

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 / 00179
Applicant	Cataract Designs
Proposal	Residential - Demolition of Existing Dwelling and Outbuildings in addition to the Construction of a New Dwelling with Attached Roofed Deck and Carport including Placement of Water Tanks
Location	12 Four Mile Creek Road, Four Mile Creek (CT 56391/6)

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 26th September 2026 **until 5pm Monday 12th October 2026.**

John Brown
GENERAL MANAGER

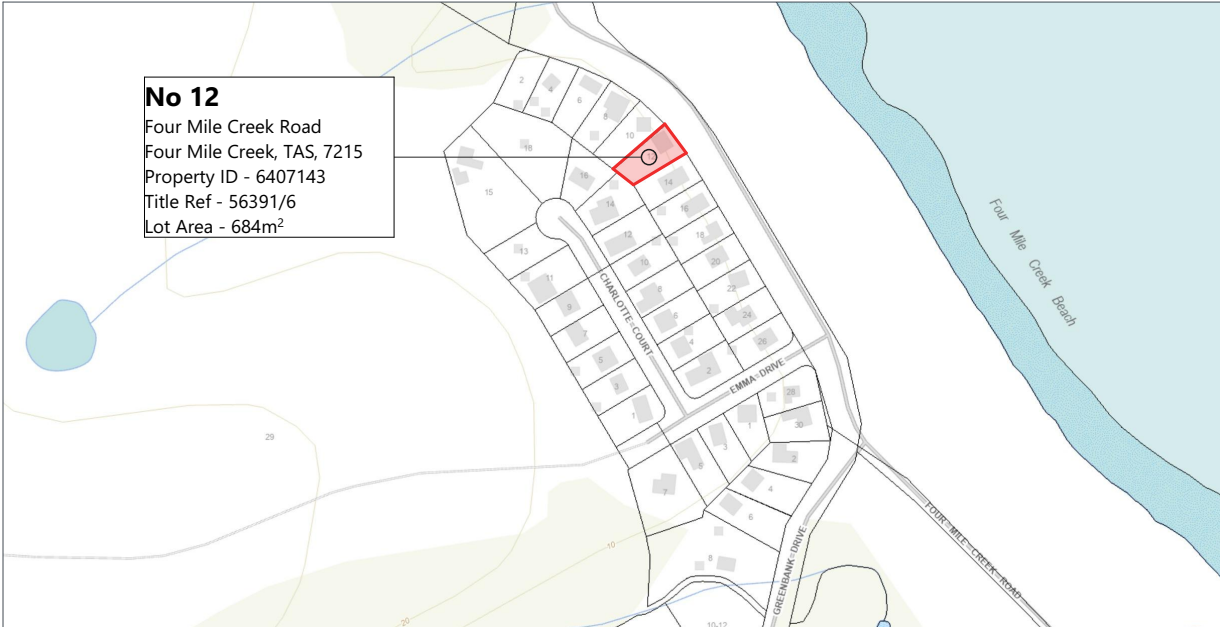


Project No. 25037



New Dwelling

12 Four Mile Creek Road, Four Mile Creek



No 12
Four Mile Creek Road
Four Mile Creek, TAS, 7215
Property ID - 6407143
Title Ref - 56391/6
Lot Area - 684m²

Drawing Schedule

- | | |
|--------|---------------------------------|
| SK 000 | Cover Page |
| SK 001 | Existing / Demolition Site Plan |
| SK 002 | Site Plan |
| SK 101 | Floor Plan |
| SK 200 | Elevations |
| SK 201 | Elevations |
| SK 300 | Shadow Diagrams |
| SK 301 | Shadow Diagrams |

Project details

Council Zone	Break O'Day Council Particular Purpose - Coastal Settlement
Planning Overlay	Bushfire-prone areas, Coastal inundation investigation area
PID	6407143
Title Folio	6
Title Volume	56391
Climate Zone	7
Design Wind Speed	-
Soil Class	-
BAL Rating	n/a
Energy Rating	6 Star
Corrosive Environment	No
Other	Livable Housing Design Standard Clauses in Effect: Parts 2.1, 3, 4, 5, 6.

Area Schedule

Name	Area
Site Area	684m ²
Proposed Dwelling Area	135m ²
Proposed Carport Area	32m ²
Proposed Deck Area	54m ²

Rev	Description	Date	Int	App
DA3	ISSUED FOR PLANNING APPLICATION, RESPONSE TO RFI 2	22/09/2026	PL	PL

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Project Name
New Dwelling

Project No.	25037
Project Address	12 Four Mile Creek Road, Four Mile Creek
Client	K & S Pratt
Drawn	P Ludbey
Approved	P Ludbey

Cover Page

Status	APPROVAL
Original size	A3 (Landscape)
Drawing No. /Revision	SK 000-DA3



LAND SURVEYORS NOTE

SURVEYOR: AJB DATE: 18/08/2025

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 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.

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6. HORIZONTAL BEARING DATUM IS MGA 2020 PER GNSS.

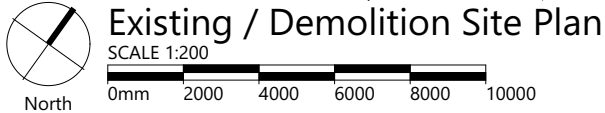
7. VERTICAL DATUM IS AHD'83 VIA SPM11566.

8. CONTOUR INTERVAL IS 0.10m INDEX IS 0.5m.

9. BOUNDARIES AND EASEMENTS ARE COMPILED FROM SP56391, SIO 152896; AND ARE APPROXIMATE AND SUBJECT TO SURVEY.

10. CO-ORDINATES ARE PLANE AND BASED ON GDA2020 AT SPM11566.

FOUR MILE CREEK ROAD



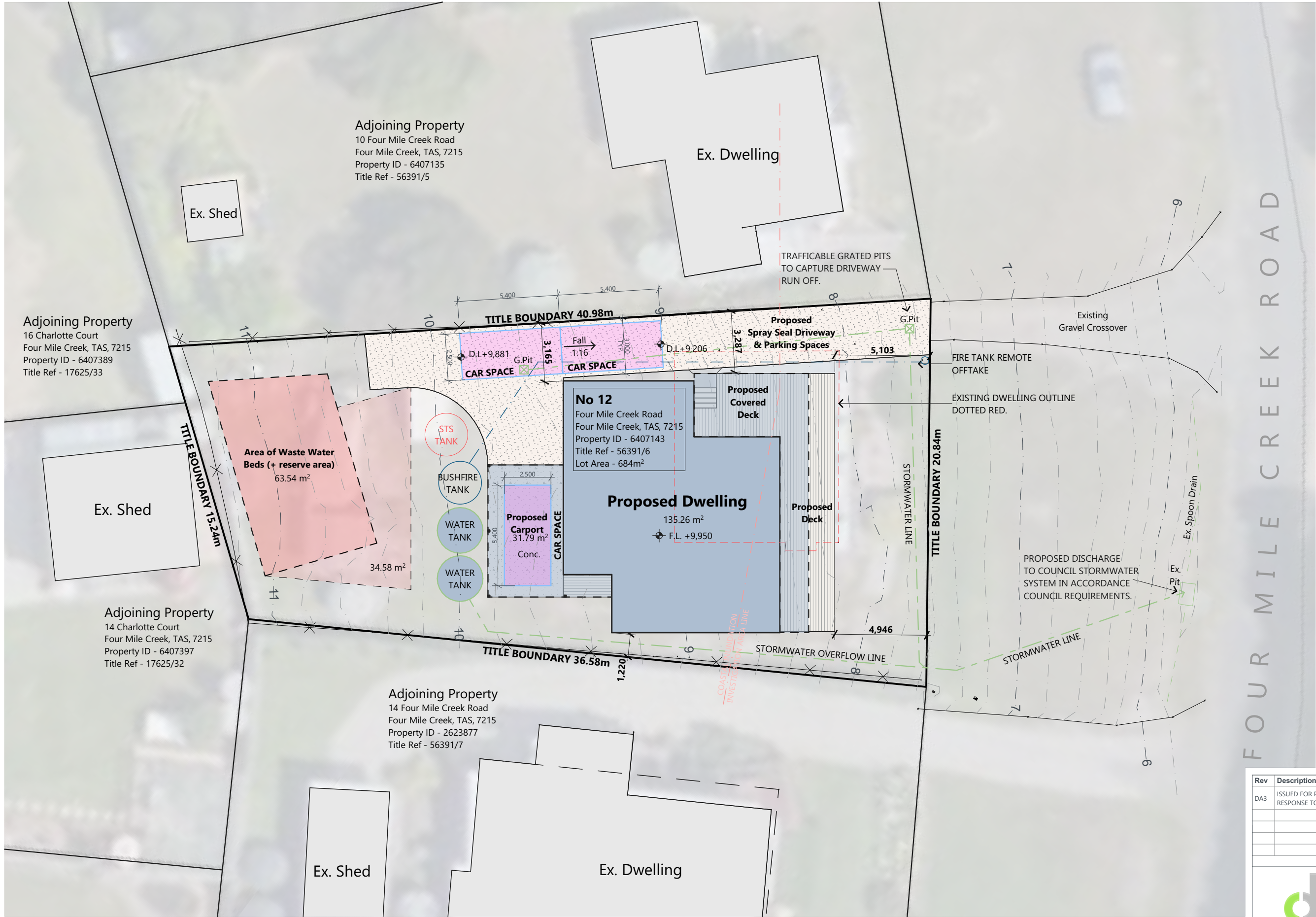
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Drawn	P Ludbey
Approved	P Ludbey
Status	APPROVAL
Original size	A3 (Landscape)
Drawing No. /Revision	SK 001-DA3



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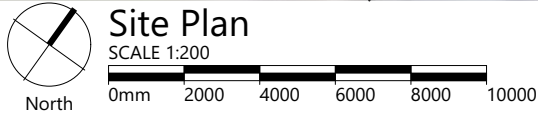
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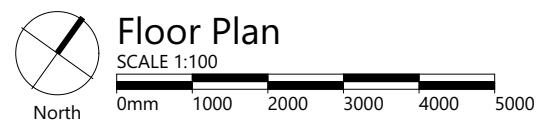
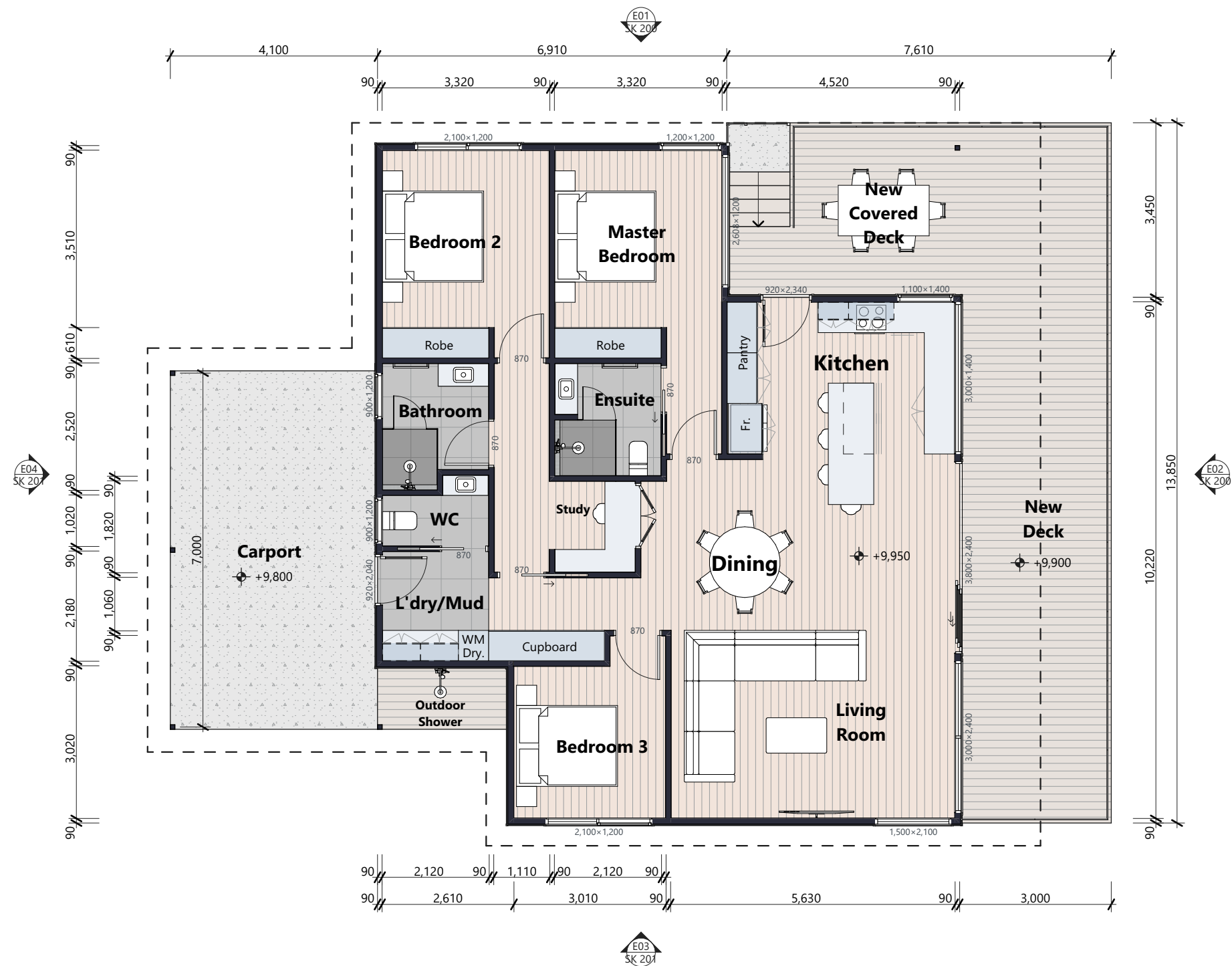
Drawn	P Ludbey
Approved	P Ludbey
Status	APPROVAL
Original size	A3 (Landscape)
Drawing No. /Revision	SK 002-DA3



New Dwelling

12 Four Mile Creek Road, Four Mile Creek

Project No.
25037



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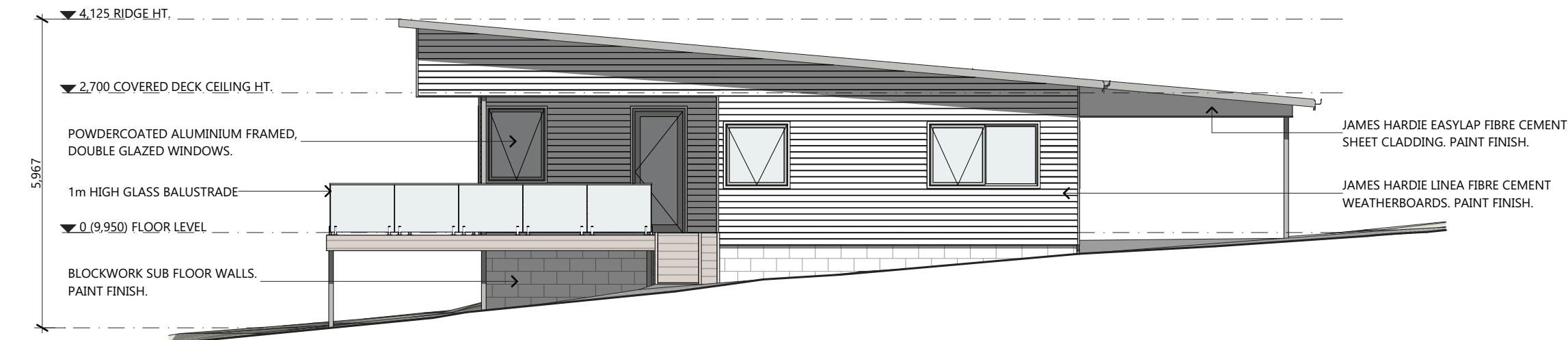
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Approved	P Ludbey
Status	APPROVAL
Original size	A3 (Landscape)
Drawing No. /Revision	SK 101-DA3



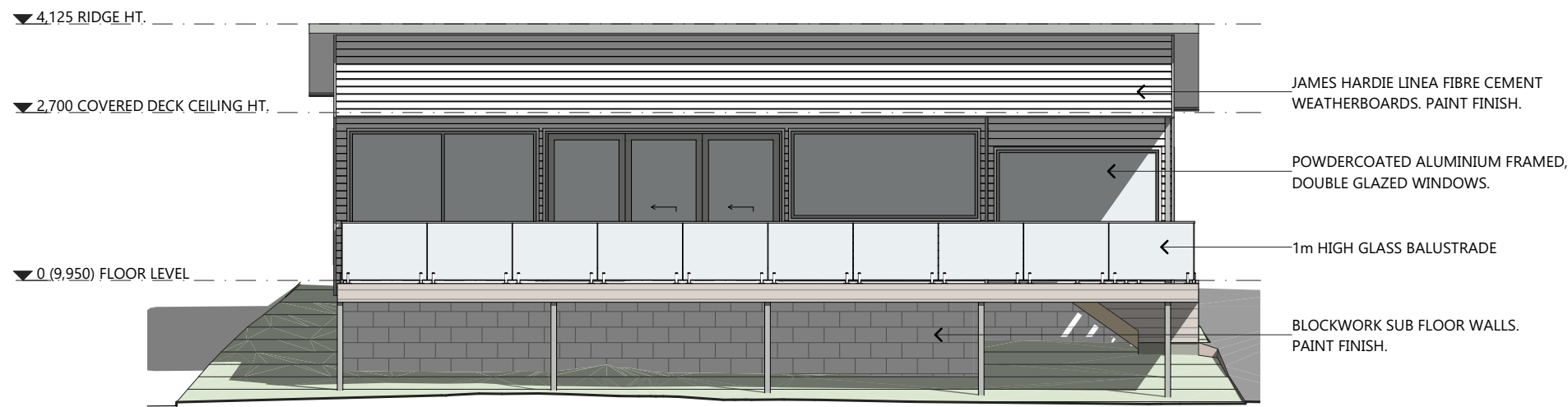
New Dwelling

12 Four Mile Creek Road, Four Mile Creek

Project No.
25037



E01 Northern Elevation
SCALE 1:100
0mm 1000 2000 3000 4000 5000



E02 Eastern Elevation
SCALE 1:100
0mm 1000 2000 3000 4000 5000

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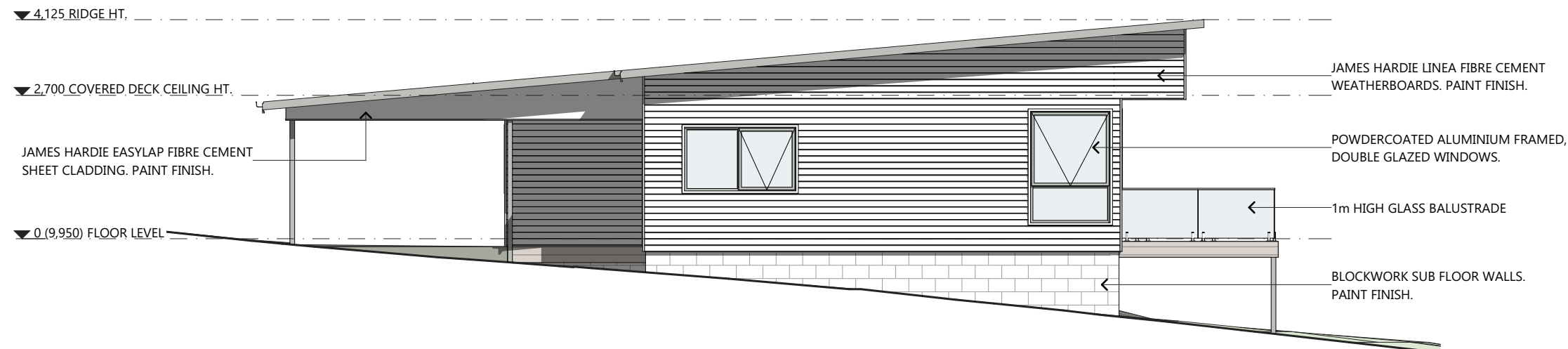
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Approved	P Ludbey
Status	APPROVAL
Original size	A3 (Landscape)
Drawing No. /Revision	SK 200-DA3



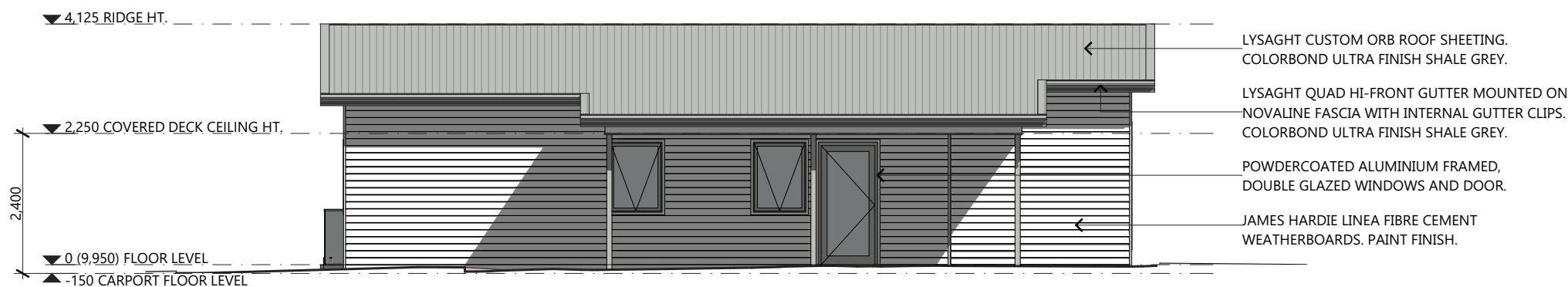
New Dwelling

12 Four Mile Creek Road, Four Mile Creek

Project No.
25037



E03 Southern Elevation
SCALE 1:100
0mm 1000 2000 3000 4000 5000



E04 Western Elevation
SCALE 1:100
0mm 1000 2000 3000 4000 5000

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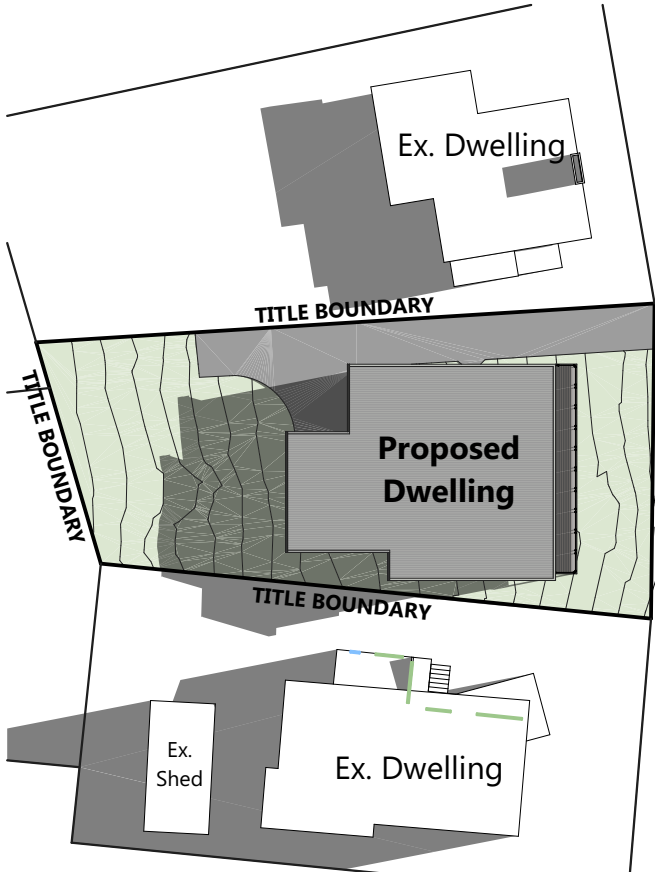
Drawn | P Ludbey
Approved | P Ludbey
Status | **APPROVAL**
Original size | A3 (Landscape)
Drawing No. /Revision

SK 201-DA3

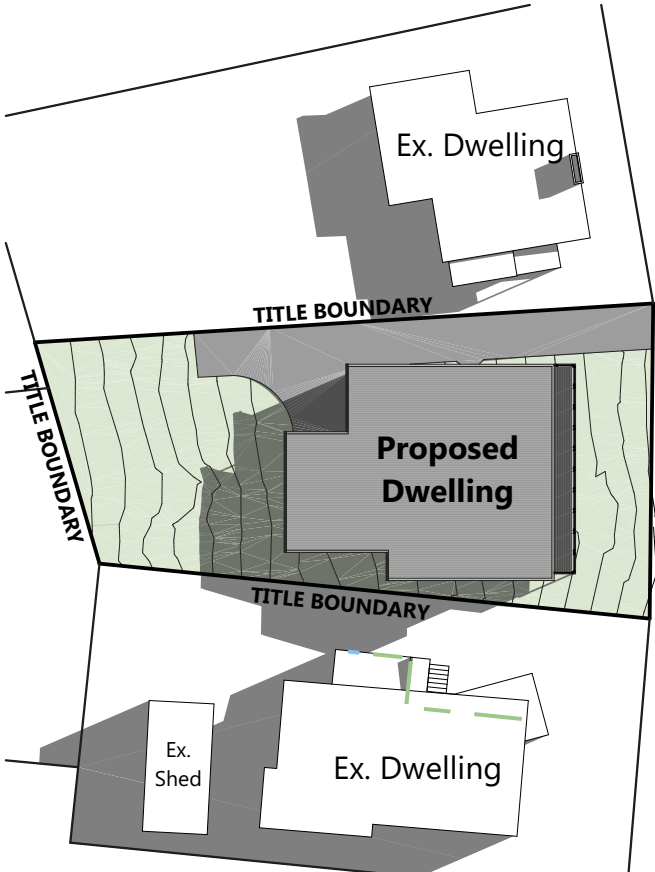


New Dwelling
12 Four Mile Creek Road, Four Mile Creek

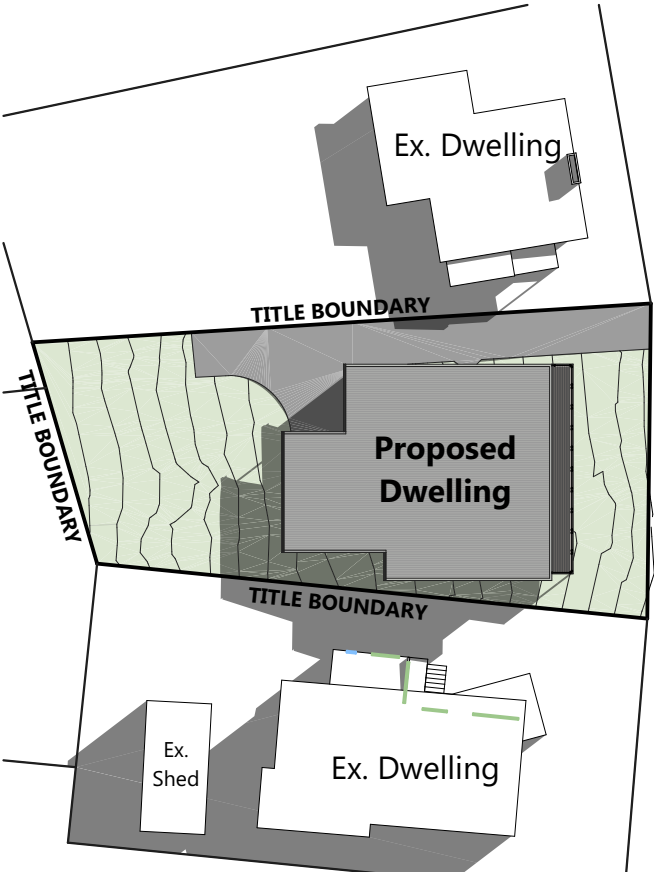
Project No.
25037



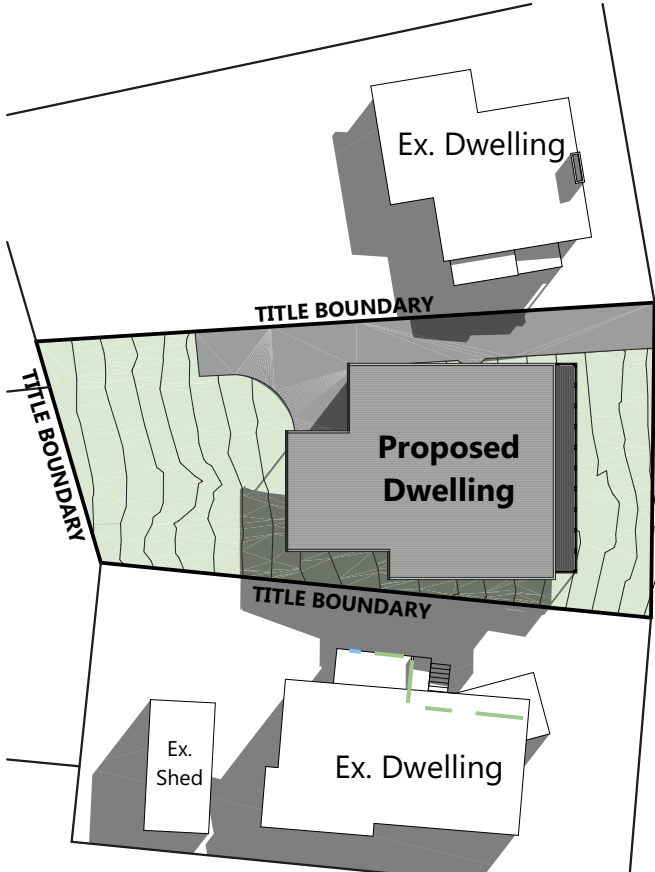
SHADOW DIAGRAM - 21 JUNE 9AM
SCALE 1:500
0mm 5000 10000 15000 20000 25000



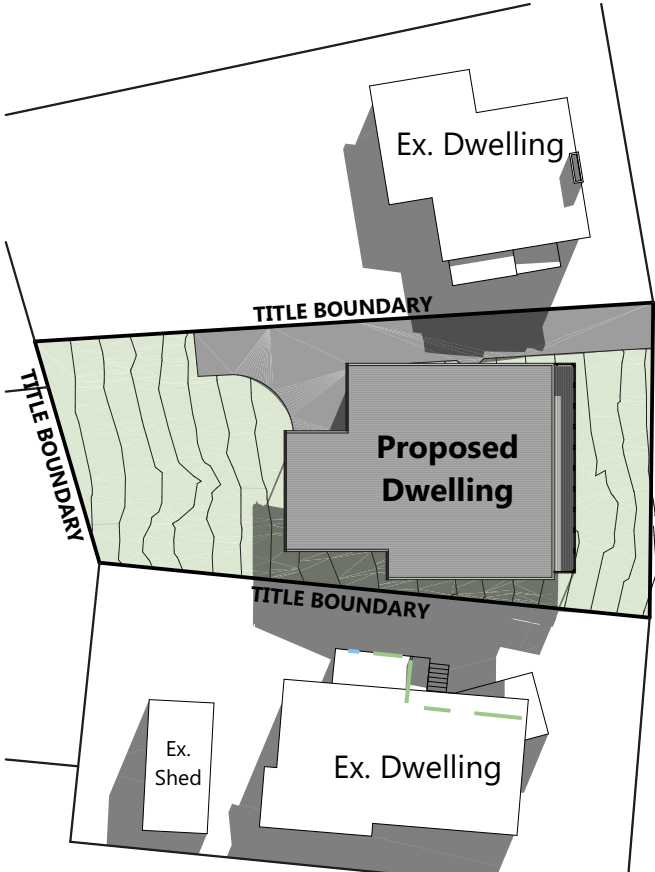
SHADOW DIAGRAM - 21 JUNE 10AM
SCALE 1:500
0mm 5000 10000 15000 20000 25000



SHADOW DIAGRAM - 21 JUNE 11AM
SCALE 1:500
0mm 5000 10000 15000 20000 25000



SHADOW DIAGRAM - 21 JUNE 12PM
SCALE 1:500
0mm 5000 10000 15000 20000 25000



SHADOW DIAGRAM - 21 JUNE 1PM
SCALE 1:500
0mm 5000 10000 15000 20000 25000

SHADOW DIAGRAM LEGEND

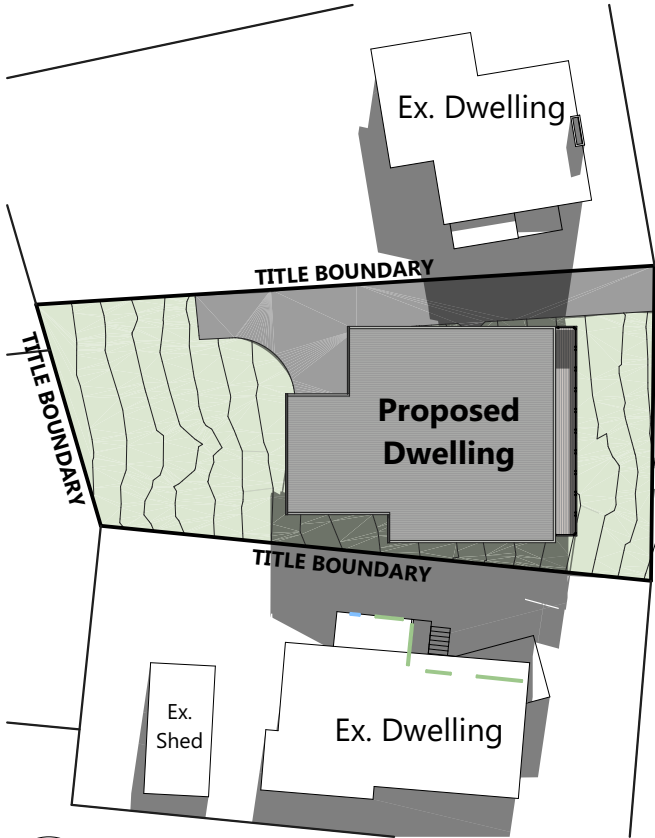
- WINDOW TO HABITABLE ROOM
- WINDOW TO NON-HABITABLE ROOM

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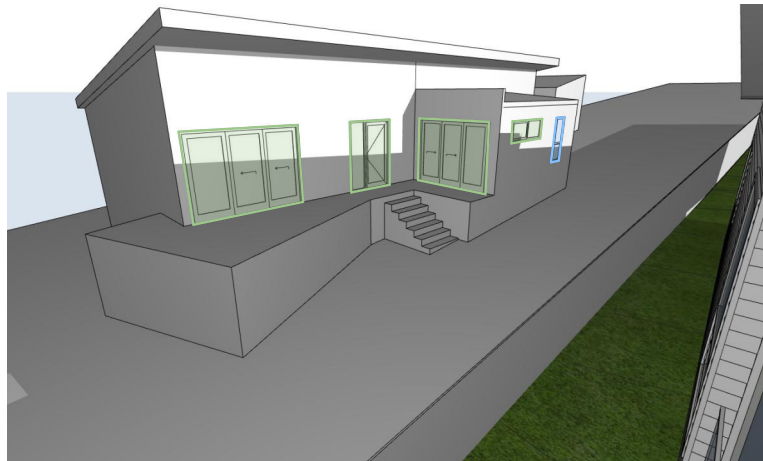
Drawn	P Ludbey
Approved	P Ludbey
Status	APPROVAL
Original size	A3 (Landscape)
Drawing No. /Revision	SK 300-DA3



SHADOW DIAGRAM - 21 JUNE 2PM
SCALE 1:500
0mm 5000 10000 15000 20000 25000
North



Shadow to 14 Four Mile Creek Road - 12pm
NOT TO SCALE



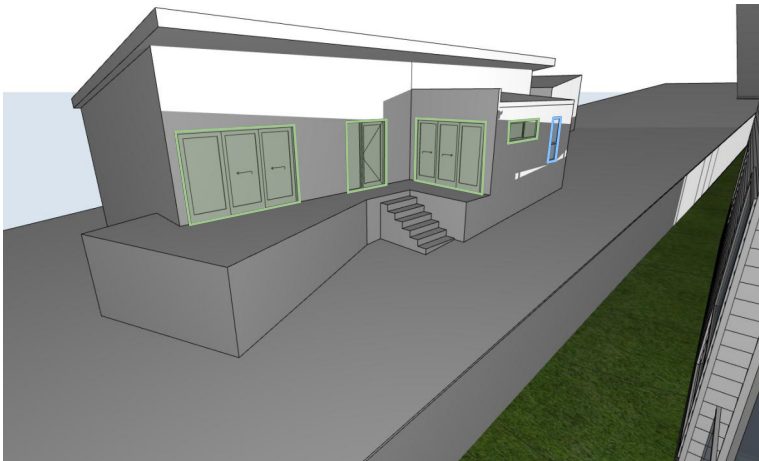
Shadow to 14 Four Mile Creek Road - 3pm
NOT TO SCALE



SHADOW DIAGRAM - 21 JUNE 3PM
SCALE 1:500
0mm 5000 10000 15000 20000 25000
North



Shadow to 14 Four Mile Creek Road - 1pm
NOT TO SCALE



Shadow to 14 Four Mile Creek Road - 4pm
NOT TO SCALE



SHADOW DIAGRAM - 21 JUNE 4PM
SCALE 1:500
0mm 5000 10000 15000 20000 25000
North



Shadow to 14 Four Mile Creek Road - 2pm
NOT TO SCALE

SHADOW DIAGRAM LEGEND

- WINDOW TO HABITABLE ROOM
- WINDOW TO NON-HABITABLE ROOM

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20 August 2026

Development Application Report

Project

Proposed Dwelling

The Site

The site, Title Volume 56391, Folio 6 is located within the Particular Purpose Zone – Coastal Settlement of the Break O’Day Council under the Tasmanian Planning Scheme.

The Development

The development comprises the demolition of the existing dwelling and associated outbuildings and the construction of a replacement dwelling at 12 Four Mile Creek Road, Four Mile Creek.

BRE-P2.6.1 Building Height

A1 Complies

Building height is 5.967m

BRE-P2.6.2 Setback

Relies on Performance Criteria P1

The siting of the proposed dwelling is compatible with the existing streetscape and character of the Four Mile Creek coastal settlement and reflects the pattern of development established on surrounding properties, having regard to:

- a) The topography of the site;
The proposed dwelling has been sited appropriately to the existing site levels and coastal constraints with limited site disturbance, allowing the development to integrate with the natural topography.
- b) The setbacks of surrounding buildings;
The proposed dwelling maintains a setback pattern consistent with the established residential character of Four Mile Creek, preserving separation between neighbouring dwellings and the open coastal settlement streetscape.
- c) The height, bulk and form of existing and proposed buildings
The proposed is a single storey detached dwelling with a modest height, simple roof form and residential scale that is compatible with surrounding development and does not result in excessive visual bulk.

- d) The appearance when viewed from roads and public open space adjacent to the site;
The proposal presents as a modestly scaled dwelling incorporating weatherboard style cladding, lightweight materials and building elements that contribute positively to the existing streetscape character.
- e) The safety of road users;
Access is provided via the existing crossover to Four Mile Creek Road, maintaining adequate sight lines and ensuring the proposal will not adversely affect the safe operation of the adjoining road network.

Relies on Performance Criteria P2

The proposed dwelling has been sited and designed to ensure it does not result in an unreasonable loss of amenity to adjoining properties, having regard to:

- a) The topography of the site;
The proposed dwelling responds to the site's topography through a design that minimises earthworks and avoids unreasonable impacts on adjoining properties.
- b) The size, shape and orientation of the site;
The proposed dwelling is appropriately sited within the rectangular allotment and oriented to make efficient use of the available building area while accommodating access, private open space and wastewater infrastructure. The siting achieves a balanced site layout without creating unreasonable impacts on adjoining properties.
- c) The setbacks of surrounding buildings;
The proposed setbacks are consistent with the established development pattern and maintain an appropriate level of separation from neighbouring dwellings.
- d) The height, bulk and form of existing and proposed buildings;
The proposed dwelling is a single-storey building of modest height and simple form that is compatible with surrounding residential development and does not create unreasonable visual bulk.
- e) The existing buildings and private open space areas on the site;
The proposal maintains an appropriate relationship between the dwelling footprint and private open space areas. The replacement dwelling does not materially change the established residential use or amenity characteristics of the site.
- f) Sunlight to private open space and windows of habitable rooms on adjoining properties;
The proposed dwelling has been designed to maintain reasonable solar access to adjoining properties. Assessment of the shadow diagrams confirms that any overshadowing impacts are reasonable and do not result in an unreasonable loss of amenity to adjoining private open space or habitable room windows.

- g) The character of development existing on established properties in the area;
The proposal reflects the established residential and coastal settlement character of Four Mile Creek in terms of siting, scale and built form, which ensures compatibility with surrounding development.

BRE-P2.6.3 Site Coverage

A1 Complies

Site Area is 684m², 30% of this is 205m².

The total area of roof buildings (dwelling, carport, covered deck) is 204m².

BRE-P2.6.4 Frontage fences for all dwellings

N/A

No frontage fences are proposed.

BRE-P2.6.5 Sunlight to Dwellings and Private Open Space

A1 Complies

The proposed dwelling does not cause overshadowing and reduction of sunlight to habitable rooms and private open space to less than 3 hours between 9.00am and 5.00pm on 21st June, as demonstrated by the shadow diagrams.

BRE-P2.6.6 Stormwater Disposal

A1 Complies.

All stormwater runoff from buildings will be collected and detained within rainwater tanks, with overflow directed to the existing roadside drainage system. The proposal will not result in erosion, flooding or adverse impacts on adjoining properties.

Conclusion

Having regard to the characteristics of the site and surrounding development, the proposed replacement dwelling represents an appropriate planning outcome. The proposal responds to the established character of the area, maintains residential amenity, and satisfies the relevant requirements of the Tasmanian Planning Scheme.

Prepared by

Jeremy Oldham
Cataract Designs