

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 / 00180
Applicant	Spectura Studio
Proposal	Residential - Construction of a Dwelling with Attached Deck and Separate Carport
Location	8 Archie Court, St Helens (CT185214/35)

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 5th September, 2026 **until 5pm Friday 18th September, 2026.**

John Brown
GENERAL MANAGER

SHEET No.	DRAWING TITLE	ISSUE	DATE
A00	Cover Sheet	A.1	28/08/2026 9:04 AM
A01	Site Plan	A.1	28/08/2026 9:04 AM
A02	Floor Plan	A	19/08/2026 12:26 PM
A03	Elevations	A.1	28/08/2026 9:04 AM
A04	Sections	A	19/08/2026 12:26 PM
A05	Glazing Schedule	A	19/08/2026 12:26 PM

Development Application

Issue: A.1 - Development Application - LGA RFI

CHANGE LIST			
ID	NAME	LAST MODIFIED	STATUS
Ch-01	5kl Watertank Added	28/08/2026 8:58 AM	Transmitted
Ch-02	Carport front setback dimension shown	28/08/2026 9:03 AM	Transmitted



Scale 1:200

Areas:

Carport: 33.00m²
Dwelling: 140.00m²
Deck: 43.50m²
Total Building Footprint: 216.50m²

Site Area: 843m²
Site Coverage: 25.7%

NOTE:

ALL DIMENSIONS TO BE VERIFIED
ONSITE BY BUILDING CONTRACTOR
AND PHYSICALLY LOCATE ALL
UNDERGROUND SERVICES AND
THEIR LOCATION IN RELATION TO
PROPOSED WORKS.
WRITTEN DIMENSIONS
PREFERENCED OVER SCALED
DIMENSIONS.
DISCREPANCIES TO BE REFERRED TO
THE BUILDING DESIGNER BEFORE
PROCEEDING.

ISSUE LIST

Issue	Description	Date
SK1	Concept Development	19/01/2026
SK2	Concept Development	31/01/2026
Sk3	Concept Finalisation	14/08/2026
A	Development Application	19/08/2026
A.1	Development Application - LGA RFI	28/08/2026

PROJECT

Proposed Dwelling & Carport

PROJECT ADDRESS:

185214/35
8 Archie Court St Helens TAS 7216

CLIENT

Latham

SHEET SIZE A3

A01



Site Plan

SCALE: 1:200

PROJECT NUMBER: A234



SPECTURA STUDIO
www.spectura.com.au
P: 0423 250 079
E: admin@spectura.com.au
QBCC: 15158346
CBOS: 964058515

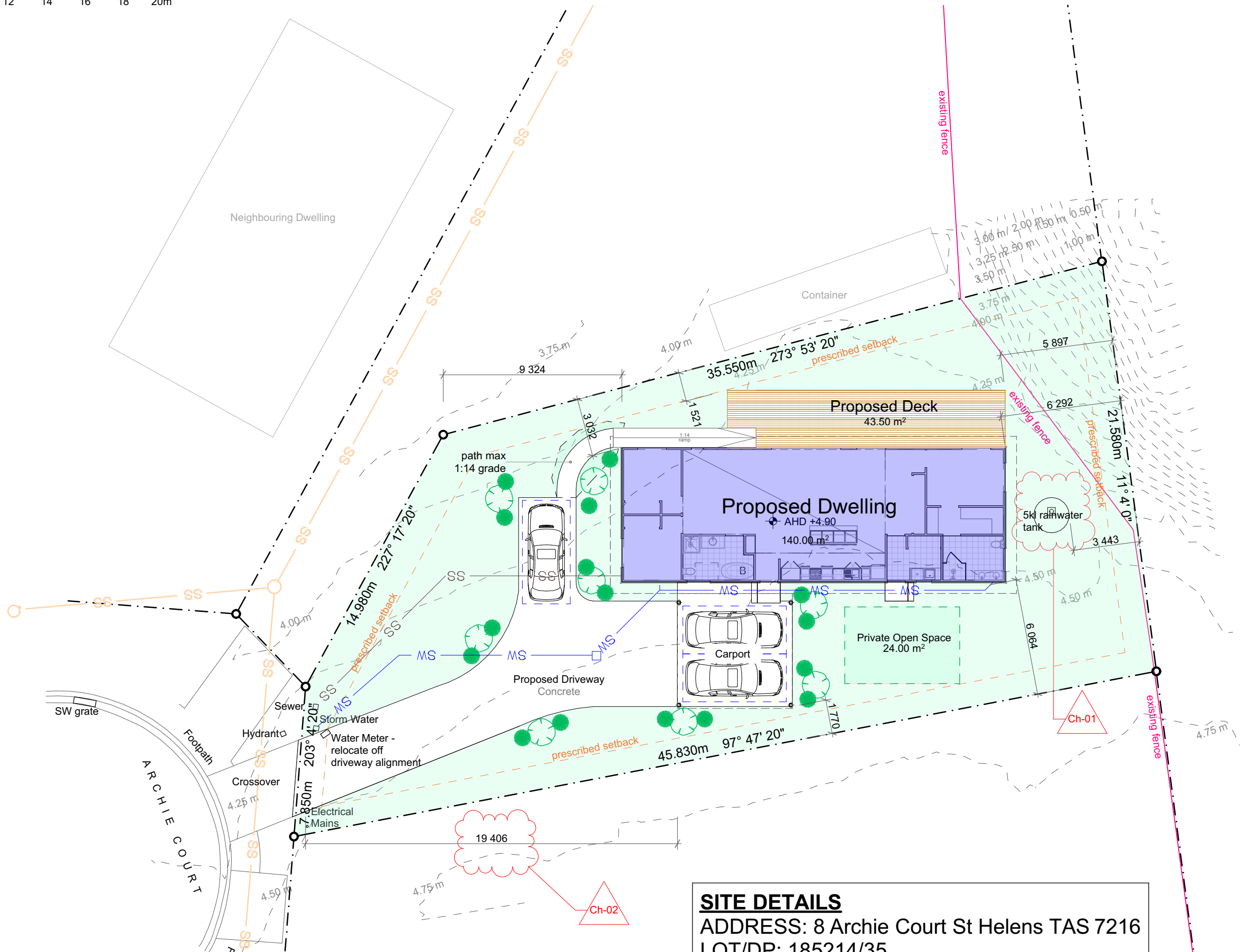
DRAWN BY:
MP, BP, LH
CHECKED BY:
MP

DATE:
Friday, 28 August
2026

BDA&T: 6521

Proposed Site Plan

Scale 1:200 @ A3



SITE DETAILS

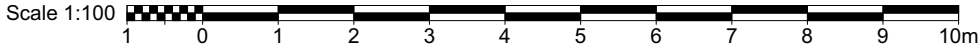
ADDRESS: 8 Archie Court St Helens TAS 7216

LOT/DP: 185214/35

COUNCIL: Break O'Day Council

ZONING: General Residential

SITE AREA: 843m²



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PROJECT
Proposed Dwelling & Carport

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8 Archie Court St Helens TAS 7216

CLIENT
Latham

SHEET SIZE A3

A02

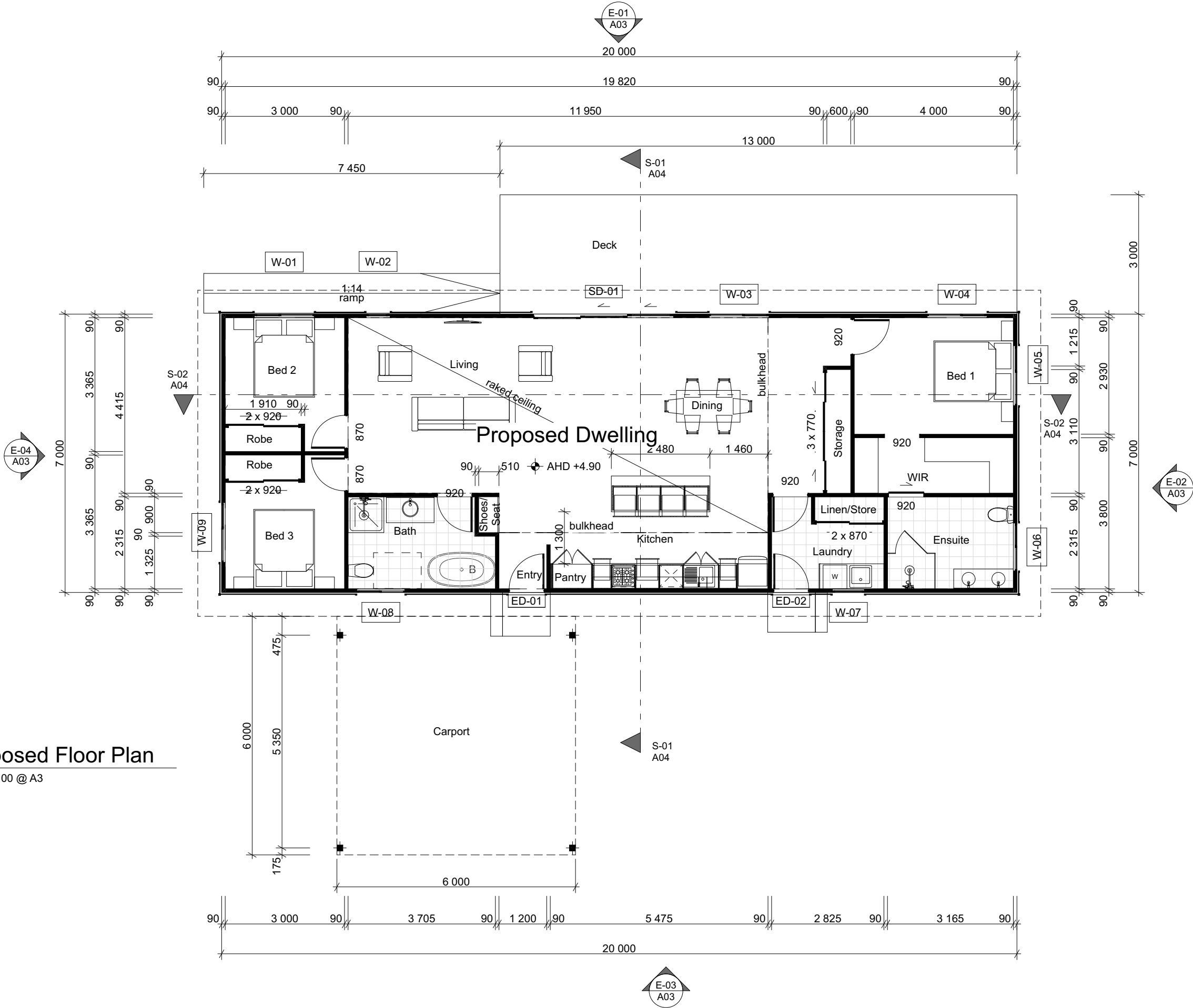
Floor Plan
SCALE: 1:100
PROJECT NUMBER: A234

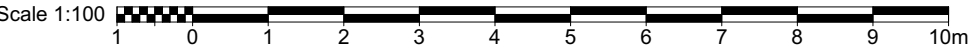
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Proposed Floor Plan

Scale 1:100 @ A3





NOTE:
Heights indicated on elevation storey levels are shown to the Australian Height Datum (AHD).

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Latham

SHEET SIZE A3

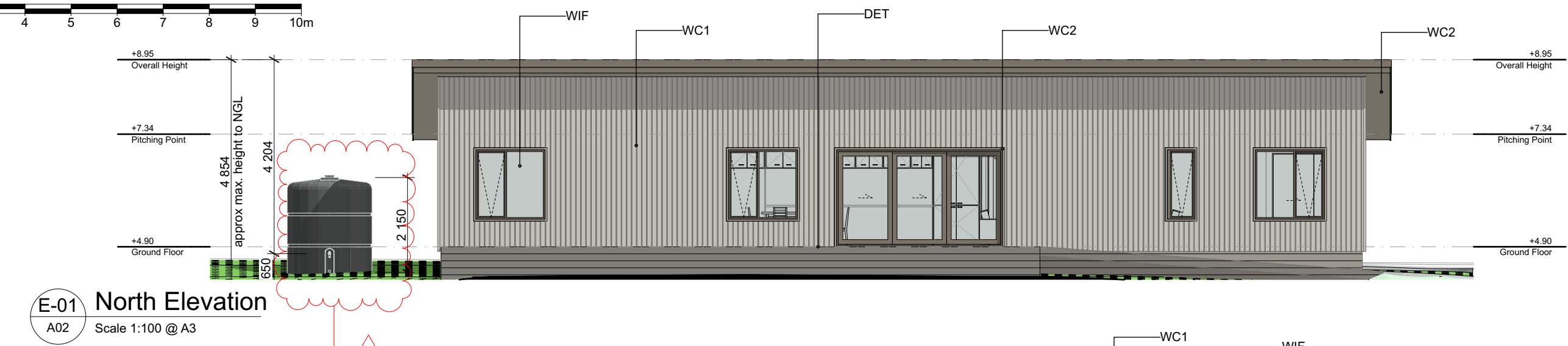
A03

Elevations
SCALE: 1:100
PROJECT NUMBER: A234



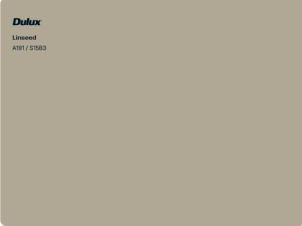
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Dulux Pipe Clay

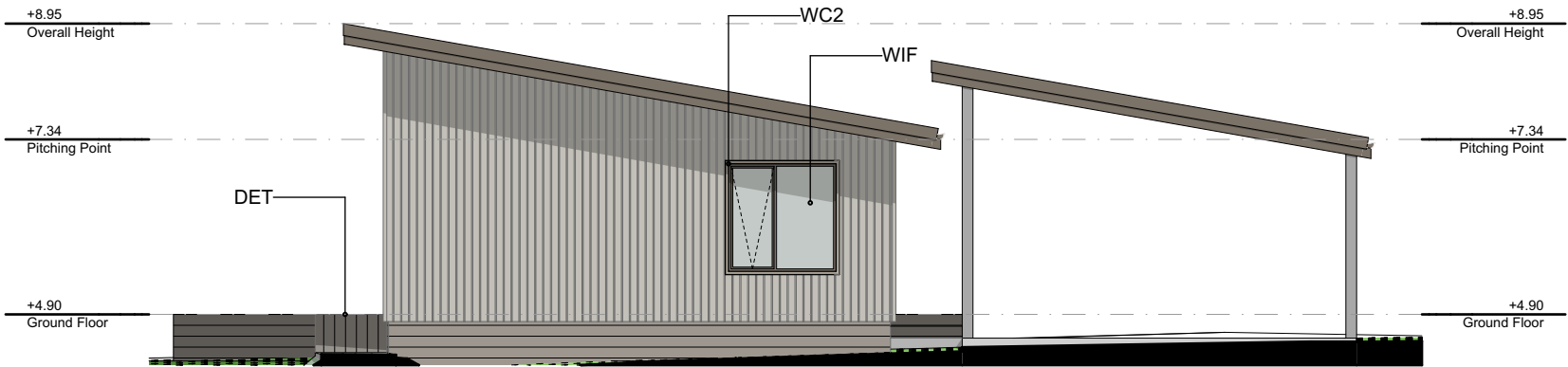
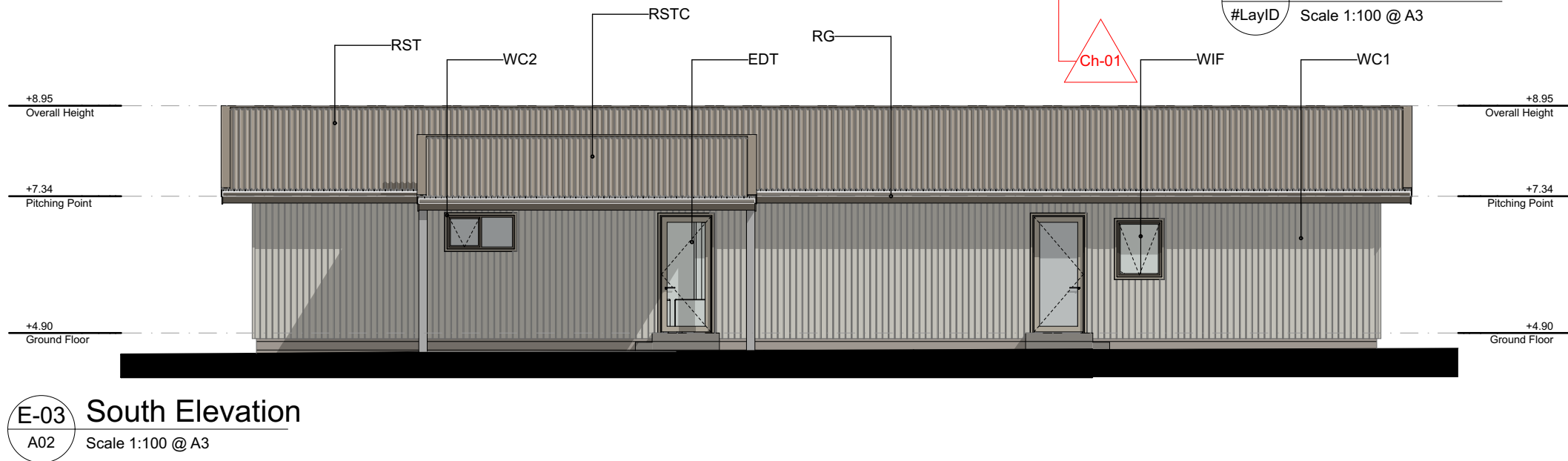
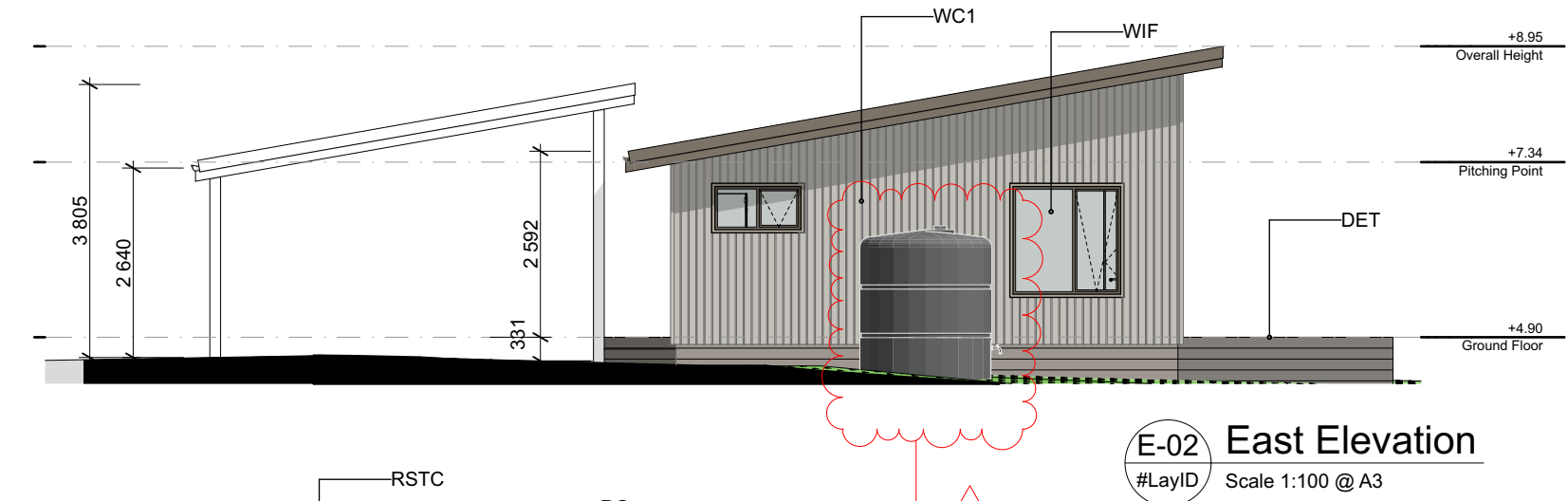


Dulux Linseed

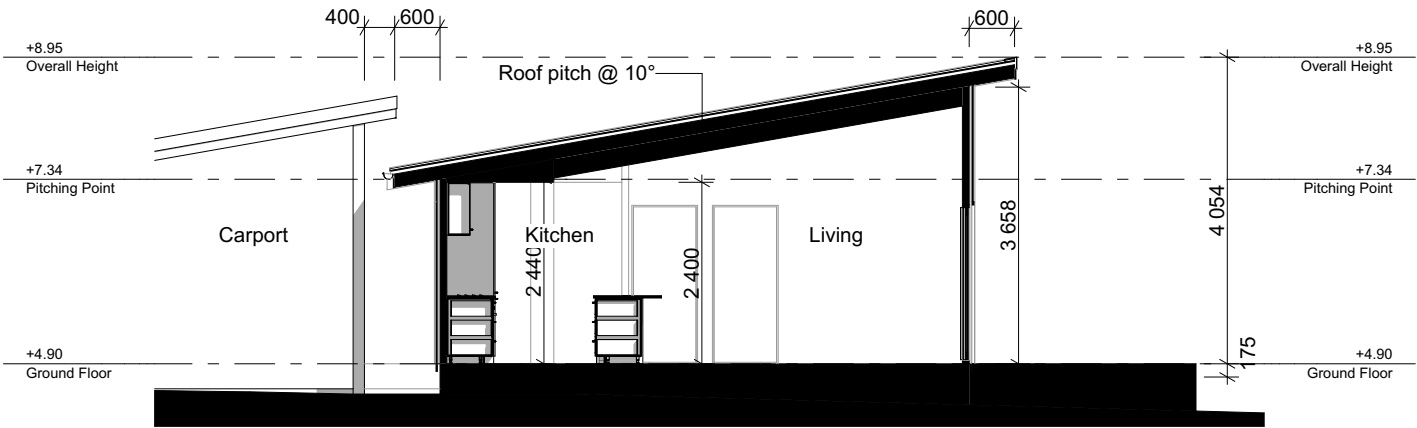
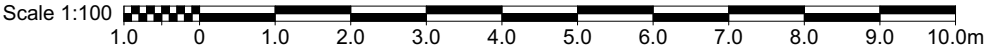


Colorbond Jasper

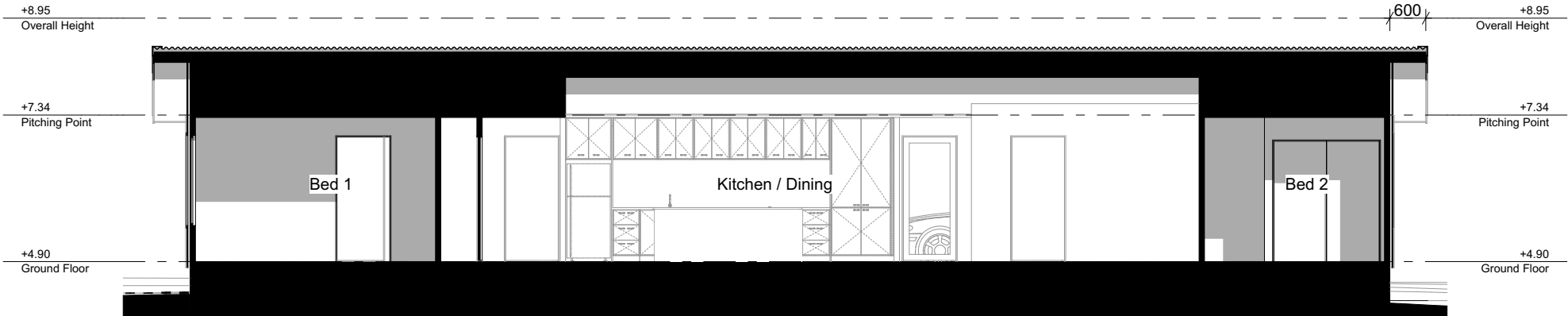
Item		Note	Details
DET	Timber Decking	Decking	140mm x 19mm dressed decking planks
EDT	Entry Door	Glazed entry door	Finish to specification
RG	Roof - Gutter	0.55BMT Flashing to Match Roof Sheet	Minimum dimensions: 125mm wide 60mm deep
RST	Roof - Corrugate	Corrugate roof sheet profile. 10° pitch	Finish: Colorbond Jasper
RSTC	Carport Roof - Corrugate	Corrugate roof sheet profile. 10° pitch	Finish: Colorbond Jasper
WC1	Hardies Axon	Hardies 133mm Axon Cladding	Dulux exterior grade paint. Colour - Pipe Clay
WC2	Eaves & Trims	Eaves, window and door openings, trims etc	Dulux exterior grade paint. Colour - Linseed
WIF	Glazed Doors & Windows	Aluminium framed double glazed windows	Finish: to match Colorbond Jasper



E-04 West Elevation
A02 Scale 1:100 @ A3

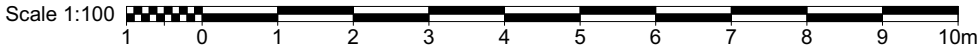


S-01 Section A
A02 Scale 1:100



S-02 Section B
A02 Scale 1:100

PROJECT NUMBER: A234		ISSUE LIST			PROJECT Proposed Dwelling & Carport	A04	NOTE: ALL DIMENSIONS TO BE VERIFIED ONSITE BY BUILDING CONTRACTOR AND PHYSICALLY LOCATE ALL UNDERGROUND SERVICES AND THEIR LOCATION IN RELATION TO PROPOSED WORKS. WRITTEN DIMENSIONS PREFERRED OVER SCALED DIMENSIONS. DISCREPENCIES TO BE REFERRED TO THE BUILDING DESIGNER BEFORE PROCEEDING.
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	DATE: Friday, 28 August 2026	A	Development Application	19/08/2026			
	BDA&T: 6521						
					CLIENT Latham	Sections	
						SCALE: 1:100 PROJECT NUMBER: A234	



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PROJECT
Proposed Dwelling & Carport

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8 Archie Court St Helens TAS 7216

CLIENT
Latham

SHEET SIZE A3

A05

Glazing Schedule
SCALE:
PROJECT NUMBER: A234

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GLAZING SCHEDULE							
WINDOW ID	ED-01	ED-02	SD-01	W-01	W-02	W-03	W-04
NOMINAL HEIGHT	2 100	2 100	2 100	1 500	1 500	1 500	1 500
NOMINAL WIDTH	920	920	3 600	1 500	600	1 500	1 500
HEAD HEIGHT	2 100	2 100	2 100	2 100	2 100	2 100	2 100
FRAME							
GLAZING							
WINDOW AREA	1.93	1.93	7.56	2.25	0.90	2.25	2.25
ELEVATION							
DETAILS		Opaque glazing	Zero sill threshold required. Minimum opening clearance 850mm width				

GLAZING SCHEDULE						
WINDOW ID	W-05	W-06	W-07	W-08	W-09	
NOMINAL HEIGHT	1 500	600	1 000	600	1 500	
NOMINAL WIDTH	1 500	1 200	800	1 200	1 500	
HEAD HEIGHT	2 100	2 100	2 000	2 100	2 100	
FRAME						
GLAZING						
WINDOW AREA	2.25	0.72	0.80	0.72	2.25	25.81 m²
ELEVATION						
DETAILS				Opaque glazing		

Note:
Glazing to comply with AS1288-2021 - Glass in Buildings

Note:
External windows and glazed doors to comply with AS2047:2014 - Windows & external glazed doors in buildings

Proposed Single Dwelling

8 Archie Court, St Helens

TAS 7216



August 2026

LGA RFI 28/08/26



SPECTURA

STUDIO

BUILDING DESIGN

SPECTURA STUDIO
6 Sunrise Court Scamander
info@spectura.com.au
0423 250 079
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Subject site & locality

1.0 Introduction

This planning scheme response supports the development application for the proposed single dwelling, to be located at 8 Archie Court, St Helens. The proposed development is situated within the General Residential Zone as defined in the Tasmanian Planning Scheme - State Planning Provisions (SPPs).

2.0 Project Description

The project involves the construction/installation of a single dwelling and ancillary components including:

- Construction of a single occupancy residential dwelling
- Construction of a carport
- Construction of a concrete driveway

3.0 Planning Assessment

3.1 Compliance with the General Residential Zone

Objective:

The General Residential Zone aims to provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided, to provide for the efficient utilisation of available social, transport and other service infrastructure and to provide for non-residential use that primarily serves the local community and does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts. It also has provision to provide for Visitor Accommodation that is compatible with residential character.

Development Standards:

The proposal has been assessed against the development standards of the General Residential zone of the Tasmanian Planning Scheme and is intended to be read in conjunction with the scheme, with the responses to the following relevant clauses below. Any clause not referred to in this report has been seen as the proposed development complying with the related acceptable solution:

LGA RFI 28/08/26

All planning items meet the acceptable solution criteria for this section of the planning scheme.

3.2 Compliance with Overlay Codes

Development Standards:

The proposal has been assessed against the relevant overlay codes of the Tasmanian Planning Scheme and is intended to be read in conjunction with the scheme, with the responses to the following relevant clauses below. Any clause not referred to in this report has been seen as the proposed development complying with the related acceptable solution:

C7.0 Natural Assets Code

C7.6.1 – Buildings and works within a waterway and coastal protection area or a future coastal refugia area



Waterway and Coastal Protection Area Overlay

LGA RFI 28/08/26

C7.0 Natural Assets Code.

- **C7.6.1 – Buildings and works within a waterway and coastal protection area or a future coastal refugia area**

Performance Criteria

Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to:

- (a) impacts caused by erosion, siltation, sedimentation and runoff;

Response: Stormwater is to be ran to the point of discharge at the front of the allotment. Sediment fencing to be provided along the eastern boundary during construction works.

- (b) impacts on riparian or littoral vegetation;

Response: The proposed development is located in the buffer zone on relatively flat, cleared land – impact is seen as minimal.

- (c) maintaining natural streambank and streambed condition, where it exists;

Response: The proposed development is not located on a natural streambank or streambed.

- (d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;

Response: The proposed development is not located in the in-stream area of the waterway and is not seen as impacting in-stream habitats.

- (e) the need to avoid significantly impeding natural flow and drainage;

Response: The proposed development will not significantly impede natural flow and drainage.

- (f) the need to maintain fish passage, where known to exist;

Response: N/A.

- (g) the need to avoid land filling of wetlands;

Response: The proposed development does not involve any land filling within wetlands or adjacent buffer zones.

(h) the need to group new facilities with existing facilities, where reasonably practical;

Response: N/A.

(i) minimising cut and fill;

Response: The proposed development is located on level ground, with cut and fill essentially eliminated by means of design.

(j) building design that responds to the particular size, shape, contours or slope of the land;

Response: The building design of the proposed development responds appropriately to the size, shape and contours of the land.

(k) minimising impacts on coastal processes, including sand movement and wave action;

Response: N/A.

(l) minimising the need for future works for the protection of natural assets, infrastructure and property;

Response: The proposed development has considered future proofing in relation to the protection of natural assets by means of a small footprint and ecological impact.

(m) the environmental best practice guidelines in the *Wetlands and Waterways Works Manual*; and

Response: Best practice guidelines to be adhered to during the construction of the proposed development where applicable.

(n) the guidelines in the *Tasmanian Coastal Works Manual*.

Response: N/A.



Flood-prone Areas Overlay

C12.0 Flood-Prone Areas Hazard Code

- **C12.6.1 – Development within a scenic protection area**

Performance Criteria

Response: As seen in the overlay map above, the flood-prone area overlay code is only glancing the north-eastern boundary corner. No proposed development is being undertaken within the overlay area.

4.0 Conclusion

The proposed residential development at 8 Archie Court St Helens is seen as complying with the relevant provisions of the Tasmanian Planning Scheme for the General Residential Zone and applicable Code Overlays. The design and layout of the site have been carefully considered to ensure compatibility with the surrounding area and to meet the objectives of the zone.

We respectfully request that the planning authority grant approval for this development application.

Thank you,



Matthew Purves
Spectura Studio
CBOS Tas: 964058515