

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 2022 / 00320
Applicant	Cataract Designs
Proposal	Residential – Retrospective Approval for Dwelling, Existing Shed, Frontage Fence, Water Tanks and Crossover AND Construction of Proposed Shed
Location	135 Acacia Drive, Ansons Bay

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 18th October 2025 **until 5pm Friday 31st October 2025.**

John Brown
GENERAL MANAGER



Retrospective Approvals

135 Acacia Drive, Ansons Bay

Drawing Schedule

A000	Cover Page
A001	Site Plan
A100	Floor Plan
A200	Elevations

Project details

Council	Break O'Day Council
Zone	Low Density Residential
Planning Overlay	Bushfire Prone Areas
PID	7701854
Title Folio	71
Title Volume	45134
Climate Zone	7
Design Wind Speed	-
Soil Class	-
BAL Rating	BAL 19
Energy Rating	-
Corrosive Environment	-
Other	-

Area Schedule

Name	Area
Site Area	1,684m²
Ex. Dwelling Floor Area	154m²
Proposed Shed Area	120m²

Rev	Description	Date	Int	App
DA1	ISSUED FOR DEVELOPMENT APPLICATION	16/07/2025	DA1	DA1
DA2	ISSUED FOR DEVELOPMENT APPLICATION	24/09/2025	DA2	DA2



Cataract Designs

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Project Name	
Retrospective Approvals	
Project No.	23009
Project Address	135 Acacia Drive, Ansons Bay
Client	Michael Oliver
Drawn	J. Oldham
Approved	P. Ludbey

Cover Page

Status | APPROVAL

Original size | A3 (Landscape)

Drawing No. /Revision

A000-DA2

ACACIA DRIVE

BLACKWOOD COURT

No 135
Acacia Drive
Ansons Bay, TAS, 7264
Property ID - 7701854
Title Ref - 45134/71
Lot Area - 1,684m²

Ex. Dwelling
RETROSPECTIVE
APPROVAL

Proposed Shed
15x8m
REFER TO SHED MANUFACTURERS
DRAWINGS

Ex. Gravel
Driveway

Adjoining Property
133 Acacia Drive
Ansons Bay, TAS, 7264
Property ID - 7701862
Title Ref - 45134/70

Ex. Shed

Site Plan
SCALE 1:250

0mm 2500 5000 7500 10000 12500

North

Rev	Description	Date	Int	App
DA1	ISSUED FOR DEVELOPMENT APPLICATION	16/07/2025	JO	PL
DA2	ISSUED FOR DEVELOPMENT APPLICATION	24/09/2025	JO	PL

REVISION



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Project Name
Retrospective Approvals

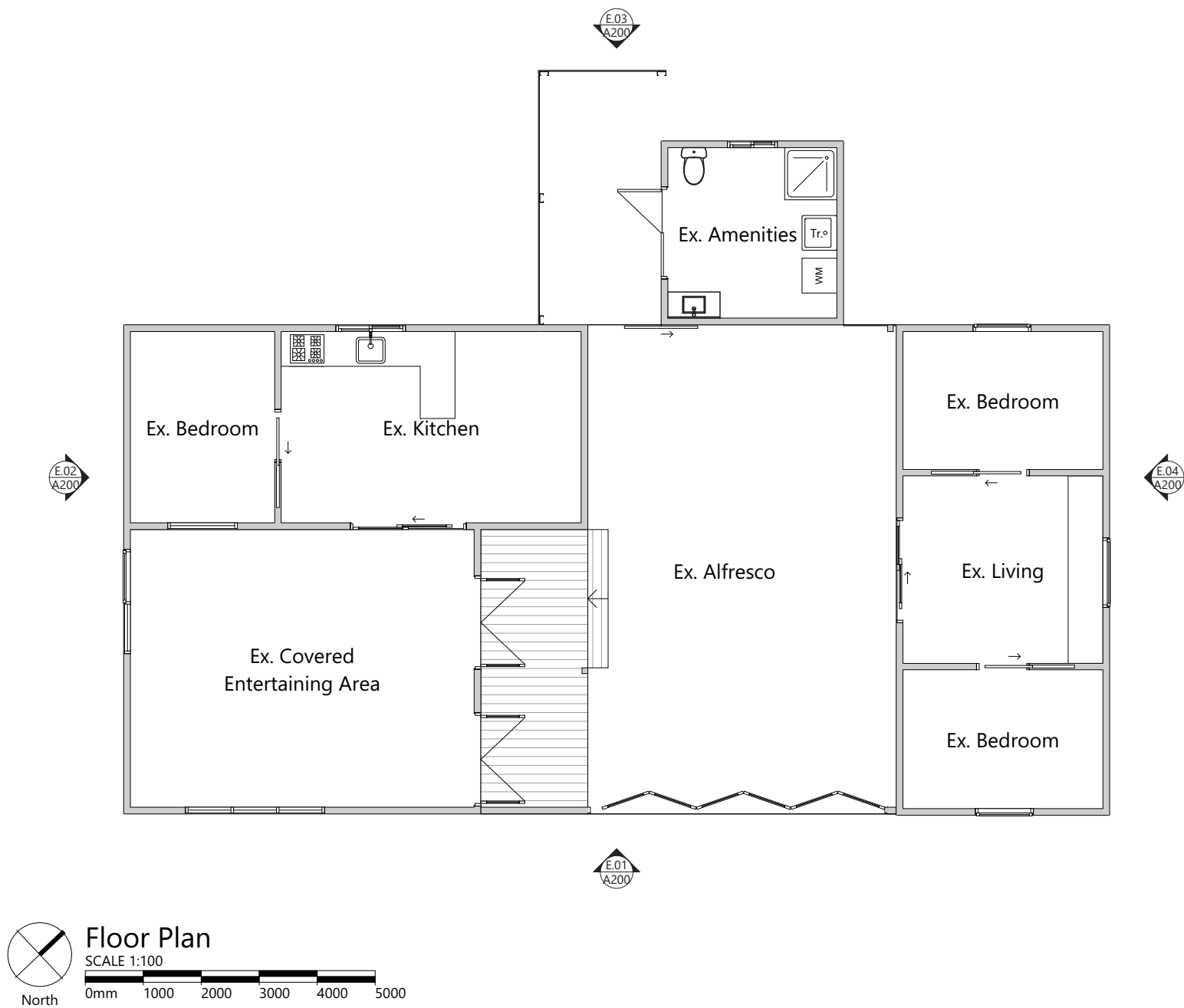
Project No. 23009
Project Address 135 Acacia Drive, Ansons Bay

Client Michael Oliver
Drawn J. Oldham
Approved P. Ludbey

Site Plan

Status **APPROVAL**
Original size | A3 (Landscape)
Drawing No. /Revision

A001-DA2



Rev	Description	Date	Int	App
DA1	ISSUED FOR DEVELOPMENT APPLICATION	16/07/2025	JO	PL
DA2	ISSUED FOR DEVELOPMENT APPLICATION	24/09/2025	JO	PL

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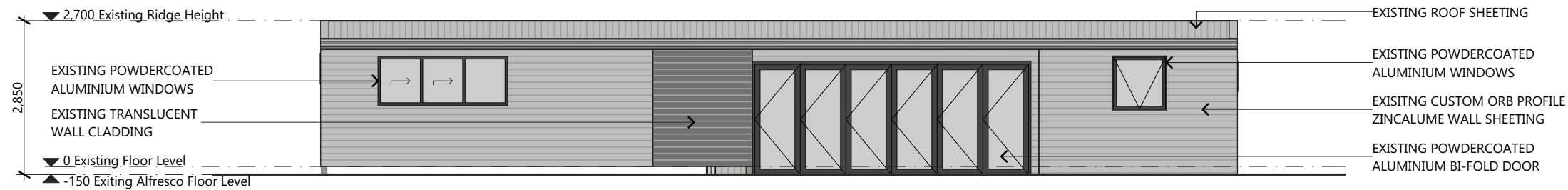
Floor Plan

Status | **APPROVAL**

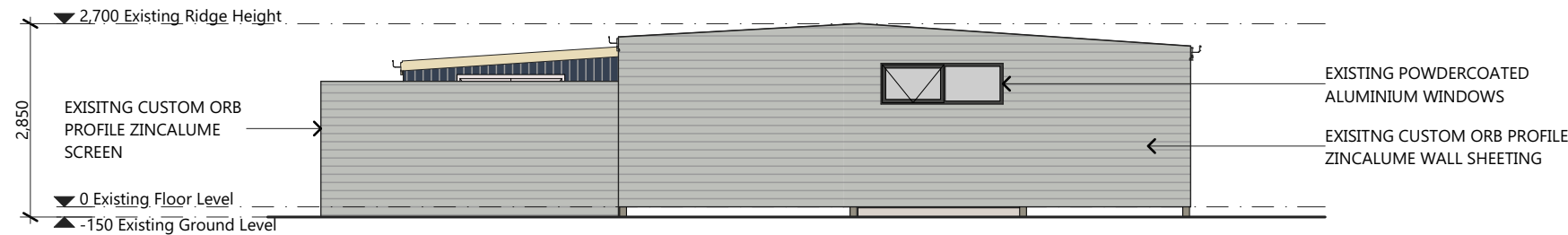
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Drawing No. /Revision

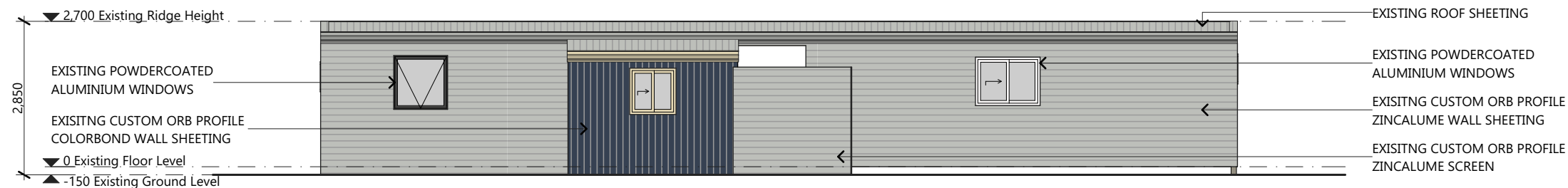
A100-DA2



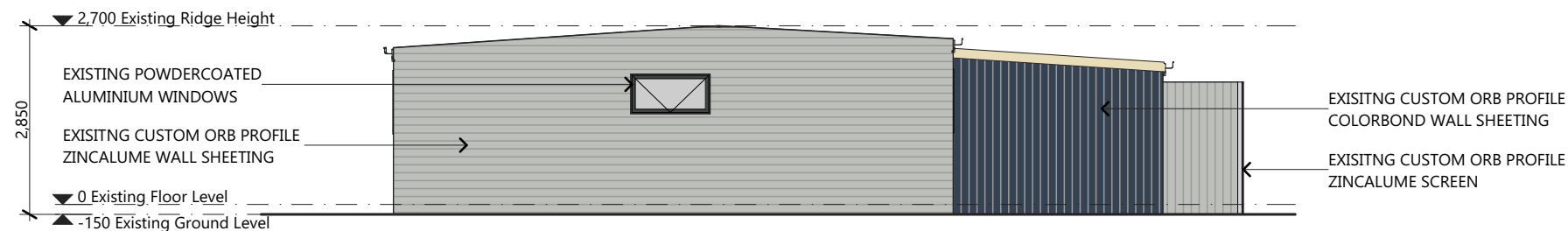
E.01 South Eastern Elevation
SCALE 1:100
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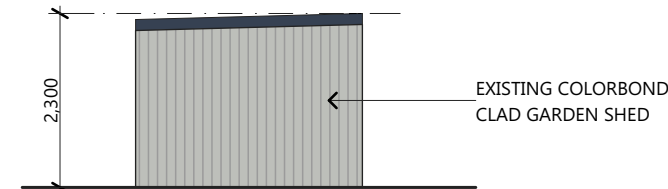
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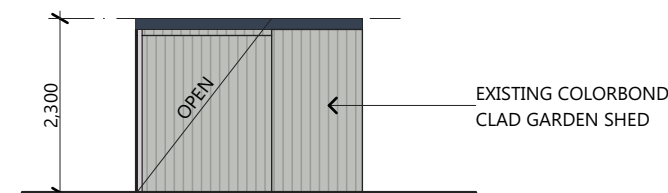
E.03 North Western Elevation
SCALE 1:100
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E.04 North Eastern Elevations
SCALE 1:100
0mm 1000 2000 3000 4000 5000



E.05 Ex. Shed South Western Elevation
SCALE 1:100
0mm 1000 2000 3000 4000 5000



E.06 Ex. Shed South Eastern Elevation
SCALE 1:100
0mm 1000 2000 3000 4000 5000

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Elevations

Status | **APPROVAL**

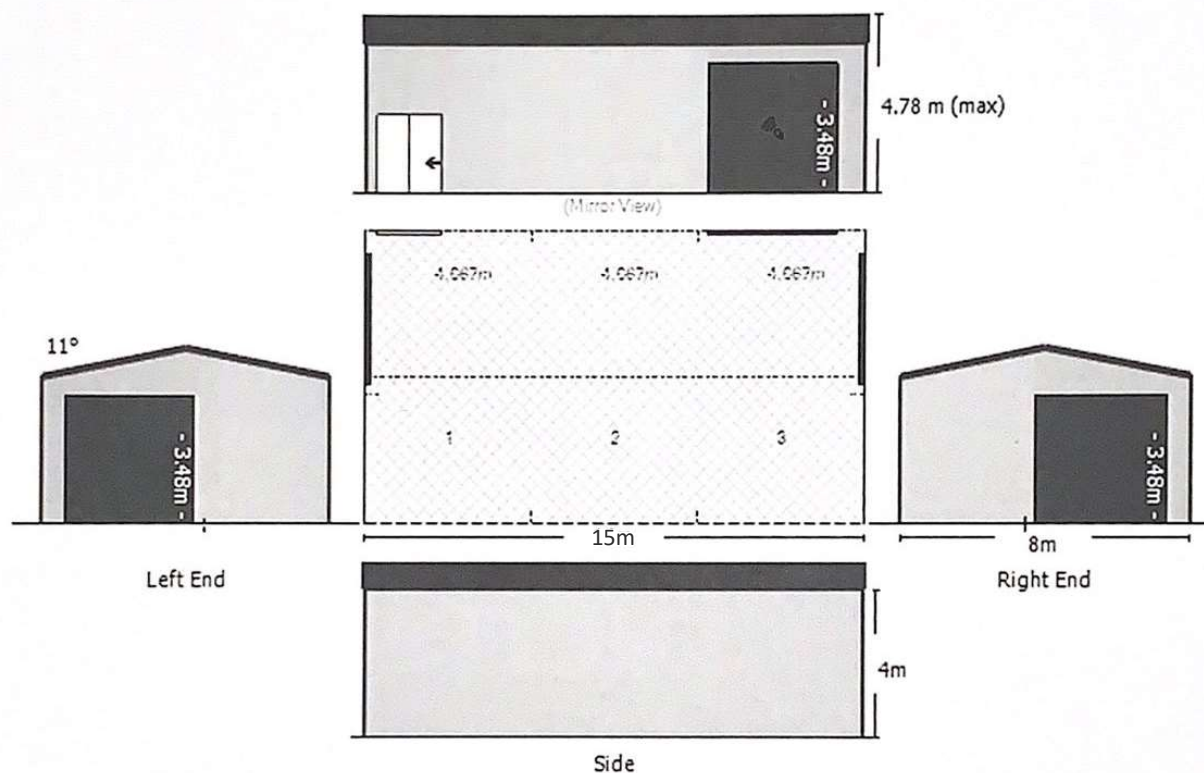
Original size | A3 (Landscape)

Drawing No. /Revision

A200-DA2

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26 September 2025

Development Application Report

Project

Proposed Shed & Retrospective Approval of a Dwelling

The Site

The site, Title Volume 45134, Folio 71 is located within Low Density Residential Zone of the Break O'Day Council under the Tasmanian Planning Scheme.

The Development

The development is a new shed and retrospective approval of a dwelling at 135 Acacia Drive, Ansons Bay.

10.4.2 Building Height

A1 Complies

10.4.3 Setback

A1 Complies

Relies on Performance Criteria P2

The siting of the existing dwelling at 135 Acacia Drive does not cause an unreasonable loss of amenity to adjoining properties, as follows:

(a) Topography of the site:

As the site is relatively level, the dwelling has been sited so that it does not require raised platforms or retaining walls that could create overlooking or overshadowing impacts.

(b) Size, shape and orientation of the site:

The 1,684m² block provides ample separation between the dwelling and adjacent properties.

(c) Setbacks of surrounding buildings:

The setbacks are consistent with neighbouring properties. Almost all surrounding properties in Blackwood Court are set back from side boundaries less than 5m.

(d) Height, bulk and form:

The dwelling's single-storey scale ensures no unreasonable overshadowing or visual dominance occurs on adjoining lots.

(e) Existing buildings and private open space on site:

The dwelling is positioned to allow ample private open space around the site.

(f) Sunlight to adjoining properties:

As there are no adjoining properties to the east, south or west, the dwelling does not affect sunlight to adjoining properties.

(g) Character of surrounding development:

The dwelling is consistent with the low-scale, low-density character of Ansons Bay residential properties

10.4.4 Site Coverage

A1 Complies

10.4.5 Frontages fences for all dwellings

Relies on Performance Criteria P1

The existing 1.6m high Colorbond fence at 135 Acacia Drive satisfies the intent of Clause 10.4.5 P1, as follows:

(a) Security, privacy, and passive surveillance

The existing 1.6m high Colorbond fence provides a reasonable level of security and privacy for the occupants without creating an excessive barrier. As it does not extend for the entire boundary, it allows for visual connection between the dwelling and Acacia Drive/Blackwood Court, ensuring passive surveillance of the street is maintained.

(b) Consistency with the height and transparency of fences in the street

(i) Topography: The site is relatively flat, meaning the fence sits at a uniform and modest scale when viewed from the street. Its height is not visually intrusive and remains consistent with fencing styles and heights commonly used in the Ansons Bay area.

(ii) Traffic volumes: Acacia Drive and Blackwood Court are low-traffic residential streets. The solid Colorbond finish does not create any safety issues for drivers or pedestrians, as sightlines at the driveway crossover are maintained.

10.5.1 Non-Dwelling Development

A1 Complies

Relies on Performance Criteria P2

Existing 3x3m garden shed and rainwater tank:

The siting of a building that is not a dwelling must be compatible with the streetscape and character of development existing on established properties in the area, having regard to:

(a) The topography of the site

The site at 135 Acacia Drive is relatively level, this allows the existing 3x3m garden shed and rainwater tank to be located without significant cut or fill. They sit naturally within the landscape which reduces their visual prominence from the street and adjoining properties.

(b) The setbacks of surrounding buildings

The siting of the existing shed and rainwater tank is consistent with setbacks of other non-dwellings in the area. Their placement maintains separation from the street frontage and is typical of the area.

(c) The height, bulk and form of existing and proposed buildings

The existing tank is a 14,100L poly tank. It is 2.4m high and 2.9m in diameter. It is typical of domestic rainwater tanks in coastal settlements. The existing shed is of a domestic scale, with a simple flat roof and proportions that reflect the utilitarian style of outbuildings in the area. Both structures are subservient in scale to the existing dwelling.

(d) The appearance when viewed from roads and public open space adjacent to the site

Both the existing shed and tank are screened by the existing 1.6m high Colorbond fence. They are simple, functional structures, which are commonly found on residential lots in Ansons Bay. Their muted, non-reflective finishes ensure they blend into the surrounding environment and do not dominate views from the public realm.

(e) The safety of road users

The siting of the existing shed and tank does not interfere with sightlines or access points and does not pose any risk to traffic or pedestrian safety.

Proposed Shed:

The siting of a building that is not a dwelling must be compatible with the streetscape and character of development existing on established properties in the area, having regard to:

(a) The topography of the site

The site at 135 Acacia Drive is relatively level, allowing the proposed shed to be constructed without significant cut or fill. This ensures the shed sits naturally within the landscape and reduces its visual prominence from the street and adjoining properties.

(b) The setbacks of surrounding buildings

Although the proposed shed is located on a frontage to Blackwood Court, it is positioned to the rear of the existing dwelling and maintains setbacks that are consistent with other outbuildings in the surrounding area. Instances of other sheds located within frontages are seen on nearby properties at 6 and 8 Blackwood Court, 123 Acacia Drive and 2 Melaleuca Street. This placement maintains the low-density character typical of Ansons Bay.

(c) The height, bulk and form of existing and proposed buildings

The shed's scale (8m x 15m) is proportionate to the lot size (1,684m²) and is similar to other domestic sheds found in Ansons Bay. It will have a gable roof profile and is intended for boat storage and ancillary use, consistent with the area's semi-rural and coastal character.

(d) The appearance when viewed from roads and public open space adjacent to the site

The shed will be screened from Acacia Drive by the existing dwelling and partially from Blackwood Court by existing vegetation. It will be constructed in muted, low-reflectivity colours to reduce visual impact and preserve the streetscape character.

(e) The safety of road users

The proposed shed is accessed via an existing driveway, with no changes proposed to site access or vehicle circulation. Sightlines to and from the property remain unobstructed. The shed does not encroach on any public roads and does not pose any safety risks to road users.

A3 Complies

A4 Complies

C2.5.1 Car parking numbers

A1 Complies

C2.6.1 Construction of parking areas

Relies on Performance Criteria P1

The existing gravel driveway at 135 Acacia Drive satisfies the intent of Clause C2.6.1 P1, as follows:

(a) Nature of the use

The driveway provides access to a single dwelling and associated outbuildings, generating only a low volume of vehicle movements. The scale of use is consistent with the Low Density Residential Zone.

(b) Topography of the land

The site is generally level, ensuring the gravel driveway is safe and practical to use without the risk of erosion or instability.

(c) Drainage system available

The driveway follows the natural grade of the site, allowing stormwater to disperse across the gravel surface without causing concentrated runoff. There is no impact on adjoining properties or public infrastructure.

(d) Likelihood of transporting sediment or debris onto a road or public place

The access connects directly to Blackwood Court, which is a single coat sealed road. Existing gravel driveways connect to most streets in the area. The likelihood of sediment being transported is minimal and consistent with the existing road conditions in Ansons Bay.

(e) Likelihood of generating dust

Vehicle movements are limited to residential use. The low traffic volumes and speeds and a compacted gravel surface mean dust generation is minimal and are far less than that produced by the area's gravel road network.

(f) Nature of the proposed surfacing

The driveway is surfaced with compacted gravel, which provides a stable, all-weather surface suitable for residential use. This surfacing type is consistent with the character and standard of local road infrastructure in Ansons Bay.

C2.6.2 Design and layout of parking areas

A1.1 Complies

A1.2 N/A

C2.6.3 Number of accesses for vehicles

Relies on Performance Criteria P1

The property has an existing vehicle access from Acacia Drive and Blackwood Court, which satisfies the intent of Clause C2.6.3 P1:

(a) Any loss of on-street parking

The access is onto Blackwood Court, a quiet residential cul-de-sac with low traffic volumes and limited demand for on-street parking. The single crossover does not significantly reduce the availability of parking in the street.

(b) Pedestrian safety and amenity

Blackwood Court has low pedestrian activity, and the existing access does not compromise footpath or verge safety. The access is clearly defined, and vehicle movements are minimal, associated only with residential use.

(c) Traffic safety

Sightlines are maintained in both directions at the crossover. Given the very low traffic volumes in Blackwood Court, access point does not create traffic safety concerns.

(d) Residential amenity on adjoining land

The access from Blackwood Court is an extension of the access to 3 Blackwood Court. It is located and used in a way that does not impact the amenity of neighbouring properties. Vehicle movements are consistent with residential use and do not create excessive noise or disturbance.

(e) Impact on the streetscape

The crossover is modest in scale and consistent with other residential access points in Ansons Bay. It does not detract from the streetscape character of Blackwood Court.

C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction

Relies on Performance Criteria P1

The existing vehicle access from 135 Acacia Drive onto Blackwood Court is consistent with the intent of

Clause C3.5.1 P1, as follows:

(a) Any increase in traffic caused by the use

The access serves a single dwelling and associated domestic outbuildings. Vehicle movements are low and limited to normal residential use. The access does not cause a measurable increase in traffic volumes on Blackwood Court.

(b) The nature of the traffic generated by the use

Traffic generated is limited to light vehicles (passenger cars, small trailers, and occasional service vehicles). No heavy or commercial vehicle traffic is associated with the site.

(c) The nature of the road

Blackwood Court is a residential cul-de-sac with very low traffic volumes. The existing access is consistent with the intended function of the road, which is to provide residential property access.

(d) The speed limit and traffic flow of the road

Traffic speeds on Blackwood Court are very low due to its cul-de-sac design and residential function. Vehicle volumes are minimal, and the existing access has no adverse impact on safety or efficiency.

(e) Any alternative access to a road

While the property also fronts Acacia Drive, the Blackwood Court access provides a functional and convenient entry point, particularly for accessing the rear of the site and outbuildings. Retaining both access points minimises reversing and manoeuvring within the site and improves traffic safety.

(f) The need for the use

The access is needed to facilitate safe and practical residential use of the property. Without this access, vehicle circulation within the site would be constrained, potentially leading to less safe reversing movements.

(g) Any traffic impact assessment

A traffic impact assessment is not considered necessary due to the small scale of use (single dwelling). The very low traffic volumes generated by the access can be safely accommodated by Blackwood Court without any adverse effect.

(h) Any advice received from the rail or road authority

The site is not affected by rail infrastructure. The local road authority (Break O'Day Council) maintains Blackwood Court as a local residential street, and the existing access is typical of residential driveways in the area.

Conclusion

The existing and proposed development at 135 Acacia Drive, Ansons Bay including the dwelling, garden shed, tanks, 1.6m Colorbond fence, gravel driveway, access to Blackwood Court and proposed 8x15m shed – has been demonstrated to meet the intent of the relevant performance criteria. The siting, scale and design of buildings are compatible with the established character of the area, do not cause unreasonable amenity impacts on adjoining properties, and maintain safe and efficient access consistent



Residential & Commercial
Building Design
4/1 Pipeworks Road
South Launceston, Tas, 7249

with the local road network. The development is appropriate for its residential context and satisfies the applicable provisions of the Tasmanian Planning Scheme.

Prepared by

Jeremy Oldham

Building Designer / Draftsman

Ph: 0457 346 724