn style face sliding	timber	-	-	-	
04	bed 1		3000	3 panel sliding robe	-	-	-	-	
05	bath	2100	1000	barn style face sliding	timber	-	-	-	
06	living 2	2100	1800	2 panel glazed sliding	aluminium	double clear	4.23	0.53	recessed sill
07	bath/l'dry	2100	1000	barn style face sliding	timber	-	-	-	

DESIGN WIND SPEED: N3  
BAL N/A

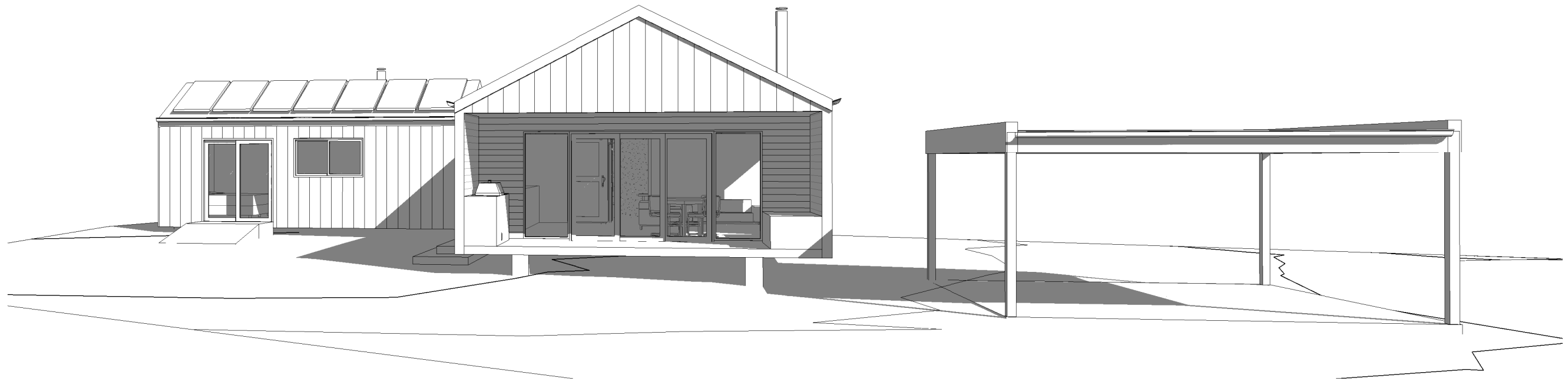
REV:	DESCRIPTION:	DATE:
PROJECT: <b>dwelling + carport</b>		
FOR: <b>a.morgan</b> <b>18 bay view avenue</b> <b>binalong bay tasmania 7216</b>		
DRAWING TITLE: <b>schedules</b>		
DRAWING NO: <b>a07</b>	DRAWN BY: <b>JB</b>	
	DATE: <b>16.06.26</b>	
SCALE: <b>1 : 100</b>	PROJECT: <b>0525MO</b>	



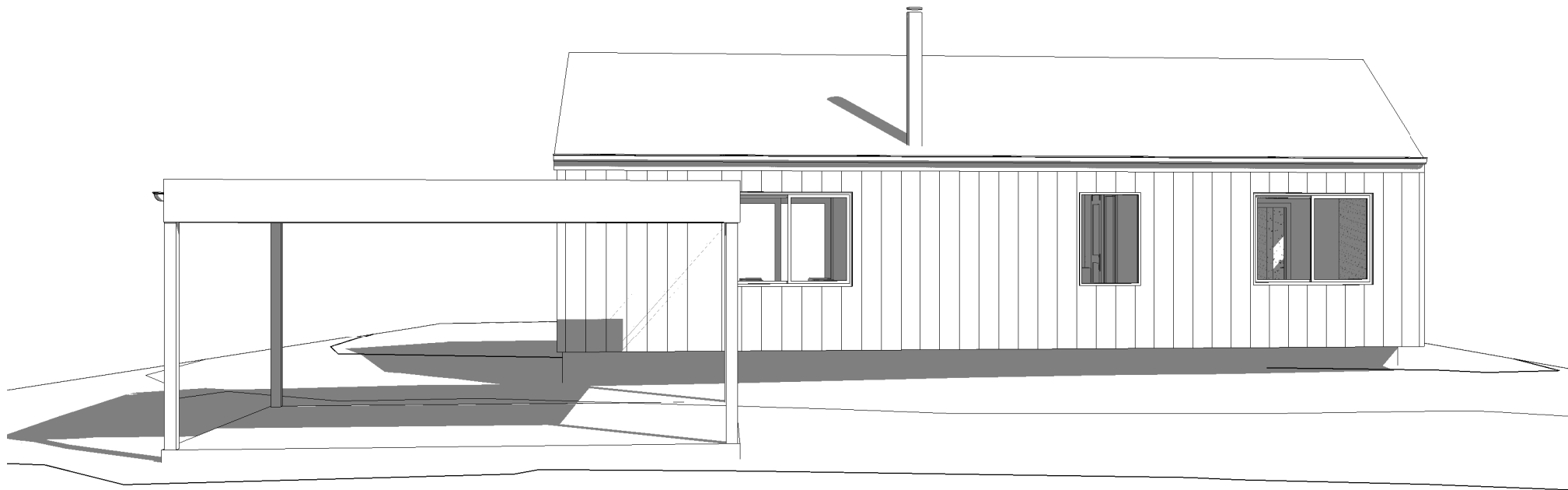
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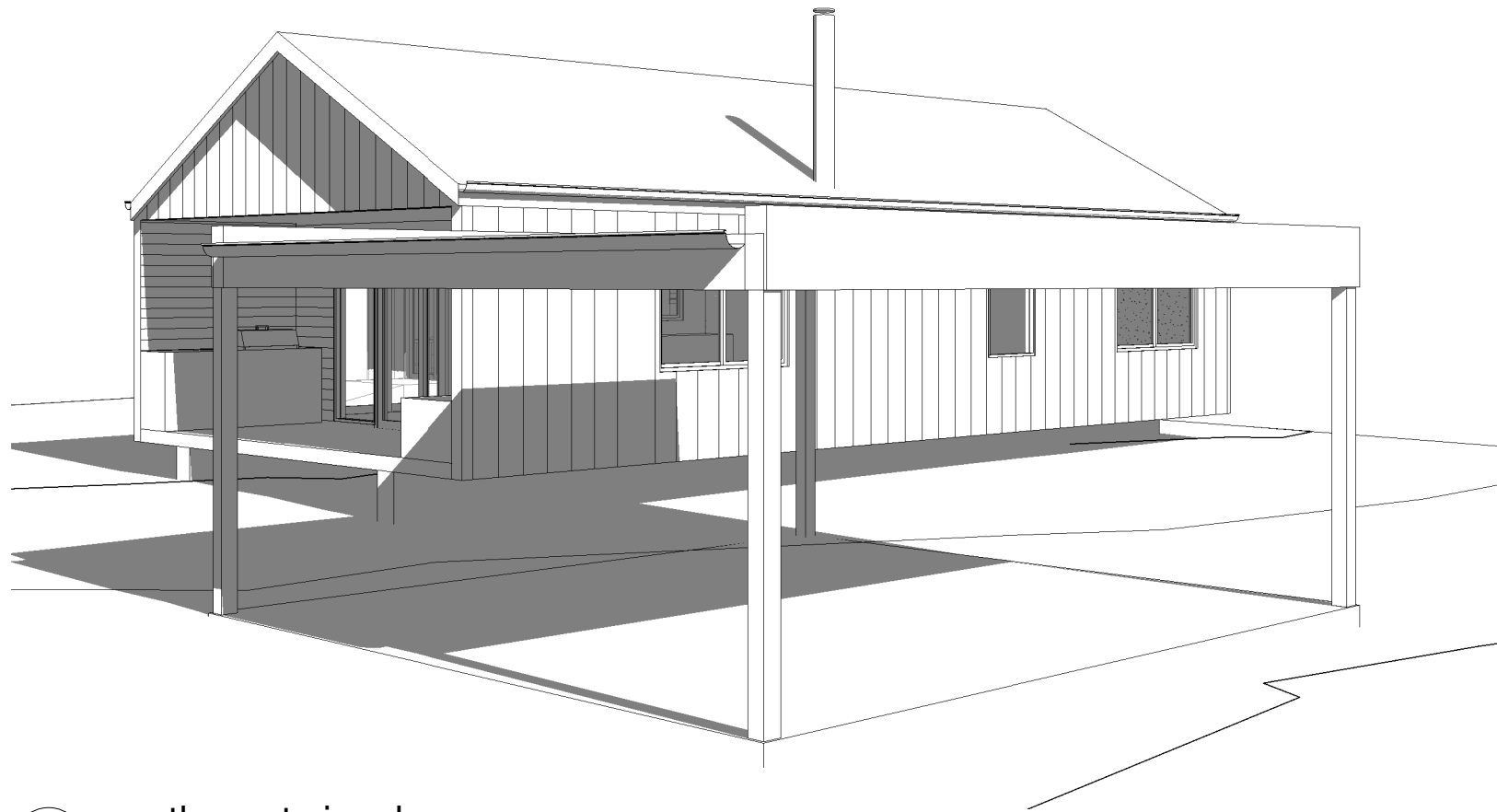


1 north visual

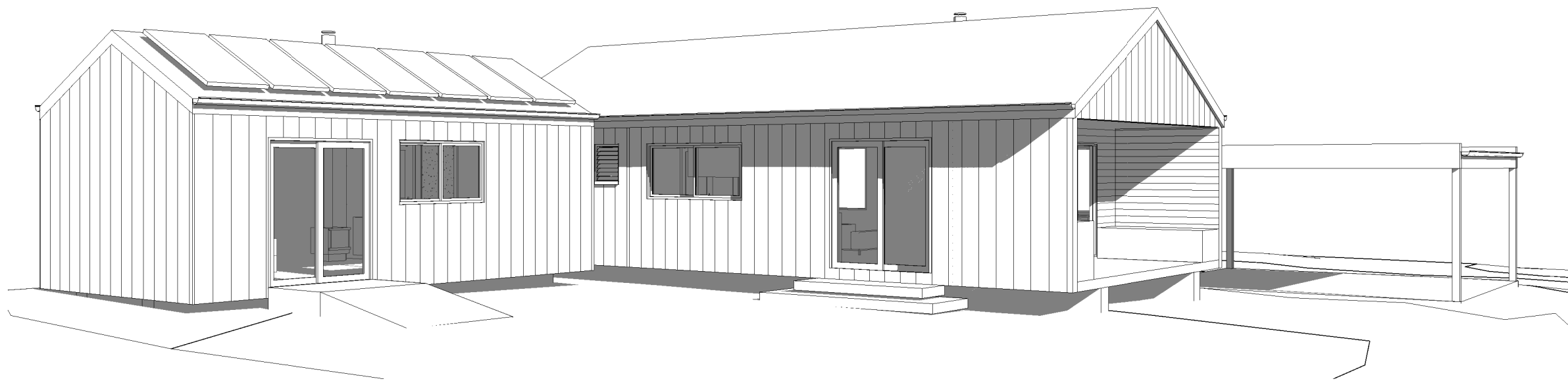


2 west visual



REV:	DESCRIPTION:	DATE:
PROJECT: <b>dwelling + carport</b>		
FOR: <b>a.morgan</b> 18 bay view avenue binalong bay tasmania 7216		
DRAWING TITLE: <b>visuals</b>		
DRAWING NO: <b>a08</b>	DRAWN BY: JB	
	DATE: 16.06.26	
SCALE:	PROJECT: 0525MO	
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		ACCREDITATION NO: CC 1269L



1 north west visual



2 north east visual

REV:	DESCRIPTION:	DATE:
PROJECT: <b>dwelling + carport</b>		
FOR: <b>a.morgan</b> <b>18 bay view avenue</b> <b>binalong bay tasmania 7216</b>		
DRAWING TITLE: <b>visuals</b>		
DRAWING NO: <b>a09</b>	DRAWN BY: <b>JB</b>	DATE: <b>16.06.26</b>
SCALE:	PROJECT: <b>0525MO</b>	
 <a href="http://www.jenniferbinnsdesign.com.au">www.jenniferbinnsdesign.com.au</a> 0439 765 452 : mail @ jenniferbinnsdesign.com.au 52 cecilia street st helens tasmania 7216  BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA <span style="float: right;">ACCREDITATION NO: CC 1269L</span>		

# proposed dwelling + carport

adam morgan  
18 bay view avenue binalong bay tasmania 7216

## planning compliance report

June 16 2026

**jennifer binns** building design  
52 cecilia street st helens tasmania 7216  
mail@jenniferbinnsdesign.com.au : 0439 765 452

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## Introduction

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This report aims to demonstrate compliance with relevant planning standards for a proposed dwelling, carport + secondary residence for Adam Morgan at 18 Bay View Avenue Binalong Bay (c.t 60263/30). The report aims to take into consideration the intent, values and objectives of the Tasmanian Planning Scheme and address all scheme standards applicable to this development.

The proposed development relies on **Performance Criteria** to satisfy relevant planning standards and this report is to be read in conjunction with drawings submitted for the development.

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## Development Site Details

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The development site is vacant allotment within the Binalong Bay township and requires on-site wastewater management. Vehicle access to the property will be established as part of the proposed development and no vegetation removal is required.

### Zone: Low Density Residential



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## Development Details

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The proposed development is a new dwelling comprising two separate pavilions with an associated carport.

Proposed dwelling area: 116.9m<sup>2</sup>

Proposed carport: 36.0m<sup>2</sup>

Total area of development: 152.9 m<sup>2</sup>

### **Use Class: Residential**

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## Applicable Planning Codes

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The proposed development is in the *Residential* use class which in the *Low Density Residential Zone* is a *No permit Required* use.

The following zone standards and codes of the Tasmanian Planning Scheme are applicable to the proposed development:

- **Zone 10.0**            **LOW DENSITY RESIDENTIAL ZONE**
- **Code C2.0**           **PARKING AND SUSTAINABLE TRANSPORT CODE**
- **Code C7.0**           **NATURAL ASSETS CODE**
- **BRE S2.0**            **STORMWATER MANAGEMENT SPECIFIC AREA PLAN**

The development site has a priority habitat overlay however the site has previously been cleared of vegetation and this code is not considered relevant to the proposed development.

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Table 10.3 LOW DENSITY RESIDENTIAL USE STANDARDS

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10.3.1 Discretionary uses

**Not Applicable**

The proposed development is a *No Permit Required* use.

10.3.2 Visitor Accommodation

**Not Applicable**

The proposed development is in the *Residential* use class.

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Table 10.4 LOW DENSITY RESIDENTIAL DEVELOPMENT STANDARDS

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10.4.1. Residential Density for Multiple Dwellings

**Not Applicable**

This application does not include multiple dwellings.

1.4.1.2 Building height

**A1 Acceptable Solution**

The proposed development has a maximum height of  $\pm 4.8$ m above natural ground level.

10.4.3 Setback

**A1 Acceptable Solution**

The proposed development has a front boundary setback of 10.6m

**P2 Performance Solution**

The proposed development has side boundary setbacks of 1.1m and a rear setback of 1.6m which facilitates on-site wastewater management on the western portion of the site. The proposed water tank has a setback of 300m from the side and rear boundaries and a height of 3.2m. The development site is within an established residential area and the proposed setbacks are in keeping with the pattern of development in the area. Given the small size of the allotment and the urban context, the prescribed setbacks are not considered practical or warranted. The proposed buildings + water tank are single story and will not cause unreasonable overshadowing of the adjoining residential property to the south or the private open space to the east.

10.4.4 Site coverage

**A1 Acceptable Solution**

The proposed building footprint is <30% of the site area.

10.4.5 Frontage fences for all dwellings

**Not applicable**

No frontage fencing is proposed as part of this application.

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Table 10.5 LOW DENSITY RESIDENTIAL DEVELOPMENT STANDARDS FOR NON-DWELLINGS

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**Not Applicable**

The proposed development is a single dwelling and associated secondary residence and carport.

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Table 10.6 LOW DENSITY RESIDENTIAL DEVELOPMENT STANDARDS FOR SUBDIVISION

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**Not Applicable**

No subdivision of land is proposed.

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Table C2.5 CAR PARKING USE STANDARDS

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C2.5.1 Car parking numbers

**A1     Acceptable Solution**

A minimum of 2 parking spaces are available on site for the proposed development as required under Table C2.1.

C2.5.2 Bicycle parking numbers

**Not Applicable**

The proposed development does not require the provision of bicycle parking.

C2.5.3 Motorcycle parking numbers

**Not Applicable**

The proposed development does not require the provision of motorcycle parking.

C2.5.4 Loading bays

**Not Applicable**

The proposed development does not require provision of a loading bay.

C2.5.5 Number of car parking spaces within the General Residential zone and Inner Residential zone

**A1     Not Applicable**

The proposed development is a residential development.

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Table C2.6 CAR PARKING DEVELOPMENT STANDARDS

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C2.6.1 Construction of parking areas

**A1 Acceptable Solution**

The proposed driveway will be concrete drained to Bay View Avenue.

C2.6.2 Design and layout of parking areas

**A1 Acceptable Solution**

The layout of the development site meets the prescribed parking requirements.

**A1.2 Not Applicable**

Accessible parking is not required for the proposed development.

C2.6.3 Number of accesses for vehicles

**A1 Not Applicable**

The development site has one access point only.

**A2 Not Applicable**

The development site is in the *Low Density Residential* zone.

C2.6.4 Lighting of parking areas within the Gen. Business zone and Central Business zone

**A1 Not Applicable**

The development site is in the *Low Density Residential* zone.

C2.6.5 Pedestrian Access

**A1.1 Not Applicable**

The proposed development does not require the provision of pedestrian access paths.

**A1.2 Acceptable Solution**

The proposed development does not require the provision of accessible parking.

C2.6.6 Loading bays

**A1 Not Applicable**

The proposed development does not require the provision of a loading bay.

**A2 Not Applicable**

There are no commercial vehicles associated with the proposed development.

C2.6.7 Bicycle parking and storage facilities within the Gen. Business zone and Central Business zone

**A1 Not Applicable**

The proposed development does not require the provision of bicycle parking.

**A2 Not Applicable**

The proposed development does not require the provision of bicycle parking.

C2.6.8 Siting of parking and turning areas

**A1 Not Applicable**

The proposed development is in the *Low Density Residential* zone.

**A2 Not Applicable**

The proposed development is in the *Low Density Residential* zone.

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Table C2.7 PARKING PRECINCT PLAN

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C2.7.1 Construction of parking areas

**A1 Not Applicable**

The development site is not within a parking precinct plan.

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## S2.7 DEVELOPMENT STANDARDS FOR BUILDINGS AND WORKS

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### BRE S2.7.1 Stormwater management

#### **A1     Acceptable Solution**

Stormwater runoff from the proposed development will be discharged to the public stormwater system via a new kerb outlet..