

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 / 00198
Applicant	Spectura Studios
Proposal	Visitor Accommodation - Construction of Secondary Residence for Visitor Accommodation
Location	220 Argonaut Road, St Helens (Access over Mathinna Plains Road, Mathinna PID 3384652)

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 29th November 2025 **until 5pm Friday 12th December 2025.**

John Brown
GENERAL MANAGER

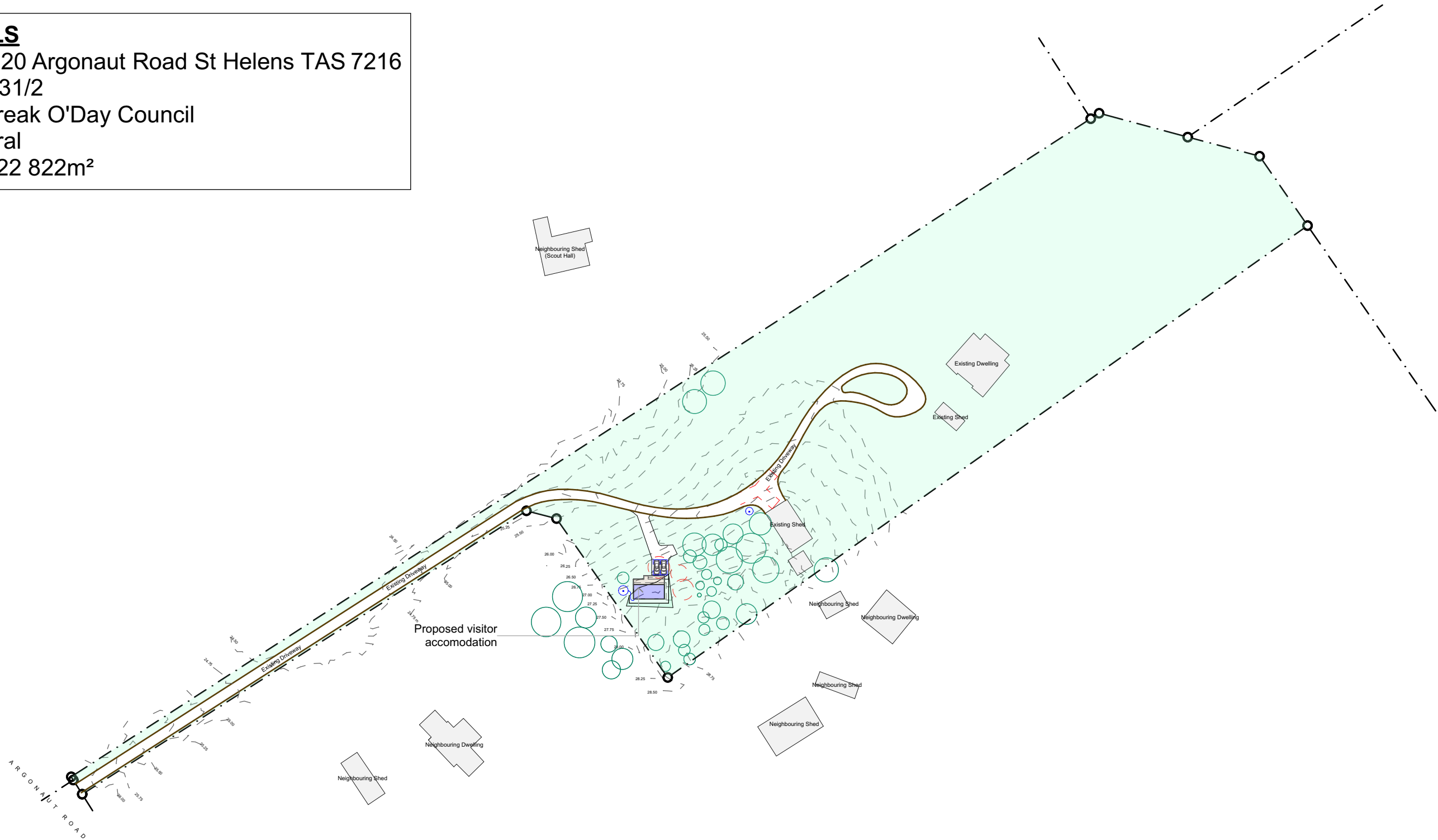
SHEET No.	DRAWING TITLE	ISSUE	DATE
A00	Cover Sheet	A	16/10/2025 7:24 AM
A01	Site Overview	A	16/10/2025 7:24 AM
A02	Site Plan	A	16/10/2025 7:24 AM
A03	Floor Plan	A	16/10/2025 7:24 AM
A04	Elevations	A	16/10/2025 7:24 AM

Development Application

Issue: A - Development Application



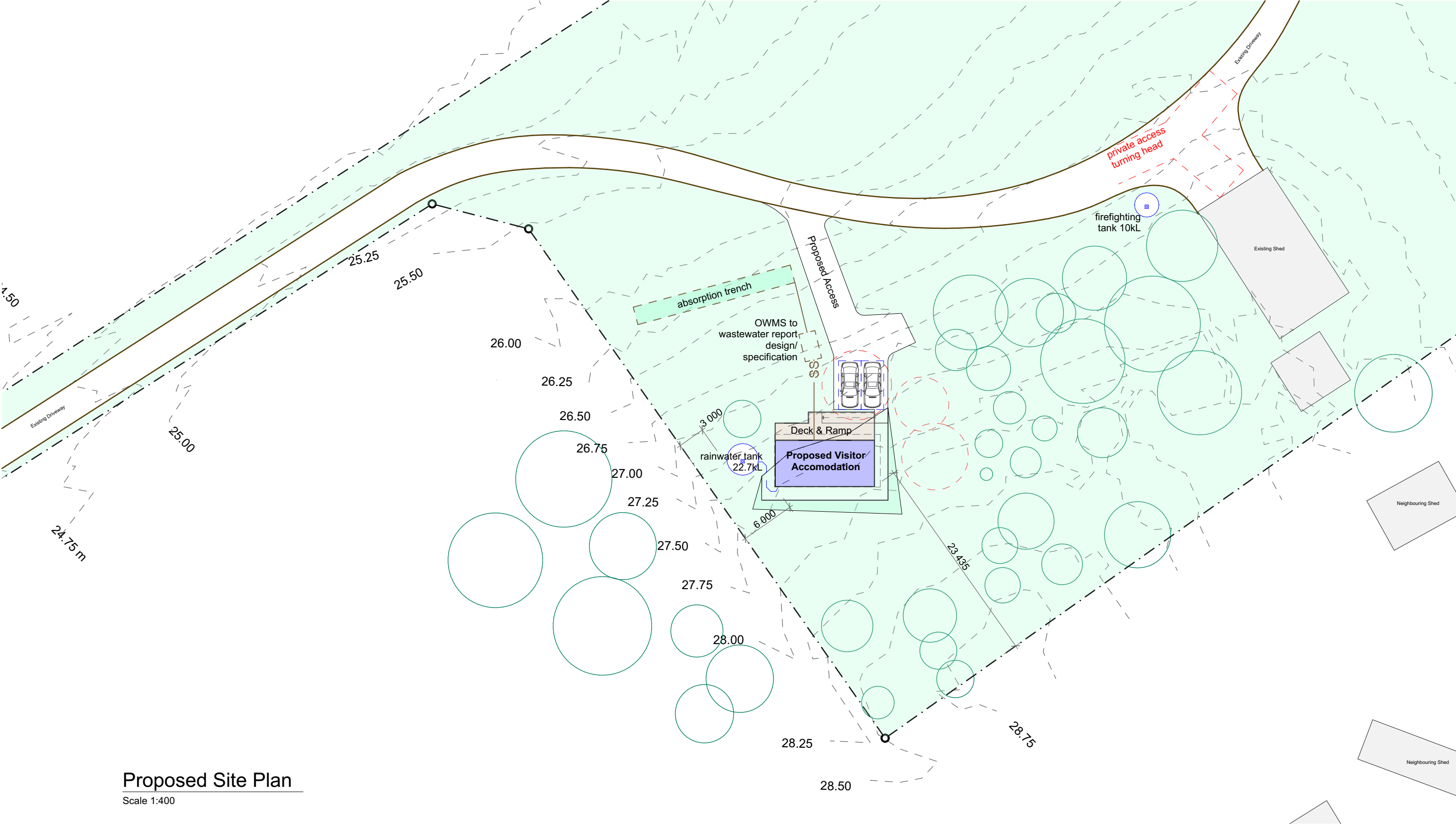
SITE DETAILS
ADDRESS: 220 Argonaut Road St Helens TAS 7216
LOT/DP: 52031/2
COUNCIL: Break O'Day Council
ZONING: Rural
SITE AREA: 22 822m²



Proposed Site Overview

Scale 1:1500

PROJECT NUMBER: T210		ISSUE LIST			PROJECT Proposed Visitor Accomodation		A01		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.	
 SPECTURA STUDIO www.spectura.com.au P: 0423 250 079 E: admin@spectura.com.au QBCC:15158346 CBOS: 964058515	DRAWN BY: MP	Issue	Description	Date	PROJECT ADDRESS: 52031/2 220 Argonaut Road St Helens TAS 7216					SHEET SIZE A3
	CHECKED BY: MP	SK1	Concept Development	18/09/2025	CLIENT Russell & Jill Bosua		Site Overview			
	DATE: Friday, 17 October 2025	A	Development Application	16/10/2025						
	BDA&T: 6521									
										SCALE: 1:1500

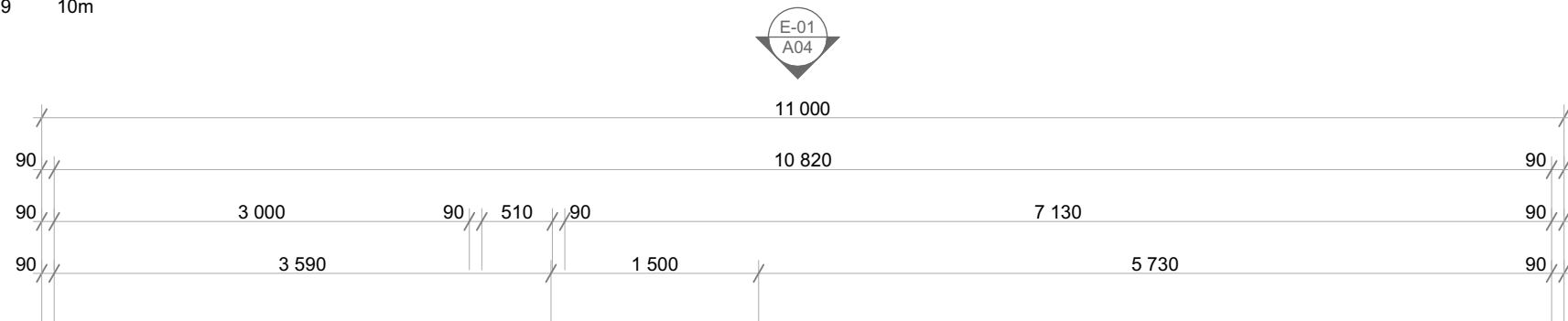


Proposed Site Plan
Scale 1:400

PROJECT NUMBER: T210		ISSUE LIST			PROJECT	A02		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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	CHECKED BY: MP	SK1	Concept Development	18/09/2025	PROJECT ADDRESS: 52031/2 220 Argonaut Road St Helens TAS 7216			
		A	Development Application	16/10/2025				
DATE: Friday, 17 October 2025						CLIENT Russell & Jill Bosua	Site Plan	
BDA&T: 6521					SCALE: 1:400 PROJECT NUMBER: T210			

Scale 1:100

1 0 1 2 3 4 5 6 7 8 9 10m



NOTE:
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PROJECT

Proposed Visitor Accommodation

PROJECT ADDRESS:

52031/2
220 Argonaut Road St Helens TAS 7216

CLIENT

Russell & Jill Bosua

SHEET SIZE **A3**

A03



Floor Plan

SCALE: 1:50

PROJECT NUMBER: T210



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CBOS: 964058515

DRAWN BY:
MP
CHECKED BY:
MP

DATE:

Friday, 17
October 2025

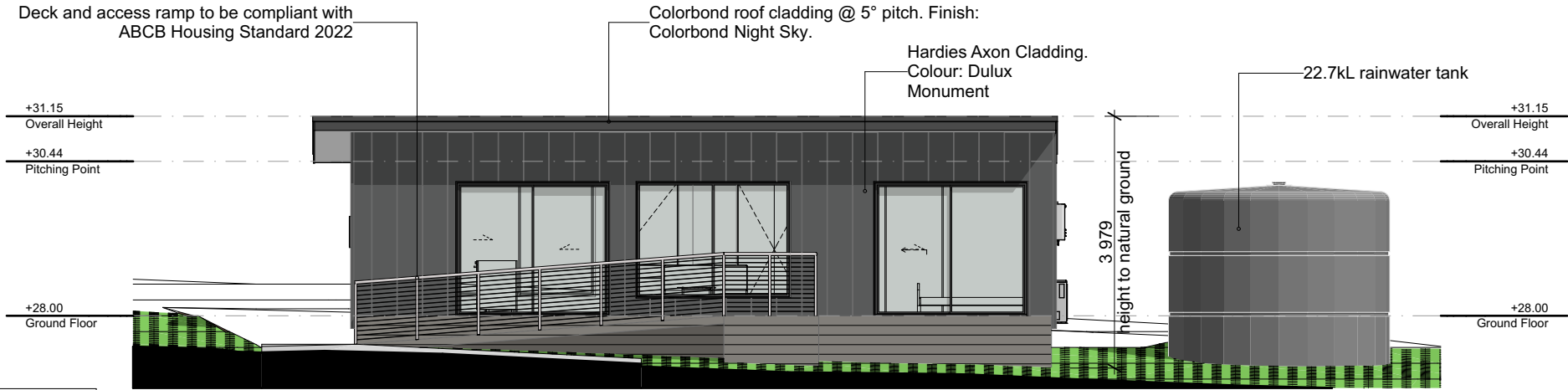
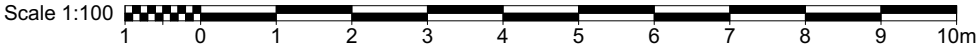
BDA&T: 6521



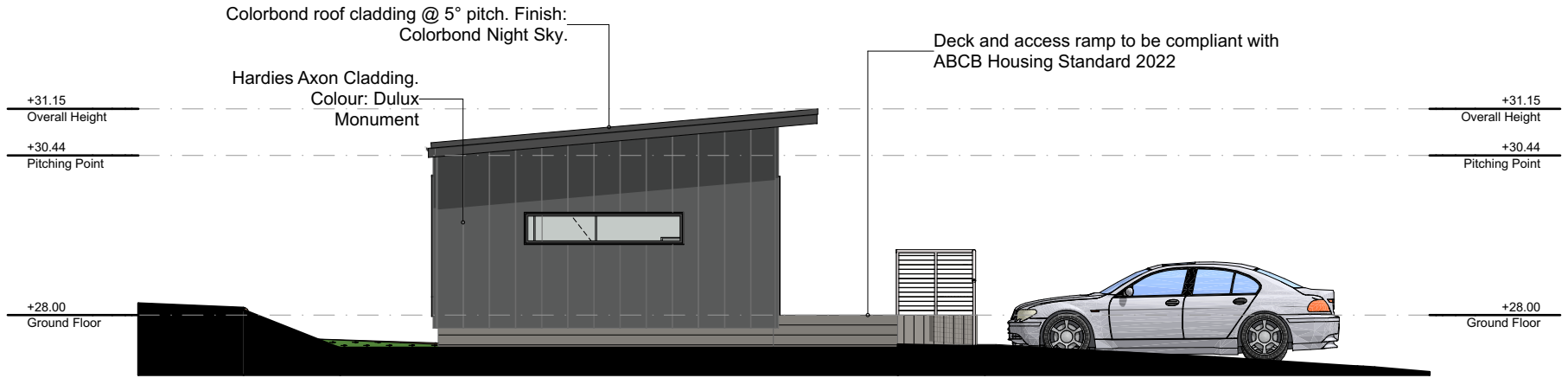
Proposed Floor Plan

Scale 1:50

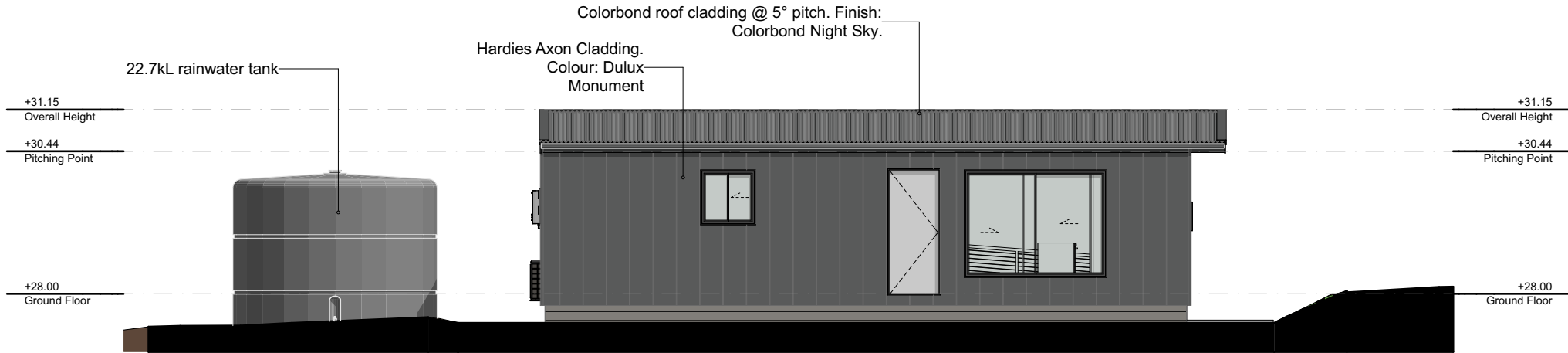
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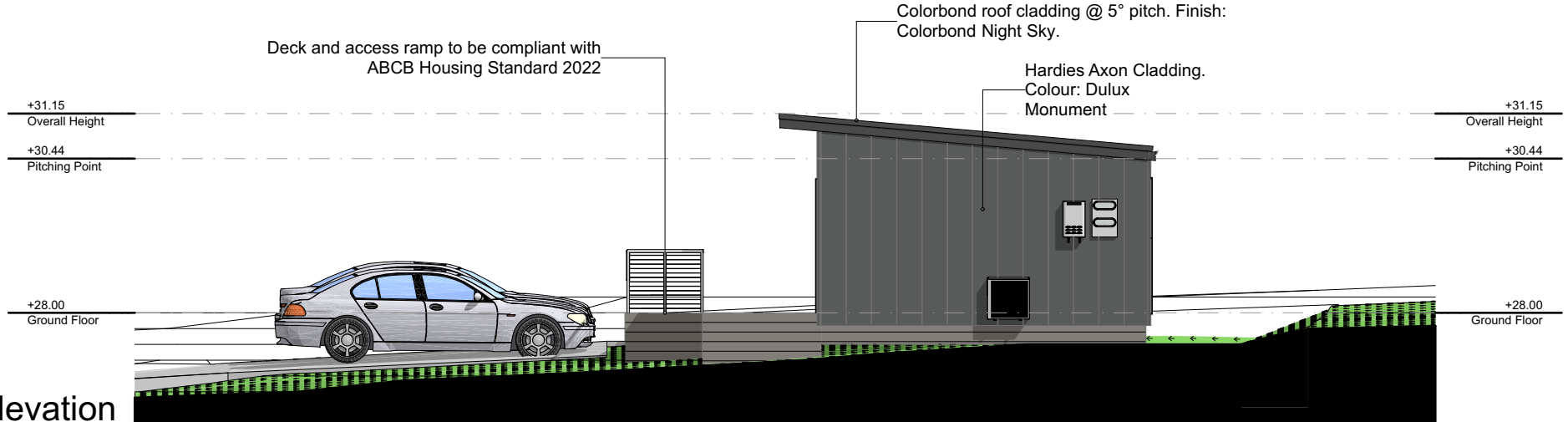
E-01 North Elevation
A03 Scale 1:100



E-02 East Elevation
A03 Scale 1:100



E-03 South Elevation
A03 Scale 1:100



E-04 West Elevation
A03 Scale 1:100

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

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ISSUE LIST		
Issue	Description	Date
SK1	Concept Development	18/09/2025
A	Development Application	16/10/2025

PROJECT
Proposed Visitor Accomodation

PROJECT ADDRESS:
52031/2
220 Argonaut Road St Helens TAS 7216

CLIENT
Russell & Jill Bosua

SHEET SIZE A3
A04



Elevations
SCALE: 1:100
PROJECT NUMBER: T210



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BDA&T: 6521

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Proposed Visitor Accommodation

220 Argonaut Road St Helens
TAS 7216



October 2025

LGA RFI Amendment: 17/11/25



SPECTURA
STUDIO
BUILDING DESIGN

SPECTURA STUDIO
6 Sunrise Court Scamander
info@spectura.com.au
0423 250 079
www.spectura.com.au



Subject site & locality

1.0 Introduction

This planning scheme response supports the development application for a Proposed Visitor Accommodation, to be located at 220 Argonaut Road St Helens. The proposed development is situated within the Rural 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:

- Installation of a prefabricated visitor accommodation building.
- Installation of a prefabricated deck and ramp, ancillary to the visitor accommodation.
- Installation of wastewater and rainwater catchment and firefighting services.

3.0 Planning Assessment

3.1 Compliance with Rural Zone

Objective:

The Rural Zone aims to provide a range of use or development in rural location areas where the agricultural use is limited and minimises adverse impacts on surrounding uses, to minimise conversion of agricultural land for non-agricultural use and to ensure that use or development is of a scale that is appropriate for a rural location and does not compromise the function of surrounding settlements.

Development Standards:

The proposal has been assessed against the relevant development standards of the Rural 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:

20.2 Use Table

Visitor Accommodation (not within an existing building) qualifies as a Discretionary use under the Rural Zone use class table.

20.3 Use Standards

20.3.1 Discretionary use

Objective:	That the location, scale and intensity of a use listed as Discretionary: (a) is required for operational reasons; (b) does not unreasonably confine or restrain the operation of uses on adjoining properties; (c) is compatible with agricultural use and sited to minimise conversion of agricultural land; and (d) is appropriate for a rural location and does not compromise the function of surrounding settlements.	
Acceptable Solutions		Performance Criteria
A1 A use listed as Discretionary, excluding Residential, is for an alteration or extension to an existing use, if: (a) the gross floor area does not increase by more than 30% from that existing at the effective date; and (b) the development area does not increase by more than 30% from that existing at the effective date.		P1 A use listed as Discretionary, excluding Residential, must require a rural location for operational reasons, having regard to: (a) the nature, scale and intensity of the use; (b) the importance or significance of the proposed use for the local community; (c) whether the use supports an existing agricultural use; (d) whether the use requires close proximity to infrastructure or natural resources; and (e) whether the use requires separation from other uses to minimise impacts.

A2 No Acceptable Solution.	P2 A use listed as Discretionary must not confine or restrain existing use on adjoining properties, having regard to: (a) the location of the proposed use; (b) the nature, scale and intensity of the use; (c) the likelihood and nature of any adverse impacts on adjoining uses; (d) whether the proposed use is required to support a use for security or operational reasons; and (e) any off site impacts from adjoining uses.
A3 No Acceptable Solution.	P3 A use listed as Discretionary, located on agricultural land, must minimise conversion of agricultural land to non-agricultural use and be compatible with

	agricultural use, having regard to: (a) the nature, scale and intensity of the use; (b) the local or regional significance of the agricultural land; and (c) whether agricultural use on adjoining properties will be confined or restrained.
A4 No Acceptable Solution.	P4 A use listed as Discretionary, excluding Residential, must be appropriate for a rural location, having regard to: (a) the nature, scale and intensity of the proposed use; (b) whether the use will compromise or distort the activity centre hierarchy; (c) whether the use could reasonably be located on land zoned for that purpose; (d) the capacity of the local road network to accommodate the traffic generated by the use; and (e) whether the use requires a rural location to minimise impacts from the use, such as noise, dust and lighting.

Begin RFI Amendment: 17/11/25

P1 –

The proposed visitor accommodation makes use of the rural zoned allotment which is (generally speaking) of insufficient land area to support a viable agricultural operation. The proposed visitor accommodation creates additional short term housing for the local community, as well as providing additional housing stock which could help create long term accommodation housing opportunities within existing housing stock elsewhere in the community. There is no existing agricultural use related to the subject site, and the visitor accommodation does not require close proximity to any infrastructure or natural resources. The visitor accommodation is compatible with the existing uses surrounding the site and minimal impact is seen on these uses as a result of the proposed visitor accommodation.

End RFI Amendment: 17/11/25

P2 –

The location of the proposed Visitor Accommodation is nestled amongst existing structures on the subject allotments, as well as neighbouring allotments, of which these structures are of various use classifications. The proposed visitor accommodation is not seen as confining or restraining existing use on adjoining properties. It is seen as a similar scale to existing development on adjoining properties and is seen as having a minimal impact on neighbouring amenity. The proposed use does not support a use for security or operation reasons and has no adjoining off-site uses.

P3 –

Non-Applicable: The lot on which the proposal is situated is not viewed as agricultural land.

P4 –

The proposed visitor accommodation is a building of small scale and form. It is not expected to impact any activity centres. Minimal additional traffic flow is expected from the development, and no adverse noise, dust or lighting impacts are expected from the development.

20.4 Development Standards for Buildings and Works

20.4.1 Building height

Objective:	To provide for a building height that: (a) is necessary for the operation of the use; and (b) minimises adverse impacts on adjoining properties.
Acceptable Solutions	Performance Criteria
A1 Building height must be not more than 12m.	P1 Building height must be necessary for the operation of the use and not cause an unreasonable impact on adjoining properties, having regard to: (a) the proposed height of the building; (b) the bulk and form of the building; (c) the separation from existing uses on adjoining properties; and (d) any buffers created by natural or other features.

A1 – Compliant: Building height approx. 4.0m above natural ground level.

20.4.2 Setbacks

Objective:	That the siting of buildings minimises potential conflict with use on adjoining sites.
Acceptable Solutions	Performance Criteria
A1 Buildings must have a setback from all boundaries of: (a) not less than 5m; or (b) if the setback of an existing building is within 5m, not less than the existing building.	P1 Buildings must be sited to provide adequate vehicle access and not cause an unreasonable impact on existing use on adjoining properties, having regard to: (a) the bulk and form of the building; (b) the nature of existing use on the adjoining properties; (c) separation from existing use on the adjoining properties; and (d) any buffers created by natural or other features.
A2 Buildings for a sensitive use must be separated from an Agriculture Zone a distance of: (a) not less than 200m; or (b) if an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building.	P2 Buildings for a sensitive use must be sited so as not to conflict or interfere with an agricultural use within the Agriculture Zone, having regard to: (a) the size, shape and topography of the site; (b) the prevailing setbacks of any existing buildings for sensitive uses on adjoining properties; (c) the location of existing buildings on the site; (d) the existing and potential use of adjoining properties; (e) any proposed attenuation measures; and (f) any buffers created by natural or other features.

A1 – Compliant to all boundaries.

A2 – Compliant: The closest Agricultural Zoned land is approximately 410m from the site of the proposed dwelling.



Aerial image with overlay agricultural zoning shown.

20.4.3 Access for new dwellings

Objective:	That new dwellings have appropriate vehicular access to a road maintained by a road authority.	
Acceptable Solutions		Performance Criteria
A1 New dwellings must be located on lots that have frontage with access to a road maintained by a road authority.		P1 New dwellings must have legal access, by right of carriageway, to a road maintained by a road authority that is appropriate, having regard to: (a) the number of users of the access; (b) the length of the access; (c) the suitability of the access for use by the occupants of the dwelling; (d) the suitability of the access for emergency services vehicles; (e) the topography of the site; (f) the construction and maintenance of the access; (g) the construction, maintenance and usage of the road; and (h) any advice from a road authority.

A3 – Compliant: Lot has frontage with access to a road maintained by a road authority.

3.2 Compliance with Overlay Codes

C2.0 Parking and Sustainable Transport Code

C2.5.1 Car Parking Numbers

Visitor Accommodation	1 space per self-contained accommodation unit, allocated tent or caravan space, or 1 space per 4 beds, whichever is the greater	No requirement
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A1 –

The proposed development has been designed with 2 parking spaces for the visitor accommodation provided.

C2.5.2 Bicycle Parking Numbers

A1 -

There is no requirement for bicycle parking spaces.

C2.6 Development Standards for Buildings and Works

C2.6.1 Construction of parking areas

Objective:	That parking areas are constructed to an appropriate standard.	
Acceptable Solutions	Performance Criteria	
A1 All parking, access ways, manoeuvring and circulation spaces must: (a) be constructed with a durable all weather pavement; (b) be drained to the public stormwater system, or contain stormwater on the site; and (c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.	P1 All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to: (a) the nature of the use; (b) the topography of the land; (c) the drainage system available; (d) the likelihood of transporting sediment or debris from the site onto a road or public place; (e) the likelihood of generating dust; and (f) the nature of the proposed surfacing.	

A1 -

- a) All new parking spaces and vehicle circulation spaces are to be of durable all weather pavement in keeping with the existing provisions on-site.
- b) Stormwater runoff will be contained onsite via means of the existing stormwater overland flow arrangements; minimal additional runoff is anticipated.
- c) N/A – Rural Zone.

C2.6.2 Design and layout of parking areas

Objective:	That parking areas are designed and laid out to provide convenient, safe and efficient parking.	
Acceptable Solutions		Performance Criteria
A1.1 Parking, access ways, manoeuvring and circulation spaces must either: (a) comply with the following: (i) have a gradient in accordance with <i>Australian Standard AS 2890 - Parking facilities, Parts 1-6</i>; (ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces; (iii) have an access width not less than the requirements in Table C2.2; (iv) have car parking space dimensions which satisfy the requirements in Table C2.3; (v) have a combined access and manoeuvring		P1 All parking, access ways, manoeuvring and circulation spaces must be designed and readily identifiable to provide convenient, safe and efficient parking, having regard to: (a) the characteristics of the site; (b) the proposed slope, dimensions and layout; (c) useability in all weather conditions; (d) vehicle and pedestrian traffic safety; (e) the nature and use of the development; (f) the expected number and type of vehicles; (g) the likely use of the parking areas by persons with a disability; (h) the nature of traffic in the surrounding area;
width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces; (vi) have a vertical clearance of not less than 2.1m above the parking surface level; and (vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or (b) comply with <i>Australian Standard AS 2890- Parking facilities, Parts 1-6</i> . A1.2 Parking spaces provided for use by persons with a disability must satisfy the following: (a) be located as close as practicable to the main entry point to the building; (b) be incorporated into the overall car park design; and (c) be designed and constructed in accordance with <i>Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities</i>.¹		(i) the proposed means of parking delineation; and (j) the provisions of <i>Australian Standard AS 2890.1:2004 - Parking facilities, Part 1: Off-street car parking</i> and <i>AS 2890.2 -2002 Parking facilities, Part 2: Off-street commercial vehicle facilities</i> .

Acceptable Solutions A1.1

- b) All new parking spaces and vehicle circulation spaces are to comply with AS2890.1-6.

Acceptable Solutions A1.2

N/A

C2.6.3 Number of accesses for vehicles

Objective:	That: (a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses; (b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and (c) the number of accesses minimise impacts on the streetscape.
Acceptable Solutions	Performance Criteria
A1 The number of accesses provided for each frontage must: (a) be no more than 1; or (b) no more than the existing number of accesses, whichever is the greater.	P1 The number of accesses for each frontage must be minimised, having regard to: (a) any loss of on-street parking; and (b) pedestrian safety and amenity; (c) traffic safety; (d) residential amenity on adjoining land; and (e) the impact on the streetscape.
A2 Within the Central Business Zone or in a pedestrian priority street no new access is provided unless an existing access is removed.	P2 Within the Central Business Zone or in a pedestrian priority street, any new accesses must: (a) not have an adverse impact on: (i) pedestrian safety and amenity; or (ii) traffic safety; and (b) be compatible with the streetscape.

Acceptable Solutions A1

- a) A single existing vehicular access is to be utilised for the proposed development.

C7.0 Natural Assets Code

Waterway and Coastal Protection Area

Although the site contains the Waterway and Coastal Protection Area overlay within its boundaries, the proposed development is not located within the overlay's constraints (the overlay code clips a small area on the northeastern corner of the lot only).

Priority Vegetation Area

Although the site contains the Priority Vegetation Area overlay within its boundaries, the proposed development is not located within the overlay's constraints (the overlay code clips a small area on the northeastern corner of the lot only).

4.0 Conclusion

The proposed residential development at 220 Argonaut Rd St Helens is viewed as complying with the relevant provisions of the Tasmanian Planning Scheme for the Rural 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