

## 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:

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

Plans and documents can be inspected at the Council Office by appointment, 32 – 34 Georges Bay Esplanade, St Helens during normal office hours or online at [www.bodc.tas.gov.au](http://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](mailto: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 10<sup>th</sup> January 2026 **until 5pm Friday 23<sup>rd</sup> January 2026.**

**John Brown**  
**GENERAL MANAGER**

# BIG4 ST. HELENS HOLIDAY PARK

## at 2 PENELOPE STREET, ST. HELENS TAS 7216

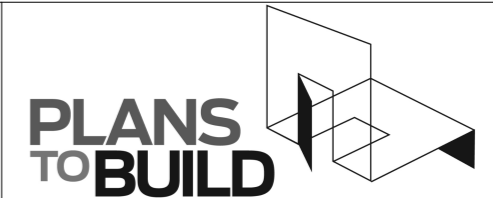
### for P & T ROBINSON INVESTMENTS PTY LTD



LOCATION PLAN

#### DRAWING SCHEDULE

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



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

**GENERAL NOTES:**

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

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

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

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

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

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

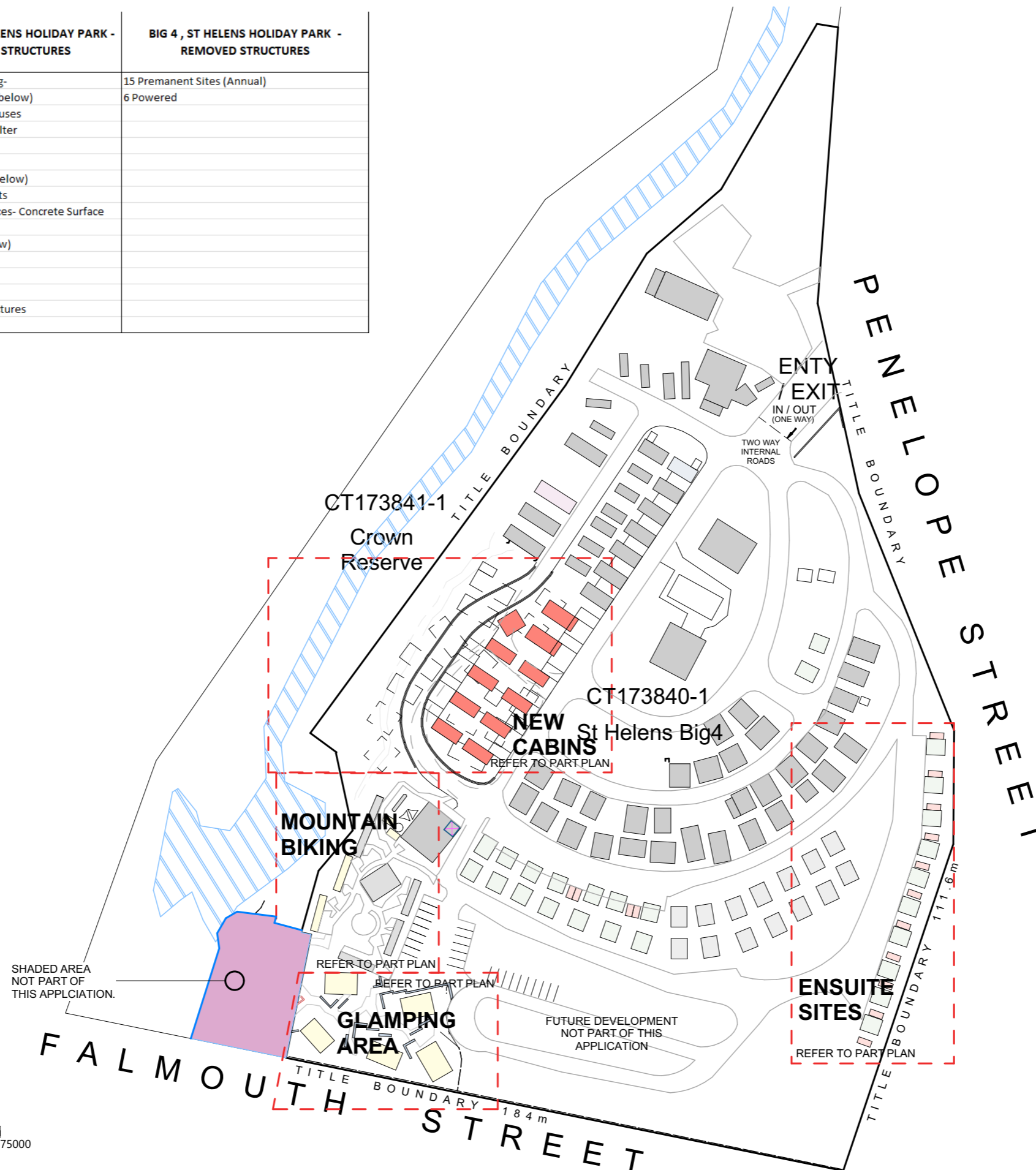
ALL FITTINGS & FIXTURES INSTALLED SHALL BE PURCHASED AS NEW CONDITION & QUALITY & CARRY THE RELEVANT AUSTRALIAN STANDARD COMPLIANCES.

**PROJECT INFORMATION:**

|   |   |                                      |                              |   |
|---|---|--------------------------------------|------------------------------|---|
| FLOOR AREAS: EXISTING - 3, 750m2<br>NEW - 580m2 |   | SITE AREA: 4.69 Ha                   | WIND SPEED                   | LAND TITLE, VOLUME & FOLIO<br><b>173840/1</b> |
| SITE OVERLAYS:                                  | SITE CLASSIFICATION :                       | CLIMATE ZONE: <b>7</b>               | ALPINE AREA: <b>N/A</b>      | BUSHFIRE ATTACK LEVEL:                        |
| COUNCIL: BREAK O'DAY                            | WIND REGION: <b>A3</b>                      | CORROSION ENVIRONMENT: <b>SEVERE</b> | TERRAIN CLASSIFICATION:      |   |
| SCHEME / ZONE: 10.0 GENERAL RESIDENTIAL         | SCALE: IF IN DOUBT ASK<br><b>SCALE @ A3</b> | PRINT DATE: <b>13/10/2025</b>        | PROJECT NUMBER: <b>22174</b> | rev. Amendment                                |

|                        |                 |
|------------------------|-----------------|
| DRAWING No: <b>A00</b> | ISSUE: APPROVAL |
| <b>1 of 17</b>         | REV: 0          |

| BIG 4, ST HELENS HOLIDAY PARK - EXISTING STRUCTURES | BIG 4, ST HELENS HOLIDAY PARK - NEW STRUCTURES | BIG 4, ST HELENS HOLIDAY PARK - REMOVED STRUCTURES |
|---|--|--|
| Reception Building                                  | Mountain Biking-<br>(Structures- As below)     | 15 Premanent Sites (Annual)                        |
| 24 Cabins   | 12 Bed Bunk Houses                             | 6 Powered  |
| Indoor play centre & cinema                         | Bike Repair Shelter                            |  |
| Playground  | Bike Shelter                                   |  |
| BBQ Area  |  |  |
| Jumping Pillow                                      |  |  |
| Common Laundry, Bathroom Male & Female showers      | Glamping (As Below)                            |  |
| 25 powered sites                                    | 5 Glamping Tents                               |  |
| 22 Evergreen Powered Sites                          | Carpak 14 - Spaces- Concrete Surface           |  |
| 16 Powered slab sites                               |  |  |
| 2 ensuites  | Cabins (As Below)                              |  |
| 49 Annual sites                                     | 11 New cabins                                  |  |
| Camp Kitchen  |  |  |
| Tv room   | Ensuites                                       |  |
| Access toilet                                       | 15 Ensuite Structures                          |  |
| Unpowered Camp Area/ Grounds                        |  |  |



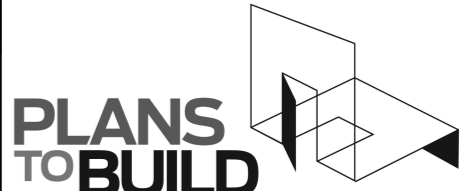
### SITE PLAN NOTES

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

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

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

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

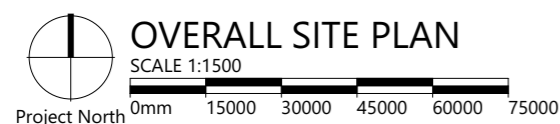


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Email - leigh@planstobuild.com.au  
**L.M.DELL LIC. No. CC5932 G**

**Owner:**  
**P & T ROBINSON INVESTMENTS PTY LTD**

| rev. Amendment         | Date            |
|------------------------|-----------------|
| DRAWING No: <b>A01</b> | ISSUE: APPROVAL |
| 2 of 17                | REV: 0          |



## BIG4 ST. HELENS HOLIDAY PARK

**2 PENELOPE STREET, ST. HELENS TAS 7216**

PROJECT NUMBER:  
**22174**

SCALE: IF IN DOUBT ASK  
**SCALE @ A3**

PRINT DATE:  
**13/10/2025**

DRAWING No: **A01** ISSUE: APPROVAL  
2 of 17 REV: 0

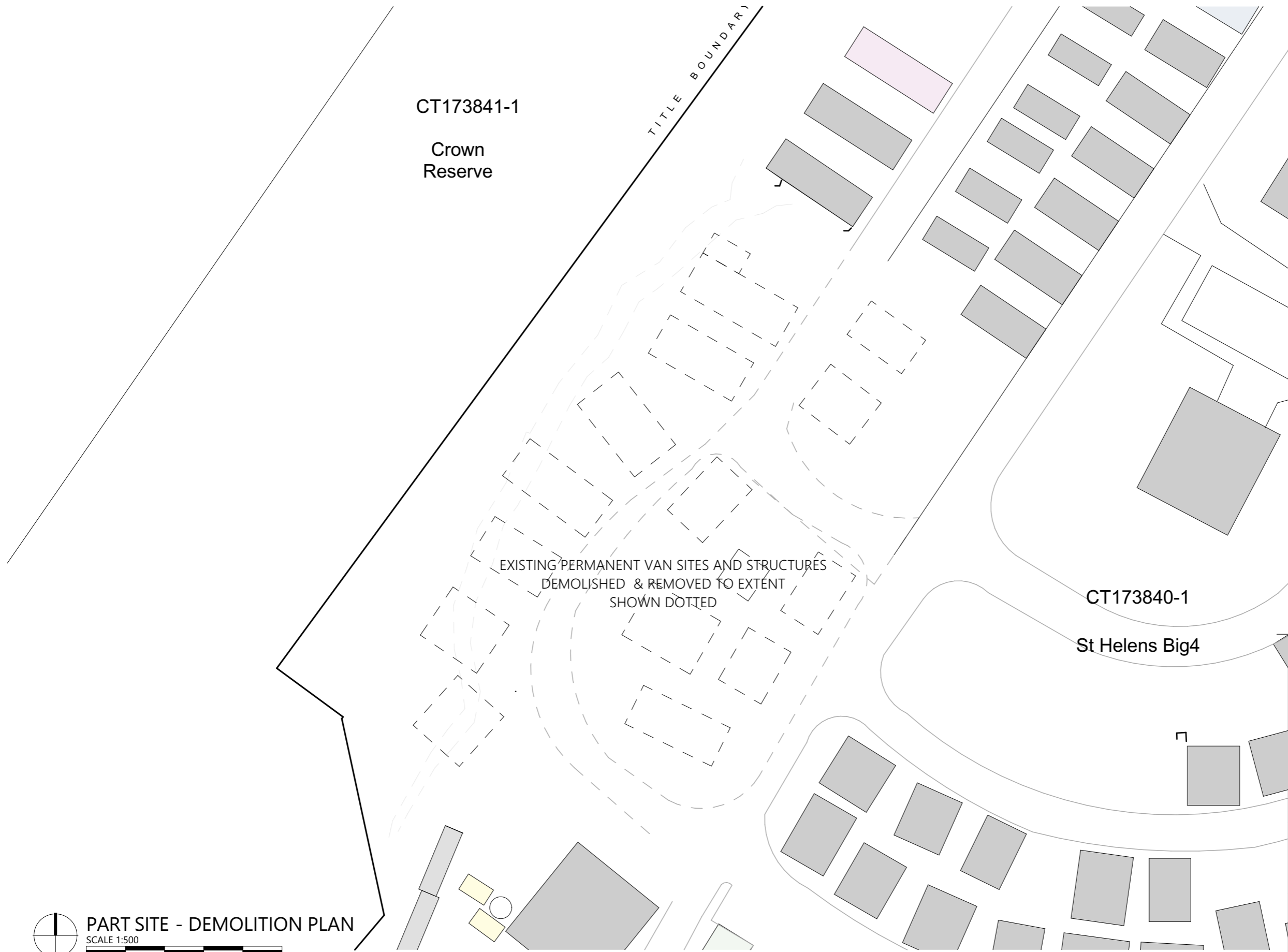
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EXISTING PERMANENT VAN SITES AND STRUCTURES  
 DEMOLISHED & REMOVED TO EXTENT  
 SHOWN DOTTED

CT173840-1

St Helens Big4

Project North

**PART SITE - DEMOLITION PLAN**  
 SCALE 1:500

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**BIG4 ST. HELENS HOLIDAY PARK**

**2 PENELOPE STREET, ST. HELENS TAS 7216**

PROJECT NUMBER:  
**22174**

SCALE: IF IN DOUBT ASK  
**SCALE @ A3**

PRINT DATE:  
**13/10/2025**

|                           |                 |
|---------------------------|-----------------|
| rev. Amendment            | Date            |
| DRAWING No:<br><b>A02</b> | ISSUE: APPROVAL |
| <b>3 of 17</b>            | REV: 0          |



**SITE PLAN NOTES**

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

**PLANS TO BUILD**

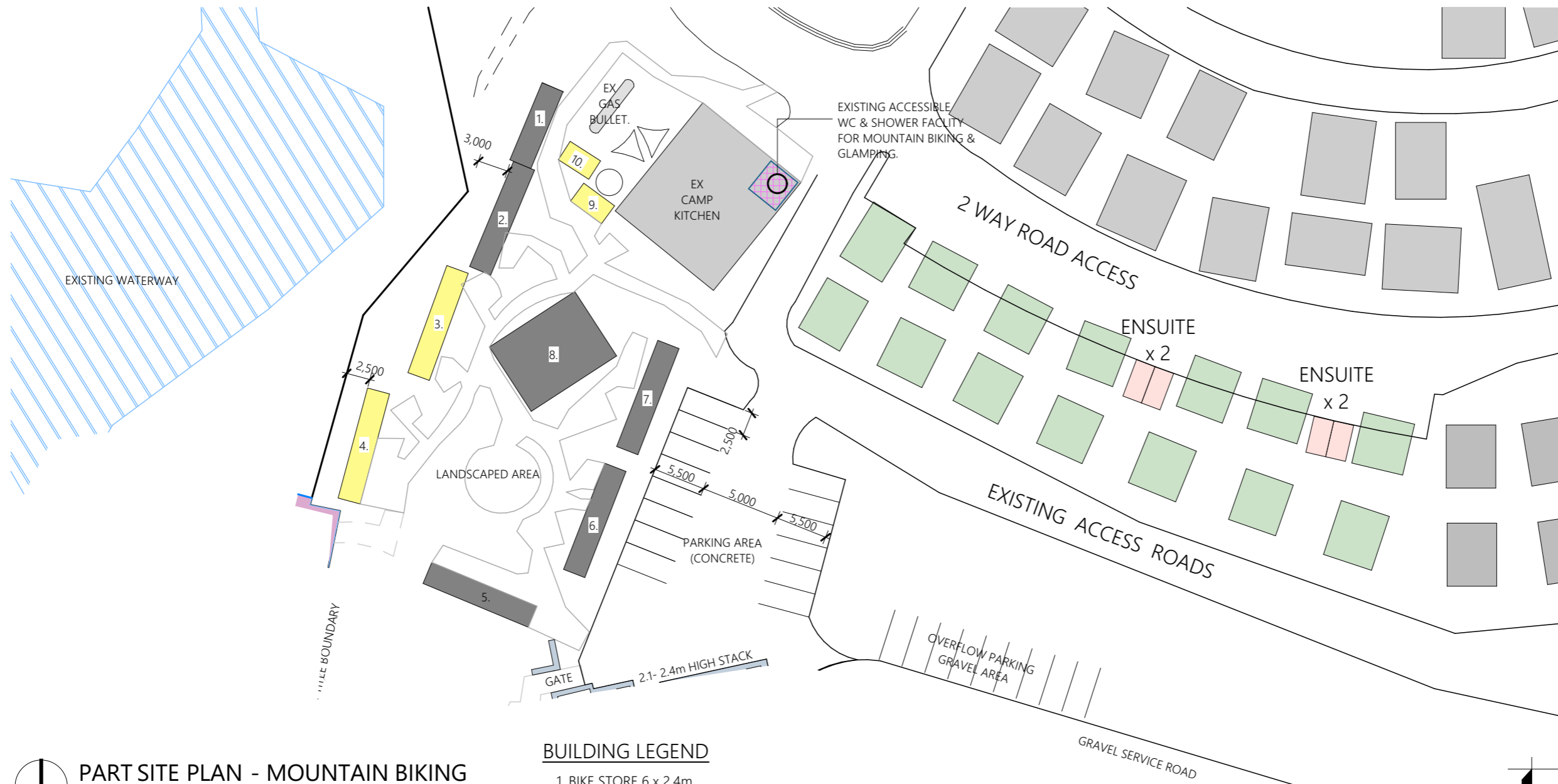
ABN 23 269 055 701  
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**BIG4 ST. HELENS HOLIDAY PARK**

**2 PENELOPE STREET, ST. HELENS TAS 7216**

|                                 |   |                                  |                              |                                   |
|---------------------------------|---|----------------------------------|------------------------------|-----------------------------------|
| PROJECT NUMBER:<br><b>22174</b> | SCALE: IF IN DOUBT ASK<br><b>SCALE @ A3</b> | PRINT DATE:<br><b>13/10/2025</b> | rev. Amendment<br><b>A03</b> | Date<br>ISSUE: APPROVAL<br>REV: 0 |
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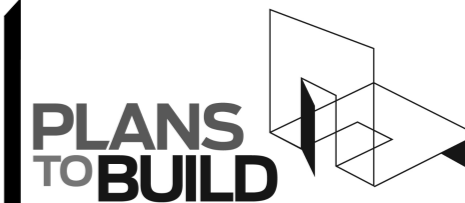


**PART SITE PLAN - MOUNTAIN BIKING**  
 SCALE 1:500  
 0mm 5000 10000 15000 20000 25000  
 Project North

**BUILDING LEGEND**

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

REFER TO MOUNTAIN BIKING  
 STRUCTURE DRAWINGS FOR BUILDING DETAILS



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**INVESTMENTS PTY LTD**

**BIG4 ST. HELENS HOLIDAY PARK**

**2 PENELOPE STREET, ST. HELENS TAS 7216**

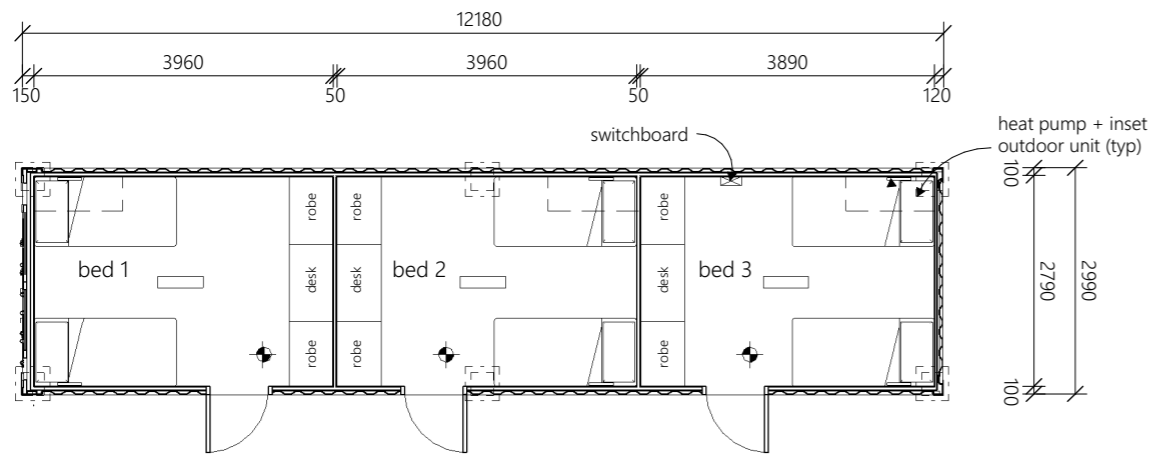
PROJECT NUMBER:  
**22174**

SCALE: IF IN DOUBT ASK  
**SCALE @ A3**

PRINT DATE:  
**13/10/2025**

rev. Amendment  
 DRAWING No:  
**A04**

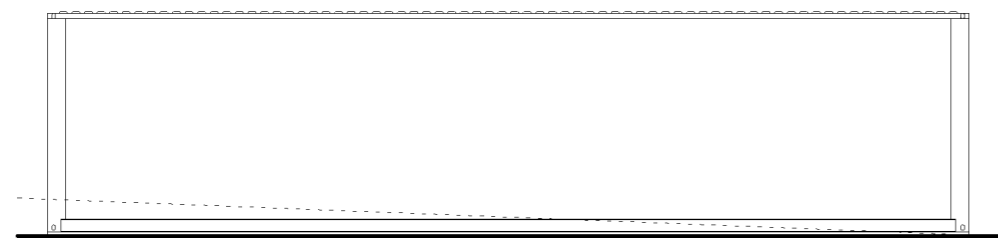
Date  
 ISSUE: APPROVAL  
 REV: 0



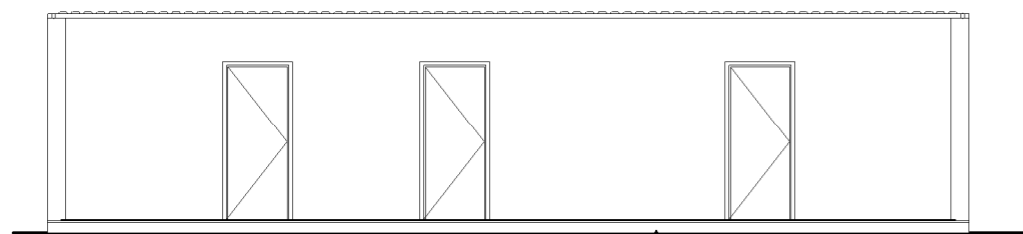
BUILDINGS 3 & 4 - BED BUNKS



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

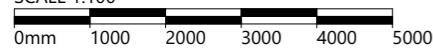


REAR ELEVATION

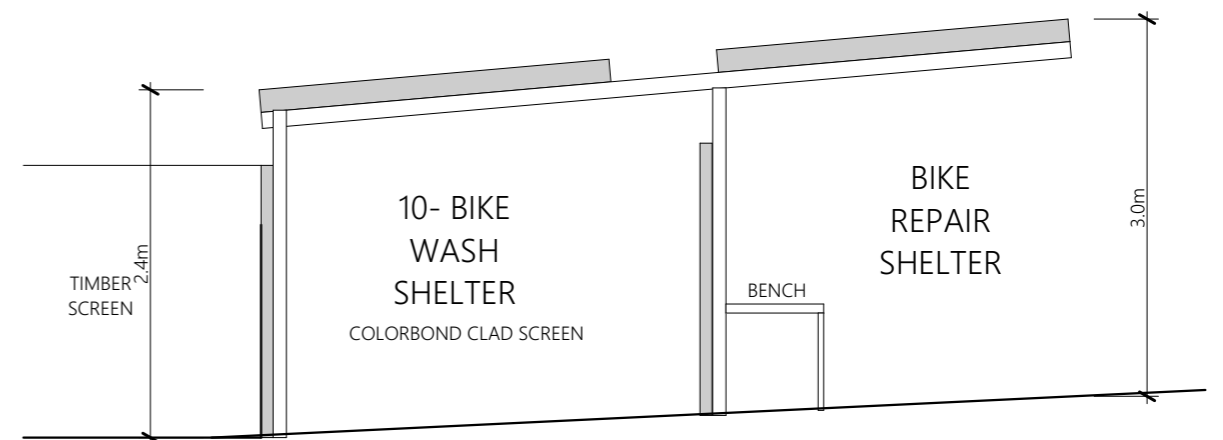
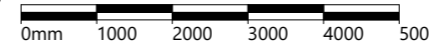


FRONT ELEVATION

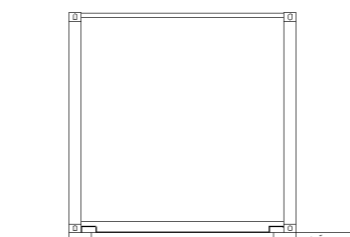
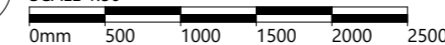
1 MOUNTAIN BIKING STRUCTURES  
SCALE 1:100



2 MOUNTAIN BIKING STRUCTURES  
SCALE 1:100



3 BIKE SHELTERS 9 & 10 SECTION  
SCALE 1:50



TYPICAL SIDE ELEVATION



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|                 |                 |
|-----------------|-----------------|
| rev. Amendment  | Date            |
| DRAWING No: A05 | ISSUE: APPROVAL |
| 6 of 17         | REV: 0          |

# BIG4 ST. HELENS HOLIDAY PARK

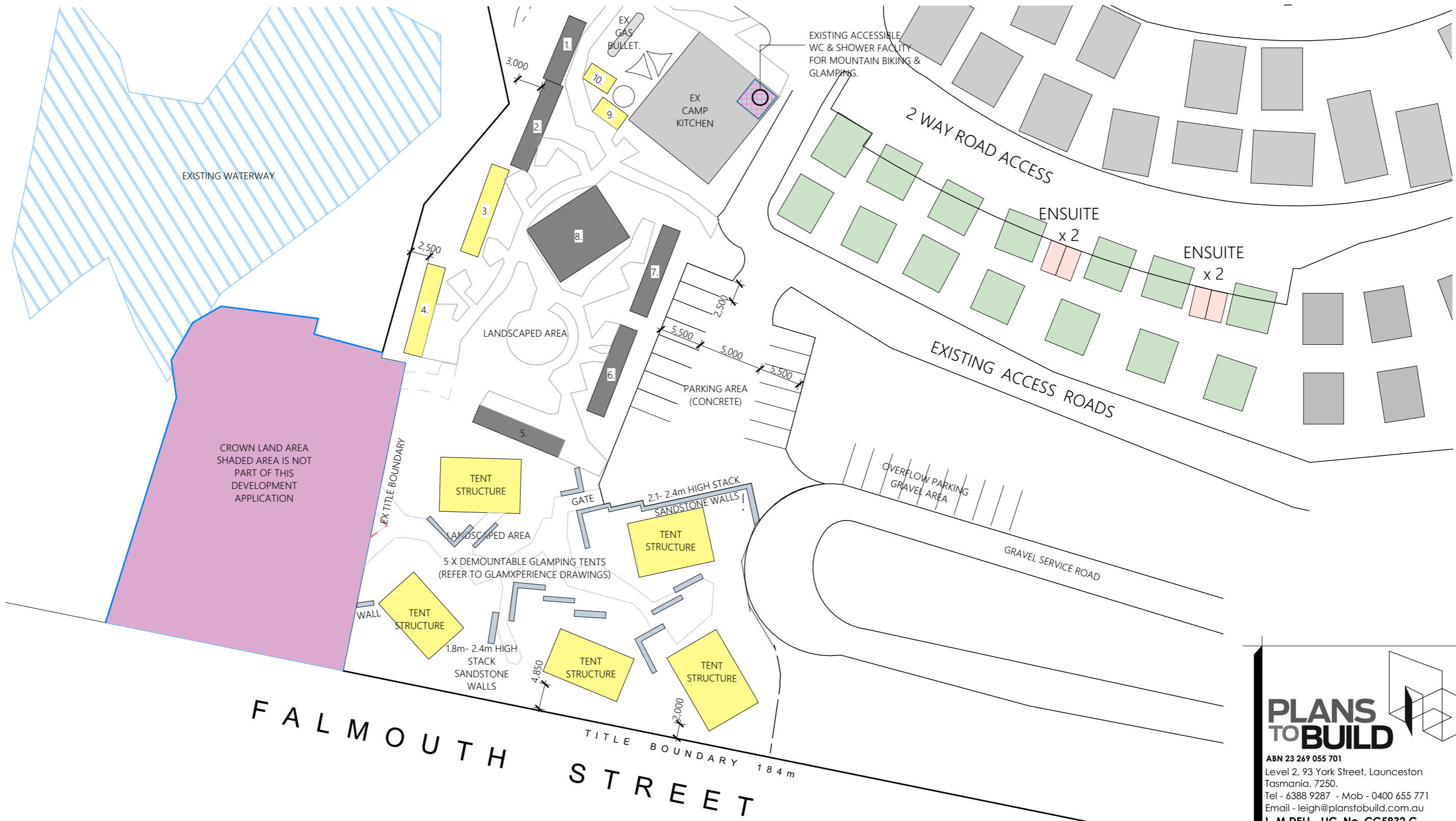
**2 PENELOPE STREET, ST. HELENS TAS 7216**


PROJECT NUMBER:  
**22174**

SCALE: IF IN DOUBT ASK  
**SCALE @ A3**

PRINT DATE:  
**13/10/2025**

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



TYPICAL WALL STRUCTURE DETAILS -

  
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| rev. | Amendment | Date |
|------|-----------|------|
|      |           |      |

DRAWING No: **A06**  
 ISSUE: APPROVAL  
 REV: 0

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

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

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

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

**BIG4 ST. HELENS HOLIDAY PARK**

**2 PENELOPE STREET, ST. HELENS TAS 7216**

PROJECT NUMBER:  
**22174**

SCALE: IF IN DOUBT ASK  
**SCALE @ A3**

PRINT DATE:  
**13/10/2025**

|      |                           |                 |
|------|---------------------------|-----------------|
| rev. | Amendment                 | Date            |
|      | DRAWING No:<br><b>A07</b> | ISSUE: APPROVAL |
|      | 8 of 17                   | REV: 0          |

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MOUNTAIN BIKING - LANDSCAPE IMAGE

### LANDSCAPING NOTES

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

GLAMPING - LANDSCAPE IMAGE



WORKS IN SHADED AREA  
NOT PART  
OF THIS APPLICATION

## BIG4 ST. HELENS HOLIDAY PARK

**2 PENELOPE STREET, ST. HELENS TAS 7216**

PROJECT NUMBER:  
**22174**

SCALE: IF IN DOUBT ASK  
**SCALE @ A3**

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**13/10/2025**

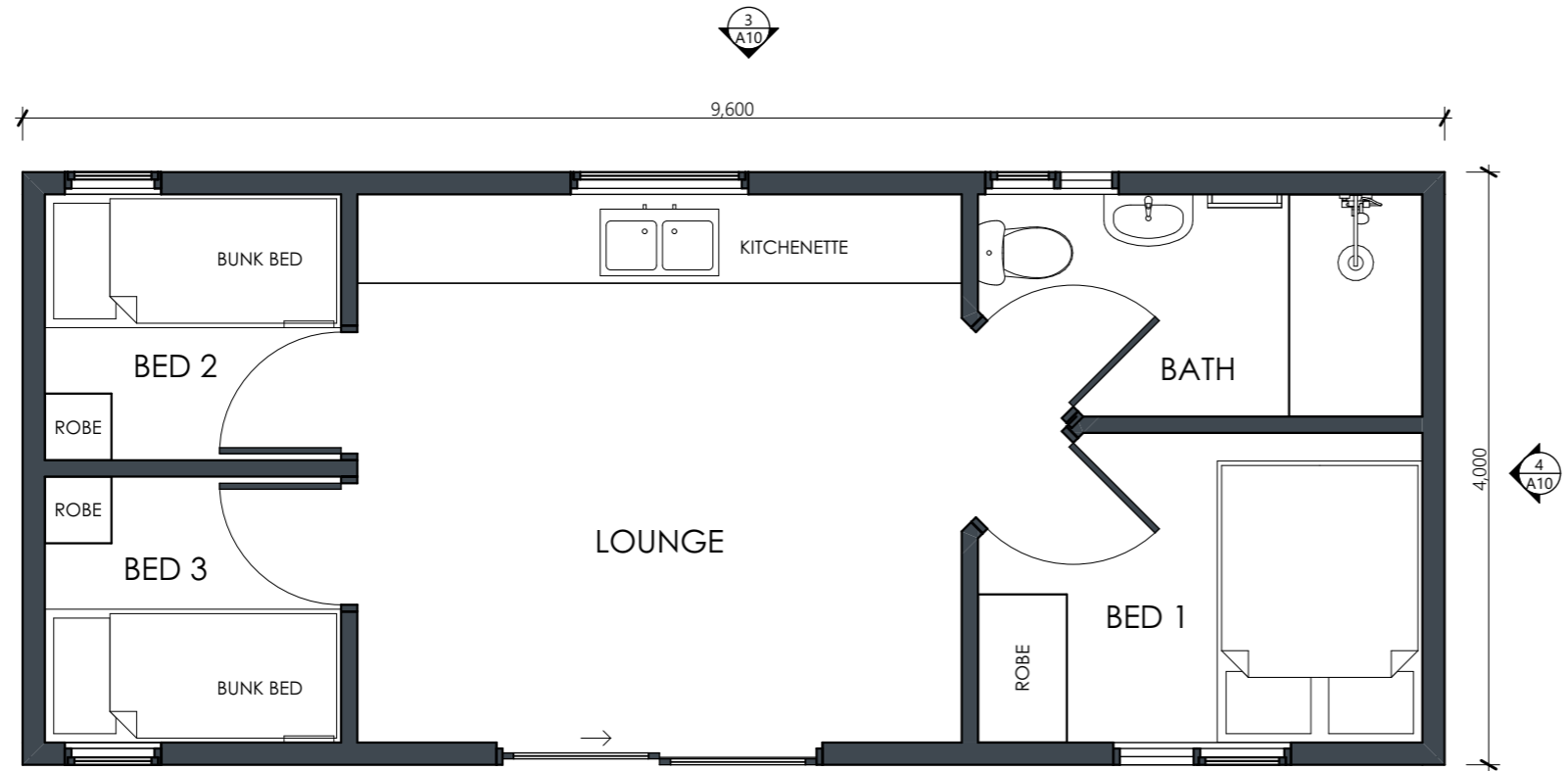
| rev. | Amendment                 | Date            |
|------|---------------------------|-----------------|
|      | DRAWING No:<br><b>A08</b> | ISSUE: APPROVAL |
|      | 9 of 17                   | REV: 0          |

**PLANS TO BUILD**

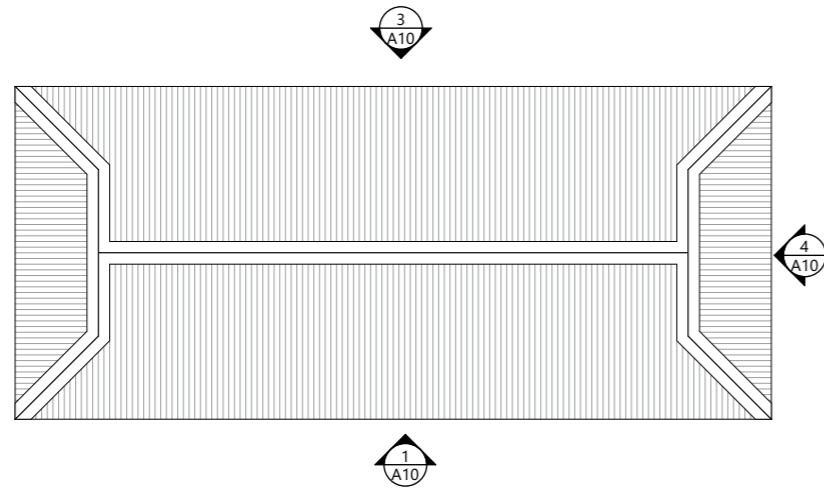


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**FLOOR PLAN**  
SCALE 1:50  
Project North 0mm 500 1000 1500 2000 2500



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

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**13/10/2025**

| rev. | Amendment | Date |
|------|-----------|------|
|      |           |      |

DRAWING No:  
**A09**

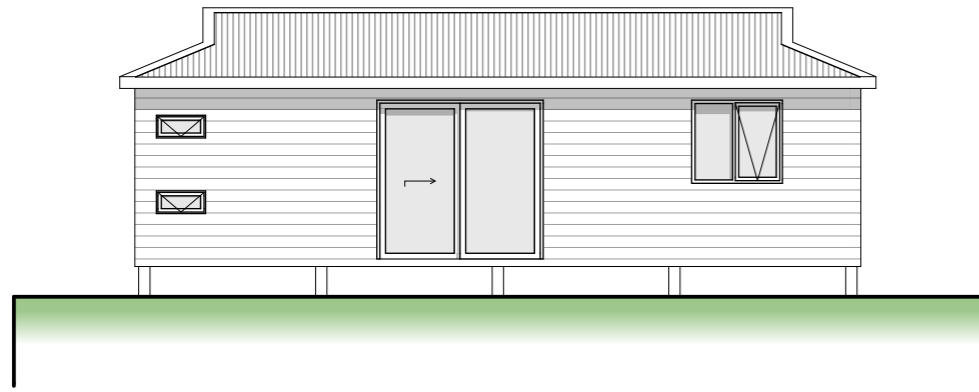
10 of 17

ISSUE: APPROVAL  
REV: 0

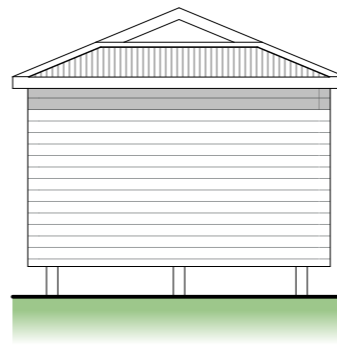
**PLANS TO BUILD**

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

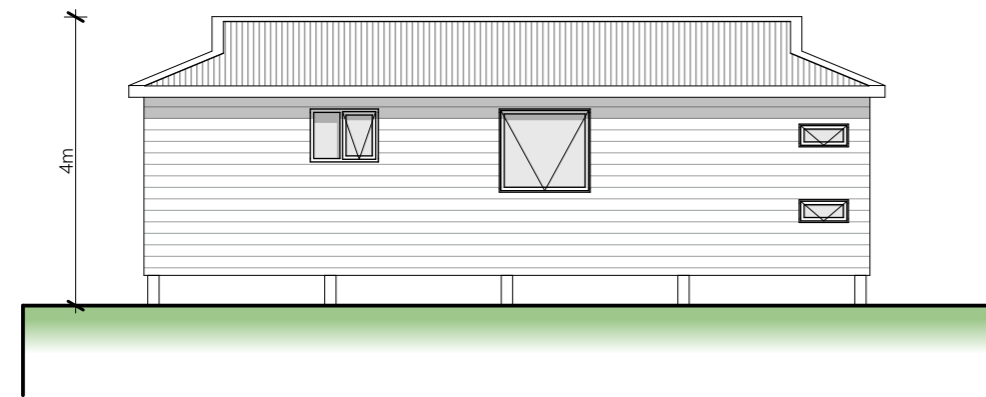
**Owner:**  
**P & T ROBINSON**  
**INVESTMENTS PTY LTD**



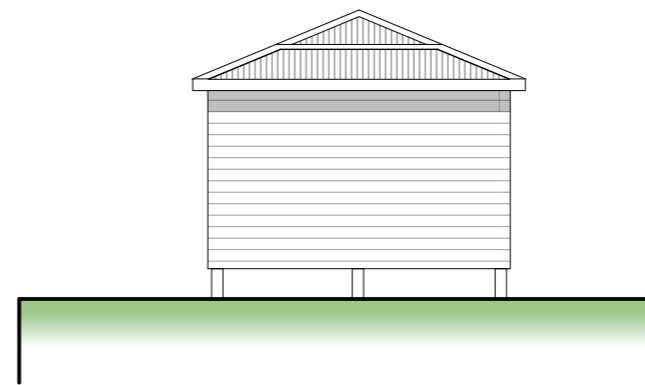
1 CABIN FRONT ELEVATION  
SCALE 1:100  
0mm 1000 2000 3000 4000 5000



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



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



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

**PLANS TO BUILD**

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

**Owner:**  
**P & T ROBINSON  
INVESTMENTS PTY LTD**

| rev. | Amendment | Date |
|------|-----------|------|
|      |           |      |

DRAWING No: **A10** 11 of 17  
ISSUE: APPROVAL  
REV: 0

**BIG4 ST. HELENS HOLIDAY PARK**

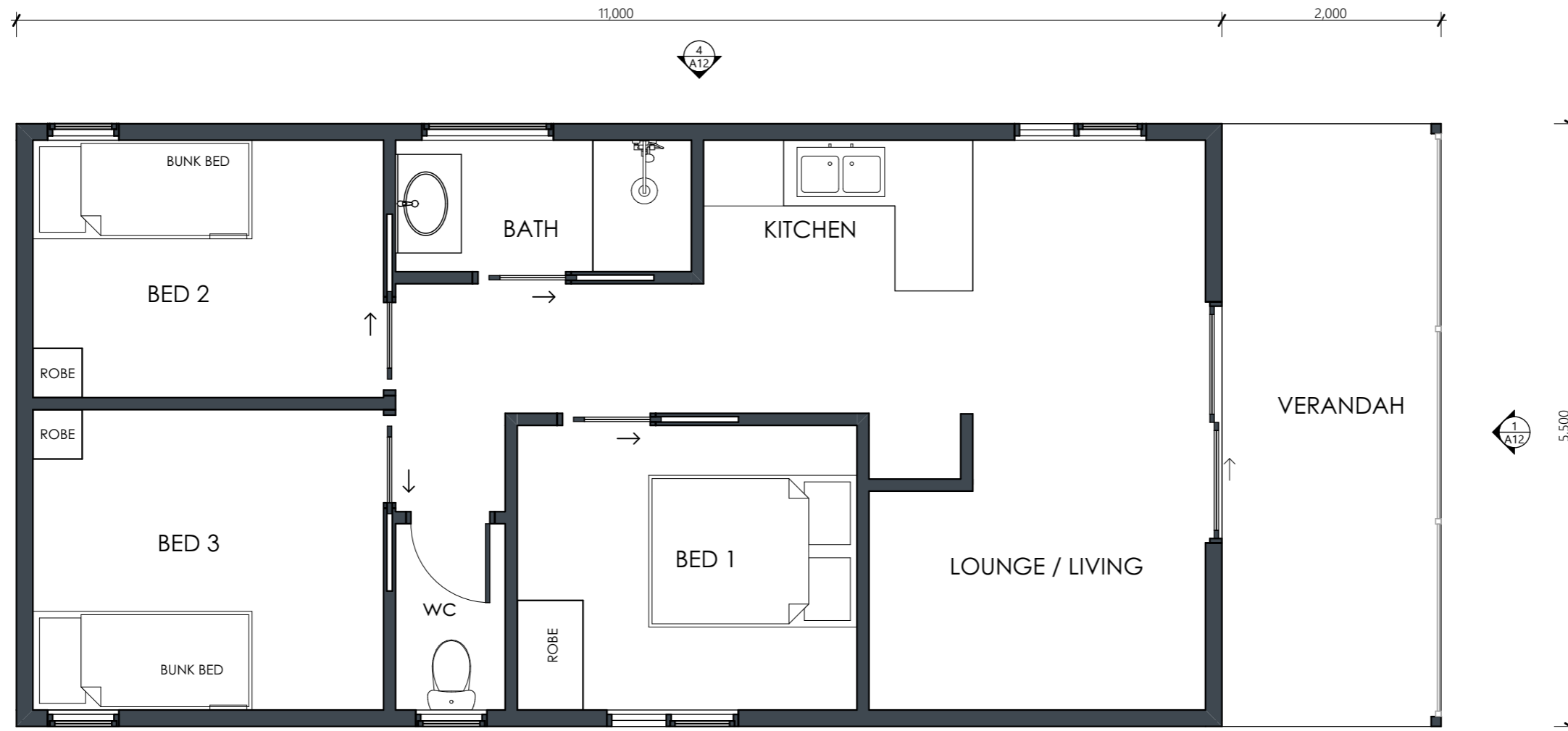
**2 PENELOPE STREET, ST. HELENS TAS 7216**

PROJECT NUMBER:  
**22174**

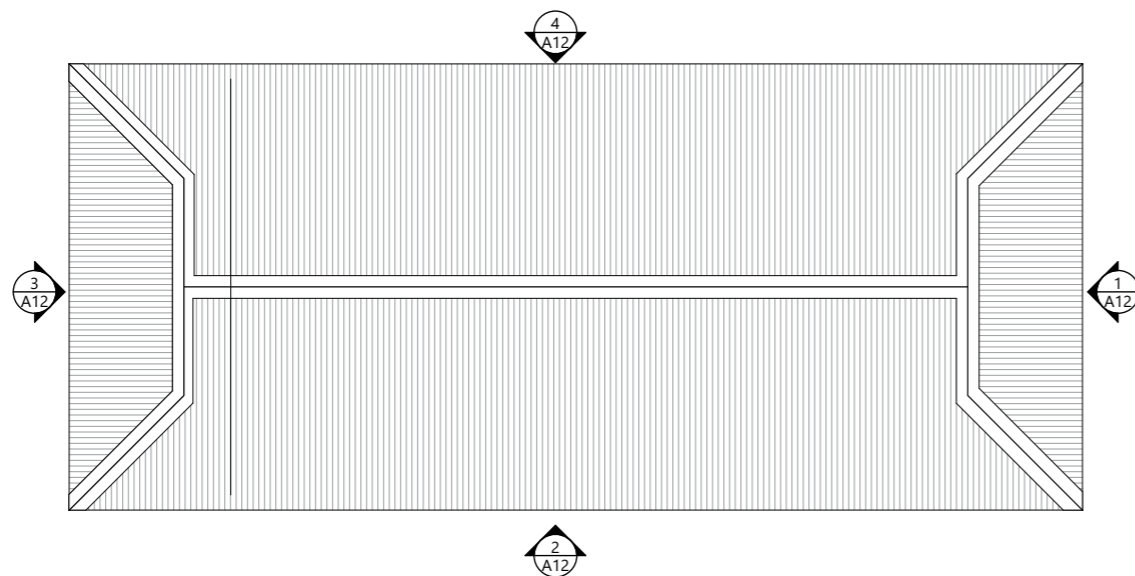
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**SCALE @ A3**

PRINT DATE:  
**13/10/2025**

DRAWING No: **A10** 11 of 17  
ISSUE: APPROVAL  
REV: 0



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



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

# BIG4 ST. HELENS HOLIDAY PARK

**2 PENELOPE STREET, ST. HELENS TAS 7216**

PROJECT NUMBER:  
**22174**

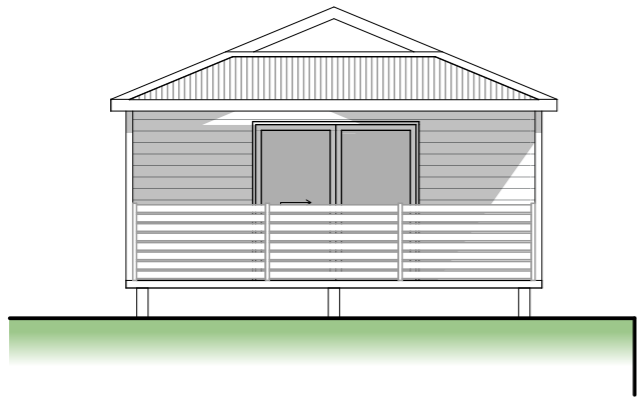
SCALE: IF IN DOUBT ASK  
**SCALE @ A3**

PRINT DATE:  
**13/10/2025**

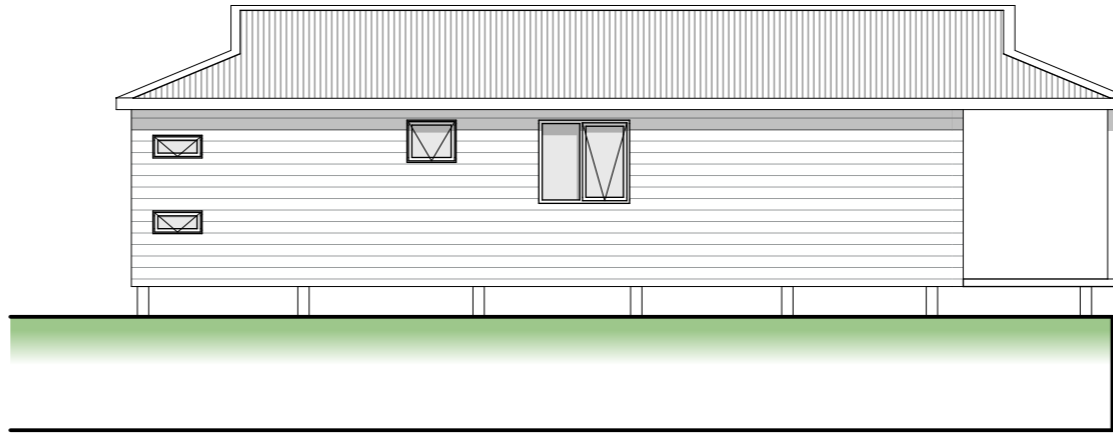
| rev.        | Amendment  | Date            |
|-------------|------------|-----------------|
|             | <b>A11</b> | <b>12 of 17</b> |
| DRAWING No: |            | ISSUE: APPROVAL |
|             |            | REV: 0          |

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

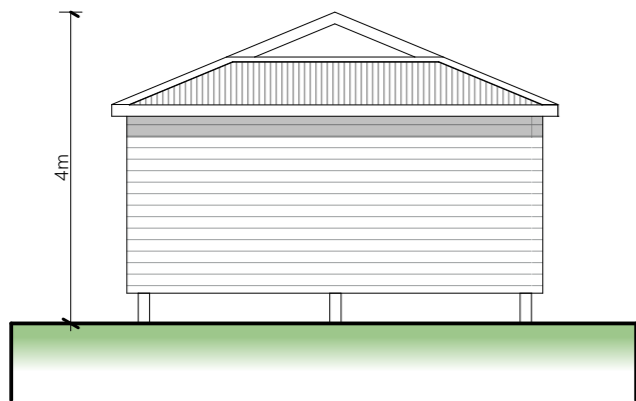
**Owner:**  
**P & T ROBINSON**  
**INVESTMENTS PTY LTD**



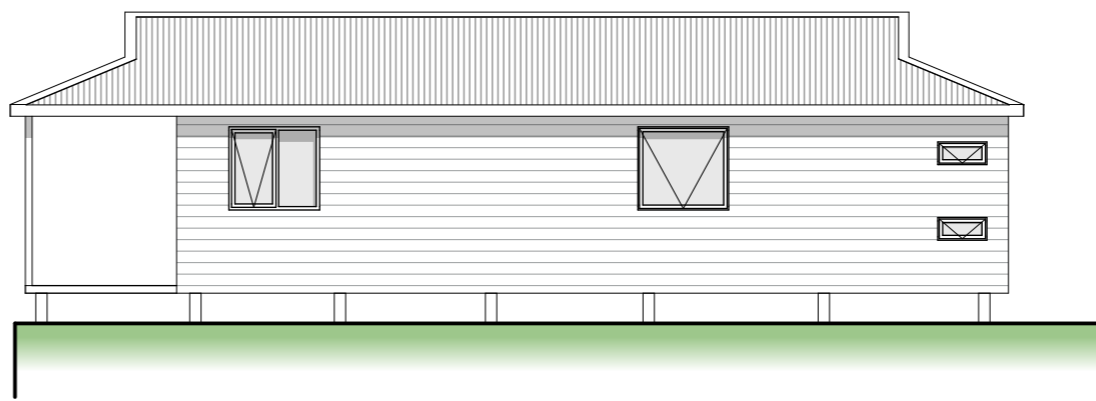
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SCALE 1:100  
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2 CABIN LH SIDE ELEVATION  
SCALE 1:100  
0mm 1000 2000 3000 4000 5000



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



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

**PLANS TO BUILD**

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

**Owner:**  
**P & T ROBINSON  
INVESTMENTS PTY LTD**

|  |  |
|--|--|
|  |  |
|--|--|

|      |           |      |
|------|-----------|------|
| rev. | Amendment | Date |
|      |           |      |

**BIG4 ST. HELENS HOLIDAY PARK**

**2 PENELOPE STREET, ST. HELENS TAS 7216**

PROJECT NUMBER:  
**22174**

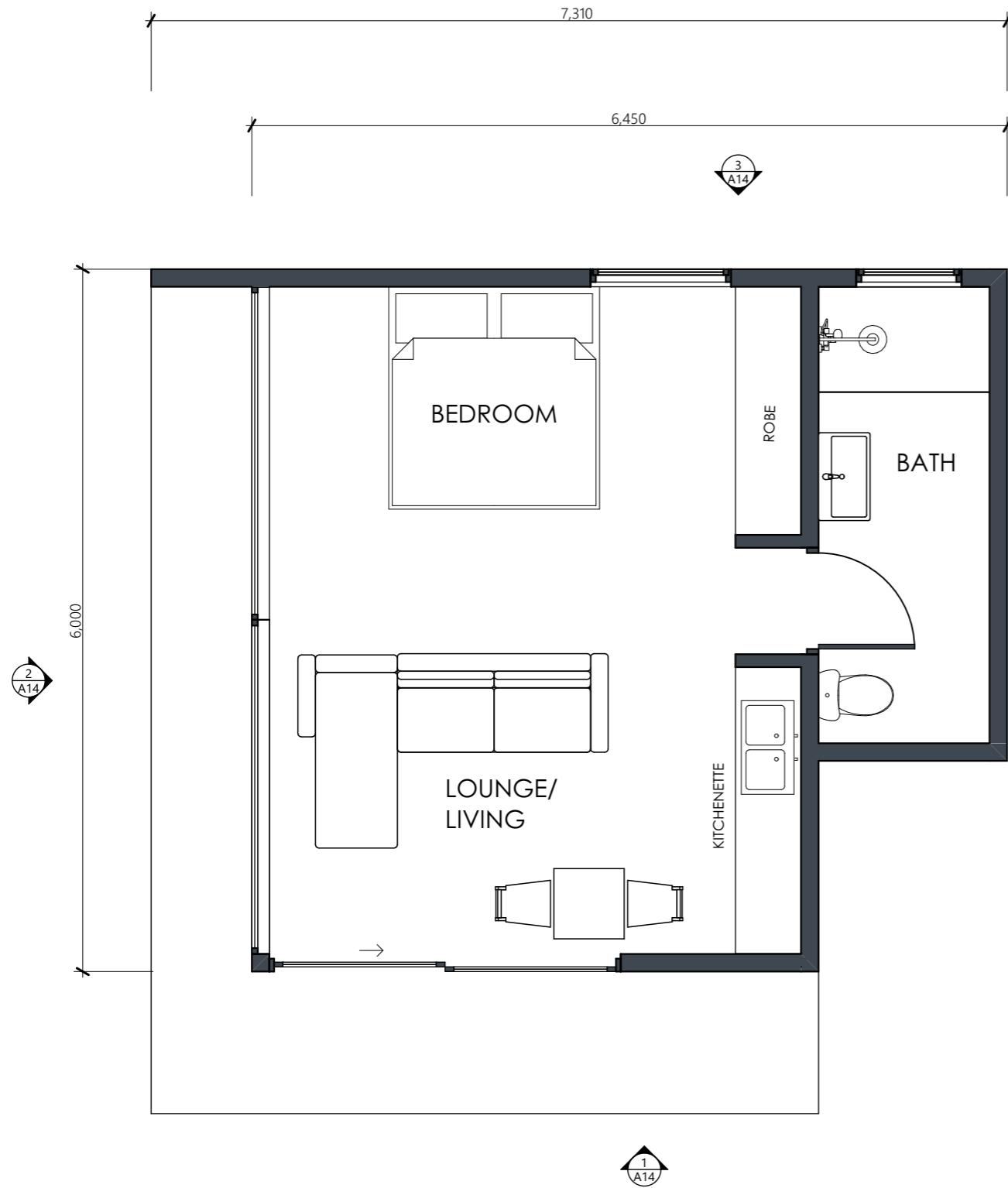
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**SCALE @ A3**

PRINT DATE:  
**13/10/2025**

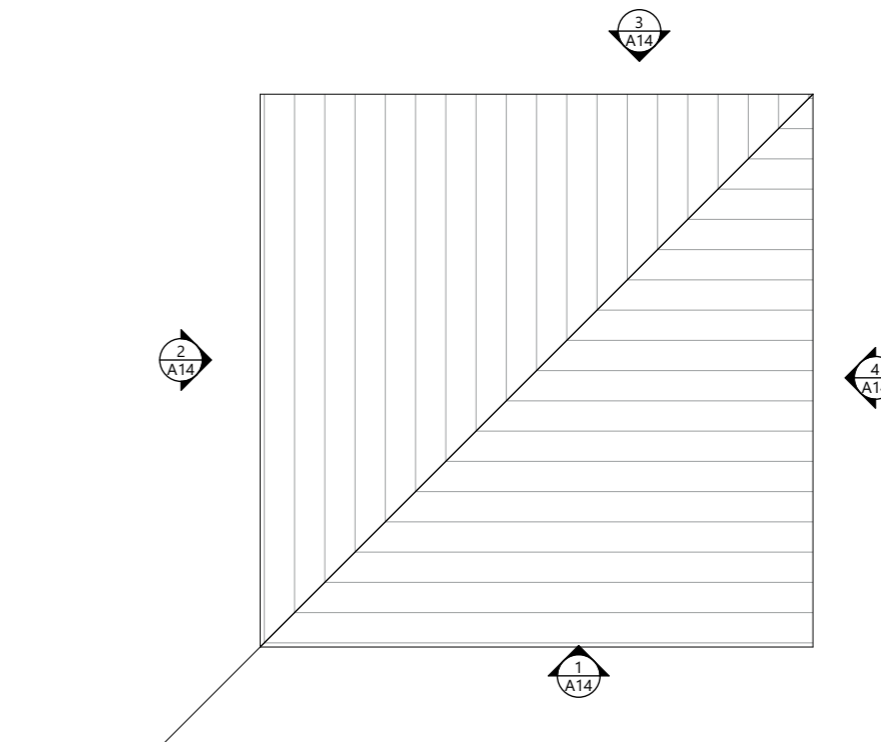
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**A12**

13 of 17

ISSUE: APPROVAL  
REV: 0

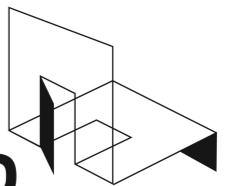


POD FLOOR PLAN  
SCALE 1:50  
0mm 500 1000 1500 2000 2500  
Project North



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

**PLANS  
TO BUILD**



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

**Owner:**  
**P & T ROBINSON  
INVESTMENTS PTY LTD**

**BIG4 ST. HELENS HOLIDAY PARK**

**2 PENELOPE STREET, ST. HELENS TAS 7216**

PROJECT NUMBER:  
**22174**

SCALE: IF IN DOUBT ASK  
**SCALE @ A3**

PRINT DATE:  
**13/10/2025**

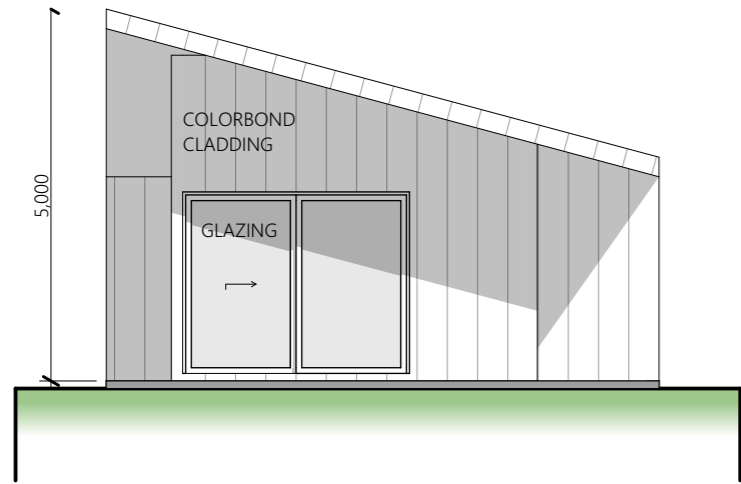
DRAWING No:  
**A13**

14 of 17

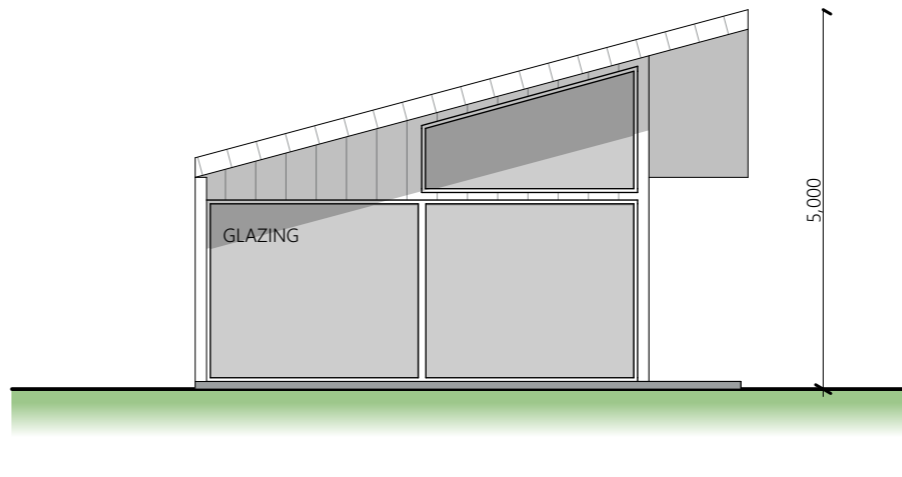
ISSUE: APPROVAL  
REV: 0

rev. Amendment

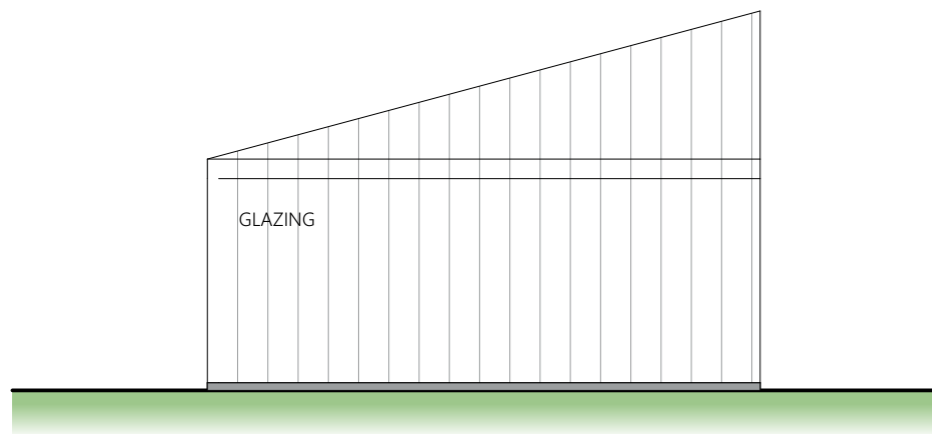
Date



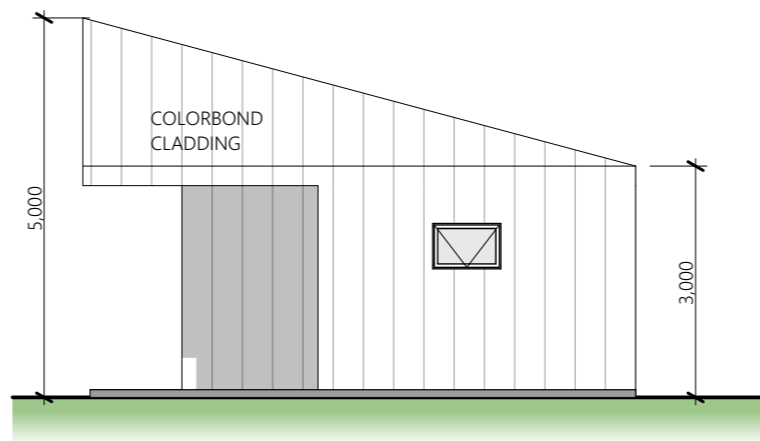
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SCALE 1:100  
0mm 1000 2000 3000 4000 5000



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



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



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

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

**Owner:**  
**P & T ROBINSON  
 INVESTMENTS PTY LTD**

| rev. | Amendment | Date |
|------|-----------|------|
|      |           |      |

DRAWING No: **A14** 15 of 17  
 ISSUE: APPROVAL  
 REV: 0

**BIG4 ST. HELENS HOLIDAY PARK**

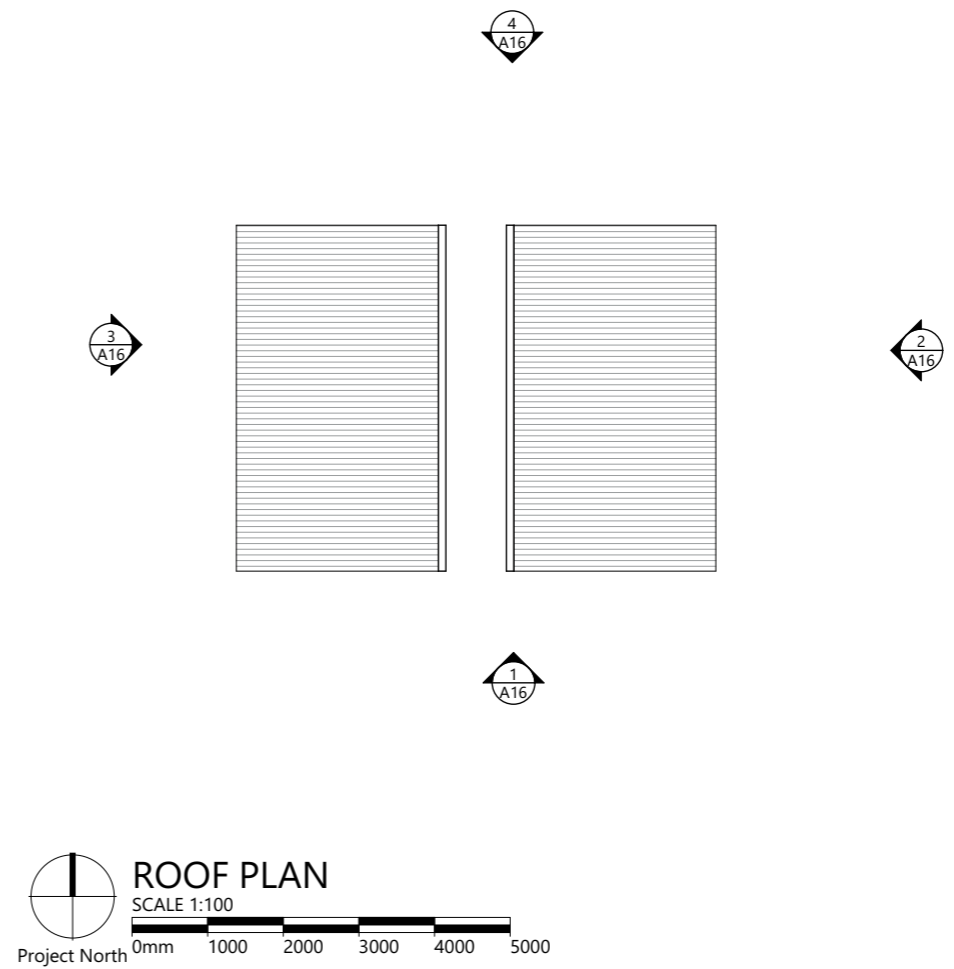
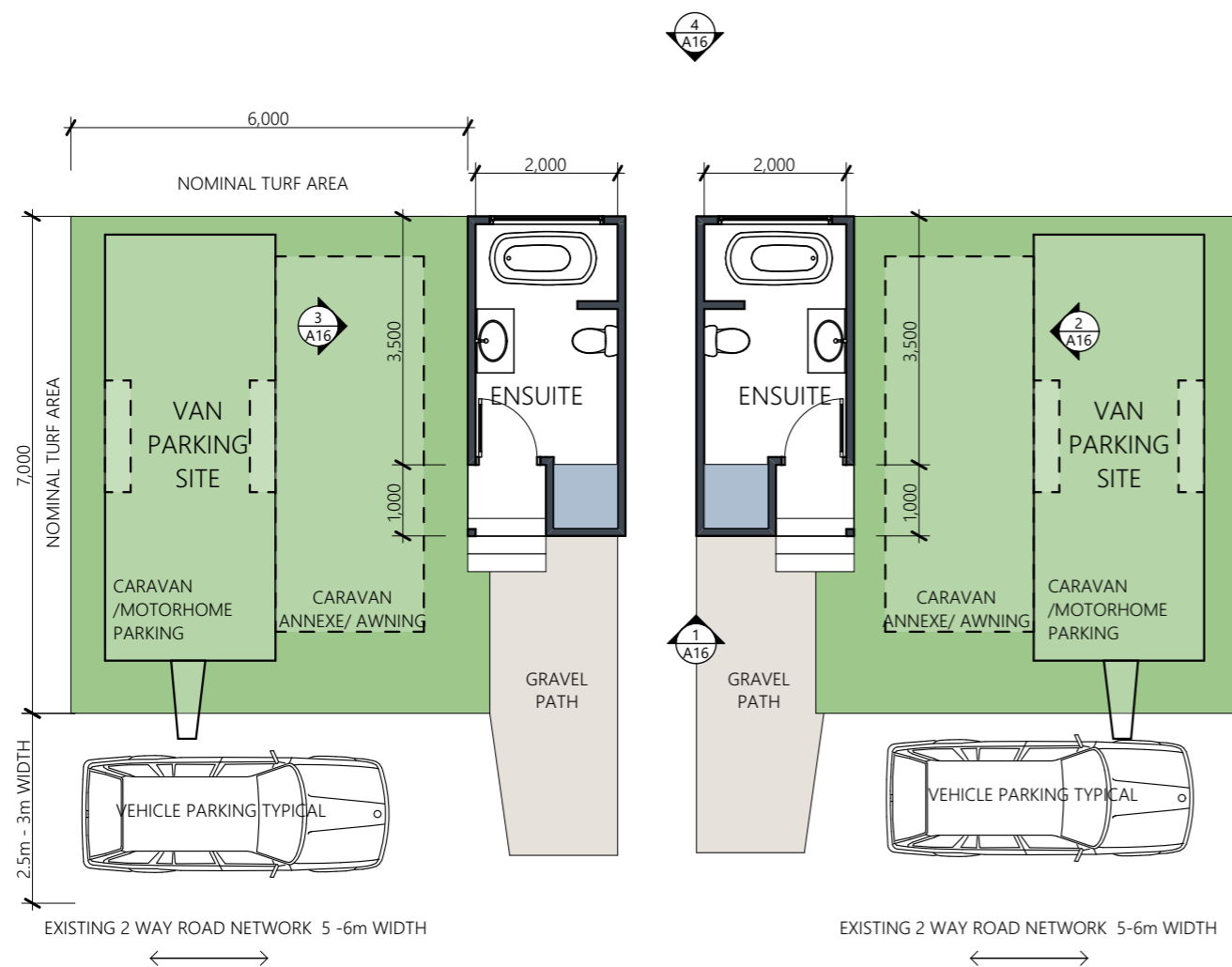
**2 PENELOPE STREET, ST. HELENS TAS 7216**

PROJECT NUMBER:  
**22174**

SCALE: IF IN DOUBT ASK  
**SCALE @ A3**

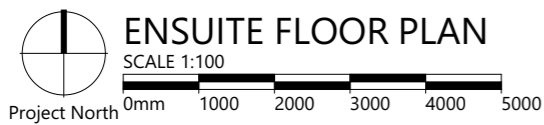
PRINT DATE:  
**13/10/2025**

DRAWING No: **A14** 15 of 17  
 ISSUE: APPROVAL  
 REV: 0



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

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



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

**PLANS TO BUILD**

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

**Owner:**  
**P & T ROBINSON**  
**INVESTMENTS PTY LTD**

# BIG4 ST. HELENS HOLIDAY PARK

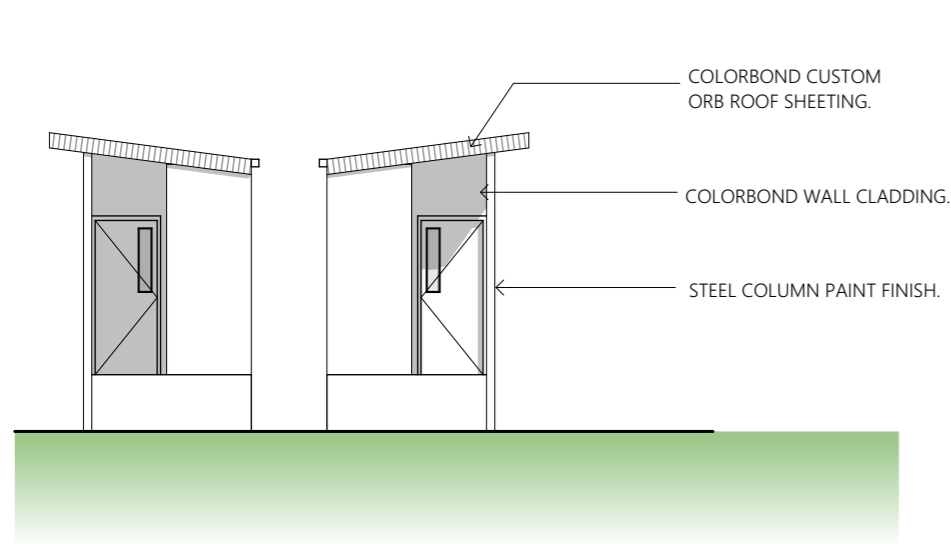
**2 PENELOPE STREET, ST. HELENS TAS 7216**

PROJECT NUMBER:  
**22174**

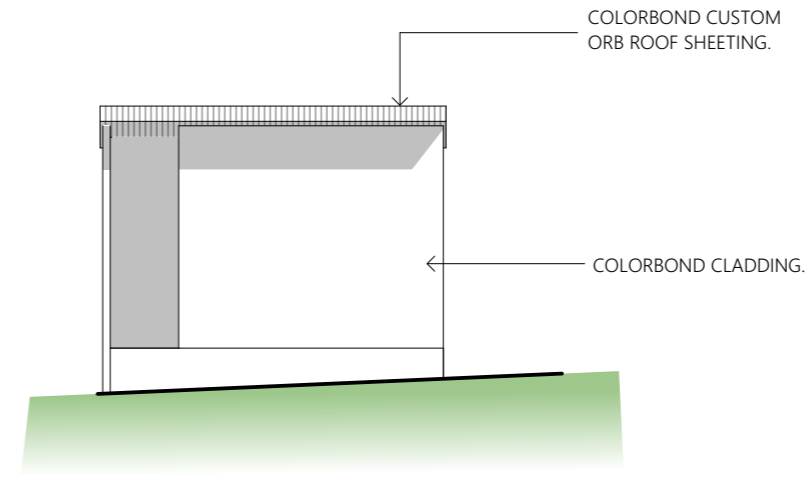
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**SCALE @ A3**

PRINT DATE:  
**13/10/2025**

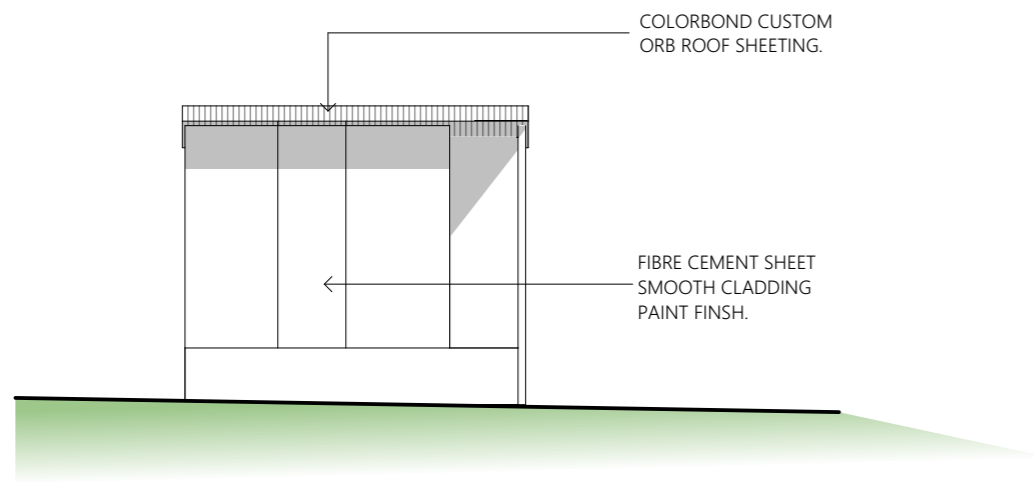
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|---------------------------|-----------------|
| rev. Amendment            | Date            |
| DRAWING No:<br><b>A15</b> | ISSUE: APPROVAL |
| 16 of 17                  | REV: 0          |



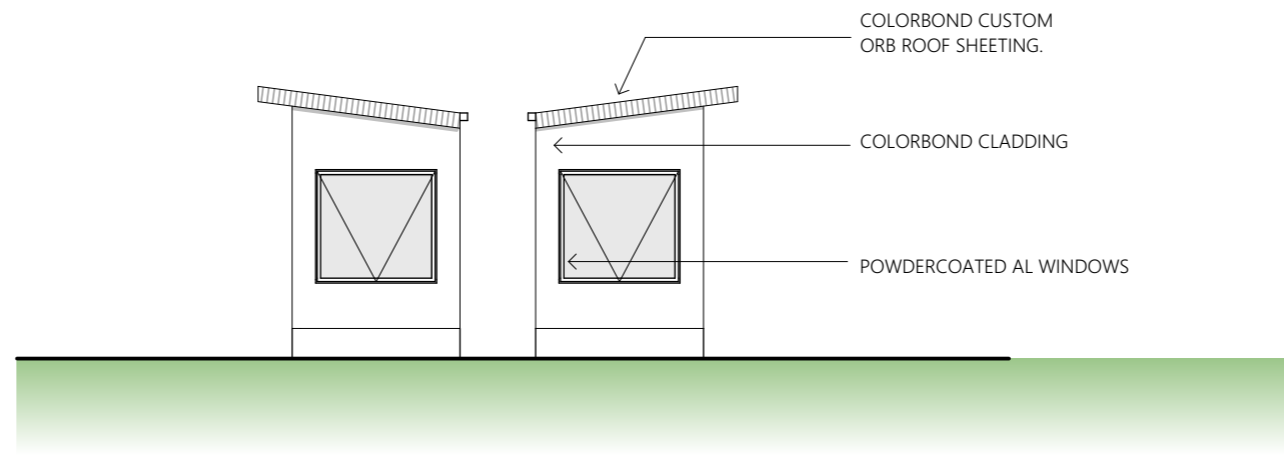
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SCALE 1:100  
0mm 1000 2000 3000 4000 5000



2 ENSUITE RH ELEVATION ELEVATION  
SCALE 1:100  
0mm 1000 2000 3000 4000 5000



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



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

**PLANS TO BUILD**

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

**Owner:**  
**P & T ROBINSON**  
**INVESTMENTS PTY LTD**

| rev. | Amendment | Date |
|------|-----------|------|
|      |           |      |

DRAWING No: **A16** ISSUE: APPROVAL  
17 of 17 REV: 0

# BIG4 ST. HELENS HOLIDAY PARK

**2 PENELOPE STREET, ST. HELENS TAS 7216**

PROJECT NUMBER:  
**22174**

SCALE: IF IN DOUBT ASK  
**SCALE @ A3**

PRINT DATE:  
**13/10/2025**

17 of 17

# APPLICATION FOR DEVELOPMENT



|     |
|-----|
| PID |
| DA  |

Office use only above:

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

+ Plus (If required)

|          |  |
|----------|--|
| PLUMBING |  |
|----------|--|

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

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

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

**APPLICANT DETAILS** **INVOICE TO (Please Tick)**

Name:  Phone No:

Postal Address:  Mobile No:

Email address:

**OWNER DETAILS** **INVOICE TO (Please Tick)**

Owner:  Phone No:

Postal Address:  Mobile No:

Email address:

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

|                |                            |                |                              |
|----------------|----------------------------|----------------|------------------------------|
| Name:          | Leigh DEU                  | Phone No:      | 03 6388 9287                 |
| Postal Address | LEVEL 1, 52-60 BRISBANE ST | Mobile No.     |                              |
|                | LAUNCESTON TAS             | Email address: | leigh@launcestonboard.com.au |

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

|                               |  |
|-------------------------------|--|
| <b>ADDRESS OF DEVELOPMENT</b> |  |
|-------------------------------|--|


|            |                |                 |             |  |
|------------|----------------|-----------------|-------------|--|
| Street No. | 2              | Street          | RENELOPE ST |  |
| Town       | ST HELENS, TAS | Title Reference | 173940 / 1  |  |

|                                       |  |
|---------------------------------------|--|
| <b>SITE &amp; DEVELOPMENT DETAILS</b> |  |
|---------------------------------------|--|

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


|   |
|---|
| <b>DECLARATION BY APPLICANT (mandatory)</b> |
|---|

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

|  |   |                         |
|--|---|-------------------------|
| <b>SIGNATURE OF APPLICANT</b><br> | <b>NAME (Please Print)</b><br>LEIGH DEU | <b>DATE</b><br>06/08/25 |
|--|---|-------------------------|

|                                      |
|--------------------------------------|
| <b>IF APPLICANT IS NOT THE OWNER</b> |
|--------------------------------------|

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

|  |   |                         |
|--|---|-------------------------|
| <b>SIGNATURE OF APPLICANT</b><br> | <b>NAME (Please Print)</b><br>LEIGH DEU | <b>DATE</b><br>06/08/25 |
| <b>NAME/S OF OWNER/S NOTIFIED</b><br>PETER ROBINSON<br>TANYA ROBINSON  | <b>DATE NOTIFIED</b><br>01/08/25        |                         |

## COUNCIL OR CROWN LAND

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

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

### DEFINITION OF OWNER

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

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

## PLANNING & BUILDING APPLICATION DETAILS

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

### SITE AND BUILDING DETAILS

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

### OWNER BUILDER

YES  (Complete Owner Builder Statement/Declaration) NO

### ENGAGEMENT OF COUNCIL AS BUILDING SURVEYOR

Section 35 of the Building Act 2016

**Building Surveyor:**  Category:

Business name:

Business address:  Phone No:

Fax No:

Licence No:  Email address:

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

### BUILDING PRACTITIONER DETAILS

**Designer/Architect:**  Category:


Business name:

Business address:  Phone No:

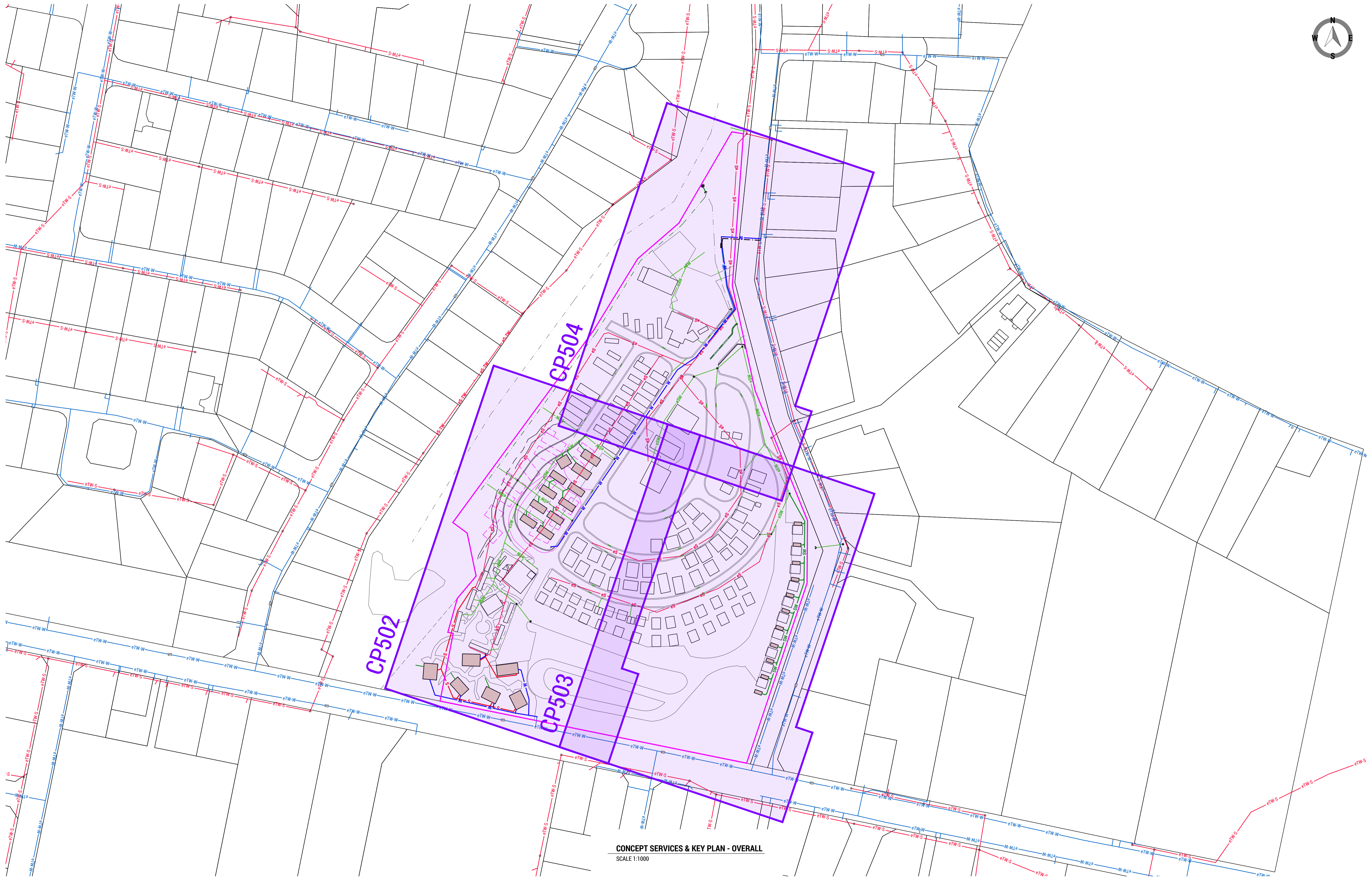
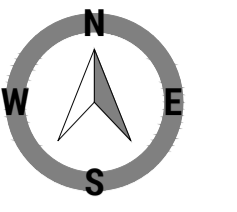
Fax No:

Licence No:  Email address:

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

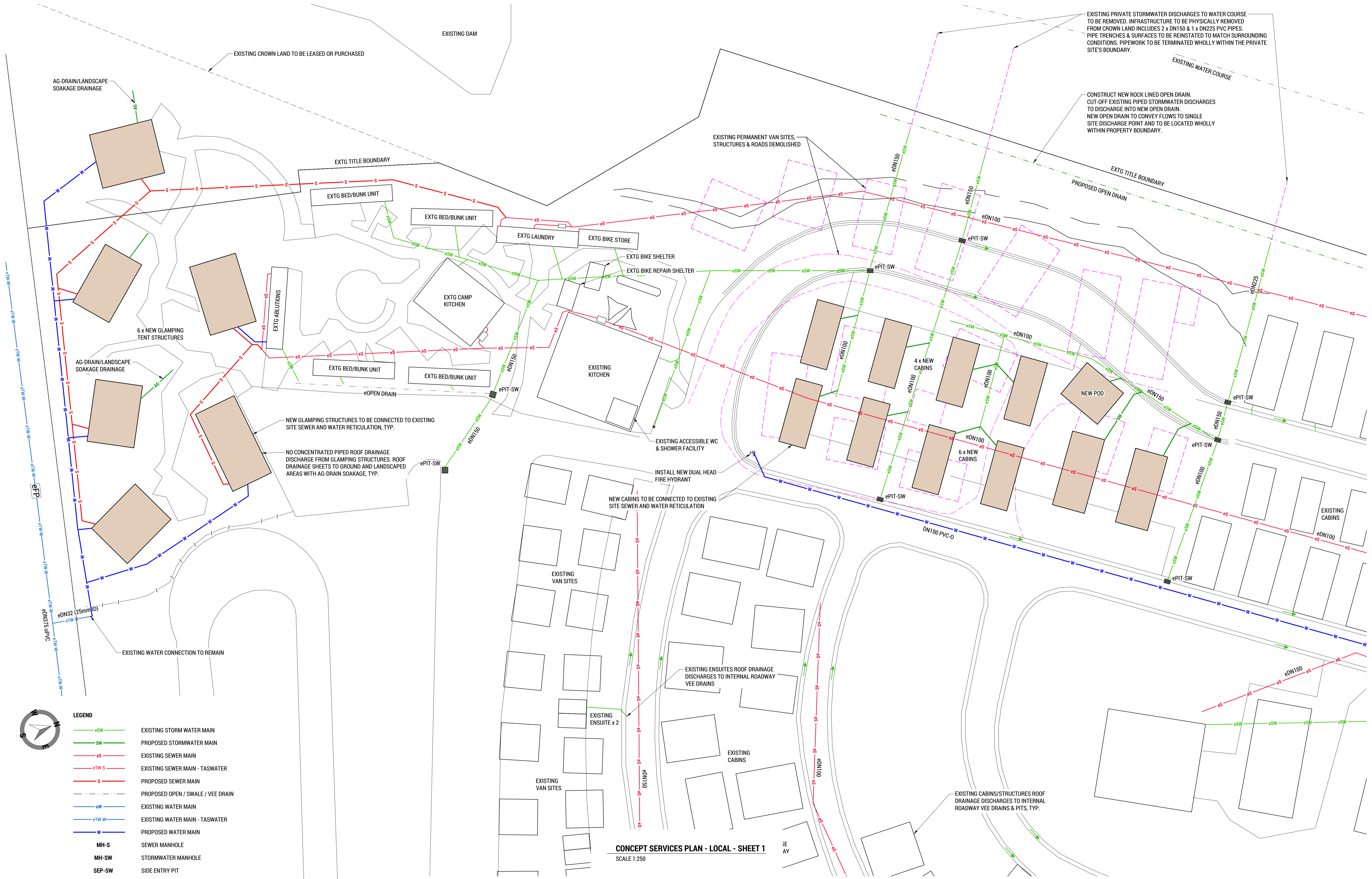
| BUILDING APPLICATION - LODGEMENT - DECLARATION BY APPLICANT (mandatory)   |  |                         |
|---|--|-------------------------|
| I acknowledge that my application for a Certificate of Likely Compliance/ Building Permit/ Plumbing Permit will <b>NOT</b> be assessed until 14 days subsequent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

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



CONCEPT SERVICES & KEY PLAN - OVERALL  
SCALE 1:1000

|   |  |   |   |   |   |  |   |
|---|--|---|---|---|---|--|---|
| <b>3</b> DEVELOPMENT APPROVAL - DISCHARGE LOCATION WORKS & NOTES<br><b>2</b> DEVELOPMENT APPROVAL - GLAMPING STRUCTURES ADDED<br><b>1</b> DEVELOPMENT APPROVAL - STW REVISIONS<br><b>0</b> DEVELOPMENT APPROVAL<br>REV: ISSUED FOR / DESCRIPTION: |  | JWS 06-10-25<br>JWS 26-05-25<br>JWS 02-04-25<br>JWS 18-02-25<br>BY: DATE: | STATUS:<br><b>CONTROLLED DOCUMENT</b><br>DO NOT SCALE - IF IN DOUBT, ASK<br>THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257 | DESIGN BY: JWS<br>DESIGN CHK: RJ<br>DRAWN BY: JWS<br>DRAFT CHK: RJ<br>DATE: - | <br>22-24 Paterson Street<br>Launceston TAS 7250<br><a href="http://rarein.com.au">rarein.com.au</a><br>P. 03 6388 9200 | CLIENT: PLANS TO BUILD<br>PROJECT: BIG 4 HOLIDAY PARK - ALTERATIONS<br>ADDRESS: 2 PENELOPE STREET, ST HELENS | TITLE: CONCEPT SERVICES & KEY PLAN - OVERALL<br>SCALE: 1:1000 SHEET SIZE: A1 DWGS IN SET: -<br>PROJECT No: 251026 DWG No: CP501 REV: <b>3</b> |
|---|--|---|---|---|---|--|---|



EXISTING PRIVATE STORMWATER DISCHARGES TO WATER COURSE TO BE REMOVED. INFRASTRUCTURE TO BE PHYSICALLY REMOVED FROM CROWN LAND INCLUDES 2 x DN150 & 1 x DN225 PVC PIPES. PIPE TRENCHES & SURFACES TO BE REINSTATED TO MATCH SURROUNDING CONDITIONS. PIPEWORK TO BE TERMINATED WHOLLY WITHIN THE PRIVATE SITE'S BOUNDARY.

CONSTRUCT NEW ROCK LINED OPEN DRAIN. CUT-OFF EXISTING PIPED STORMWATER DISCHARGES TO DISCHARGE INTO NEW OPEN DRAIN. NEW OPEN DRAIN TO CONVEY FLOWS TO SINGLE SITE DISCHARGE POINT AND TO BE LOCATED WHOLLY WITHIN PROPERTY BOUNDARY.

NEW GLAMPING STRUCTURES TO BE CONNECTED TO EXISTING SITE SEWER AND WATER RETICULATION, TYP.

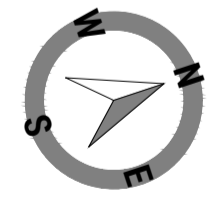
NO CONCENTRATED PIPED ROOF DRAINAGE DISCHARGE FROM GLAMPING STRUCTURES. ROOF DRAINAGE SHEETS TO GROUND AND LANDSCAPED AREAS WITH AG-DRAIN SOAKAGE, TYP.

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

INSTALL NEW DUAL HEAD FIRE HYDRANT

EXISTING ENSUITE ROOF DRAINAGE DISCHARGES TO INTERNAL ROADWAY VEE DRAINS

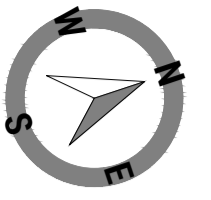
EXISTING CABINS/STRUCTURES ROOF DRAINAGE DISCHARGES TO INTERNAL ROADWAY VEE DRAINS & PITS, TYP.



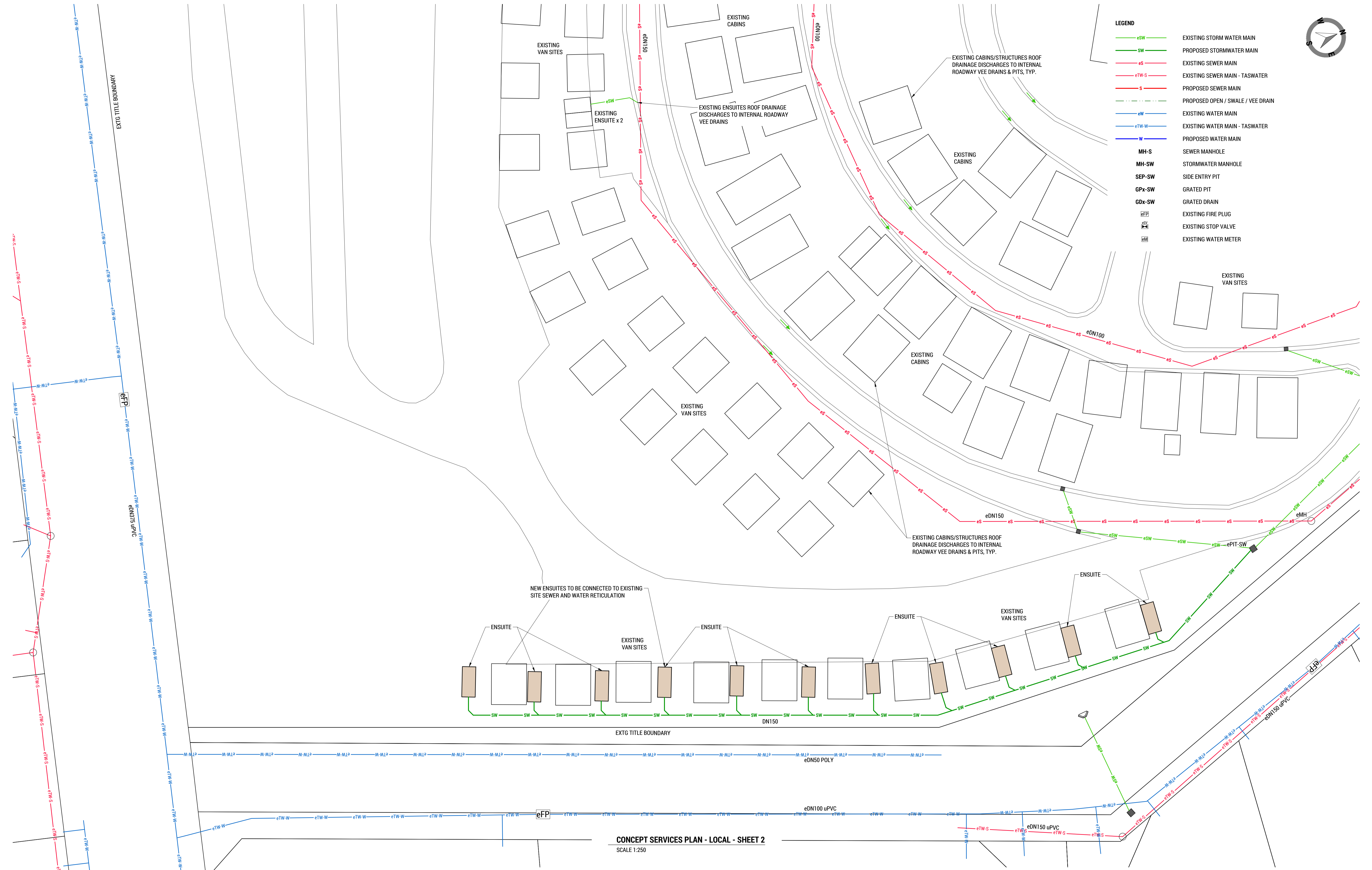
| LEGEND |                                   |
|--------|-----------------------------------|
|        | EXISTING STORM WATER MAIN         |
|        | PROPOSED STORMWATER MAIN          |
|        | EXISTING SEWER MAIN               |
|        | EXISTING SEWER MAIN - TASWATER    |
|        | PROPOSED SEWER MAIN               |
|        | PROPOSED OPEN / SWALE / VEE DRAIN |
|        | EXISTING WATER MAIN               |
|        | EXISTING WATER MAIN - TASWATER    |
|        | PROPOSED WATER MAIN               |
|        | SEWER MANHOLE                     |
|        | STORMWATER MANHOLE                |
|        | SIDE ENTRY PIT                    |
|        | GRATED PIT                        |
|        | GRATED DRAIN                      |
|        | EXISTING FIRE PLUG                |
|        | EXISTING STOP VALVE               |
|        | EXISTING WATER METER              |

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

|   |  |   |                |   |  |   |
|---|--|---|----------------|---|--|---|
| 3 DEVELOPMENT APPROVAL - DISCHARGE LOCATION WORKS & NOTES<br>JWS 06-10-25 |  | STATUS:<br><b>CONTROLLED DOCUMENT</b><br>DO NOT SCALE - IF IN DOUBT, ASK<br>THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257 | DESIGN BY: JWS | <br>22-24 Paterson Street<br>Launceston TAS 7250<br><a href="http://rarein.com.au">rarein.com.au</a><br>P. 03 6388 9200 | CLIENT: PLANS TO BUILD                           | TITLE: <b>CONCEPT SERVICES PLAN - LOCAL - SHEET 1</b><br>SCALE: 1:250 SHEET SIZE: A1 DWGS IN SET: -<br>PROJECT No: <b>251026</b> DWG No: <b>CP502</b> REV: <b>3</b> |
| 2 DEVELOPMENT APPROVAL - GLAMPING STRUCTURES ADDED<br>JWS 26-05-25        |  |   | DESIGN CHK: RJ |   | PROJECT: <b>BIG 4 HOLIDAY PARK - ALTERATIONS</b> |   |
| 1 DEVELOPMENT APPROVAL - STW REVISIONS<br>JWS 02-04-25                    |  |   | DRAWN BY: JWS  |   | ADDRESS: <b>2 PENELOPE STREET, ST HELENS</b>     |   |
| 0 DEVELOPMENT APPROVAL<br>JWS 18-02-25                                    |  |   | DRAFT CHK: RJ  |   |  |   |
| REV: ISSUED FOR / DESCRIPTION:  |  |   | DATE: -        |   | DATE: -  |   |

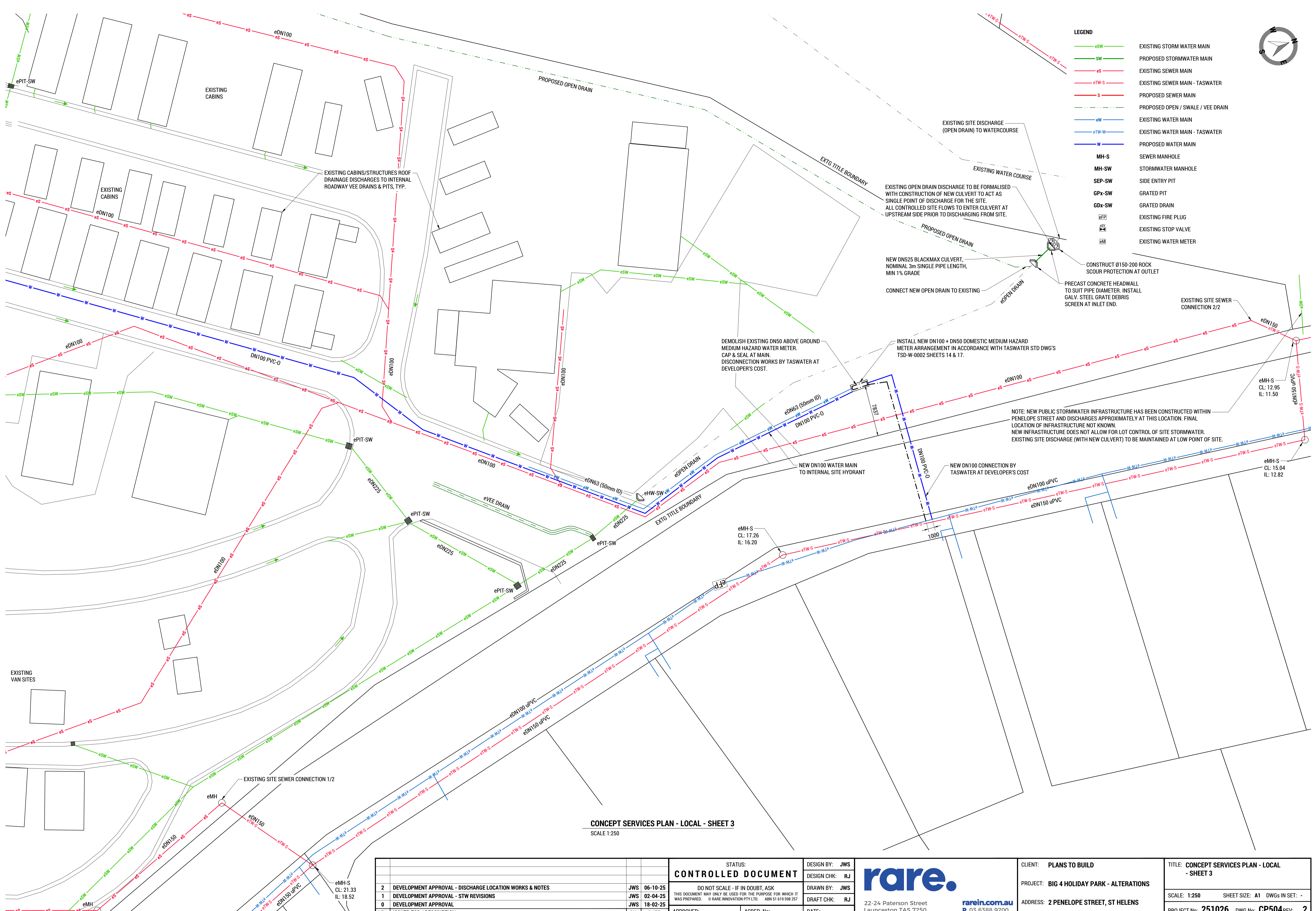
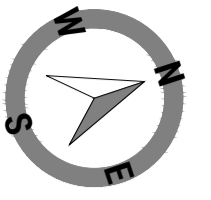


- LEGEND**
- eSW EXISTING STORM WATER MAIN
  - SW PROPOSED STORM WATER MAIN
  - eS EXISTING SEWER MAIN
  - eTW-S EXISTING SEWER MAIN - TASWATER
  - S PROPOSED SEWER MAIN
  - - - PROPOSED OPEN / SWALE / VEE DRAIN
  - eW EXISTING WATER MAIN
  - eTW-W EXISTING WATER MAIN - TASWATER
  - W PROPOSED WATER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



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

|      |   |                                       |          |                 |   |  |   |  |
|------|---|---------------------------------------|----------|-----------------|---|--|---|--|
|      |   | STATUS:<br><b>CONTROLLED DOCUMENT</b> |          | DESIGN BY: JWS  | <br>22-24 Paterson Street<br>Launceston TAS 7250<br><a href="http://rarein.com.au">rarein.com.au</a><br>P. 03 6388 9200 | CLIENT: PLANS TO BUILD                           | TITLE: <b>CONCEPT SERVICES PLAN - LOCAL - SHEET 2</b> |  |
| 2    | DEVELOPMENT APPROVAL - DISCHARGE LOCATION WORKS & NOTES | JWS                                   | 06-10-25 | DESIGN CHK: JWS |   | PROJECT: <b>BIG 4 HOLIDAY PARK - ALTERATIONS</b> |   | SCALE: 1:250 SHEET SIZE: A1 DWGS IN SET: -                   |
| 1    | DEVELOPMENT APPROVAL - STW REVISIONS                    | JWS                                   | 02-04-25 | DRAWN BY: JWS   |   | ADDRESS: <b>2 PENELOPE STREET, ST HELENS</b>     |   | PROJECT No: <b>251026</b> DWG No: <b>CP503</b> REV: <b>2</b> |
| 0    | DEVELOPMENT APPROVAL                                    | JWS                                   | 18-02-25 | DRAFT CHK: RJ   |   |  |   |  |
| REV: | ISSUED FOR / DESCRIPTION:                               | BY:                                   | DATE:    | APPROVED: -     | ACRED. No: -  | DATE: -  |   |  |



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

**CONCEPT SERVICES PLAN - LOCAL - SHEET 3**  
SCALE 1:250

|  |           |                |   |   |  |
|--|-----------|----------------|---|---|--|
| STATUS:<br><b>CONTROLLED DOCUMENT</b>  |           | DESIGN BY: JWS | <br>22-24 Paterson Street<br>Launceston TAS 7250<br><a href="http://rarein.com.au">rarein.com.au</a><br>P. 03 6388 9200 | CLIENT: PLANS TO BUILD                    | TITLE: CONCEPT SERVICES PLAN - LOCAL - SHEET 3 |
| DO NOT SCALE - IF IN DOUBT, ASK<br>THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257 |           | DESIGN CHK: RJ |   | PROJECT: BIG 4 HOLIDAY PARK - ALTERATIONS | SCALE: 1:250 SHEET SIZE: A1 DWGS IN SET: -     |
|  |           | DRAWN BY: JWS  |   | ADDRESS: 2 PENELOPE STREET, ST HELENS     | PROJECT No: 251026 DWG No: CP504REV: 2         |
|  |           | DRAFT CHK: RJ  |   |   |  |
| REV: ISSUED FOR / DESCRIPTION:   | BY: DATE: | APPROVED: -    | ACRED. No: -  | DATE: -                                   |  |

eMH-S  
CL: 21.33  
IL: 18.52

eMH-S  
CL: 17.26  
IL: 16.20

eMH-S  
CL: 15.04  
IL: 12.82

eMH-S  
CL: 12.95  
IL: 11.50

Our Ref: 251026

6<sup>th</sup> October 2025

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

**ATTENTION: L DELL**

Dear Leigh

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

The following information is provided in conjunction with Rare concept project drawings 251026-DWG-C\_251006 to inform the planning application for the alterations at the Big 4 Holiday Park at 2 Penelope Street, St Helens.

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

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

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

Distribution

- Building Designer
- File Copy

Leigh Dell – [leigh@planstobuild.com.au](mailto:leigh@planstobuild.com.au)  
Launceston



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

**Planning Requirements**

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

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

**BRE-S2.7.1 Stormwater Management**

| Objective:<br><br>That development provides for adequate stormwater management.  |  |
|--|--|
| Acceptable Solutions   | Performance Criteria   |
| <p><b>A1</b></p> <p>Development must be:</p> <p>(a) capable of connecting to the public stormwater system; or</p> <p>(b) permitted by the General Manager to discharge stormwater to a system other than the public stormwater system.</p> | <p><b>P1</b></p> <p>Development must be capable of accommodating an on-site stormwater management system adequate for the development, having regard to:</p> <p>(a) topography of the site;</p> <p>(b) the size and shape of the site;</p> <p>(c) soil conditions;</p> <p>(d) any existing buildings and any constraints imposed by existing development on the site;</p> <p>(e) any area of the site covered by impervious surfaces;</p> <p>(f) any watercourses on the land;</p> <p>(g) stormwater quality and quantity management targets identified in the State Stormwater Strategy 2010; and</p> |

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

**Response:**

**A1**

The proposed development is capable of connecting to the public stormwater system and will ensure all flows from the proposed structures and proposed developed areas of the site are directed to the existing single point of discharge. The existing open drain and single connection point discharges to the adjacent creek which is considered part of the public stormwater system in accordance with the Urban Drainage Act 2013. It is proposed to formalise the existing discharge point with construction of a new culvert as a single piped discharge with a debris/trash screen to be installed on the upstream side to capture large gross pollutants. Acceptable Solution A1 (a) is satisfied.

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

Yours Faithfully,



Jack Saunders  
Civil Engineer  
B Eng (Civil)

25.09.25

ATT: General Manager

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

1. Description of works Table:

| <b>BIG 4 , ST HELENS HOLIDAY PARK - EXISTING STRUCTURES</b> | <b>BIG 4 , ST HELENS HOLIDAY PARK - NEW STRUCTURES</b> | <b>BIG 4 , ST HELENS HOLIDAY PARK - REMOVED STRUCTURES</b> |
|---|--|--|
| Reception Building  | Mountain Biking-                                       | 15 Premanent Sites (Annual)                                |
| 24 Cabins   | (Structures- As below)                                 | 6 Powered  |
| Indoor play centre & cinema                                 | 12 Bed Bunk Houses                                     |  |
| Playground  | Bike Repair Shelter                                    |  |
| BBQ Area  | Bike Shelter   |  |
| Jumping Pillow  |  |  |
| Common Laundry, Bathroom Male & Female showers              | Glamping (As Below)                                    |  |
| 25 powered sites  | 5 Glamping Tents                                       |  |
| 22 Evergreen Powered Sites                                  | Carpak 14 - Spaces- Concrete Surface                   |  |
| 16 Powered slab sites                                       |  |  |
| 2 ensuites  | Cabins (As Below)                                      |  |
| 49 Annual sites   | 11 New cabins  |  |
| Camp Kitchen  |  |  |
| Tv room   | Ensuites   |  |
| Access toilet   | 15 Ensuite Structures                                  |  |
| <u>Unpowered Camp Area/ Grounds</u>                         |  |  |

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

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

#### 4. C2.0 Parking and sustainable Transport Code

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

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

## 5 Parking Table

| BIG 4 , ST HELENS HOLIDAY PARK - EXISTING PARKING           |            | BIG 4 , ST HELENS HOLIDAY PARK - NEW PARKING     | BIG 4 , ST HELENS HOLIDAY PARK -RE-ALLOCATED PARKING |
|---|------------|--|--|
| Reception Building  | x 7 PARKS  | Mountain Biking-                                 | 15 Premanent Sites (Annual)                          |
| 24 Cabins   | x 24 PARKS | (Structures- As below)                           | 6 Powered  |
| Indoor play centre & cinema                                 | x 1 PARK   | 12 Bed Bunk Houses                               | x 8 PARKS  |
| Playground  |            | Bike Repair Shelter                              |  |
| BBQ Area  |            | Bike Shelter                                     |  |
| Jumping Pillow  |            |  |  |
| Common Laundry, Bathroom Male & Female showers              |            | Glamping (As Below)                              |  |
| 25 powered sites  | x 25 PARKS | 5 Glamping Tents                                 | x 6 PARKS  |
| 22 Evergreen Powered Sites                                  | x 22 PARKS | Carpak 14 - Spaces- Concrete Surface             |  |
| 16 Powered slab sites                                       | x 16 PARKS |  |  |
| 2 ensuites  | x 1 PARK   | Cabins (As Below)                                |  |
| 49 Annual sites   | x 49 PARKS | 11 New cabins                                    | x 11 PARKS   |
| Camp Kitchen  |            |  |  |
| Tv room   |            | Ensuites   |  |
| Access toilet   |            | 15 Ensuite Structures                            | x 15 PARKS   |
| Unpowered Camp Area/ Ground (Informal 1 PARK PER SITE)      |            |  |  |
| <b>TOTAL Parks - Min 150 Parks + Overflow Parking (O/F)</b> |            | <b>Additional 14 x Parks = (164) Total + O/F</b> | <b>21 x Re-Allocated Parks</b>                       |

6: Secure Bike Storage is also provided on site.

## 7 :C3.0 Road and Railway Assets Code

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

## 8. RARE Engineering BRE- 2.0 Stormwater Report

everyone needs...

**PLANS  
TOBUILD**



Site Entry Photo.

Yours Sincerely,

L.M. Dell

Building Designer  
0400 655 771  
25.09.25

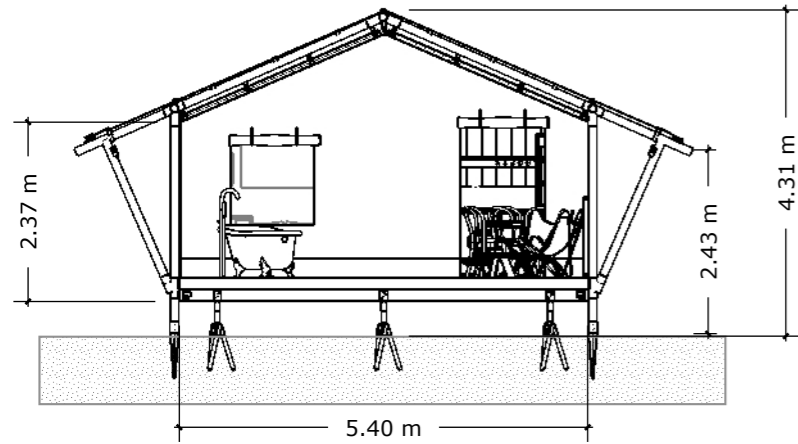


Level 1, 52-60 Brisbane Street, Launceston TAS 7250  
Tel: 6388 9287 | Mob: 0400 655 771 | Email: leigh@planstobuild.com.au

**Safari Tent 38 - Scaled elevations**

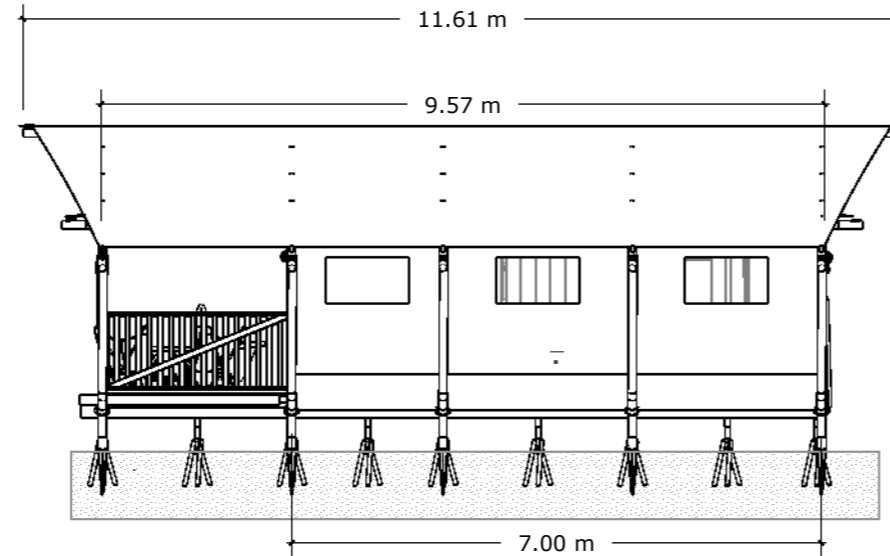
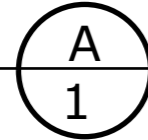
*Drawn by: D.A.J. van den Hurk*

A3 - SCALE 1:100



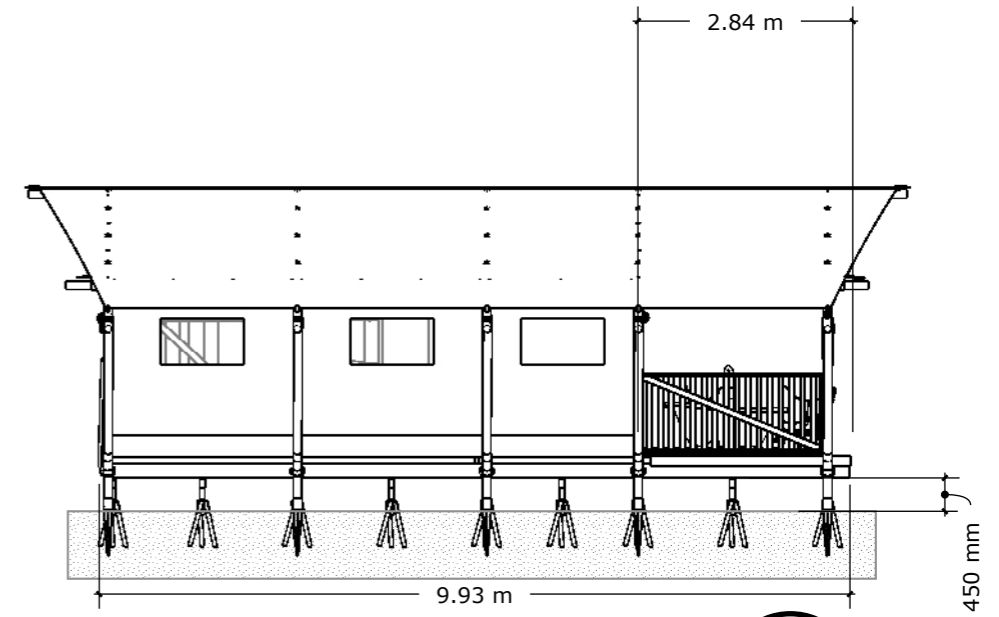
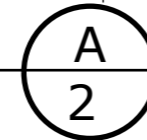
**Front elevation**

1:100



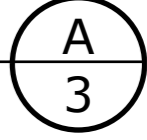
**Right elevation**

1:100

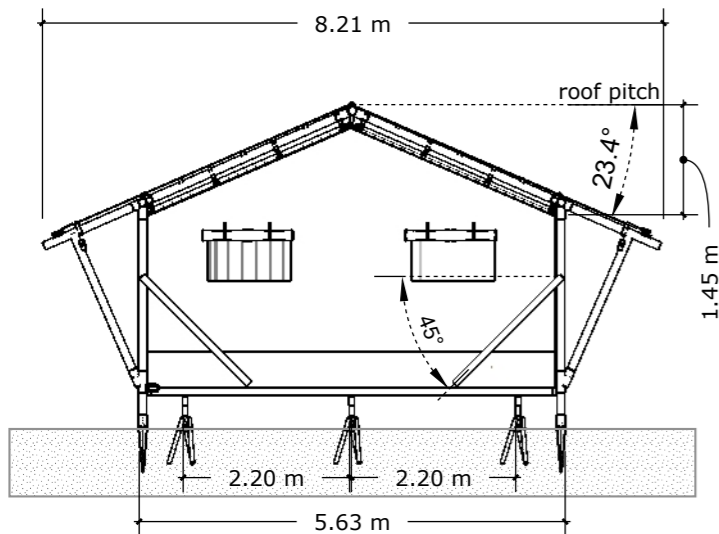


**Left elevation**

1:100

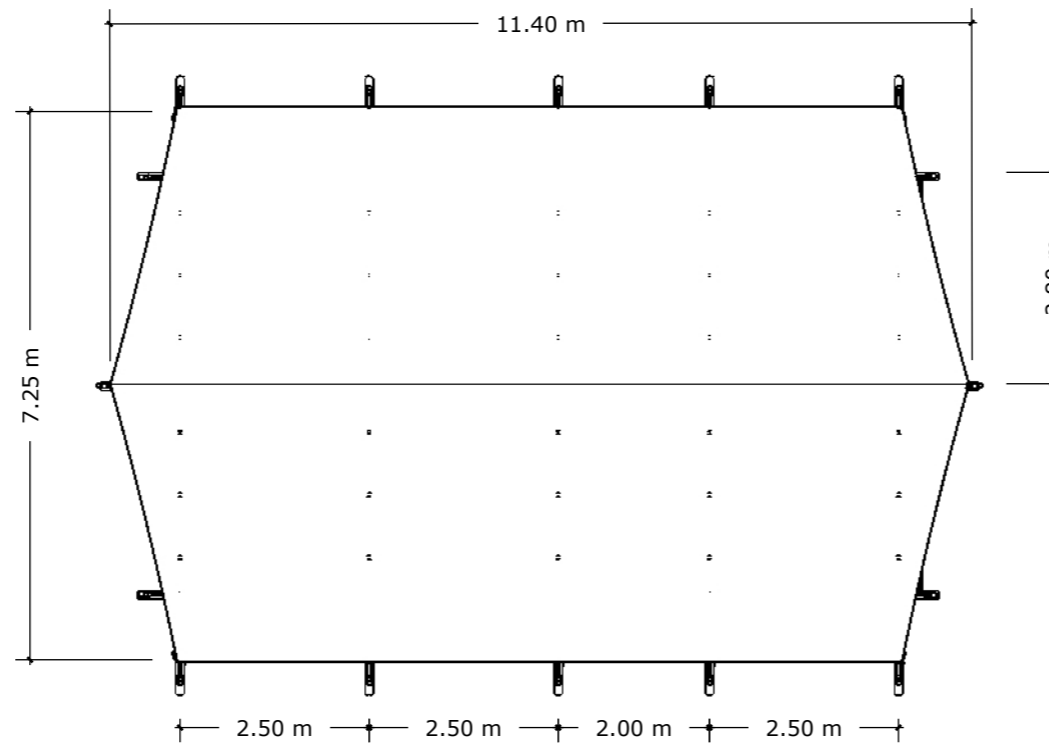
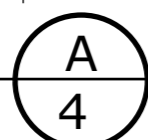


"The scale 1:100 on the drawing means that 1 unit on the drawing represents 100 units in real life. To measure the real-life length of an object on the drawing, measure the length on the drawing and multiply it by 100."



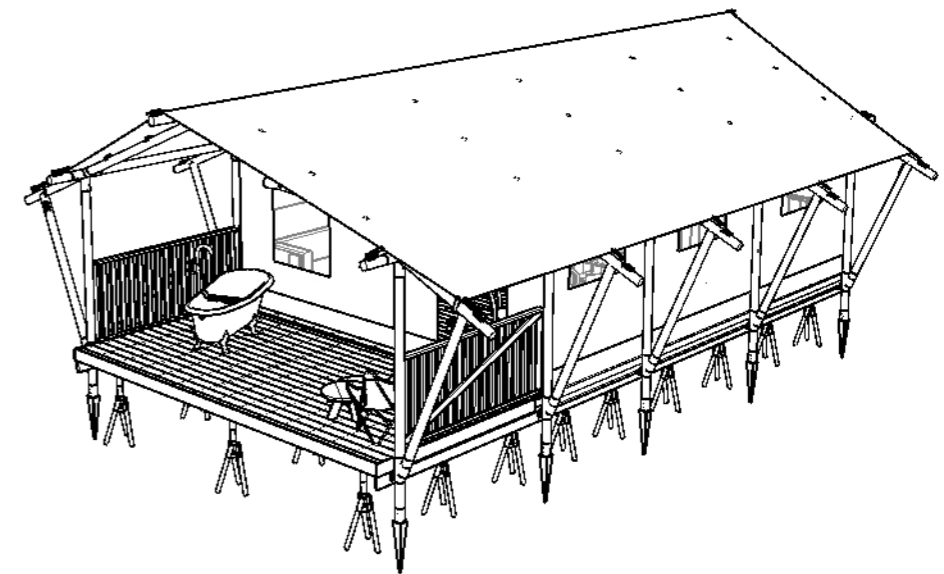
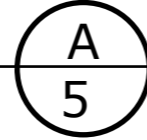
**Rear elevation**

1:100

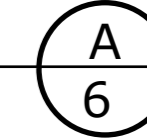


**Top Elevation**

1:100



**Iso view**



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

**GLAM X PERIENCE**

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

**REVISIONS**

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

**I**

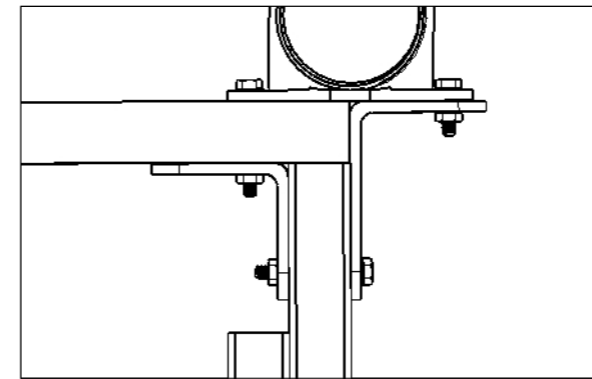
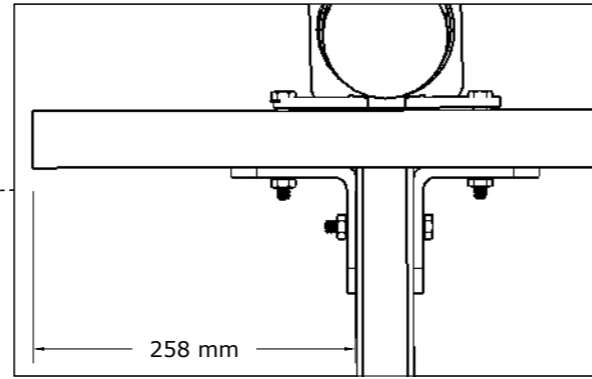
**A**

**Safari Tent 38**

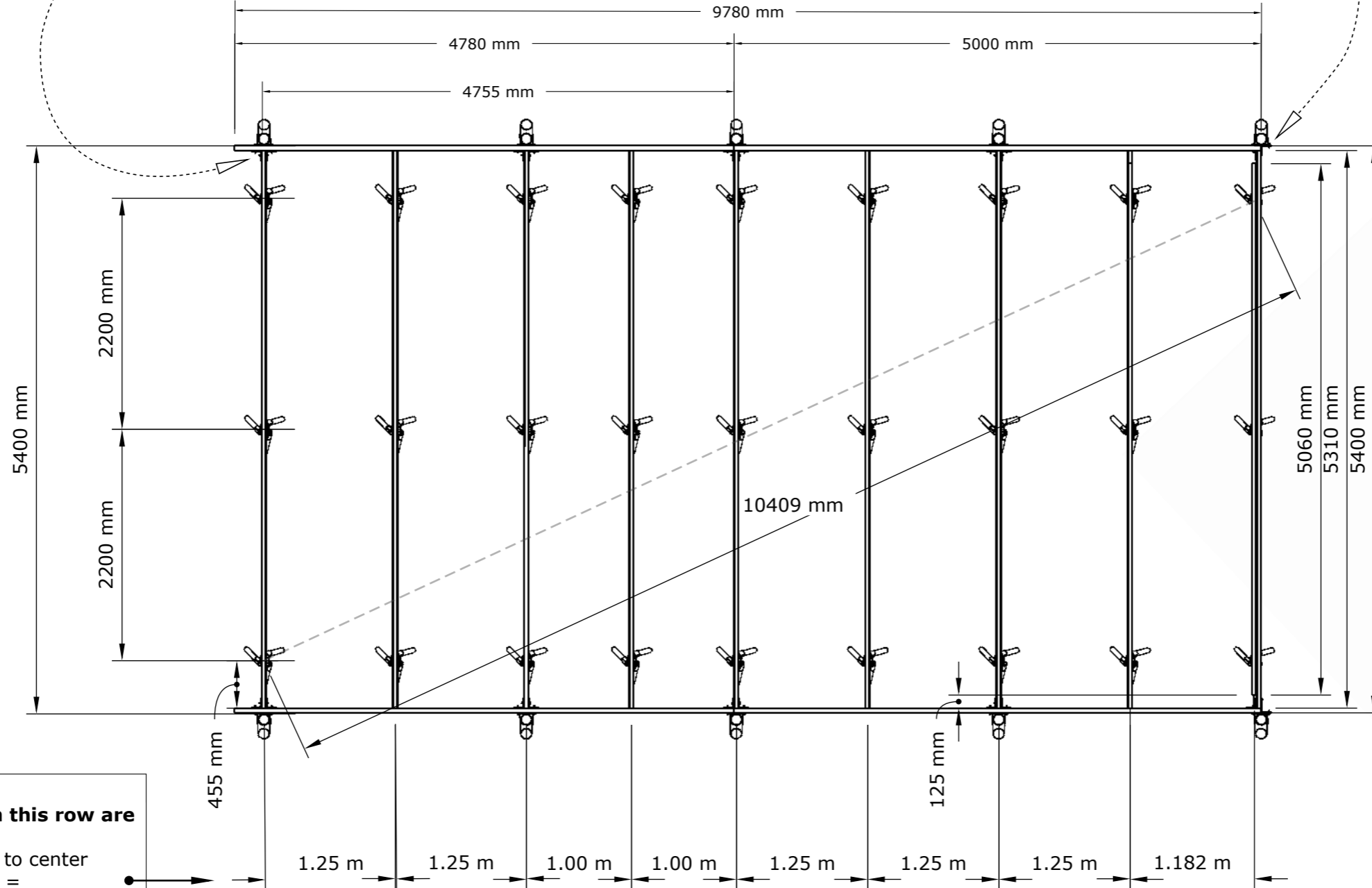
Drawn by: D.A.J. van den Hurk

A3 - SCALE 1:50

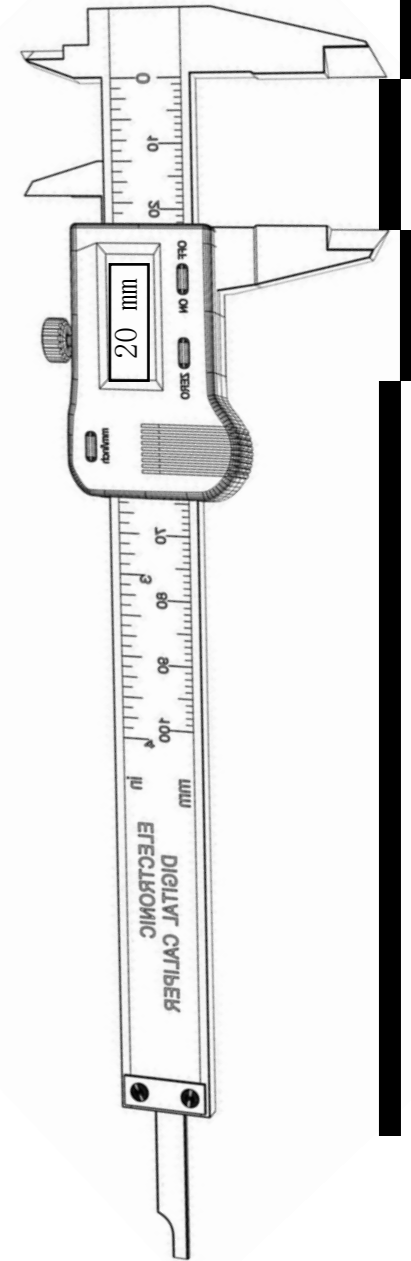
**Scaled anchor plan**



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



**All sizes in this row are**  
 center to center  
 =  
 start to start  
 =  
 end to end



0m

5m

10m

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

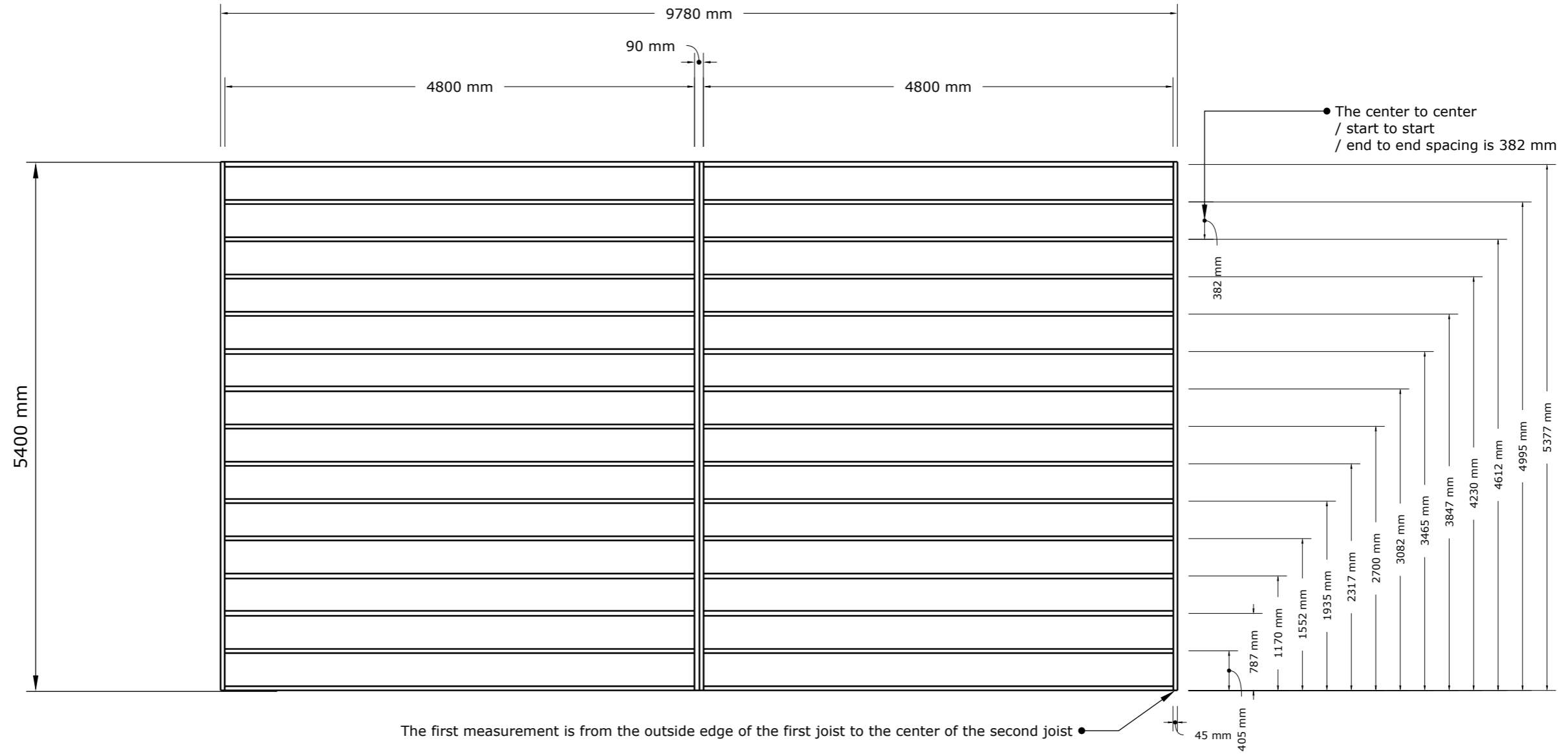
**Safari Tent 38**

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

A3 - SCALE 1:50

**Scaled Joist plan**

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

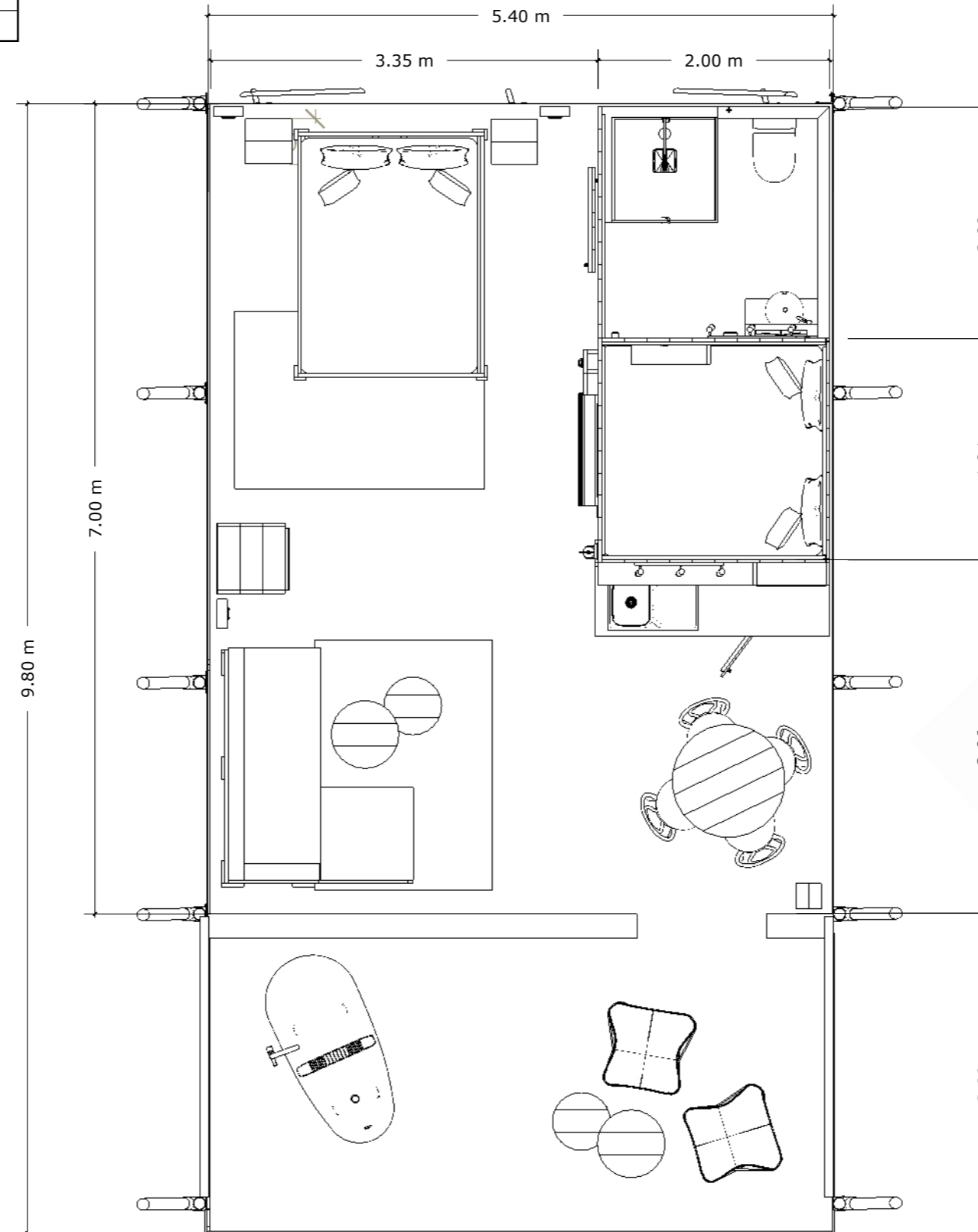


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|-----------|-----------|-------------|
| MM/DD/YY  | REMARKS   |             |
| 1         | 22 /03/23 | Version 3.0 |
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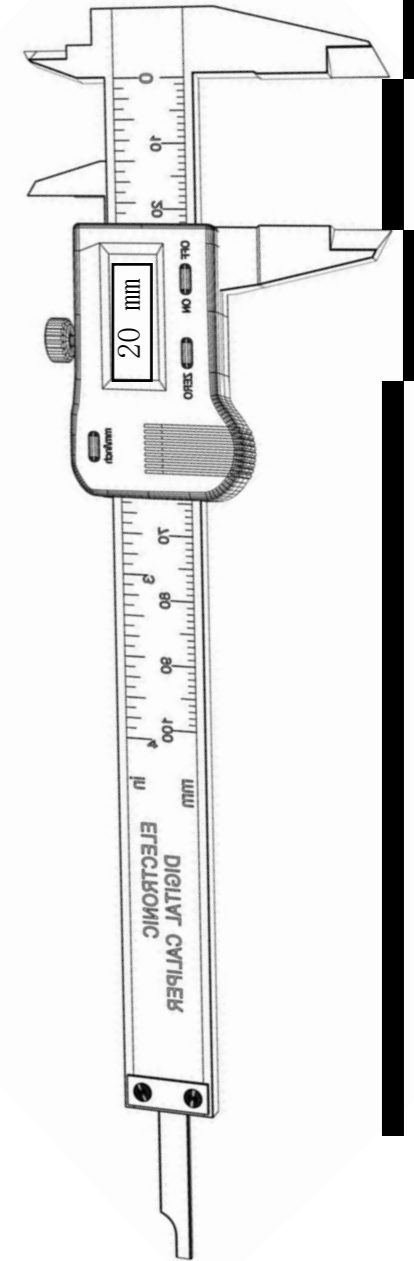
**Safari Tent 38 - 1**  
 Drawn by: D.A.J. van den Hurk

A3 - SCALE 1:50

**Scaled floorplan & layout**



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



0m

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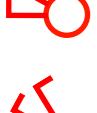




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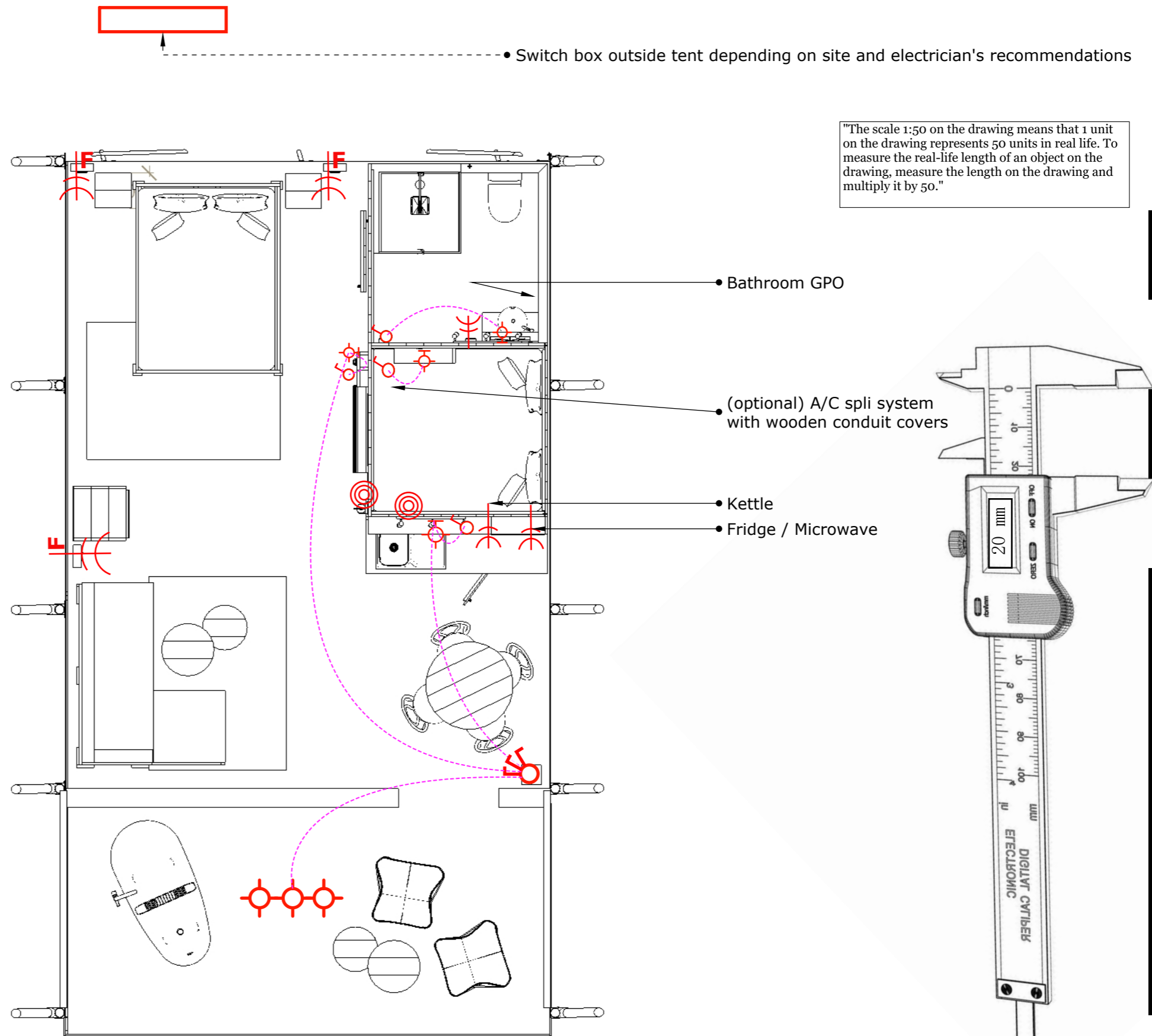
**Safari Tent 38 - 1**

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

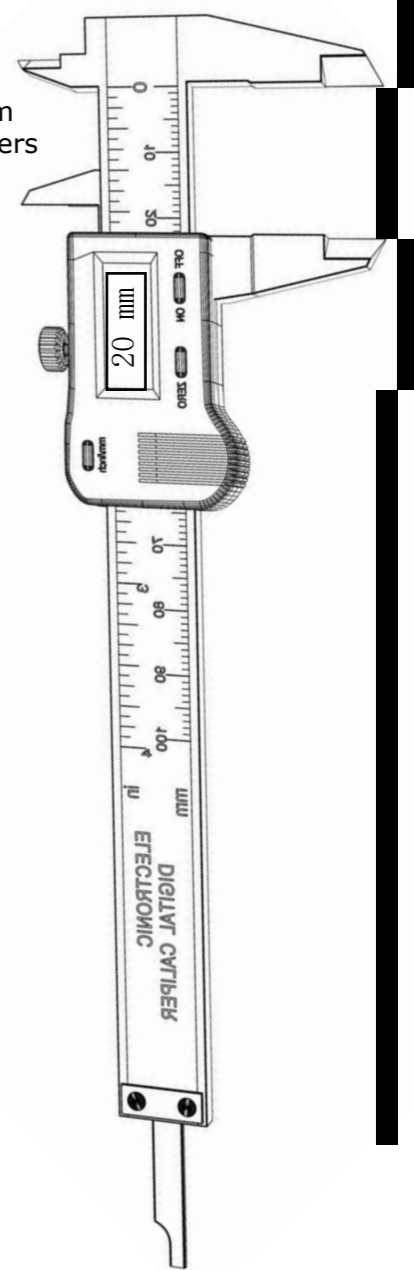
A3 - SCALE 1:50

**Scaled electric plan**

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



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

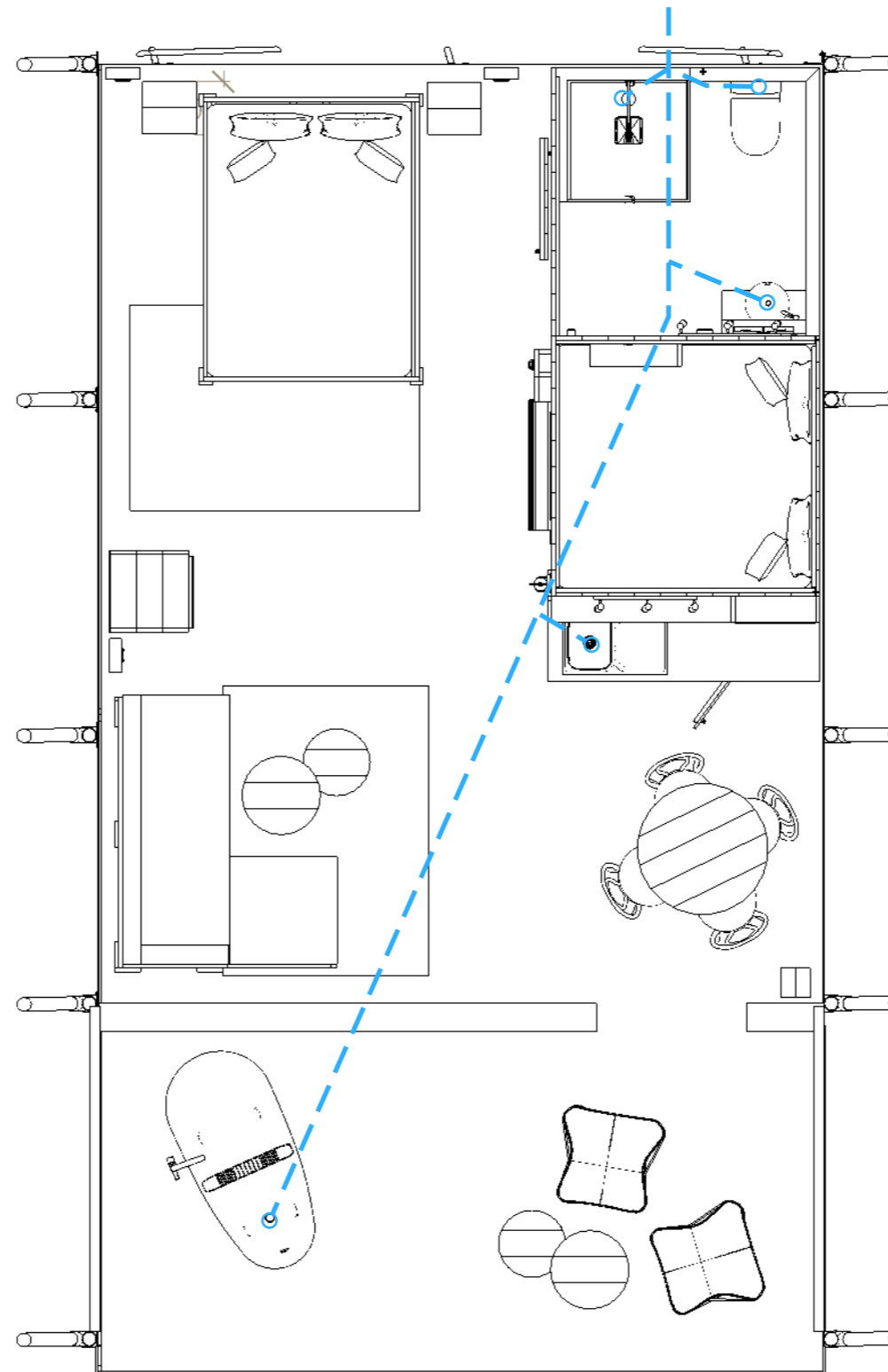


| REVISIONS |          |             |
|-----------|----------|-------------|
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| 1         | 21/03/23 | Version 1.0 |
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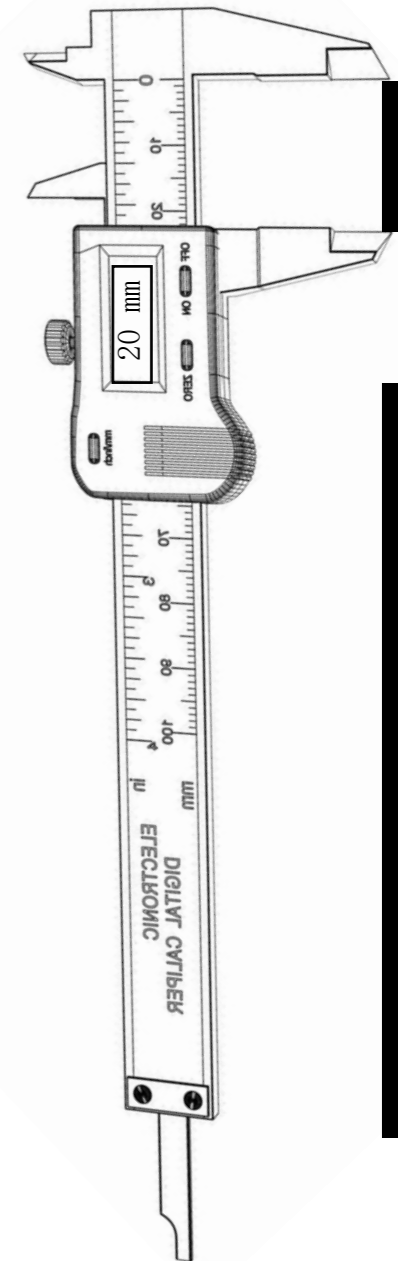
**Safari Tent 38 - 1**  
 Drawn by: D.A.J. van den Hurk

A3 - SCALE 1:50

**Scaled sewage plan**



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



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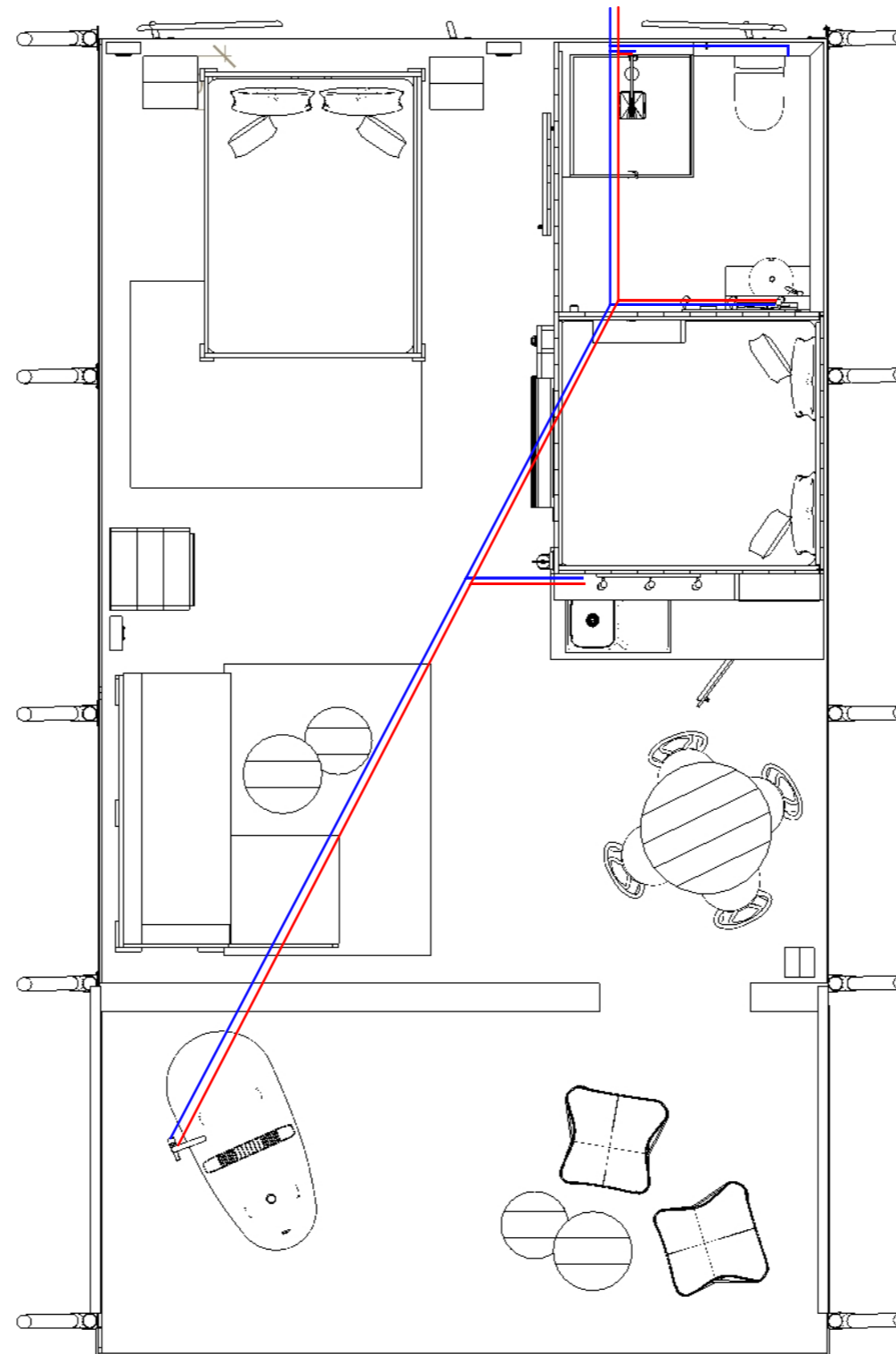
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| REVISIONS |          |             |
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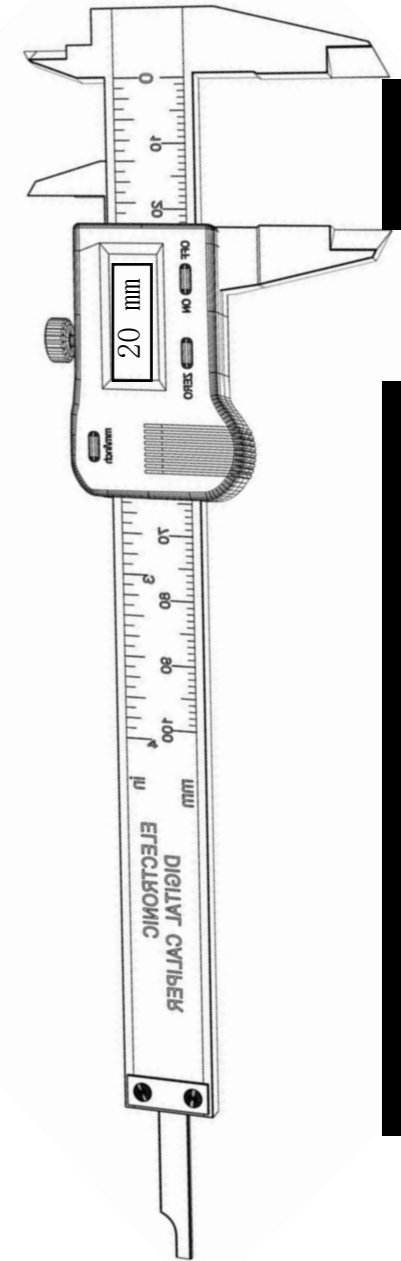
**Safari Tent 38 - 1**  
 Drawn by: D.A.J. van den Hurk

A3 - SCALE 1:50

**Scaled water plan**



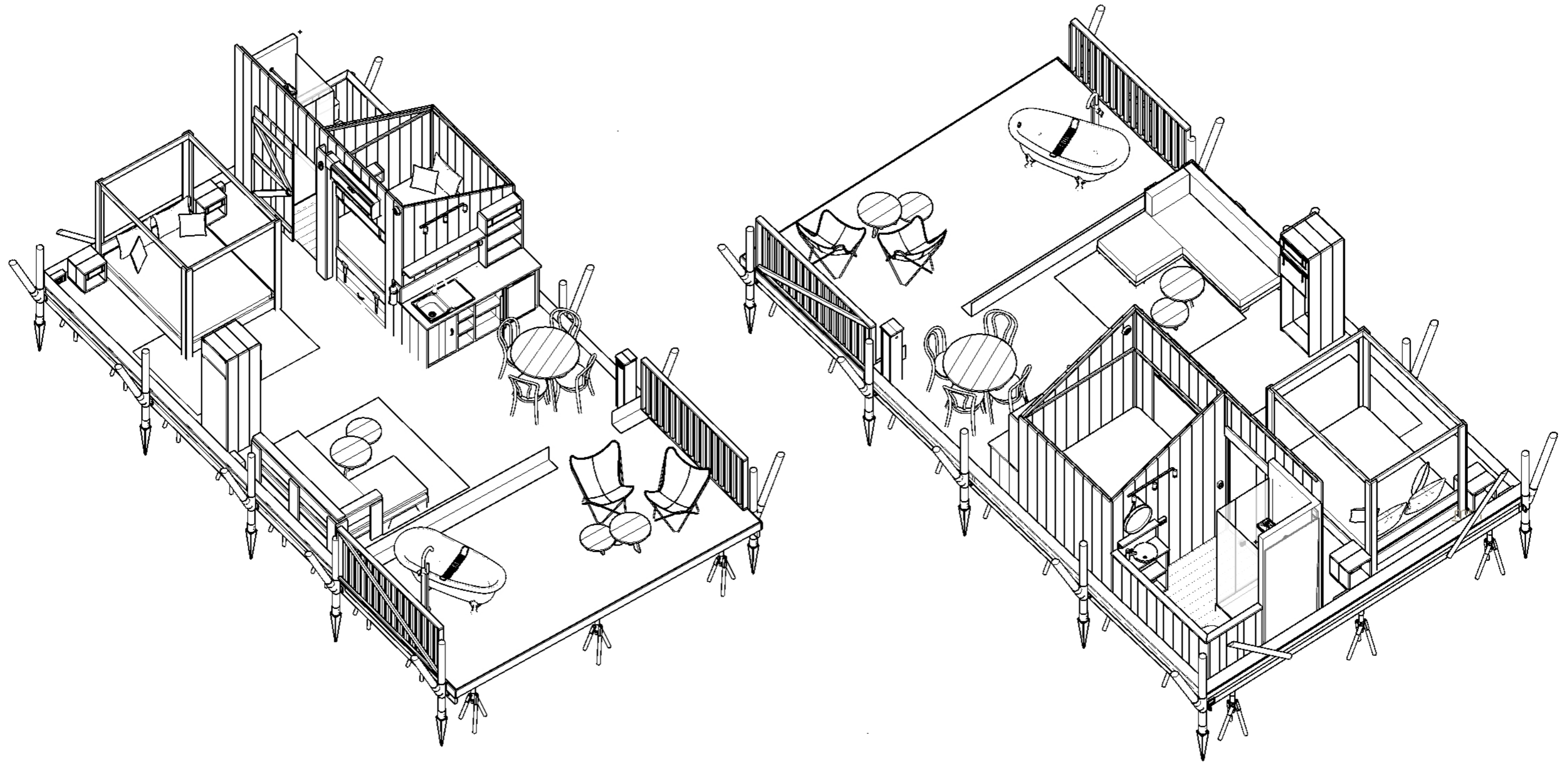
"The scale 1:50 on the drawing means that 1 unit on the drawing represents 50 units in real life. To measure the real-life length of an object on the drawing, measure the length on the drawing and multiply it by 50."



| REVISIONS  |             |
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| MM/DD/YY   | REMARKS     |
| 1 21/03/23 | Version 1.0 |
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| 5 --/--/-- | ...         |

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

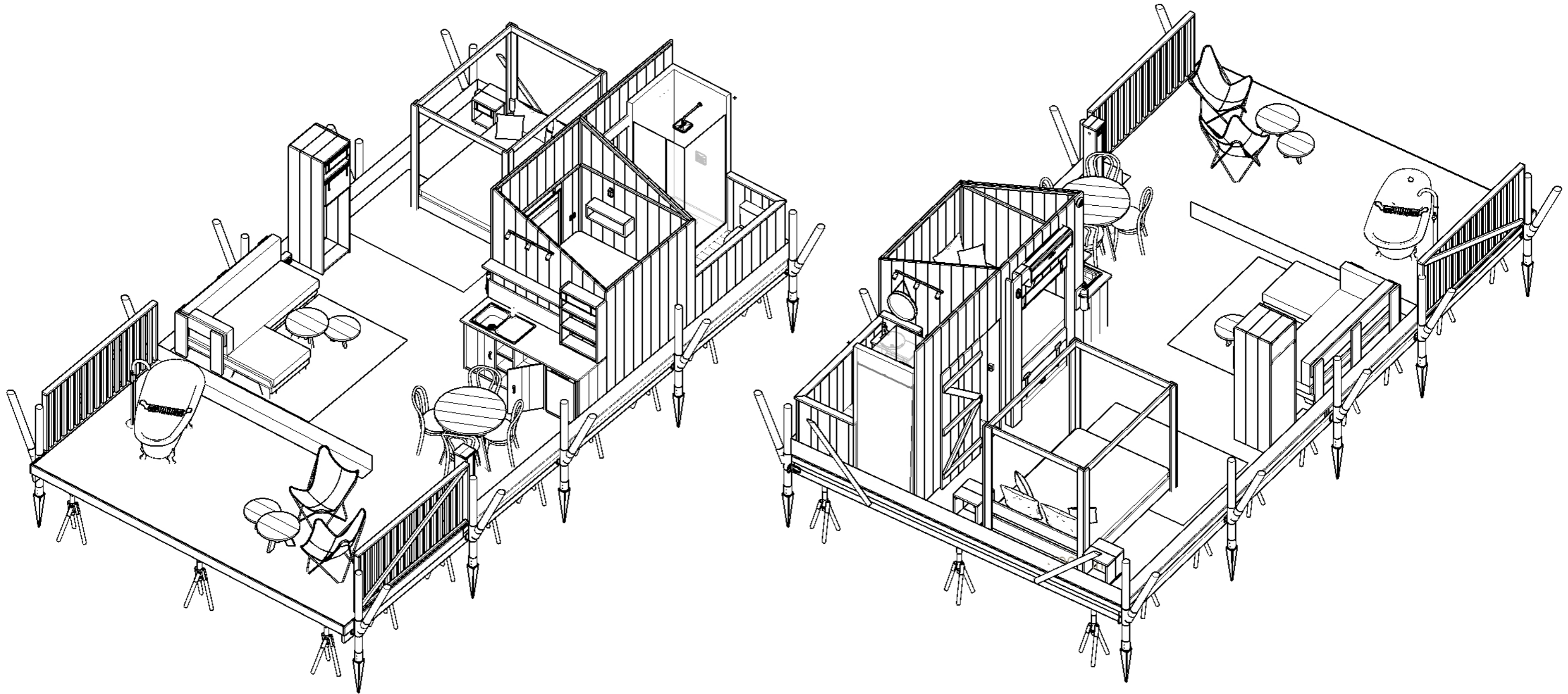
**3d perspective layout**



| REVISIONS     |             |
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| MM/DD/YY      | REMARKS     |
| 1<br>21/03/23 | Version 1.0 |
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**Safari Tent 38 - 1**  
 Drawn by: D.A.J. van den Hurk

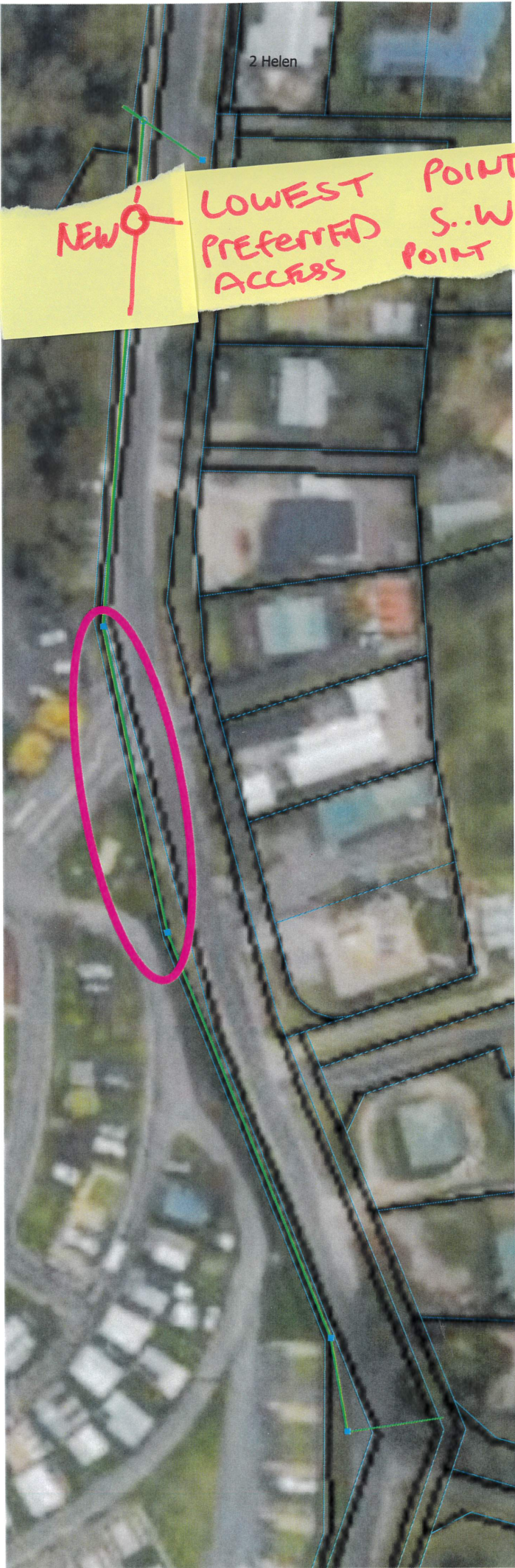
**3d perspective layout**



| REVISIONS |           |             |
|-----------|-----------|-------------|
|           | MM/DD/YY  | REMARKS     |
| 1         | 23 /01/23 | Version 1.0 |
| 2         | --/--/--  | ...         |
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| 5         | --/--/--  | ...         |

2 Helen

NEW  LOWEST POINT  
PREFERRED ACCESS S.W.  
ACCESS POINT



|  |   |   |   |
|--|---|---|---|
| <p>OWNER: P &amp; T ROBINSON INVESTMENTS PTY LTD<br/>THE CROWN</p> <p>FOLIO REFERENCE: F.R.163351-1<br/>F.R.163352-1</p> <p>GRANTEE:<br/>PART OF (27A-2R-25P) &amp; (20Ac), GRANTED TO SIMEON LORD.<br/>PART OF (7A-3R-0P) GRANTED TO EDWARD CHARLES ROWLEY LITTLETON.</p> | <p><b>PLAN OF SURVEY</b></p> <p>BY SURVEYOR: J. Green of<br/>OFFICE OF THE SURVEYOR GENERAL</p> <p>LOCATION:<br/><b>TOWN OF ST HELENS</b></p> <p>SCALE 1: 2000      LENGTHS IN METRES</p> | <p>REGISTERED NUMBER<br/><b>SP173840</b></p> <p>APPROVED EFFECTIVE FROM 5 OCT 2020</p> <p><i>[Signature]</i><br/>Recorder of Titles</p> |   |
| MAPSHEET MUNICIPAL CODE No. (6042-42) 101  | LAST LPI No.  | LAST PLAN No. SP163351 P163352  | ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN |
| <p>LOT 1 IS COMPILED FROM F.R.163351-1 AND THIS SURVEY.</p>  |   |   |   |
|  |   |   |   |
| <p>GIB201800016<br/>S110736</p>  |   |   | <p>COUNCIL DELEGATE _____ DATE _____</p>                        |

Leasehold Title

SEARCH OF TORRENS TITLE

|                   |                              |
|-------------------|------------------------------|
| VOLUME<br>163351B | FOLIO<br>1                   |
| EDITION<br>1      | DATE OF ISSUE<br>05-Oct-2020 |

SEARCH DATE : 18-Oct-2023

SEARCH TIME : 12.13 PM

DESCRIPTION OF LAND

Town of ST HELENS  
 Lot 1 on Sealed Plan 163351  
 Derivation : Parts of 27A-2R-25P & 20 Acres  
 Gtd. to Simeon Lord & Part of 7.3/4 Acres Gtd. to Edward  
 Charles Rowley Littleton  
 Derived from CT 173840/1

SCHEDULE 1

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

SCHEDULE 2

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

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

|                  |                              |
|------------------|------------------------------|
| VOLUME<br>173840 | FOLIO<br>1                   |
| EDITION<br>1     | DATE OF ISSUE<br>05-Oct-2020 |

SEARCH DATE : 18-Oct-2023

SEARCH TIME : 12.13 PM

DESCRIPTION OF LAND

Town of ST HELENS  
 Lot 1 on Sealed Plan 173840  
 Derivation : Part of 27A-2R-25P & 20 Acres  
 Gtd. to Simeon Lord & Part of 7A-3R-0P Gtd. to Edward Charles  
 Rowley Littleton  
 Prior CTs 163351/1 and 163352/1

SCHEDULE 1

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

SCHEDULE 2

D17356 & M727843 Land is limited in depth to 15 metres,  
 excludes minerals and is subject to reservations  
 relating to drains sewers and waterways in favour of  
 the Crown  
 SP 4873 FENCING COVENANT in Schedule of Easements  
 D17356 & M727843 FENCING PROVISION in Transfer  
 D159056 LEASE to ST HELENS HOLIDAY PARK PTY LTD of a  
 leasehold estate for the term of 10 years from  
 28-Jan-2015 Registered 08-May-2015 at noon  
 Leasehold Title(s) issued: 163351B/1  
 E116979 MORTGAGE to Commonwealth Bank of Australia  
 Registered 07-Dec-2017 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

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

PAGE 1 OF 1 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

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

Each lot on the plan is subject to:-

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

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

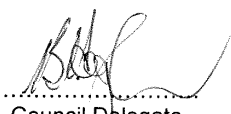
No easements covenants or profits a prendre are intended to be created.

SIGNED by KATHRYN JANET CLARK )  
 being and as MANAGER, CROWN LAND SERVICES )  
 and pursuant to an )  
 Instrument of Authorisation dated )  
21 NOVEMBER 2018 in the presence of: )



Name of witness: JEROME WILLIAM FEGEE  
 Signature of witness: Jerome Fegee  
 Occupation: PUBLIC SERVANT  
 Address: 134 MACQUARIE STREET HOBART, TAS

(USE ANNEXURE PAGES FOR CONTINUATION)

|  |  |
|--|--|
| SUBDIVIDER: <u>The Crown + P&amp;T Robinson Investment Pty Ltd</u><br>FOLIO REF: <u>163351/1 + 163352/1</u><br>SOLICITOR & REFERENCE: <u>CROWN SOLICITOR</u> | PLAN SEALED BY: <br>DATE: <u>16/09/2019</u><br><u>DA 042-2019</u><br>REF NO. _____ Council Delegate |
| <p><b>NOTE:</b> The Council Delegate must sign the Certificate for the purposes of identification.</p>   |  |

25.09.25

ATT: General Manager

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

1. Description of works Table:

| <b>BIG 4 , ST HELENS HOLIDAY PARK - EXISTING STRUCTURES</b> | <b>BIG 4 , ST HELENS HOLIDAY PARK - NEW STRUCTURES</b> | <b>BIG 4 , ST HELENS HOLIDAY PARK - REMOVED STRUCTURES</b> |
|---|--|--|
| Reception Building  | Mountain Biking-                                       | 15 Premanent Sites (Annual)                                |
| 24 Cabins   | (Structures- As below)                                 | 6 Powered  |
| Indoor play centre & cinema                                 | 12 Bed Bunk Houses                                     |  |
| Playground  | Bike Repair Shelter                                    |  |
| BBQ Area  | Bike Shelter   |  |
| Jumping Pillow  |  |  |
| Common Laundry, Bathroom Male & Female showers              | Glamping (As Below)                                    |  |
| 25 powered sites  | 5 Glamping Tents                                       |  |
| 22 Evergreen Powered Sites                                  | Carpak 14 - Spaces- Concrete Surface                   |  |
| 16 Powered slab sites                                       |  |  |
| 2 ensuites  | Cabins (As Below)                                      |  |
| 49 Annual sites   | 11 New cabins  |  |
| Camp Kitchen  |  |  |
| Tv room   | Ensuites   |  |
| Access toilet   | 15 Ensuite Structures                                  |  |
| <u>Unpowered Camp Area/ Grounds</u>                         |  |  |

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

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

#### 4. C2.0 Parking and sustainable Transport Code

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

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

## 5 Parking Table

| BIG 4 , ST HELENS HOLIDAY PARK - EXISTING PARKING           |                 | BIG 4 , ST HELENS HOLIDAY PARK - NEW PARKING     | BIG 4 , ST HELENS HOLIDAY PARK -RE-ALLOCATED PARKING |
|---|-----------------|--|--|
| Reception Building  | x 7 PARKS       | Mountain Biking-                                 | 15 Premanent Sites (Annual)                          |
| 24 Cabins   | x 24 PARKS      | (Structures- As below)                           | 6 Powered  |
| Indoor play centre & cinema                                 | x 1 PARK        | 12 Bed Bunk Houses                               | x 8 PARKS  |
| Playground  |                 | Bike Repair Shelter                              |  |
| BBQ Area  |                 | Bike Shelter                                     |  |
| Jumping Pillow  |                 |  |  |
| Common Laundry, Bathroom Male & Female showers              |                 | Glamping (As Below)                              |  |
| 25 powered sites  | x 25 PARKS      | 5 Glamping Tents                                 | x 6 PARKS  |
| 22 Evergreen Powered Sites                                  | x 22 PARKS      | Carpak 14 - Spaces- Concrete Surface             |  |
| 16 Powered slab sites                                       | x 16 PARKS      |  |  |
| 2 ensuites  | x 1 PARK        | Cabins (As Below)                                |  |
| 49 Annual sites   | x 49 PARKS      | 11 New cabins                                    | x 11 PARKS   |
| Camp Kitchen  |                 |  |  |
| Tv room   |                 | Ensuites   |  |
| Access toilet   |                 | 15 Ensuite Structures                            | x 15 PARKS   |
| Unpowered Camp Area/ Ground (Informal                       | 1 PARK PER SITE |  |  |
| <b>TOTAL Parks - Min 150 Parks + Overflow Parking (O/F)</b> |                 | <b>Additional 14 x Parks = (164) Total + O/F</b> | <b>21 x Re-Allocated Parks</b>                       |

6: Secure Bike Storage is also provided on site.

## 7 :C3.0 Road and Railway Assets Code

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

## 8. RARE Engineering BRE- 2.0 Stormwater Report



Site Entry Photo.

Yours Sincerely,

L.M. Dell

Building Designer  
0400 655 771  
25.09.25



Department of Natural Resources,  
and Environment Tasmania

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



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

23 December 2025

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

Dear Mr Dell,

**LODGEMENT OF PLANNING APPLICATION  
PLANS TO BUILD  
RETROSPECTIVE HOLIDAY PARK ACCOMODATION  
2 PENELOPE STREET ST HELENS**

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

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

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

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

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

Yours sincerely,

A handwritten signature in blue ink that reads "Alice Holeywell-Jones".

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

# Instrument of Revocation and Delegation

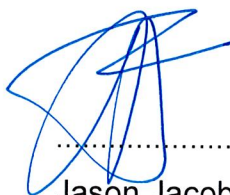
## DELEGATION OF THE DIRECTOR-GENERAL OF LANDS' FUNCTIONS UNDER THE *LAND USE PLANNING AND APPROVALS ACT 1993*

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

### SCHEDULE 1

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

Dated at HOBART this 29 day of July, 2024



.....  
Jason Jacobi  
**DIRECTOR-GENERAL OF LANDS**

# APPLICATION FOR DEVELOPMENT



|     |
|-----|
| PID |
| DA  |

Office use only above:

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

+ Plus (If required)

|          |  |
|----------|--|
| PLUMBING |  |
|----------|--|

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

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

Other (please specify)

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

|                          |  |
|--------------------------|--|
| <b>APPLICANT DETAILS</b> | <b>INVOICE TO (Please Tick)</b> <input type="checkbox"/> |
|--------------------------|--|

|   |                                 |
|---|---------------------------------|
| Name: PLANS TO BUILD  | Phone No: 03 6388 9287          |
| Postal Address: LEVEL 1, 52-60 BRISBANE ST<br>LAUNCESTON, TAS | Mobile No: <input type="text"/> |
| Email address: Leigh@plans-tobuild.com.au                     |                                 |

|                      |  |
|----------------------|--|
| <b>OWNER DETAILS</b> | <b>INVOICE TO (Please Tick)</b> <input type="checkbox"/> |
|----------------------|--|

|  |                                |
|--|--------------------------------|
| Owner: PAUL T ROBINSON INVESTMENTS   | Phone No: <input type="text"/> |
| Postal Address: 2 PENLOPE ST<br>ST HELENS, TAS                                 | Mobile No: 0408 799 547        |
| Email address: pearce.big4overstone@gmail.com<br>peterrobinsonracing@gmail.com |                                |

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

|  |   |
|--|---|
| Name: Leigh DEU  | Phone No: 03 6388 9287                              |
| Postal Address: LEVEL 1, 52-60 BRISBANE ST<br>LAUNCESTON TAS | Mobile No: <input style="width:100%;" type="text"/> |
| Email address: Leigh@launcestonboard.com.au                  |   |

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

|                               |  |
|-------------------------------|--|
| <b>ADDRESS OF DEVELOPMENT</b> |  |
|-------------------------------|--|


|                     |                            |  |
|---------------------|----------------------------|--|
| Street No. 2        | Street RENELOPE ST         |  |
| Town ST HELENS, TAS | Title Reference 173940 / 1 |  |

|                                       |  |
|---------------------------------------|--|
| <b>SITE &amp; DEVELOPMENT DETAILS</b> |  |
|---------------------------------------|--|

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


|   |
|---|
| <b>DECLARATION BY APPLICANT (mandatory)</b> |
|---|

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

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

|                                      |
|--------------------------------------|
| <b>IF APPLICANT IS NOT THE OWNER</b> |
|--------------------------------------|

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

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

**COUNCIL OR CROWN LAND**

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

Alice Holeywell-Jones  
 I ..... being responsible for the administration of land  
 at 2 Penelope Street, St Helens ..... , declare that I have given permission for the making of this  
 application for Planning and Building .....  
 Date 23/12/2025 ..... Signature ..... *Alice Holeywell-Jones* .....

**DEFINITION OF OWNER**

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

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

**PLANNING & BUILDING APPLICATION DETAILS**

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

**SITE AND BUILDING DETAILS**

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

**OWNER BUILDER**

YES  (Complete Owner Builder Statement/Declaration)

NO

**ENGAGEMENT OF COUNCIL AS BUILDING SURVEYOR**

Section 35 of the *Building Act 2016*

Building Surveyor:

Category:

Business name:

Business address:


Phone No:

Fax No:

Licence No:

Email address:

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

**BUILDING PRACTITIONER DETAILS**

Designer/Architect:

Category:

Business name:

Business address:



Phone No:

Fax No:

Licence No:

Email address:

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

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

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