

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 Ensuite, Removal of 15 Permanent and 6 Powered Sites, 2 Accommodation Structures, Bike Repair Structure and Bike Wash Structure. Proposed – 11 Ensuite.
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.

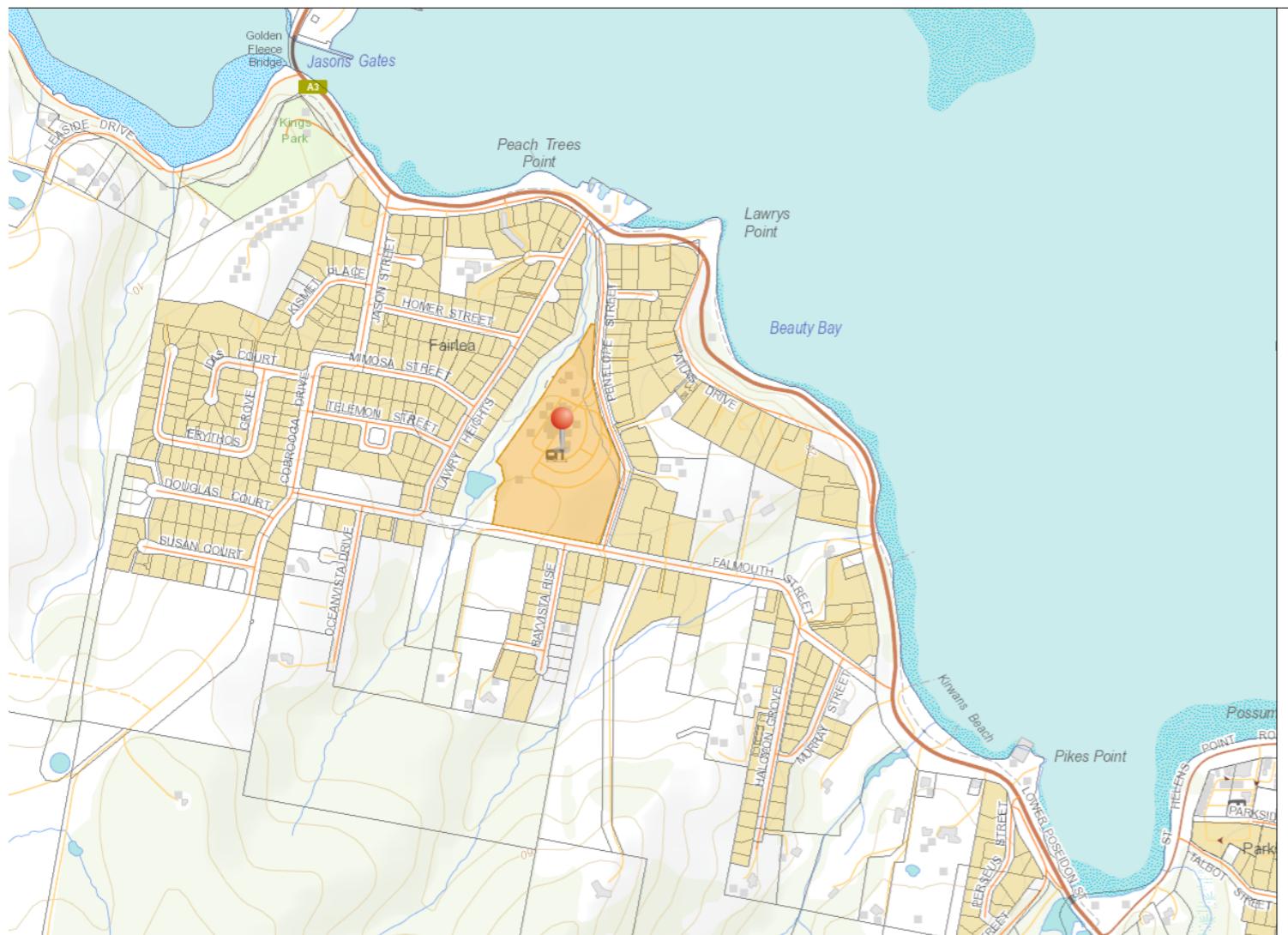
Representations must be submitted in writing to the General Manager, Break O'Day Council, 32 -34 Georges Bay Esplanade, St Helens 7216 or emailed to admin@bodc.tas.gov.au, and referenced with the Application Number in accordance with section 57(5) of the abovementioned Act during the fourteen (14) day 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 - DEMOLITION 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
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

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.

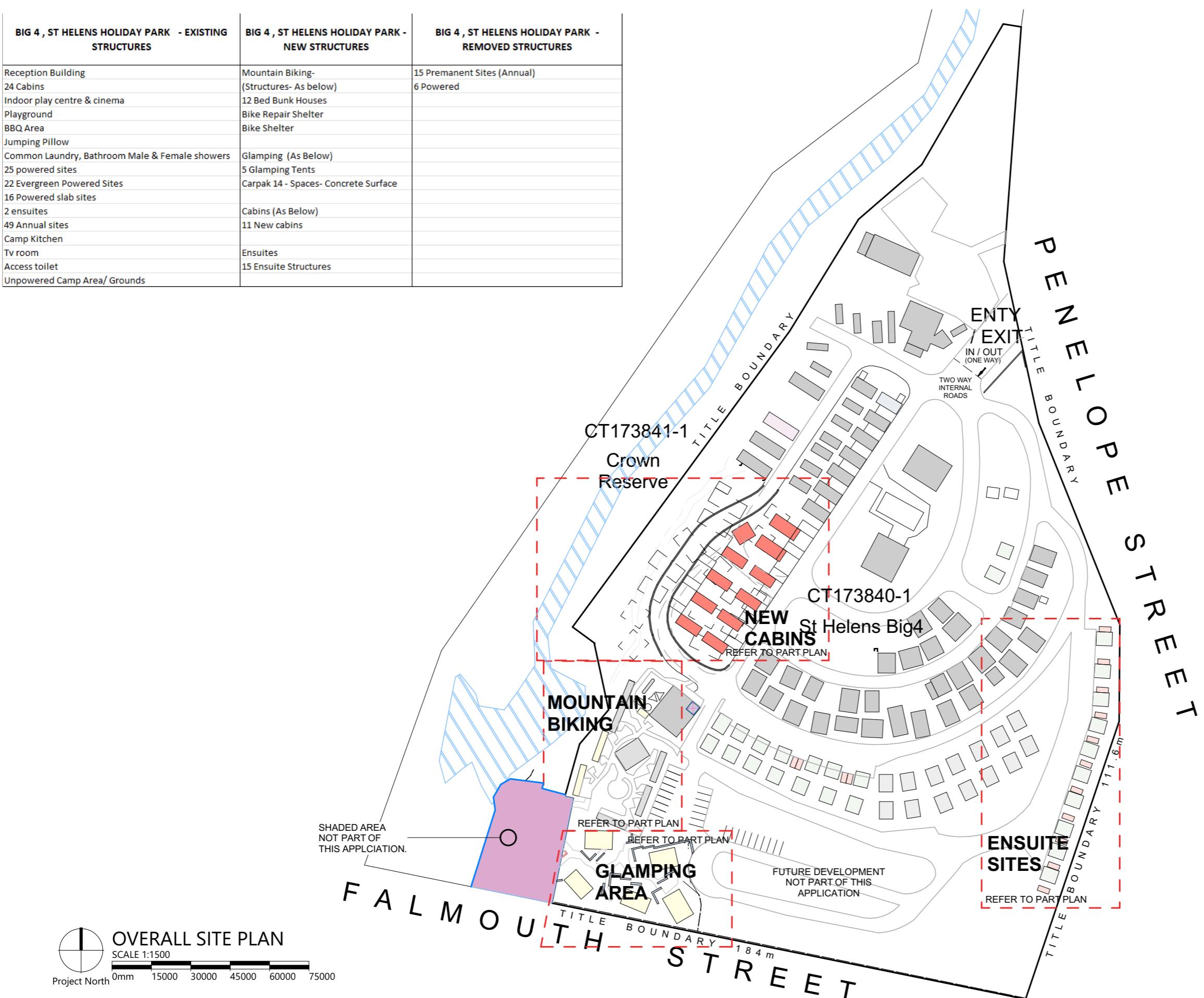
ALL DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE ENGINEERING DRAWINGS AND SPECIFICATIONS. THE DESIGNER SHALL BE NOTIFIED OF ANY DISCREPANCIES WITH THE DRAWINGS.

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

PROJECT INFORMATION:

FLOOR AREAS:	EXISTING - 3,750m ² NEW - 580m ²	SITE AREA:	WIND SPEED	LAND TITLE, VOLUME & FOLIO
		4.69 Ha		173840/1
SITE OVERLAYS:	SITE CLASSIFICATION :	CLIMATE ZONE:	ALPINE AREA:	BUSHFIRE ATTACK LEVEL:
		7	N/A	
COUNCIL: BREAK O'DAY	WIND REGION:	CORROSION ENVIRONMENT	TERRAIN CLASSIFICATION:	
	A3	SEVERE		
SCHEME / ZONE: 10.0 GENERAL RESIDENTIAL	SCALE: IF IN DOUBT ASK	PRINT DATE:	PROJECT NUMBER:	
	SCALE @ A3	13/10/2025	22174	
	rev. Amendment	Date		
			DRAWING NO:	ISSUE: APPROVAL
			A00	1 of 17 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- (Structures- As below)	15 Permanent 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	Ensuits	
Tv room	15 Ensuite Structures	
Access toilet		
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 UNTIL SUCH TIME AS THE SITE HAS REVEGETATED SUFFICIENTLY TO MITIGATE EROSION AND SEDIMENT TRANSPORT.

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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A01	2 of 17 REV: 0	

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CT173841-1

Crown
Reserve

TITLE
BOUNDRY

EXISTING PERMANENT VAN SITES AND STRUCTURES
DEMOLISHED & REMOVED TO EXTENT
SHOWN DOTTED

CT173840-1

St Helens Big4



PART SITE - DEMOLITION PLAN

SCALE 1:500
0mm 5000 10000 15000 20000 25000

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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A02	3 of 17 REV: 0	



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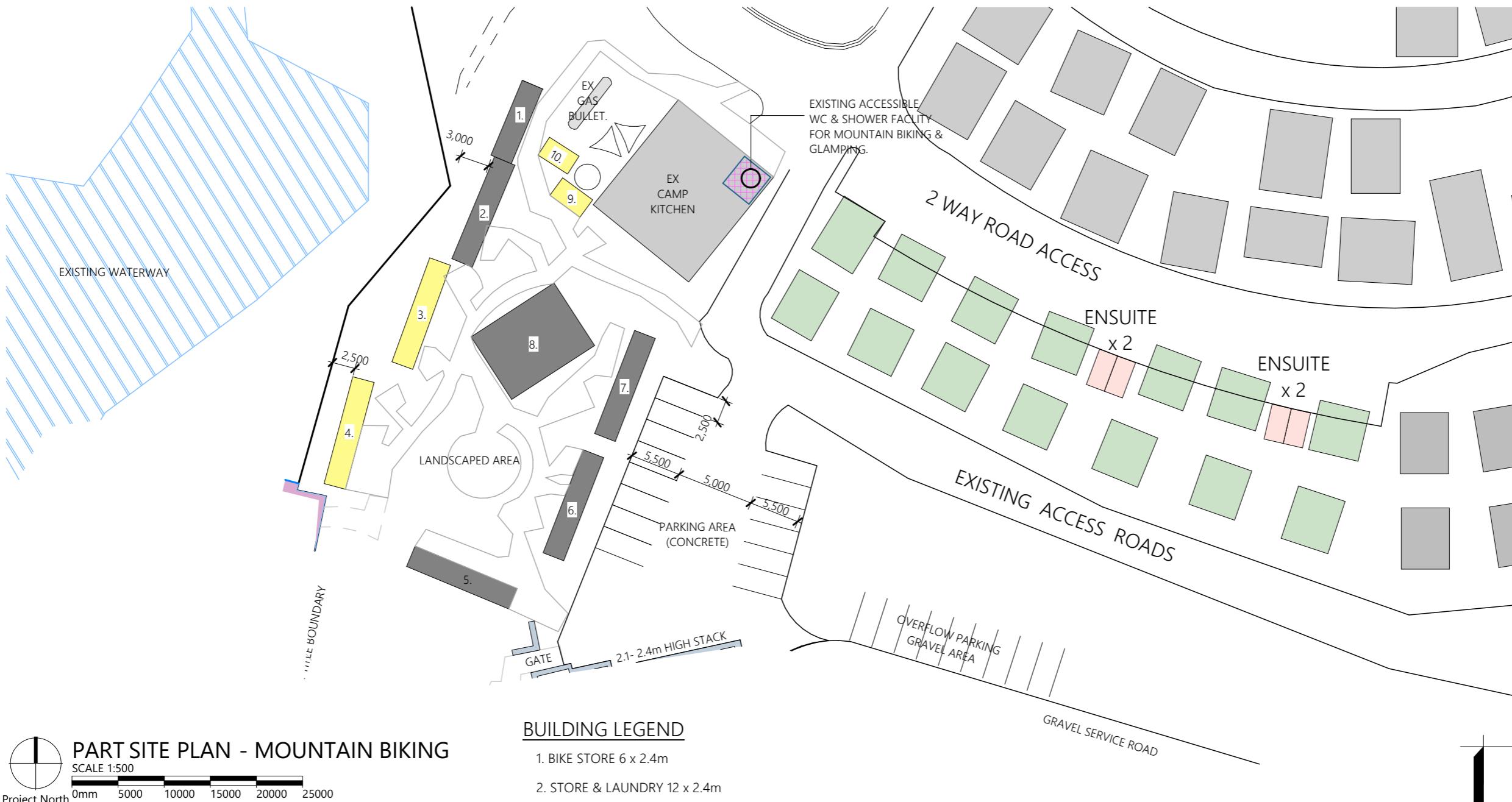
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2 PENELOPE STREET, ST. HELENS TAS 7216

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PART SITE PLAN - MOUNTAIN BIKING
SCALE 1:500
0mm 5000 10000 15000 20000 25000



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BIG4 ST. HELENS HOLIDAY PARK

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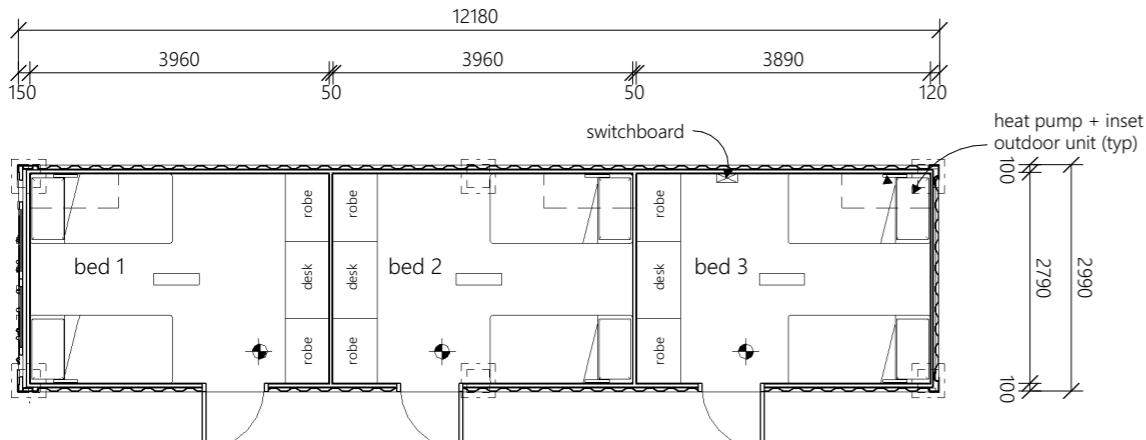
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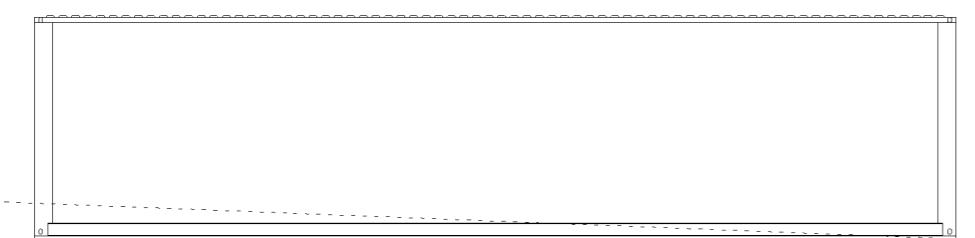
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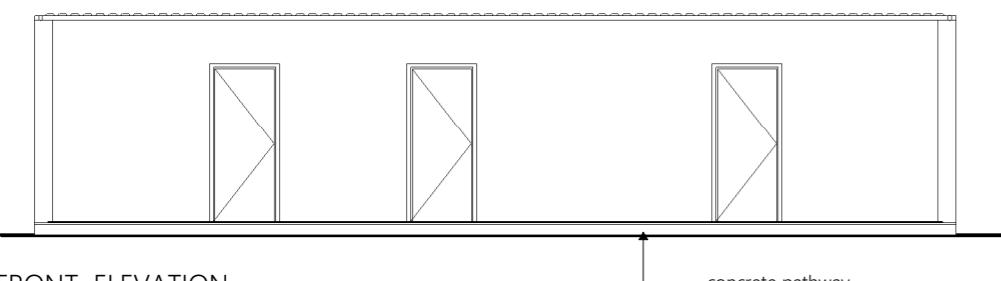
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A04		
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BUILDINGS 3 & 4 - BED BUNKS

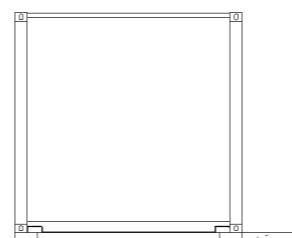


REAR ELEVATION



FRONT ELEVATION

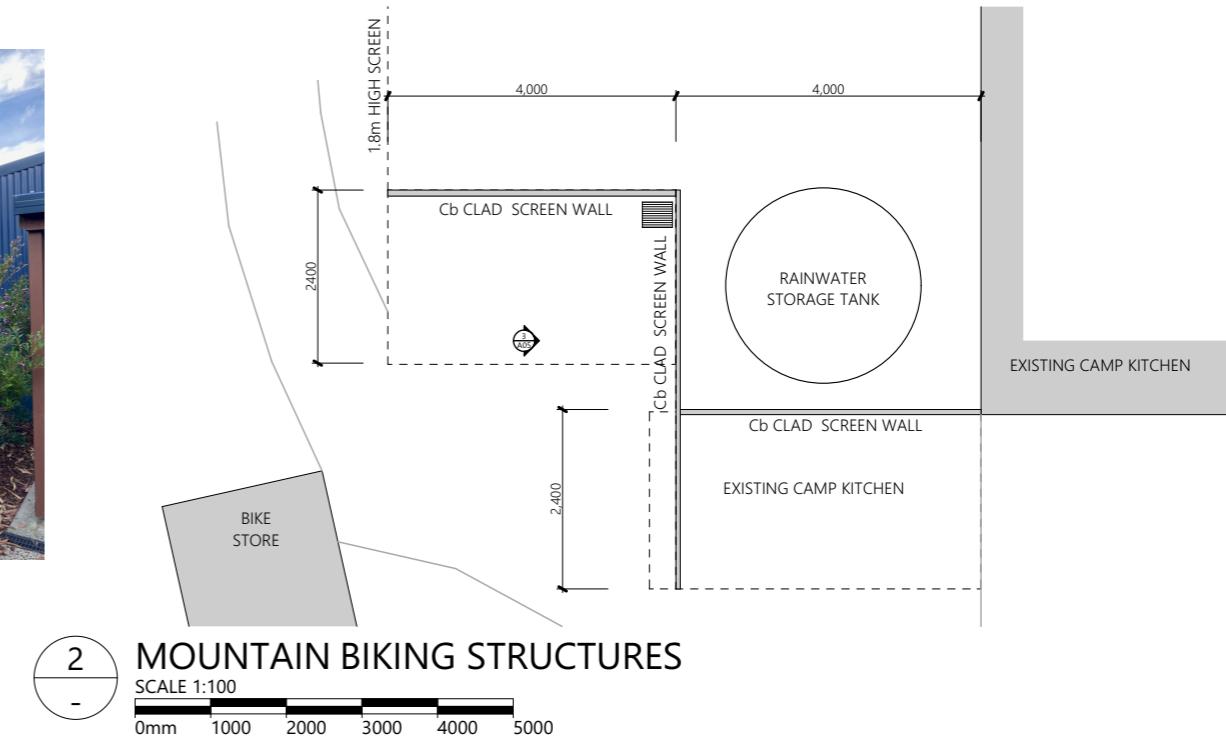
1 MOUNTAIN BIKING STRUCTURES
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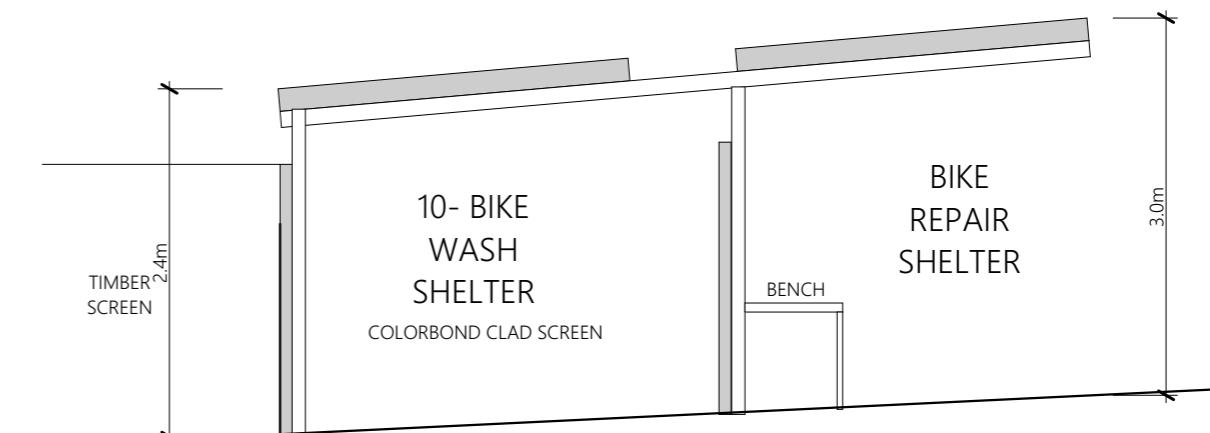
TYPICAL SIDE ELEVATION



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



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



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



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A05		
6 of 17		REV: 0

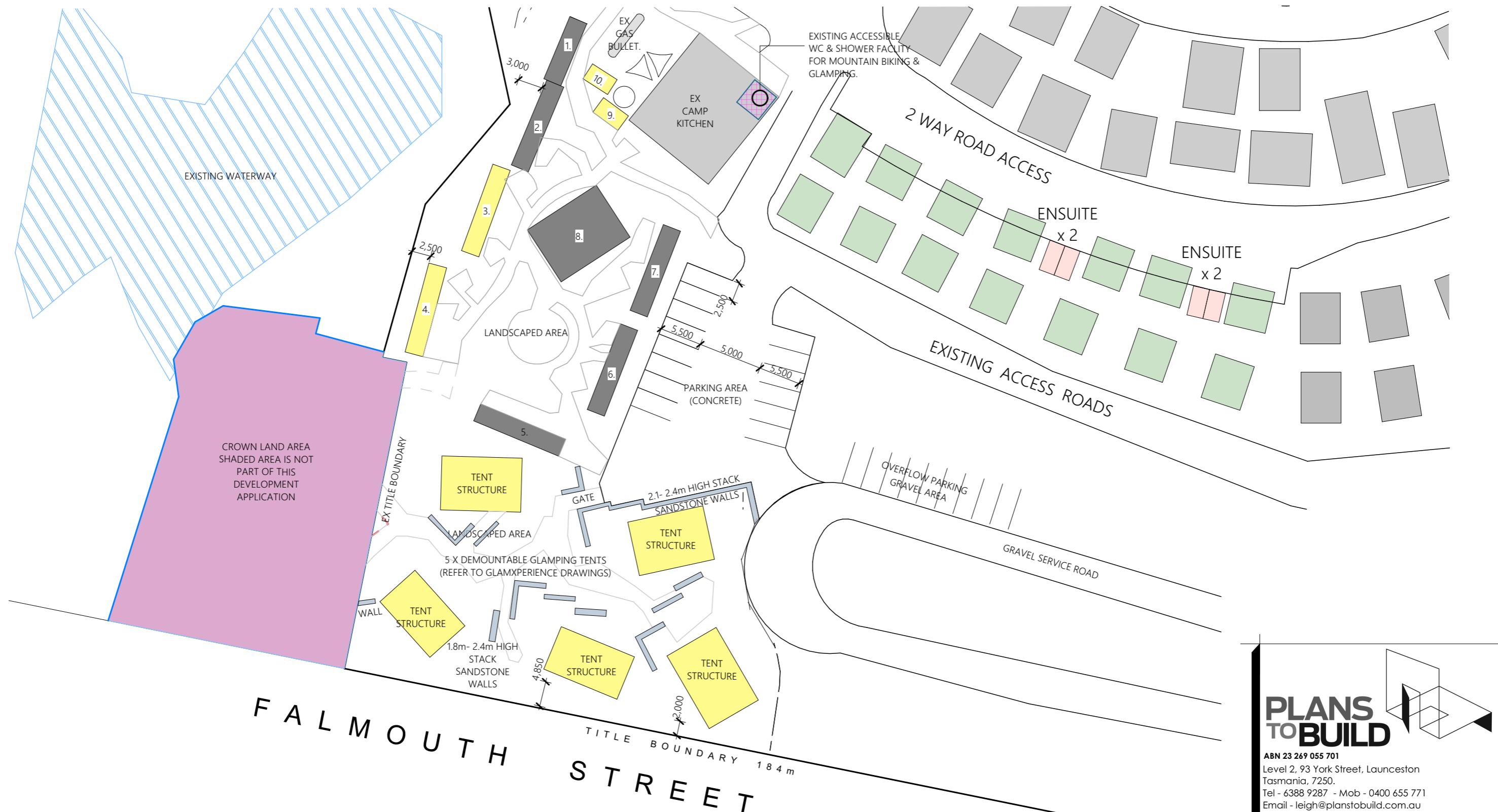
BIG4 ST. HELENS HOLIDAY PARK

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SCALE @ A3

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PART SITE PLAN - GLAMPING & PARKING
SCALE 1:500
0mm 5000 10000 15000 20000 25000



BIG4 ST. HELENS HOLIDAY PARK

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A06

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7 of 17 REV: 0

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rev. Amendment Date

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7 of 17 REV: 0



LEGEND



GRASS
SITE
FOR VAN WITH
NEW ENSUITE BUILDING



PART SITE PLAN - ENSUITE SITES

SCALE 1:500

0mm 5000 10000 15000 20000 25000

0000 25000

BIG4 ST. HELENS HOLIDAY PARK

2 PENELOPE STREET, ST. HELENS TAS 7216

6 | PROJECT NUMBER
22174

SCALE: IF IN DOUBT

BT ASK PRINT DATA
@ A3 13/1

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0/2025

DRAWING No:
A07

8 of 17

PLANS TO BUILD



Owner:
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INVESTMENTS PTY LTD

rev.	Amendment	Date
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A07		8 of 17 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 STABILISE 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

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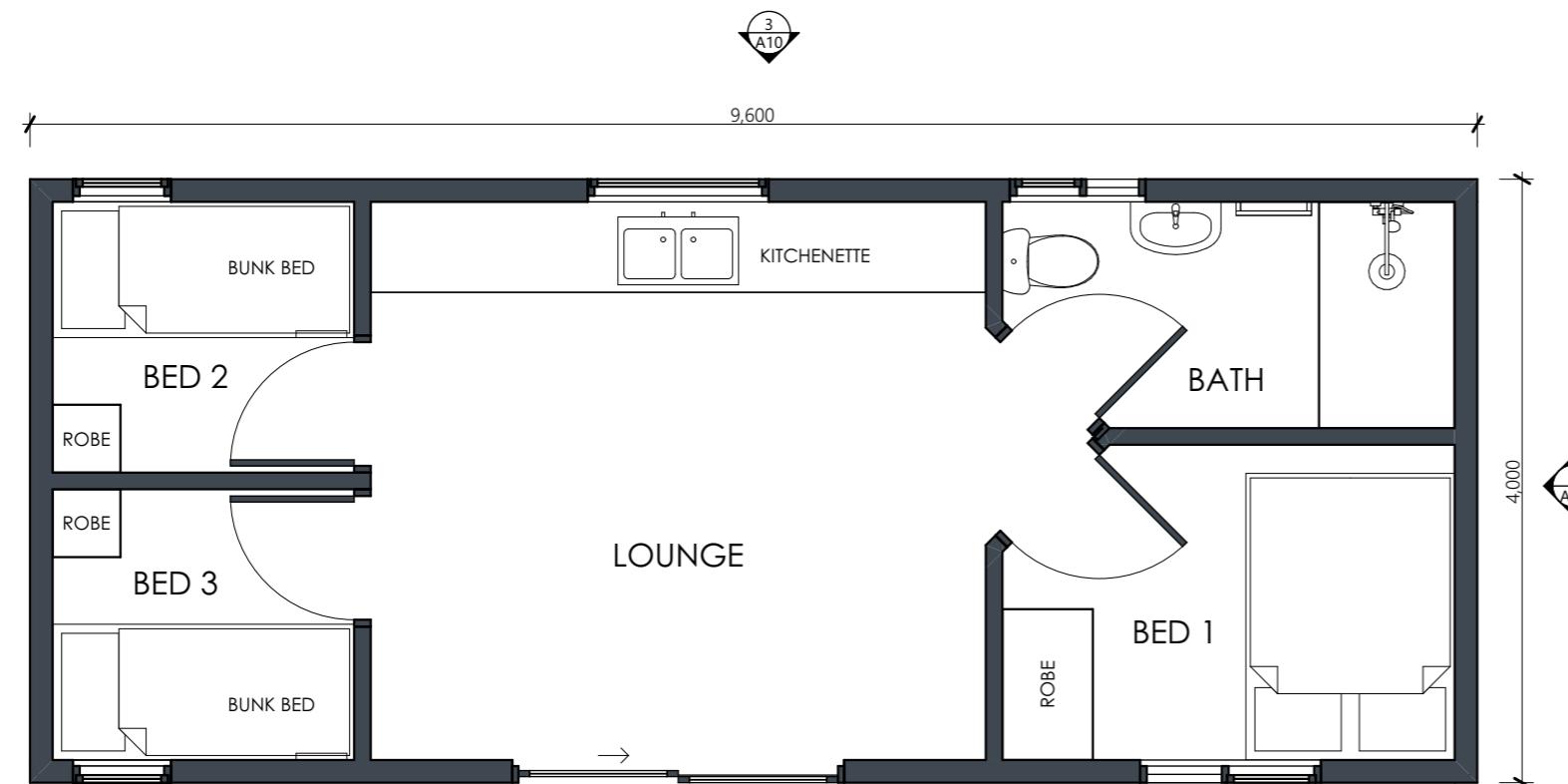
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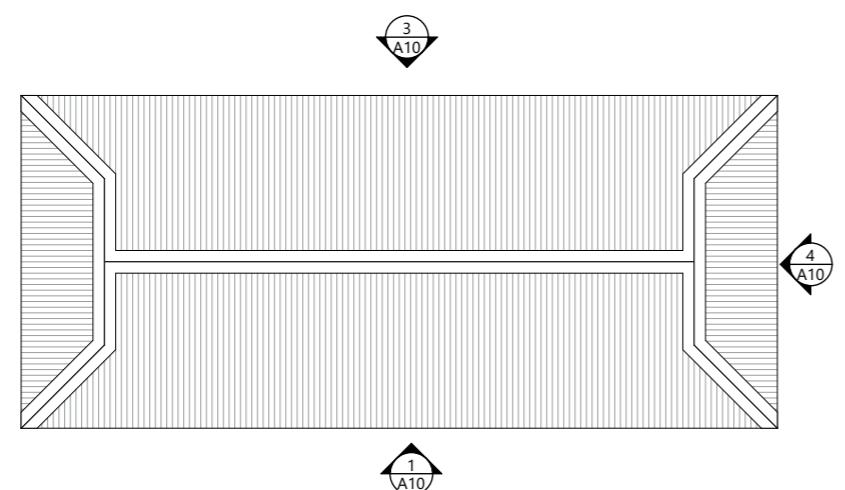
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A08	9 of 17	REV: 0



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

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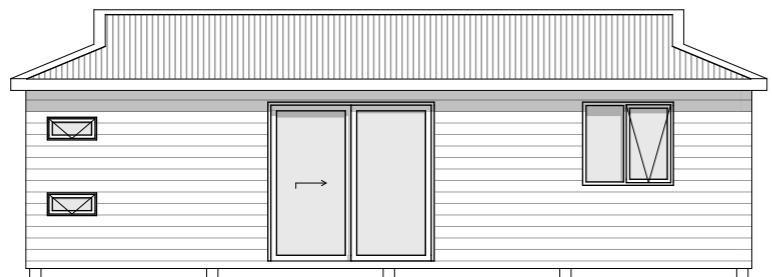
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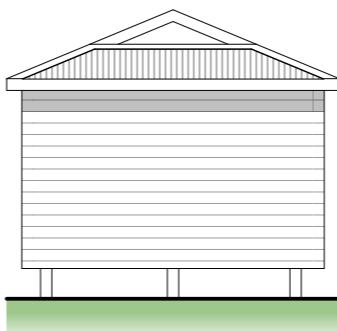
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A09		10 of 17 REV: 0

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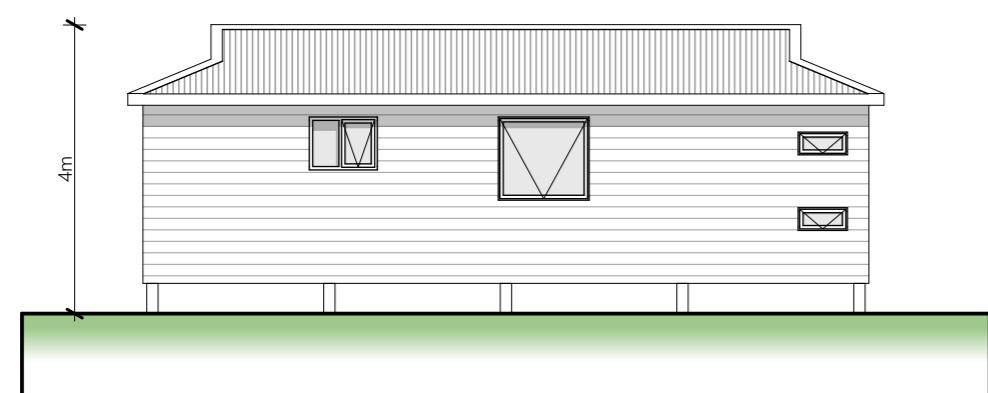
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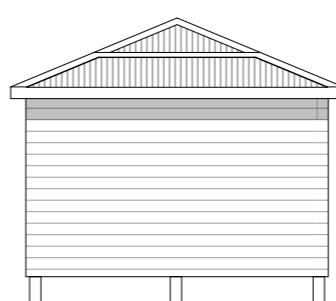
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SCALE 1:100
0mm 1000 2000 3000 4000 5000



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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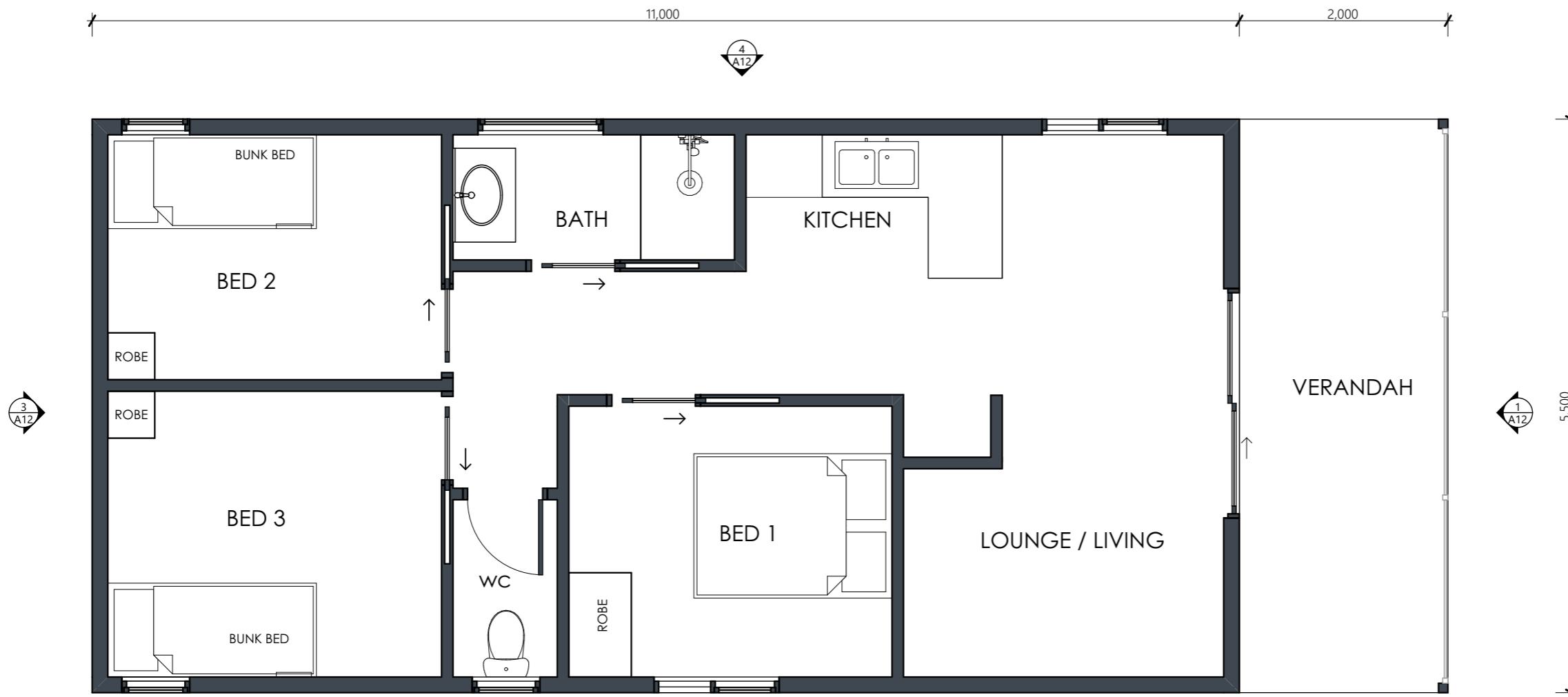
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A10	11 of 17 REV: 0	

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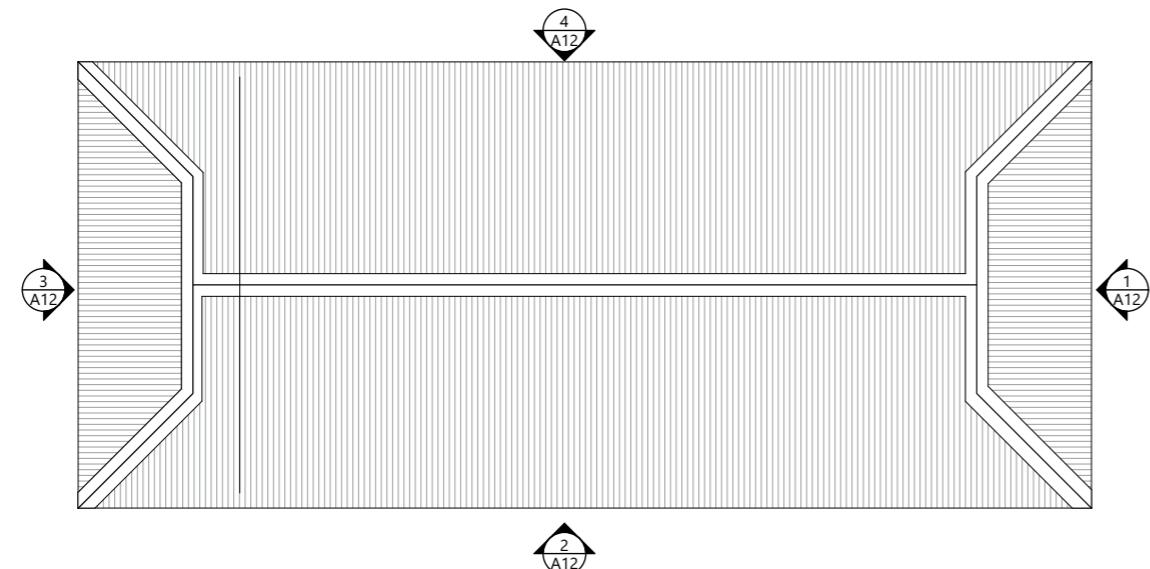
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13/10/2025



 **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

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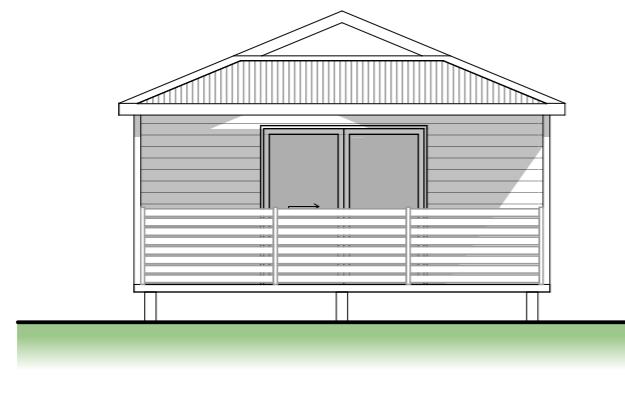
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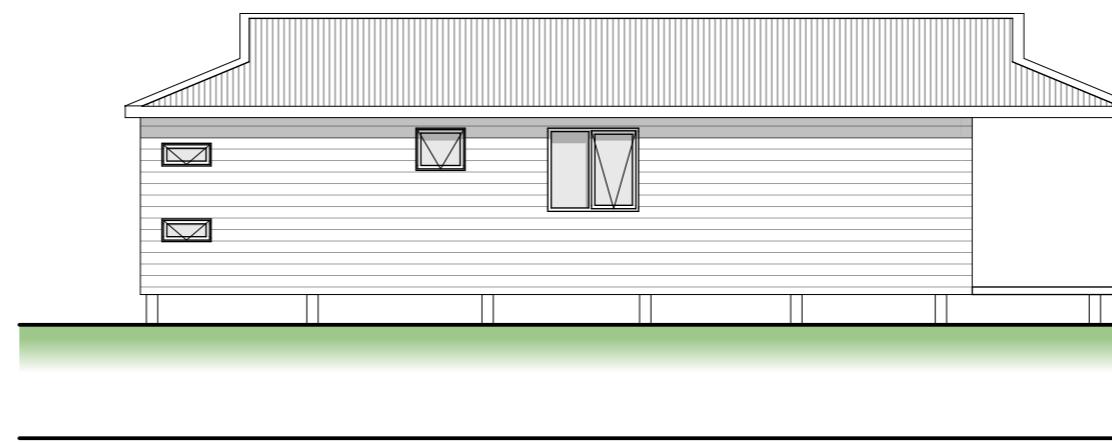
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A11	12 of 17 REV: 0	

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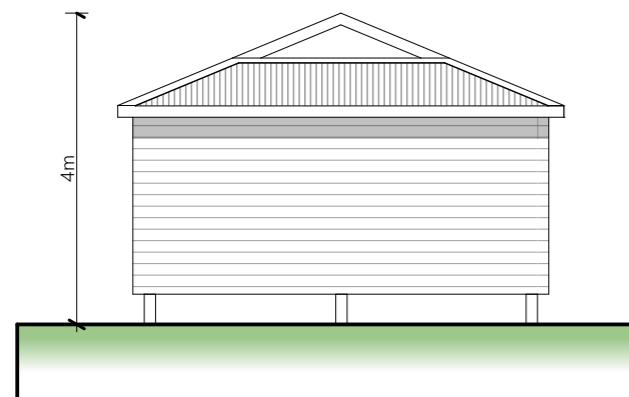
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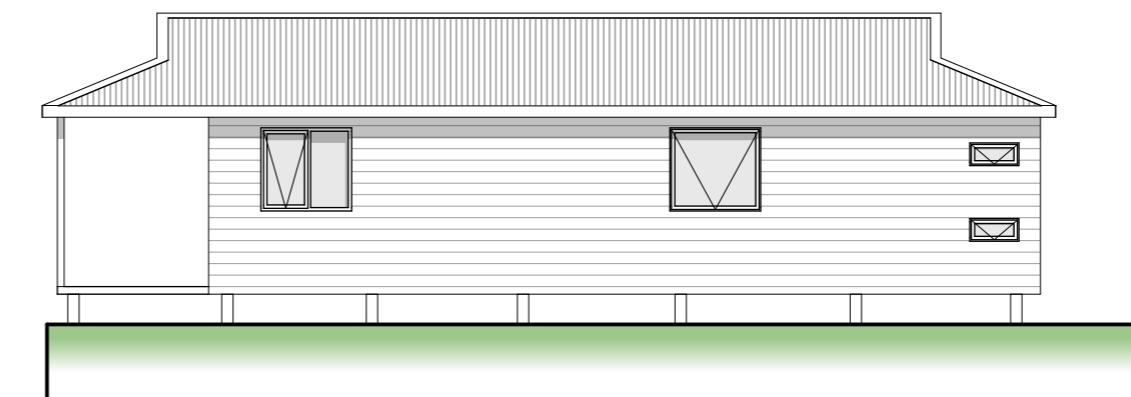
1 CABIN FRONT ELEVATION
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2 CABIN LH SIDE ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000



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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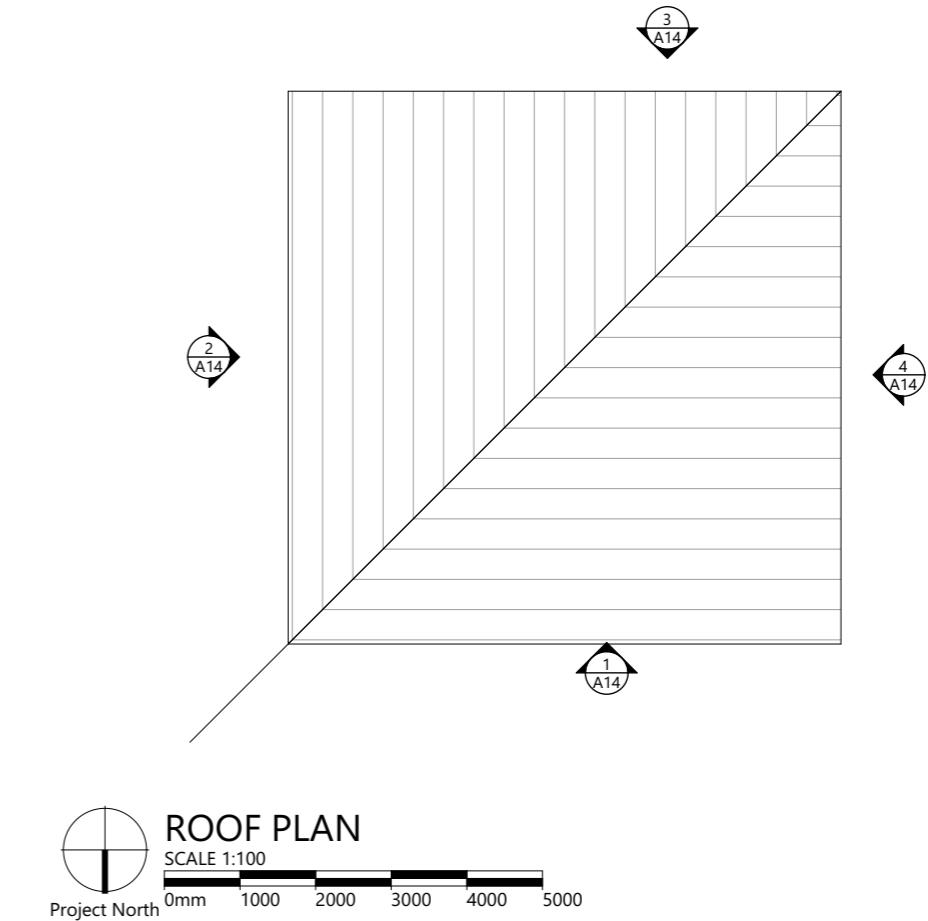
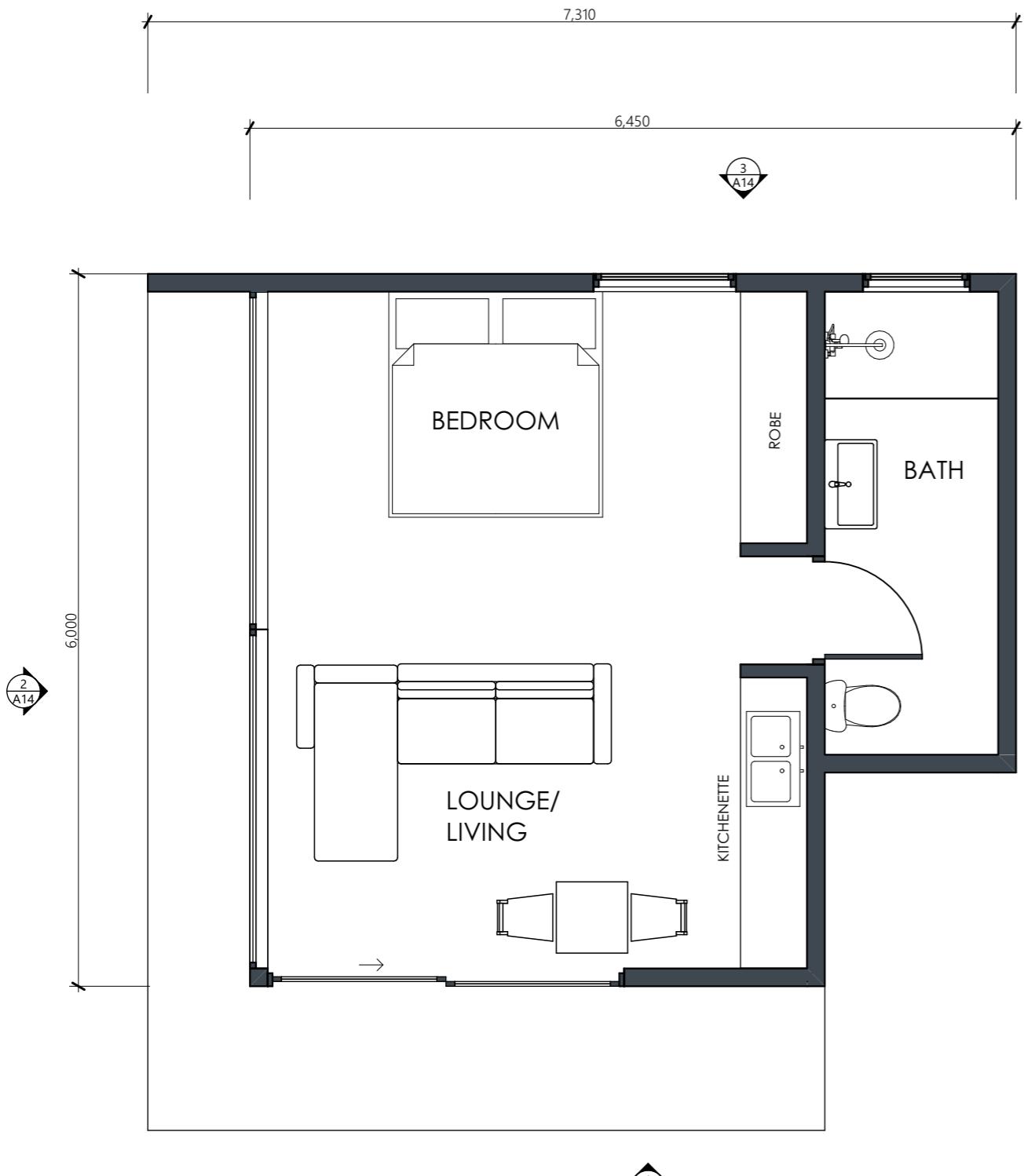
rev. Amendment
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A12

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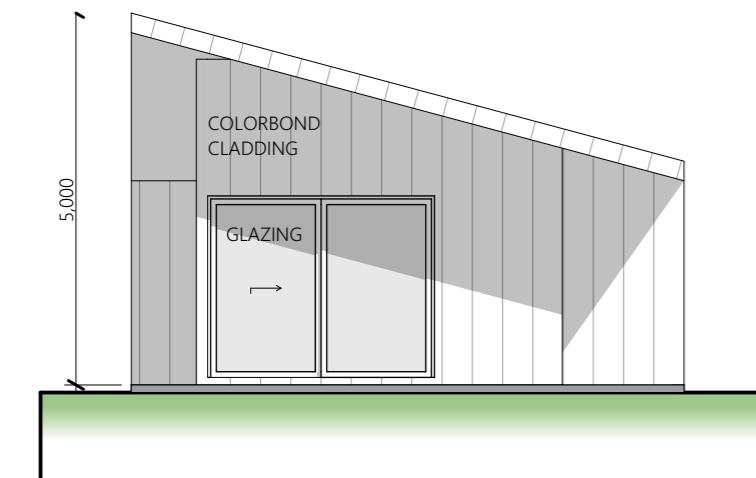
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A13		
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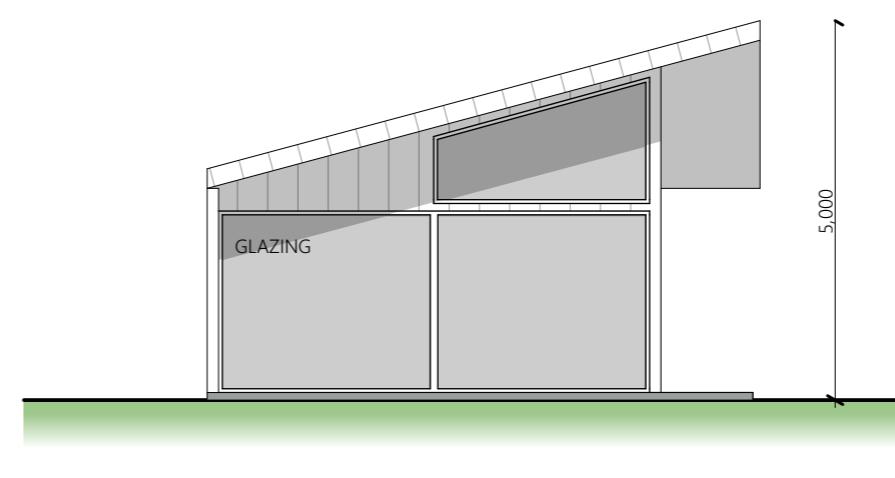
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PROJECT NUMBER:
22174

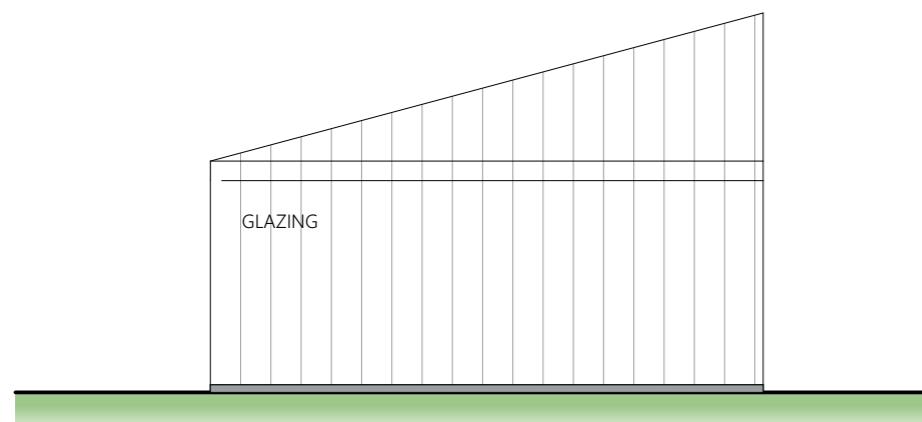
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SCALE @ A3 13/10/2025



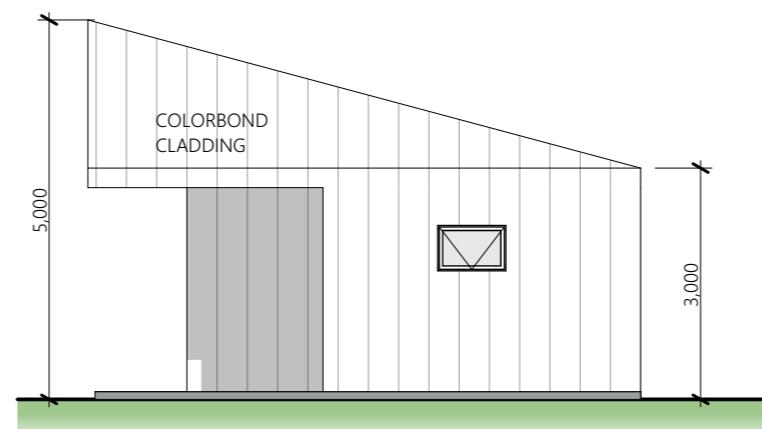
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3 POD REAR ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000



4 POD RH SIDE ELEVATION
SCALE 1:100
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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

BIG4 ST. HELENS HOLIDAY PARK

2 PENELOPE STREET, ST. HELENS TAS 7216

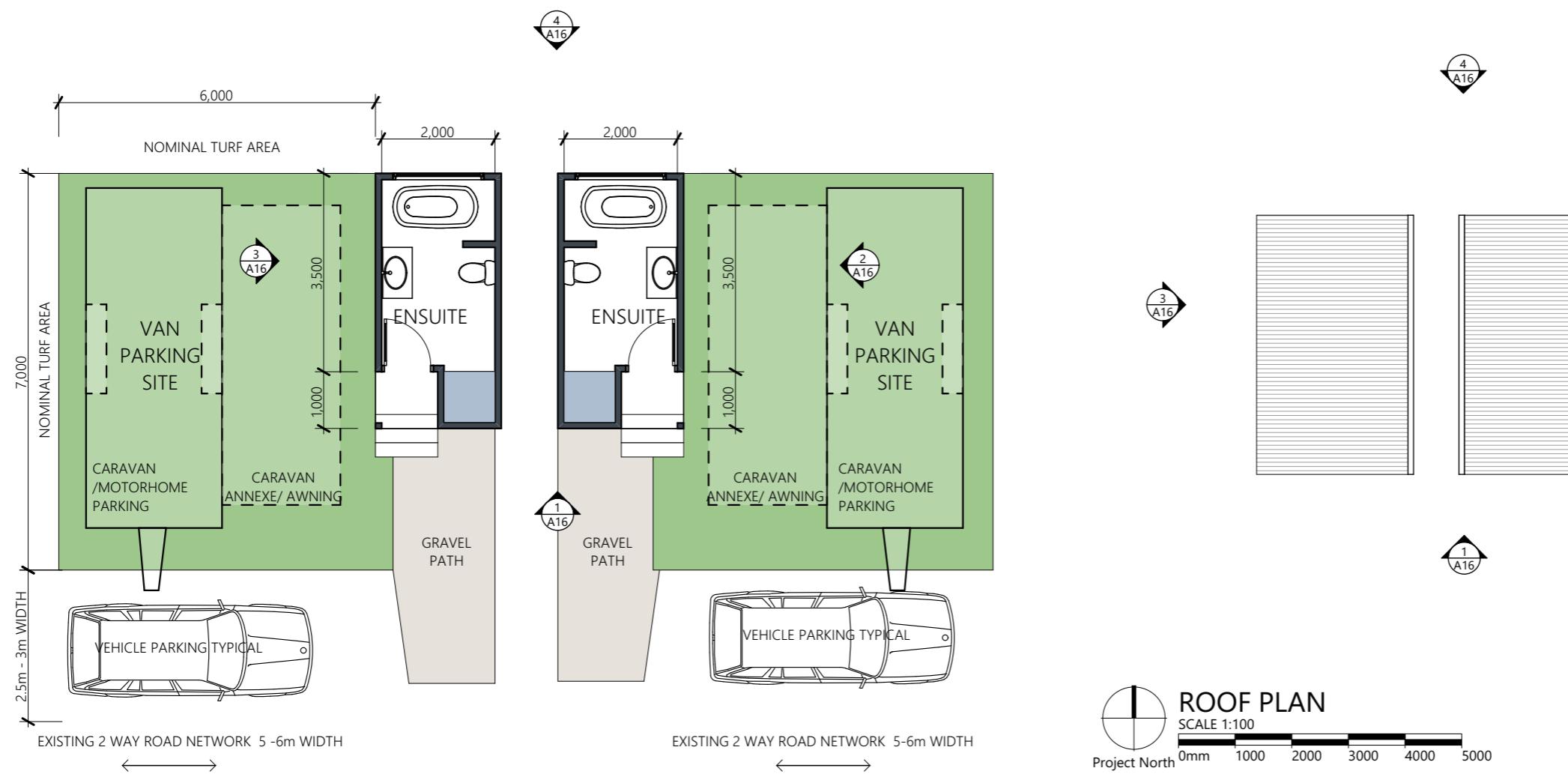
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22174

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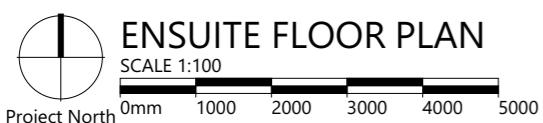
PRINT DATE:

13/10/2025

rev.	Amendment	Date
DRAWING NO:	ISSUE: APPROVAL	
A14	15 of 17 REV: 0	



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



PLANS TO BUILD
ABN 23 269 055 701
Level 2, 93 York Street, Launceston
Tasmania, 7250.
Tel - 6388 9287 - Mob - 0400 655 771
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BIG4 ST. HELENS HOLIDAY PARK

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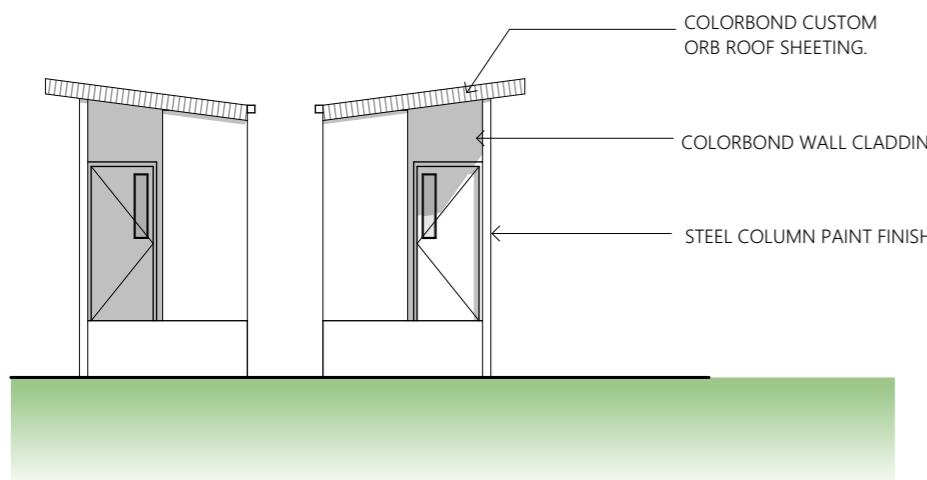
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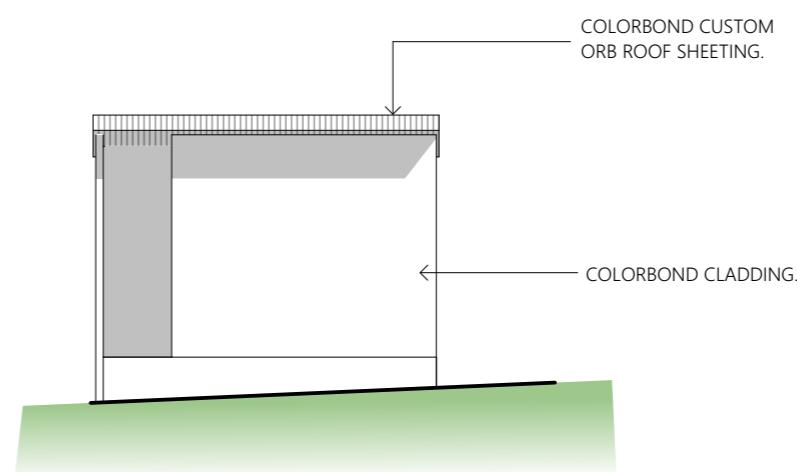
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13/10/2025

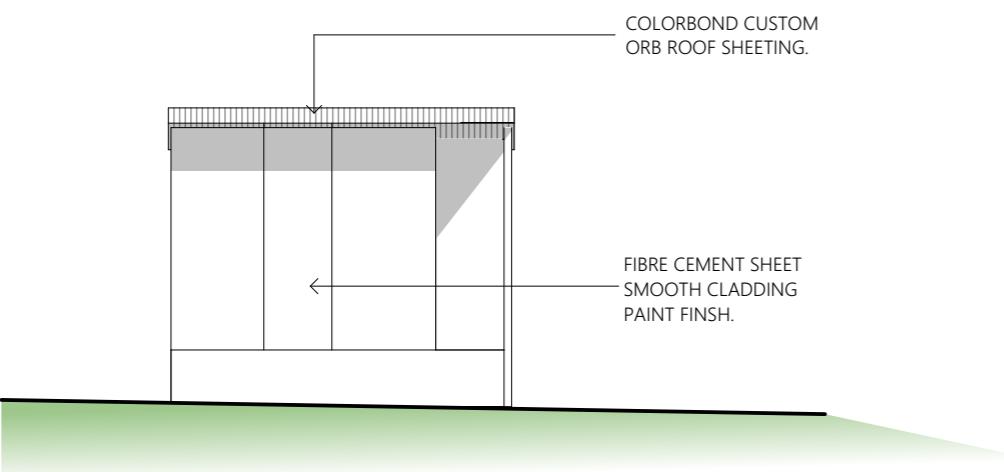
rev.	Amendment	Date
DRAWING NO:	ISSUE: APPROVAL	
A15	16 of 17 REV: 0	



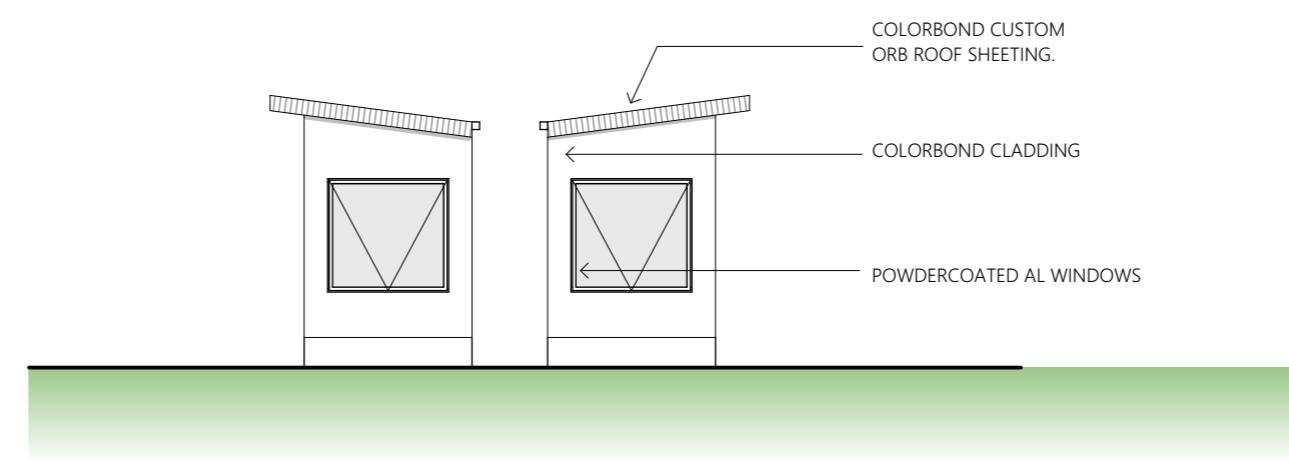
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3 ENSUITE LH SIDE ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000



4 ENSUITE REAR ELEVATION
SCALE 1:100
0mm 1000 2000 3000 4000 5000

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
DRAWING NO: A16		ISSUE: APPROVAL
17 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

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'

<input checked="" type="checkbox"/> New house	<input type="checkbox"/> Other (please specify)
<input type="checkbox"/> House extension/addition	
<input checked="" type="checkbox"/> Demolition	
<input type="checkbox"/> Partial Demolition	
<input type="checkbox"/> Fencing	
<input type="checkbox"/> Change of use (please specify)	
<input type="checkbox"/> Subdivision	

BIG 4 CARRAVAN PARK
 - MOUNTAIN BIKING STRUCTURES
 3,4 BEDS AND 9 AND 10 BICE (REPAIR
 AND SHELTER
 - 11 NEW CABINS
 - 15 ENSUITES
 - REMOVAL OF 15 PERMANENTS (ANNUAL)
 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 BRISBANE ST LAUNCESTON, TAS	Mobile No.
	Email address: Leigh@planstobuild.com.au

OWNER DETAILS

INVOICE TO (Please Tick)

Owner: PAT ROBINSON INVESTMENTS	Phone No:
Postal Address: 2 ENVELOPE ST ST HELENS, TAS	Mobile No. 0408 799 547
	Email address: pearce.6194@ulverstone@gmail.com peterrobbinsonracing@gmail.com

CONTACT PERSON**INVOICE TO (Please Tick)**

Name:	Leigh DEU	Phone No:	03 6388 9287
Postal Address	LEVEL 1, 52-66 BRISBANE ST LAUNCESTON TAS	Mobile No.	
		Email address:	leigh@planstobuild.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	PELEOPRE ST
Town	ST HELENS , TAS	Title Reference	173840 / 1

SITE & DEVELOPMENT DETAILS

Zone	GENERAL USE	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	Tinse
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"/>		
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"/>		
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"/>

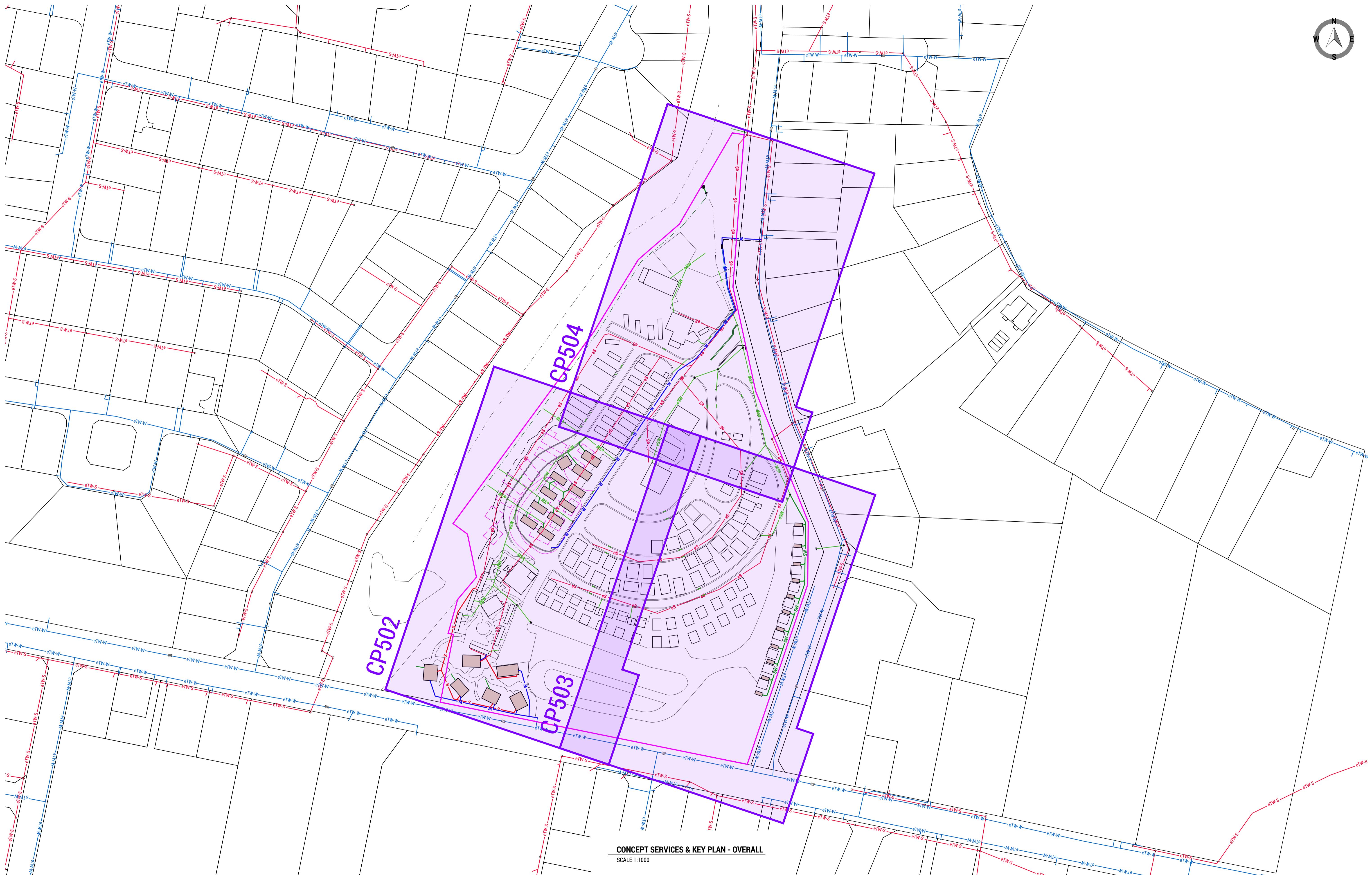
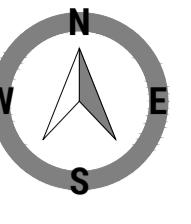
BUILDING APPLICATION - LODGEMENT - DECLARATION BY APPLICANT (mandatory)

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) LEIGH DEAN	DATE 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

SCALE 1:1000

REV:	ISSUED FOR / DESCRIPTION:	JWS	06-10-25
3	DEVELOPMENT APPROVAL - DISCHARGE LOCATION WORKS & NOTES	JWS	06-10-25
2	DEVELOPMENT APPROVAL - GLAMPING STRUCTURES ADDED	JWS	26-05-25
1	DEVELOPMENT APPROVAL - STW REVISIONS	JWS	02-04-25
0	DEVELOPMENT APPROVAL	JWS	18-02-25

STATUS:
CONTROLLED DOCUMENT

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

DESIGN BY:

JWS

DESIGN CHK:

RJ

DRAWN BY:

JWS

DRAFT CHK:

RJ

rare.

22-24 Paterson Street
Launceston TAS 7250

rarein.com.au
P. 03 6388 9200

CLIENT: PLANS TO BUILD

PROJECT: BIG 4 HOLIDAY PARK - ALTERATIONS

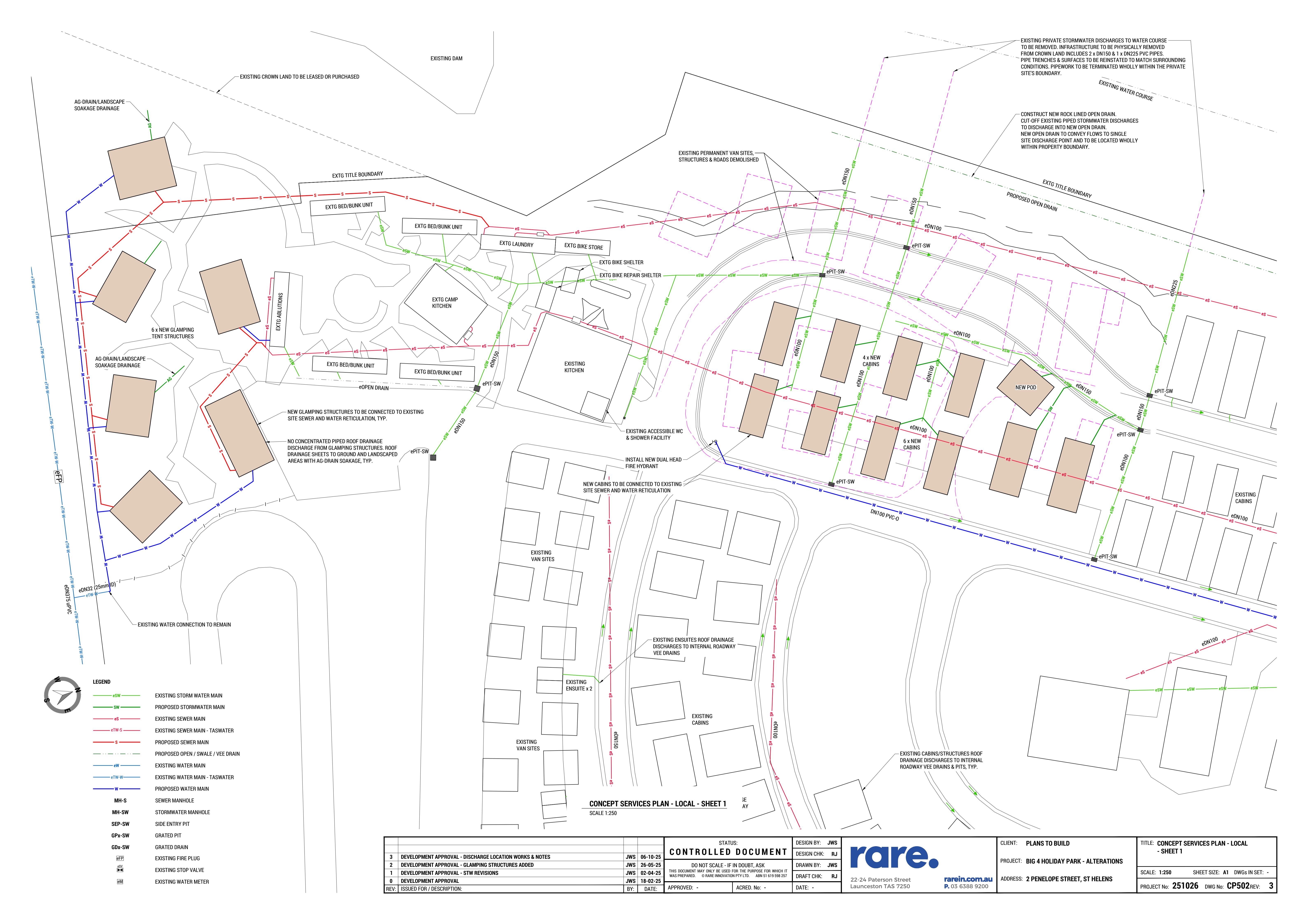
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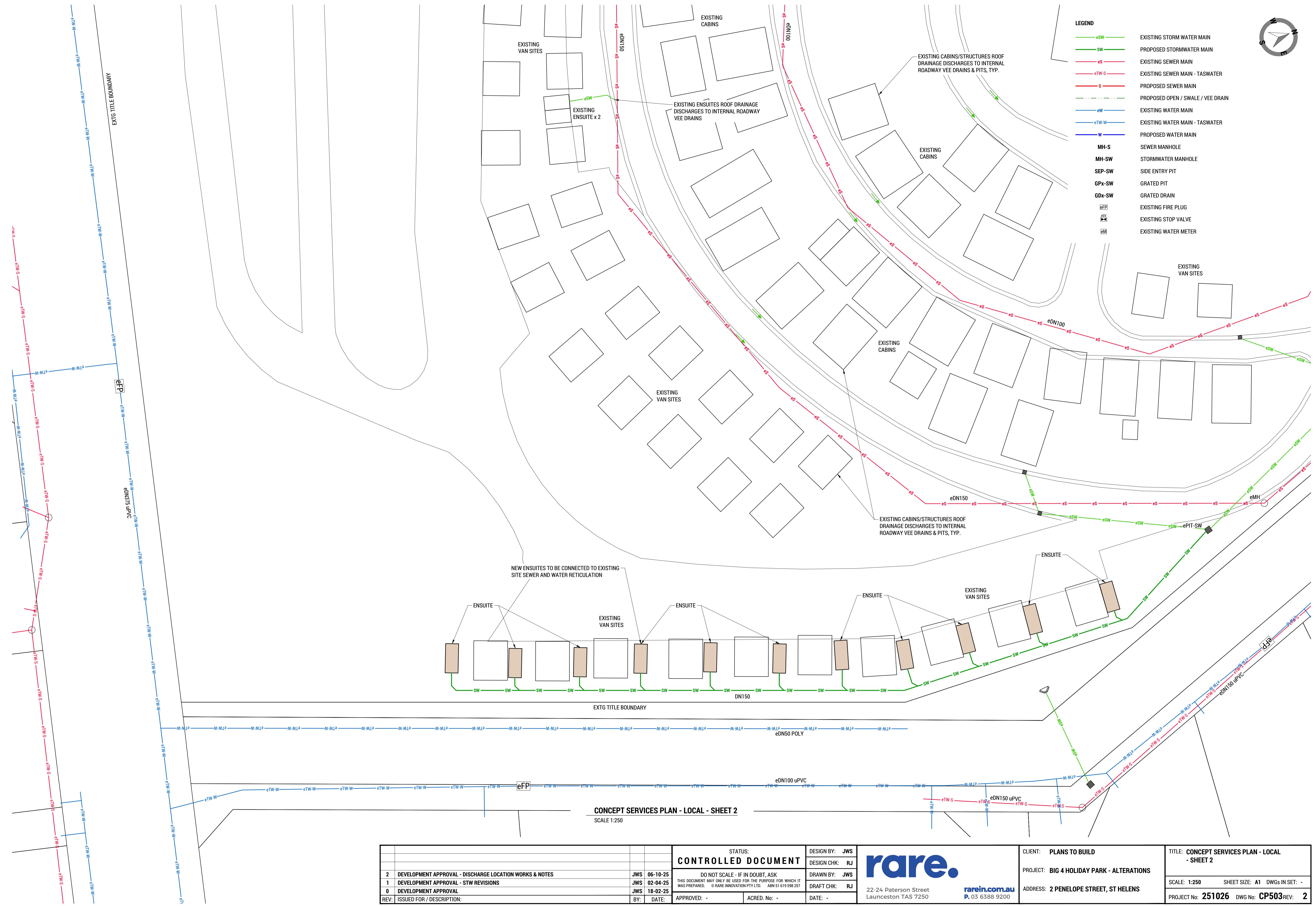
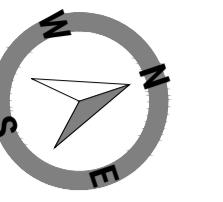
ADDRESS: 2 PENELope STREET, ST HELENS

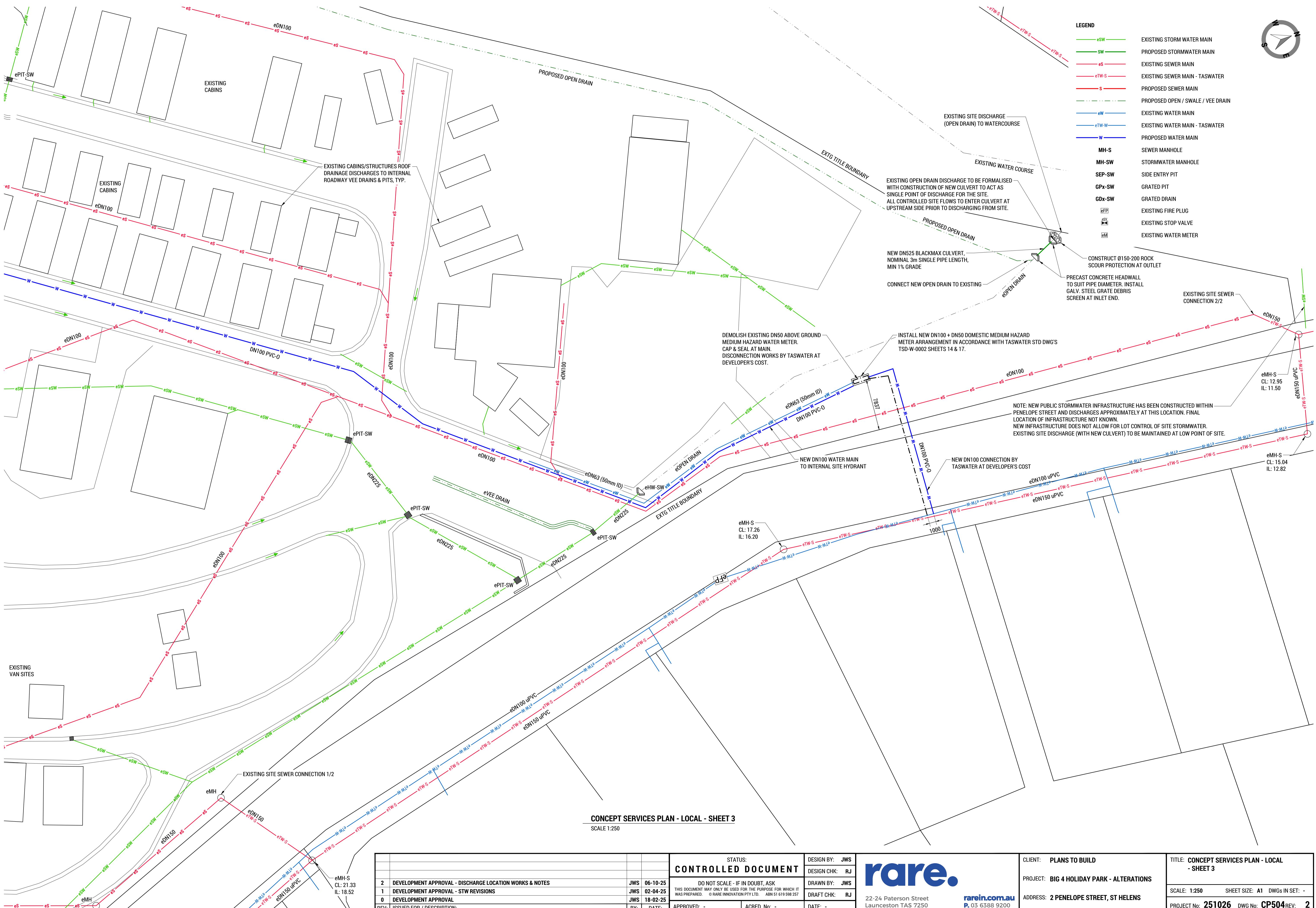
TITLE: CONCEPT SERVICES & KEY PLAN - OVERALL

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

PROJECT No: 251026 DWG No: CP501 REV: 3







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

- Building Designer
- 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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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)

Distribution

- Building Designer
- File Copy

Leigh Dell – leigh@planstobuild.com.au
Launceston



QMS Certification Services

everyone needs...

**PLANS
TOBUILD**



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 Permanent 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	
<u>Unpowered Camp Area/ Grounds</u>		

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.

everyone needs...



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.



Level 1, 52-60 Brisbane Street, Launceston TAS 7250
Tel: 6388 9287 | Mob: 0400 655 771 | Email: leigh@planstobuild.com.au

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**PLANS
TOBUILD**



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- (Structures- As below)
24 Cabins	x 24 PARKS	15 Premanent Sites (Annual) 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.

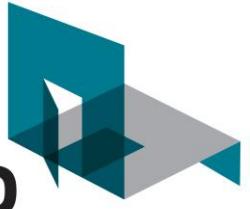
8. RARE Engineering BRE- 2.0 Stormwater Report



Level 1, 52-60 Brisbane Street, Launceston TAS 7250
Tel: 6388 9287 | Mob: 0400 655 771 | Email: leigh@planstobuild.com.au

everyone needs...

**PLANS
TOBUILD**



Site Entry Photo.

Yours Sincerely,

L.M. Dell

Building Designer
0400 655 771
25.09.25

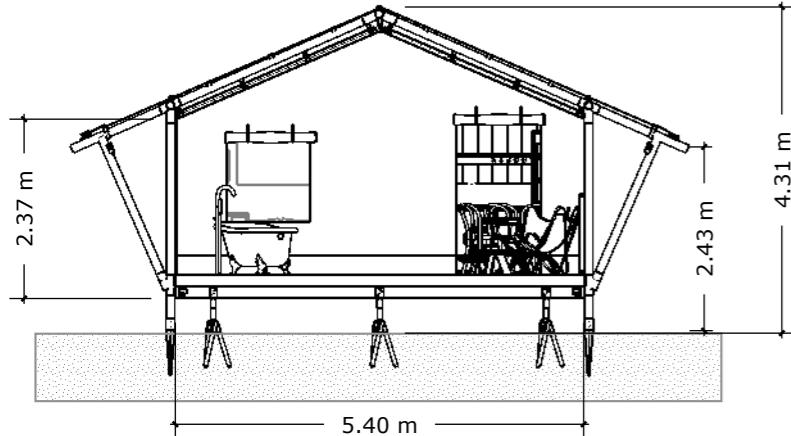


Level 1, 52-60 Brisbane Street, Launceston TAS 7250
Tel: 6388 9287 | Mob: 0400 655 771 | Email: leigh@planstobuild.com.au

Safari Tent 38 - Scaled elevations

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

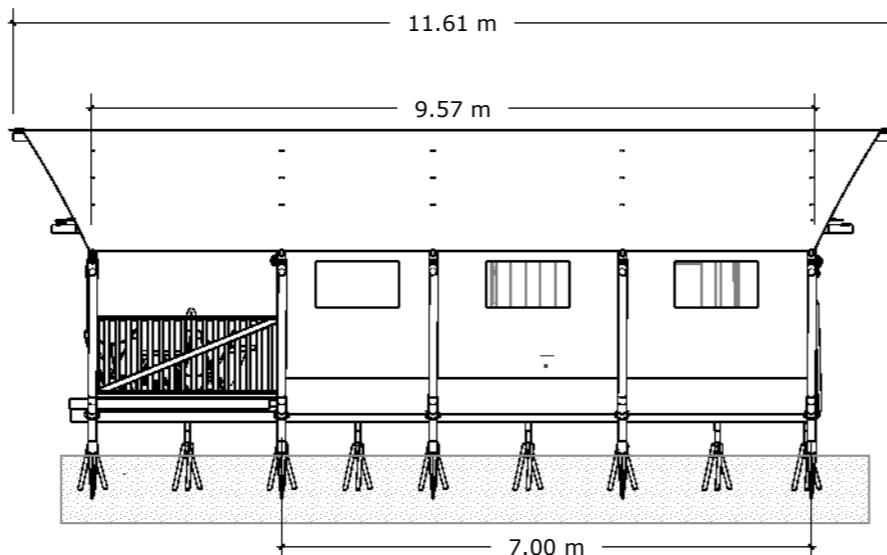
A3 - SCALE 1:100



Front elevation

1:100

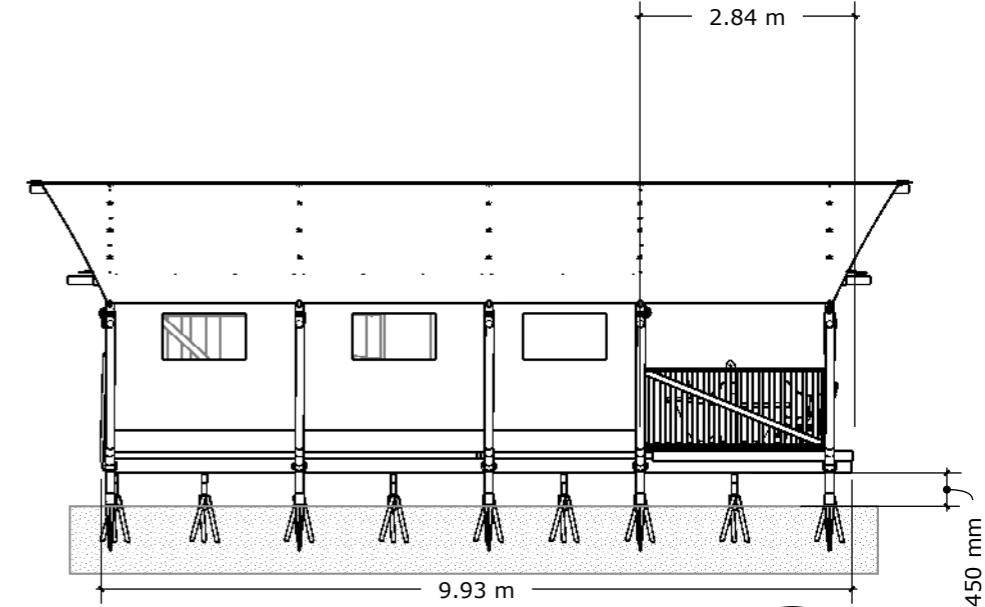
A
1



Right elevation

1:100

A
2

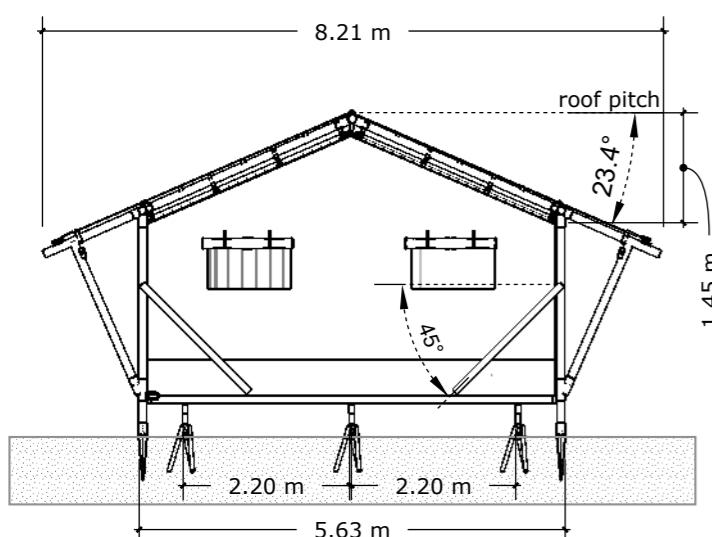


Left elevation

1:100

A
3

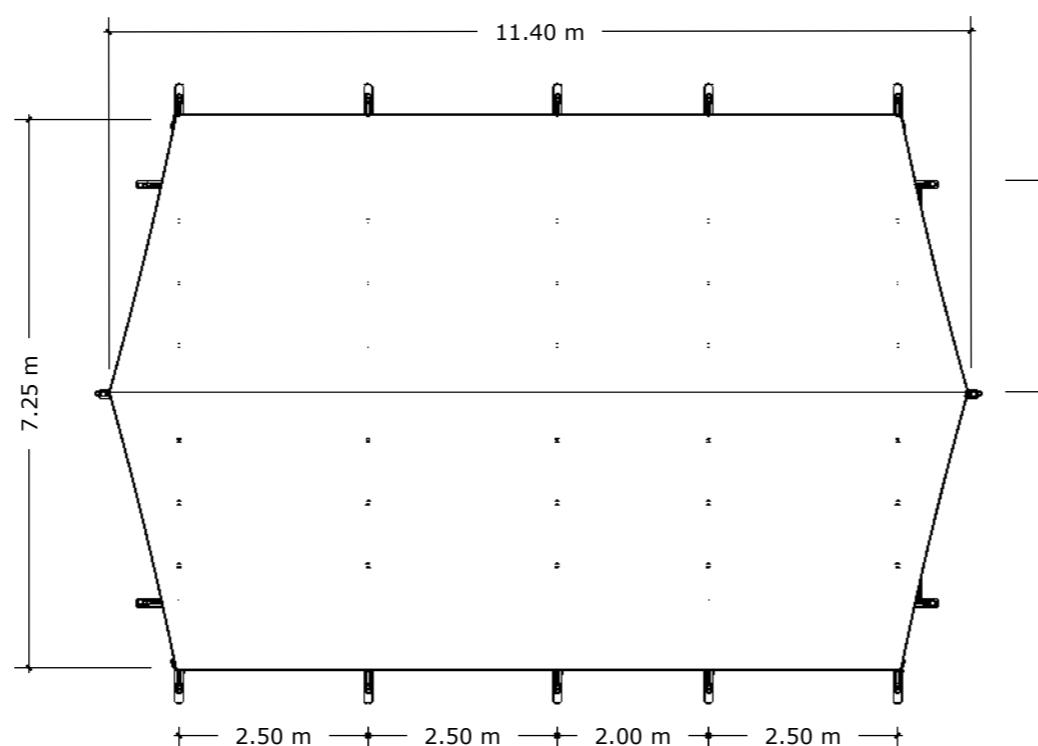
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Rear elevation

1:100

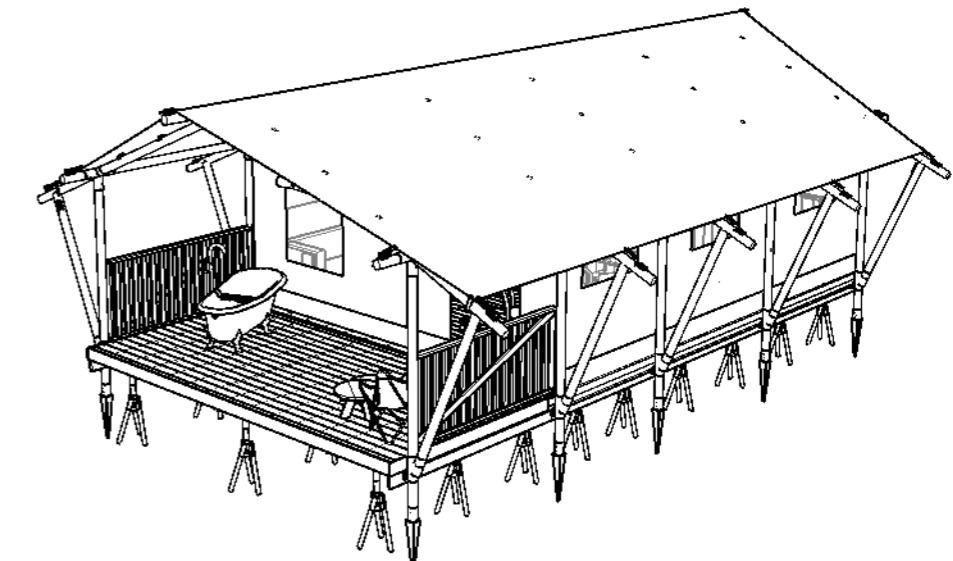
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4



Top Elevation

1:100

A
5



Iso view

0m

10m

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

GLAMXPERIENCE

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

REVISIONS

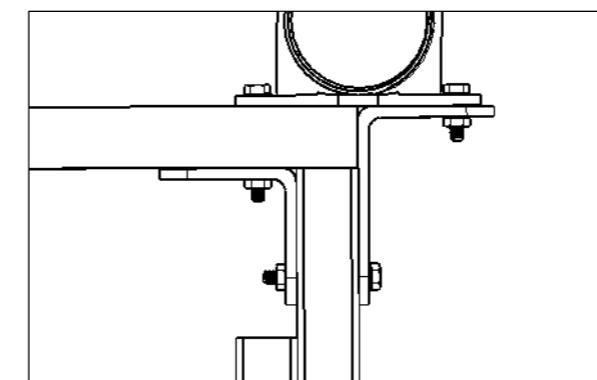
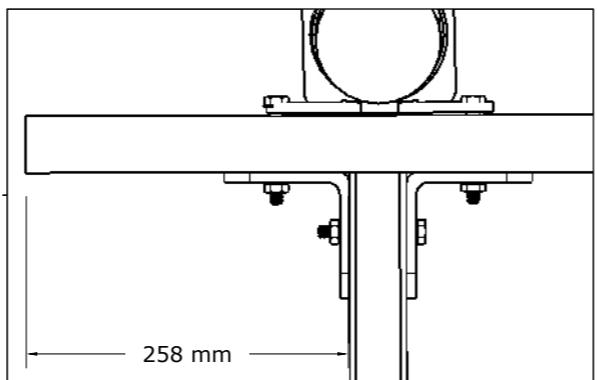
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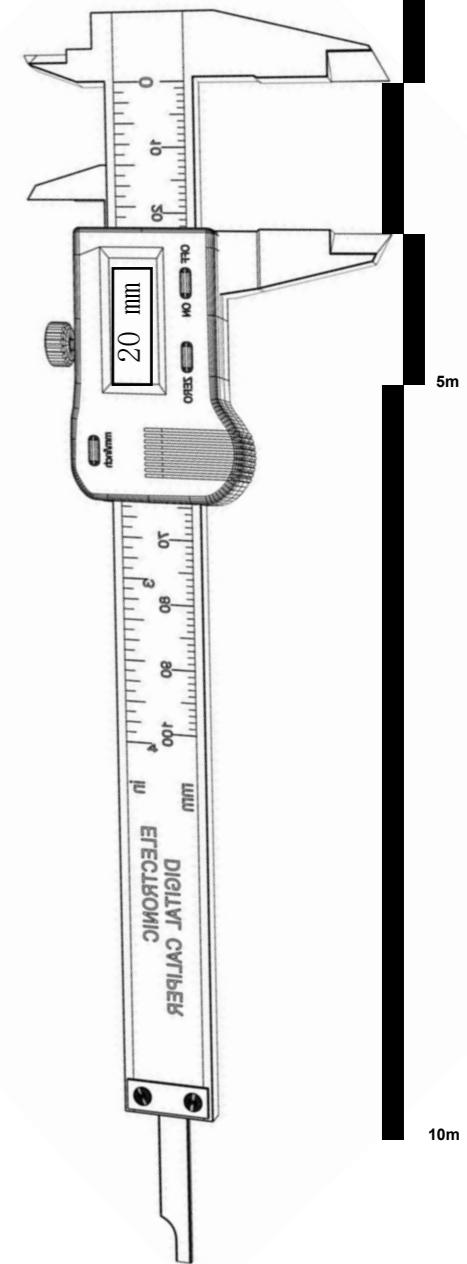
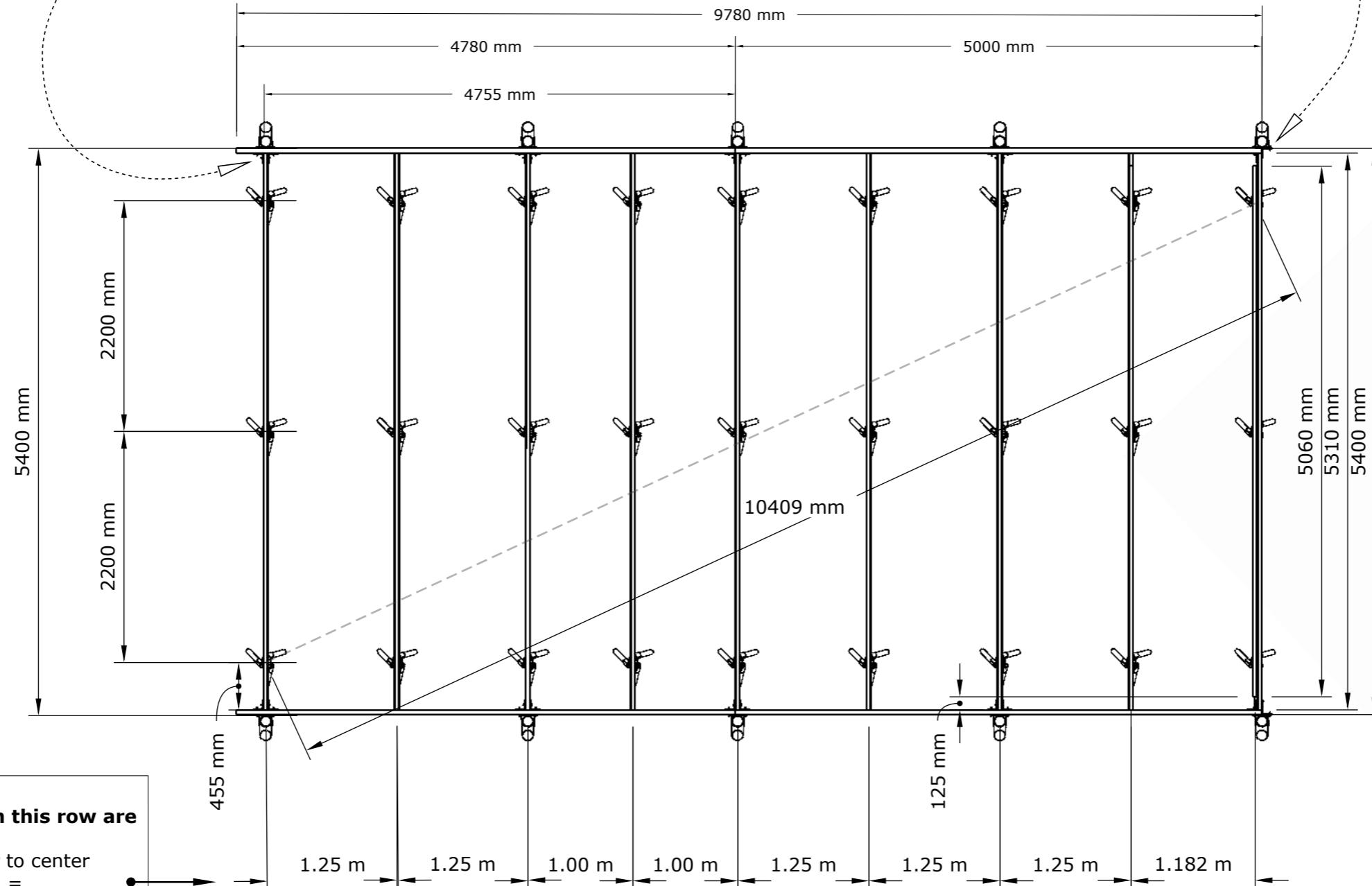
Safari Tent 38
Drawn by: D.A.J. van den Hurk

A3 - SCALE 1:50

Scaled anchor plan



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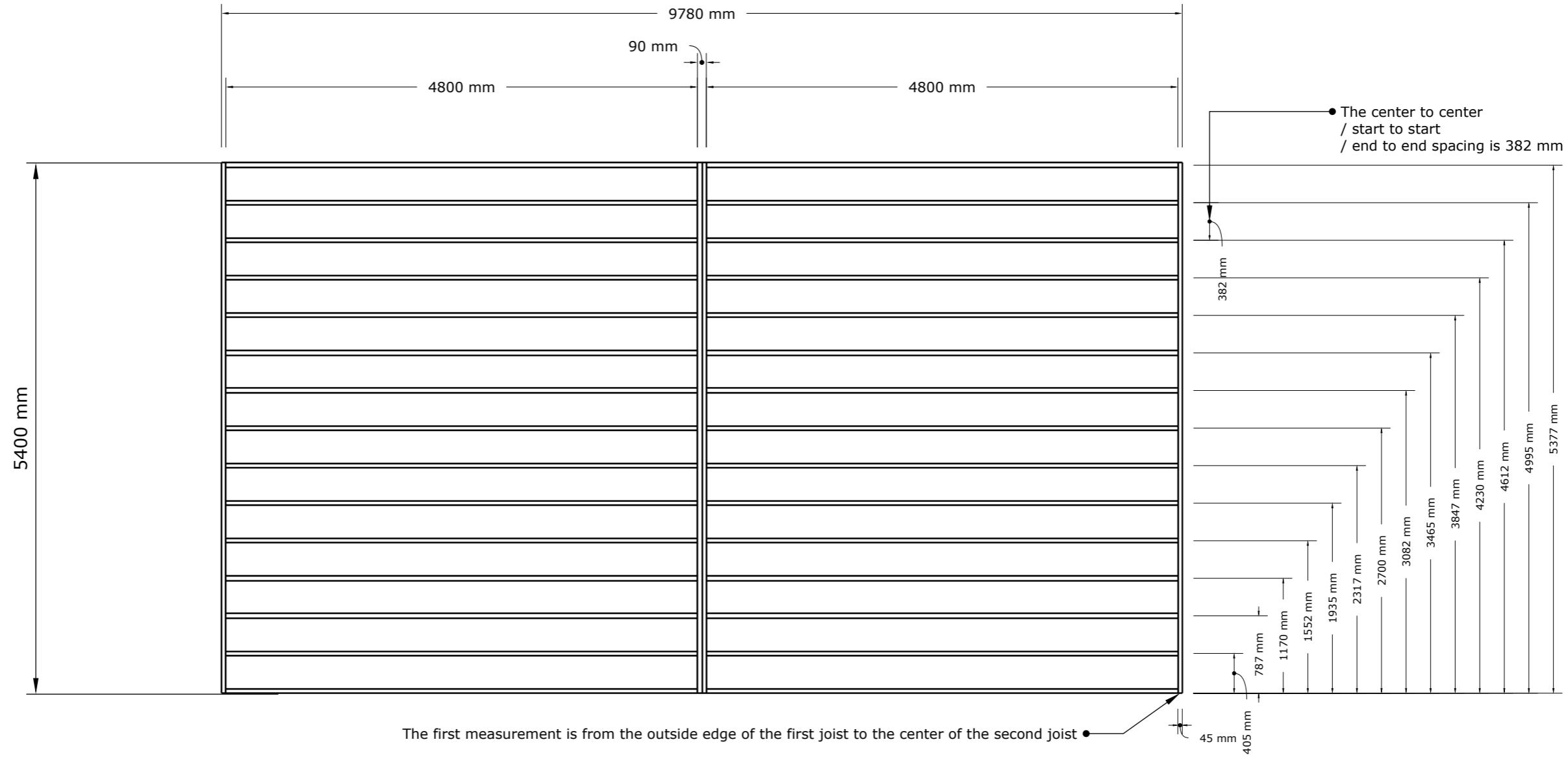
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Safari Tent 38
Drawn by: D.A.J. van den Hurk

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."

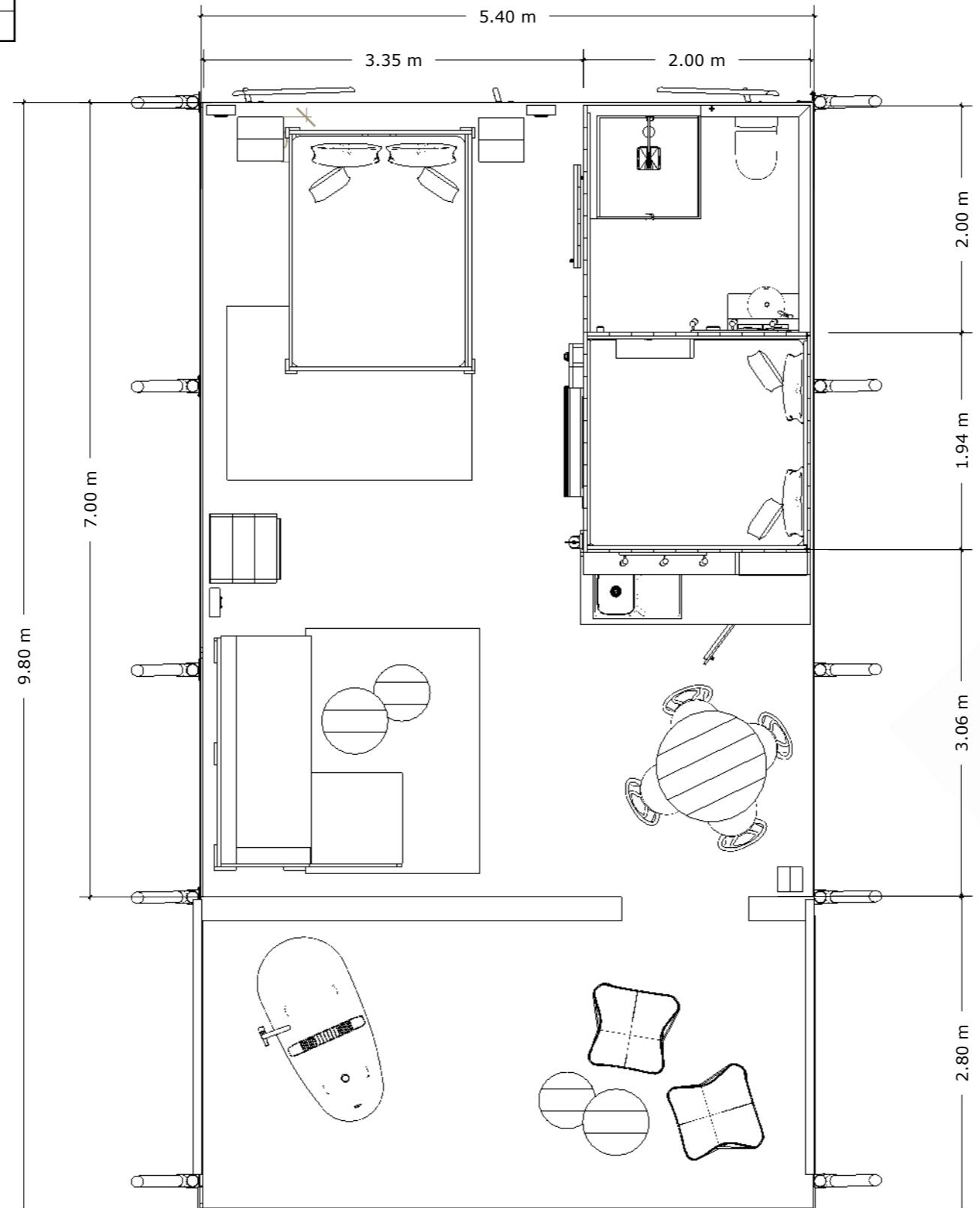


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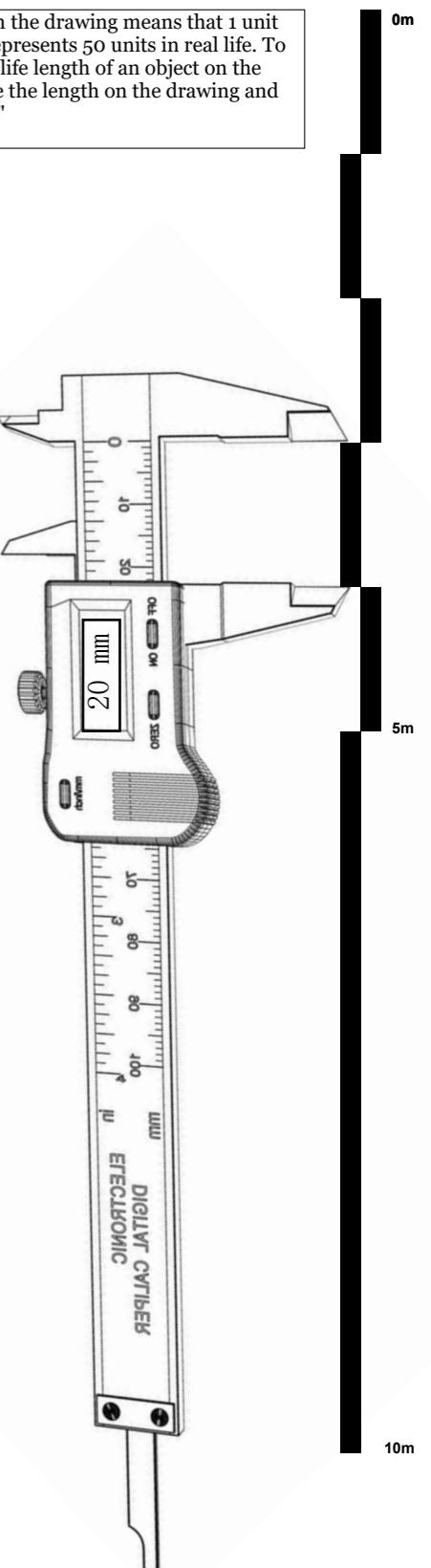
Safari Tent 38 - 1
Drawn by: D.A.J. van den Hurk

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."



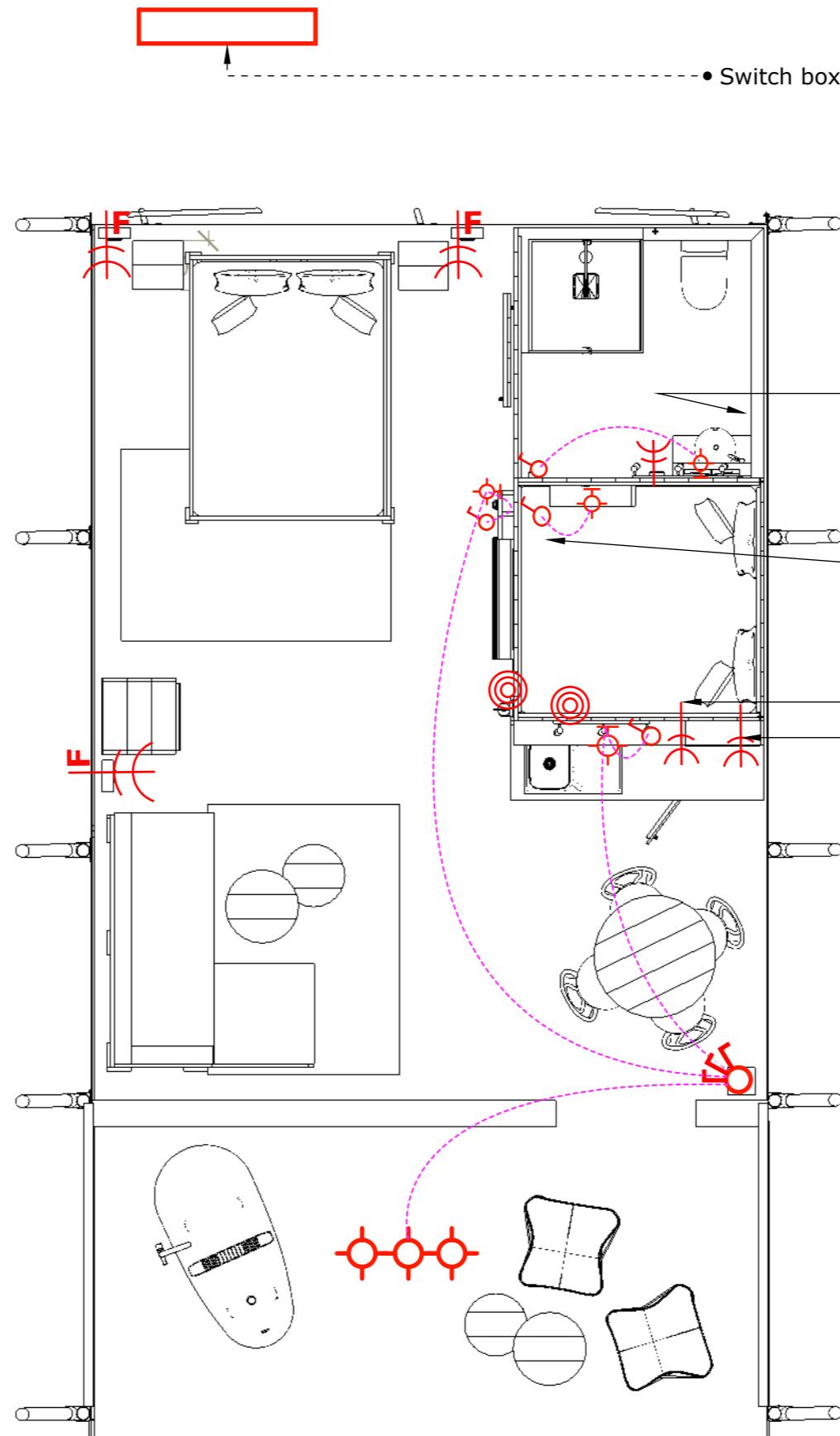
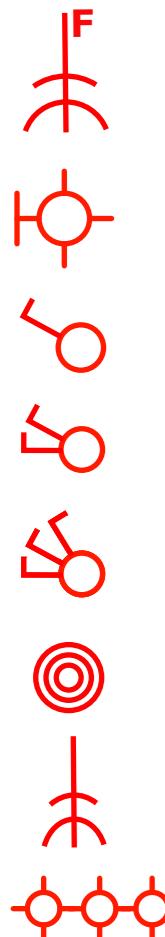
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Safari Tent 38 - 1

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

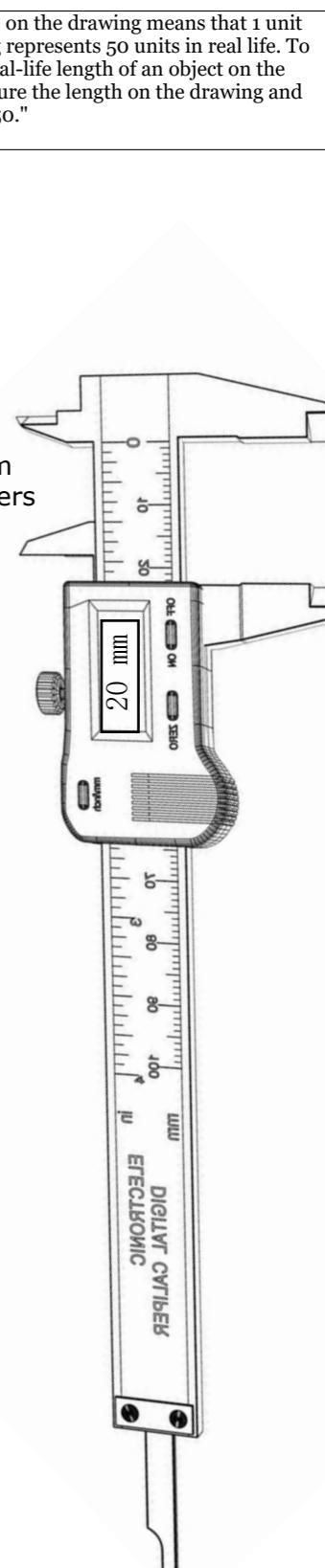
A3 - SCALE 1:50

Scaled electric plan



• Switch box outside tent depending on site and electrician's recommendations

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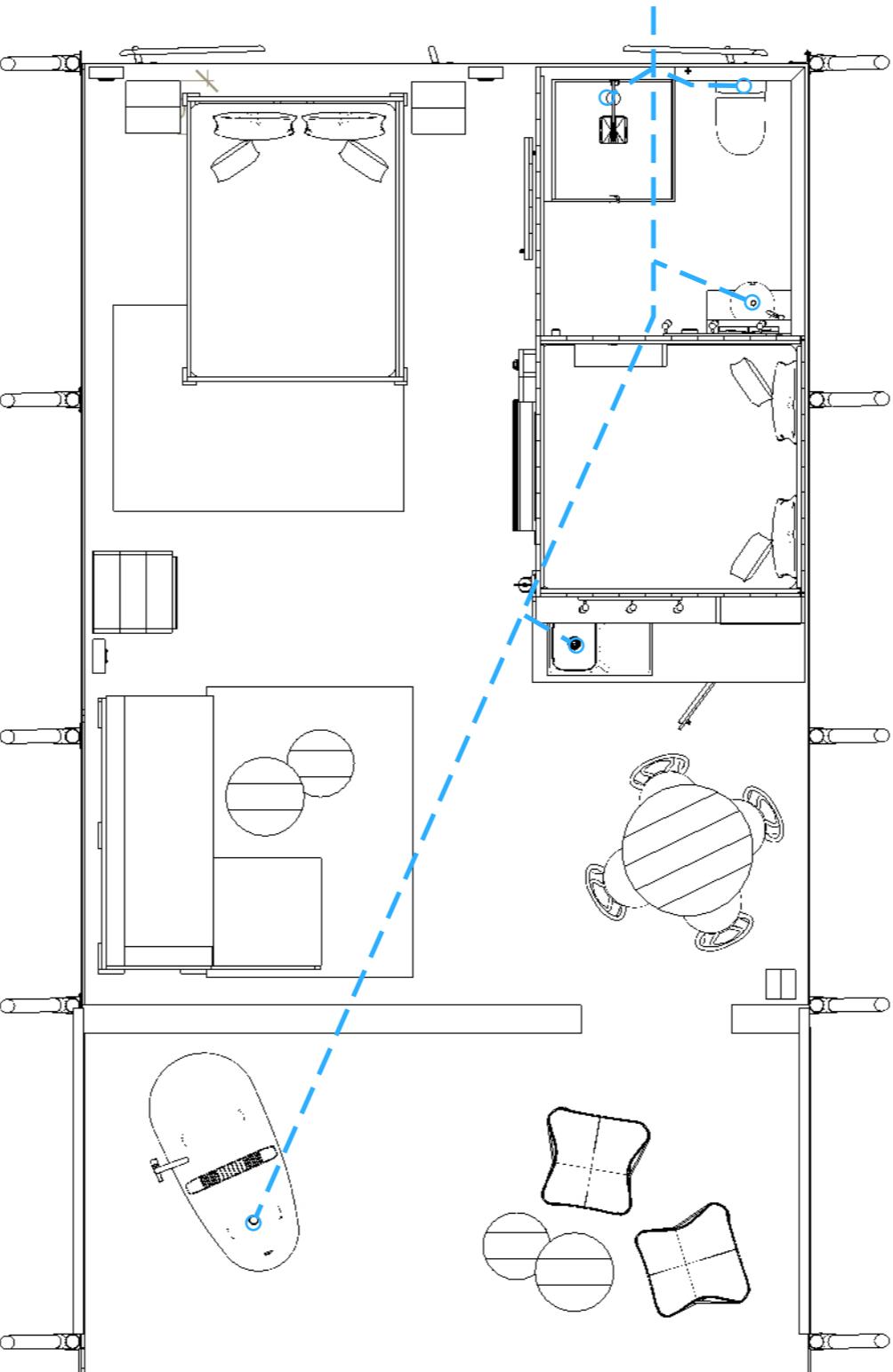


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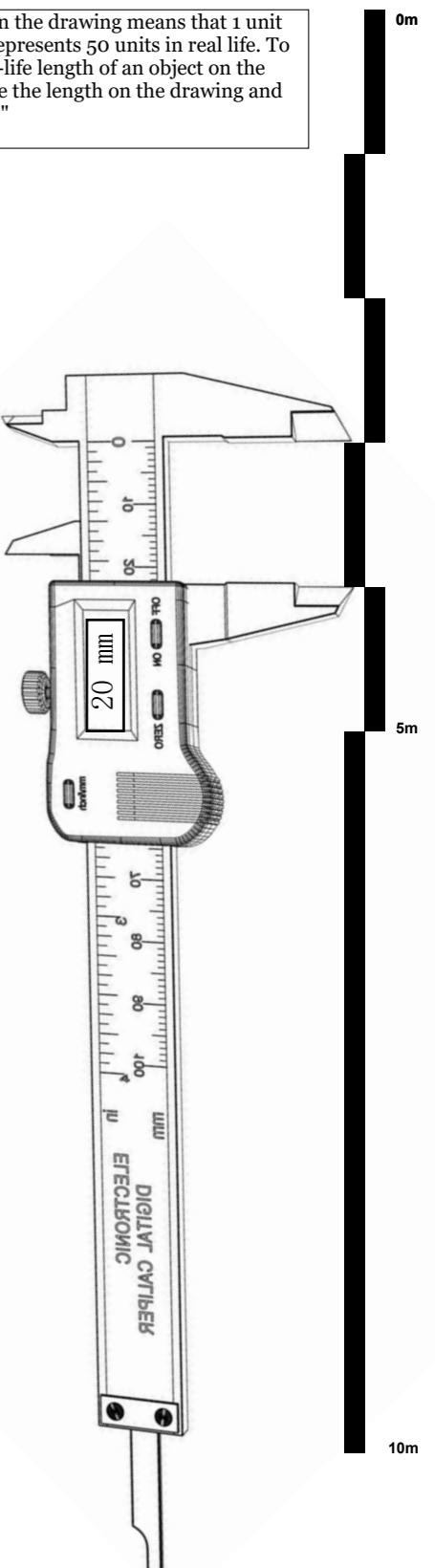
Safari Tent 38 - 1
Drawn by: D.A.J. van den Hurk

A3 - SCALE 1:50

Scaled sewage plan



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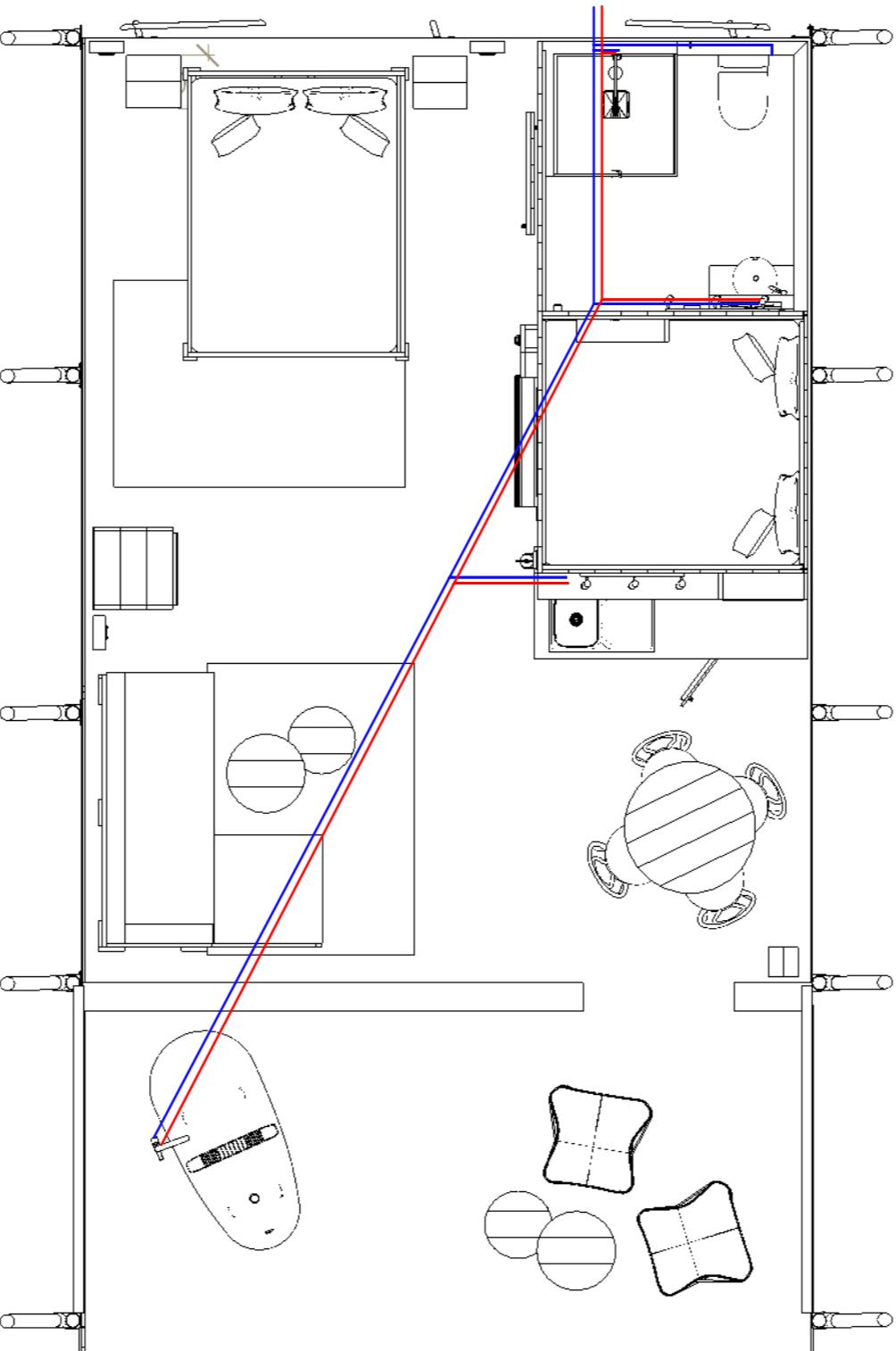


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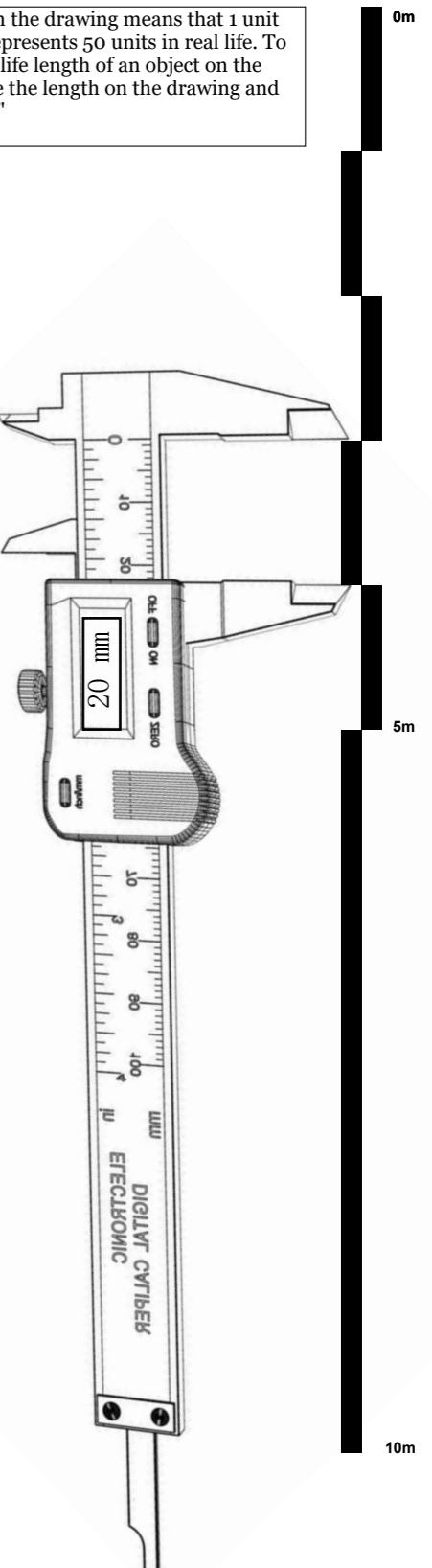
Safari Tent 38 - 1
Drawn by: D.A.J. van den Hurk

A3 - SCALE 1:50

Scaled water plan



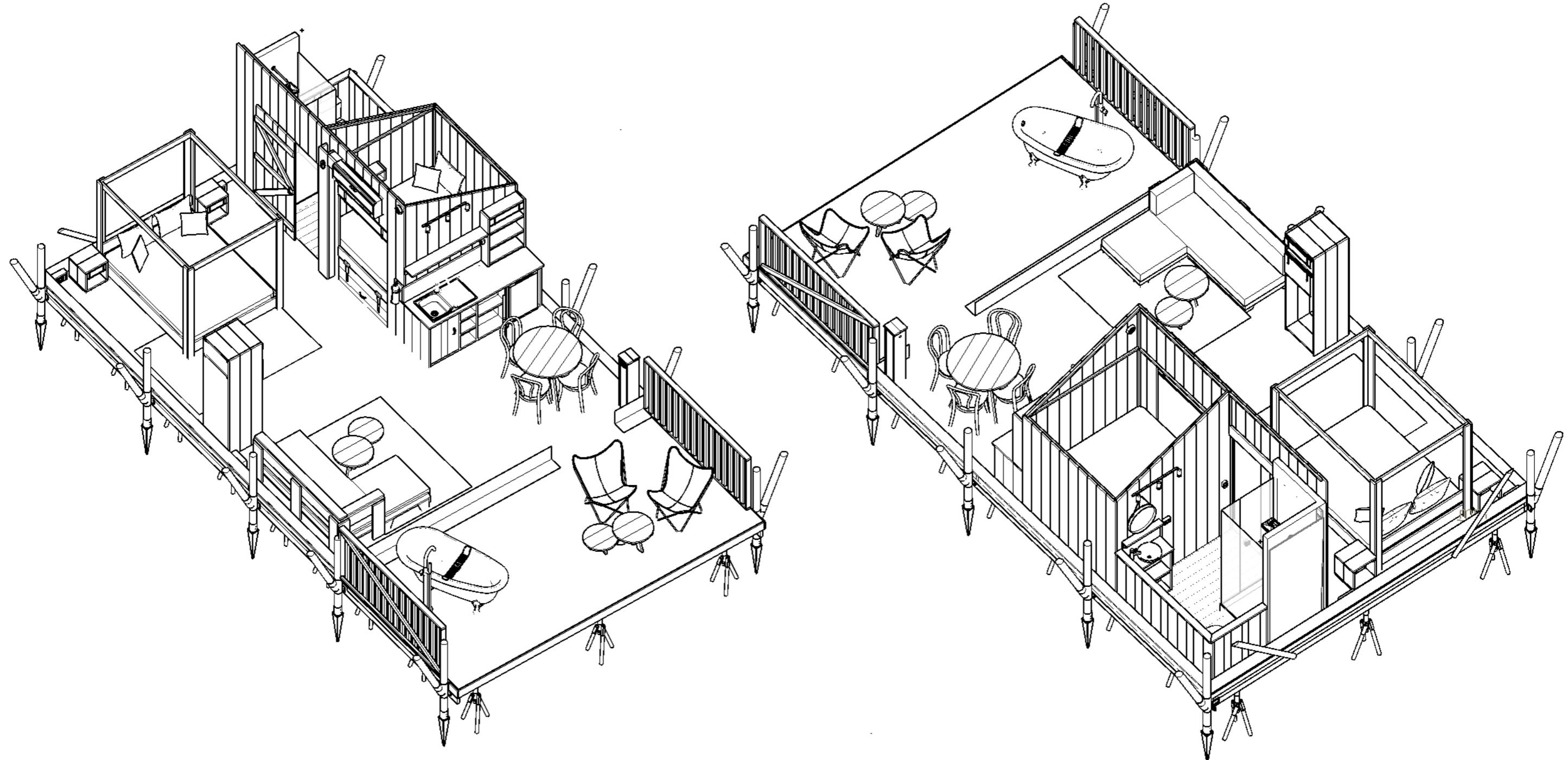
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Safari Tent 38 - 1
Drawn by: D.A.J. van den Hurk

3d perspective layout

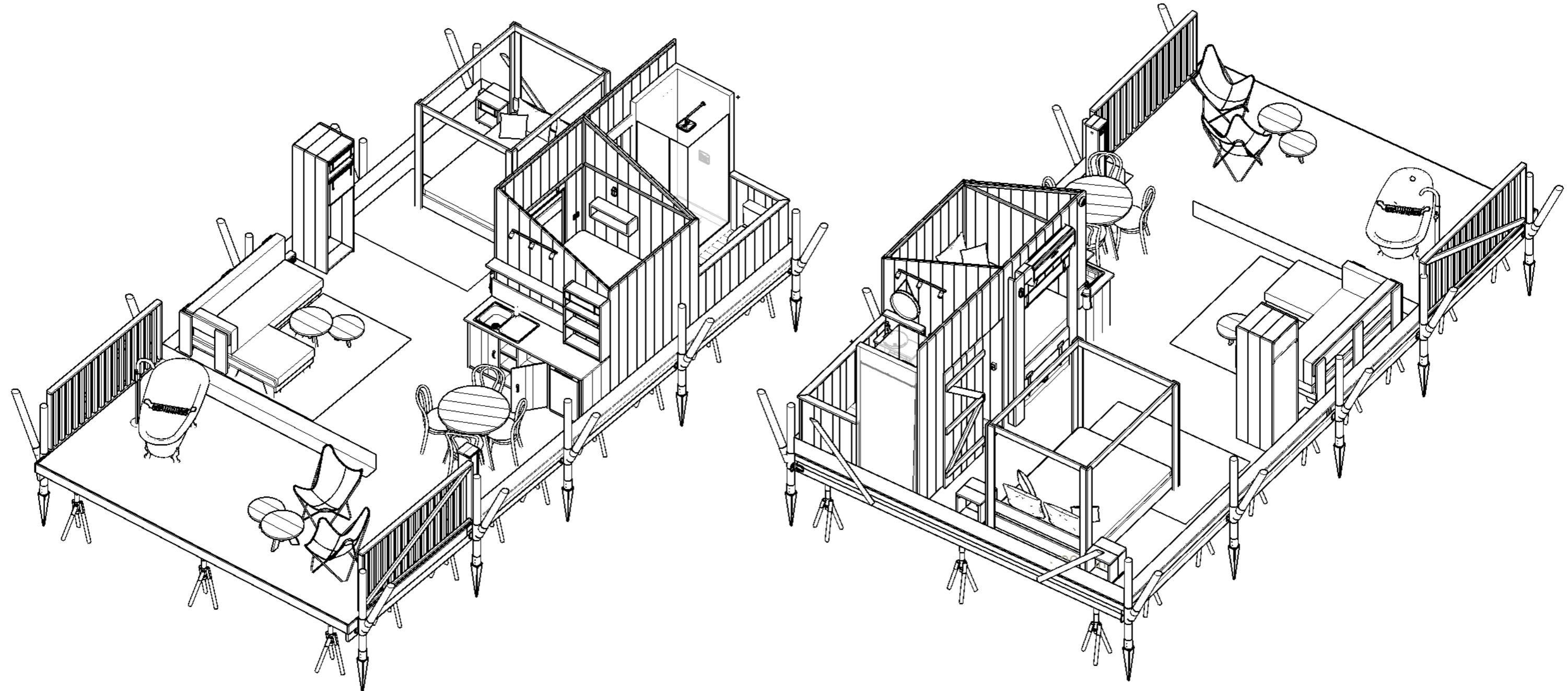


GLAM X PERIENCE

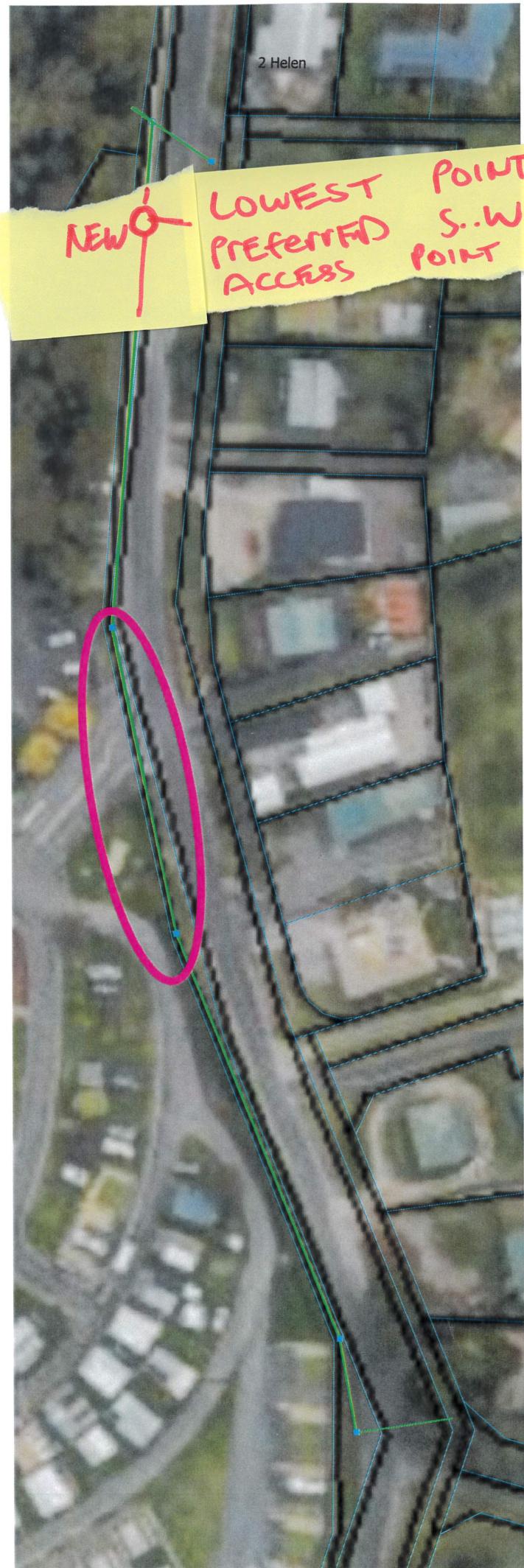
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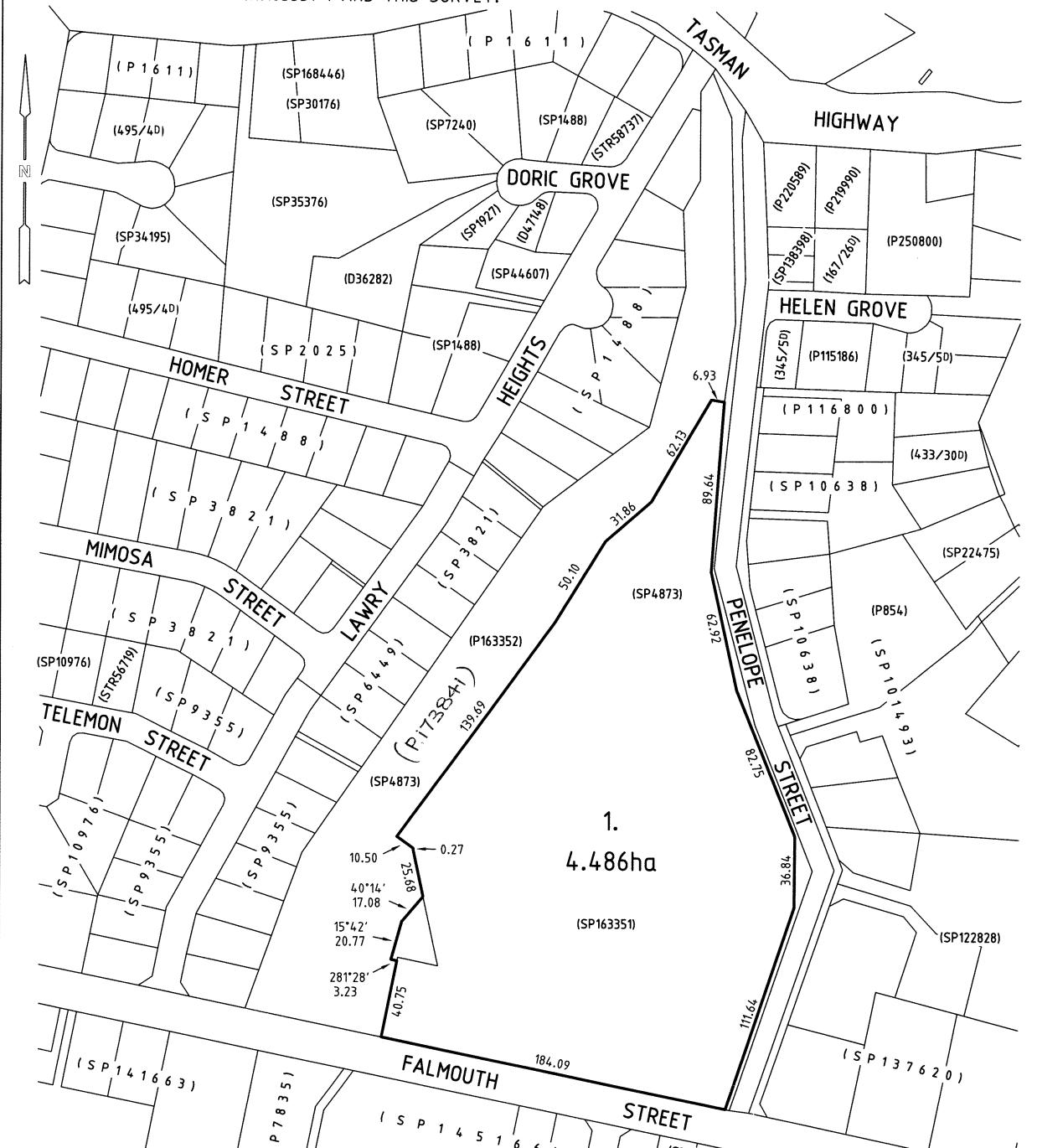
Safari Tent 38 - 1
Drawn by: D.A.J. van den Hurk

3d perspective layout



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OWNER: P & T ROBINSON INVESTMENTS PTY LTD THE CROWN	PLAN OF SURVEY		REGISTERED NUMBER SP173840
FOLIO REFERENCE: F.R.163351-1 F.R.163352-1	BY SURVEYOR: J. Green of OFFICE OF THE SURVEYOR GENERAL	LOCATION: TOWN OF ST HELENS	APPROVED EFFECTIVE FROM 5 OCT 2020  Recorder of Titles
GRANTEE: PART OF (27A-2R-25P) & (20Ac), GRANTED TO SIMEON LORD. PART OF (7A-3R-0P) GRANTED TO EDWARD CHARLES ROWLEY LITTLETON.	SCALE 1: 2000	LENGTHS IN METRES	
MAPSHEET MUNICIPAL CODE No. (6042-42) 101	LAST LPI No.	LAST PLAN SP163351 No. P163352	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
LOT 1 IS COMPILED FROM F.R.163351-1 AND THIS SURVEY.			
 <p>1. 4.486ha</p> <p>(SP163351)</p> <p>..... COUNCIL DELEGATE DATE</p>			

Leasehold Title

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
163351B	1
EDITION	DATE OF ISSUE
1	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	FOLIO
173840	1
EDITION	DATE OF ISSUE
1	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 1

M661829 & M727843 TRANSFER to P & T ROBINSON INVESTMENTS PTY LTD

SCHEDULE 2

D17356 & 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/1

E116979 MORTGAGE to Commonwealth Bank of Australia
Registered 07-Dec-2017 at 12.01 PM**UNREGISTERED DEALINGS AND NOTATIONS**

No unregistered dealings or other notations

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

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: Jerome M'Gee
Occupation: PUBLIC SERVANT
Address: 34 MACQUARIE STREET
HOBART, TAS

(USE ANNEXURE PAGES FOR CONTINUATION)	
SUBDIVIDER: <u>The Crown & P&T Robinson Investment Pty Ltd</u> FOLIO REF: <u>163351/1 & 163352/1</u> SOLICITOR & REFERENCE: <u>CROWN SOLICITOR</u>	PLAN SEALED BY: DATE: <u>16/09/2019</u> <u>DA AZ - 2019</u> REF NO.  <u>Council Delegate</u>
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

everyone needs...

**PLANS
TOBUILD**



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- (Structures- As below)	15 Permanent 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	
<u>Unpowered Camp Area/ Grounds</u>		

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.

everyone needs...



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.



Level 1, 52-60 Brisbane Street, Launceston TAS 7250
Tel: 6388 9287 | Mob: 0400 655 771 | Email: leigh@planstobuild.com.au

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**PLANS
TOBUILD**



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- (Structures- As below)
24 Cabins	x 24 PARKS	15 Premanent Sites (Annual) 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



Level 1, 52-60 Brisbane Street, Launceston TAS 7250
Tel: 6388 9287 | Mob: 0400 655 771 | Email: leigh@planstobuild.com.au

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**PLANS
TOBUILD**



Site Entry Photo.

Yours Sincerely,

L.M. Dell

Building Designer
0400 655 771
25.09.25



Level 1, 52-60 Brisbane Street, Launceston TAS 7250
Tel: 6388 9287 | Mob: 0400 655 771 | Email: leigh@planstobuild.com.au



Department of Natural Resources, and Environment Tasmania

GPO Box 44, Hobart, TAS 7001 Australia
Ph 1300 TAS PARKS / 1300 827 727 Fax 03) 6223 8308
www.parks.tas.gov.au



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'

<input checked="" type="checkbox"/> New house	<input type="checkbox"/> Other (please specify)
<input type="checkbox"/> House extension/addition	
<input checked="" type="checkbox"/> Demolition	
<input type="checkbox"/> Partial Demolition	
<input type="checkbox"/> Fencing	
<input type="checkbox"/> Change of use (please specify)	
<input type="checkbox"/> Subdivision	

BIG 4 CARRAVAN PARK
 - MOUNTAIN BIKING STRUCTURES
 3, 4 BEDS AND 9 AND 10 BICE (REPAIR
 AND SHELTER
 - 11 NEW CABINS
 - 15 ENSUITES
 - REMOVAL OF 15 PERMANENTS (ANNUAL)
 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 BRISBANE ST LAUNCESTON, TAS	Mobile No.
	Email address: Leigh@planstobuild.com.au

OWNER DETAILS

INVOICE TO (Please Tick)

Owner: PAT ROBINSON INVESTMENTS	Phone No:
Postal Address: 2 ENVELOPE ST ST HELENS, TAS	Mobile No. 0408 799 547
	Email address: pearce.6194@ulverstone@gmail.com peterrobbinsonracing@gmail.com

CONTACT PERSON**INVOICE TO (Please Tick)**

Name:	Leigh DEU	Phone No:	03 6388 9287
Postal Address	LEVEL 1, 52-66 BRISBANE ST LAUNCESTON TAS	Mobile No.	
		Email address:	leigh@planstobuild.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	PELEOPRE ST
Town	ST HELENS , TAS	Title Reference	173840 / 1

SITE & DEVELOPMENT DETAILS

Zone	GENERAL USE	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).

Alice Holeywell-Jones
 I being responsible for the administration of land
 at declare that I have given permission for the making of this
 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	Tinber
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:

Licence No:

Email address:

Fax No:

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:

Licence No:

Email address:

Fax No:

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"/>		
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"/>		
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) LEIGH DEAN	DATE 06/08/25
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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.