32-34 Georges Bay Esplanade
St Helens Tasmania 7216
T: 03 6376 7900 | ABN 96 017 131 248

Break O'Day COUNCIL

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 / 00129
Applicant	Jon Pugh Home Design
Proposal	Residential - Verandah Addition and New Shed
Location	12 Atlas Drive, St Helens (CT 82552/2)

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 28th November 2026 **until 5pm Friday 11th December 2026**

John Brown
GENERAL MANAGER

BUILDING DESIGNER:	JONATHAN PUGH
ACCREDITATION NO.:	CC 6894
TITLE REFERENCE:	C.T. 825552/2
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:	N/A
ALPINE AREA:	N/A
CORROSION ENVIRONMENT:	SEVERE - 90m to INLAND WATERS
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

June 2026

Proposed Verandah Addition & Shed

for Bart & Lynn van Niekerk

#12 Atlas Drive,
St Helens, TAS 7216

Building Areas

Proposed Verandah Addition	29.20m²
Proposed Shed	99.00m²

Drawing Schedule

Drg No.	Drawing Name
A01	Proposed Site Plan
A02	Existing Floor Plan
A03	Existing Elevations
A04	Proposed Floor Plan
A05	Proposed Elevations
A06	Proposed Shed - Floor Plan & Elevations

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

NORTH

SOIL AND WATER MANAGEMENT

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 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

EXISTING CONCRETE CROSSOVER

ATLAS DRIVE

CONNECT NEW DOWNPIPE TO EXISTING STORMWATER SYSTEM

EXISTING VEGETATION

TASWATER SEWER MAIN

EXISTING DWELLING

EXISTING VEGETATION

EXISTING SHED

EXISTING SHED

#10

RETAINING WALL (MAX. 750h)

CONNECT DOWNPIPES TO PROPOSED WATER TANK

+-2655

+-8306

TITLE BOUNDARY 46.15m

RWP

PROPOSED VERANDAH TIMBER DECK

EXISTING PORCH/ TERRACE

TITLE BOUNDARY 20.117m

100 DN STORMWATER PIPE @ MIN. 1% FALL

EXISTING TIMBER FENCE

EXISTING DWELLING

+- 4° FALL

#12
C.T. 82552/2
1092m²
EXISTING DWELLING

+-3004

RWP

100 DN STORMWATER PIPE @ MIN. 1% FALL

RWP

RWP

1200

1200

EXISTING TIMBER FENCE

1000

#1a
PENELOPE STREET

PROPOSED SHED
CONCRETE
13.2 x 7.5m

EXISTING CARPORT

RWP

+-8640

EXISTING VEGETATION

EXISTING CONCRETE DRIVEWAY

3% FALL

3% FALL

3% FALL

TITLE BOUNDARY 24.38m

EXISTING DWELLING

TITLE BOUNDARY 53.39m

EXISTING VEGETATION

1535

RWP

+-6378

#14

PARKING SPACES #1 & #2

PROPOSED CONCRETE HARDSTAND

EXISTING GARAGE

EXISTING CONCRETE DRIVEWAY

PROPOSED WATER TANK 10000L PLUMBED TO RESIDENCE FOR DOMESTIC USE AND PIPED TO GARDEN IRRIGATION. OVERFLOW FROM TANK TO BE CONNECTED EXISTING STORMWATER SYSTEM

PROPOSED CONCRETE DRIVEWAY/ MANEUVERING AREA WITH 3% CROSS FALL TO SPOON DRAINS DIRECTING STORMWATER RUN-OFF TO EXISTING STORMWATER SYSTEM (VIA 2/ 450 x 450 GRATED PITS)

#9
PENELOPE STREET

LINE OF EXISTING CONCRETE DRIVEWAY (DASHED)

EXISTING VEGETATION

EXISTING DWELLING

PROPOSED SITE PLAN

1:200 @ 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

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jon PUGH home DESIGN

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:

Bart & Lynn van Niekerk

project:

Proposed Verandah Addition and Shed

at:

#12 Atlas Drive,
St Helens, TAS 7216

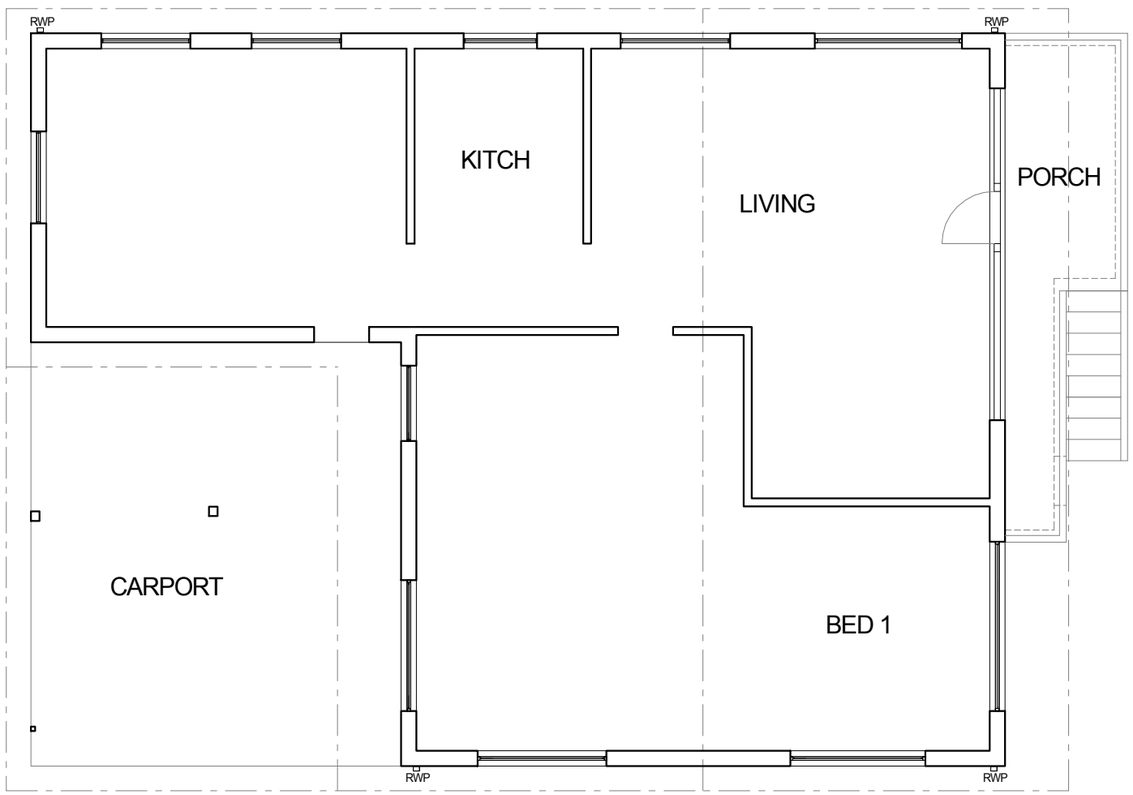
drawing title:

Proposed Site Plan

REV.	DESCRIPTION	DATE
1	DRAINAGE AMENDMENTS	18/11/26

job. no.	revision
382	1
sheet no.	**date**
A01	18/11/26

NORTH



1

2

3

EXISTING FLOOR PLAN
1:100 @ A3

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at:

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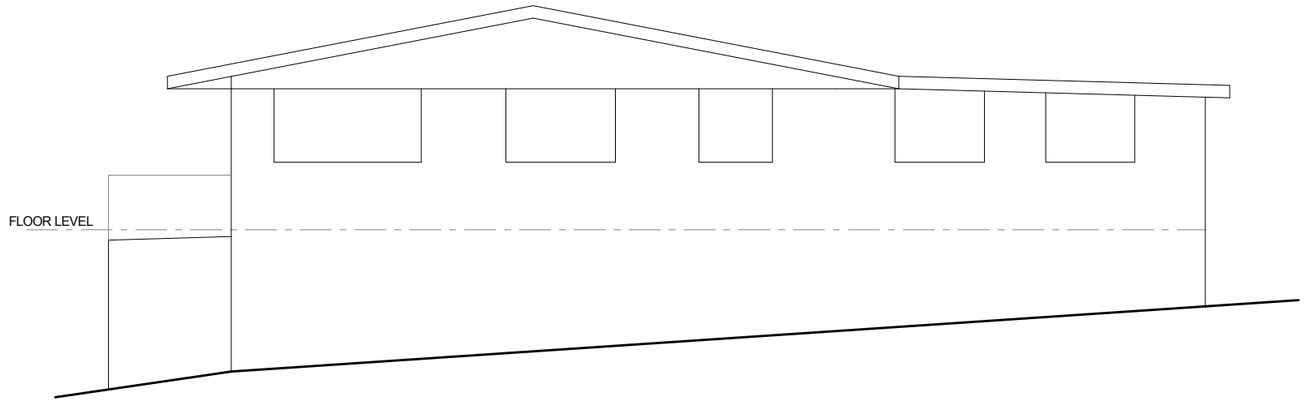
St Helens, TAS 7216

drawing title:

Existing Floor Plan

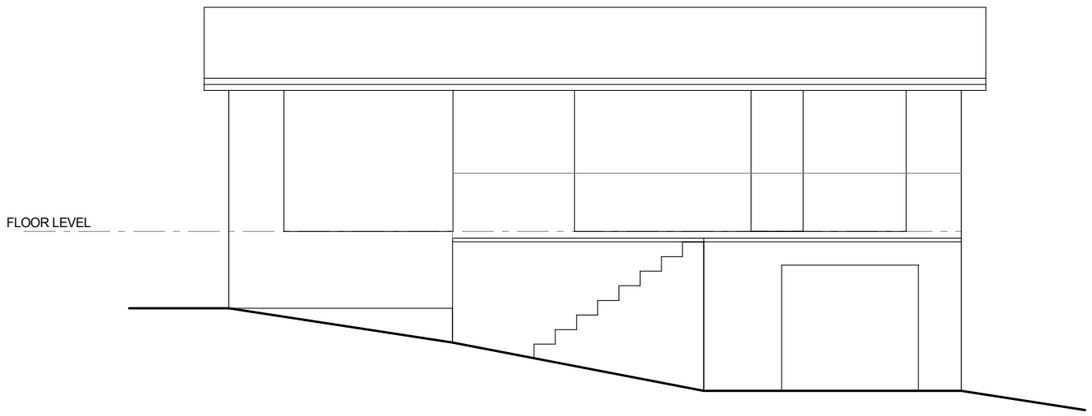
REV.	DESCRIPTION	DATE

job. no.	revision
382	**-**
sheet no.	date
A02	28/05/26



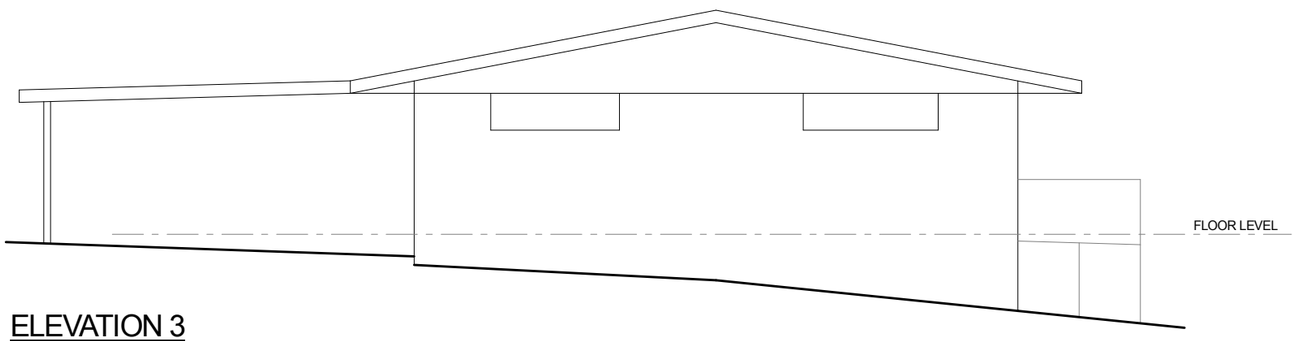
ELEVATION 1

1:100 @ A3



ELEVATION 2

1:100 @ A3



ELEVATION 3

1:100 @ A3

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client:

Bart & Lynn van Niekerk

project:

Proposed Verandah Addition and Shed

at:

#12 Atlas Drive,
St Helens, TAS 7216

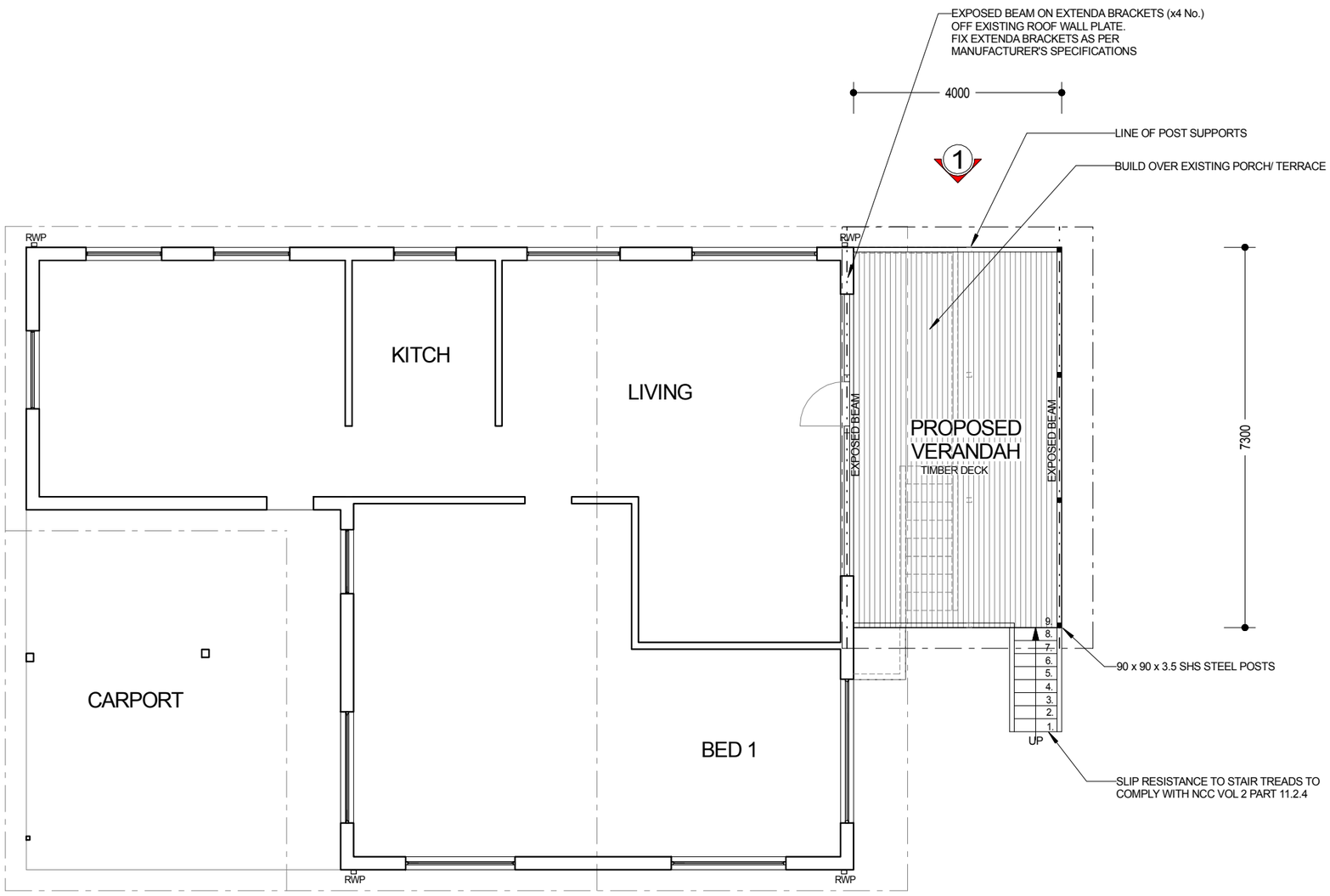
drawing title:

Existing Elevations

REV.	DESCRIPTION	DATE

job. no.	revision
382	**-**
sheet no.	date
A03	28/05/26

AREAS:
VERANDAH : 29.20m²



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

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client:
Bart & Lynn van Niekerk

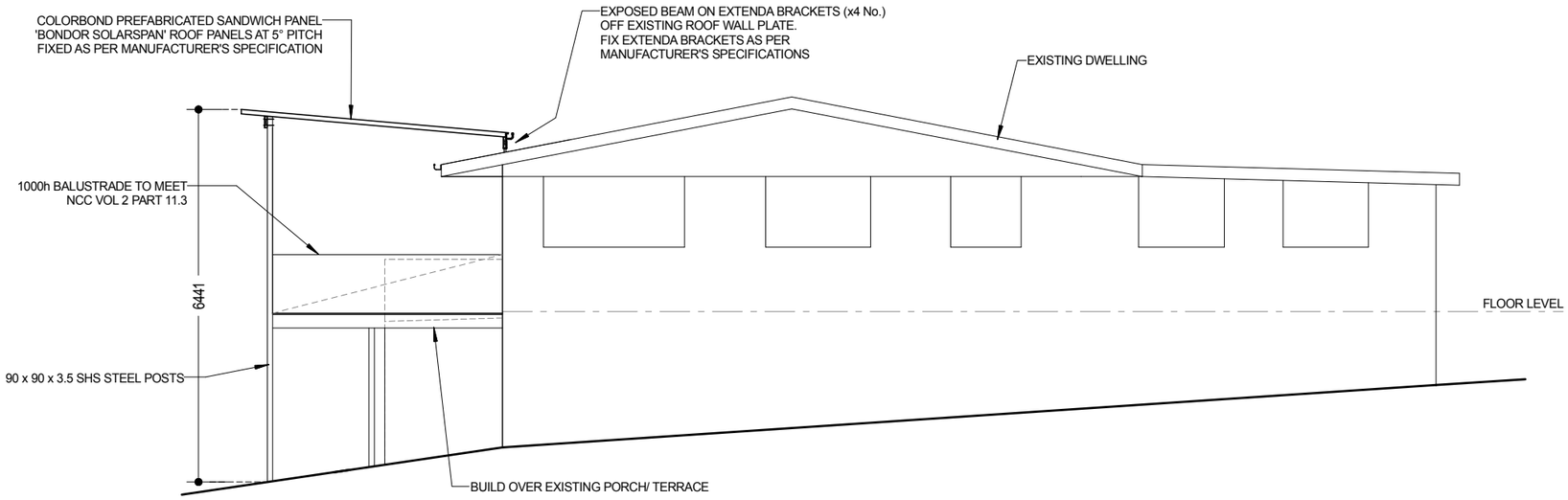
project:
Proposed Verandah Addition and Shed

at:
#12 Atlas Drive,
St Helens, TAS 7216

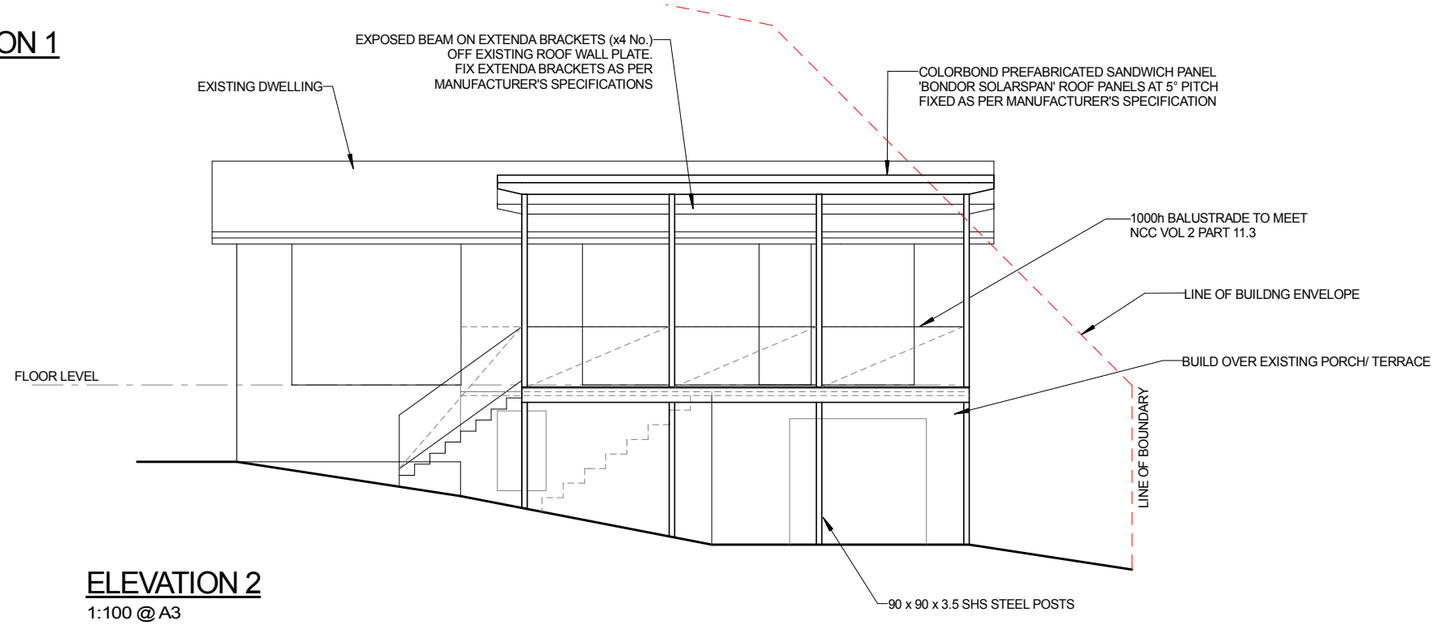
drawing title:
Proposed Floor Plan

REV.	DESCRIPTION	DATE

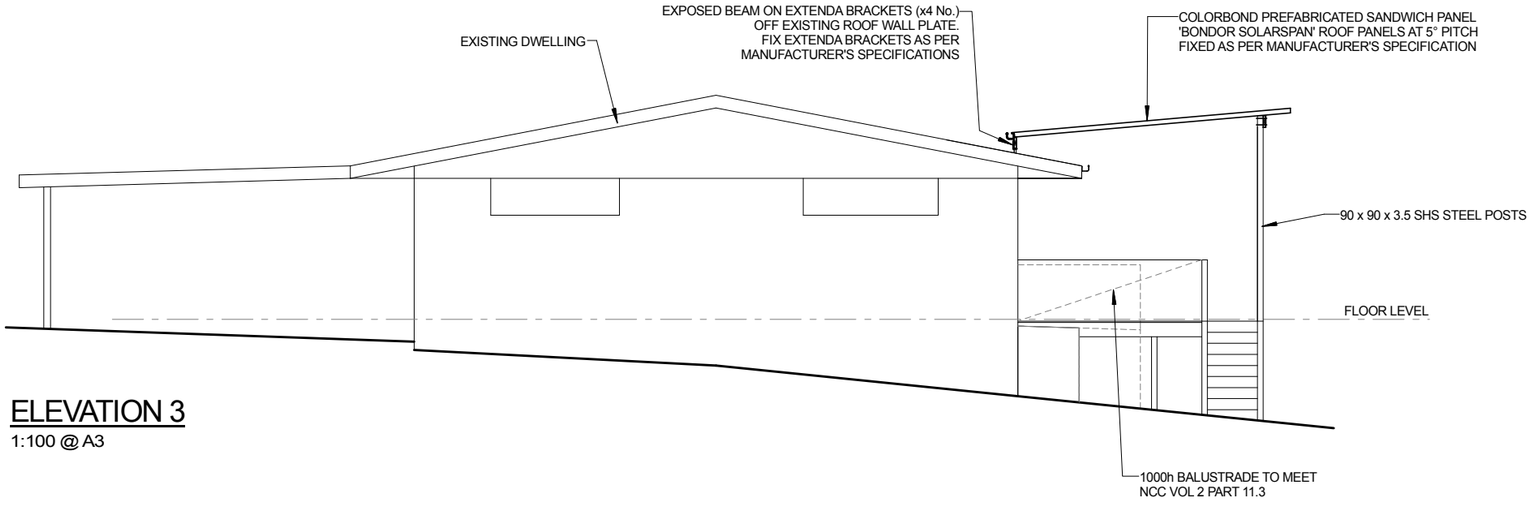
job. no.	revision
382	**-**
sheet no.	date
A04	28/05/26



ELEVATION 1
1:100 @ A3



ELEVATION 2
1:100 @ A3



ELEVATION 3
1:100 @ A3

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PO BOX 397 ST HELENS TAS 7216

client:

Bart & Lynn van Niekerk

project:

Proposed Verandah Addition and Shed

at:

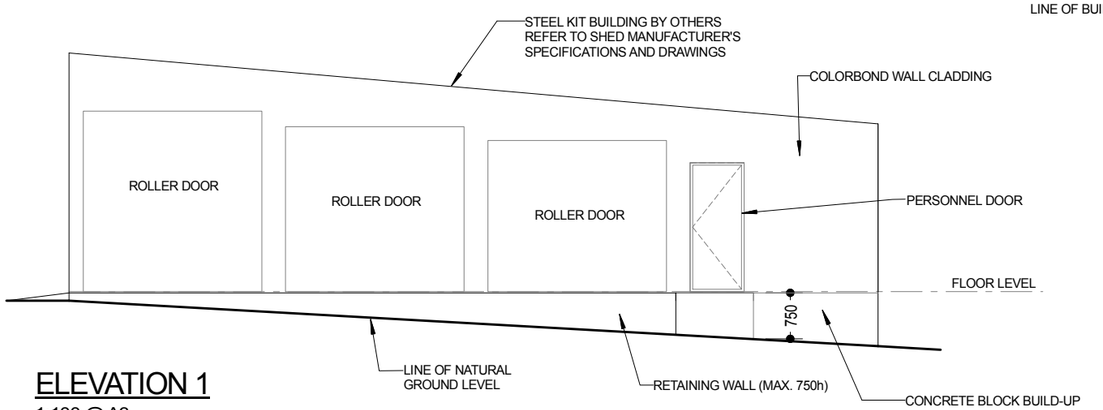
#12 Atlas Drive,
St Helens, TAS 7216

drawing title:

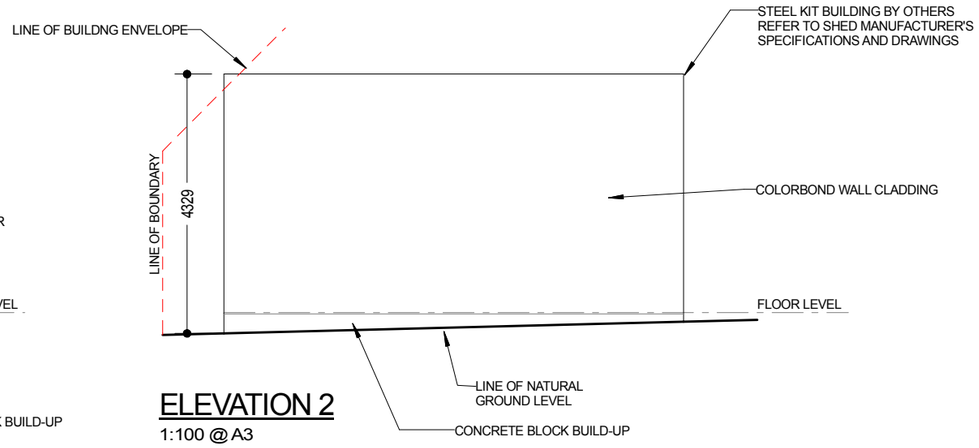
Proposed Elevations

REV.	DESCRIPTION	DATE

job. no.	revision
382	**-**
sheet no.	date
A05	28/05/26



ELEVATION 1
1:100 @ A3



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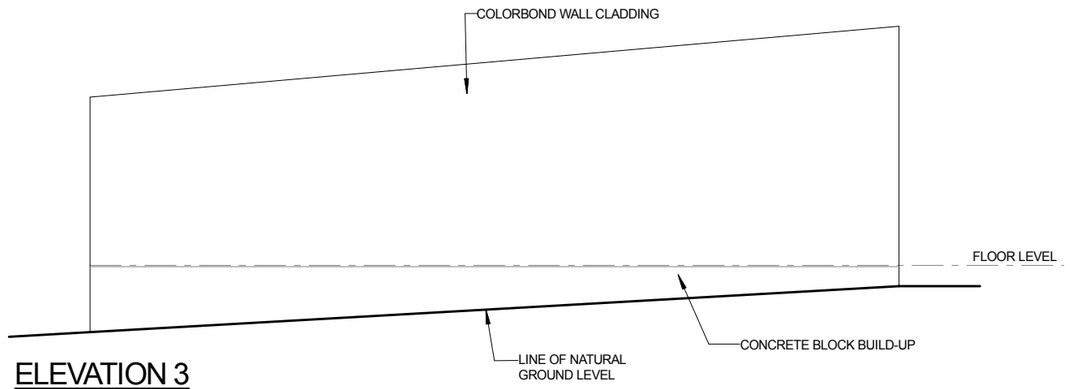
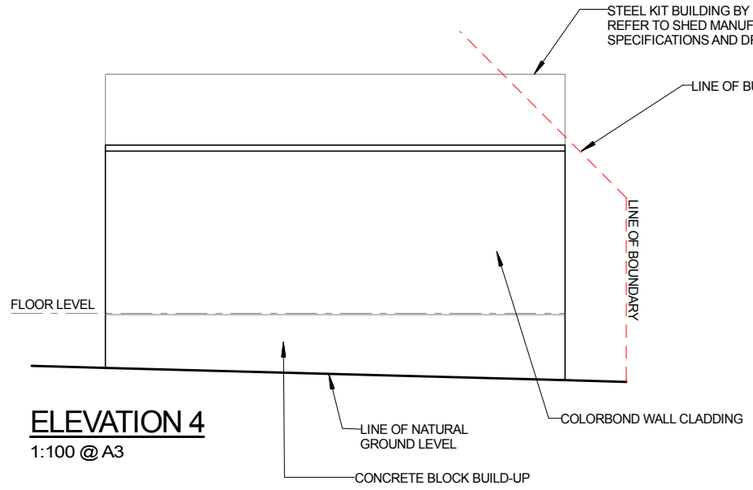
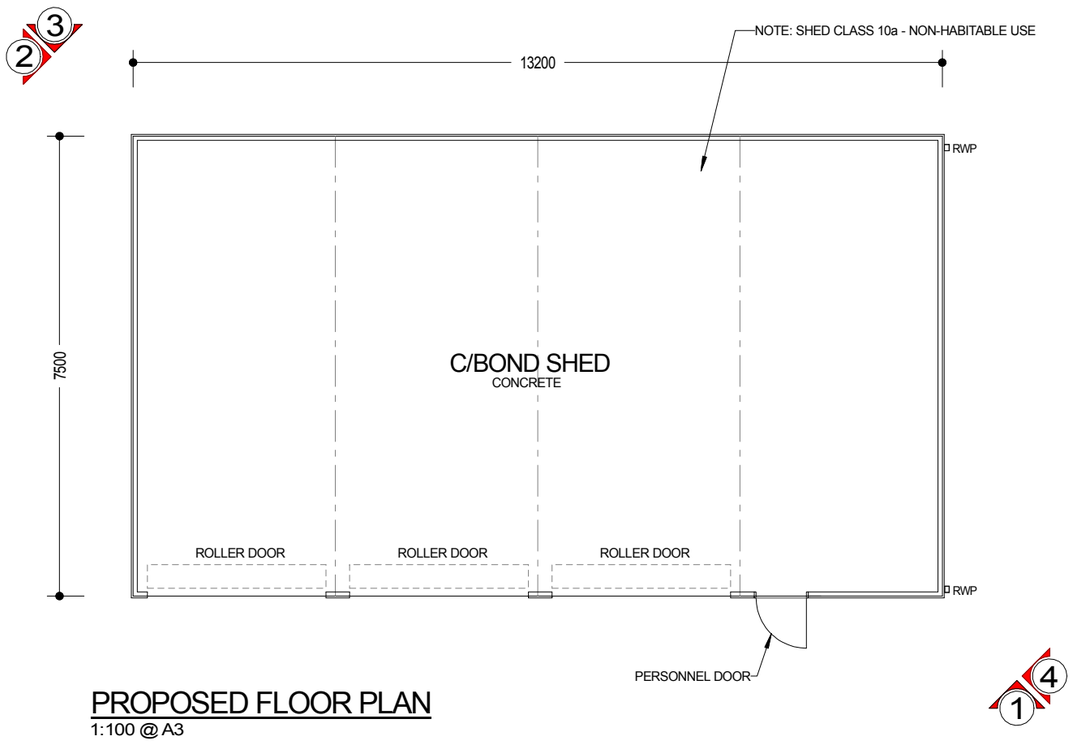


ELEVATION 3
1:100 @ A3



ELEVATION 4
1:100 @ A3



PROPOSED FLOOR PLAN
1:100 @ A3

AREAS:

SHED	:	99.00m²

NORTH

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

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jackp1@iprimus.com.au : 0459 586 013
PO BOX 397 ST HELENS TAS 7216

client:

Bart & Lynn van Niekerk

project:

Proposed Verandah Addition and Shed

at:

#12 Atlas Drive,
St Helens, TAS 7216

drawing title:

Proposed Shed Floor Plan + Elevations

REV.	DESCRIPTION	DATE

job. no.	revision
382	**-**
sheet no.	date
A06	28/05/26

DEVELOPMENT APPLICATION

COMPLIANCE REPORT
June 2026

OWNER'S DETAILS

Bart & Lynn van Niekerk
12 Atlas Drive
St Helens
TAS 7216

PROJECT DETAILS

Proposed Verandah addition and Shed at:
12 Atlas Drive
St Helens
TAS 7216

PREPARED BY
Jon Pugh Home Design
0459 586 013

DEVELOPMENT SITE DETAILS

There is a slope running from the western boundary down to the eastern boundary.
The property currently has an existing dwelling and some outbuildings on it.

PROPOSED DEVELOPMENT

It is proposed to extend the existing terrace at the front of the dwelling and build a new verandah roof to cover it. A colorbond shed is proposed to the rear of the property.

Stormwater run-off from the proposed shed will be directed to a proposed rainwater tank which will be plumbed to the residence for domestic use and for garden irrigation. Overflow from the proposed rainwater tank will be connected to the existing stormwater system. The stormwater run-off from the proposed verandah will be to the existing stormwater system.

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:

Proposed Verandah:	29.20m^2
Proposed Shed:	99.00m^2
Total Area of Development:	**128.20m^2**

PLANNING CODE

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

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

- **ZONE 8.0 General Residential Zone**
- **CODE C2.0 Parking and Sustainable Transport Code**
- **BRE-S2.0 Stormwater Management Specific Area Plan**

ZONE 8.0 General Residential Zone

8.3 Use Standards

8.3.1 Discretionery Uses

A1 Not applicable
The proposed is a development for permitted use.

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

A3 Not applicable
The proposed is a development for permitted use.

A4 Not applicable
The proposed is a development for permitted use.

8.3.2 Visitor Accommodation

A1 Not applicable
The proposed development does not include visitor accommodation use.

A2 Not applicable
The proposed visitor accommodation use is not for a strata title.

8.4 Development Standards for Dwellings

8.4.1 Residential Density for Multiple Dwellings

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

8.4.2 Setbacks and Building Envelope for all Dwellings

A1 Acceptable Solution
The setback to the Verandah is 8.3m from the front boundary.

A2 Acceptable Solution
The proposed Shed is setback over 38.2m to the front boundary.

P3 Performance Solution
The proposed development sits just outside of the building envelope.
(a)

i) The proposed development will not cause an unreasonable loss of sunlight to any habitable rooms of any dwellings on any adjoining properties.
ii) The proposed development will not cause any overshadowing of the private open space of any dwellings on adjoining properties.
iii) The proposed shed will cause only minor overshadowing to the southeastern corner of the vacant lot at 1a Penelope Street.
iv) There will only be a minor visual impact of the proposed development.

(b) The proposed development will provide a similar separation between dwellings that is consistent with that which exists on established properties in the area.
(c) The proposed development will not cause an unreasonable reduction in sunlight to an existing solar energy installation on an adjoining property or another dwelling on the same site.

8.4.3 Site Coverage and Private Open Space for all Dwellings

A1 Acceptable Solution
Site coverage is only 32.9%.

A2 Acceptable Solution
Adequate private open space of 24m^2 is proposed for the verandah.

8.4.4 Sunlight to private Open Space of Multiple Dwellings

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

8.4.5 Width of Openings for Garages and Carports for all Dwellings

A1 Acceptable solution
The proposed Shed is setback over 38.2m to the front boundary.

8.4.6 Privacy for all Dwellings

P1 Performance Solution
a) The proposed Verandah floor level is over 1m in height. The proposed Verandah will not overlook a dwelling or its private open space to adjoining properties on either side. The proposed Verandah is set forward at the front of the property and there is adequate vegetation screening to both neighbouring properties on each side to prevent overlooking.
b) There is no other dwelling on the same site.

A2 Acceptable solution
There are no new windows or doors to habitable rooms in this proposed development.

A3 Not Applicable
The proposed development is not a multiple dwelling.

8.4.7 Frontage Fences for all Dwellings

A1 Not applicable
No new fences are proposed in this application.

8.4.8 Waste Storage for Multiple Dwellings

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

8.5 Development Standards for non-Dwellings

8.5.1 Non-Dwelling Development

A1 Not applicable
The proposed development is not for non-dwellings.

A2 Not applicable
The proposed development is not for non-dwellings.

A3 Not applicable
The proposed development is not for non-dwellings.

A4 Not applicable
The proposed development is not for non-dwellings.

A5 Not applicable
The proposed development is not for non-dwellings.

A6 Not applicable
The proposed development is not for non-dwellings.

8.5.2 Non-Residential Garages and Carports

A1 Not applicable
The proposed development is not for non-dwellings.

A2 Not applicable
The proposed development is not for non-dwellings.

8.6 Development Standards for Subdivision

8.6.1 Lot Design

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

A2 Not applicable
The proposed development is not for a subdivision.

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

A4 Not applicable
The proposed development is not for a subdivision.

8.6.2 Roads

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

8.6.3 Services

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

A2 Not applicable
The proposed development is not for a subdivision.

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

CODE C2.0 Parking and Sustainable Transport Code

C2.5 Use Standards

C2.5.1 Car Parking Numbers

A1 Acceptable solution
Two car parking spaces are provided 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
Concrete paving is proposed to the new areas of driveway and maneuvering areas.
There is an existing concrete driveway and crossover.

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
Stormwater run-off from the proposed shed will be directed to a proposed rainwater tank which will be plumbed to the residence for domestic use and for garden irrigation. Overflow from the proposed rainwater tank will be connected to the existing stormwater system. The stormwater run-off from the proposed verandah will be to the existing stormwater system.