

## **Development Applications**

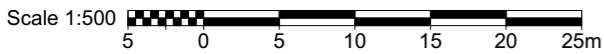
Notice is hereby given under Section 57(3) of the *Land Use Planning & Approvals Act 1993* that an application has been made to the Break O' Day Council for a permit for the use or development of land as follows:

**DA Number** DA 2024 / 00065  
**Applicant** Spectura Studio  
**Proposal** Storage - Installation of Demountable Building & Storage Containers (3)  
**Location** 21-23 Rex Court, St Helens

Plans and documents can be inspected at the Council Office by appointment, 32 – 34 Georges Bay Esplanade, St Helens during normal office hours or online at [www.bodc.tas.gov.au](http://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](mailto: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 15<sup>th</sup> June, 2024 **until 5pm Friday 28<sup>th</sup> June, 2024.**

**John Brown**  
**GENERAL MANAGER**



| CHANGE LIST |   |                     |             |
|-------------|---|---------------------|-------------|
| ID          | NAME  | LAST MODIFIED       | STATUS      |
| Ch-06       | Stormwater pit added                                  | 10/05/2024 12:54 PM | Transmitted |
| Ch-07       | Shipping Containers Tilted                            | 10/05/2024 1:06 PM  | Transmitted |
| Ch-08       | Container supports shown - container raised above NGL | 10/05/2024 1:07 PM  | Transmitted |

**Notes**

**L LEGEND**

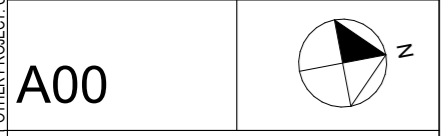
**SW Stormwater Connection**

**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 |                         |            |
|------------|-------------------------|------------|
| No.        | DESCRIPTION             | DATE       |
| SK1        | Concept Development     | 2/04/2024  |
| A          | Development Application | 3/04/2024  |
| A.1        | LGA RFI response        | 18/04/2024 |
| A.2        | LGA RFI response        | 10/05/2024 |

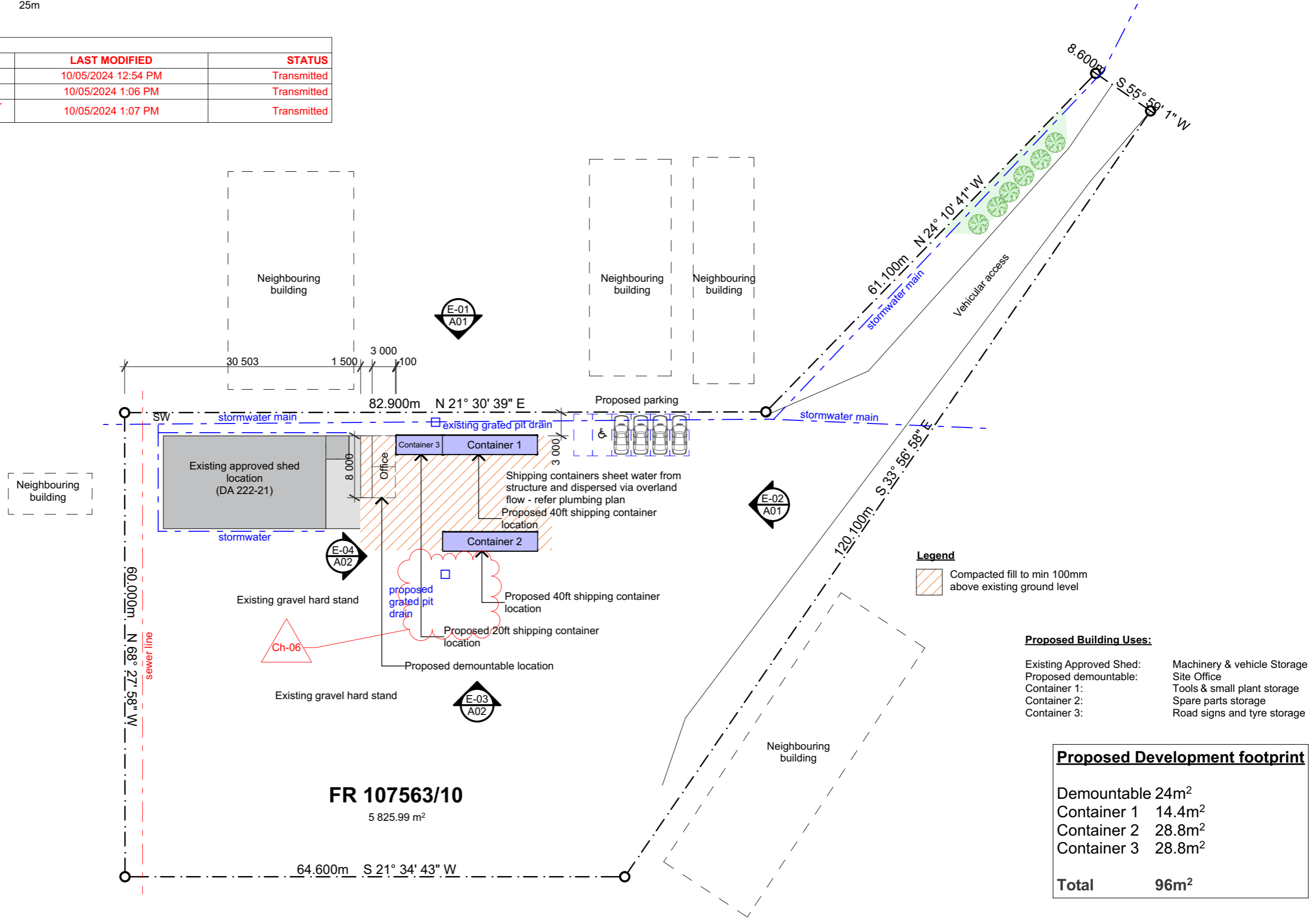
**PROJECT**  
 Proposed storage containers & demountable office  
**PROJECT ADDRESS:**  
 FR 107563/10  
 21-23 Rex Court St Helens Tas 7216

**CLIENT**  
 Tolleys Excavations



**Proposed Site Plan**  
**SHEET SIZE A3**  
 SCALE: 1:500  
 PROJECT NUMBER: A122

**DRAWN BY:** MP  
**CHECKED BY:** MP  
**DATE:** Friday, 10 May 2024  
**SPECTURA STUDIO**  
 www.spectura.com.au  
 P: 0423 250 079  
 E: admin@spectura.com.au  
 QBCC: 15158346  
 BDA&T: 6521  
 CBOS TAS: 964058515



**Proposed Site Plan**  
 Scale 1:500 @A3

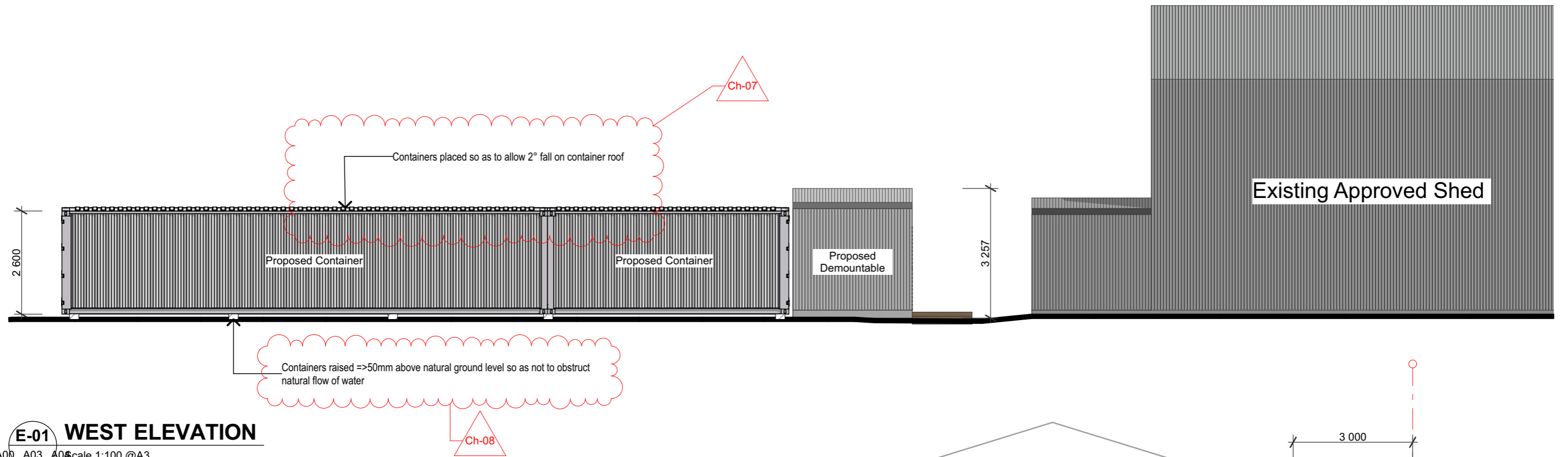
**Note:**  
 Demountable office and storage containers finished floor level to match finished floor level of adjacent approved shed

**Proposed Building Uses:**

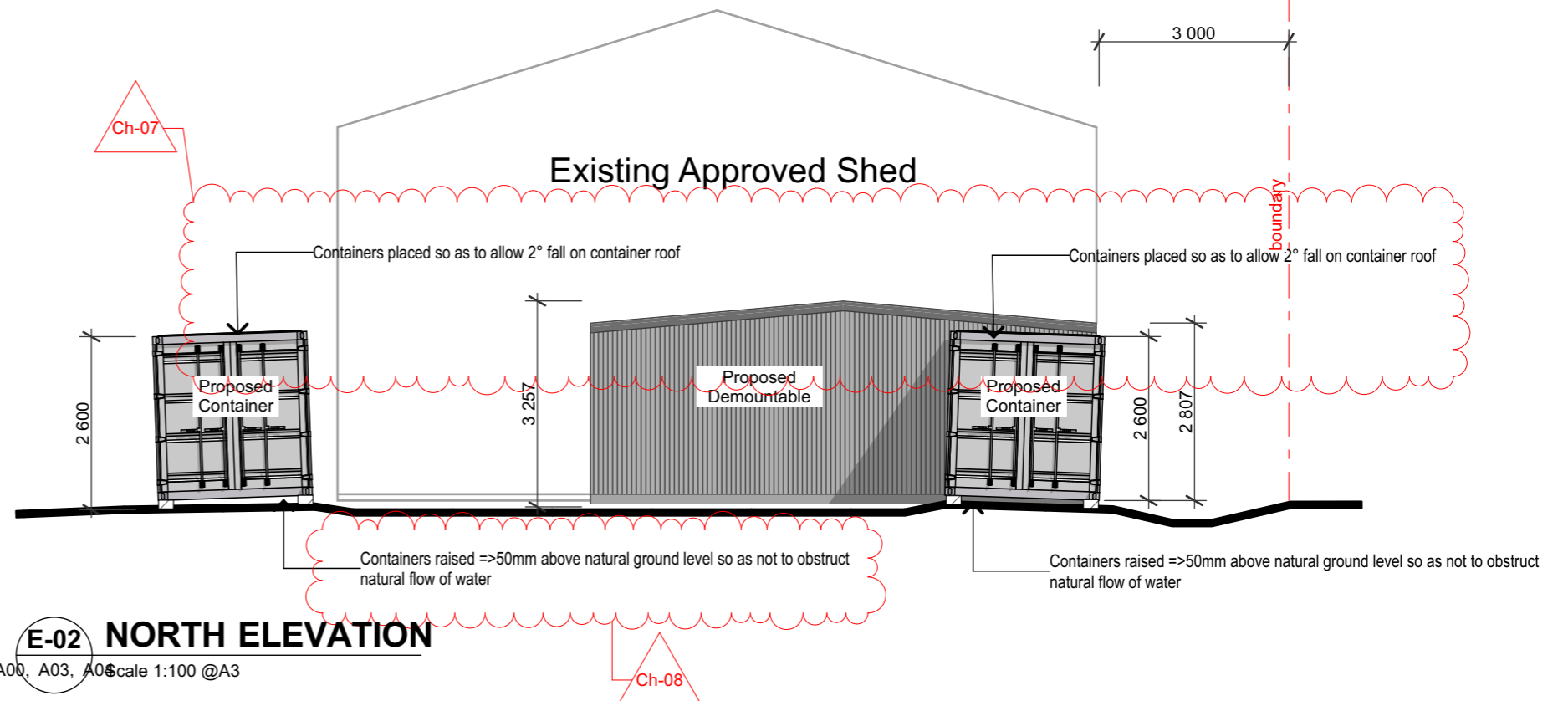
|                         |                             |
|-------------------------|-----------------------------|
| Existing Approved Shed: | Machinery & vehicle Storage |
| Proposed demountable:   | Site Office                 |
| Container 1:            | Tools & small plant storage |
| Container 2:            | Spare parts storage         |
| Container 3:            | Road signs and tyre storage |

| Proposed Development footprint |                        |
|--------------------------------|------------------------|
| Demountable                    | 24m <sup>2</sup>       |
| Container 1                    | 14.4m <sup>2</sup>     |
| Container 2                    | 28.8m <sup>2</sup>     |
| Container 3                    | 28.8m <sup>2</sup>     |
| <b>Total</b>                   | <b>96m<sup>2</sup></b> |

| SHEET No. | DRAWING TITLE                                     | ISSUE | DATE               |
|-----------|---|-------|--------------------|
| A00       | Proposed Site Plan                                | A.2   | -                  |
| A01       | Proposed Elevations 1                             | A.2   | -                  |
| A02       | Proposed Elevations 2                             | A.2   | -                  |
| A03       | Floor Hazard Overlay Plan                         | A.1   | 18/04/2024 3:10 PM |
| A04       | Proposed Demountable Floor plan and Drainage plan | A.2   | -                  |

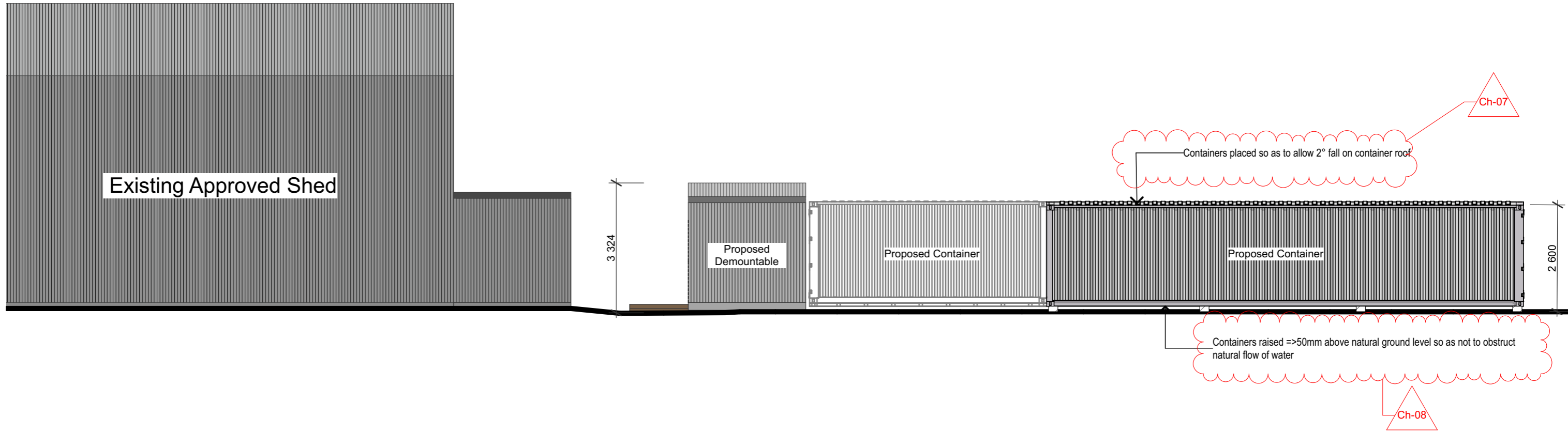


**E-01 WEST ELEVATION**  
A00, A03, A05 scale 1:100 @A3



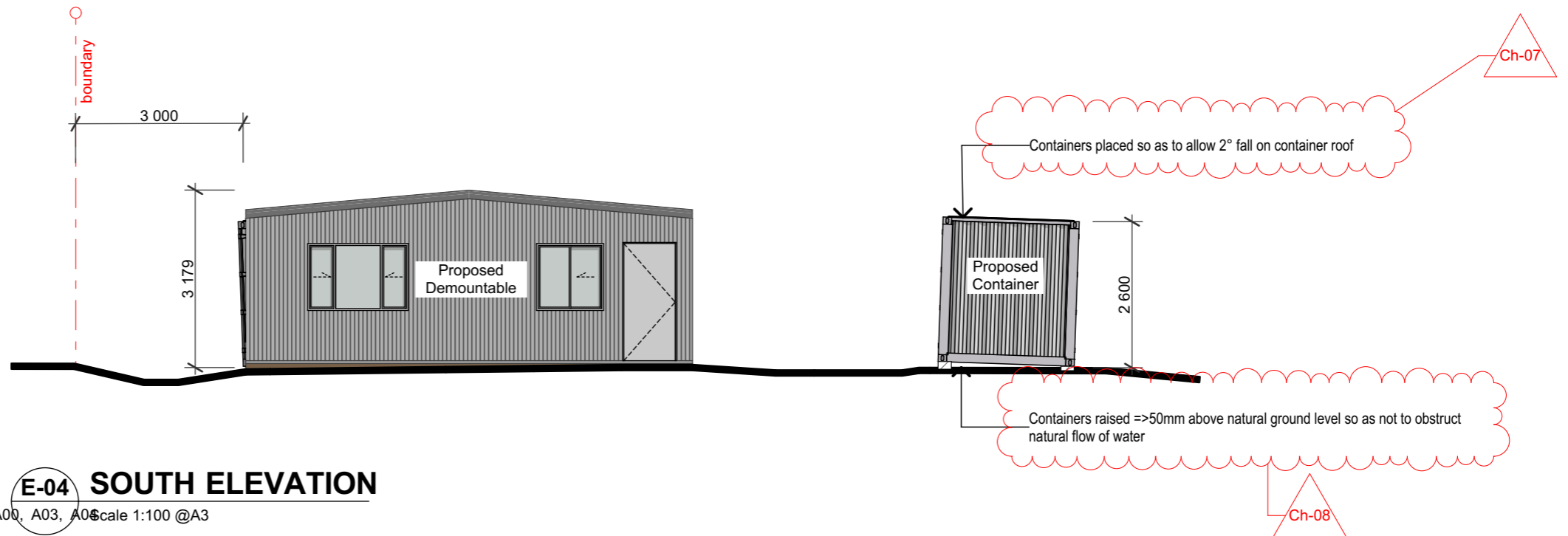
**E-02 NORTH ELEVATION**  
A00, A03, A05 scale 1:100 @A3

|   |                     |            |                         |            |  |     |               |   |
|---|---------------------|------------|-------------------------|------------|--|-----|---------------|---|
| PROJECT NUMBER: A122  |                     | ISSUE LIST |                         | PROJECT    |  | A01 | SHEET SIZE A3 | NOTE:<br>ALL DIMENSIONS TO BE VERIFIED ONSITE BY BUILDING CONTRACTOR AND PHYSICALLY LOCATE ALL UNDERGROUND SERVICES AND THEIR LOCATION IN RELATION TO PROPOSED WORKS.<br>WRITTEN DIMENSIONS PREFERRED OVER SCALED DIMENSIONS.<br>DISCREPANCIES TO BE REFERRED TO THE BUILDING DESIGNER BEFORE PROCEEDING. |
| <br>SPECTURA STUDIO<br>www.spectura.com.au<br>P: 0423 250 079<br>E: admin@spectura.com.au<br>BDA&T: 6521 | DRAWN BY:           | No.        | DESCRIPTION             | DATE       | Proposed storage containers & demountable office   |     |               |   |
|   | CHECKED BY:         | SK1        | Concept Development     | 2/04/2024  | PROJECT ADDRESS:                                   |     |               |   |
|   | DATE:               | A          | Development Application | 3/04/2024  | FR 107563/10<br>21-23 Rex Court St Helens Tas 7216 |     |               |   |
|   | MP                  | A.2        | LGA RFI response        | 10/05/2024 | CLIENT   |     |               |   |
|   | Friday, 10 May 2024 |            |                         |            | Tolleys Excavations                                |     |               |   |
|   | CBOS TAS: 9640585   |            |                         |            |  |     |               |   |



**E-03 EAST ELEVATION**

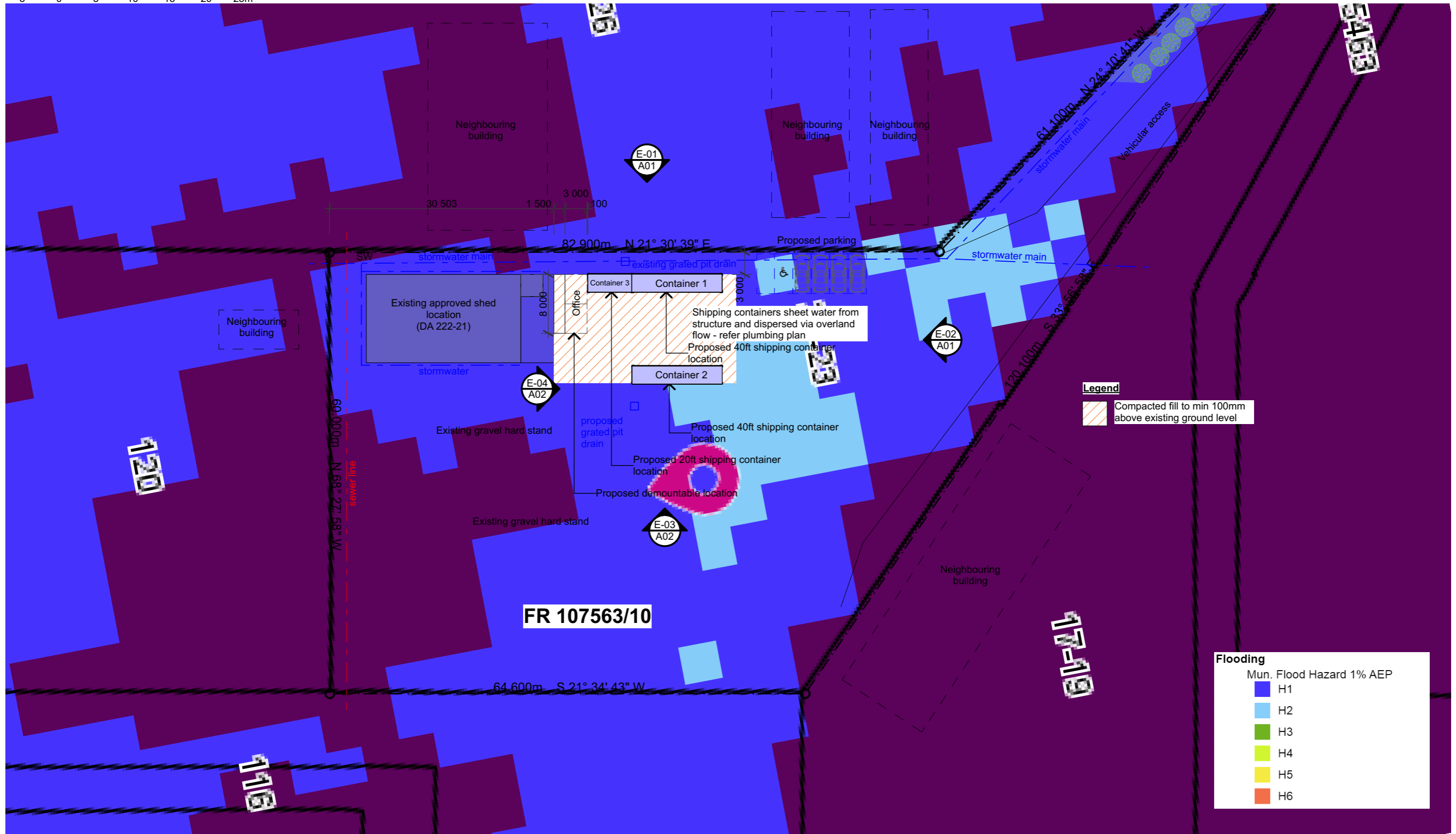
A00, A03, A04 scale 1:100 @A3



**E-04 SOUTH ELEVATION**

A00, A03, A04 scale 1:100 @A3

|   |                              |            |                         |            |  |                       |               |   |
|---|------------------------------|------------|-------------------------|------------|--|-----------------------|---------------|---|
| PROJECT NUMBER: A122  |                              | ISSUE LIST |                         | PROJECT    |  | A02                   | SHEET SIZE A3 | NOTE:<br>ALL DIMENSIONS TO BE VERIFIED ONSITE BY BUILDING CONTRACTOR AND PHYSICALLY LOCATE ALL UNDERGROUND SERVICES AND THEIR LOCATION IN RELATION TO PROPOSED WORKS.<br>WRITTEN DIMENSIONS PREFERRED OVER SCALED DIMENSIONS.<br>DISCREPANCIES TO BE REFERRED TO THE BUILDING DESIGNER BEFORE PROCEEDING. |
| <br>SPECTURA STUDIO<br>www.spectura.com.au<br>P: 0423 250 079<br>E: admin@spectura.com.au<br>BDA&T: 6521 | DRAWN BY:<br>MP              | No.        | DESCRIPTION             | DATE       | Proposed storage containers & demountable office                       |                       |               |   |
|   | CHECKED BY:<br>MP            | A          | Development Application | 3/04/2024  | PROJECT ADDRESS:<br>FR 107563/10<br>21-23 Rex Court St Helens Tas 7216 |                       |               |   |
|   | DATE:<br>Friday, 10 May 2024 | A.2        | LGA RFI response        | 10/05/2024 | CLIENT<br>Tolleys Excavations  |                       |               |   |
| CBOB TAS: 9640585   |                              |            |                         |            |  | Proposed Elevations 2 | SCALE: 1:100  |   |
|   |                              |            |                         |            |  | PROJECT NUMBER: A122  |               |   |



**FR 107563/10**

**Legend**  
 Compacted fill to min 100mm above existing ground level

**Flooding**

Mun. Flood Hazard 1% AEP

|    |              |
|----|--------------|
| H1 | Blue         |
| H2 | Light Blue   |
| H3 | Green        |
| H4 | Yellow-Green |
| H5 | Yellow       |
| H6 | Orange       |

**Proposed Site Plan with Flood Hazard Overlay**

Scale 1:500 @A3

|                              |                   |            |                  |            |  |                           |  |   |
|------------------------------|-------------------|------------|------------------|------------|--|---------------------------|--|---|
| PROJECT NUMBER: A122         |                   | ISSUE LIST |                  | PROJECT    |  | A03                       |  | NOTE:<br>ALL DIMENSIONS TO BE VERIFIED ONSITE BY BUILDING CONTRACTOR AND PHYSICALLY LOCATE ALL UNDERGROUND SERVICES AND THEIR LOCATION IN RELATION TO PROPOSED WORKS.<br>WRITTEN DIMENSIONS PREFERRED OVER SCALED DIMENSIONS.<br>DISCREPANCIES TO BE REFERRED TO THE BUILDING DESIGNER BEFORE PROCEEDING. |
|                              | DRAWN BY:<br>MP   | No.        | DESCRIPTION      | DATE       | Proposed storage containers & demountable office                       |                           |  |   |
|                              | CHECKED BY:<br>MP | A.1        | LGA RFI response | 18/04/2024 | PROJECT ADDRESS:<br>FR 107563/10<br>21-23 Rex Court St Helens Tas 7216 | Floor Hazard Overlay Plan |  |   |
| DATE:<br>Friday, 10 May 2024 |                   |            |                  |            | CLIENT<br>Tolleys Excavations  | SCALE: 1:500              |  |   |
| CBOS TAS: 9640585            |                   |            |                  |            |  | PROJECT NUMBER: A122      |  |   |

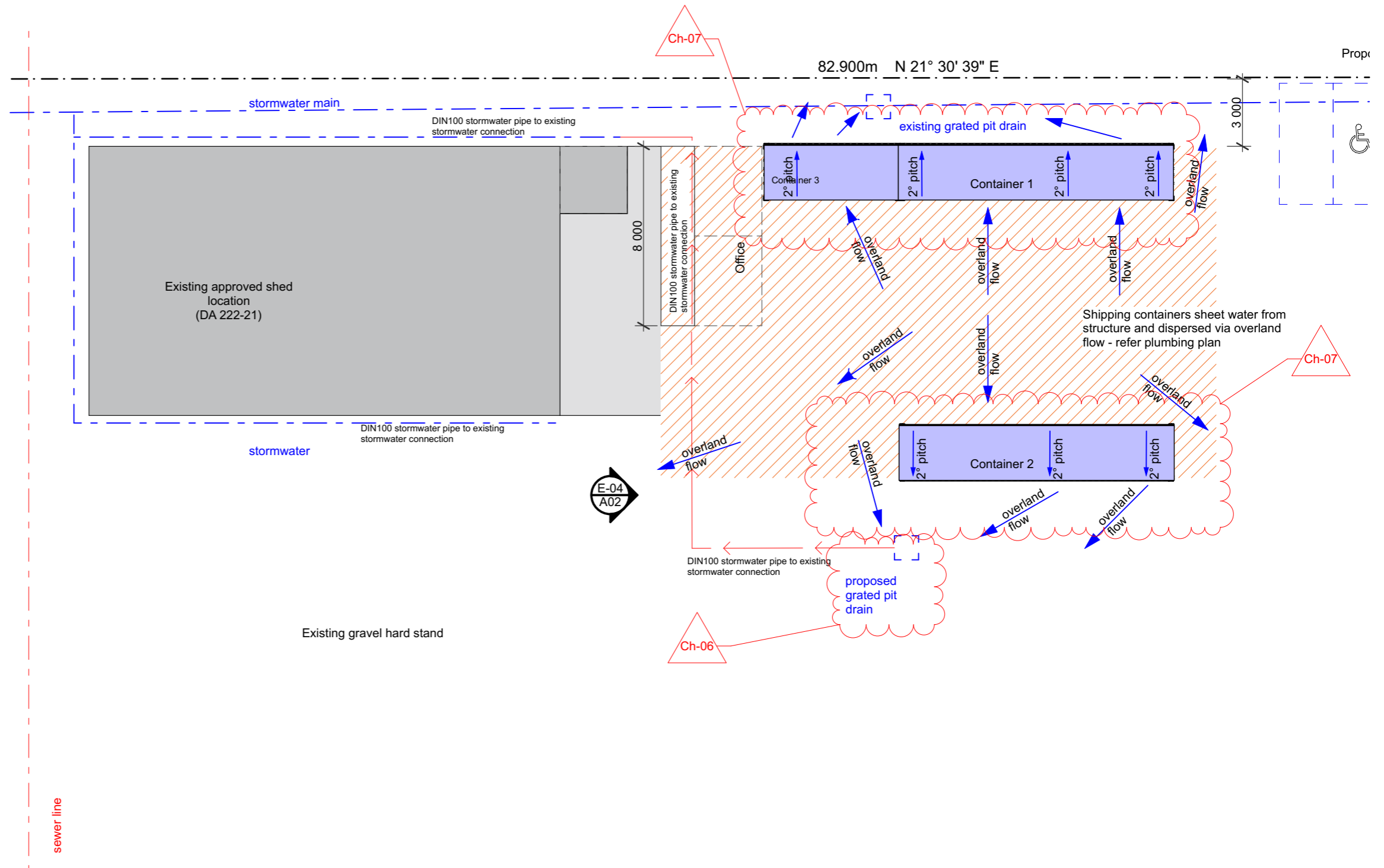


Scale 1:100



### Proposed Demountable Floor Plan

Scale 1:100 @A3



### Drainage Plan

Scale 1:200 @A3

Scale 1:200

|  |             |            |                  |                     |  |     |               |  |  |
|--|-------------|------------|------------------|---------------------|--|-----|---------------|--|--|
| PROJECT NUMBER: A122   |             | ISSUE LIST |                  | PROJECT             |  | A04 | SHEET SIZE A3 |  | <b>NOTE:</b><br>ALL DIMENSIONS TO BE VERIFIED ONSITE BY BUILDING CONTRACTOR AND PHYSICALLY LOCATE ALL UNDERGROUND SERVICES AND THEIR LOCATION IN RELATION TO PROPOSED WORKS.<br>WRITTEN DIMENSIONS PREFERRED OVER SCALED DIMENSIONS.<br>DISCREPANCIES TO BE REFERRED TO THE BUILDING DESIGNER BEFORE PROCEEDING. |
| <br>SPECTURA STUDIO<br>www.spectura.com.au<br>P: 0423 250 079<br>E: admin@spectura.com.au<br>BDA&T: 6521 | DRAWN BY:   | No.        | DESCRIPTION      | DATE                | Proposed storage containers & demountable office                       |     |               |  |  |
|  | MP          | A.1        | LGA RFI response | 18/04/2024          | PROJECT ADDRESS:<br>FR 107563/10<br>21-23 Rex Court St Helens Tas 7216 |     |               |  |  |
|  | CHECKED BY: | A.2        | LGA RFI response | 10/05/2024          |  |     |               |  |  |
| MP   | DATE:       |            |                  |                     | CLIENT   |     |               |  |  |
| Friday, 10 May 2024  |             |            |                  | Tolleys Excavations | Proposed Demountable Floor plan and Drainage plan                      |     |               |  |  |
| CBOS TAS: 9640585  |             |            |                  |                     | SCALE: 1:100, 1:200  |     |               |  |  |
|  |             |            |                  |                     | PROJECT NUMBER: A122   |     |               |  |  |

**Proposed Storage & Site Office**  
21-23 Rex Court St Helens  
TAS 7216

April 2024



### **Subject site & locality**

#### **INTRODUCTION**

This Planning Scheme Response has been prepared to accompany a development application which has been lodged by Spectura Studio seeking approval for a proposed site office and storage containers at an existing industrial lot.

#### **SITE DESCRIPTION & LOCALITY**

The subject land is described as 10 of 107563 with the property ID being 1498867 and the address being 21-23 Rex Court St Helens. The land has an area of 5826m<sup>2</sup> in a battle axe type lot formation with frontage to Rex Court. Existing site conditions include a gravel holding yard, with plant and machinery along with various grades of crushed rock held on site. The property has an approved Development Application and building approval for a proposed shed to be built onsite (DA 222-21).

The site is zoned 19 – General Industrial.

The land is also bound by similar sized industrial allotments to the North, South, East and West.



## **THE PROPOSAL**

The proposal involves the placement of portable containers for use as storage and a demountable cabin for use as a site office as shown on the corresponding architectural plans.

## **PLANNING SCHEME ASSESSMENT**

The subject lot falls under the Tasmanian Planning Scheme – State Planning Provisions. The proposal will be assessed under relevant sections of the provisions in the following sections. The following sections reference and is to be read in conjunction with the Tasmanian Planning Scheme.

### **19.0 GENERAL INDUSTRIAL ZONE**

#### **19.1 Zone Purpose**

The purpose of the General Industrial Zone is:

19.1.1 To provide for manufacturing, processing, repair, storage and distribution of goods and materials where there may be impacts on adjacent uses.

19.1.2 To provide for use or development that supports and does not adversely impact on industrial activity.

The proposed development complies with these clauses.

#### **19.2 Use Table**

The proposed use of the containers is storage and is permitted under this clause.

The site office is intended for the organization and administration of an earthmoving business, which would fall under the categories of resource processing and manufacturing and processing, permitted uses under this clause.

#### **19.3 Use Standards**

N/A – no discretionary uses are proposed in this development.

#### **19.4 Development Standards for Building and Works**

##### **19.4.1 Building Height**

Building height does not exceed 20m – Acceptable solution.

##### **19.4.2 Setback**

N/A The building is located on a battle axe block and is not located on a front setback – Acceptable solution.

##### **19.4.3 Landscaping**

N/A The building is located on a battle axe block and no front setback exists on the building – Acceptable solution.

#### **19.5 Development Standards for Subdivision**

N/A

## **C2.0 PARKING AND SUSTAINABLE TRANSPORT CODE**

### **C2.5 Use Standards**

#### **C2.5.1 Car Parking Numbers**

Table C2.1 Specifies for a Resource Processing industry – 2 spaces per 3 employees.

For storage – 1 space per 200m<sup>2</sup> of the site area

For Manufacturing & Processing – 1 space per 200m<sup>2</sup> of floor area.

DA222-21 Approved the parking space for 5 vehicles on site.

No additional car parking spaces are proposed beyond the already approved parking spaces as it is viewed that no further parking space load will be added with the proposed development, with no employee increase requirements stemming from the proposed development.

#### **C2.5.2 Bicycle Parking Numbers**

Designated bicycle parking spaces are not seen as a necessary requirement for the purpose of use and nature of the site of the proposed development.

#### **C2.5.3 Motorcycle Parking Numbers**

DA222-21 Approved the parking space for 5 vehicles on site.

No additional car parking spaces are proposed beyond the already approved parking spaces as it is viewed that no further parking space load will be added with the proposed development, with no employee increase requirements stemming from the proposed development. If an employee chooses to ride a motorcycle to their place of employment, sufficient parking space in a car parking space is available.

#### **C2.5.4 Loading Bays**

N/A – no floor area >1000m<sup>2</sup> proposed.

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

N/A

### **C2.6 Development Standards for Buildings and Works**

#### **C2.6.1 Construction of Parking Areas**

No additional parking is proposed in the application.

#### **C2.6.2 Design and Layout of Parking Areas**

No additional parking is proposed in the application.

#### **C2.6.3 Number of Accesses for Vehicles**

Complies

#### **C2.6.4 Lighting of Parking Areas Within the General Business Zone and Central Business Zone**

N/A

#### **C2.6.5 Pedestrian Access**

A1.1 – N/A

A1.2 – A path of access compliant with AS2890.6 and AS1428.1 is to be provided from the vehicle parking space to the main building entry point (max grade 1:33, max adjacent grade 1:40)

#### **C2.6.6 Loading Bays**

N/A

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

C2.6.8 Siting of parking and Turning Areas  
No additional parking is proposed in the application.

## C12.0 Flood-Prone Areas Hazard Code

### C12.4 Use or Development Exempt from this Code

C12.4.1 The following use or development is exempt from this code:

(a) alterations or extensions to an existing building if:

(i) the site coverage is not increased by more than 20m<sup>2</sup> from that existing at the effective date;  
and

(ii) not for a critical, hazardous, or vulnerable use;

(b) use or development of land for:

(i) Natural and Cultural Values Management;

(ii) Passive Recreation;

(iii) Port and Shipping in a proclaimed wharf area;

(iv) Resource Development, excluding a habitable building;

(v) minor utilities;

(vi) infrastructure for the generation of hydro-electricity; and

**(vii) outbuildings;**

(c) planting or disturbance of vegetation on existing pasture or crop production land; and

(d) consolidation of lots.

The Tasmanian Planning Scheme defines an outbuilding as the following:

|             |  |
|-------------|--|
| outbuilding | means a non-habitable detached building of <b>Class 10a</b> of the <i>Building Code of Australia</i> and includes a garage, carport or shed. |
|-------------|--|

The storage containers are viewed as Class 10a structures and are therefore exempt from this code.  
The site office is to be assessed under this code.

### C12.4 Use Standards

C12.5.1 Uses Within a Flood Prone Area

P1.1 – N/A

P1.2 – (a) – The proposed site office is a demountable building and not permanent in nature and can adapt to any increase in the level of risk from flood by raising its floor height if required.

(b) The proposed site office is a demountable building and not permanent in nature and can easily 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.

C12.5.2 Critical Use, Hazardous Use or Vulnerable Use

N/A

## **C12.6 Development Standards for Buildings and Works**

### **C12.6.1 Building and Works Within a Flood-Prone Hazard Area**

It is seen that the proposed development can achieve and maintain a tolerable risk from flood and building and works do not increase the risk from flood to adjacent land and public infrastructure due to the small scale of the proposal and portable nature of the elements of the proposal.

## **C12.7 Development Standards for Subdivision**

N/A

## **CONCLUSION**

The proposed development has been assessed against the Tasmanian Planning Scheme and is viewed as an acceptable development within the scheme's objectives.

The proposal is viewed as not having any adverse impacts on neighboring properties in relation to flood risk or visual and acoustic amenity nor affect their production capabilities.

The proposal does not give rise to any adverse impacts on the amenity of the site or surrounding properties and the proposal is unlikely to create any adverse social or economic effects in the locality.

Regarding the merits of the development as stated in this report and in the absence of any adverse environmental or economic impacts due to the development, the application is recommended for Council's favorable consideration.

Matthew Purves  
Spectura Studio  
CBOS Tas: 964058515