

Development Applications

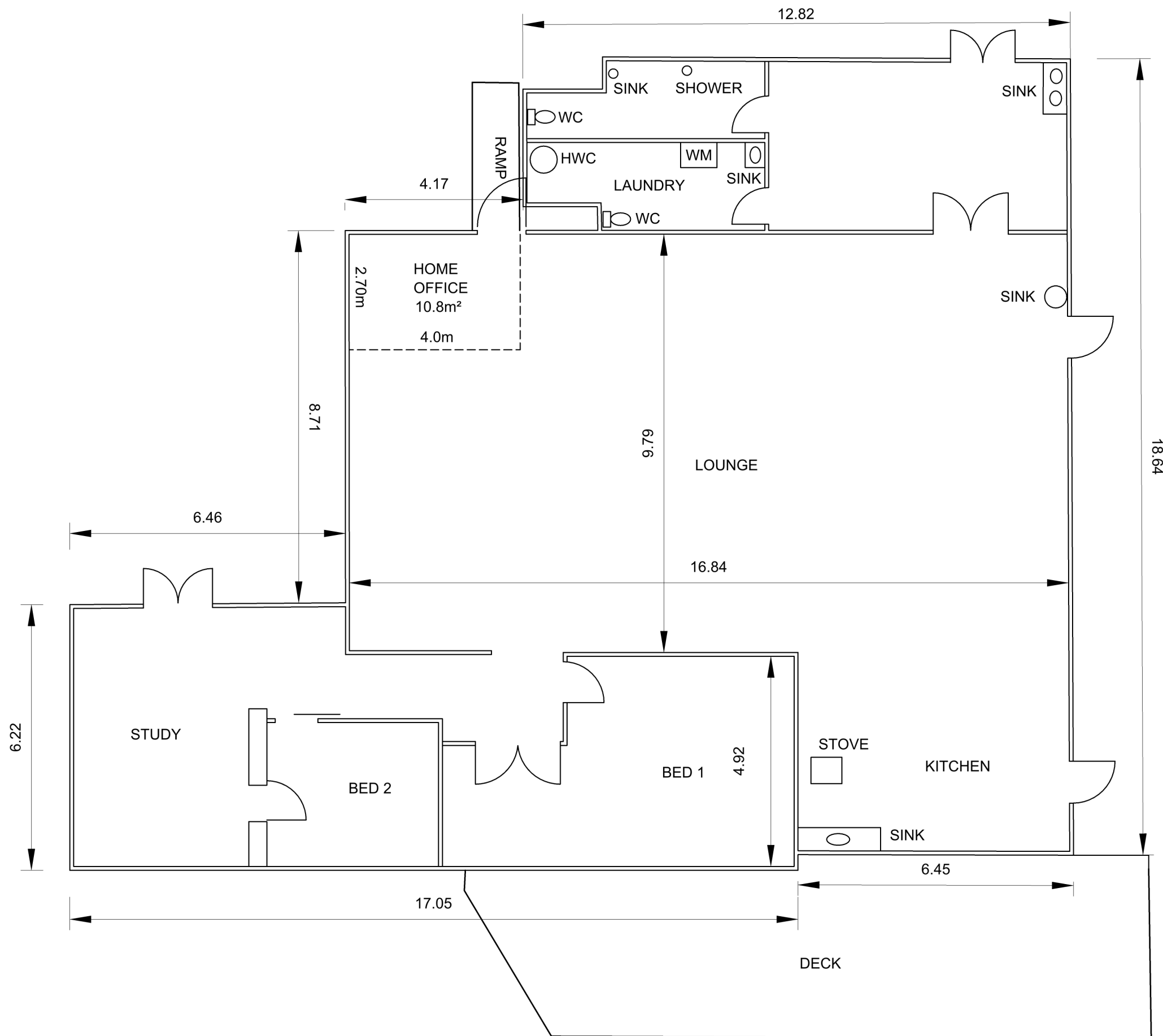
Notice is hereby given under Section 57(3) of the *Land Use Planning & Approvals Act 1993* that an application has been made to the Break O' Day Council for a permit for the use or development of land as follows:

DA Number	DA 2025 / 00174
Applicant	Woolcott Land Services
Proposal	Residential - Change of Use (Factory to Dwelling)
Location	18 Medeas Cove Esplanade, 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 18th October 2025 **until 5pm Friday 31st October 2025**.

John Brown
GENERAL MANAGER

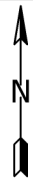


Notes:

- THIS PLAN PREPARED FOR PLANNING & BUILDING APPROVAL ONLY. NOT TO BE USED FOR ANY OTHER PURPOSES.

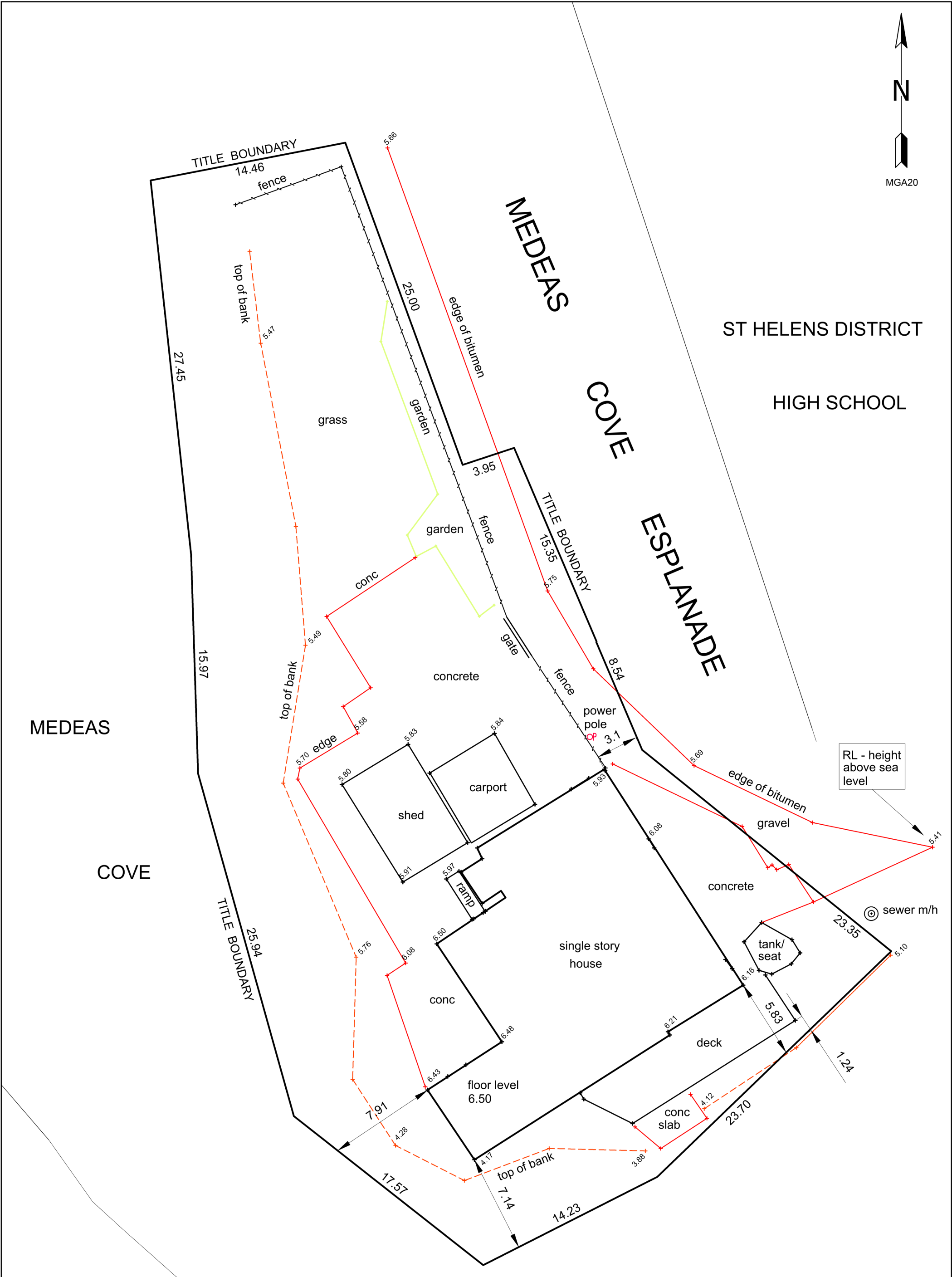
FLOOR PLAN

18 MEDEAS COVE ESP ST HELENS
ST HELENS, CT 147502



10 Goodman Court Invermay TAS 7248
PO Box 593 Mowbray Heights TAS 7248
Phone (03) 6332 3760
Fax (03) 6332 3764
Email: enquiries@woolcott.au

Job Number	
241101	
Drawn	File name
AJB	241101 floor plan 290525mga20.dwg
Date	Scale
29/05/25	1:100@A3
Edition	Sheet
V01	1/1

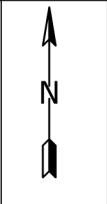


Notes:

- BOUNDARIES ARE COMPILED AND ARE APPROXIMATE AND SUBJECT TO SURVEY.

SITE PLAN

18 MEDEAS COVE ESP ST HELENS
ST HELENS, CT 147502



		10 Goodman Court Invermay TAS 7248 PO Box 593 Mowbray Heights TAS 7248 Phone (03) 6332 3760 Fax (03) 6332 3764 Email: enquiries@woolcott.au		Job Number 241101	
Drawn AJB	File name 241101 site plan ht 270525mga20.dwg	Date 27/05/25	Scale 1:250@A3	Edition V01	Sheet 1/1



September 2025

PLANNING REPORT

CHANGE OF USE TO INCLUDE RESIDENTIAL

18 Medeas Cove Esplanade ST HELENS



Prepared by
Woolcott Land Services Pty Ltd
ABN 63 677 435 924

© Woolcott Land Services Pty Ltd

The information contained in this document produced by Woolcott Land Services Pty Ltd is solely for the use of the Client for the purpose for which it has been commissioned and prepared and Woolcott Land Services Pty Ltd undertakes no duty to or accepts any responsibility to any third party who may rely upon this document.

All rights reserved pursuant to the Copyright Act 1968. No material may be copied or reproduced without prior authorisation.

Launceston

[Head office](#)

P 03 6332 3760
E enquiries@woolcott.au
A 10 Goodman Court Invermay
7250

St Helens

[East Coast office](#)

P 03 6376 1972
E admin@ecosurv.com.au
A 52 Cecilia Street St Helens
7216

www.woolcott.au

Job Number: 241101
Prepared by: Michelle Schleiger (michelle@woolcott.au)
(BUrbRegEnvPlan)
Town Planner

Rev.no	Description	Date
1	Review	
2	Draft	16 September 2025
3	Final	18 September 2025

References

Pitt & Sherry. 2011. *Georges Bay Coastal Inundation Vulnerability*. Break O' Day Council.
Roads and Maritime Services NSW. 2013. *Updated Traffic Surveys*. NSW State Government.
SGS Economics & Planning. 2012. "Tasmanian Coastal Climate Adaptation Pathways Project - Georges Bay."

Annexures

Annexure 1 Copy of Title plan and Folio text

Annexure 2 Site plan

Contents

1.	Introduction	5
2.	Subject site and proposal	5
2.1	Site details	5
2.2	Proposal	6
2.3	Subject site	6
3.	Zoning and overlays	12
3.1	Zoning.....	12
3.2	Overlays	12
4.	Planning Scheme Assessment	13
4.1	Zone assessment	13
4.2	Code Assessment	18
3.	Conclusion	21

1. Introduction

This report has been prepared in support of a planning permit application under Section 57 of the *Land Use Planning and Approvals Act 1993*.

Proposed development
Use – to include residential use to the existing building.

This application is to be read in conjunction with the following supporting documentation:

Document	Consultant
Floor Plan	Woolcott Land Services
Site Plan	Woolcott Land Services

2. Subject site and proposal

2.1 Site details

Address	18 MEDEAS COVE ESP ST HELENS TAS 7216
Property ID	2767512
Title	147502/1
Land area	2154m ²
Planning Authority	Break O' Day Council
Planning Scheme	Tasmanian Planning Scheme – Break O' Day (Scheme)
Easements	Schedule of easements includes drainage rights, bit they are not included to folio plan or text.
Application status	Discretionary application
Existing Access	Double wide from Medeas Cove Esplanade
Zone	General Business
General Overlay	Stormwater Management Specific Area Plan
Overlays	Low coastal erosion hazard band Airport obstacle limitation area Waterway and coastal protection area Flood-prone areas

	High coastal inundation hazard band
Existing development	Building and outbuildings
Existing services and infrastructure	
Water	Serviced
Sewer	Serviced
Stormwater	Serviced

2.2 Proposal

The proposal is to include residential use to the site. The building will be used as a residence with a home office. The home office is used to support a consultancy and a food service business in St Helens.

The site includes a building (to be used as a residence and home office), a car port and an outbuilding.

Previously the buildings have been associated with primary production (non-irrigated) (1980s) and then resource processing (food production) including storage. This included oyster shucking and then moved to live tanks (mid 2000s). There was a café at the site for a time, and there was retail trade for food products from the site; this ceased in 2018. Residential use, as ancillary to this primary use has been a part of the site over this time, but was not formalised under the Scheme of the day. The balance of residential and commercial use has changed and the use of the building as residential must be formalised.

The use of the building is now reduced to home office with no primary produce, food processing or food storage on the site. All food production and service takes place elsewhere. The home office is used for associated administration and as a consultancy.

2.3 Subject site

The site is a single lot of 2154m² accessed from Medeas Cove Esplanade. All buildings are existing and shown on the site plan provided and images included to this report.

Previous approvals under BA 049-2024 also include the existing building to the plans.



Figure 1 Aerial view of the subject site (Source: LIST)

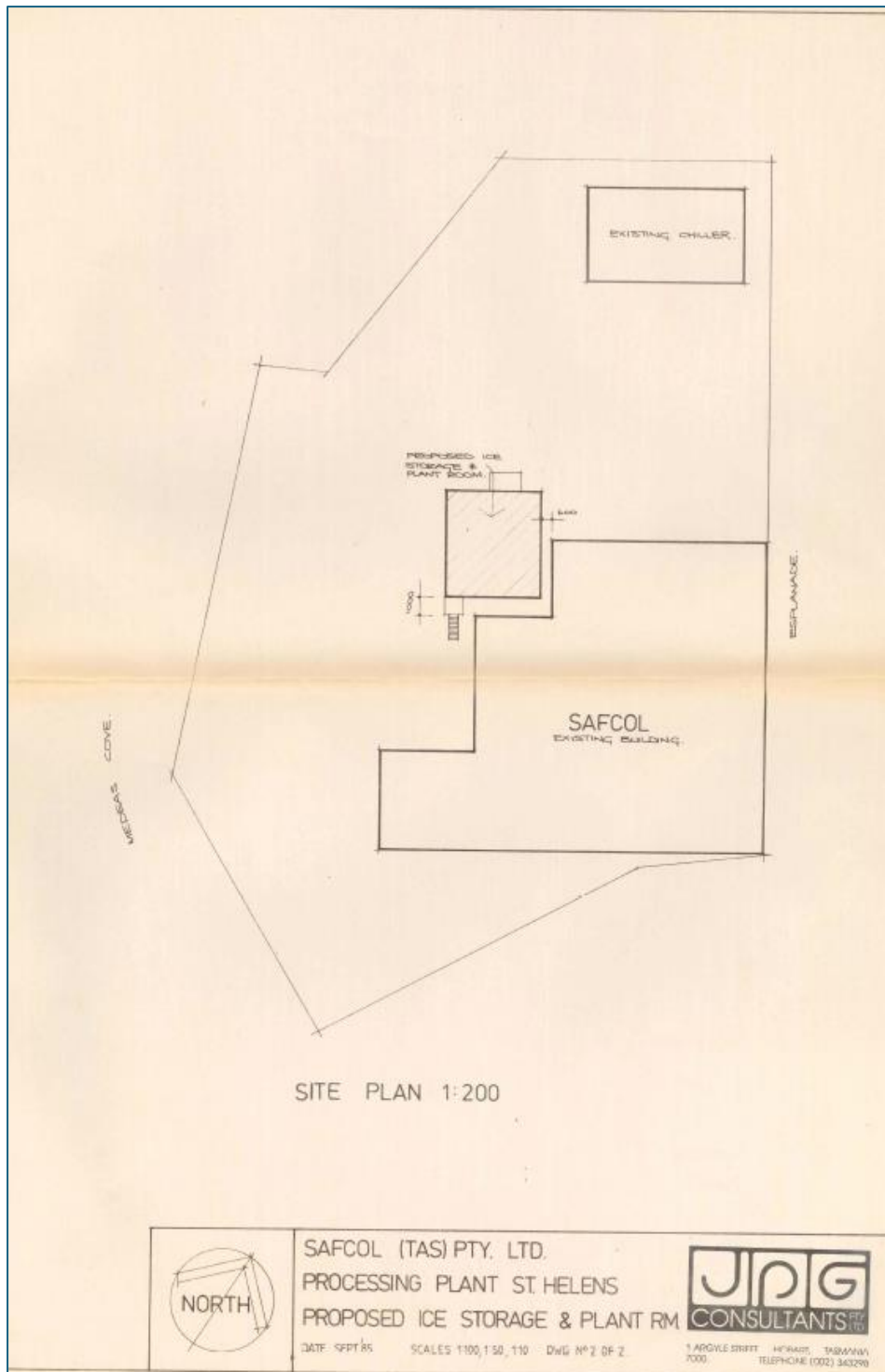


Figure 2 Approved plans for cold storage issued for previous use, 1985

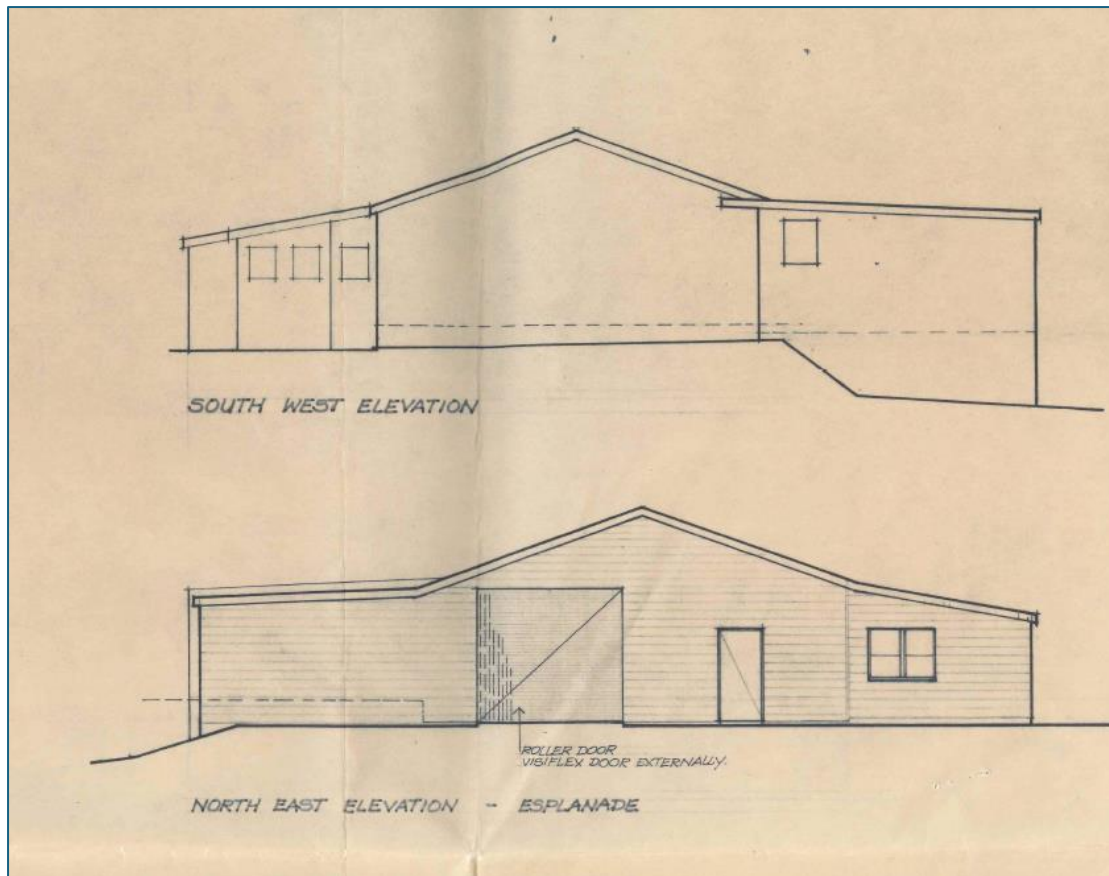


Figure 4 Front (North east) elevation according to approved plans for renovation to an existing building - processing plant 1983



Figure 3 Front (North east) elevation current

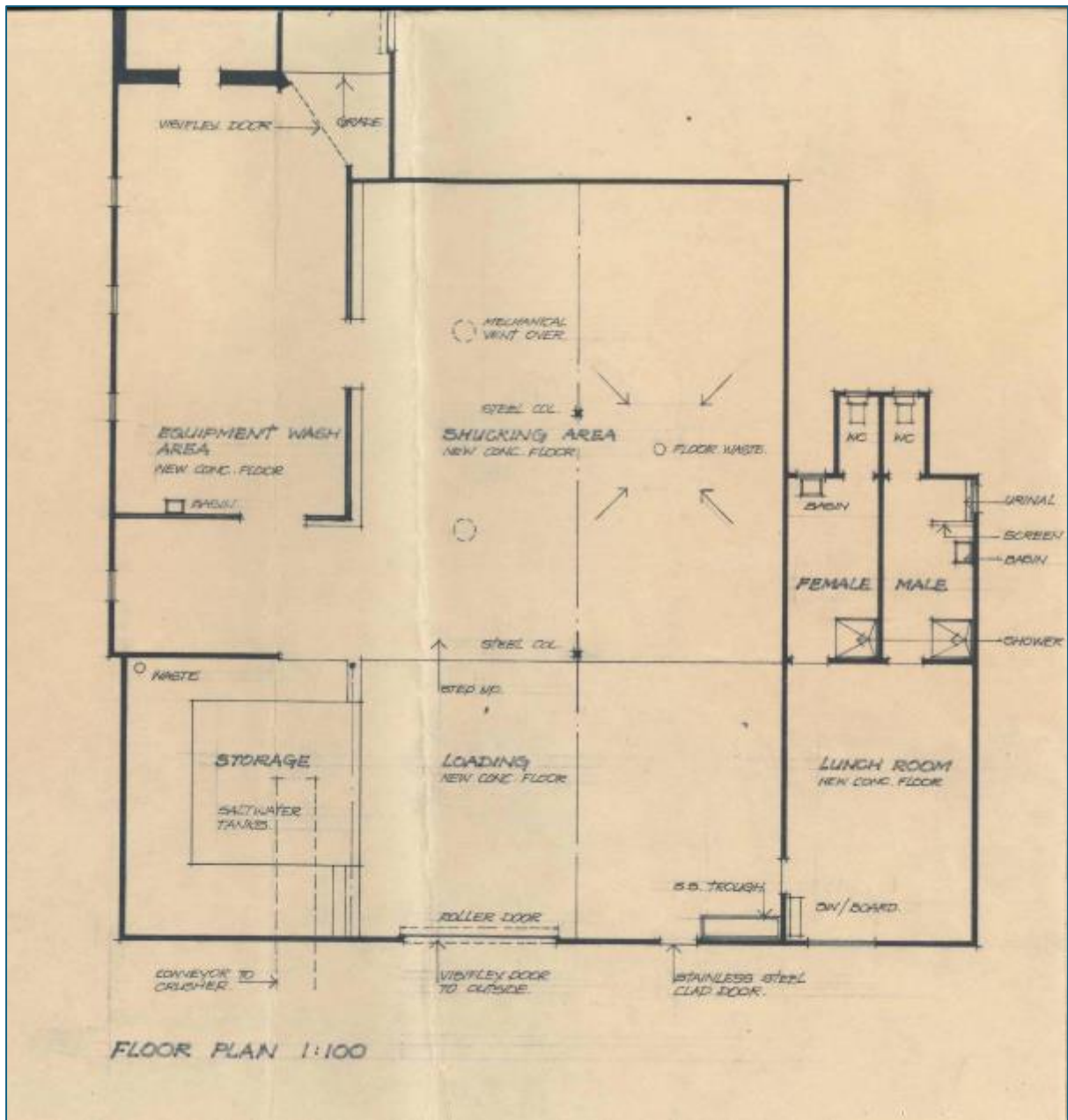


Figure 5 Floor plan according to approved plans for renovation to an existing building - processing plant 1983

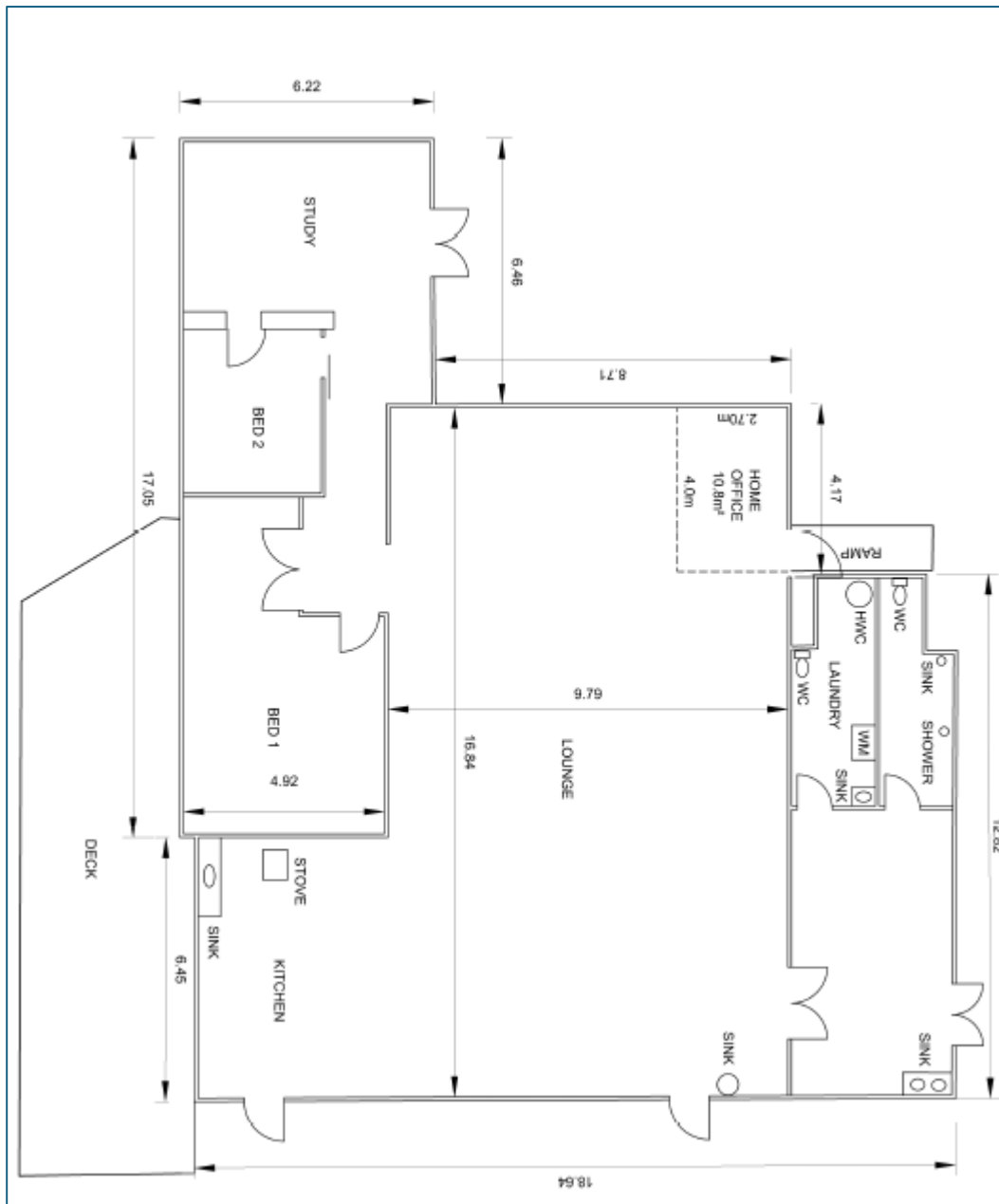


Figure 6 Floor plan current

3. Zoning and overlays

3.1 Zoning

The site is zoned General Business under the Scheme.

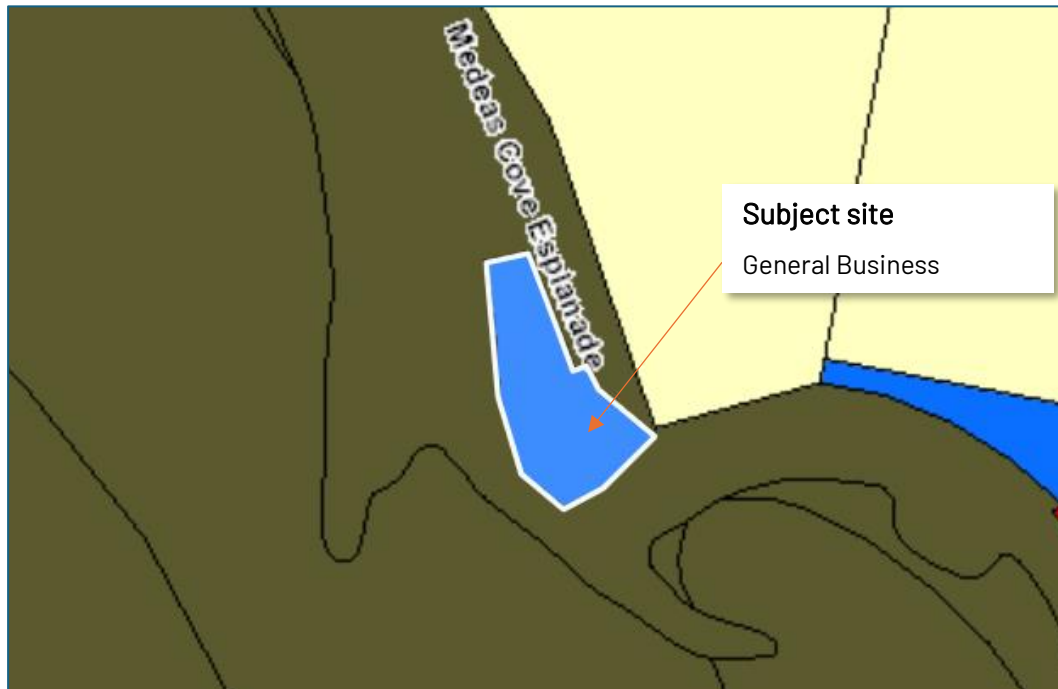


Figure 7 Zoning of the subject site and surrounding area (Source: LIST)

3.2 Overlays

The subject site is subject to the Low coastal erosion hazard band, Airport obstacle limitation area, Waterway and coastal protection area, Flood-prone areas, Bushfire prone areas (red hatch) and the High coastal inundation hazard band overlays.

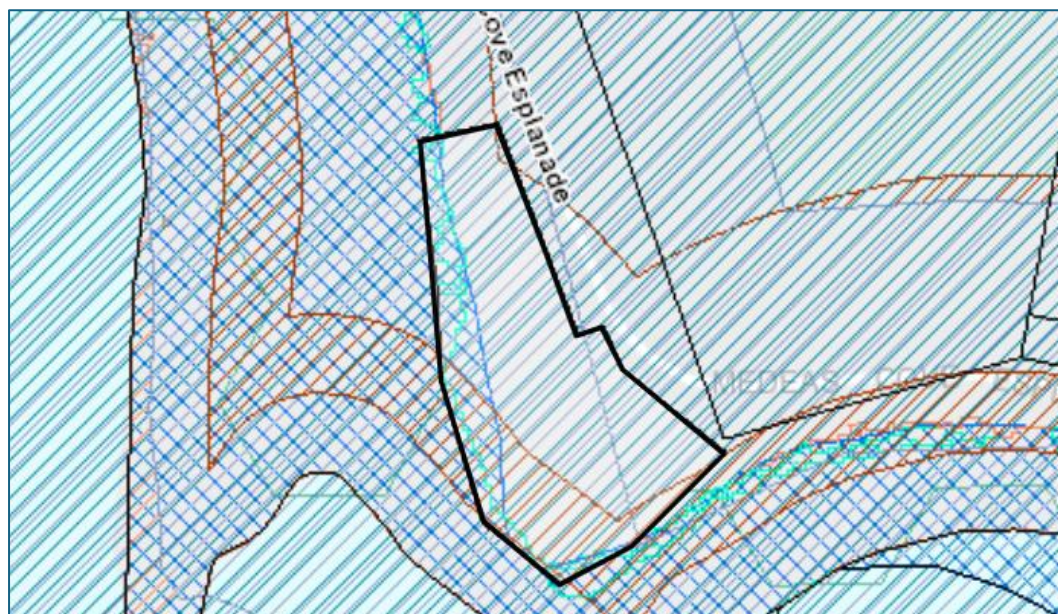


Figure 8 Overlays affecting the subject site (Source: LIST)

The Stormwater Management Specific Area Plan applies.



Figure 9 Showing the area of the Specific Area Plan (Source: LIST)

4. Planning Scheme Assessment

4.1 Zone assessment

BRE-S2.0 Stormwater Management Specific Area Plan

BRE-S2.7 Development Standards for Buildings and Works

No buildings and works are proposed. The Code does not apply.

15.0 General Business Zone

15.1 Zone Purpose

- | | |
|--------|--|
| 15.1.1 | To provide for business, retail, administrative, professional, community, and entertainment functions within Tasmania's main suburban and rural centres. |
| 15.1.2 | To ensure that the type and scale of use and development does not compromise or distort the activity centre hierarchy. |
| 15.1.3 | To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers. |
| 15.1.4 | To encourage Residential and Visitor Accommodation use if it supports the viability of the activity centre and an active street frontage is maintained. |

Response

The proposed brings residential use to the site within the existing building. The business use is predominantly administrative, and supports a food service business (elsewhere located) as well as a

consultancy. The business use is essentially a home based business and the person conducting the business will use the building as a principal place of residence. There will be no more than 2 workers on the site that do not reside there and there is no additional load on utility as there is no activity that requires more than a domestic load, being a home office. As there is no visitation to the site by the general public there is no distortion of the activity centre hierarchy.

The building will remain as is, with no development proposed. The building has minimal engagement with the public realm as it is not a high visitation space, and it is removed spatially from the main town centre or other areas of visitation. The use of the building as residential makes no impact to the viability of the activity centre for this reason.

8.2 Use Table

No Permit Required	
Residential	If for a home based business
Permitted	
Residential	If:
	(a) located above ground floor level (excluding pedestrian or vehicular access) or to the rear of a premises; and
	(b) not listed as No Permit Required.
Discretionary	
Residential	If not listed as No Permit Required or Permitted.

Response

The proposed Use is a *Discretionary* Use as there is no residential use already applied to the site to include home business. The residential use is proposed to be included to the existing use of the site. The existing use of the site supports the food service which is at a different location. No food service or processing takes place at the subject site.

15.3 Use Standards

15.3.1 All uses

Objective			
That uses do not cause an unreasonable loss of amenity to residential zones.			
Acceptable Solutions		Performance Criteria	
A1	Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation, Residential, Utilities or Visitor Accommodation, on a site within 50m of a	P1	Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation, Residential, Utilities or Visitor Accommodation, on a site within

General Residential Zone or Inner Residential Zone, must be within the hours of: a) 7.00am to 9.00pm Monday to Saturday; and b) 8.00am to 9.00pm Sunday and public holidays.	50m of a General Residential Zone or Inner Residential Zone, must not cause an unreasonable loss of amenity to the residential zones having regard to: a) the timing, duration or extent of vehicle movements; and b) noise, lighting or other emissions.
--	---

Response

A1 The acceptable solution is achieved as residential use is excluded.

A2 External lighting for a use, excluding Natural and Cultural Values Management, Passive Recreation, Residential or Visitor Accommodation, on a site within 50m of a General Residential Zone or Inner Residential Zone, must: a) not operate within the hours of 11.00pm to 6.00am, excluding any security lighting; and b) if for security lighting, must be baffled so that direct light does not extend into the adjoining property in those zones.	P2 External lighting for a use, excluding Natural and Cultural Values Management, Passive Recreation, Residential or Visitor Accommodation, on a site within 50m of a General Residential Zone or Inner Residential Zone, must not cause an unreasonable loss of amenity to the residential zones, having regard to: a) the level of illumination and duration of lighting; and b) the distance to habitable rooms of an adjacent dwelling.
---	--

Response

A2 The acceptable solution is achieved as residential use is excluded.

A3 Commercial vehicle movements and the unloading and loading of commercial vehicles for a use, excluding Emergency Services, Residential or Visitor Accommodation, on a site within 50m of a General Residential Zone or Inner Residential Zone, must be within the hours of: a) 7.00am to 9.00pm Monday to Saturday; and b) 8.00am to 9.00pm Sunday and public holidays.	P3 Commercial vehicle movements and the unloading and loading of commercial vehicles for a use, excluding Emergency Services, Residential or Visitor Accommodation, on a site within 50m of a General Residential Zone or Inner Residential Zone, must not cause an unreasonable loss of amenity to the residential zones, having regard to: a) the time and duration of commercial vehicle movements; b) the number and frequency of commercial vehicle movements; c) the size of commercial vehicles involved; d) manoeuvring required by the commercial vehicles, including the amount of reversing and associated warning noise; e) any noise mitigation measures between the vehicle movement areas and the residential zone; and f) potential conflicts with other traffic.
---	--

Response

A3 The acceptable solution is achieved as residential use is excluded.

15.3.2 Discretionary uses

Objective	
That uses listed as Discretionary do not compromise or distort the activity centre hierarchy.	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1 A use listed as Discretionary must: a) not cause an unreasonable loss of amenity to properties in adjoining residential zones; and b) be of an intensity that respects the character of the area.

Response

- P1 The performance criteria apply.
- a. There are no adjoining residential zones.
 - b. The residential use will be confined to the lot and is in an existing building. The residential use is not anticipated to be out of character of the area for these reasons.

A2 No Acceptable Solution.	P2 A use listed as Discretionary must not compromise or distort the activity centre hierarchy, having regard to: a) the characteristics of the site; b) the need to encourage activity at pedestrian levels; c) the size and scale of the proposed use; d) the functions of the activity centre and the surrounding activity centres; and e) the extent that the proposed use impacts on other activity centres.
----------------------------	---

Response

- P2 The performance criteria apply. The use of residential applied to the site is not anticipated to distort the activity centre hierarchy.
- a. The site has existing buildings that have previously been used for processing and sale of seafood and storage. The site is no longer used for visitation by the public and does not encourage this. The site is spatially removed from the central retail and service centre of St Helens.
 - b. The site is not conducive to pedestrian activity and there is little pedestrian infrastructure. Historically, this has not been encouraged.
 - c. The size and scale of the buildings will not change – there is no development proposal. The residential use is commensurate to the existing building.

- d. The site is more than 500m distant from the main street, or activity centre, and approximately 300m distant from Marina Parade, which also encourages visitation. The subject site has previously included visitation and trade, but this is now ceased.
- e. The residential use of the site will not have an impact on the activity centres. The business use is discrete and does not encourage visitation outside of the activity areas.

15.3.3 Retail impact

Objective	
That retail uses do not compromise or distort the activity centre hierarchy.	
Acceptable Solutions	Performance Criteria
A1 The gross floor area for Bulky Goods Sales and General Retail and Hire uses must be not be more than 3,500m ² per tenancy.	P1 Bulky Goods Sales and General Retail and Hire uses must not compromise or distort the activity centre hierarchy, having regard to: a) the extent that the proposed use improves and broadens the commercial or retail choice with the area; b) the extent that the proposed use impacts on other activity centres; and c) (c) any relevant local area objectives contained within the relevant Local Provisions Schedule.

Response

Not applicable.

15.4 Development Standards for Buildings and Works

No development is proposed.

4.2 Code Assessment

C2.0 Parking and Sustainable Transport Code

C2.5 Use Standards

C2.5.1 Car parking numbers

Response

- A1 The acceptable solution is achieved. The use requires two car parking spaces. The site has seven car parking spaces allocated – as according to previous approvals.

C2.6 Development standards for buildings and works

No development is proposed.

C7.0 Natural Assets Code

C7.5 Use Standards

C7.5.1 There are no use standards in this code.

C7.6 Development Standards for Buildings and Works

Response

No development is proposed.

C10.0 Coastal Erosion Hazard Code

C10.5 Use Standards

C10.5.2 Uses located within a non-urban zone and within a low or medium coastal erosion hazard band

Response

- P1 The performance criteria apply. The objective of the standard is that a tolerable risk can be achieved from coastal erosion.
- The use is proposed to an existing building which was already existing in 1983 (when a permit was issued for renovations to an existing building) (previous history to the building is not known). As there is no development proposed, and the building will be used in a way that is lower in activity (compared to a processing plant, as according to the approval from 1983) there is no increase in risk from coastal erosion.
 - For the reasons mentioned above, there is no specific hazard reduction measures proposed.
 - The proposed use does not increase a risk to public infrastructure or reliance on coastal protection works. The proposal includes no development (buildings and works) and no increase in activity on the site. The proposed inclusion of residential use to the site is

relatively passive and is contained to the site. It does not increase activity, works or infrastructure associated with the coast.

- d. No further advice has been sought due to the nature of the proposal. The site has existing use and development and this proposal seeks the inclusion of residential use to the site. Residential use is not considered to create an amplification of any existing risk. The development has been on the site for many years without detriment; this demonstrates the lack of risk.
- e. No further advice has been sought.

C10.5.3 Critical use, hazardous use or vulnerable use

Response

Not applicable.

C10.5.4 Uses located within a coastal erosion investigation area

Response

Not applicable

C10.6 Development Standards for Buildings and Works

No buildings and works are proposed.

C11.0 Coastal Inundation Hazard Code

The building (for habitation) is not within the overlay area – the code does not apply.

C12.0 Flood-Prone Areas Hazard Code

C12.5 Use Standards

C12.5.1 Uses within a flood-prone hazard area

Response

- P1.1 The proposal includes the inclusion of residential use to the building. The code applies to use (and development) of the land within a flood prone hazard area; (a) shown on an overlay map in the relevant Local Provisions Schedule, as within a flood-prone hazard area; or, (b) identified in a report for the purposes of C12.2.3).

The applicable standard seeks the achievement of tolerable risk from flood.

The overlay is shown as affecting the lot but not the dwelling. The overlay is presumed to be applied according to detailed mapping developed through the Tasmanian Coastal Adaption Pathways Project – Georges Bay 2012 (SGS Economics & Planning 2012) and the Georges Bay Inundation Vulnerability Study 2011 (Pitt & Sherry 2011).

The SES website for Tasmanian strategic flood maps says,

Where available, people should use maps from local council flood studies. They typically have more local detail.

The Tasmanian Strategic Flood Maps provide a broad, regional scale understanding of flood risk across the state. Local council flood studies focus on specific areas. They often

- use more locally specific data*
- provide a higher level of detail.¹*

The SES mapping considers impacts from climate change, however, the SES also point out that;

The flood maps cannot precisely predict the extent of future flood events. Flood extents can differ due to

- Uneven rainfall across a river catchment*
- River levels and soil moisture before the event*
- Snow melt and tide.*

Every flood event is different. The flood maps indicate which areas are more likely to flood².

It is therefore, appropriate to rely on the overlay included to the Local Provisions Schedule of Break O' Day for the purpose of this application.

Given the area of risk shown by the overlay the building can achieve a tolerable risk because:

- a. The building has a floor level of 6.5mAHD, which is above the level of the top of the bank.

The flood risk area generally follows the contours of the bank (which are shown on the site plan). The house is set at a higher level than these contours. Further, the access and road (Medeas Cove Esplanade) are not included in the overlay, which presumably allows safe evacuation in the event that the river bank is breached. This scenario presents a tolerable risk to people.

As the building is existing, and has been for some time, the risk to property is understood by previous events. The current owners were present during the record breaking 2011 flood event and the lesser 2024 event and can testify that no inundation occurred on the property and the buffer remaining was evidently considerable. Many properties suffered flooding issues by these events and also many access routes and infrastructure were impacted.

- b. No further advice has been sought as the standard refers to a 'building' and the overlay does not encroach on the building, only the land.

¹ <https://www.ses.tas.gov.au/floodmaps/>

² <https://www.ses.tas.gov.au/floodmaps/>

-
- c. The mapping and information available from Council and the State has been considered in this response.

P1.2 A flood hazard report has not been sourced for the purpose of this application.

- a. An increase from flood risk (such as that indicated by the SES 1%AEP Hazard Riverine Flooding (Climate Change) show that the property can be evacuated, noting that the pixelated imagery does not allow for detailed contours of the land.
- b. No flood protection measures are proposed or anticipated at this time.

C16.0 Safeguarding of Airports Code

C16.4 Use or Development Exempt from this Code

C16.4.1 The following use or development is exempt from this code:

- (a) development that is not more than the AHD height specified for the site of the development in the relevant airport obstacle limitation area.

Response

The listed height is 86.5m. The code does not apply.

3. Conclusion

This application is to include residential use to the existing development and in conjunction with the existing use (as previously approved). In this way, the building will be used as a home based business without extinguishing previous use rights. The proposed creates no detriment to the site or surrounding use and development and is in accord with the provisions of the Scheme. A planning permit is sought from Council.