

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 / 00206
Applicant	Spectura Studio
Proposal	Residential - Construction of a Dwelling with Attached Decks and Construction of a Shed with Amenities including a Home-Based Business
Location	1 Susan Court, St Helens (CT 140656/29)

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 17th October 2026 **until 5pm Friday 30th October 2026**.

John Brown
GENERAL MANAGER

SHEET No.	DRAWING TITLE	ISSUE	DATE
A00	Cover Sheet	A.1	21/09/2026 1:00 PM
A01	Site Plan	A.1	21/09/2026 1:00 PM
A02	Floor Plan - Schematic	A.1	21/09/2026 1:00 PM
A03	Floor Plan - Construction	A.1	21/09/2026 1:00 PM
A04	Shed/Salon	A.1	21/09/2026 1:00 PM
A05	Elevations	A.1	21/09/2026 1:00 PM
A06	Elevations 2	A.1	21/09/2026 1:00 PM

SHEET No.	DRAWING TITLE	ISSUE	DATE
A07	Elevations 3	A.1	21/09/2026 1:00 PM
A08	Sections - Schematic	A.1	21/09/2026 1:00 PM
A09	Sections 2 - Schematic	A.1	21/09/2026 1:00 PM
A10	Door / Window Schedule	A.1	21/09/2026 1:00 PM
A11	Renders - External	A.1	21/09/2026 1:00 PM
A12	Renders - Internal	A.1	21/09/2026 1:00 PM

Development Application
Issue: A.1 - DA - Shed Setback Adjustment





SITE DETAILS

ADDRESS: 1 Susan Court St Helens TAS 7216
LOT/DP: 140656/29
COUNCIL: Break O'Day Council
ZONING: General Residential
SITE AREA: 967m²

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.
DISCREPANCIES TO BE REFERRED TO
THE BUILDING DESIGNER BEFORE
PROCEEDING.

ISSUE LIST		
Issue	Description	Date
SK1	Concept Development	4/08/2026
SK2	Concept Development	27/08/2026
SK3	Concept Development	7/09/2026
A	Development Application	21/09/2026
A.1	DA - Shed Setback Adjustment	21/09/2026

PROJECT
Proposed Dwelling, Shed & Home Based Business
PROJECT ADDRESS:
140656/29
1 Susan Court St Helens TAS 7216

CLIENT
Tim & Anyah Penton

SHEET SIZE A3
A01



Site Plan
SCALE: 1:200
PROJECT NUMBER: A262


SPECTURA STUDIO
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QBCC: 15158346
CBOS: 964058515

DRAWN BY:
MP
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DATE:
Monday, 21
September 2026
BDA&T: 6521

Site Coverage:

Proposed Dwelling: 159.69m²
Proposed Shed: 48.52m²
Proposed Hair Salon: 26.44m²

TOTAL: 234.65m²

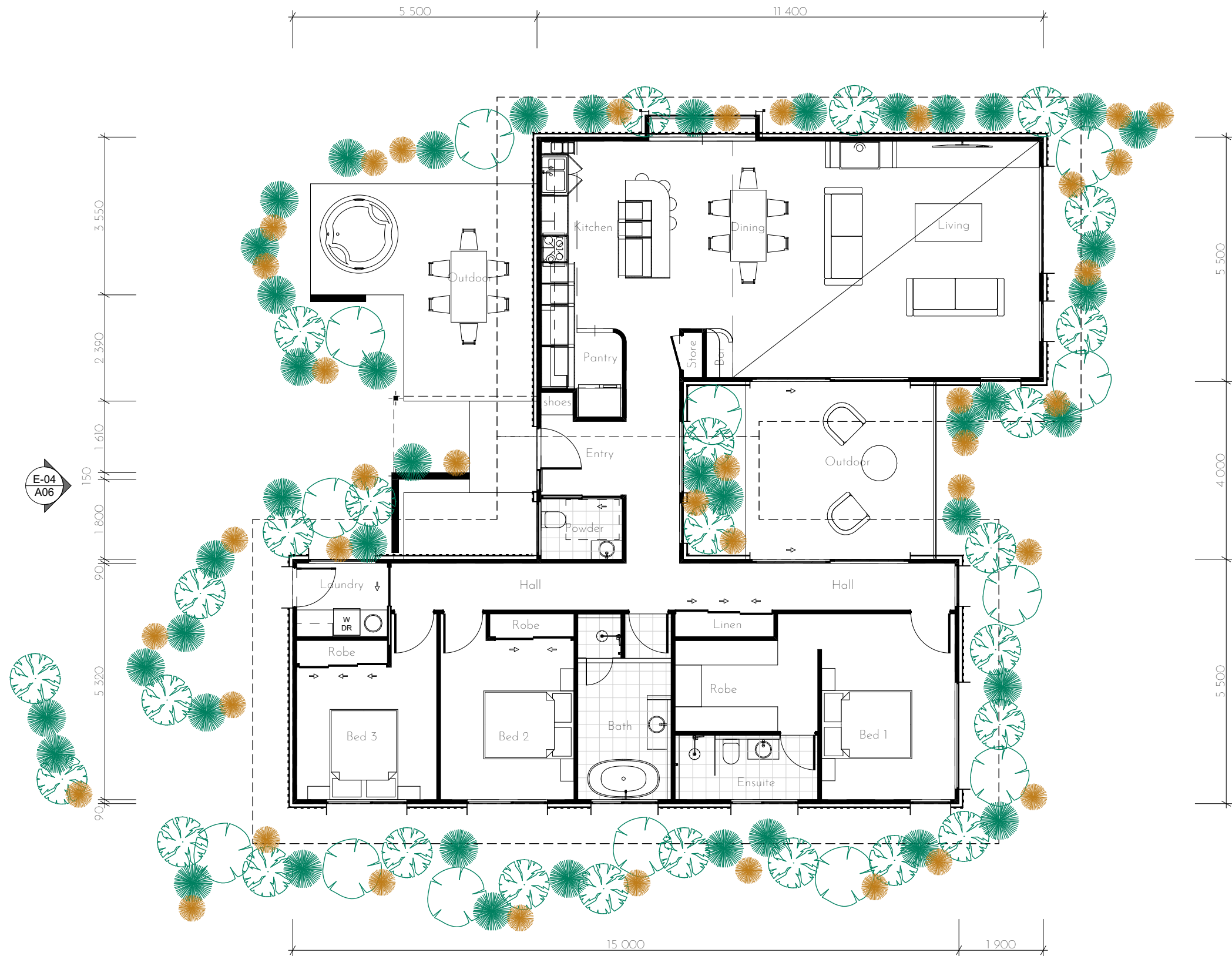
TOTAL SITE AREA: 967m²
Building Footprint: 24.3%



Note:
Development to be undertaken by way of a staged by Building Applications

Stage One
Site works
Shed construction
Temporary occupancy (shed)

Stage Two
Proposed Dwelling
Formalise site Access



Issue	Description	Date
SK3	Concept Development	7/09/2026
A	Development Application	21/09/2026
A.1	DA - Shed Setback Adjustment	21/09/2026

PROJECT NAME
Penton Manor

PROJECT ADDRESS:
1 Susan Court St Helens
TAS 7216

A02
Floor Plan -
Schematic

1:100



Proposed Floor Plan - Schematic

Scale 1:100



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A.1	DA - Shed Setback Adjustment	21/09/2026

PROJECT
Proposed Dwelling, Shed & Home Based Business
PROJECT ADDRESS:
140656/29
1 Susan Court St Helens TAS 7216

CLIENT
Tim & Anyah Penton

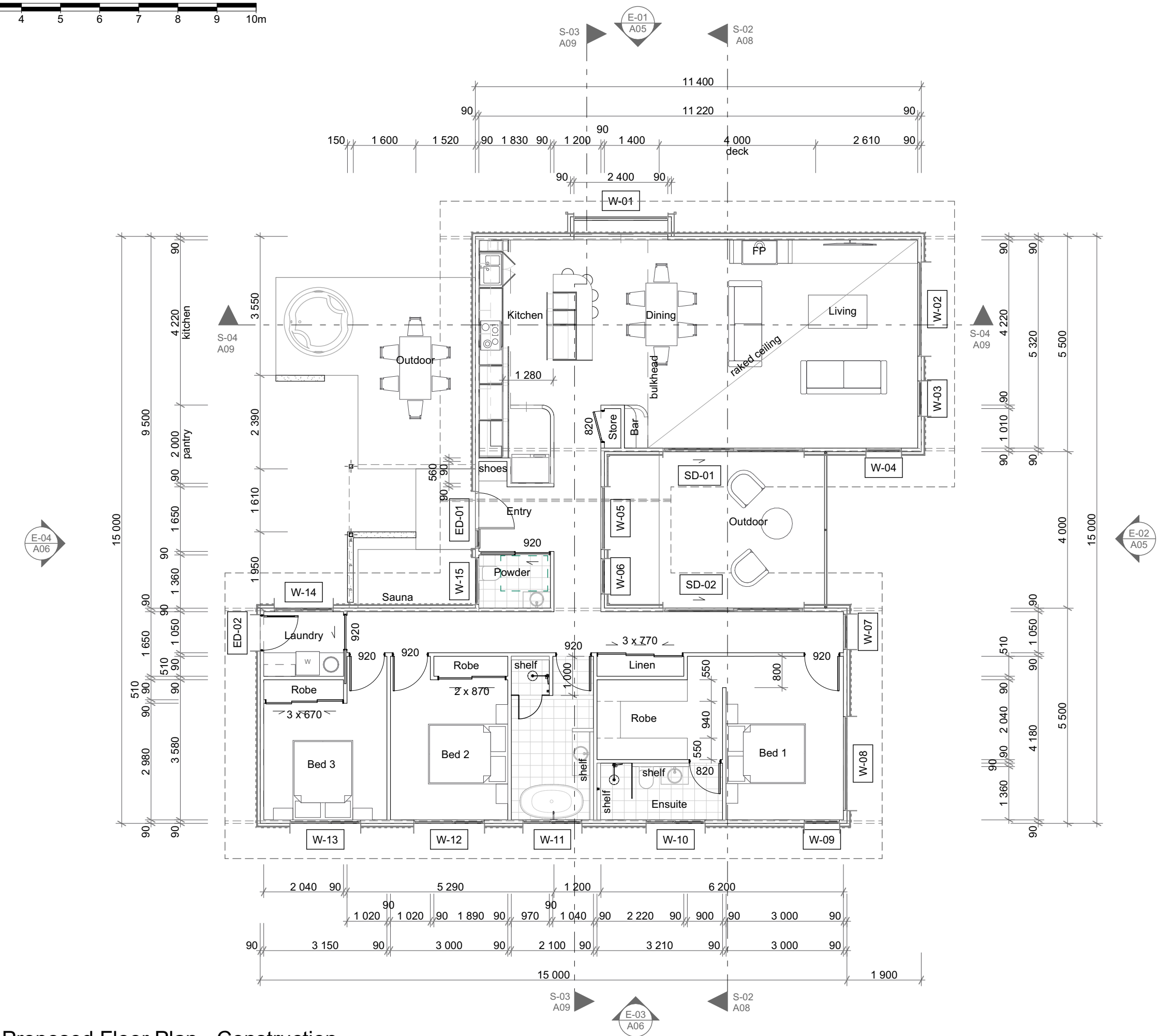
SHEET SIZE A3
A03

Floor Plan - Construction
SCALE: 1:100
PROJECT NUMBER: A262



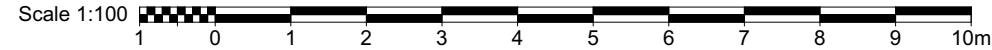
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Proposed Floor Plan - Construction

Scale 1:100



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PROJECT ADDRESS:
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1 Susan Court St Helens TAS 7216

CLIENT
Tim & Anyah Penton

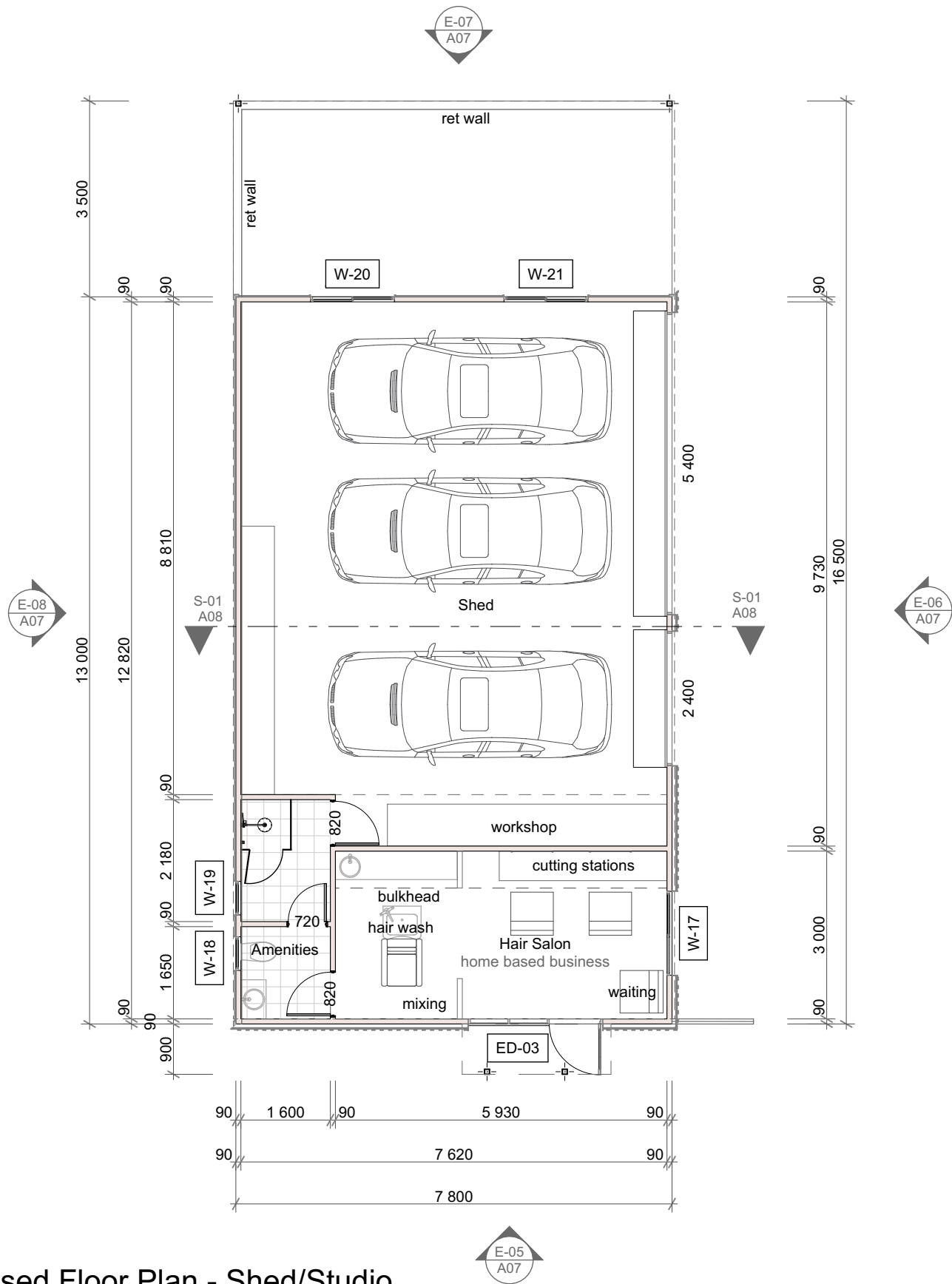
SHEET SIZE A3
A04

Shed/Salon
SCALE: 1:100
PROJECT NUMBER: A262

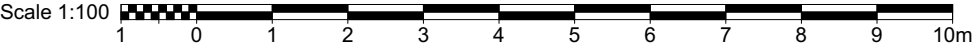


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BDA&T: 6521

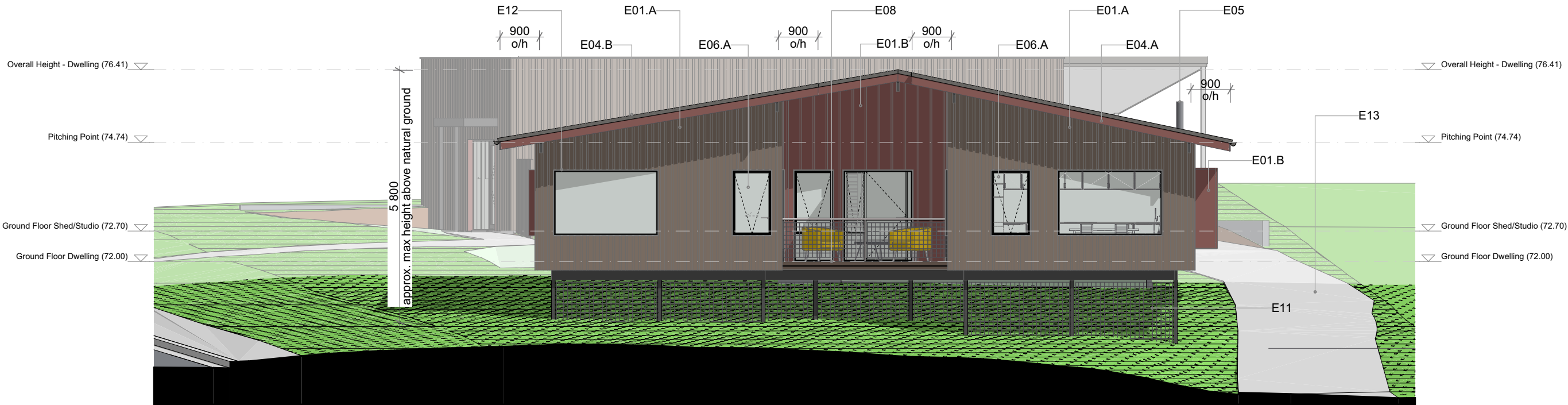


Proposed Floor Plan - Shed/Studio
Scale 1:100



E-01 East Elevation

A02, A03 Scale 1:100



E-02 North Elevation

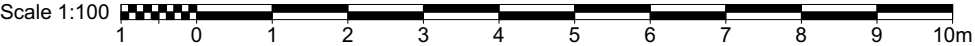
A02, A03 Scale 1:100

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

PROJECT NUMBER: A262		ISSUE LIST			PROJECT		A05	SHEET SIZE A3	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	4/08/2026	PROJECT ADDRESS:				
		SK2	Concept Development	27/08/2026	140656/29				
		SK3	Concept Development	7/09/2026	1 Susan Court St Helens TAS 7216				
	DATE: Monday, 21 September 2026	A	Development Application	21/09/2026	CLIENT				
BDA&T: 6521	A.1	DA - Shed Setback Adjustment	21/09/2026	Tim & Anyah Penton		Elevations	SCALE: 1:100	PROJECT NUMBER: A262	

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Elevation Notes		Details	Specification
E01.A	Wall Cladding A	Rough Sawn hardwood board and batten	Natural finish (weathered)
E01.B	Wall Cladding B	Corten Sheet Metal	Oxidisation halted for light patina
E03	Roofing	Corrugate sheet metal roof	Colorbond Monument
E04.A	Fascia	Corten Sheet Metal	Oxidisation halted for light patina
E04.B	Fascia, Gutter, Flashings	0.55BMT Sheet Metal	Colorbond Monument
E05	Flue	Fireplace Flue	Finish: Manufacturers specification Double Glazed
E06.A	Windows - Dwelling	Windows to NatHERS assessment specification	Materiality to be determined
E08	Deck	Decking Area	Finish: Colorbond monument
E09	Post	Post to engineers specification	
E10	Spa Bath	Outdoor Timber Hot Tub	
E11	Subfloor Mesh	Infill 100x100 mesh	4mm galvanised steel
E12	Window Shrouds	Corten Window shroud/hood	Oxidisation halted for light patina
E13	Driveway	Access Driveway	Refer site plan for materiality



E-03 West Elevation
#LayID Scale 1:100



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

Elevation Notes		Details	Specification
E01.A	Wall Cladding A	Rough Sawn hardwood board and batten	Natural finish (weathered)
E01.B	Wall Cladding B	Corten Sheet Metal	Oxidisation halted for light patina
E03	Roofing	Corrugate sheet metal roof	Colorbond Monument
E04.A	Fascia	Corten Sheet Metal	Oxidisation halted for light patina
E04.B	Fascia, Gutter, Flashings	0.55BMT Sheet Metal	Colorbond Monument
E05	Flue	Fireplace Flue	Finish: Manufacturers specification
E06.A	Windows - Dwelling	Windows to NatHERS assessment specification	Double Glazed
E06.C	Glazed Doors - Dwelling	Windows to NatHERS assessment specification	Double Glazed
E07	Door - Entry	Timber Entry Door	Sealed - UV resistant coating
E08	Deck	Decking Area	Materiality to be determined
E09	Post	Post to engineers specification	Finish: Colorbond monument
E10	Spa Bath	Outdoor Timber Hot Tub	
E11	Subfloor Mesh	Infill 100x100 mesh	4mm galvanised steel
E12	Window Shrouds	Corten Window shroud/hood	Oxidisation halted for light patina
E14	Screening	Rough Sawn Timber Batten	Privacy Screening

PROJECT NUMBER: A262		ISSUE LIST			PROJECT		A06	SHEET SIZE A3	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	4/08/2026	PROJECT ADDRESS:				
		SK2	Concept Development	27/08/2026	140656/29				
		SK3	Concept Development	7/09/2026	1 Susan Court St Helens TAS 7216				
	DATE: Monday, 21 September 2026	A	Development Application	21/09/2026	CLIENT				
BDA&T: 6521	A.1	DA - Shed Setback Adjustment	21/09/2026	Tim & Anyah Penton		Elevations 2		SCALE: 1:100 PROJECT NUMBER: A262	



Elevation Notes		Details	Specification
E01.A	Wall Cladding A	Rough Sawn hardwood board and batten	Natural finish (weathered)
E01.C	Wall Cladding C	Corrugate Sheet Metal - Vertical oriented	Colorbond Monument
E02	Retaining Wall	Blockwork Retaining Wall	Finish: Bagged Cement
E03	Roofing	Corrugate sheet metal roof	Colorbond Monument
E04.B	Fascia, Gutter, Flashings	0.55BMT Sheet Metal	Colorbond Monument
E06.B	Windows - Shed	Windows to Schedule Specification	Double Glazed
E06.D	Glazed Doors - Shed	Windows to Schedule Specification	Double Glazed
E09	Post	Post to engineers specification	Finish: Colorbond monument
E14	Screening	Rough Sawn Timber Batten	Privacy Screening
E15	Roller Door	Roller door to client specification	Colorbond Monument
E16	Parapet Wall	To engineers specification	Back od parapet lined and flashed

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A.1	DA - Shed Setback Adjustment	21/09/2026

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140656/29
1 Susan Court St Helens TAS 7216

CLIENT
Tim & Anyah Penton

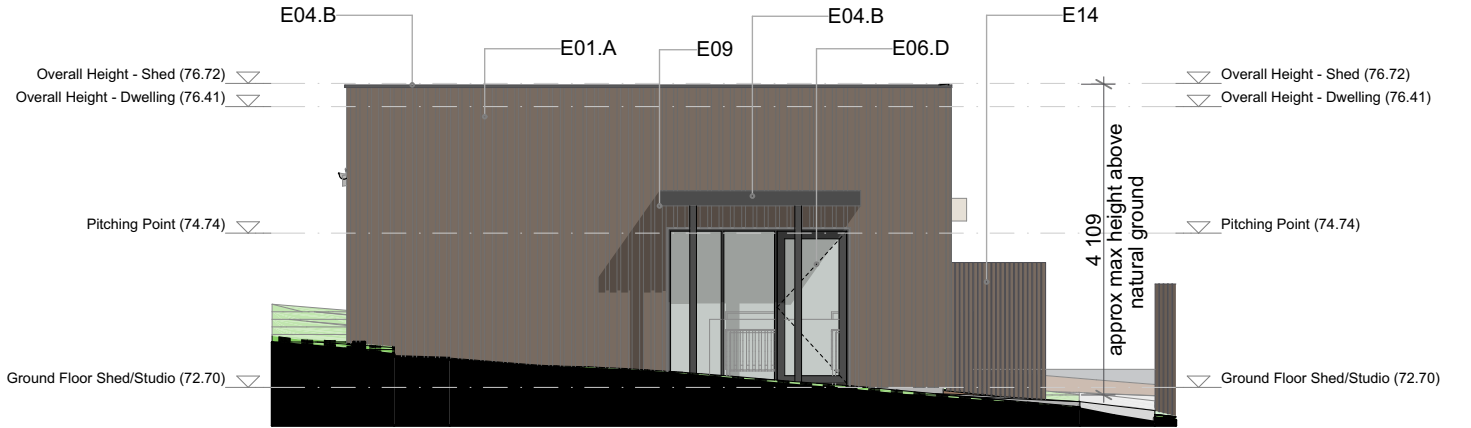
SHEET SIZE A3
A07

Elevations 3
SCALE: 1:100
PROJECT NUMBER: A262

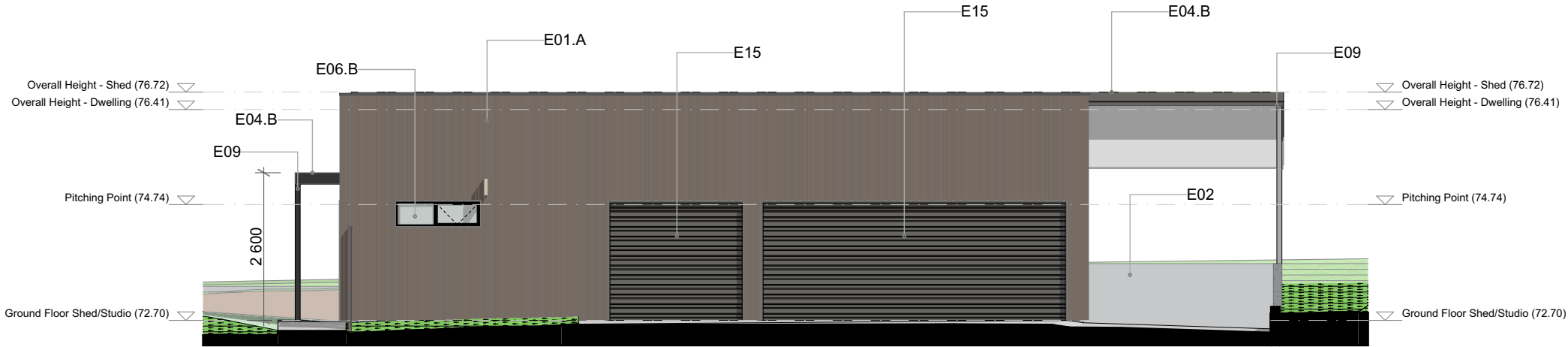


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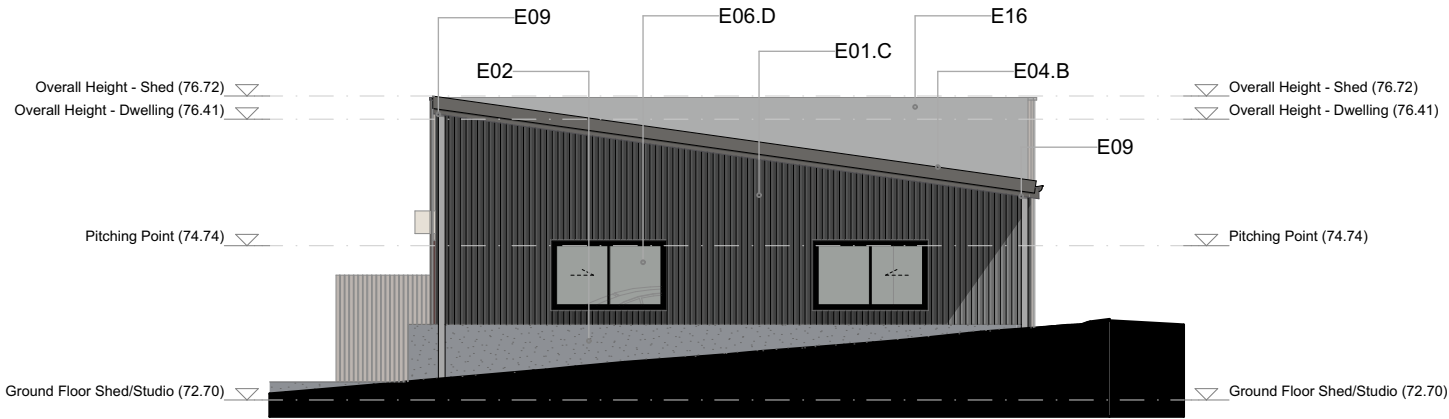
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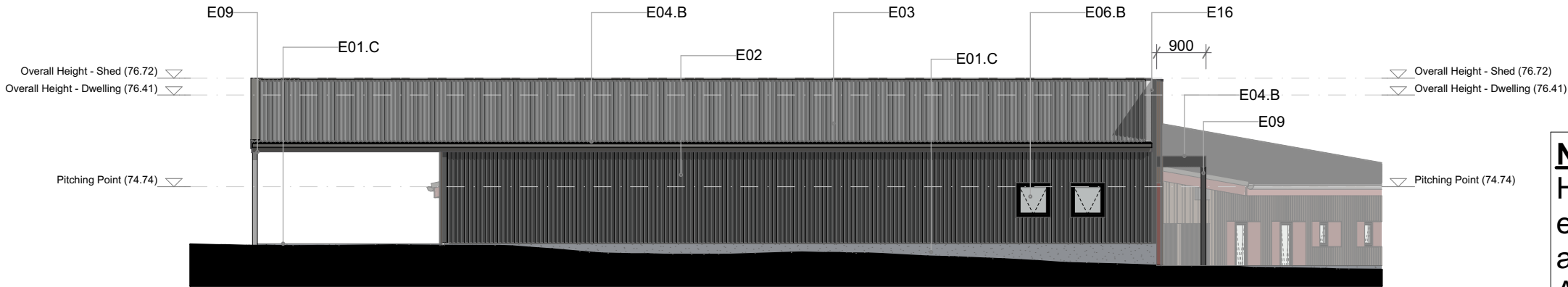
E-05 Shed East Elevation
A04 Scale 1:100



E-06 Shed North Elevation
A04 Scale 1:100

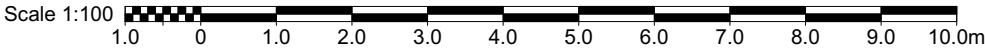


E-07 Shed West Elevation
A04 Scale 1:100

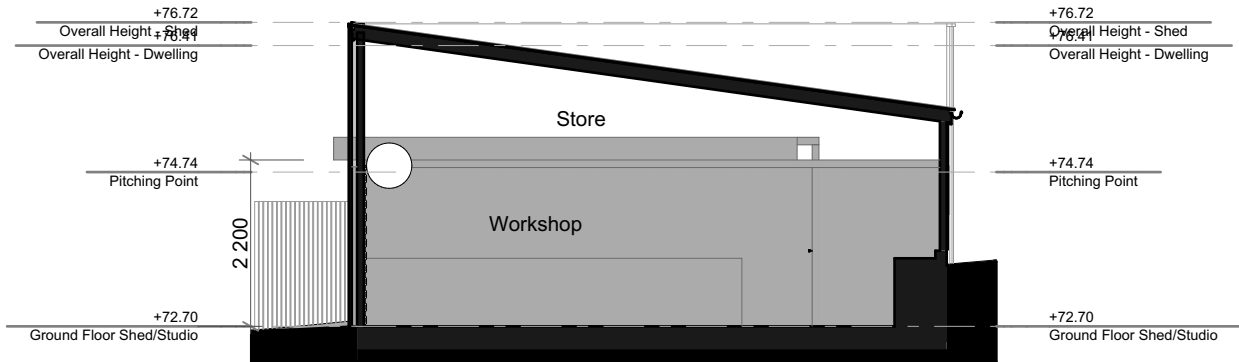


E-08 Shed South Elevation
A04 Scale 1:100

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



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



S-01 Section A
A04 Scale 1:100



S-02 Section B
A03 Scale 1:100

PROJECT NUMBER: A262		ISSUE LIST			PROJECT		A08	SHEET SIZE A3	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	4/08/2026	CLIENT Tim & Anyah Penton				
		SK2	Concept Development	27/08/2026					
		SK3	Concept Development	7/09/2026					
DATE: Monday, 21 September 2026	A	Development Application	21/09/2026	Sections - Schematic					
BDA&T: 6521	A.1	DA - Shed Setback Adjustment	21/09/2026	SCALE: 1:100					
					PROJECT NUMBER: A262				

NOTE:
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PROJECT NUMBER: A262		ISSUE LIST			PROJECT		A09		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. DISCREPANCIES TO BE REFERRED TO THE BUILDING DESIGNER BEFORE PROCEEDING.
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	CHECKED BY: MP	SK3	Concept Development	7/09/2026	PROJECT ADDRESS: 140656/29 1 Susan Court St Helens TAS 7216				
		A	Development Application	21/09/2026					
		A.1	DA - Shed Setback Adjustment	21/09/2026					
DATE: Monday, 21 September 2026						CLIENT Tim & Anyah Penton		Sections 2 - Schematic	
BDA&T: 6521							SCALE: 1:100 PROJECT NUMBER: A262		

Scale 1:100

1

0

1

2

3

4

5

6

7

8

9

10m

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PROJECT

Proposed Dwelling, Shed & Home Based Business

PROJECT ADDRESS:

140656/29
1 Susan Court St Helens TAS 7216

CLIENT

Tim & Anyah Penton

SHEET SIZE A3

A10

Door / Window Schedule

SCALE: 1:1

PROJECT NUMBER: A262

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DATE:

Monday, 21
September 2026

BDA&T: 6521

GLAZING SCHEDULE								
WINDOW ID	ED-01	ED-02	ED-03	SD-01	SD-02	W-01	W-02	W-03
NOMINAL HEIGHT	2 100	2 100	2 100	2 100	2 100	1 500	1 500	1 500
NOMINAL WIDTH	1 450	920	2 400	3 600	3 600	2 400	2 400	900
HEAD HEIGHT	2 100	2 100	2 100	2 100	2 100	1 950	2 100	2 100
FRAME								
GLAZING								
WINDOW AREA	3.05	1.93	5.04	7.56	7.56	3.60	3.60	1.35
ELEVATION								
DETAILS								

GLAZING SCHEDULE											
WINDOW ID	W-04	W-05	W-06	W-07	W-08	W-09	W-10	W-11	W-12	W-13	W-14
NOMINAL HEIGHT	1 500	2 100	2 100	1 500	1 500	1 500	450	450	1 200	900	450
NOMINAL WIDTH	900	1 600	900	900	2 400	900	1 500	1 500	1 800	1 800	1 500
HEAD HEIGHT	2 100	2 100	2 100	2 100	2 100	2 100	2 100	2 100	2 100	2 100	2 100
FRAME											
GLAZING											
WINDOW AREA	1.35	3.36	1.89	1.35	3.60	1.35	0.68	0.68	2.16	1.62	0.68
ELEVATION											
DETAILS											

GLAZING SCHEDULE							
WINDOW ID	W-15	W-17	W-18	W-19	W-20	W-21	
NOMINAL HEIGHT	450	450	600	600	900	900	
NOMINAL WIDTH	1 200	1 500	600	600	1 500	1 500	
HEAD HEIGHT	2 100	2 100	2 100	2 100	2 100	2 100	
FRAME							
GLAZING							
WINDOW AREA	0.54	0.68	0.36	0.36	1.35	1.35	57.05 m²
ELEVATION							
DETAILS			Opaque Glazing Panel	Opaque Glazing Panel			

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



 SPECTURA	Issue	Description	Date	PROJECT NAME Penton Manor PROJECT ADDRESS: 1 Susan Court St Helens TAS 7216	A11 Renders - External
	SK3	Concept Development	7/09/2026		
	A	Development Application	21/09/2026		
	A.1	DA - Shed Setback Adjustment	21/09/2026		
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Issue	Description	Date
SK3	Concept Development	7/09/2026
A	Development Application	21/09/2026
A.1	DA - Shed Setback Adjustment	21/09/2026

PROJECT NAME
Penton Manor

PROJECT ADDRESS:
1 Susan Court St Helens
TAS 7216

A12
Renders - Internal

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NEW DWELLING, SHED AND HOME-BASED BUSINESS – SUPPORTING SUBMISSION

1 Susan Court, St Helens

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BASIC PLANNING OVERVIEW	
DESCRIPTION OF PROJECT:	Single Dwelling, Shed and Home-Based Business (Hair Salon)
PROPERTY ADDRESS:	1 Susan Court ST HELENS
TITLE No:	140656/29
PROPERTY ID:	1559850
PLANNING INSTRUMENT:	Tasmanian Planning Scheme – Break O’Day
APPLICABLE ZONE(S):	General Residential
APPLICABLE CODE(S):	Parking and Sustainable Transport
	Road and Railway Assets
	Bushfire-Prone Areas
	Safeguarding of Airports
SPECIFIC AREA PLAN:	Stormwater Management

1 Overview

This submission provides a planning appraisal in support of a proposal for the construction of a new single dwelling and detached shed, together with the operation of a home-based hairdressing business, upon land situated at 1 Susan Court, St Helens (Folio of the Register 140656/29). The subject land comprises approximately 967 m² and is located within the General Residential Zone under the *Tasmanian Planning Scheme – Break O’Day* (‘the Scheme’). The property is presently vacant and undeveloped and occupies a corner position at the intersection of Susan Court and Cobrooga Drive, with an existing vehicle crossover available from Susan Court. The surrounding locality is predominantly characterised by detached residential development, together with some larger vacant and undeveloped residential parcels.



Figure 1: Aerial image identifying spatial proportions (blue outline) of F/R 140656/29 (Source: LISTmap).

The proposal involves construction of a contemporary single-storey, three-bedroom dwelling positioned generally centrally within the allotment, together with a detached shed and home-based hair salon located toward the western portion of the site. The dwelling provides approximately 159.69 m² of building footprint and incorporates an open-plan kitchen, dining and living area, pantry, three bedrooms, bathroom and ensuite facilities, laundry, storage, sauna and associated outdoor living areas. The building has been arranged to provide a conventional residential presentation to both Susan Court

and Cobrooga Drive, with landscaped setbacks surrounding the dwelling and private open space located in direct association with the principal living areas.

The detached building comprises approximately 74.96 m² and combines a 48.52 m² shed, workshop and vehicle parking area with a 26.44 m² hair salon and associated amenities. The shed component provides capacity for three vehicles in a tandem arrangement, while the salon incorporates dedicated cutting stations, waiting and hair-washing areas, a mixing area and amenities. The salon is intended to operate as a resident-run home-based business that remains ancillary and subordinate to the principal residential use of the property. Vehicle access to both the dwelling and shed is proposed via the existing Susan Court crossover, with the initial driveway section formed in concrete and the balance of the internal driveway and manoeuvring areas predominantly constructed from compacted crushed rock. A dedicated concrete pedestrian pathway will also provide connectivity between the dwelling and the existing public footpath along Cobrooga Drive.

Architecturally, the proposed dwelling adopts a contemporary form characterised by articulated roof planes, substantial glazing and a restrained palette of natural and modern external materials, including rough-sawn hardwood board-and-batten cladding, sheet-metal elements and corrugated sheet-metal roofing. The siting and design respond to the sloping character of the allotment while maintaining appropriate separation from adjoining residential land and providing landscaped areas and usable private open space around the dwelling. Associated site works include internal driveway and parking construction, pedestrian access, landscaping and drainage infrastructure integrated throughout the developed area. The proposal is therefore intended to establish a cohesive residential development in which the detached shed and modest home-based business remain clearly secondary to the dwelling, while providing a contemporary built form compatible with the established and emerging residential character of the surrounding locality. This report provides a detailed planning assessment of the proposed use and development against the applicable statutory planning controls and demonstrates that the proposal is capable of satisfying the relevant requirements of the Scheme.

2 Site Details

Address:	1 Susan Court ST HELENS		
Title No:	140656/29		
Landowner:	Tim and Anyah Penton		
Dimensions:	Area	Average Width	Average Depth
	967 m ²	Approx. 25 m	Approx. 40 m
Slope:	Grade	Elevation	Direction
	Flat	69-73 AHD	South to north
Existing Use or Development:	Vacant / undeveloped residential land		
Vegetation:	N/A		
Services:	Water	Sewer	Stormwater
	Serviced Area	Serviced Area	Serviced Area
	Connection	Connection	Connection
	Existing	Existing	Existing
Vehicle Access:	Road	Access Type	Vehicle Crossing
	Susan Court and Cobrooga Drive	Direct Frontage	Existing
Surrounding Use and Development	North	Residential use (developed)	
	South	Vacant residential land	
	East	Residential use (developed)	
	West	Residential use (developed)	

3 Description of Proposal

Site Context

The subject land is situated at 1 Susan Court, St Helens (F/R 140656/29) and occupies a vacant residential allotment at the intersection of Susan Court and Cobrooga Drive within an established and progressively developing residential locality on the southern fringe of St Helens. Comprising an area of approximately 967 m², the property is presently undeveloped and predominantly cleared, with no existing buildings or substantial established vegetation. The allotment has an approximate frontage of 17 metres to Susan Court and 35 metres to Cobrooga Drive, together with a truncated corner frontage, and is surrounded principally by detached residential development interspersed with several vacant or incompletely developed residential parcels.

The site exhibits a moderate fall across the allotment, with surveyed levels shown on the development plans ranging from approximately 74 metres AHD within the western portion of the site to approximately 68.5 metres AHD toward the eastern and street-facing portions of the land. The largely open and predominantly grassed character of the allotment allows the existing landform to remain readily legible across the site and provides a relatively unconstrained setting within which the proposed buildings and associated landscaping can be integrated. The proposed buildings have consequently been arranged to respond to this landform, with the dwelling occupying the central and eastern portion of the site and the detached shed and salon positioned toward the higher western side. This configuration enables the development to work sympathetically with the site's existing topography whilst maintaining appropriate relationships with both street frontages and adjoining residential land.

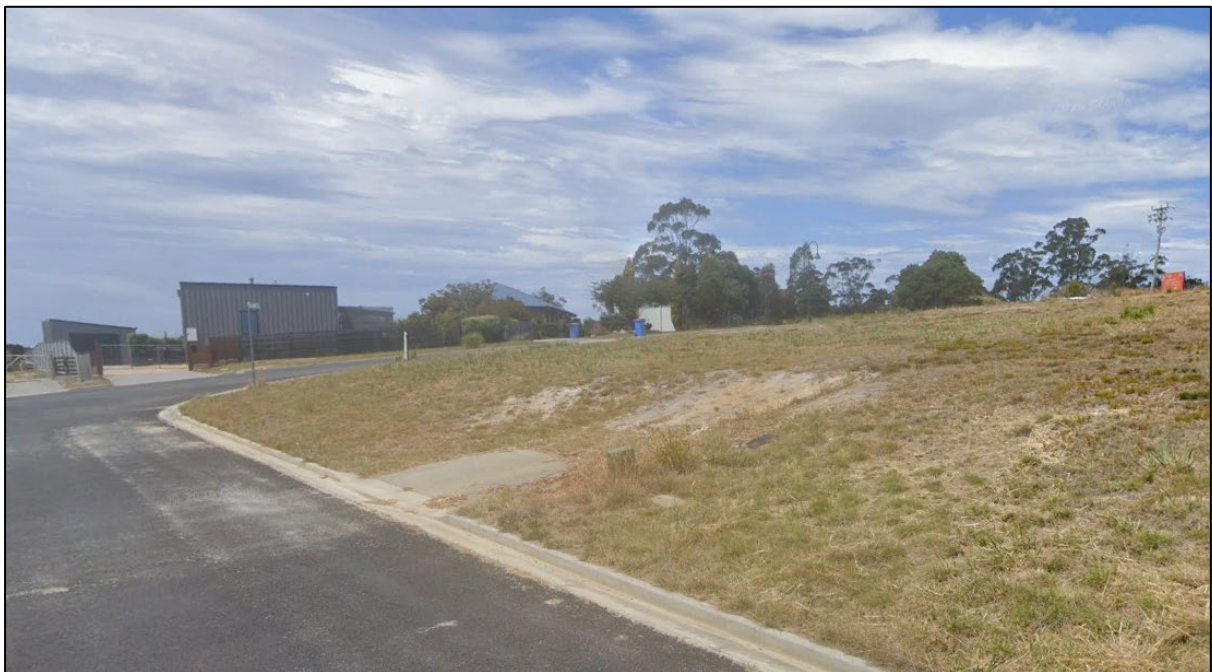


Figure 2: Image of subject land looking southeast from Susan Court (Source: Google Earth).

The property benefits from existing vehicular access from Susan Court, together with reticulated urban servicing infrastructure within and adjoining the site, including water, sewer, stormwater and

telecommunications services. The proposed development will utilise the existing Susan Court crossover, with the internal access arrangement extending through the property to the detached shed and associated vehicle parking area. A public footpath is also established along Cobrooga Drive, with a dedicated pedestrian pathway proposed between the dwelling and that footpath. This arrangement enables the site to utilise established infrastructure, avoids the need for an additional vehicular crossover and provides a clear separation between vehicle access and pedestrian movement.

Planning Context

The subject land is wholly identified within the General Residential Zone under the *Tasmanian Planning Scheme – Break O'Day*. The surrounding locality is similarly characterised predominantly by General Residential zoned land accommodating established detached dwellings and associated ancillary residential development, together with vacant allotments available for further residential development. The existing and emerging development pattern therefore provides a clear residential context for the proposal, within which a single dwelling and associated domestic outbuilding represent an anticipated form of development.

The zoning configuration of the subject land and surrounding area is illustrated at Figure 3, below.



Figure 3: Site and surrounding land zoning configuration under the Tasmanian Planning Scheme – Break O'Day (Source: LISTmap).

The Scheme overlay maps also identify the subject land within (i) an airport obstacle limitation Area (pursuant to provisions of the Safeguarding of Airports Code¹) and (ii) a bushfire-prone area (pursuant to provisions of the Bushfire-Prone Areas Code); and (v) a 'future coastal refugia area' and 'waterway and coastal protection area' (pursuant to provisions of the Natural Assets Code). The land is also identified within the Stormwater Management Specific Area Plan of the Scheme.

Figures 4 and 5 below illustrate the relationship of applicable overlay areas to the subject land.



Figure 4: Bushfire-prone area overlay mapping and relationship to subject land (blue outline) and surrounds (Source: LISTmap).

¹ An Airport Obstacle Limitation Area is defined within the Scheme as: "...land in the vicinity of an airport shown on an overlay map in the relevant Local Provisions Schedule on which specific limits expressed by AHD apply for the height of development as are necessary to protect aircraft movement and safety in accordance with the applicable Obstacle Limitation Surfaces and Procedures for Air Navigation Services – Aircraft Operations for that airport." The corresponding AHD for the site is 86.5 AHD, meaning the development is exempt from further consideration under the Code pursuant to the exemption criteria provided at Clause C16.4.1 of the Scheme.



Figure 5: Airport obstacle limitation area overlay (hatched) and relationship to subject land (blue outline) and surrounds (Source: LISTmap).

Proposal Context

The proposal seeks approval for the construction of a contemporary single-storey dwelling, detached shed and associated home-based hairdressing business, together with access, parking, pedestrian, landscaping, drainage and ancillary site works. The development has been conceived as an integrated residential outcome, with the dwelling forming the principal building and use of the property and the shed and salon occupying a clearly secondary position toward the western portion of the allotment. The proposal represents the first substantive development of the vacant site and has been designed to establish a cohesive residential setting that responds to the site's corner configuration, topography and relationship with surrounding residential development.

The proposed dwelling is positioned generally centrally within the allotment and has a building footprint of approximately 159.69 m². It is set back approximately 4.94 metres from Susan Court, which forms the primary frontage for planning purposes, and approximately 3 metres from Cobrooga Drive. The siting provides a conventional residential presentation to both streets whilst allowing landscaped areas to extend around the building and preserving functional private open space immediately adjoining the principal living areas. The overall development, including the detached shed and salon, provides a combined building footprint of approximately 234.65 m², equating to approximately 24.3% site coverage and leaving a substantial proportion of the property available for landscaping, access, private open space and other domestic functions.

Vehicle access will be provided from the existing crossover to Susan Court. The initial section of the internal driveway is proposed to be constructed in concrete before transitioning to compacted crushed rock through the principal driveway, manoeuvring and parking area. The access extends directly to the detached shed, allowing vehicles to be accommodated within the building and adjoining driveway area without requiring a second crossover from Cobrooga Drive. Drainage pits and a grate drain are incorporated into the access arrangement to manage surface water generated within the developed portion of the site. A dedicated concrete pedestrian pathway is also proposed between the dwelling and the existing public footpath along Cobrooga Drive, providing convenient pedestrian connectivity independent of the principal vehicle access.



Figure 6: Site plan illustrating position of proposed dwelling, detached shed and home-based business and relationship to access, parking, landscaping and private open space areas (Source: Spectura Studio).

The proposed dwelling comprises a three-bedroom residence incorporating an open-plan kitchen, dining and living area, pantry, bathroom and ensuite facilities, laundry, storage, sauna and associated outdoor living spaces. The internal arrangement establishes a clear separation between the principal living areas and bedroom accommodation while maintaining strong connections to the surrounding landscaped areas and private open space. Outdoor living areas are integrated with the principal internal spaces, including a centrally located landscaped courtyard and adjoining external areas that provide a strong relationship between the dwelling and its garden setting.

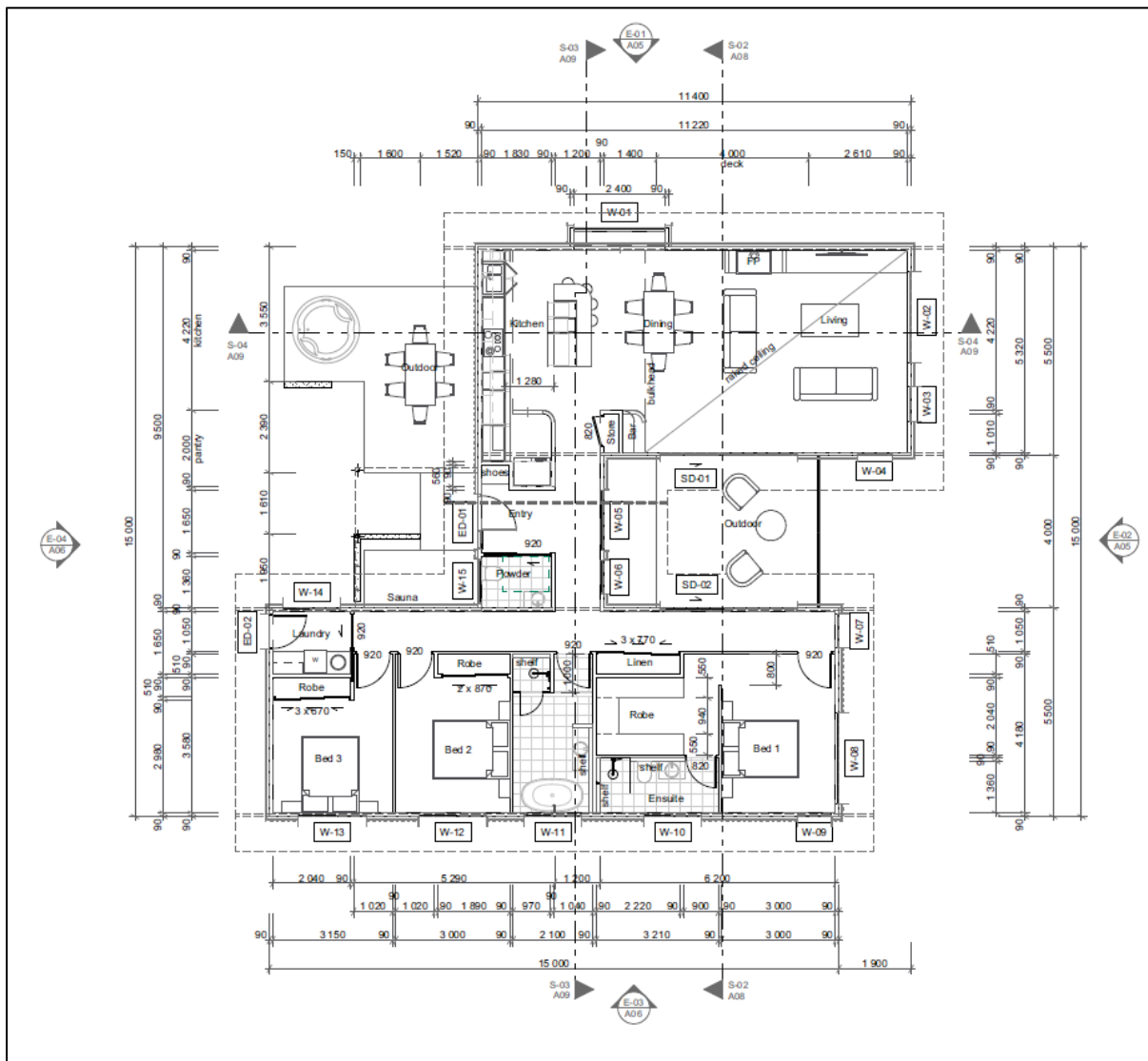


Figure 7: Floor plan of proposed dwelling (Source: Spectura Studio).

The detached building is positioned toward the western portion of the allotment and comprises approximately 74.96 m², incorporating a 48.52 m² shed, workshop and vehicle parking area together with a 26.44 m² hair salon and associated amenities. The shed component provides capacity for three vehicles arranged in tandem, while the salon includes dedicated cutting stations, a waiting area, hair-washing facilities, mixing area and amenities. The comparatively modest scale of the salon, its physical integration within an otherwise domestic outbuilding and its association with the occupants of the dwelling enable the business activity to remain ancillary and subordinate to the principal residential use of the land.

The home-based business is proposed to operate within the parameters applicable to that form of residential activity under the Scheme. The planning material advances the salon on the basis that it will remain resident-operated, accommodate no more than two non-resident workers on the site, avoid hazardous material storage or external display of goods, utilise only compliant minor signage where required, and accommodate business-related vehicles within the property. These operational characteristics reinforce the limited domestic-scale nature of the use and distinguish it from a stand-alone commercial hairdressing premises.

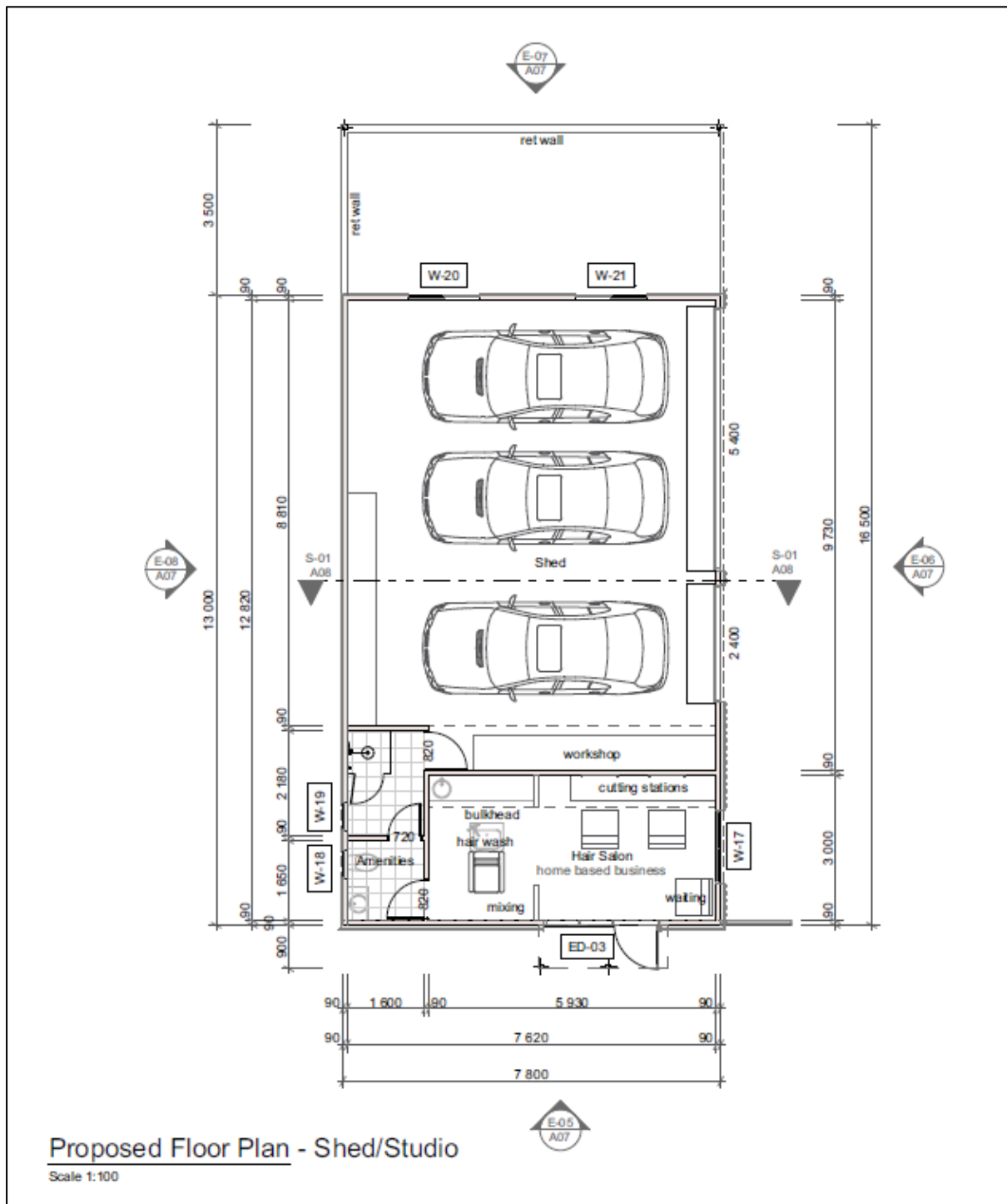


Figure 8: Floor plan of proposed detached shed and home-based hair salon, per Stage 2 (Source: Spectura Studio).

Architecturally, the dwelling adopts a contemporary residential form characterised by articulated roof planes, substantial glazing and a restrained palette of natural and weathered materials. External finishes include rough-sawn hardwood board-and-batten cladding, patinated sheet-metal elements and corrugated sheet-metal roofing, with the roof finished in Colorbond Monument. Window shrouds, generous eaves and variations in external material treatment introduce articulation to the elevations while retaining a cohesive and relatively uncomplicated architectural expression. The dwelling has a

Single Dwelling, Shed and Home-based Business – 1 Susan Court, St Helens

maximum building height of approximately 5.8 metres above natural ground level, with the highest roof level nominated at approximately RL 76.41 metres AHD.



Figure 9: External architectural renders (Source: Spectura Studio).

The detached shed and salon adopt a complementary architectural treatment that visually associates the building with the dwelling and assists it in reading as part of a single residential composition. The building has a maximum height of approximately 4.11 metres above natural ground level, with its highest point nominated at approximately RL 76.72 metres AHD, and is set back approximately 1.1 metres from the southern boundary. Its lower scale, location behind the principal residential presentation and use of complementary materials reinforce its ancillary role within the development and minimise its prominence when viewed from Susan Court and adjoining residential land.



Figure 10: Elevation plans of proposed dwelling and detached shed/home-based business (Source: Spectura Studio).

The development is proposed to be implemented in stages. Stage One comprises the initial site works, construction of the detached shed and temporary residential occupation of that building as the dwelling for the site. Stage Two comprises construction and occupation of the permanent dwelling, formalisation of the site access arrangements and transition of the detached building to its ultimate shed/workshop and home-based hair salon function. The temporary residential occupation of the detached building will cease once the permanent dwelling is occupied, such that the staged development does not result in more than one dwelling being occupied on the site at any one time. This staging allows the development of the property to proceed progressively while retaining the overall built form, servicing and access outcome contemplated by the application.

Landscaping is incorporated extensively throughout the development, particularly around the dwelling, between the buildings and street frontages, and in association with the principal outdoor living areas. The landscape treatment will assist in integrating the built form with the site's sloping landform, soften the presentation of the dwelling and shed from both Susan Court and Cobrooga Drive and establish an increasingly landscaped residential setting as planting matures. The relatively low overall site coverage, generous areas of private open space and separation between building, vehicle and pedestrian functions combine to create a balanced site layout that accommodates residential occupation, domestic storage and the proposed home-based business without diminishing the predominant residential character of the property.

Overall, the proposal represents a carefully planned and contextually responsive development of a vacant residential allotment. Through considered siting, modest overall site coverage, contemporary architectural treatment and coordinated integration of access, parking, landscaping and servicing infrastructure, the development establishes a high-quality residential outcome that responds appropriately to the site's corner configuration and existing landform. The detached shed and home-based hair salon remain clearly secondary to the dwelling in both scale and function, allowing the property to accommodate a modest business activity while retaining its principal residential purpose and maintaining compatibility with the established and emerging character of the surrounding General Residential locality.

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

4.1 Assessment Overview

Applicable Zone(s):	General Residential
Use Status:	Single dwelling ('no permit required' use status), including temporary Stage One residential occupation of the detached shed prior to occupation of the permanent dwelling at Stage Two. Home-based business - Residential Use Class, ancillary and subservient to the dwelling use.
Development Status:	Discretionary (relying on performance criteria)
Applicable Code(s):	Parking and Sustainable Transport
	Road and Railway Assets
	Bushfire-Prone Areas
	Safeguarding of Airports
Applicable Specific Area Plan(s)	Stormwater Management

4.2 Zone Assessment

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

8.0 General Residential Zone			
8.4 Development Standards for Dwellings			
Clause	Acceptable Solution	Assessment	Compliance
8.4.2 Setbacks and building envelope for all dwellings			
A1	Unless within a building area on a sealed plan, a dwelling, excluding garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is: (a) if the frontage is a primary frontage, not less than 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site; (b) if the frontage is not a primary frontage, not less than 3m, or, if the setback from the frontage is less than 3m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site;	The standard is satisfied at each stage of the development. During Stage One, the detached building will be temporarily occupied as the dwelling for the site and is positioned well beyond 4.5 m from the Susan Court primary frontage and more than 3 m from the Cobrooga Drive frontage. At Stage Two, the permanent dwelling is set back approximately 4.94 m from Susan Court and 3.0 m from Cobrooga Drive. The proposal therefore satisfies A1.	Complies

8.0 General Residential Zone			
8.4 Development Standards for Dwellings			
Clause	Acceptable Solution	Assessment	Compliance
	(c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or (d) if located above a non-residential use at ground floor level, not less than the setback from the frontage of the ground floor level.		
A2	A garage or carport for a dwelling must have a setback from a primary frontage of not less than: (a) 5.5m, or alternatively 1m behind the building line; (b) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or (c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.	During Stage One, the vehicle parking component associated with the temporarily occupied detached building is substantially more than 5.5 m from the Susan Court primary frontage. At Stage Two, the detached shed/vehicle parking building remains well behind the permanent dwelling building line and substantially more than 5.5 m from the primary frontage. The proposal satisfies A2 at each stage.	Complies
A3	A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must: (a) be contained within a building envelope (refer to Figures 8.1, 8.2 and 8.3) determined by: (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries	The permanent Stage Two dwelling has a maximum height of approximately 5.8 m and maintains separation from the side and rear boundaries that satisfy the requirements of A3. The detached building, while temporarily occupied as the dwelling during Stage One, has a maximum height of approximately 4.11 m and is set back 1.1 m from the southern (rear) boundary, remaining within the 45-degree building envelope at that setback. Wall length of the structure in relation to the rear setback will be 13 metres. As such, the proposal will rely on demonstrating compliance with the corresponding performance criteria provided at Clause 8.4.2 P3. Assessment of the proposal against this performance criteria is outlined at Section 4.2.2 of this report.	Complies

8.0 General Residential Zone			
8.4 Development Standards for Dwellings			
Clause	Acceptable Solution	Assessment	Compliance
	to a building height of not more than 8.5m above existing ground level; and (b) only have a setback of less than 1.5m from a side or rear boundary if the dwelling: (i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or (ii) does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser).		
8.4.3 Site coverage and private open space for all dwellings			
A1	Dwellings must have: (a) a site coverage of not more than 50% (excluding eaves up to 0.6m wide); and (b) for multiple dwellings, a total area of private open space of not less than 60m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer).	Site coverage complies throughout the staged development. Stage One comprises the detached building with a footprint of approximately 74.96 m², equating to approximately 7.8% of the 967 m² site. Following completion of Stage Two, the combined building footprint will be approximately 234.65 m², equating to approximately 24.3% of the total site area. Both stages are comfortably below the maximum site coverage prescribed by A1.	Complies
A2	A dwelling must have private open space that: (a) is in one location and is not less than: (i) 24m²; or (ii) 12m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); (b) has a minimum horizontal dimension of not less than: (i) 4m; or	A compliant area of private open space will be available for the dwelling at each stage. During Stage One, the substantial open area adjoining the temporarily occupied detached building provides ample capacity for a single private open space area exceeding 24 m² with the required minimum horizontal dimension. At Stage Two, the site plan expressly identifies a principal private open space area of approximately 24.35 m² adjoining the permanent dwelling and principal living areas. The proposal therefore satisfies A2 throughout the staged development.	Complies

8.0 General Residential Zone			
8.4 Development Standards for Dwellings			
Clause	Acceptable Solution	Assessment	Compliance
	(ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); (c) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of true north and 30 degrees east of true north; and (d) has a gradient not steeper than 1 in 10.		
8.4.6 Privacy for all dwellings			
A1	A balcony, deck, roof terrace, parking space, or carport for a dwelling (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1m above existing ground level must have a permanently fixed screen to a height of not less than 1.7m above the finished surface or floor level, with a uniform transparency of not more than 25%, along the sides facing a: (a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 3m from the side boundary; (b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 4m from the rear boundary; and (c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is not less than 6m: (i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or (ii) from a balcony, deck, roof terrace or the private open space of the other dwelling on the same site.	The Stage One temporary dwelling does not incorporate a balcony, deck, roof terrace, parking space or carport with a finished surface or floor level more than 1 m above existing ground level in a location that engages the screening requirement. At Stage Two, the elevated outdoor areas associated with the permanent dwelling are oriented toward the street frontages or are adequately separated from side/rear boundaries, with privacy screening nominated where required. The proposal satisfies A1 at each stage.	Complies

8.0 General Residential Zone			
8.4 Development Standards for Dwellings			
Clause	Acceptable Solution	Assessment	Compliance
A2	A window or glazed door to a habitable room of a dwelling, that has a floor level more than 1m above existing ground level, must satisfy (a), unless it satisfies (b): (a) the window or glazed door: (i) is to have a setback of not less than 3m from a side boundary; (ii) is to have a setback of not less than 4m from a rear boundary; (iii) if the dwelling is a multiple dwelling, is to be not less than 6m from a window or glazed door, to a habitable room, of another dwelling on the same site; and (iv) if the dwelling is a multiple dwelling, is to be not less than 6m from the private open space of another dwelling on the same site. (b) the window or glazed door: (i) is to be offset, in the horizontal plane, not less than 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling; (ii) is to have a sill height of not less than 1.7m above the floor level or have fixed obscure glazing extending to a height of not less than 1.7m above the floor level; or (iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of not less than 1.7m above floor level, with a uniform transparency of not more than 25%.	The floor level of the detached building used for temporary residential occupation during Stage One is not more than 1 m above existing ground level adjacent to the building and Clause 8.4.6 A2 is therefore not engaged by that temporary dwelling. At Stage Two, the permanent dwelling is positioned with compliant separation to the side/rear boundaries; the greater change in level occurs toward the Susan Court and Cobrooga Drive frontages, and the elevations nominate screening treatments where required. The proposal therefore satisfies A2.	Complies

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

8.0 General Residential Zone			
8.4 Development Standards for Dwellings			
Clause	Performance Criteria	Assessment	Compliance
8.4.2 Setbacks and building envelope for all dwellings			
P3	The siting and scale of a dwelling must: (a) not cause an unreasonable loss of amenity to adjoining properties, having regard to: (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property; (ii) overshadowing the private open space of a dwelling on an adjoining property; (iii) overshadowing of an adjoining vacant property; and (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property; (b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and (c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on: (i) an adjoining property; or (ii) another dwelling on the same site.	The proposed detached building is positioned toward the southern portion of the allotment, with a setback of 1.1 metres from the southern boundary. The building adopts a modest single-storey form, with a maximum height of approximately 4.1 metres above natural ground level. Its relatively low profile, together with its siting within the allotment, ensures that the development will not result in an unreasonable loss of amenity to adjoining properties through overshadowing or visual impacts associated with its apparent scale, bulk or proportions. The land adjoining the southern boundary is presently vacant, and the proposed building is not expected to result in unreasonable overshadowing that would compromise the capacity of that land to accommodate future residential development, including the provision of habitable rooms and private open space with appropriate access to sunlight. The siting of the detached building also maintains an appropriate relationship with the established pattern of residential development within the surrounding locality, which is predominantly characterised by detached dwellings and associated domestic outbuildings. The proposed building is modest in height and scale, with its setback from the southern boundary providing an appropriate degree of separation having regard to the nature of the development, the configuration of the allotment and the residential character of the surrounding area. Its siting and architectural presentation will therefore integrate comfortably with the existing and emerging residential development pattern without introducing an unreasonable level of building bulk or	Complies

8.0 General Residential Zone			
8.4 Development Standards for Dwellings			
Clause	Performance Criteria	Assessment	Compliance
		visual dominance when viewed from adjoining properties. Furthermore, the proposed development is not expected to cause an unreasonable reduction in sunlight to any existing solar energy installation on adjoining land or to the proposed dwelling within the subject site. The comparatively low height of the detached building, together with its position relative to surrounding development and the proposed dwelling, ensures that reasonable opportunities for solar access will be maintained. Accordingly, the proposed siting and scale of the detached building are considered to satisfy the requirements of Clause 8.4.2 P3 of the Scheme.	

4.3 Code Assessments

The following Code has been assessed as being applicable to the proposal:

- Parking and Sustainable Transport
- Road and Railway Assets

The proposal is also affected by a number of other Codes identified through the planning scheme maps or the Scheme generally. However, those Codes do not require further assessment because the proposal either satisfies the relevant exemption provisions or does not trigger their application. These Codes comprise:

- Bushfire-Prone Areas Code
- Safeguarding of Airports Code

The basis upon which each of these Codes is either exempt or otherwise inapplicable to the proposal is outlined below.

Bushfire-Prone Areas Code

Clause C13.2.1 specifies that the Code applies to:

- *subdivision of land that is located within, or partially within, a bushfire-prone area; and*

- a use, on land that is located within, or partially within, a bushfire-prone area, that is a vulnerable use or hazardous use.

The proposed use/development does not qualify with either (a) or (b) and therefore does not require assessment against provisions of the Code.

Safeguarding of Airports Code

- The subject land is located within an airport obstacle limitation area under the Safeguarding of Airports Code. The airport obstacle limitation overlay specifies a maximum development height of RL 86.5 m AHD for the site.
- Clause C16.4.1(a) provides that development is exempt from the Code where it is not more than the AHD height specified for the site in the relevant airport obstacle limitation area.
- The proposed permanent dwelling has a highest roof level of approximately RL 76.41 m AHD and the detached shed/salon has a highest roof level of approximately RL 76.72 m AHD. Both buildings, including the detached building during its temporary Stage One residential occupation, are therefore well below the RL 86.5 m AHD limitation. The development is consequently exempt from further assessment under the Safeguarding of Airports Code pursuant to Clause C16.4.1(a).

4.3.1 Use Standards – *Acceptable Solutions* – Parking and Sustainable Transport Code

C2.0 Parking and Sustainable Transport Code			
C2.5 Use Standards			
Clause	Acceptable Solution	Assessment	Compliance
C2.5.1 Car parking numbers			
A1	The number of on-site car parking spaces must be no less than the number specified in Table C2.1.	The single dwelling requires two on-site car parking spaces under Table C2.1. During Stage One, the required parking can be accommodated within the generous driveway and formed parking area associated with the temporarily occupied detached building. At Stage Two, the shed/workshop is designed to accommodate three vehicles in tandem, with additional driveway capacity available. The home-based business remains within the Residential Use Class and does not introduce a separate Use Class parking calculation. The proposal therefore satisfies A1 throughout the staged development.	Complies
C2.5.2 Bicycle parking numbers			

C2.0 Parking and Sustainable Transport Code			
C2.5 Use Standards			
Clause	Acceptable Solution	Assessment	Compliance
A1	Bicycle parking spaces must: (a) be provided on the site or within 50m of the site; and (b) be no less than the number specified in Table C2.1.	Pursuant to the provisions of Table C2.1 of the Scheme, requirement for bicycle parking spaces does not apply to a single dwelling use.	Not Applicable
C2.5.3 Motorcycle parking numbers			
A1	The number of on-site motorcycle parking spaces for all uses must: (a) be no less than the number specified in Table C2.4; and (b) if an existing use or development is extended or intensified, the number of on-site motorcycle parking spaces must be based on the proposed extension or intensification, provided the existing number of motorcycle parking spaces is maintained.	Pursuant to the provisions of C2.2.2 of the Scheme, requirement for motorcycle parking spaces does not apply to a single dwelling use.	Not Applicable
C2.5.4 Loading Bays			
A1	A loading bay must be provided for uses with a floor area of more than 1000m ² in a single occupancy.	Pursuant to the provisions of C2.2.3 of the Scheme, loading bay requirements do not apply to a single dwelling use.	Not Applicable
C2.5.5 Number of car parking spaces within the General Residential Zone and Inner Residential Zone			
A1	Within existing non-residential buildings in the General Residential Zone and Inner Residential Zone, on-site car parking is not required for: (a) Food Services uses up to 100m² floor area or 30 seats, whichever is the greater; and (b) General Retail and Hire uses up to 100m² floor area, provided the use complies with the hours of operation specified in the relevant Acceptable Solution for the relevant zone.	No existing buildings are located upon the subject land.	Not Applicable

4.3.2 Development Standards – *Acceptable Solutions* - Parking and Sustainable Transport Code

C2.0 Parking and Sustainable Transport Code			
C2.6 Development Standards for Buildings and Works			
Clause	Acceptable Solution	Assessment	Compliance
C2.6.1 Construction of Parking Areas			
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.	The existing crossover and initial internal driveway are proposed in concrete; however, substantial internal driveway and circulation areas are proposed in compacted crushed rock. While capable of forming a durable all-weather pavement, crushed rock is not one of the expressly nominated sealed surface treatments in A1(c). Assessment against C2.6.1 P1 is therefore required. Assessment of the proposal against this performance criteria is outlined at Section 4.3.3 of this report.	Does not Comply
C2.6.2 Design and Layout of Parking Areas			
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 width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces;	The required dwelling parking can be accommodated on-site throughout the staged development. During Stage One, parking is available within the driveway and formed parking area associated with the temporarily occupied detached building. At Stage Two, the detached shed provides conventional passenger-vehicle parking capacity, with additional vehicle capacity on the driveway. The access is generally at least 3 m wide and incorporates wider sections capable of vehicle passing; the shed provides vertical clearances well above 2.1 m. As the proposal provides no more than four formal parking spaces, the mandatory forward-entry/exit requirement in A1.1(a)(ii) is not triggered. The layout is considered to satisfy A1.1.	Complies

C2.0 Parking and Sustainable Transport Code			
C2.6 Development Standards for Buildings and Works			
Clause	Acceptable Solution	Assessment	Compliance
	(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>.		
C2.6.3 Number of Accesses for Vehicles			
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.	One existing vehicular access from Susan Court is retained. No vehicular access is proposed from Cobrooga Drive; the proposed connection to Cobrooga Drive is pedestrian only. The proposal satisfies A1 accordingly.	Complies
C2.6.4 Lighting of parking areas within the General Business Zone and Central Business Zone			
A1	In car parks within the General Business Zone and Central Business Zone, parking and vehicle circulation roads and pedestrian paths serving 5 or more car parking spaces, which are used outside daylight hours, must be provided with lighting in accordance with Clause 3.1 “Basis of Design” and Clause 3.6 “Car Parks” in <i>Australian Standard/New Zealand Standard AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting – Performance and design requirements</i>.	The land subject to the application is entirely identified within the General Residential Zone. The standard is therefore not applicable.	Not Applicable
C2.6.5 Pedestrian Access			
A1.1	Uses that require 10 or more car parking spaces must: (a) have a 1m wide footpath that is separated from the access ways or parking aisles, excluding where crossing access ways or parking aisles, by: (i) a horizontal distance of 2.5m between the edge of the footpath and the access way or parking aisle; or (ii) protective devices such as bollards, guard rails or planters	The proposal does not require 10 or more parking spaces and no dedicated accessible car parking space is required by the supplied planning provisions.	Not Applicable

C2.0 Parking and Sustainable Transport Code			
C2.6 Development Standards for Buildings and Works			
Clause	Acceptable Solution	Assessment	Compliance
	between the footpath and the access way or parking aisle; and (b) be signed and line marked at points where pedestrians cross access ways or parking aisles.		
A1.2	In parking areas containing accessible car parking spaces for use by persons with a disability, a footpath having a width not less than 1.5m and a gradient not steeper than 1 in 14 is required from those spaces to the main entry point to the building.		Not Applicable
C2.6.8 Siting of parking and turning areas			
A1	Within an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone or General Business Zone, parking spaces and vehicle turning areas, including garages or covered parking areas must be located behind the building line of buildings, excluding if a parking area is already provided in front of the building line.	The land subject to the application is entirely identified within the General Residential Zone. The standard is therefore not applicable.	Not Applicable

4.3.3 Development Standards – *Performance Criteria* - Parking and Sustainable Transport Code

Note: Many of the performance criteria require the planning authority to ‘have regard to’ the matters identified in their respective subclauses. The obligation to have regard to those matters requires that they be genuinely considered and afforded appropriate weight as part of the overall planning assessment. It does not require strict or separate compliance with each individual consideration, nor does it elevate those considerations to mandatory standards that must themselves be satisfied. Rather, those matters form part of the overall evaluative judgment to be undertaken by the decision-maker².

C2.0 Parking and Sustainable Transport Code			
C2.6 Development Standards for Buildings and Works			
Clause	Performance Criteria	Assessment	Compliance
C2.6.1 Construction of parking areas			
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:	The proposed vehicle areas are readily identifiable from the site plan and are appropriately scaled to the low-intensity residential use and small resident-operated home-based business. Access is via a single existing crossover to Susan	Complies

² See *Craig Webb Pty Ltd v Launceston City Council* (No. 3) [2025] TASCAT 103 at [20] and [74].

C2.0 Parking and Sustainable Transport Code			
C2.6 Development Standards for Buildings and Works			
Clause	Performance Criteria	Assessment	Compliance
	(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.	Court, with a concrete crossover and concrete initial driveway section providing a stable interface with the sealed public road. The balance of the internal access and circulation area is to be formed in compacted crushed rock. The land has a noticeable but manageable fall across the allotment. The driveway has been aligned through the upper portion of the site and can be graded to provide practical vehicle access without excessive cut or fill. The plans identify stormwater pits and a grate drain within the developed area, with public stormwater infrastructure also shown adjacent the site. These measures provide a practical basis for collecting and controlling runoff from the access and parking surfaces. The potential for sediment or loose material to be tracked onto Susan Court is low. Importantly, the road interface and initial driveway section are concrete rather than crushed rock, creating a hardstand transition before vehicles reach the public carriageway. Traffic volumes will be modest and principally comprise household vehicles, salon customers by appointment and occasional service/delivery vehicles. Routine maintenance of the crushed rock surface will readily address any localised displacement of aggregate. Dust generation is also expected to be limited. The crushed rock areas are internal to the site, are surrounded by landscaping and building development, and will carry relatively low vehicle volumes. Proper compaction and maintenance will provide a stable all-weather surface suitable for ordinary passenger vehicles. The use of concrete in the higher-wear crossover/entry section further supports year-round usability. Having regard to the nature and intensity	

C2.0 Parking and Sustainable Transport Code			
C2.6 Development Standards for Buildings and Works			
Clause	Performance Criteria	Assessment	Compliance
		of the use, site topography, proposed drainage, the concrete road interface and the durable character of compacted crushed rock, the parking, access, manoeuvring and circulation spaces will be readily identifiable and capable of use in all weather conditions. The proposal therefore satisfies Clause C2.6.1 P1.	

4.3.4 Use Standards – *Acceptable Solutions* – Road and Railway Assets Code

C3.0 Road and Railway Assets Code			
C3.5 Use Standards			
Clause	Acceptable Solution	Assessment	Compliance
C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction			
A1.4	Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than: (a) the amounts in Table C3.1; or (b) allowed by a licence issued under Part IVA of the <i>Roads and Jetties Act 1935</i> in respect to a limited access road.	Pursuant to Table C3.1 of the Tasmanian Planning Scheme - Break O'Day, the acceptable increase in annual average daily traffic (AADT) using an existing vehicle crossing to a road that is not a major road is the greater of 20% or 40 vehicle movements per day. The proposal retains the existing vehicle crossing to Susan Court. In the absence of a Tasmanian-specific numeric trip-generation rate for an individual dwelling, the Guide to Traffic Generating Developments published by the former Roads and Traffic Authority and currently hosted by Transport for NSW provides a useful conservative benchmark. The Guide identifies a daily vehicle trip generation rate of approximately 9 vehicle movements per dwelling for a dwelling house. That rate is appropriately applied to both the temporary Stage One residential occupation of the detached building and the permanent Stage Two dwelling, but not cumulatively, because the temporary residential occupation will cease once the permanent dwelling is occupied. The home-based hairdressing business will generate some additional customer	Complies

C3.0 Road and Railway Assets Code			
C3.5 Use Standards			
Clause	Acceptable Solution	Assessment	Compliance
		and occasional service movements. The Guide does not prescribe a separate numeric rate for a small home-based business of this nature; however, the salon occupies only approximately 26.44 m ² , is resident-operated and is advanced as an ancillary and subservient component of the Residential use of the site. Its traffic generation can therefore reasonably be expected to remain modest and incidental to the residential use. The 40 vehicle movement per day threshold provides substantial capacity above the approximately 9 daily movements attributable to the dwelling for those additional movements. Having regard to the scale and residential character of the overall use, the combined traffic generation is expected to remain comfortably below the applicable Table C3.1 threshold. Clause C3.5.1 A1.4 is therefore satisfied.	

4.4 Specific Area Plan Assessments

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

- Stormwater Management

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

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

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

BRE-S2.0 Stormwater Management Specific Area Plan			
BRE-S2.7 Development Standards for Buildings and Works			
Clause	Acceptable Solution	Assessment	Compliance
	other than the public stormwater system.		

5 Conclusion

The proposal provides for the orderly development of a vacant General Residential zoned allotment through a staged residential development comprising a single dwelling, detached shed and a small home-based hairdressing business. Importantly, the staging does not create two dwellings on the site: the detached building will be temporarily occupied for residential purposes during Stage One only, with that temporary occupation ceasing when the permanent dwelling is completed and occupied at Stage Two. The detached building will then assume its ultimate shed/workshop and home-based business function, remaining clearly ancillary and subservient to the principal residential use.

Assessment against the General Residential Zone demonstrates that the permanent Stage Two dwelling satisfies the relevant acceptable solutions for setbacks and building envelope, while the temporary Stage One dwelling, proposed within the detached building, is assessed against Clause 8.4.2 P3 in respect of its approximately 1.1 m setback from the southern boundary. The siting and scale of that building are considered appropriate having regard to its modest height, the present vacant condition of the land immediately to the south, the surrounding residential development pattern and the absence of an unreasonable amenity impact. Site coverage remains well below the prescribed maximum – approximately 7.8% at Stage One and 24.3% following completion of Stage Two. Suitable private open space is available throughout the staged development and the proposed siting, levels and screening arrangements respond to the privacy and amenity of adjoining residential land.

The applicable Code provisions are similarly capable of being satisfied. The proposed parking and access layout provides sufficient on-site vehicle capacity throughout both stages, while the use of compacted crushed rock for part of the internal access and circulation area can be positively assessed against Clause C2.6.1 P1 having regard to the concrete road interface, proposed drainage, low traffic intensity and the durable all-weather character of a properly constructed and maintained pavement. Traffic generated by the dwelling and ancillary home-based business is expected to remain comfortably below the increase permitted by Table C3.1 for the existing Susan Court crossing. The Bushfire-Prone Areas Code is not triggered by the proposed use or development, while the Safeguarding of Airports Code is exempted because the maximum building level of approximately RL 76.72 m AHD is well below the applicable RL 86.5 m AHD airport obstacle limitation.

Overall, the proposal represents an appropriate and well-resolved form of residential development that responds to the site's corner configuration, topography and established residential context. The permanent dwelling, detached building, landscaping, access and servicing arrangements have been planned as a cohesive development, with the home-based business remaining modest in scale and compatible with the predominant residential function of the land. Subject to the assessment of the identified performance criterion for the internal driveway surface, the proposal is capable of satisfying the applicable requirements of the Tasmanian Planning Scheme - Break O'Day and is suitable for approval.