

Development Applications

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

DA Number	DA 2025 / 00063
Applicant	Parks & Wildlife Service
Proposal	Storage - Storage Container for Dangerous Goods
Location	Eagle Street, St Helens (PID 6779828)

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 19th July, 2025 **until 5pm Friday 1st August, 2025.**

John Brown
GENERAL MANAGER

Development Application

Development title

Dangerous Goods Container installation – Parks and Wildlife Service, St Helens

Report date

14 April 2025

Owner Details

Crown Land Administration (Parks and Wildlife Service)

Prepared by

Liam Mitchell
Ranger, St Helens PWS
0488 080 320

Project Details

Dangerous Goods container to be installed at PWS St Helens depot, Eagle St, St Helens

Development Site details

The depot currently has one single storey office building around 250m², a single storey office/ workshop building around 224m², and 5 storage sheds ranging from 25m² to around 160m². The area has internal hardened gravel vehicle access, car parking areas, a sealed internal driveway and natural grassed areas, with much of the area sloping downhill to a drainage line. It has one driveway to Eagle St with hardened gravel parking for staff members.

Proposed development

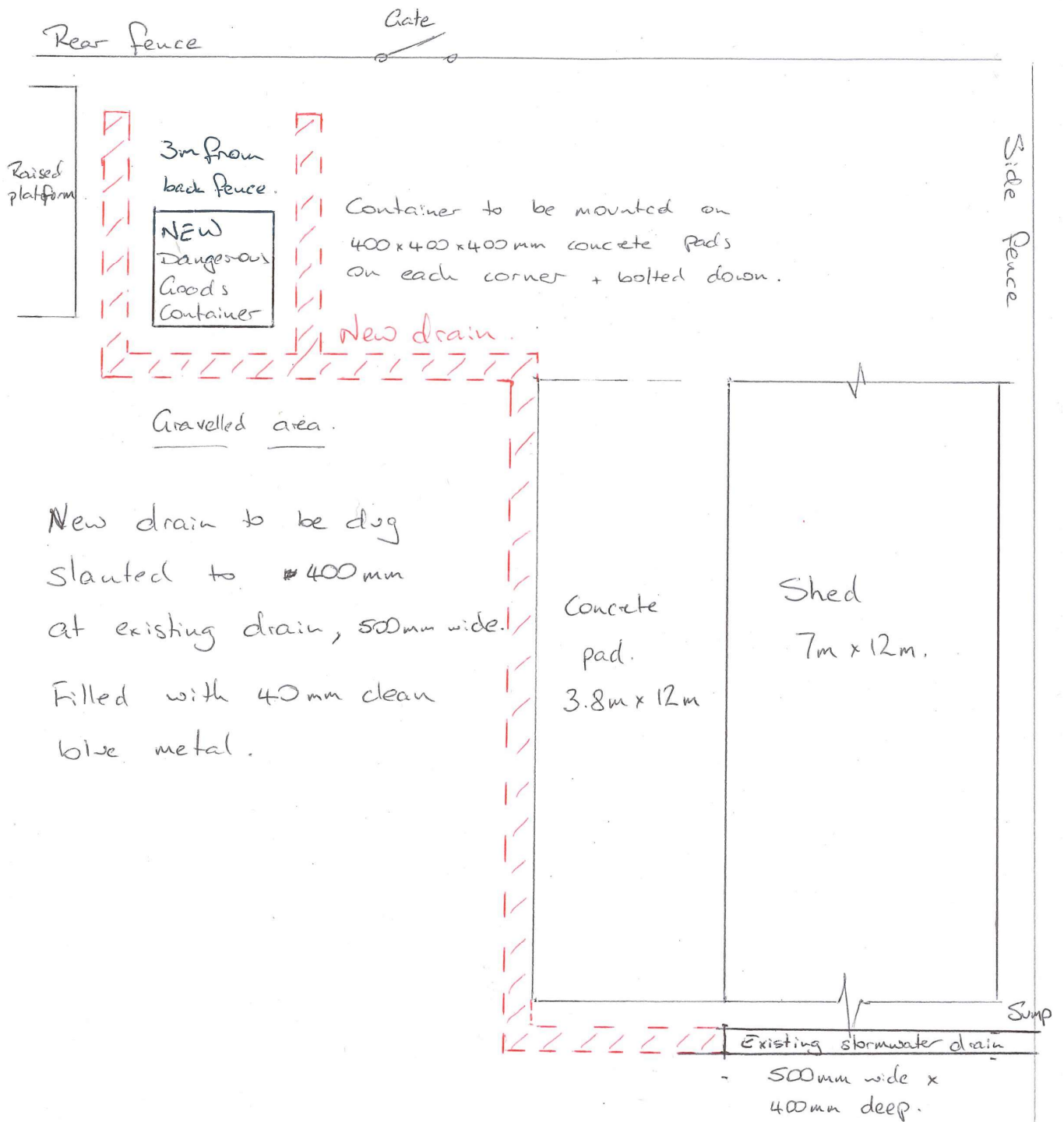
The proposal is to install a Royal Wolf 8' Dangerous Goods shipping container at the Parks and Wildlife Service St Helens depot. No power or other services will be connected to the container. This container is to house fuels and other chemicals and is specifically designed to meet all Dangerous Goods storage criteria.

To facilitate locating the container on the desired site, a number of branches overhanging the fenceline from the native bush behind the compound – on the Crown Land lot – will be pruned. This will give the required minimum distance to fuel and potential ignition sources.

A drain will be dug from both sides of the shipping container to take stormwater away from the site, with the base sloping to meet the existing drain, lined with geo-textile and filled with 40mm clean blue metal.







Site Plan - Dangerous Goods Storage

St Helens PWS. 1:100

Eagle St, St Helens.

Dangerous Goods Containers



Features	8'	10' HC	20' HC
Length - External	2.30Mt	2.99Mt	6.00Mt
Width - External	2.30Mt	2.44Mt	2.44Mt
Height - External	2.25Mt	2.90Mt	2.90Mt
Gross Weight - Kgs	1,320	1,578	3,350
Bund Capacity	1150Lt	1540Lt	2400Lt
Recessed Stainless Steel Release Valve for Bund Draining	Yes	Yes	Yes
Internal Door Release	Yes	Yes	Yes
DG Placard Holder fitted	Yes	Yes	Yes
Standard End Door Entry	Yes	Yes	Yes
Side Door Entry	No	No	Yes
DG Class 3 Flammables	Yes	Yes	Yes
Removable Grated Floor	Yes	Yes	Yes
Ventilated	Yes	Yes	Yes
Tyne Pockets	Yes	Yes	Yes
AS1940-2017 Compliant	Yes	Yes	Yes

Comments:

Dangerous Goods containers are suitable for static storage only of Class 3 Flammables and other non-hazardous liquid cargos. *Certificate of compliance available on request.

Development Details

The proposed development is:

Proposed Storage Container: 5.29m²

Proposed Drainage line: 18.00m²

Total development area: 23.29m²

Planning Code

The proposed development is in the 'Storage' use category in the General Industrial Zone and is a 'Permitted' use.

The following standards from the Tasmanian Planning Scheme are to be considered:

- Zone 19.0 General Industrial Zone
- 19.4 Development Standards for Buildings and Works
- C2.0 Parking and Sustainable Transport Code
- BRE-S2.0 Stormwater Management Specific Area Plan

Zone 19.0 General Industrial Zone

19.4 Development Standards for Buildings and Works

19.4.1 Building height:

A1 Acceptable solution.
Container is 2.25m tall.

19.4.2 Setback:

A1 Acceptable solution.
Minimum of 65m from front property line, not less than existing buildings. Not extruding onto existing vehicle traffic area.

19.4.3 Landscaping:

A1 Acceptable solution.
Approximately 40m+ vegetation from front fence to road.

C2.0 Parking and Sustainable Transport Code

C2.5.1 Car parking numbers:

A1 Not Applicable.
Adequate personal car parking exists for number of staff onsite at front of yard.

Parking for departmental vehicles is inside fenced yard and is adequate. No additional car parking space is required.

C2.6.1 Construction of parking areas:

A1 Not Applicable.

Existing vehicle and pedestrian access ways are adequate and maintained, and no further vehicle or pedestrian access ways are required.

C2.6.2 Design and layout of parking areas:

A1.1 Not Applicable.

Existing vehicle parking areas are adequate and maintained, and no further parking areas are required.

A1.2 Not Applicable.

C2.6.3 Number of accesses for vehicles:

A1 Satisfactory.

One vehicle access exists from Eagle St.

A2 Not applicable.

BRE-S2.0 Stormwater Management Specific Area Plan:

BRE-S2.7.1 Stormwater Management:

Current stormwater drain runs into a sump on the north-western fenceline. New stormwater drain dug from both sides of the new shed to meet existing drain and filled with clean 40mm blue metal. Roof drainage on the new storage unit will be side to side due to the shape of the container roof. The container will be bolted to 400x400x400mm concrete pads set into hardened gravel pad.