

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 2025 / 00160
Applicant	Ludovic Vilbert
Proposal	Residential - Construction of a Dwelling
Location	5 Colchis Creek Drive, St Helens

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 1st November, 2025 **until 5pm Monday 17th November, 2025.**

John Brown
GENERAL MANAGER

Site Information

Property Address 5 COLCHIS CREEK DR, ST HELENS TAS 7216
Property ID 3195536
Title Reference 163630/10

Municipality Break O'Day

Land gross area 971 sqm
Cover area 231.3 sqm / 23.8% of site area

Planning Scheme Tasmanian Planning Scheme

Planning Zone General Residential

Relevant Overlay to site:

Waterway and coastal protection area,
Medium coastal erosion hazard band,
Airport obstacle limitation area,
Flood-prone areas,
Low coastal erosion hazard band

Building Classification: 1a

Wind Classification: tbc

Soil Classification: tbc

Climate Zone: 7

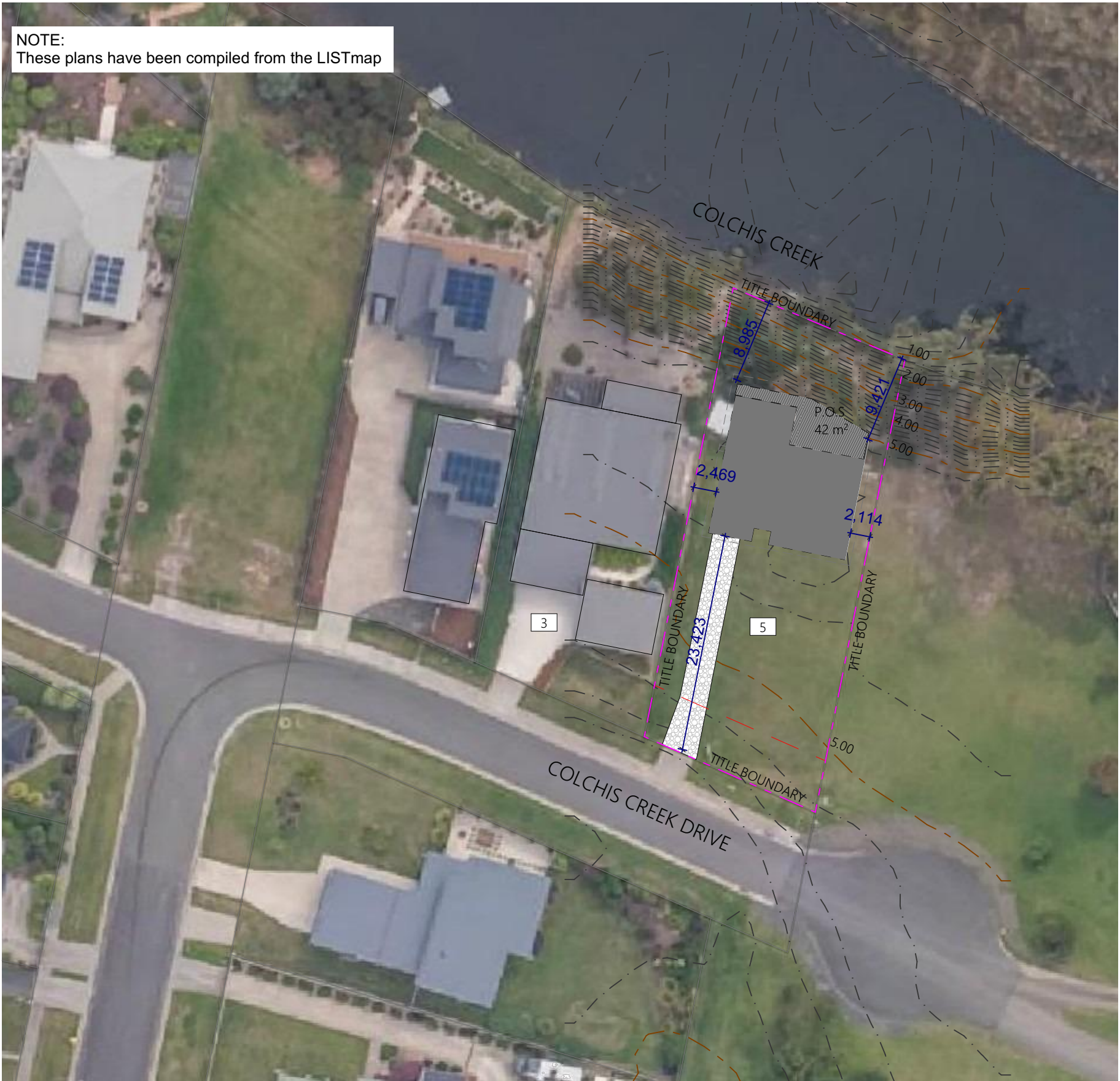
BAL Level: n/a

Alpine Area: n/a

Corrosion Environment: n/a

Other Hazards: n/a

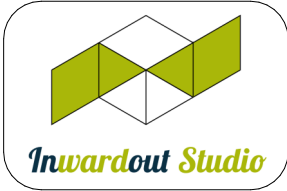
Sheet Index			
Drawing Number	Drawing Name	Paper Size	Drawing Scales
A0.01	COVER PAGE	420 / 297	1:500
A1.01	SITE PLAN	420 / 297	1:200
A1.02	FLOOD PLAN	420 / 297	1:500, 1:1.44, 1:1.46...
A1.03	GROUND FLOOR PLAN	420 / 297	1:100
A2.01	ELEVATION	420 / 297	1:100
A2.02	ELEVATION	420 / 297	1:100
A2.03	SECTION	420 / 297	1:50
A5.01	SHADOW DIAGRAM	420 / 297	1:500



A0.01
-

Site
1:500

DRAWING NOT FOR CONSTRUCTION



Contact:
Ludovic Vilbert
ludovic@inwardoutstudio.com
0402 556 236
Building designer licence number 863069704
Gabrielle Stannus
gabrielle@inwardoutstudio.com
0400 431 277

Title :	COVER PAGE	Project :	5 COLCHIS CREEK DR, ST HELENS TAS 7216
Issue:	PLANNING	Client :	PATRICK BARKER

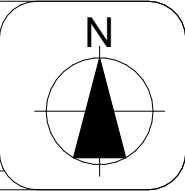
Revision	Drawing
R2	A0.01
Scale @ A3: 1:500	Issue date : 17/10/2025
Drawn by: LV	Drawing number: 2507

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Revision Notes			
Rev	Date	By	Note
00	04/09/2025	LV	
R1	24/09/2025	LV	RESPOND TO COUNCIL RFI
R2	17/10/2025	LV	RESPOND TO COUNCIL RFI, CHANGE TO GRAVEL DRIVEWAY



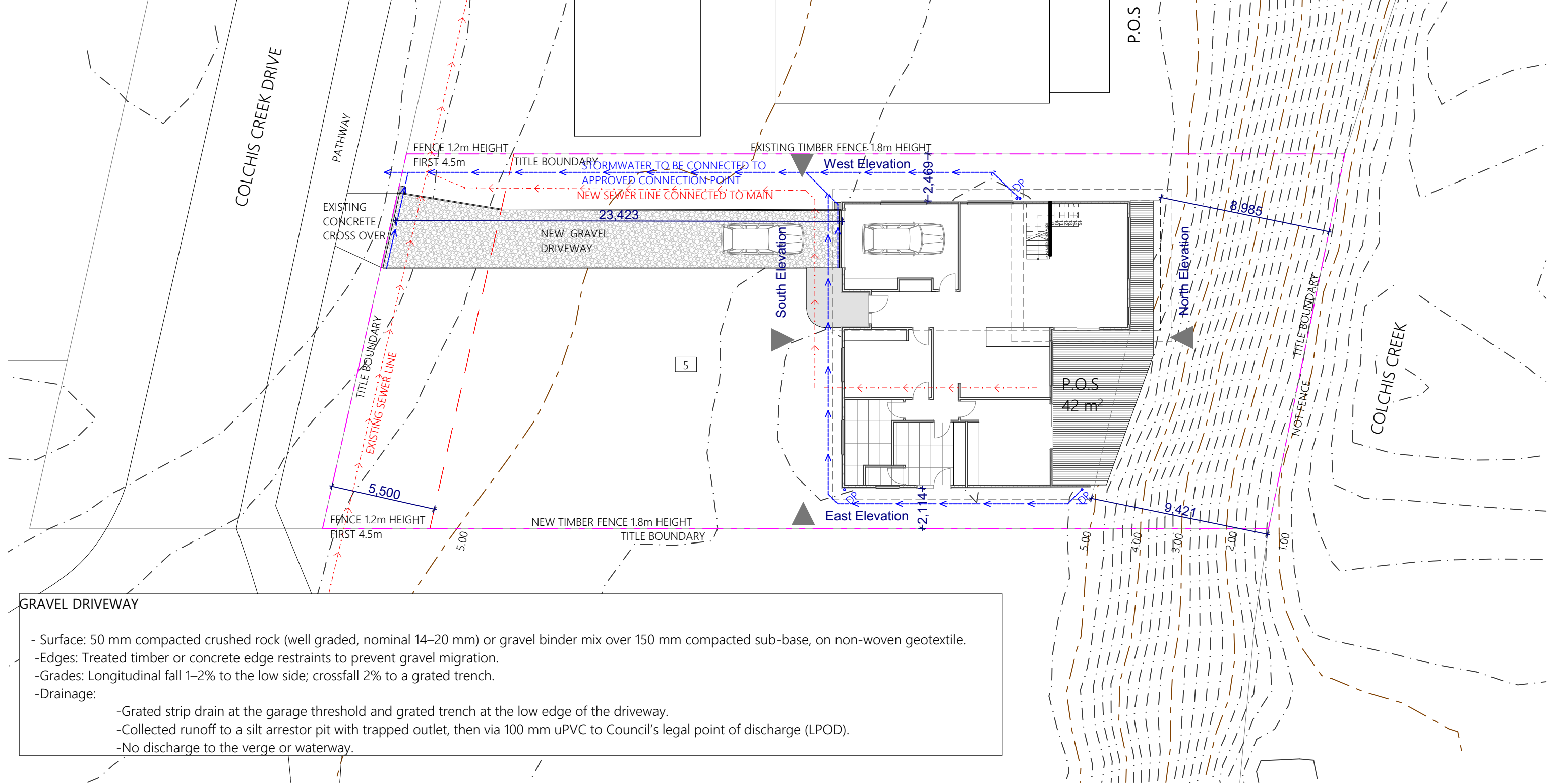
C2 – Parking and Sustainable Transport Code (Compliance Note)

-Required/Provided: 2 on-site car spaces for a 3-bedroom dwelling; provided as tandem – 1 in the single garage + 1 at-grade on the driveway.

-Design standards: Spaces and driveway to comply with C2 and AS 2890.1 (typical bay 5.4 m × 2.6 m), fully within title with no vehicle overhang to footpath or verge.

-Access: Single crossover to street frontage (C2.6.3 A1).

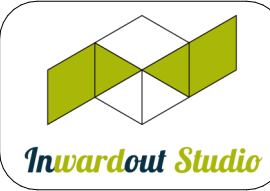
-Operation: Vehicles may reverse to/from the street unless otherwise required by the road authority; sight lines and gradients to meet road authority standards.



GRAVEL DRIVEWAY

- Surface: 50 mm compacted crushed rock (well graded, nominal 14–20 mm) or gravel binder mix over 150 mm compacted sub-base, on non-woven geotextile.
- Edges: Treated timber or concrete edge restraints to prevent gravel migration.
- Grades: Longitudinal fall 1–2% to the low side; crossfall 2% to a grated trench.
- Drainage:
 - Grated strip drain at the garage threshold and grated trench at the low edge of the driveway.
 - Collected runoff to a silt arrestor pit with trapped outlet, then via 100 mm uPVC to Council’s legal point of discharge (LPOD).
 - No discharge to the verge or waterway.

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ludovic@inwardoutstudio.com
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Building designer licence number 863069704

Gabrielle Stannus
gabrielle@inwardoutstudio.com
0400 431 277

Title :
SITE PLAN

Issue:
PLANNING

Project :
**5 COLCHIS CREEK DR, ST HELENS
TAS 7216**

Client :
PATRICK BARKER

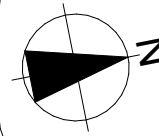
Revision	Drawing
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Scale @ A3: 1:200	Issue date : 17/10/2025
Drawn by: LV	Drawing number: 2507

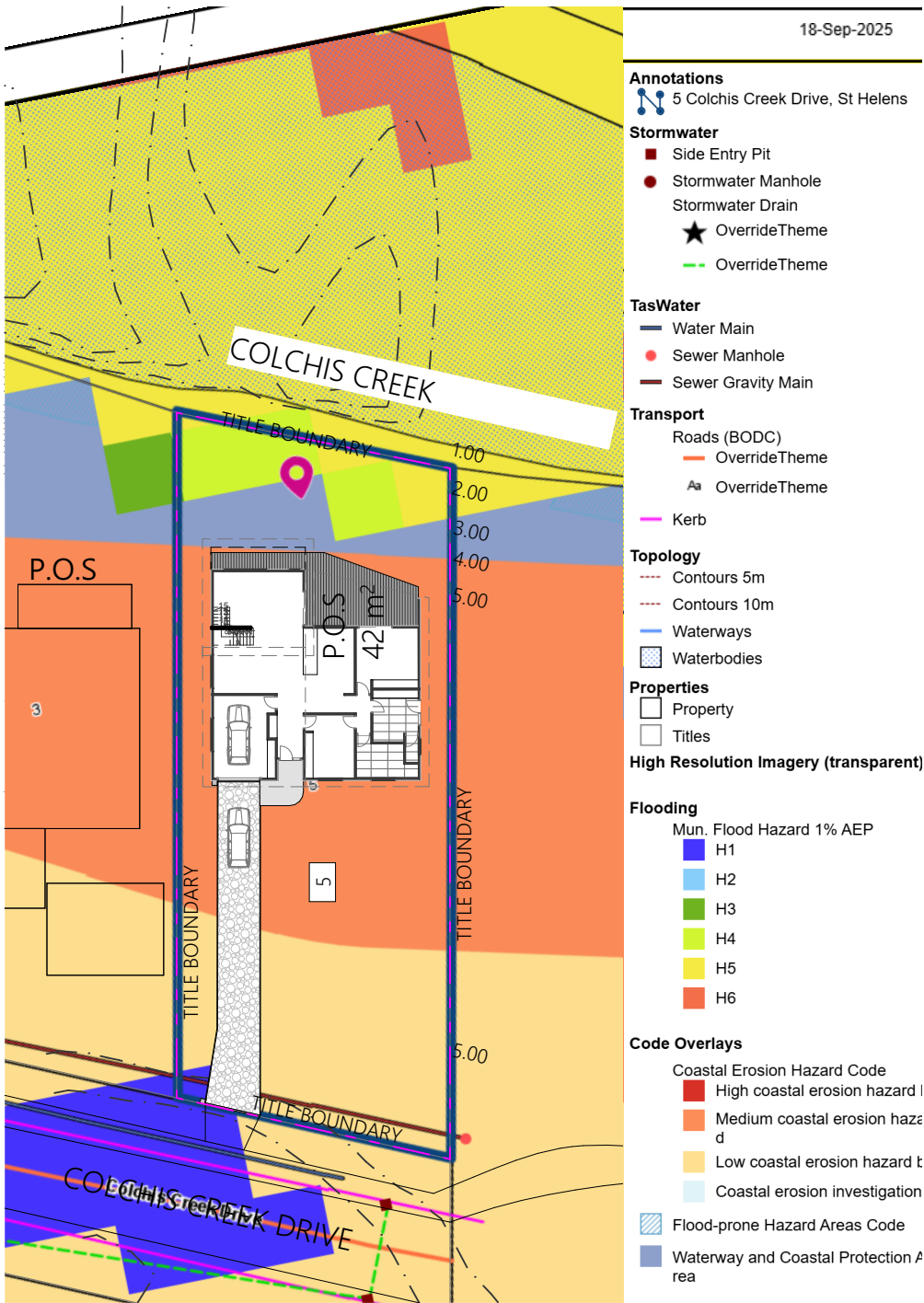
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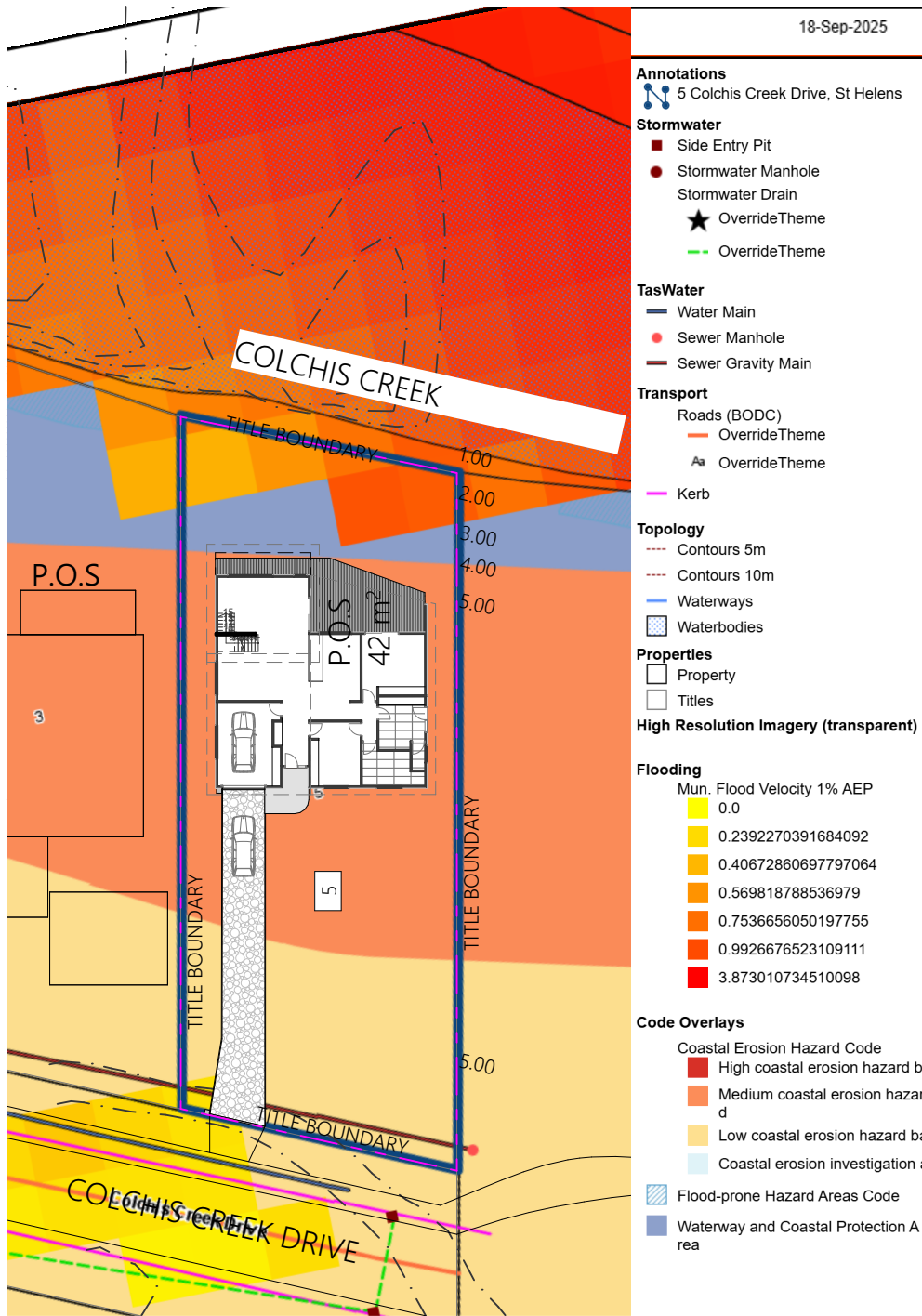
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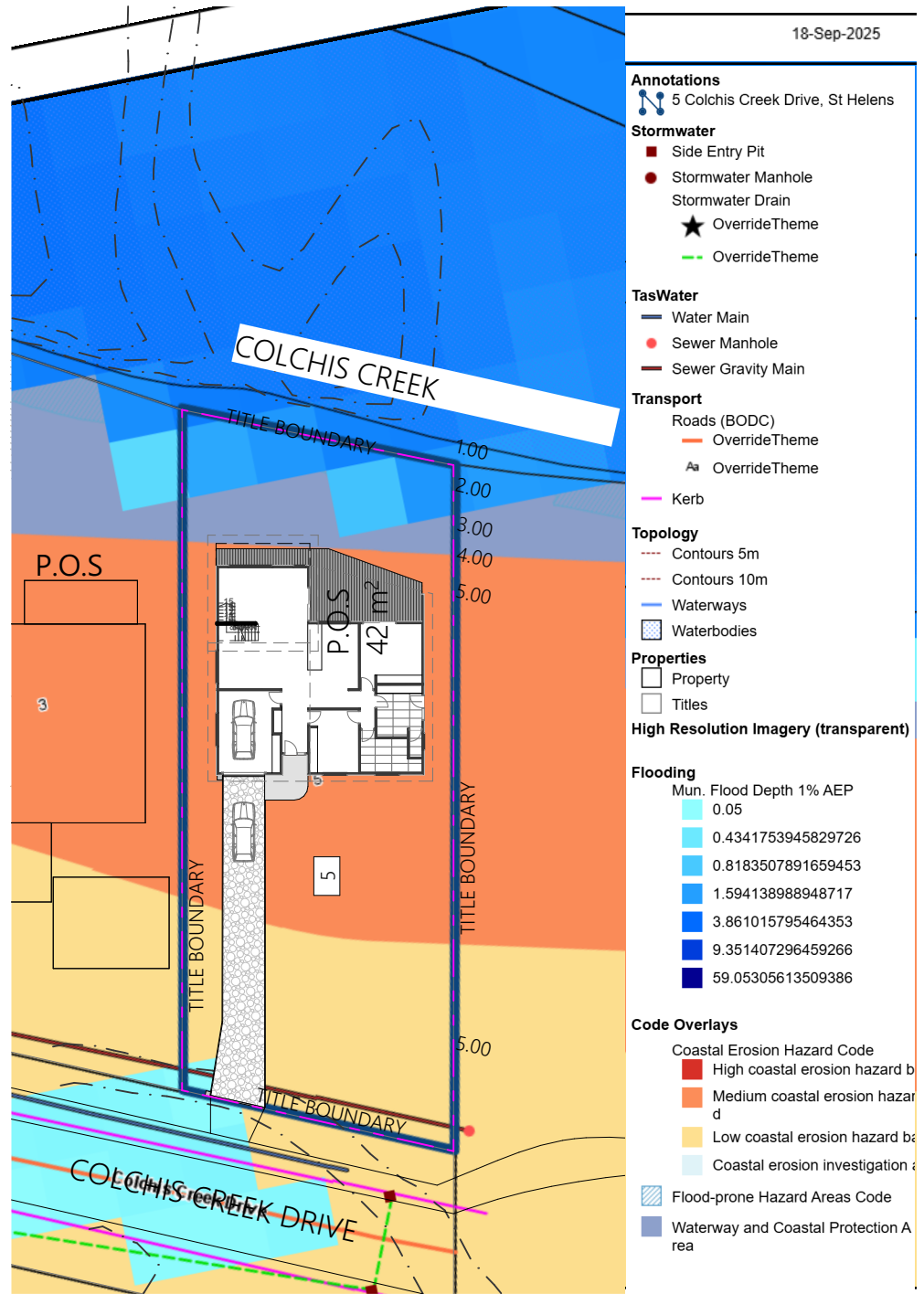




Flood Hazard Plan 1:500



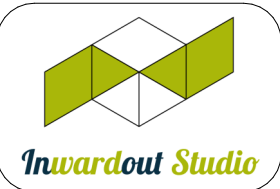
Flood Velocity Plan 1:500



Flooding Depth Plan 1:500

FLOOD MAPPING SUPPLIED BY BREAK O'DAY COUNCIL

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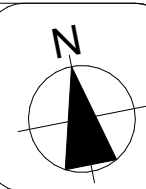
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FLOOD PLAN
Issue:
PLANNING

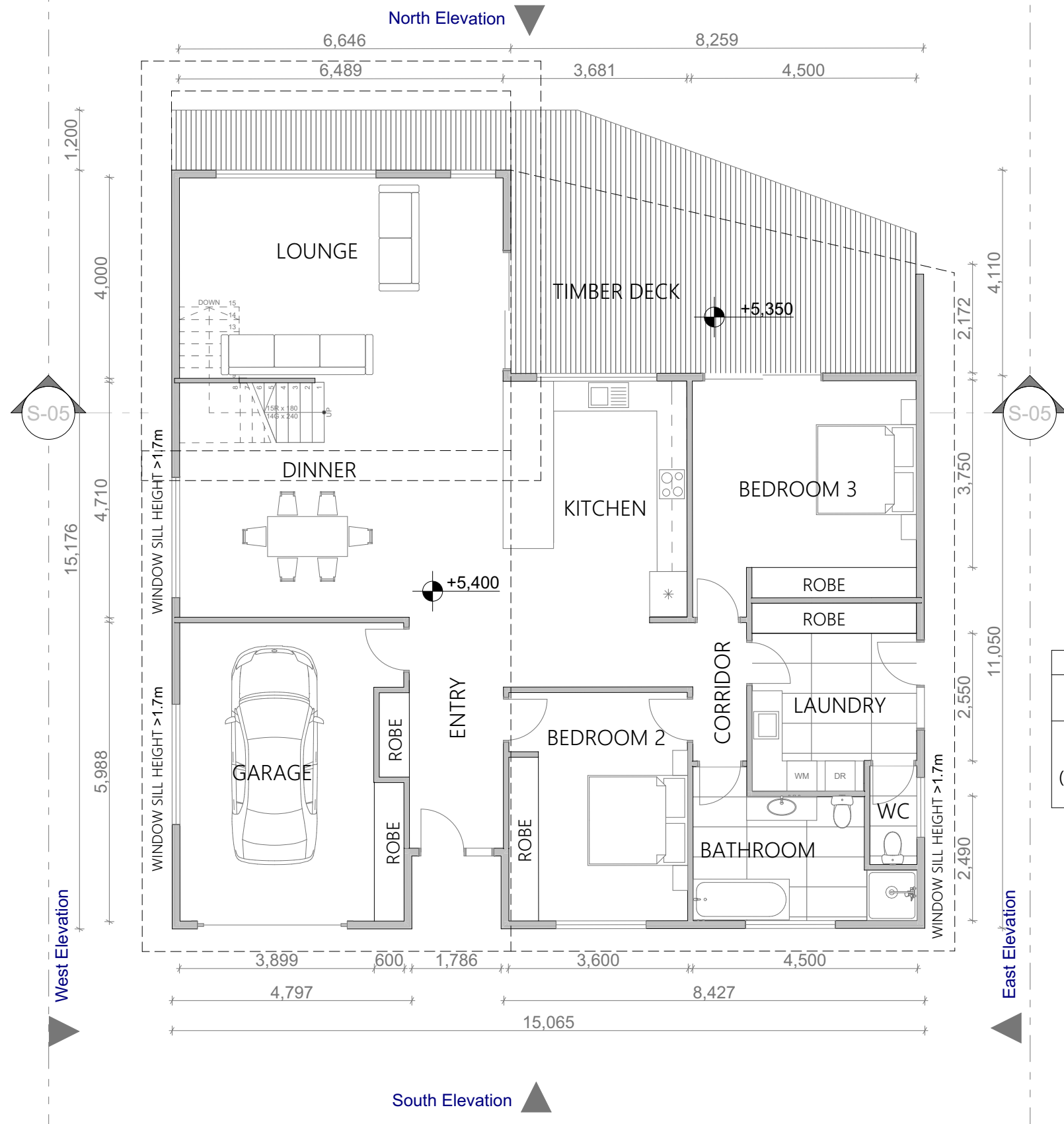
Project :
5 COLCHIS CREEK DR, ST HELENS
TAS 7216
Client :
PATRICK BARKER

Revision
R2
Drawing
A1.02
Scale @ A3:
1:500, 1:1.44, 1:17.44, 1:174.4
Issue date :
13/10/2025
Drawn by:
LV
Drawing number:
2507

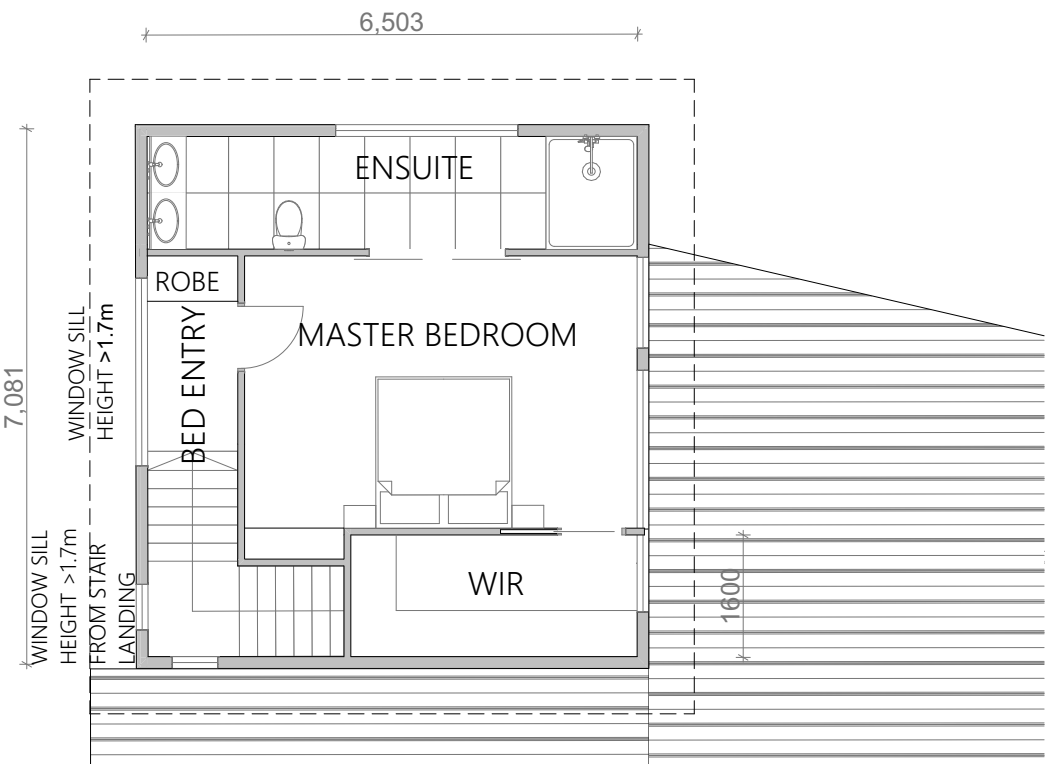
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Ground Floor Plan
1:100

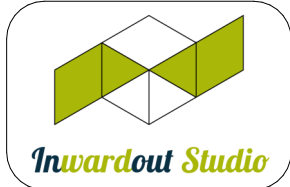


First Floor Plan
1:100

Area Schedule			
	Cover Area	Floor Area	Gross Area
Area (square metres)	231.30	215.30	230.51

Detail Area Schedule	
Zone Name	Floor Area (square metres)
BATHROOM	10.21
BED ENTRY	3.11
BEDROOM 2	16.34
BEDROOM 3	19.47
CORRIDOR	2.96
COVER AREA	231.30
DINNER	30.54
ENSUITE	9.56
ENTRY	9.71
GARAGE	25.62
KITCHEN	22.52
LAUNDRY	12.10
LOUNGE	25.91
MASTER BEDROOM	19.21
WC	1.95

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Ludovic Vilbert
ludovic@inwardoutstudio.com
0402 556 236
Building designer licence number 863069704
Gabrielle Stannus
gabrielle@inwardoutstudio.com
0400 431 277

Title :	GROUND FLOOR PLAN	Project :	5 COLCHIS CREEK DR, ST HELENS TAS 7216
Issue:	PLANNING	Client :	PATRICK BARKER

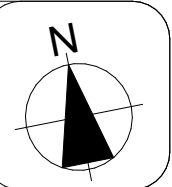
Revision	Drawing
R2	A1.03
Scale @ A3: 1:100	Issue date : 17/10/2025
Drawn by: LV	Drawing number: 2507

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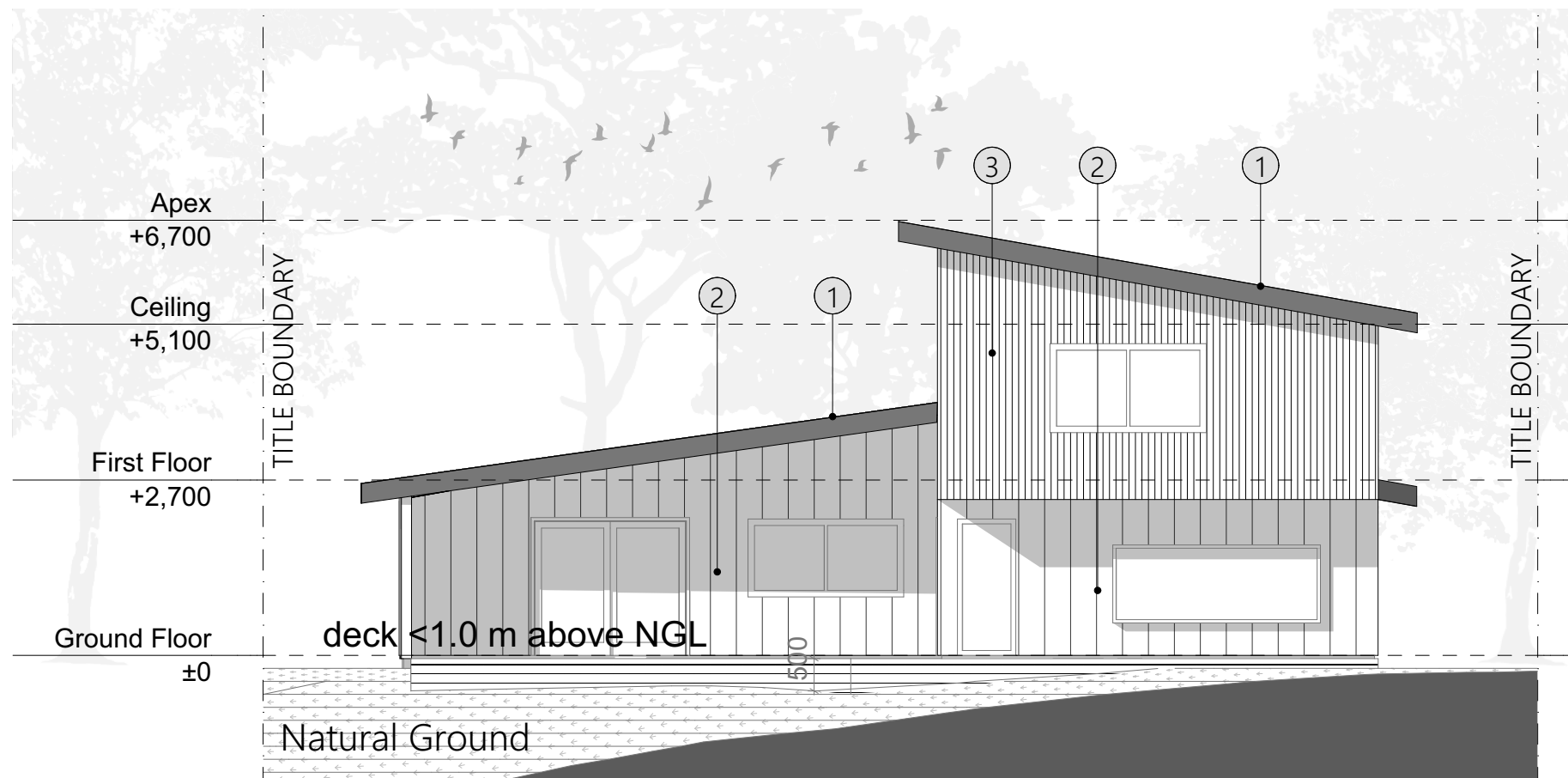
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A2
-
South Elevation
1:100



A2
-
North Elevation
1:100



Materials

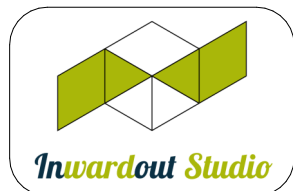
- 1 Selected corrugated roof sheeting
Colorbond Monument or similar
- 2 Selected James Hardy Axon wall cladding
Painted Colorbond Monument or similar
- 3 Selected Vertical timber slat on cement sheeting

Gutter, fascia and down pipe matching roof colour

All new windows are aluminium powder coated matching wall colour

Roof pitch is 10°

DRAWING NOT FOR CONSTRUCTION



Contact:
Ludovic Vilbert
ludovic@inwardoutstudio.com
0402 556 236
Building designer licence number 863069704
Gabrielle Stannus
gabrielle@inwardoutstudio.com
0400 431 277

Title : ELEVATION	Project : 5 COLCHIS CREEK DR, ST HELENS TAS 7216
Issue: PLANNING	Client : PATRICK BARKER

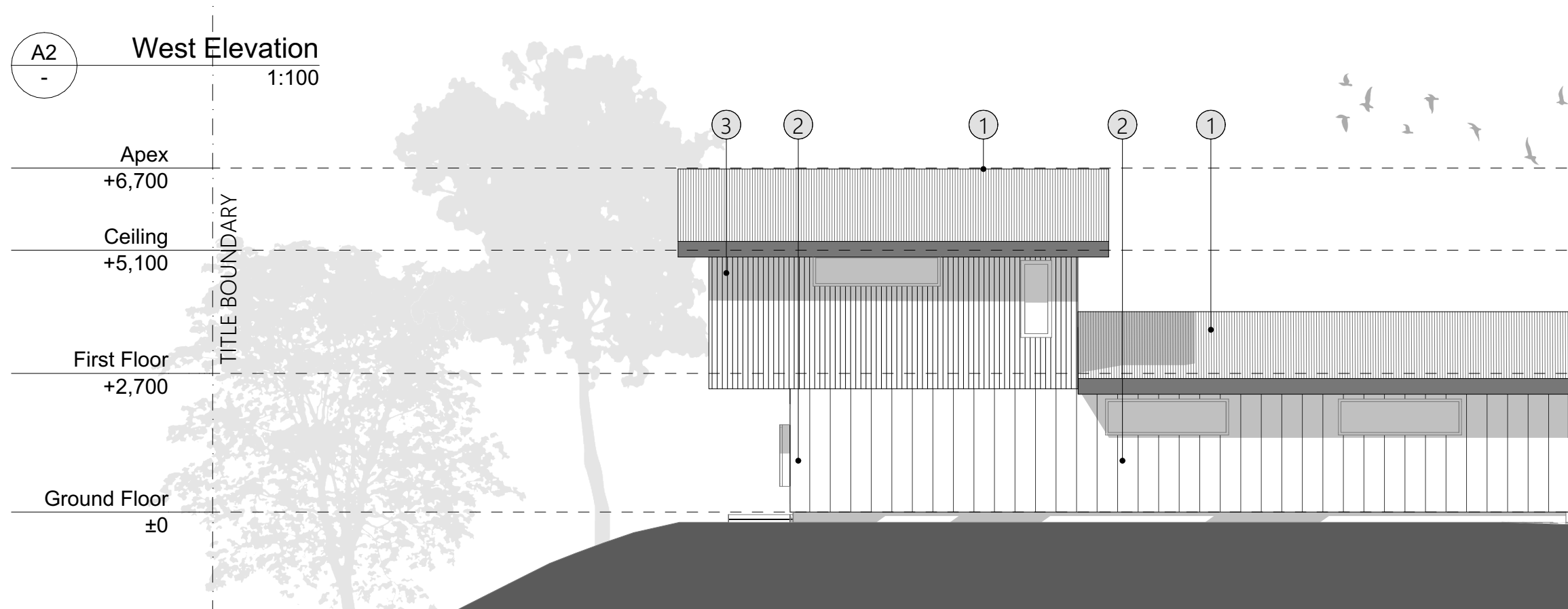
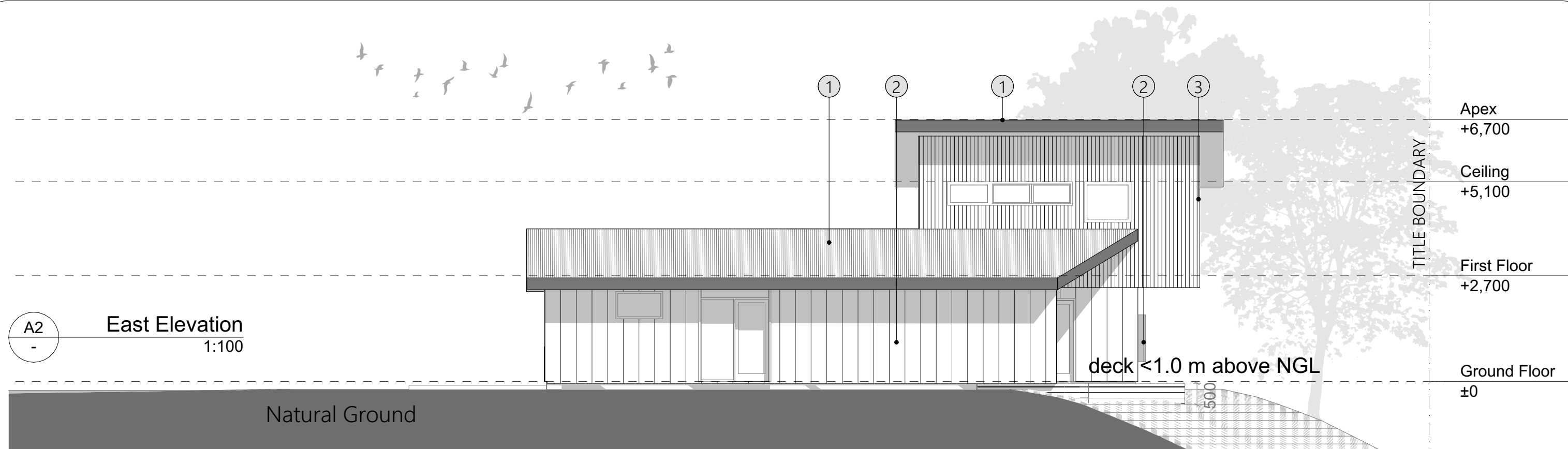
Revision R2	Drawing A2.01
Scale @ A3: 1:100	Issue date : 17/10/2025
Drawn by: LV	Drawing number: 2507

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Materials

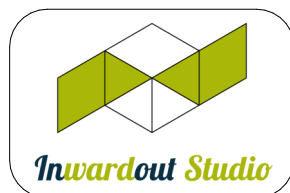
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Colorbond Monument or similar
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Painted Colorbond Monument or similar
- 3 Selected Vertical timber slat on cement sheeting

Gutter, fascia and down pipe matching roof colour

All new windows are aluminium powder coated matching wall colour

Roof pitch is 10°

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Building designer licence number 863069704
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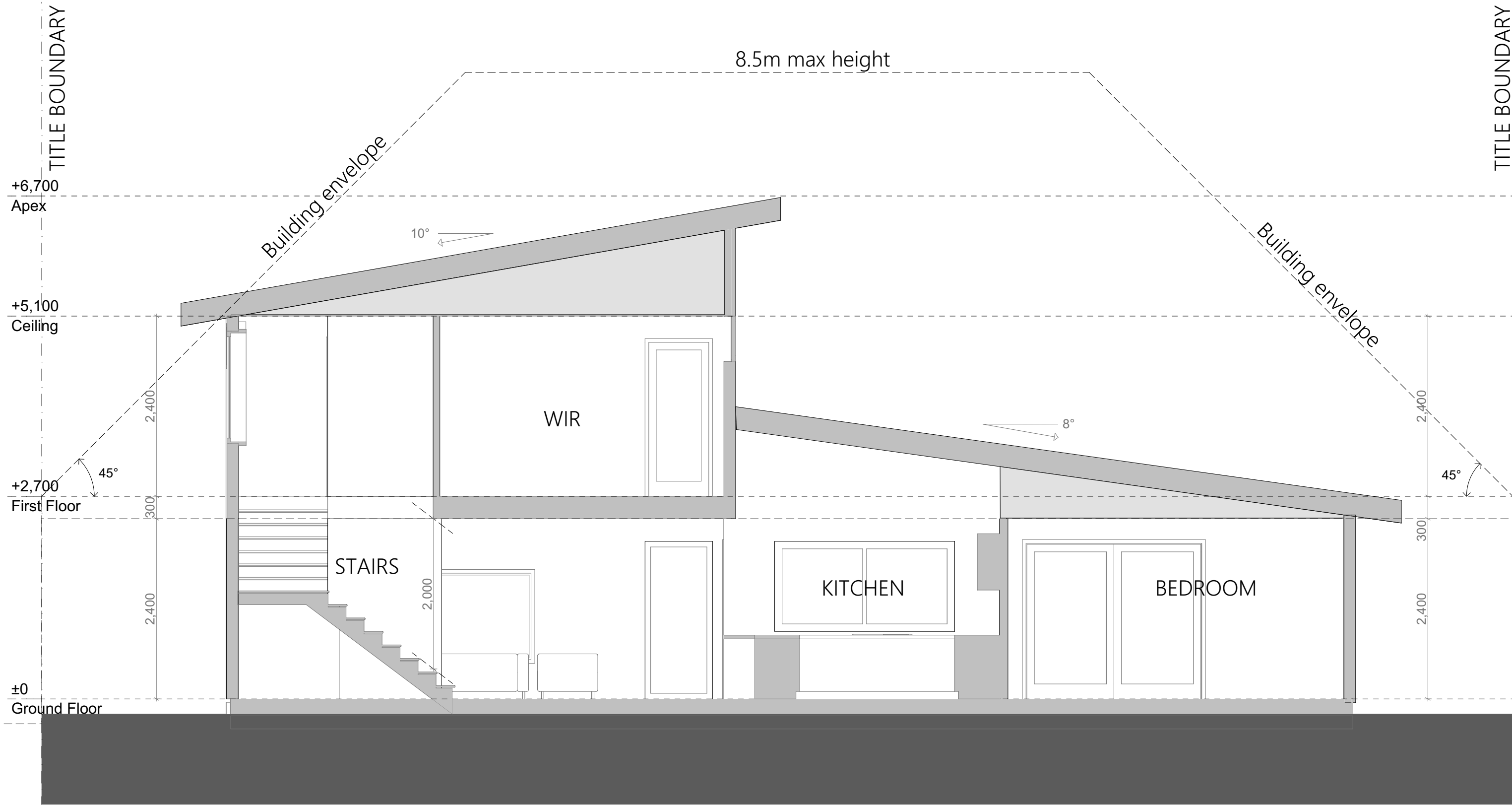
Title :
ELEVATION
Issue:
PLANNING

Project :
**5 COLCHIS CREEK DR, ST HELENS
TAS 7216**
Client :
PATRICK BARKER

Revision
R2
Scale @ A3:
1:100
Drawing
A2.02
Issue date :
17/10/2025
Drawn by:
LV
Drawing number:
2507

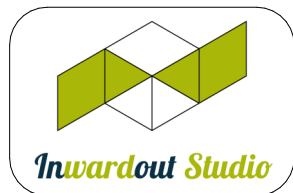
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A2 Building Section A
- 1:50

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Contact:
Ludovic Vilbert
ludovic@inwardoutstudio.com
0402 556 236
Building designer licence number 863069704
Gabrielle Stannus
gabrielle@inwardoutstudio.com
0400 431 277

Title : SECTION	Project : 5 COLCHIS CREEK DR, ST HELENS TAS 7216
Issue: PLANNING	Client : PATRICK BARKER

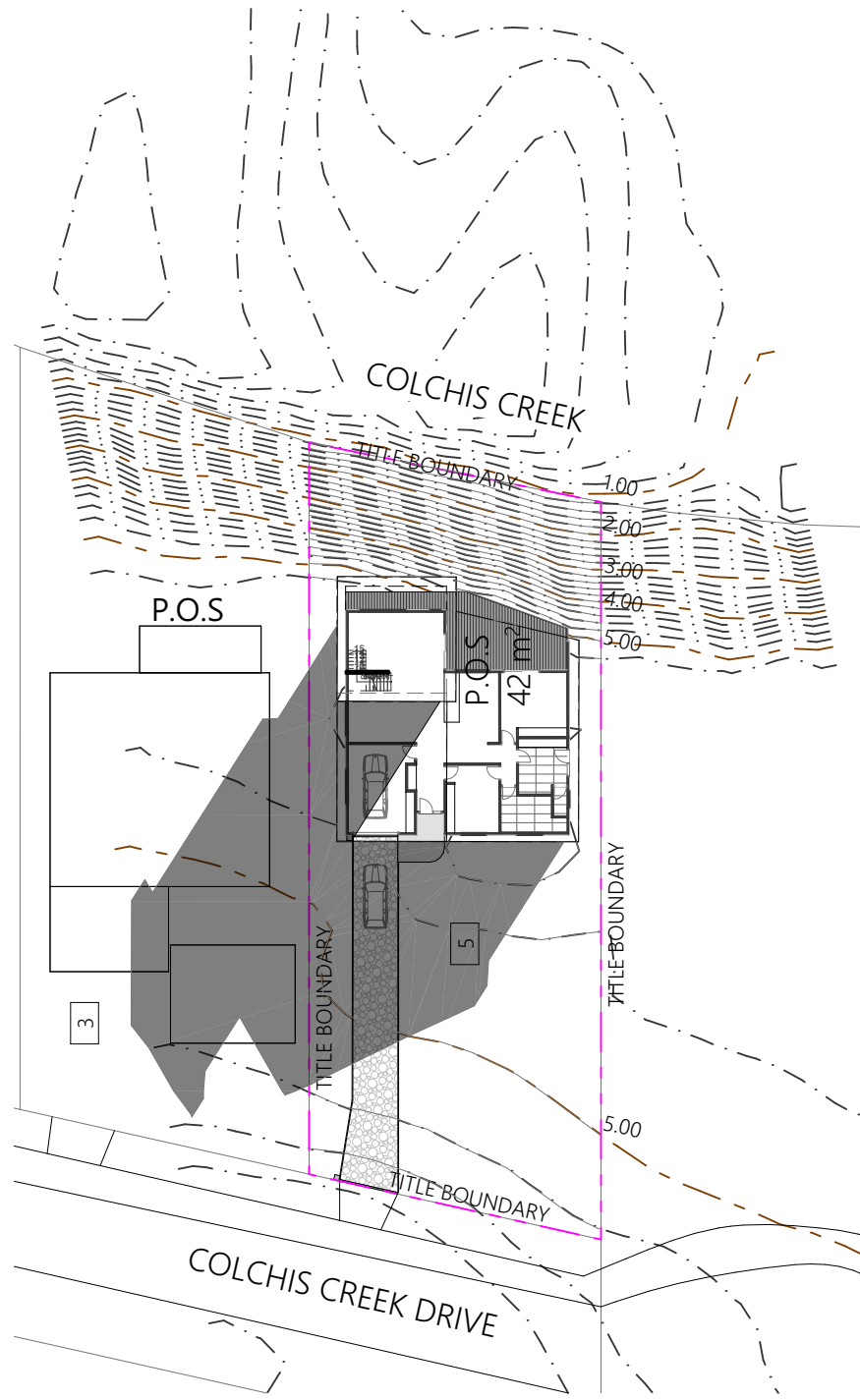
Revision R2	Drawing A2.03
Scale @ A3: 1:50	Issue date : 17/10/2025
Drawn by: LV	Drawing number: 2507

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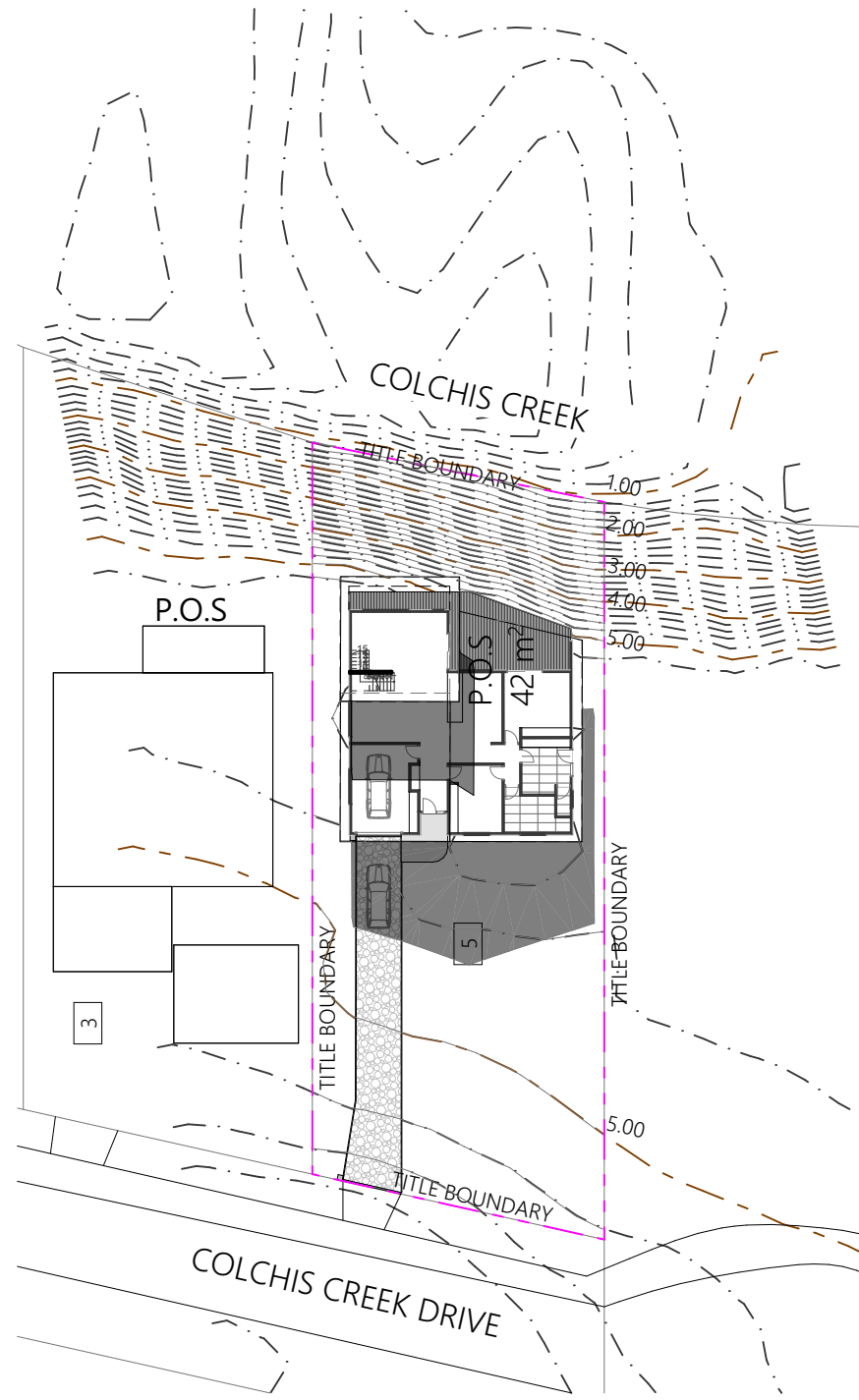
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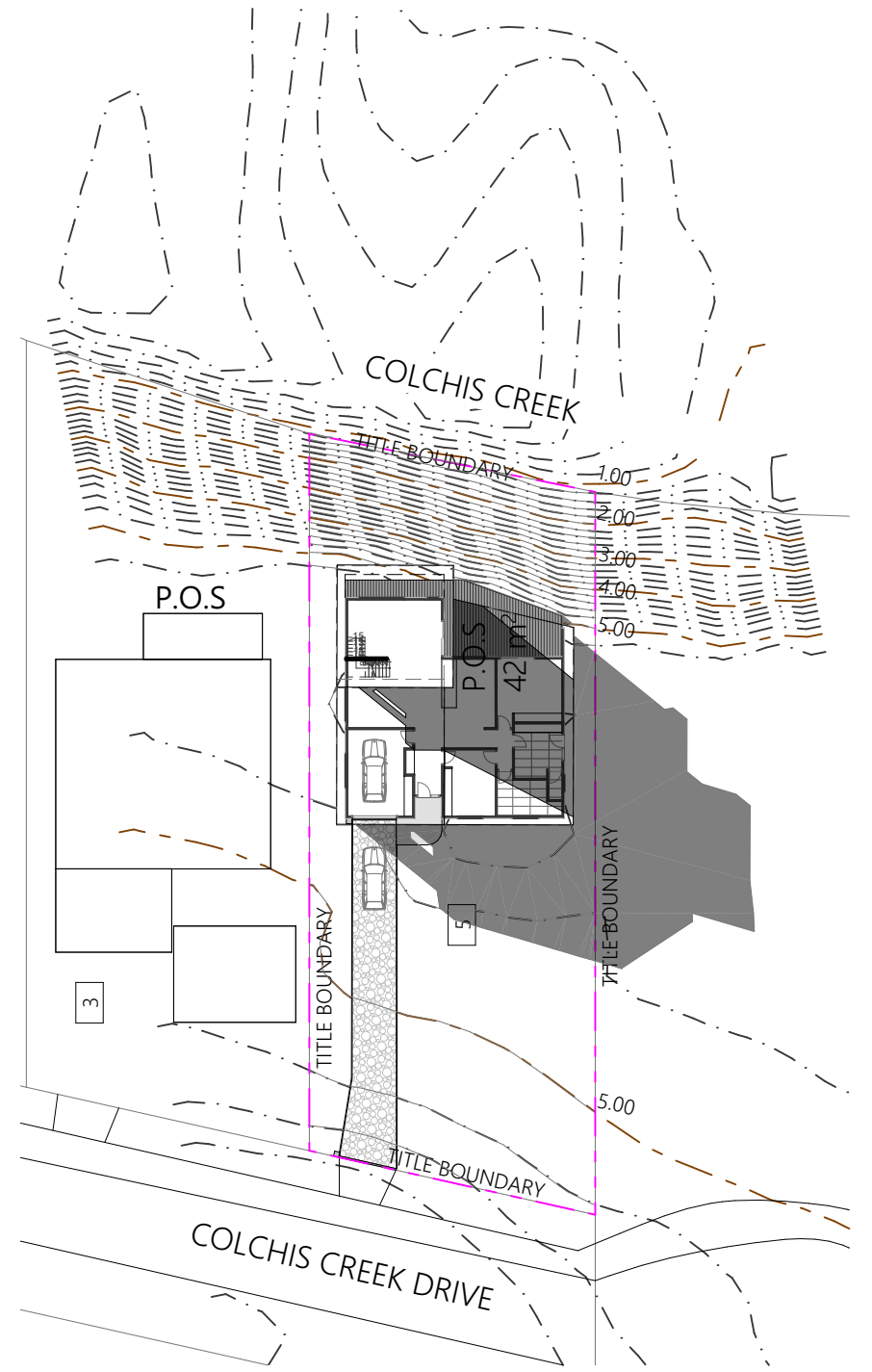
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Shadow diagram June 9am

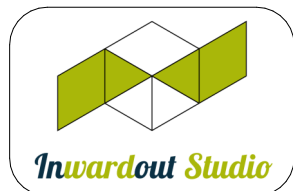


Shadow diagram June 12am



Shadow diagram June 3pm

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ludovic@inwardoutstudio.com
0402 556 236
Building designer licence number 863069704
Gabrielle Stannus
gabrielle@inwardoutstudio.com
0400 431 277

Title :	SHADOW DIAGRAM	Project :	5 COLCHIS CREEK DR, ST HELENS TAS 7216
Issue:	PLANNING	Client :	PATRICK BARKER

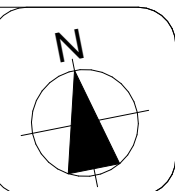
Revision	Drawing
R2	A5.01
Scale @ A3: 1:500	Issue date : 17/10/2025
Drawn by: LV	Drawing number: 2507

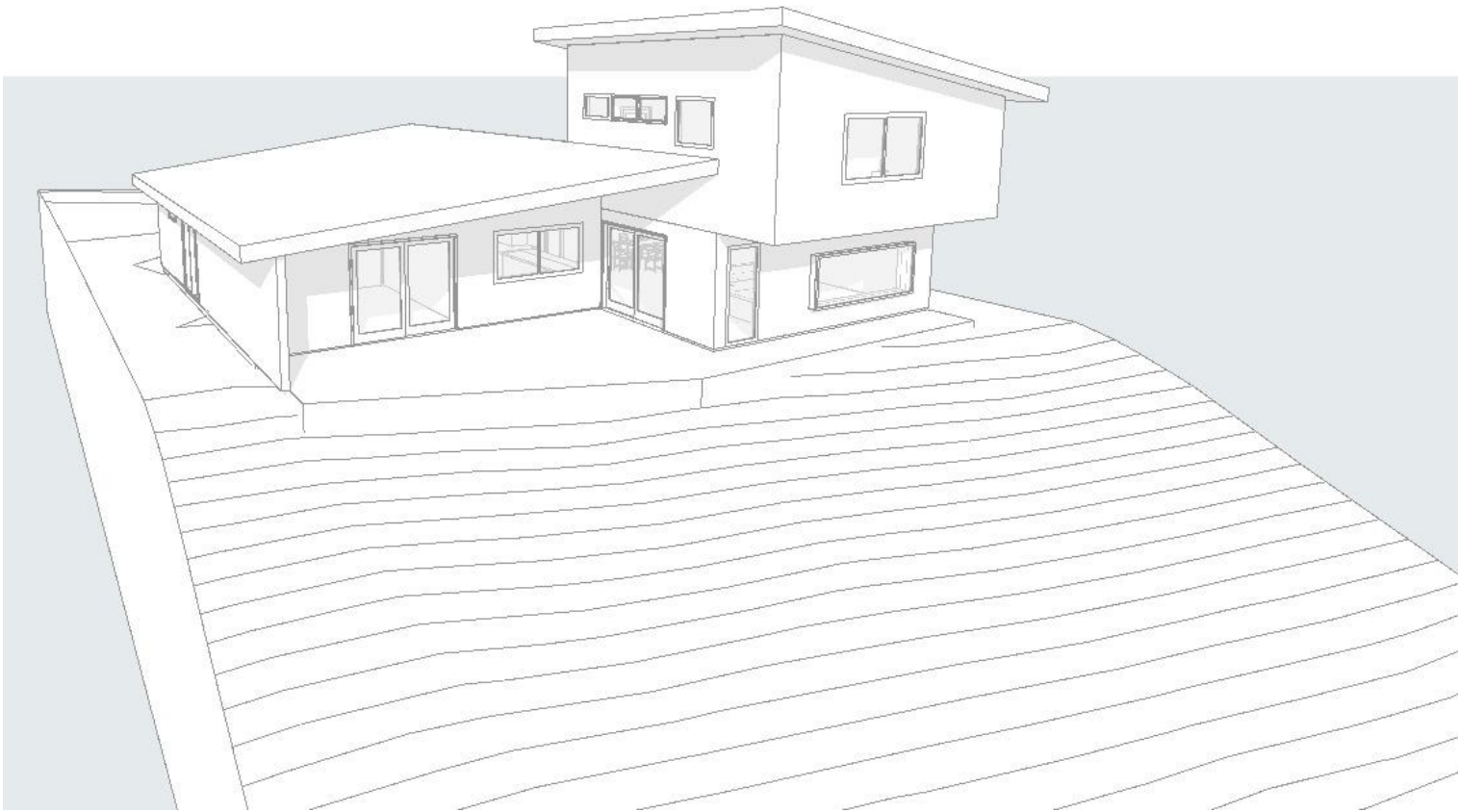
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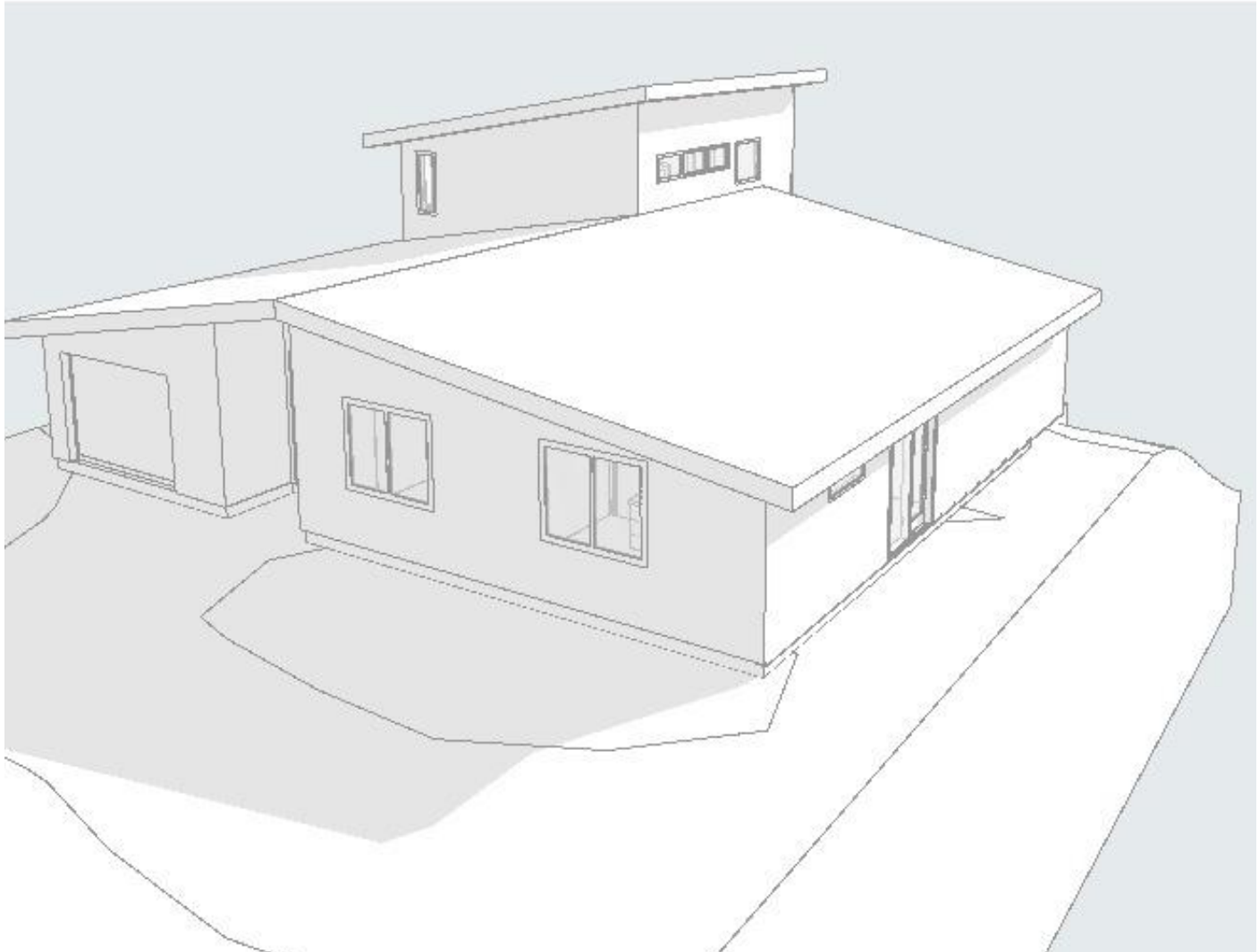
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A5
-

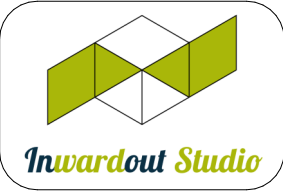
Generic Perspective North / East



A5
-

Generic Perspective South / East

DRAWING NOT FOR CONSTRUCTION



Contact:
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ludovic@inwardoutstudio.com
0402 556 236
Building designer licence number 863069704
Gabrielle Stannus
gabrielle@inwardoutstudio.com
0400 431 277

Title :	PERSPECTIVE	Project :	5 COLCHIS CREEK DR, ST HELENS TAS 7216
Issue:	PLANNING	Client :	PATRICK BARKER

Revision	Drawing
R2	A6.01
Scale @ A3:	Issue date : 17/10/2025
Drawn by: LV	Drawing number: 2507

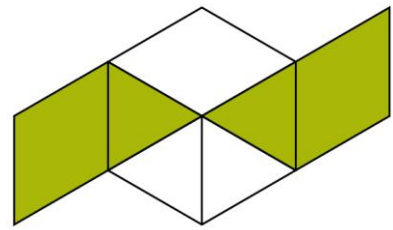
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ABN: 89 235 803 169
Address: 202 Jones Rd, Liffey TAS 7301
Phone: 0402 556 236
Email: ludovic@inwardoutstudio.com



Inwardout Studio



**BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA**

Planning Compliance Statement – Single Dwelling

5 Colchis Creek Drive, St Helens TAS 7216

Site Information

PID	3195536
Title Reference	163630/10
Municipality	Break O'Day
Planning Scheme	Tasmanian Planning Scheme
Zone	General Residential Zone (GRZ)
Site Area	971 m ²
Proposed Building Coverage	231.3 m ² (23.8%)
Building Classification	Class 1a
Wind Classification	To be confirmed
Soil Classification	To be confirmed
Climate Zone	7
BAL Level	Not applicable
Alpine Area	Not applicable
Corrosion Environment	Not applicable
Other Hazards	Not applicable
Date	04 September 2025

Documents Submitted

- Development Application Form and Certificate of Title 163630/10.
- Architectural plans: site plan with setbacks and envelope, floor plans, elevations and sections, private open space dimensions, and stormwater connection to Council system.
- This Planning Compliance Statement addressing Clause 8.4 and relevant overlays.

Relevant Overlays to Site

- Waterway and Coastal Protection Area (C7)
- Coastal Erosion Hazard – Low and Medium bands (C10)
- Flood-Prone Areas (C12)
- Stormwater Management Specific Area Plan – BRE-S2
- Airport Obstacle Limitation Area

1. Proposal summary

Construction of a new single dwelling with rear private open space on a serviced lot with street frontage to the south and a river bank to the rear. The building footprint has been shifted **1.0 m further from the rear, no fill is proposed**, and all works are **outside the mapped flood-prone hazard area**. Stormwater will connect to Council's system at the legal point of discharge. No coastal protection works are proposed.

2. Use status (Clause 8.2 – Use Table)

Residential (single dwelling) is listed as **No Permit Required** in the General Residential Zone. Assessment relates to development standards and applicable codes/overlays only.

3. Development Standards for Dwellings – Clause 8.4

3.1 Setbacks and building envelope (Clause 8.4.2)

- **Front setback: 24.0 m** to primary frontage – **A1(a) satisfied** (≥ 4.5 m).
- **Side setbacks: 2.0 m** each side – within the building envelope – **A3 satisfied**.
- **Rear setback: 8.0 m** – within the building envelope – **A3 satisfied**.
- **Height / envelope:** Dwelling designed to be contained within the 45° envelope from 3.0 m at side and rear boundaries and ≤ 8.5 m above existing ground – **A3 satisfied**.

Outcome: Acceptable Solutions pathway met.

3.2 Site coverage and private open space (Clause 8.4.3)

- **Site coverage: 23.8%** on a 971 m² lot – **A1(a) satisfied** ($\leq 50\%$).
- **Private open space: 46 m²** rear deck/terrace, minimum dimension ≥ 4.0 m, gradient ≤ 1 in 10 – **A2 satisfied**.

Outcome: Acceptable Solutions pathway met.

3.4 Privacy (Clause 8.4.6)

- **Rear deck** is **< 1.0 m above natural ground level** and **> 3.0 m from the rear boundary**.
- Habitable room windows and any raised external areas will comply with A1 and A2 screening/setback requirements as applicable.

Outcome: Acceptable Solutions pathway met. No reliance on P1 or P2.

3.5 Frontage fences (Clause 8.4.7 and Table 4.6.3)

- A **low solid fence** is proposed **within the first 4.5 m of the frontage** with a **maximum height of 1.2 m**.
- This complies with **Table 4.6.3 – Fences within 4.5 m of a frontage** (General Residential Zone) and is **exempt**.
- It also achieves the intent of Clause 8.4.7 by allowing passive surveillance and streetscape compatibility.

Outcome: Exempt under Table 4.6.3; no performance response required.

4. Parking and access – C2.0 Parking and Sustainable Transport Code

4.1 Car parking provision (Table C2.1)

- **Required:** 2 on-site spaces for a **3-bedroom** dwelling.
- **Provided:** 2 spaces – **1 single garage + 1 at-grade space** on the driveway hardstand. Tandem arrangement acceptable for a single dwelling.

4.2 Construction and drainage (C2.6.1 A1)

Performance Response (P1)

Objective: Provide an all-weather surface that manages stormwater appropriately, prevents nuisance, and maintains safety and amenity.

Proposed specification for gravel driveway

- **Surface:** 50 mm compacted crushed rock (well graded, nominal 14–20 mm) or gravel binder mix over 150 mm compacted sub-base, on non-woven geotextile.
- **Edges:** Treated timber or concrete edge restraints to prevent gravel migration.
- **Grades:** Longitudinal fall 1–2% to the low side; crossfall 2% to a grated trench.
- **Drainage:**
 - Grated strip drain at the garage threshold and grated trench at the low edge of the driveway.
 - Collected runoff to a silt arrestor pit with trapped outlet, then via 100 mm uPVC to Council's legal point of discharge (LPOD).
 - No discharge to the verge or waterway.

Sediment and dust control:

- Ongoing maintenance plan for re-rolling and top-up as required.

Safety/amenity:

- Sight lines and gradients to meet road authority standards. One crossover only.

4.3 Access and design notes

- **One crossover** to the street frontage.
- Parking layout and driveway geometry to comply with the Code and **AS 2890.1**.

Outcome: Acceptable Solutions pathway met.

5. Natural Assets – C7.0 (Waterway and Coastal Protection Area)

Applicability: The lot is within the **Waterway and Coastal Protection Area**.

- **C7.6.1 A1/A3:** No approved building area exists on a sealed plan. The proposal avoids adverse impacts consistent with **P1.1** by:
 - Avoiding land filling of wetlands and works within the watercourse.
 - Minimising cut and fill and stabilising batters.
 - Protecting riparian/littoral vegetation as far as practicable.
 - Implementing a **construction erosion and sediment control plan**.
- **Stormwater: No new point discharge** to the watercourse is proposed; all roof and hardstand drainage connects to **Council infrastructure** at the legal point of discharge, therefore satisfying **A3**.

Outcome: Complies via Acceptable Solutions and P1.1 where relevant to demonstrate avoidance and minimisation of impacts.

6. Coastal Erosion – C10.0 Coastal Erosion Hazard Code

Council advice confirms the dwelling is **exempt at the planning stage** (urban zone; low/medium bands; no coastal protection works; not on an actively mobile landform).

At building approval, the project will address the **Director's Determination – Coastal Erosion Hazard Areas (v1.2)** by providing a **Coastal Erosion Hazard Report**, treating the site as **AS 2870 Class P**, and providing **engineer-civil footing design** to achieve tolerable risk without reliance on specific coastal protection works.

7. Flood-Prone Areas – C12.0 Flood-Prone Areas Hazard Code

The **updated site plan overlays Council's flood extent** for clarity. The **building footprint and rear deck are wholly outside the mapped flood-prone hazard area**. No fill is proposed and finished levels will **maintain existing overland flow paths**.

Outcome: C12 does not apply to the development area. No performance response is required.

8. Stormwater SAP – BRE-S2 (Break O'Day LPS)

The development is **capable of connecting to the public stormwater system – A1(a)** pathway. The legal point of discharge will be confirmed through Council's Works referral. If any alternative is required, a performance solution consistent with the **State Stormwater Strategy 2010** will be provided and coordinated with the C7 response.

9. Airport Obstacle Limitation Area

The dwelling will remain within the standard residential height envelope. No masts, reflective structures or bird-attracting features are proposed. **No OLS penetration** is anticipated.

10. Documents submitted

- Updated **Site Plan** (setbacks, no fill, deck < 1.0 m above natural ground level, flood overlay shown, stormwater concept, compliance notes)
- Updated **Elevations and Sections** (including East Elevation with natural ground clearly identified)
- **Schedule of Easements** (current)
- This **Planning Compliance Statement**

11. Conclusion

The proposal **meets the Acceptable Solutions** of the **General Residential Zone Clause 8.4** and **C2 Parking**, addresses **C7 Natural Assets** with a clear avoid–minimise approach and **no new point discharge** to the waterway, is **exempt from C10 at planning**, and is **wholly outside the mapped flood-prone hazard area**, so **C12 does not apply**. Stormwater will **connect to Council infrastructure** at the legal point of discharge in accordance with **BRE-S2**.

On this basis, the application **complies with the planning scheme at the planning stage** without reliance on performance pathways, and is suitable for approval.