

PROPERTY REPORT

Pelican Point, 170 Binalong Bay Road, St Helens Tas 7216

Details

LOT/PLAN NUMBER OR CROWN DESCRIPTION

Lot 2 45009

LOCAL GOVERNMENT (COUNCIL)

Break O'day

LEGAL DESCRIPTION

45009/2

COUNCIL PROPERTY NUMBER

Unavailable

LAND SIZE

376,446m² Approx

ORIENTATION

Unavailable

FRONTAGE

Unavailable

ZONES

Landscape Conservation

OVERLAYS

Coastal Erosion Hazard Code
Coastal Inundation Hazard Code
Flood-Prone Hazard Areas Code
Bushfire-Prone Areas Code
Safeguarding Of Airports Code
Natural Assets Code
Scenic Protection Code

PropTrack Property Data

HOUSE

 17  11  -

PropTrack Sale Events

SALE HISTORY

\$3,250,000	26/10/2022
\$950,000	04/04/2014

State Electorates

LEGISLATIVE COUNCIL

McIntyre

LEGISLATIVE ASSEMBLY

Lyons

Schools

CLOSEST PRIVATE SCHOOLS

Scotch Oakburn College - Valley Campus (55881 m)
Larmenier Catholic School (91135 m)
Scotch Oakburn College (93075 m)

CLOSEST PRIMARY SCHOOLS

St Helens District High School (1778 m)

CLOSEST SECONDARY SCHOOLS

St Helens District High School (1778 m)

Council Information - Break O'day

PHONE

03 6376 7900 (Break O'Day Council)

EMAIL

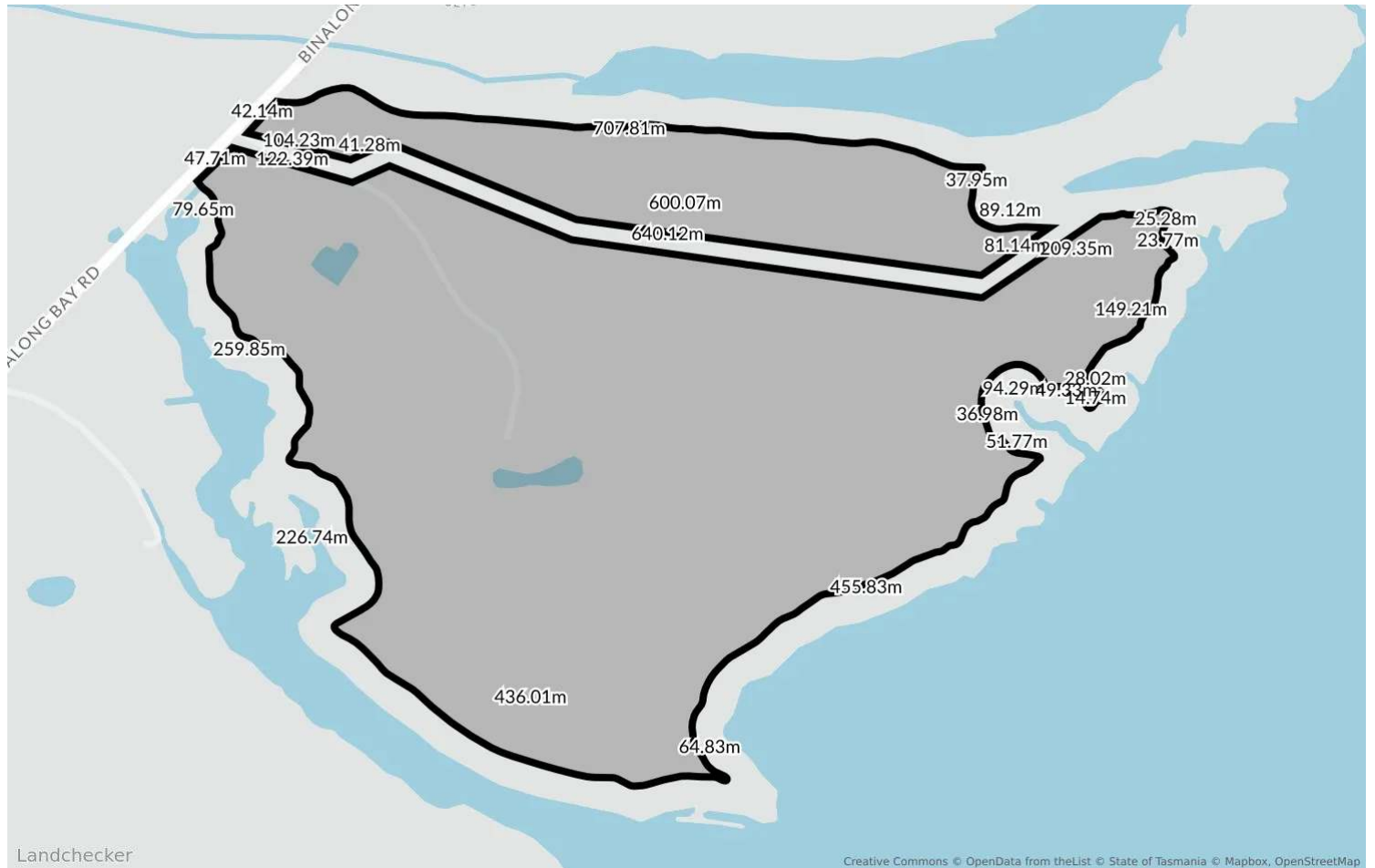
admin@bodc.tas.gov.au

WEBSITE

<http://www.bodc.tas.gov.au>

SITE DIMENSIONS

Pelican Point, 170 Binalong Bay Road, St Helens Tas 7216



RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

Pelican Point, 170 Binalong Bay Road, St Helens Tas 7216

No recent planning scheme amendments for this property

PROPOSED PLANNING SCHEME AMENDMENTS

Pelican Point, 170 Binalong Bay Road, St Helens Tas 7216

No proposed planning scheme amendments for this property



22.0 - Landscape Conservation

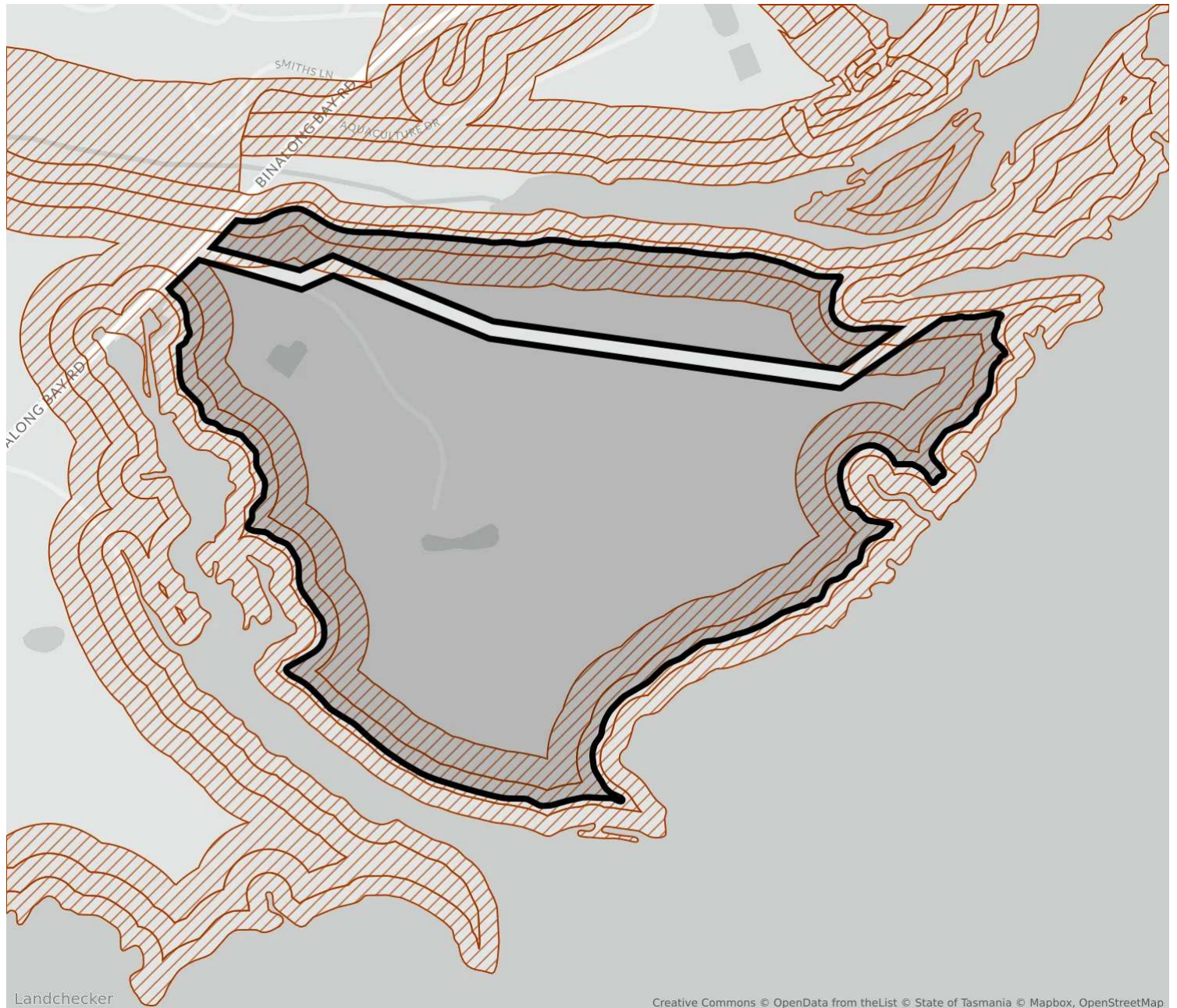
To provide for the protection, conservation and management of landscape values. To provide for compatible use or development that does not adversely impact on the protection, conservation and management of the landscape values. (b) single dwelling located within a building area, if shown on a sealed

[TPS Landscape Conservation Zone](#)

For confirmation and detailed advice about this planning zone, please contact BREAK O'DAY council on 03 6376 7900.

Other nearby planning zones

- ENVIRONMENTAL MANAGEMENT
- LANDSCAPE CONSERVATION
- RURAL
- RURAL LIVING
- UTILITIES



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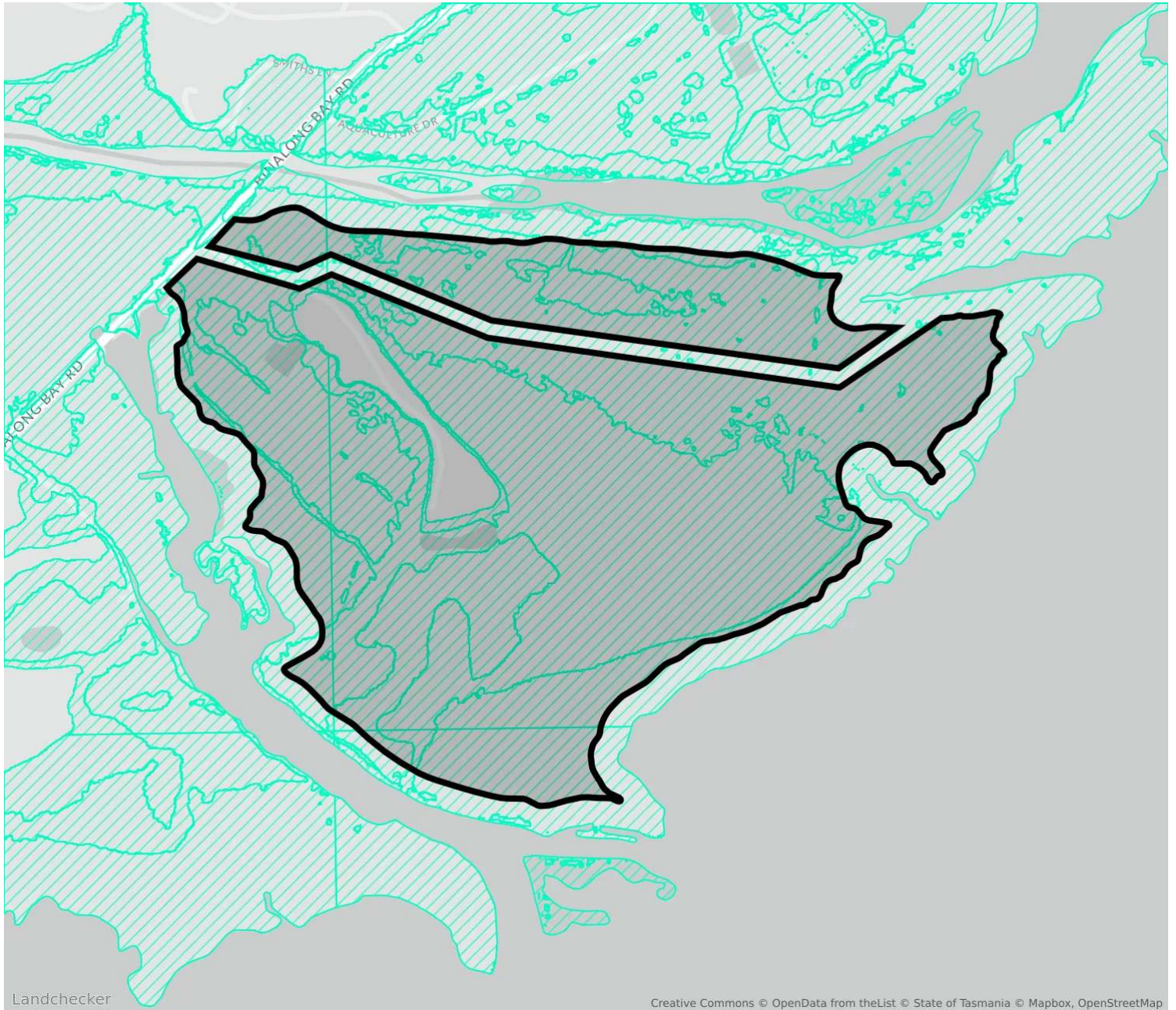
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C10.0 - Coastal Erosion Hazard Code

To ensure that use or development subject to risk from coastal erosion is appropriately located and managed, so that: (a) people, property and infrastructure are not exposed to an unacceptable level of risk; (b) future costs associated with options for adaptation, protection, retreat or abandonment of property and infrastructure are minimised; (c) it does not increase the risk from coastal erosion to other land or public infrastructure; and (d) works to protect land from coastal erosion are undertaken in a way that provides appropriate protection without increasing risks to other land. To provide for appropriate use or development that relies upon a coastal location to fulfil its purpose.

TPS Coastal Erosion Hazard Code

For confirmation and detailed advice about this planning overlay, please contact BREAK O'DAY council on 03 6376 7900.



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C11.0 - Coastal Inundation Hazard Code

To ensure that use or development subject to risk from coastal inundation is appropriately located and managed so that: (a) people, property and infrastructure are not exposed to an unacceptable level of risk; (b) future costs associated with options for adaptation, protection, retreat or abandonment of property and infrastructure are minimised; (c) it does not increase the risk from coastal inundation to other land or public infrastructure; and (d) works to protect land from coastal inundation are undertaken in a way that provides appropriate protection without increasing risks to other land. To provide for appropriate use or development that relies upon a coastal location to fulfil its purpose.

TPS Coastal Inundation Hazard Code

For confirmation and detailed advice about this planning overlay, please contact BREAK O'DAY council on 03 6376 7900.

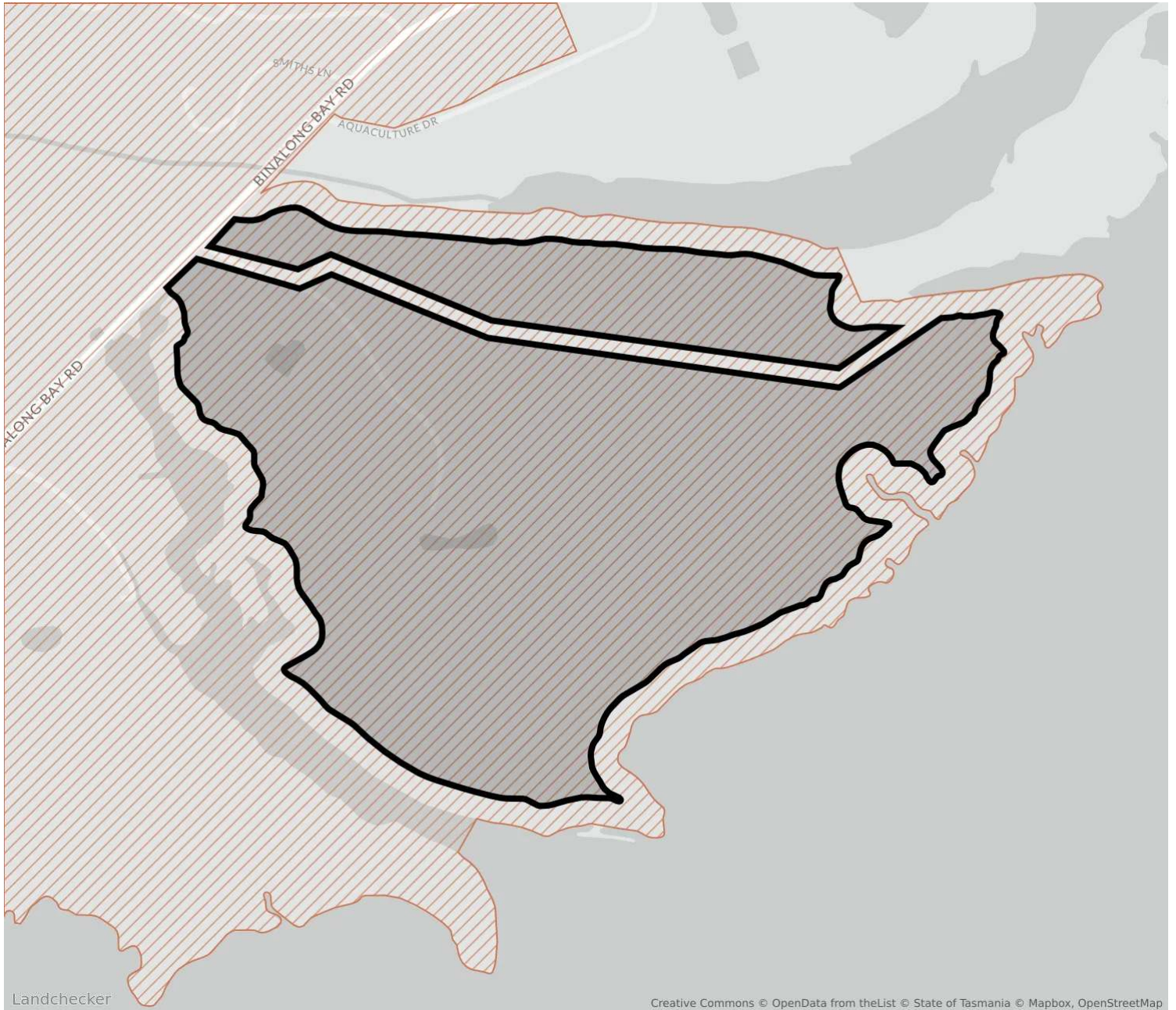


C12.0 - Flood-Prone Hazard Areas Code

To ensure that use or development subject to risk from flood is appropriately located and managed, so that: (a) people, property and infrastructure are not exposed to an unacceptable level of risk; (b) future costs associated with options for adaptation, protection, retreat or abandonment of property and infrastructure are minimised; and (c) it does not increase the risk from flood to other land or public infrastructure. To preclude development on land that will unreasonably affect flood flow or be affected by permanent or periodic flood.

TPS Flood-Prone Areas Hazard Code

For confirmation and detailed advice about this planning overlay, please contact BREAK O'DAY council on 03 6376 7900.



 **C13.0 - Bushfire-Prone Areas Code**

To ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires.

TPS Bushfire-Prone Areas Code

For confirmation and detailed advice about this planning overlay, please contact BREAK O'DAY council on 03 6376 7900.



 **C16.0 - Safeguarding Of Airports Code**

To safeguard the operation of airports from incompatible use or development.
 To provide for use and development that is compatible with the operation of airports in accordance with the appropriate future airport noise exposure patterns and with safe air navigation for aircraft approaching and departing an airport.

[TPS Safeguarding Of Airports Code](#)

For confirmation and detailed advice about this planning overlay, please contact BREAK O'DAY council on 03 6376 7900.



C7.0 - Natural Assets Code

To minimise impacts on water quality, natural assets including native riparian vegetation, river condition and the natural ecological function of watercourses, wetlands and lakes. To minimise impacts on coastal and foreshore assets, native littoral vegetation, natural coastal processes and the natural ecological function of the coast. To protect vulnerable coastal areas to enable natural processes to continue to occur, including the landward transgression of sand dunes, wetlands, saltmarshes and other sensitive coastal habitats due to sea-level rise. To minimise impacts on identified priority vegetation. To manage impacts on threatened fauna species by minimising clearance of significant habitat.

TPS Natural Assets Code

For confirmation and detailed advice about this planning overlay, please contact BREAK O'DAY council on 03 6376 7900.



C8.0 - Scenic Protection Code

To recognise and protect landscapes that are identified as important for their scenic values.

TPS Scenic Protection Code

For confirmation and detailed advice about this planning overlay, please contact BREAK O'DAY council on 03 6376 7900.



LANDSLIP HAZARD CODE

For confirmation and detailed advice about this planning overlay, please contact BREAK O'DAY council on 03 6376 7900.



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Landslide Prone Area

This property is not within a zone classified as a landslide prone area.

For confirmation and detailed advice about this landslide prone area, please contact the relevant source authority.

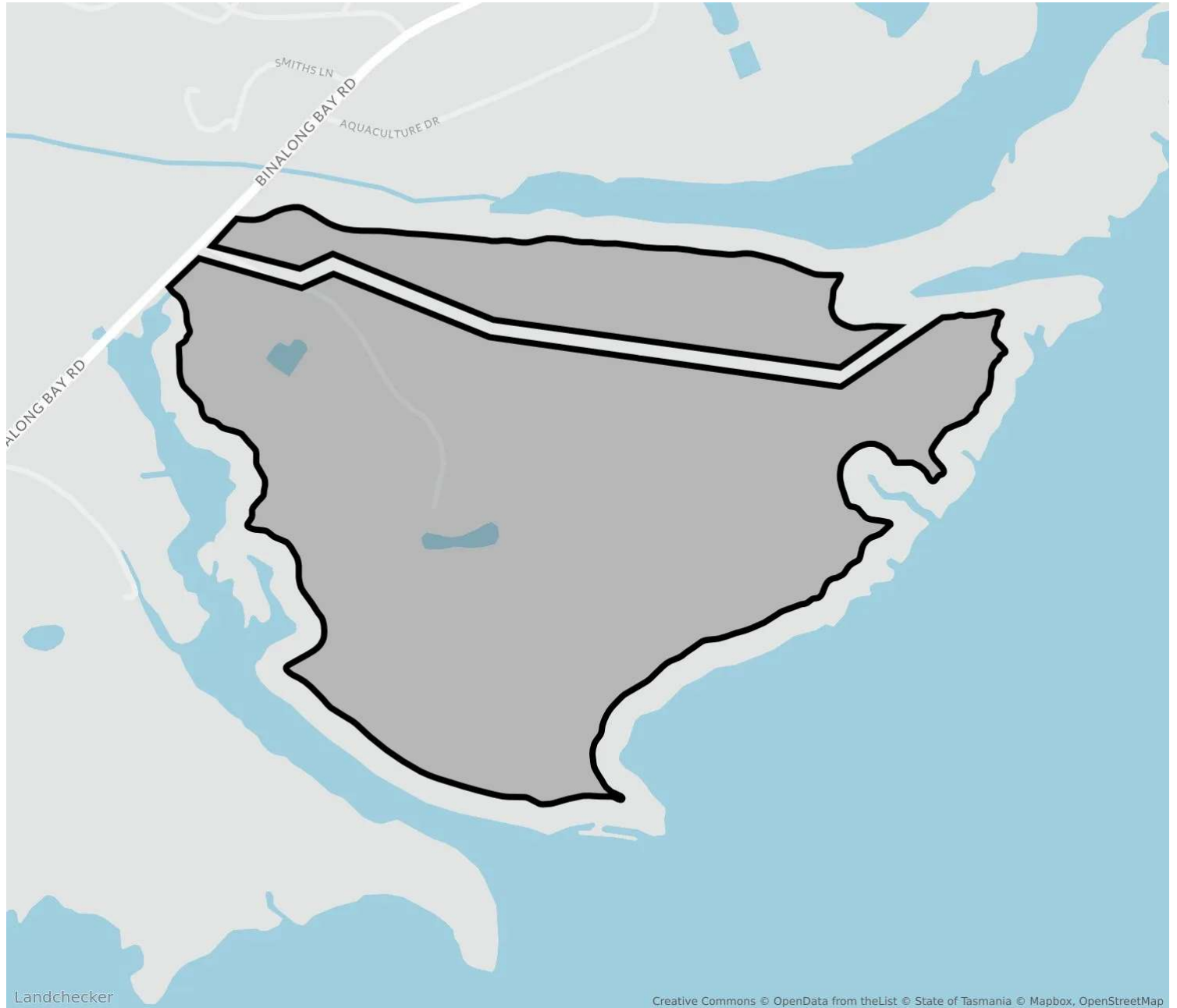
Source Authority	Status	Type	Last Updated
Land Information System Tasmania 120.LDS	Unaffected	State	29/12/2025
Land Information System Tasmania C15.0	Unaffected	State	29/12/2025



No planning permit data available for this property.

NEARBY PLANNING PERMITS

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Status	Code	Date	Address	Description
OTHER	DA 035- 2025	Notice End 28/11/2025	<u>25 Aquaculture Drive, St Helens</u>	Resource development - construction of a shed.
OTHER	DA 037- 2025	Notice End 27/06/2025	<u>25 Aquaculture Drive., St Helens</u>	Resource development - extension to existing processing shed.

For confirmation and detailed advice about this planning permits, please contact BREAK O'DAY council on 03 6376 7900.



No easements for this property

NEARBY EASEMENTS

Pelican Point, 170 Binalong Bay Road, St Helens Tas 7216



Others
Department of Natural Resources and Environment Tasmania

The easement(s) displayed is indicative only and may represent a subset of the total easements.

For confirmation and detailed advice about the easement(s) nearby this property, please contact the relevant source authority.

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