

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 / 00117
Applicant	Chris Triebe & Associates Town Planning Services
Proposal	Residential - Alterations to Existing Outbuilding including an Attached Veranda and Change of Use from Storage to Dwelling
Location	67 Quail Street, St Helens (CT 215083/1)

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 24th October 2026 **until 5pm Monday 9th November 2026.**

John Brown
GENERAL MANAGER

**PROPOSED RESIDENTIAL UNIT : 67 QUAIL STREET : ST HELENS 7215
FOR ANDREW BYRNE**

PL:01 COVER PAGE

PL.02 SITE PLAN

PL.03 EXISTING FLOOR PLAN

PL.04 PROPOSED FLOOR PLAN

PL.05 TURNING CIRCLE

PL.06 OVER SHADOWING

BUILDING CLASS: 1A 34 M2, STORE 16M2, VERANDAH 10M2

LAND AREA 809.26 M2: SITE COVERAGE 256M2

FLOOR AREA TOTAL 0 M2

SOIL: NA

WIND-N3

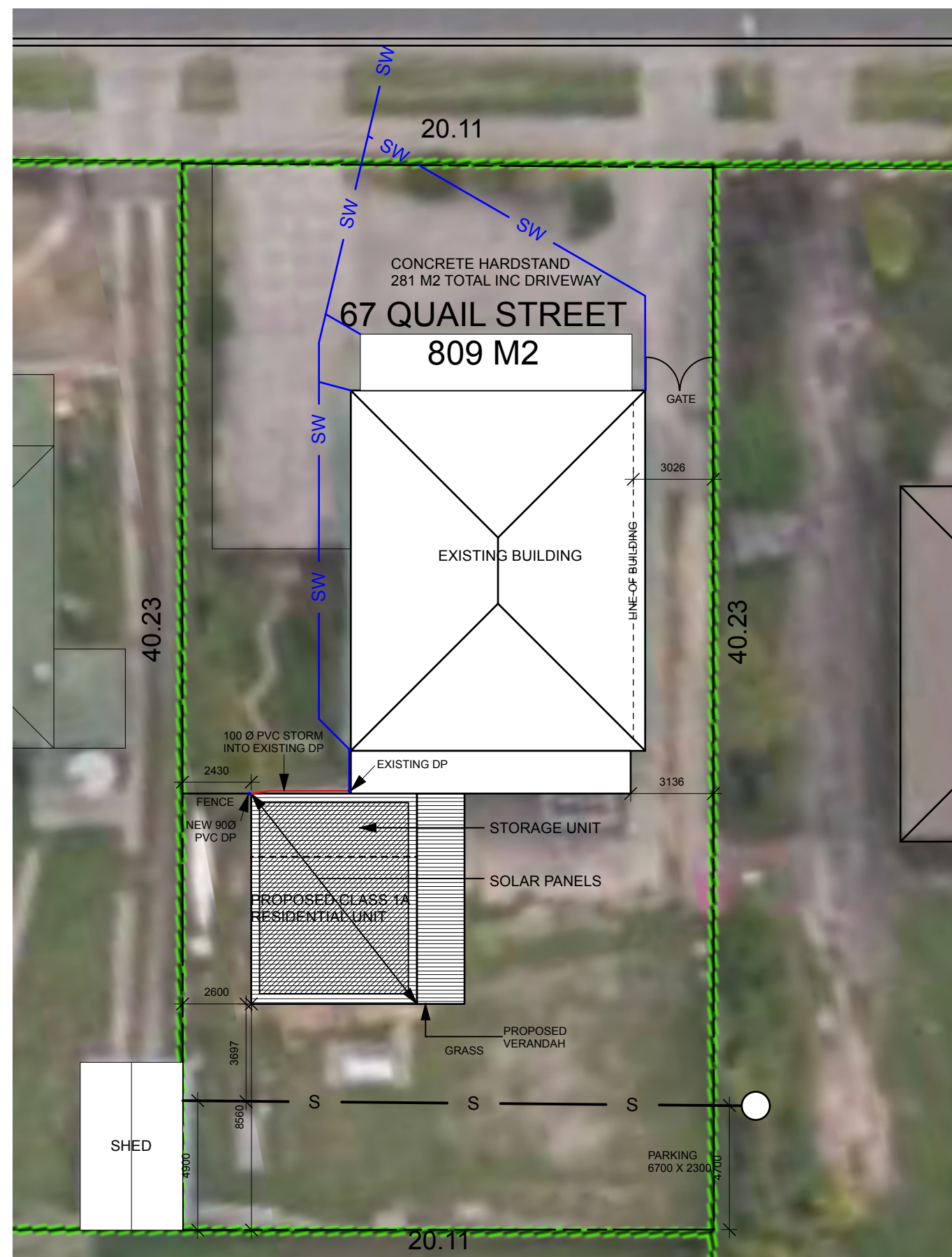
CORROSION ENVIRONMENT: MODERATE

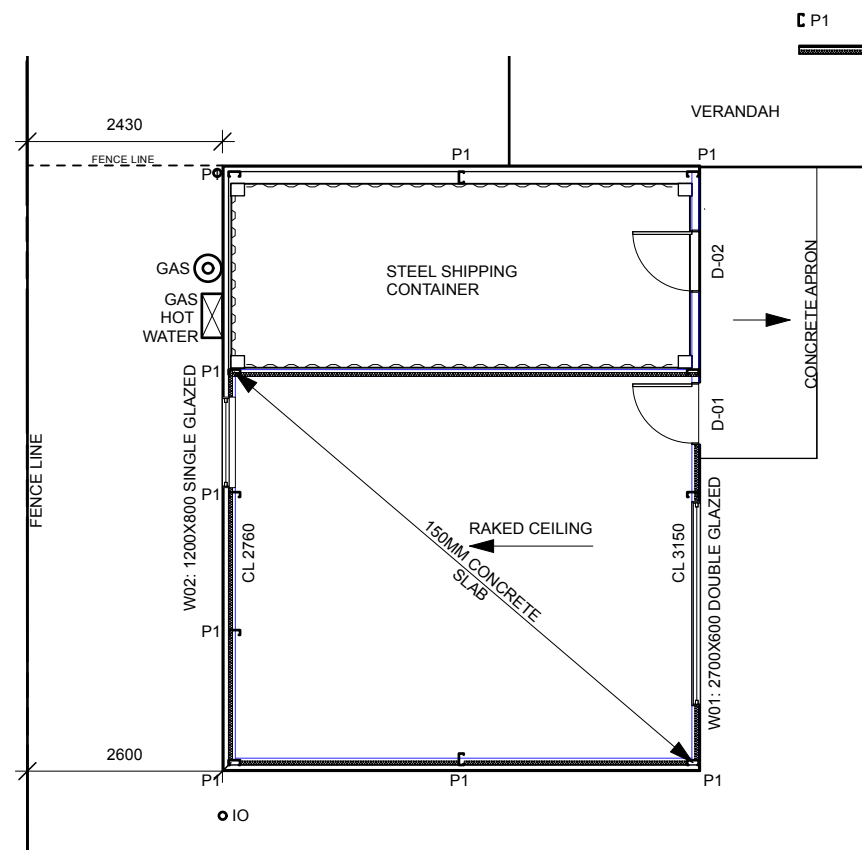
CLIMATE ZONE 7

BAL : N/A

ALPINE AREA N/A

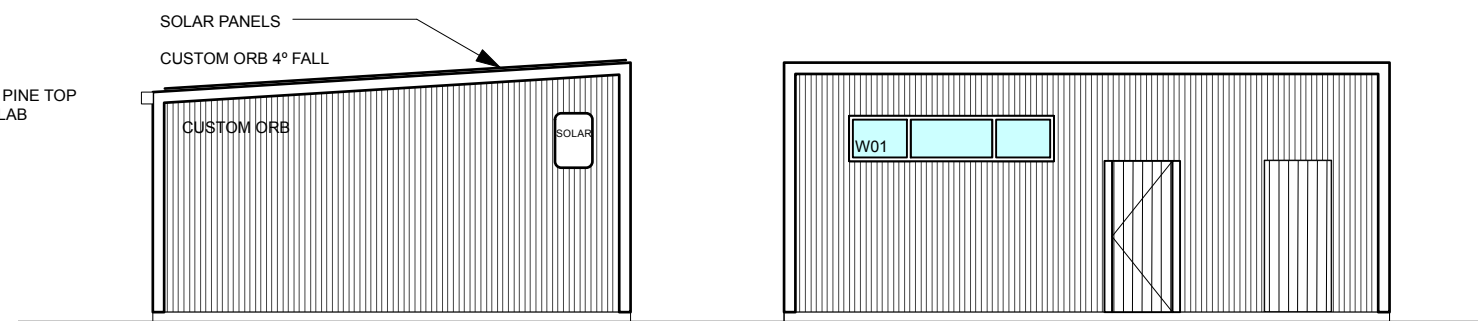
OTHER KNOWN SITE HAZARDS



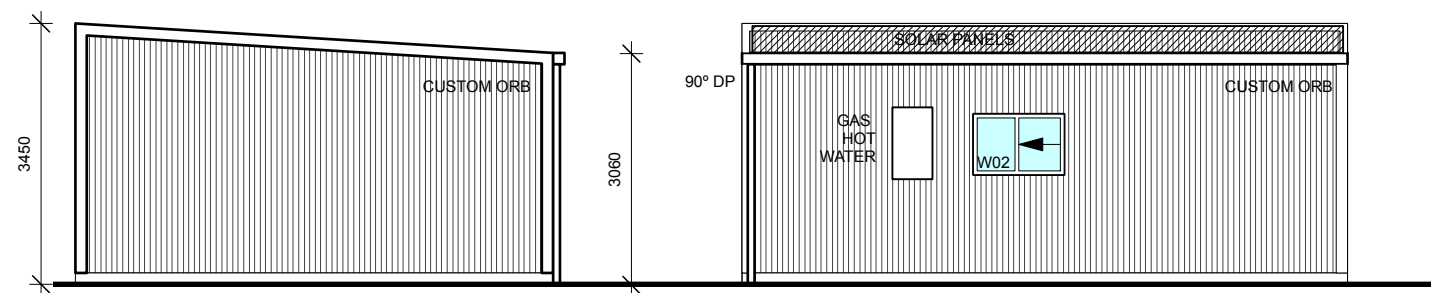


1 EXISTING FLOOR PLAN
Scale: 1:100

C15012 COLD FORM COLUMNS
100X50 HWD FRAME : 90X45 TREATED PINE TOP & BOTTOM PLATE DYNE BOLTED TO SLAB
R2.5 INSULATION TO CAVITY
CORRUGATED IRON TO EXTERIOR
10 MM PLASTER INTERNAL



2 SOUTH & EAST ELEVATION
Scale: 1:100



3 NORTH & WEST ELEVATION
Scale: 1:100

ADDRESS

Freeform Designs & Constructions
ABN 60461898695
67 Melbourne st South Launceston
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MOB: 0438062698

ACCREDITATION

Accreditation : No CC224T
Category/class: Building designer arch-res
Category/class: Builder low Rise
Category/class: Construction manager

PROJECT INFORMATION

Address: 67 QUAIL STREET
Lot No:1
Property Id:6795166
Title Reference:215083/1
Client No:591.26

Planning:
Bal :N/A
Soil:N/A
Wind:N3

01	PRELIMINARY	25-04-26
02	PLANNING REVISION	12-08-26
03	PLANNING REVISION	16-09-26
No:	AMENDMENT:	DATE:

CHECKED:

DRAWN :

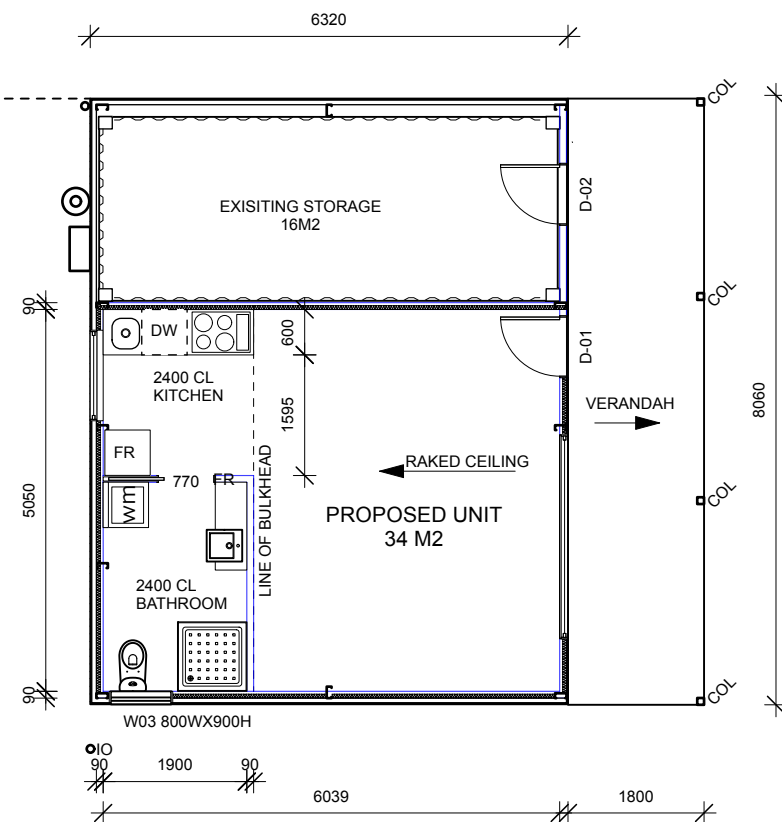
SCALE :

DATE :

16-09-26

DRAWING :

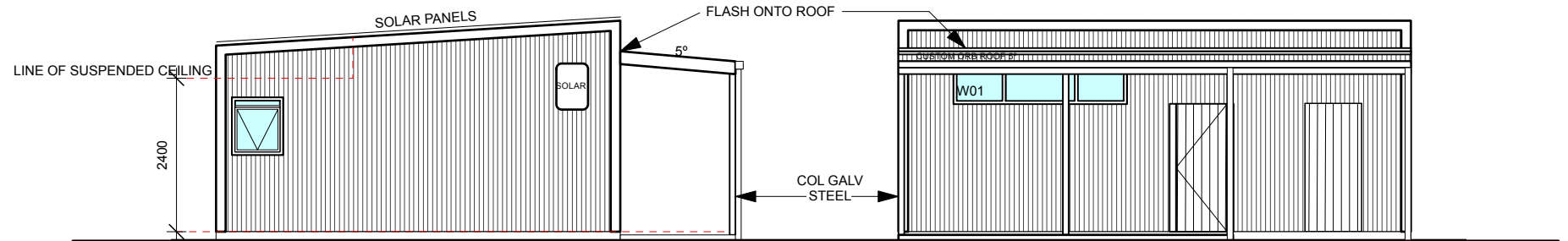
PL:03



1

PROPOSED FLOOR PLAN

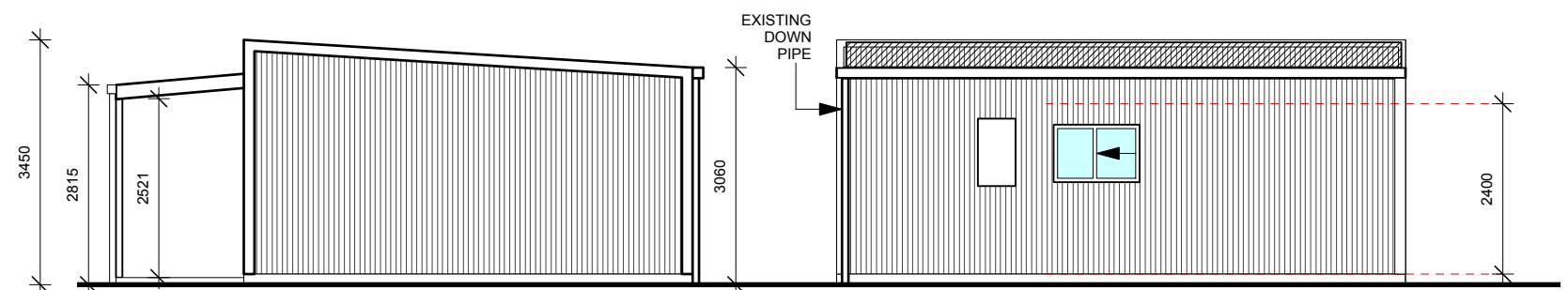
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2

SOUTH & EAST ELEVATION

Scale: 1:100



3

NORTH & WEST ELEVATION

Scale: 1:100

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Environmental Designer
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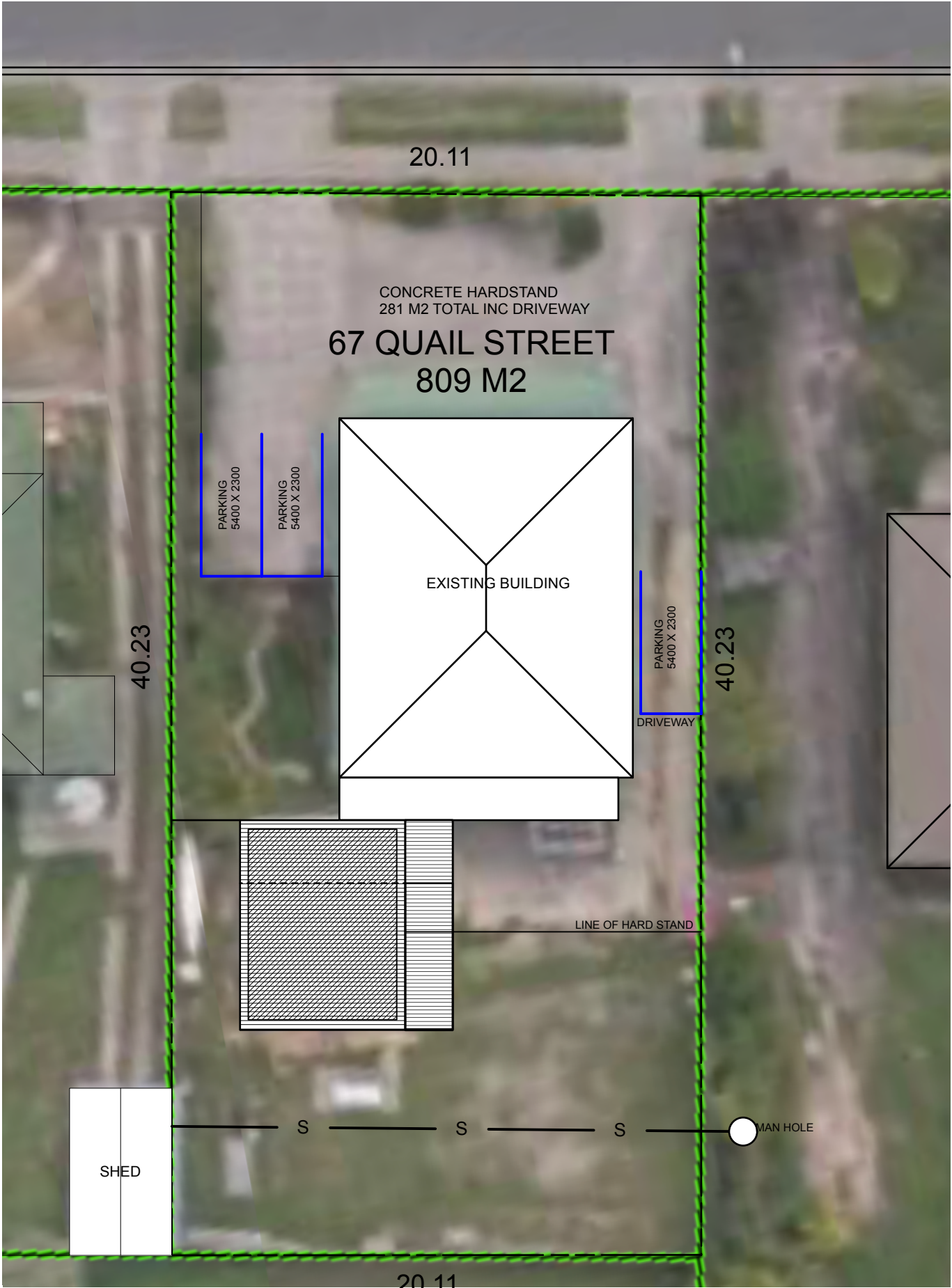
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DATE :

16-09-26

DRAWING :

PL:04



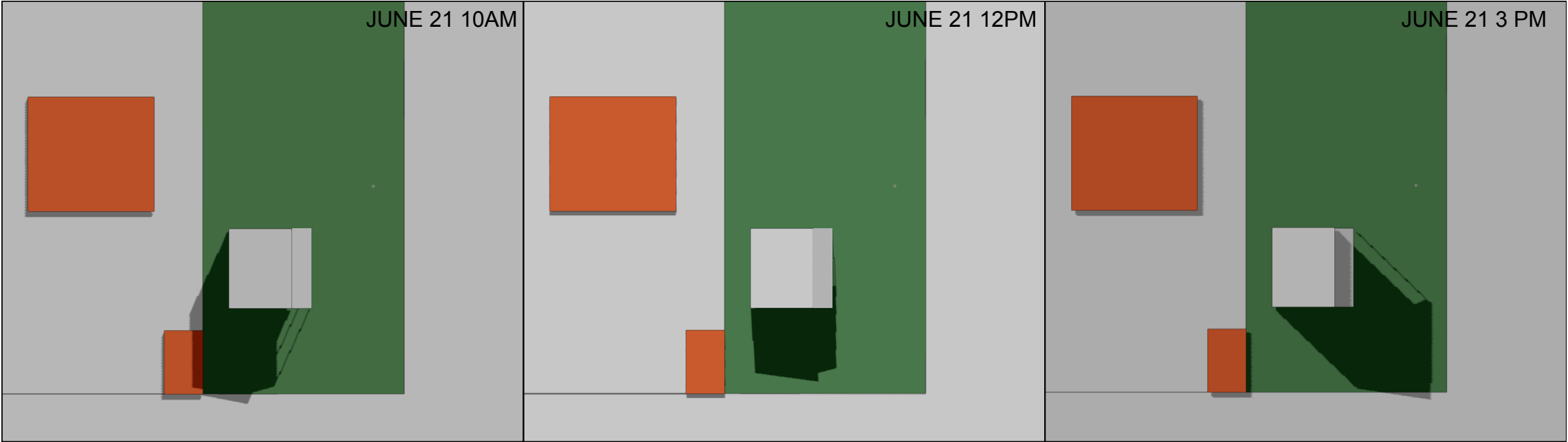
1

TURNING CIRCLE

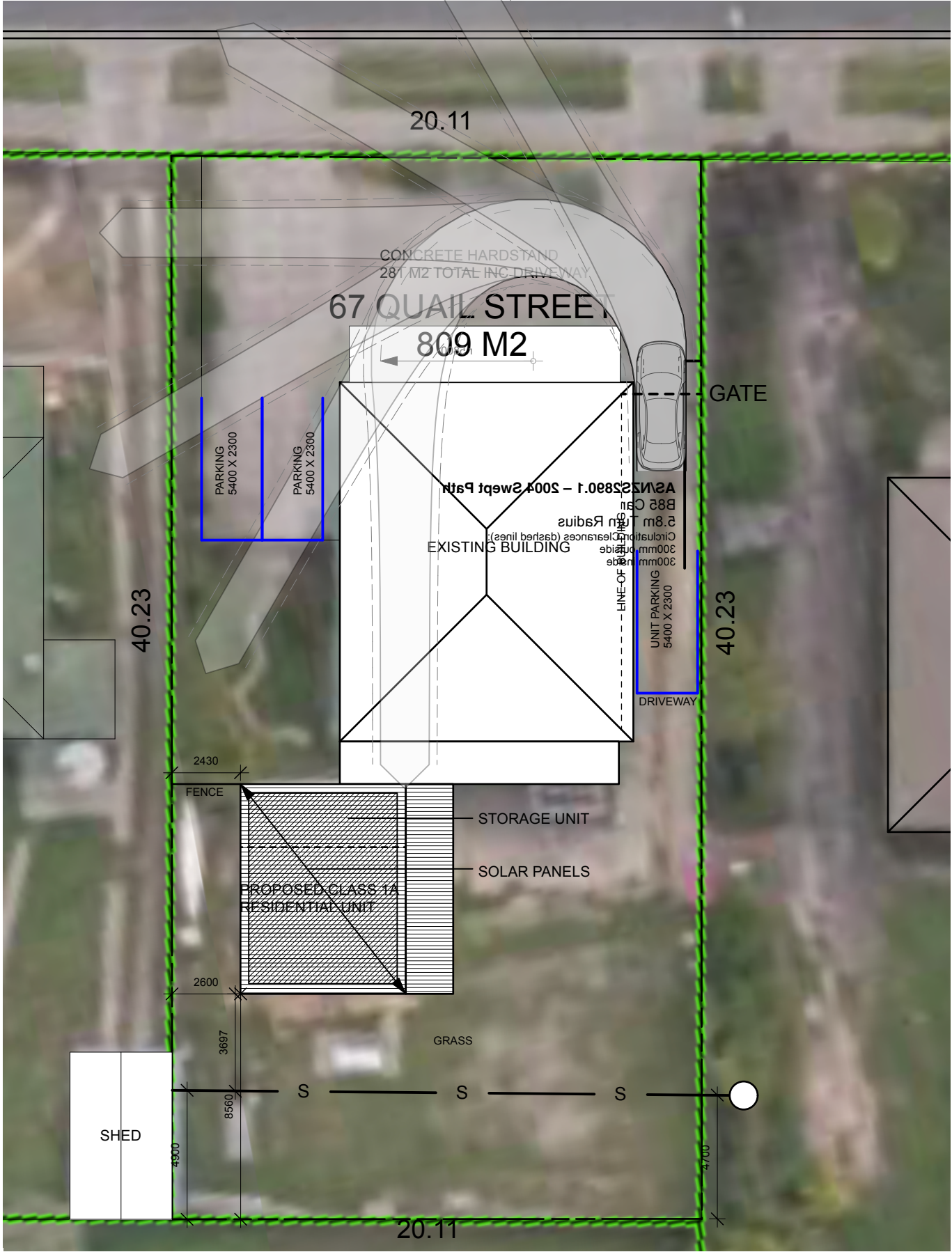
Scale: 1:200

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					03	PLANNING REVISION	16-09-26						
									SCALE :				DATE :
					No:	AMENDMENT:	DATE:	16-09-26					
PL:05													



1 OVER SHADOWING
Scale: 1:200



1 SITE PLAN
Scale: 1:200

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					03	PLANNING REVISION	16-09-26					
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Chris Triebe BBus (MarMgt)Hons, GradDip Env&Plan of
Chris Triebe & Associates Town Planning Services

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1. INTRODUCTION

Chris Triebe and Associates Town Planning Services were engaged by Mr Andrew Byrne to prepare and submit a development application against the *Tasmanian Planning Scheme – Break O’Day*. The proposal is to fit out an existing outbuilding as a Class 1A behind the existing vet clinic as well as provide additional car parking and manoeuvring areas.

This report has been written against the supporting documentation accompanying it and in particular the amended site plans and elevations drawn by Andrew Forbes of Freeform Designs & Constructions, dated 25 April 2026. The purpose of this report and documents forming this application is to demonstrate compliance with the acceptable solutions and two discretions of the relevant Zone and Codes of the *Tasmanian Planning Scheme – Break O’Day* as well as the *Break O’Day Local Provisions Schedule*. All references to ‘the Act’ are to the *Land Use Planning and Approvals Act 1993*.

2. DEVELOPMENT SITE

2.1 Ownership and Title Information

The Folio Text shows the Title was originally transferred to Mr Andrew F. Byrne on 12 August 2020. His postal address is 67 Quail Street, St Helens. The application form has been signed to declare the landowner was notified of the application being submitted on their behalf.

2.1.1 Folio Text and Plan

The Folio Plan indicates the current Sealed Plan is the First Edition registered 28 January 1970 and is identified as Volume 2579 Folio 53. However, the LIST cadastre overlay identifies the property as Certificate of Title 215083 Folio 1 and Property Identification Number (PID) 6795166.

2.1.2 Easements

The Title does not show any burdening easements.

2.2 The Site

The approximate 809m² rectangular and almost level development site is located toward the southern side of the western end of Quail Street, a Council-maintained road.

An existing single storey, galvanised iron and concrete block clad building was constructed in 1947 toward the northern frontage boundary of the fully fenced and serviced Title. A shipping container and outbuilding used for storage purposes, have been placed and constructed against the western end of the southern wall of the main building. The remainder of the rear of the Title is maintained in a mown state while customer parking for the vet clinic is provided

between the frontage boundary and existing building. Solar panels have been fitted to the building roof.

The existing building has been utilised as the St Helens Veterinary Clinic for many years and will continue to do so.

2.3 Proposal

The purpose of this application is to seek Planning approval for changing the existing storage building from a Class 10A structure to a Class 1A habitable unit with covered verandah. The shipping container will continue to be used for storage purposes; both buildings are located near the southern wall of the existing Vet Clinic building. The structural integrity of the building was assessed by Exceed Engineering and is submitted with this application.

2.4 Discretion

C12.5.1 P1.1: Uses within a flood-prone hazard area

C12.5.1 P1.2: Uses within a flood-prone hazard area

C12.6.1 P1.1: Buildings and works within a flood-prone hazard area

C12.6.1 P1.2: Buildings and works within a flood-prone hazard area

3. ZONE

3.1: 8.0 General Residential Zone

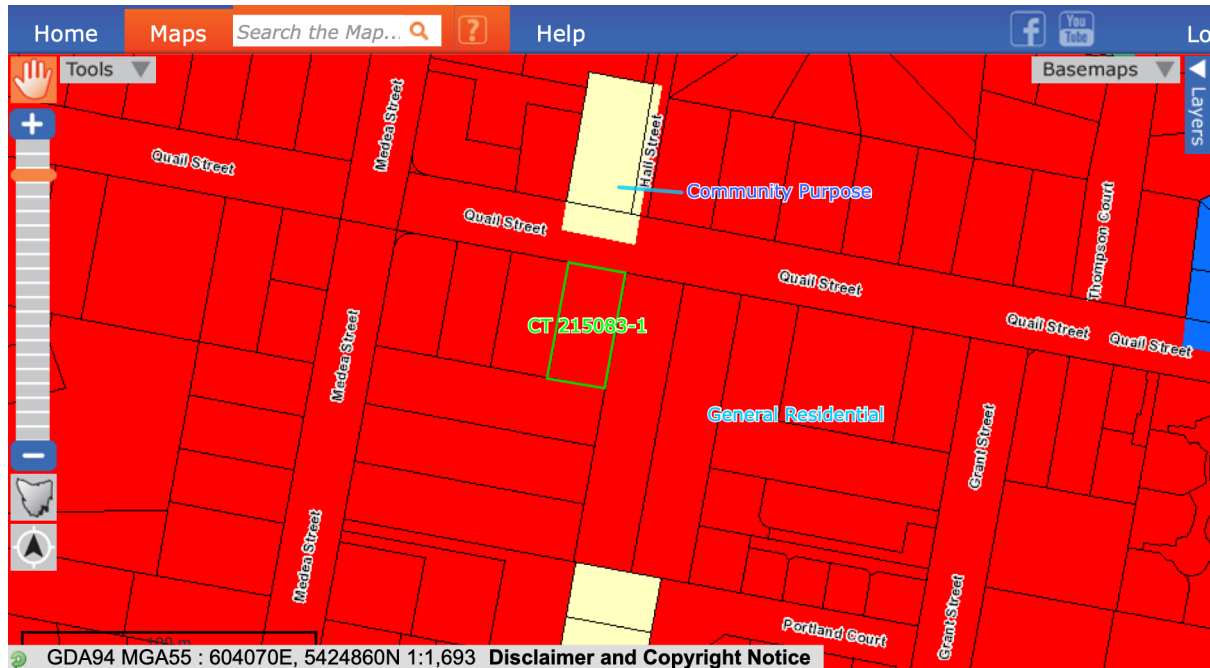


Figure 2: Zoning of development site and surrounds

8.1 Zone Purpose

The purpose of the General Residential Zone is:

8.1.1 To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided.

8.1.2 To provide for the efficient utilisation of available social, transport and other service infrastructure.

8.1.3 To provide for non-residential use that:

- (a) primarily serves the local community; and
- (b) 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.

8.1.4 To provide for Visitor Accommodation that is compatible with residential character.

8.2 Use Table

The property has housed the East Coast Veterinary Clinic for many years, with the Business and Professional Services continuing to be the principal Use on the site. This Change of Use application will provide the unit with the Residential Use. As a single dwelling only is being proposed, it is deemed a No Permit Required Use in accordance with this Table.

8.3 Use Standards

8.3.1 Discretionary uses

Objective: That discretionary Uses do not cause an unreasonable loss of amenity to adjacent sensitive uses.

Not Applicable

In accordance with 8.2 Use Table, the Residential Use within the single dwelling is a No Permit Required Use.

8.3.2 Visitor Accommodation

Objective: That Visitor Accommodation:

- (a) is compatible with the character and use of the area;
- (b) does not cause an unreasonable loss of residential amenity; and
- (c) does not impact the safety and efficiency of local roads or rights of way.

Not Applicable

This application for the construction of a single dwelling for the long-term Residential Use only.

8.4 Development Standards for Dwellings

8.4.1 Residential density for multiple dwellings

Objective: That the density of multiple dwellings:

- (a) makes efficient use of land for housing; and
- (b) optimises the use of infrastructure and community services.

A1 – Not Applicable

This application is seeking approval for a single dwelling only.

8.4.2 Setbacks and building envelope for all dwellings

Objective: The siting and scale of dwellings:

- (a) provides reasonably consistent separation between dwellings and their frontage within a street;
- (b) provides consistency in the apparent scale, bulk, massing and proportion of dwellings;
- (c) provides separation between dwellings on adjoining properties to allow reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space; and
- (d) provides reasonable access to sunlight for existing solar energy installations.

A1 – Acceptable Solution

The Folio Plan submitted with this application shows the site is not burdened by a building area, has a single frontage and is not vacant. The site plan confirms the building subject to the change of use will be located behind the existing building and have a frontage setback greater than 4.5m. The proposal therefore complies with this acceptable solution.

A2 – Not Applicable

This application does not propose either a garage or carport.

A3 – Acceptable Solution

The building has an existing 2.43m setback off the western side boundary, 8.56m rear boundary setback ensuring it fits within the 3-dimensional building envelope shown in Figure 8.1 of the Planning Scheme. This complies with this acceptable solution.

8.4.3 Site coverage and private open space for all dwellings

Objective: That dwellings are compatible with the amenity and character of the area and provide:

- (a) for outdoor recreation and the operational needs of the residents;
- (b) opportunities for the planting of gardens and landscaping; and
- (c) private open space that is conveniently located and has access to sunlight.

A1 – Acceptable Solution

- (a) The front page provided on Drawing PL:01 states the total site coverage will be 256m² of the 809m² lot or approximately 31.6 per cent, less than the 50 per cent acceptable solution; and
- (b) Not applicable. Multiple dwellings are not proposed.



Figure 3: area of private open space in the back yard

A2 – Acceptable Solution

Drawing PL:02 submitted with this report and Figure 3 above, demonstrate the development site will:

- (a) have in one location, not less than:
 - (i) 24m² provided between the existing building, the proposed dwelling and the rear southern fence; or
 - (ii) not applicable as multiple dwellings are not proposed;
- (b) the area of private open space has minimum horizontal dimensions greater than 4m;
- (c) Drawing PL:02 shows the private open space is provided behind the unit and existing vet clinic; and
- (d) is on almost level ground.

8.4.4 Sunlight to private open space of multiple dwellings

Objective: That the separation between multiple dwellings provides reasonable opportunity for sunlight to private open space for dwellings on the same site.

A1 – Not Applicable

Multiple dwellings are not proposed.

8.4.5 Width of openings for garages and carports for all dwellings

Objective: To reduce the potential for garage or carport openings to dominate the primary frontage.

A1 – Not Applicable

The single vehicle parking space will be uncovered as shown in Figure 4 below.



Figure 4: Southern view of parking space for dwelling

8.4.6 Privacy for all dwellings

Objective: To provide a reasonable opportunity for privacy for dwellings.

A1 – Not Applicable

The elevations provided on Drawings PL.03 and PL.04 demonstrate the dwelling floor will remain on ground level or slightly above and will not adversely impact visual privacy of nearby dwellings.

A2 – Not Applicable

The elevations provided on Drawings PL.03 and PL.04 demonstrate no window or glazed door to a habitable room will have a floor level greater than 1m above existing ground level.

A3 – Not Applicable

This application does not involve multiple dwellings.

8.4.7 Frontage fences for all dwellings

Objective: The height and transparency of frontage fences:

- (a) Provides adequate privacy and security for residents;
- (b) Allows the potential for mutual passive surveillance between the road and the dwelling; and
- (c) Is reasonably consistent with that on adjoining properties.

P1 – Not Applicable

This discretion was addressed because an acceptable solution is not offered. However, the application neither requires nor proposes alterations to an existing front fence within 4.5m of a frontage boundary.

8.4.8 Waste storage for multiple dwellings

Objective: To provide for the storage of waste and recycling bins for multiple dwellings.

A1 – Not Applicable

Not applicable. The application does not involve multiple dwellings.

8.5 Development Standards for Non-dwellings

Objective: That all non-dwelling development:

- (a) is compatible with the character, siting, apparent scale, bulk, massing and proportion of residential development; and
- (b) does not cause an unreasonable loss of amenity on adjoining residential properties.

Not Applicable

This application is for the construction of a single unit only.

8.6 Development Standards for Subdivision

Objective: That each lot:

- (a) has an area and dimensions appropriate for use and development in the zone;
- (b) is provided with appropriate access to a road;
- (c) contains areas which are suitable for development appropriate to the zone purpose, located to avoid natural hazards; and
- (d) is orientated to provide solar access for future dwellings

Not Applicable

This application does not propose a subdivision.

4. CODES

A review of the overlays on the electronic database the LIST confirms E16 Safeguarding of Airports Code – *Airport Obstacle Limitation Area* and *BRE-S2.0 Stormwater Management Specific Area Plan* are the two overlays relevant to this application. Both have been addressed in the following and relevant section of this report.

C1.0 Signs Code

Not Applicable

C1.1 Code Purpose

The purpose of the Signs Code is:

C1.1.1: To provide for appropriate advertising and display of information for business and community activity.

C1.1.2: To provide for well-designed signs that are compatible with the visual amenity of the surrounding area.

C1.1.3: To ensure that signage does not disrupt or compromise safety and efficiency of vehicular or pedestrian movement.

C1.2 Application of this Code

C1.2.1: Unless otherwise stated in a particular purpose zone, this Code applies to all development for signs, unless the following clauses apply:

- (a) C1.4.2; or
- (b) C1.4.3.

C1.2.2: This Code does not apply to use.

C1.4 Development Exempt from this Code

The number of exemptions listed in this Clause as well as Table C1.4 Exempt Signs were reviewed though not listed.

However, no form of signage is required nor propose in this application, ensuring this Code is not applicable.

4.1: C2.0 Parking and Sustainable Transport Code

C2.1 Code Purpose

The purpose of the Parking and Sustainable Transport Code is:

C2.1.1: To ensure that an appropriate level of parking facilities is provided to service use and development.

C2.1.2: To ensure that cycling, walking and public transport are encouraged as a means of transport in urban areas.

C2.1.3: To ensure that access for pedestrians, vehicles and cyclists is safe and adequate.

C2.1.4: To ensure that parking does not cause an unreasonable loss of amenity to the surrounding area.

C2.1.5: To ensure that parking spaces and accesses meet appropriate standards.

C2.1.6: To provide for parking precincts and pedestrian priority streets.

C2.2 Application of this Code

In accordance with C2.2.1, this Code is applicable to all Use and development. ensuring this application for a communal residence will be assessed against it, including subclause C2.5.3.

C2.4 Use or Development Exempt from this Code

C2.4.1: There are no exemptions to this Code.

C2.5 Use Standards

C2.5.1 Car parking numbers

Objective: That an appropriate level of car parking spaces are provided to meet the needs of the Use.

A1 – Acceptable Solution

Drawing PL.05 demonstrates a single car parking space will be provided solely for the unit on the existing concrete between the clinic and eastern Title boundary while 2 existing spaces for the clinic are provided on the concrete between the western clinic wall and western boundary. This demonstrates the additional space will not adversely impact the existing spaces provided for the clinic. This parking space is shown on the site plan on Drawing PL.02 and is in accordance with Table C2.1 of the Planning Scheme because the development site is not:

- (a) subject to a Council adopted parking plan;
- (b) contained within a parking precinct plan and subject to Clause 2.7;
- (c) subject to Clause C2.5.5; or
- (d) Drawing PL.02 demonstrates a single additional car parking space is required for this project and complies with Table C2.1 of the Planning Scheme.

C2.5.2 Bicycle parking numbers

Objective: That an appropriate level of bicycle parking spaces is provided to meet the needs of the use.

A1 – Not Applicable

In accordance with Table C2.1, applications involving a single bedroom dwelling in the General Residential Zone is not required to provide parking spaces for bicycles.

C2.5.3 Motorcycle parking numbers

Objective: That an appropriate level of motorcycle parking is provided to meet the needs of the Use.

A1 – Acceptable Solution

In accordance with subclause C2.2.2(k) and Table C2.4 Motorcycle Parking Space Requirements, the provision of a dedicated motorcycle space is not required.

C2.5.4 Loading bays

Objective: That adequate access for goods delivery and collection is provided, and to avoid unreasonable loss of amenity and adverse impacts on traffic flows.

A1 – Not Applicable

In accordance with subclause C2.2.3 the provision of a dedicated loading bay is not required for the Residential Use.

C2.5.5 Number of car parking spaces within the General Residential Zone and Inner Residential Zone

Objective: To:

- (a) facilitate the reuse of existing non-residential buildings within the General Residential Zone and Inner Residential Zone; and
- (b) to not cause an unreasonable impact on residential amenity by the car parking generated by that reuse.

A1 – Not Applicable

In accordance with subclause C2.2.4, this subclause is not applicable.

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.

A1 – Acceptable Solution

All parking, access ways, manoeuvring and circulation spaces will:

- (a) be located over existing concrete. Adequate vehicle manoeuvring is shown to be provided to the north of the proposed additional, single parking space on Drawing PL:07. if necessary, adequate manoeuvring space is available in the yard behind the clinic;
- (b) stormwater will be disposed of within the public stormwater system; and
- (c) not applicable. The development site is within the General Residential 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.

A1.1 – Acceptable Solution

The existing parking, access ways, manoeuvring and circulation spaces:

- (a) comply with the following:
 - (i) have a gradient in accordance with Australian Standard AS 2890 - Parking facilities, Parts 1-6;

- (ii) not applicable;
 - (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) not applicable;
 - (vi) have a vertical clearance of not less than 2.1m above the parking surface level;
and
 - (vii) not applicable; or
- (b) comply with Australian Standard AS 2890- Parking facilities, Parts 1-6.

A1.2 – Not Applicable

The provision of a parking space for use by persons with a disability is not required for the Residential Use.

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.

A1.1 – Acceptable Solution

Drawing PL.02 has shown 4 separate and possible car parking spaces with access, manoeuvring and circulation spaces between the clinic and western boundary, within the frontage as well as in the rear south-eastern boundary corner. However, Park 01 will be used for this application and will:

- (a) comply with the following:
 - (i) the vehicle parking and manoeuvring areas will be on almost level ground while the slight gradient of the access is in accordance with *Australian Standard AS 2890 – Parking facilities, Parts 1 – 6*;
 - (ii) allow for vehicles to enter and exit the site in a forward direction;
 - (iii) the width complies with the requirements of Table C2.2;
 - (iv) dimensions of car parking spaces comply with Table C2.3;
 - (v) the combined access and manoeuvring width adjacent to parking spaces comply with Table C2.3;
 - (vi) is uncovered;
 - (vii) Drawing PL:02 demonstrates the individual vehicle parking space is clearly identified by its locations;

A1.2 – Not Applicable

The provision of specific parking spaces for disabled persons is not required for this private Residential Use.

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.

A1 – Acceptable Solution

The development site has 2 crossovers onto Quail Street: entry is via the eastern and exit via the western. Both will continue to be utilised and no additional crossovers are required or proposed.

A2 – Not Applicable

The development site is within the General Residential Zone of St Helens.

C2.6.4 Lighting of parking areas within the General Business Zone and Central Business Zone

Objective: That parking and vehicle circulation roads and pedestrian paths within the General Business Zone and Central Business Zone, which are used outside daylight hours, are provided with lighting to a standard which:

- (a) enables easy and efficient use;
- (b) promotes the safety of users;
- (c) minimises opportunities for crime or anti-social behaviour; and
- (d) prevents unreasonable light overspill impacts.

A1 – Not Applicable

The development site is located fully within the General Residential Zone of St Helens.

C2.6.5 Pedestrian access

Objective: That pedestrian access within parking areas is provided in a safe and convenient manner.

A1.1 – Not Applicable

This application requires the provision of a single car parking space only.

A1.2 – Not Applicable

This application is for a Residential Use that does not require the provision of parking for disabled persons.

C2.6.6 Loading bays

Objective: That the area and dimensions of loading bays are adequate to provide safe and efficient delivery and collection of goods.

Not Applicable

In accordance with subclause C2.2.3 the provision of a dedicated loading bay is not required for this application.

C2.6.7 Bicycle parking and storage facilities within the General Business Zone and Central Business Zone

Objective: That parking for bicycles is safe, secure and convenient, within the General Business Zone and Central Business Zone.

Not Applicable

The development site is located within the General Residential Zone of St Helens.

C2.6.8 Siting of parking and turning areas

Objective: That the siting of vehicle parking and access facilities in an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone, General Business Zone or Central Business Zone does not cause an unreasonable visual impact on streetscape character or loss of amenity to adjoining properties.

A1 – Acceptable Solution

The single car parking space identified as Park 01 on Drawing PL:02, will utilise the existing concreted forecourt to the clinic that is located between the building and frontage. The vehicle turning area has been in place for many decades and is currently used by the property's owner. While the uncovered parking space is provided behind the building line, the manoeuvring area is located within the property frontage and is also used as a drop off parking space by clients bringing emergency animal cases to the vet. This complies with this acceptable solution.

C2.7 Parking Precinct Plan

C2.7.1 Parking precinct plan

Objective: To minimise the amount of on-site car parking spaces within an area defined by a parking precinct plan, and that parking does not detract from the streetscape of the area.

Not Applicable

The development site is not within an area burdened by a defined parking precinct plan.

4.2: C3.0 Road and Railway Assets Code

C3.1 Code Purpose

The purpose of the Road and Railway Assets Code is:

C3.1.1: To protect the safety and efficiency of the road and railway networks; and

C3.1.2: To reduce conflicts between sensitive uses and major roads and the rail network.

C3.2 Application of this Code

C3.2.1: This Code applies to a use or development that:

- (a) will increase the amount of vehicular traffic or the number of movements of vehicles longer than 5.5m using an existing vehicle crossing or private level crossing;
- (b) will require a new vehicle crossing or private level crossing;
- (c) involves a subdivision or habitable building within a road or railway attenuation area if for a sensitive use.

C3.4 Use or Development Exempt from this Code

C3.4.1: There are no exemptions from this Code.

C3.5 Use Standards

C3.5.1: Traffic generation at a vehicle crossing, level crossing or new junction

Objective: To minimise any adverse effects on the safety and efficiency of the road or rail network from vehicular traffic generated from the site at an existing or new vehicle crossing or level crossing or new junction.

A1.1 – Not Applicable

The development site is not on or near a category 1 road or a limited access road.

A1.2 – Not Applicable

This application neither requires nor proposes a new junction, vehicle crossing or level crossing.

A1.3 – Not Applicable

This application neither requires nor proposes a new private level rail crossing to service the future development.

A1.4 – Acceptable Solution

This application for a single dwelling on the existing property requires the provision of a single car parking space. In accordance with Table C3.1 vehicles longer than 5.5m will not be using this site and the number of traffic movements will not increase beyond the existing movements by more than 20 per cent or 40 vehicle movements per day. This complies with this acceptable solution.

A1.5 – Not Applicable

As shown by Drawing PL:02, a vehicle utilising Park 01 will be able to enter and leave Quail St in a forward direction.

C3.6 Development Standards for Buildings or Works

C3.6.1 Habitable buildings for sensitive uses within a road or railway attenuation area

Objective: To minimise the effects of noise, vibration, light and air emissions on sensitive uses within a road or railway attenuation area, from existing and future major roads and the rail network.

A1 – Not Applicable

The Title does not contain a building envelope and the development site is not shown as being within a road or railway attenuation area on a Planning Scheme map.

C3.7 Development Standard for Subdivision

C3.7.1: Subdivision for sensitive uses within a road or railway attenuation area

Objective: To minimise the effects of noise, vibration, light and air emissions on lots for sensitive uses within a road or railway attenuation area, from existing and future major roads and the rail network.

Not Applicable

This application does not propose a subdivision.

C4.0 Electricity Transmission Infrastructure Protection Code

Not Applicable

C4.1 Code Purpose

The purpose of the Electricity Transmission Infrastructure Protection Code is:

C4.1.1: To protect use and development against hazards associated with proximity to electricity transmission infrastructure.

C4.1.2: To ensure that use and development near existing and future electricity transmission infrastructure does not adversely affect the safe and reliable operation of that infrastructure.

C4.1.3: To maintain future opportunities for electricity transmission infrastructure.

C4.2 Application of this Code

C4.2.1 This Code applies to Use or development of land within the following areas:

- (a) electricity transmission corridor, and if for:
 - (i) buildings or works;
 - (ii) a sensitive Use contained within a building;
 - (iii) Use listed in Table C4.1; or
 - (iv) subdivision; and
- (b) communications station buffer, and if for:
 - (i) buildings or works; or
 - (ii) subdivision; and
- (c) substation facility buffer area, and if for:
 - (i) a sensitive Use contained within a building;
 - (ii) a Use listed in Table C4.1;
 - (iii) buildings or works within 5m of a substation facility; or
 - (iv) subdivision.

C4.4 Use or Development Exempt from this Code

The exemptions listed under subclause C4.4.1 was reviewed though not applicable.

In accordance with C4.2.1 the development site is not located within an electricity transmission corridor, a communications station buffer area or a substation facility buffer area as shown on a Planning Scheme map. This Code is therefore not applicable to this application.

C5.0 Telecommunications Code

Not Applicable

C5.1 Code Purpose

The purpose of the Telecommunications Code is:

C5.1.1: To provide for telecommunication networks as a service for the community.

C5.1.2: To ensure that facilities are co-located where practicable.

C5.1.3: To ensure that facilities use mitigation measures to avoid an unreasonable loss of visual amenity.

C5.2 Application of this Code

C5.2.1: Unless otherwise stated in a particular purpose zone, this Code applies to all development for telecommunication facilities.

C5.2.2: This Code does not apply to use.

C5.4 Use or Development Exempt from this Code

C5.4.1: There are no exemptions from this Code.

Not Applicable

This application does not propose development for telecommunication facilities ensuring this Code is not applicable.

C6.0 Local Historic Heritage Code

Not Applicable

C6.1 Code Purpose

The purpose of the Local Historic Heritage Code is:

C6.1.1: To recognise and protect:

- (a) the local historic heritage significance of local places, precincts, landscapes and areas of archaeological potential; and
- (b) significant trees.

C6.1.2: This Code does not apply to the Aboriginal heritage values.

C6.2 Application of this Code

C6.2.1: This Code applies to:

- (a) development on land within any of the following, as defined in this Code:

- (i) a local heritage place;
 - (ii) a local heritage precinct;
 - (iii) a local historic landscape precinct; and
 - (iv) for excavation only, a place or precinct of archaeological potential; and

- (b) the lopping, pruning, removal or destruction of a significant tree as defined in this Code.

C6.2.2: If a site is listed as a local heritage place and also within a local heritage precinct or local historic landscape precinct, it is only necessary to demonstrate compliance with the standards for the local heritage place unless demolition, buildings and works are

proposed for an area of the site outside the identified specific extent of the local heritage place.

C6.2.3: This Code does not apply to a registered place entered on the Tasmanian Heritage Register, unless for the lopping, pruning, removal or destruction of a significant tree as defined in this Code.

C6.2.4: This Code does not apply to use.

C6.4 Development Exempt from this Code

C6.4.1: Development described in Table C6.4.1 is exempt from this Code provided it meets the number of corresponding qualifications not listed.

Not Applicable

A review of the Planning Scheme overlays and the *Break O'Day Local Provisions Schedule* BRE-C6.0 Local Historic Heritage Code confirmed the development site is not listed as being on land within a local heritage place, a local heritage precinct, a local historic landscape precinct or in a place or precinct of archaeological potential. This Code has therefore not been addressed.

C7.0 Natural Assets Code

Not Applicable

C7.1 Code Purpose

The purpose of the Natural Assets Code is:

C7.1.1: To minimise impacts on water quality, natural assets including native riparian vegetation, river condition and the natural ecological function of watercourses, wetlands and lakes.

C7.1.2: To minimise impacts on coastal and foreshore assets, native littoral vegetation, natural coastal processes and the natural ecological function of the coast.

C7.1.3: To protect vulnerable coastal areas to enable natural processes to continue to occur, including the landward transgression of sand dunes, wetlands, saltmarshes and other sensitive coastal habitats due to sea-level rise.

C7.1.4: To minimise impacts on identified priority vegetation.

C7.1.5: To manage impacts on threatened fauna species by minimising clearance of significant habitat.

C7.2 Application of this Code

C7.2.1: This Code applies to development on land within the following areas:

- (a) a waterway and coastal protection area;
- (b) a future coastal refugia area; and
- (c) a priority vegetation area only if within the following zones:
 - (i) Rural Living Zone;
 - (ii) Rural Zone;

- (iii) Landscape Conservation Zone;
- (iv) Environmental Management Zone;
- (v) Major Tourism Zone;
- (vi) Utilities Zone;
- (vii) Community Purpose Zone;
- (viii) Recreation Zone;
- (ix) Open Space Zone;
- (x) Future Urban Zone;
- (xi) Particular Purpose Zone; or
- (xii) General Residential Zone or Low Density Residential Zone, only if an application for subdivision.

The development site is located within the long established General Residential Zone of St Helens. In accordance with C7.2.1 (xii) of the Planning Scheme, this Code is not applicable as it does not propose a subdivision.

C8.0 Scenic Protection Code

Not Applicable

C8.1 Code Purpose

The purpose of the Scenic Protection Code is:

C8.1.1: To recognise and protect landscapes that are identified as important for their scenic values.

C8.2 Application of this Code

C8.2.1: This Code applies to development on land within a scenic protection area or scenic road corridor and only if within the following zones:

- (a) Rural Living Zone;
- (b) Rural Zone;
- (c) Agriculture Zone;
- (d) Landscape Conservation Zone;
- (e) Environmental Management Zone; or
- (f) Open Space Zone.

C8.2.2: This Code does not apply to Use.

The application proposes a Residential Use involving a single dwelling within the General Residential Zone of St Helens, ensuring the Code is not applicable in accordance with subclause C8.2.1 of the Planning Scheme.

C9.0 Attenuation Code

Not Applicable

C9.1 Code Purpose

The purpose of the Attenuation Code is:

C9.1.1 To minimise adverse impacts on the health, safety and amenity of sensitive use from activities which have the potential to cause emissions.

C9.1.2 To minimise the likelihood for sensitive use to conflict with, interfere with, or constrain, activities which have the potential to cause emissions.

C9.2 Application of this Code

C9.2.1: This Code applies to:

- (a) activities listed in Tables C9.1 and C9.2;
- (b) sensitive uses; and
- (c) subdivision if it creates a lot where a sensitive Use could be established, within an attenuation area.

C9.2.2: The Code does not apply to attenuation areas between the activities listed in Tables C9.1 and C9.2 where those activities occur within the Light Industrial Zone, General Industrial Zone, Port and Marine Zone, and Utilities Zone.

C9.2.3: The Code does not apply to sensitive uses occurring within the Light Industrial Zone, General Industrial Zone, Port and Marine Zone, and Utilities Zone.

C9.2.4: The Code does not apply to a plant nursery or controlled environment agriculture activities occurring within the Rural Zone and Agriculture Zone.

The development site is located within the long established General Residential Zone of St Helens and not knowingly within an attenuation distance listed in either Tables C9.1 and C9.2. No other listed activities are known to operate within the attenuation distances listed, ensuring this Code is not applicable to the proposal.

C10.0 Coastal Erosion Hazard Code

Not Applicable

C10.1 Code Purpose

The purpose of the Coastal Erosion Hazard Code is:

C10.1.1: To ensure that Use or development subject to risk from coastal erosion is appropriately located and managed, so that:

- (a) people, property and infrastructure are not exposed to an unacceptable level of risk;
- (b) future costs associated with options for adaptation, protection, retreat or abandonment of property an infrastructure is minimised;

- (c) it does not increase the risk from coastal erosion to other land or public infrastructure; and
- (d) works to protect land from coastal erosion are undertaken in a way that provides appropriate protection without increasing risks to other land.

C10.1.2: To provide for appropriate use or development that relies upon a coastal location to fulfil its purpose.

C10.2 Application of this Code

C10.2.1: This Code applies to:

- (a) use and development of land within a coastal erosion hazard area; or
- (b) development identified in a report, that is lodged with an application or required in response to a request under Section 54 of the Act, as located on an actively mobile landform within the coastal zone.

C10.2.2: The Planning Authority may only make a request under subclause C10.2.1(b) where it reasonably believes, based on information in its possession, that the land is located on an actively mobile landform within the coastal zone.

C10.2.3: For the purposes of C10.5.1, Residential and Visitor Accommodation are not Use Classes that are reliant on a coastal location.

This Code is not applicable due to the development site not being on or near a coastal erosion hazard area or on an actively mobile landform within a coastal zone.

C11.0 Coastal Inundation Hazard Code

Not Applicable

C11.1 Code Purpose

The purpose of the Coastal Inundation Hazard Code is:

C11.1.1: To ensure that use or development subject to risk from coastal inundation is appropriately located and managed so that:

- (a) people, property and infrastructure are not exposed to an unacceptable level of risk;
- (b) future costs associated with options for adaptation, protection, retreat or abandonment of property and infrastructure are minimised;
- (c) it does not increase the risk from coastal inundation to other land or public infrastructure; and
- (d) works to protect land from coastal inundation are undertaken in a way that provides appropriate protection without increasing risks to other land.

C11.1.2: To provide for appropriate use or development that relies upon a coastal location to fulfil its purpose.

C11.2 Application of this Code

C11.2.1: This Code applies to Use and development of land within a coastal inundation hazard area.

C11.2.2: This Code applies to land in a coastal inundation investigation area where a suitably qualified person has provided a land survey showing an AHD for the land that falls within one of the coastal inundation hazard band levels shown in the coastal inundation hazard bands AHD levels list in the relevant Local Provisions Schedule and the standards relevant to each band apply.

C11.2.3: This Code does not apply to land in a coastal inundation investigation area where a suitably qualified person has provided a land survey showing an AHD for the land in excess of the low hazard band level relevant for that land, as shown in the coastal inundation hazard bands AHD levels list in the relevant Local Provisions Schedule.

C11.2.4: For the purposes of C11.5.1 and C11.5.2, the proposed Residential Use is not a Use Class reliant on a coastal location.

This Code is not applicable on the following grounds:

- subclause C11.2.4 states the Residential Use is not reliant upon a coastal location; and
- the development site is not shown as being within a coastal inundation hazard area on a Planning Scheme map.

C12.0 Flood-Prone Areas Hazard Code

This Code has been addressed because a review of the 0.5, 1.0 and 2.0 percent AEP Hazard Overland Flooding and Depth Overland Flooding (Climate Change) overlays confirm the property may be prone to flooding. A Flood Hazard Report dated 29 May 2026 and completed by PDA Surveyors, Engineers and Planners, accompanies this Planning report.

C12.1 Code Purpose

The purpose of the Flood-Prone Areas Hazard Code is:

C12.1.1: To ensure that use or development subject to risk from flood is appropriately located and managed, so that:

- (a) people, property and infrastructure are not exposed to an unacceptable level of risk;
- (b) future costs associated with options for adaptation, protection, retreat or abandonment of property and infrastructure are minimised; and
- (c) it does not increase the risk from flood to other land or public infrastructure.

C12.1.2: To preclude development on land that will unreasonably affect flood flow or be affected by permanent or periodic flood.

C12.2 Application of this Code

C12.2.1: This Code applies to development of land within a flood-prone hazard area.

C12.2.2: This Code applies to Use of land within a flood-prone hazard area if for:

- (a) a change of Use that converts a non-habitable building to a habitable building; or
- (b) a new habitable room within an existing building.

C12.2.3: This Code applies to Use in a habitable building, or development of land, identified in a report prepared by a suitably qualified person, that is lodged with an application for

a permit, or required in response to a request under section 54 of the Act, as subject to risk from flood or that has the potential to cause increased risk from flood.

C12.2.4: The Planning Authority may only make a request under Clause C12.2.3 where it reasonably believes, based on information in its possession, that the land is subject to risk from flood or has the potential to cause increased risk from flood.

C12.2.5: This Code does not apply to land subject to the Coastal Inundation Hazard Code.

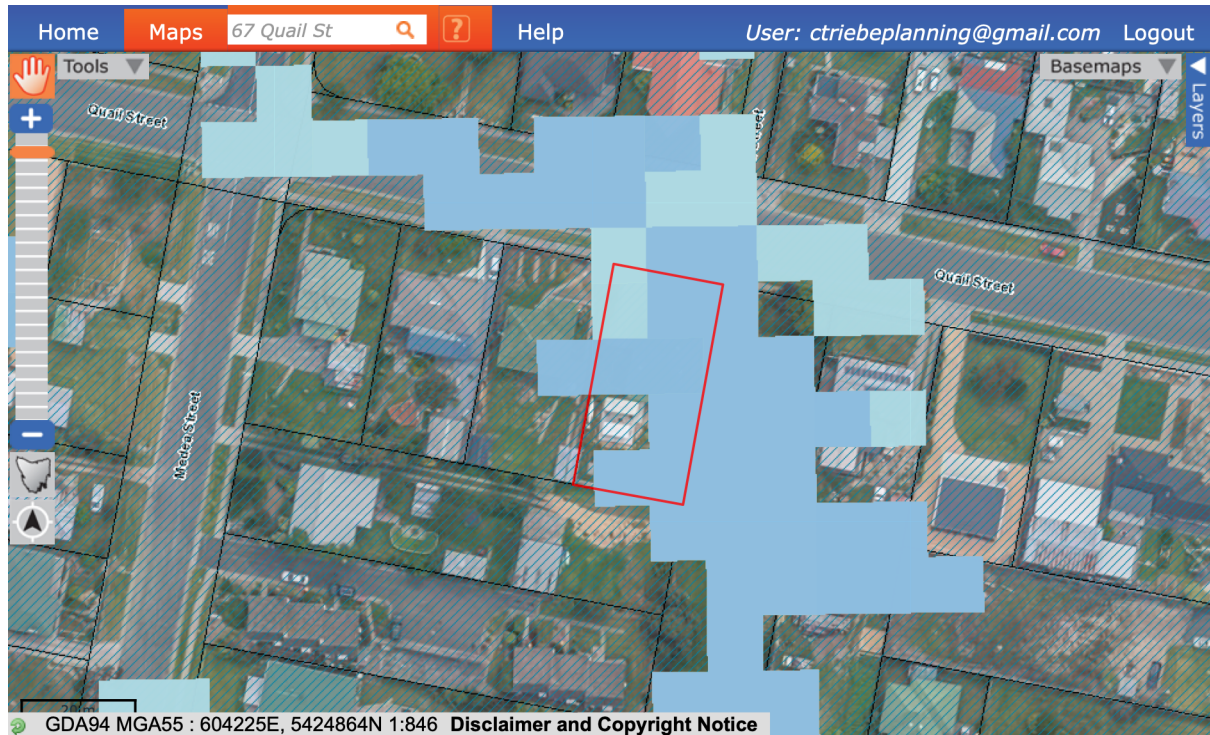


Figure 5: 0.5, 1.0 and 2.0 percent AEP Depth Overland Flooding (Climate Change) and Hazard Overland Flooding Overlays

C12.4 Use or Development Exempt from this Code

The numerous exemptions listed under subclause C12.4.1 are not listed here, suffice to say, none are applicable.

The Tasmanian Strategic Flood Map confirms the site is at risk of flood hazard and depth when modelled with climate change to the year 2100. The mapped flood depth varies from 0.1m in the north-west of the property, to 0.19m in the SE and classified as H1 under the Australian Institute of Disaster Resilience (AIDR). This is considered as: *"...generally safe for vehicles, people and buildings..."*

C12.5 Use Standards

C12.5.1 Uses within a flood-prone hazard area

Objective: That a habitable building can achieve and maintain a tolerable risk from flood.

P1.1 and P1.2 Performance Criteria

On page 9 of the amended PDA Flood Hazard report dated 08 October 2026 the author confirmed the future dwelling has a mapped flood depth of approximately 150mm with a very low velocity. In addition the H1 risk will be tolerable for the life of the building to 2100, not

requiring specific flood protection measures. In addition the assessed flood condition based on a 1% AEP event and H1 flood hazard category have been explained, confirming it:

“...highly unlikely...the proposed use would create circumstances requiring Break O’Day Council to fund, implement or otherwise be concerned with future adaptation, protection, retreat or abandonment measures for the property or associated infrastructure. Accordingly, future costs associated with the proposed use are expected to be minimal and consistent with the purpose of Clause C12.1.1(b)...”

Both discretionary criteria were considered satisfied.

C12.5.2 Critical use, hazardous use or vulnerable use

Objective: That critical, hazardous and vulnerable uses, located within a flood-prone hazard area can achieve and maintain a tolerable risk from flood.

Not Applicable

This application does not involve or propose critical, hazardous or vulnerable uses.

C12.6 Development Standards for Buildings and Works

C12.6.1 Buildings and works within a flood-prone hazard area

Objective: That:

- (a) building and works within a flood-prone hazard area can achieve and maintain a tolerable risk from flood; and
- (b) buildings and works do not increase the risk from flood to adjacent land and public infrastructure.

P1.1 and P1.2 Performance Criteria

The discretionary criteria of both subclauses were addressed on pages 9 and 10 of the PDA Flood Hazard Report. In it, the civil engineer considered all factors and noted:

P1.1: “...The proposed works do not require any flood hazard reduction or protection measures and are not expected to increase flood risk to adjacent land or public infrastructure.

P1.2(a): The proposed conversion of an existing building will not cause or contribute to flooding on the site, on adjacent land, or to public infrastructure.

P1.2(b): This Flood Hazard Report confirms that the proposed works can achieve and maintain a tolerable risk from a 1% AEP flood event for the intended life of the development without requiring flood protection measures...”

It is therefore considered Performance Criteria P1.1 and P1.2 of Clause C12.6.1 are satisfied.

Based on the Flood Hazard Report submitted with this application, the future habitable building will be able to achieve and maintain a tolerable risk from flood. In addition it will not increase the flood risk to adjacent land and/or public infrastructure in accordance with these discretions.

C13.0 Bushfire-Prone Areas Code

Not Applicable

C13.1 Code Purpose

The purpose of the Bushfire-Prone Areas Code is:

C13.1.1: To ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires.

C13.2 Application of this Code

C13.2.1: This Code applies to:

- (a) subdivision of land that is located within, or partially within, a bushfire-prone area; and
- (b) a use, on land that is located within, or partially within, a bushfire-prone area, that is a Vulnerable Use or Hazardous Use.

C13.4 Use or Development Exempt from this Code

C13.4.1 The following use or development is exempt from this Code:

- (a) any use or development that the TFS or an accredited person, having regard to the objective of all applicable standards in this Code, certifies there is an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures; and
- (b) adjustment of a boundary in accordance with Clause 7.3 of this planning scheme.

The Planning Scheme Overlays were reviewed and confirm the development site is not located within or partially within a bushfire-prone area and the proposed use is neither vulnerable nor hazardous. This Code is therefore not applicable.

C14.0 Potentially Contaminated Land Code

Not Applicable

C14.1 Purpose of the Potentially Contaminated Land Code

The purpose of the Potentially Contaminated Land Code is:

C14.1.1: To ensure that Use or development of potentially contaminated land does not adversely impact on human health or the environment.

C14.2 Application of this Code

C14.2.1: This Code applies to a sensitive use, a use listed in a Use Class in Table C14.1 as one of the specified Uses, or development, on land that:

- (a) is shown on an overlay map in the relevant Local Provisions Schedule as within an area of potentially contaminated land;
- (b) the planning authority knows to have been used for a potentially contaminating activity, by reference to:

- (i) a notice issued in accordance with Part 5A of the Environmental Management and Pollution Control Act 1994; or
- (ii) a previous permit;
- (c) the Planning Authority reasonably suspects may be contaminated by reference to:
 - (i) a notice issued in accordance with Part 5A of the Environmental Management and Pollution Control Act 1994; or
 - (ii) advice from the Director that it is likely that contamination has migrated onto the land; or
- (d) has been identified as having been used, or may have been used, for a potentially contaminating activity, or as land onto which it is likely that contamination from a potentially contaminating activity has migrated:
 - (i) in a report lodged with the application; or
 - (ii) in a report prepared by a site contamination practitioner in response to a request under Section 54 of the Act.

C14.2.2: The Planning Authority may only make a request under Clause C14.2.1(d)(ii) where it reasonably believes, based on information in its possession that the land has been used, or may have been used, for one of the potentially contaminating activities listed in Table C14.2, or as land onto which it is likely that contamination from a potentially contaminating activity has migrated.

The development site is located within the long established General Residentially zoned St Helens; Table 14.2 Potentially Contaminating Activities were reviewed though none considered relevant. It is put to the Planning Authority this property has not been knowingly used for any such listed activity ensuring this Code is not applicable.

C15.0 Landslip Hazard Code

Not Applicable

C15.1 Code Purpose

The purpose of the Landslip Hazard Code is:

C15.1.1: To ensure that a tolerable risk can be achieved and maintained for the type, scale and intensity and intended life of use or development on land within a landslip hazard area.

C15.2 Application of this Code

C15.2.1: This Code applies to:

- (a) use or development of land within a landslip hazard area; or
- (b) use or development of land identified in a report, that is lodged with an application or required in response to a request under Section 54 of the Act, as having potential to cause or contribute to a landslip.

C15.2.2: The Planning Authority may only make a request under Clause C15.2.1(b) where it reasonably believes, based on information in its possession, that the Use or development of land has the potential to cause or contribute to landslip.

The Planning Scheme Overlays were reviewed along with the list of exemptions. While none of the latter apply, the former demonstrated the development site is not located within or partially within an area identified as being prone to land instability. For this reason, this Code is not applicable and has not been addressed.

C16.0 Safeguarding of Airports Code

Not Applicable

C16.1 Code Purpose

The purpose of the Safeguarding of Airports Code is:

C16.1.1: To safeguard the operation of airports from incompatible use or development.

C16.1.2: To provide for use and development that is compatible with the operation of airports in accordance with the appropriate future airport noise exposure patterns and with safe air navigation for aircraft approaching and departing an airport.

C16.2 Application of this Code

C16.2.1: This Code applies to:

- (a) a sensitive Use within an airport noise exposure area; and
- (b) development within an airport obstacle limitation area.

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.

The development site is not burdened by the Airport Obstacle Limitation Area overlay, ensuring this Code is not applicable.

BRE-S2.0 Stormwater Management Specific Area Plan

This Specific Area Plan is applicable because the development site is burdened by the Stormwater Management Specific Area Plan overlay.

BRE-S2.1 Plan Purpose

The purpose of the Stormwater Management Specific Area Plan is:

BRE-S2.1.1: That stormwater quality and quantity is managed to protect natural assets, infrastructure and property.

BRE-S2.2 Application of this Plan

BRE-S2.2.1: The specific area plan applies to the area of land designated as Stormwater Management Specific Area Plan on the overlay maps.

BRE-S2.2.2: In the area of land to which this plan applies, the provisions of the specific area plan are in addition to the provisions of:

- (a) General Residential Zone;
- (b) Low Density Residential Zone;
- (c) Village Zone;
- (d) Local Business Zone;
- (e) General Business Zone;
- (f) General Industrial Zone; and
- (g) Community Purpose Zone;

as specified in the relevant provision.

BRE-S2.3 Local Area Objectives

This clause is not used in this specific area plan.

BRE-S2.4 Definition of Terms

This clause is not used in this specific area plan.

BRE-S2.5 Use Table

This clause is not used in this specific area plan.

BRE-S2.6 Use Standards

This clause is not used in this specific area plan.

BRE-S2.7 Development Standards for Buildings and Works

BRE-S2.7.1 Stormwater management

This clause is in addition to:

- (a) **General Residential Zone** – clause 8.4 Development Standards for Dwellings and clause 8.5 Development Standards for Non-Dwellings;

Objective: That development provides for adequate stormwater management.

A1 – Acceptable Solution

- (a) In accordance with this subclause the site plan provided on Drawing PL:02 demonstrates the existing stormwater downpipe from the unit has been connected to the existing downpipe on the south-western corner of the clinic. This in turn discharges into the Council's reticulated and public stormwater system running within Quail Street.

5. CONCLUSION

The purpose of this application is to seek Planning approval for changing the existing storage building from a Class 10A structure to a Class 1A habitable unit with covered verandah. The shipping container will continue to be used for storage purposes, with both buildings located near the southern wall of the existing Vet Clinic building. The structural integrity of the building was assessed by Exceed Engineering and is submitted with this application.

This report has been written in conjunction with the accompanying documents and demonstrates compliance with the relevant development standards and Uses of the *Tasmanian Planning Scheme – Break O’Day* and the *Break O’Day Local Provisions Schedule* (the Planning Scheme). The application is therefore submitted for assessment and subsequent approval in accordance with Section 57 of the *Land Use Planning and Approvals Act 1993*.

5.1 Appendices

- Development Application Form;
- Planning Report amended, dated 09 October 2026;
- Site plan and elevations dated 25 April 26, drawn by Andrew Forbes of Freeform Designs & Constructions;
- Structural Assessment Report EE1497, Exceed Engineering, February 2026;
- Flood Hazard Report 56263MW PDA Surveyors, Engineers & Planners, 08 October 2026;
- Certificate of Title 184002 Folio 2:
 - o Folio Text;
 - o Folio Plan; and
 - o Property Information Report.



PDA

SURVEYORS, ENGINEERS & PLANNERS



67 Quail St, St Helens TAS 7216

Flood Hazard Report for the Change of Use of the Existing Outbuilding – Revision 1

56263MW | Oct 2026

Note

Abbreviations	Full form
AEP	Annual Exceedance Probability
AIDR	Australian Institute for Disaster Resilience
ARR	Australian Rainfall and Runoff
BOM	Bureau of Meteorology
CC	Climate Change
SES	State Emergency Service
SW	Stormwater
TSFM	Tasmanian Strategic Flood Map
TPS	Tasmanian Planning Scheme

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0	Issue for DA approval	29/05/2026
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1. Introduction

1.1 Current and proposed development

The site currently supports a single dwelling and a non-habitable outbuilding.

The proposal is to convert the existing outbuilding to a habitable building.

1.2 Scope of this report

This report has been written to support the change of use of the existing outbuilding by addressing the standards of the Tasmanian Planning Scheme, Flood-Prone Areas Hazard Code.

The report addresses:

- C12.5.1 Uses within a flood-prone hazard area (P1.1 & P1.2)
- C12.6.1 Buildings and works within a flood-prone hazard area (P1.1 & P1.2)

1.3 Limitations

No additional modelling has been undertaken.

2. Review of Available Flood Mapping

2.1 Tasmanian Strategic Flood Mapping

The site is mapped under the Tasmanian Strategic Flood Map as being at risk of overland flooding. The level of hazard is mapped in The LIST in layer “1.0 Percent AEP Hazard Overland Flooding (Climate Change)” and the flood depth in layer “1.0 Percent AEP Depth Overland Flooding (Climate Change)”. These demonstrate the flood hazard and depth, modelled with climate change, to the year 2100.

The flood hazard for the subject site is H1, as shown in Figure 1. H1 is classified under the Australian Institute of Disaster Resilience (AIDR) as *generally safe for vehicles, people and buildings*. The footprint of the existing non-habitable building itself is not covered by this mapping.

The mapped flood depth varies from 0.1 m in the NW of the property to 0.19 m in the SE. See Figure 2.

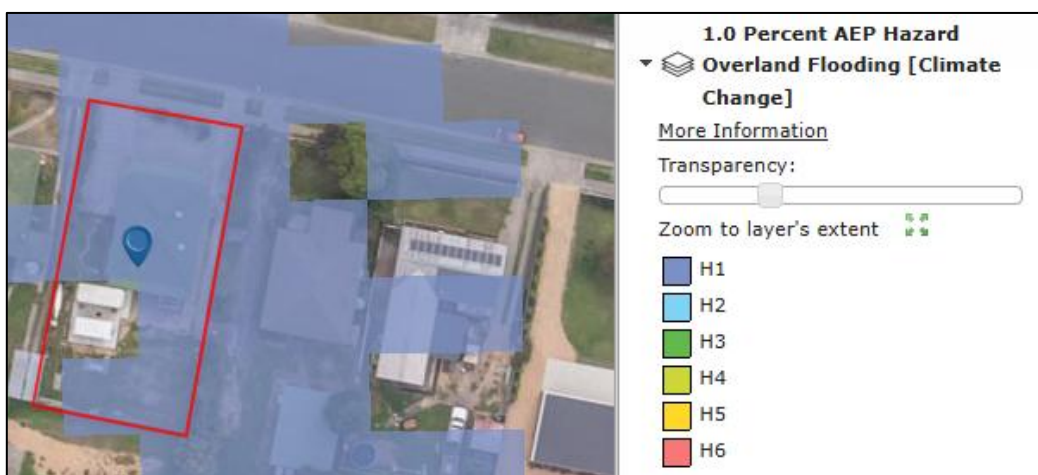


Figure 1: TSFM 1.0 Percent AED Hazard Overland Flooding (Climate Change) (Source: the LIST)

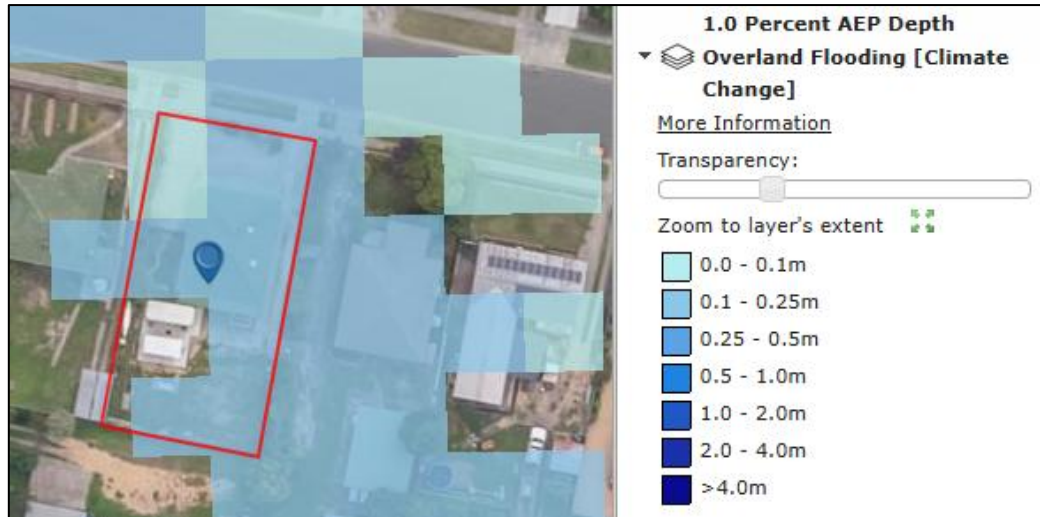


Figure 2: TSM 1.0 Percent AED Hazard Overland Flooding (Climate Change) (Source: The LIST)

2.2 Tasmanian Planning Scheme Code Overlay

The subject site does not fall within the TPS flood-prone areas overlay.

2.3 Break O'Day Council 2026 Flood Mapping

Break O'Day Council (BODC) has recently conducted flood mapping for St. Helens. They have provided PDA with mapping of flood depths and velocities for a 1% AEP event, accounting for the SSP3-7.0 scenario for climate change up to the year 2100. Below are shown the depth and velocity mapping respectively.

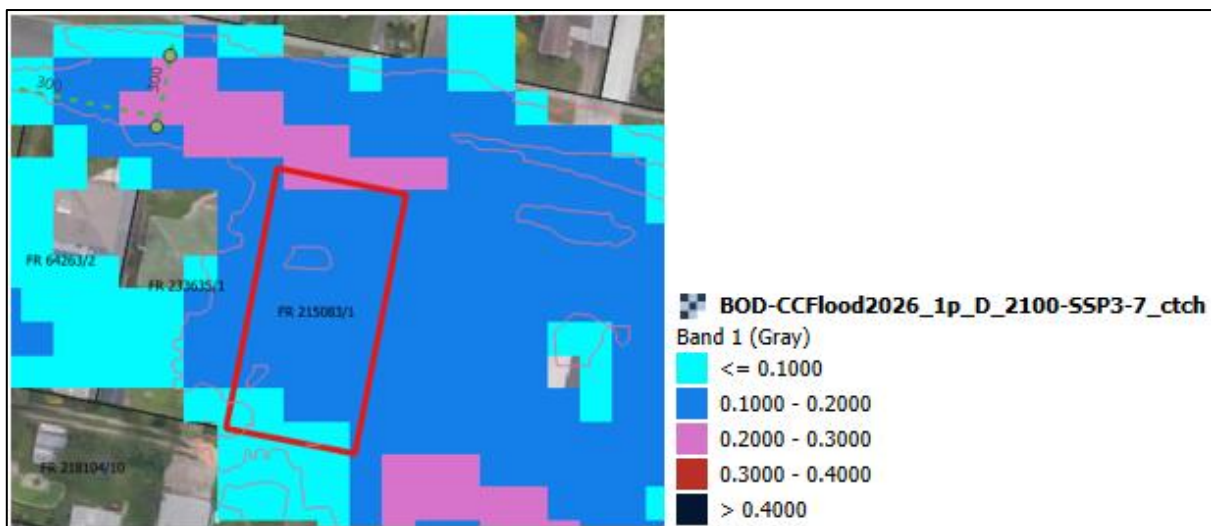


Figure 3: 1% AEP Depth Mapping (SSP3-7.0_2100) (Source: BODC 2026)

From Figure 3 it can be seen that the mapped flood depth everywhere within the property boundary is below 300 mm and from Figure 4 it is evident that the velocity within the site boundary is everywhere below 1 m/s. The BODC flood depths vary from 205 mm in the north of the property to 75 mm in the south. In the vicinity of the outbuilding it is about 150 mm.

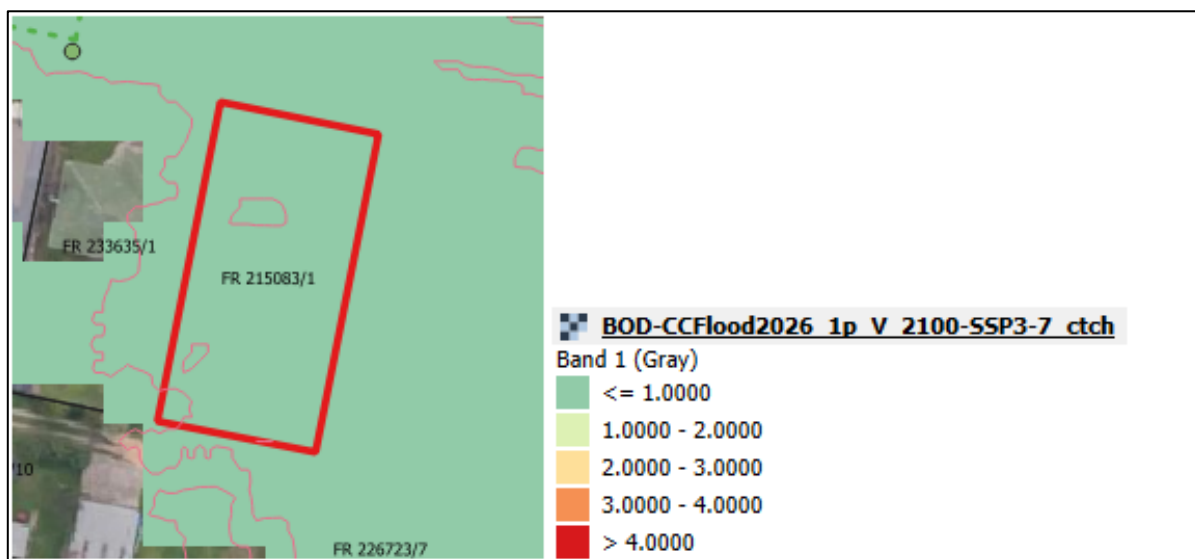


Figure 4: 1% AEP Velocity Mapping (SSP3-7.0_2100) (Source: BODC 2026)

From Figure 5 below, which shows the flood hazard categories as published by the Australian Institute for Disaster Resilience, the flood hazard based on the BODC mapping, is H1.

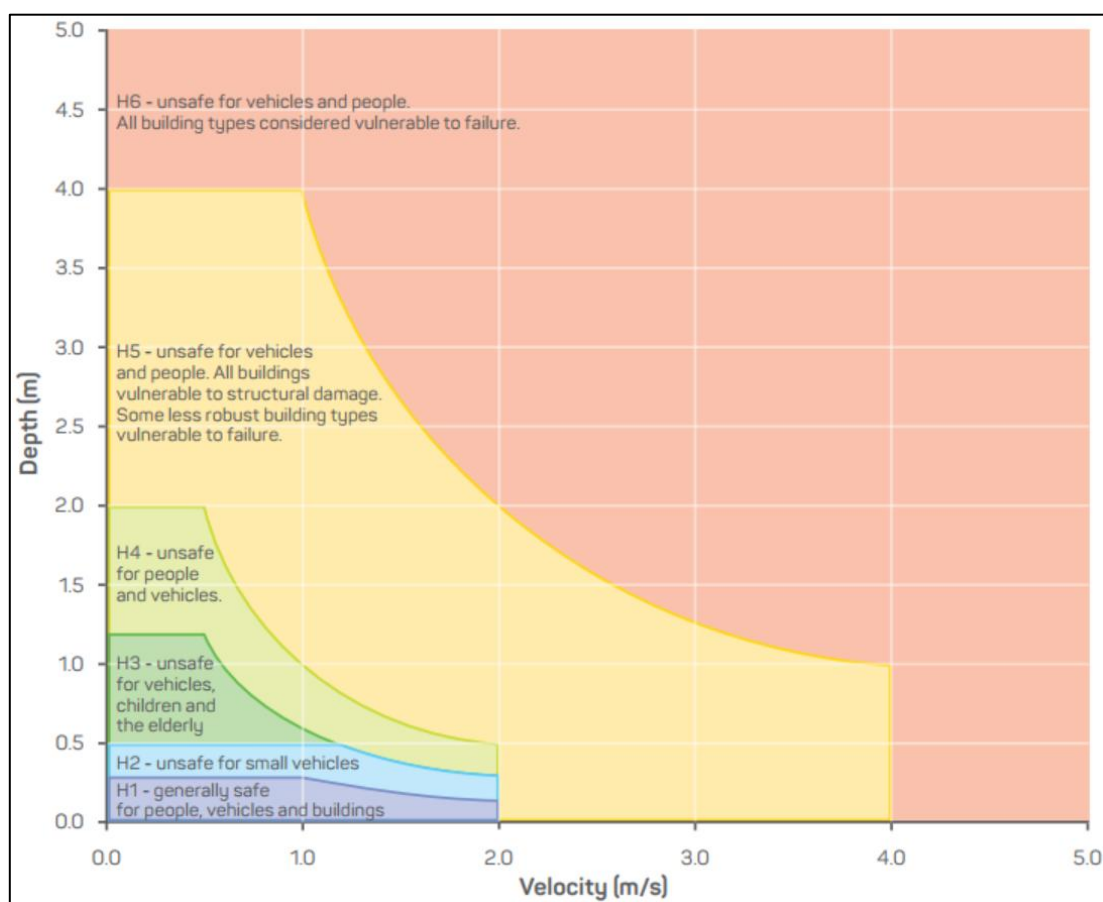


Figure 5: Flood hazard categories (Source: AIDR)

3. Planning Scheme Requirements

3.1 C12.0 Flood Prone Areas Hazard Code

3.1.1 C12.1 Code Purpose

- C12.1.1 To ensure that use or development subject to risk from flood is appropriately located and managed, so that:*
- (a) people, property and infrastructure are not exposed to an unacceptable level of risk;*
 - (b) future costs associated with options for adaptation, protection, retreat or abandonment of property and infrastructure are minimised; and*
 - (c) it does not increase the risk from flood to other land or public infrastructure.*
- C12.1.2 To preclude development on land that will unreasonably affect flood flow or be affected by permanent or periodic flood.*

3.2 C12.5 Use Standards

3.2.1 C12.5.1 Uses within a flood-prone hazard area

Table 1: Assessment against Clause C12.5.1 – Uses within a Flood-Prone Hazard Area

Objective	That a habitable building can achieve and maintain a tolerable risk from flood.	
Acceptable Solution	Performance Criteria	
A1 No Acceptable Solution.	P1.1 <i>A change of use that, converts a non-habitable building to a habitable building, or a use involving a new habitable room within an existing building, within a flood-prone hazard area must have a tolerable risk, having regard to:</i> <i>(a) the location of the building;</i> <i>(b) the advice in a flood hazard report; and</i> <i>(c) any advice from a state authority, regulated entity or a council.</i> P1.2 <i>A flood hazard report also demonstrates that:</i> <i>(a) any increase in the level of risk from flood does not require any specific hazard reduction or protection measures; or</i>	

	<i>(b) the use can achieve and maintain a tolerable risk from a 1 % annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures.</i>
Response The existing outbuilding, which is to be converted to a habitable building, is within the area mapped as subject to 1% AEP overland flooding and must be shown to achieve and maintain a tolerable risk in a flood event. The mapped flood depth at the location of the outbuilding is about 150 mm and the velocity is in the order of 0.1 m/s. <i>‘Tolerable risk’ means ‘the lowest level of likely risk from the relevant hazard: (a) to secure the benefits of a use or development in a relevant hazard area, and (b) which can be managed through (i) routine regulatory measures or (ii) by specific hazard management measures for the intended life of each use or development.</i> P1.1: The potential overland flooding is categorised under the Australian Institute for Disaster Resilience (AIDR) as H1 risk, which is described as “generally safe for vehicles, people and buildings”. The mapped flood depth around the outbuilding is about 150 mm with very low velocities. P1.2: This report confirms that (a) the increase in risk posed under the H1 category does not require any specific hazard reduction or protection measures, and (b) the risk is tolerable for the intended life of the use (until 2100) without requiring any flood protection measures. C12.1.1(b): In terms of the purpose of the code requested by the email of 30.07.2026, which requests consideration of code purpose C12.1.1(b), the assessed flood condition is based on the 1% AEP event, commonly referred to as a 1-in-100-year flood event. Both the Tasmanian Strategic Flood Mapping and the Break O’Day Council flood mapping indicate that the site is subject to an H1 flood hazard, with shallow flood depths and low velocities. The H1 classification represents the lowest flood hazard category and is generally considered safe for people, vehicles and buildings. Given the low H1 hazard classification, the shallow and low-velocity nature of the flooding, and the fact that the proposal involves an existing outbuilding rather than the creation of a new building footprint, it is considered highly unlikely that the proposed use would create circumstances requiring Break O’Day Council to fund, implement or otherwise be concerned with future adaptation, protection, retreat or abandonment measures for the property or associated infrastructure. Accordingly, future costs associated with the proposed use are expected to be minimal and consistent with the purpose of Clause C12.1.1(b). It is therefore considered that Performance Criteria P1.1 and P1.2 of Clause C12.5.1 are satisfied, and that the proposed use is consistent with the purpose of Clause C12.1.1(b).	

3.3 C12.6 Development Standards

3.3.1 C12.6.1 Buildings and works within a flood-prone hazard area

The only works proposed are the conversion of the outbuilding into a habitable building.

Table 2: Assessment against Clause C12.6.1 – Buildings and Works within a Flood-Prone Hazard Area

Objective	<i>That:</i> <i>(a) building and works within a flood-prone hazard area can achieve and maintain a tolerable risk from flood; and</i> <i>(b) buildings and works do not increase the risk from flood to adjacent land and public infrastructure.</i>
Acceptable Solution	Performance Criteria
A1 No Acceptable Solution.	P1.1 <i>Buildings and works within a flood-prone hazard area must achieve and maintain a tolerable risk from a flood, having regard to:</i> <i>(a) the type, form, scale and intended duration of the development;</i> <i>(b) whether any increase in the level of risk from flood requires any specific hazard reduction or protection measures;</i> <i>(c) any advice from a state authority, regulated entity or a council; and</i> <i>(d) the advice contained in a flood hazard report.</i> P1.2 <i>A flood hazard report also demonstrates that the building and works:</i> <i>(a) do not cause or contribute to flood on the site, on adjacent land or public infrastructure; and</i> <i>(b) can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures.</i>
Response The key test of this standard is that the conversion of the outbuilding to a habitable building must <i>achieve and maintain a tolerable risk from flood</i>. The mapped 1% AEP overland flooding affecting the outbuilding is entirely within H1 hazard category, with shallow flood depths generally up to approximately 0.15 m. The H1 hazard category is defined as being generally safe for vehicles, people and buildings. P1.1: Given the type, form, scale and intended duration of the works—being limited to conversion of a non-habitable building to habitable within an H1 area—the level of flood risk is low and tolerable. The proposed works do not require any flood hazard reduction or protection measures and are not expected to increase flood risk to adjacent land or public infrastructure.	

P1.2(a): The proposed conversion of an existing building will not cause or contribute to flooding on the site, on adjacent land, or to public infrastructure.

P1.2(b): This Flood Hazard Report confirms that the proposed works can achieve and maintain a tolerable risk from a 1% AEP flood event for the intended life of the development without requiring flood protection measures.

C12.1.1(b): In terms of the purpose of the code requested by the email of 30.07.2026, which requests consideration of code purpose C12.1.1(b), the assessed flood condition is based on the 1% AEP event, commonly referred to as a 1-in-100-year flood event. The available flood mapping identifies the site as H1 hazard, with shallow flood depths and low velocities. Under these conditions, the proposed building works can achieve and maintain a tolerable risk from flooding without requiring specific flood protection or hazard reduction measures. Given the low H1 hazard classification, the shallow and low-velocity nature of the flooding, and the limited nature of the works to an existing building, it is considered highly unlikely that the proposed development would create circumstances requiring Break O'Day Council to fund or implement future adaptation, protection, retreat or abandonment measures for the property or associated infrastructure. The works are also not expected to cause or contribute to flooding on the site, adjacent land or public infrastructure. Accordingly, future costs associated with the proposed building works are expected to be minimal and consistent with the purpose of Clause C12.1.1(b).

It is therefore considered that Performance Criteria P1.1 and P1.2 of Clause C12.6.1 are satisfied, and that the proposal is consistent with the purpose of Clause C12.1.1(b).

4. Statement

This Flood Hazard Report has been rapproved by Rod Parsons. I am a suitably qualified person with a degree in civil engineering and a graduate certificate in catchment hydrology. I have two years' overseas experience modelling river flow and some 5 years' Australian experience in stormwater modelling and design, including both 1D & 2D flood modelling. I have over 25 years' total experience as a civil engineer.

I have considered whether the change of use of the existing outbuilding and the works associated with it are likely to cause or contribute to the occurrence of flood on the site, on adjacent land and on public infrastructure.

I have considered whether the change of use can achieve and maintain a tolerable risk for the intended life of future use (until 2100) and in doing this I have had regard to:

- (a) The nature, intensity and duration of the use: The new use of the outbuilding is for human habitation, and use is potentially to be continuous for the rest of the century. Consideration has therefore been given to flood risk until 2100.
- (b) The type, form and duration of the use: The life of the use can plausibly be considered to be until the end of the century, and hence it was appropriate to consider the flood hazard predictions with allowance for climate change until the end of the century.
- (c) The likely change in the level of risk across the intended life of the use or development: The level of risk considered is for climate change until the year 2100, and therefore change in risk over the course of the century has been taken into account explicitly.
- (d) The ability to adapt to a change in the level of risk: Changes in risk have been accounted for by using flood hazard predictions which include climate change until 2100.
- (e) The ability to maintain access to utilities and services: The development will not impact on ability to access existing services.

- (f) The need for flood reduction or protection measures beyond the boundary of the site: No need for flood reduction measures is foreseen.
- (g) Any flood management plan in place for the site or adjacent land: There is no flood management plan in place for this site.
- (h) Any advice relating to the ongoing management of the use or development: Maintenance of the proposed dwelling will be by private parties.

5. Qualifications

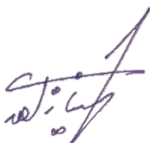
This document is intended solely for the purpose of documenting the calculations followed for the design of the stormwater drainage system and should not be used for any other purpose without proper consultation. It should be used by qualified professionals in conjunction with their professional judgement.

The calculations presented in this document are based on the data available at the time of the writing. The design calculations were performed in accordance with the relevant design standards and guidelines applicable at the time of the writing. Future updates to these standards may require revisions to the design. This document includes, but is not limited to, several assumptions regarding the site's condition, hydrological parameters, and, where applicable, projections for future climate scenarios. These assumptions are detailed within the report and any deviation from these assumptions may affect the outcome of the design. The design is based on site-specific conditions understood from available information. This includes information and data provided by third parties. While this information is believed to be accurate, no warrant is given as to its completeness and or reliability.

While every effort has been made to ensure the accuracy of the calculations and design, PDA and the authors assume no liability for any direct, indirect, or consequential damages resulting from the use of this document. The performance of the stormwater drainage system is subject to external factors such as extreme weather events, future land-use changes, and maintenance practices. These factors can significantly impact the effectiveness of the system.

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Per:



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