

## Development Applications

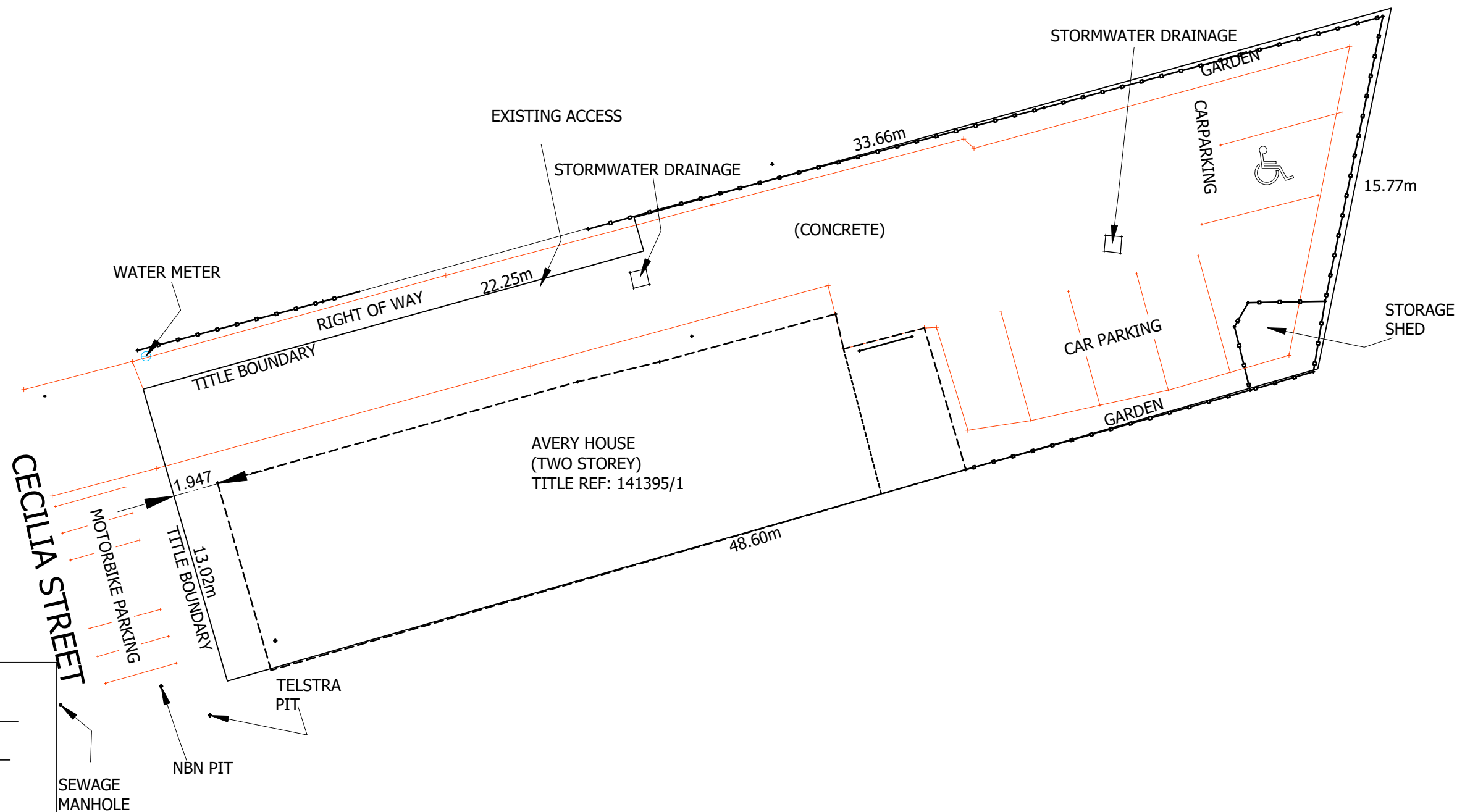
Notice is hereby given under Section 57(3) of the *Land Use Planning & Approvals Act 1993* that an application has been made to the Break O' Day Council for a permit for the use or development of land as follows:

<b>DA Number</b>	DA 2025 / 00033
<b>Applicant</b>	Woolcott Land Services
<b>Proposal</b>	Educational and Occasional Care - Change of Use for the Upper Floor of the Existing Building into a Country Universities Centre
<b>Location</b>	48 Cecilia Street, 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 March, 2025 **until 5pm Friday 28 March, 2025**.

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



**LEGEND**

- BOUNDARY
- FENCES
- SEWER
- WATER
- BUILDING
- DISABILITY PARKING

Notes:  
 -BOUNDARIES ARE COMPILED AND ARE APPROXIMATE AND SUBJECT TO SURVEY

**48 CECILIA ST, ST HELENS 7216  
 CT 141395/1  
 SITE PLAN**



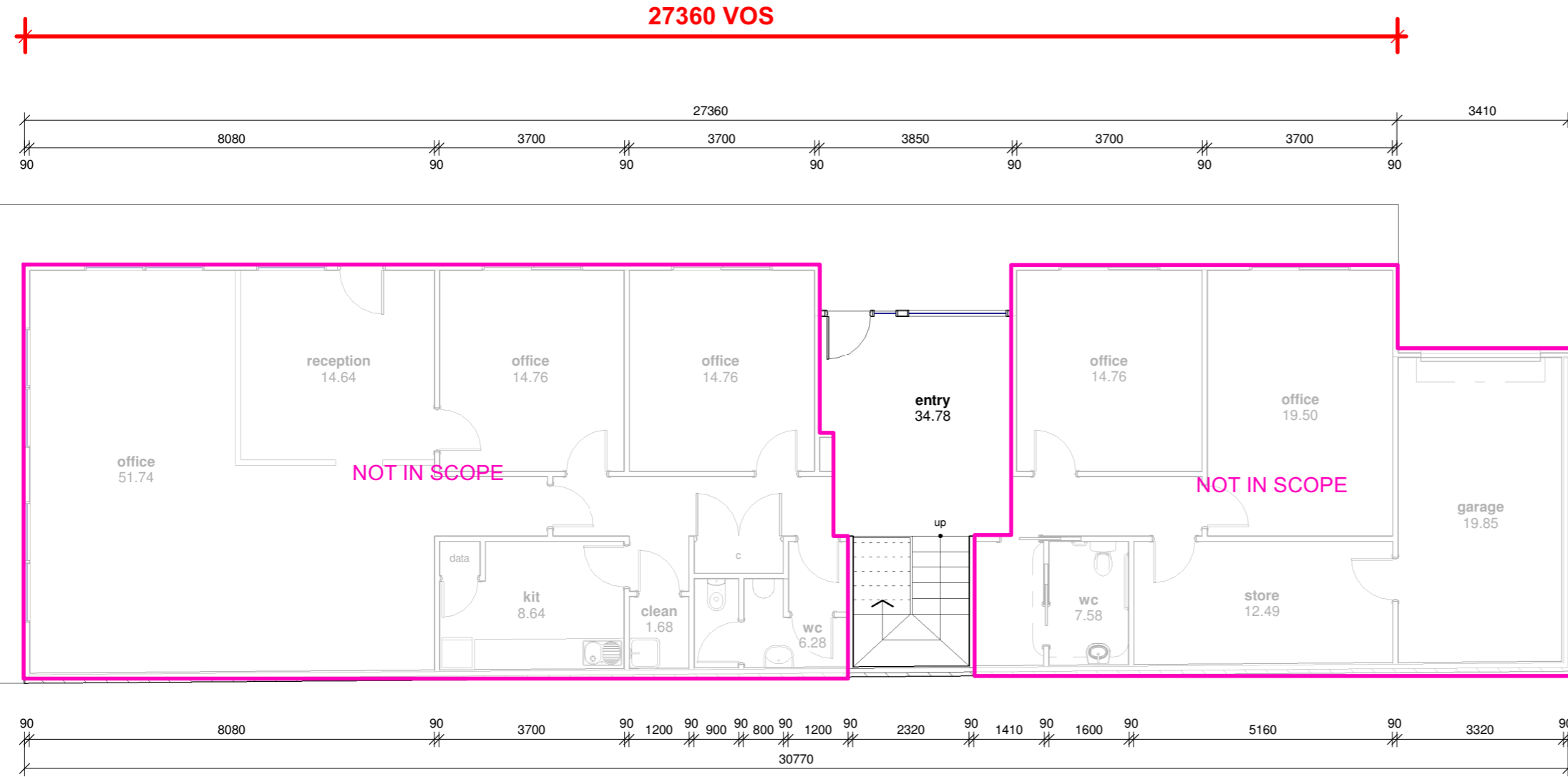
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**Job Number**  
 250207

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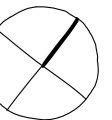
# Existing Ground Floor Plan

## Plan Analysis



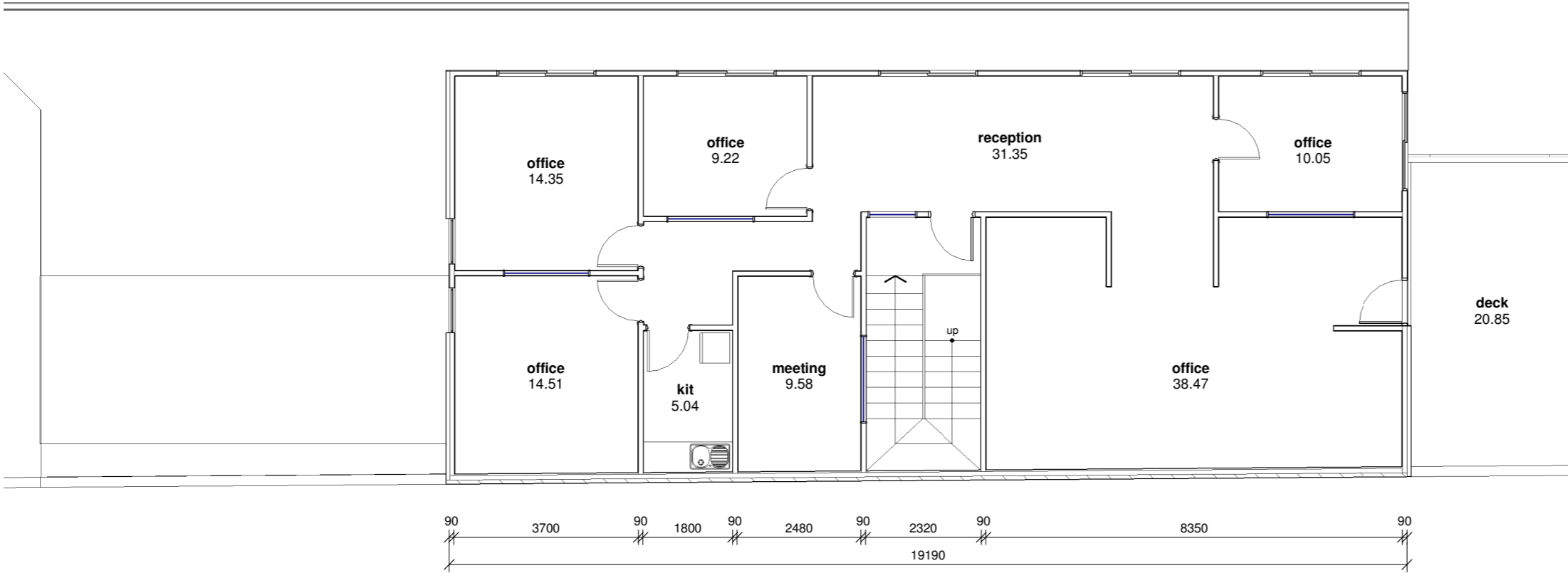
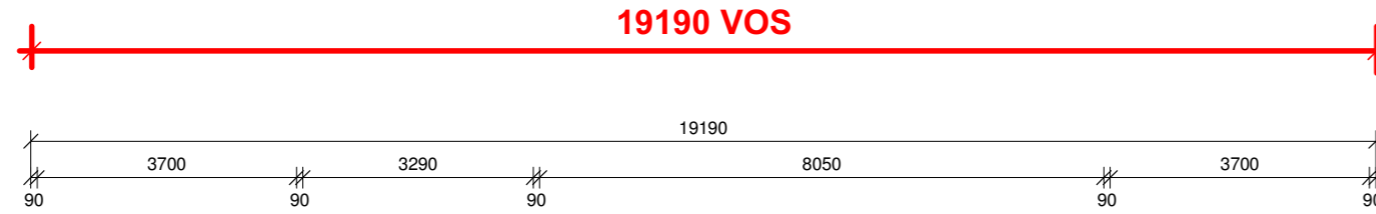
Note: Provided Floor Plan scaled using dimensions provided.

Scale (approx.) 1:100



# Existing First Floor Plan

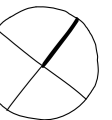
## Plan Analysis



- Site
- Demolition
- Structure
- Communal Spaces
- Office
- Parking
- Work Spaces
- Print
- Plant/Services
- Toilets

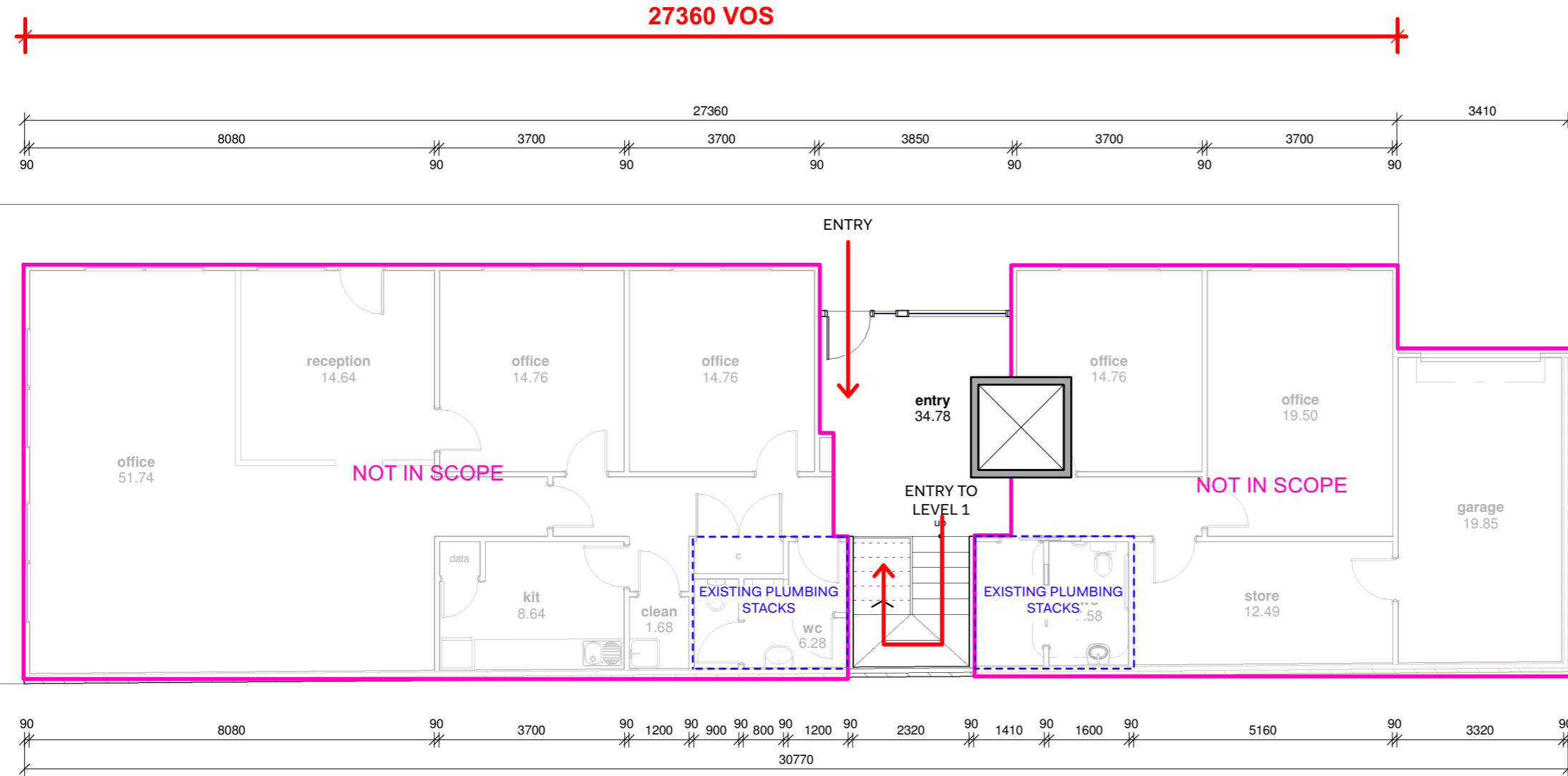
Note: Provided Floor Plan scaled using dimensions provided.

Scale (approx.) 1:100



# Existing Ground Floor Plan - Structure + Services

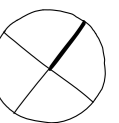
## Plan Analysis



- Site
- Demolition
- Structure
- Communal Spaces
- Office
- Parking
- Work Spaces
- Print
- Plant/Services
- Toilets

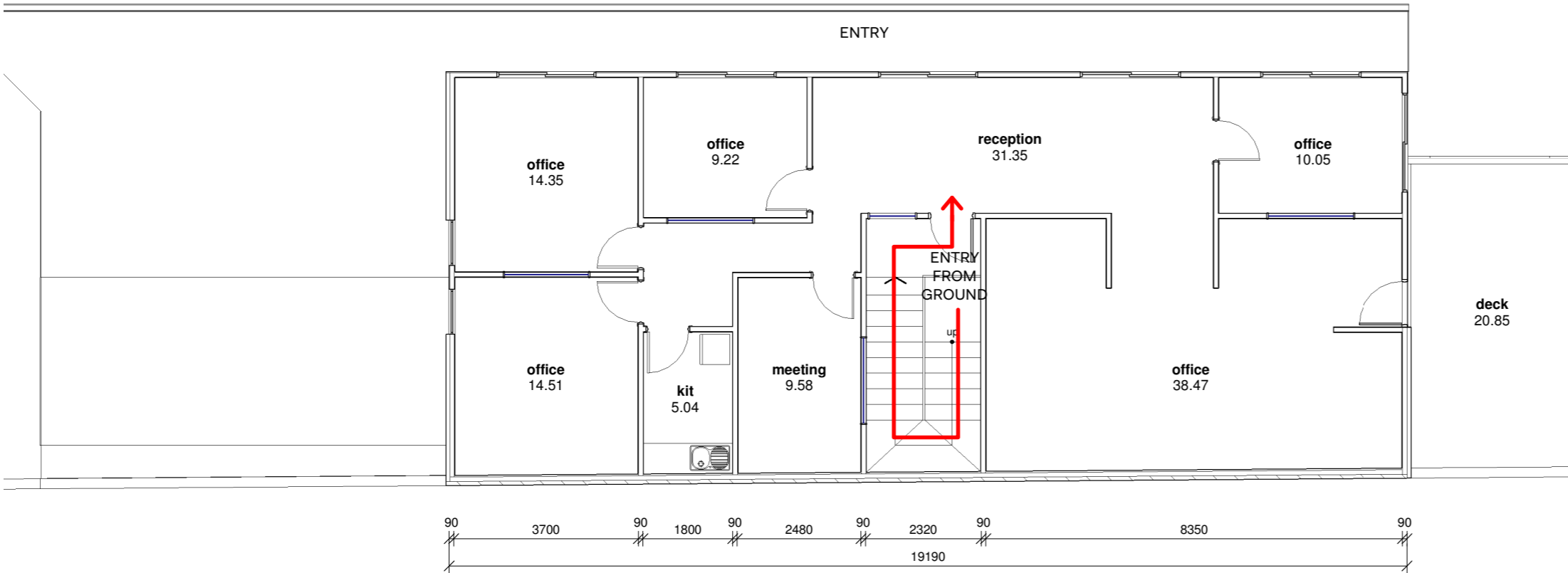
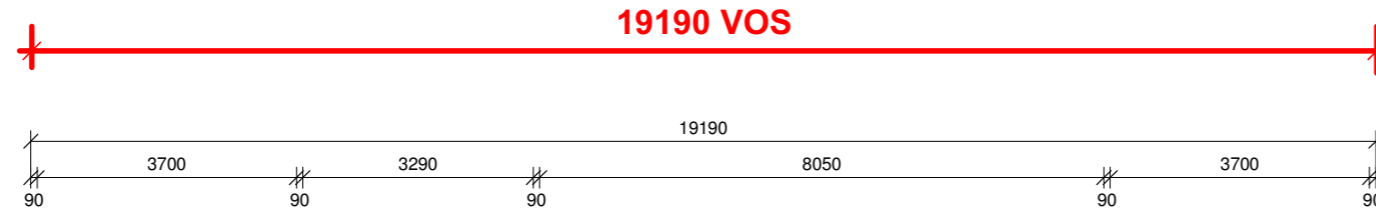
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Scale (approx.) 1:100



# Existing First Floor Plan - Structure + Services

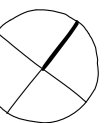
## Plan Analysis



- Site
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- Toilets

Note: Provided Floor Plan scaled using dimensions provided.

Scale (approx.) 1:100





Existing Photos



Main entrance of the building.



Building Extent



Existing Photos



Circulation from Ground Floor



Circulation from First Floor





Office + Meeting Rooms

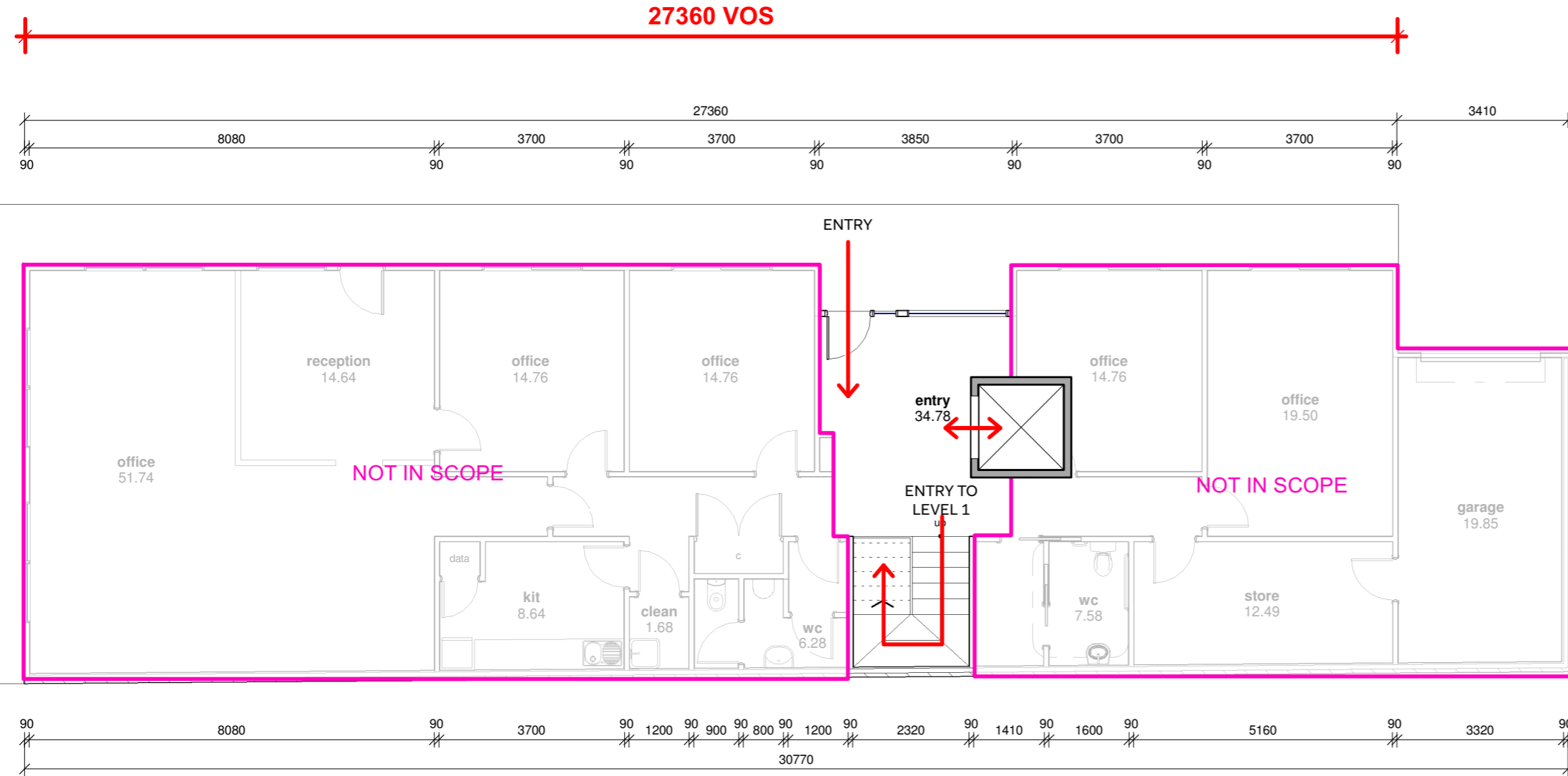


Kitchen

# Concept Layout - Option 2 (Ground)

## Plan Analysis

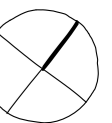
- Shared ground floor entrance with employment hub on ground level
- Inclusion of lift for entrance access to level 1.

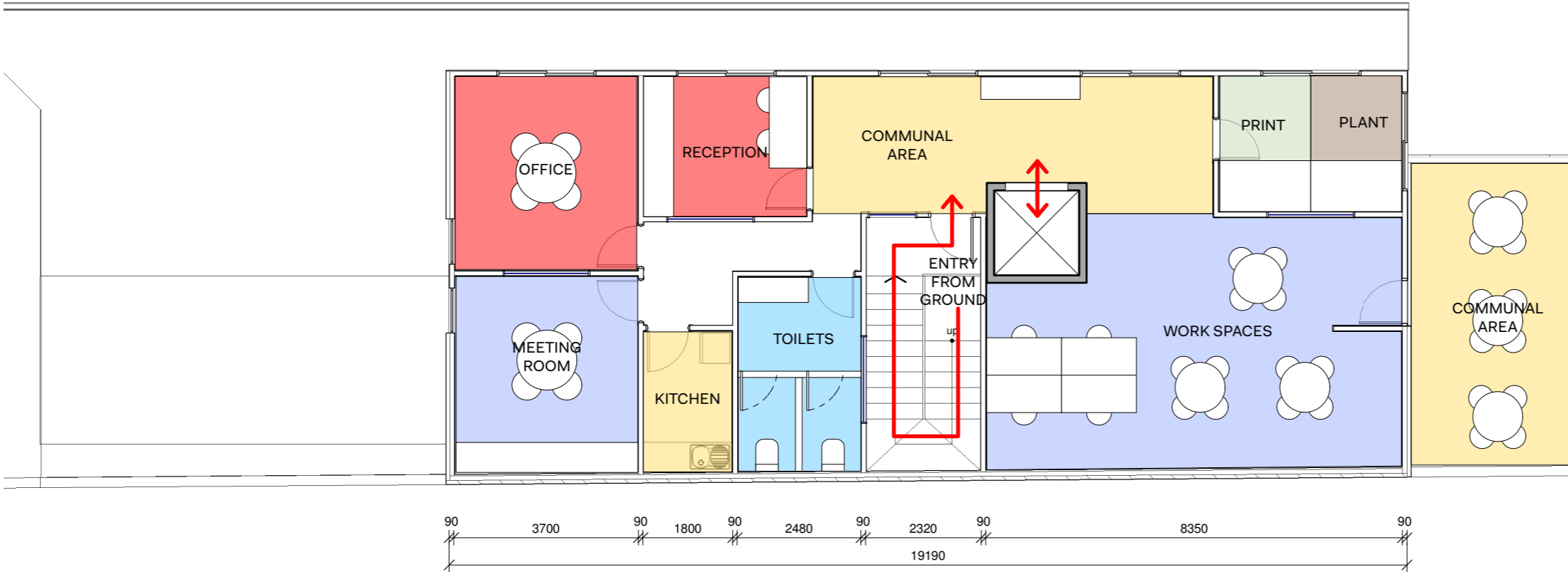
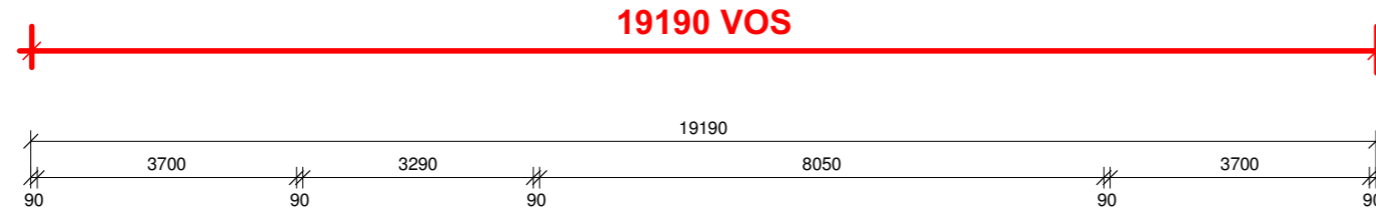


- Site
- Demolition
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- Communal Spaces
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Note: Provided Floor Plan scaled using dimensions provided.

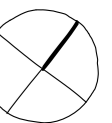
Scale (approx.) 1:100



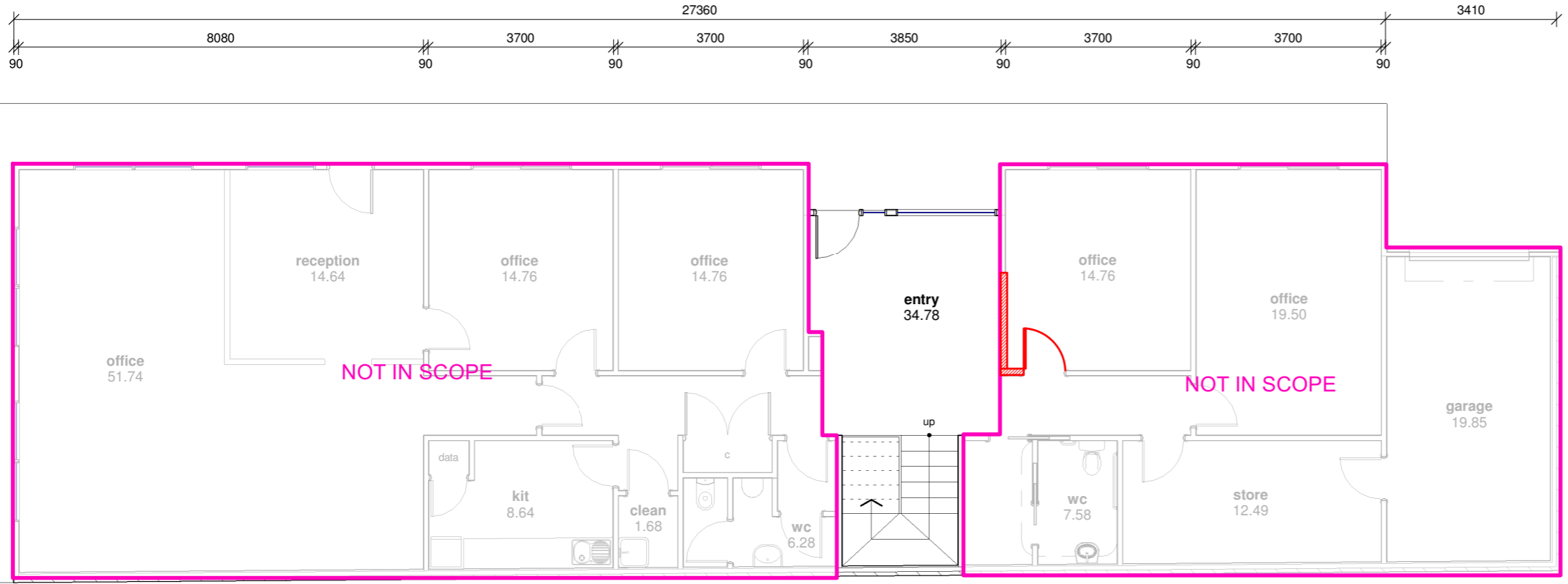


Note: Provided Floor Plan scaled using dimensions provided.

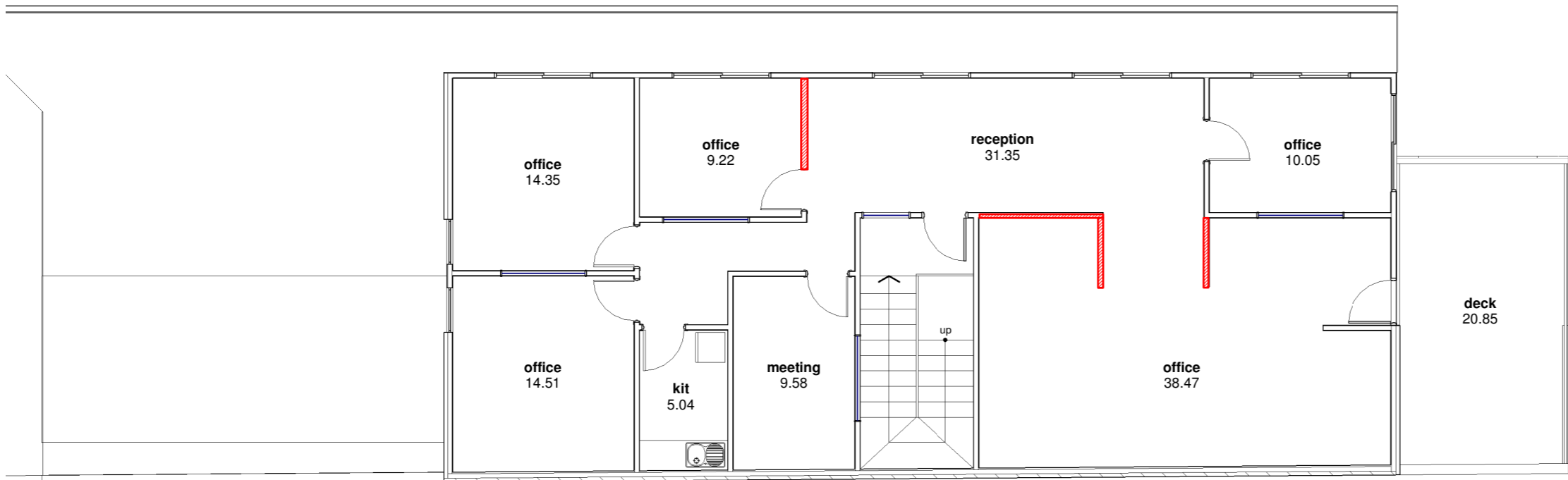
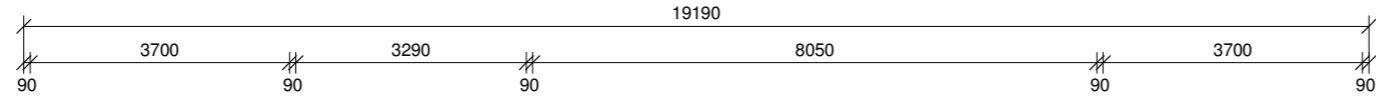
Scale (approx.) 1:100



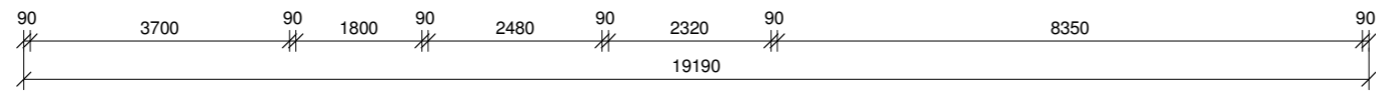
# Concept Layout - Option 2 Demolition



PLAN: GROUND



PLAN: LEVEL 1



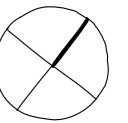
## Plan Analysis

- Partial demolition to allow for lift, open plan working and more efficient workspace planning.

- Site
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- Office
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- Work Spaces
- Print
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Note: Provided Floor Plan scaled using dimensions provided.

Scale (approx.) 1:100








The sign at the entrance will be 1m wide and 2m deep.

# Avery House Country University Eastern Tasmanian Branding Proposal







February 2025

# PLANNING REPORT

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**CHANGE OF USE - EDUCATIONAL AND  
OCCASIONAL CARE (Country University Centre)**

48 Cecilia Street ST HELENS



Prepared by  
Woolcott Land Services Pty Ltd  
ABN 63 677 435 924

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*BUrbRegEnvPlan*  
Town Planner

Rev.no	Description	Date
1	Review	24 February 2025
2	Draft	28 February 2025
3	Final draft	4 March 2025
4		

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## 1. Introduction

This report has been prepared in support of a planning permit application under Section 57 of the *Land Use Planning and Approvals Act 1993*.

<b>Proposed development</b>
Use of an existing building for Educational and Occasional Care – Country University Centre

This application is to be read in conjunction with the following supporting documentation:

Document	Consultant
Proposal Plan	Carter Williamson Architects
Site Plan	Woolcott Land Services
Signage plan	Provided by Country Universities Centre

## 2. Subject site and proposal

### 2.1 Site details

Address – subject site	48 Cecilia Street, St Helens TAS 7216
Property ID	6793793
Title	141395/1
Land area	711m <sup>2</sup>
Planning Authority	Break O' Day Council
Planning Scheme	Tasmanian Planning Scheme – Break O' Day (Scheme)
Easements	None
Application status	Discretionary application
Existing Access	Vehicle access from Cecilia Street as existing
Zone	General Business
General Overlay	Stormwater Management Specific Area Plan
Overlays	Airport obstacle limitation area
Existing development	Two storey building Car parking

## 2.2 Subject site

The subject site is at 48 Cecilia Street and is identified as Volume 141395 Folio 1.

The site is developed with a two storey building. The upper floor is the subject site for this proposal.

The site has existing vehicle and pedestrian access from Cecilia Street and car parking spaces at the rear.

## 2.3 Proposal

The proposal is for Change of Use to allow for the upper floor of the building to be used for Educational and Occasional Care. The proposal consists of minor internal demolition with possible inclusion of a lift.

There are no proposed building and works to the exterior apart from the signage include in this application.

The Use will utilise existing car parking spaces on the site (3 car parks and garage). These will be used for staff – up to 3 persons and any persons with all ability parking needs.

The proposed use is described as a Country University Centre. The site will be used as a study hub for students living remotely to main university campuses allowing adult learners access to learning facilities, educational support and professional development networks.

The site will have up to 3 staff. The site will support a maximum of 40 students, although, these numbers are expected increase incrementally over time. The average number of students expected on site at one time on site is 20. The facility will be open from 7am to midnight each day of the week to allow students with varied constraints and demands to access resources at flexible times. This is a part of the primary objective for the facility in providing for learners living remotely.



## 2.4 Images



Figure 1 Aerial view of subject site (Source: LIST)

### 3. Zoning and overlays

#### 3.1 Zoning

The site is zoned General Business under the Scheme.

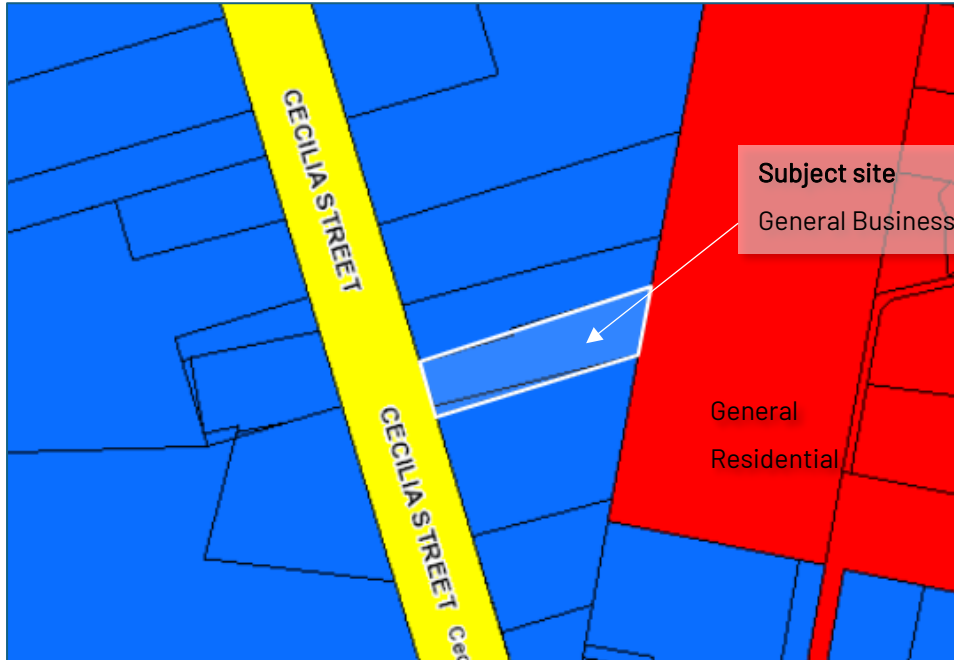


Figure 2 Zoning of the subject site and surrounding area (Source: LIST)

#### 3.2 Overlays

The subject site is not affected by any General Overlays. The Airport obstacle limitation area overlay applies.

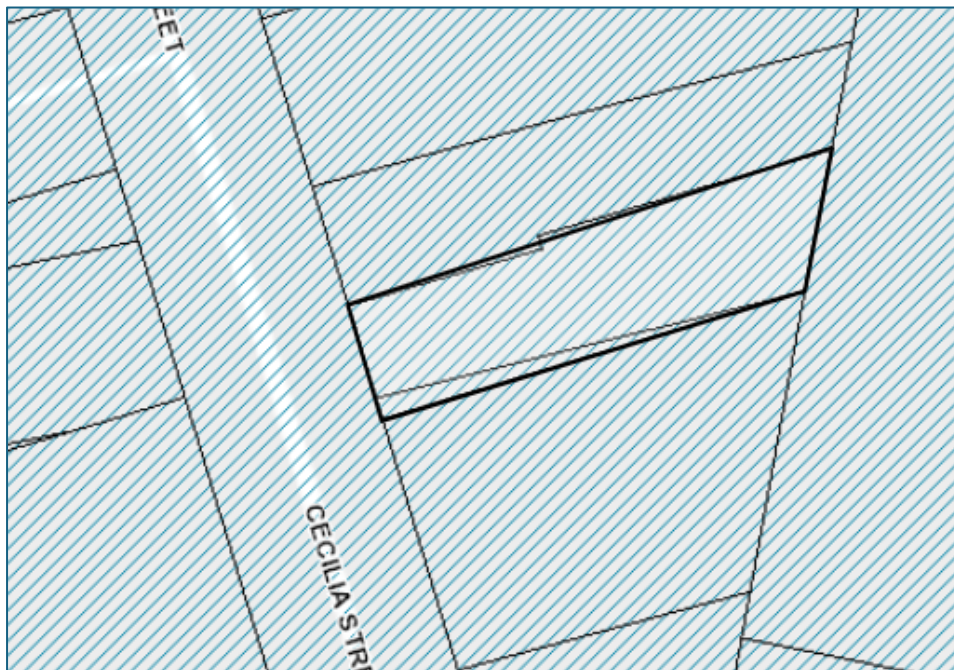


Figure 3 Overlays affecting the subject site (Source: LIST)

## 4. Planning Scheme Assessment

### 4.1 Zone assessment

#### 15.0 General Business Zone

##### 15.1 Zone Purpose

15.1.1	To provide for business, retail, administrative, professional, community, and entertainment functions within Tasmania's main suburban and rural centres.
15.1.2	To ensure that the type and scale of use and development does not compromise or distort the activity centre hierarchy.
15.1.3	To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers.
15.1.4	To encourage Residential and Visitor Accommodation use if it supports the viability of the activity centre and an active street frontage is maintained.

##### 15.2 Use Table

###### Permitted

Educational and Occasional Care

###### RESPONSE

The proposed Country University Centre fits in the *Educational and Occasional Care* Use Class; It is a *Permitted* Use and in accord with the purpose of the zone.

##### 15.3 Use Standards

###### 15.3.1 All uses

Objective	
That uses do not cause unreasonable loss of amenity to residential zones.	
Acceptable Solutions	Performance Criteria
A1 Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation, Residential, Utilities or Visitor Accommodation, on a site within 50m of a General Residential Zone or Inner Residential Zone, must be within the hours of:  a) 7.00am to 9.00pm Monday to Saturday; and  b) 8.00am to 9.00pm Sunday and public holidays.	P1 Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation, Residential, Utilities or Visitor Accommodation, on a site within 50m of a General Residential Zone or Inner Residential Zone, must not cause an unreasonable loss of amenity to the residential zones, having regard to:  a) the timing, duration or extent of vehicle movements; and  b) noise, lighting or other emissions.

RESPONSE

- P1 The performance criteria are addressed. The site is within 50m of a residential zone and the hours of operation are proposed to be from 7am to 12am. The site is located within a commercial area but there are residences interspersed with local business sites in the local area.
- a. Although the opening hours are extended, the extent of late night visitation is expected to be low. Students may use the facility for extended study periods as and when required within this timeframe. As staff numbers are to be no more than 3 people, vehicle movements to and from the site are expected to be minimal. Students are not likely to be parking on site unless there are specific requirements for this. Excess vehicle movements are minimised. The impacts from the use, particularly after hours, are expected to be low as the use is not high impact in terms of noise or other emissions.
  - b. The upper floor will be lit from the interior. The rooms have blinds that can be closed to control light emissions. Exterior lighting is as existing. The building has under eave lighting at the side entrance to the building and a security light at the rear. The lighting has been in use through past and current tenancies of the building.

<p>A2 External lighting for a use, excluding Natural and Cultural Values Management, Passive Recreation, Residential or Visitor Accommodation, on a site within 50m of a General Residential Zone or Inner Residential Zone, must:</p> <ol style="list-style-type: none"> <li>a) not operate within the hours of 11.00pm to 6.00am, excluding any security lighting; and</li> <li>b) if for security lighting, be baffled to ensure direct light does not extend into the adjoining property in those zones.</li> </ol>	<p>P2 External lighting for a use, excluding Natural and Cultural Values Management, Passive Recreation, Residential or Visitor Accommodation, on a site within 50m of a General Residential Zone or Inner Residential Zone, must not cause an unreasonable loss of amenity to the residential zones, having regard to:</p> <ol style="list-style-type: none"> <li>a) the level of illumination and duration of lighting; and</li> <li>b) the distance to habitable rooms of an adjacent dwelling.</li> </ol>
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RESPONSE

- P2 The performance criteria are addressed.
- External lighting will be used in association with opening hours. It is located under the eaves to the main entrance and there is a security light at the rear garage. The security light is appropriately directed to be inside the boundary and is located so as not to not illuminate the dwelling (building) to the north.

<p>A3 Commercial vehicle movements and the unloading and loading of commercial vehicles for a use, excluding Emergency Services, Residential or Visitor Accommodation, on a site within 50m of a General Residential Zone or Inner Residential Zone, must be within the hours of:</p> <ol style="list-style-type: none"> <li>a) 7.00am to 9.00pm Monday to Saturday; and</li> <li>b) 8.00am to 9.00pm Sunday and public</li> </ol>	<p>P3 Commercial vehicle movements and the unloading and loading of commercial vehicles for a use, excluding Emergency Services, Residential or Visitor Accommodation, on a site within 50m of a General Residential Zone or Inner Residential Zone, must not cause an unreasonable loss of amenity to the residential zones, having regard to:</p> <ol style="list-style-type: none"> <li>a) the time and duration of commercial</li> </ol>
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holidays.	vehicle movements; b) the number and frequency of commercial vehicle movements; c) the size of commercial vehicles involved; d) manoeuvring required by the commercial vehicles, including the amount of reversing and associated warning noise; e) any noise mitigation measures between the vehicle movement areas and the residential area; and f) potential conflicts with other traffic.
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RESPONSE

A3 The acceptable solution is achieved. Any commercial vehicle movements will be between 7am and 7pm.

15.4 Development Standards for Buildings and Works

The building is existing and no external development is required. The following images illustrate the building with the upper floor subject site.





Figure 4 Subject site - upper floor and showing neighbouring lot.



Figure 5 Rear of building and garage/ car parking



Figure 6 Garage and car parking





Figure 7 Site interior showing blinds to windows on northern and eastern outlook.

## 4.2 Code Assessment

### C1.0 Signs Code



### C1.6 Development Standards for Buildings and Works

#### C1.6.1 Design and siting of signs

##### RESPONSE

P1 The performance criteria are addressed. The wall signs as proposed exceed the allowable area, equalling 10m<sup>2</sup> over 3 separate signs on 3 facades.

- a. The signs (wall signs) are allowable in the zone.

- 
- b. The 3 proposed signs are on 3 separate facades. Dimensions are provided in the plans.
    - i) The building is a two storey commercial building. The signage is appropriate in size to allow identification of the building purpose on three separate facades.
    - ii) The signage generally replaces existing. The signage is static and poses no impact to the amenity of surrounding property.
    - iii) One sign is not highly visible to the street but is intended to provide identification of the entrance to the facility. This is considered important to new visitors to the building. Of the remaining two signs, one replaces a business directory sign and the other is on a large wall façade. Street imagery shows previous signage in this location. The three signs are on walls prominent to those who will be looking for the building. The repetition is not undue and allows building identification.
    - iv) The building has existing signage for the ground floor tenancy that is integrated to the windows of the building. Signage will be co-located on the southern elevation. The building is a part of the commercial centre and is clustered to other buildings with signage, however, most buildings demonstrate signage for business identification and the cumulative effect is reasonable for a commercial area.
    - v) The signs pose no impact to vehicle and pedestrian safety. The signs are not illuminated and are static. They are confined to the subject site.

- P2 The performance criteria are addressed. Two signs are within 2m of a boundary.
- a. The topography is not a factor, the land is generally flat.
  - b. The existing building is 1.94m from the frontage and has no setback to the south boundary. The adjoining lot to the south contains the post office which is set back from the frontage. The signage is not located where it would impact a residence.
  - c. The signage is flush to the walls and will not create overshadowing.
  - d. The signs are wall signs and consistent with typical signage for a commercial building.

A3 The acceptable solution is achieved. One sign to the frontage is proposed.

C1.6.2 Illuminated signs

Not applicable.

C1.6.3 Third party sign

Not applicable

C1.6.4 Signs on local heritage places and in local heritage precincts and local historic landscape precincts

Not applicable

---

## C2.0 Parking and Sustainable Transport Code

### C2.5 Use Standards

#### C2.5.1 Car parking numbers

##### RESPONSE

- P1 The performance criteria are addressed. Four car parking spaces will be available to the use, as existing at the rear of the site. This allows for staff parking (up to 3 staff) and one space for people with all ability access needs. In general, students will access the facility on foot.
- a. There are several parking options in proximity to the site. The car park at 1 Quail Street has 45 +- car parking spaces and the car park at 63-65 Cecilia Street has 30+- spaces.
  - b. It is possible that low student numbers can use the on site car park after hours if spaces are available due to the ground floor office not being in use after hours, however, this will be by agreement between the users of the building.
  - c. Public transport options are infrequent and are not presumed to be a daily option for students.
  - d. Alternative transport options may be limited to active travel modes and taxis. The facility' objective is to provide a learning space for remote areas that don't have multiple transport options.
  - e. Additional car parking is constrained by the existing building and car parking on the lot.
  - f. Aside from the car parking facilities in the area, on street car parking is available and in proximity to the subject site.
  - g. There is no changed effect to the streetscape.
  - h. The actual demand of the facility is unknown as the numbers provided are the maximum intake, but intake is expected to grow incrementally. Actual numbers, particularly at inception, are expected to be low and car parking demand is expected to be manageable within the existing availability nearby.

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

No works are required to the existing site.

## C16.0 Safeguarding of Airports Code

### C16.4 Use or Development Exempt from this Code

C16.4.1 The following use or development is exempt from this code:

- a) development that is not more than the AHD height specified for the site of the development in the relevant airport obstacle limitation area

##### RESPONSE

The application is exempt.



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### 3. Conclusion

This application is for use of the site for Education and Occasional Care. The proposal is to use the site for a study hub, also termed as Country University Centre. The facility will allow students living remotely to the main university campuses to access learning facilities.

The proposal makes use of an existing commercial site – using the upper floor only.

The site is centrally located and accessible. The site will provide for staff car parking and may also allow for low numbers of students to park on site after hours, when existing car parking spaces may be shared. Alternative car parking is available in close proximity to the site.

Although the use will be over extended hours, the impacts are anticipated to be low as the activities will be contained to the building and not expected to produce emissions of an unreasonable nature.

The proposal is in accord with the purpose and provisions of the zone and a permit for Change of Use is sought from Council.

Annexure 1 Copy of title plan and folio

Annexure 2 Site Plan

Annexure 3 Floor plan

Annexure 4 Signage plans