32-34 Georges Bay Esplanade
St Helens Tasmania 7216
T: 03 6376 7900 | ABN 96 017 131 248

Break O'Day COUNCIL

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:

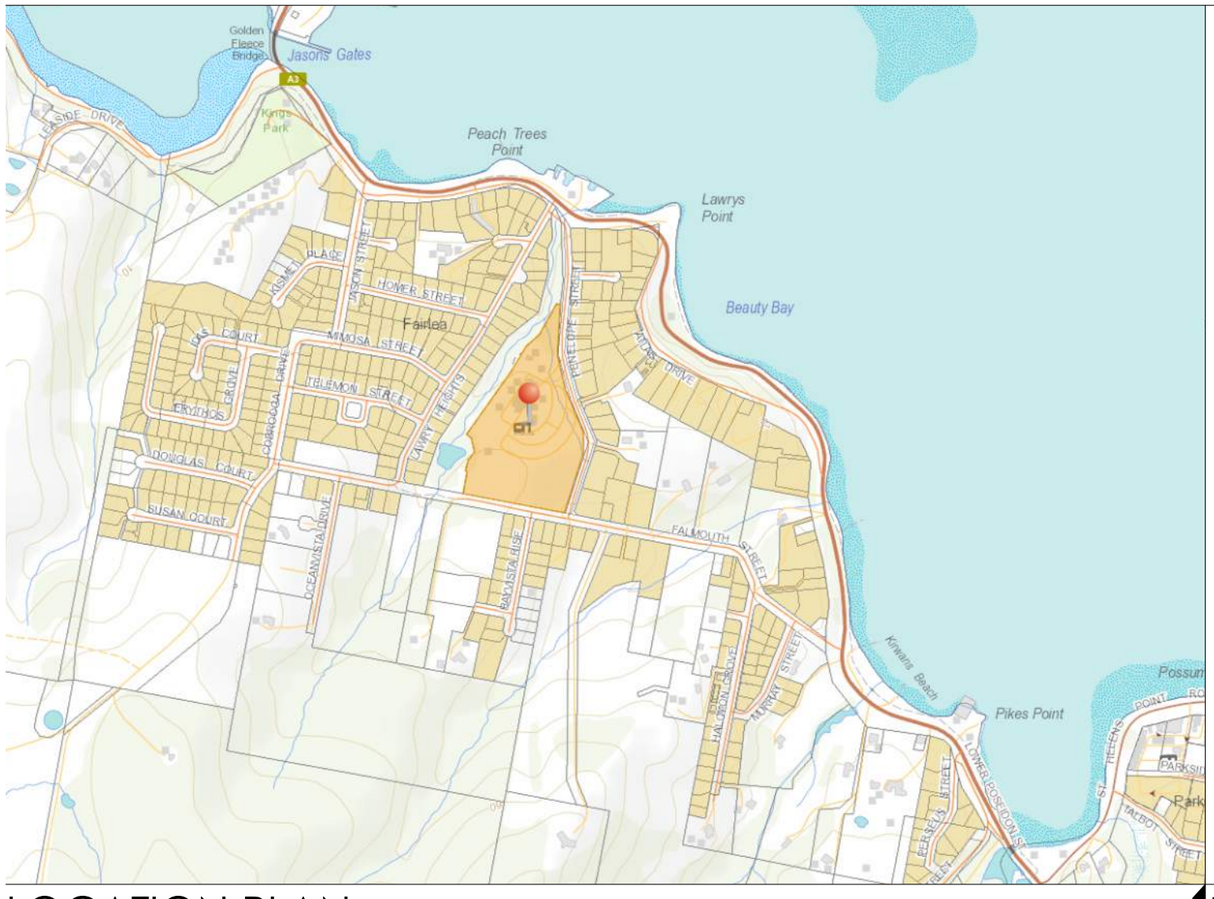
DA Number	DA 2023 / 00206
Applicant	Plans to Build
Proposal	Visitor Accommodation - **Retrospective** – 6 Glamping tents including parking, pathways, vegetation clearing and landscaping, 11 cabins, 4 ensuites, removal of 15 Permanent and 6 powered sites, 2 x accommodation structures, bike repair structure and bike wash structure. **Proposed** – 11 Ensuites
Location	2 Penelope Street, St Helens (CT173840/1 and including Crown Land 173841/1)

Plans and documents can be inspected at the Council Office by appointment, 32 – 34 Georges Bay Esplanade, St Helens during normal office hours or online at www.bodc.tas.gov.au.

Representations must be submitted in writing to the General Manager, Break O'Day Council, 32 -34 Georges Bay Esplanade, St Helens 7216 or emailed to admin@bodc.tas.gov.au, and referenced with the Application Number in accordance with section 57(5) of the abovementioned Act during the fourteen (14) day advertised period commencing on Saturday 28th June, 2025 **until 5pm Friday 11th July, 2025.**

John Brown
GENERAL MANAGER

BIG4 ST. HELENS HOLIDAY PARK
at 2 PENELOPE STREET, ST. HELENS TAS 7216
for P & T ROBINSON INVESTMENTS PTY LTD



LOCATION PLAN

DRAWING SCHEDULE

A00	COVER PAGE
A01	OVERALL SITE PLAN
A02	PART SITE - DEMOLITON PLAN
A03	PART SITE - NEW CABINS
A04	PART SITE - MOUNTAIN BIKING
A05	MOUNTAIN BIKING STRUCTURES
A06	PART SITE - GLAMPING
A07	PART SITE - ENSUITES
A08	LANDSCAPE PLAN - IMAGES
A09	NEW CABINS FLOOR AND ROOF PLAN
A10	NEW CABINS ELEVATIONS
A11	NEW CABINS FLOOR AND ROOF PLAN
A12	NEW CABINS ELEVATIONS
A13	NEW POD FLOOR & ROOF PLANS
A14	NEW POD ELEVATIONS
A15	NEW ENSUITE PLANS
A16	NEW ENSUITE ELEVATIONS

PLANS TO BUILD

ABN 23 269 055 701
Level 2, 93 York Street, Launceston
Tasmania, 7250.
Tel - 6388 9287 - Mob - 0400 655 771
Email - leigh@planstobuild.com.au
L .M.DELL LIC. No. CC5932 G

GENERAL NOTES:

IN ACCORDANCE WITH THE N.C.C.S BUILDING CODE OF AUSTRALIA VOLUME TWO, ALL BUILDING WORK SHALL BE IN STRICT COMPLIANCE WITH COUNCIL LAWS, REFERENCED AUSTRALIAN STANDARDS, BUILDING ACTS & REGULATIONS REFER ALSO TO THE GENERAL REQUIREMENTS PAGE.

THE BUILDER SHALL SECURE AND MAKE SAFE THE WORKSITE IN ACCORDANCE WITH WORK SAFE TASMANIA & WHS GUIDELINES & REGULATIONS.

THE BUILDER SHALL CARRY OUT DIAL BEFORE YOU DIG REFERRAL FOR LOCATIONS OF ALL UNDERGROUND SERVICES PRIOR TO COMMENCING ANY EARTHWORKS.

THE BUILDER SHALL INSTALL SILT TRAPS & SCREENS AT THE PROPERTY BOUNDARY TO PREVENT SILT RUNOFF INTO THE COUNCIL MAIN SYSTEM FOR THE DURATION OF SITE WORKS.

THE BUILDER SHALL BE RESPONSIBLE FOR THE CORRECT SETOUT OF ALL WORKS. A LAND SURVEYOR IS RECOMMENDED BY THE DESIGNER FOR ALL SETOUT.
USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED DIMENSIONS.

ALL DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE ENGINEERING DRAWINGS AND SPECIFICATIONS. THE DESIGNER SHALL BE NOTIFIED OF ANY DISCREPANCIES WITH THE DRAWINGS.

ALL FITTINGS & FIXTURES INSTALLED SHALL BE PURCHASED AS NEW CONDITION & QUALITY & CARRY THE RELEVANT AUSTRALIAN STANDARD COMPLIANCES.

PROJECT INFORMATION:

FLOOR AREAS: *EXISTING - 3, 750m2* *NEW - 580m2*		*SITE AREA:* *4.69 Ha*	*WIND SPEED*	*LAND TITLE, VOLUME & FOLIO* **173840/1**
SITE OVERLAYS:	*SITE CLASSIFICATION :*	*CLIMATE ZONE:* **7**	*ALPINE AREA:* **N/A**	*BUSHFIRE ATTACK LEVEL:*
COUNCIL: *BREAK O'DAY*	*WIND REGION:* **A3**	*CORROSION ENVIRONMENT* **SEVERE**		*TERRAIN CLASSIFICATION:*
SCHEME / ZONE: *10.0 GENERAL RESIDENTIAL*	*SCALE: IF IN DOUBT ASK* **SCALE @ A3**	*PRINT DATE:* **14/05/2025**		*PROJECT NUMBER:* **22174**

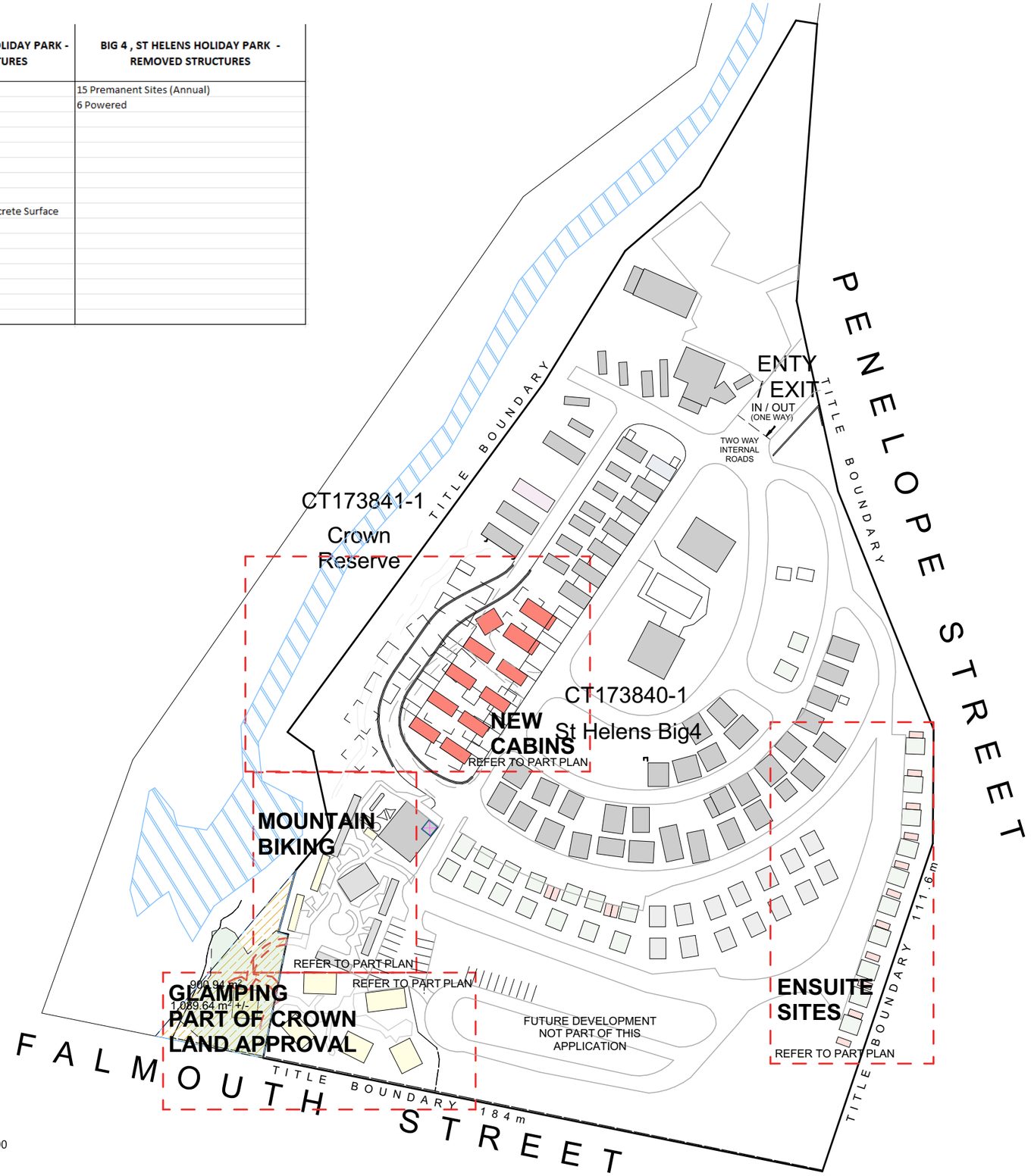
rev.	Amendment	Date

DRAWING No: **A00** 1 of 17

ISSUE: SCHEMATIC

REV: 0

BIG 4 , ST HELENS HOLIDAY PARK - EXISTING STRUCTURES	BIG 4 , ST HELENS HOLIDAY PARK - NEW STRUCTURES	BIG 4 , ST HELENS HOLIDAY PARK - REMOVED STRUCTURES
Reception Building	Mountain Biking-	15 Premanent Sites (Annual)
24 Cabins	(Structures- As below)	6 Powered
Indoor play centre & cinema	12 Bed Bunk Houses	
Playground	Bike Repair Shelter	
BBQ Area	Bike Shelter	
Jumping Pillow		
Common Laundry, Bathroom Male & Female showers	Glamping (As Below)	
25 powered sites	6 Glamping Tents	
22 Evergreen Powered Sites	Carpak 14 - Spaces- Concrete Surface	
16 Powered slab sites		
2 ensuites	Cabins (As Below)	
49 Annual sites	11 New cabins	
Camp Kitchen		
Tv room	Ensuites	
Access toilet	15 Ensuite Structures	
Unpowered Camp Area/ Grounds		



OVERALL SITE PLAN
SCALE 1:1500
Project North
0mm 15000 30000 45000 60000 75000

SITE PLAN NOTES

SURFACE AND SUBSURFACE DRAINAGE SYSTEMS
IN ACCORDANCE WITH PART D2. NCC PLUMBING CODE OF AUSTRALIA VOLUME THREE THE DESIGN, CONSTRUCTION AND INSTALLATION OF A STORMWATER DRAINAGE SYSTEM MUST BE IN ACCORDANCE WITH AS/NZS 3500.3

SOIL AND WATER MANAGEMENT
PRIOR TO THE COMMENCEMENT OF THE DEVELOPMENT WORKS THE APPLICANT OR BUILDER MUST INSTALL ALL NECESSARY SILT FENCES AND CUT-OFF DRAINS TO PREVENT THE SOIL, GRAVEL AND OTHER DEBRIS FROM ESCAPING THE SITE. ADDITIONAL WORKS MAY BE REQUIRED ON COMPLEX SITES.

NO MATERIAL OR DEBRIS IS TO BE TRANSPORTED ONTO THE ROAD RESERVE (INCLUDING THE NATURE STRIP, FOOTPATH AND ROAD PAVEMENT).
ANY MATERIAL THAT IS DEPOSITED ONTO THE ROAD RESERVE AS A RESULT OF THE DEVELOPMENT ACTIVITY IS TO BE REMOVED BY THE APPLICANT OR BUILDER.

THE SILT FENCING, CUT-OFF DRAINS AND OTHER WORKS TO MINIMISE EROSION ARE TO BE MAINTAINED ON THE SITE UNTILL SUCH TIME AS THE SITE HAS REVEGETATED SUFFICIENTLY TO MITIGATE EROSION AND SEDIMENT TRANSPORT.

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Email - leigh@planstobuild.com.au
L .M.DELL LIC. No. CC5932 G

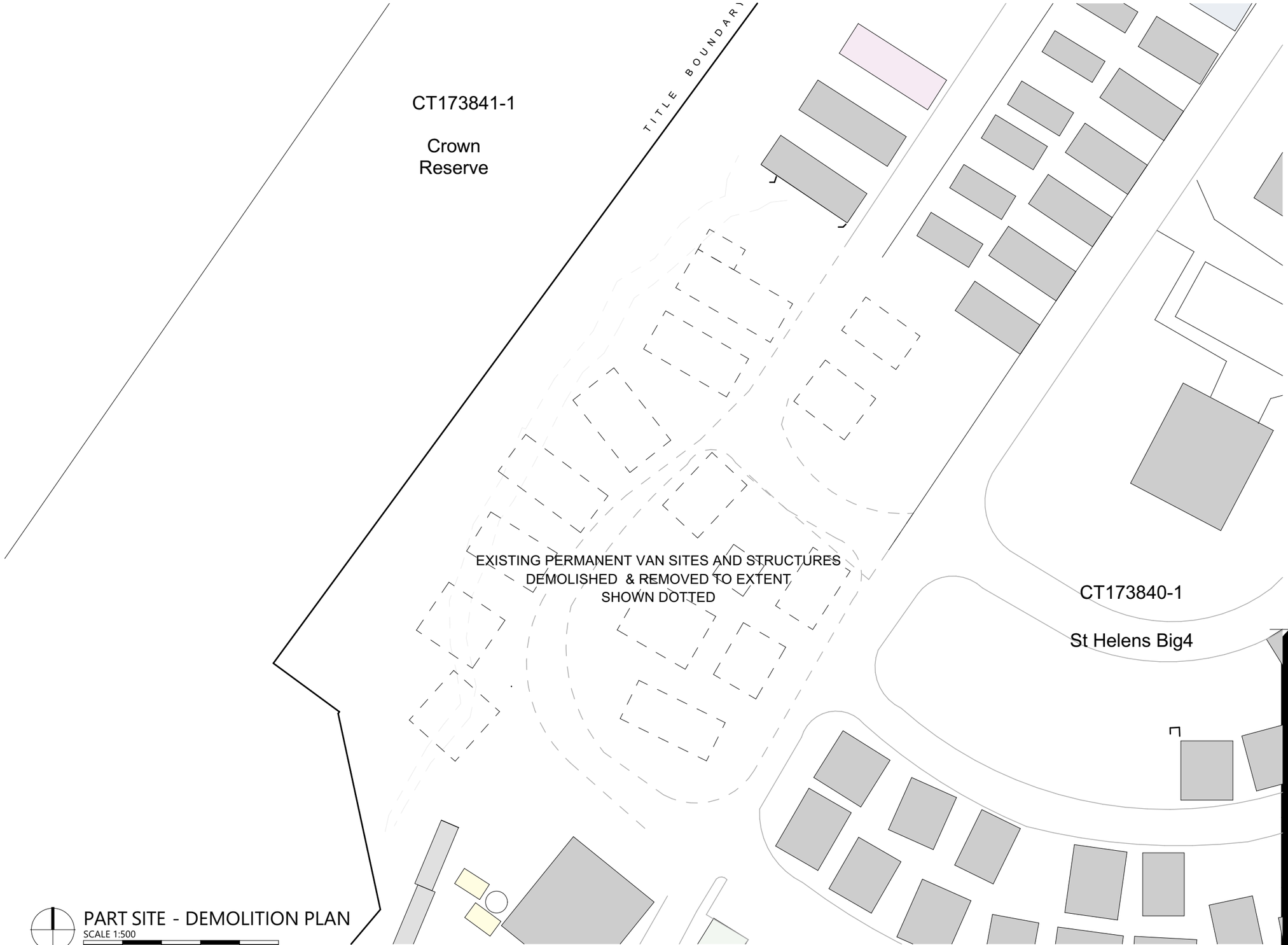
Owner:
P & T ROBINSON INVESTMENTS PTY LTD

rev.	Amendment	Date

BIG4 ST. HELENS HOLIDAY PARK

2 PENELOPE STREET, ST. HELENS TAS 7216

PROJECT NUMBER:	SCALE: IF IN DOUBT ASK	PRINT DATE:	DRAWING No:	ISSUE: SCHEMATIC
22174	SCALE @ A3	14/05/2025	A01 2 of 17	REV: 0



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PART SITE - DEMOLITION PLAN
SCALE 1:500
Project North
0mm 5000 10000 15000 20000 25000

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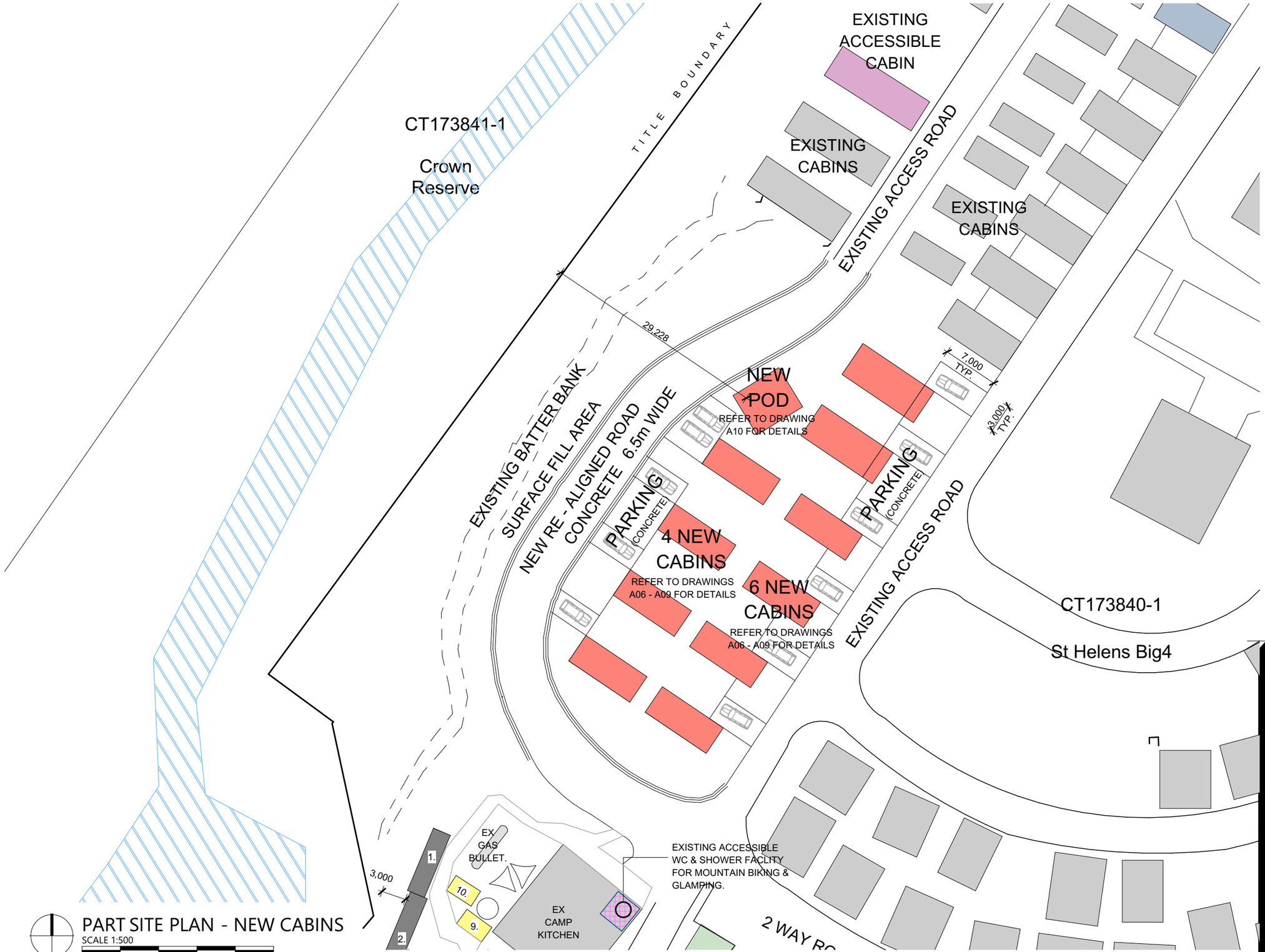

PART SITE PLAN - NEW CABINS
SCALE 1:500

SITE PLAN NOTES

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PART SITE PLAN - MOUNTAIN BIKING
SCALE 1:500

Project North 0mm 5000 10000 15000 20000 25000

BUILDING LEGEND

1. BIKE STORE 6 x 2.4m
2. STORE & LAUNDRY 12 x 2.4m
3. BED/ BUNKS UNIT - 12m x 2.4m
4. BED/ BUNKS UNIT - 12m x 2.4m
5. STORE & AMENITIES 12m x 2.4
3. BED/ BUNKS 12m x 2.4m
3. BED/ BUNKS 12m x 2.4m
8. CAMP KITCHEN
9. BIKE REPAIR SHELTER
10. BIKE WASH SHELTER

REFER TO MOUNTAIN BIKING
STRUCTURE DRAWINGS FOR BUILDING DETAILS

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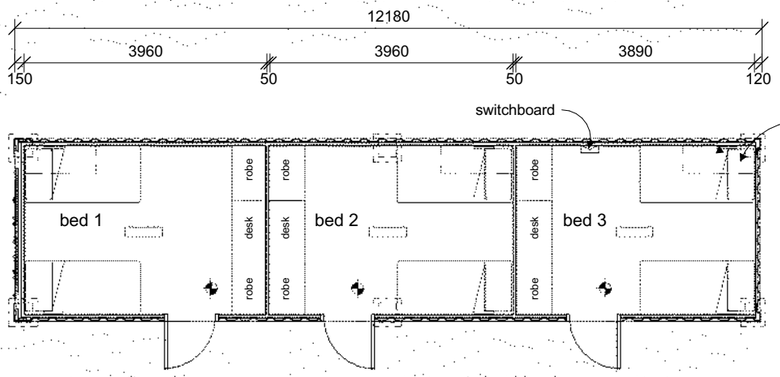
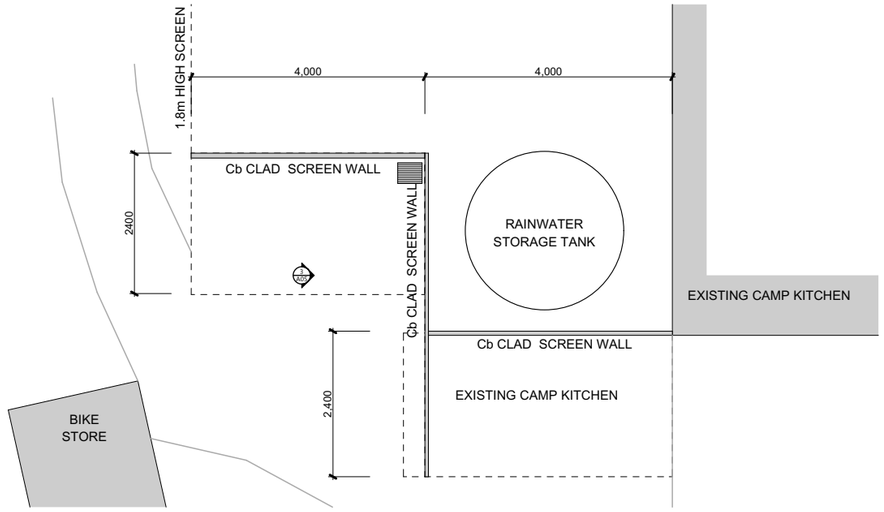


BUILDINGS 3 & 4 - BED BUNKS

MOUNTAIN BIKING STRUCTURES - 9 &10 BIKE & BIKE REPAIR SHELTER - NOT ENCLOSED



2 - MOUNTAIN BIKING STRUCTURES
SCALE 1:100
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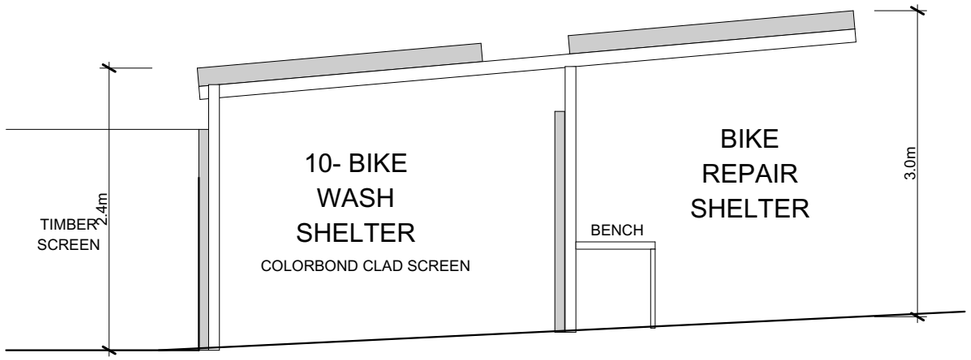
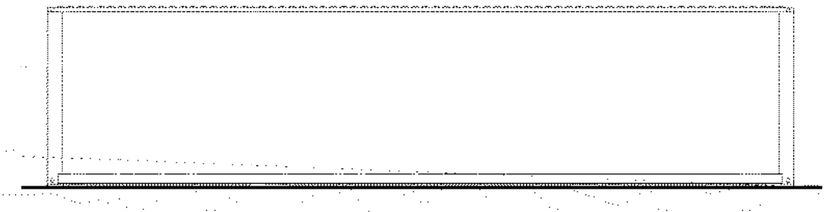
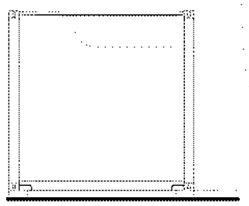


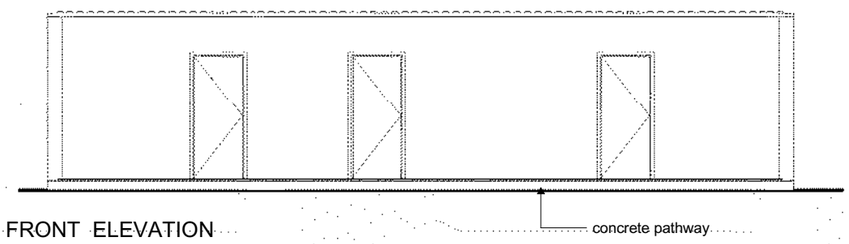
3 - BIKE SHELTERS 9 & 10 SECTION
SCALE 1:50
0mm 500 1000 1500 2000 2500



REAR ELEVATION



TYPICAL SIDE ELEVATION



FRONT ELEVATION

1 - MOUNTAIN BIKING STRUCTURES
SCALE 1:100
0mm 1000 2000 3000 4000 5000

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EXISTING WATERWAY

EX GAS BULLET.

EX CAMP KITCHEN

EXISTING ACCESSIBLE WC & SHOWER FACILITY FOR MOUNTAIN BIKING & GLAMPING.

2 WAY ROAD ACCESS

ENSUITE x 2

ENSUITE x 2

EXISTING ACCESS ROADS

1. 2. 3. 4. 5. 6. 7. 8. 9. 10.

3,000

2,500

LANDSCAPED AREA

5,500 5,000 5,500

2,500

PARKING AREA (CONCRETE)

OVERFLOW PARKING GRAVEL AREA

9,500

900.94 m² GREEN SHADED CLEARED AREA

TENT STRUCTURE (CROWN LAND)

4,500

1,089.64 m² +/- CROWN LAND AREA (HATCHED) (TO BE LEASED OR PURCHASED) AREA OF TREE AND VEGETATION CLEARING ALSO SHOWN HATCHED AREA HAS BEEN RE- LANDSCAPED & DEVELOPED BY THE OWNER.

10m Setback

TENT STRUCTURE

LANDSCAPED AREA

TENT STRUCTURE

DEMOUNTABLE GLAMPING TENTS (REFER TO GLAMXPERIENCE DRAWINGS)

TENT STRUCTURE

TENT STRUCTURE

TENT STRUCTURE

4,850

F A L M O U T H S T R E E T

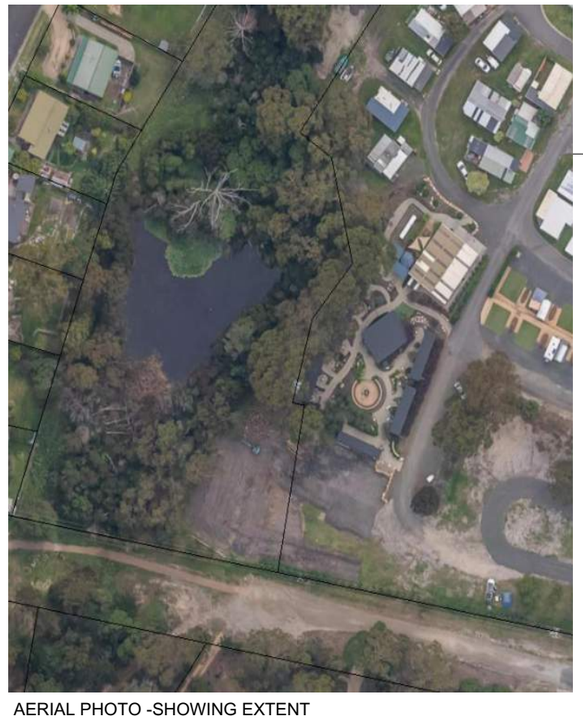
T I T L E B O U N D A R Y 1 8 4 m

Project North

PART SITE PLAN - GLAMPING & PARKING

SCALE 1:500

0mm 5000 10000 15000 20000 25000



AERIAL PHOTO -SHOWING EXTENT OF SITE & VEGETATION CLEARING AS SHOWN

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22174	SCALE @ A3	14/05/2025	A06 7 of 17	REV: 0

LEGEND

ENSUITE
VAN PARKING
GREEN TURF AREA

GRASS SITE FOR VAN WITH NEW ENSUITE BUILDING

PART SITE PLAN - ENSUITE SITES
SCALE 1:500
Project North
0mm 5000 10000 15000 20000 25000

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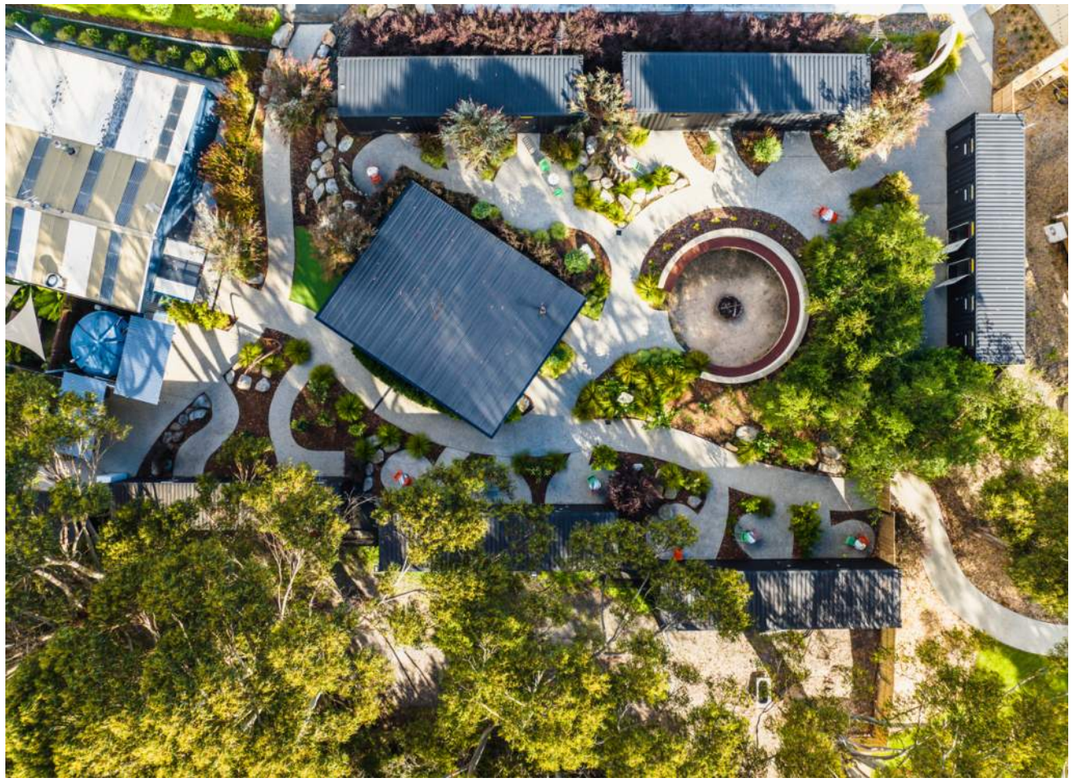
PROJECT NUMBER: 22174
SCALE: IF IN DOUBT ASK SCALE @ A3
PRINT DATE: 14/05/2025
DRAWING No: A07

ISSUE: SCHEMATIC
REV: 0



MOUNTAIN BIKING - LANDSCAPE IMAGE

LANDSCAPING NOTES

NEW LANDSCAPED AREAS CONSIST OF EXPOSED AGGREGATE CONCRETE PATHS FOR ALL WEATHER ACCESS. FENCING AND SCREENING FOR PRIVACY. NATURAL ROCK AND SANDSTONE BOULDERS. LAWN AND GRANITE GRAVEL AREAS FOR SITTING.
THICK MULCH HAS BEEN USED TO STABLISE GARDEN BEDS AND CONTROL WEED GROWTH, WHILE KEEPING IN MOISTURE WITH PLANTINGS CONSISTING OF NATIVE GUMS, LOMANDRA GRASSES, CORREA PROTEA'S , LEUCADENDRONS, LEMON LIME AGONIS, BANKSIA & GREVILLEA & VIBURNUM.

GLAMPING - LANDSCAPE IMAGE

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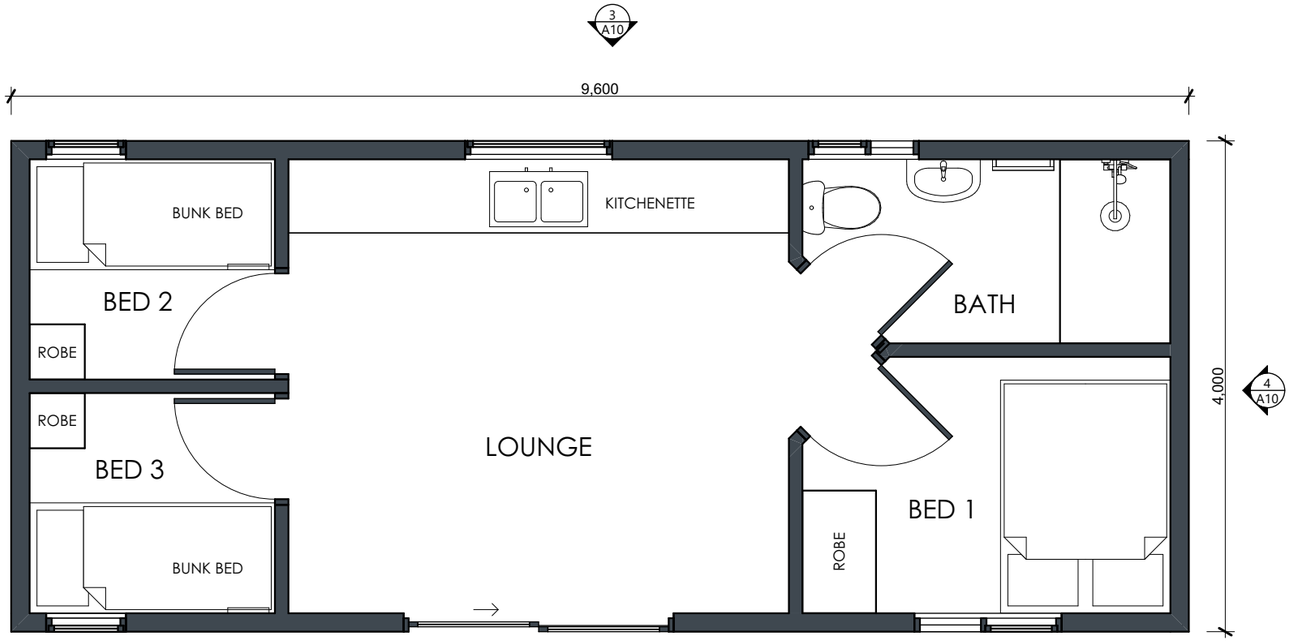
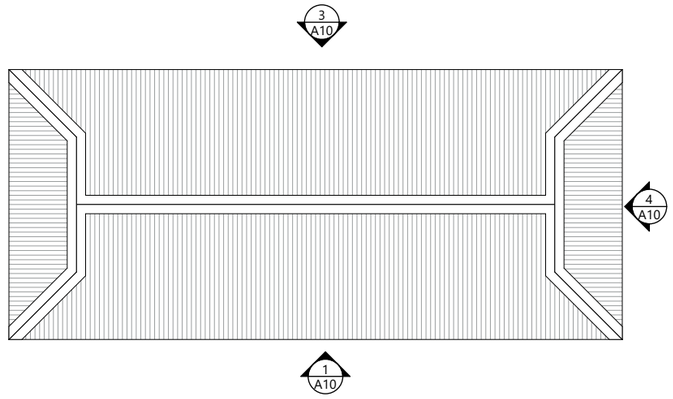


FLOOR PLAN
SCALE 1:50

Project North 0mm 500 1000 1500 2000 2500



ROOF PLAN
SCALE 1:100

Project North 0mm 1000 2000 3000 4000 5000

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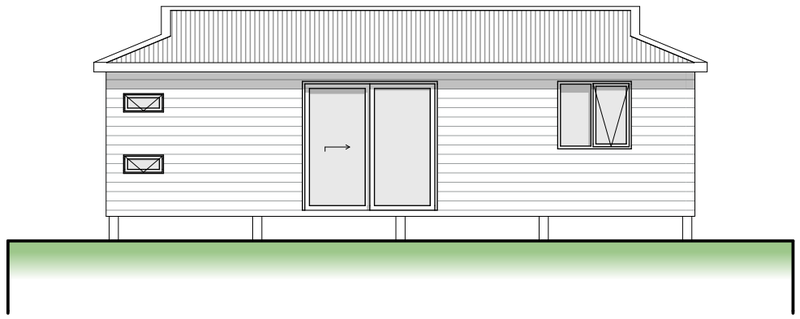
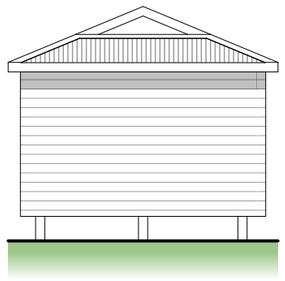


1 - CABIN FRONT ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000



2 - CABIN LH SIDE ELEVATION
SCALE 1:100
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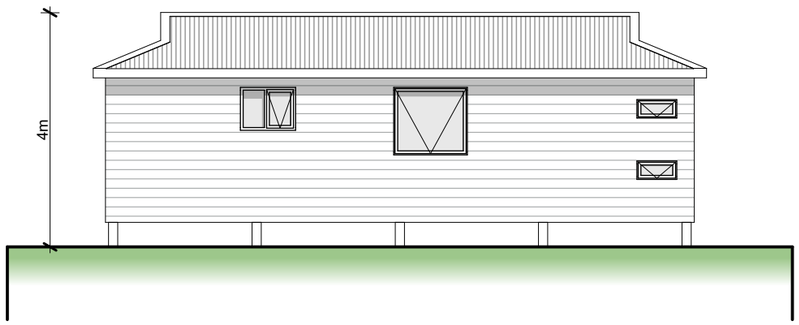
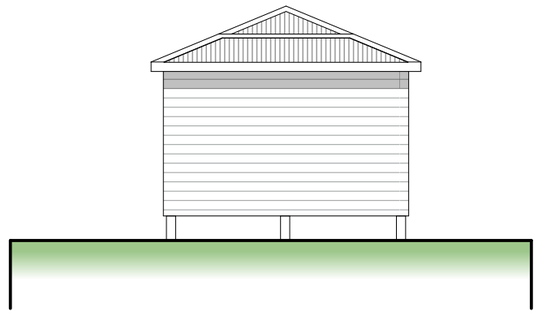


3 - CABIN REAR ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000



4 - CABIN RH SIDE ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000

BIG4 ST. HELENS HOLIDAY PARK

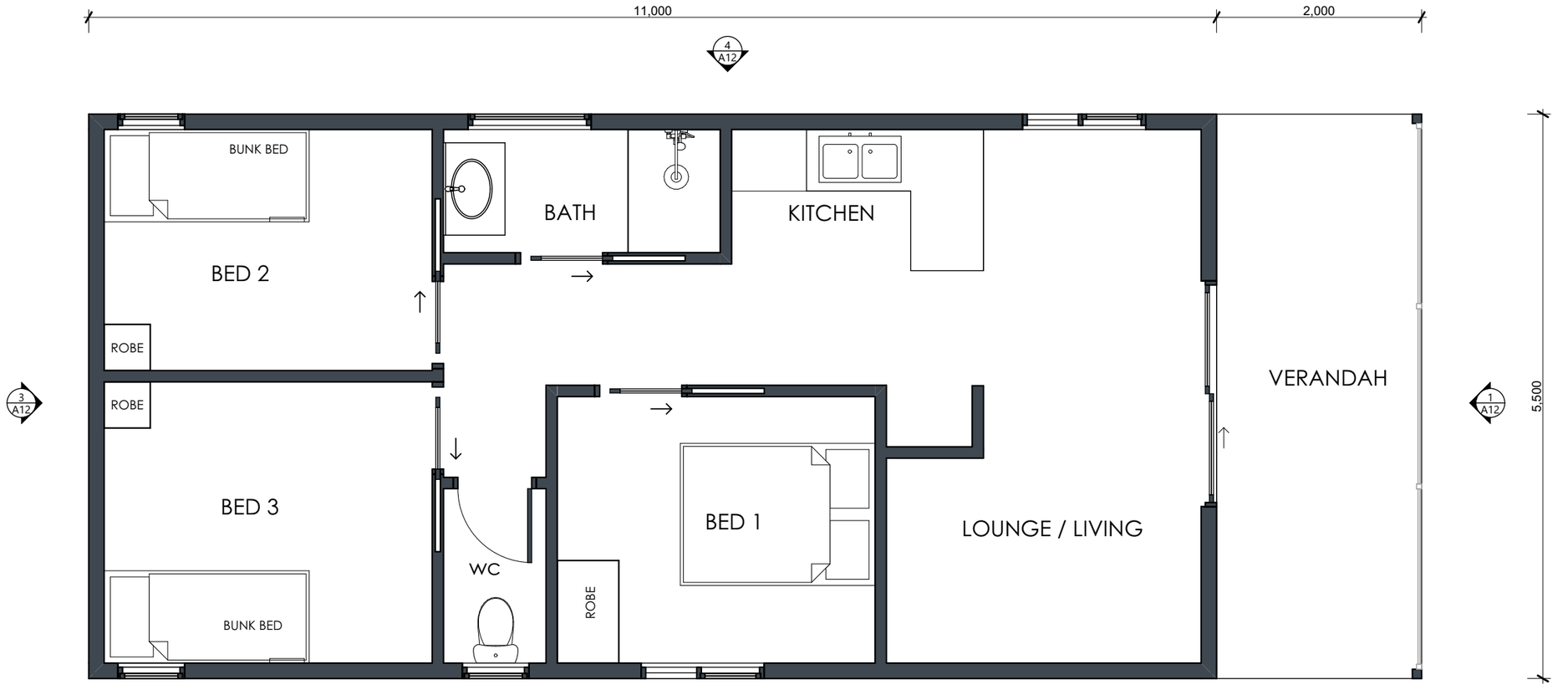
2 PENELOPE STREET, ST. HELENS TAS 7216

PLANS TO BUILD
ABN 23 269 055 701
Level 2, 93 York Street, Launceston
Tasmania, 7250.
Tel - 6388 9287 - Mob - 0400 655 771
Email - leigh@planstobuild.com.au
L .M.DELL LIC. No. CC5932 G

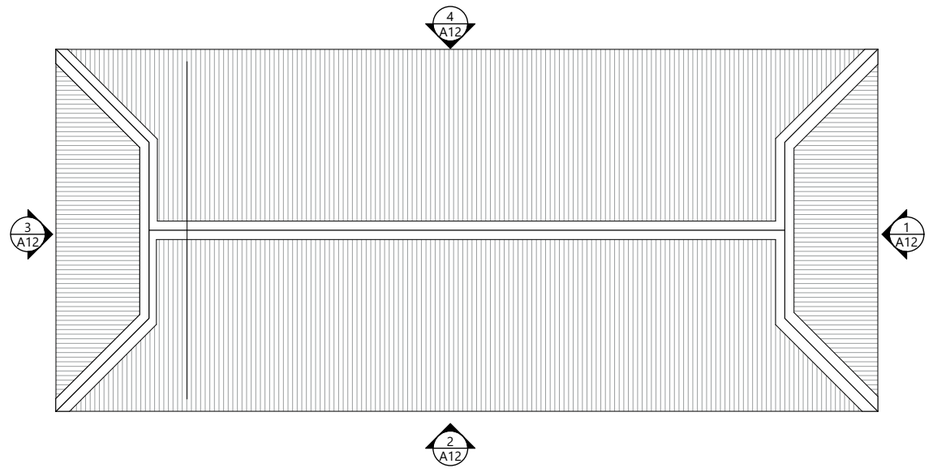
Owner:
P & T ROBINSON INVESTMENTS PTY LTD

rev.	Amendment	Date

PROJECT NUMBER: 22174
SCALE: IF IN DOUBT ASK SCALE @ A3
PRINT DATE: 14/05/2025
DRAWING No: A10 11 of 17
ISSUE: SCHEMATIC
REV: 0



FLOOR PLAN
SCALE 1:50
Project North
0mm 500 1000 1500 2000 2500



ROOF PLAN
SCALE 1:100
Project North
0mm 1000 2000 3000 4000 5000

BIG4 ST. HELENS HOLIDAY PARK

2 PENELOPE STREET, ST. HELENS TAS 7216

PROJECT NUMBER:	SCALE: IF IN DOUBT ASK	PRINT DATE:
22174	SCALE @ A3	14/05/2025

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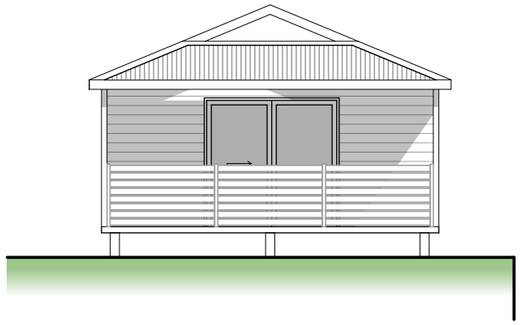
rev.	Amendment	Date

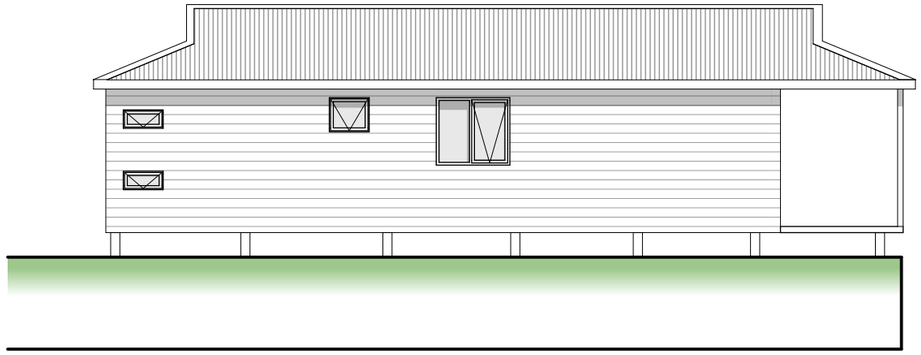
DRAWING No: A11 12 of 17
ISSUE: SCHEMATIC
REV: 0



1 / - CABIN FRONT ELEVATION

SCALE 1:100

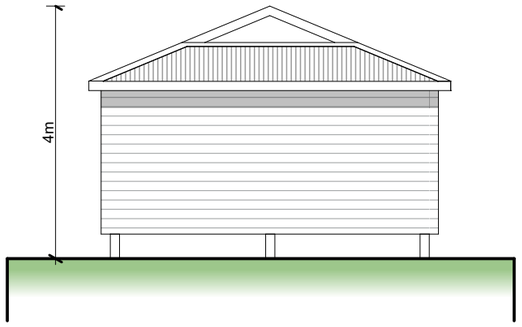
0mm 1000 2000 3000 4000 5000



2 / - CABIN LH SIDE ELEVATION

SCALE 1:100

0mm 1000 2000 3000 4000 5000



3 / - CABIN REAR ELEVATION

SCALE 1:100

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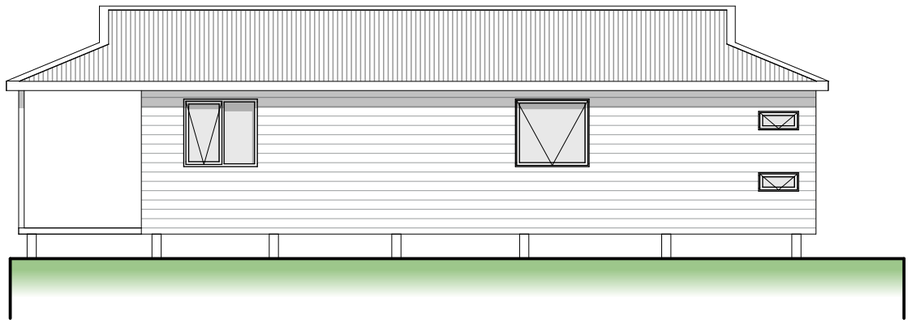

4 / - CABIN RH SIDE ELEVATION

SCALE 1:100

0mm 1000 2000 3000 4000 5000

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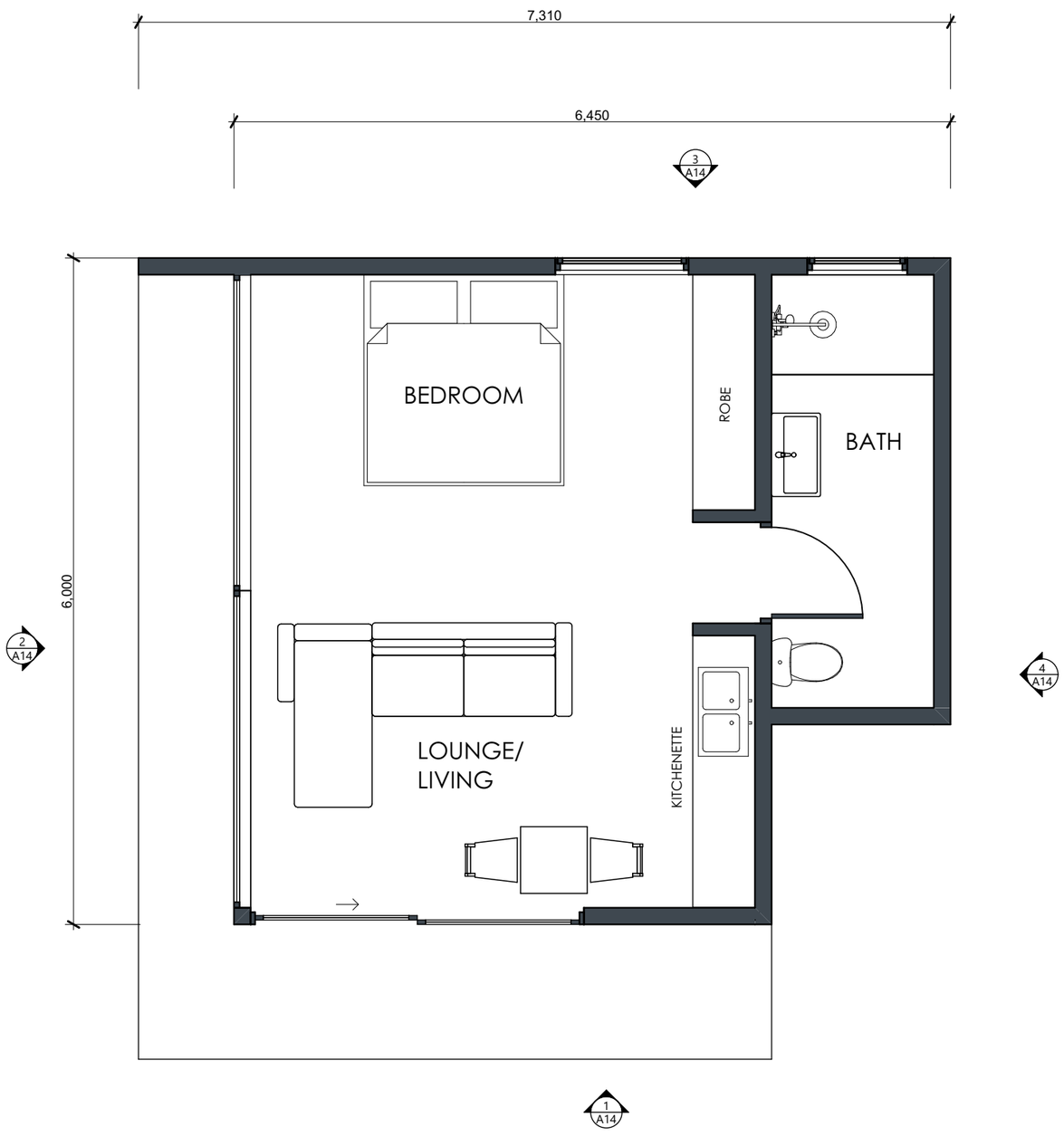
BIG4 ST. HELENS HOLIDAY PARK

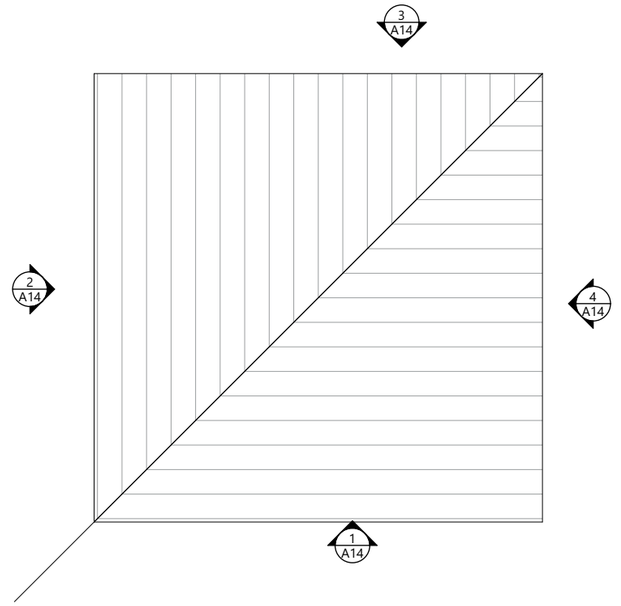
2 PENELOPE STREET, ST. HELENS TAS 7216

rev.	Amendment	Date

PROJECT NUMBER:	SCALE: IF IN DOUBT ASK	PRINT DATE:	DRAWING No:	ISSUE: SCHEMATIC
22174	SCALE @ A3	14/05/2025	A12 13 of 17	REV: 0



POD FLOOR PLAN
SCALE 1:50
Project North
0mm 500 1000 1500 2000 2500



ROOF PLAN
SCALE 1:100
Project North
0mm 1000 2000 3000 4000 5000

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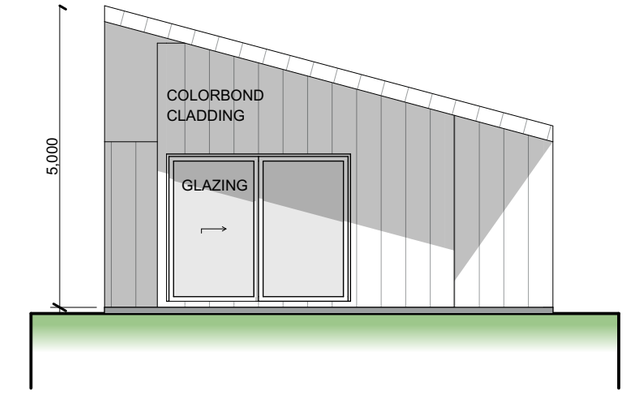
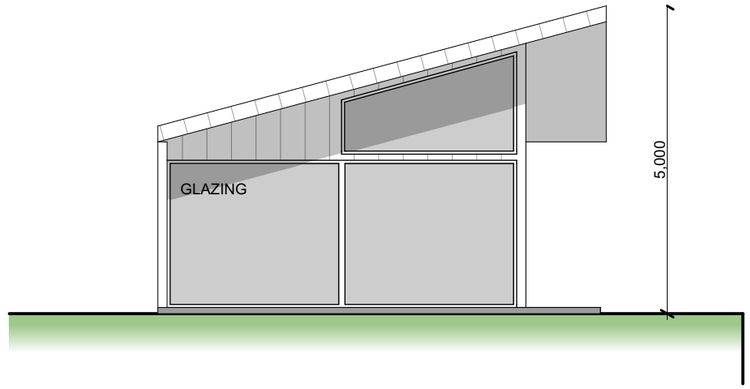
BIG4 ST. HELENS HOLIDAY PARK

2 PENELOPE STREET, ST. HELENS TAS 7216

PROJECT NUMBER:	SCALE: IF IN DOUBT ASK	PRINT DATE:	DRAWING No:	ISSUE: SCHEMATIC
22174	SCALE @ A3	14/05/2025	A13 14 of 17	REV: 0



1 – POD FRONT ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000



2 – POD LH ELEVATION
SCALE 1:100
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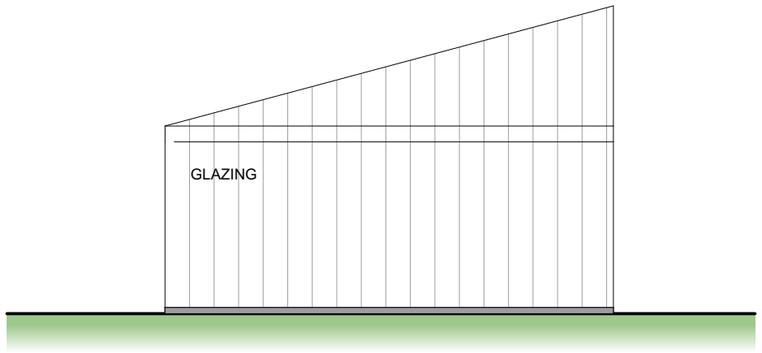
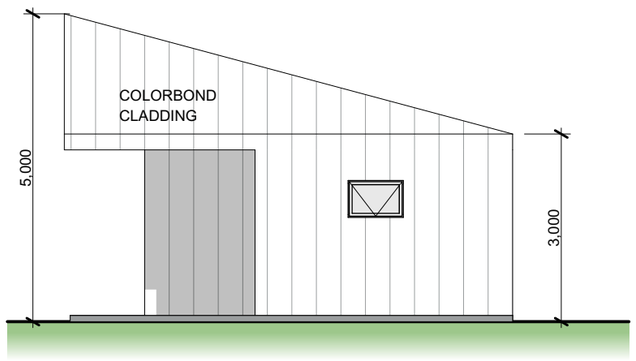


3 – POD REAR ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000



4 – POD RH SIDE ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000

BIG4 ST. HELENS HOLIDAY PARK

2 PENELOPE STREET, ST. HELENS TAS 7216

PROJECT NUMBER: 22174
SCALE: IF IN DOUBT ASK SCALE @ A3
PRINT DATE: 14/05/2025

PLANS TO BUILD
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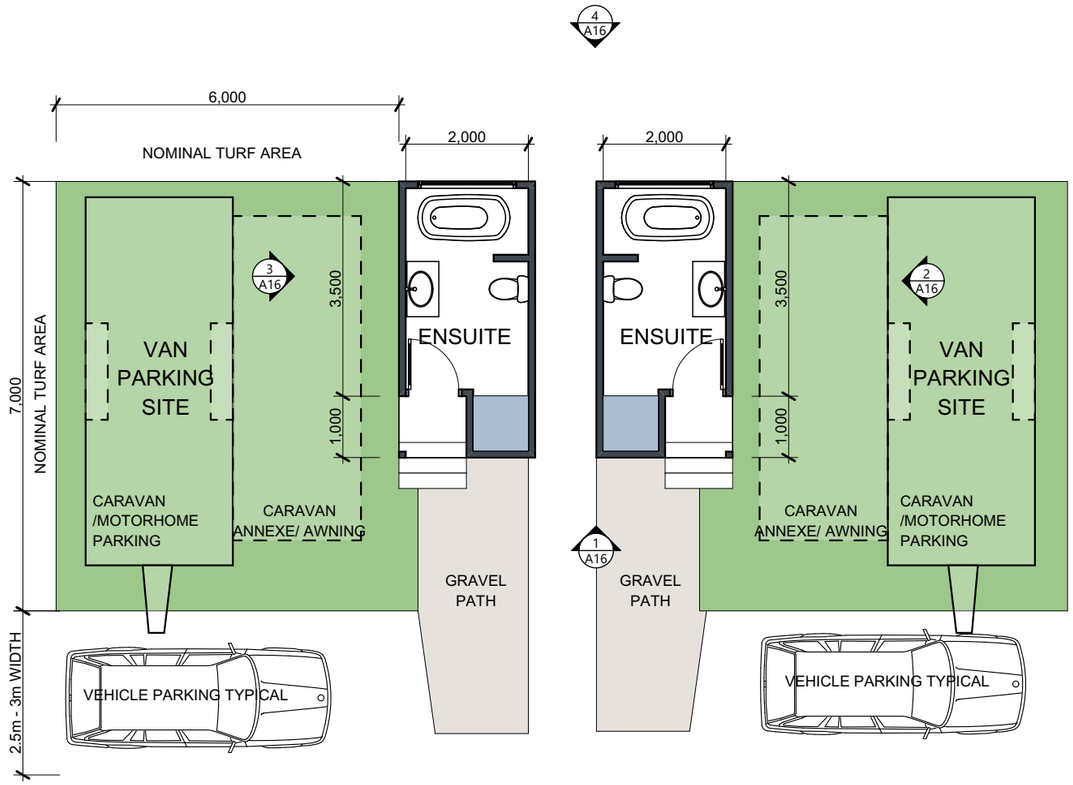
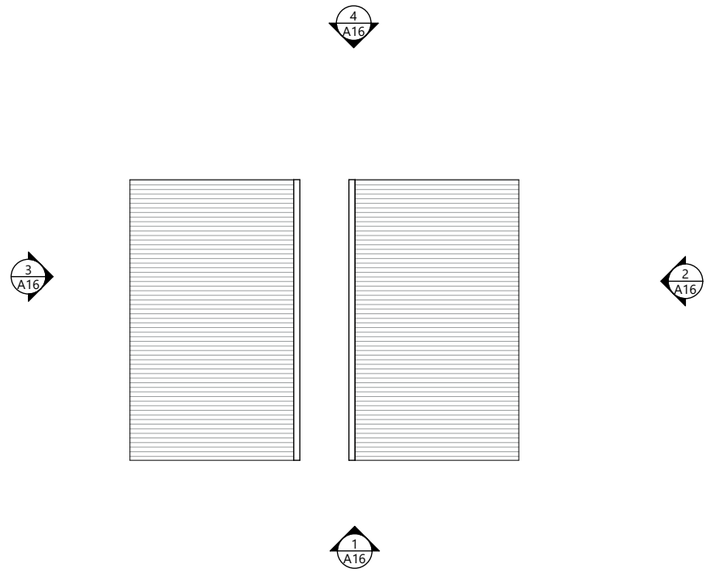
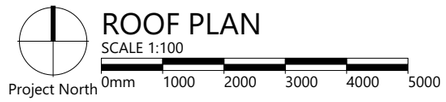
rev.	Amendment	Date

DRAWING No: A14

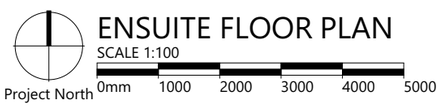
ISSUE: SCHEMATIC
REV: 0







NOTE: VAN SITES SHOWN ARE TYPICAL - REFER TO SITE PLAN FOR LOCATIONS OF VAN SITES WITH ENSUITES



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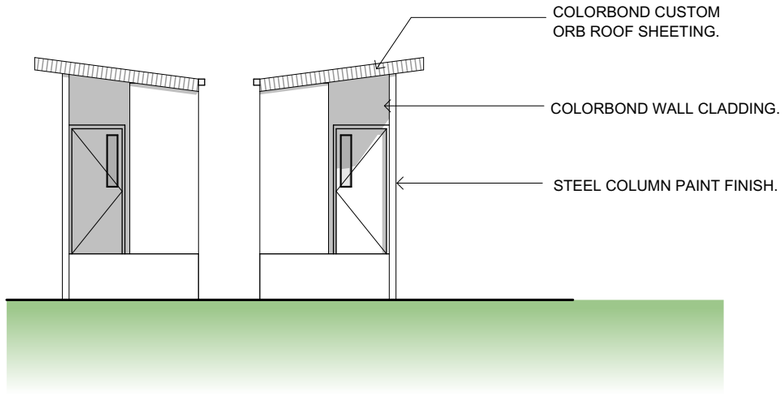
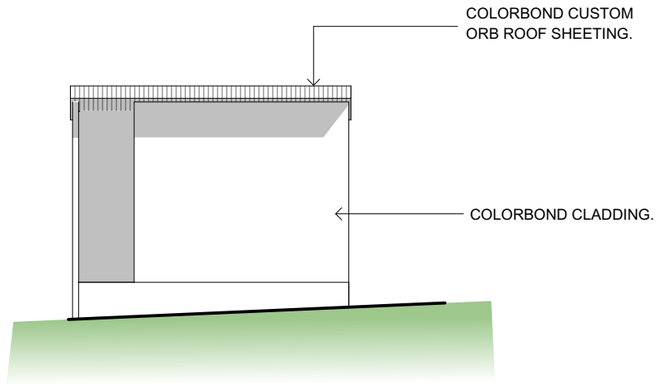
PROJECT NUMBER:	SCALE: IF IN DOUBT ASK	PRINT DATE:	DRAWING No:	ISSUE: SCHEMATIC
22174	SCALE @ A3	14/05/2025	A15 16 of 17	REV: 0



1 / - ENSUITE FRONT ELEVATION

SCALE 1:100

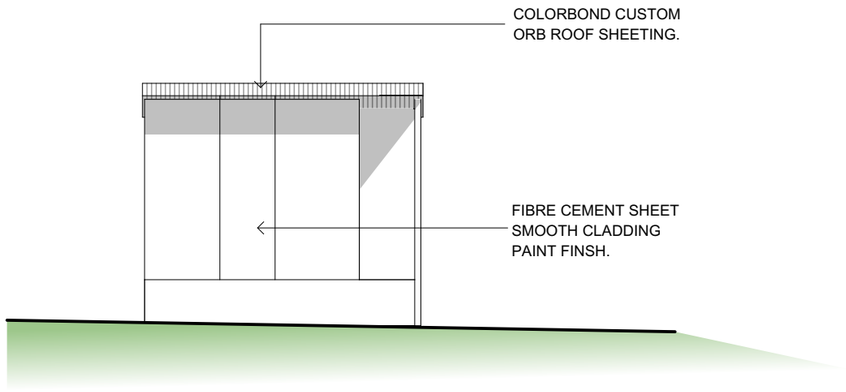
0mm 1000 2000 3000 4000 5000



2 / - ENSUITE RH ELEVATION ELEVATION

SCALE 1:100

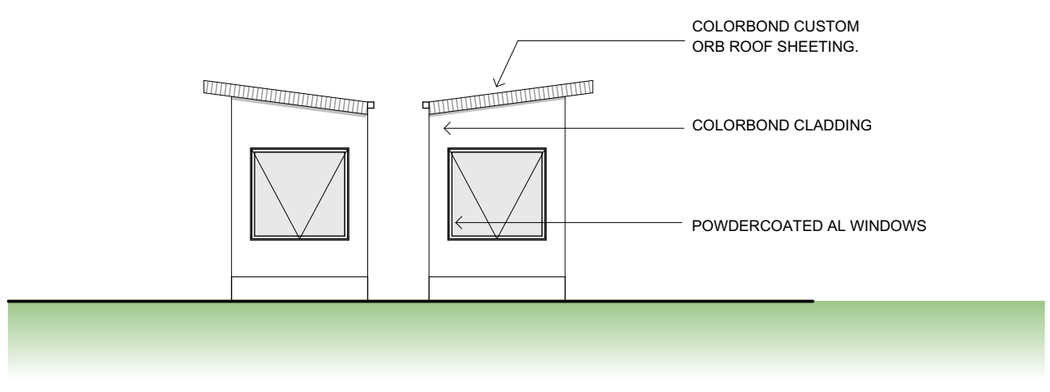
0mm 1000 2000 3000 4000 5000



3 / - ENSUITE LH SIDE ELEVATION

SCALE 1:100

0mm 1000 2000 3000 4000 5000



4 / - ENSUITE REAR ELEVATION

SCALE 1:100

0mm 1000 2000 3000 4000 5000

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BIG4 ST. HELENS HOLIDAY PARK

2 PENELOPE STREET, ST. HELENS TAS 7216

rev.	Amendment	Date

PROJECT NUMBER: 22174

SCALE: IF IN DOUBT ASK SCALE @ A3

PRINT DATE: 14/05/2025

DRAWING No: A16

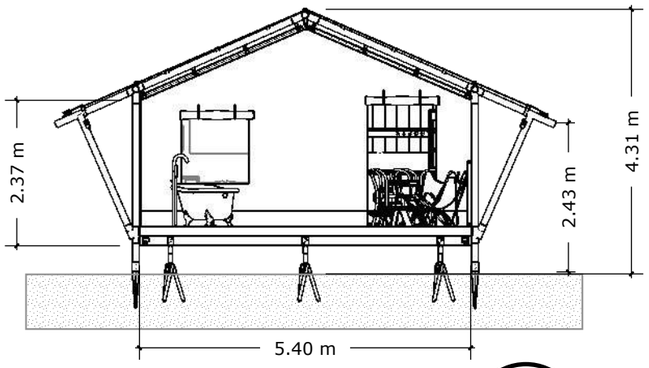
ISSUE: SCHEMATIC

REV: 0

Safari Tent 38 - Scaled elevations

Drawn by: D.A.J. van den Hurk

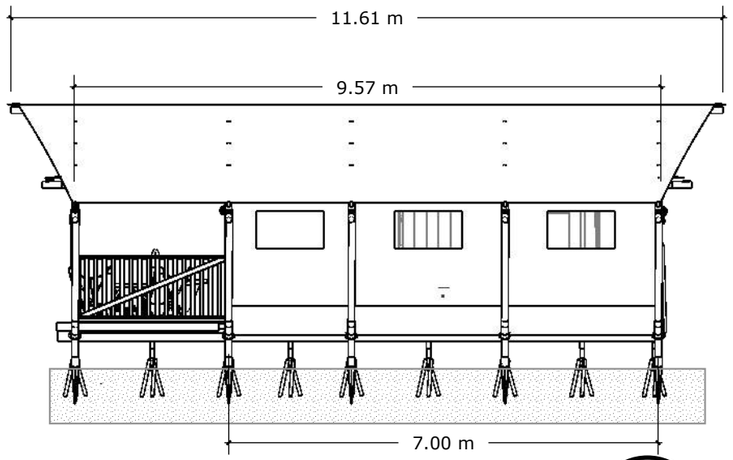
A3 - SCALE 1:100



Front elevation

1:100

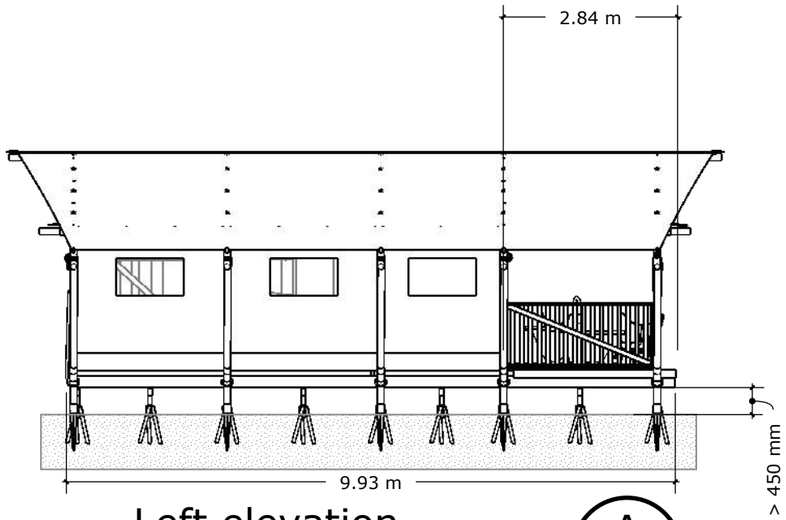
A 1



Right elevation

1:100

A 2

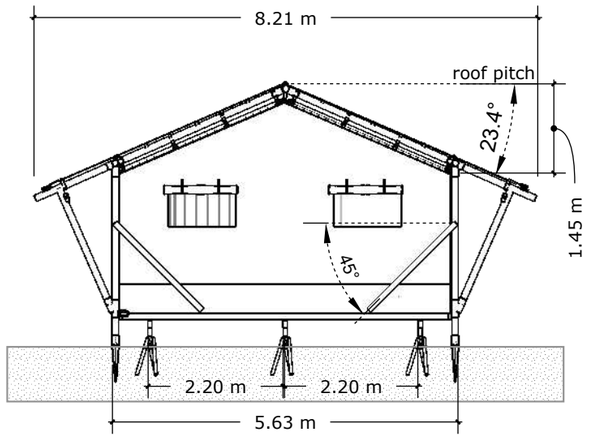


Left elevation

1:100

A 3

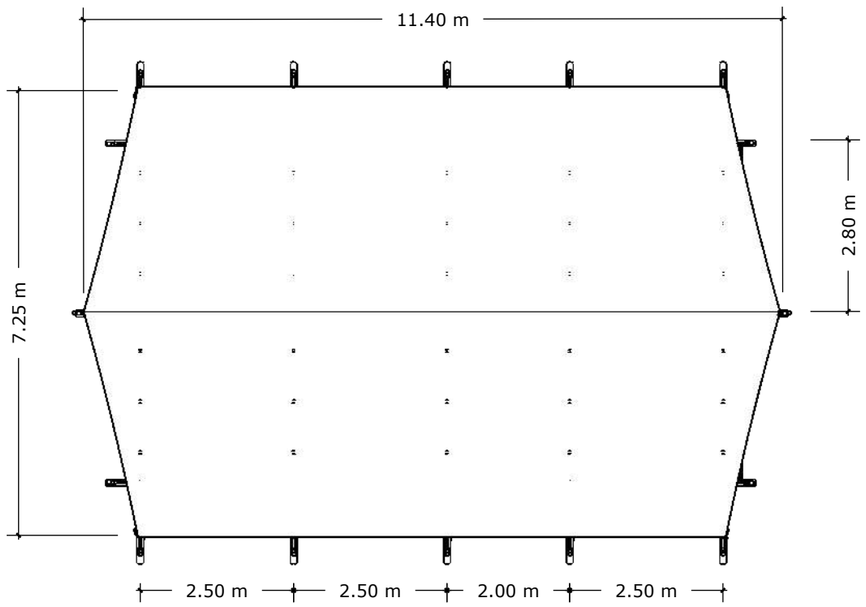
"The scale 1:100 on the drawing means that 1 unit on the drawing represents 100 units in real life. To measure the real-life length of an object on the drawing, measure the length on the drawing and multiply it by 100."



Rear elevation

1:100

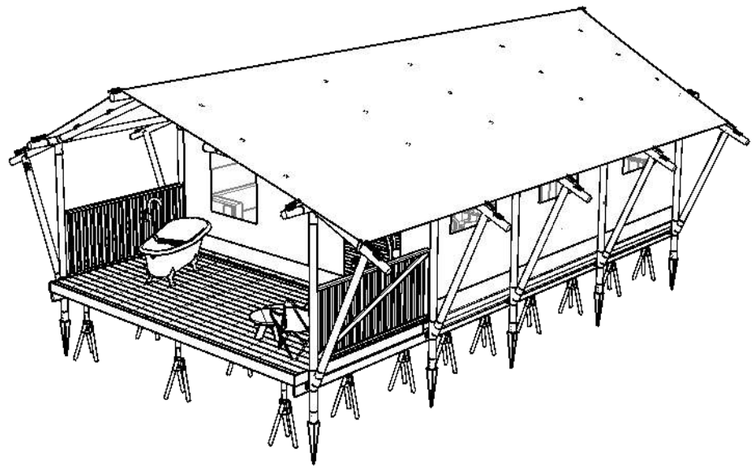
A 4



Top Elevation

1:100

A 5



Iso view

A 6

0m 10m

Safari Tent 38 - 1

Drawn by: D.A.J. van den Hurk

GLAMXPERIENCE

Accomodation type Safari Tent 38-1 Floorplan, Electric & Plumbing

REVISIONS

	MM/DD/YY	REMARKS
1	21 /03/23	Version 1.0
2	__/__/__	...
3	__/__/__	...
4	__/__/__	...
5	__/__/__	...

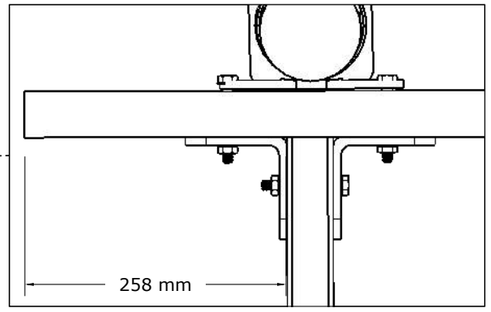
A 1

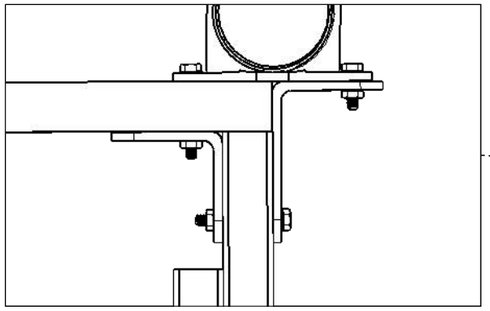
Safari Tent 38

Drawn by: D.A.J. van den Hurk

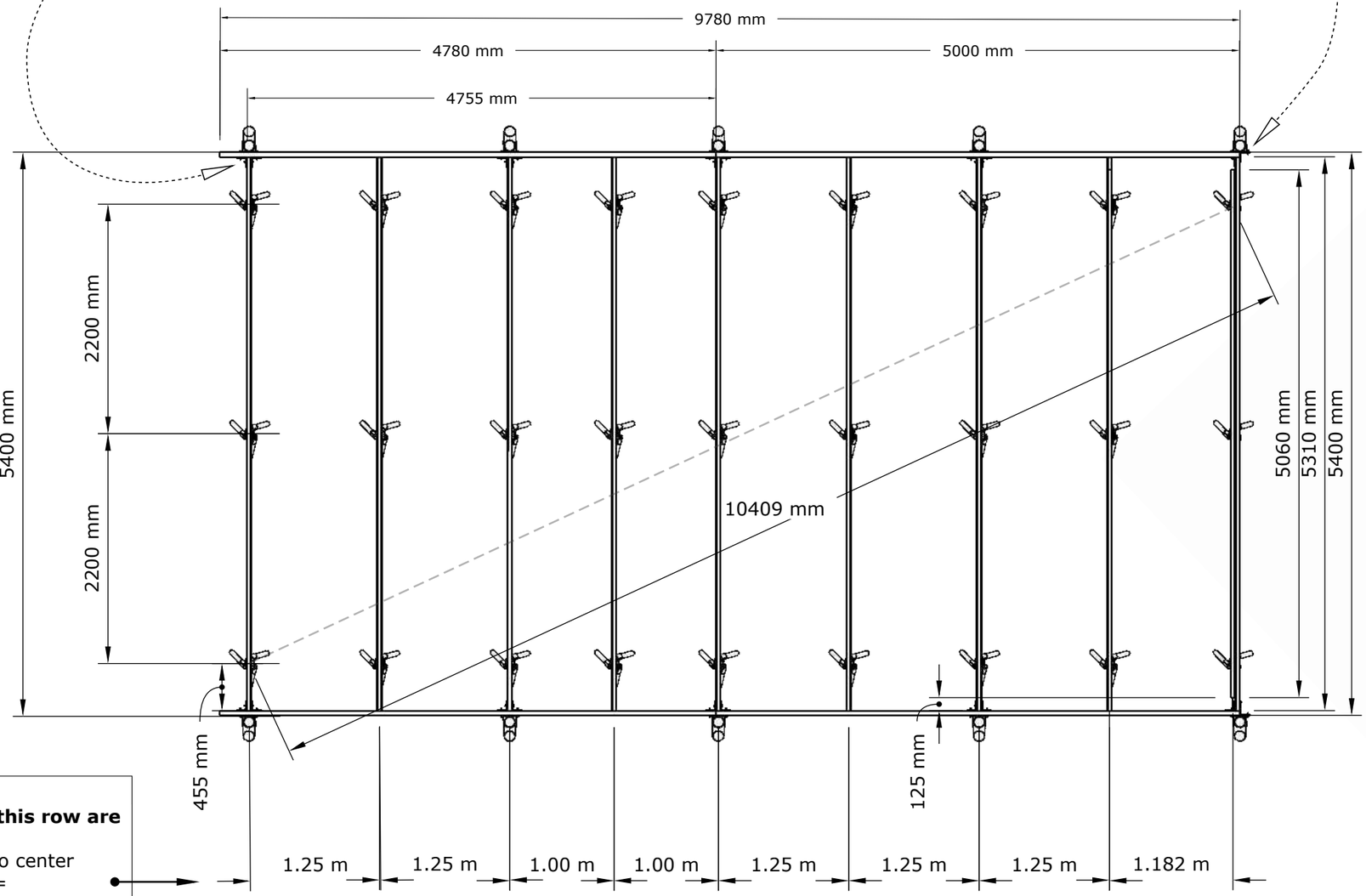
A3 - SCALE 1:50

Scaled anchor plan



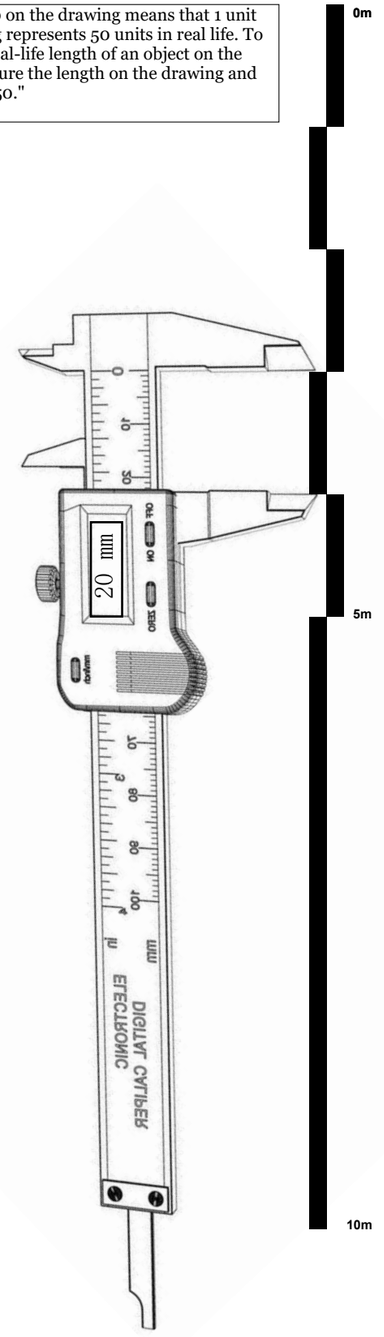


"The scale 1:50 on the drawing means that 1 unit on the drawing represents 50 units in real life. To measure the real-life length of an object on the drawing, measure the length on the drawing and multiply it by 50."



All sizes in this row are

center to center
=
start to start
=
end to end



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REVISIONS		
	MM/DD/YY	REMARKS
1	21/03/23	Version 1.0
2	__/__/__	...
3	__/__/__	...
4	__/__/__	...
5	__/__/__	...

A 2

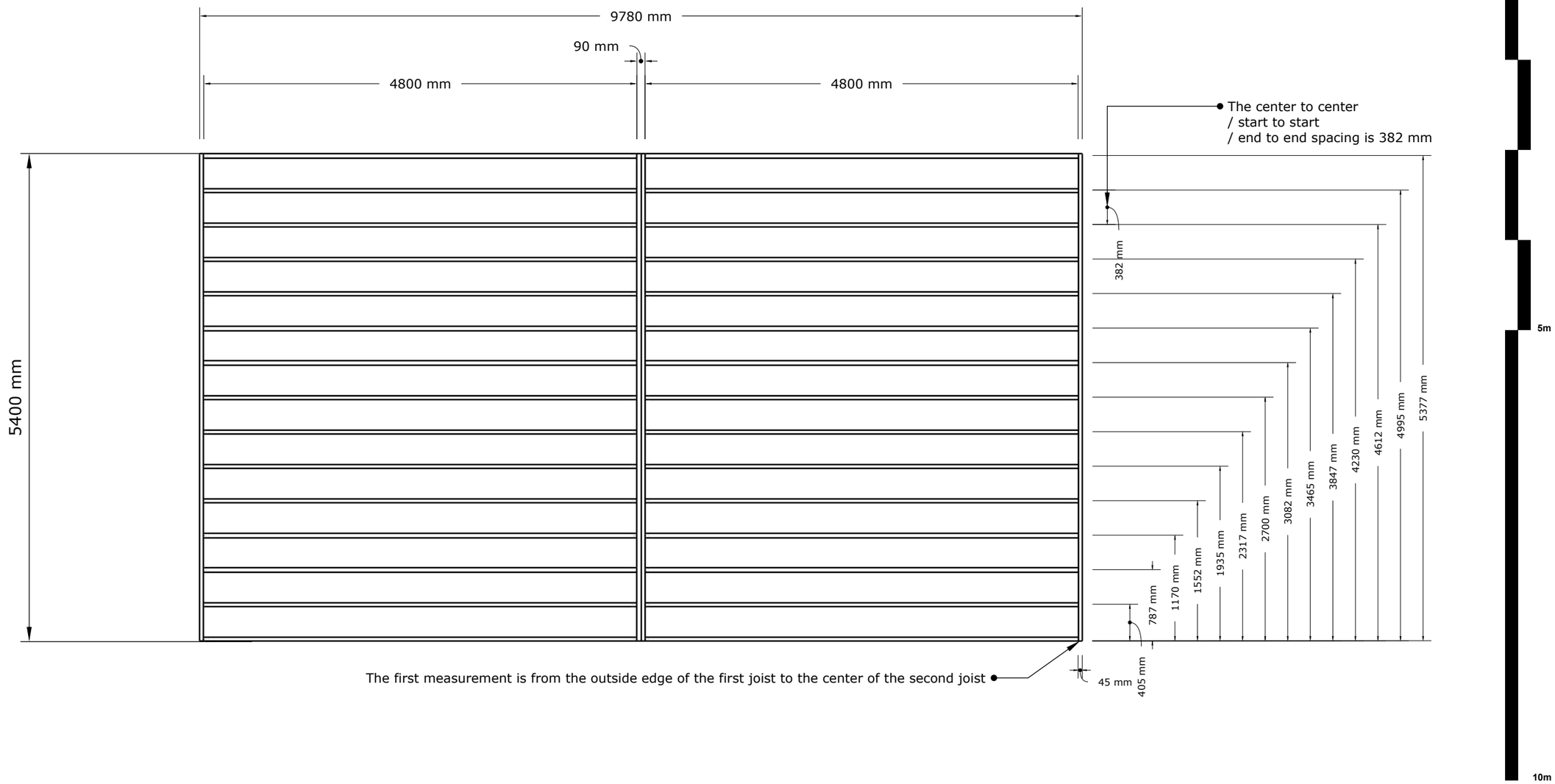
Safari Tent 38

Drawn by: D.A.J. van den Hurk

A3 - SCALE 1:50

Scaled Joist plan

"The scale 1:50 on the drawing means that 1 unit on the drawing represents 50 units in real life. To measure the real-life length of an object on the drawing, measure the length on the drawing and multiply it by 50."



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REVISIONS		
	MM/DD/YY	REMARKS
1	22 /03/23	Version 3.0
2	__/__/__	...
3	__/__/__	...
4	__/__/__	...
5	__/__/__	...

3

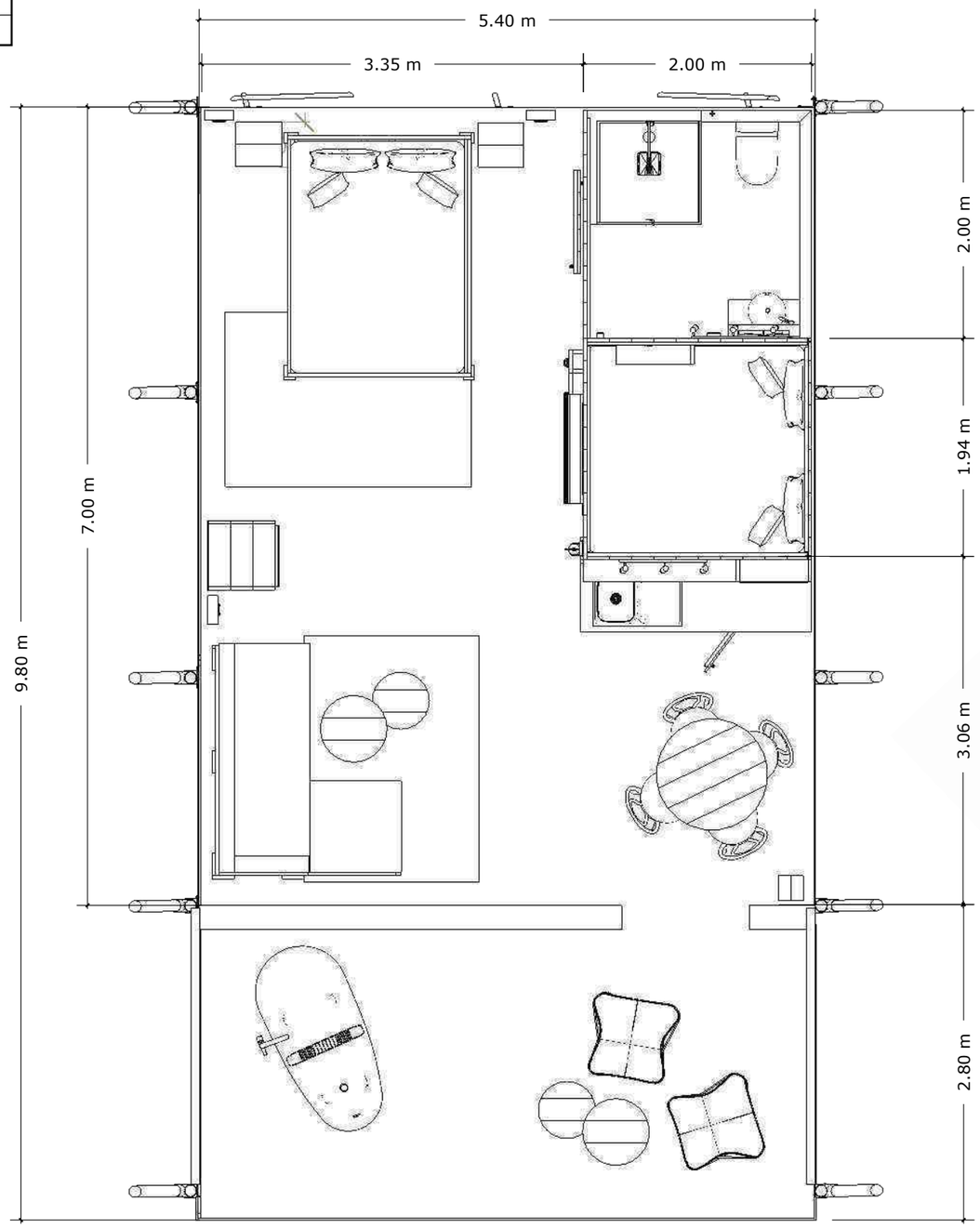
A

Safari Tent 38 - 1

Drawn by: D.A.J. van den Hurk

A3 - SCALE 1:50

Scaled floorplan & layout



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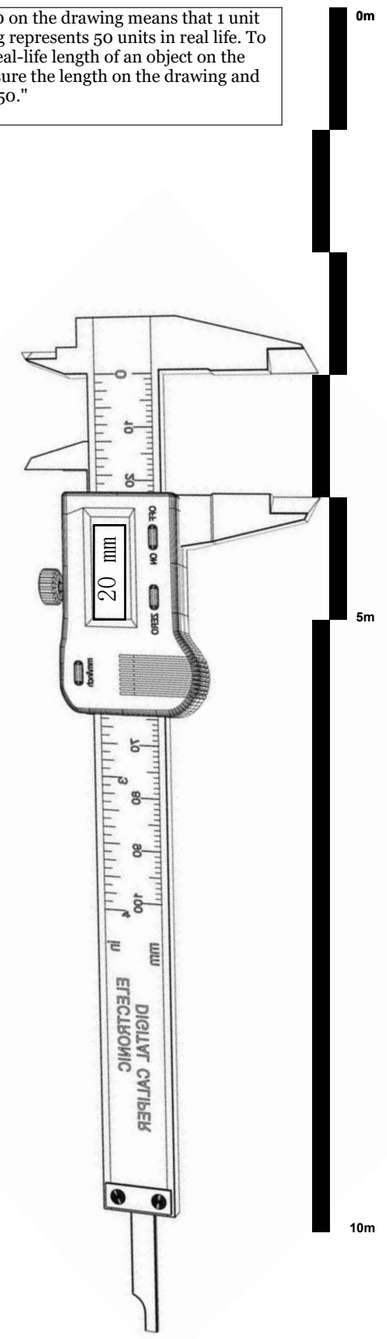

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1	21/03/23	Version 1.0
2	__/__/__	...
3	__/__/__	...
4	__/__/__	...
5	__/__/__	...

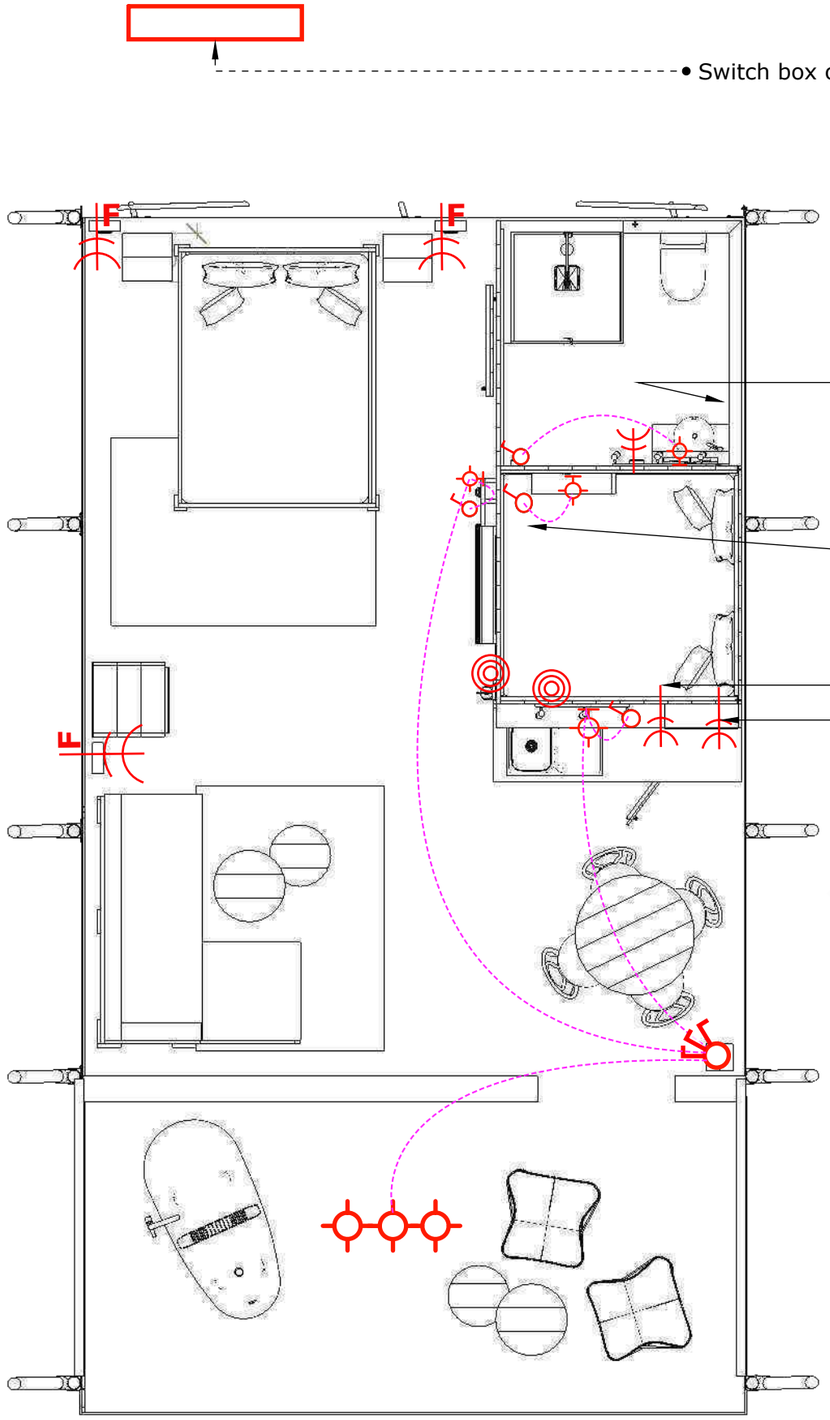
Safari Tent 38 - 1

Drawn by: D.A.J. van den Hurk

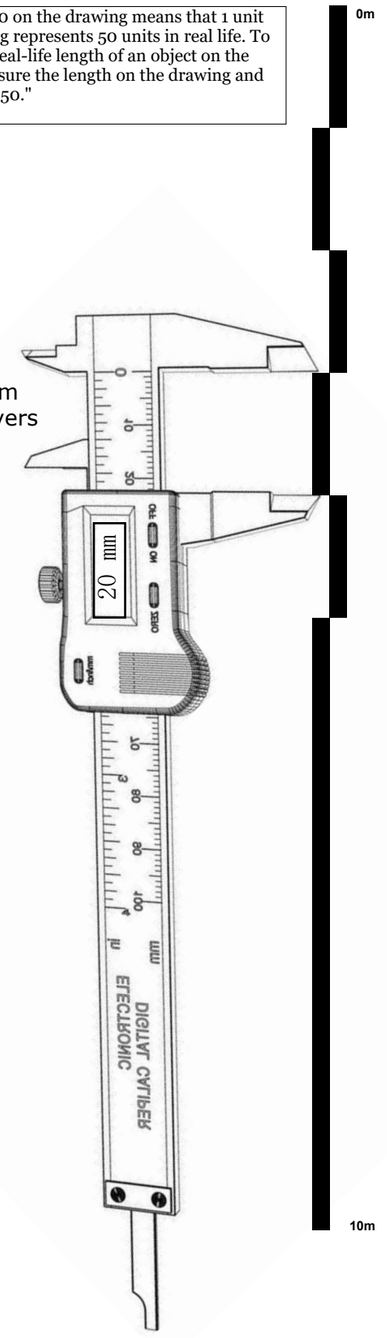
A3 - SCALE 1:50

Scaled electric plan

- GPO floor level wood enclosed
- Wall mounted light
- Single switch
- Double switch
- Triple switch
- Smoke detector
- Double GPO
- Fairy lights



"The scale 1:50 on the drawing means that 1 unit on the drawing represents 50 units in real life. To measure the real-life length of an object on the drawing, measure the length on the drawing and multiply it by 50."



GLAMXPERIENCE

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1	21/03/23	Version 1.0
2	__/__/__	...
3	__/__/__	...
4	__/__/__	...
5	__/__/__	...

5

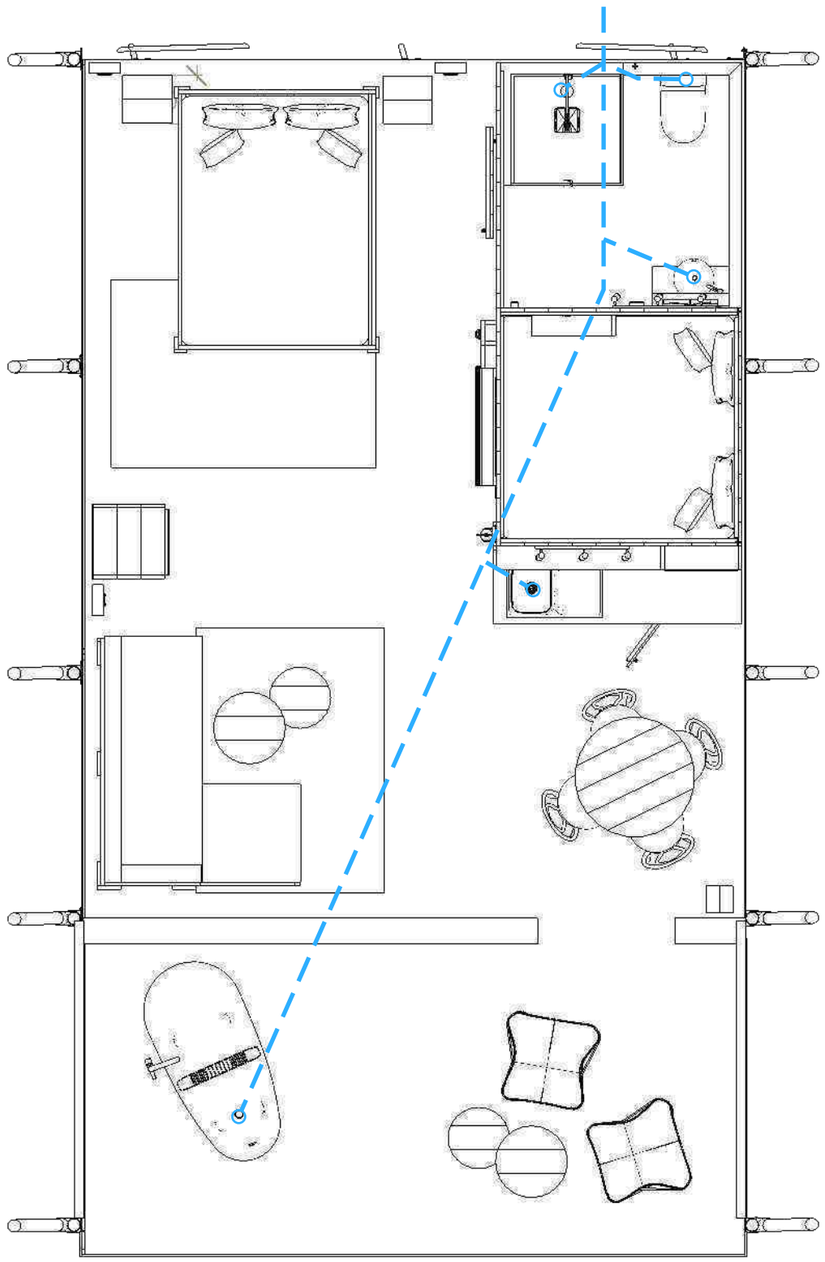
A

Safari Tent 38 - 1

Drawn by: D.A.J. van den Hurk

A3 - SCALE 1:50

Scaled sewage plan



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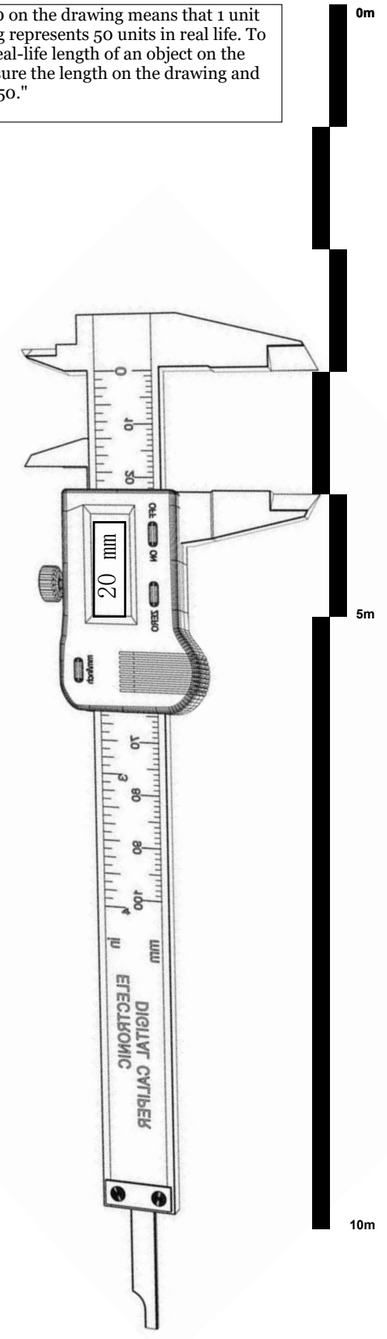

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2	__/__/__	...
3	__/__/__	...
4	__/__/__	...
5	__/__/__	...

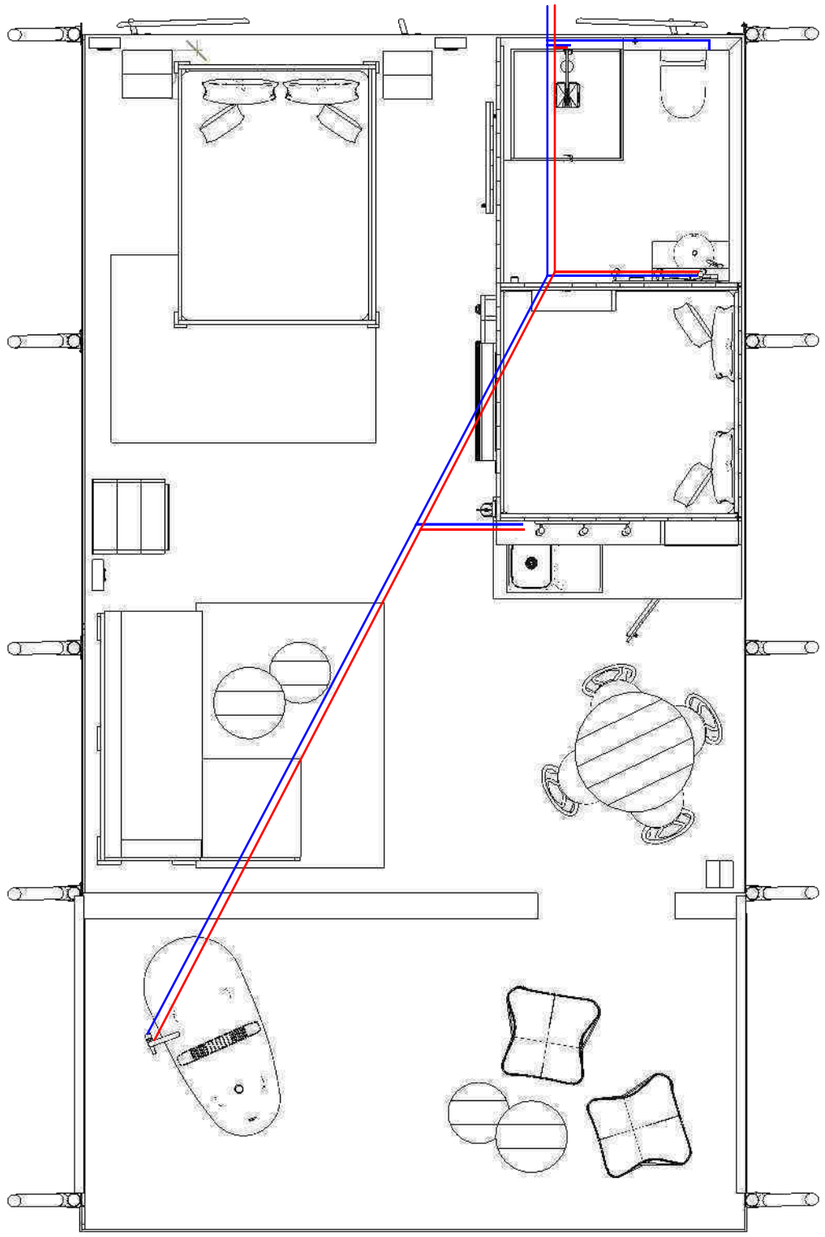
A 6

Safari Tent 38 - 1

Drawn by: D.A.J. van den Hurk

A3 - SCALE 1:50

Scaled water plan



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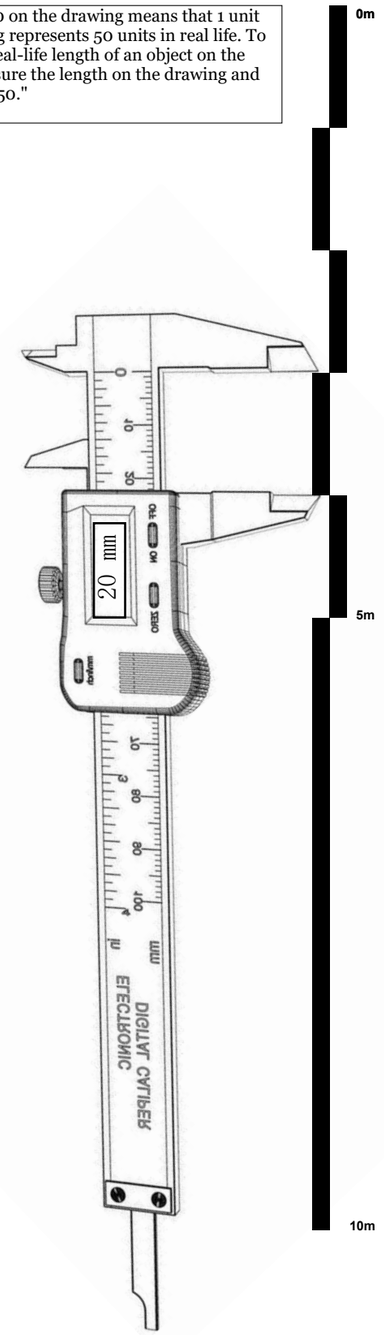


GLAMXPERIENCE

REVISIONS		
	MM/DD/YY	REMARKS
1	21/03/23	Version 1.0
2	__/__/__	...
3	__/__/__	...
4	__/__/__	...
5	__/__/__	...

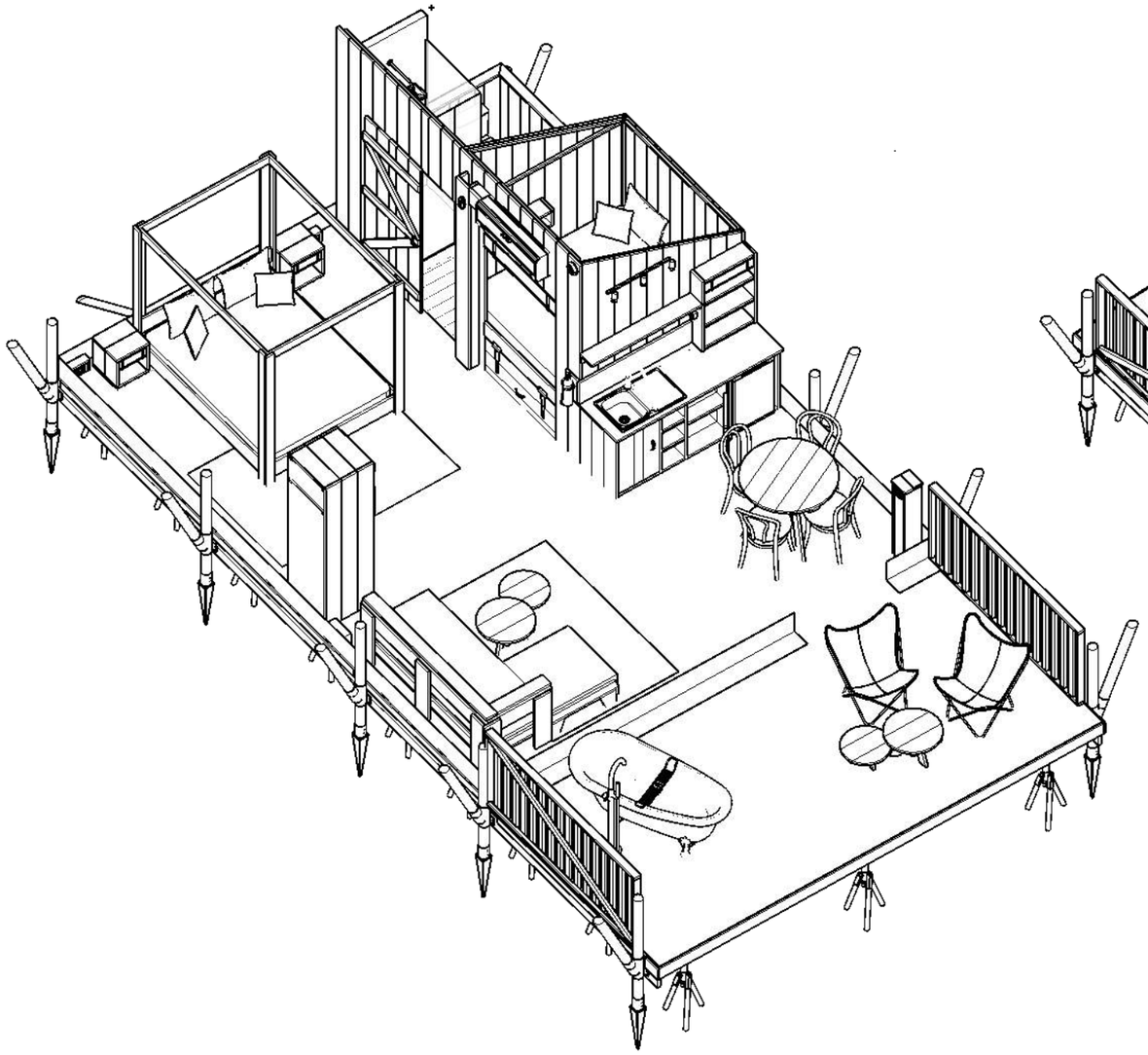
7

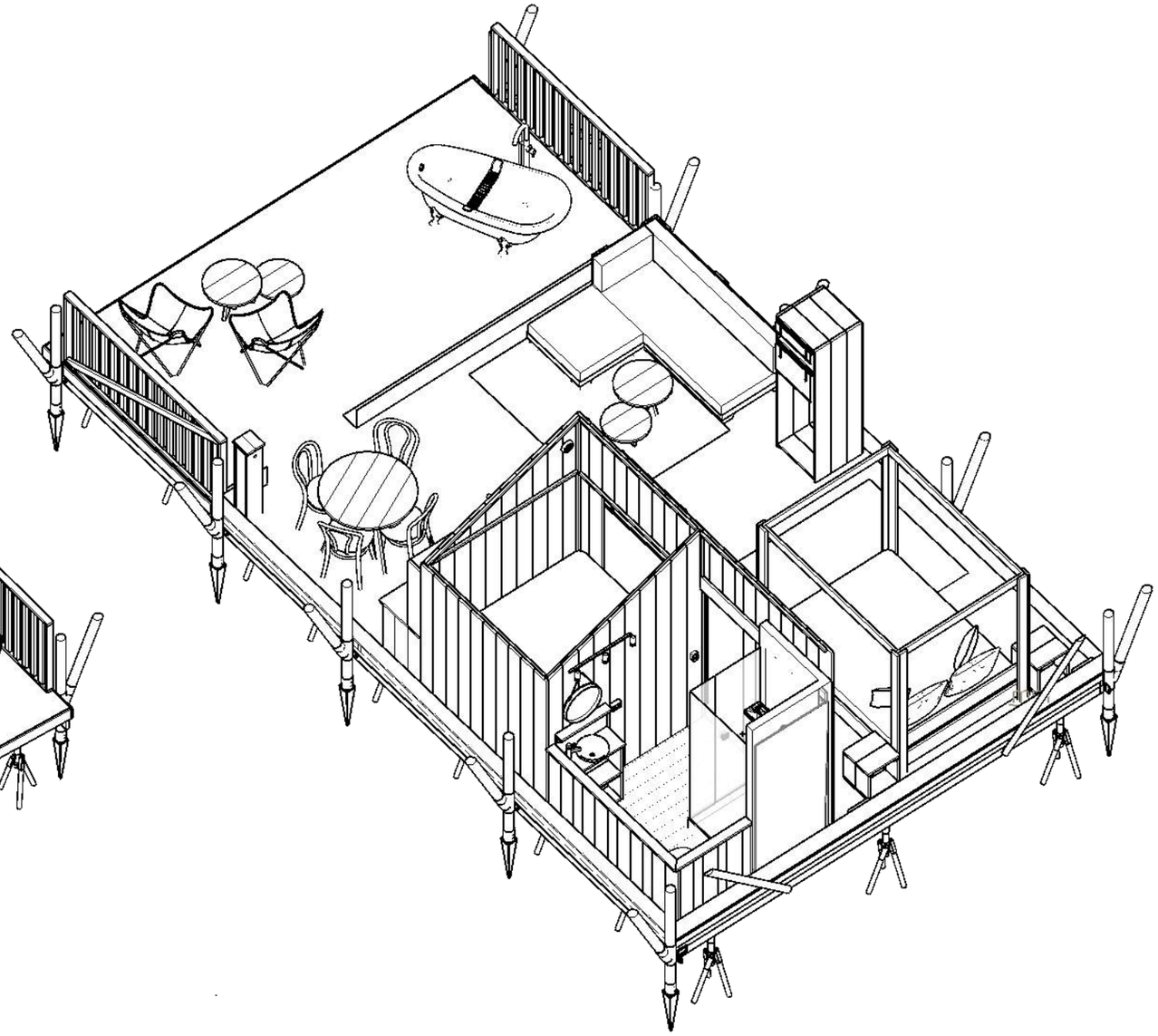
A

Safari Tent 38 - 1

Drawn by: D.A.J. van den Hurk

3d perspective layout





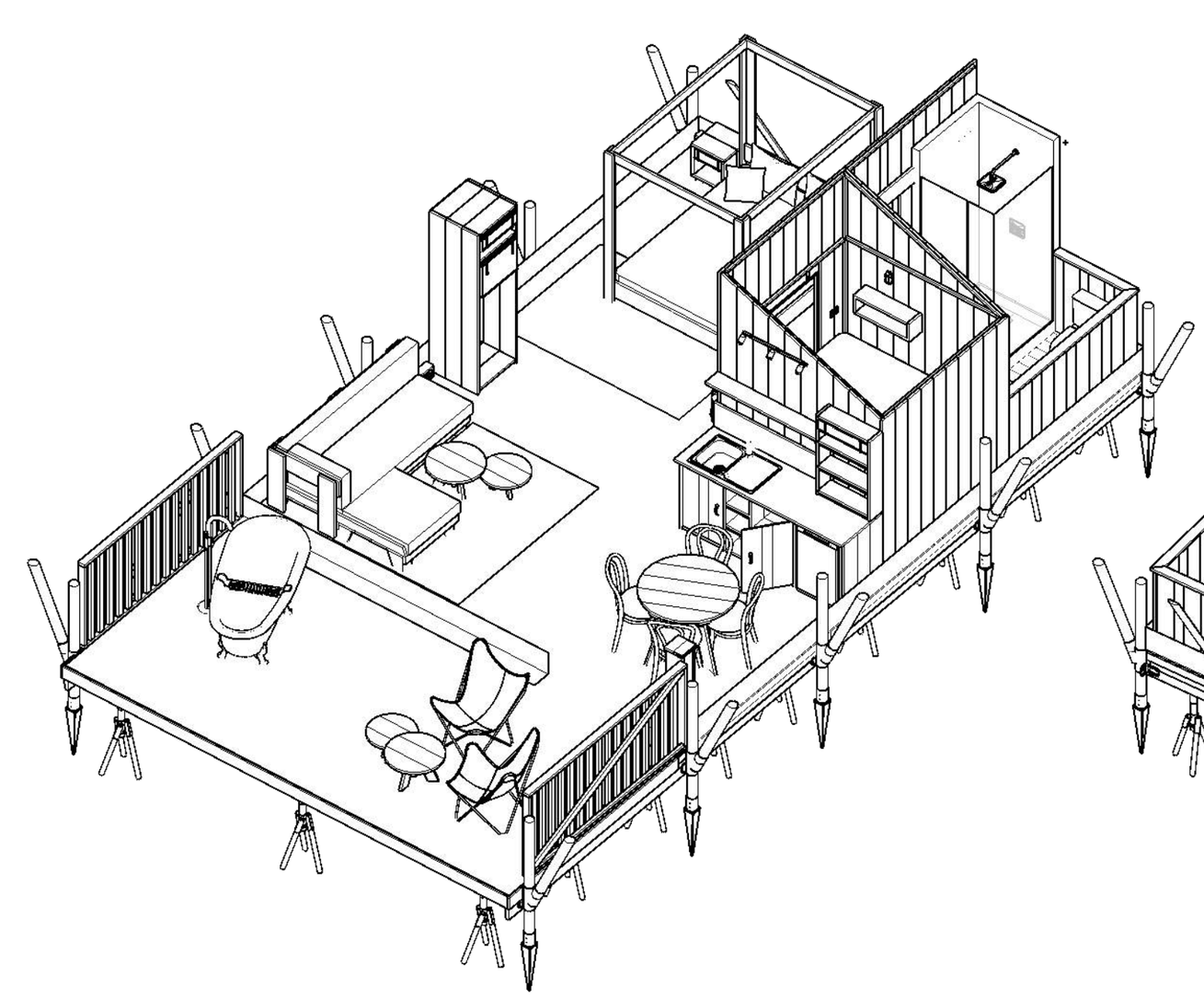
GLAMXPERIENCE

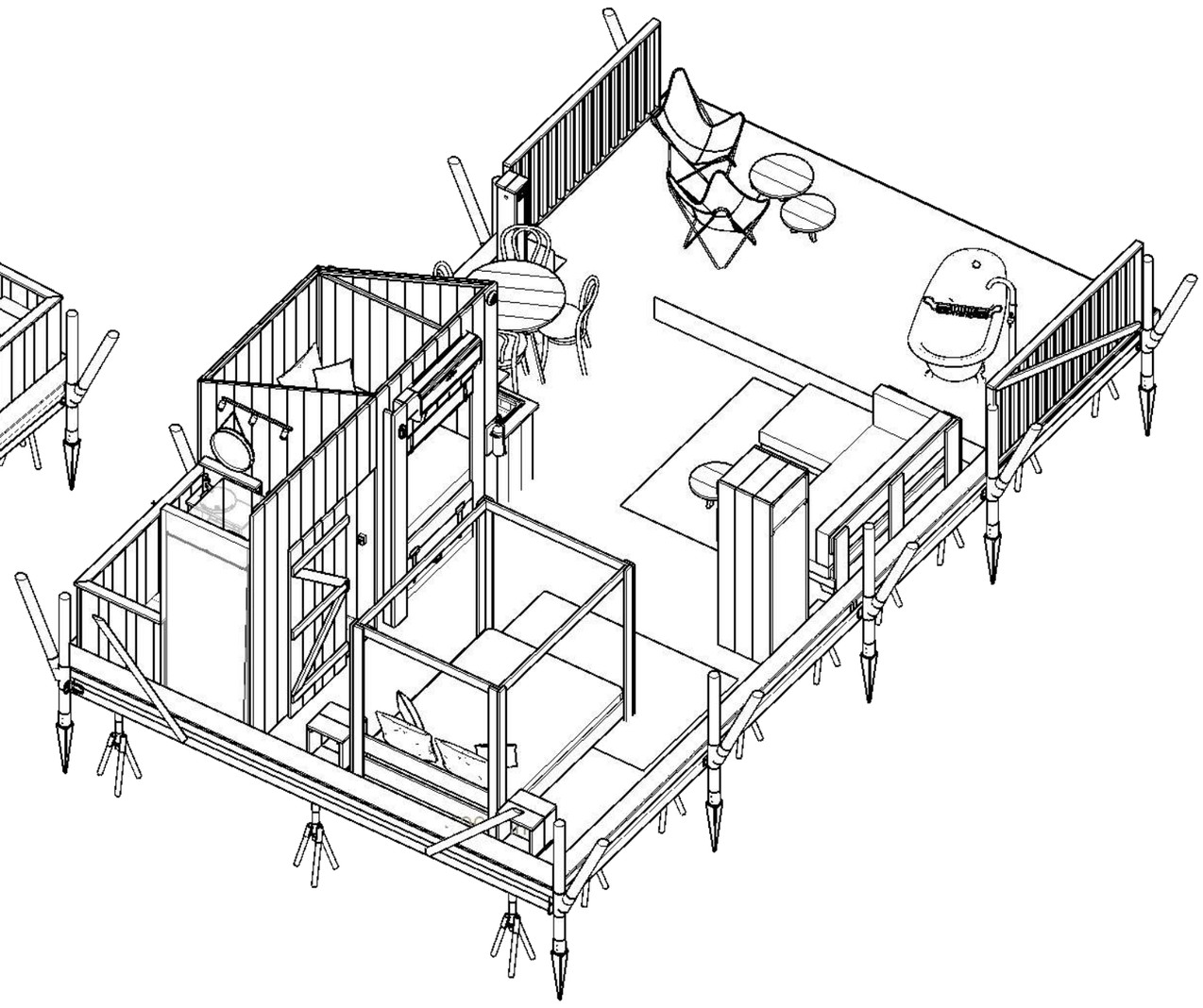
REVISIONS		
	MM/DD/YY	REMARKS
1	21/03/23	Version 1.0
2	__/__/__	...
3	__/__/__	...
4	__/__/__	...
5	__/__/__	...

A 8

Safari Tent 38 - 1
Drawn by: D.A.J. van den Hurk

3d perspective layout





GLAMXPERIENCE

REVISIONS		
	MM/DD/YY	REMARKS
1	23 /01/23	Version 1.0
2	__/__/__	...
3	__/__/__	...
4	__/__/__	...
5	__/__/__	...

A 9

St Helens Holiday Park

2 Penelope Street, St Helens, TAS 7216
Ph: 03 6376 1290
Freecall: 1300 559 745
Email: reception@big4sthelens.com.au
Web: www.big4sthelens.com.au

Wifi User Name: Big4 Guest
Wifi Password: 0363761290

Powered Evergreen Sites | Powered Sites | Powered Slab Sites | Ensuite Sites | Bunkhouse | Annual Sites | Cabins | Glamping Tents | Garbage | Parking | Emergency Assembly Point

6ty°

Postal Address
PO Box 63
Riverside
Tasmania 7250
W 6ty.com.au
E admin@6ty.com.au

Tamar Suite 103
The Charles
287 Charles Street
Launceston Tasmania
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57 Best Street
Devonport Tasmania
P (03) 6424 7161

6ty Pty Ltd
ABN 27 014 609 900

Designer
Chester Bullock - CC1633I

Citation Certification ISO 9001 Quality management system

PRELIMINARY - NOT FOR CONSTRUCTION

ISSUE	DATE	ISSUED FOR	REV.
01	04.03.25	INFORMATION	-

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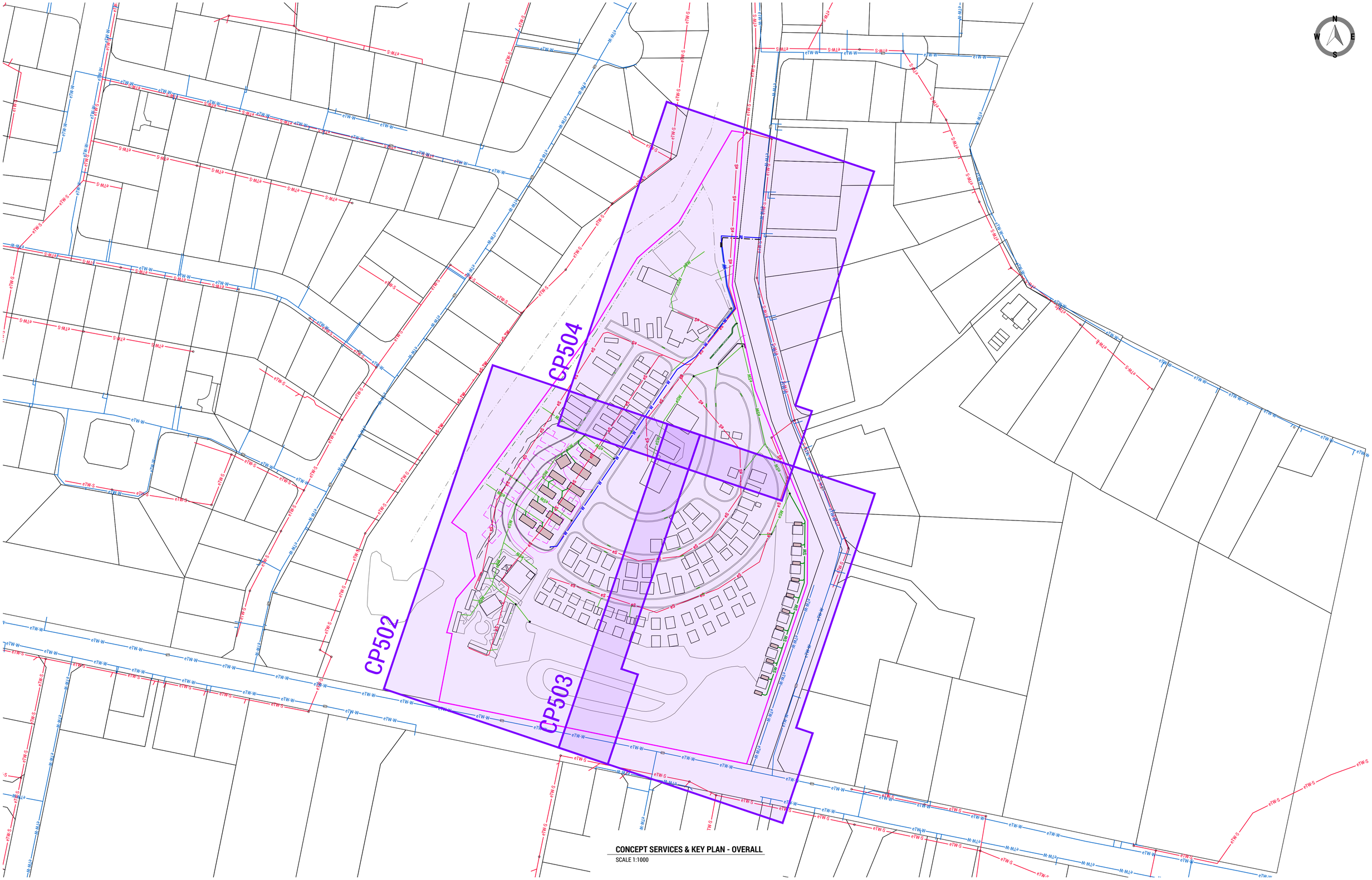
PROJECT: BIG 4 CARAVAN PARK
PROJECT: BOUNDARY IDENTIFICATION
AT: 2 PENELOPE STREET
AT: ST HELENS
FOR: P& T ROBINSON INVESTMENTS

DRAWING: BOUNDARY IDENTIFICATION PLAN- March 2024 Google Earth & 2022 listmap Aerial image

DESIGNED: DRAWN: CHECKED:

SCALES: 1:500 AT A0 SIZE DRAWING SHEET

PROJECT No. 23.238 DRAWING No. V01 REV. -



CONCEPT SERVICES & KEY PLAN - OVERALL

SCALE 1:1000

REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:
1	DEVELOPMENT APPROVAL - STW REVISIONS	JWS	02-04-25
0	DEVELOPMENT APPROVAL	JWS	18-02-25

STATUS: **PRELIMINARY / INFORMATION**

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APPROVED: - ACRED. No: - DATE: -

DESIGN BY:	JWS
DESIGN CHK:	RJ
DRAWN BY:	JWS
DRAFT CHK:	RJ

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Launceston TAS 7250
rarein.com.au
P. 03 6388 9200

CLIENT: **PLANS TO BUILD**

PROJECT: **BIG 4 HOLIDAY PARK - ALTERATIONS**

ADDRESS: **2 PENELOPE STREET, ST HELENS**

TITLE: **CONCEPT SERVICES & KEY PLAN - OVERALL**

SCALE: **1:1000** SHEET SIZE: **A1** DWGs IN SET: -

PROJECT No: **251026** DWG No: **CP501** REV: **1**

LEGEND
EXISTING STORM WATER MAIN
PROPOSED STORMWATER MAIN
EXISTING SEWER MAIN
EXISTING SEWER MAIN - TASWATER
PROPOSED SEWER MAIN
PROPOSED OPEN / SWALE / VEE DRAIN
EXISTING WATER MAIN
EXISTING WATER MAIN - TASWATER
PROPOSED WATER MAIN
MH-S SEWER MANHOLE
MH-SW STORMWATER MANHOLE
SEP-SW SIDE ENTRY PIT
GPx-SW GRATED PIT
GDx-SW GRATED DRAIN
EXISTING FIRE PLUG
EXISTING STOP VALVE
EXISTING WATER METER
EXISTING DAM
EXISTING STORMWATER DISCHARGES TO WATER COURSE TO BE REMOVED
EXISTING WATER COURSE
CONSTRUCT NEW ROCK LINED OPEN DRAIN. CUT-OFF EXISTING PIPED STORMWATER DISCHARGES TO DISCHARGE INTO NEW OPEN DRAIN. NEW OPEN DRAIN TO CONVEY FLOWS TO SINGLE SITE DISCHARGE POINT AND TO BE LOCATED WHOLLY WITHIN PROPERTY BOUNDARY.
EXISTING PERMANENT VAN SITES, STRUCTURES & ROADS DEMOLISHED
EXTG TITLE BOUNDARY
PROPOSED OPEN DRAIN
EXTG BED/BUNK UNIT
EXTG LAUNDRY
EXTG BIKE STORE
EXTG BIKE SHELTER
EXTG BIKE REPAIR SHELTER
EXTG CAMP KITCHEN
EXTG ABLUTIONS
EXISTING KITCHEN
eOPEN DRAIN
ePIT-SW
eDN150
eDN100
eDN225
eDN375 uPVC
eFP
4 x NEW CABINS
6 x NEW CABINS
NEW POD
EXISTING CABINS
EXISTING ACCESSIBLE WC & SHOWER FACILITY
INSTALL NEW DUAL HEAD FIRE HYDRANT
NEW CABINS TO BE CONNECTED TO EXISTING SITE SEWER AND WATER RETICULATION
DN100 PVC-O
EXISTING VAN SITES
EXISTING ENSUITES ROOF DRAINAGE DISCHARGES TO INTERNAL ROADWAY VEE DRAINS
EXISTING ENSUITE x 2
EXISTING CABINS/STRUCTURES ROOF DRAINAGE DISCHARGES TO INTERNAL ROADWAY VEE DRAINS & PITS, TYP.
EXISTING WATER CONNECTION TO REMAIN
eDN32 (25mm ID)
CONCEPT SERVICES PLAN - LOCAL - SHEET 1
SCALE 1:250

REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:
1	DEVELOPMENT APPROVAL - STW REVISIONS	JWS	02-04-25
0	DEVELOPMENT APPROVAL	JWS	18-02-25

STATUS: **PRELIMINARY / INFORMATION**

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DESIGN BY: JWS | DESIGN CHK: RJ | DRAWN BY: JWS | DRAFT CHK: RJ | DATE: -

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P. 03 6388 9200

CLIENT: PLANS TO BUILD
PROJECT: BIG 4 HOLIDAY PARK - ALTERATIONS
ADDRESS: 2 PENELOPE STREET, ST HELENS

TITLE: CONCEPT SERVICES PLAN - LOCAL - SHEET 1
SCALE: 1:250 | SHEET SIZE: A1 | DWGs IN SET: -
PROJECT No: 251026 | DWG No: CP502 | REV: 1

EXTG TITLE BOUNDARY

EXISTING WATER CONNECTION TO REMAIN

eDN32 (25mm ID)

eTW-W

eDN375 uPVC

eFP

EXISTING VAN SITES

EXISTING CABINS

eDN150

eS

eSW

EXISTING ENSUITE x 2

EXISTING ENSUITES ROOF DRAINAGE DISCHARGES TO INTERNAL ROADWAY VEE DRAINS

EXISTING CABINS/STRUCTURES ROOF DRAINAGE DISCHARGES TO INTERNAL ROADWAY VEE DRAINS & PITS, TYP.

eDN100

EXISTING CABINS

EXISTING VAN SITES

EXISTING CABINS

eDN100

EXISTING VAN SITES

eSW

eMH

ePIT-SW

EXISTING CABINS/STRUCTURES ROOF DRAINAGE DISCHARGES TO INTERNAL ROADWAY VEE DRAINS & PITS, TYP.

NEW ENSUITES TO BE CONNECTED TO EXISTING SITE SEWER AND WATER RETICULATION

ENSUITE

EXISTING VAN SITES

ENSUITE

ENSUITE

ENSUITE

EXISTING VAN SITES

ENSUITE

SW

DN150

EXTG TITLE BOUNDARY

eDN50 POLY

eTW-W

eFP

eDN100 uPVC

eTW-S

eDN150 uPVC

eFP

eDN150 uPVC

LEGEND

eSW	EXISTING STORM WATER MAIN
SW	PROPOSED STORMWATER MAIN
eS	EXISTING SEWER MAIN
eTW-S	EXISTING SEWER MAIN - TASWATER
S	PROPOSED SEWER MAIN
	PROPOSED OPEN / SWALE / VEE DRAIN
eW	EXISTING WATER MAIN
eTW-W	EXISTING WATER MAIN - TASWATER
W	PROPOSED WATER MAIN
MH-S	SEWER MANHOLE
MH-SW	STORMWATER MANHOLE
SEP-SW	SIDE ENTRY PIT
GPx-SW	GRATED PIT
GDx-SW	GRATED DRAIN
eFP	EXISTING FIRE PLUG
eSV	EXISTING STOP VALVE
eM	EXISTING WATER METER

N W E S

CONCEPT SERVICES PLAN - LOCAL - SHEET 2

SCALE 1:250

REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:
1	DEVELOPMENT APPROVAL - STW REVISIONS	JWS	02-04-25
0	DEVELOPMENT APPROVAL	JWS	18-02-25

STATUS: **PRELIMINARY / INFORMATION**

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APPROVED: - ACRED. No: - DATE: -

DESIGN BY: JWS
DESIGN CHK: RJ
DRAWN BY: JWS
DRAFT CHK: RJ

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Launceston TAS 7250
rarein.com.au
P. 03 6388 9200

CLIENT: PLANS TO BUILD

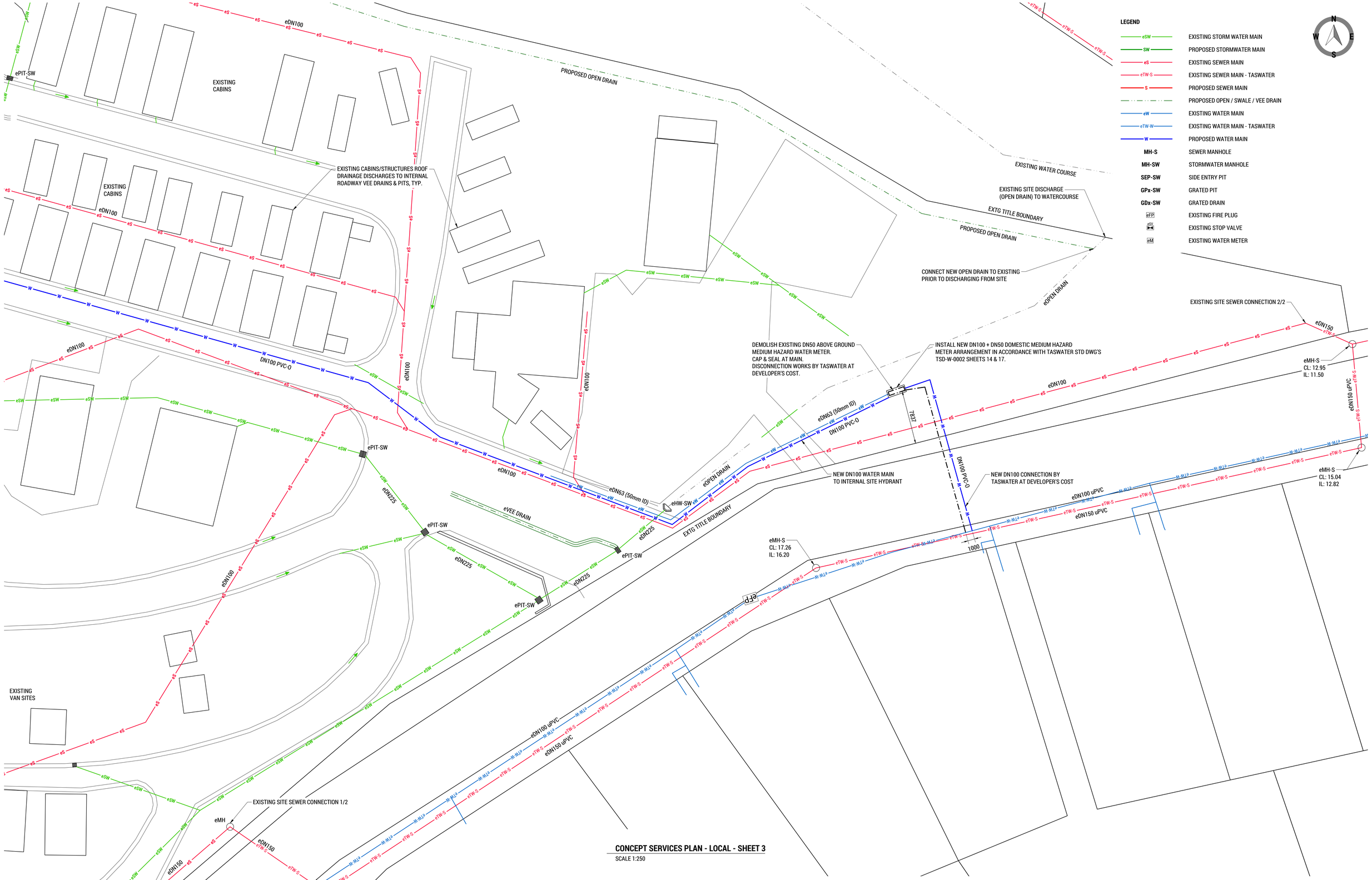
PROJECT: BIG 4 HOLIDAY PARK - ALTERATIONS

ADDRESS: 2 PENELOPE STREET, ST HELENS

TITLE: CONCEPT SERVICES PLAN - LOCAL - SHEET 2

SCALE: 1:250 SHEET SIZE: A1 DWGs IN SET: -

PROJECT No: 251026 DWG No: CP503 REV: 1



CONCEPT SERVICES PLAN - LOCAL - SHEET 3

SCALE 1:250

REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:
1	DEVELOPMENT APPROVAL - STW REVISIONS	JWS	02-04-25
0	DEVELOPMENT APPROVAL	JWS	18-02-25

STATUS: **PRELIMINARY / INFORMATION**

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DESIGN CHK: RJ
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DRAFT CHK: RJ
DATE: -

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P. 03 6388 9200

CLIENT: PLANS TO BUILD

PROJECT: BIG 4 HOLIDAY PARK - ALTERATIONS

ADDRESS: 2 PENELOPE STREET, ST HELENS

TITLE: CONCEPT SERVICES PLAN - LOCAL - SHEET 3

SCALE: 1:250 SHEET SIZE: A1 DWGs IN SET: -

PROJECT No: 251026 DWG No: CP504 REV: 1

14/05/2025

ATT: General Manager

RE: Visitor Accommodation – Retrospective Approval of Cabins, Glamping Structures and Ensuites 2 Penelope St, St Helens- Response to FIR dated 9th March 2025

1. Crown Land Application Lodged –Crown Consent required, based on a Single DA application for all works on Crown Land, amended application form provided.

2. Description of works Table: UPDATED

BIG 4 , ST HELENS HOLIDAY PARK - EXISTING STRUCTURES	BIG 4 , ST HELENS HOLIDAY PARK - NEW STRUCTURES	BIG 4 , ST HELENS HOLIDAY PARK - REMOVED STRUCTURES
Reception Building	Mountain Biking-	15 Premanent Sites (Annual)
24 Cabins	(Structures- As below)	6 Powered
Indoor play centre & cinema	12 Bed Bunk Houses	
Playground	Bike Repair Shelter	
BBQ Area	Bike Shelter	
Jumping Pillow		
Common Laundry, Bathroom Male & Female showers	Glamping (As Below)	
25 powered sites	6 Glamping Tents	
22 Evergreen Powered Sites	Carpak 14 - Spaces- Concrete Surface	
16 Powered slab sites		
2 ensuites	Cabins (As Below)	
49 Annual sites	11 New cabins	
Camp Kitchen		
Tv room	Ensuites	
Access toilet	15 Ensuite Structures	
Unpowered Camp Area/ Grounds		

3. The Parking provides is to service both the mountain bike parking and the Glamping. The surface of the carpark is concrete- 14 parks are provided. As part of this application additional overflow parking (Gravel surface) is being proposed as marked on the drawings.

4. Amended plans provided

5. Amended plans provided.

6. Amended plans & Documentation provided. A new Stormwater connection is being proposed for the site in consultation with the project engineer and BoDC.

Level 2, 93 York Street, Launceston TAS 7250
Tel: 6388 9287 | Mob: 0400 655 771 | Email: leigh@planstobuild.com.au

7. TasWater Span now received.

8. a.

   8.3.2 -General Residential Zone – Visitor Accommodation – Permitted Use, Existing Caravan Park. The cabins will be used for short term holiday stay within an existing caravan park and as such are deemed to meet the acceptable solutions of the standards and scheme. Landscaping and screening have been provided to maintain the privacy to adjoining properties. The Park has been operating for many years with no major Noise issues or complaints. The scale of the current buildings on the site are residential in scale. No new entry or exit access points are being proposed to the site to reduce any impact on the safety and efficiency of the local road network, with signage located to direct, no right of ways are impacted by park users.

   b.

   23.0- Environmental Management Zone

   23.3.1 – A Natural Values report is currently being prepared for the works that have been carried within this Zone.

   c.

   C2.0 Parking and sustainable Transport Code

   Parking Space Requirements – Refer to Table below - (also park Site map attached)

   - 1 car space per 200m of floor area or 500m2 of the site
   - 1 Bike space per 1000m2 of floor area or 500m2 of the site
   - Visitor Accommodation – 1 space per Unit, tent or caravan site, or 1 space per 4 beds.
   - Internal Roads are 2 – way and sealed & drained (either bitumen or concrete) with an overflow parking area which is sealed/ coated gravel.

Level 2, 93 York Street, Launceston TAS 7250
Tel: 6388 9287 | Mob: 0400 655 771 | Email: leigh@planstobuild.com.au

Parking Table

BIG 4 , ST HELENS HOLIDAY PARK - EXISTING PARKING		BIG 4 , ST HELENS HOLIDAY PARK - NEW PARKING		BIG 4 , ST HELENS HOLIDAY PARK -RE-ALLOCATED PARKING
Reception Building	x 7 PARKS	Mountain Biking-		15 Premanent Sites (Annual)
24 Cabins	x 24 PARKS	(Structures- As below)		6 Powered
Indoor play centre & cinema	x 1 PARK	12 Bed Bunk Houses	x 8 PARKS	
Playground		Bike Repair Shelter		
BBQ Area		Bike Shelter		
Jumping Pillow				
Common Laundry, Bathroom Male & Female showers		Glamping (As Below)		
25 powered sites	x 25 PARKS	6 Glamping Tents	x 6 PARKS	
22 Evergreen Powered Sites	x 22 PARKS	Carpak 14 - Spaces- Concrete Surface		
16 Powered slab sites	x 16 PARKS			
2 ensuites	x 1 PARK	Cabins (As Below)		
49 Annual sites	x 49 PARKS	11 New cabins	x 11 PARKS	
Camp Kitchen				
Tv room		Ensuites		
Access toilet		15 Ensuite Structures	x 15 PARKS	
Unpowered Camp Area/ Ground (Informal	1 PARK PER SITE			
TOTAL Parks - Min 150 Parks + Overflow Parking (O/F)		**Additional 14 x Parks = (164) Total + O/F**		**21 x Re-Allocated Parks**

Secure Bike Storage is also provided on site.

d

C3.0 Road and Railway Assets Code

Its is deemed that the addition of 14 new carparks + any seasonal/ peak demand overflow parking will not require any new Junctions, intersections and or crossings to enter or exit the site. The existing vehicle entry / exit is divided into three lanes two entry lanes with one lane exit to control traffic movements. Service and staff vehicles can also access the site via a private entry just north of the main park entry.

e

A Natural Values report is currently being prepared for the works that have been carried within this Zone.

f. Refer to RARE Engineering BRE- 2.0 Response, Refer attached.

Level 2, 93 York Street, Launceston TAS 7250
Tel: 6388 9287 | Mob: 0400 655 771 | Email: leigh@planstobuild.com.au

Site Entry Photo.

Yours Sincerely,

Leigh Dell
Building Designer
0400 655 771
14/05/2025

Level 2, 93 York Street, Launceston TAS 7250
Tel: 6388 9287 | Mob: 0400 655 771 | Email: leigh@planstobuild.com.au

22-24 Paterson Street
Launceston, TAS 7250

P. 6388 9200

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Our Ref: 251026

2nd April 2025

Plans to Build
Suite 1, Level 2, 93 York Street
Launceston TAS 7250

ATTENTION: L DELL

Dear Leigh

RETROSPECTIVE APPROVAL OF CABINS, GLAMPING STRUCTURES & ENSUITES – BIG 4 HOLIDAY PARK – 2 PENELOPE STREET, ST HELENS – STORMWATER ENGINEERING LETTER

The following information is provided in conjunction with Rare concept project drawings 251026-DWG-C_250402 to inform the planning application for the alterations at the Big 4 Holiday Park at 2 Penelope Street, St Helens.

Revised project drawings have been provided which show both the existing stormwater infrastructure within the site as well as proposed works. The site's existing stormwater connection is via an existing open drain located at the low point of the site at the eastern end which discharges into the adjacent watercourse. The structures within the site are predominantly drained via an underground reticulated stormwater system with connection from each structure typically via either direct piped connection or by surface discharge onto the existing internal road network and subsequent capture by stormwater pits. The site predominantly drains towards the existing site's entrance where it leaves the piped network into a private open drain located entirely within the property before ultimately discharging into the adjacent watercourse.

Several other newer existing discharges within the site are currently present which drain several structures and internal roads located along the northern side of the site. These discharges include three piped outlets to the adjacent watercourse. It is proposed to remove these piped discharges as part of the proposed works and to redirect flows via a new open drain wholly within the site to the existing site low point and open drain discharge location. This ensures that the site continues to use it's existing single point of discharge to the public stormwater system.

Recent correspondence from Break O'Day Council has indicated possible future works within Penelope St to construct underground piped stormwater infrastructure. Council have indicated that a new connection may be able to be provided to such a system in the future near the site's existing entrance. At this point in time, no formal design has been provided on this system and so it is unable to be confirmed if such a connection would allow for full capture of the existing Big 4 site. It is noted that several existing developed areas of the site to the right of the park entrance fall away from the road and towards the existing point of discharge (open drain and creek) and may not be able to be drained back up to such a connection.

It is proposed to maintain the existing drainage discharge at the low point of the site via open drain to the adjacent creek.

Distribution
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Launceston, TAS 7250

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Planning Requirements

The following Break O'Day Council Local Provisions are relevant to the proposed stormwater works for the development site.

BRE-S2.0 Stormwater Management Specific Area Plan
BRE-S2.7 Development Standards for Buildings and Works

BRE-S2.7.1 Stormwater Management

Objective: That development provides for adequate stormwater management.	
Acceptable Solutions	**Performance Criteria**
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 other than the public stormwater system.	**P1** Development must be capable of accommodating an on-site stormwater management system adequate for the development, having regard to: (a) topography of the site; (b) the size and shape of the site; (c) soil conditions; (d) any existing buildings and any constraints imposed by existing development on the site; (e) any area of the site covered by impervious surfaces; (f) any watercourses on the land; (g) stormwater quality and quantity management targets identified in the State Stormwater Strategy 2010; and (h) any advice from a suitably qualified person on the seasonal water table at the site, risks of inundation, land instability or coastal erosion.

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Response:

A1

The proposed development is capable of connecting to the public stormwater system and will ensure all flows from the proposed structures and proposed developed areas of the site are directed to the existing single point of discharge. The existing open drain and single connection point discharges to the adjacent creek which is considered part of the public stormwater system in accordance with the Urban Drainage Act 2013. Acceptable Solution A1 (a) is satisfied.

Should you have any further queries please do not hesitate to contact us.

Yours Faithfully,

Jack Saunders
Civil Engineer
B Eng (Civil)

Distribution
– Building Designer Leigh Dell – leigh@planstobuild.com.au
– File Copy Launceston

Natural Assets Report

Report for: **Crown Land -Big 4 Caravan Park St Helens**

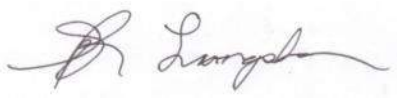
Property Location: **Penelope Street, St Helens**

Prepared by: Scott Livingston
Livingston Natural Resource Services

Date: 16th May 2025
Version 3

Client:	P & T Robinson Investments Pty Ltd
Property identification	Crown Land Lot 1 Penelope Street, St Helens CT 173841/1, PID 9458235 Current zoning is General Residential (Tasmanian Planning Scheme - *Break O' Day* Big 4 Caravan Park CT 173840/1, PID 9556547 2 Penelope Street, St Helens Current zoning is General Residential (Tasmanian Planning Scheme - *Break O' Day*.
Proposal:	Retrospective approval for clearing and infrastructure development on Crown land CT 173841/1,

Assessment by:
Scott Livingston,



Master Environmental Management,
Forest Practices Officer (Planning)
Natural Resource Management Consultant.

Contents

Introduction

Break O'Day Council has requested a report addressing issues relating to the clearing of vegetation on Crown Land CT 173841/1, Lot 1 Penelope Street, ST Helens, undertaken as part of expansion of visitor accommodation (Glamping Tents) in the southern portion of The Big 4 Caravan Park, CT 173840/1, 2 Penelope St, St Helens. Council have also requested information in relation Natural Assets and to potential impact on storm water infrastructure. This report addresses Environmental Management Zone 23.4.4 Vegetation Management, the Natural Assets Code and potential storm water impacts from the development on the crown lot (EMZ) only and does not consider the wider development within the private property.

Description

The Crown land lot extends north from Falmouth Street to The Tasman Hwy. Land to the west is developed residential area. Land to the north is the Tasman Hwy, with light industrial development and Georges Bay further north. Land to the east in the northern half is Penelope St and residential area, the Big 4 Caravan Park is on the eastern boundary in the southern portion. Land to the south is a mosaic of cleared land, residential areas with some native vegetation retention, there is an area of open space with the majority of the area zoned general residential.

An area of Crown land to the northeast of the recent clearing was previously transferred to the Big 4 Lot. There appears to be a discrepancy between the boundary flagged (taped) at the time of boundary adjustment and the recently surveyed boundary.

The recent development area on the crown land lot is around 900m2 and extends around 25m at he widest point from the surveyed lot boundary to the clearing edge. Google Earth imagery from 2007 shows around 700m2 being cleared at that time. The recent clearing is around 200m2, 10m at the widest point, and appears to have contained a single eucalypt and judging from the adjacent uncleared vegetation a mixed understorey of predominately *Melaleuca ericafolia and* abundant weed species, with an unknown portion possibly maintained under the eucalypt canopy. A Glamping Tent has been erected within the previously cleared area with landscaped areas, lawns and with pathways across the recently and previously cleared areas. Underground infrastructure such as sewer and storm water on the site will be shown in drawings by RARE consulting engineers.

The cleared area on Crown Land lot is mapped as Priority Vegetation Area, portions of the uncleared Crown Land lot are mapped as a 20m wide watercourse and coastal protection area. None of the recent or past clearing is within that Watercourse overlay.

A desktop assessment was undertaken followed by a field inspection on the 26th March 2025.

Methods

A Natural Values Atlas datasets were accessed from the Natural Values Atlas website on 24/3/2025. This report covers know threatened species sightings within 5km and fauna species whose predicted range boundaries overlay the site.

The assessment of the site, given its small area and cleared status was all of the site, with some over boundary and upstream areas viewed.

All mapping and Grid References in this report use GDA 94, Zone 55, with eastings and northings expressed as 6 & 7 digits respectively.

Flora taxonomy nomenclature used is consistent with Census of Vascular Plants of Tasmania, Tasmanian Herbarium 2015, From Forest to Fjaeldmark, Descriptions of Tasmania's Vegetation (Edition 2) Harris & Kitchener, 2005, Little Book of Common Names for Tasmanian Plants, Wapstra et al.

Description

CT 173841/1, Lot 1 Penelope Street, St Helens is a 2.1 ha Crown Land Lot, varying in width from 73m in the south to around 16m in north, with an average width of around 40m. The lot is zoned Environmental Management. The lot is bounded on all sides by roads, residential areas or the Big 4 Caravan Park. Vegetation on the lot is Eucalyptus sieberi, (Iron bark), with an understorey including coastal tea tree, prickly box, silver wattle and blackwood. The site has an extensive and patches that are dense understorey of weeds including pampas grass, hawthorn, briar rose, sweet pittosporum, blackberry, ivy, passionfruit, willow and cotoneaster amongst others. An unnamed watercourse flows through the lot and is dammed at around 90m from the southern boundary, which creates a pond of around 1500m2, the outflow from the watercourse is piped across the Tasman Hwy to Georges Bay.

Natural Values

Vegetation

TASVEG 4.0 mapping shows the vegetation on the Crown Land lot to be DSG) Eucalyptus sieberi forest and woodland on granite, with patches of (FUR) Urban areas on boundaries. The mapping is confirmed on site, although the boundaries between the 2 communities is indistinct where eucalypt canopies are over cleared areas. *Meleuluca ericafolia* occurs in patches within the crown land lot, however with a possible exception of the very northern tip these are associated with a overstory of eucalypts (including adjacent to the recent clearing) and therefore are not considered to meet the definition of *Melaleuca ericifolia swamp forest* which is threatened native vegetation community under the Nature Conservation Act 2002.

Portions of the downstream riparian area may be better attributed to (FWU) weed infestation in parts subject to further assessment. The recent cleared / developed area is shown as DSG and FUR for long termed cleared areas.

Crown Land Lot Vegetation Communities

VEGCODE	Vegetation Community	Area (ha)	Area %)
FUR	Urban areas	0.4	20%
DSG	Eucalyptus sieberi forest and woodland on granite	1.6	80%

Total	**2.1**	

Flora

No threatened flora species were identified in the site surveys. The Natural Values Atlas report (24/3/2025) shows no threatened flora species within 500m of the property. Fifty threatened flora species have Been recorded within 5km of the site. The site is considered marginal habitat at best for these species.
Appendix 4 provides habitat descriptions and habitat suitability for the threatened flora species know within 5km of the site.

Fauna

The Natural Values Atlas report (24/3/2025) has 6 records of threatened fauna within 500m of the property. The site is considered marginal at best habitat for any of those species.
Tasmanian devil, eastern quolls and wedge-tailed eagles may forage over the site, but it has no suitable nesting or denning habitat. The study area and surrounding land provides very limited nesting potential habitat (hollows). There are no recorded nests within 1km of the site.

Appendix 5 provides habitat descriptions and habitat suitability for threatened fauna species known within 5km of the property or within potential range of the species.

Tree Hollows

None of the trees in the development area or immediate surrounds have significant (numbers or large sized) hollows, the proximity to residential development is unlikely to be utilized by threatened fauna species for nesting although they roost / forage.

Raptor Nests

There are no known nests for threatened raptors within 1km of the site. It is not rated in probability modelling for wedge tailed eagle nest (FPA), the presence of a nest in such close proximity to residential areas is doubtful.

Landscape Context

Wildlife corridors are connections across the landscape that link up areas of habitat. They support natural processes that occur in a healthy environment, including the movement of species to find resources, such as food and water. **(ref:** Department of Climate Change, Energy, the Environment and Water**).**

The crown land lot provides no direct linkage to an intact terrestrial habitat at its northern point, which is separated by 50m of roads and maintained verge areas from the of Georges Bay estuary and foreshore which contains some dispersed remnant native vegetation to the east. The “habitat area” may provide flyways for bird species but the multiple road crossings, developed infrastructure and narrow points are not compatible with land based species movement. The

reduction in width of the previously existing vegetation on crown by +-10m still provides a width of 45+m in a habitat area that reduces to < 20m at the Tasman Hwy end.

Water Courses

The Crown Land lot has one mapped watercourse. The watercourse has a 20m wide watercourse protection area overlay, noting the constructed dam is not mapped as having an overlay buffer. The cleared/ developed areas of the site are not within the overlay.

The watercourse has an Integrated Conservation Value and Conservation Management Priority Immediate of Low. The catchment of the watercourse is largely modified and has multiple storm water input points.

The catchment of the watercourse totals 40ha at the discharge point into Georges Bay. The catchment above the clearing / development area is 26ha and has the following attributes.

Upstream Catchment	Land cover	Area (ha)		
Native Vegetation	scrub heathland	4.6	17.5	68%
	forest	12.9		
Modified land	modified agricultural	2.4	8.2	32%
	modified- urban	5.8		
TOTAL		**25.7**	**25.7**	

Zone	Area (ha)	
General Residential	11.8	46%
Open Space	1	4%
Rural	12.9	50%
Total	**25.7**	

Catchment

The watercourse catchment (40 ha) discharges to Georges Bay which has a total catchment of 60, 600 ha, the estuary itself is a further 1800 ha. The 40 ha watercourse catchment provides 0.06% of the Georges Bay Catchment, noting drainage from the higher elevation western portion of the catchment is likely to contributed greater flow from higher rainfall areas.

Pests & Diseases

It is unknown whether the cleared section of the Crown Land Lot contained weed species, but surround areas contain high densities of multiple weed species.

Geoconservation Sites

There are no mapped geoconservation sites within the study area.

Acid Sulphate Soils

There are no mapped acid sulphate soils within the study area.

Existing Disturbance

The majority of the development area within the crown land block (700m^2) has been cleared and managed as part of the adjacent title for considerable time, recent clearing is around 175m^2 and based on aerial imagery is thought to have contained a single eucalypt with a mix of native and exotic species understorey.

At least 20% of the crown land lot (EMZ) is mapped as Urban, boundary incursion includes residential areas to the west, the northern portion (+-15m) is the realigned Penelope Street junction with Lawry Heights / Tasman Hwy, the northern (council owned) portion of the Penelope St boundary has a number of incursions that are maintained by slashing., and a powerline crossing. The Big 4 Park on the eastern boundary also has a number of long term incursions.

1973 aerial photography (see Figure 4) shows extensive clearing of the crown lot, note boundaries shown are approximate only and should not be relied upon for accurate measurements.

Clearing of Native Vegetation

No further clearing of native vegetation is considered likely. The recent clearing of around 200m2 represents around 1% of the previously occurring native vegetation. On

Potential Re Vegetation

If the crown land owner / manager requires removal of infrastructure and restoration of the crown land site, it will need to be clear on whether the restoration is in relation to recent clearing or all areas within the development footprint that are crown land. The restoration should be undertaken under a Revegetation plan agreed to by the landowner/manager. Existing landscaping may be retained and form part of any revegetation requirement. Other potential mitigation measures could include weed control in areas adjacent to the development area to enhance the retained natural values.

Storm Water

The watercourse has multiple storm water discharges, from roads and residential areas, with a new (or upgraded?) discharge on council owned land (POS) to the south of Penelope St. The development in the Glamping Tent area, has introduces some impermeable surfaces, footpaths and tent areas. The soils are sandy and permeable, so will these surfaces provide some concentration or stormwater their discharge to adjoining areas is considered unlikely to alter overland flows entering the watercourse. The dam on the creek is downstream of any flows and would act as a detention basin for sediment flows if they occurred. The clearance of 175m2 of native vegetation is unlikely to significantly alter the overall discharge to the watercourse. The developed area on crown land lot represents 0.2% of the catchment of the dam, the recently cleared area 0.04%.

Scenic Protection

The site does not fall within a scenic corridor or scenic protection area. The recent clearing is viewable from the terminus of Falmouth Street, the area is unlikely to have high traffic numbers due to it dead end status, it does provide a through walkway to Lawry Heights. The minor change in visible native vegetation from the street, not apparent unless pre and post clearing photos were compared. The presence of tents and landscaped area is not inconsistent with expectations of views with a residential area.

Conclusions

Development of accommodation (glamping tents) and associated infrastructure and landscaping has encroached on around 900m2 (25m maximum width) of the adjacent crown land lot CT 173841/1. Google Earth imagery from 2007 shows around 700m^2 being cleared at that time, with a further 200m^2 more recently cleared. The likely area

No threatened flora or fauna is known from the site. The site supports a non-threatened vegetation community and modified land. The vegetation removed does not meet the definition of Priority Vegetation as defined by the Natural Assets Code. The clearing was not within the mapped Watercourse protection Area.

The clearing and development have had no significant impact on the effectiveness of the crown land lot to provide for natural, storm water management or scenic values. The crown land block has potential with improved management to have a far greater natural values within an urban landscape.

Long term management of the area as developed, by either lease or boundary adjustment is not considered to have any significant detrimental effect on the natural assets of the Crown Land lot. If removal of infrastructure and restoration is required by the landowner a Revegetation Plan approved by the landowner should include a clear reference to whether restoration is to include the recent clearing (200m2) or the entirety of the development area within the crown land lot (900m2), The rea of proposed lease/purchase is 1200m to allow straightening of boundaries and includes a portion of uncleared land to the north . A portion of the development on crown land is landscaped with native species and may be retained within a revegetation project. Alternative mitigation may include weed control in areas adjacent to the development area to enhance the retained natural values.

References

Department of Natural Resources and Environment (DNRET). (accessed 24/3/2025. *Natural Values Report, Derived from the Natural Values Atlas, online database.*

DNRET. Thelist.tas.gov.au , spatial datasets

DPIPWE. Tasmanian Vegetation Monitoring and Mapping Program TASVEG 4.0. Department of Primary Industries, Parks, Water and Environment.

Tasmanian Planning Scheme- Break O'Day

Legislative Implications

Tasmanian Land Use Planning and Approvals Act 1993

The applicable planning scheme for the study area is the Tasmanian Planning Scheme: Break O' Day.

Tasmanian Planning Scheme – Break O' Day, Environmental Management Zone

23.3.1 Discretionary Uses

Tourist Operations and Visitor Accommodation are both listed as Permitted Use, if approved by the Director-General of Lands under the Crown Lands Act 1976. No such approval has been granted; therefore, the proposed use is considered discretionary. It is assumed a lease or purchase agreement of the 1200m^2 could include an approval and allow the use to become permitted.

Acceptable Solutions: A1 : No Acceptable Solution.

Performance Criteria: P1
A use listed as Discretionary must be consistent with the values of the land, having regard to:
(a) the significance of the ecological, scientific, cultural or scenic values;
(b) the protection, conservation, and management of the values;
(c) the specific requirements of the use to operate;
(d) the location, intensity and scale of the use;
(e) the characteristics and type of the use;
(f) traffic and parking generation;
(g) any emissions and waste produced by the use;
(h) the measures to minimise or mitigate impacts;
(i) the storage and handling of goods, materials and waste; and
(j) the proximity of any sensitive uses.

Response

a) The majority of the developed area has been cleared for a significant period, the 200m^2 recently cleared contained no threatened vegetation, threatened flora or significant habitat for threatened species. The impact on natural assets is not considered to be significant. The site does not contain significant cultural values and is not within a scenic corridor or scenic protection area.
b) The development includes areas landscaped with native species within previously cleared areas. The recent encroachment of around 10m does not significantly reduce the conservation values on other areas of the crown land lot, which is currently unmanaged.
c) The use, for tent structures and pathways requires management of adjacent area for access and amenity to users of the Caravan Park.
d) The developed area is adjacent to the glamping tent area of the park which has 5 tent structures similar to the structure within the crown land lot.
e) The development area character is consistent with the wider use of the site for caravan park and accommodation facilities.
f) No parking or vehicle access is within the development area on the crown land lot.

g) No emissions are likely from the development. The minimal waste produced from the use is managed along with the wider caravan park development.
h) The development includes landscaping sensitive to native vegetation values includes revegetation of long term cleared areas.
i) No storage of good, material and waste is likely to occur within the development area on the crown land lot.
j) The proposal is consistent with the adjacent use as accommodation.

23.4 Development Standards for Buildings and Works

23.4.1 Development area

A1: The development area must:
(a) be not more than 500m^2;
(b) be in accordance with an authority under the National Parks and Reserve Management Regulations 2019 granted by the Managing Authority or the Nature Conservation Act 2002; or
(c) be in accordance with an approval of the Director-General of Lands under the Crown Lands Act 1976.

Response

a) The development area is 1200m^2 including landscaped areas, the footprint of the structure (tent) within the site is around 80m^2.
b) Not applicable
c) No approval granted to date. It is assumed that a lease or purchase agreement could include approval and allow the development to meet acceptable solutions.

P1
The development area must not cause an unreasonable impact on the values of the site and surrounding area, having regard to:
(a) the design, siting, scale and type of development;
(b) the operation of the use;
(c) the impact of the development on the values of the site and surrounding area;
(d) the need for the development to be located on the site;
(e) how any significant values are managed; and
(f) any protection, conservation, remediation or mitigation works.

Response
(a-d) The glamping tent is and associated landscaping is consistent with the adjoining use as a caravan park, and no impact on the surrounding area is anticipated.
(e) No significant natural values are impacted by the development.
(f) landscaping within the development area on the Crown land lot includes landscaped area with native species, no additional remediation or mitigation works are considered necessary unless those works form part of an agreement for lease or purchase.

23.4.2 Building height, setback and siting
A1: Building height must:

(a) be not more than 6m;
(b) be in accordance with an authority under the National Parks and Reserve Management Regulations 2019 granted by the Managing Authority or Nature Conservation Act 2002; or
*(c) be in accordance with an approval of the Director-General of Lands under the Crown Lands Act 1976***.**

Response
The Glamping Tent is 4.31m (Refer Also to Glamping Tent Drawings), acceptable solutions are met.

A2: Buildings must have a setback from all boundaries:
(a) not less than 10m;
(b) not less than the existing building for an extension;
(c) in accordance with an authority under the National Parks and Reserve Management Regulations 2019 granted by the Managing Authority and/or Nature Conservation Act 2002; or
(d) be in accordance with an approval of the Director-General of Lands under the Crown Lands Act 1976

Response

a) The Glamping Tent 4.5m from the lot (zone) boundary, but is greater than 10m from the proposed lease/ purchase boundary.
b) NA
c) NA
d) No approval granted to date. It is assumed that a lease or purchase agreement could include approval and allow the development to meet acceptable solutions.

P2: Buildings must be sited to be compatible with the values of the site and surrounding area, having regard to:
(a) the bulk and form of proposed buildings;
(b) the height, bulk and form of existing buildings;
(c) the topography of the site;
(d) the appearance when viewed from roads and public places;
(e) the retention of vegetation;
(f) the safety of road users; and
*(g) the character of the surrounding area***.**

Response
(a-d) The glamping tent is screened by exiting vegetation along the Southern boundary to Falmouth St. The Tent is clad with a natural canvas material that are compatible with the surrounding area, which has been used for camping within the existing Caravan Park. The Tent is well screened with plantings and screens with the tents not clearly or totally visible from the road.

(e) Landscaping with the development area is of greater area than the re3cent clearing of vegetation
(f) no road users within the site will be affected.

(g) the use is consistent with the use of the adjacent area aas caravan park.

A3:Buildings for a sensitive use must be separated from an adjoining Rural Zone or Agriculture Zone:
Not applicable

23.4.3 Exterior finish
A1: Exterior building finishes must:
(a) be coloured using colours with a light reflectance value not more than 40% in dark natural tones of grey, green or brown;
(b) be in accordance with an authority under National Parks and Reserve Management Regulations 2019 granted by the Managing Authority or the Nature Conservation Act 2002; or
(c) be in accordance with an approval of the Director-General of Lands under the Crown Lands Act 1976.

Response

a) The Glamping Tent is made of a light beige colour non reflective canvas, along with natural timber building material, similar to tents that would have occupied the space within the Caravan Park previously.
b) NA
c) No approval granted to date. It is assumed that a lease or purchase agreement could include approval and allow the development to meet acceptable solutions.

23.4.4 Vegetation management
A1:Building and works must:
(a) be located on land where the native vegetation cover has been lawfully removed; or
(b) be in accordance with an authority under National Parks and Reserve Management Regulations 2019 granted by the Managing Authority or the Nature Conservation Act 2002.

Response
Acceptable Solutions cannot be met.

P1: Building and works must be located to minimise native vegetation removal and the impact on values of the site and surrounding area, having regard to:

(a) the extent of native vegetation to be removed;
(b) any proposed remedial, mitigation or revegetation measures;
(c) provision for native habitat for native fauna;
(d) the management and treatment of the balance of the site or native vegetation areas; and
(e) the type, size and design of development.

Response

The recent clearing of around 200m^2 is balanced by revegetation within previously cleared areas of the crown land lot in landscaping with native species. The balance of the crown land lot is not affected by the development.

Tasmanian Planning Scheme – Break O' Day, Natural Assets Code

C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area.

A1

Buildings and works within a waterway and coastal protection area must:
(a) be within a building area on a sealed plan approved under this planning scheme;
(b) in relation to a Class 4 watercourse, be for a crossing or bridge not more than 5m in width; or
(c) if within the spatial extent of tidal waters, be an extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway that is not more than 20% of the area of the facility existing at the effective date.

Response

Not applicable, no works within the mapped waterway and coastal protection area.

The mapped watercourse protection area does not provide a buffer the manmade dam on the watercourse or appear to portray the actual watercourse alignment, it is considered unreasonable given the presence of the mapped overlay for the proponent to need to consider its inconsistency with the definition of the required protection area as per the definition provided in the Natural Assets Code, noting the definition does not clearly define the inclusion of dam as being part of the watercourse or the discrepancy in spatial location in regards to "*The depiction of a watercourse, or a section of a watercourse on an overlay map in the relevant Local Provisions Schedule, is definitive regardless of the actual area of the catchment*"

C7.6.2 Clearance within a priority vegetation area

Objective: That clearance of native vegetation within a priority vegetation area:
(a) does not result in unreasonable loss of priority vegetation;
(b) is appropriately managed to adequately protect identified priority vegetation; and
(c) minimises and appropriately manages impacts from construction and development activities.

***A1** Clearance of native vegetation within a priority vegetation area must be within a building area on a sealed plan approved under this planning scheme.*

Response

Acceptable solution cannot be met.

***P1.1** Clearance of native vegetation within a priority vegetation area must be for:*

(a) an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmania Fire Service or an accredited person;
(b) buildings and works associated with the construction of a single dwelling or an associated outbuilding;
(c) subdivision in the General Residential Zone or Low Density Residential Zone;
(d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design;
(e) clearance of native vegetation where it is demonstrated that on-going pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence; or
(f) the clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site.

Response

(e) The extensive and uncontrolled weed infestation and low regeneration rates of native species sets the site on a likely trajectory of longer term loss of the community as native vegetation and associated habitat values.
(f) the recent clearing of 175m2 of non priority vegetation as defined by the Natural Assets Code is of no significant impact on any Priority vegetation.

P1.1 is considered to be met

P1.2
Clearance of native vegetation within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to:
(a) the design and location of buildings and works and any constraints such as topography or land hazards;
(b) any particular requirements for the buildings and works;
(c) minimising impacts resulting from bushfire hazard management measures through siting and fire-resistant design of habitable buildings;
(d) any mitigation measures implemented to minimise the residual impacts on priority vegetation;
(e) any on-site biodiversity offsets; and
(f) any existing cleared areas on the site.

Response

(a) the vegetation clearance area contains/ contained no priority vegetation as defined by the natural assets code

(b, c) the works have no known constraints of relevant requirements

(d) no habitable buildings or fire hazard management requirement are known to apply to the development.

(e) no biodiversity offsets are proposed or required

(f) 82% of the development within the crown land lot has been cleared and maintained since at least 2007.

Appendix 1 – Maps

Figure 1: Location Map

Figure 2: Aerial Image,

Figure 3: Google Earth, 2024 & 2007

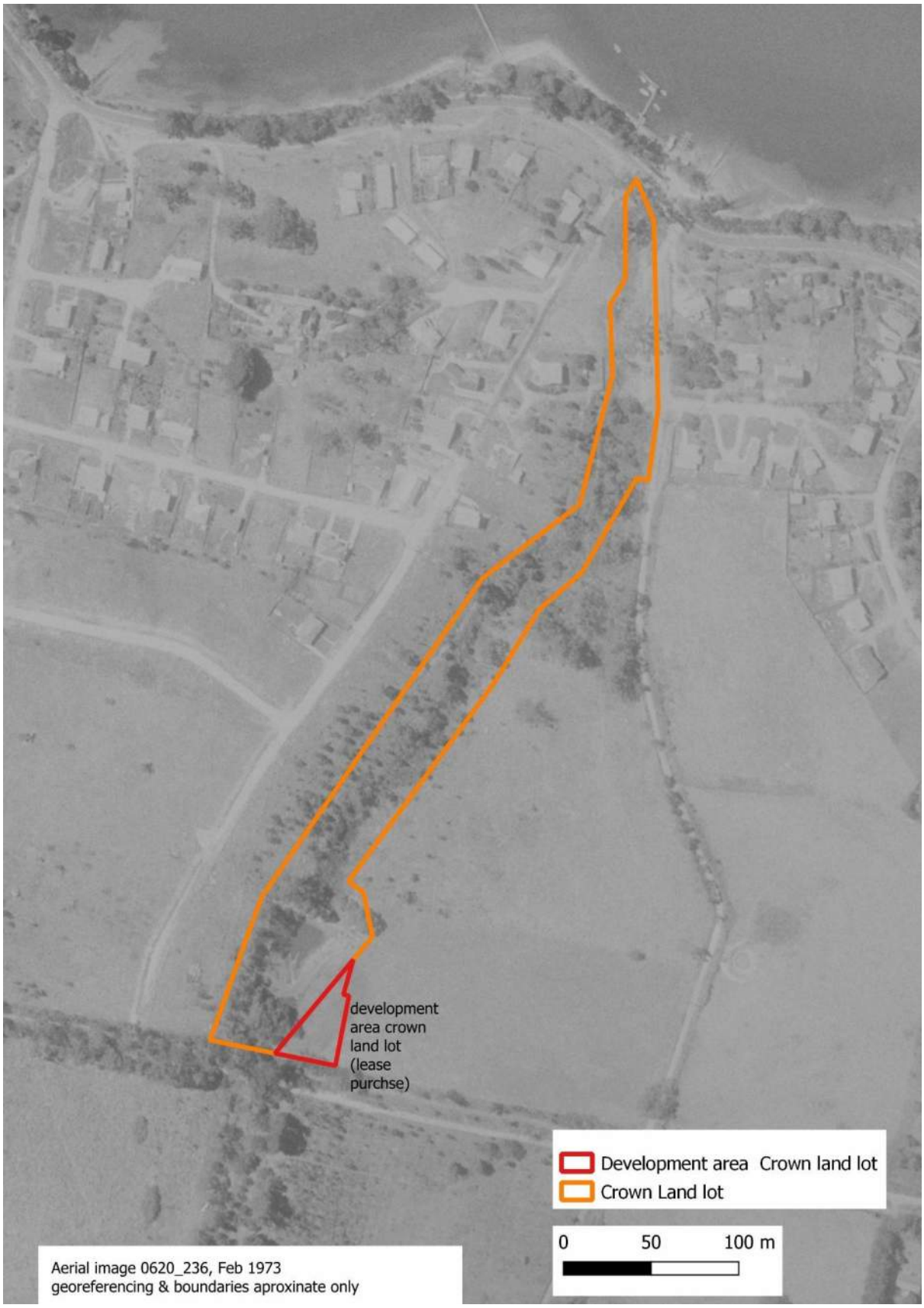


Figure 4: Aerial imagery 1973

Figure 5: site Plan

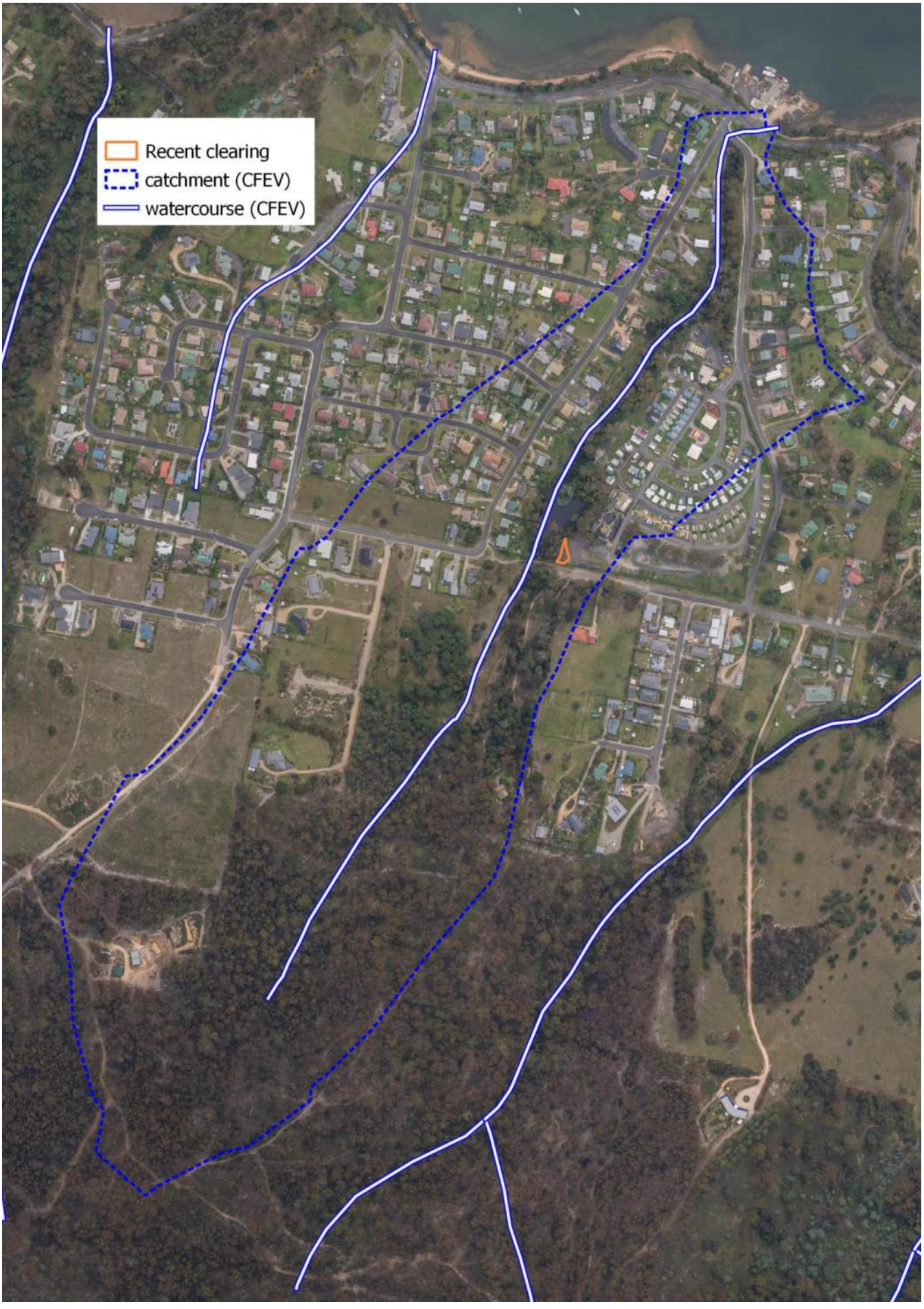


Figure 6: Watercourse Catchment

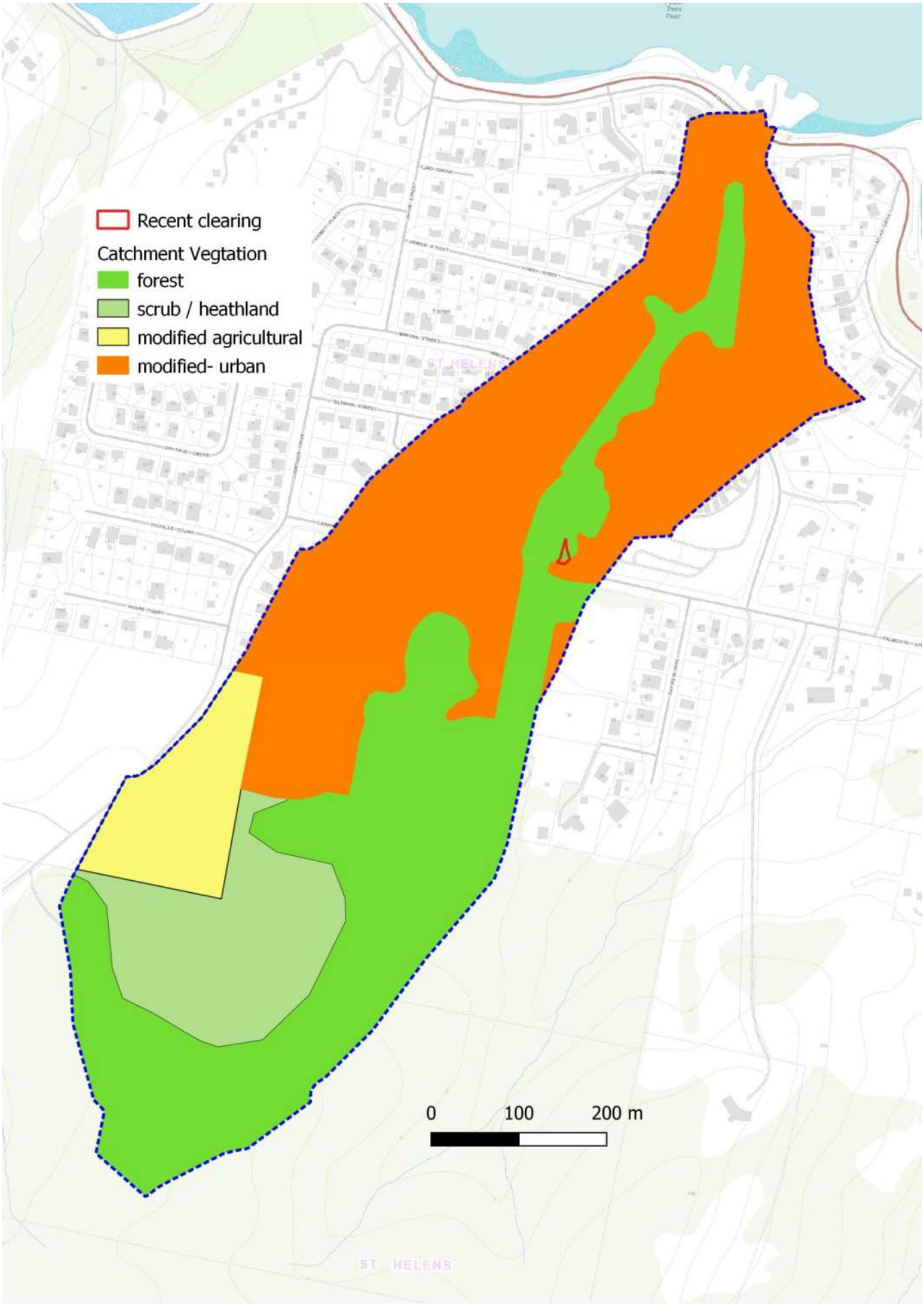


Figure 7: Catchment vegetation

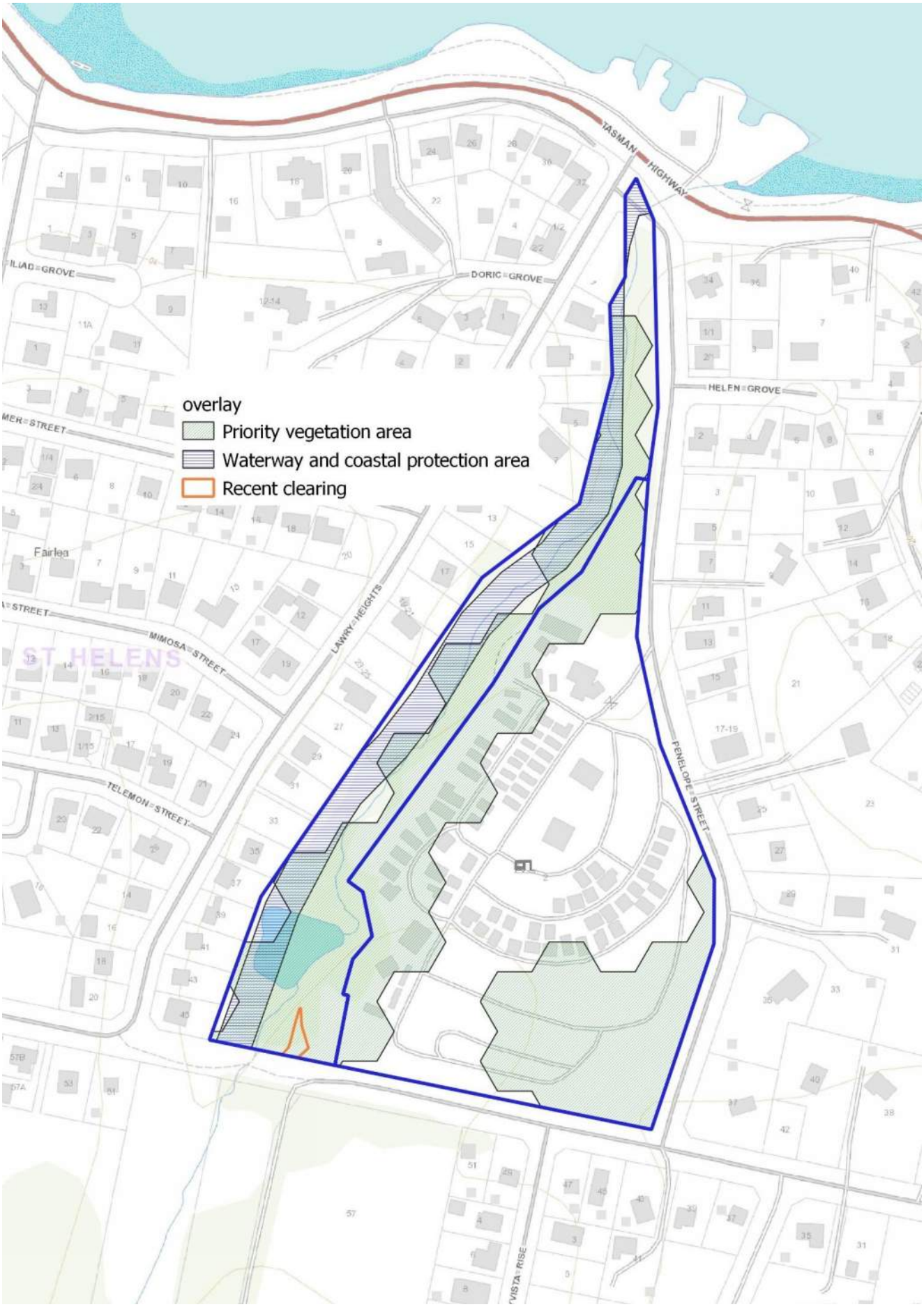


Figure 8: Planning Scheme Overlays

Appendix 2 – Photos

Figure 9: new storm water discharge upstream of development, Council POS

Figure 10: north along clearing boundary Crown Land lot

Figure 11: west across site prior to construction of tents and landscaping photo supplied by developer)

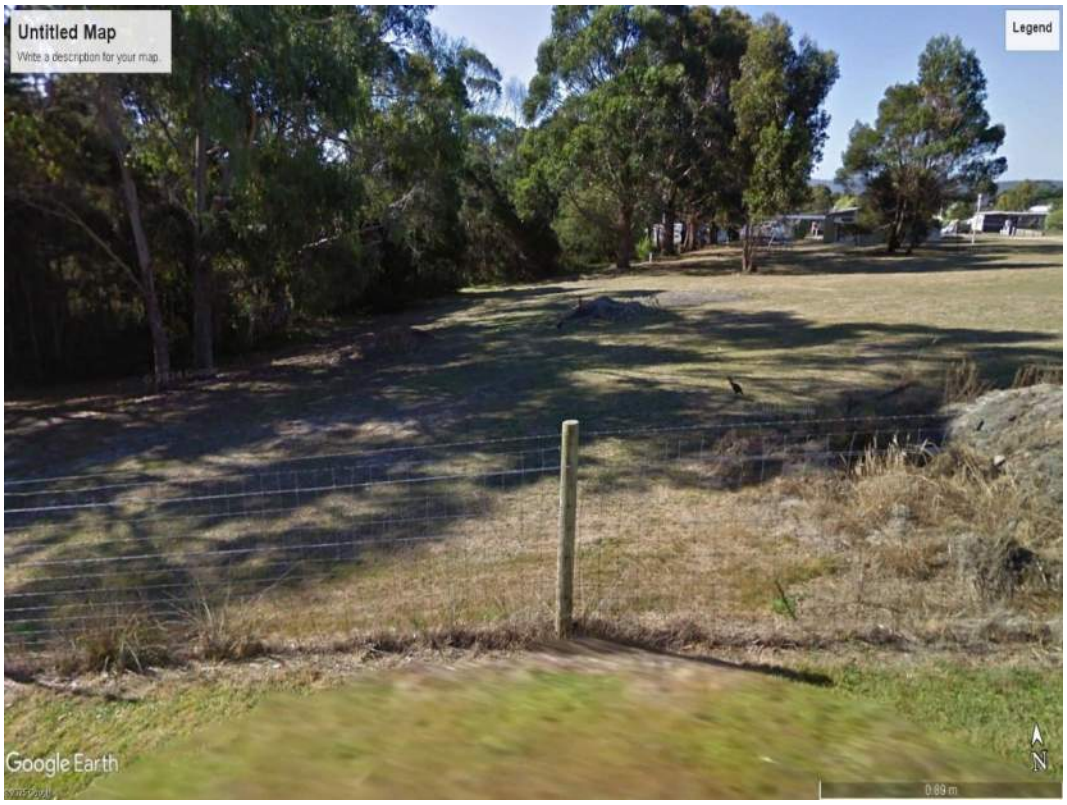


Figure 12: north across site (source google earth street view 2010)

Figure 13: south across cleared area on crown land lot

Figure 14: weed infested portion of crown land lot north of development

Figure 15: towards Georges Bay from northern end crown land lot

Appendix 3 – Threatened Flora within 5km

The past high levels of disturbance have rendered to site of nil to very marginal habitat all species listed below.

Species	Common Name	SS	NS	Tasmanian habitat description (and distribution)
Acacia ulicifolia	juniper wattle	r		Acacia ulicifolia is found in sandy coastal heaths and open heathy forest and woodland in the north and east of Tasmania. Populations are often sparsely distributed and most sites are near-coastal but it can occasionally extend inland (up to 30 km).
Anogramma leptophylla	annual fern	v		Anogramma leptophylla grows in shallow soil layers over rock, on exposed or semi-exposed outcrops in dry or damp sclerophyll forest. Plants are mostly found on rock ledges, often on, or just inside, the drip line of the overhead rock-face. The substrate is variable, including dolerite, basalt and sandstone.
Austrostipa blackii	crested speargrass	r		The habitat of Austrostipa blackii is poorly understood because of confusion with other species. In its "pure" form (i.e. long coma), A. blackii is a species of very near-coastal sites such as the margins of saline lagoons, creek outfalls and vegetated dunes. Further inland, where it seems to grade into other species, it occurs in open grassy woodlands.
Blechnum cartilagineum	gristle fern	v		Blechnum cartilagineum favours sheltered sites along creeklines in northern and eastern Tasmania. Sites are within dry sclerophyll or wet sclerophyll forest, sometimes associated strongly with the floodplain of a creek (e.g. Little Beach) but also on slopes away from riparian areas (e.g. Dial Range, Lone Star).
Bolboschoenus caldwellii	sea clubsedge	r		Bolboschoenus caldwellii is widespread in shallow, standing, sometimes brackish water, rooted in heavy black mud.
Brachyloma depressum	spreading heath	r		Brachyloma depressum is found in shrubby heathland and low open woodland amongst granite boulders/sheets or on granite soils, mainly in near-coastal sites in northern and eastern Tasmania.
Caladenia caudata	tailed spider-orchid	v	VU	Caladenia caudata has highly variable habitat, which includes the central north: Eucalyptus obliqua heathy forest on low undulating hills; the north-east: E. globulus grassy/heathy coastal forest, E. amygdalina heathy woodland and forest, Allocasuarina woodland; and the south-east: E. amygdalina forest and woodland on sandstone, coastal E. viminalis forest on deep sands. Substrates vary from dolerite to sandstone to granite, with soils ranging from deep windblown sands, sands derived from sandstone and well-developed clay loams developed from dolerite. A high degree of insolation is typical of many sites.
Caladenia filamentosa	daddy longlegs	r		Caladenia filamentosa occurs in lowland heathy and sedgy eucalypt forest and woodland on sandy soils.
Calystegia soldanella	sea bindweed	r		Calystegia soldanella is recorded from coastal sands, mainly in the north- east of the State (but it is now also known from the north-east coast of King Island). It has also been found growing in granite soils and grazed coastal grasslands.

Caustis pentandra	thick twistsedge	r		Caustis pentandra occurs on sandy soils derived from granite in coastal heathland and heathy woodland, mainly between Freycinet Peninsula and Binalong Bay (with some outlying historical sites).
Conospermum hookeri	tasmanian smokebush	v	VU	Conospermum hookeri usually occurs in coastal and near-coastal heathland and heathy forest/woodland dominated by Eucalyptus amygdalina or E. tenuiramis. It extends from Bruny Island to the Furneaux islands, on granite or sandy, acid, low-nutrient soils. There are some inland occurrences in heathy E. amygdalina forest on granite substrates (e.g. near Avoca, Royal Ruby Flats).
Corunastylis nuda	tiny midge-orchid	r		Corunastylis nuda occurs in a wide range of habitats from near sea level to 1,000 m above sea level, on a range of different soil types and geologies. Vegetation types include scrub, subalpine grassland, open rock plates, heathy open forest, shrubby dry sclerophyll forest and wet sclerophyll forest.
Craspedia paludicola	swamp billybuttons	?r		Craspedia paludicola grows in open wet swampy areas or at the edges of water bodies or courses
Cyrtostylis robusta	large gnat-orchid	r		Cyrtostylis robusta is known from coastal or near-coastal sites in forest and heathland on well-drained soils. There is sometimes a strong correlation with Allocasuarina verticillata (drooping sheoak) on coastal dolerite cliffs.
Desmodium gunnii	southern ticktrefoil	v		Desmodium gunnii occurs in the north and sub-coastal areas of the north-east, with outlying sites at Woolnorth. It grows mostly in damp sclerophyll forest and woodland, usually on fertile sites.
Euphrasia collina subsp. deflexifolia	eastern eyebright	r		Euphrasia collina subsp. deflexifolia occurs in open woodland or heath (sometimes extending to forest), often associated with road edges, tracks and depressions near the headwaters of creeks. Its habitat is associated with the availability of open patches of ground maintained by fire or other disturbance, the proximity of low vegetation and relatively high soil moisture in spring.
Eutaxia microphylla	spiny bushpea	r		On Flinders Island, Eutaxia microphylla mainly occurs in windswept coastal heathland on calcarenite. On mainland Tasmania, the species usually occurs in low open coastal shrubbery and on cliff edges (various substrates). There is an apparently outlier that occurs in dense roadside grass (mainly Themeda triandra) and Acacia dealbata (silver wattle) heathy scrub along the Esk Main Road.
Glycine microphylla	small-leaf glycine	v		Glycine microphylla occurs in dry to dampish sclerophyll forest and woodland in the north and east of the State, with outlying sites at Woolnorth.
Gratiola pubescens	hairy brooklime	r		Gratiola pubescens is most commonly located in permanently or seasonally damp or swampy ground, including the margins of farm dams.
Gynatrix pulchella	fragrant hempbush	r		Gynatrix pulchella occurs as a riparian shrub, found along rivers and drainage channels, sometimes extending onto adjacent floodplains (including old paddocks), predominantly in the north of the State.
Hibbertia calycina	lesser guineaflower	v		Hibbertia calycina is found only in the north-east near Scamander and St Helens where it occurs on ridgelines and upper slope areas in Eucalyptus sieberi forest on Devonian mudstone. It favours sheltered north and west facing slopes, with soils that are extremely shallow, free-draining and relatively stony with little moisture-holding capacity and low nutrient status.
Hibbertia virgata	twiggy guineaflower	r		Hibbertia virgata occurs in sandy heaths and open woodlands in the north-east.

Hovea corrickiae	glossy purplepea	r		Hovea corrickiae occurs mainly on Mathinna series sedimentary substrates on mid to lower slopes on the sheltered side of often quite steep hills. Occasionally occurs on ridges. It tends to occur in forest intermediate between dry sclerophyll and wet sclerophyll forest, with a shrubby understorey.
Lachnagrostis robusta	tall blowngrass	r		Lachnagrostis robusta occurs in saline situations such as the margins of coastal and inland saline lagoons
Lachnagrostis semibarbata var. filifolia	narrowleaf blowngrass	r		In Tasmania Lachnagrostis punicea subsp. filifolia has been recorded from coastal environments and is said to occur along the north-west, north-east and East Coast of the State (Curtis & Morris 1994), though the only confirmed records were collected from near Hobart in 1929.
Lepidosperma forsythii	stout rapiersedge	r		Lepidosperma forsythii occurs in wet heathland and sedgeland.
Lepidosperma tortuosum	twisting rapiersedge	r		Lepidosperma tortuosum occurs in heathland and heathy woodland, in lowland sites, mainly in eastern parts of the State. It often occurs in the sedgier (peatier) parts of dry heathland. It can occur on a range of substrates.
Lepilaena patentifolia	spreading watermat	r		Lepilaena patentifolia occurs in coastal lagoons, creeks, inlets and estuaries and brackish inland lagoons.
Liparophyllum exaltatum	erect marshwort	r		Liparophyllum exaltatum occurs in the north-east near St Helens, Scamander and the Ringarooma River. It grows in stationary or slow-
Machaerina articulata	jointed twigsedge	r		In Tasmania, Baumea articulata is found along rivers on the North-east Coast (Curtis & Morris 1994).
Melaleuca pustulata	warty paperbark	r		Melaleuca pustulata occurs in a range of habitats including dry open woodland (often on dolerite in forests dominated by Eucalyptus pulchella), grassland and scrub, riparian zones and stable dunes in sparse coastal shrubbery. It is restricted to the State's Central East coast.
Microtidium atratum	yellow onion-orchid	r		Microtidium atratum occurs in habitats subject to periodic inundation such as swamps, depressions and soaks. The base of the plants is usually immersed in water and plants can be wholly submerged in wet years. Microtidium atratum has been recorded from herbfield, sedgeland, grassland and heathland on peats and sandy loams. It has also been recorded from roadside drains and winter-wet pastures.
Orthoceras strictum	horned orchid	r		Orthoceras strictum occurs in a wide range of habitat types including buttongrass moorland, sedgy and scrubby heathland, sedgy eucalypt shrubland and open forest, usually on poorly- to moderately drained peaty, sandy and clay soils that are at least seasonally moist. It can also occur on thin mossy soils at soaks on and below rock faces. The species has a wide elevation range from sea level to 1000 m above sea level.
Paraprasophyllum secutum	northern leek-orchid	e	EN	Prasophyllum secutum occurs in northern Tasmania in dense coastal scrub in the swales of stabilised sand dunes on white to grey sands and sandy loam.
Persicaria decipiens	slender waterpepper	v		Persicaria decipiens occurs on the banks of rivers and streams, mostly in the north of the State, including King Island. The species may colonise farm dams.

Persicaria subsessilis	bristly waterpepper	e		Persicaria subsessilis is found in a variety of habitats, including rocky (dolerite) river margins, disturbed Melaleuca ericifolia (coast paperbark) swamp forest and lagoon margins, Cyperus lucidus (leafy flatsedge) sedgeland and within openings in riparian scrub on alluvium. It is known from the Ringarooma River, the South Esk River downstream of Trevallyn Dam, and the West Tamar near Launceston.
Phebalium daviesii	davies waxflower	e	CR	The native distribution of Phebalium daviesii has become restricted to the George River near St Helens (with historic records from nearby Constable Creek). It occurs in a narrow valley in the flood zone close to the river in riparian Eucalyptus viminalis woodland with an understorey of heath and wet sclerophyll species on generally poor, coarse, granitic sands.
Phyllangium distylis	tiny mitrewort	r		Phyllangium distylis occurs in sandy humic heaths and open shrublands, muddy soaks and the margins of ephemeral wetlands.
Phyllangium divergens	wiry mitrewort	v		Phyllangium divergens occurs in a wide variety of near-coastal habitats on a range of substrates, a common feature usually being bare ground (e.g. tracks) and rock exposures (e.g. outcrops, coastal cliffs, etc.).
Polyscias sp. Douglas-Denison	ferny panax	e		Polyscias sp. Douglas-Denison is restricted to Tasmania's central east coast region between Coles Bay and the Douglas River where it grows in damp shrubby sclerophyll forest with a high dolerite or granite rock cover on steep-sided gullies to more gentle slopes.
Pterostylis grandiflora	superb greenhood	r		Pterostylis grandiflora occurs mostly in heathy and shrubby open eucalypt forests and in grassy coastal Allocasuarina (sheoak) woodland on moderately to well-drained sandy and loamy soils. It prefers to grow amongst undergrowth on lightly shaded sites. A recent population has been detected in wet sclerophyll forests.
Pterostylis squamata	ruddy greenhood	v		Pterostylis squamata occurs in heathy and grassy open eucalypt forest, woodland and heathland on well-drained sandy and clay loams.
Pterostylis ziegeleri	grassland greenhood	v	VU	Pterostylis ziegeleri occurs in the State's south, east and north, with an outlying occurrence in the north-west. In coastal areas, the species occurs on the slopes of low stabilised sand dunes and in grassy dune swales, while in the Midlands it grows in native grassland or grassy woodland on well-drained clay loams derived from basalt.
Ruppia megacarpa	largefruit seatassel	r		Ruppia megacarpa occurs in estuaries and lagoons along the east and south-east coasts, and brackish lagoons in the Midlands; there is also an historic record from the Tamar estuary in the States' north.
Schoenus brevifolius	zigzag bogsedge	r		Schoenus brevifolius grows in shallow water around the fringes of lagoons in the north-east.
Scleranthus fasciculatus	spreading knawel	v		Scleranthus fasciculatus is only recorded from a few locations in the Midlands and south-east. The vegetation at most of the sites is Poa grassland/grassy woodland. Scleranthus fasciculatus appears to need gaps between the tussock spaces for its survival and both fire and stock grazing maintain the openness it requires. Often found in areas protected from grazing such as fallen trees and branches.
Spyridium parvifolium	dustymiller	p		*Spyridium parvifolium* var. *molle* occurs in a range of vegetation types, mainly shrubby dry sclerophyll forests and woodlands. It can proliferate from soil-stored seed after disturbance. Spyridium parvifolium var. parvifolium mainly occurs in near-coastal areas in northern Tasmania. It occurs in a range of vegetation types, mainly shrubby dry sclerophyll forests and woodlands. It can proliferate from soil-stored seed after disturbance.

Utricularia australis	yellow bladderwort	r		Utricularia australis has a widespread distribution, ranging from the Gordon River in the south-west to the northern part of Flinders Island in the far north-east (and also reportedly from the Derwent River in the State's south). It grows in stationary or slow-moving water, including natural lakes, farm dams and reservoirs, where it has been reported as forming 'locally dense swards'.
Xanthorrhoea arenaria	sand grasstree	v	VU	Xanthorrhoea arenaria is restricted to coastal areas from Bridport in the north-east to Coles Bay on the East Coast, where it occurs in coastal sandy heathland, extending into heathy woodland and forest, mainly dominated by Eucalyptus amygdalina.
Xerochrysum bicolor	eastcoast paperdaisy	r		Species of Xerochrysum are poorly understood in Tasmania, especially the identification of coastal species (X. bicolor and X. bracteatum). X. bicolor may be restricted to stabilised dune systems.

Appendix 4 – Threatened Fauna within 5km or within the species range

The past high levels of disturbance have rendered to site of nil to very marginal habitat all species listed below.

Species	Common Name	SS	NS	Known with 500m	Range	Habitat
Accipiter novaehollandiae	grey goshawk	e			Potential	Requires wet sclerophyll forest for breeding and foraging. Potential habitat for the grey goshawk is native forest with mature elements below 600m altitude, particularly along watercourses. Significant habitat for the grey goshawk may be summarised as areas of wet forest, rainforest and damp forest patches in dry forest, with a relatively closed mature canopy, low stem density, and open understorey in close proximity to foraging habitat and a freshwater body (i.e. stream, river, lake, swamp, etc.). FPA's Fauna Technical Note 12 can be used as a guide in the identification of grey goshawk habitat.
Antipodia chaostola	chaostola skipper	EN				Potential habitat for the Chaostola Skipper is dry forest and woodland supporting Gahnia radula (usually on sandstone and other sedimentary rock types) or Gahnia microstachya (usually on granite baseds ubstrates).
Aquila audax	wedge-tailed eagle	pe	PEN			Potential habitat for the wedge tailed eagle comprises potential nesting habitat and potential foraging habitat. Potential foraging habitat is a wide variety of forest (including areas subject to native forest silviculture) and non-forest habitats. Potential nesting habitat is tall eucalypt trees in large tracts (usually more than 10ha) of eucalypt or mixed forest. Nest trees are usually amongst the largest in a locality. They are generally in sheltered positions on leeward slopes, between the lower and mid sections of a slope and with the top of the tree usually lower than the ground level of the top of the ridge, although in some parts of the State topographic shelter is not always a significant factor (e.g. parts of the northwest and Central Highlands). Nests are usually not constructed close to sources of disturbance and nests close to disturbance are less productive. More than one nest may occur within a territory but only one is used for breeding in any one year. Breeding failure often promotes a change of nest in the next year. [see FPA?s Fauna Technical Note 1 and FPA?s Fauna Technical Note 6 for more information] Significant habitat for the wedge tailed eagle is all native forest and native non-forest vegetation within 500 m or 1 km line of sight of known nest sites (where the nest tree is still present).
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	yes	Potential	
Arctocephalus forsteri subsp. doriferus	new zealand fur seal	r				marine

Arenaria interpres	ruddy turnstone		VU	yes		shorebird
Botaurus poiciloptilus	australasian bittern		EN			Australasian Bitterns are widespread but uncommon over south-eastern Australia.Favours permanent freshwater wetlands with tall, dense vegetation, particularly bullrushes (Typha spp.) and spikerushes (Eleocharis spp.)
Calidris acuminata	sharp-tailed sandpiper		VU			The Sharp-tailed Sandpiper is a summer migrant from Arctic Siberia, being found on wetlands throughout Australia.The Sharp-tailed Sandpiper prefers the grassy edges of shallow inland freshwater wetlands. It is also found around swage farms, flooded fields, mudflats, mangroves, rocky shores and beaches. Its breeding habitat in Siberia is the peat-hummock and lichen tundra of the high Arctic.
Calidris canutus	red knot		VU			shore bird
Calidris ferruginea	curlew sandpiper		CR			The Curlew Sandpiper is a summer migrant from north-eastern Siberia and Alaska, found in many Australian coastal sites and may also be seen inland in suitable habitats. The Curlew Sandpiper is mostly found on intertidal mudflats of estuaries, lagoons, and mangroves, as well as beaches, rocky shores and around salt lakes. Its breeding habitat is the lowland tundra of Siberia.
Calidris tenuirostris	great knot		VU			shore bird
Charadrius leschenaultii	greater sand plover		VU			shore bird
Charadrius mongolus	lesser sand plover		EN			shore bird
Dasyurus maculatus	spotted-tailed quoll	r	VU			Potential habitat for the spotted tailed quoll is coastal scrub, riparian areas, rainforest, wet forest, damp forest, dry forest and blackwood swamp forest (mature and regrowth), particularly where structurally complex areas are present, and includes remnant patches in cleared agricultural land or plantation areas. Significant habitat for the spotted tailed quoll is all potential denning habitat within the core range of the species. Potential denning habitat for the spotted tailed quoll includes 1) any forest remnant (>0.5ha) in a cleared or plantation landscape that is structurally complex (high canopy, with dense understorey and ground vegetation cover), free from the risk of inundation, or 2) a rock outcrop, rock crevice, rock pile, burrow with a small entrance, hollow logs, large piles of coarse woody debris and caves. FPA's Fauna Technical Note 10 can be used as a guide in the identification of potential denning habitat.
Dasyurus maculatus subsp. maculatus	spotted-tailed quoll	r	VU		Potential	Potential habitat for the spotted tailed quoll is coastal scrub, riparian areas, rainforest, wet forest, damp forest, dry forest and blackwood swamp forest (mature and regrowth), particularly where structurally complex areas are present, and includes remnant patches in cleared agricultural land or plantation areas. Significant habitat for the spotted tailed quoll is all potential denning habitat within the core range of the

						species. Potential denning habitat for the spotted tailed quoll includes 1) any forest remnant (>0.5ha) in a cleared or plantation landscape that is structurally complex (high canopy, with dense understorey and ground vegetation cover), free from the risk of inundation, or 2) a rock outcrop, rock crevice, rock pile, burrow with a small entrance, hollow logs, large piles of coarse woody debris and caves. FPA's Fauna Technical Note 10 can be used as a guide in the identification of potential denning habitat.
Dasyurus viverrinus	eastern quoll		EN	yes	Core	Potential habitat for the Eastern quoll includes rainforest, heathland, alpine areas and scrub. However, it seems to prefer dry forest and native grassland mosaics which are bounded by agricultural land. Potential range for the Eastern Quoll is the whole of mainland Tasmania and Bruny Island. Core range for the Eastern Quoll is a specialist defined area based primarily on modelling work published in Fancourt et al 2015 and additional expert advice
Dermochelys coriacea	leatherback turtle	v	VU			marine
Diomedea exulans	wandering albatross	e	VU			marine
Galaxiella pusilla	eastern dwarf galaxias	v	VU		Potential	Potential habitat for the dwarf galaxiid is slowflowing waters such as swamps, lagoons, drains or backwaters of streams, often with aquatic vegetation. It may also be found in temporary waters that dry up in summer for as long as 6-7 months, especially if burrowing crayfish burrows are present (although these will usually be connected to permanent water). Habitat may include forested swampy areas but does not include blackwood swamp forest. Juveniles congregate in groups at the water surface in pools free of vegetation. Significant habitat for the dwarf galaxiid is all potential habitat and a 30m streamside reserve within the core range.
Gallinago hardwickii	lathams snipe		VU			wetlands
Gazameda gunnii	Gunn's screw shell	v				Marine species. Shell found on beach
Haliaeetus leucogaster	white-bellied sea-eagle	v			Potential	Potential habitat for the White Bellied Sea eagle species comprises potential nesting habitat and potential foraging habitat. Potential foraging habitat is any large waterbody (including sea coasts, estuaries, wide rivers, lakes, impoundments and even large farm dams) supporting prey items (fish). Potential nesting habitat is tall eucalypt trees in large tracts (usually more than 10 ha) of eucalypt or mixed forest within 5 km of the coast (nearest coast including shores, bays, inlets and peninsulas), large rivers (Class 1), lakes or complexes of large farm dams. Scattered trees along river banks or pasture land may also be used. Significant habitat for the white bellied sea eagle is all native forest and native non-forest vegetation within 500 m or 1 km line of sight of known nest sites (where nest tree still present).

Hirundapus caudacutus	white-throated needletail		VU			Migratory bird, rarely lands in tasmania
Lathamus discolor	swift parrot	e	CR	yes	Potential	Potential breeding habitat for the swift parrot comprises potential foraging habitat and potential nesting habitat, and is based on definitions of foraging and nesting trees. Potential foraging habitat comprises E. globulus or E. ovata trees that are old enough to flower. Potential nesting habitat is considered to comprise eucalypt forests that contain hollow-bearing trees.
Limosa lapponica subsp. baueri	western alaskan bar-tailed godwit		EN			Bar-tailed Godwits inhabit estuarine mudflats, beaches and mangroves. They are common in coastal areas around Australia. They are social birds and are often seen in large flocks and in the company of other waders.
Litoria raniformis	green and gold frog	v	VU		Core	Potential habitat for the green and gold frog is permanent and temporary waterbodies, usually with vegetation in or around them. Potential habitat includes features such as natural lagoons, permanently or seasonally inundated swamps and wetlands, farm dams, irrigation channels, artificial water holding sites such as old quarries, slow flowing stretches of streams and rivers and drainage features.
Mirounga leonina	southern elephant seal	e	VU			marine
Numenius madagascariensis	eastern curlew	e	CR			shorebird
Perameles gunnii	eastern barred bandicoot		VU		Potential	Potential habitat for the eastern barred bandicoot is open vegetation types including woodlands and open forests with a grassy understorey, native and exotic grasslands, particularly in landscapes with a mosaic of agricultural land and remnant bushland. Significant habitat for the Eastern Barred Bandicoot is dense tussock grass sagg sedge swards, piles of coarse woody debris and denser patches of low shrubs (especially those that are densely branched close to the ground providing shelter) within the core range of the species.
Pluvialis squatarola	grey plover		VU			shore bird
Podiceps cristatus	great crested grebe	v				Great crested grebes breed in vegetated areas of freshwater lakes, small pools, slow-flowing rivers, artificial water bodies, swamps, bays, estuaries, and lagoons
Prototroctes maraena	australian grayling	v	VU		Potential	All streams and rivers in their lower to middle reaches. Areas above permanent barriers that prevent fish migration are not potential habitat

Pseudemoia pagenstecheri	tussock skink	v			Potential	Potential habitat for the tussock skink is grassland and grassy woodland (including rough pasture with paddock trees), generally with a greater than 20% cover of native grass species, especially where medium to tall tussocks are present.
Pseudomys novaehollandiae	new holland mouse	e	VU		Potential	Prefers dry sandy heathland with dense and floristically diverse understorey.
Sarcophilus harrisii	tasmanian devil	e	EN		Potential	Potential habitat for the Tasmanian devil is all terrestrial native habitats, forestry plantations and pasture. Devils require shelter (e.g. dense vegetation, hollow logs, burrows or caves) and hunting habitat (open understorey mixed with patches of dense vegetation) within their home range (427km2). Significant habitat for the Tasmanian devil is a patch of potential denning habitat where three or more entrances (large enough for a devil to pass through) may be found within 100m of one another, and where no other potential denning habitat with three or more entrances may be found within a 1km radius, being the approximate area of the smallest recorded devil home range (Pemberton 1990). Potential denning habitat for the Tasmanian devil is areas of burrow-able, well drained soil, log piles or sheltered overhangs such as cliffs, rocky outcrops, knolls, caves and earth banks, free from risk of inundation and with at least one entrance through which a devil could pass. FPA's Fauna Technical Note 10 can be used as a guide in the identification of potential denning habitat
Sterna nereis subsp. nereis	fairy tern	pv	PVU	yes		It seldom goes far out to sea but is often to be seen where predatory fish are feeding on shoals of small fish. Breeding takes place in the spring in colonies on sheltered beaches on the mainland or on offshore islands. The nest is just above high-water mark and is a scrape in the sand
Sternula albifrons subsp. sinensis	little tern	e				shore bird
Sternula nereis subsp. nereis	fairy tern	v	VU			shore bird
Tasmanipatus barretti	giant velvet worm	r			known	Moist microhabitats in shaded gullies in dry Eucalypt forest
Thalassarche cauta	shy albatross	v	EN			marine
Thalassarche melanophris	black-browed albatross	e	VU			marine

Thinornis cucullatus	hooded plover		PVU			shorebird
Thinornis rubricollis	hooded plover		VU			shorebird
Tringa nebularia	common greenshank		EN			This is a subarctic bird, breeding from northern Scotland eastwards across northern Europe and east across the Palearctic. It is a migratory species, wintering in Africa, the Indian subcontinent, and Australasia, usually on fresh water. It breeds on dry ground near marshy areas, laying about four eggs in a ground scrape
Tyto novaehollandiae	masked owl	pe	PVU			Potential habitat for the masked owl is all areas with trees with large hollows (>15 cm entrance diameter). In terms of using mapping layers, potential habitat is considered to be all areas with at least 20% mature eucalypt crown cover (PI type mature density class `a', `b', or `c'). From on ground surveys this is areas with at least 8 trees per hectare over 100cm dbh. Remnants and paddock trees in agricultural areas may also constitute potential habitat. Significant habitat for the masked owl is any areas within the core range of native dry forest with trees over 100cm dbh with large hollows (>15 cm entrance diameter). Such areas usually have no regrowth component or just a sparse regrowth component. In terms of using mapping layers for an initial desktop assessment prior to an on ground survey. Significant habitat may occur in all areas within the core range classified as dry forest (TASVEG dry Eucalypt forest and woodland) with at least 20% mature eucalypt crown cover (PI type mature density class `a', `b', or `c') that is classified as mature (Growth Stage class `M'). From on ground surveys this is areas with at least 8 trees per hectare over 100cm dbh and more than half of the canopy cover is comprised of mature trees. Remnants and paddock trees in agricultural areas may also constitute significant habitat.
Tyto novaehollandiae subsp. castanops	masked owl (Tasmanian)	e	VU	yes	Core	

Attachments

Natural Values Atlas Report 24/3/2025

Department of Natural Resources,
and Environment Tasmania

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Our ref: 23/7511

18 June 2025

Mr Leigh Dell
Plans to Build
2/93 York Street
Launceston TAS 7250

Dear Mr Dell,

LODGEMENT OF PLANNING APPLICATION
PLANS TO BUILD
RETROSPECTIVE VISITOR ACCOMODATION + NEW STRUCTURES
2 PENELOPE STREET ST HELENS

This letter, issued pursuant to section 52(1B) of the *Land Use Planning and Approvals Act 1993* (LUPAA), is to confirm that the Crown consents to the making of the enclosed Planning Permit Application, insofar as the proposed development relates to Crown land managed by the Department of Natural Resources and Environment Tasmania.

Crown consent is only given to the lodgement of this application. Any variation will require further consent from the Crown.

Please note, it is Parks and Wildlife Service's (PWS) practice that it will not approve any permanent private drainage infrastructure (stormwater or treated effluent) on Crown land unless connected to publically maintained infrastructure.

This letter does not constitute, nor imply, any approval to undertake works, or that any other approvals required under the *Crown Lands Act 1976* have been granted. If planning approval is given for the proposed development, the applicant will be required to obtain separate and distinct consent from the Crown before commencing any works on Crown land.

If you need more information regarding the above, please contact the officer nominated at the head of this correspondence.

Yours sincerely,

Sophie Muller
Deputy Secretary (Parks and Wildlife Services)

Instrument of Revocation and Delegation

DELEGATION OF THE DIRECTOR-GENERAL OF LANDS' FUNCTIONS UNDER THE *LAND USE PLANNING AND APPROVALS ACT 1993*

I, JASON JACOBI, being and as the Director-General of Lands appointed under section 7 of the *Crown Lands Act 1976*, hereby revoke any previous delegation made pursuant to section 52(1E) of the *Land Use Planning and Approvals Act 1993* ("the Act") and, acting pursuant to section 52(1E) of the Act, I hereby delegate the functions described (by reference to the relevant provision of the Act and generally) in Schedule 1, to the persons respectively holding the offices of Deputy Secretary (Parks and Wildlife Service) (position number 700451), General Manager (Park Operations and Business Services) (position number 708581), Manager (Property Services) (position number 707556), Unit Manager (Operations) (position number 702124) and Unit Manager (Assessments) (position number 334958) in accordance with the functions delegated to me by the Minister administering the *Crown Lands Act 1976,* by instrument dated 9 November 2023.

SCHEDULE 1

Provision	**Description of Functions**
Section 52(1B)	Signing, and providing written permission for, applications for permits in relation to Crown land.

Dated at HOBART this 29 day of July 2024

.....

Jason Jacobi
DIRECTOR-GENERAL OF LANDS