

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 / 00175
Applicant	Spectura Studio
Proposal	Residential – Construction of Secondary Residence and Attached Deck
Location	1 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 15th November 2025 **until 5pm Friday 28th November 2025.**

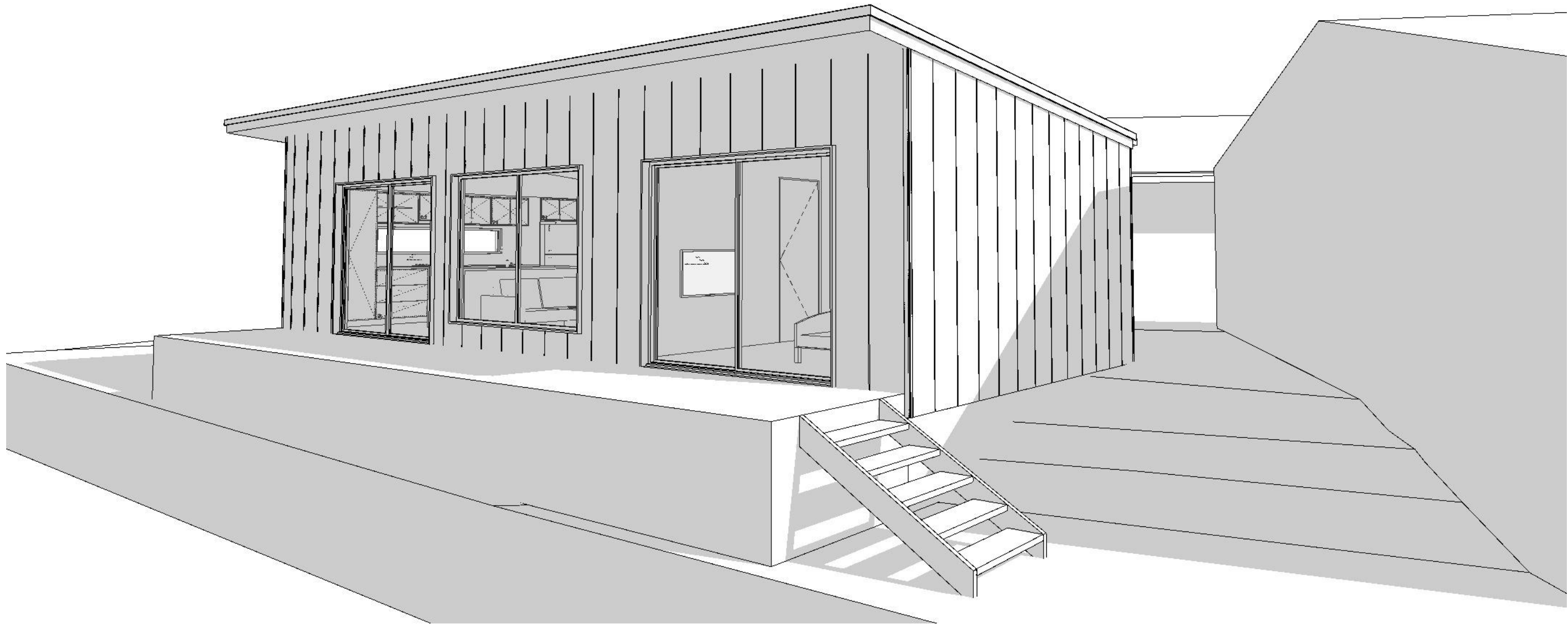
John Brown
GENERAL MANAGER

SHEET No.	DRAWING TITLE	ISSUE	DATE
A00	Cover Sheet	A1	10/11/2025 3:37 PM
A01	Site Plan	A1	10/11/2025 3:37 PM
A02	Floor Plan	A	23/09/2025 9:20 AM
A03	Elevations	A	23/09/2025 9:20 AM
A04	Glazing Schedule	A	23/09/2025 9:20 AM
A05	Kitchen Plan	A	23/09/2025 9:20 AM
A06	Kitchen Detail	A	23/09/2025 9:20 AM
A07	Electrical & Lighting	A	23/09/2025 9:20 AM
A08	Demolition Program	A	23/09/2025 9:20 AM

Development Application

Issue: A1 - Development Application - LGA RFI

Monday, 10 November 2025



SITE DETAILS
ADDRESS: 1 Medeas Cove Esplanade St Helens TAS 7216
LOT/DP: 24602/1
COUNCIL: Break O'Day Council
ZONING: General Residential

NOTE:
Existing site alignment as per N.C McGuire & Associates detail survey dated 23/04/25

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.
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ISSUE LIST		
No.	DESCRIPTION	DATE
SK3. 2	Site Plotting	27/05/2025
A	Devlopment Application	23/09/2025
A1	Devlopment Application - LGA RFI	10/11/2025

PROJECT
Proposed Prefabricated Secondary Dwelling

PROJECT ADDRESS:
24602/1
1 Medeas Cove Esplanade St Helens TAS 7216

CLIENT
Mark Hennessy & Kim Towns

SHEET SIZE A3

A01

Site Plan

SCALE: 1:200

PROJECT NUMBER: T174



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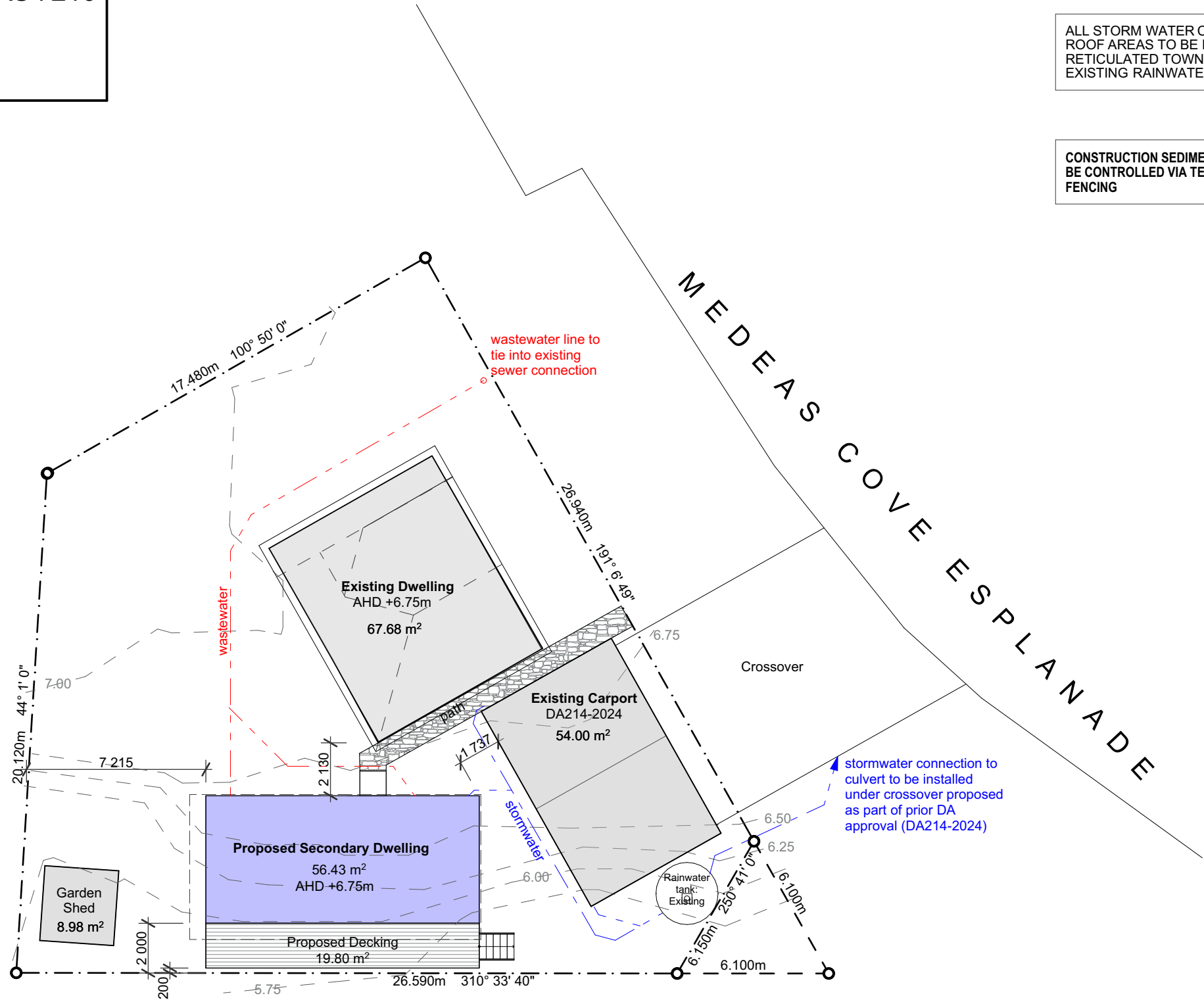
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ALL STORM WATER COLLECTED ON
ROOF AREAS TO BE DISCHARGED INTO
RETICULATED TOWN STORMWATER via.
EXISTING RAINWATER TANK

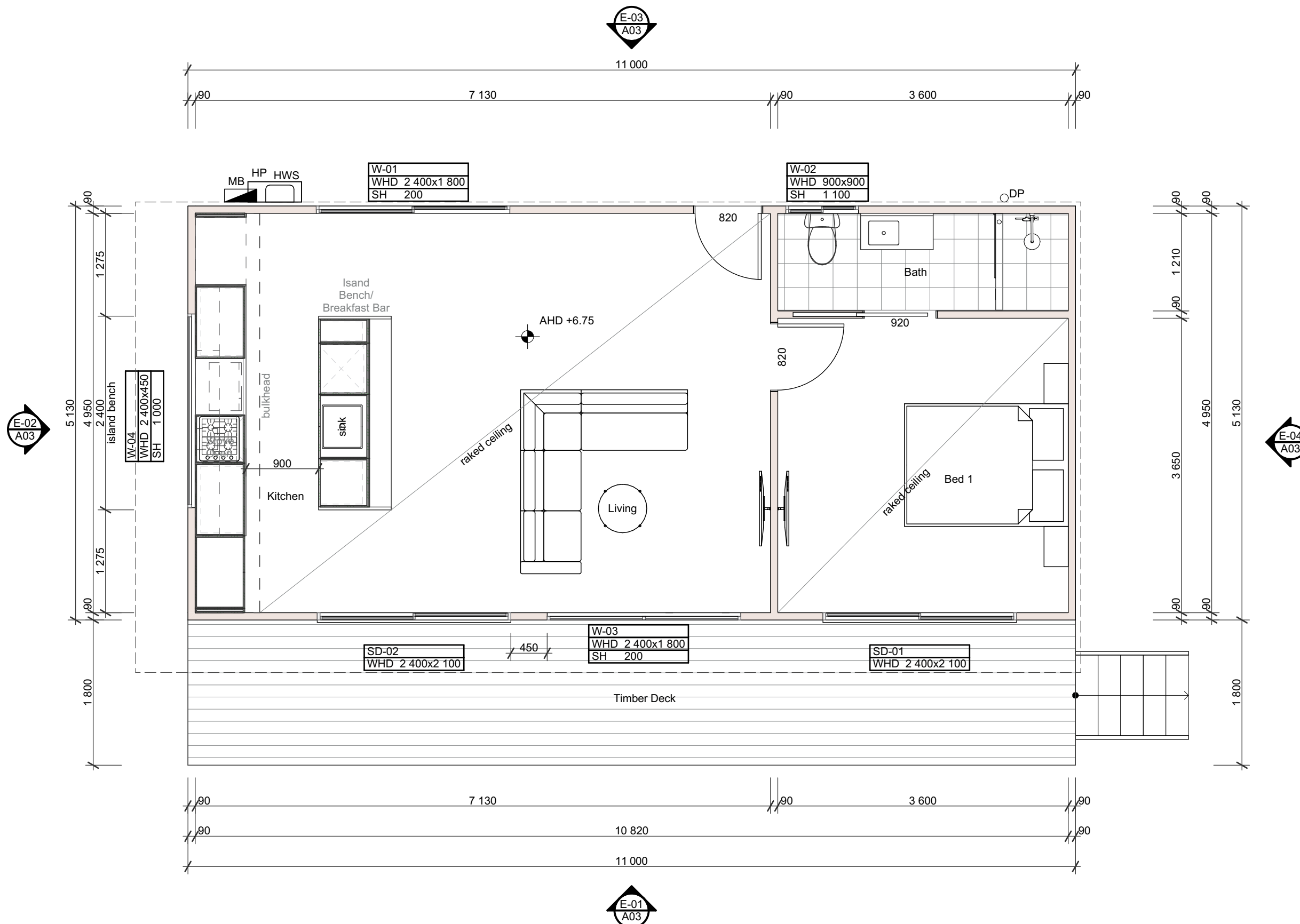
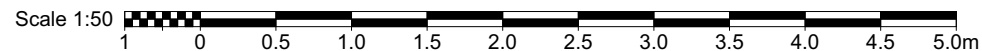
CONSTRUCTION SEDIMENT AND EROSION TO
BE CONTROLLED VIA TEMPORARY SEDIMENT
FENCING



Proposed Site Plan

Scale 1:200

NOTE:
CONTOURS HEIGHTS ARE MEASURED RELATIVE TO AUSTRALIAN HEIGHT
DATUM.
CONTOURS HAVE A HEIGHT RESOLUTION OF 0.25m



PROPOSED FLOOR PLAN

Scale 1:50

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No.	DESCRIPTION	DATE
SK1	For Client Approval	3/03/2025
SK2	Client variations	6/03/2025
SK3	Concept finalisation	30/03/2025
A	Development Application	23/09/2025

PROJECT
Proposed Prefabricated Secondary Dwelling

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24602/1
1 Medeas Cove Esplanade St Helens TAS
7216

CLIENT
Mark Hennessy & Kim Towns

SHEET SIZE **A3**
A02

Floor Plan

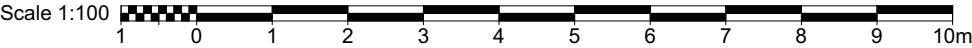
SCALE: 1:50

PROJECT NUMBER: T174

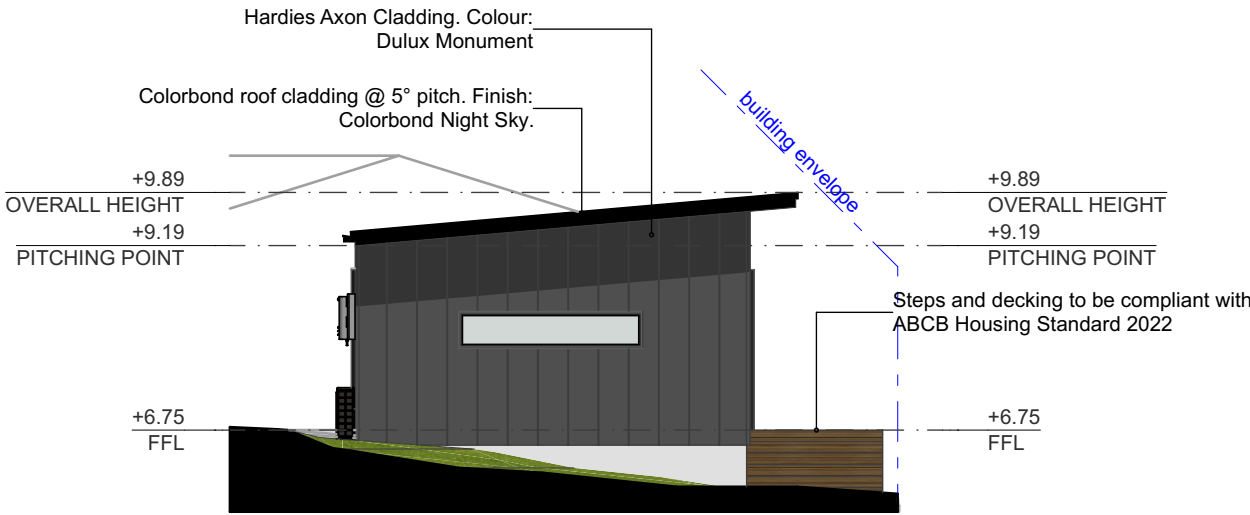


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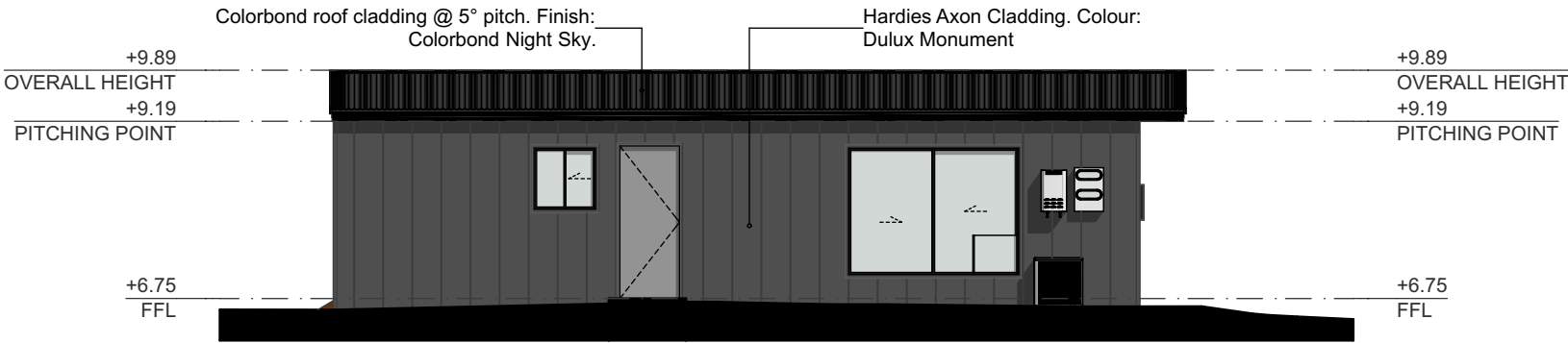
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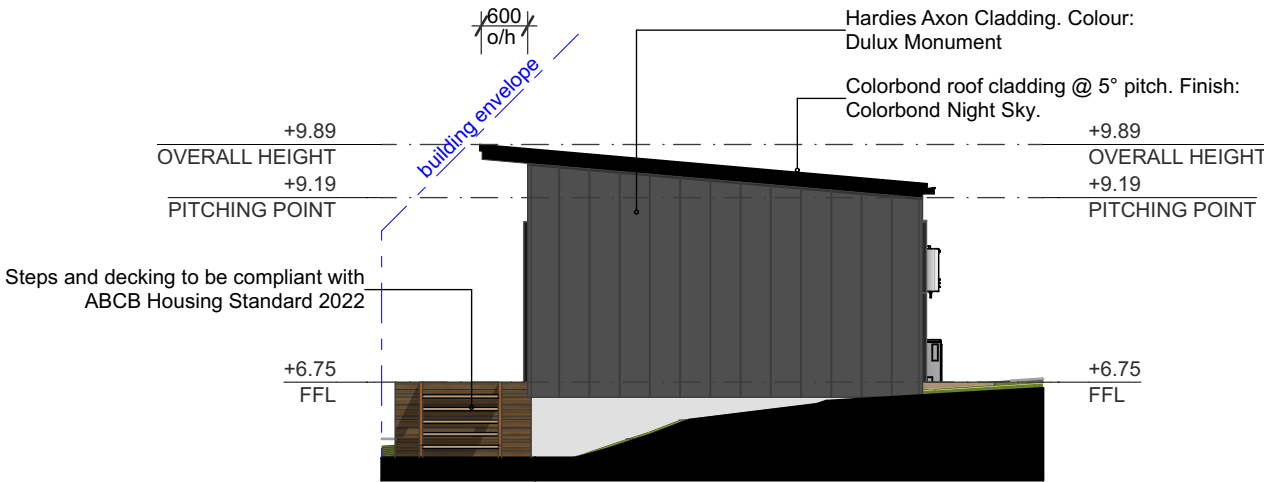
E-01 South Elevation
A02 Scale 1:100



E-02 West Elevation
A02 Scale 1:100



E-03 North Elevation
A02 Scale 1:100



E-04 East Elevation
A02 Scale 1:100

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

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PROJECT

Proposed Prefabricated Secondary Dwelling

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24602/1
1 Medeas Cove Esplanade St Helens TAS
7216

CLIENT

Mark Hennessy & Kim Towns

SHEET SIZE A3

A03

Elevations

SCALE: 1:100

PROJECT NUMBER: T174



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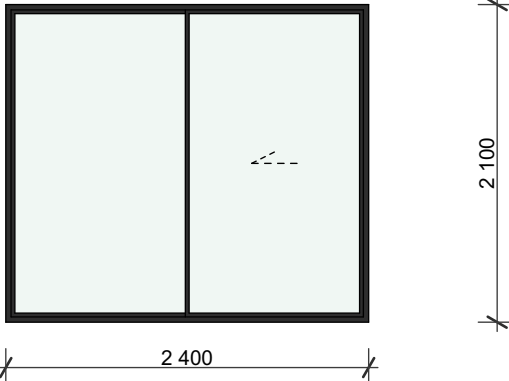
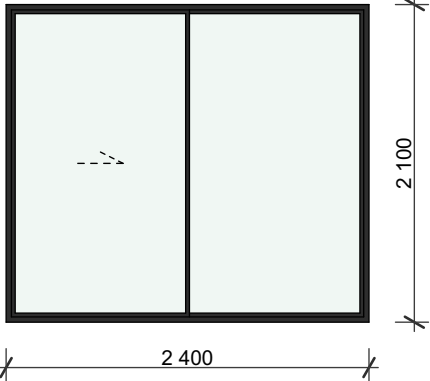
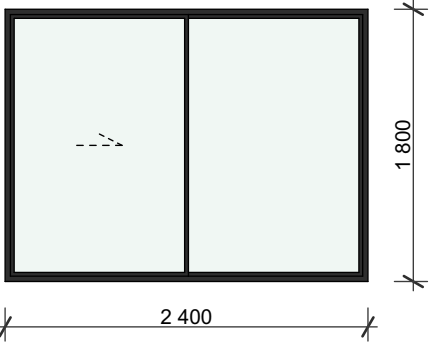
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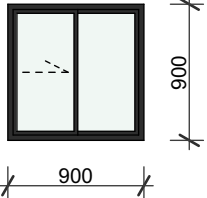
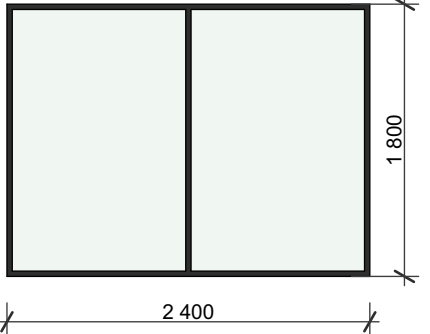
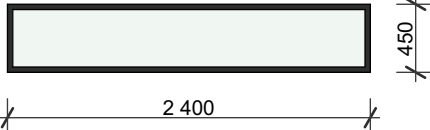
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Note:
Glazing to comply with AS1288-2021 - Glass in Buildings

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

GLAZING SCHEDULE			
WINDOW ID	SD-01	SD-02	W-01
NOMINAL HEIGHT	2 100	2 100	1 800
NOMINAL WIDTH	2 400	2 400	2 400
HEAD HEIGHT	2 100	2 100	2 100
FRAME			
GLAZING			
WINDOW AREA	5.04	5.04	4.32
ELEVATION VIEW (internal)			
DETAILS	Bedroom sliding door	Kitchen sliding door	Kitchen

GLAZING SCHEDULE			
WINDOW ID	W-02	W-03	W-04
NOMINAL HEIGHT	900	1 800	450
NOMINAL WIDTH	900	2 400	2 400
HEAD HEIGHT	2 100	2 100	1 550
FRAME			
GLAZING			
WINDOW AREA	0.81	4.32	1.08
ELEVATION VIEW (internal)			
DETAILS	Bathroom	Living	Splashback Window

NOTE:
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Proposed Prefabricated Secondary Dwelling

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1 Medeas Cove Esplanade St Helens TAS
7216

CLIENT

Mark Hennessy & Kim Towns

SHEET SIZE A3

A04

Glazing Schedule

SCALE:

PROJECT NUMBER: T174



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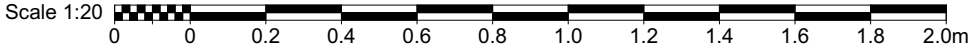
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Note:
Joiner to confirm measurements on-site.
Joinery adjustments to suit componentry,
appliances and ancillary components (i.e
splashback tiles) made at discretion of site
manager, joiner.

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CLIENT
Mark Hennessy & Kim Towns

SHEET SIZE A3

A05

Kitchen Plan

SCALE: 1:20

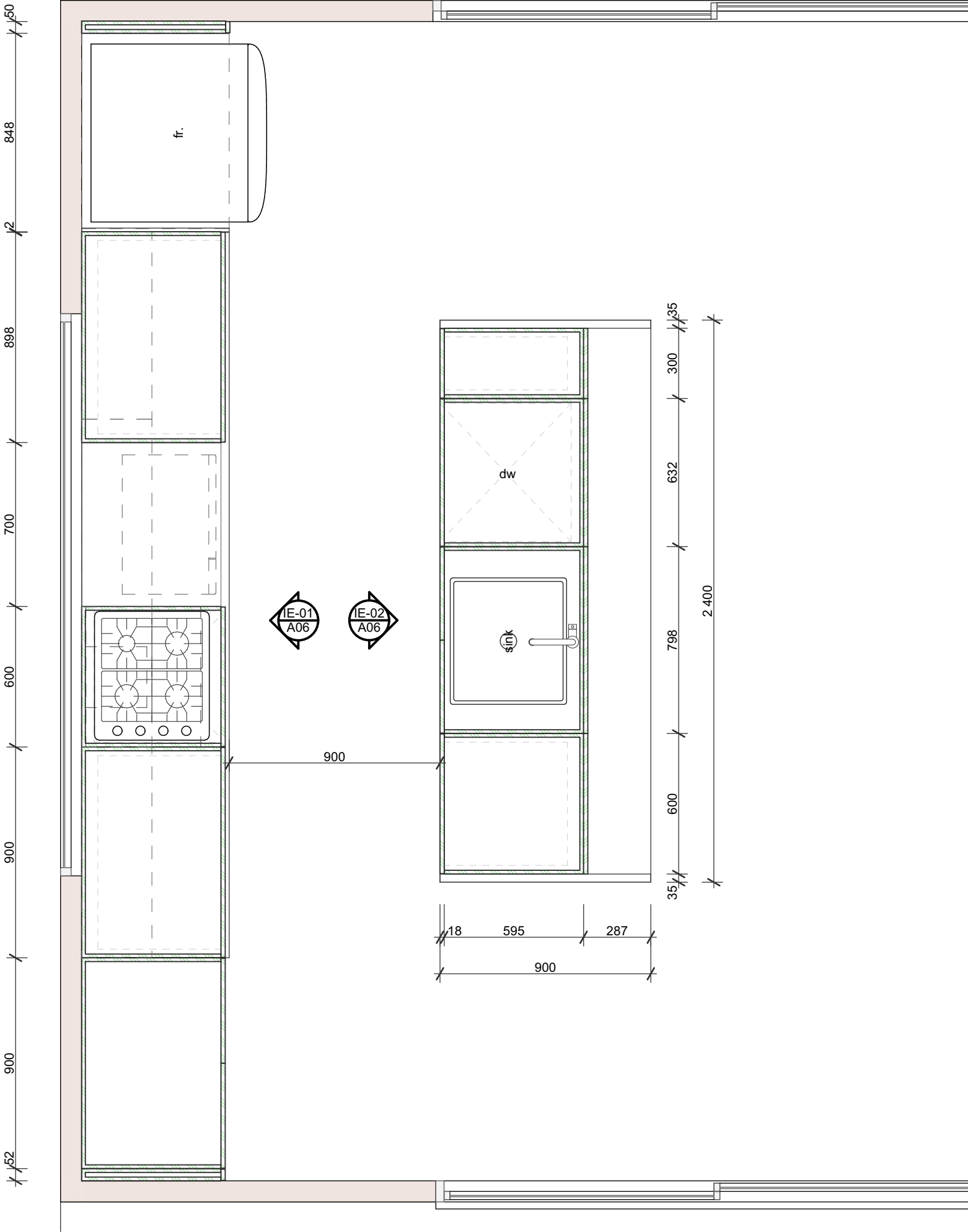
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W-04
WHD 2 400x450
SH 1 000



KITCHEN PLAN

Scale 1:20

Note:
Joiner to confirm measurements on-site.
Joinery adjustments to suit componentry,
appliances and ancillary components (i.e
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CLIENT
Mark Hennessy & Kim Towns

SHEET SIZE A3

A06

Kitchen Detail

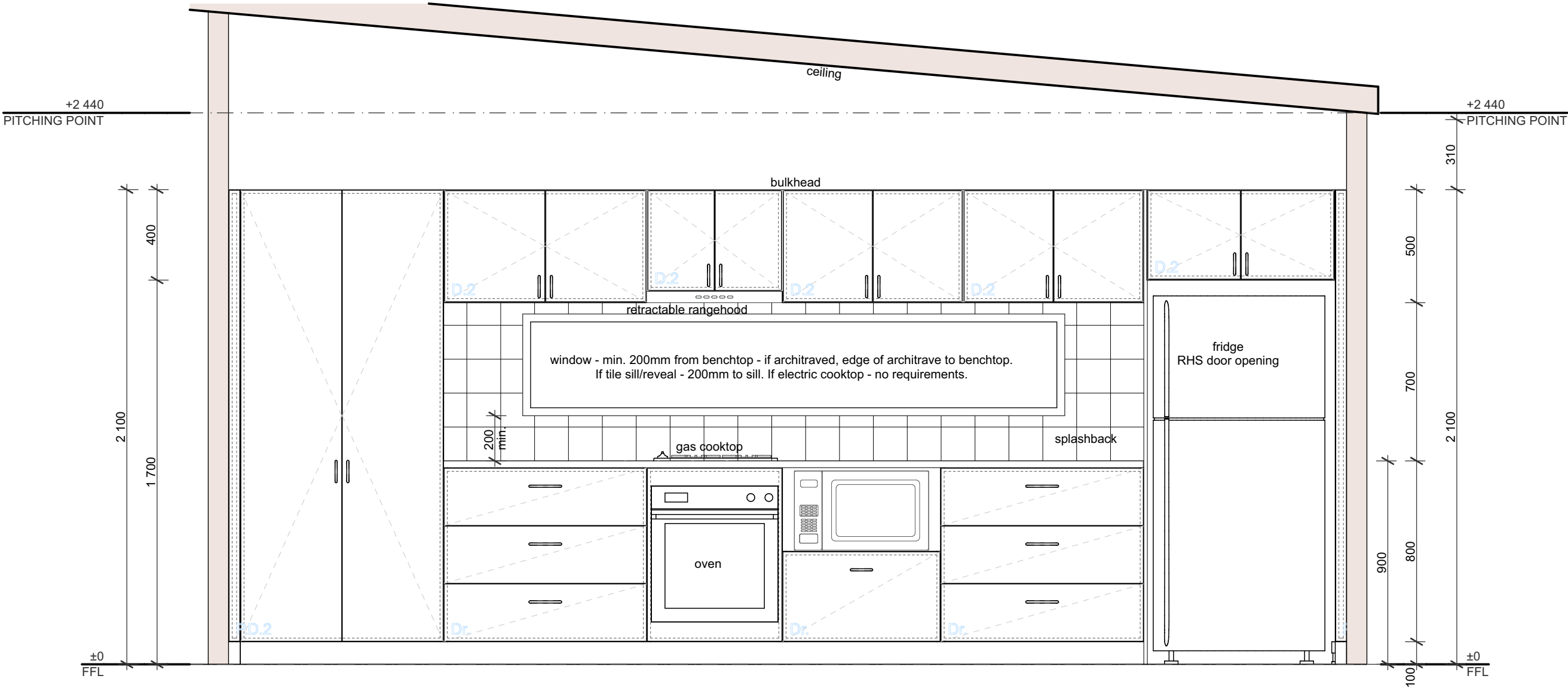
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PROJECT NUMBER: T174



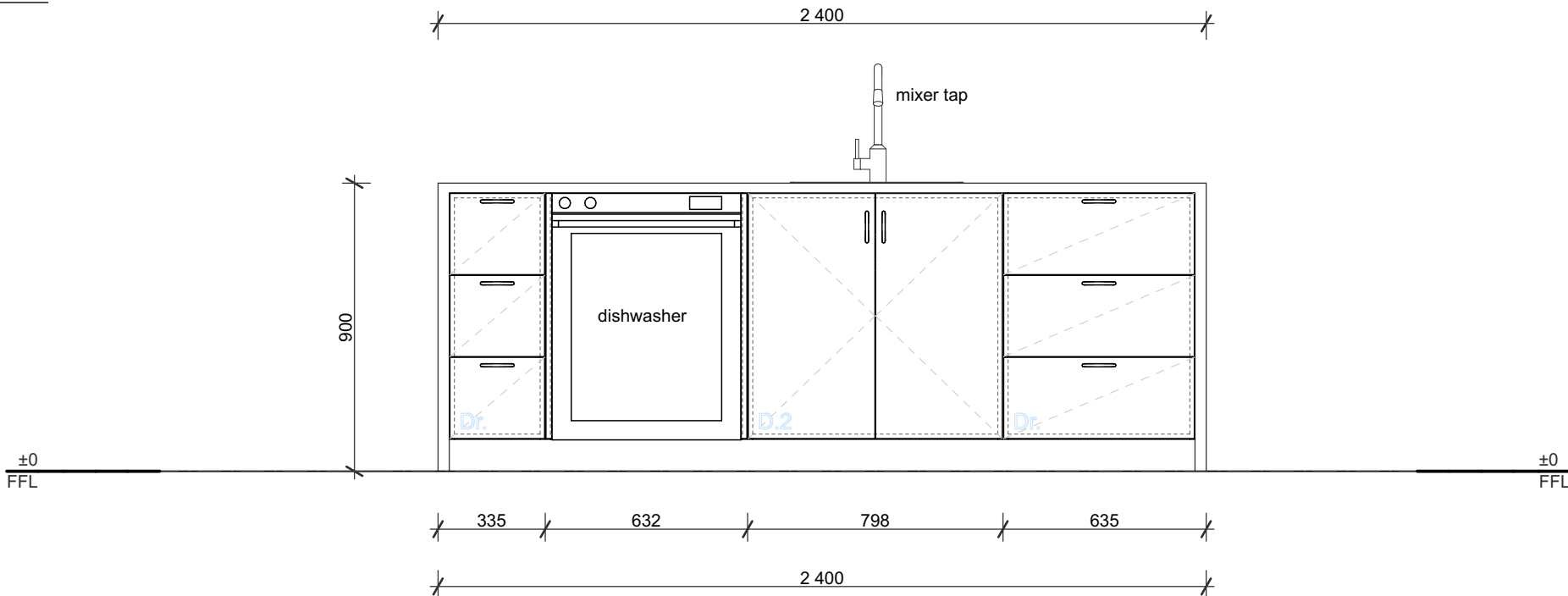
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IE-01 KITCHEN ELEVATION 01

A05 Scale 1:20



IE-02 KITCHEN ELEVATION 02

A05 Scale 1:20

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ISSUE LIST		
No.	DESCRIPTION	DATE
SK3	Concept finalisation	30/03/2025
SK3. 1	Electrical & Lighting Adjustments	1/04/2025
A	Devlopment Application	23/09/2025

PROJECT
Proposed Prefabricated Secondary Dwelling

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1 Medeas Cove Esplanade St Helens TAS
7216

CLIENT
Mark Hennessy & Kim Towns

SHEET SIZE A3

A07

Electrical & Lighting

SCALE: 1:50

PROJECT NUMBER: T174



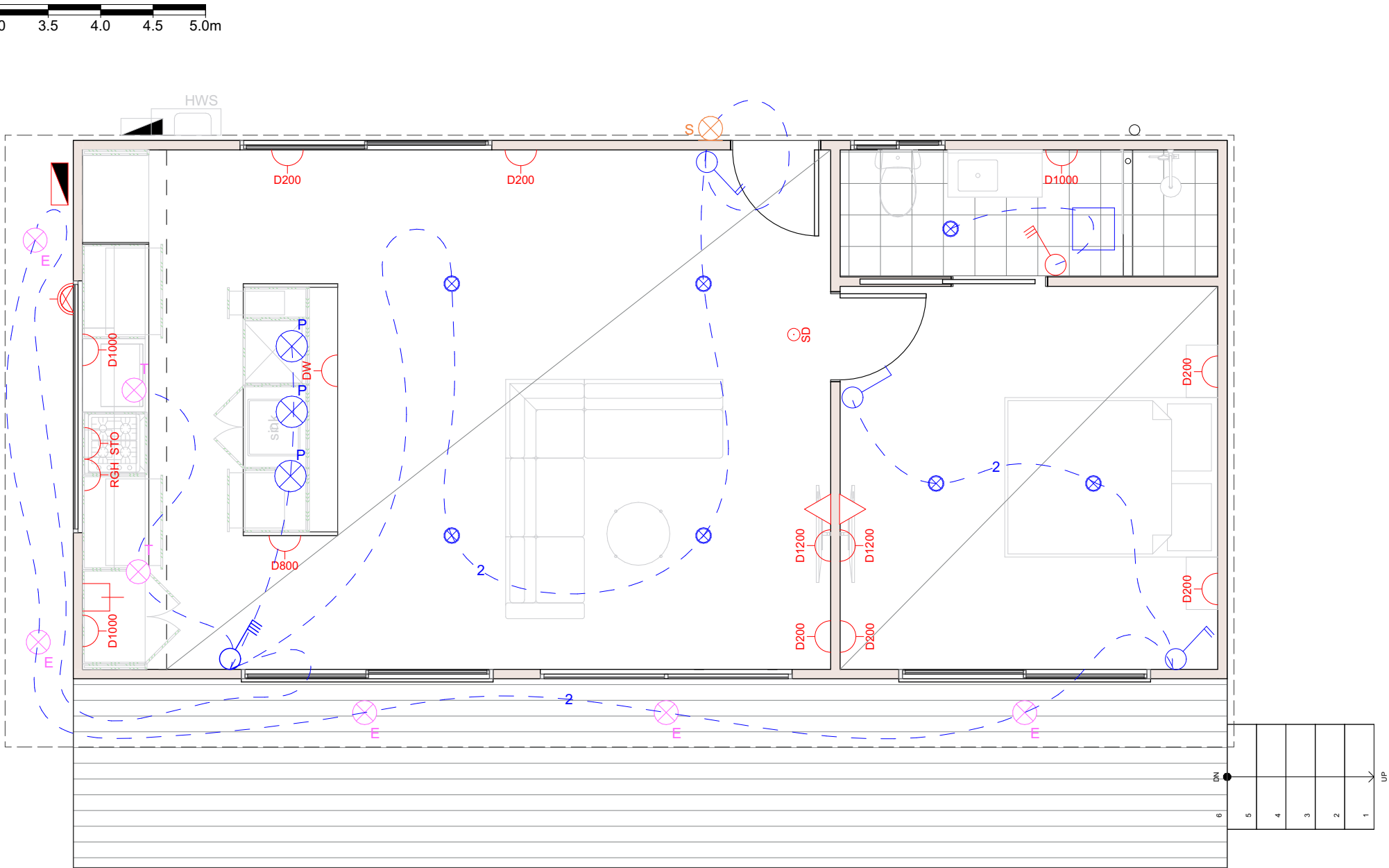
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ELECTRICAL LEGEND			
SYMBOL	COMPONENT	QUANTITY	DETAILS
	Coaxial point	2	
	Data / Telephone Point (in overhead cabinet)	1	
	Dishwasher GPO	1	
	Double GPO 200mm above FFL	6	
	Double GPO 800mm above FFL	1	
	Double GPO 1000mm above FFL	3	
	Double GPO 1200mm above FFL	2	
	Eave mounted LED downlight - IP65 rating	5	Colour temperature: 2700-3000k
	Heat Pump Isolator Switch	1	
	Led / Heatlamp / Extraction fan combo	1	Vented w/ damper
	LED Downlight	7	Colour temperature: 2700-3000k
	LED Downlight - Task Lighting	2	Colour temperature: 3000-3500k
	Light Switch - Dual	2	
	Light Switch - Quad	1	
	Light Switch - Single	1	
	Light Switch - Triple - IP65 Rated	1	IP Rating at electrical contractors discretion

ELECTRICAL LEGEND			
SYMBOL	COMPONENT	QUANTITY	DETAILS
	Pendant Light - Tasklighting	3	Colour temperature: 3000-3500k
	Rangehood GPO	1	
	Smoke Alarm	1	
	Stove / Oven GPO	1	
	Switchboard	1	
	Wall Sconce - External	1	Colour temperature: max. 2700k
2 - INDICATES TWO WAY LIGHTING SWITCH D - INDICATES DIMMER SWITCH S - INDICATES MOVEMENT SENSOR IN CIRCUIT			

SITE DETAILS
ADDRESS: 1 Medeas Cove Esplanade St Helens TAS 7216
LOT/DP: 24602/1
COUNCIL: Break O'Day Council
ZONING: General Residential



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A	Development Application	23/09/2025

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CLIENT
Mark Hennessy & Kim Towns

SHEET SIZE A3

A08

N

Demolition Program

SCALE: 1:200

PROJECT NUMBER: T174

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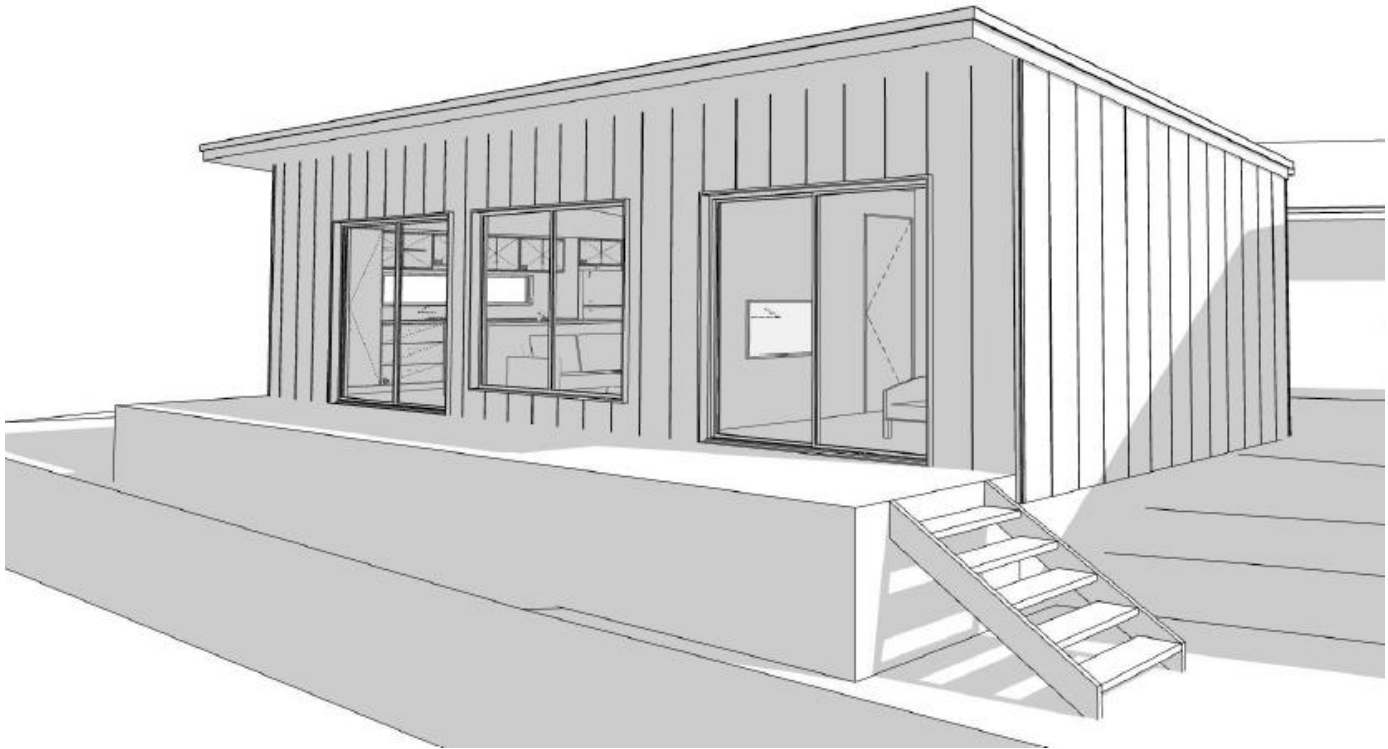
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Demolition Program
Scale 1:200



SECONDARY RESIDENCE – SUPPORTING SUBMISSION

1 Medeas Cove Esplanade, St Helens

September 2025

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BASIC PLANNING OVERVIEW	
DESCRIPTION OF PROJECT:	Secondary Residence
PROPERTY ADDRESS:	1 Medeas Cove Esplanade, St Helens
TITLE No:	184237/1
PROPERTY ID:	6794665
PLANNING INSTRUMENT:	<i>Tasmanian Planning Scheme – Break O’Day</i>
APPLICABLE ZONE(S):	General Residential
APPLICABLE CODE(S):	Natural Assets
SPECIFIC AREA PLAN:	Stormwater Management

1 Overview

This submission provides planning appraisal support for a proposal to (i) install a secondary residence (appurtenant to an existing single dwelling) and (ii) demolish existing lean-to structures adjacent to the single dwelling, upon land at 1 Medeas Cove Esplanade, St Helens (Folio of the Register 24602/1).

The subject land is entirely identified within the General Residential Zone under Break O’Day Council’s Planning Scheme (the ‘Tasmanian Planning Scheme – Break O’Day’), and comprises a total area of 599 sq/m. The land is provided with frontage to Medeas Cove Esplanade, a local road maintained by Break O’Day Council.

This report provides a comprehensive planning appraisal of the Project against relevant statutory provisions of the Tasmanian Planning Scheme – Break O’Day.



Figure 1: Aerial image identifying location and spatial proportions of F/R 24602/1 (Source: LISTmap).

2 Site Details

Address:	1 Medeas Cove Esplanade, St Helens		
Title No:	24602/1		
Landowner:	Mark Hennessey and Kim Towns		
Dimensions:	Area	Average Width	Average Depth
	599 sq/m	Approx. 20 m	Approx. 25 m
Slope:	Grade	Elevation	Direction
	Gentle slope	6-7 AHD	North to Southwest
Existing Use or Development:	Single Dwelling and associated outbuildings.		
Vegetation:	N/A (domestic garden).		
Services:	Water	Sewer	Stormwater
	Serviced Area	Serviced Area	Serviced Area
	Connection	Connection	Connection
	Existing	Existing	Proposed
Vehicle Access:	Road	Access Type	Vehicle Crossing
	Medeas Cove Esplanade	Direct Frontage	Existing
Surrounding Use and Development	North	Community Meeting & Entertainment (St Helens Neighbourhood House)	
	South	Medeas Cove foreshore (Crown land – unreserved)	
	East	Residential (residential aged care facility)	
	West	Community Meeting & Entertainment (St Helens Neighbourhood House)	

3 Description of Proposal

The subject land is located at 1 Medeas Cove Esplanade, St Helens. It is situated within an established residential cluster area adjacent the foreshore area of Medeas Cove, approximately 400 metres west of the St Helens business centre. The land possesses a generally flat gradient, with a slight downhill incline occurring from the north to the southwest (toward Medeas Cove). An existing single dwelling and garden shed are located upon the site, the former largely concentrated upon the central-east portion of the land, the latter positioned in the southwest corner. An approved carport (Council DA Permit No. 214-2024) – yet to be erected – will be positioned adjacent the frontage onto Medeas Cove Esplanade.

The subject land is identified within the General Residential Zone under the Tasmanian Planning Scheme – Break O’Day. Land to the immediate east is also identified within the General Residential Zone and supports the Medea Park Community Care (residential aged care) facility. Land to the north and west of the site is identified in the Community Purpose Zone, supporting the St Helens Neighbourhood House

complex; while land to the south is part of the Medeas Cove foreshore area and is identified within the Environmental Management Zone.



Figure 2: Site and surrounding land zoning configuration under the Tasmania Planning Scheme – Break O’Day (Source: LISTmap).

The proposed secondary residence is a modern, modular design that will be located to the southwest of the existing single dwelling and setback approximately 200 mm parallel to the southwest boundary. The residence will comprise a gross floor area of approximately 56.43 sq/m and a maximum building height above natural ground level of approximately 4.128 metres. The residence will be clad with James Hardie wall cladding (fibre cement), colorbond roofing and provided with double-glazed windows and external doors. An unenclosed timber deck, with a floor area of approximately 19.8 sq/m, will adjoin the residence adjacent its southwest elevation. Internal configuration of the residence will comprise the following:

- Single bedroom
- Kitchen
- Living area
- Bathroom

The secondary residence will be appurtenant to the existing single dwelling upon the site, comprising a gross floor area less than 60 sq/m and sharing with the single dwelling its access and parking and services to the premises (including water, sewer, electricity and telecommunications connections and meters). The secondary residence is therefore assessed as being incidental to the existing 'single dwelling' use of the site and does not otherwise constitute use for 'multiple dwellings'. Figure 3, below illustrates the approximate position upon the site where the secondary residence will be installed.



Figure 3: Approximate footprint location of proposed secondary residence (Source: LISTmap).

As noted, part of the proposed development also includes demolition of existing lean-to structures that adjoin the single dwelling. These structures are situated adjacent to the south and west of the dwelling, and possess a cumulative floor area of approximately 30 sq/m. Demolition of these structures will promote additional separation space between the existing single dwelling and the proposed appurtenant residence, enhancing the site's amenity and aesthetics.



Figure 4: Image of site of proposed secondary residence, showing proposed location of development (grassed area to left of single dwelling) (photo taken 30/07/2025).

4 Planning Assessment – *Tasmanian Planning Scheme – Break O’Day*

4.1 Assessment Overview

Applicable Zone(s):	General Residential
Use Status:	Single Dwelling (secondary residence)
Development Status:	Discretionary (relying on performance criteria)
Applicable Code(s):	Natural Assets
Applicable Specific Area Plan(s)	Stormwater Management

4.2 Zone Assessment

4.2.1 Development Standards for Dwellings – *Acceptable Solutions* – General Residential Zone

8.0 General Residential Zone			
8.4 Development Standards for Dwellings			
Clause	Acceptable Solution	Assessment	Compliance
8.4.2 Setbacks and building envelope for all dwellings			
A1	Unless within a building area on a sealed plan, a dwelling, excluding garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is: (a) if the frontage is a primary frontage, not less than 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site; (b) if the frontage is not a primary frontage, not less than 3m, or, if the setback from the frontage is less than 3m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; (c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or (d) if located above a non-residential use at ground floor level, not less than the setback from the frontage of the ground floor level.	The secondary residence will be setback in excess of 4.5 metres from the frontage setback onto Medeas Cove Esplanade.	Complies
A2	A garage or carport for a dwelling must have a setback means the distance from any lot boundary to a building on the lot. from a primary frontage of not less than: (a) 5.5m, or alternatively 1m behind the building line;	The proposed development is not for the purposes of a garage or carport.	Not Applicable

8.0 General Residential Zone			
8.4 Development Standards for Dwellings			
Clause	Acceptable Solution	Assessment	Compliance
	(b) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or (c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.		
A3	A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must: (a) be contained within a building envelope (refer to Figures 8.1, 8.2 and 8.3) determined by: (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above existing ground level; and (b) only have a setback of less than 1.5m from a side or rear boundary if the dwelling: (i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or (ii) does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser).	The proposed secondary residence will have a setback from its side (southwest) boundary (with the adjoining Crown land) of less than 1.5 metres and exceeds a total length of 9 metres of the side boundary. The proposal therefore relies on demonstrating compliance with the corresponding performance criteria provided at Clause 8.4.2 P1. Assessment of the proposal against this performance criteria is outlined at Section 4.2.2 of this report.	Does not Comply
8.4.3 Site coverage and private open space for all dwellings			

8.0 General Residential Zone			
8.4 Development Standards for Dwellings			
Clause	Acceptable Solution	Assessment	Compliance
A1	Dwellings must have: (a) a site coverage of not more than 50% (excluding eaves up to 0.6m wide); and (b) for multiple dwellings, a total area of private open space of not less than 60m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer).	Site coverage of the single dwelling (including demolition of the lean-to structures), approved outbuildings and proposed secondary residence will comprise a floor area of approximately 221 m², equating to approximately 37% of the total site area. The proposal therefore satisfies the requirements of Clause 8.4.3 A1 accordingly.	Complies
A2	A dwelling must have private open space that: (a) is in one location and is not less than: (i) 24m²; or (ii) 12m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); (b) has a minimum horizontal dimension of not less than: (i) 4m; or (ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); (c) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of true north and 30 degrees east of true north; and (d) has a gradient not steeper than 1 in 10.	As demonstrated within the submitted plans, private open space that satisfies the requirements of Clause 8.4.3 A2 will be provided and retained through virtue of the proposed development.	Complies
8.4.6 Privacy for all dwellings			
A1	A balcony, deck, roof terrace, parking space, or carport for a dwelling (whether	The proposed secondary residence (appurtenant to the existing single	Complies

8.0 General Residential Zone			
8.4 Development Standards for Dwellings			
Clause	Acceptable Solution	Assessment	Compliance
	freestanding or part of the dwelling), that has a finished surface or floor level more than 1m above existing ground level must have a permanently fixed screen to a height of not less than 1.7m above the finished surface or floor level, with a uniform transparency of not more than 25%, along the sides facing a: (a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 3m from the side boundary; (b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 4m from the rear boundary; and (c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is not less than 6m: (i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or (ii) from a balcony, deck, roof terrace or the private open space of the other dwelling on the same site.	dwelling) will include an adjoining deck, adjacent its southwest elevation. The finished floor level of the deck will be approximately 0.68 m, therefore satisfying the requirements of Clause 8.4.6 A1 accordingly.	
A2	A window or glazed door to a habitable room of a dwelling, that has a floor level more than 1m above existing ground level, must satisfy (a), unless it satisfies (b): (a) the window or glazed door: (i) is to have a setback of not less than 3m from a side boundary; (ii) is to have a setback of not less than 4m from a rear boundary; (iii) if the dwelling is a multiple dwelling, is to be not less than 6m from a window or glazed door, to a habitable room, of another dwelling on the same site; and	All floor levels of habitable rooms of the secondary residence will be less than 1 metre above natural ground level.	Complies

8.0 General Residential Zone			
8.4 Development Standards for Dwellings			
Clause	Acceptable Solution	Assessment	Compliance
	(iv) if the dwelling is a multiple dwelling, is to be not less than 6m from the private open space of another dwelling on the same site. (b) the window or glazed door: (i) is to be offset, in the horizontal plane, not less than 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling; (ii) is to have a sill height of not less than 1.7m above the floor level or have fixed obscure glazing extending to a height of not less than 1.7m above the floor level; or (iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of not less than 1.7m above floor level, with a uniform transparency of not more than 25%.		

4.2.2 Development Standards for Dwellings – *Performance Criteria* – General Residential Zone

8.0 General Residential Zone			
8.4 Development Standards for Dwellings			
Clause	Performance Criteria	Assessment	Compliance
8.4.2 Setbacks and building envelope for all dwellings			
P3	The siting and scale of a dwelling must: (a) not cause an unreasonable loss of amenity to adjoining properties, having regard to: (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;	The proposed secondary residence is a single-storey prefabricated build with an maximum building height of approximately 4.128 metres. The building is sited to the rear (south-west) portion of the lot and maintains substantial separation from boundaries to the west, north and east. Due to its	Complies

8.0 General Residential Zone			
8.4 Development Standards for Dwellings			
Clause	Performance Criteria	Assessment	Compliance
	(ii) overshadowing the private open space of a dwelling on an adjoining property; (iii) overshadowing of an adjoining vacant property; and (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property; (b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and (c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on: (i) an adjoining property; or (ii) another dwelling on the same site.	modest height, compact footprint (approx. 56.4 m²) and distance from neighbouring properties, the development will not cause any reduction in sunlight to habitable rooms on adjoining properties – noting the adjoining property to the north and west is not for residential purposes regardless. The secondary residence is sited clear of the primary areas of private open space associated with adjoining land to the north and west, noting the land is not utilised for residential purposes. Given its low height and south-west siting on the block, any shadows cast will be limited in duration and extent—mainly confined to the subject site or falling during late afternoon in winter. This is further mitigated by the surrounding established vegetation and existing separation distances. The proposed structure has a simple, compact design with a modest building height and gable roof form, reducing its visual bulk. Elevation drawings confirm the design presents a lightweight, recessive-built form, compatible with subordinate use of the existing single dwelling. Additionally, established native vegetation and setbacks provide natural screening, further reducing visual prominence when viewed from adjoining sites. It is noted that solar energy installations are provided upon roof structures of the adjoining premises to the north and west of the subject land. However, these installations are situated upon roofed areas approximately 30 metres northward of where the proposed secondary residence will be positioned. Accordingly, solar access to these installations will not be affected by the proposed development.	

8.0 General Residential Zone			
8.4 Development Standards for Dwellings			
Clause	Performance Criteria	Assessment	Compliance
		The proposed secondary residence therefore demonstrates compliance with the applicable performance criterion provided at Clause 8.4.2(P3) accordingly.	

4.3 Code Assessments

The following Codes have been assessed as being applicable to the proposal:

- Natural Assets

The following sections provide an assessment of the applicable standards of each code to the proposal.

4.3.1 Development Standards for Buildings and Works – **Acceptable Solutions** – Natural Assets

C7.0 Natural Assets Code			
C7.6 Development Standards for Buildings and Works			
Clause	Acceptable Solution	Assessment	Compliance
C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area			
A1	Buildings and works within a waterway and coastal protection area must: (a) be within a building area on a sealed plan approved under this planning scheme; (b) in relation to a Class 4 watercourse, be for a crossing or bridge not more than 5m in width; or (c) if within the spatial extent of tidal waters, be an extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway that is not more than 20% of the area of the facility existing at the effective date.	No building area is identified on the sealed plan for F/R 24602/1. The proposal must therefore rely on demonstrating compliance with the corresponding performance criteria provided at Clause C7.6.1 P1.1 and P1.2. Assessment of the proposal against this performance criteria is outlined at Section 4.3.2 of this report.	Does not Comply
A3	Development within a waterway and coastal protection area or a future coastal refugia area must not involve a new	The proposed development will connect into the existing public stormwater network servicing the subject land.	Complies

C7.0 Natural Assets Code			
C7.6 Development Standards for Buildings and Works			
Clause	Acceptable Solution	Assessment	Compliance
	stormwater point discharge into a watercourse, wetland or lake.		

4.3.2 Development Standards for Buildings and Works – *Performance Criteria* – Natural Assets

C7.0 Natural Assets Code			
C7.6 Development Standards for Buildings and Works			
Clause	Performance Criteria	Assessment	Compliance
C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area			
P1.1	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; (b) impacts on riparian or littoral vegetation; (c) maintaining natural streambank and streambed condition, where it exists; (d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation; (e) the need to avoid significantly impeding natural flow and drainage; (f) the need to maintain fish passage, where known to exist; (g) the need to avoid land filling of wetlands; (h) the need to group new facilities with existing facilities, where reasonably practical; (i) minimising cut and fill; (j) building design that responds to the particular size, shape, contours or slope of the land;	The proposed residence is a prefabricated build of modest scale, occupying an existing grassed area devoid of shrubs, understorey or canopy vegetation. Its installation will involve minimal disturbance to soil and vegetation, reducing the potential for erosion or sediment movement. The proposed works are located entirely within an already developed residential allotment and do not encroach upon any riparian or littoral vegetation. No removal of native vegetation adjacent to water bodies is proposed. There are no defined natural watercourses, streambanks or streambeds within or adjoining the proposed development area. The works are wholly land-based and do not impact any such features. The site is not located within or immediately adjacent to any in-stream environments. There are no natural habitats such as logs, rocks, or aquatic vegetation within the vicinity of the proposed residence that will be disturbed.	Complies

C7.0 Natural Assets Code			
C7.6 Development Standards for Buildings and Works			
Clause	Performance Criteria	Assessment	Compliance
	(k) minimising impacts on coastal processes, including sand movement and wave action; (l) minimising the need for future works for the protection of natural assets, infrastructure and property; (m) the environmental best practice guidelines in the <i>Wetlands and Waterways Works Manual</i>; and (n) the guidelines in the <i>Tasmanian Coastal Works Manual</i>.	The site is relatively flat, and the proposed residence is sited to maintain existing surface drainage paths. The structure is of modest footprint and is unlikely to alter overland flows. Stormwater will be directed on-site to an approved water tank (per Council DA Permit No. 214/2024), with overflow to be directed into Council's maintained public drainage network in Medeas Cove Esplanade. The proposal does not involve filling or disturbance of any wetland areas. The subject land is zoned General Residential and is not identified as containing wetland values.	
P1.2	Buildings and works within the spatial extent of tidal waters must be for a use that relies upon a coastal location to fulfil its purpose, having regard to: (a) the need to access a specific resource in a coastal location; (b) the need to operate a marine farming shore facility; (c) the need to access infrastructure available in a coastal location; (d) the need to service a marine or coastal related activity; (e) provision of essential utility or marine infrastructure; or (f) provisions of open space or for marine-related educational, research, or recreational facilities.	The secondary residence is co-located within the curtilage of the existing dwelling, thereby limiting land disturbance and preserving the site's private open space. The prefabricated nature of the proposed residence and the relatively level topography of the site allow for installation with minimal earthworks. No substantial excavation or fill will be required for the development. The design has been tailored to the site, with the building footprint compact and oriented to efficiently utilise space at the side/rear of the lot, while maintaining generous setbacks and avoiding slope disturbance. While proximate to the coast, the proposal is set back from the shoreline and separated by the Crown land reserve, ensuring there is no direct impact on coastal processes such as wave action or sand movement. The siting and modest scale of the structure reduces risk of future erosion or degradation requiring remediation. Its separation from water bodies and coastal	

C7.0 Natural Assets Code			
C7.6 Development Standards for Buildings and Works			
Clause	Performance Criteria	Assessment	Compliance
		areas limits exposure to flood or storm impact, reducing the need for protective works. Although not directly applicable given the absence of wetlands or waterways on-site, the proposal follows best practice principles outlined in the Manual, including minimal site disturbance, sediment control, and avoiding works near sensitive areas. The proposal aligns with the Manual's guidance to retain natural coastal values, limit vegetation removal, and avoid works in dynamic coastal systems. The dwelling is set well back from the coast, sited within an existing cleared residential parcel, and avoids any intervention into coastal or foreshore areas. In summary, the proposed secondary residence has been carefully designed and sited to minimise environmental impacts, avoid disturbance to natural assets, and uphold best-practice coastal and environmental management principles. The development is low-impact, self-contained, and compatible with the natural values of the surrounding coastal environment. The proposed secondary residence therefore demonstrates compliance with the applicable performance criterion provided at Clause C7.6.1 P1.1 and P1.2 accordingly.	

4.4 Specific Area Plan Assessments

The following Specific Area Plans (SAPs) have been assessed as being applicable to the proposal:

- Stormwater Management

The following sections provide an assessment of the applicable standards of each SAP to the proposal.

4.4.1 Development Standards for Buildings and Works – **Acceptable Solution** – Stormwater Management

BRE-S2.0 Stormwater Management Specific Area Plan			
BRE-S2.7 Development Standards for Buildings and Works			
Clause	Acceptable Solution	Assessment	Compliance
BRE-S2.7.1 Stormwater management			
A1	Development must be: (a) capable of connecting to the public stormwater system; or (b) permitted by the General Manager to discharge stormwater to a system other than the public stormwater system.	The proposed secondary residence is capable of connecting to the public stormwater system.	Complies

5 Conclusion

The proposed secondary residence at 1 Medeas Cove Esplanade, St Helens satisfies applicable requirements of the Tasmanian Planning Scheme – Break O’Day as follows:

- The site is within the General Residential Zone. The proposed secondary residence is appurtenant to the existing single dwelling, with a floor area under 60 m² and shared access/services.
- The proposal complies with acceptable solutions for site coverage, frontage setbacks, and private open space. A minor side setback variation is assessed and justified under performance criteria, demonstrating no unreasonable amenity impacts on neighbours.
- The proposed development avoids environmental harm by being sited on a cleared area, avoiding native vegetation, wetlands, or coastal processes, and connecting to existing infrastructure.
- The residence is modest in scale, well-separated from nearby properties and visually recessive. The siting and scale of the proposed secondary residence will maintain visual consistency and subordination through its compact form and single-storey design, appropriately integrating with the established pattern of development in the surrounding area and avoiding impacts on solar energy installations on neighbouring properties.
- The proposal avoids disturbance to coastal or riparian systems, requires minimal earthworks, and follows best practice environmental management.

It is therefore considered that the proposed development appropriately addresses all relevant zoning, code, and SAP provisions under the Tasmanian Planning Scheme – Break O’Day.

10 November 2025

Jake Ihnen
Development Services Coordinator
Break O'Day Council
32-34 Georges Bay Esplanade
ST HELENS TAS 7216

By email: admin@bodc.tas.gov.au

Dear Sir

Response to Section 54 Request – Council Ref. DA 2025/00175

The following is provided to you on behalf of the applicant – Matthew Purves – and in response to the Planning Authority's Request for Further Information (RFI) pertaining to the abovementioned application. The subject RFI requires provision of further information in relation to two (2) items. These items – and respective responses to each – are reproduced below:

Item 1

Please provide clarification on the following matters ensuring that amended documents (plans and scheme response) are submitted which reflect the provided responses:

- *As noted on the planning permit issued for DA 214-2024 Residential – Construction of a Garage, it was observed that there was an existing tiny home structure on this property. Accordingly, please confirm whether the proposed secondary residence is the existing tiny home structure or if this is an entirely new structure; and*
- *Similar to the above, it was observed that there is a shipping container that currently does not have approval for the permanent placement of the container on the property. Accordingly, please confirm whether the shipping container seeks retrospective approval as part of this application or if it will be removed. If the shipping container is intended to be included as part of this application, please ensure to provide amended plans and scheme which include this structure.*

Applicant response:

The proposed secondary residence will be an entirely new building and is not the existing 'tiny home' structure as being referred to. The subject planning application has therefore been prepared on the premise that further regulatory consideration of the referenced existing structure will be advanced between Council and the landowner, and separately of the subject application.

Similarly – and with regard to the referenced shipping container - the subject planning application has been prepared on the premise that further regulatory consideration of the container structure will be advanced between Council and the landowner, and separately of the subject application. We note there are various regulatory mechanisms available to Council's Planning Authority and Permit Authority – pursuant to provisions of the *Land Use Planning and Approvals Act 1993* and the *Building Act 2016* – that can be deployed to reconcile these matters and in isolation of the subject application.

Item 2

Please provide an amended site plan which demonstrates that stormwater from the secondary residence structure will be directed to culvert which is to be installed within the crossover. This has been requested for as Council's Works Department in response to a referral of this application outlined the following:

'I note that the stormwater discharge point for the property is to the culvert which will be installed in the crossover so the proposed plans for this new DA should reflect that please and then that will be an acceptable method of discharge for the stormwater from the proposed secondary dwelling'.

Applicant response:

Please see attached an amended site plan which satisfies this request accordingly. Please accept this amended site plan as forming part of application DA 2025-00175.

We trust this further information sufficiently responds to the Planning Authority's RFI and will enable assessment of the application to continue.

Yours faithfully

Planning Ahead Tasmania

A handwritten signature in black ink, appearing to read "Rohan Willis".

Rohan Willis

Principal Consultant