

Development Applications

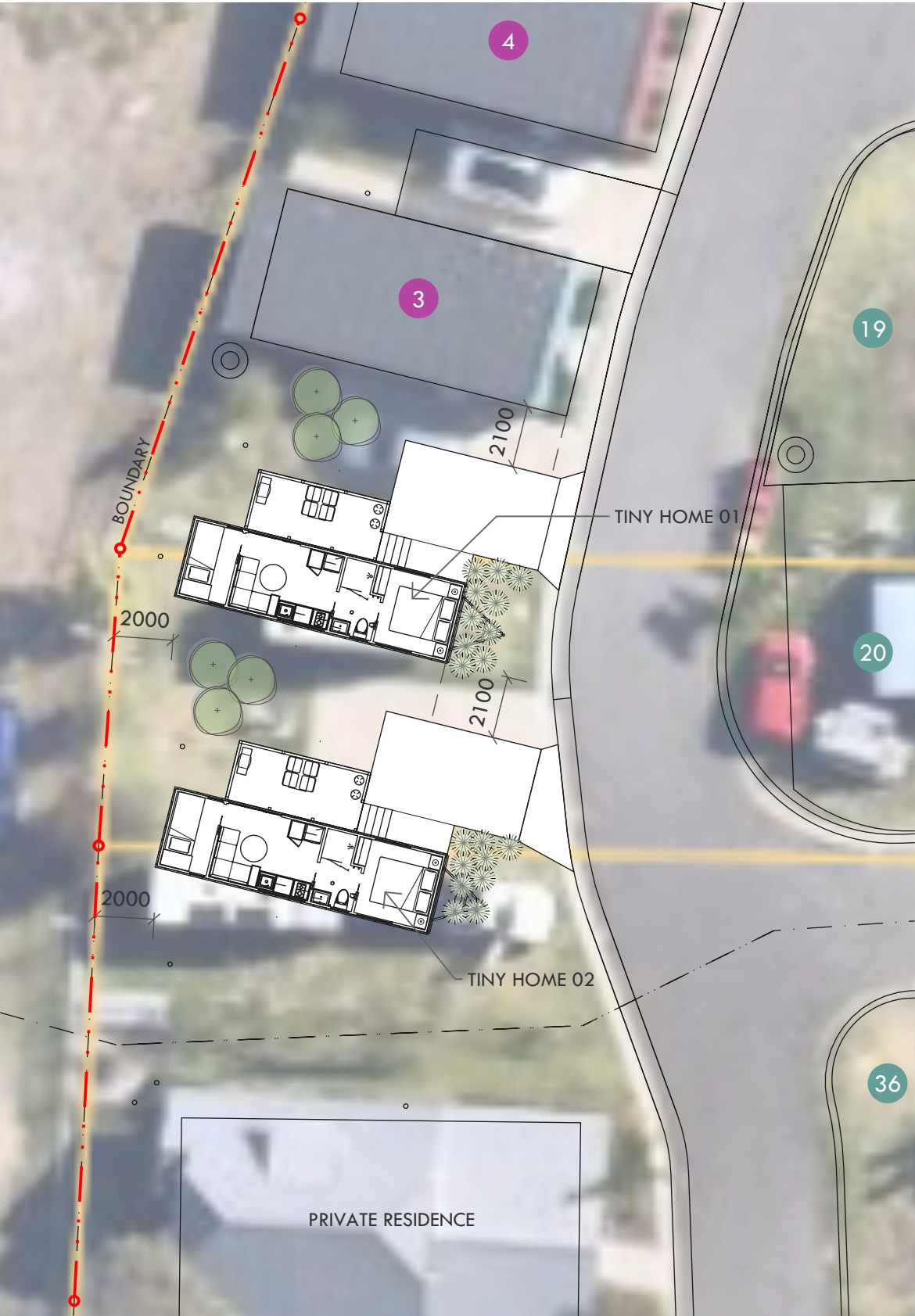
Notice is hereby given under Section 57(3) of the *Land Use Planning & Approvals Act 1993* that an application has been made to the Break O' Day Council for a permit for the use or development of land as follows:

DA Number	DA 2026 / 00102
Applicant	6ty Pty Ltd
Proposal	Visitor Accommodation - Construction of Two Visitor Accommodation Units & Subdivision - Title Consolidation of Five (5) Titles PLUS Road Lot
Location	8 St Helens Point Road, Stieglitz (CT 111144/1, CT 171694/1, CT 177433/1, CT 23655/2, CT 111865/1)

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

Representations must be submitted in writing to the General Manager, Break O'Day Council, 32 -34 Georges Bay Esplanade, St Helens 7216 or emailed to admin@bodc.tas.gov.au, and referenced with the Application Number in accordance with section 57(5) of the abovementioned Act during the fourteen (14) day advertised period commencing on Saturday 12th September 2026 **until 5pm Friday 25th September 2026.**

John Brown
GENERAL MANAGER



1 PROPOSED PART SITE PLAN
- 1:200 @ A3



1 PROPOSED SITE PLAN
- 1:1000 @ A3

PRELIMINARY

REV	DESCRIPTION	BY	DATE	CHK	DATE
P3	SURVEY BOUNDARY ADDED	ABC	26/03/2026		
P2	UPDATE PLAN DESIGN	ABC	16/03/2026		
P1	DRAFT ISSUE	ABC	16/03/2026		

A3

DO NOT SCALE
IF IN DOUBT - ASK


PODIUM
CONSULTING GROUP

CLIENT: TASMAN ST HELENS HOLIDAY PARK		PROJECT NAME: 2 x TINY HOMES [2.7m WIDE]	
DRAWING TITLE: PART SITE PLAN	PROJECT No: ?	DRAWING No: ?	
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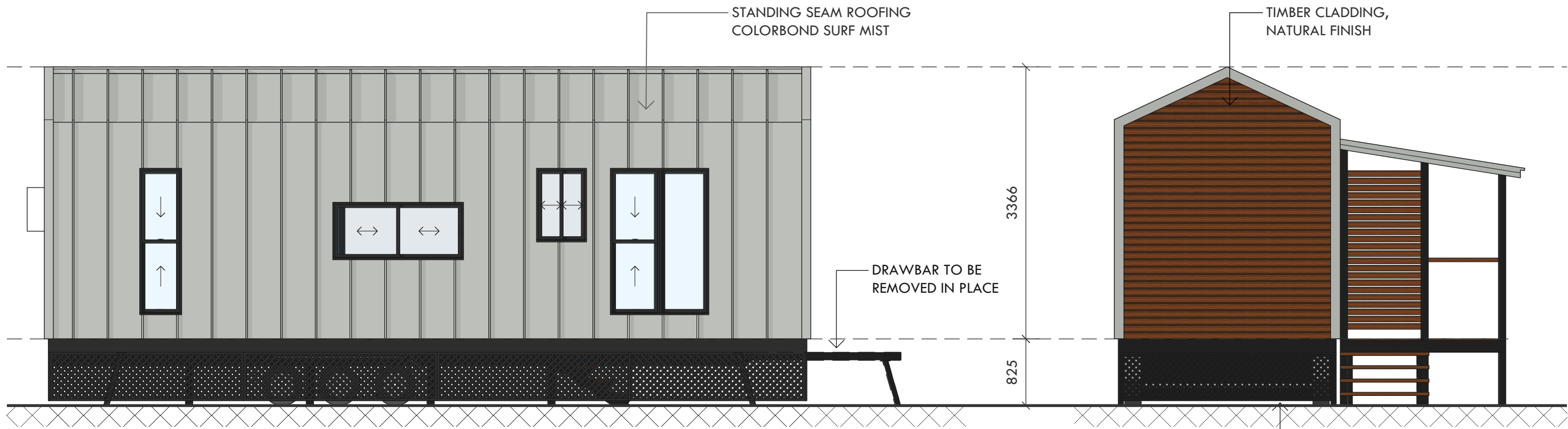
SCALE @ A3: AS NOTED
SHEET No: 1 OF 1
REV: P3



TASMAN ST HELENS, TAS

PRELIMINARY

REVISIONS							A3	DO NOT SCALE IF IN DOUBT - ASK	CLIENT: TASMAN ST HELENS, TAS	PROJECT NAME: 2 x TINY HOMES	SCALE @ A3: AS NOTED
							 PODIUM CONSULTING GROUP		DRAWING TITLE: TYPICAL FLOOR PLAN	PROJECT No: 26-101	SHEET No: 1 OF 2
									COPYRIGHT THIS DRAWING / DOCUMENT / DESIGN / INTELLECTUAL PROPERTY IS THE SOLE PROPERTY OF PODIUM CONSULTING GROUP PTY LTD AND MUST NOT BE REPRODUCED, TRANSFERRED, COPIED OR USED WITHOUT THE WRITTEN CONSENT OF PODIUM CONSULTING GROUP PTY LTD		REV: R1
	R1	FINAL DRAFT FOR REVIEW	ABC	17.04.26							
	REV	DESCRIPTION	BY	DATE	CHK	DATE					



1 ELEVATION
03 1:50 @ A3

2 ELEVATION
03 1:50 @ A3



3 ELEVATION
03 1:50 @ A3

4 ELEVATION
03 1:50 @ A3

TASMAN ST HELENS, TAS

PRELIMINARY

REVISIONS							A3	DO NOT SCALE IF IN DOUBT - ASK	CLIENT: TASMAN ST HELENS, TAS	PROJECT NAME: 2 x TINY HOMES	SCALE @ A3: AS NOTED
									DRAWING TITLE: ELEVATIONS	PROJECT No: 26-101	SHEET No: 2 OF 2
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											REV: R1
	R1	FINAL DRAFT FOR REVIEW	ABC	17.04.26							
REV		DESCRIPTION	BY	DATE	CHK	DATE					

DRAWING STATUS - PRELIMINARY ONLY



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Registered

PRELIMINARY - NOT FOR CONSTRUCTION

ISSUE	DATE	ISSUED FOR	REV.
01	13.08.26	COUNCIL PERMIT	-

Lot 1A to be added to existing titles 1B,1C,1D &1E to form Lot1 on the final plan.

Pipeline and Services Easement 'A' to be created over DN150 Taswater water main in accordance with DA011-2017 and completed works approved by Taswater. 6ty Plan 16.177C13 Rev C

DIMENSIONS ARE IN METRES. DO NOT SCALE. CHECK AND VERIFY ALL DIMENSIONS ON SITE. REFER DISCREPANCIES TO THE SUPERINTENDENT. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH APPLICABLE AUSTRALIAN STANDARDS & LOCAL AUTHORITY REQUIREMENTS.

PROJECT: TASMAN HOLIDAY PARKS
PROJECT: TINY HOMES
AT: 8 ST. HELENS POINTS ROAD
AT: ST. HELENS CARAVAN PARK
FOR: TASMAN TOURISM PROP.P/L

DRAWING: PROPOSED CONSOLIDATION & COUNCIL LOT

DESIGNED: DRAWN: CHECKED:
SCALES: 1:100 AT A1 SIZE DRAWING SHEET

PROJECT No: 26.152 DRAWING No: P01 REV: -



**SUBDIVISION (TITLE
CONSOLIDATION) AND NEW
VISITOR ACCOMMODATION
UNITS (X 2)**

*'St Helens Holiday Park'
& St Helens Point Road
St Helens*

Break O'Day Council



Document Control Record

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Document Control						
Report Title:		New Accommodation Units - St Helens Holiday Park				
Project Number:		26.152	Project Name:		St Helens Holiday Park	
Client:		Podium Consulting Group	Client Contact:		Alan Burgess	
Revision:	Date:	Revision details:		Prepared by:	Reviewed by:	
1	19 May 2026	1.0		J. Tyson	G. Walker	
2	3 September 2026	2.0		J. Tyson	J. Tyson	

Executive Summary

This report has been prepared in support of an application for planning approval for subdivision (title consolidation) and two (2) additional visitor accommodation units at the existing St Helens Holiday Park located at 8 St Helens Point Road, St Helens. The proposal forms part of the ongoing operation and enhancement of the established holiday park and involves the placement of two relocatable accommodation cabins within the western portion of the site.

The subject land comprises approximately 1.75ha across multiple titles and is currently developed for visitor accommodation purposes, including existing cabins, caravan and camping facilities, internal access roads, a restaurant and associated amenities. The site occupies a prominent coastal location on the eastern edge of the St Helens township and is surrounded by a mixture of residential development, environmental land and coastal reserve areas.

The proposed development is in two parts. The proposed subdivision is necessary to consolidate the five existing titles that are occupied by the existing holiday park and create a road lot for the public section of Parkside Avenue. The second part of the proposal is for two self-contained visitor accommodation cabins, each containing sleeping accommodation, bathroom facilities, kitchen and living areas, together with associated on-site parking. The cabins are modest in scale and are proposed to be integrated within the existing pattern of development on the site adjoining an established row of accommodation units. The proposal represents a minor intensification of the existing lawful visitor accommodation use and does not alter the overall operational nature of the holiday park.

The application has been assessed against the applicable provisions of the *Tasmanian Planning Scheme - Break O'Day*, including the General Residential Zone, Parking and Sustainable Transport Code, Road and Railway Assets Code and Natural Assets Code. The assessment concludes that the proposal satisfies the relevant Acceptable Solutions or is capable of complying with the applicable Performance Criteria where required. In particular, the proposal is considered compatible with the existing and surrounding use of the area, will not result in unreasonable impacts on residential amenity and will not adversely affect the operation of the surrounding road network or natural coastal values.

The report concludes that the proposed development appropriately responds to the physical and planning context of the site and is consistent with the intent and objectives of the applicable planning controls. Accordingly, it is considered that the proposal is capable of approval pursuant to the provisions of the *Tasmanian Planning Scheme - Break O'Day* and sections 51 and 57 of the *Land Use Planning and Approvals Act 1993*.

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1. Introduction

6ty° Pty Ltd have been engaged by **Podium Consulting Group** to prepare an application¹ for a subdivision (title consolidation) and two (2) new visitor accommodation units at the St Helens Holiday Park located at 8 St Helens Point Road, St Helens ('**proposal**').

The purpose of this report is to provide a description and details of the proposal and an assessment of the application against the applicable standards² of the *Tasmanian Planning Scheme* incorporating the *Break O'Day Local Provisions Schedule* ('**the Scheme**').

This report should be read in conjunction with following plans prepared by **Podium Consulting Group** listed in Table 1. Where there are discrepancies between the information included in this report and the plans listed in Table 1, the plans listed in Table 1 prevail.

Table 1 - plans and supporting information that form part of the application.

Title	Number	Revision	Date	Status
Part Site Plan	-	P3	16.03.26	Planning Approval
Typical Flood Plan	-	R1	17.04.26	Planning Approval

1.1 Planning Overview

The site comprises 5 lots with a combined area of approximately 1.75ha. The site has over 200m frontage to St Helens Point Road along its western and northern boundaries and around 60m of frontage to Talbot Street along its south-western boundary. The site is developed and used for Visitor accommodation, with existing cabins, caravan park and associated amenities including a restaurant. The location and specific planning details of the site are set out in Table 2 and Figure 1 below.

Table 2 - site specific details and planning scheme controls.

Category	Details
Address	8 St Helens Point Road, St Helens
Property ID	3617751
Title	Volume 111144 Folio 1 Volume 171694 Folio 1 Volume 177433 Folio 1 Volume 23655 Folio 2 Volume 111865 Folio 1
Owner	Tasman Tourism Property Pty Ltd
Site Area	1.75ha (combined)
Planning Scheme	Tasmanian Planning Scheme - Break O'Day
Zone	General Residential
Overlays	• Waterway and Coastal Protection Area • Coastal Erosion Area • Bushfire-Prone Areas • Airport Obstacle Limitation Area

¹ means an application for a permit made under this planning scheme. Table 3.1, Scheme.

² means, in any zone, code or specific area plan, the objective for a particular planning issue and the means for satisfying that objective through either an acceptable solution or performance criterion presented as the tests to meet the objective. Table 3.1, Scheme.

Category	Details
Codes	• Parking and Sustainable Transport • Natural Assets • Coastal Erosion Hazard • Bushfire-Prone Areas • Safeguarding of Airports
General Overlays	BRE-S2.0 – Stormwater Management Specific Area Plan
Special Provisions	Nil
Proposed Use	Visitor Accommodation
Proposed Development	Subdivision (Title consolidation) and Two (2) Visitor accommodation units
Application Type	Discretionary

Figure 1 - aerial image illustrating the location of the site within the context of the surrounding area.



Source: image and base data retrieved from the [LIST](#).

2. Site and Surrounding Area

2.1 Site Characteristics

The site comprises 5 lots with a combined area of approximately 1.75ha. The proposal involves three (3) of the titles.

The site has over 200m frontage to St Helens Point Road along its western and northern boundaries and around 60m of frontage to Talbot Street along its south-western boundary.

The site is accessed from St Helens Point Road and there is a network of internal roads providing access to the cabins and caravan sites around the property. One of the titles incorporated into the site is a road reserve, with the road known as Parkside Avenue occupying the eastern end of the title. There is a gated access to the site from Parkside Avenue.

The restaurant is located at the northern end of the property and a manager's residence in the south-western corner of the site. Accommodation units are generally positioned around the edges of the site, with caravan spaces in the internal grassed areas.

2.2 Surrounding Area

The site is adjoined by St Helens Point Road on the northern and western sides, with the coastal reserve across the road. Adjoining properties on the south and east are in the General Residential zone and are developed with dwellings at varying density and lot size. Properties further to the south, east and west are in the Landscape Conservation Zone, with a high coverage of native vegetation.

The site is located on the eastern edge of St Helens, around 260m east of the Tasman Highway. The St Helens Aerodrome and the township of Stieglitz are less than 1km to the east of the site.

The main urban area of St Helens is to the west of the site and extending across the bridge to the commercial and residential area on the northern side of Georges Bay.

2.3 Existing Use and Development

The site has been developed for, and is currently used as a holiday park, in accordance with previous planning permits. The site is developed with existing units, caravan park and associated amenities including a private manager's residence.

There is a restaurant at the entrance to the site that is open to the public.

3. Proposed Use and Development

The first part of the application proposes to consolidate the five (5) existing titles that form the Holiday Park and create a Road lot for the public section of Parkside Avenue (refer to Figure 2). The title consolidation is necessary as the site operates as one entity, with shared services, access and parking. The proposed buildings are situated over existing title boundaries, as are other existing buildings on the site. This will be rectified by the proposed consolidation.

Figure 2 - excerpt of the Consolidation Plan showing the titles to be consolidated and the proposed Road Lot 100.



The application proposes the addition of two (2) new visitor accommodation units on the western side of the park (refer to Figures 3 and 4).

Figure 3 - excerpt of the Site Plan illustrating the location of the proposed visitor accommodation units within the context of the site.



Figure 4 - excerpt of the Part Site Plan illustrating the location of the proposed visitor accommodation units along the western boundary of the site.



3.1 Proposed Use

The proposed units will be used for Visitor accommodation, as part of the existing holiday park.

3.2 Proposed Development

The proposed development is two (2) units to be used for short stay visitor accommodation.

Each of the cabins will contain a main bedroom, bunkroom, bathroom and living space with kitchen and a covered deck. The cabins will be 9.4m long and 2.7m wide, with the 2m wide deck on the northern side. A single parking space will be provided for each unit (refer to Figure 5 and 6).

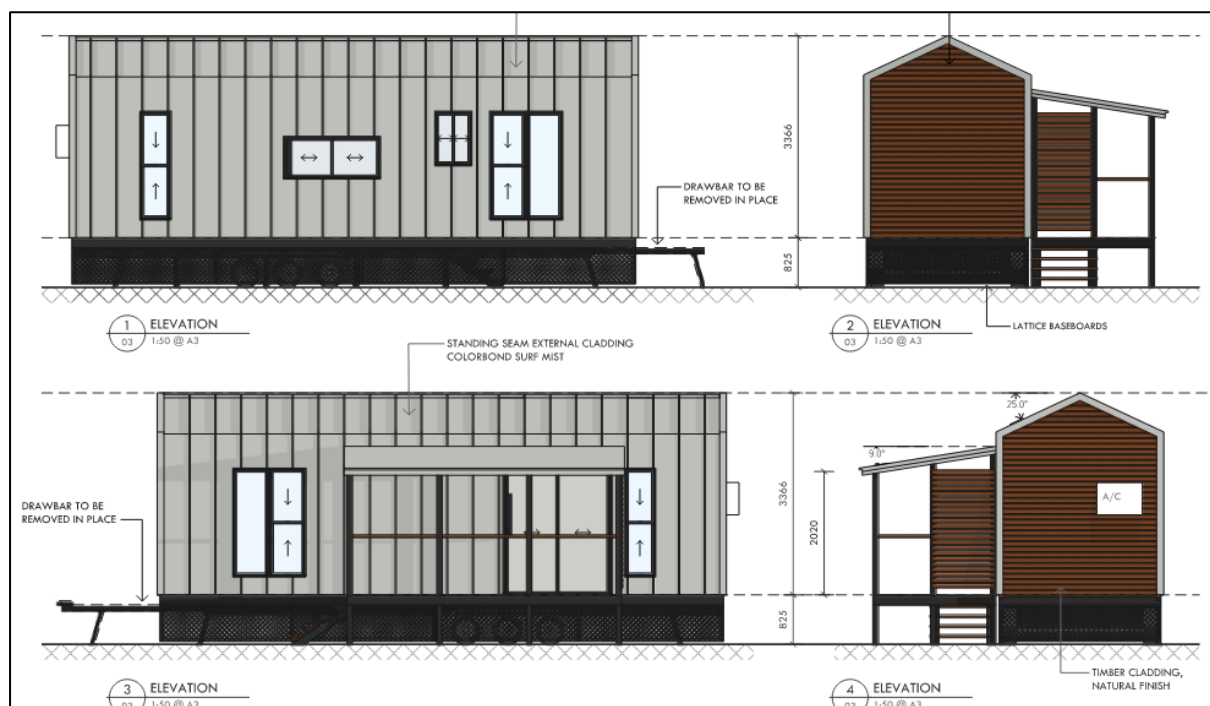
The proposed cabins will be positioned at the southern end of an existing row of units along the western site boundary with the existing private residence to the south. The cabins will be setback a minimum of 2m from the western boundary.

The proposed cabins are portable structures with axles. The draw bars will be removed once in place.

Figure 5 - excerpt of the Typical Floor Plan illustrating the dimensions and internal configuration of the proposed visitor accommodation units.



Figure 6 - excerpt of the Elevation Plan illustrating a typical elevation of the proposed visitor accommodation units.

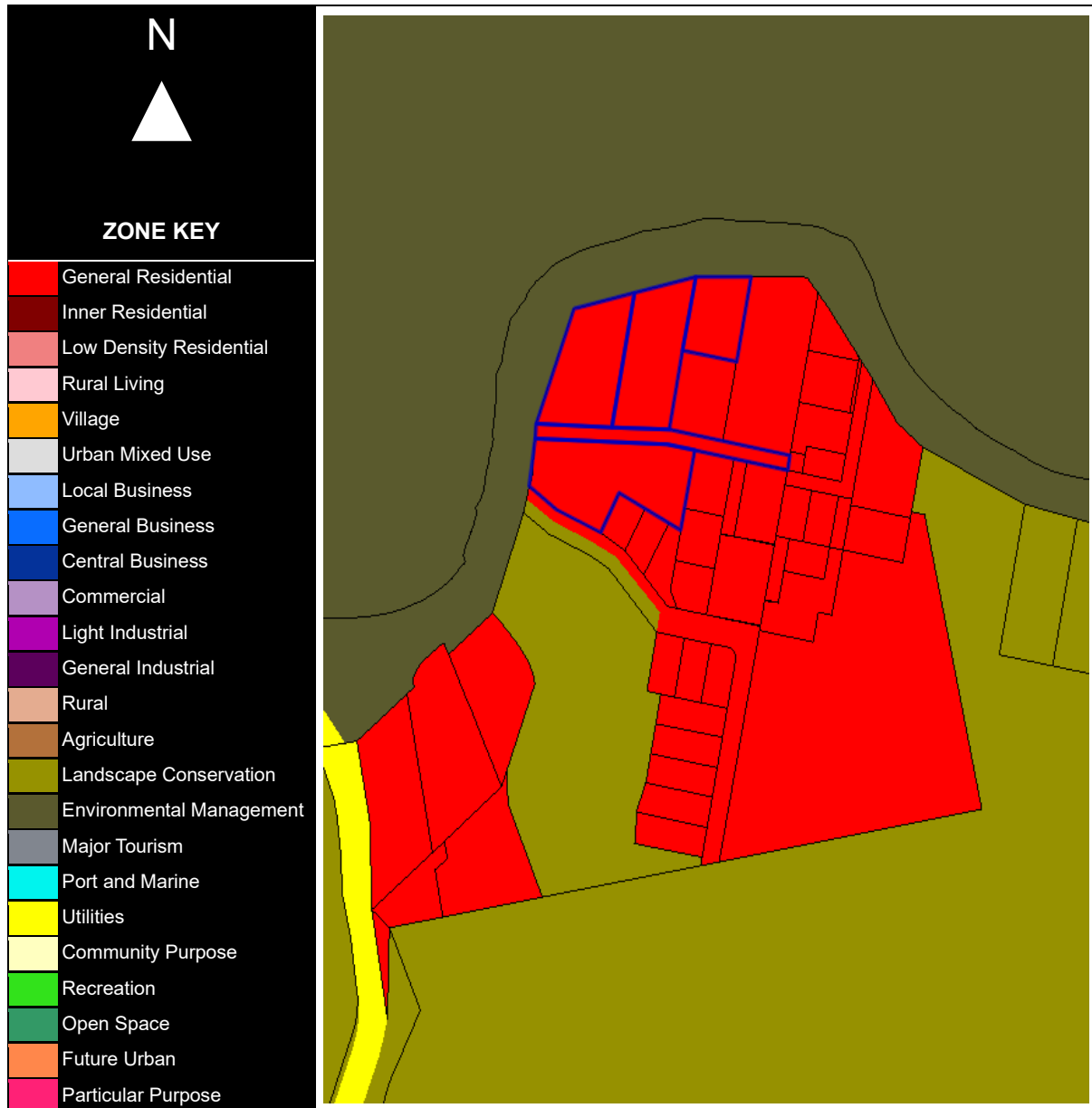


4. Planning Scheme Controls

4.1 Zone

The zoning of the site and land surrounding the site is illustrated in Figure 7.

Figure 7 - Zone Map.



Source: image and base data retrieved from the [LIST](#).

4.1.1 Zone Description

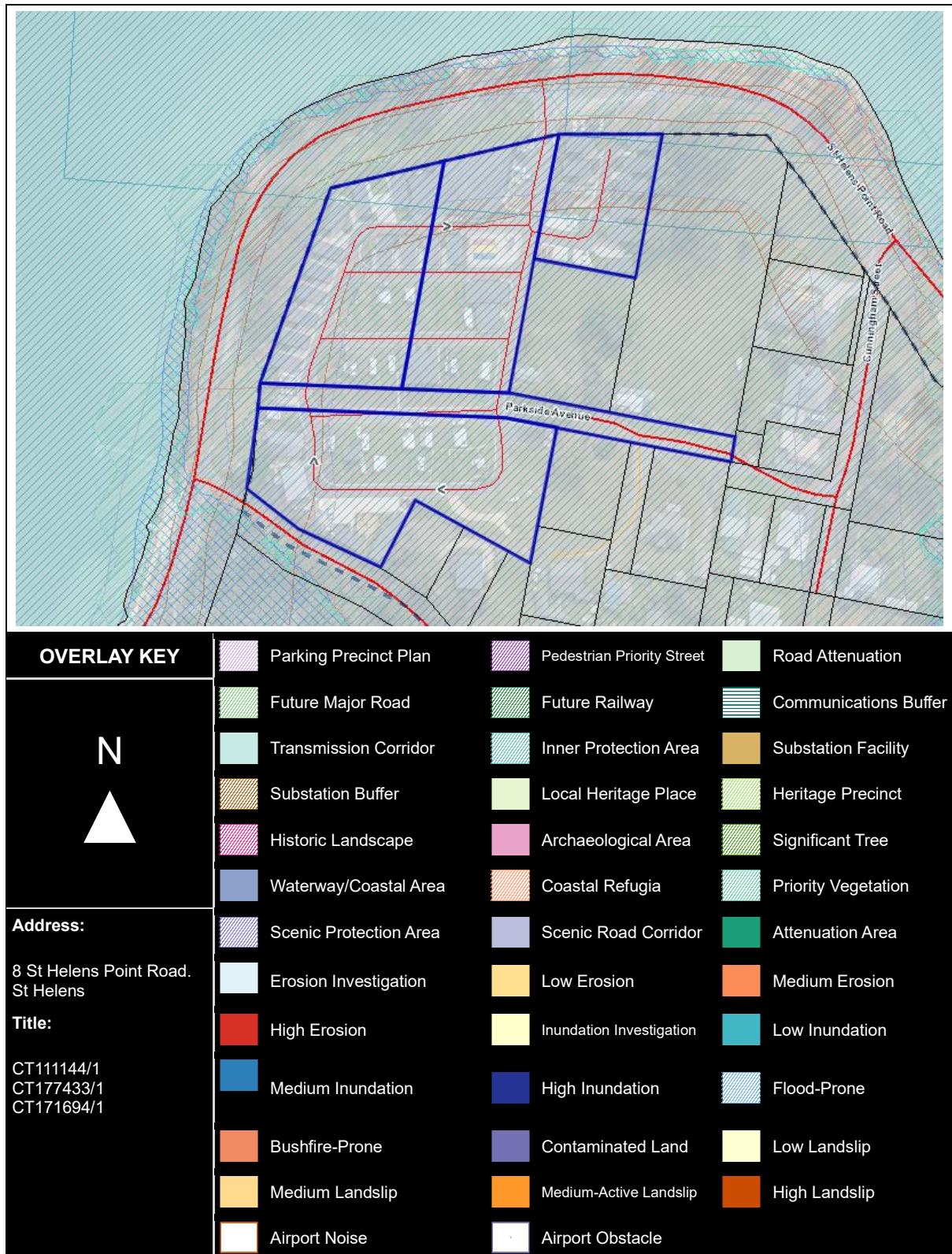
The site and surrounding properties to the south and east fall within the General Residential Zone. Land further to the south, east and west is in the Landscape Conservation Zone.

The coastal reserve and Georges Bay to the north of the site is in the Environmental Management Zone. The Tasman Highway to the west of the site is in the Utilities Zone.

4.2 Overlays

Code overlays that apply to the site and land surrounding the site is illustrated in Figure 8.

Figure 8 - Overlay Map.



4.2.1 Overlay Description

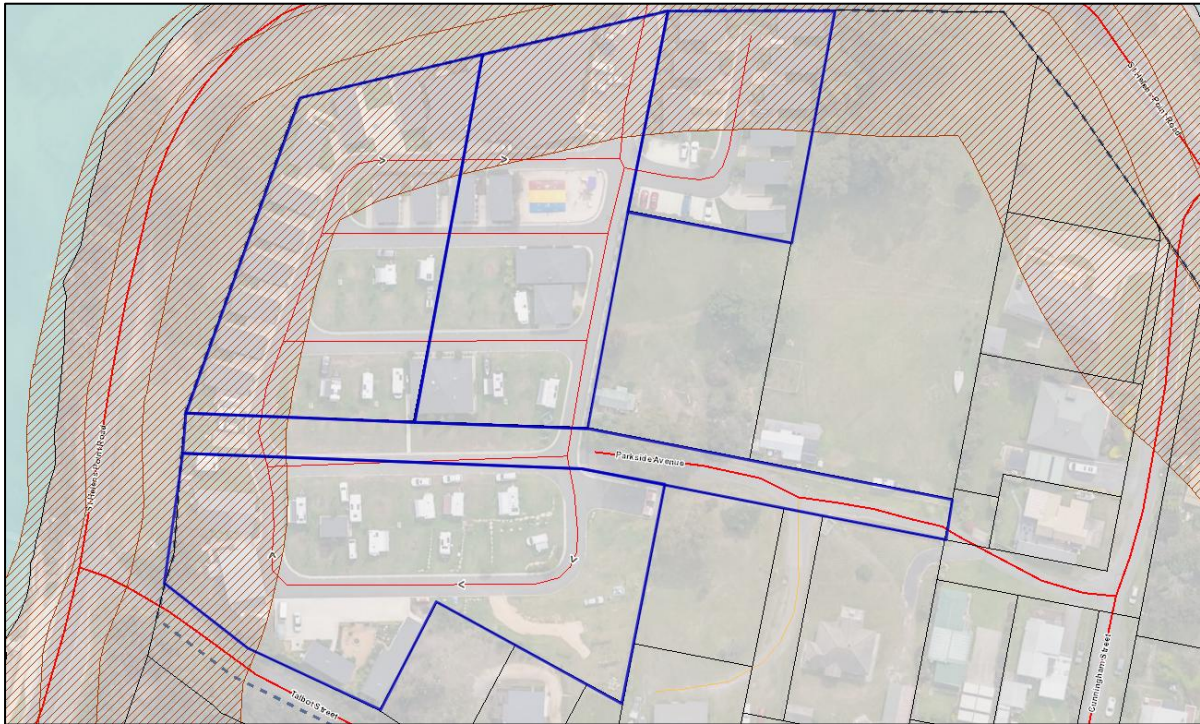
Part of the site, including the area to be developed, is subject to the Waterway and Coastal Protection Area overlay, as shown in Figure 9 below.

Figure 9 - Extent of the Waterway and Coastal Protection overlay applying to the site.



Part of the site is subject to the Coastal Erosion Hazard overlay, as shown in Figure 10 below. The area to be developed is subject to the Low Coastal Erosion Hazard Band.

Figure 10 - Extent of the Low Coastal Erosion Hazard Band overlay applying to the site.



Part of the site, including the area to be developed, is subject to the Bushfire-Prone Area overlay, as shown in more detail in Figure 11 below. The entirety of the subject site and the surrounding locality are also subject to the Airport Obstacle Limitation Area (OLA) overlay, associated with the nearby St Helens Aerodrome.

Figure 11 - extent of the Bushfire-Prone Area overlay applying to the site.



5. Statutory Planning Assessment

The following section provides a detailed assessment of the proposed development against all Acceptable Solutions of applicable standards of the Scheme. Assessment of identified Performance Criteria is provided in Section 6 of this report.

5.1 Categorisation of Use

Provisions of clause 6.2 (Categorising Use or Development) of the Scheme are set out below:

- Clause 6.2.1** *Each proposed use or development must be categorised into one of the Use Classes in Table 6.2.*
- Clause 6.2.2** *A use or development that is directly associated with and a subservient part of another use on the same site must be categorised into the same Use Class as that other use.*
- Clause 6.2.3** *If a use or development fits a description of more than one Use Class, the Use Class most specifically describing the use applies.*
- Clause 6.2.4** *If a use or development does not readily fit any Use Class, it must be categorised into the most similar Use Class.*
- Clause 6.2.5** *If more than one use or development is proposed, each use that is not directly associated with and subservient to another use on the same site must be individually categorised into a Use Class.*
- Clause 6.2.6** *Notwithstanding sub-clause 6.2.1 of this planning scheme, development which is for subdivision, a sign, land filling, retaining walls or coastal protection works does not need to be categorised into one of the Use Classes.*

In the case of this proposal, clause **6.2.1** and clause **6.2.6** applies.

Pursuant to clause **6.2.1** the proposal is categorised into the Visitor Accommodation which the Scheme defines as *use of land for providing short or medium-term accommodation for persons away from their normal place of residence on a commercial basis or otherwise available to the general public at no cost. Examples include a backpackers hostel, camping and caravan park, holiday cabin, motel, overnight camping area, residential hotel and serviced apartment complex.*

The proposed cabins fit into the 'holiday cabin' example.

Pursuant to clause **6.2.6** the proposed Subdivision (title consolidation) does not require classification into a use class.

5.2 General Provisions

No general provisions apply to the proposal.

5.3 Specific Area Plans

The site falls within the Stormwater Management Specific Area Plan.

An assessment of the applicable standards of the specific area plan is provided below.

5.4 Site-Specific Qualifications

No site-specific qualifications apply to the proposal.

5.5 Zone Assessment

5.5.1 General Residential Zone

Pursuant to clause 8.0 of the Scheme, the site is assigned to the General Residential zone.

5.5.1.1 Use Table

In accordance with Table 8.2 use of land for Visitor Accommodation has a **Permitted** within the General Residential zone.

5.5.2 Use Standards

8.3 Use Standards			
Standard		Assessment	Compliance
8.3.1 Discretionary use			
A1	Hours of operation of a use listed as Discretionary, excluding Emergency Services, must be within the hours of 8.00am to 6.00pm.	Visitor accommodation is a Permitted use.	Not Applicable
A2	External lighting for a use listed as Discretionary: (a) must not operate within the hours of 7.00pm to 7.00am, excluding any security lighting; and (b) security lighting must be baffled to ensure direct light does not extend into the adjoining property.	Visitor accommodation is a Permitted use.	Not Applicable Not Applicable
A3	Commercial vehicle movements and the unloading and loading of commercial vehicles for a use listed as Discretionary, excluding Emergency Services, must be within the hours of: (a) 7:00am to 7:00pm Monday to Friday; (b) 9:00am to 12 noon Saturday; and	Visitor accommodation is a Permitted use.	Not Applicable Not Applicable
A4	No Acceptable Solution	Visitor accommodation is a Permitted use.	Not Applicable
8.3.2 Visitor Accommodation			
A1	Visitor Accommodation must:		

8.3 Use Standards

Standard		Assessment	Compliance
	(a) accommodate guests in existing habitable buildings; and (b) have a gross floor area of not more than 200m ² per lot.	The proposal involves new buildings to be used for Visitor accommodation. The floor area of the two proposed cabins does not exceed 200m ² , however the site is already developed with other buildings used for Visitor accommodation, so the gross floor area will exceed 200m ² per lot.	Not Applicable Relies on Performance Criteria
A2	Visitor Accommodation is not for a strata lot that is part of a strata scheme where another strata lot within that strata scheme is used for a residential use.	The site is not a strata lot.	Not Applicable

5.5.3 Development Standards

8.5 Development Standards for Non-dwellings

Standard	Assessment	Compliance	
8.5.1 Non-dwelling development			
A1	A building that is not a dwelling, excluding for Food Services, local shop, garage or carport, and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is: (a) if the frontage is a primary frontage, not less than 4.5m, or if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site. (b) if the frontage is not a primary frontage, not less than 3.0m, or if the setback from the primary frontage is less than 3.0m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or (c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining properties on the same street.	The buildings are sited more than 4.5m from the primary frontage (northern side). The proposed buildings are sited 2m from the western boundary, which is a secondary frontage. Assessment against the Performance Criteria is required. The site is not vacant.	Complies with Acceptable Solution Relies on Performance Criteria Not Applicable

8.5 Development Standards for Non-dwellings

Standard	Assessment	Compliance
A2 A building that is not a dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must: (a) be contained within a building envelope (refer to Figures 8.1, 8.2 and 8.3) determined by: (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side or rear boundaries to a building height of not more than 8.5m above existing ground level; and	The site is essentially a corner lot, with the building envelope depicted in Figure 8.2. The buildings are sited more than 4.5m from the primary frontage, however they are less than 3m from the secondary frontage to the western boundary and therefore fall outside the building envelope.	Relies on Performance Criteria Relies on Performance Criteria
(b) only have a setback less than 1.5m from a side or rear boundary if the building: (i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or (ii) does not exceed a total length of 9m or one-third of the length of the side or rear boundary (whichever is lesser).	The buildings are setback more than 1.5m from side and rear boundaries.	Complies with Acceptable Solution Complies with Acceptable Solution Complies with Acceptable Solution
A3 A building that is not a dwelling, must have: (a) a site coverage of not more than 50% (excluding eaves up to 0.6m); and	The proposed cabins will each have a roofed area of 34.8m², including the covered deck. The proposal will add 69.6m² to the site coverage already existing on the site, which is approximately 3600m². The total site area is 1.75ha, so the total site coverage will remain less than 50%.	Complies with Acceptable Solution

8.5 Development Standards for Non-dwellings

Standard		Assessment	Compliance
	(b) a site area of which is not less than 35% is free from impervious surfaces.	More than 35% of the site will remain free of impervious surfaces.	Complies with Acceptable Solution
A4	No Acceptable Solution	The proposal does not include any fencing.	Not Applicable
A5	Outdoor storage areas, for a building that is not a dwelling, including waste storage, must not: (a) be visible from any road or public open space adjoining the site; and (b) encroach upon parking areas, driveways or landscaped areas.	The proposal does not include any outdoor storage.	Not Applicable Not Applicable
A6	Air extraction, pumping, refrigeration systems or compressors, for a building that is not a dwelling, must have a setback from the boundary of a property containing a sensitive use not less than 10m.	Each of the proposed cabins will have a residential sized air conditioning unit. There will be no other fixtures or fitting of this nature. In any case, the air conditioning units will be located more than 10m from adjoining properties containing a sensitive use.	Complies with Acceptable Solution

5.5.4 Subdivision Standards

8.6 Development Standards for Subdivision

Standard		Assessment	Compliance
8.6.1 Lot design			
A1	Each lot, or a lot proposed in a plan of subdivision, must: (a) have an area of not less than 450m ² and: a. be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of: i. all setbacks required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; and ii. easements or other title restrictions that	The proposed Lot 1 will have an area exceeding 450m ² . The proposed Lot 1 is able to contain a 10m x 15m envelope, clear of setbacks and easements.	Complies with Acceptable Solution Complies with Acceptable Solution

8.6 Development Standards for Subdivision

Standard		Assessment	Compliance
	limit or restrict development; and b. existing buildings are consistent with the setback required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; (b) be required for public use by the Crown, a council or a State authority; (c) be required for the provision of Utilities; or (d) be for the consolidation of a lot with another lot provided each lot is within the same zone.	The proposal is a title consolidation. The only new boundary will be the division of CT177433/1 to create a Road lot for Parkside Avenue at the eastern end and consolidate the western end with the other four lots forming the Holiday Park site. All existing buildings are setback from the new boundary in accordance with clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2. The proposed subdivision is for consolidation of five (5) existing title and creation of a Road lot. All lots are in the General Residential Zone.	Complies with Acceptable Solution Not Applicable Not Applicable Complies with Acceptable Solution
A2	Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 12m.	The proposed Lot 1 will have frontage to St Helens Point Road exceeding 12m.	Complies with Acceptable Solution
A3	Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.	The proposed Lot 1 has existing vehicular access from St Helens Point Road.	Complies with Acceptable Solution
A4	Any lot in a subdivision with a new road, must have the long axis of the lot between 30 degrees west of true north and 30 degrees east of true north.	The proposed subdivision does not create a new road.	Not Applicable
8.6.2 Roads			

8.6 Development Standards for Subdivision

Standard		Assessment	Compliance
A1	The subdivision includes no new roads.	The proposed subdivision does not create a new road.	Complies with Acceptable Solution
8.6.3 Services			
A1	Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a full water supply service.	The site is connected to a full water supply service.	Complies with Acceptable Solution
A2	Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.	The site is connected to a reticulated sewerage system.	Complies with Acceptable Solution
A3	Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.	The site is connected the to public stormwater system.	Complies with Acceptable Solution

5.6 BRE-S2.0 Stormwater Management Specific Area Plan

5.6.1 BRE-S2.7 Development Standards for Buildings and Works

BRE-S2.7 Development Standards for Buildings and Works			
Standard		Assessment	Compliance
BRE-S2.7.1 Stormwater management			
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.	The proposed cabins can connect to the existing stormwater system within the site, which discharges to the public system.	Complies with Acceptable Solution

5.7 Code Applicability Overview

Code		Applicability Criteria		Applicable		Exemption Criteria		Exempt	
				Y/N	Analysis			Y/N	Analysis
C1.0	Signs	C1.2.1	Unless otherwise stated in a particular purpose zone, this code applies to all development for signs, unless the following clauses apply:	No	The proposal does not include any signage.	C1.4.1	A sign listed in Table C1.4 is exempt from this code, provided it complies with the relevant requirements.	NA	
		(a)	C1.4.2; or	No		C1.4.2	A sign within a building or site that cannot be, or is not intended to be, seen from outside of the building or site is exempt from requiring a permit.	NA	
		(b)	C1.4.3.	No		C1.4.3	Changes to the graphics of a sign that was lawfully displayed on or after the effective date, including text, graphic design and colour, is exempt provided that:	NA	
		C1.2.2	This code does not apply to use.	NA		(a)	the sign has not changed in dimension, proportion or location; and	NA	
						(b)	if an illuminated sign, the method of illumination has not changed.	NA	
C2.0	Parking	C2.2.1	Unless stated otherwise in a particular purpose zone, or sub-clause C2.2.2, C2.2.3 or C2.2.4, this code applies to all use and development.	Yes	The Code applies.	C2.4.1	There are no exemptions to this code.	NA	
C3.0	Road and Rail	C3.2.1	This code applies to a use or development that:			C3.4.1	There are no exemptions form this code.	No	
		(a)	will increase the amount of vehicular traffic or the number of movements of vehicles longer than 5.5m using an existing vehicle crossing or private level crossing;	No	The proposed cabins will replace existing caravan/campervan parking spaces, so the proposal will not increase the amount of traffic accessing the site.				

Code	Applicability Criteria		Applicable		Exemption Criteria		Exempt	
			Y/N	Analysis			Y/N	Analysis
		(b)	No	The proposal does not require a new crossing or junction.				
		(c)	No	The site is not within a road or railway attenuation area.				
C4.0	Electricity Transmission	C4.2.1			C4.4.1			
		(a)	No	The application does not involve development within an electricity transmission corridor.	(a)	The following use or development is exempt from this code: buildings or works, or a sensitive use within an electricity transmission corridor, but not within an inner protection area or registered electricity easement for:	NA	
		(b)	No	The application does not involve development within a communications station buffer area.	(i)	alterations or extensions to an existing building provided it does not increase the site coverage by more than 150m ² from that existing at the effective date;	NA	
		(c)	No	The application does not involve development within a substation facility buffer area.	(ii)	a non-habitable building provided the site coverage is not more than 150m ² from that existing at the effective date; or	NA	
					(iii)	minor utilities.	NA	
					(b)	buildings or works within a communications station buffer area if:	NA	
					(i)	the building height is not more than 9.5m; and	NA	
					(ii)	is located not less than:	NA	
					a.	5m from a security fence associated with a communications station; or	NA	
					b.	5m from the boundary of a lot containing a communications station;	NA	

Code	Applicability Criteria			Applicable		Exemption Criteria		Exempt	
				Y/N	Analysis			Y/N	Analysis
						(c)	use or development for Utilities within a communications station buffer area;	NA	
						(d)	use or development of electricity transmission infrastructure;	NA	
						(e)	use or development within a building area on a sealed plan approved under this planning scheme; and	NA	
						(f)	consolidation of lots.	NA	
5.0	Telecommunications	C5.2.1	Unless otherwise stated in a particular purpose zone, this code applies to all development for telecommunication facilities.	No	The application does not involve development for a telecommunications facility.	C5.4.1	There are no exemptions from this code.	NA	
C6.0	Local Heritage	C6.2.1	This code applies to:		The site is not listed and is not within any precinct under this Code.	C6.4.1	Development described in Table C6.4.1 is exempt from this code provided it meets the corresponding qualifications.	NA	
		(a)	development on land within any of the following, as defined in this code:	No					
		(i)	a local heritage place;	No					
		(ii)	a local heritage precinct;	No					
		(iii)	a local historic landscape precinct; and	No					
		(iv)	For excavation only, a place or precinct of archaeological potential; and	No					
		(b)	the lopping, pruning, removal or destruction of a significant tree as defined in this code.	No					
		C6.2.2	If a site is listed as a local heritage place and also within a local heritage precinct or local historic landscape precinct, it is only necessary to demonstrate compliance with the standards	No					

Code	Applicability Criteria		Applicable		Exemption Criteria		Exempt	
			Y/N	Analysis			Y/N	Analysis
		C6.2.3	No					
		C6.2.4	No					
C7.0	Natural Assets	C7.2.1			C7.4.1			
		(a)	Yes	Part of the site including the area to be developed, is subject to the Waterway and Coastal Protection Area overlay.	(a)		NA	
		(b)	No	The site is not subject to a future coastal refugia area.	(b)		NA	
		(c)	No	A very small part of the site is within a priority vegetation area, however the development site is not impacted and the proposal does not include subdivision.	(c)		NA	
		C7.2.2	NA		(i)		NA	
					(ii)		NA	

Code	Applicability Criteria			Applicable		Exemption Criteria		Exempt	
				Y/N	Analysis			Y/N	Analysis
							provided the native vegetation is not protected by legislation, a permit condition, an agreement made under section 71 of the Act, or a covenant.	NA	
						(d)	forest practices in accordance with a forest practices plan certified under the Forest Practices Act 1985, unless for the construction of a building or the carrying out of any development associated with the construction of a building;	NA	
						(e)	works by or on behalf of the Crown, State authority, or council for the protection of a water supply, watercourse, lake, wetland, or tidal waters or coastal assets as part of an endorsed or approved management plan;	NA	
						(f)	coastal protection works by or on behalf of the Crown, State authority, or council that have been designed by a suitably qualified person; and	NA	
						(g)	consolidation of lots.	NA	
C8.0	Scenic Protection	C8.2.1	This code applies to development on land within a scenic protection area or scenic road corridor and only if within the Rural Living Zone, Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone or Open Space Zone.	No	The site is not located within a scenic protection area or a scenic road corridor.	C8.4.1	The following development is exempt from this code:		
		C8.2.2	This code does not apply to use.	NA		(a)	planting or destruction of vegetation on existing pasture or crop production land, unless for the destruction of the following:	NA	

Code	Applicability Criteria			Applicable		Exemption Criteria		Exempt	
				Y/N	Analysis			Y/N	Analysis
						(i)	exotic trees, other than part of an agricultural crop, more than 10m in height within a scenic road corridor; or	NA	
						(ii)	hedgerows adjoining a scenic road within a scenic road corridor;	NA	
						(b)	agricultural buildings and works, including structures for controlled environment agriculture, irrigation and netting, on land within an Agriculture Zone or Rural Zone, excluding the destruction of vegetation identified in C8.4.1(a);	NA	
						(c)	alterations or extensions to an existing building if:	NA	
						(i)	the gross floor area is increased by not more than 25% from that existing at the effective date;	NA	
						(ii)	there is no increase in the building height; and	NA	
						(iii)	external finishes are the same or similar to the existing building;	NA	
						(d)	subdivision not involving any works;	NA	
						(e)	development subject to the Telecommunications Code; and	NA	
						(f)	any development or works associated with road construction within a scenic road corridor.	NA	
C9.0	Attenuation	C9.2.1	This code applies to:			C9.4.1	The following use or development is exempt from this code:		

Code		Applicability Criteria		Applicable		Exemption Criteria		Exempt	
				Y/N	Analysis			Y/N	Analysis
		(a)	activities listed in Tables C9.1 and C9.2;	No	The application does not involve an activity listed in Tables C9.1 or C9.2.	(a)	use or development assessed as a level 2 activity; and	NA	
		(b)	sensitive uses; and	NA	Visitor accommodation is a sensitive use, however the site is not within a known attenuation area.	(b)	additions or alterations to an existing building used for sensitive use, provided that the gross floor area does not increase by more than 50% or 100m ² , whichever is the greater, from that existing at the effective date.	NA	
		(c)	subdivision if it creates a lot where a sensitive use could be established, within an attenuation area.	NA	Subdivision is not proposed.				
		C9.2.2	The code does not apply to attenuation areas between the activities listed in Tables C9.1 and C9.2 where those activities occur within the Light Industrial Zone, General Industrial Zone, Port and Marine Zone, and Utilities Zone.	NA	The application does not involve an activity listed in Tables C9.1 or C9.2 and the site is in the Rural Living Zone.				
		C9.2.3	The code does not apply to sensitive uses occurring within the Light Industrial Zone, General Industrial Zone, Port and Marine Zone, and Utilities Zone.	No	The site is in the General Residential Zone.				
		C9.2.4	The code does not apply to a plant nursery or controlled environment agriculture activities occurring within the Rural Zone and Agriculture Zone.	No	The site is in the General Residential Zone.				
		C9.2.5	The code does not apply between a sensitive use and an attenuation area for an activity listed in Tables C9.1 or C9.2 if the sensitive use and the activity are located on the same site.	No	The application does not involve an activity listed in Tables C9.1 or C9.2 or a sensitive use on the same site as any of these uses.				

Code		Applicability Criteria		Applicable		Exemption Criteria		Exempt	
				Y/N	Analysis			Y/N	Analysis
C10.0	Coastal Erosion	C10.2.1	This code applies to:			C10.4.1	Excluding where development occurs on an actively mobile landform in the coastal zone, the following use or development is exempt from this code:		The site is not on an actively mobile landform.
		(a)	use and development of land within a coastal erosion hazard area; or	Yes	The proposed development falls within a mapped coastal erosion hazard area.	(a)	use or development that is building work or plumbing work as defined in the <i>Building Act 2016</i> , excluding:	Yes	Exempt The proposed Visitor accommodation is building work as defined in the <i>Building Act 2016</i>.
		(b)	development identified in a report, that is lodged with an application, or required in response to a request under section 54 of the Act, as located on an actively mobile landform within the coastal zone.	NA	The planning authority has not made a request.	(i)	a critical use, hazardous use, or vulnerable use;	NA	The proposal is not for a critical use, hazardous use, or vulnerable use.
		C10.2.2	The planning authority may only make a request under clause C10.2.1(b) where it reasonably believes, based on information in its possession, that the land is located on an actively mobile landform within the coastal zone.	NA	The planning authority has not made a request.	(ii)	if located within a high coastal erosion hazard band; or	NA	The proposal is within a low coastal erosion hazard band only.
		C10.2.3	For the purposes of C10.5.1, Residential and Visitor Accommodation are not Use Classes that are reliant on a coastal location.	Yes	The proposal involves Visitor accommodation.	(iii)	coastal protection works.	NA	The proposal does not include coastal protection works.
						(b)	intensification of an existing use, if not for a critical, hazardous, or vulnerable use;	Yes	The proposal is for an intensification of the existing Visitor accommodation use.
						(c)	alterations or extensions to an existing building located within a high coastal erosion hazard band, if:	NA	The proposal is not for alterations or extensions to an existing building and falls within the low coastal erosion hazard band only.

Code	Applicability Criteria			Applicable		Exemption Criteria		Exempt	
				Y/N	Analysis			Y/N	Analysis
						(i)	the site coverage is not increased by more than 20m ² from that existing at the effective date; and	NA	The site coverage will increase by more than 20m ² .
						(ii)	not for a critical, hazardous, or vulnerable use;	NA	The proposal is not for a critical use, hazardous use, or vulnerable use.
						(d)	use or development of land for:	NA	The proposal is for Visitor accommodation.
						(i)	Natural and Cultural Values Management;	NA	
						(ii)	Passive Recreation;	NA	
						(iii)	Port and Shipping in a proclaimed wharf area;	NA	
						(iv)	Resource Development, excluding use or development in the high coastal erosion hazard band that is building work or plumbing work as defined in the <i>Building Act 2016</i> ; or	NA	
						(v)	minor utilities.	NA	
						(e)	planting or disturbance of vegetation on existing pasture or crop production land; or	NA	The proposal is for Visitor accommodation.
						(f)	consolidation of lots.	NA	The proposal does not involve consolidation of lots.
C11.0	Coastal Inundation	C11.2.1	This code applies to use and development of land within a coastal inundation hazard area.	No	The site is not located within a coastal inundation hazard area.	C11.4.1	The following use or development is exempt from this Code:		
		C11.2.2	This code applies to land in a coastal inundation investigation area where a suitably qualified person has provided a land survey showing an AHD for the land that falls within one of the coastal inundation hazard band levels shown in the coastal inundation hazard bands AHD	No	The site is not located within a coastal inundation investigation area.	(a)	use or development that is building work or plumbing work as defined in the <i>Building Act 2016</i> , excluding:	NA	

Code		Applicability Criteria		Applicable		Exemption Criteria		Exempt	
				Y/N	Analysis			Y/N	Analysis
		C11.2.3	levels list in the relevant Local Provisions Schedule and the standards relevant to each band apply. This code does not apply to land in a coastal inundation investigation area where a suitably qualified person has provided a land survey showing an AHD for the land in excess of the low hazard band level relevant for that land, as shown in the coastal inundation hazard bands AHD levels list in the relevant Local Provisions Schedule.	No	The site is not located within a coastal inundation investigation area.	(i)	a critical use, hazardous use, or vulnerable use;	NA	
		C11.2.4	For the purposes of C11.5.1 and C11.5.2, Residential or Visitor Accommodation are not Use Classes that are reliant on a coastal location.	NA	The Code does not apply.	(ii)	if located within a high coastal inundation hazard band; or	NA	
						(iii)	coastal protection works.	NA	
						(b)	intensification of an existing use, if not for a critical, hazardous, or vulnerable use;	NA	
						(c)	alterations or extensions to an existing building located within a high coastal inundation hazard band, if:	NA	
						(i)	the site coverage is not increased by more than 20m ² from that existing at the effective date; and	NA	
						(ii)	not for a critical, hazardous, or vulnerable use;	NA	
						(d)	use or development of land for:	NA	
						(i)	Natural and Cultural Values Management;	NA	

Code	Applicability Criteria			Applicable		Exemption Criteria		Exempt	
				Y/N	Analysis			Y/N	Analysis
						(ii) Passive Recreation;		NA	
						(iii) Port and Shipping in a proclaimed wharf area;		NA	
						(iv) Resource Development; or		NA	
						(v) minor utilities.		NA	
						(e) planting or disturbance of vegetation on existing pasture or crop production land; or		NA	
						(f) consolidation of lots.		NA	
C12.0	Flood-Prone Areas Hazard	C12.2.1	This code applies to development of land within a flood-prone hazard area.	No	The site is not located within a flood-prone hazard area.	C12.4.1	The following use or development is exempt from this code:		
		C12.2.2	This code applies to use of land within a flood-prone hazard area if for:	No	The site is not located within a flood-prone hazard area.	(a)	alterations or extensions to an existing building if:	NA	
		(a)	a change of use that converts a non-habitable building to a habitable building; or	NA		(i)	the site coverage is not increased by more than 20m ² from that existing at the effective date; and	NA	
		(b)	a new habitable room within an existing building.	NA		(ii)	not for a critical, hazardous, or vulnerable use;	NA	
		C12.2.3	This code applies to use in a habitable building, or development of land, identified in a report prepared by a suitably qualified person, that is lodged with an application for a permit, or required in response to a request under section 54 of the Act, as subject to risk from flood or that has the potential to cause increased risk from flood.	No	The proposal is not identified in a report prepared by a suitably qualified person as being subject to risk from flood or having potential to cause increased risk from flood..	(b)	use or development of land for:	NA	
		C12.2.4	The planning authority may only make a request under clause C12.2.3 where it reasonably believes, based on information in its possession, that the land is subject to risk from flood or has	No	The proposal is not subject to a request under Clause C12.2.3.	(i)	Natural and Cultural Values Management;	NA	

Code		Applicability Criteria		Applicable		Exemption Criteria		Exempt	
				Y/N	Analysis			Y/N	Analysis
		C12.2.5	the potential to cause increased risk from flood. This code does not apply to land subject to the Coastal Inundation Hazard Code.	NA		(ii)	Passive Recreation;	NA	
						(iii)	Port and Shipping in a proclaimed wharf area;	NA	
						(iv)	Resource Development, excluding a habitable building;	NA	
						(v)	minor utilities;	NA	
						(vi)	infrastructure for the generation of hydro-electricity; and	NA	
						(vii)	outbuildings;	NA	
						(c)	planting or disturbance of vegetation on existing pasture or crop production land; and	NA	
						(d)	consolidation of lots.	NA	
C13.0	Bushfire-Prone Areas	C13.2.1	This code applies to:			C13.4.1	The following use or development is exempt from this code:		
		(a)	subdivision of land that is located within, or partially within, a bushfire-prone area; and	Yes	The development site is within a bushfire-prone area, and the proposal includes subdivision (title consolidation).	(a)	any use or development that the TFS or an accredited person, having regard to the objective of all applicable standards in this code, certifies there is an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures; and	Yes	A Bushfire Hazard Management Report has been prepared by an accredited person (Scott Livingston – BFP #105) that certifies that the proposed title consolidation is exempt as there is an insufficient increase in risk from bushfire to warrant specific bushfire protection measures.
		(b)	a use, on land that is located within, or partially within, a bushfire-prone area, that is a vulnerable use or hazardous use.	NA	The development site is within a bushfire-prone area, however the proposal does not involve a vulnerable use or hazardous use.	(b)	adjustment of a boundary in accordance with clause 7.3 of this planning scheme.	NA	The proposal is not in accordance with clause 7.3.

Code		Applicability Criteria		Applicable		Exemption Criteria		Exempt	
				Y/N	Analysis			Y/N	Analysis
C14.0	Potentially Contaminated Land	C14.2.1	This code applies to a sensitive use, a use listed in a Use Class in Table C14.1 as one of the specified uses, or development, on land that:			C14.4.1	The following use or development is exempt from this code:		
		(a)	is shown on an overlay map in the relevant Local Provisions Schedule as within an area of potentially contaminated land;	No	The site is not shown on an overlay map as within an area of potentially contaminated land.	(a)	development:		
		(b)	the planning authority knows to have been used for a potentially contaminating activity, by reference to:	No	The site is not known to have been used for a potentially contaminating activity.	(i)	to investigate whether a potentially contaminating activity has contaminated the land; or	NA	
		(i)	a notice issued in accordance with Part 5A of the <i>Environmental Management and Pollution Control Act 1994</i> ; or	NA		(ii)	in accordance with a notice issued in accordance with Part 5A of the <i>Environmental Management and Pollution Control Act 1994</i> ;	NA	
		(ii)	a previous permit;	NA		(b)	development that does not involve disturbance of more than 1m ² of land;	NA	
		(c)	the planning authority reasonably suspects may be contaminated by reference to:	NA		(c)	any use or development where a site history prepared by a site contamination practitioner or a person approved by the Director for the purpose of this code, has been provided to the planning authority and that site history confirms potentially contaminating activities did not contaminate the site;	NA	
		(i)	a notice issued in accordance with Part 5A of the <i>Environmental Management and Pollution Control Act 1994</i> ; or	NA		(d)	any use or development that the Director, a site contamination practitioner, or a person approved by the Director for the purpose of this code, having regard to the applicable standards in this code, has issued a certificate stating that there is insufficient increase in risk from contamination to	NA	

Code		Applicability Criteria		Applicable		Exemption Criteria		Exempt	
				Y/N	Analysis			Y/N	Analysis
		(ii)	advice from the Director that it is likely that contamination has migrated onto the land; or	NA		(e)	warrant any specific remediation and protection measures; or any use or development that operates in accordance with an approval granted as a result of an assessment of that use or development by the Board of the Environment Protection Authority.	NA	
		(d)	has been identified as having been used, or may have been used, for a potentially contaminating activity, or as land onto which it is likely that contamination from a potentially contaminating activity has migrated:	NA					
		(i)	in a report lodged with the application; or	NA					
		(ii)	in a report prepared by a site contamination practitioner in response to a request under section 54 of the Act.	NA					
		C14.2.2	The planning authority may only make a request under clause C14.2.1(d)(ii) where it reasonably believes, based on information in its possession that the land has been used, or may have been used, for one of the potentially contaminating activities listed in Table C14.2, or as land onto which it is likely that contamination from a potentially contaminating activity has migrated.	NA					
C15.0	Landslip Hazard	C15.2.1	This code applies to:			C15.4.1	The following use or development is exempt from this code:		

Code	Applicability Criteria		Applicable		Exemption Criteria		Exempt	
			Y/N	Analysis			Y/N	Analysis
	(a)	use or development of land within a landslip hazard area; or	No	The site is not shown on an overlay map as within a landslip hazard area.	(a)	use of land within a low or medium landslip hazard band, excluding for a critical use, hazardous use or vulnerable use;	NA	
	(b)	use or development of land identified in a report, that is lodged with an application, or required in response to a request under section 54 of the Act, as having potential to cause or contribute to a landslip.	No	The proposed subdivision is not identified in a report as having potential to cause or contribute to a landslip.	(b)	use or development of land for Extractive Industry if on a mining lease that is in force under the <i>Mineral Resources Development Act 1995</i> , excluding a hazardous use;	NA	
	C15.2.2	The planning authority may only make a request under clause C15.2.1(b) where it reasonably believes, based on information in its possession, that the use or development of land has the potential to cause or contribute to landslip.	NA	The planning authority has not made a request under clause 15.2.1(b).	(c)	use of land for:		
					(i)	Natural and Cultural Values Management;	NA	
					(ii)	Passive Recreation;	NA	
					(iii)	Resource Development;	NA	
					(iv)	Utilities;	NA	
					(d)	development (including subdivision) on land:		
					(i)	within a low landslip hazard band, if for:	NA	
					a.	building work or plumbing work as defined in the <i>Building Act 2016</i> including significant works related to the building work and plumbing work, or	NA	
					b.	works if it does not involve significant works; or	NA	
					(ii)	within a medium landslip hazard band, if for:		

Code		Applicability Criteria		Applicable		Exemption Criteria		Exempt	
				Y/N	Analysis			Y/N	Analysis
						a.	building work or plumbing work as defined in the <i>Building Act 2016</i> including significant works related to the building work and plumbing work;	NA	
						b.	subdivision if no additional lots are created, if it does not involve significant works;	NA	
						c.	Resource Development, if it does not involve significant works;	NA	
						d.	minor utilities or utilities associated with sewer, water, stormwater systems, electricity, gas, telecommunications and roads infrastructure, if it does not involve significant works; or	NA	
						e.	any other works, if it does not involve significant works.	NA	
C16.0	Safeguarding of Airports	C16.2.1	This code applies to:			C16.4.1	The following use or development is exempt from this code:		
		(a)	a sensitive use within an airport noise exposure area; and	NA	The site is not located within an airport noise exposure area.	(a)	development that is not more than the AHD height specified for the site of the development in the relevant airport obstacle limitation area.	Yes	Exempt The AHD height specified for the site of the development is 86.5m. The site has an elevation of less than 10m and the proposed cabins will have a maximum height of just under 4.2m. The development will therefore not be more than the AHD height specified for the site.
		(b)	development within an airport obstacle limitation area.	Yes	The site is located within an airport obstacle limitation area and the				

Code		Applicability Criteria		Applicable		Exemption Criteria		Exempt	
				Y/N	Analysis			Y/N	Analysis
					proposal development.	includes			

5.8 Code Assessment

5.8.1 Parking and Sustainable Transport Code

5.8.1.1 Use Standards

C2.5 Use Standards			
Standard		Assessment	Compliance
C2.5.1 Car parking numbers			
A1	The number of on-site car parking spaces must be no less than the number specified in Table C2.1, less the number of car parking spaces that cannot be provided due to the site including container refund scheme space, excluding if: (a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan; (b) the site is contained within a parking precinct plan and subject to Clause C2.7. (c) the site is subject to Clause C2.5.5; or (d) it relates to an intensification of an existing use or development or a change of use where: (i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or (ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking	Table C2.1 requires parking at the following rate for Visitor accommodation: <i>1 space per self-contained accommodation unit, allocated tent or caravan space, or 1 space per 4 beds, whichever is the greater</i> The proposed cabins will each be provided with a dedicated parking space. The site is not subject to a parking plan. The site is not subject to a parking plan. Clause C2.5.5 does not apply to Visitor accommodation: The proposal complies with (a).	Complies with Acceptable Solution Not Applicable Not Applicable Not Applicable Not Applicable Not Applicable

C2.5 Use Standards			
Standard		Assessment	Compliance
	spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows: $N = A + (C - B),$ where: N = Number of on-site car parking spaces required. A = Number of existing on-site car parking spaces. B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1. C = Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1. $N = A + (C - B)$		
C2.5.2 Bicycle parking numbers			
A1	Bicycle parking spaces must: (a) be provided on the site or within 50m of the site; and (b) be no less than the number specified in Table C2.1.	Bicycle parking spaces are not required pursuant to subclause A1(b). Table C2.1 does not have a requirement for bicycle parking spaces to be provided for the Visitor Accommodation Use Class.	Not Applicable Not Applicable
C2.5.3 Motorcycle parking numbers			
A1	The number of on-site motorcycle parking spaces for all uses must: (a) be no less than the number specified in Table C2.4; and (b) if an existing use or development is extended or intensified, the number of on-site motorcycle parking spaces must be based on the proposed extension or intensification, provided the existing number of	Clause C2.5.3 does not apply to the Visitor Accommodation Use Class pursuant to clause C2.2.2 of the Scheme.	Not Applicable Not Applicable

C2.5 Use Standards			
Standard		Assessment	Compliance
	motorcycle numbers is maintained.		
C2.5.4 Loading bays			
A1	A loading bay must be provided for uses with a floor area of more than 1,000m ² in a single occupancy.	Clause C2.5.4 does not apply to the Visitor Accommodation Use Class pursuant to clause C2.2.3 of the Scheme.	Not Applicable
C2.5.5 Number of car parking spaces within the General Residential Zone and Inner Residential Zone			
A1	Within existing non-residential buildings in the General Residential Zone and Inner Residential Zone, on-site car parking is not required for: (a) Food Services uses up to 100m² floor area or 30 seats, whichever is the greater; and (b) General Retail and Hire uses up to 100m² floor area, provided the use complies with the hours of operation specified in the relevant Acceptable Solution for the relevant zone.	Clause C2.5.5 is not applicable to the Visitor Accommodation Use Class pursuant to clause C2.2.4 of the Scheme.	Not Applicable Not Applicable Not Applicable

5.8.1.2 Development Standards

C2.6 Development Standards for Buildings and Works			
Standard		Assessment	Compliance
C2.6.1 Construction of parking areas			
A1	All parking, access ways, manoeuvring and circulation spaces must: (a) be constructed with a durable all weather pavement; (b) be drained to the public stormwater system, or contain stormwater on the site; and (c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.	The proposed parking spaces will be finished in concrete. The proposed parking spaces will be drained to the internal road system, which is connected to the public stormwater. The proposed parking spaces will be finished in concrete.	Complies with Acceptable Solution Complies with Acceptable Solution Complies with Acceptable Solution
C2.6.2 Design and layout of parking areas			

C2.6 Development Standards for Buildings and Works

Standard	Assessment	Compliance
A1 Parking, access ways, manoeuvring and circulation spaces must either: (a) comply with the following: (i) have a gradient in accordance with <i>Australian Standard AS 2890 – Parking facilities, Parts 1-6</i>. (ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces; (iii) have an access width no less than the requirements in Table C2.2; (iv) have car parking space dimensions which satisfy the requirements in Table C2.3; (v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces; (vi) have a vertical clearance of not less than 2.1m above the parking surface level; and (vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or (b) comply with <i>Australian Standard AS 2890 Parking facilities, Parts 1-6</i>.	The parking spaces will have a gradient in accordance with the Australian standard. The parking spaces are accessed from the existing internal road system which allows vehicles to enter and leave the site in a forward direction. The existing access width complies with Table C2.2. The car parking spaces comply with the required dimensions. The proposal includes 2 parking spaces that are accessed from the existing internal road. The parking spaces are open. Each cabin will be provided with a single space; delineation is not required. The proposal complies with subclause (a).	Complies with Acceptable Solution Complies with Acceptable Solution Complies with Acceptable Solution Complies with Acceptable Solution Not Applicable Not Applicable Not Applicable Not Applicable
A1.2 Parking spaces provided for use by persons with a disability must satisfy the following: (a) be located as close as practicable to the main entry point to the building; (b) be incorporated into the overall car park design; and	The proposal does not include accessible parking spaces.	Not Applicable Not Applicable

C2.6 Development Standards for Buildings and Works

Standard		Assessment	Compliance
	(c) be designed and constructed in accordance with <i>Australian/New Zealand Standard AS/NZS 2890.6: 2009 Parking facilities, Off-street parking for people with disabilities.</i> ³		Not Applicable
C2.6.3 Number of accesses for vehicles			
A1	The number of accesses provided for each frontage must: (a) be no more than 1; or (b) no more than the existing number of accesses, whichever is the greater.	The site has no more than one access per frontage. The proposal does not include any additional accesses for vehicles.	Complies with Acceptable Solution Complies with Acceptable Solution
A2	Within the Central Business Zone or in a pedestrian priority street no new access is provided unless an existing access is removed.	The site is not assigned to the Central Business zone.	Not Applicable
C2.6.4 Number of accesses for vehicles			
A1	In car parks within the General Business Zone and Central Business Zone, parking and vehicle circulation roads and pedestrian paths serving 5 or more car parking spaces, which are used outside daylight hours, must be provided with lighting in accordance with Clause 3.1 "Basis of Design" and Clause 3.6 "Car Parks" in <i>Australian Standard/New Zealand Standard AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting – Performance and design requirements.</i>	The site is not assigned to the General Business or Central Business zones.	Not Applicable
C2.6.5 Pedestrian access			
A1	Uses that require 10 or more car parking spaces must: (a) have a 1m wide footpath that is separated from the access ways or parking aisles, excluding where crossing access ways or parking aisles, by: (i) a horizontal distance of 2.5m between the edge of the footpath and the	Less than 10 parking spaces are proposed.	Not Applicable Not Applicable

³ Requirements for the number of accessible car parking spaces are specified in part D3 of the *National Construction Code 2016*.

C2.6 Development Standards for Buildings and Works			
Standard		Assessment	Compliance
	access way or parking aisle; or (ii) protective devices such as bollards, guard rails or planters between the footpath and the access way or parking aisle; and (b) be signed and line marked at points where pedestrians cross access ways or parking aisles.		Not Applicable Not Applicable
A1.2	In parking areas containing accessible car parking spaces for use by persons with a disability, a footpath having a width not less than 1.5m and a gradient not steeper than 1 in 14 is required from those spaces to the main entry point to the building.	The proposal does not include accessible parking spaces.	Not Applicable
C2.6.6 Loading bays			
A1	The area and dimensions of loading bays and access way areas must be designed in accordance with Australian Standard AS 2890.2–2002, <i>Parking facilities, Part 2: Off-street commercial vehicle facilities, for the type of vehicles likely to use the site.</i>	Loading bays are not required.	Not Applicable
A2	The type of commercial vehicles likely to use the site must be able to enter, park and exit the site in a forward direction in accordance with Australian Standard AS 2890.2 – 2002, <i>Parking Facilities, Part 2: Parking facilities - Off-street commercial vehicle facilities.</i>	Loading bays are not required.	Not Applicable
C2.6.7 Bicycle parking and storage facilities within the General Business Zone and Central Business Zone			
A1	Bicycle parking for uses that require 5 or more bicycle spaces in Table C2.1 must: (a) be accessible from a road, cycle path, bicycle land, shared path or access way; (b) be located within 50m of an entrance; (c) be visible from the main entrance or otherwise signed; (d) be available and adequately lit during the times they will be used, in accordance with Table	Bicycle parking is not required.	Not Applicable Not Applicable Not Applicable Not Applicable

C2.6 Development Standards for Buildings and Works

Standard		Assessment	Compliance
	2.3 of Australian/New Zealand Standard AS/NZS 1158.3.1: 2005 Lighting for roads and public spaces – Pedestrian area (Category P lighting – Performance and design requirements.		
A2	Bicycle parking spaces must: (a) have dimensions not less than: (i) 1.7m in length; (ii) 1.2m in height; (iii) 0.7m in width at the handlebars; (b) have unobstructed access with a width of not less than 2m and a gradient not steeper than 5% from a road, cycle path, bicycle lane, shared path or access way; and (c) include a rail or hoop to lock a bicycle that satisfies Australian Standard AS 2890.3-2015 Parking facilities – Part 3: Bicycle parking.	Bicycle parking is not required.	Not Applicable Not Applicable Not Applicable Not Applicable Not Applicable Not Applicable
C2.6.8 Siting of parking and turning areas			
A1	Within an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone or General Business Zone, parking spaces and vehicle turning areas, including garages or covered parking areas must be located behind the building line of buildings, excluding if a parking area is already provided in front of the building line.	The site is not assigned to the Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone or General Business Zone.	Not Applicable
A2	Within the Central Business Zone, on-site parking at ground level adjacent to a frontage must: (a) have no new vehicle accesses, unless an existing access is removed; (b) retain an active street frontage; and (c) not result in parked cars being visible from public places in the adjacent roads.	The site is not assigned to the Central Business Zone.	Not Applicable Not Applicable Not Applicable

5.8.1.3 Parking Precinct Plan Standards

C2.7 Parking Precinct Plan			
Standard		Assessment	Compliance
C2.7.1 Parking precinct plan			
A1	Within a parking precinct plan, on-site car parking must: (a) not be provided; (b) not be increased above existing parking numbers.	The site is not subject to a parking precinct plan.	Not Applicable

5.8.2 Road and Railway Assets Code

5.8.2.1 Use Standards

C3.5 Use Standards			
Standard		Assessment	Compliance
C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction			
A1.1	For a category 1 road or a limited access road, vehicular traffic to and from the site will not require: (a) a new junction; (b) a new vehicle crossing; or (c) a new level crossing.	St Helens Point Road is not a category 1 or a limited access road and no new crossings or junctions are required.	Not Applicable Not Applicable Not Applicable
A1.2	For a road, excluding a category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority.	The proposal does not include any new vehicle crossings or junctions.	Not Applicable
A1.3	For the rail network, written consent for a new private level crossing to serve the use and development has been issued by the rail authority.	The proposal does not impact the rail network.	Not Applicable
A1.4	Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than: (a) the amounts in Table C3.1; or (b) allowed by a license issued under Part IVA of the <i>Roads</i>	The proposal is not expected to increase the amount of traffic entering and leaving the site. The proposed cabins will replace existing caravan/campervan parking spaces, so the overall traffic generation of the holiday park will remain the same.	Complies with Acceptable Solution Not Applicable

C3.5 Use Standards			
Standard		Assessment	Compliance
	<i>and Jetties Act 1935</i> in respect to a limited access road.		
A1.5	Vehicular traffic must be able to enter and leave a major road in a forward direction.	St Helens Point Road is not a major road and vehicular traffic can enter and leave the site in a forward direction.	Not Applicable

5.8.2.2 Development Standards

C3.6 Development Standards for Buildings or Works			
Standard		Assessment	Compliance
C3.6.1 Habitable buildings for sensitive uses within a road or railway attenuation area			
A1	Unless within a building area on a sealed plan approved under this planning scheme, habitable buildings for a sensitive use within a road or railway attenuation area, must be: (a) within a row of existing habitable buildings for sensitive uses and no closer to the existing or future major road or rail network than the adjoining habitable building; (b) an extension which extends no closer to the existing or future major road or rail network than: (i) the existing habitable building; or (ii) an adjoining habitable building for a sensitive use; or (c) located or designed so that external noise levels are not more than the level in Table C3.2 measured in accordance with Part D of the Noise Measurement Procedures Manual, 2nd edition, July 2008.	The site is not within a road or railway attenuation area.	Not Applicable Not Applicable Not Applicable Not Applicable Not Applicable

5.8.3 Natural Assets Code

5.8.3.1 Development Standards for Buildings and Works

C7.6 Development Standards for Buildings and Works		
Standard		Compliance
C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area		

C7.6 Development Standards for Buildings and Works

Standard		Assessment	Compliance
A1	Buildings and works within a waterway and coastal protection area must: (a) be within a building area on a sealed plan approved under this planning scheme; (b) in relation to a Class 4 watercourse, be for a crossing or bridge not more than 5m in width; or (c) if within the spatial extent of tidal waters, be an extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway that is not more than 20% of the area of the facility existing at the effective date.	The proposed cabins are located within a waterway and coastal protection area. None of the subclauses apply. Assessment against the Performance Criteria is required. There is no building area on the sealed plan. The proposal is not for a crossing or bridge. The proposal does not relate to these items.	Relies on Performance Criteria Not Applicable Not Applicable Not Applicable
A2	Buildings and works within a future coastal refugia area must be located within a building area on a sealed plan approved under this planning scheme.	The site is not within a future coastal refugia area.	Not Applicable
A3	Development within a waterway and coastal protection area or a future coastal refugia area must not involve a new stormwater point discharge into a watercourse, wetland or lake.	The proposal does not include a new stormwater discharge point.	Not Applicable
A4	Dredging or reclamation must not occur within a waterway and coastal protection area or a future coastal refugia area.	The proposal does not include dredging or reclamation works.	Not Applicable
A5	Coastal protection works or watercourse erosion or inundation protection works must not occur within a waterway and coastal protection area or a future coastal refugia area.	The proposal does not include coastal protection works or watercourse erosion or inundation protection works.	Not Applicable
C7.6.2 Clearance within a priority vegetation area			
A1	Clearance of native vegetation within a priority vegetation area must be within a building area on a sealed plan approved under this planning scheme.	The proposal does not include clearance of priority vegetation.	Not Applicable

6. Performance Criteria Assessment

6.1 Clause 8.3.2 - Performance Criteria P2

8.3.2 Visitor Accommodation	
Objective That Visitor Accommodation: (a) is compatible with the use of the area; (b) does not cause an unreasonable loss of residential amenity; and (c) does not impact the safety and efficiency of local roads or rights of way.	
Performance Criteria P2	Assessment
Visitor Accommodation within a strata scheme must not cause an unreasonable loss of residential amenity to long term residents occupying other strata lots within the strata scheme, having regard to: (a) the privacy of residents; (b) any likely increase in noise;	The proposal seeks approval for two (2) additional visitor accommodation units within the existing holiday cabin site. The site is an established and lawfully operating holiday park containing existing cabins, caravan sites and associated visitor facilities within the General Residential Zone. The proposed cabins are modest in scale and are to be integrated within the existing layout and operation of the holiday park. In this regard, the proposal is considered capable of satisfying the intent of Clause 8.3.2 and will not result in any unreasonable loss of residential amenity or adverse impacts on the surrounding locality, having regard to the following assessment. The proposal will not result in any unreasonable privacy impacts to surrounding residents. The proposed cabins are to be located within an existing holiday park that already contains visitor accommodation units arranged in a similar manner along the western boundary of the site. The cabins are modest in scale and integrated within the established layout of the park, maintaining appropriate separation distances from adjoining residential properties. The proposal is not expected to generate any unreasonable increase in noise. The additional accommodation comprises only two (2) cabins within an established visitor accommodation facility and effectively replaces existing caravan or campervan spaces within the park. The overall activity level and traffic generation associated with the use is therefore anticipated to remain substantially consistent with the existing lawful operation of the site.

(c) the residential function of the strata scheme;	The proposal will not adversely impact the residential function of any strata scheme. The site is not part of a strata development and the use remains consistent with the long-established operation of the land as a holiday park providing visitor accommodation. The proposal represents a minor intensification of the existing use rather than the introduction of a new or incompatible activity.
(d) the location and layout of the strata lots;	The site is not part of a strata scheme.
(e) the extent and nature of any other non-residential uses; and	The surrounding non-residential use context is already characterised by the existing holiday park and associated tourist accommodation activities. The proposal remains ancillary and directly associated with that established use and will not alter the overall character or operational nature of the site.
(f) any impact on shared access and common property.	The proposal will not adversely impact shared access arrangements or common property areas. Access to the proposed cabins will utilise the existing internal road network and established site access points. Sufficient on-site parking is provided for each cabin and the proposal does not require any new vehicle crossings or significant modification to circulation areas within the site.

6.2 Clause 8.5.1 - Performance Criteria P1 & P2

8.5.1 Non-dwelling development	
Objective	
That all non-dwelling development:	
(a) is compatible with the character, siting, apparent scale, bulk, massing and proportion of residential development; and	
(b) does not cause an unreasonable loss of amenity on adjoining residential properties.	
Performance Criteria P1	Assessment
A building that is not a dwelling, excluding for Food Services and local shop, must have a setback from a frontage that is compatible with the streetscape, having regard to any topographical constraints.	The proposed cabins will be setback from the secondary frontage of St Helens Point Road on the western boundary of the site. The cabins will generally be in line with the existing row of cabins and dwelling situated along this boundary. The road verge is wider than a typical street in this area, providing a separation of approximately 15m between the road and the site boundary. Overall, the setback of the proposed cabins will be compatible with the streetscape and presents a continuation of the existing pattern of development on the site.

Performance Criteria P2	Assessment
The siting and scale of a building that is not a dwelling must: (a) not cause an unreasonable loss of amenity, having regard to: (i) reduction in sunlight to a habitable room, excluding a bedroom, of a dwelling on an adjoining property; (ii) overshadowing the private open space of a dwelling on an adjoining property; (iii) overshadowing of an adjoining vacant property; and (iv) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from an adjoining property; and (b) provide separation between buildings on adjoining properties that is consistent with that existing on established properties in the area.	The proposed Visitor accommodation cabins will not cause an unreasonable loss of amenity, having regard to: The proposed cabins will not cause a reduction in sunlight to any room of a dwelling on an adjoining property. The proposed cabins will not cause overshadowing of private open space of a dwelling on any adjoining property. The proposed cabins will not cause overshadowing of any adjoining vacant property. The proposed cabins are small, relocatable buildings with a maximum height of less than 4.5m. The cabins will be placed within the site between existing buildings and will be well separated from any adjoining properties, other than the secondary frontage. The proposed cabins will be sited to achieve a continuation of the existing pattern of development on the site. The existing level of separation from adjoining properties will be maintained.

6.3 Clause C7.6.1 – Performance Criteria P1.1

C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area.	
Objective That buildings and works within a waterway and coastal protection area or future coastal refugia area will not have an unnecessary or unacceptable impact on natural assets.	
Performance Criteria P1.1	Assessment
Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to: (a) impacts caused by erosion, siltation, sedimentation and runoff; (b) impacts on riparian or littoral vegetation;	The proposed cabins are located in a waterway and coastal protection area associated with the nearby coastline. The proposal will avoid adverse impacts on natural assets, having regard to: The proposed cabins will be prefabricated and removable structures placed within the existing holiday park. The only works that will break the ground will be the construction of the concrete parking spaces. There will be no impacts to the waterway caused by erosion, siltation, sedimentation and runoff. The proposal will have no impact on riparian or littoral vegetation.

(c) maintaining natural streambank and streambed condition, where it exists;	The proposal will have no impact on streambank and streambed conditions.
(d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;	The proposal will have no impact on in-stream natural habitat.
(e) the need to maintain fish passage, where known to exist;	The proposal will have no impact on fish passage.
(f) the need to avoid significantly impeding natural flow and drainage;	The proposal will have no impact on natural flow and drainage.
(g) the need to avoid land filling of wetlands;	The proposal does not involve filling of wetlands.
(h) the need to group new facilities with existing facilities, where reasonably practical;	The proposal is for two additional cabins at an existing Visitor accommodation facility.
(i) minimising cut and fill;	No cut or fill is required.
(j) building design that responds to the particular size, shape, contours or slope of the land;	The proposed cabins are relatively small, removable structures that will be placed within the existing holiday park grounds, with consideration of the topography.
(k) minimising impacts on coastal processes, including sand movement and wave action;	The proposal will have no impact on coastal processes.
(l) minimising the need for future works for the protection of natural assets, infrastructure and property;	The site is separated from the coastline by a road and the proposal is not expected to create a need for future protection works.
(m) the environmental best practice guidelines in the Wetlands and Waterways Works Manual; and	The proposal will be undertaken in accordance with the environmental best practice guidelines, as far as they are applicable.
(n) the guidelines in the Tasmanian Coastal Works Manual.	The proposal will be undertaken in accordance with the guidelines, as far as they are applicable.

7. Conclusion

The application is seeking planning approval for a title consolidation and two (2) new visitor accommodation units at the existing St Helens Holiday Park located at 8 St Helens Point Road, St Helens.

The preceding report has determined that the application complies with all applicable Standards of the Scheme including the following performance criteria:

- **Clause 8.3.2 – Performance Criteria P2;**
- **Clause 8.5.1 – Performance Criteria P2;**
- **Clause 8.5.1 - Performance Criteria P1 and P2; and**
- **Clause C7.6.1 Performance Criteria P1.1.**

It is therefore contended that a **Discretionary** planning permit is able to be issued pursuant to clause **6.8.1** of the Scheme and sections **51** and **57** of the *Land Use Planning and Approvals Act 1993*.



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Bushfire Hazard Management

Report: subdivision

Report for: Tasman Holiday Parks

Property Location: 8-20 St Helens Point Road, St Helens

Prepared by: Scott Livingston

Livingston Natural Resource Services

Date: 2nd September 2026

Version 1



Client: Tasman Holiday Parks

Property identification:

8-20 St Helens Point Road, St Helens

CT 111144/1, 111865/1, 171694/1, 177433/1, 23655/1, PID 3617751

Proposal: Consolidation of 5 titles and creation of road lot

Assessment A field inspection of the site was conducted to determine the Bushfire Risk and Bushfire Attack Level.

Assessment by: Scott Livingston

Master Environmental Management, Natural Resource Management Consultant.

Accredited Person under part 4A of the Fire Service Act 1979: Accreditation # BFP-105.

LIMITATIONS

This report only deals with potential bushfire risk and does not consider any other potential statutory or planning requirements. This report classifies types of vegetation at time of inspection and cannot be relied upon for future development or changes in vegetation of assessed area.

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DESCRIPTION

Five titles that encompass the St Helens Holiday Park are to be amalgamated, with a portion that includes Parkside Avenue to be transferred to council as a road lot. The southern portion of the complex is mapped as bushfire prone in planning scheme overlays. The access is from St Helens Point Road and the site is serviced by a reticulated water supply.

See Appendix 1 for site plan.

RISK ASSESSMENT

Portions of the land is mapped as Bushfire Prone. The titles are managed as low threat, as is adjacent land to the west, north and east, land to the south is bushfire prone vegetation (forest) there will be no increase in risk to existing buildings or infrastructure from amalgamation of titles. The amalgamation (subdivision) is considered exempt under C13.4.1(a).

CONCLUSIONS

The proposed amalgamation of lots does not change the risk from bushfire, the subdivision is considered exempt under C13.4.1(a)- insufficient increase in risk.

The exemption only applies to the proposed amalgamation (subdivision). Any future subdivision or building works will require assessment against the Bushfire Prone Areas Code and/ or Directors Determinations.

REFERENCES

Tasmanian Planning Scheme Bushfire Prone Areas Code

Standards Australia. (20018). *AS 3959-20018 Construction of Buildings in Bushfire Prone Areas*.

Director's Determination for Bushfire Hazard Areas v1.2 2024



Figure 1: Subdivision Plan

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE¹ UNDER S51(2)(d) LAND USE PLANNING AND APPROVALS ACT 1993

1. Land to which certificate applies

The subject site includes property that is proposed for use and development and includes all properties upon which works are proposed for bushfire protection purposes.

Street address:

8-20 St Helens Point Road, St Helens

Certificate of Title / PID:

111144/1, 111865/1, 171694/1, 177433/1, 23655/1,
PID 3617751

2. Proposed Use or Development

**Description of proposed Use
and Development:**

5 lots to 1 lot and road lot subdivision.

Applicable Planning Scheme:

Tasmanian Planning Scheme – Break O’Day

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Management Report 8-20 St Helens Point Road St Helens	Scott Livingston	2/9/2026	1
Proposed Consolidation & Council Lot	6TY Pty Ltd	13/8/2026	P01

4. Nature of Certificate

The following requirements are applicable to the proposed use and development:

¹ This document is the approved form of certification for this purpose and must not be altered from its original form.

☒	E1.4 / C13.4 – Use or development exempt from this Code	
	Compliance test	Compliance Requirement
☒	E1.4(a) / C13.4.1(a)	Insufficient increase in risk

☐	E1.5.1 / C13.5.1 – Vulnerable Uses	
	Acceptable Solution	Compliance Requirement
☐	E1.5.1 P1 / C13.5.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
☐	E1.5.1 A2 / C13.5.1 A2	Emergency management strategy
☐	E1.5.1 A3 / C13.5.1 A2	Bushfire hazard management plan

☐	E1.5.2 / C13.5.2 – Hazardous Uses	
	Acceptable Solution	Compliance Requirement
☐	E1.5.2 P1 / C13.5.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
☐	E1.5.2 A2 / C13.5.2 A2	Emergency management strategy
☐	E1.5.2 A3 / C13.5.2 A3	Bushfire hazard management plan

☐	E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas	
	Acceptable Solution	Compliance Requirement
☐	E1.6.1 P1 / C13.6.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
☐	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
☐	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 :

☐	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement
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☐	E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access	
	Acceptable Solution	Compliance Requirement
☐	E1.6.2 P1 / C13.6.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
☐	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk
☐	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables

☐	E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes	
	Acceptable Solution	Compliance Requirement
☐	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
☐	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
☐	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
☐	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
☐	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table
☐	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

5. Bushfire Hazard Practitioner

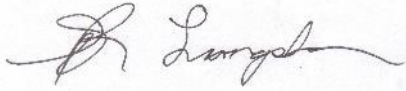
Name:	Scott Livingston	Phone No:	0438 951 021
Postal Address:	PO Box 178, Orford 7190	Email Address:	scottlivingston.lnrs@gmail.com
Accreditation No:	BFP – 105	Scope:	1, 2, 3A, 3B, 3C

6. Certification

I certify that in accordance with the authority given under Part 4A of the *Fire Service Act 1979* that the proposed use and development:

- ☒ Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or
- ☐ The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate.

Signed:
certifier



Name:	Scott Livingston	Date:	2/9/2026
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Certificate Number:	SRL 26/30E
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(for Practitioner Use only)