

## **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:

|                  |                                                                               |
|------------------|-------------------------------------------------------------------------------|
| <b>DA Number</b> | DA 2026 / 00193                                                               |
| <b>Applicant</b> | Cataract Designs                                                              |
| <b>Proposal</b>  | Residential - Retrospective Approval of the Placement of a Shipping Container |
| <b>Location</b>  | 135 Acacia Drive, Ansons Bay (CT 45134/71)                                    |

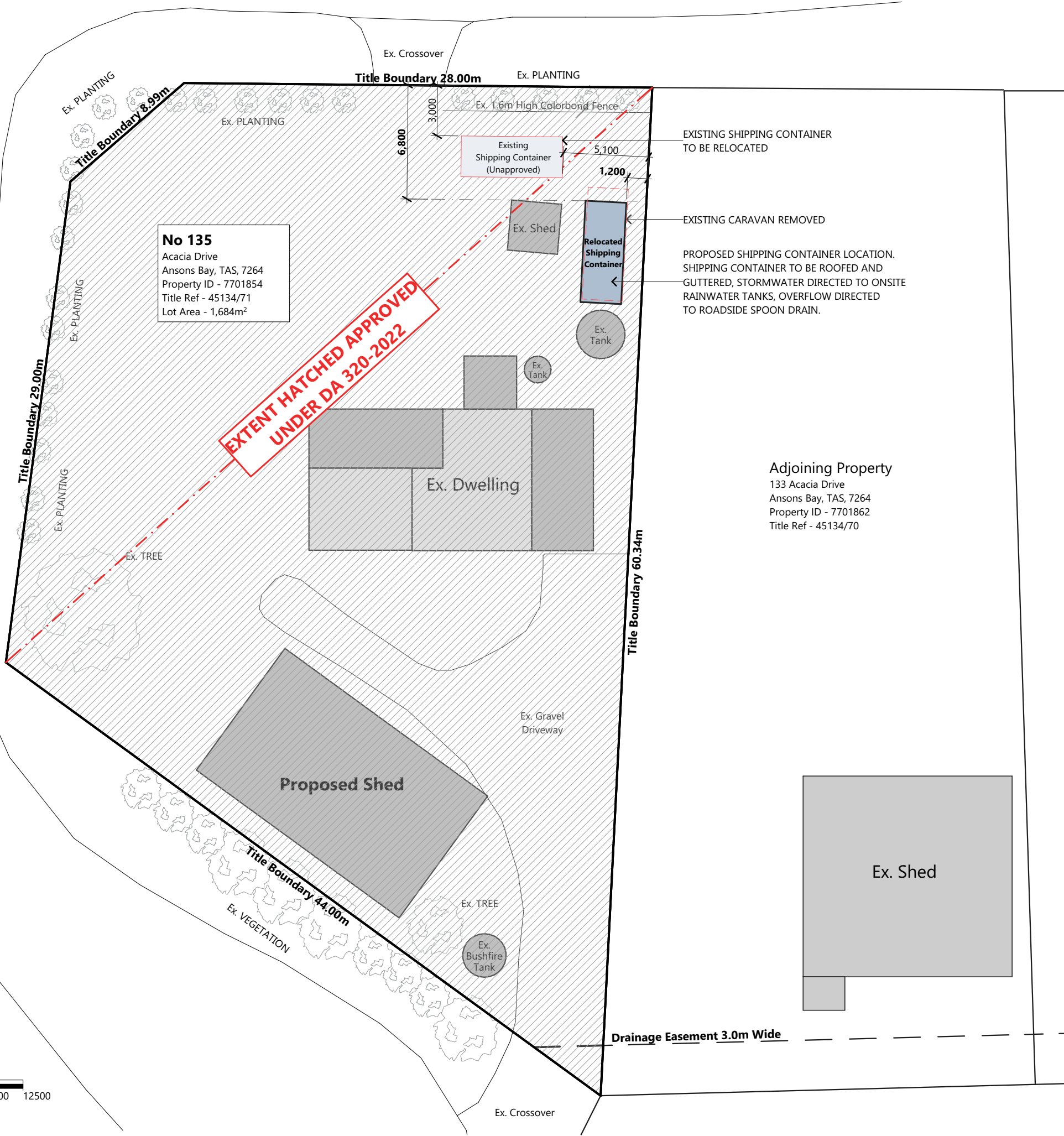
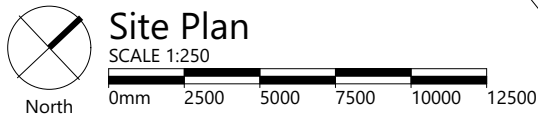
Plans and documents can be inspected at the Council Office by appointment, 32 – 34 Georges Bay Esplanade, St Helens during normal office hours or online at [www.bodc.tas.gov.au](http://www.bodc.tas.gov.au).

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](mailto: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 31<sup>st</sup> October 2026 **until 5pm Monday 16<sup>th</sup> November 2026.**

**John Brown**  
**GENERAL MANAGER**

ACACIA DRIVE

BLACKWOOD COURT



Site Plan  
SCALE 1:250

| Rev | Description                                                                                   | Date       | Int | App |
|-----|-----------------------------------------------------------------------------------------------|------------|-----|-----|
| DA2 | ISSUED FOR DEVELOPMENT APPLICATION                                                            | 16/07/2025 | JO  | PL  |
| DA3 | ISSUED FOR DEVELOPMENT APPLICATION - SHIPPING CONTAINER                                       | 26/08/2026 | JO  | PL  |
| DA4 | ISSUED FOR DEVELOPMENT APPLICATION - SHIPPING CONTAINER RELCATED AND EXISTING CARAVAN REMOVED | 1/10/2026  | JO  | PL  |

REVISION



**Cataract Designs**

A | 4/1 Pipeworks Road | South Launceston  
E | phil@cataractdesigns.com.au  
M | 0400 094 643  
Licence No. | 870617396

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Project Name  
Retrospective Approvals

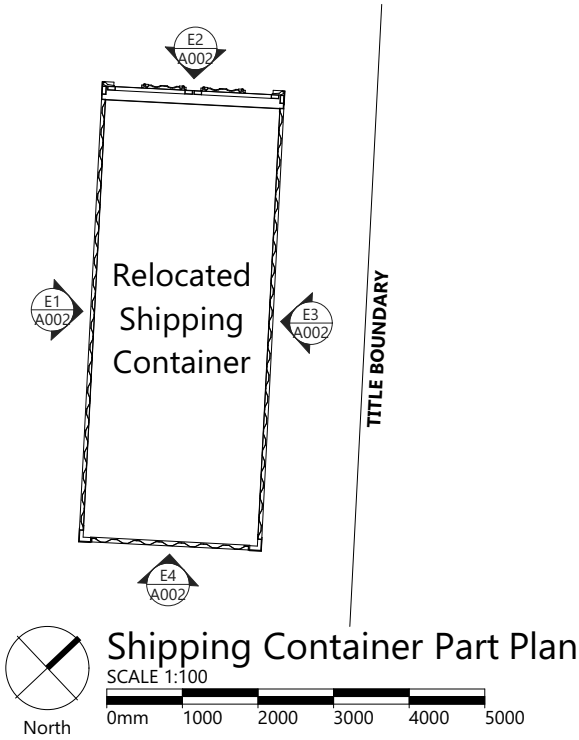
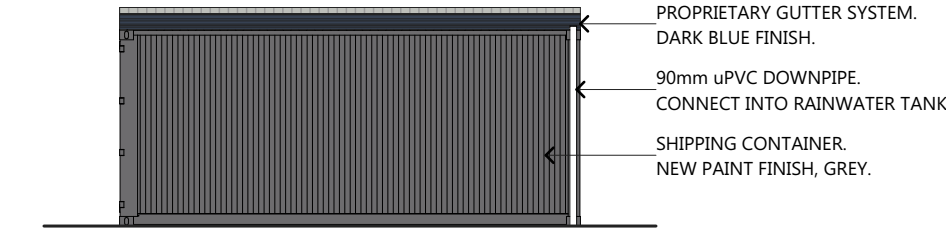
Project No. 23009  
Project Address 135 Acacia Drive, Ansons Bay

Client Michael Oliver  
Drawn J. Oldham  
Approved P. Ludbey

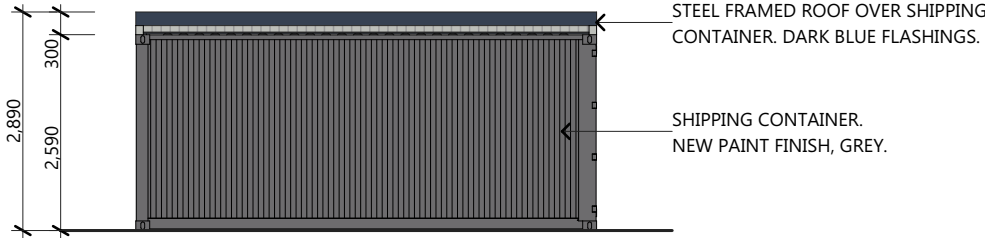
Site Plan

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

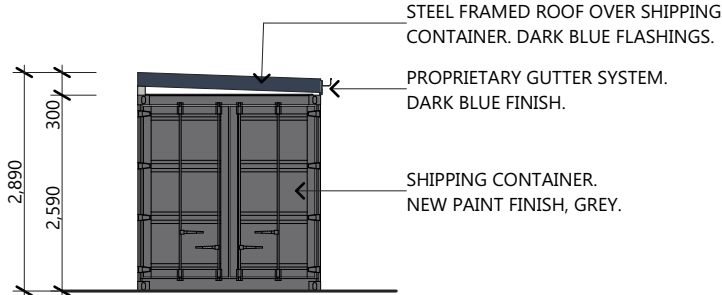
A001-DA4



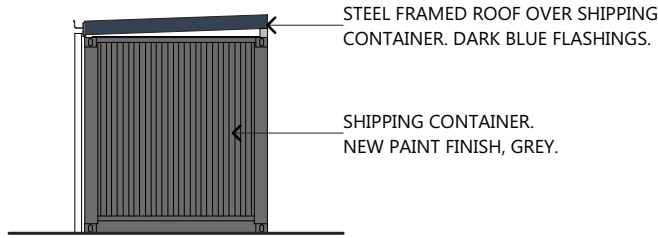
E1 Shipping Container South Western Elevation  
SCALE 1:100  
0mm 1000 2000 3000 4000 5000



E2 Shipping Container North Western Elevation  
SCALE 1:100  
0mm 1000 2000 3000 4000 5000



E3 Shipping Container North Eastern Elevation  
SCALE 1:100  
0mm 1000 2000 3000 4000 5000



E4 Shipping Container South Eastern Elevation  
SCALE 1:100  
0mm 1000 2000 3000 4000 5000

| Rev | Description                                                                                   | Date      | Int | App |
|-----|-----------------------------------------------------------------------------------------------|-----------|-----|-----|
| DA1 | ISSUED FOR DEVELOPMENT APPLICATION - SHIPPING CONTAINER RELCATED AND EXISTING CARAVAN REMOVED | 1/10/2026 | JO  | PL  |
|     |                                                                                               |           |     |     |
|     |                                                                                               |           |     |     |

R E V I S I O N



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E | phil@cataractdesigns.com.au  
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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

Shipping Container Elevations

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

A002-DA1

1 October 2026

**Response to RFI**

DA 2026 / 00193

**Project**

Retrospective Approvals – Shipping Container

**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 application seeks retrospective approval for an existing shipping container used for storage at 135 Acacia Drive, Ansons Bay.

**RE: Response to RFI dated 17<sup>th</sup> September 2026**

We refer to Council's Request for Further Information dated 17 September 2026.

Following consideration of the matters raised, the proposal has been amended to relocate the shipping container to the position of the existing caravan, which is to be removed from the site.

Please find attached revised Site Plan A001-DA4 and Shipping Container Elevations A002-DA1. The following information is provided in response to the items raised in Council's request.

Response to 1. Shipping Container Elevations

Please refer to the attached Shipping Container Elevations, Drawing A002-DA1.

The shipping container is proposed to be paint finished in grey and provided with a steel-framed roof over, incorporating dark blue flashings and a proprietary gutter system.

The submitted elevations provide details of the proposed external appearance, materials and finishes.

Response to 2. Stormwater Collection and Disposal

The proposal has been amended to provide a roof and gutter system over the shipping container.

Stormwater collected from the roof will be directed via a 90 mm uPVC downpipe to the existing onsite rainwater tank system. Overflow from the rainwater tanks will be directed to the existing roadside spoon drain.

Please refer to Drawings A001-DA4 and A002-DA1.

Response to 3. Address Clause 10.4.3 P1 – Setback from Frontage

The proposal has been amended to relocate the shipping container from its existing position adjacent to the Acacia Drive frontage to the location presently occupied by the existing caravan. The existing caravan will be removed from the site.

The revised location is considered compatible with the streetscape and character of development on established properties in the area, having regard to the matters specified under Clause 10.4.3 P1, as follows:

(a) Topography of the site

The shipping container is to be located within an existing developed portion of the site, in the location presently occupied by the existing caravan. The relocation does not require the establishment of a new developed area elsewhere on the property.

(b) Setbacks of surrounding buildings

The revised location places the shipping container 6.8m from the Acacia Drive frontage and within the established developed area of the site. The shipping container is also generally aligned with the existing approved shed located immediately to the south west, rather than projecting forward of the established development on the site.

The proposed siting is therefore considered compatible with the setbacks and established pattern of development on the property and surrounding area.

(c) Height, bulk and form of existing and proposed buildings

The shipping container is a relatively low-scale ancillary structure. The proposed steel-framed roof over the container results in a maximum overall height of approximately 2.9 m.

The structure remains subordinate in scale to other development on the site.

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

Relocating the shipping container to the position of the existing caravan substantially increases its separation from the Acacia Drive frontage and places the structure generally in line with the existing approved shed to the south. This reduces the prominence of the structure when viewed from Acacia Drive and provides a more consistent relationship with the established development on the site.

The container is also proposed to be painted grey, with the new roof, flashings and guttering finished in dark blue, providing a more cohesive appearance and assisting the structure to integrate with the existing residential development.

(e) Safety of road users

The revised location of the shipping container is wholly within the property and does not interfere with the existing vehicular access, crossover or sightlines. The proposal is therefore not considered to adversely affect the safety of road users.

On the basis of the above, the revised siting and proposed works are considered to satisfy Clause 10.4.3 P1.

We trust that the above information, together with the attached revised drawings, satisfactorily addresses Council's Request for Further Information and enables assessment of the application to recommence.

Prepared by  
Jeremy Oldham  
**Cataract Designs**