

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 / 00079
Applicant	Systembuilt Homes
Proposal	Residential - Construction of a New Dwelling with Attached Partially Roofed Deck, Water Tanks and Demolition
Location	18 Charlotte Court, Four Mile Creek (CT 17625/34)

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 23rd May 2026 **until 5pm Friday 5th June 2026**.

John Brown
GENERAL MANAGER

ISSUE

Sheet List				
Sheet Number	Sheet Name	Project Status	Current Revision	Revision Date
1 G-01	COVER	DA	R12	15/05/2026
1 G-02	GENERAL NOTES	DA	R12	15/05/2026
1 G-03	BAL 12.5	DA	R12	15/05/2026
1 G-04	BAL 12.5	DA	R12	15/05/2026
2 A-00	SITE SURVEY	DA	R12	15/05/2026
2 A-01	SITE PLAN	DA	R12	15/05/2026
2 A-02.2	FLOOR PLAN	DA	R12	15/05/2026
2 A-03	ELEVATIONS	DA	R12	15/05/2026
2 A-03.1	ELEVATIONS	DA	R12	15/05/2026
2 A-04	ROOF PLAN	DA	R12	15/05/2026



WARNING:
IT IS THE RESPONSIBILITY OF THE BUILDER TO COMPLETE BYD AND WORK WITH AUTHORITIES TO LOCATE ALL UNDERGROUND SERVICES.

General Information

Designer: Daniel Bastin CC6836
 Classification: 1a
 Title Reference: 17625/34
 Design Wind Speed: TBA
 Soil Classification: TBA
 Climate Zone: 7
 BAL: 12.5
 Corrosion Environment: MEDIUM
 Known Hazards: Bushfire Prone Areas
 Floor Area: 117.00m²
 Deck / Landings: 77.19m²

General Notes
 Do not scale plans, use written dimensions only. The owner/builder subcontractor shall verify all dimensions, levels, setbacks and specifications prior to commencing works or ordering materials and shall be responsible for ensuring that all building works conform to the current NCC and Australian standards, building regulations and town planning requirements.
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1063 Cambridge Road
 Cambridge, TAS 7170 (03) 6214 8888

Ritchie Residence
 18 Charlotte Court, Four Mile Creek
 Craig and Kane Ritchie

COVER

Project number	7017
Drawing Status	DA
Current Revision	15/05/2026 R12

1 G-01

Scale on A3

15/05/2026 11:27:42 AM

GENERAL NOTES:

Check all dimensions, boundaries, easements and service locations on site.
All work shall comply with the Tasmanian Building Regulations 2016, National Construction Codes and relevant current Australian Standards.

Check carefully all aspects of these documents before commencing work.
Any errors or anomalies to be reported to the drawer before work is continued.
Confirm all sizes and heights on site. Do not scale off plan.

All framing to comply with AS 1684 Residential Timber-Framed Construction.
Note: All timber sizes specified are minimum requirement only.
Substitutes may be used as long as verification of equal performance is obtained.

All construction is to comply with the National Construction Codes and all relevant Australian Standards.

These documents to be used with specifications, soil tests and all documentation prepared by an engineer.

These documents are intended for council applications and normal construction.

This design is covered under copyright and any changes must be confirmed with Modulus Studio, the designer retains all intellectual property.

SITE NOTES:

All site works shall be in accordance with NCC CSIRO BTF 18, 19, 22 and AS 2870

Minimal site disturbance is to be carried out.
Sediment control; 'geolab' silt fence 1000 or similar.
Topsoil stockpiles remaining on the site to be covered with plastic, adequately retained along all edges. Unused stockpiles to be removed from site or used for future landscaping.

SITE PREPARATION AND EXCAVATION:

In accordance with ABCB Housing Provisions Standard Part 3 and to local council requirements.

FOOTINGS:

Concrete footings and slabs in accordance with ABCB Housing Provisions Standard Part 4, AS 2870.1 and engineer's specifications.

BRICK AND BLOCK:

In accordance with ABCB Housing Provisions Standard Part 5, AS 4773 and AS 3700

SUB-FLOOR VENTILATION:

In accordance with ABCB Housing Provisions Standard part 6

DAMP PROOFING:

In accordance with ABCB Housing Provisions Standard part 5 and AS/NZS 2904.

TIMBER FRAMING:

Timber framing, tie down and wind bracing details to ABCB Housing Provisions Standard Part 6 and AS 1684.2.and AS4055.

WALL CLADDING:

In accordance with ABCB Housing Provisions Standard Part 7 and manufacturer's specifications.

ROOF CLADDING, GUTTERING AND DOWNPIPES:

In accordance with ABCB Housing Provisions Standard Part 7 and AS/NZS 3500.5.
Installation to be in accordance with manufacturer's specifications and recommendations.

WINDOWS & GLAZING:

All windows and glazing to AS 2047 and AS 1288 and ABCB Housing Provisions Standard Part 8.
Manufacturer to provide certification of compliance.
All window measurement shown are nominal only and are to be verified on site, prior to ordering.

CONDENSATION MANAGEMENT NOTES:

All condensation management in accordance with ABCB Housing Provisions Standard Part 10.8

VENTILATION OF ROOF SPACES:

In accordance with ABCB Housing Provisions Standard Part 10.

HYDRAULIC:

Stormwater to be in accordance with AS/NSZ 3500
Wastewater to be in accordance with AS/NSZ 3500 and/or AS 1547
Water supply to be in accordance with AS/NSZ 3500

ELECTRICAL:

All wiring and electrical installation to be in accordance with AS 3000
Smoke alarm/s - a 240 volt hard wired smoke alarm complying with AS 3768 should be located near sleeping areas on every story and as per ABCB Housing Provisions Standard Part 9.

INTERIOR NOTES:

Plasterboard;

All internal plasterboard finishes to be in accordance with AS/NZS 2588

Joinery;

- Hardwood in accordance with AS 2796
- Softwood in accordance with AS 4785
- Plywood in accordance with AS/NZS 2270 and AS/NZS 2271

Domestic Kitchen Assemblies;

In accordance with AS/NZS 4386

Ceramic Tiling;

In accordance with AS 4662, AS 2358 and AS 4992

WATERPROOFING / WET AREAS:

In accordance with ABCB Housing Provisions Standard Part 10.2 and AS 3740
Waterproofing membrane and substrates to be installed to floors, walls and wall/floor junctions in accordance with AS 3740 Waterproofing of Domestic wet areas.



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Ritchie Residence
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Craig and Kane Ritchie

GENERAL NOTES	
Project number	7017
Drawing Status	DA
Current Revision	15/05/2026 R12

1 G-02
Scale on A3

DETAIL SURVEY



Avery House, Level 1, 48 Cecilia Street
PO Box 430, St Helens TAS 7216
Ph (03) 6376 1972 Fax (03) 6376 1262
Email: admin@ecosurv.com.au

LOCATION: FOUR MILE CREEK
18 CHARLOTTE COURT
C.T.17625/34

OWNER: CRAIG DANIEL RITCHIE

SCALE 1 : 250

LENGTHS IN METRES

SHEET 1 OF 1

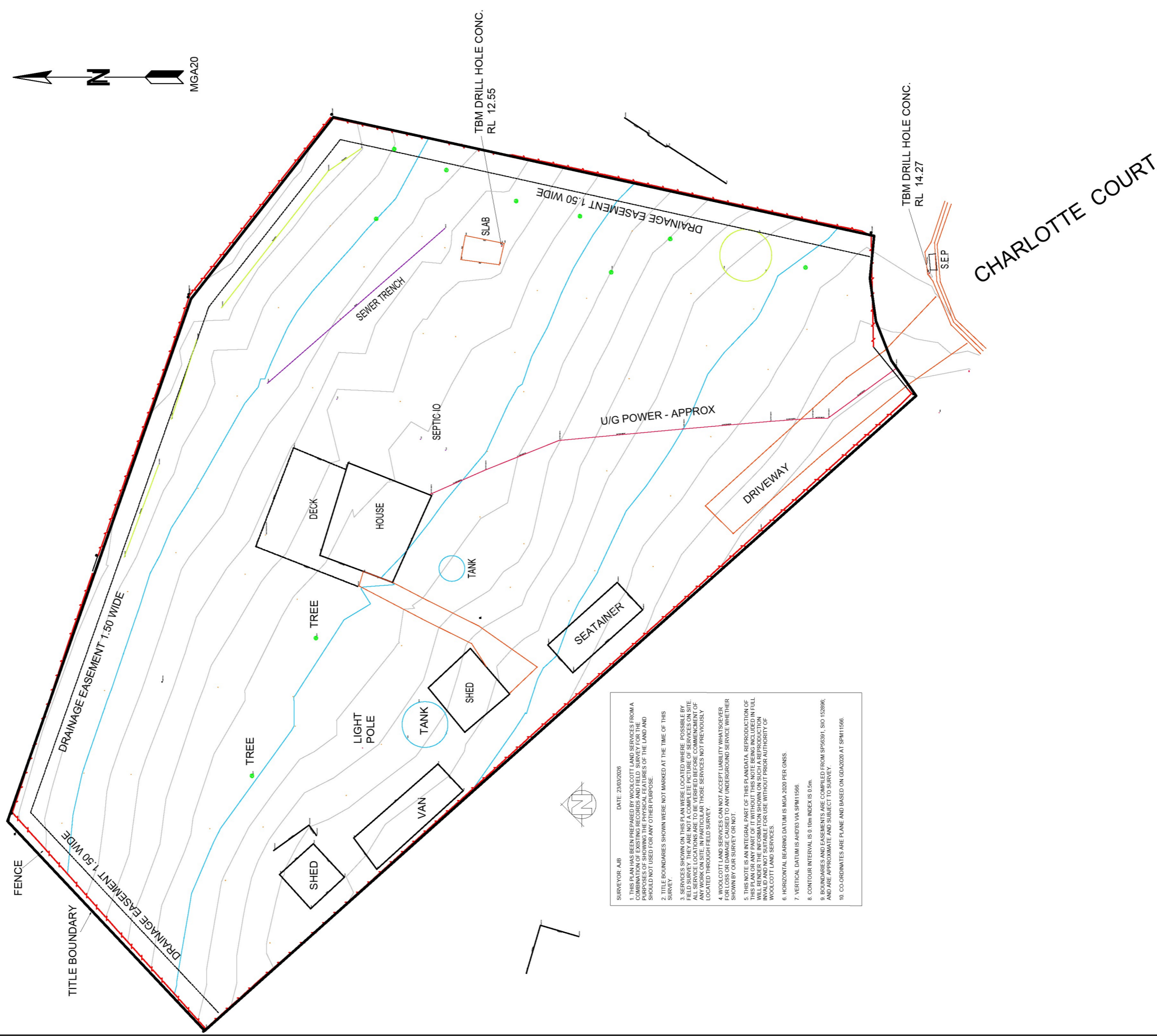
DATE: 23-03-26

SURVEYOR: AJB

DRAWN: AJB

JOB NUMBER: 260206

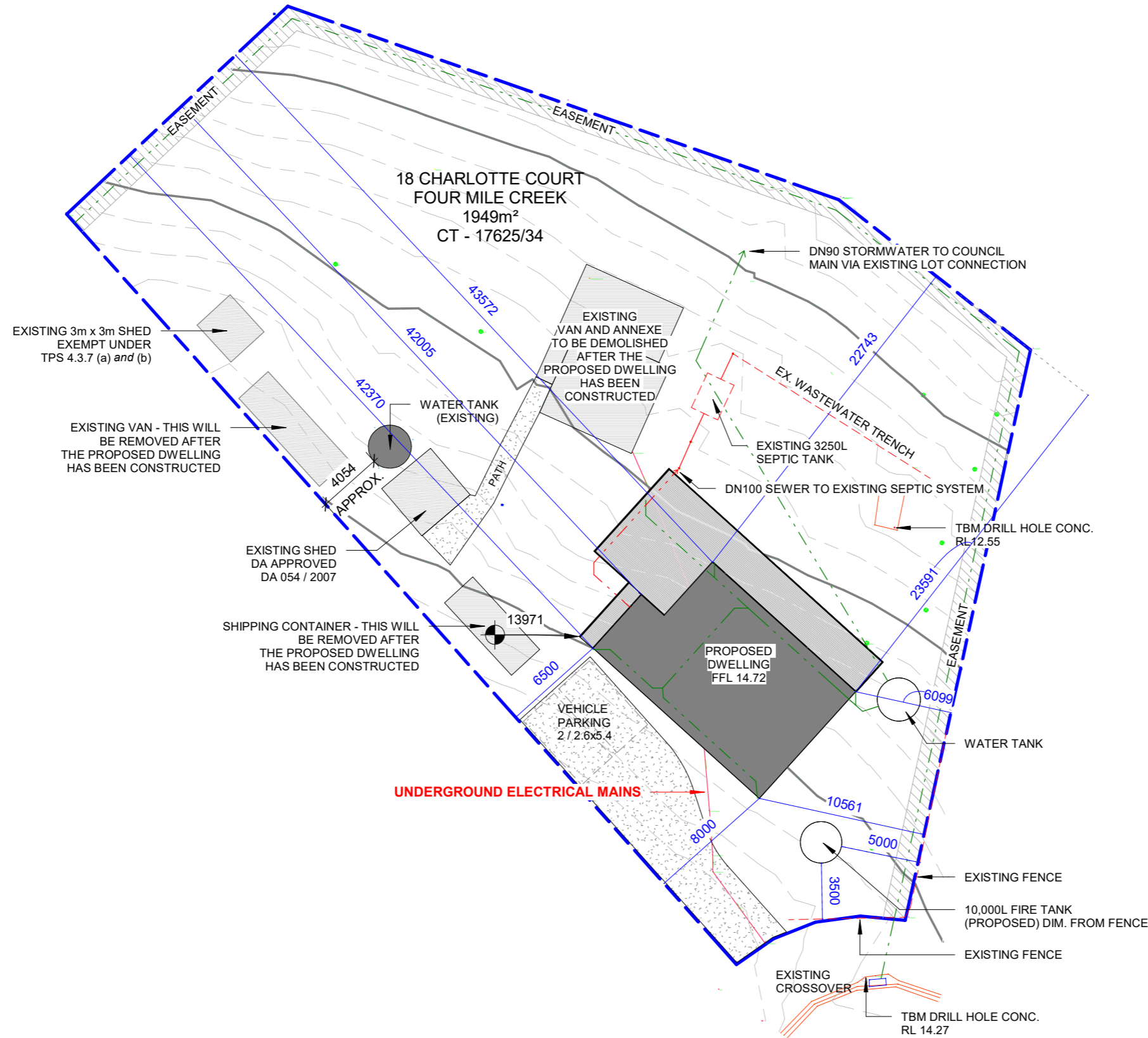
FILE NAME: 260206 DETAIL PDF 23.03.25.dwg



SURVEYOR: AJB DATE: 23/03/2026

1. THIS PLAN HAS BEEN PREPARED BY WOOLCOTT LAND SERVICES FROM A COMBINATION OF EXISTING RECORDS AND FIELD SURVEY FOR THE PURPOSES OF SHOWING THE PHYSICAL FEATURES OF THE LAND AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
2. TITLE BOUNDARIES SHOWN WERE NOT MARKED AT THE TIME OF THIS SURVEY.
3. SERVICES SHOWN ON THIS PLAN WERE LOCATED WHERE POSSIBLE BY FIELD SURVEY. THEY ARE NOT A COMPLETE PICTURE OF SERVICES ON SITE. ALL SERVICE LOCATIONS ARE TO BE VERIFIED BEFORE COMMENCEMENT OF ANY WORK ON SITE. IN PARTICULAR THOSE SERVICES NOT PREVIOUSLY LOCATED THROUGH FIELD SURVEY.
4. WOOLCOTT LAND SERVICES CAN NOT ACCEPT LIABILITY WHATSOEVER FOR LOSS OR DAMAGE CAUSED TO ANY UNDERGROUND SERVICE WHETHER SHOWN BY OUR SURVEY OR NOT.
5. THIS NOTE IS AN INTEGRAL PART OF THIS PLANDATA. REPRODUCTION OF THIS PLAN OR ANY PART OF IT WITHOUT THIS NOTE BEING INCLUDED IN FULL IS UNLAWFUL. THIS NOTE IS VALID AND NOT SUITABLE FOR USE WITHOUT PRIOR AUTHORITY OF WOOLCOTT LAND SERVICES.
6. HORIZONTAL BEARING DATUM IS MGA 2020 PER GNS.
7. VERTICAL DATUM IS AHRS3 VIA SPM11566.
8. CONTOUR INTERVAL IS 0.10m INDEX IS 0.5m.
9. BOUNDARIES AND EASEMENTS ARE COMPILED FROM SP60391, SHO 152696, AND ARE APPROXIMATE AND SUBJECT TO SURVEY.
10. CO-ORDINATES ARE PLANE AND BASED ON GDA2020 AT SPW11566.

ISSUE



PLANNING NOTES

PRE-2.6.2 SETBACK

WITH REGARD TO PERFORMANCE CRITERIA P1 AND P2, THE PROPOSED DWELLING IS VERY CONSISTENT WITH THE SETBACKS OF SURROUNDING BUILDINGS. MANY OF THE SURROUNDING BUILDINGS IN THE STREET HAVE SETBACK MUCH SMALLER THAN WHAT WE HAVE PROPOSED, THIS ALSO INCLUDES THE SETBACK OF THE PROPOSED FIRE TANK.

THE PROPOSED BUILDING WORKS IN WITH THE TOPOGRAPHY OF THE SITE AND REQUIRES NO CUT OR LEVEL CHANGES.

THE FORM AND BULK OF THE PROPOSED DWELLING IS ALSO CONSISTENT WITH SURROUNDING DWELLINGS AND WHEN VIEWED FROM THE STREET AND SURROUNDING AREAS CAUSES NO ISSUES OR LACK OF AMENITY TO OTHERS.

THERE ARE NO SAFETY ISSUES TO ROAD USERS CAUSED BY THE PROPOSAL.

C2.6.1

THE PROPOSED GRAVEL DRIVEWAY WILL BE COMPACTED AND NOT RESULT IN ANY SEDIMENT OR DEBRIS TO NEIGHBOURING SITES. IT WILL BE CONSTRUCTED AND SHAPED IN A MANNER TO PREVENT RUN-OFF CAUSING A NUISANCE TO ROAD USERS AND NEIGHBOURING DWELLINGS. THERE ARE ALSO SURROUNDING PROPERTIES THAT HAVE GRAVEL DRIVEWAYS.



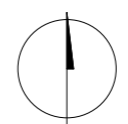
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Ritchie Residence
18 Charlotte Court, Four Mile Creek
Craig and Kane Ritchie



SITE PLAN	
Project number	7017
Drawing Status	DA
Current Revision	15/05/2026 R12

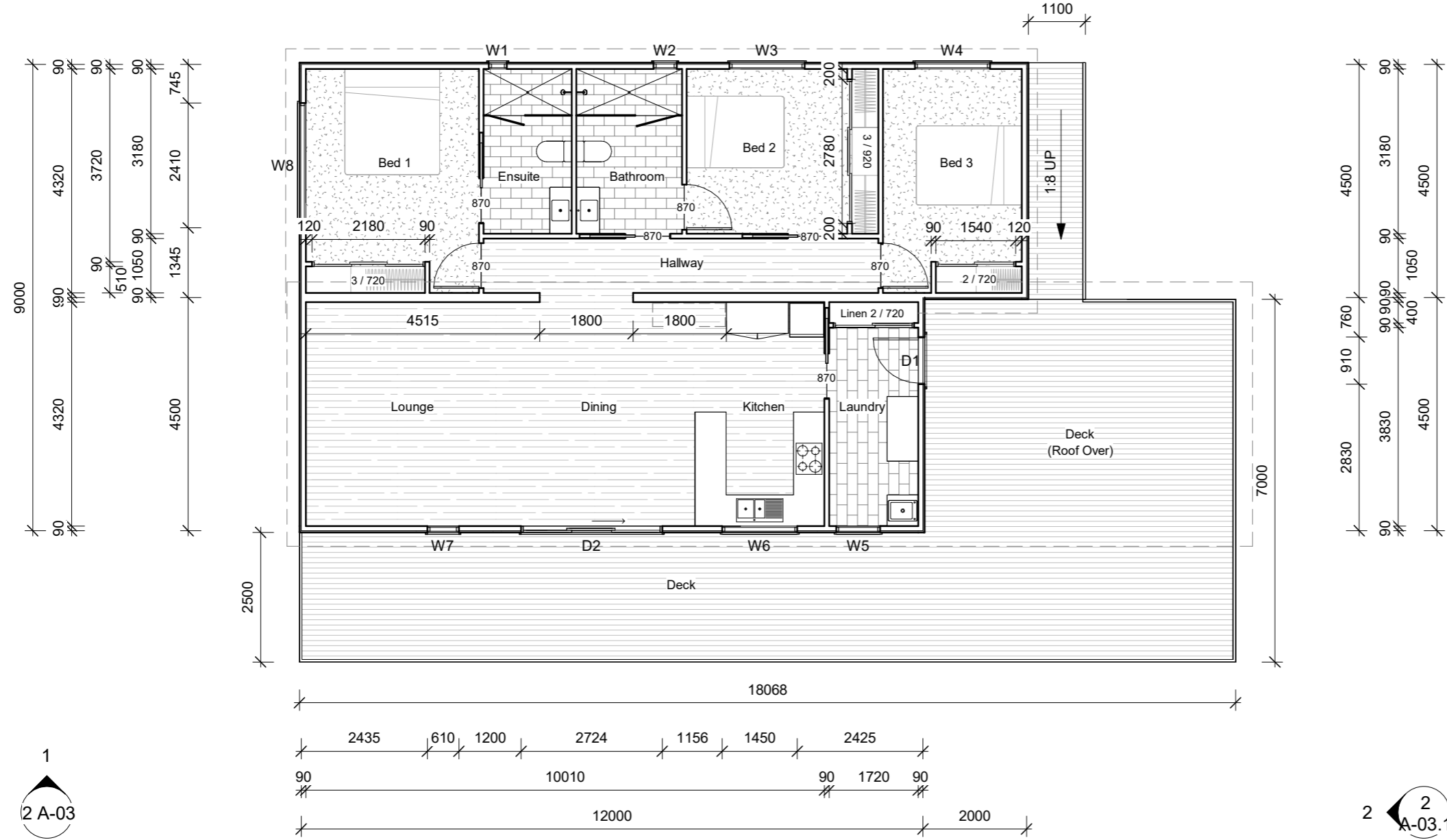
2 A-01

Scale on A3 1 : 300

ISSUE

2 A-03 2

2 A-03.1 1



1 2 A-03

2 2 A-03.1

Area Schedule	
House	117.00 m ²
Deck	72.17 m ²
Ramp	5.02 m ²

Glazing Schedule - Single Glazed - Monument - BAL 12.5					
Mark	Height	Width	Head Height	Description	Comments
D1	2100	870	2100	Hinged Door	White Trans
D2	2100	2724	2100	Sliding Door	Clear
W1	1800	350	2100	Awning Window	White Trans
W2	1800	450	2100	Awning Window	White Trans
W3	857	1450	2100	Awning Window	Clear
W4	857	1450	2100	Awning Window	Clear
W5	857	850	2100	Awning Window	Clear
W6	857	1450	2100	Awning Window	Clear
W7	1800	610	2100	Awning Window	Clear
W8	600	2410	2100	Awning Window	Clear

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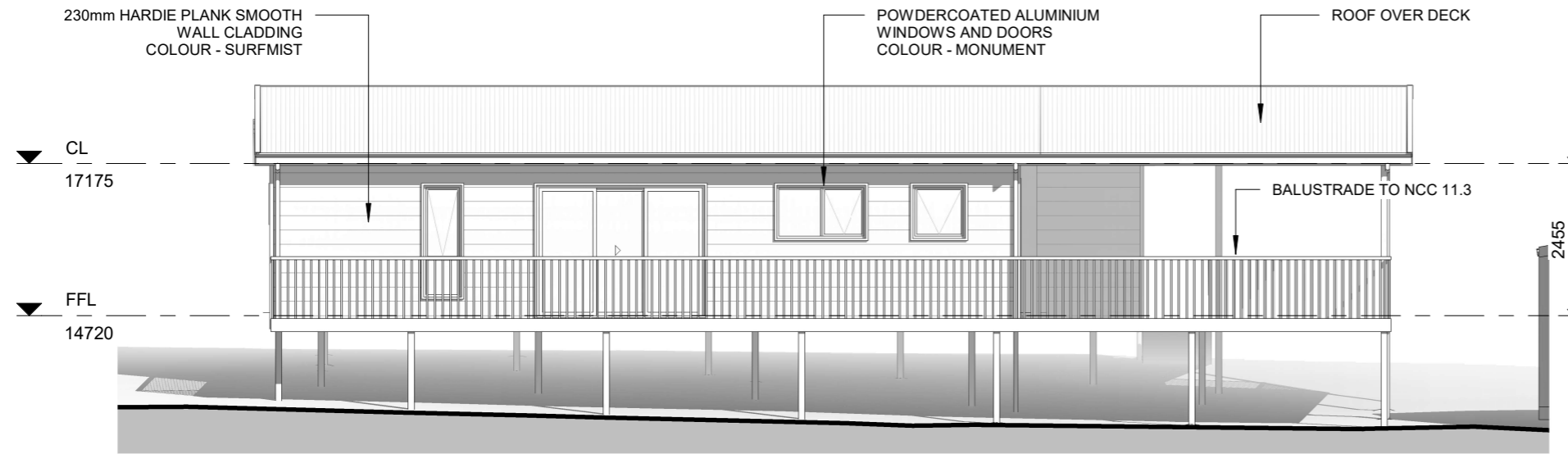
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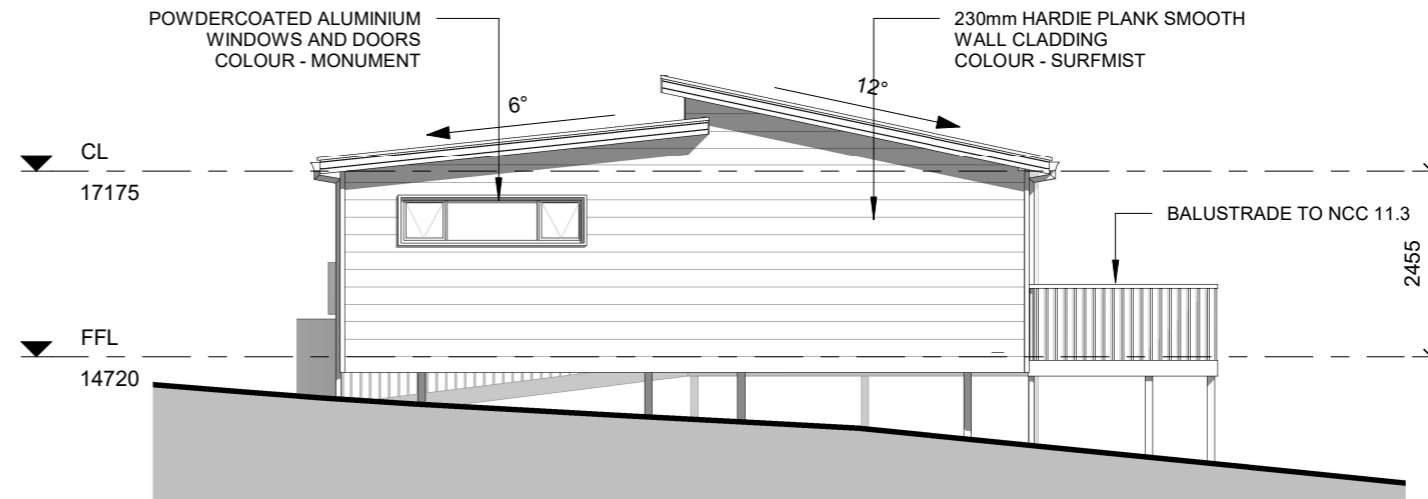
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FLOOR PLAN		2 A-02.2
Project number	7017	
Drawing Status	DA	
Current Revision	15/05/2026 R12	
Scale on A3		1 : 100

ISSUE



1 NORTH EAST ELEVATION
1 : 100



2 SOUTH EAST ELEVATION
1 : 100

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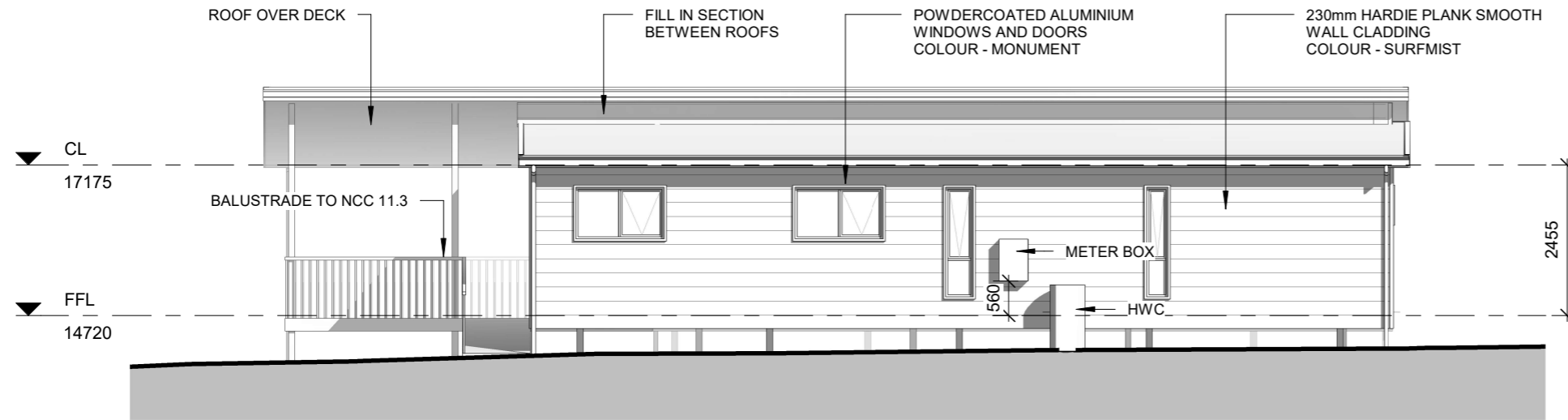
ELEVATIONS

Project number	7017
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Current Revision	15/05/2026 R12

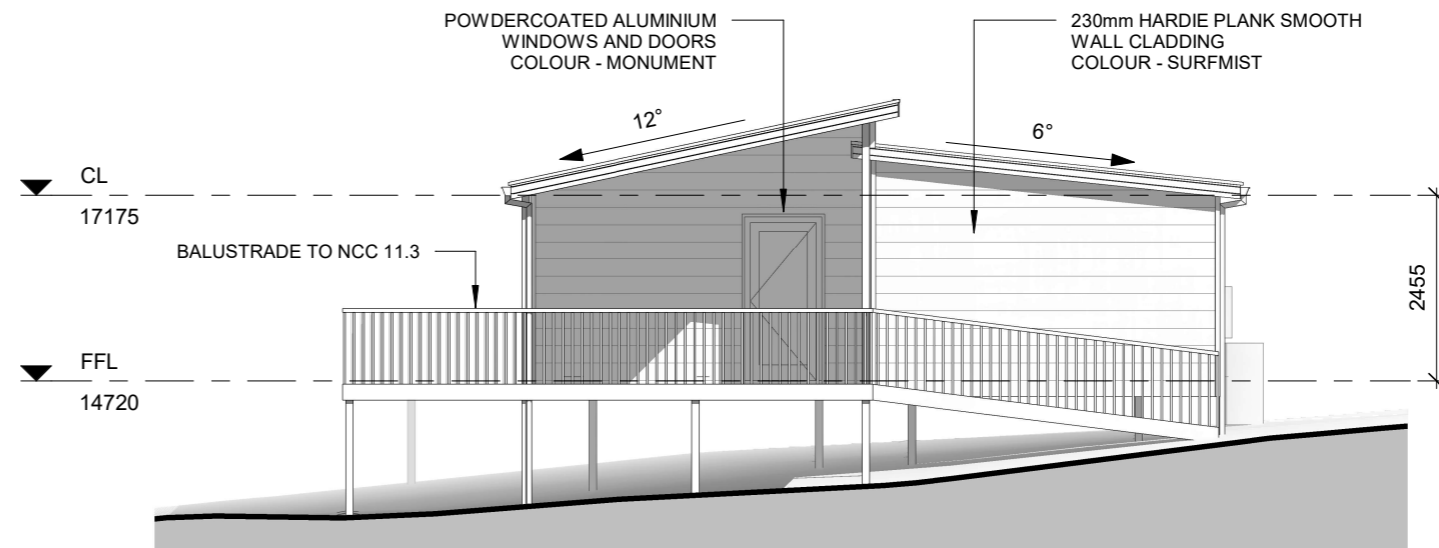
2 A-03

Scale on A3 1 : 100

ISSUE



1 SOUTH WEST ELEVATION
 1 : 100



2 NORTH WEST ELEVATION
 1 : 100

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2 A-03.1

Scale on A3 1 : 100

ISSUE

Construction and materials in accordance with current NCC requirements and all relevant Australian Standards - See General Notes
Construction in accordance with AS3959 = BAL 12.5

ROOF CLADDING, GUTTERING AND DOWNPIPES:

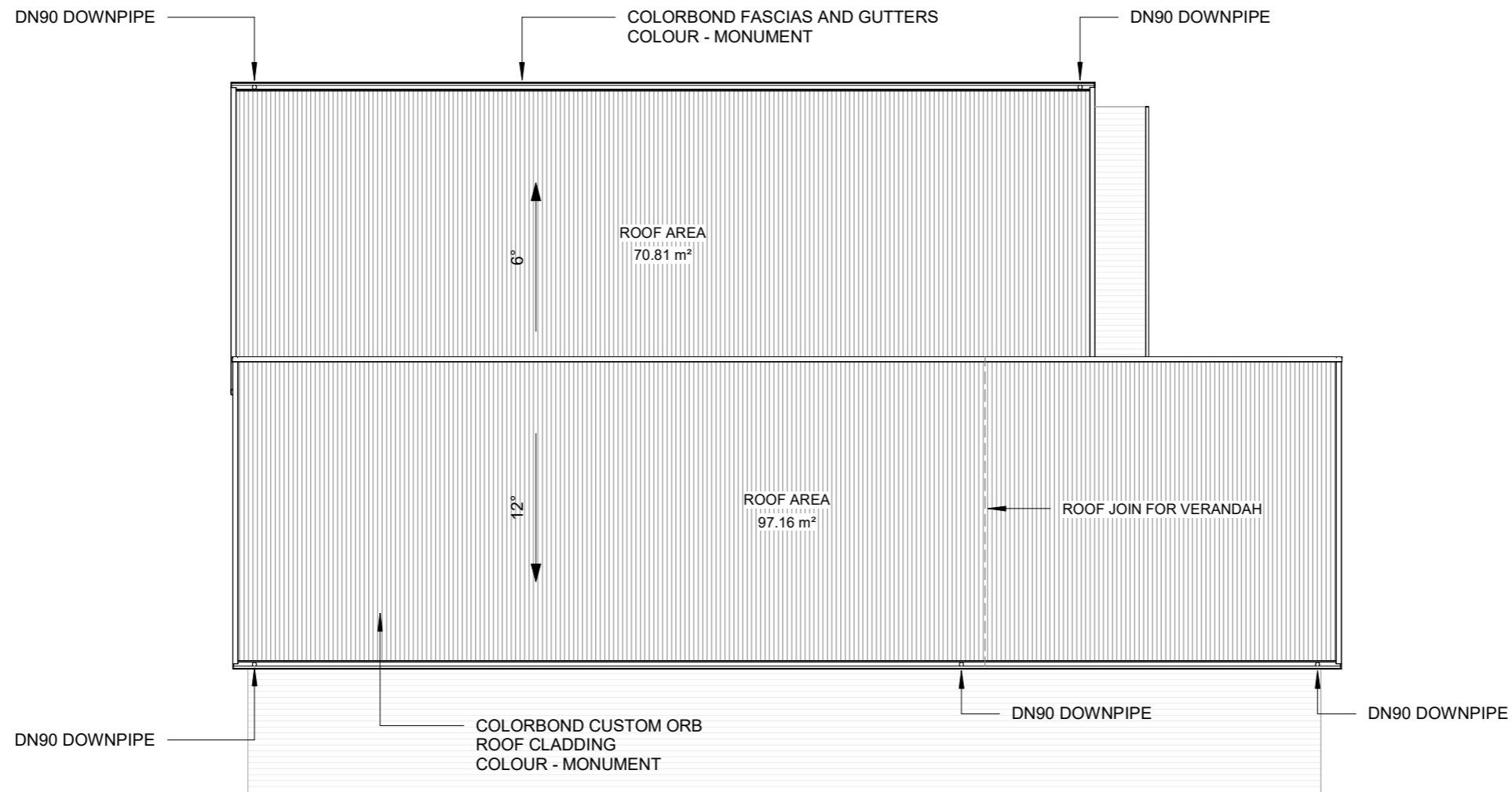
In accordance with ABCB Housing Provisions Standard Part 7 and AS/NZS 3500.5.
Installation to be in accordance with manufacturer's specifications and recommendations.

VENTILATION OF ROOF SPACES:

In accordance with ABCB Housing Provisions Standard Part 10.

HYDRAULIC:

Stormwater to be in accordance with AS/NSZ 3500
Wastewater to be in accordance with AS/NSZ 3500 and/or AS 1547
Water supply to be in accordance with AS/NSZ 3500



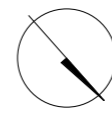
NOTE:
ALL STEEL ROOF AND WALL CLADDING MATERIALS TO HAVE A MINIMUM AM100 COATING.
USE ONLY COMPATIBLE FIXINGS AND INSTALL AS PER MANUFACTURERS SPECIFICATIONS.

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ROOF PLAN		2 A-04
Project number	7017	
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Current Revision	15/05/2026 R12	Scale on A3 1 : 100

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