

Development Applications

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

DA Number	DA 2025 / 00179
Applicant	Plans To Build
Proposal	Visitor Accommodation – Retrospective – 5 Glamping Tents including parking, pathways and landscaping, 11 Cabins, 4 Ensuites, Removal of 15 Permanent and 6 Powered Sites, 2 Accommodation Structures, Bike Repair Structure and Bike Wash Structure. Proposed – 11 Ensuites.
Location	2 Penelope Street, St Helens (C/T 173840/1 and including Crown Land 173841/1 (Stormwater))

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 10th January 2026 **until 5pm Monday 2nd February 2026.**

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: 13/10/2025		PROJECT NUMBER: 22174

rev.	Amendment	Date
DRAWING No:		ISSUE: APPROVAL
A00		REV: 0
1 of 17		

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- (Structures- As below)	15 Premanent Sites (Annual)
24 Cabins	12 Bed Bunk Houses	6 Powered
Indoor play centre & cinema	Bike Repair Shelter	
Playground	Bike Shelter	
BBQ Area		
Jumping Pillow		
Common Laundry, Bathroom Male & Female showers	Glamping (As Below)	
25 powered sites	5 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		

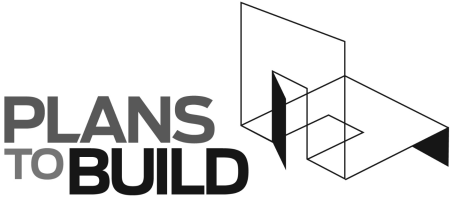
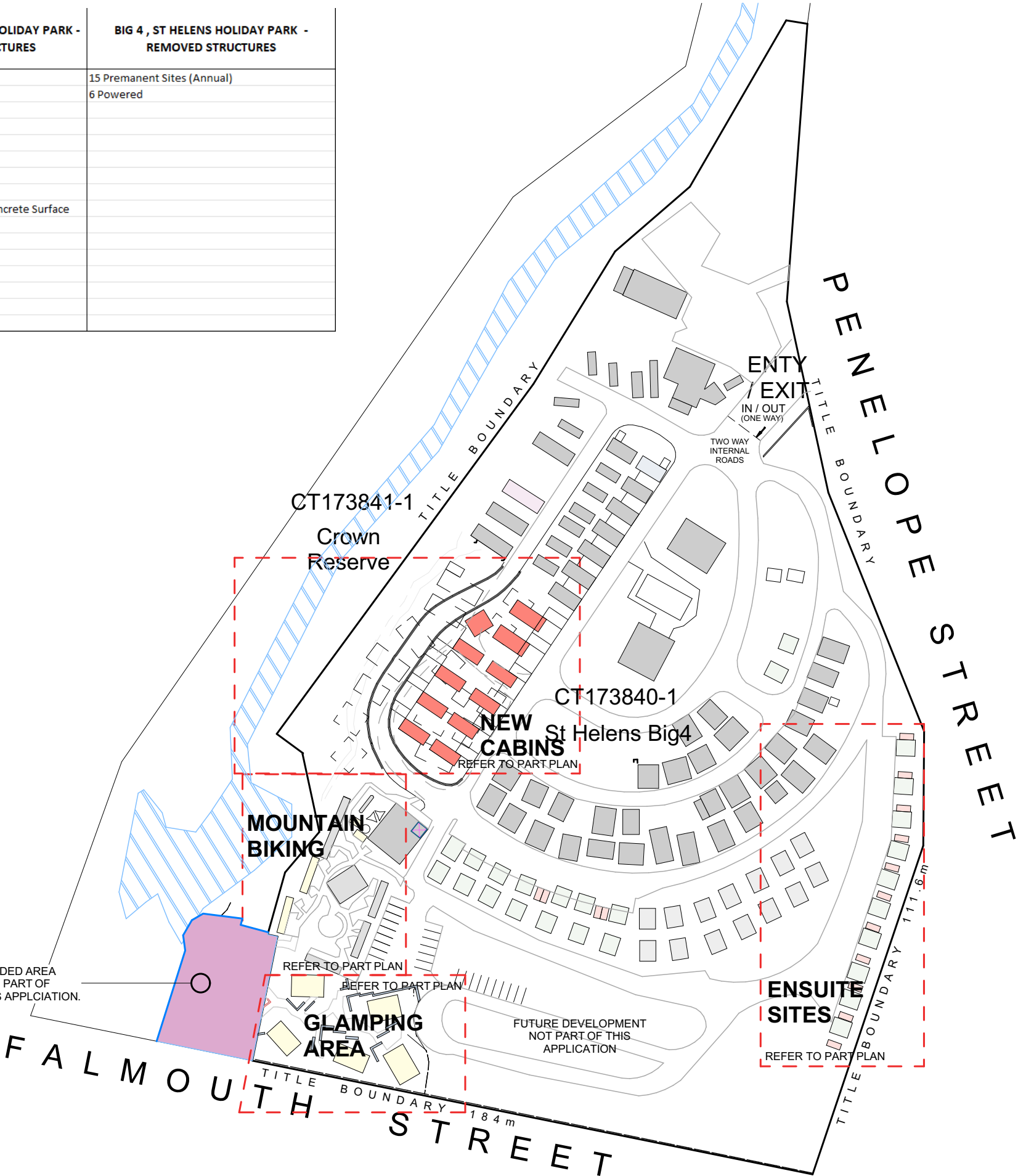
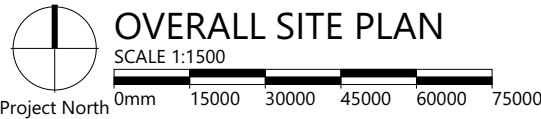
SITE PLAN NOTES

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.



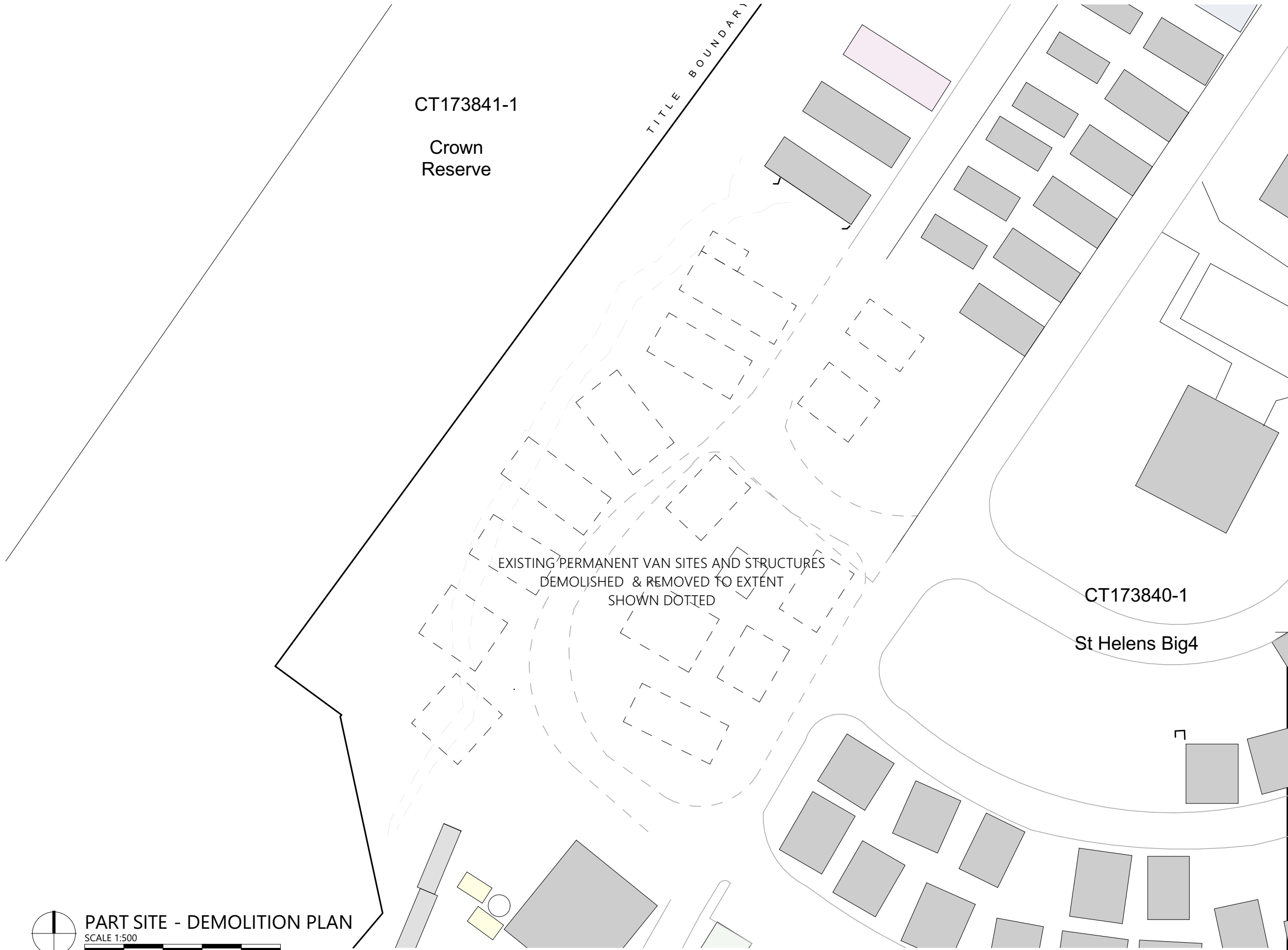
ABN 23 269 055 701
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Tel - 6388 9287 - Mob - 0400 655 771
Email - leigh@planstobuild.com.au
L.M.DELL LIC. No. CC5932 G

Owner:
P & T ROBINSON
INVESTMENTS PTY LTD

rev. Amendment		Date
DRAWING No: A01		ISSUE: APPROVAL
2 of 17		REV: 0

BIG4 ST. HELENS HOLIDAY PARK
2 PENELOPE STREET, ST. HELENS TAS 7216

PROJECT NUMBER: 22174
SCALE: IF IN DOUBT ASK **SCALE @ A3**
PRINT DATE: 13/10/2025



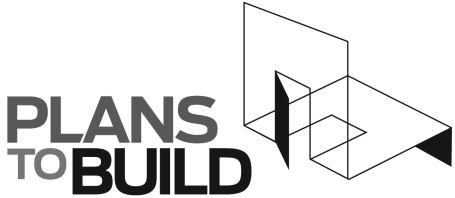
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


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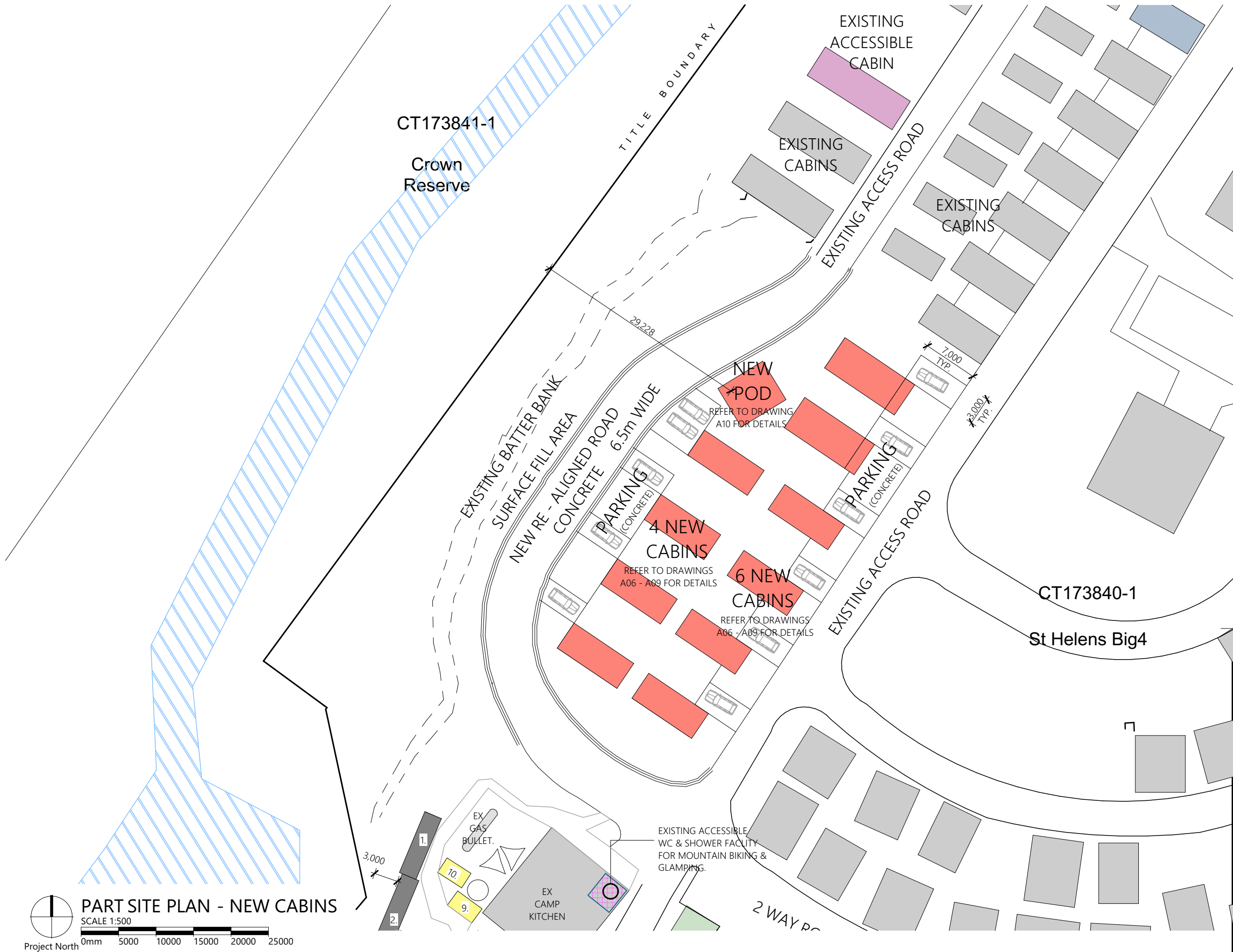
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A02	3 of 17	REV: 0

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

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PROJECT NUMBER: 22174	SCALE: IF IN DOUBT ASK SCALE @ A3	PRINT DATE: 13/10/2025
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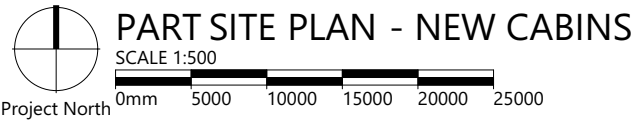
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PLANS TO BUILD

ABN 23 269 055 701
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Tel - 6388 9287 - Mob - 0400 655 771
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P & T ROBINSON INVESTMENTS PTY LTD

rev.	Amendment	Date

DRAWING No: **A03**

ISSUE: APPROVAL

REV: 0

BIG4 ST. HELENS HOLIDAY PARK
2 PENELOPE STREET, ST. HELENS TAS 7216

PROJECT NUMBER:
22174

SCALE: IF IN DOUBT ASK
SCALE @ A3

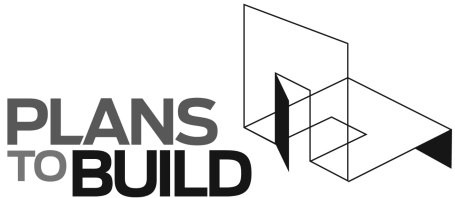
PRINT DATE:
13/10/2025



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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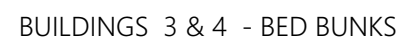
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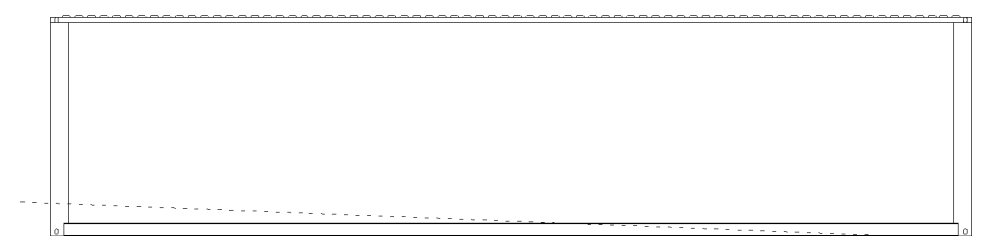
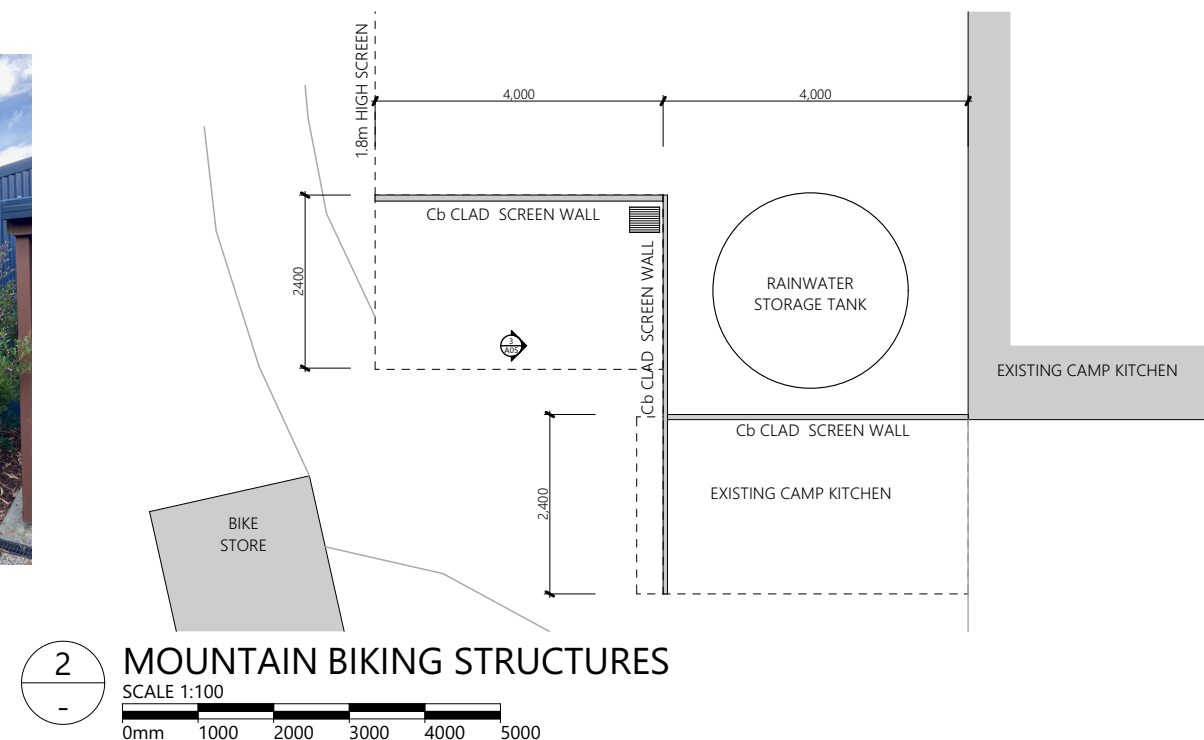
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DRAWING No: A04		ISSUE: APPROVAL
5 of 17		REV: 0

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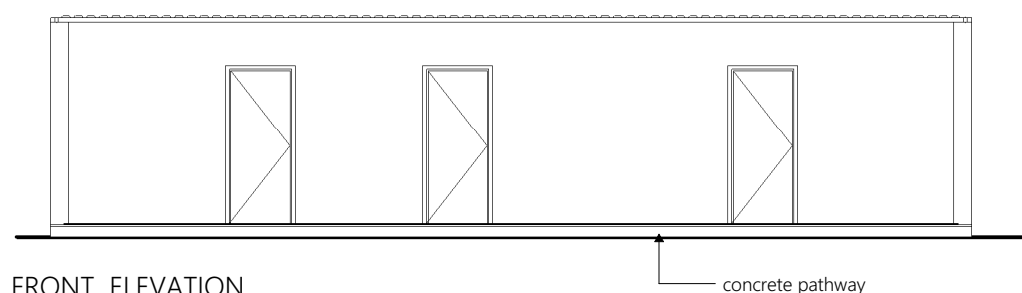
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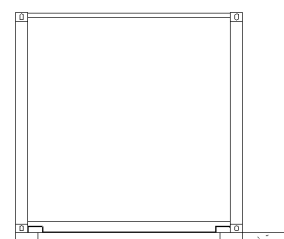
MOUNTAIN BIKING
STRUCTURES - 9 & 10
BIKE & BIKE REPAIR
SHELTER - NOT
ENCLOSED



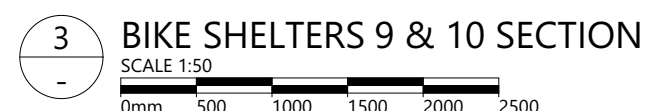
REAR ELEVATION



FRONT ELEVATION



TYPICAL SIDE ELEVATION



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6 of 17		

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22174

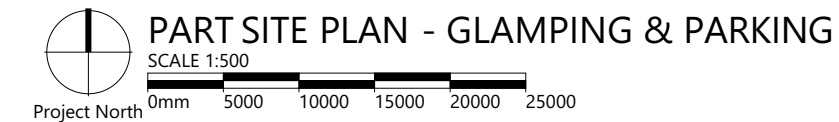
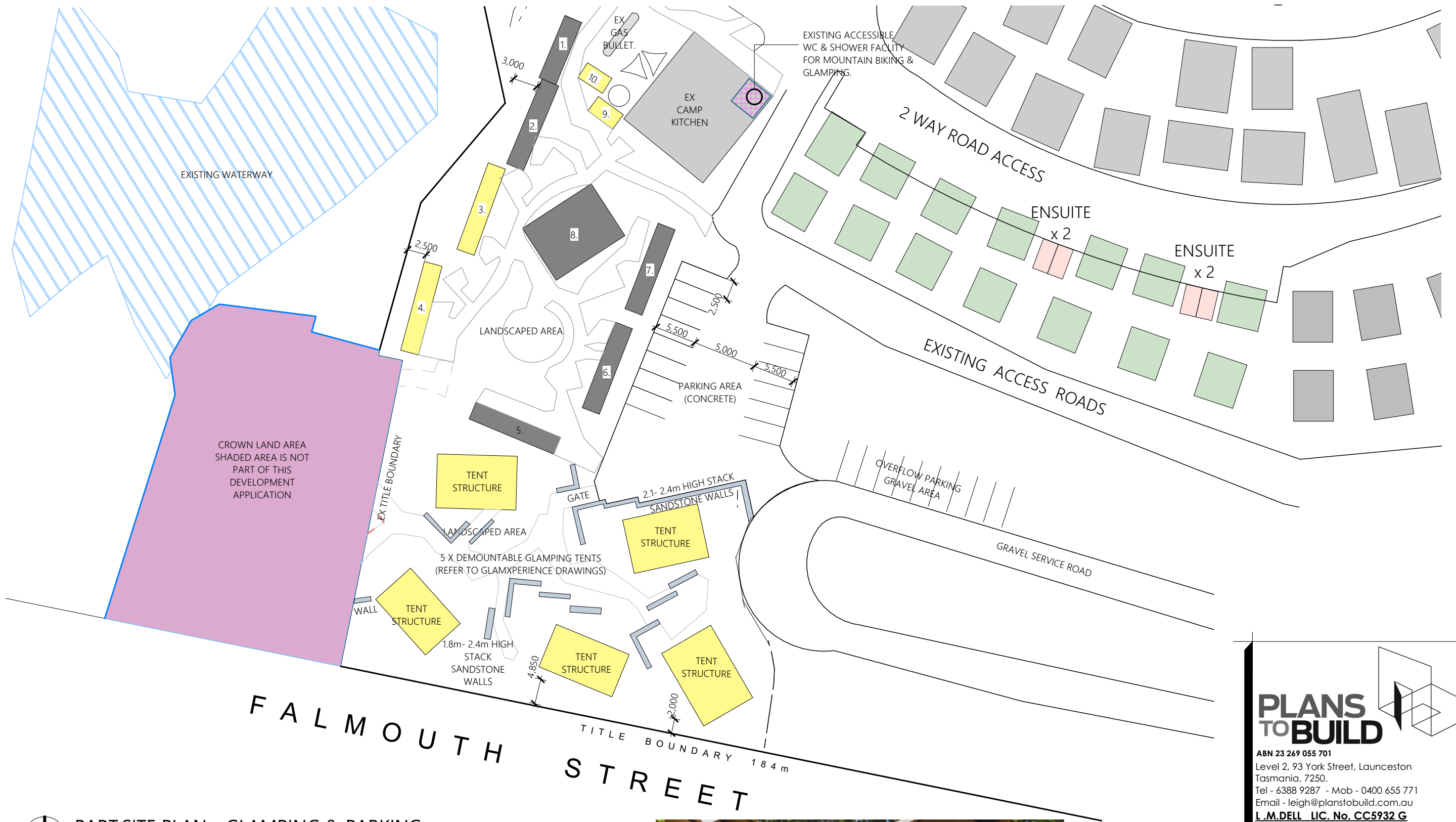
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SCALE @ A3

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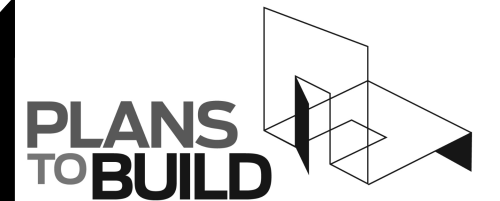
A05

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TYPICAL WALL STRUCTURE DETAILS -



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DRAWING No: A06		ISSUE: APPROVAL
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BIG4 ST. HELENS HOLIDAY PARK
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PROJECT NUMBER:
22174

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SCALE @ A3

PRINT DATE:
13/10/2025



LEGEND

- ENSUITE VAN PARKING GREEN TURF AREA
- GRASS SITE FOR VAN WITH NEW ENSUITE BUILDING

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

BIG4 ST. HELENS HOLIDAY PARK

2 PENELOPE STREET, ST. HELENS TAS 7216

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DRAWING No: A07
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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

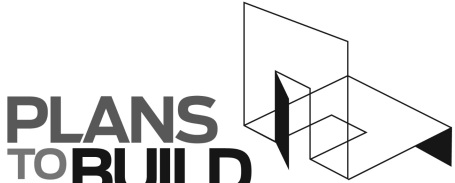


WORKS IN SHADED AREA
NOT PART
OF THIS APPLICATION

BIG4 ST. HELENS HOLIDAY PARK

2 PENELOPE STREET, ST. HELENS TAS 7216

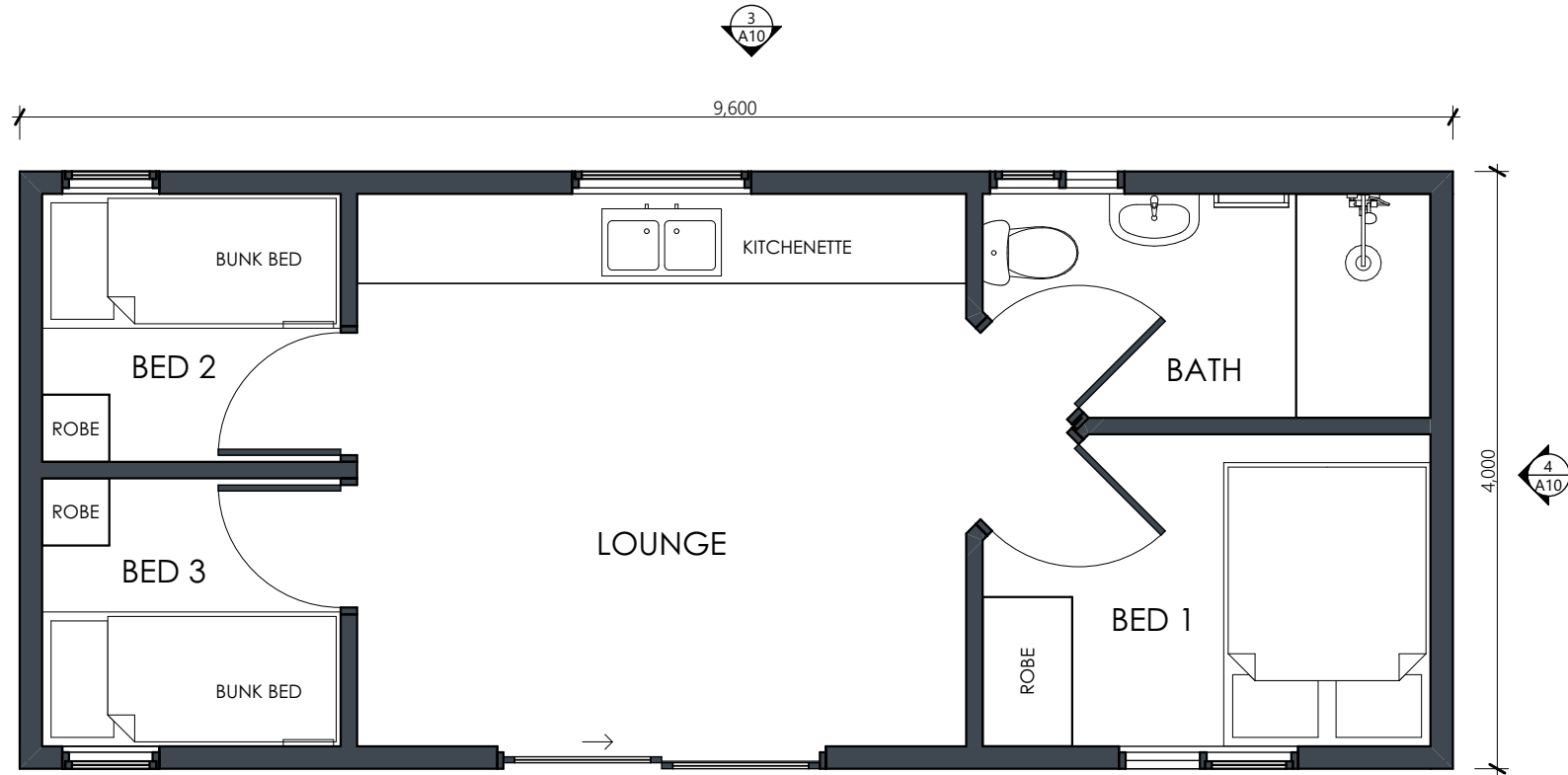
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


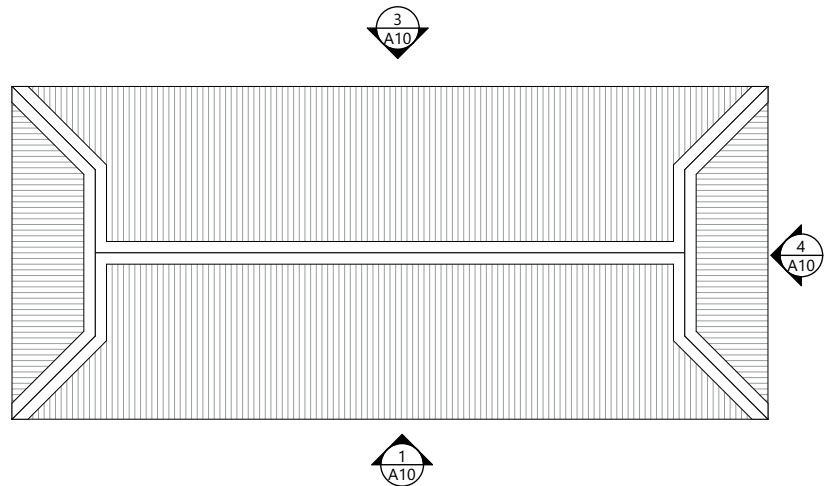
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
Owner:
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INVESTMENTS PTY LTD

rev.	Amendment	Date



 **FLOOR PLAN**
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Project North



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

BIG4 ST. HELENS HOLIDAY PARK

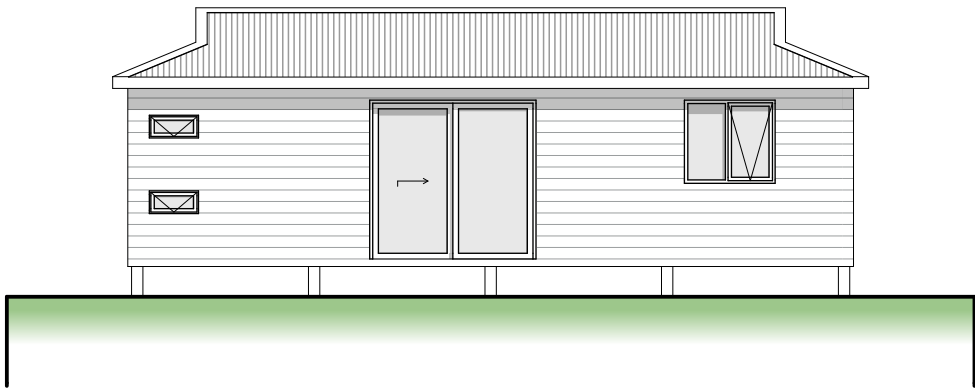
2 PENELOPE STREET, ST. HELENS TAS 7216

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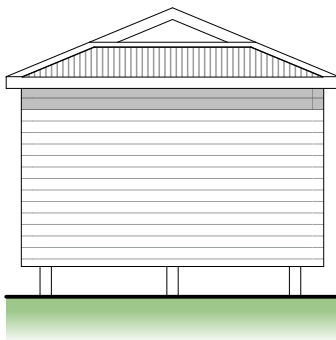
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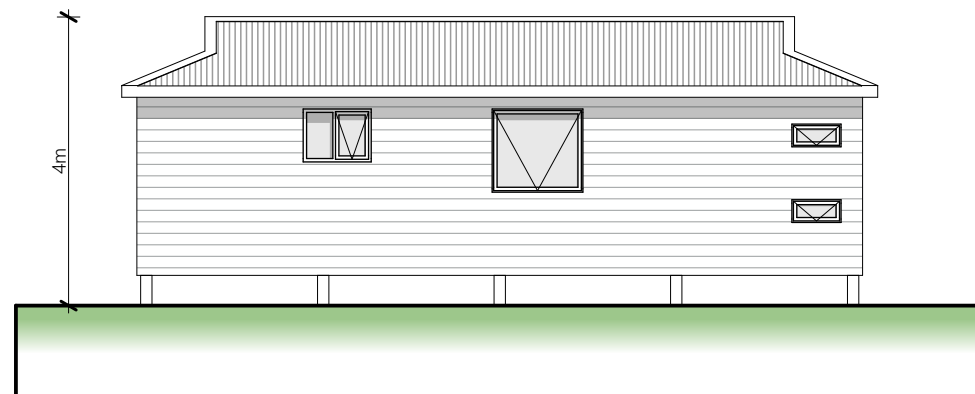
rev.	Amendment	Date
	DRAWING No: A09	ISSUE: APPROVAL
	10 of 17	REV: 0



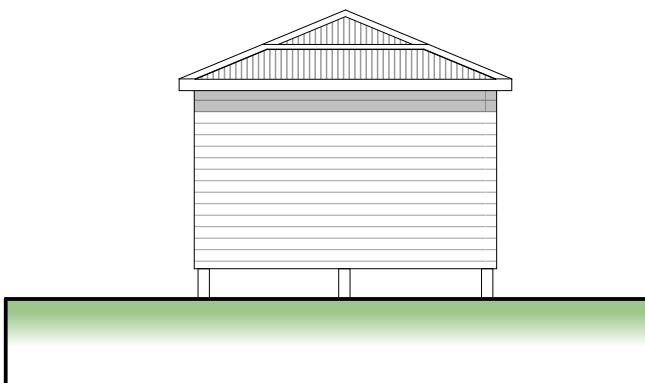
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SCALE 1:100
0mm 1000 2000 3000 4000 5000



2 CABIN LH SIDE ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000



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



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

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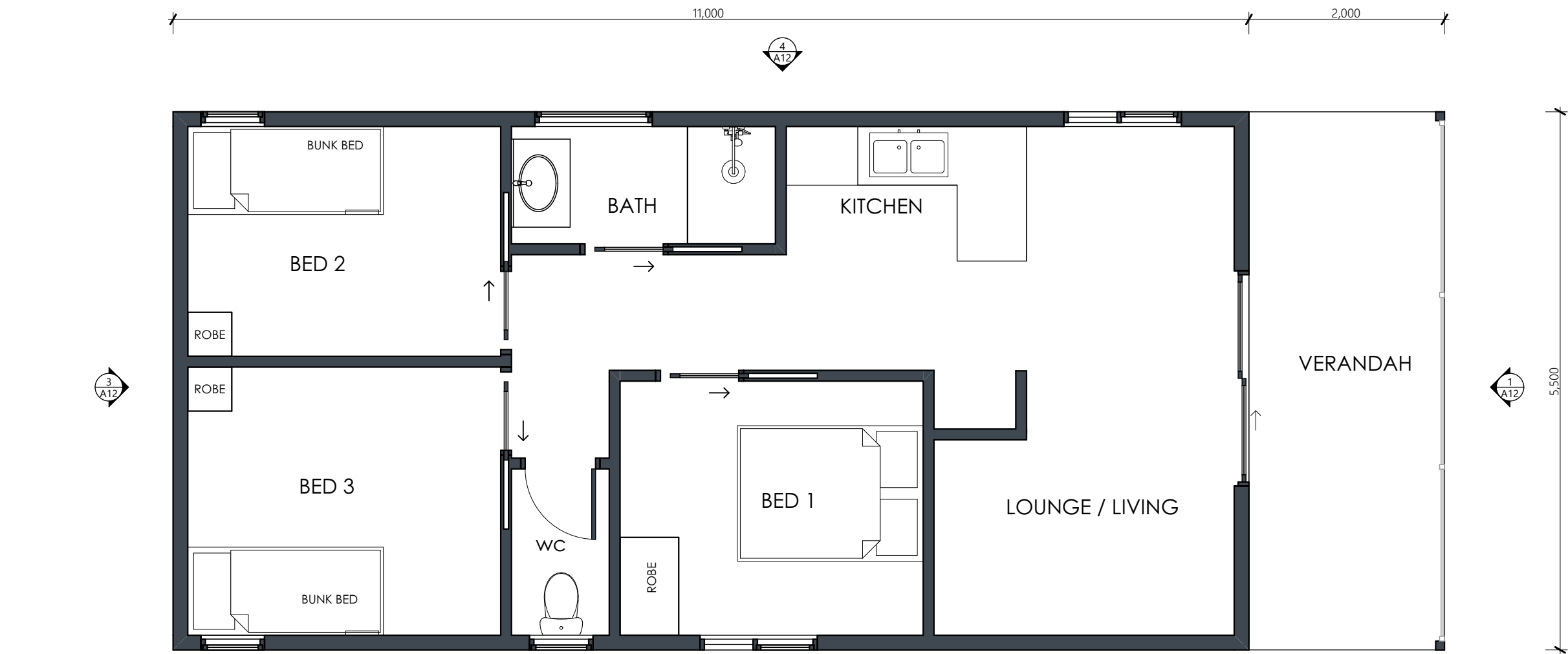
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13/10/2025

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A10 11 of 17

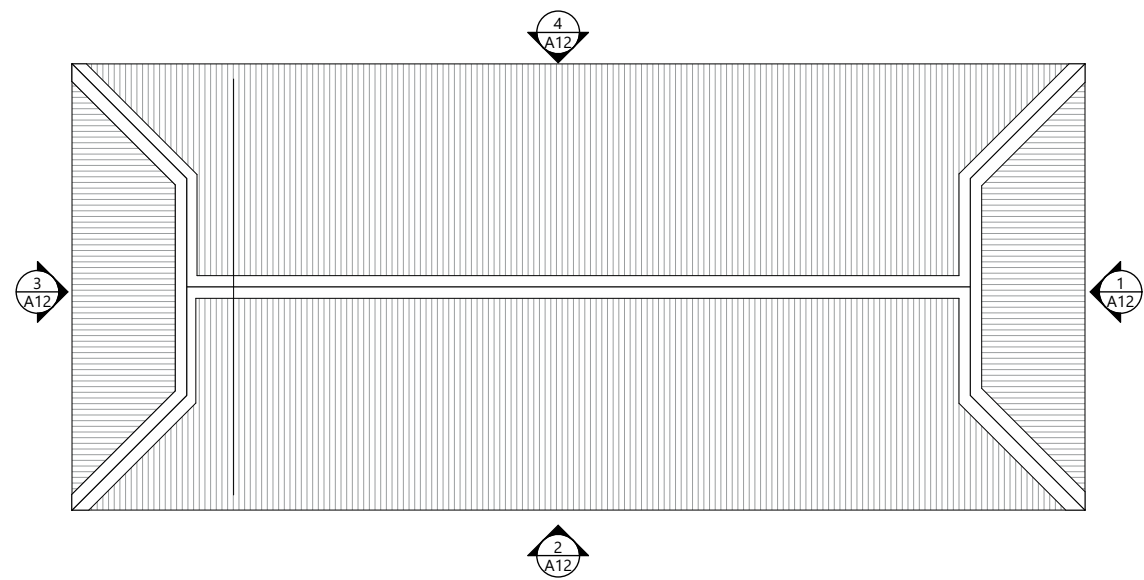
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FLOOR PLAN
SCALE 1:50
0mm 500 1000 1500 2000 2500
Project North



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

BIG4 ST. HELENS HOLIDAY PARK

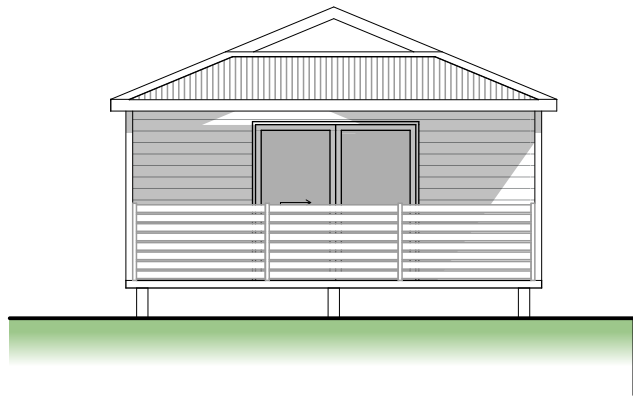
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PROJECT NUMBER:
22174

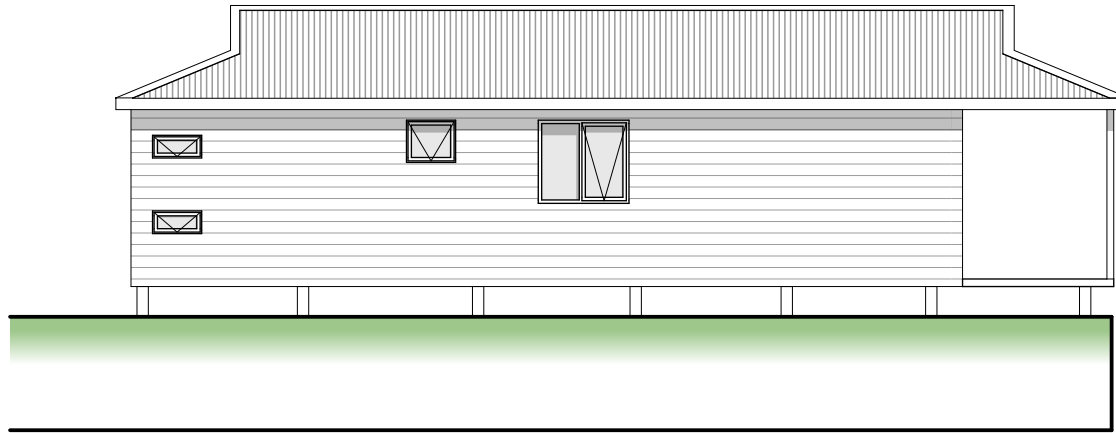
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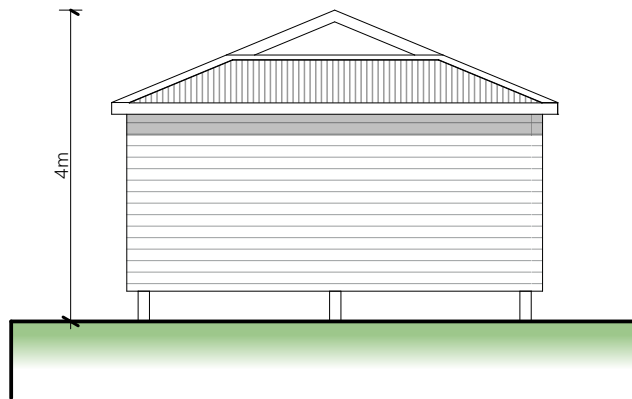
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	12 of 17	REV: 0



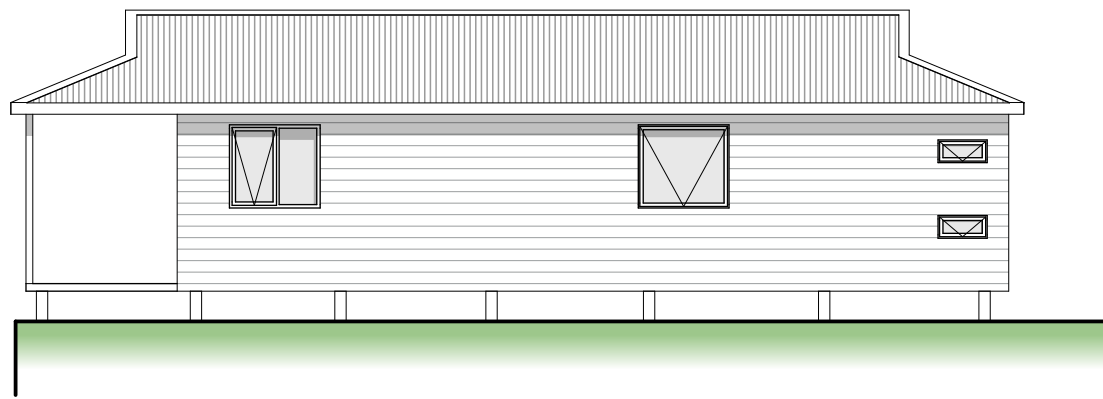
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SCALE 1:100
0mm 1000 2000 3000 4000 5000



4 CABIN RH SIDE ELEVATION
SCALE 1:100
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PLANS
TOBUILD

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

DRAWING No:

A12

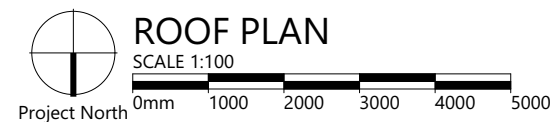
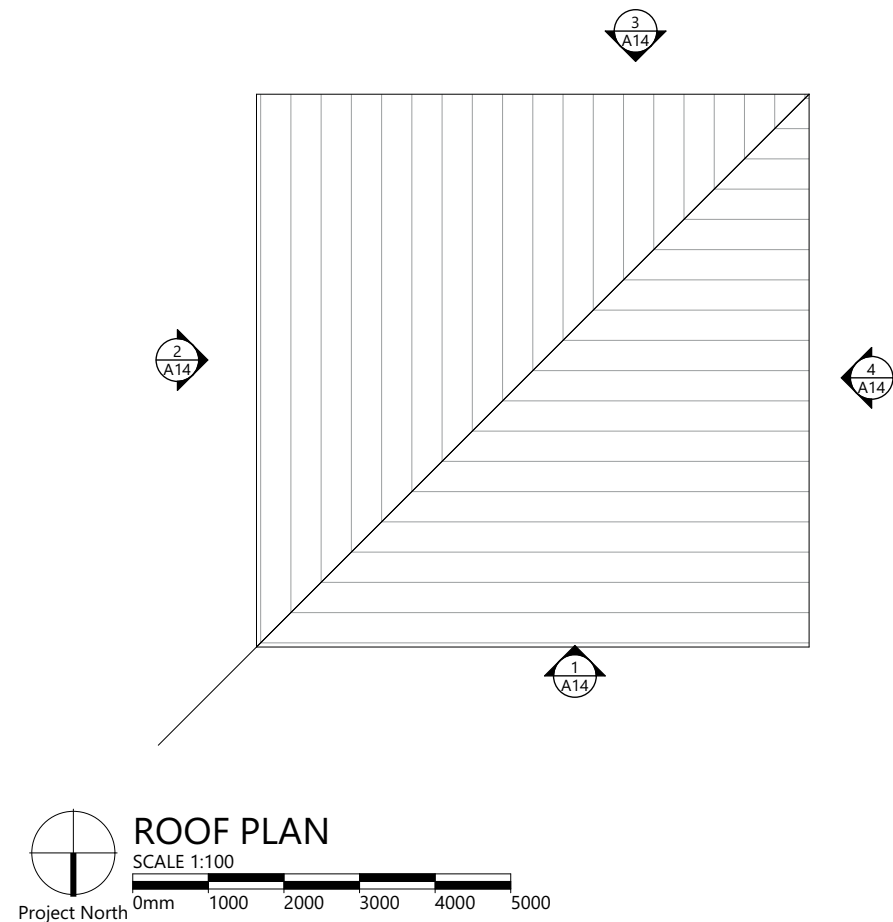
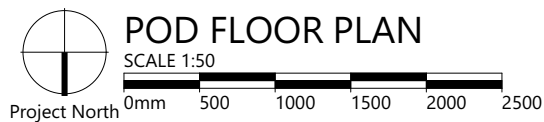
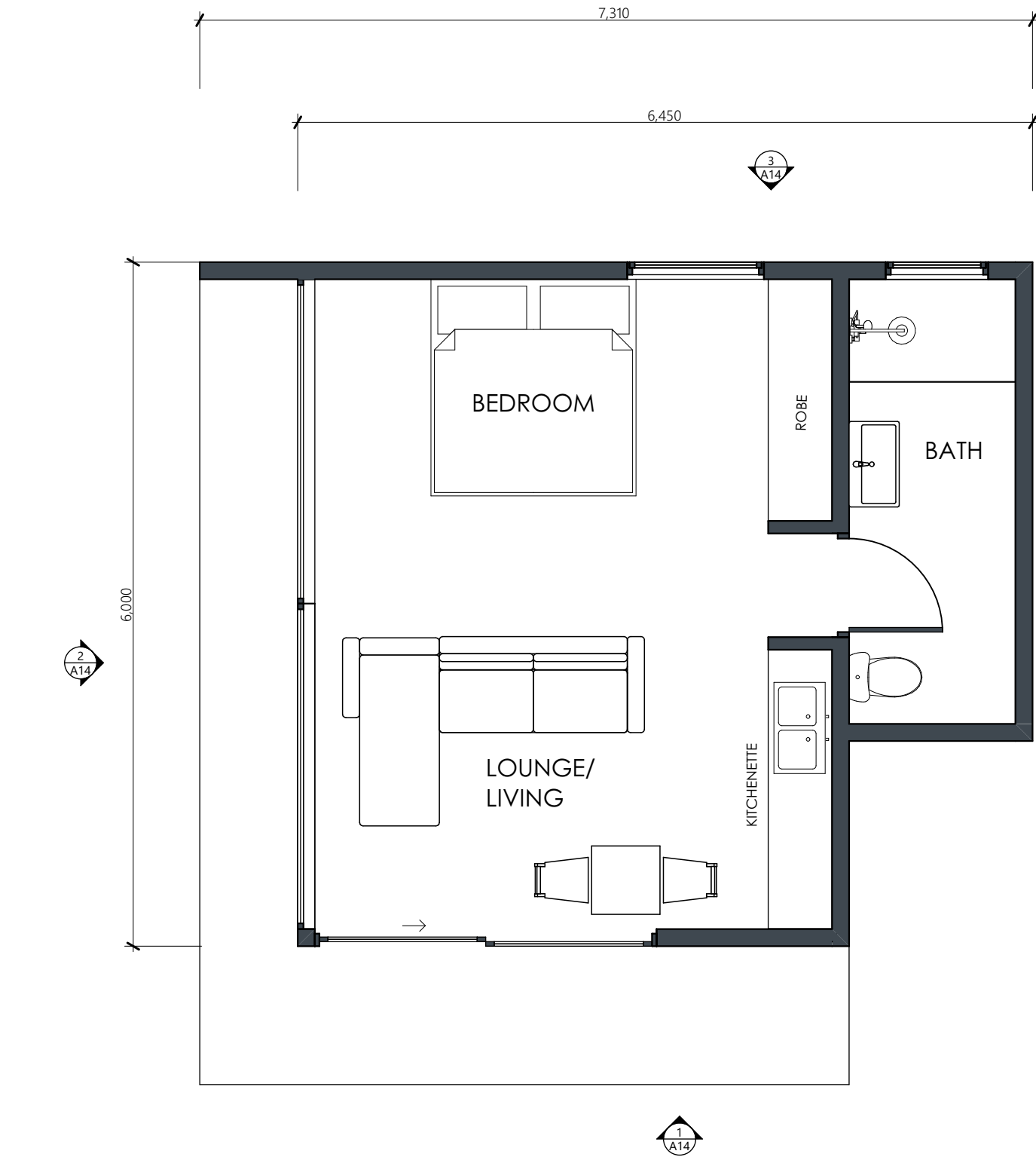
ISSUE: APPROVAL


REV: 0

13 of 17

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**

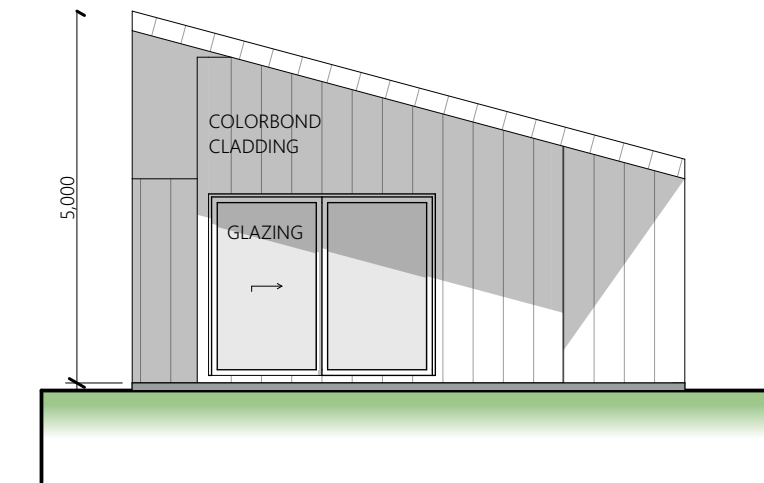
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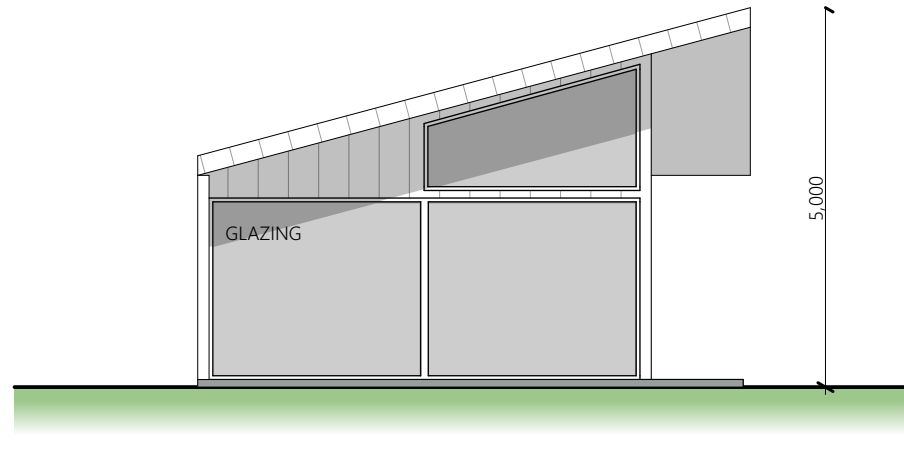
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REV: 0

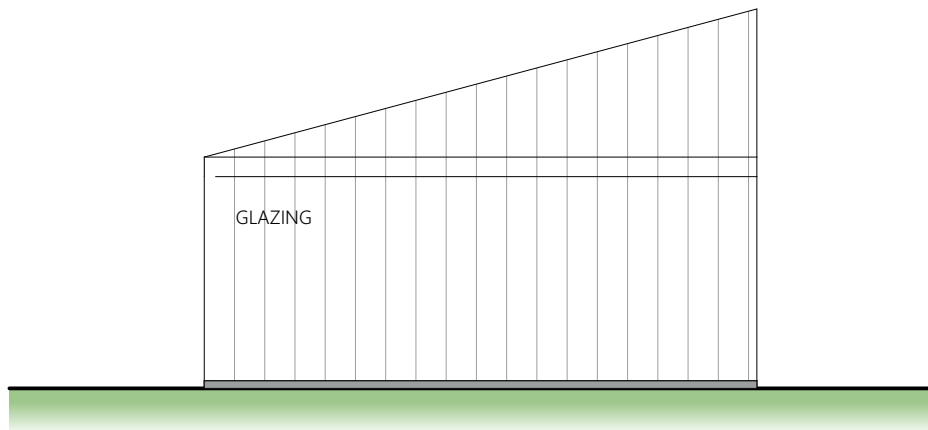
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2 PENELOPE STREET, ST. HELENS TAS 7216



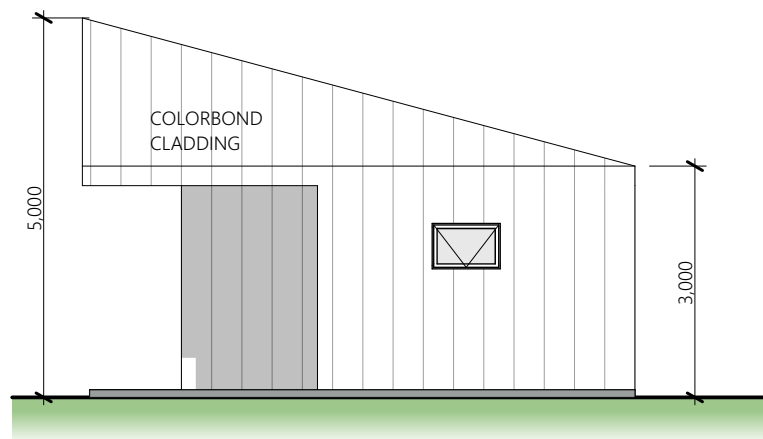
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BIG4 ST. HELENS HOLIDAY PARK

2 PENELOPE STREET, ST. HELENS TAS 7216

PROJECT NUMBER:
22174

SCALE: IF IN DOUBT ASK
SCALE @ A3

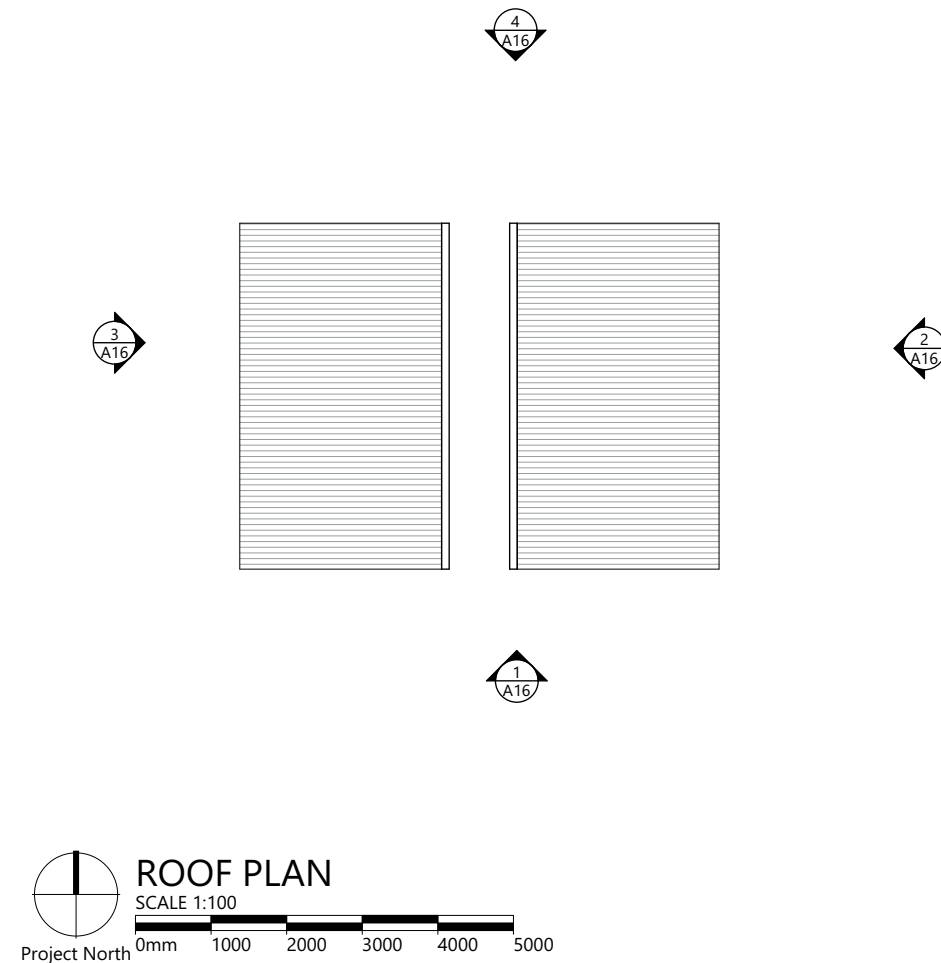
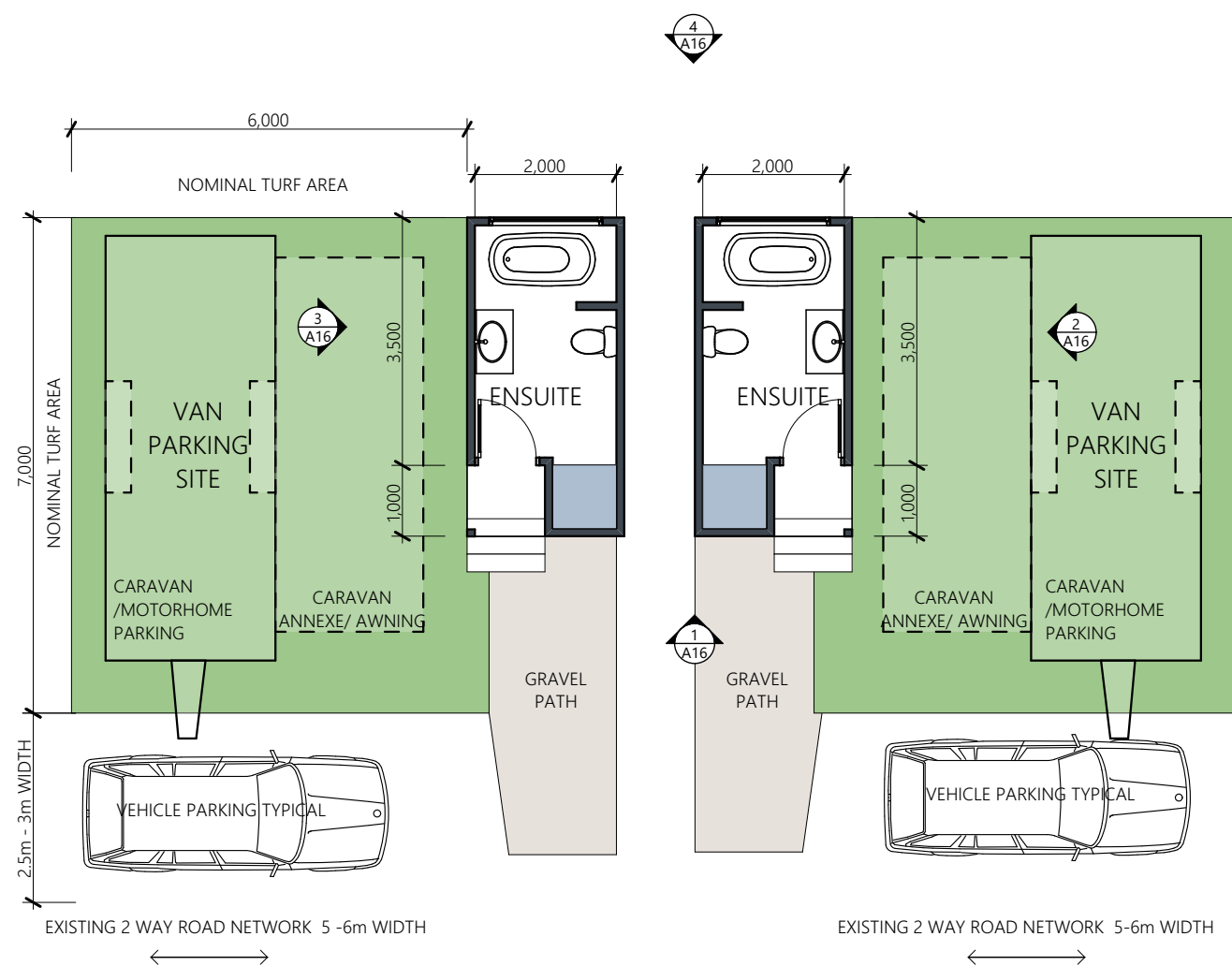
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rev.	Amendment	Date
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15 of 17		REV: 0

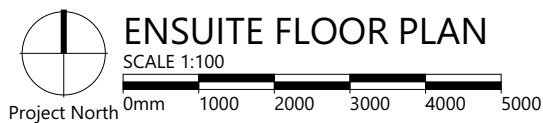
PLANS TO BUILD

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



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



BIG4 ST. HELENS HOLIDAY PARK

2 PENELOPE STREET, ST. HELENS TAS 7216

PROJECT NUMBER:
22174

SCALE: IF IN DOUBT ASK
SCALE @ A3

PRINT DATE:
13/10/2025

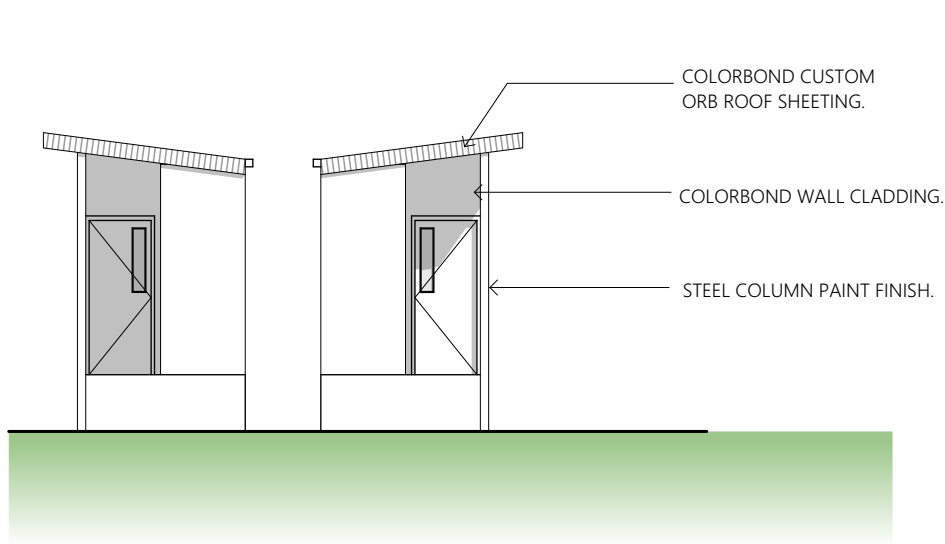
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A15		
ISSUE: APPROVAL		REV: 0

PLANS TO BUILD

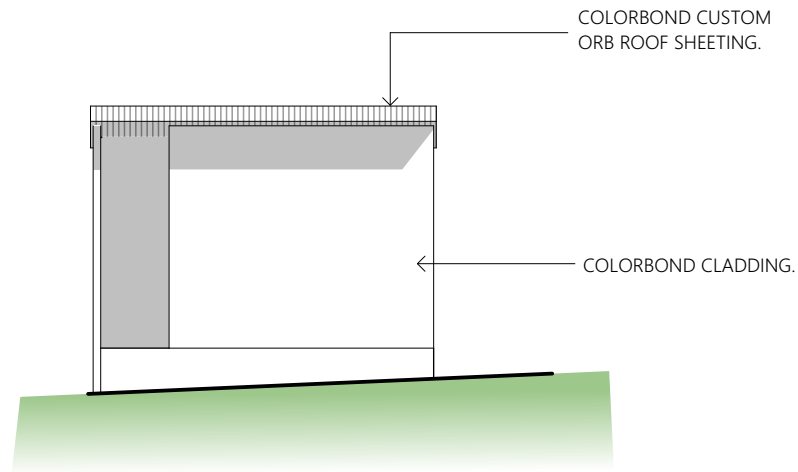
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Level 2, 93 York Street, Launceston
Tasmania, 7250.
Tel - 6388 9287 - Mob - 0400 655 771
Email - leigh@planstobuild.com.au
L.M.DELL LIC. No. CC5932 G

Owner:
P & T ROBINSON
INVESTMENTS PTY LTD

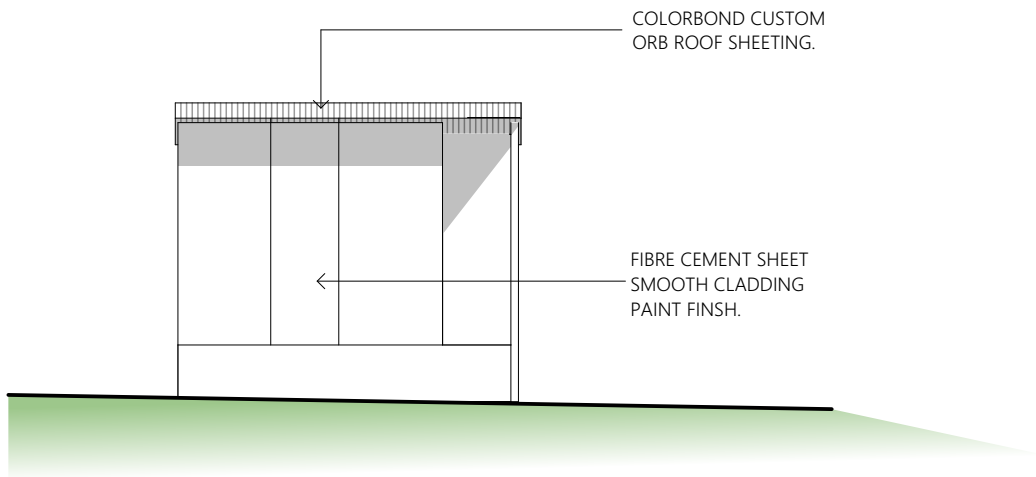
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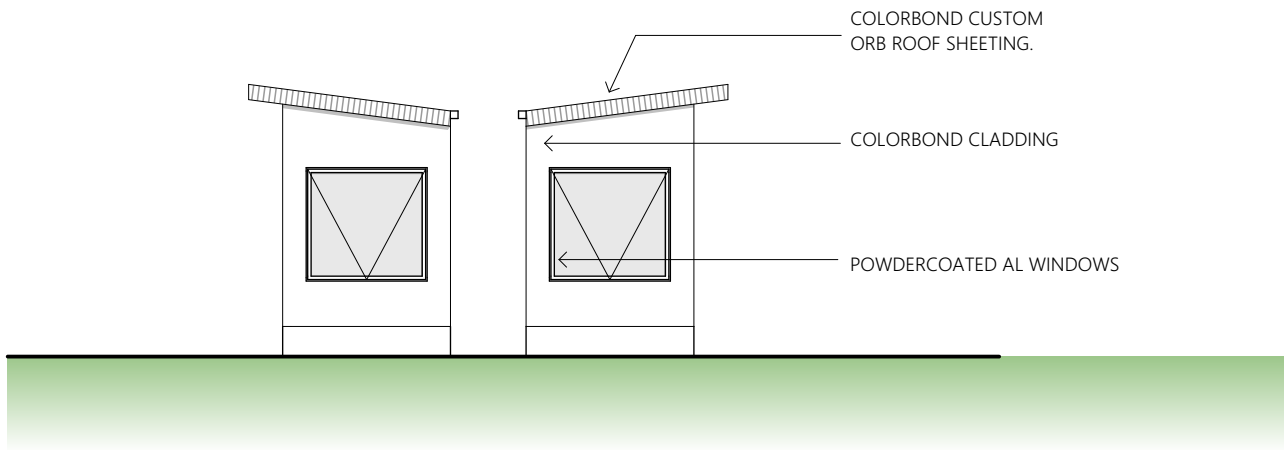
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BIG4 ST. HELENS HOLIDAY PARK

2 PENELOPE STREET, ST. HELENS TAS 7216

PROJECT NUMBER:
22174

SCALE: IF IN DOUBT ASK
SCALE @ A3

PRINT DATE:
13/10/2025

rev.	Amendment	Date
	DRAWING No: A16	ISSUE: APPROVAL
	17 of 17	REV: 0

APPLICATION FOR DEVELOPMENT



PID
DA

Office use only above:

PLANNING ONLY (Subdivision, Boundary Adjustment, etc.)	
PLANNING & BUILDING (With Council Building Surveyor)	✓
PLANNING & BUILDING (With Private Building Surveyor)	
BUILDING ONLY	

+ Plus (If required)

PLUMBING	
----------	--

Please tick the appropriate box or boxes. If they don't accurately describe your proposal, please detail under 'Other'

- ☒ New house
- ☐ House extension/addition
- ☒ Demolition
- ☐ Partial Demolition
- ☐ Fencing
- ☐ Change of use (please specify)
- ☐ Subdivision

☐ Other (please specify)

BIG 4 CATAHAN PARK
- MOUNTAIN BIKING STRUCTURES
3/4 BEDS AND 9 AND 10 BIKE REPAIR
AND SHELTER
- 11 NEW CABINS
- 15 ENSUITES
- REMOVAL OF 15 PERMANENTS (ANNUALS)
6 POWERED SITES
- STORMWATER, PARKING

APPLICANT DETAILS

INVOICE TO (Please Tick) ☐

Name:	PLANS TO BUILD	Phone No:	03 6388 9287
Postal Address:	LEVEL 1, 52-60 BRISBAVE ST LAUNCESTON, TAS	Mobile No:	
	Email address:	Leigh@plans Tobuild.com.au	

OWNER DETAILS

INVOICE TO (Please Tick) ☐

Owner:	PAUL T ROBINSON INVESTMENTS	Phone No:	
Postal Address:	2 PENLOPE ST ST HELENS, TAS	Mobile No:	0408 799 547
	Email address:	pearce.big4overstones@gmail.com peterrobinsonracing@gmail.com	

CONTACT PERSON	INVOICE TO (Please Tick) <input type="checkbox"/>
-----------------------	--

Name: Leigh DEU Phone No: 03 6388 9287

Postal Address: LEVEL 1, 52-60 BRISBANE ST Mobile No.
LAUNCESTON TAS Email address: leigh@launceston.com.au

"Applicant's name" means the name of the person making the application. The applicant will be advised of the determination in respect of the application. The applicant will be written to if additional information is required. The "Owner's name" is the owner as described in the definition below of owner. The "Contact Person" is the person that should be contacted in respect to any matters relating to the application up to its determination. In most cases the applicant and contact person will be the same. However, in the instance of an applicant being an architectural firm (ie XYZ Architects) the contact person may be an architect (ie I. Draw). The contact person (unless they are the same as the applicant) will not be advised of the decision of Council.

ADDRESS OF DEVELOPMENT	
-------------------------------	--

Street No. 2 Street PENELOPE ST
Town ST HELENS, TAS Title Reference 173840 / 1

SITE & DEVELOPMENT DETAILS	
---------------------------------------	--

Zone	GENERAL RES	New Building Area	
Land Area	4.486 Ha. m2/ha	Priority Habitat Mapped	
Use Class		Flood Prone Mapped	

DECLARATION BY APPLICANT (mandatory)

I declare that the information given is a true and accurate representation of the proposed development, and I am liable for the payment of Council application processing fees even in the event of the development not proceeding. I understand that the information and materials provided with this development application may be made available to the public in electronic form on the Council's website. I understand that the Council may make such copies of the information and materials as, in its opinion, are necessary to facilitate a thorough consideration of the Development Application. I have obtained the relevant permission of the copyright owner for the communication and reproduction of the plans accompanying the development application, for the purposes of assessment of that application. I indemnify the Break O'Day Council for any claim or action taken against it in respect of breach of copyright in respect of any of the information or material provided.

SIGNATURE OF APPLICANT 	NAME (Please Print) LEIGH DEU	DATE 06/08/25
----------------------------	----------------------------------	------------------

IF APPLICANT IS NOT THE OWNER

I hereby declare that I am the applicant for the development/change of use at the address detailed in this application for a planning permit, and that I have notified the owner/s of the land that I am making this application, in accordance with Section 52 (1a) Land Use Planning Approvals Act 1993.

SIGNATURE OF APPLICANT 	NAME (Please Print) LEIGH DEU	DATE 06/08/25
NAME/S OF OWNER/S NOTIFIED PETER ROBINSON TANYA ROBINSON	DATE NOTIFIED 01/08/25	

COUNCIL OR CROWN LAND

If the land that is the subject of this application is owned or administered by either the Crown or Break O'Day Council, the consent of the Minister of the Crown or the General Manager of the Council, whichever is applicable, must be included here. This consent should be completed and signed by either the Minister, the General Manager of Break O'Day Council, or their delegate (as specified in Subsections 52 (1D-1G) of the Land Use Planning and Approvals Act 1993).

I being responsible for the administration of land
at....., declare that I have given permission for the making of this
application for.....
Date..... Signature.....

DEFINITION OF OWNER

"owner" means any one or more of the following:

a in the case of a fee simple estate in land - the person in whom that estate is vested; b in the case of land not registered under the *Land Titles Act 1980* and subject to a mortgage - the person having, for the time being, the equity of redemption in that mortgage; c in the case of land held under a tenancy for life - the person who is the life tenant; d in the case of land held under a lease of a term not less than 99 years or for a term of not less than such other prescribed period - the person who is the lessee of the land; e in the case of land in respect of which a person has a prescribed interest - that person; f in the case of Crown land within the meaning of the *Crown Lands Act 1976*, the Crown in right of the State of Tasmania; but does not include the holder of an interest in land other than the Crown in the right of Tasmania if the interest of the holder cannot reasonably be discovered by search of the Register within the meaning of the *Land Titles Act 1980* or a search conducted at the Registry within the meaning of the *Registration of Deeds Act 1935*.

PLANNING & BUILDING APPLICATION DETAILS

Refers to Approved Forms 2, 3, 4, 8, 9, 57, 72a, 72b & 72c under sections 139, 156, 165, 217, 255, 258, 153, 104, 178, 115, 203 & 127 and Regulation 83 of the *Building Act 2016*.

SITE AND BUILDING DETAILS

New Floor Area	600 m ²	MATERIALS	
Existing Building Floor	3,750 m ²	Floors	TIMBER / STEEL
Land Area	4.86 Ha. m ²	Frame	TIMBER
Value of Works	\$ 1 MIL	Walls	CLAD
Estimate or Contract (Please indicate)	ESTIMATE	Roof	CLAD

OWNER BUILDER

YES ☐ (Complete Owner Builder Statement/Declaration)

NO ☐

ENGAGEMENT OF COUNCIL AS BUILDING SURVEYOR

Section 35 of the Building Act 2016

Building Surveyor:

Category:

Business name:

Business address:

Phone No:

Fax No:

Licence No:

Email address:

Please Note: If you are wishing to engage Break O Day Council's Building Surveying Service, on lodgement of this application form you are acknowledging engagement of the Building Surveying Service under Section 35 of the Building Act 2016.

BUILDING PRACTITIONER DETAILS

Designer/Architect:

Category:

Business name:

Business address:


Phone No:

Fax No:

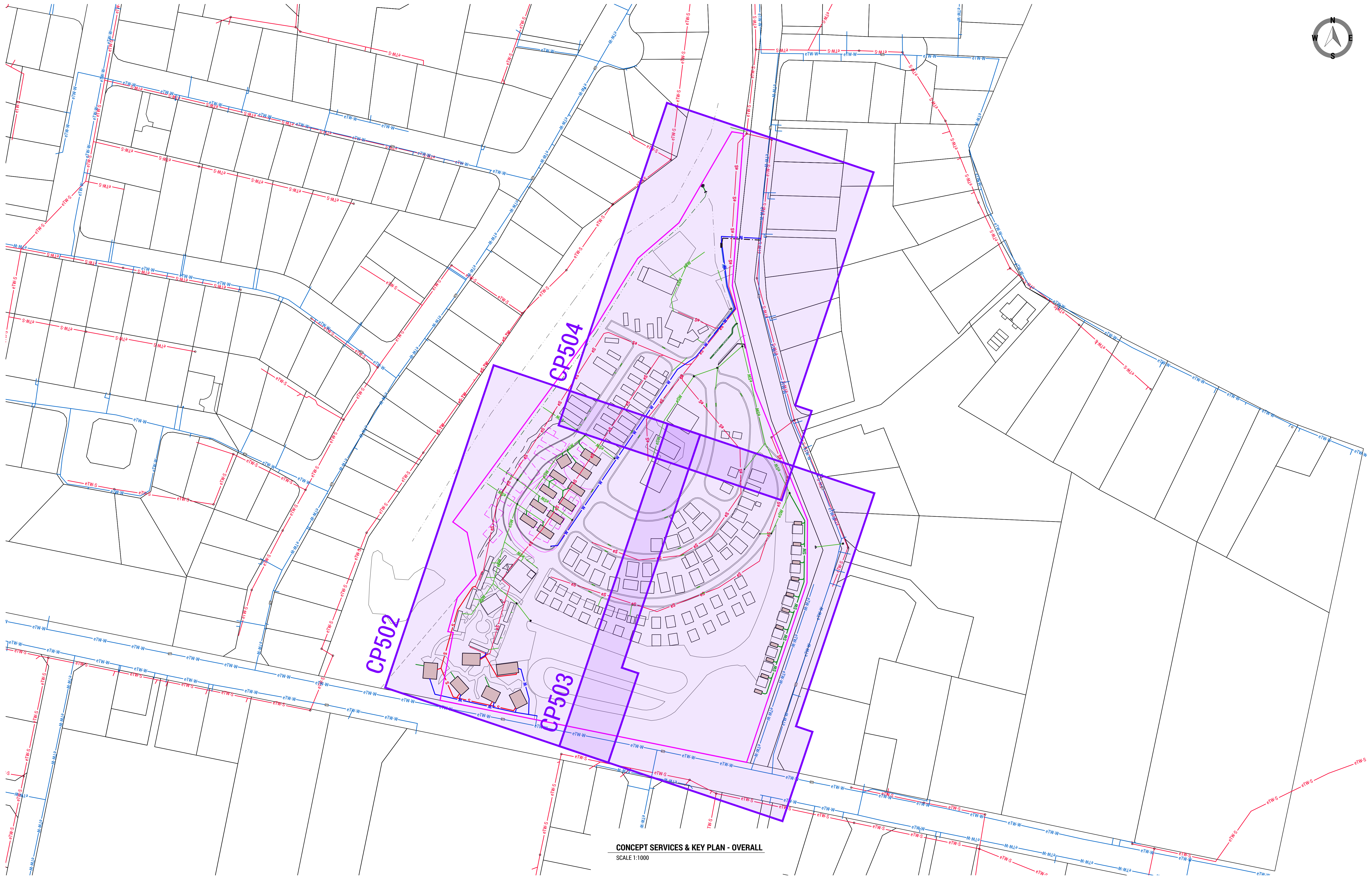
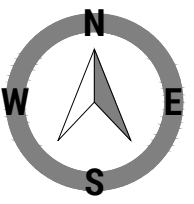
Licence No:

Email address:


Engineer:	<input type="text"/>	Category:	<input type="text"/>
Business name:	<input type="text"/>		
Business address:	<input type="text"/>	Phone No:	<input type="text"/>
	<input type="text"/>	Fax No:	<input type="text"/>
Licence No:	<input type="text"/>	Email address:	<input type="text"/>
Builder:	<input type="text"/>	Category:	<input type="text"/>
Business name:	<input type="text"/>		
Business address:	<input type="text"/>	Phone No:	<input type="text"/>
	<input type="text"/>	Fax No:	<input type="text"/>
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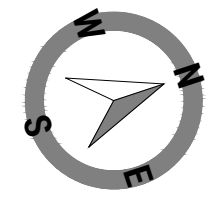
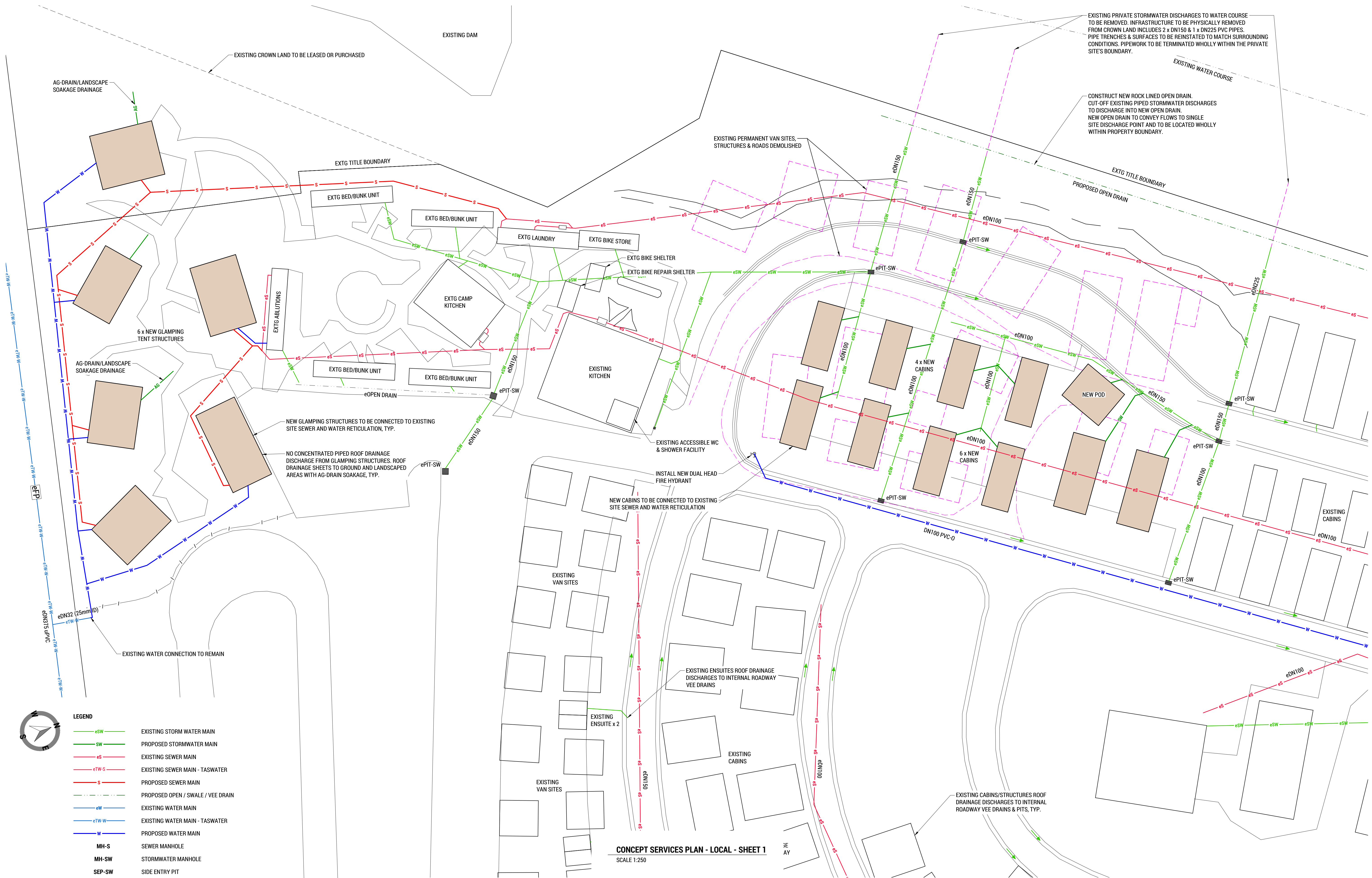
BUILDING APPLICATION - LODGEMENT - DECLARATION BY APPLICANT (mandatory)		
I acknowledge that my application for a Certificate of Likely Compliance/ Building Permit/ Plumbing Permit will NOT be assessed until 14 days subsequent to Planning Permit being issued. Section 35 of the Building Act 2016		
SIGNATURE OF APPLICANT	NAME (Please Print)	DATE
	LEIGHT DEW	06/08/25

PRIVACY STATEMENT The personal information requested on this form is being collected by Council for *Land Use Planning & Approvals Act 1993*, *Building Act 2016* and *Building Regulations 2016*. The personal information will be used solely by Council for that primary purpose or directly related purpose. Council may disclose the information to other regulatory organisations where required to by law; officers of Break O'Day Council; data service providers engaged by Council from time to time; and any other agent of Council.




CONCEPT SERVICES & KEY PLAN - OVERALL
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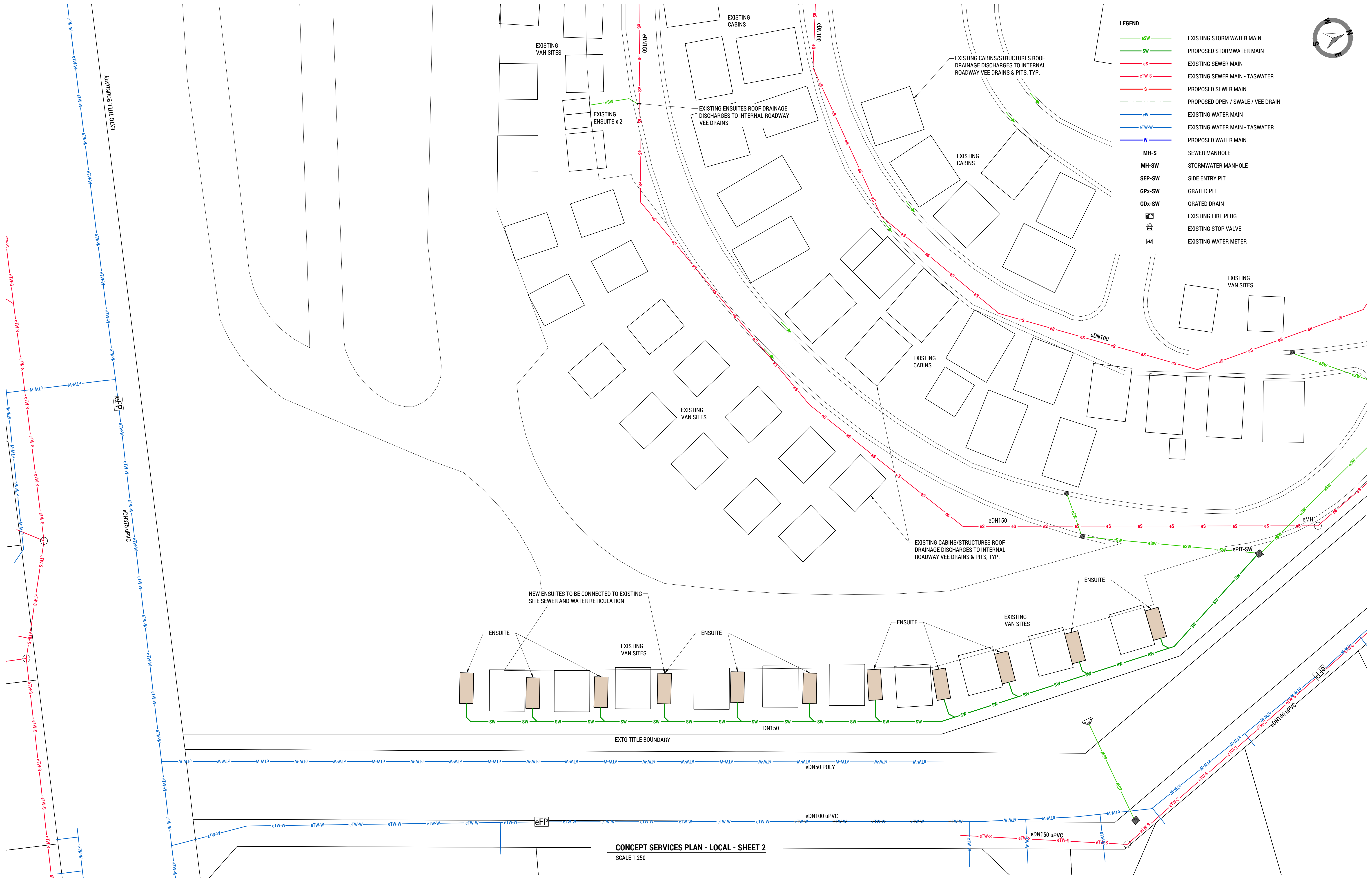
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				CONTROLLED DOCUMENT		DESIGN CHK: RJ			PROJECT: BIG 4 HOLIDAY PARK - ALTERATIONS	
				DO NOT SCALE - IF IN DOUBT, ASK		DRAWN BY: JWS				
				THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABRN 51 619 598 257		DRAFT CHK: RJ				
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2	DEVELOPMENT APPROVAL - GLAMPING STRUCTURES ADDED	JWS	26-05-25							
1	DEVELOPMENT APPROVAL - STW REVISIONS	JWS	02-04-25							PROJECT No: 251026 DWG No: CP501 REV: 3
0	DEVELOPMENT APPROVAL	JWS	18-02-25							
REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:	APPROVED: -	ACRED. No: -	DATE: -				




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
	SEWER MANHOLE
	STORMWATER MANHOLE
	SIDE ENTRY PIT
	GRATED PIT
	GRATED DRAIN
	EXISTING FIRE PLUG
	EXISTING STOP VALVE
	EXISTING WATER METER

CONCEPT SERVICES PLAN - LOCAL - SHEET 1
SCALE 1:250

				STATUS: CONTROLLED DOCUMENT		DESIGN BY: JWS	 22-24 Paterson Street Launceston TAS 7250 rarein.com.au P. 03 6388 9200	CLIENT: PLANS TO BUILD	TITLE: CONCEPT SERVICES PLAN - LOCAL - SHEET 1
3	DEVELOPMENT APPROVAL - DISCHARGE LOCATION WORKS & NOTES	JWS	06-10-25			DESIGN CHK: RJ		PROJECT: BIG 4 HOLIDAY PARK - ALTERATIONS	
2	DEVELOPMENT APPROVAL - GLAMPING STRUCTURES ADDED	JWS	26-05-25	DO NOT SCALE - IF IN DOUBT, ASK THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD ABN 51 619 598 257		DRAWN BY: JWS		ADDRESS: 2 PENELOPE STREET, ST HELENS	SCALE: 1:250 SHEET SIZE: A1 DWGS IN SET: -
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0	DEVELOPMENT APPROVAL	JWS	18-02-25	APPROVED: - ACRED. No: -		DATE: -			
REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:						



CONCEPT SERVICES PLAN - LOCAL - SHEET 2
SCALE 1:250

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0	DEVELOPMENT APPROVAL	JWS	18-02-25						DRAFT CHK: RJ
REV: ISSUED FOR / DESCRIPTION:		BY:	DATE:	APPROVED: -	ACRED. No: -	DATE: -			

Our Ref: 251026

6th October 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_251006 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 (2 x DN150 & 1 x DN225). It is proposed to physically remove these piped discharges as part of the proposed works with all existing trenches to be backfilled and surfaces reinstated to match surrounding conditions. Flows previously discharging from these outlets are to be redirected via a new open drain contained wholly within the site to the existing site low point and open drain discharge location. This ensures that the site continues to use its existing single point of discharge to the public stormwater system. It is proposed to install a new DN525 culvert at the existing discharge point (within the site) with all new and existing open drains to discharge through the culvert to create a single formalised discharge point. A debris/trash screen is to be installed on the upstream headwall to capture large gross pollutants prior to discharging to the existing watercourse.

Recent correspondence from Break O'Day Council has indicated that new public stormwater infrastructure has been constructed within Penelope Street and discharges to the north of the site into the existing creek. The exact position and levels of this infrastructure has not been provided by Council however due to the existing levels within Penelope Street being approximately 3-4m higher than the site's lowest point at the existing discharge location, it is not expected this infrastructure will be able to provide a connection for the site which allows for full lot control (site capture).

Distribution

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- File Copy

Leigh Dell – leigh@planstobuild.com.au
Launceston



Consequently, it is proposed to maintain the existing drainage discharge at the low point of the site into the adjacent creek.

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

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Leigh Dell – leigh@planstobuild.com.au
Launceston

	(h) any advice from a suitably qualified person on the seasonal water table at the site, risks of inundation, land instability or coastal erosion.
--	--

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. It is proposed to formalise the existing discharge point with construction of a new culvert as a single piped discharge with a debris/trash screen to be installed on the upstream side to capture large gross pollutants. 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)

25.09.25

ATT: General Manager

RE: Visitor Accommodation – Retrospective Approval of Cabins, Ensuites, 5 x Glamping Tents , Mountain Biking Structures, removal of Permanent sites, stormwater & parking - 2 Penelope St, St Helens-

1. Description of works Table:

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	5 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		

2. The existing site Stormwater connection is being utilised for the site in consultation with the project engineer and BoDC. Refer also to Rare Civil Drawing.

3. 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.

4. 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.

5 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	5 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

6: Secure Bike Storage is also provided on site.

7 :C3.0 Road and Railway Assets Code

Its is deemed that the development + 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.

8. RARE Engineering BRE- 2.0 Stormwater Report



Site Entry Photo.

Yours Sincerely,

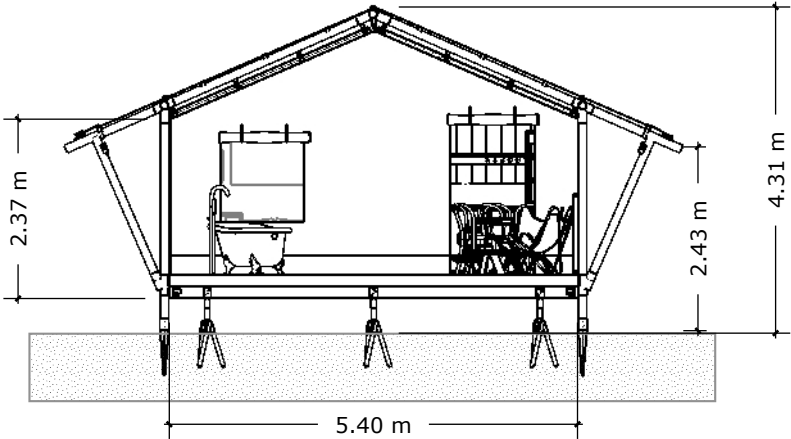
L.M. Dell

Building Designer
0400 655 771
25.09.25

Safari Tent 38 - Scaled elevations

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

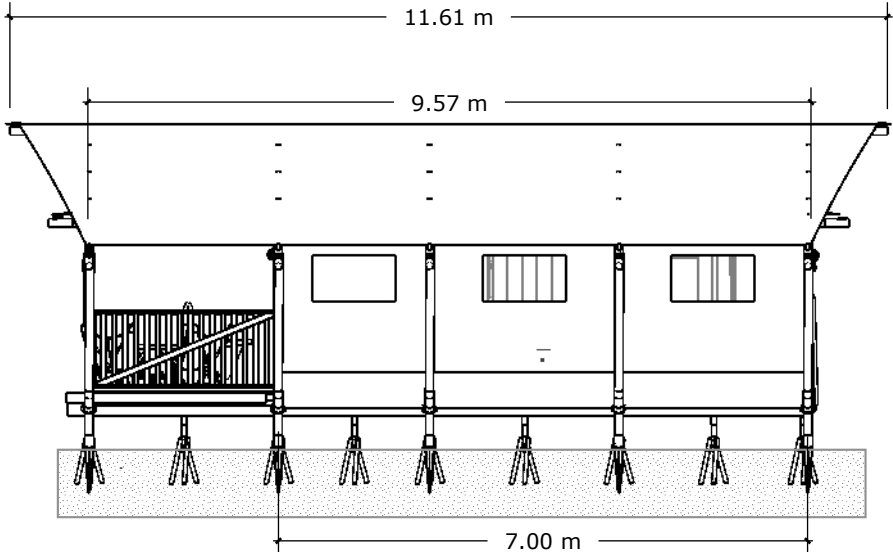
A3 - SCALE 1:100



Front elevation

1:100

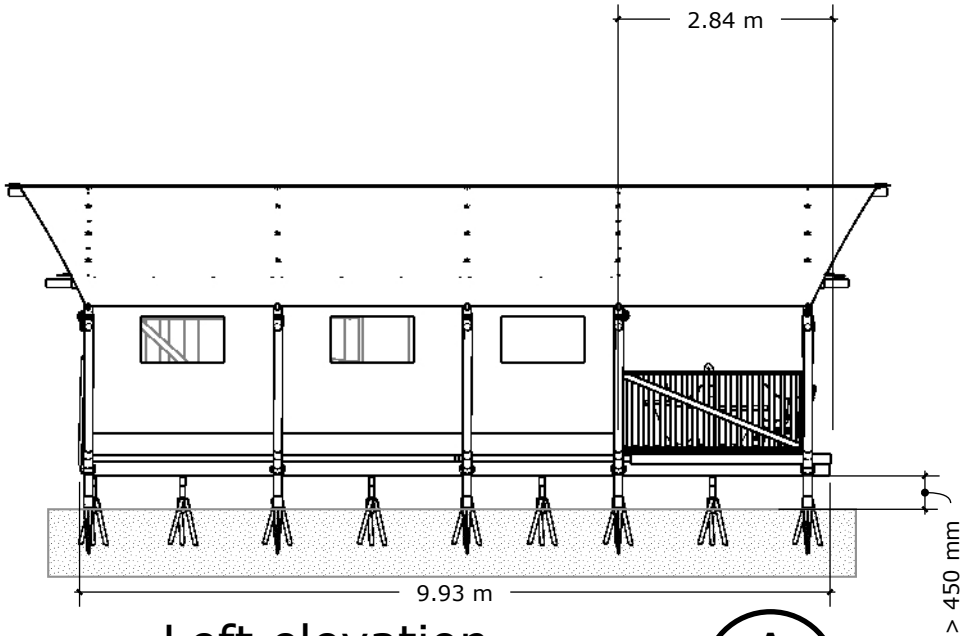
A1



Right elevation

1:100

A2

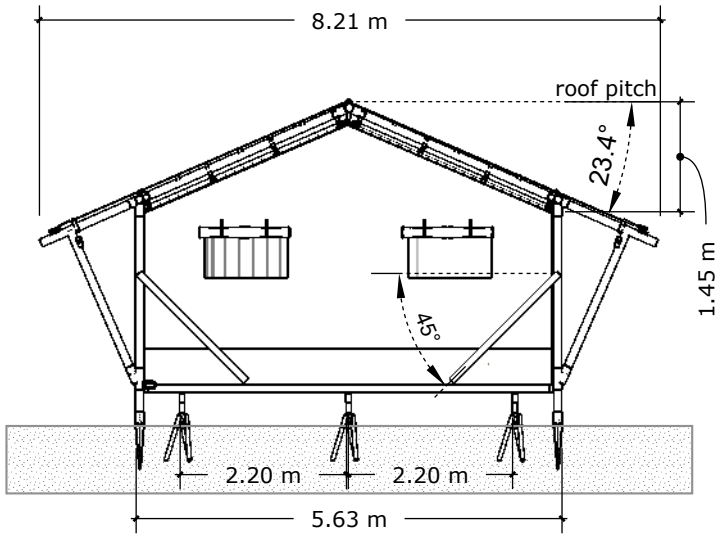


Left elevation

1:100

A3

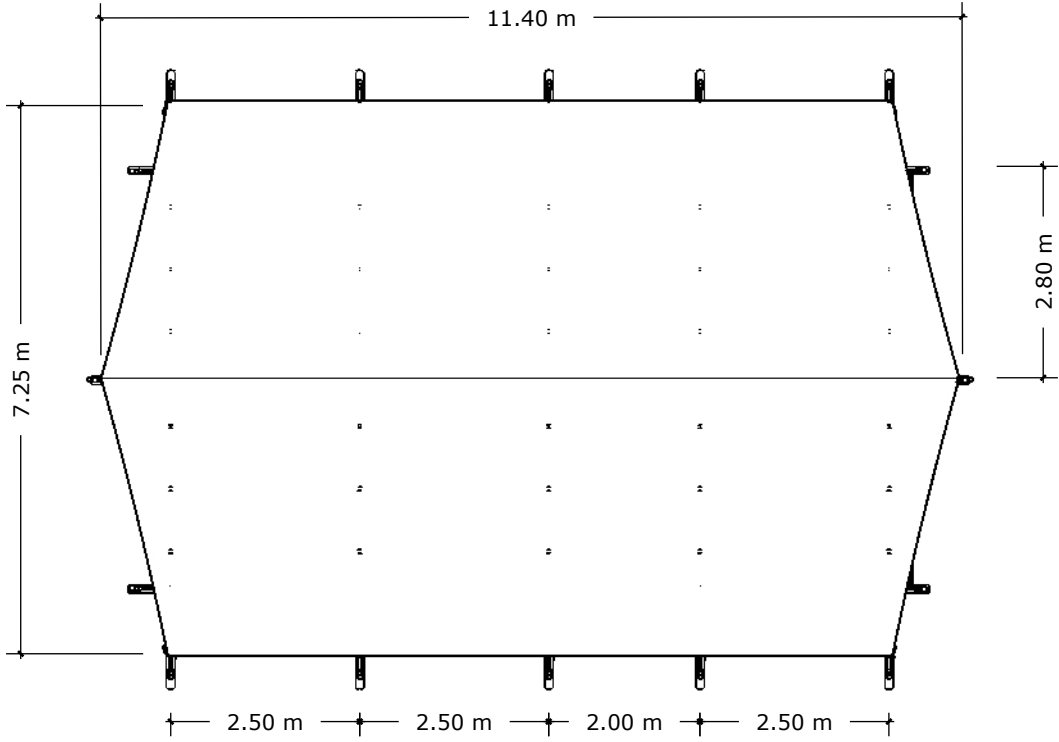
"The scale 1:100 on the drawing means that 1 unit on the drawing represents 100 units in real life. To measure the real-life length of an object on the drawing, measure the length on the drawing and multiply it by 100."



Rear elevation

1:100

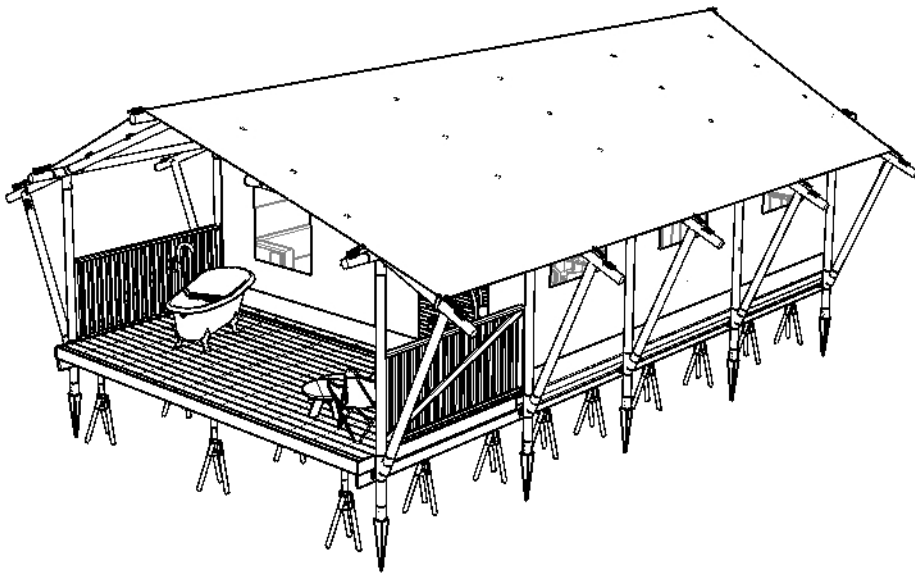
A4



Top Elevation

1:100

A5



Iso view

A6

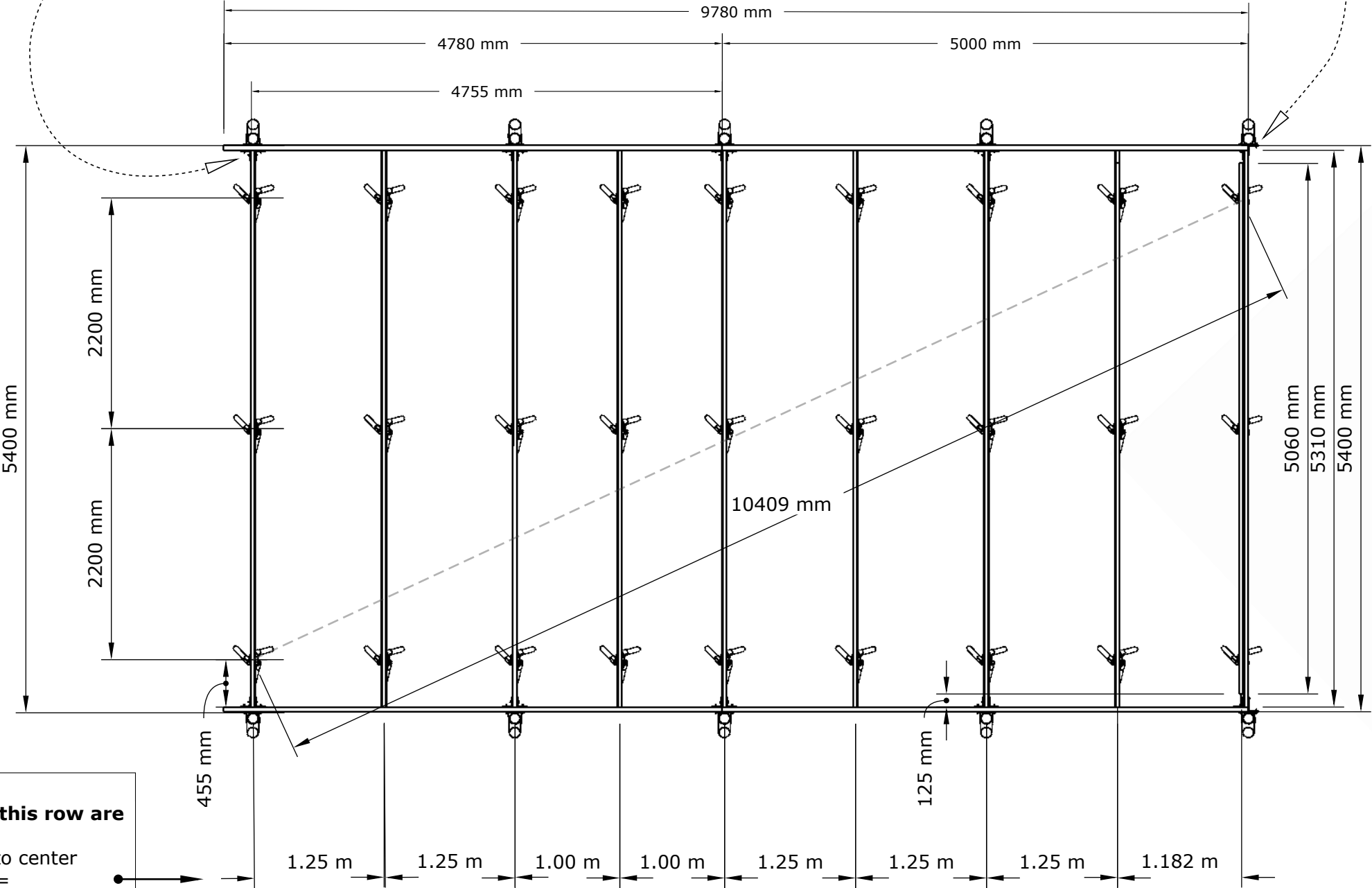


Safari Tent 38

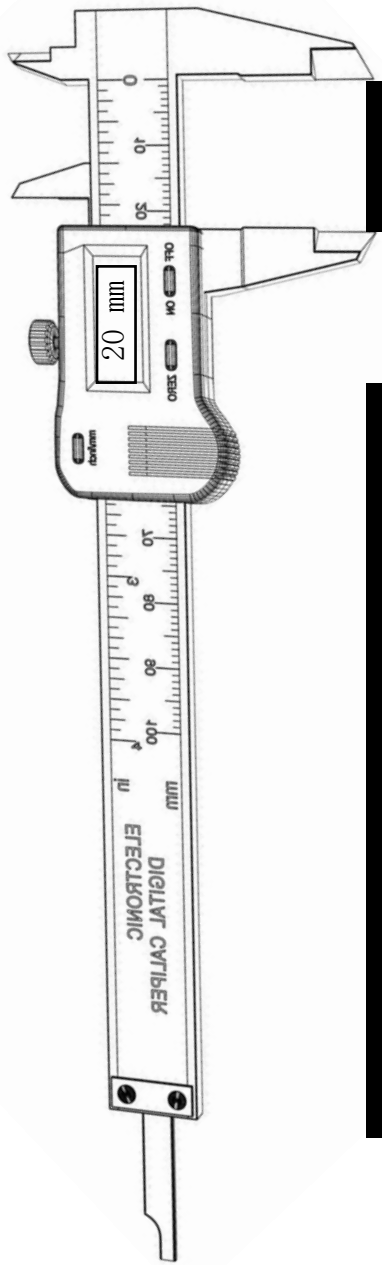
Drawn by: D.A.J. van den Hurk

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."



REVISIONS		
	MM/DD/YY	REMARKS
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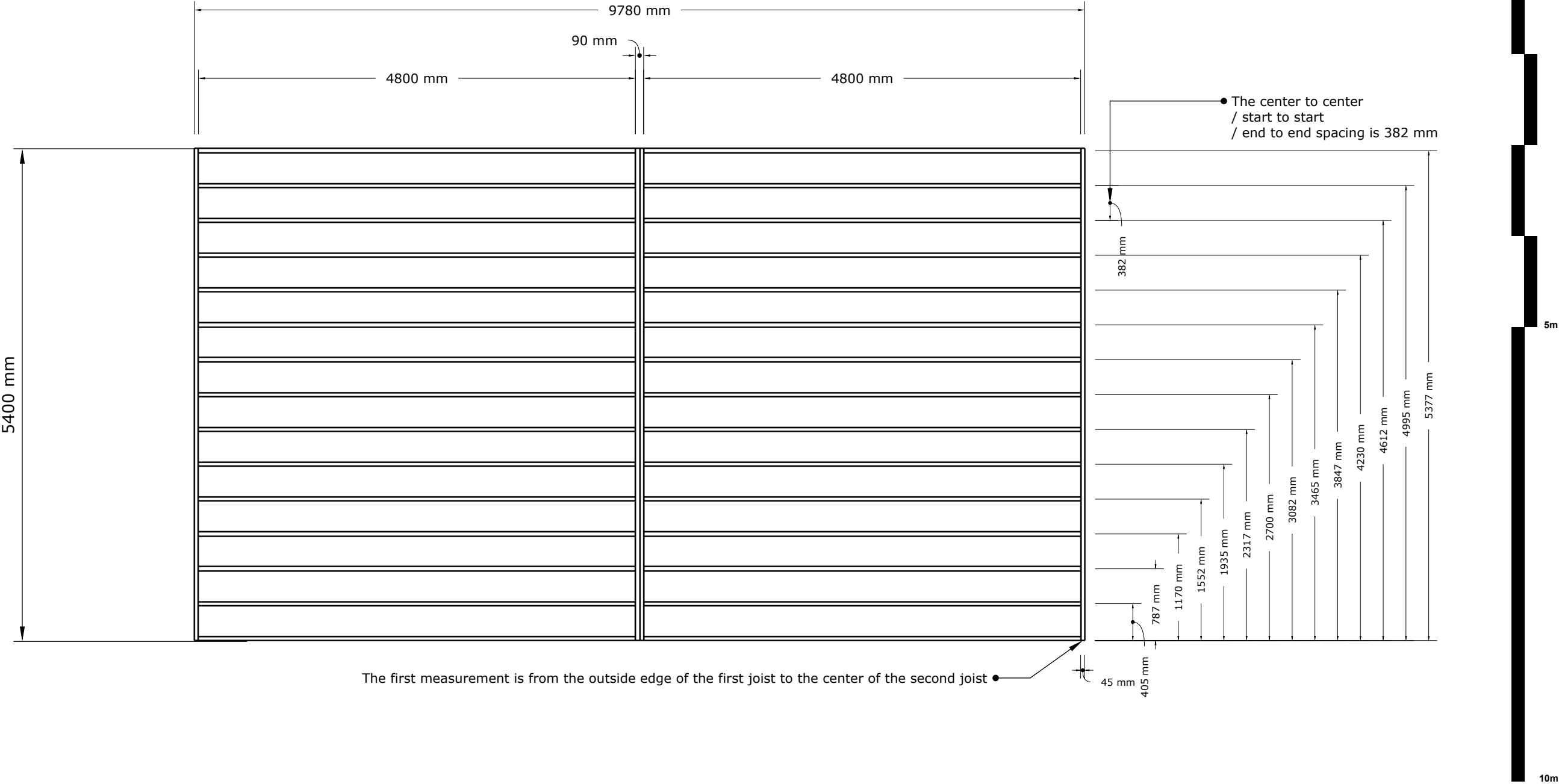
Safari Tent 38

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."



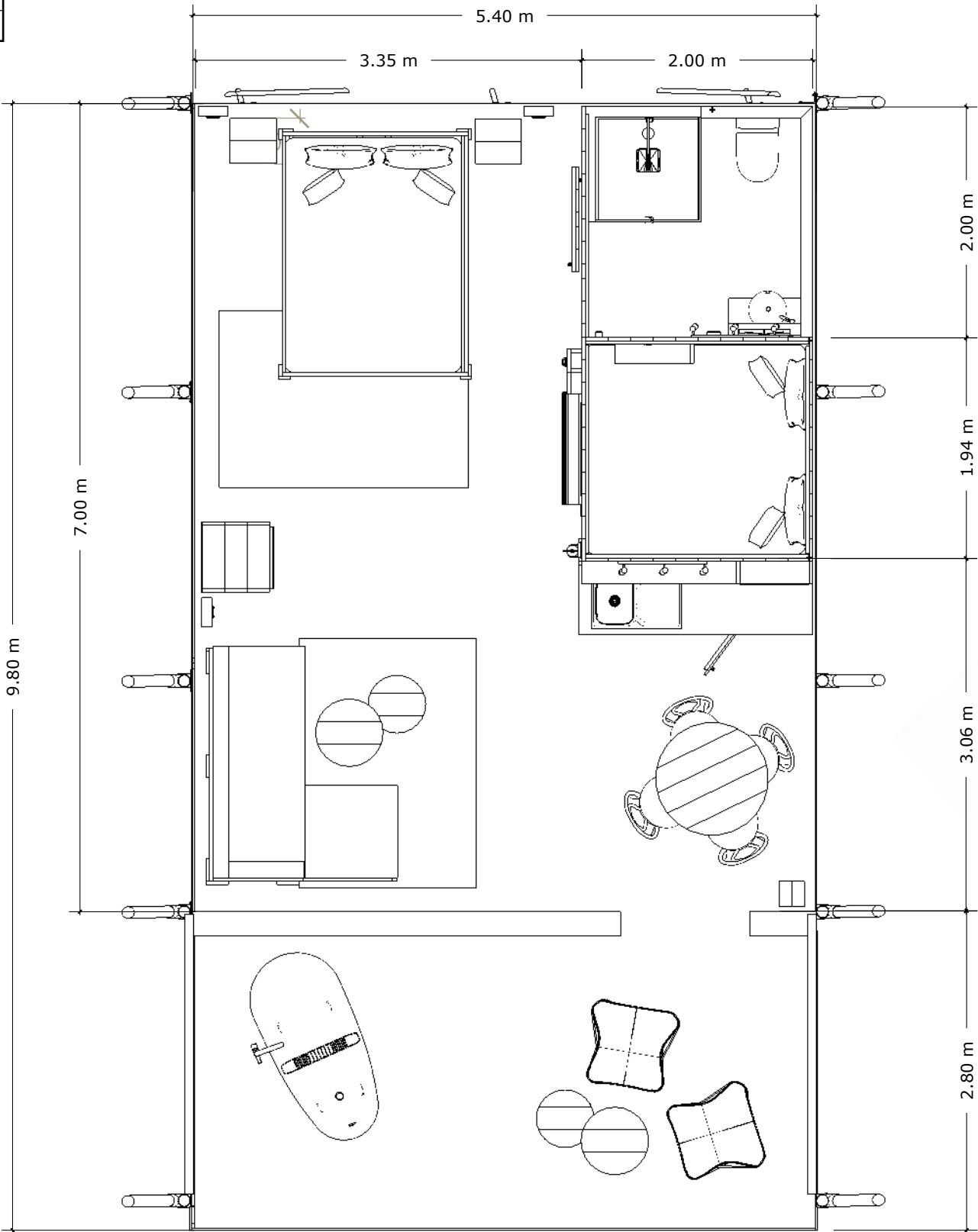
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Safari Tent 38 - 1

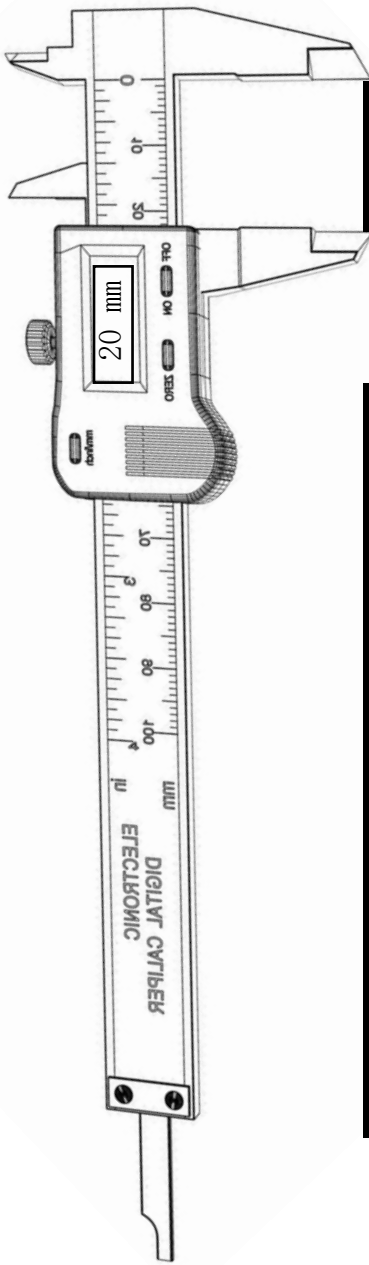
Drawn by: D.A.J. van den Hurk

A3 - SCALE 1:50

Scaled floorplan & layout



"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."



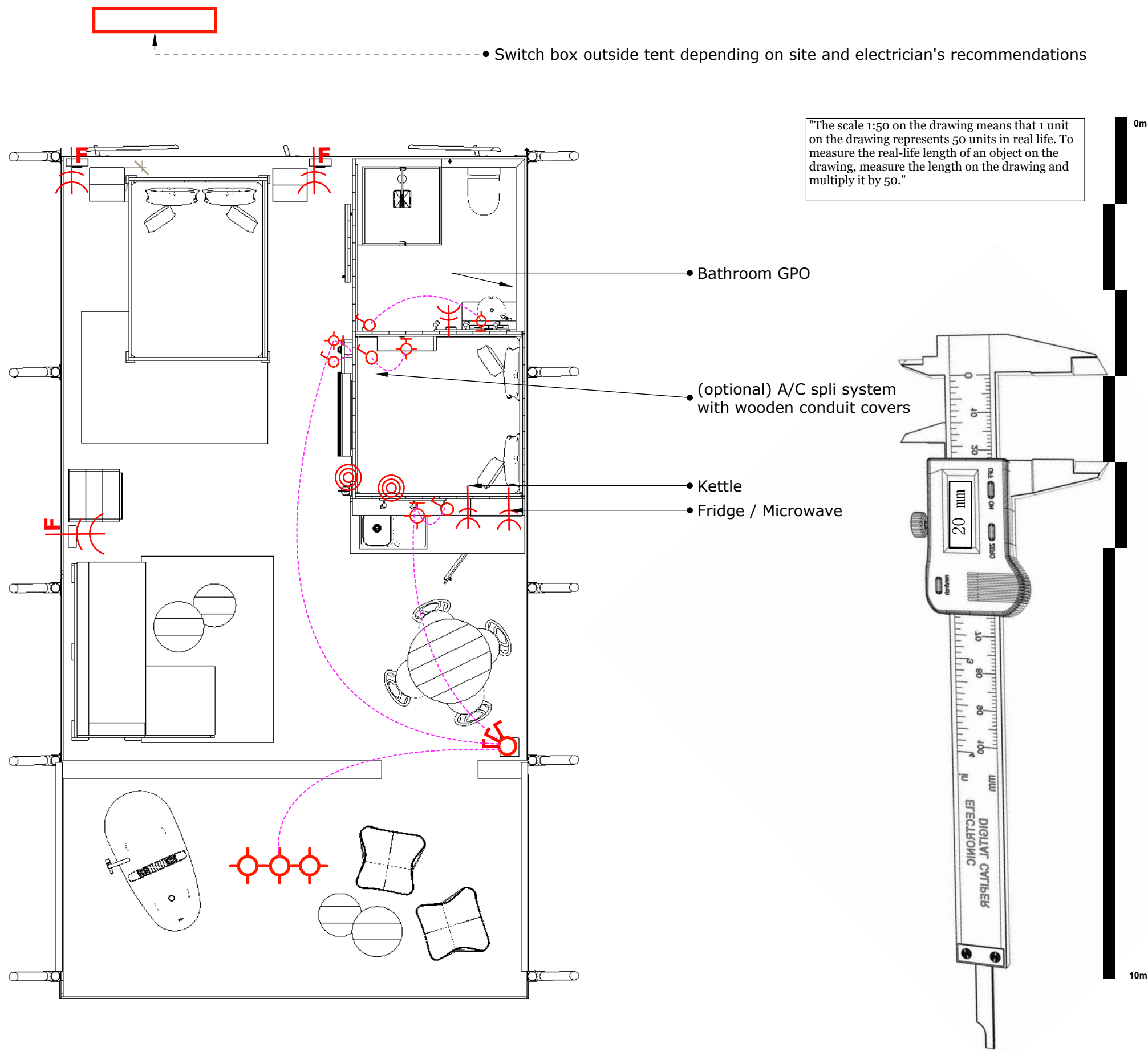
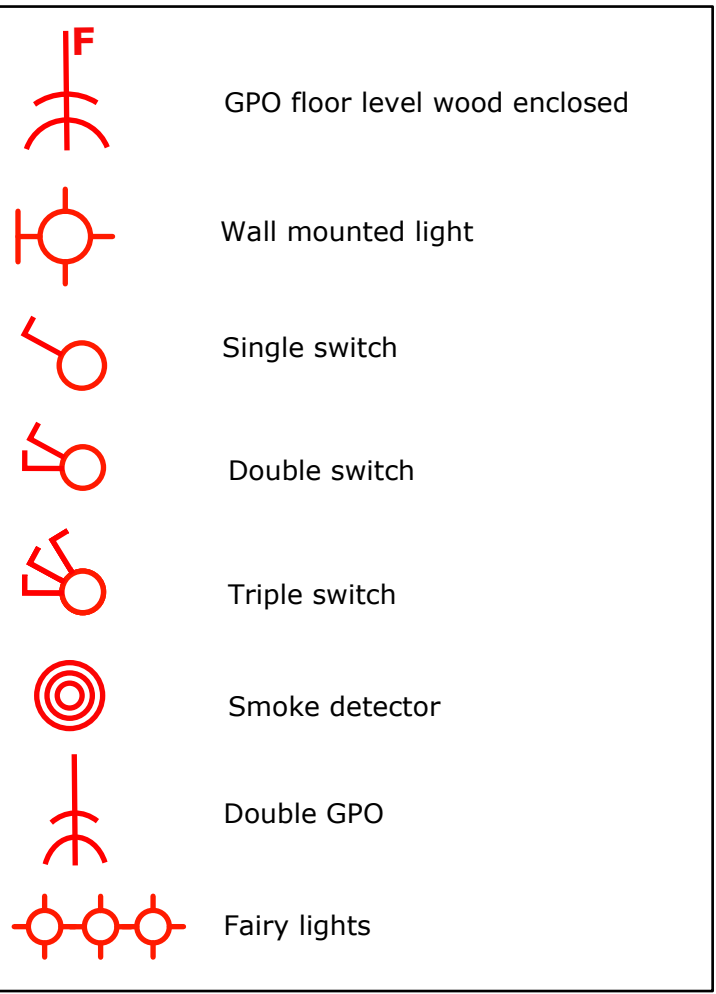
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Safari Tent 38 - 1

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

A3 - SCALE 1:50

Scaled electric plan

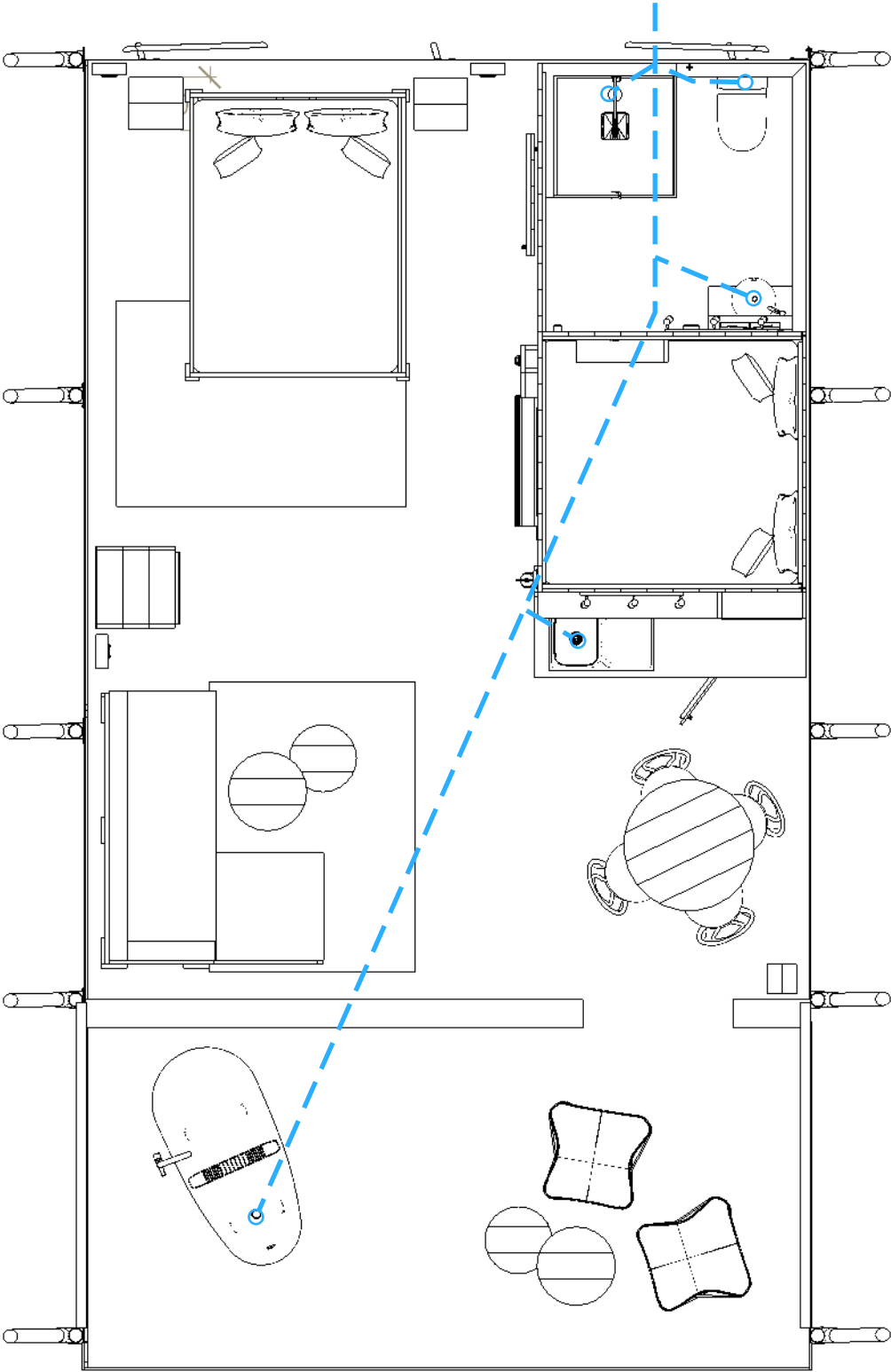


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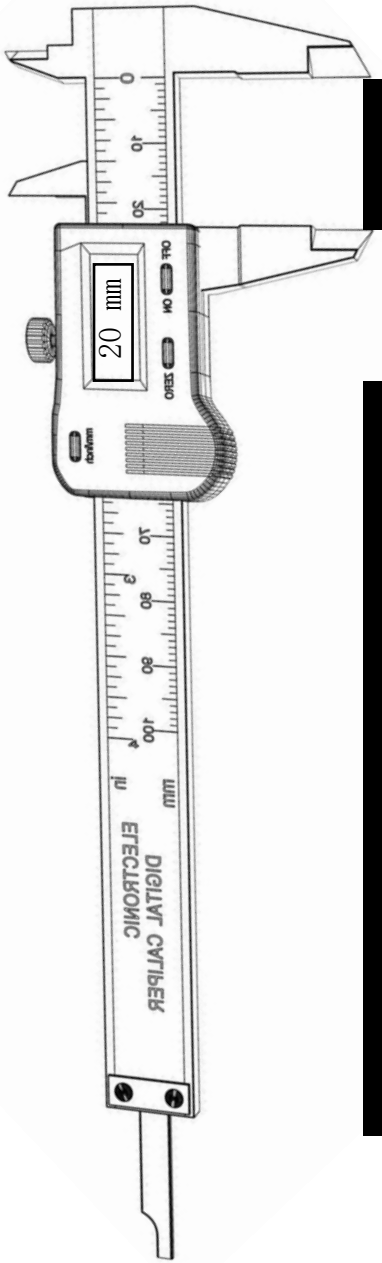
Safari Tent 38 - 1
Drawn by: D.A.J. van den Hurk

A3 - SCALE 1:50

Scaled sewage 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."



0m

5m

10m

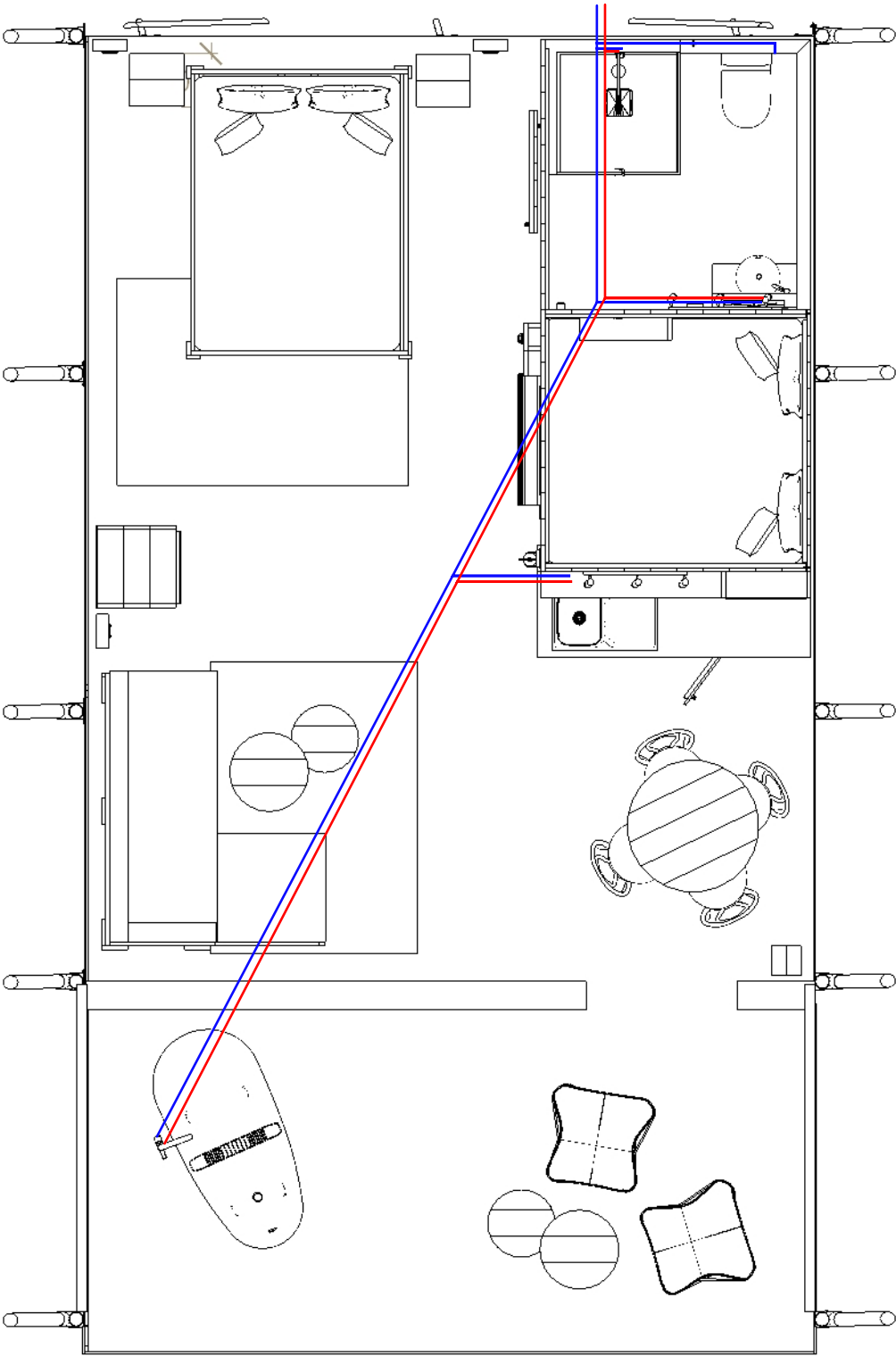
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Safari Tent 38 - 1

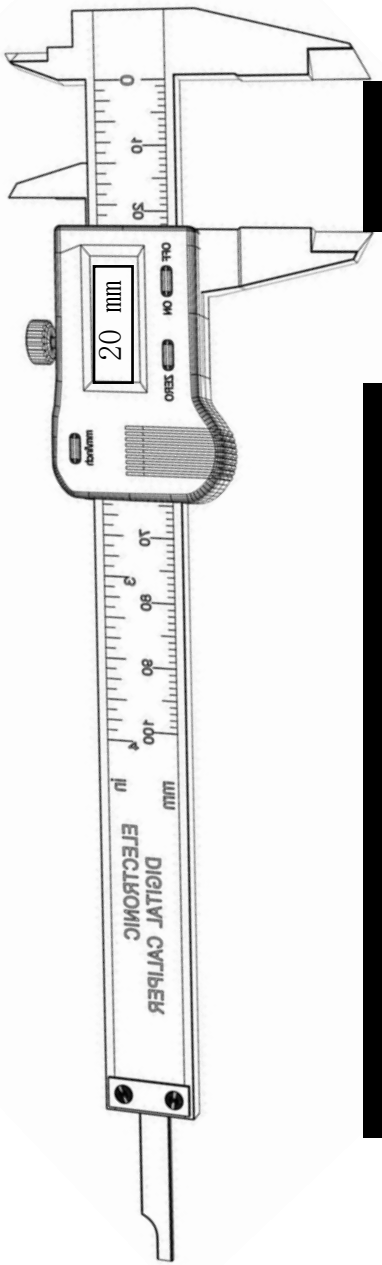
Drawn by: D.A.J. van den Hurk

A3 - SCALE 1:50

Scaled water 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."



0m

5m

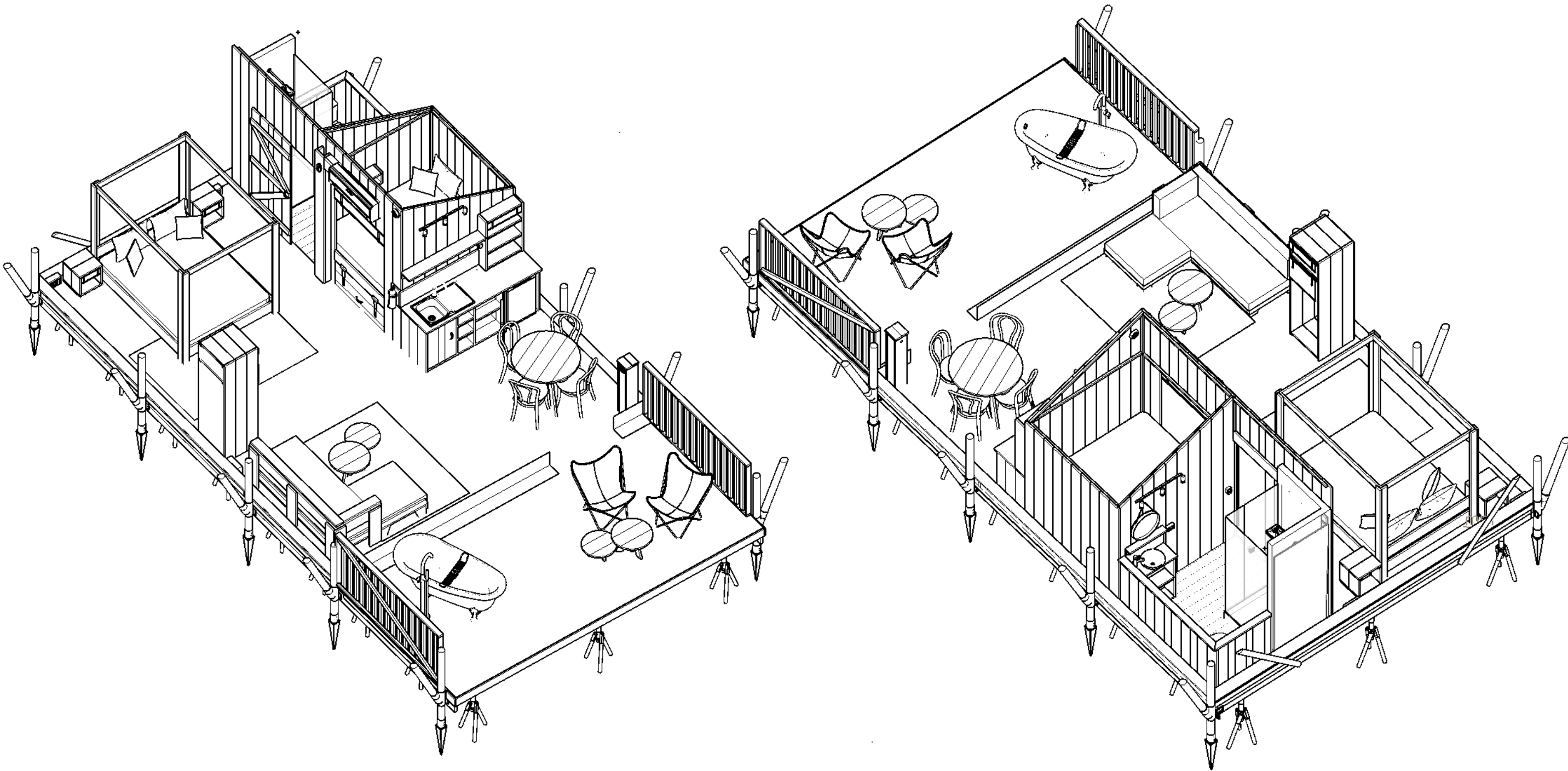
10m

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Safari Tent 38 - 1

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

3d perspective layout

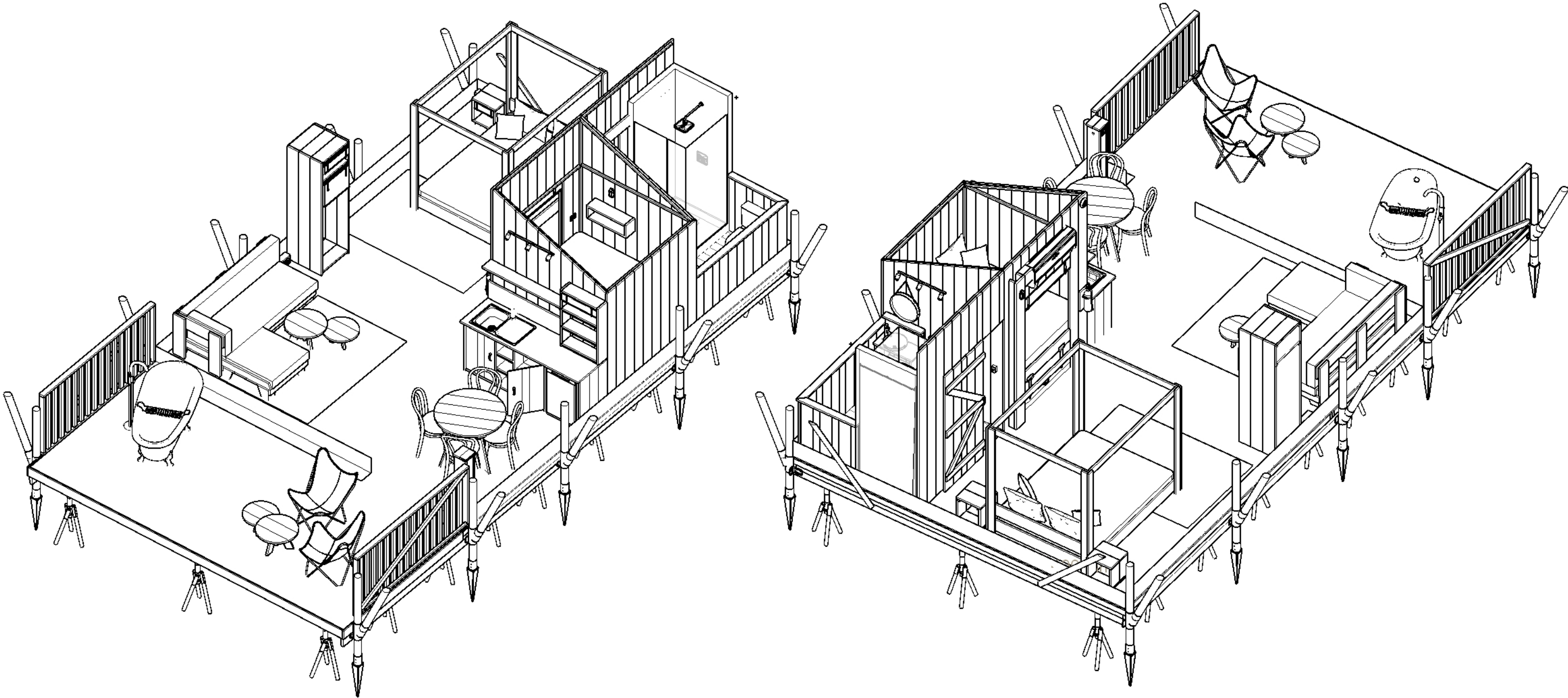


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Safari Tent 38 - 1

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

3d perspective layout



REVISIONS		
	MM/DD/YY	REMARKS
1	23 /01/23	Version 1.0
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3	--/--/--	...
4	--/--/--	...
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2 Helen

NEW

LOWEST
PREFERRED
ACCESS

POINT
S.W.
POINT

OWNER: P & T ROBINSON INVESTMENTS PTY LTD THE CROWN FOLIO REFERENCE: F.R.163351-1 F.R.163352-1 GRANTEE: PART OF (27A-2R-25P) & (20Ac), GRANTED TO SIMEON LORD. PART OF (7A-3R-0P) GRANTED TO EDWARD CHARLES ROWLEY LITTLETON.		PLAN OF SURVEY BY SURVEYOR: J. Green of OFFICE OF THE SURVEYOR GENERAL LOCATION: TOWN OF ST HELENS SCALE 1: 2000 LENGTHS IN METRES		REGISTERED NUMBER SP173840 APPROVED EFFECTIVE FROM 5 OCT 2020 Recorder of Titles	
MAPSHEET MUNICIPAL CODE No. (6042-42) 101	LAST LPI No.	LAST PLAN No. SP163351 P163352	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		

LOT 1 IS COMPILED FROM F.R.163351-1 AND THIS SURVEY.

GIB201800016
S110736

COUNCIL DELEGATE _____
 DATE _____

Leasehold Title

SEARCH OF TORRENS TITLE

VOLUME 163351B	FOLIO 1
EDITION 1	DATE OF ISSUE 05-Oct-2020

SEARCH DATE : 18-Oct-2023

SEARCH TIME : 12.13 PM

DESCRIPTION OF LAND

Town of ST HELENS

Lot 1 on Sealed Plan 163351

Derivation : Parts of 27A-2R-25P & 20 Acres

Gtd. to Simeon Lord & Part of 7.3/4 Acres Gtd. to Edward

Charles Rowley Littleton

Derived from CT 173840/1

SCHEDULE 1

D159056 ST HELENS HOLIDAY PARK PTY LTD of a leasehold estate
for the term of 10 years from 28-Jan-2015 Registered
08-May-2015 at noon

SCHEDULE 2

D17356 Land is limited in depth to 15 metres, excludes
minerals and is subject to reservations relating to
drains sewers and waterways in favour of the Crown
SP 4873 FENCING COVENANT in Schedule of Easements
D17356 FENCING PROVISION in Transfer

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 173840	FOLIO 1
EDITION 1	DATE OF ISSUE 05-Oct-2020

SEARCH DATE : 18-Oct-2023

SEARCH TIME : 12.13 PM

DESCRIPTION OF LAND

Town of ST HELENS

Lot 1 on Sealed Plan 173840

Derivation : Part of 27A-2R-25P & 20 Acres

Gtd. to Simeon Lord & Part of 7A-3R-0P Gtd. to Edward Charles
Rowley Littleton

Prior CTs 163351/1 and 163352/1

SCHEDULE 1M661829 & M727843 TRANSFER to P & T ROBINSON INVESTMENTS PTY
LTDSCHEDULE 2D17356 & M727843 Land is limited in depth to 15 metres,
excludes minerals and is subject to reservations
relating to drains sewers and waterways in favour of
the Crown

SP 4873 FENCING COVENANT in Schedule of Easements

D17356 & M727843 FENCING PROVISION in Transfer

D159056 LEASE to ST HELENS HOLIDAY PARK PTY LTD of a
leasehold estate for the term of 10 years from
28-Jan-2015 Registered 08-May-2015 at noon
Leasehold Title(s) issued: 163351B/1E116979 MORTGAGE to Commonwealth Bank of Australia
Registered 07-Dec-2017 at 12.01 PMUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SCHEDULE OF EASEMENTS	Registered Number SP173840
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	

PAGE 1 OF 1 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

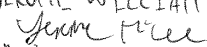
The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

No easements covenants or profits a prendre are intended to be created.

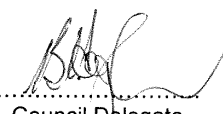
SIGNED by KATHRYN JANET CLARK
being and as MANAGER, CROWN LAND
SERVICES

and pursuant to an
Instrument of Authorisation dated
21 NOVEMBER 2018 in the presence of:



Name of witness: JEROME WILLIAM M'GEE
Signature of witness: 
Occupation: PUBLIC SERVANT
Address: 134 MACQUARIE STREET
HOBART, TAS

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: The Crown & P&T Robinson Investment Pty Ltd FOLIO REF: 163351/1 & 163352/1 SOLICITOR & REFERENCE: CROWN SOLICITOR	PLAN SEALED BY: DATE: 16/09/2019  REF NO. _____ Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

25.09.25

ATT: General Manager

RE: Visitor Accommodation – Retrospective Approval of Cabins, Ensuites, 5 x Glamping Tents , Mountain Biking Structures, removal of Permanent sites, stormwater & parking - 2 Penelope St, St Helens-

1. Description of works Table:

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BBQ Area	Bike Shelter	
Jumping Pillow		
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Camp Kitchen		
Tv room	Ensuites	
Access toilet	15 Ensuite Structures	
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TOTAL Parks - Min 150 Parks + Overflow Parking (O/F)		Additional 14 x Parks = (164) Total + O/F	21 x Re-Allocated Parks

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8. RARE Engineering BRE- 2.0 Stormwater Report



Site Entry Photo.

Yours Sincerely,

L.M. Dell

Building Designer
0400 655 771
25.09.25

Enquiries: Rhys Johnson
Phone: 03 6165 4677
Email: rhys.johnson@parks.tas.gov.au
Our ref: 23/7511

23 December 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 HOLIDAY PARK ACCOMODATION
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,



Alice Holeywell-Jones
Acting Deputy Secretary (Parks and Wildlife Service)

Instrument of Revocation and Delegation

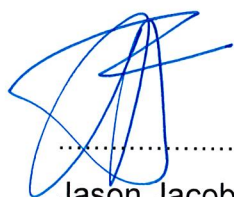
DELEGATION OF THE DIRECTOR-GENERAL OF LANDS' FUNCTIONS UNDER THE *LAND USE PLANNING AND APPROVALS ACT 1993*

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

APPLICATION FOR DEVELOPMENT



PID
DA

Office use only above:

PLANNING ONLY (Subdivision, Boundary Adjustment, etc.)	
PLANNING & BUILDING (With Council Building Surveyor)	✓
PLANNING & BUILDING (With Private Building Surveyor)	
BUILDING ONLY	

+ Plus (If required)

PLUMBING	
----------	--

Please tick the appropriate box or boxes. If they don't accurately describe your proposal, please detail under 'Other'

- ☒ New house
- ☐ House extension/addition
- ☒ Demolition
- ☐ Partial Demolition
- ☐ Fencing
- ☐ Change of use (please specify)
- ☐ Subdivision

☐ Other (please specify)

BIG 4 CATAWBA PARK
- MOUNTAIN BIKING STRUCTURES
3/4 BEDS AND 9 AND 10 BIKE REPAIR
AND SHELTER
- 11 NEW CABINS
- 15 ENSUITES
- REMOVAL OF 15 PERMANENTS (ANNUALS)
6 POWERED SITES
- STORMWATER, PARKING

APPLICANT DETAILS

INVOICE TO (Please Tick) ☐

Name:	PLANS TO BUILD	Phone No:	03 6388 9287
Postal Address:	LEVEL 1, 52-60 BRISBAVE ST LAUNCESTON, TAS	Mobile No:	
	Email address:	Leigh@plans Tobuild.com.au	

OWNER DETAILS

INVOICE TO (Please Tick) ☐

Owner:	PAUL T ROBINSON INVESTMENTS	Phone No:	
Postal Address:	2 PENROPE ST ST HELENS, TAS	Mobile No:	0408 799 547
	Email address:	pearce.big4overstones@gmail.com peterrobinsonracing@gmail.com	

CONTACT PERSON	INVOICE TO (Please Tick) <input type="checkbox"/>
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Name: Leigh DEU Phone No: 03 6388 9287

Postal Address: LEVEL 1, 52-60 BRISBANE ST Mobile No.
LAUNCESTON TAS Email address: leigh@launceston.com.au

"Applicant's name" means the name of the person making the application. The applicant will be advised of the determination in respect of the application. The applicant will be written to if additional information is required. The "Owner's name" is the owner as described in the definition below of owner. The "Contact Person" is the person that should be contacted in respect to any matters relating to the application up to its determination. In most cases the applicant and contact person will be the same. However, in the instance of an applicant being an architectural firm (ie XYZ Architects) the contact person may be an architect (ie I. Draw). The contact person (unless they are the same as the applicant) will not be advised of the decision of Council.

ADDRESS OF DEVELOPMENT	
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Street No. 2 Street PENELOPE ST
Town ST HELENS, TAS Title Reference 173840 / 1

SITE & DEVELOPMENT DETAILS	
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Zone	GENERAL RES	New Building Area	
Land Area	4.486 Ha. m2/ha	Priority Habitat Mapped	
Use Class		Flood Prone Mapped	

DECLARATION BY APPLICANT (mandatory)

I declare that the information given is a true and accurate representation of the proposed development, and **I am liable for the payment of Council application processing fees even in the event of the development not proceeding**. I understand that the information and materials provided with this development application may be made available to the public in electronic form on the Council's website. I understand that the Council may make such copies of the information and materials as, in its opinion, are necessary to facilitate a thorough consideration of the Development Application. I have obtained the relevant permission of the copyright owner for the communication and reproduction of the plans accompanying the development application, for the purposes of assessment of that application. I indemnify the Break O'Day Council for any claim or action taken against it in respect of breach of copyright in respect of any of the information or material provided.

SIGNATURE OF APPLICANT 	NAME (Please Print) LEIGH DEU	DATE 06/08/25
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IF APPLICANT IS NOT THE OWNER

I hereby declare that I am the applicant for the development/change of use at the address detailed in this application for a planning permit, and that I have notified the owner/s of the land that I am making this application, in accordance with Section 52 (1a) Land Use Planning Approvals Act 1993.

SIGNATURE OF APPLICANT 	NAME (Please Print) LEIGH DEU	DATE 06/08/25
NAME/S OF OWNER/S NOTIFIED PETER ROBINSON TANYA ROBINSON	DATE NOTIFIED 01/08/25	

COUNCIL OR CROWN LAND

If the land that is the subject of this application is owned or administered by either the Crown or Break O'Day Council, the consent of the Minister of the Crown or the General Manager of the Council, whichever is applicable, must be included here. This consent should be completed and signed by either the Minister, the General Manager of Break O'Day Council, or their delegate (as specified in Subsections 52 (1D-1G) of the Land Use Planning and Approvals Act 1993).

Alice Holeywell-Jones
I being responsible for the administration of land
at 2 Penelope Street, St Helens
Planning and Building
application for
Date 23/12/2025 Signature *Alice Holeywell-Jones*

DEFINITION OF OWNER

"owner" means any one or more of the following:

a in the case of a fee simple estate in land - the person in whom that estate is vested; b in the case of land not registered under the *Land Titles Act 1980* and subject to a mortgage - the person having, for the time being, the equity of redemption in that mortgage; c in the case of land held under a tenancy for life - the person who is the life tenant; d in the case of land held under a lease of a term not less than 99 years or for a term of not less than such other prescribed period - the person who is the lessee of the land; e in the case of land in respect of which a person has a prescribed interest - that person; f in the case of Crown land within the meaning of the *Crown Lands Act 1976*, the Crown in right of the State of Tasmania; but does not include the holder of an interest in land other than the Crown in the right of Tasmania if the interest of the holder cannot reasonably be discovered by search of the Register within the meaning of the *Land Titles Act 1980* or a search conducted at the Registry within the meaning of the *Registration of Deeds Act 1935*.

PLANNING & BUILDING APPLICATION DETAILS

Refers to Approved Forms 2, 3, 4, 8, 9, 57, 72a, 72b & 72c under sections 139, 156, 165, 217, 255, 258, 153, 104, 178, 115, 203 & 127 and Regulation 83 of the *Building Act 2016*.

SITE AND BUILDING DETAILS

New Floor Area	600 m ²	MATERIALS	
Existing Building Floor	3,750 m ²	Floors	TIMBER / STEEL
Land Area	4.86 Ha. m ²	Frame	TIMBER
Value of Works	\$ 1 MIL	Walls	CLAD
Estimate or Contract (Please indicate)	ESTIMATE	Roof	CLAD

OWNER BUILDER

YES ☐ (Complete Owner Builder Statement/Declaration)

NO ☐

ENGAGEMENT OF COUNCIL AS BUILDING SURVEYOR

Section 35 of the *Building Act 2016*

Building Surveyor:

Category:

Business name:

Business address:

Phone No:

Fax No:

Licence No:

Email address:

Please Note: If you are wishing to engage Break O Day Council's Building Surveying Service, on lodgement of this application form you are acknowledging engagement of the Building Surveying Service under Section 35 of the *Building Act 2016*.

BUILDING PRACTITIONER DETAILS

Designer/Architect:

Category:

Business name:

Business address:


Phone No:

Fax No:

Licence No:

Email address:

Engineer:	<input type="text"/>	Category:	<input type="text"/>
Business name:	<input type="text"/>		
Business address:	<input type="text"/>	Phone No:	<input type="text"/>
	<input type="text"/>	Fax No:	<input type="text"/>
Licence No:	<input type="text"/>	Email address:	<input type="text"/>
Builder:	<input type="text"/>	Category:	<input type="text"/>
Business name:	<input type="text"/>		
Business address:	<input type="text"/>	Phone No:	<input type="text"/>
	<input type="text"/>	Fax No:	<input type="text"/>
Licence No:	<input type="text"/>	Email address:	<input type="text"/>
Plumber:	<input type="text"/>	Category:	<input type="text"/>
Business name:	<input type="text"/>		
Business address:	<input type="text"/>	Phone No:	<input type="text"/>
	<input type="text"/>	Fax No:	<input type="text"/>
Licence No:	<input type="text"/>	Email address:	<input type="text"/>

BUILDING APPLICATION - LODGEMENT - DECLARATION BY APPLICANT (mandatory)		
I acknowledge that my application for a Certificate of Likely Compliance/ Building Permit/ Plumbing Permit will NOT be assessed until 14 days subsequent to Planning Permit being issued. Section 35 of the Building Act 2016		
SIGNATURE OF APPLICANT	NAME (Please Print)	DATE
	LEIGHT DEW	06/08/25

PRIVACY STATEMENT The personal information requested on this form is being collected by Council for *Land Use Planning & Approvals Act 1993*, *Building Act 2016* and *Building Regulations 2016*. The personal information will be used solely by Council for that primary purpose or directly related purpose. Council may disclose the information to other regulatory organisations where required to by law; officers of Break O'Day Council; data service providers engaged by Council from time to time; and any other agent of Council.