

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 / 00174
Applicant	Jon Pugh Home Design
Proposal	Residential - Construction of a Carport, Retaining Wall and Site Landscaping
Location	42 Treloggen Drive, Binalong Bay (CT 199955/1)

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 29th August 2026 **until 5pm Friday 11th September 2026.**

John Brown
GENERAL MANAGER

BUILDING DESIGNER:	JONATHAN PUGH
ACCREDITATION NO.:	CC 6894
TITLE REFERENCE:	C.T. 199955/1
DESIGN WIND SPEED:	NOTE: DESIGNED TO ASSUMED N3 WIND CLASSIFICATION
SOIL CLASSIFICATION:	NOTE: DESIGNED TO ASSUMED SOIL CLASSIFICATION 'M'
CLIMATE ZONE:	7
BUSHFIRE PRONE BAL RATING:	TBC
ALPINE AREA:	N/A
CORROSION ENVIRONMENT:	SEVERE - 105m TO BREAKING SURF
FLOODING RISK:	UNKNOWN
LANDSLIP:	NO
DISPERSIVE SOILS:	UNKNOWN
SALINE SOILS:	UNKNOWN
SAND DUNES:	NO
MINE SUBSIDENCE:	NO
LANDFILL:	NO
DATUM LEVEL AT KERB:	UNKNOWN
GROUND LEVEL:	MIN 150mm BELOW F.L.
FINISHED FLOOR LEVEL:	AS PER PLANS / OR 150mm ABOVE G.L.
OVERFLOW RELIEF GULLY LEVEL:	MIN 150mm BELOW F.L.

Development Application

August 2026

Proposed Carport for Tony Barnett

#42 Treloggen Drive,
Binalong Bay, TAS 7216

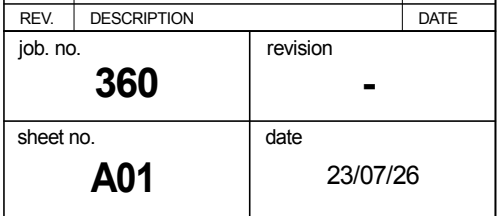
Building Areas	
Carport	24.00m²

Drawing Schedule	
Drg No.	Drawing Name
A01	Proposed Site Plan
A02	Proposed Floor Plan
A03	Proposed Elevations

- DOWNPIPES TO BE CONNECTED TO WATER TANK AS SOON AS ROOF IS INSTALLED
- INSTALL AG DRAIN PRIOR TO FOOTING EXCAVATION SEE DRAINAGE PLAN FOR LOCATION (IF SHOWN)
- EXCAVATED MATERIAL PLACED UP-SLOPE OF AG DRAIN, TO BE REMOVED WHEN BUILDING WORKS ARE COMPLETE AND USED AS FILL ON SITE FOR ANY LOW POINTS. INSTALL A SEDIMENT FENCE ON THE DOWNSLOPE OF MATERIAL.
- CONSTRUCTION VEHICLES TO BE PARKED ON THE STREET OR THE DRIVEWAY ONCE PAVED TO PREVENT TRANSFERRING DEBRIC ONTO THE ROAD

T R E L O G G E N

T R A C K

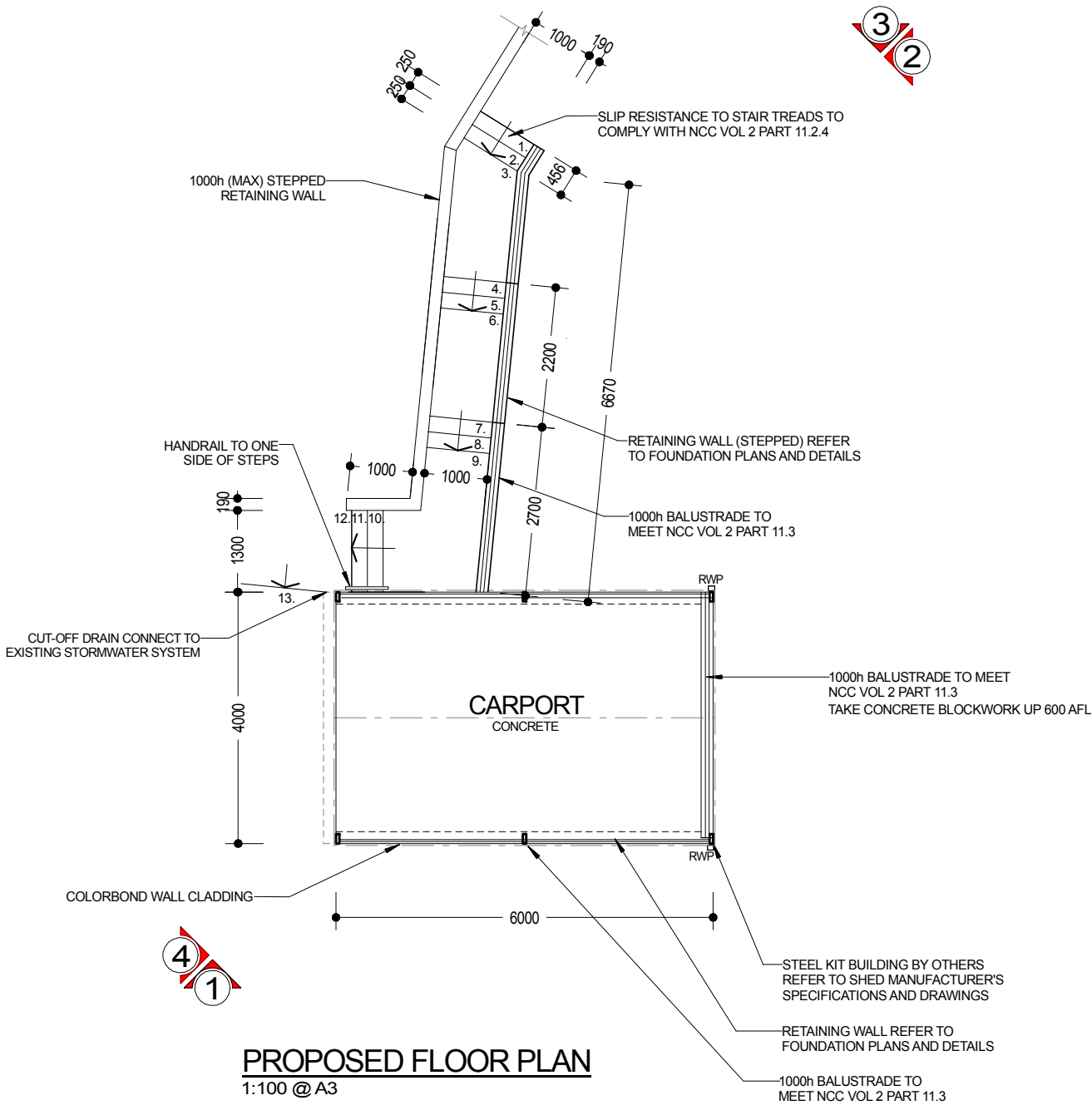


NOTE: DESIGNED TO ASSUMED N3 WIND CLASSIFICATION

NOTE: DESIGNED TO ASSUMED SOIL CLASSIFICATION 'M'

AREAS:

CARPORT : 24.00m²



PROPOSED FLOOR PLAN
1:100 @ A3

All Dimensions and Site levels to be Verified on Site By Owner & or Contractor(s) Prior to Setting out and Commencement of Any Construction Works

Any Reproduction, without Permission, in Whole or Part, of this Design is not permitted and is Subject to Copyright ©



residential building design + documentation

jon pugh home design : accr/no. CC6894
jackp1@iprimus.com.au : 0459 586 013
PO BOX 397 ST HELENS TAS 7216

client:

Tony Barnett

project:

Proposed Carport

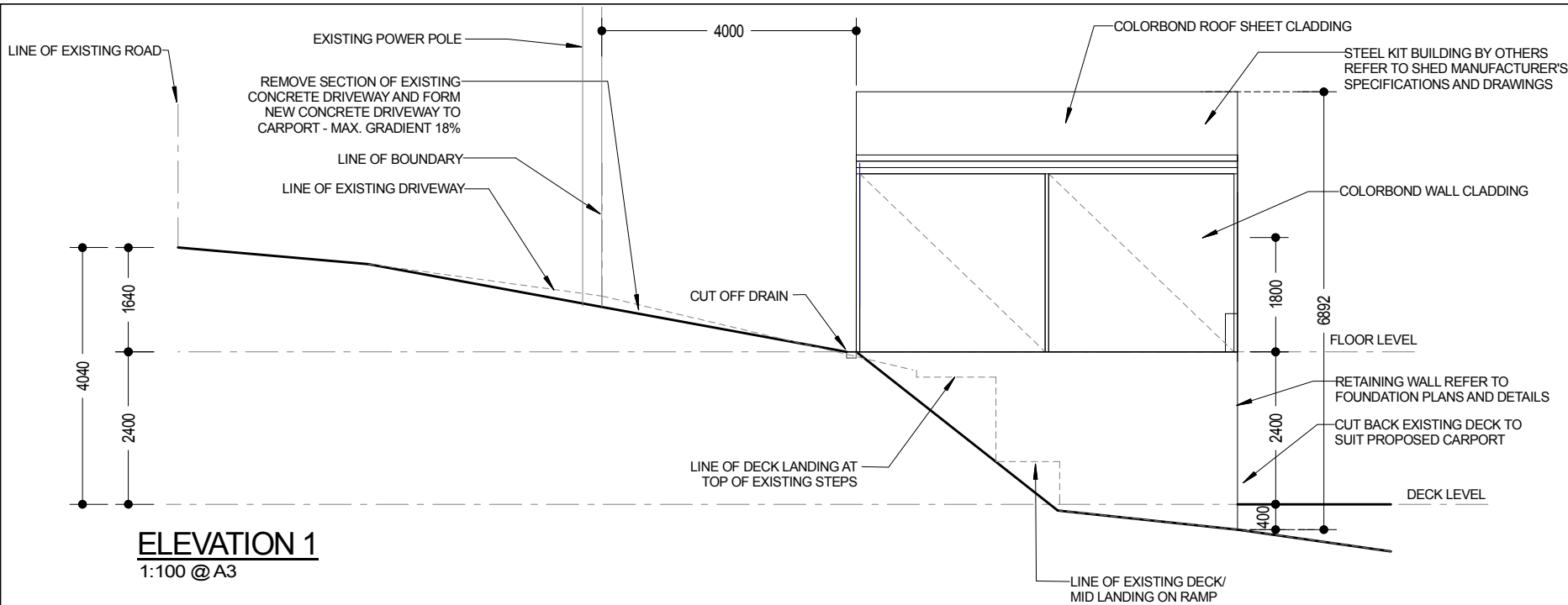
at:

**#42 Treloggen Drive,
Binalong Bay, TAS 7216**

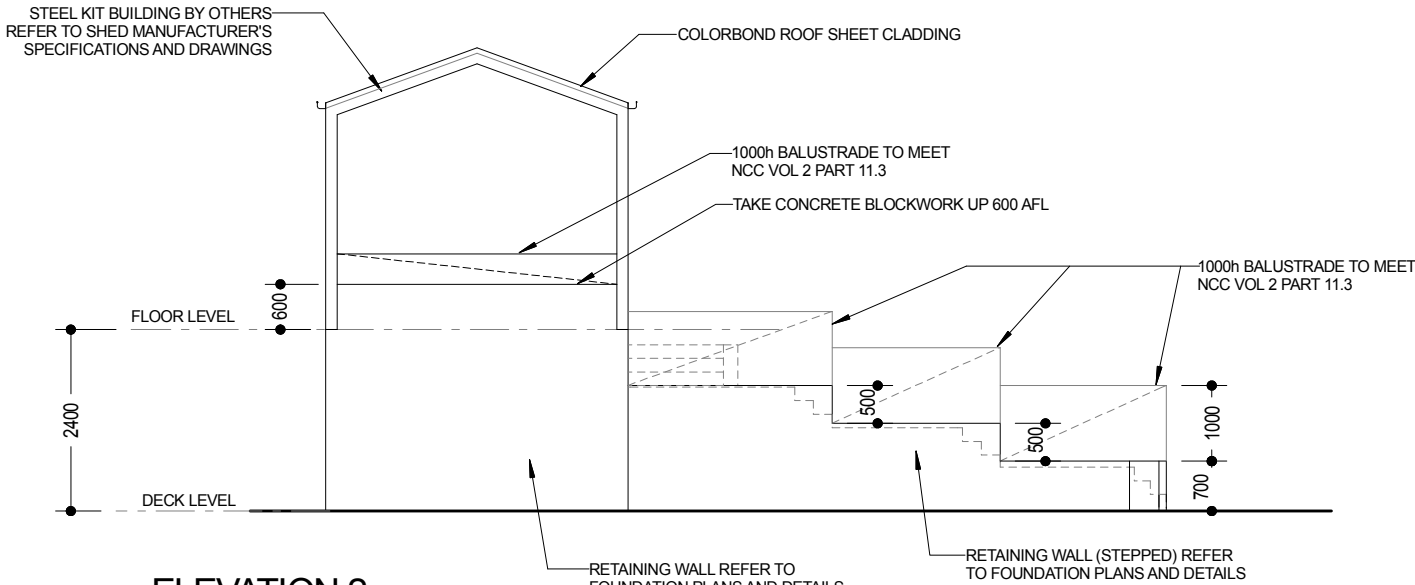
drawing title:

Proposed Floor Plan

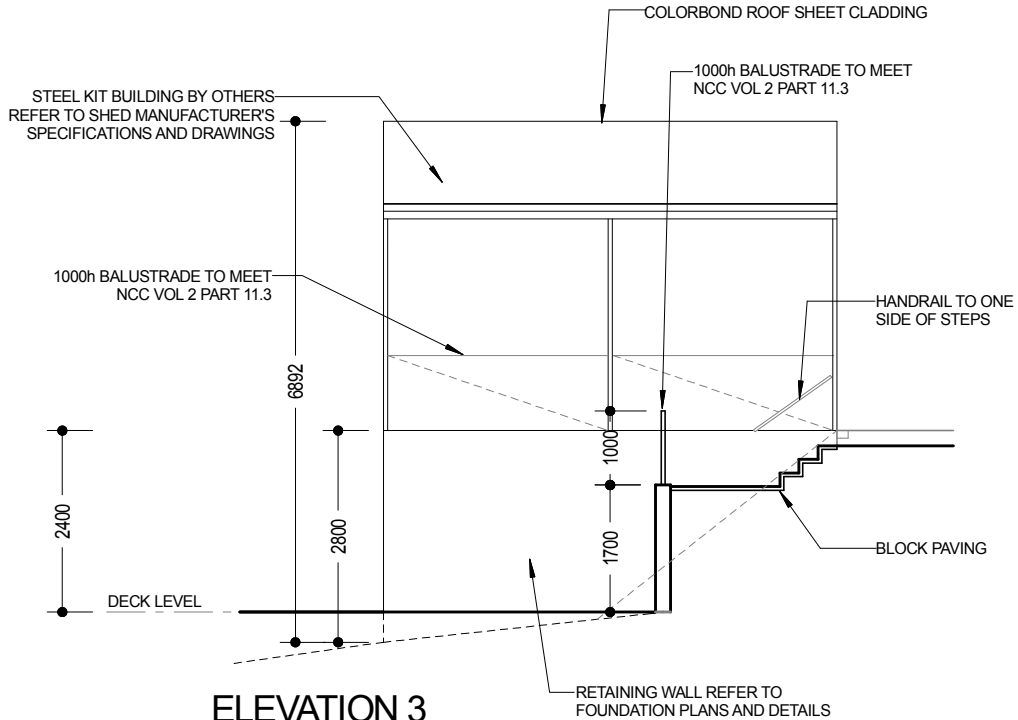
REV.	DESCRIPTION	DATE
job. no.	revision	
360	-	
sheet no.	date	
A02	23/07/26	



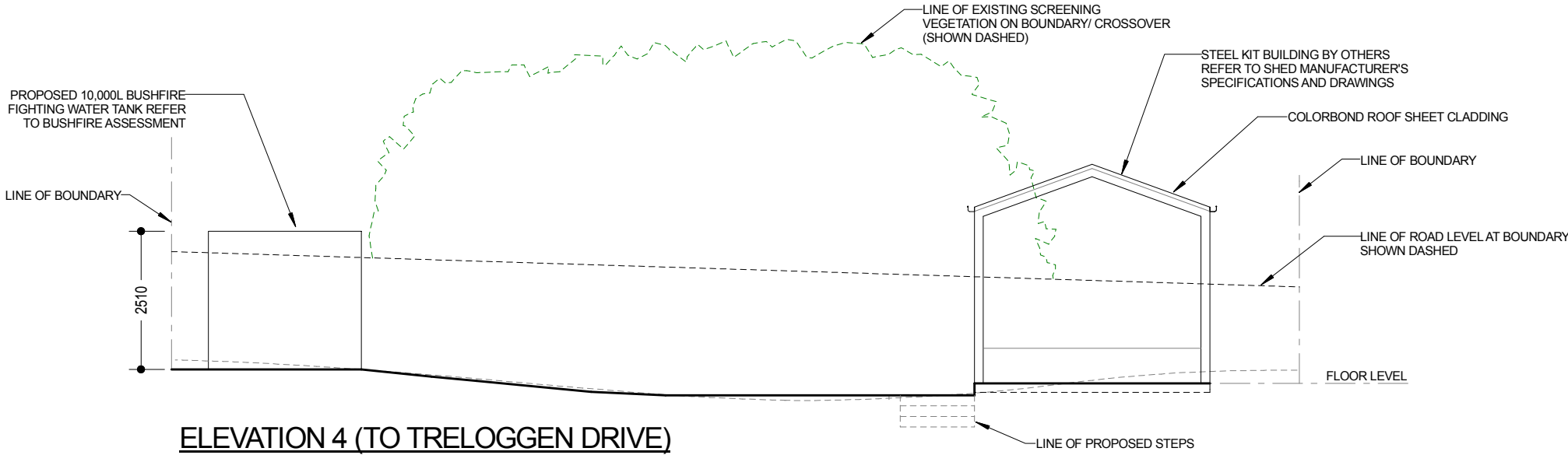
ELEVATION 1
1:100 @ A3



ELEVATION 2
1:100 @ A3



ELEVATION 3
1:100 @ A3



ELEVATION 4 (TO TRELOGGEN DRIVE)
1:100 @ A3

All Dimensions and Site levels to be Verified on Site By Owner & or Contractor(s) Prior to Setting out and Commencement of Any Construction Works

Any Reproduction, without Permission, in Whole or Part, of this Design is not permitted and is Subject to Copyright ©



residential building design + documentation

jon pugh home design : accr/no. CC6894
jackp1@iprimus.com.au : 0459 586 013
PO BOX 397 ST HELENS TAS 7216

client:
Tony Barnett

project:
Proposed Carport

at:
**#42 Treloggen Drive,
Binalong Bay, TAS 7216**

drawing title:
Proposed Elevations

REV.	DESCRIPTION	DATE
job. no.	revision	
360	-	
sheet no.	date	
A03	23/07/26	

DEVELOPMENT APPLICATION

COMPLIANCE REPORT

August 2026

OWNER'S DETAILS

Tony Barnett
42 Treloggen Drive
Binalong Bay
TAS 7216

PROJECT DETAILS

Proposed Carport at:
42 Treloggen Drive
Binalong Bay
TAS 7216

PREPARED BY

Jon Pugh Home Design
0459 586 013

DEVELOPMENT SITE DETAILS

The property currently has an existing two storey dwelling on it. There is a steep slope running from the southern boundary down to the northern boundary.

PROPOSED DEVELOPMENT

A carport is proposed to the front of the property. There is currently no carport, shed or garage on this property. It is proposed to alter the existing concrete driveway to include the proposed carport. Steps from the proposed carport are to join the carport to the existing porch/ entry area of the dwelling.

The proposed development relies on Acceptable Solutions and Performance Criteria from the Tasmanian Planning Scheme to satisfy planning standards.

DEVELOPMENT DETAILS

The proposed development is:

Carport:	24.00m ²
Proposed Steps:	11.65m ²
Total Area of Development	35.65m²

PLANNING CODE

The proposed development is in the 'Residential' use category in the LOW DENSITY RESIDENTIAL ZONE and is a 'Permitted' use.

The following standards from the Tasmanian Planning Scheme are to be considered:

- **ZONE 10.0 Low Density Residential Zone**
- **CODE C2.0 Parking and Sustainable Transport Code**
- **BRE-S2.0 Stormwater Management Specific Area Plan**

Code 15.0 Landslip Hazard Code is not addressed as this development is Class 10 building.

Code 7.0 Natural Assets Code is not addressed as this is not a sub-division.

ZONE 10.0 Low Density Residential Zone

10.3 Use Standards

10.3.1 Discretionary Uses

- | | |
|----|--|
| A1 | Not applicable
The proposed is a development not for a discretionary use. |
| A2 | Not applicable
The proposed is a development not for a discretionary use. |

- A3 Not applicable
The proposed is a development not for a discretionary use.
- A4 Not applicable
The proposed is a development not for a discretionary use.

10.3.2 Visitor Accommodation

- A1 Not applicable
The proposed is a development not for visitor accommodation use.
- A2 Not applicable
The proposed is a development not for visitor accommodation use.

10.4 Development Standards for Dwellings

10.4.1 Residential Density for Multiple Dwellings

- A1 Not applicable
The proposed development is not a multiple dwelling.

10.4.2 Building Height

- A1 Acceptable solution
The proposed development is 6.89m high.

10.4.3 Setback

P1 Performance Criteria

- a) The proposed carport is placed within the front setback due to the steep slope/topography of the property. It is proposed to place the required bushfire water static supply tank in the front corner of the property within the setback. Due to the topography and the natural slope and there is no unreasonable loss of amenity to neighbouring dwellings as views are still accessible over the tank.
- b) The properties on either side are still vacant. There are examples on neighbouring properties of reduced setback to dwellings and carports/ garages and sheds.
- c) The height, bulk and form of the proposed building and rainwater tank are in keeping with the surrounding buildings in the local area.

- d) The appearance when viewed from the road is lessened due to the proposed carport and rainwater tank being down the slope from the street. There is existing vegetation on the front boundary crossover which screen the proposed development from the road. The visual impact is lessened by the screening and the level change.
- e) The safety of road users will not be affected by the proposed carport.

P2 Performance Criteria

- a) The proposed carport is located 1.5m off the southern boundary. Due to the topography and the natural slope and there is no unreasonable loss of amenity for the neighbouring properties.
- b) The size, shape and orientation of the site is such that a carport needs to be positioned close to the front and side boundaries due to the steep slope.
- c) The properties on either side are still vacant. There are examples on neighbouring properties of reduced setback to dwellings and carports/ garages/ sheds.
- d) The height, bulk and form of proposed buildings are in keeping with the surrounding buildings in the local area.
- e) The proposed carport will not interfere with existing private open space to the dwelling on the site. There is adequate private open space to the dwelling.
- f) The properties on either side are still vacant. Sunlight to private open space and windows of habitable rooms on adjoining properties will not be adversely affected by this development.
- g) The character of development existing on established properties in the area is still developing.

10.4.4 Site Coverage

- A1 Acceptable Solution
The proposed development has a site coverage of 19.9%.

10.4.5 Frontage Fences for all dwellings

- A1 Acceptable solution
No new fences are proposed in this application.

10.5 Development Standards for Non-dwellings

- A1 Not applicable
The proposed is a development is not a non-dwelling.

- A2 Not applicable
The proposed is a development not for a non-dwelling.
- A3 Not applicable
The proposed is a development not for a non-dwelling.
- A4 Not applicable
The proposed is a development not for a non-dwelling.
- A5 Not applicable
The proposed is a development not for a non-dwelling.
- A6 Not applicable
The proposed is a development not for a non-dwelling.
- A7 Not applicable
The proposed is a development not for a non-dwelling.

10.6 Development Standards for Subdivision

- A1 Not applicable
The proposed is a development not a subdivision.
- A2 Not applicable
The proposed is a development not a subdivision.
- A3 Not applicable
The proposed is a development not a subdivision.

10.6.2 Roads

- A1 Not applicable
The proposed is a development not a subdivision.

10.6.3 Services

- A1 Not applicable
The proposed is a development not a subdivision.
- A2 Not applicable
The proposed is a development not a subdivision.

- A3 Not applicable
The proposed is a development not a subdivision.

CODE C2.0 Parking and Sustainable Transport Code

C2.5 Use Standards

C2.5.1 Car Parking Numbers

- A1 Acceptable solution
There are 2 parking spaces of which one is proposed to the carport and one on the other part of the driveway as per Table C2.1.

C2.5.2 Bicycle Parking Numbers

- A1 Acceptable solution
No bicycle parking spaces are required or provided as per Table C2.1.

C2.5.3 Motorcycle Parking Numbers

- A1 Acceptable solution
No motorcycle parking spaces are required or provided as per Table C2.4.

C2.5.4 Loading Bays

- A1 Acceptable solution
No loading bays are required or provided.

C2.5.5 Number of Car parking Spaces within the General Residential Zone

- A1 Acceptable solution
There are no non-residential buildings in this proposal.

C2.6 Development Standards for Buildings and Works

C2.6.1 Construction of Parking Areas

- A1 Acceptable Solution
The parking and maneuvering will be on concrete. The stormwater run off generated in these areas will be handled by the existing sump drain, in the concrete driveway, which

is piped into the existing stormwater drain and will be connected to rear roadside drain on Treloggen Track.

C2.6.2 Design and layout of Parking Areas

A1.1 The layout of car spaces and access ways must be designed in accordance with AS 2890.1 - Parking facilities. Parts 1-6: Off Road Car Parking.

- Minimum parking bay size 2.4m x 5.4m
- Minimum driveway width 3.0m
- Maximum gradient 1:4
- Minimum height clearance 2200mm
- Maximum gradient across property line and footpath 1:20

A1.2 Parking spaces provided for use by persons with a disability

Not applicable

C2.6.3 Number of Accesses for Vehicles

A1 Acceptable solution
Only one access is proposed in this proposal.

A2 Not Applicable
This proposal is in the General Residential Zone.

C2.6.4 Lighting of Parking Areas within the General Business Zone and Central Business Zone

A1 Not Applicable
This proposal is in the General Residential Zone.

C2.6.5 Pedestrian Access

A1.1 Not Applicable
The use in this proposal does not require more than 10 parking spaces.

A1.2 Not Applicable
The use in this proposal does not require disabled access parking.

C2.6.6 Loading Bays

A1 Not Applicable
Loading Bays are not required.

- A2 Not Applicable
Loading Bays are not required.

C2.6.7 Bicycle Parking and Storage facilities within the General Business Zone and Central Business Zone

- A1 Not Applicable
The use in this proposal does not require bicycle parking spaces.
- A2 Not Applicable
The use in this proposal does not require bicycle parking spaces.

C2.6.8 Siting of Parking and Turning Areas

- A1 Not Applicable
The use in this proposal does not require any specific provisions.
- A2 Not Applicable
The use in this proposal does not require any specific provisions.

C2.7 Parking Precinct Plan

C2.7.1 Parking Precinct Plan

- A1 Not Applicable
The use in this proposal does not require any specific provisions.

BRE-S2.0 Stormwater Management Specific Area Plan

BRE-S2.0 Development Standards for Buildings and Works

BRE-2.7.1 Stormwater Management

- A1 Acceptable solution
Storm water run off from the carport will be connected to the existing sump drain in the concrete driveway, which is piped into the existing stormwater drain and will be connected to rear roadside drain on Treloggen Track.