

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:

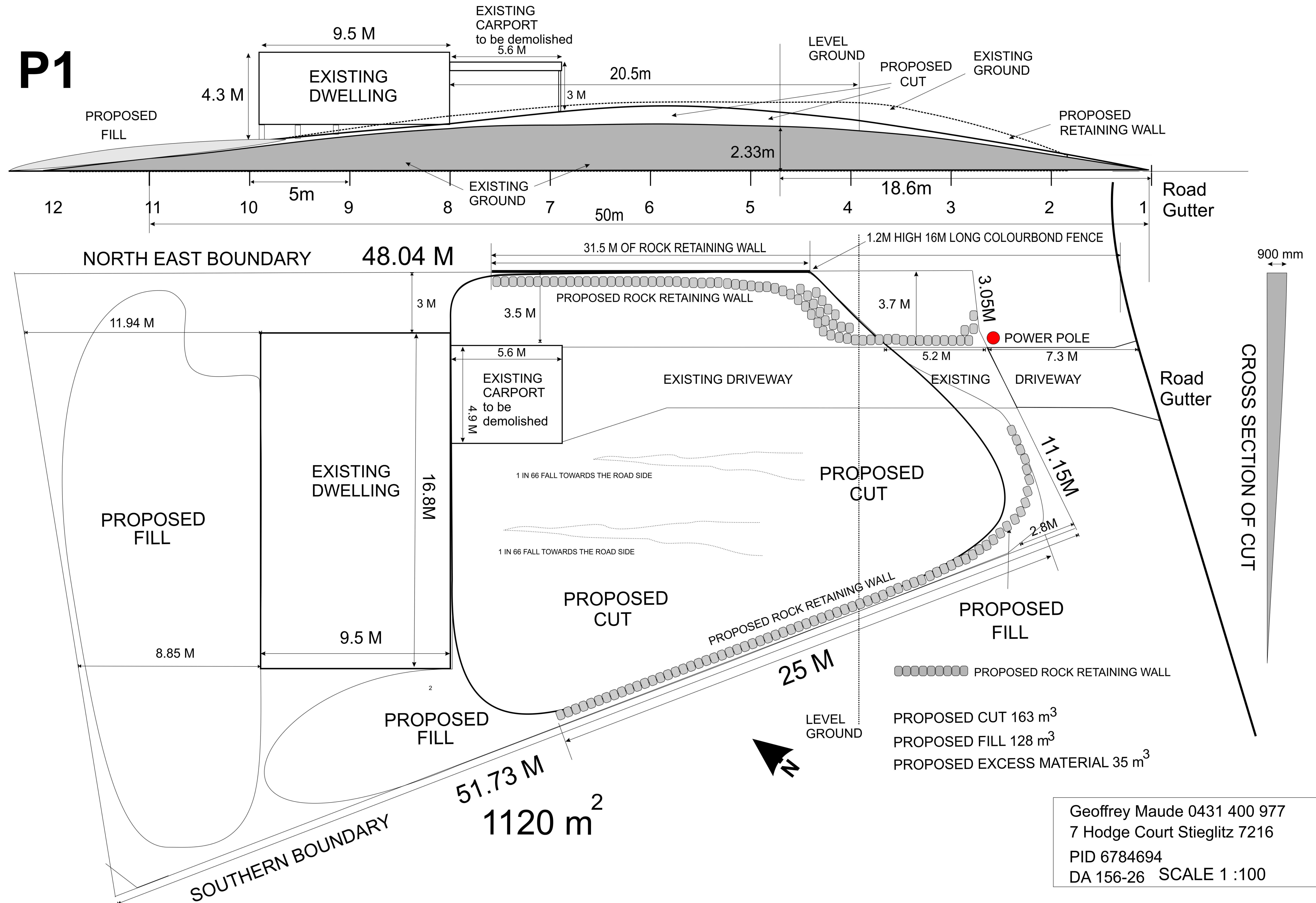
DA Number	DA 2026 / 00156
Applicant	G Maude
Proposal	Residential - Demolition of Carport PLUS Construction of a Retaining Wall & Cut and Fill of Site
Location	7 Hodge Court, Stieglitz (CT 240747/4)

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 19th September 2026 **until 5pm Friday 2nd October 2026.**

John Brown
GENERAL MANAGER

P1



P2

EXISTING DWELLING
9.5 M
4.3 M
EXISTING CARPORT 5.6 M
3 M
20.5m
990 mm
1 IN 66 FALL TOWARDS THE ROAD SIDE
2.33m
18.6m
50m
NORTH EAST BOUNDARY
48.04
3 M
3.5 M
5.6 M
EXISTING CARPORT
4.9 M
EXISTING DWELLING
16.8 M
9.5 M
PROPOSED CUT
PROPOSED FILL
51.73 M
1120 m²
PROPOSED EXCESS MATERIAL 35 m³
PROPOSED CUT AND FILL 7 HODGE COURT STIELITZ

PROPOSED FILL
12
11
10
9
8
7
6
5
4
3
2
1
Road Gutter

EXISTING GROUND
5m
1 IN 66 FALL TOWARDS THE ROAD SIDE

PROPOSED CUT
2.33m
18.6m
Road Gutter

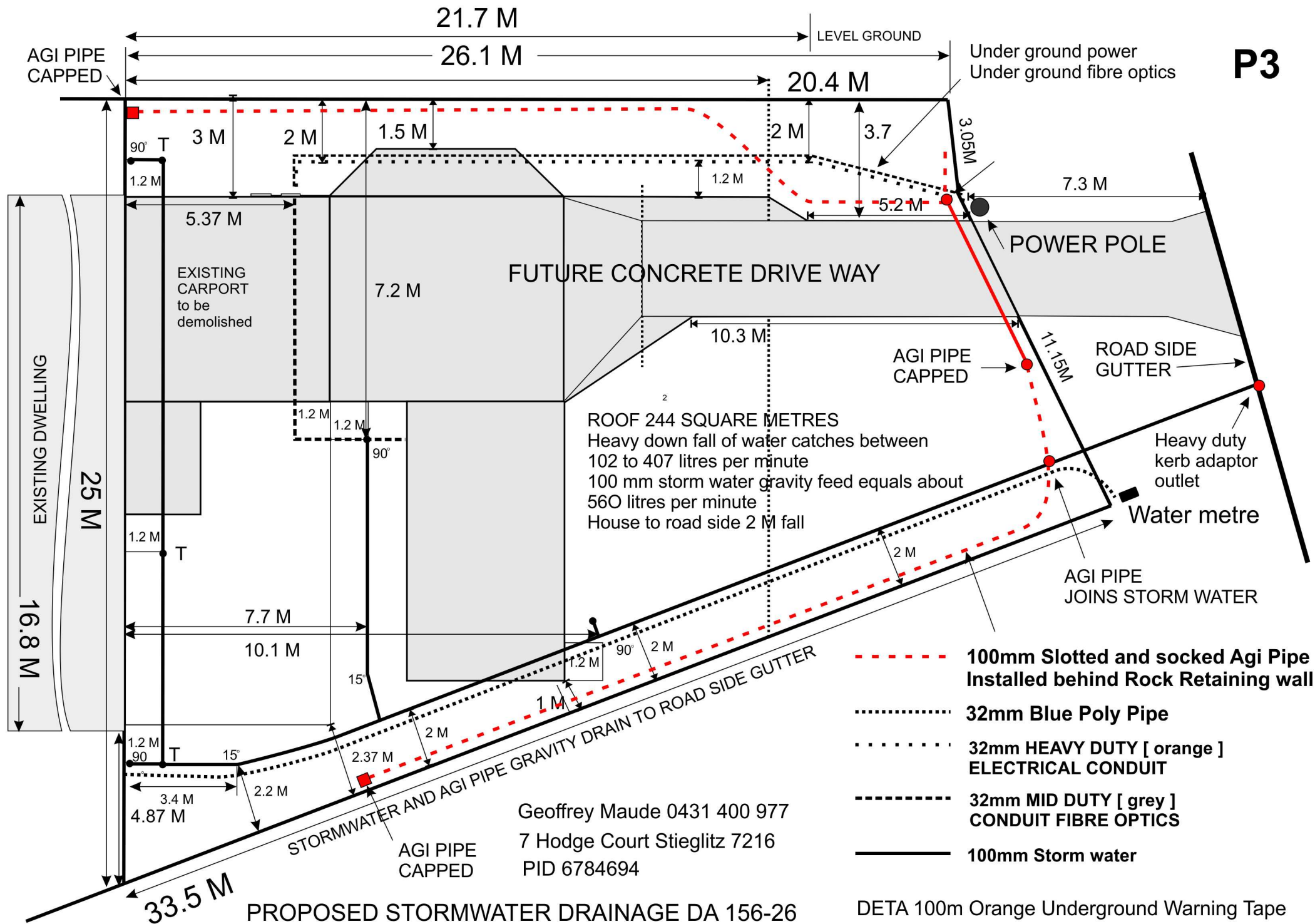
EXISTING DWELLING
11.94 M
8.85 M
PROPOSED FILL 128 m³
PROPOSED CUT 163 m³
PROPOSED FILL
11.15M
2.8M
3.05M
5.2 M
7.3 M
Road Gutter

EXISTING DRIVEWAY
EXISTING DRIVEWAY
1 IN 66 FALL TOWARDS THE ROAD SIDE
1 IN 66 FALL TOWARDS THE ROAD SIDE

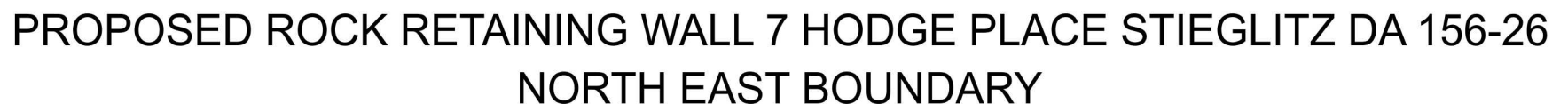
PROPOSED CUT
PROPOSED FILL
51.73 M
1120 m²
PROPOSED EXCESS MATERIAL 35 m³
PROPOSED CUT AND FILL 7 HODGE COURT STIELITZ

LEVEL GROUND
CROSS SECTION OF CUT
990 mm

Geoffrey Maude 0431 400 977
7 Hodge Court Stieglitz 7216
PID 6784694 Scale 1 : 100
DA 156-26

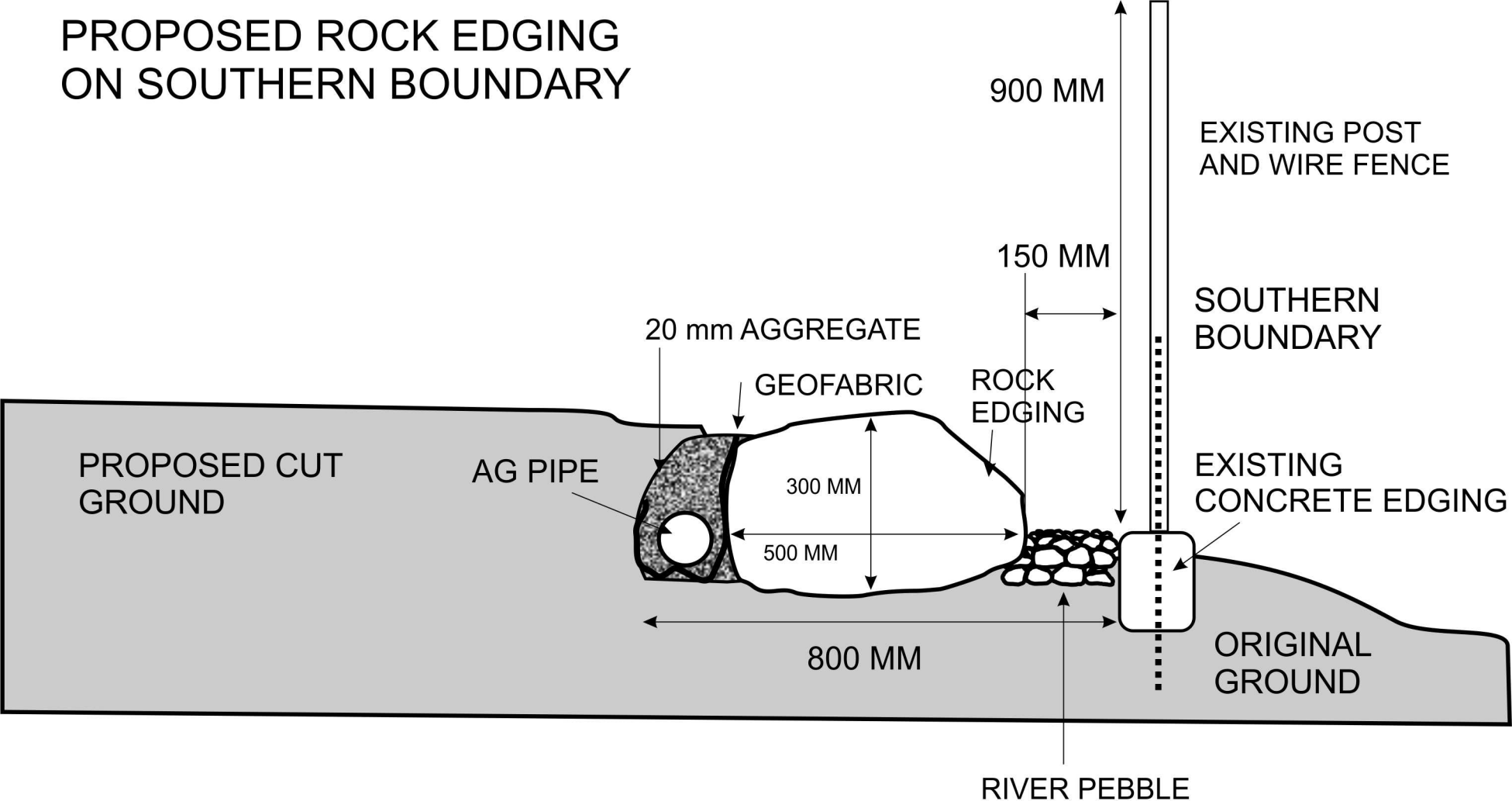


DA 156-26



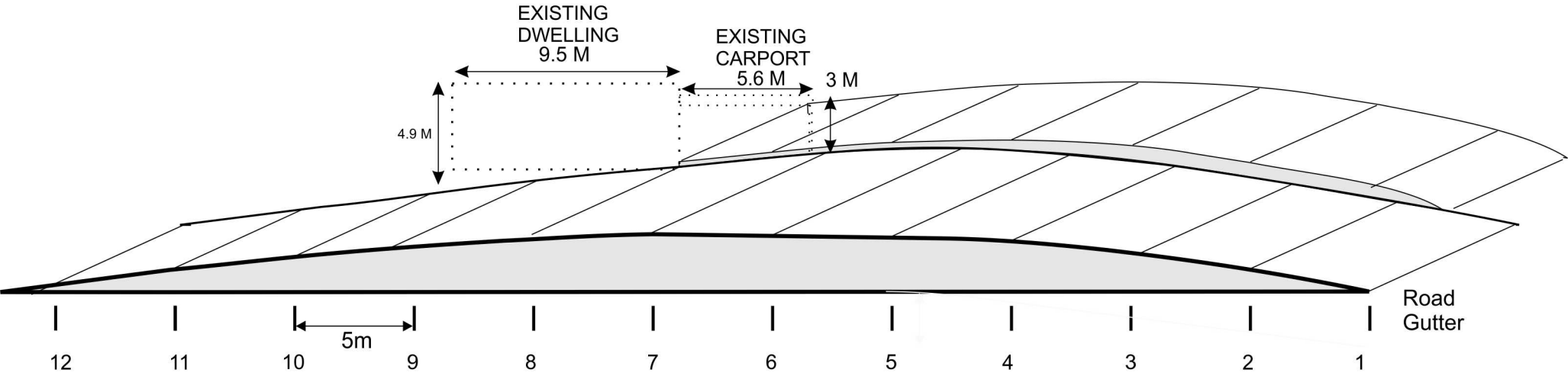
PROPOSED ROCK RETAINING WALL 7 HODGE PLACE STIEGLITZ DA 156-26
NORTH EAST BOUNDARY

PROPOSED ROCK EDGING ON SOUTHERN BOUNDARY



Geoffrey Maude 0431 400 977
7 Hodge Court Stieglitz 7216
PID 6784694
DA 156-26 scale :100

EXISTING GROUND LEVEL CROSS SECTION



Geoffrey Maude 0431 400 977
7 Hodge Court Stieglitz 7216
PID 6784694
DA 156-26

Planning scheme response submitted via email by the applicant on the 27/08/2026 in response to Council's Request for Further Information:

Attention Alex McKinlay

Please find attached amended plans and drawings regarding DA 156-26.

The proposal includes the removal of an existing carport . The carport is constructed of hardwood beams and steel roofing materials. With 2 large treated pine posts holding the front of the structure up. The main roof and carport roof meet with a box gutter. The building inspector reported that the box gutter does not meet present day standards. With the event of heavy rain the box cutter overflows into the ceiling space of dwelling and it continues to cause significant damage.

Proposed stormwater, underground power and underground fibre optics. [P3]

We have attempted to find where the existing storm water pipes run and where the water exit. I understand that the council does not have any plans regarding storm water. Please find proposed amended storm water plans.

Proposed retaining walls [P1]

The proposed retaining walls to be constructed of natural rock, geofabric , compacted road base and 20 mm aggregate with Ag pipe at bottom. We have continued to take more levels at 7 Hodge Court and amended our drawings. We have estimated that the retaining wall on the North East Boundary would be 16 metre long with a maximum height of approximately 990mm down to 450mm. The Southern Boundary would require a single rock wall of approximately 25 metres long and 450 mm high.

Proposed cut and fill. [P2]

We have continued to take more levels at 7 Hodge Court and amended our drawings. The proposed cut would be approximately 163 cubic metres. The proposed fill would be approximately 128 cubic metres. The excess would be approximately 35 cubic metres.

We believe the excess material would be clean fill and could be used on other building sites.

Performance Criteria P3 setbacks and building envelope. We estimate there is a low impact to our northern or southern neighbours. On the northern boundary the retaining wall at the height of approximately 990mm the only shadowing will be on our property. On the southern boundary the retaining wall at the height of approximately 450mm the only shadowing will be very small. The proposed retaining walls, cut and fill will have no impact on our neighbours views.

Proposed [P1] 1200mm high colourbond fence 16m long would be built at the top of the retaining wall. The colourbond fence colour will match the colour of the wall color our proposed future renovations.