



dorset

3 Ellenor Street SCOTTSDALE TAS 7260 P 03 6352 6500

E dorset@dorset.tas.gov.au W www.dorset.tas.gov.au

NOTICE OF PLANNING APPLICATION

LAND USE PLANNING & APPROVALS ACT 1993

In accordance with *Section 57 (3)* of the *Land Use Planning & Approvals Act 1993* notice is hereby given that the following application has been received:

PLA No: 2026/65
PROPOSAL: STORAGE - CONSTRUCTION OF A WAREHOUSE
APPLICANT: MR J CURRANT
LOCATION: 17 HECKRATH ROAD BRIDPORT

The application and associated plans and documents will be available for inspection at the Council Offices, 3 Ellenor Street, Scottsdale during normal office hours ending on 30/09/2026.

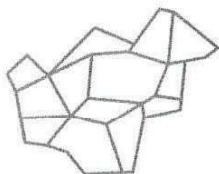
Further, in accordance with *Section 57 (5)* of the *Land Use Planning & Approvals Act 1993* any persons may make representations relating to the application which was advertised in The Examiner newspaper (Local Government Notices) on 16/09/2026. Representations must be made in writing and addressed to the Acting General Manager, Dorset Council, PO Box 21, Scottsdale 7260, or by emailing dorset@dorset.tas.gov.au.

If you have any queries, please contact the Dorset Council on **03 6352 6500** during normal office hours.

Lauren Tolputt
ACTING GENERAL MANAGER

17 Heckrath Road BRIDPORT (2026/65)





dorset
COUNCIL

RECEIVED

26 JUN 2026

Planning Permit Application

Please print all applicable details clearly

THE PROPOSAL

Describe in full the way it is proposed to use and/or develop the land: Build a warehouse / storage shed on vacant land. 	⇒ Provide a full description of the proposed use or development, including: • Building work • Change of use • Subdivision • Forestry • Demolition • Staging (if development is proposed to be carried out in stages, indicate this on the plans and describe in written material) • Signage • Other
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THE LAND

Address 17 Heckrath Road Bridport TAS 7262 	Certificate of Title (include all applicable title references) Volume: 185559/5 Folio: 9610916
Land Area (m ² or hectares): 2316m ²	
Present use of land: Vacant - Light Industrial 	⇒ Provide a description of the existing use of the land, for example vacant, residential, agriculture, industrial, commercial
Present use of existing building(s): Vacant 	⇒ Provide a description of the use of the existing buildings on the land, for example dwelling, workshop, farm building, office, shop

THE APPLICANT (Note: the person to be nominated as the Applicant is the one whose name will appear for public notification purposes and permit issue)

Applicant's Name: Jonathon Currant	
Address: 6 Picasso Place Newnham Tas 7248 	Phone:
	Fax:
	Mobile: 0407 385 864
Email: jonathoncurrant86@hotmail.com	

THE OWNER

Owner's Name(s): Jonathon Currant	
Address: 6 Picasso Place Newnham Tas 7248	Phone:
	Fax:
	Mobile: 0407 385 864
Email: jonathoncurrant86@hotmail.com	

CROWN AND/OR COUNCIL CONSENT [to be completed where land in respect of the Application is (i) Crown land (within the meaning of the *Crown Lands Act 1976*) or (ii) owned or administered by the Crown or a Council]

Owner / Administrator's Name(s):	
Person signing the Application:	⇒ to be completed by a person conferred the authority to ensure compliance with Section 52(1B)(a) of the Land Use Planning and Approvals Act 1993).
Signature: _____ Date: _____	

DETAILS OF BUILDING WORK (to be completed if Application requires building work)

Value of building work: \$ 350,000 approx		⇒ Please tick applicable box: ☒ Estimate ☐ Contract Price
Type of work: Construct a new building.		⇒ For example, new building, alteration, addition, removal, repairs, demolition, re-erection, change of use
Proposed use of building: Warehouse / Storage light industrial use.		⇒ Describe the main use of the proposed building, for example, dwelling, workshop, farm building, office, shop
Existing floor area: N/A m ²	New / additional floor area: 660 m ²	Proposed maximum building height above natural ground level: 6.920 m
Materials:		
structural floor:	Concrete	
external walls:	Colourbond	colour: Shale grey
roof cladding:	Colourbond	colour: Shale grey
structural frame:	Steel frame	

DETAILS OF OTHER WORKS

Vehicle Access:

Is a new vehicle access or crossover required? (if so, ensure this is indicated on the plans) No.

What would be the surfacing of the vehicle access? Concrete. Existing crossover in place.

Car Parking:

How many car parking spaces are currently provided? 0. Vacant land

How many additional car parking spaces would be provided? 6. As per site plan.

What would be the surfacing of the car parking spaces? Concrete

Is provision made for loading and unloading of vehicles? (to be completed for retail, commercial, industrial, service industry or storage uses)

Provision for truck access is included on the site plan.

Describe any proposed earthworks, vegetation removal or other works required as part of the use and/or development:

N/A land is cleared & vacant.

DETAILS OF OTHER MATTERS

Proposed hours of operation:

Monday to Friday: 8:00 am to 5:00 pm

Saturday: 8:00 am to 5:00 pm

Sunday: 8:00 am to 5:00 pm

Provide details of any goods that would be stored outside:

Possibly heavy machinery or vehicles.

Privacy Statement

The Dorset Council is committed to upholding the right to privacy of all individuals who have dealings with the Council. Unless required by law or by a Court or tribunal, the Council will take the necessary steps to ensure that the personal information that members of the public share with the Council remains confidential. How we use this information is explained in our Personal Information Protection Policy which is available at www.dorset.tas.gov.au or at the Council office.

Appointment Details

To ensure Council's officers are available to assist you with the submission of your Application, it is advisable to make an appointment by contacting Regulatory Services on 6352 6500.

Date: _____ Time: _____ Council Officer: _____

Copyright Authority

I authorise the Council and the Crown in right of the state of Tasmania to provide to any person, for the purposes of assessment or public consultation, a partial or complete copy of documents relating to this application.

I understand that the information and materials provided with this 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 Application.

I declare that the information given is a true and accurate representation of the proposed use and/or development, and I am liable for the payment of Council application processing fees even in the event of the use and/or development proposed by this Application not proceeding.

I confirm I am the copyright owner or have the authority to sign on behalf of any other person with copyright for documents relating to this Application.

I indemnify the Dorset 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.

Note: This authority is intended to cover copies made by the Crown or Council under Sections 40, 43, 49 or 183 of the Copyright Act 1968.

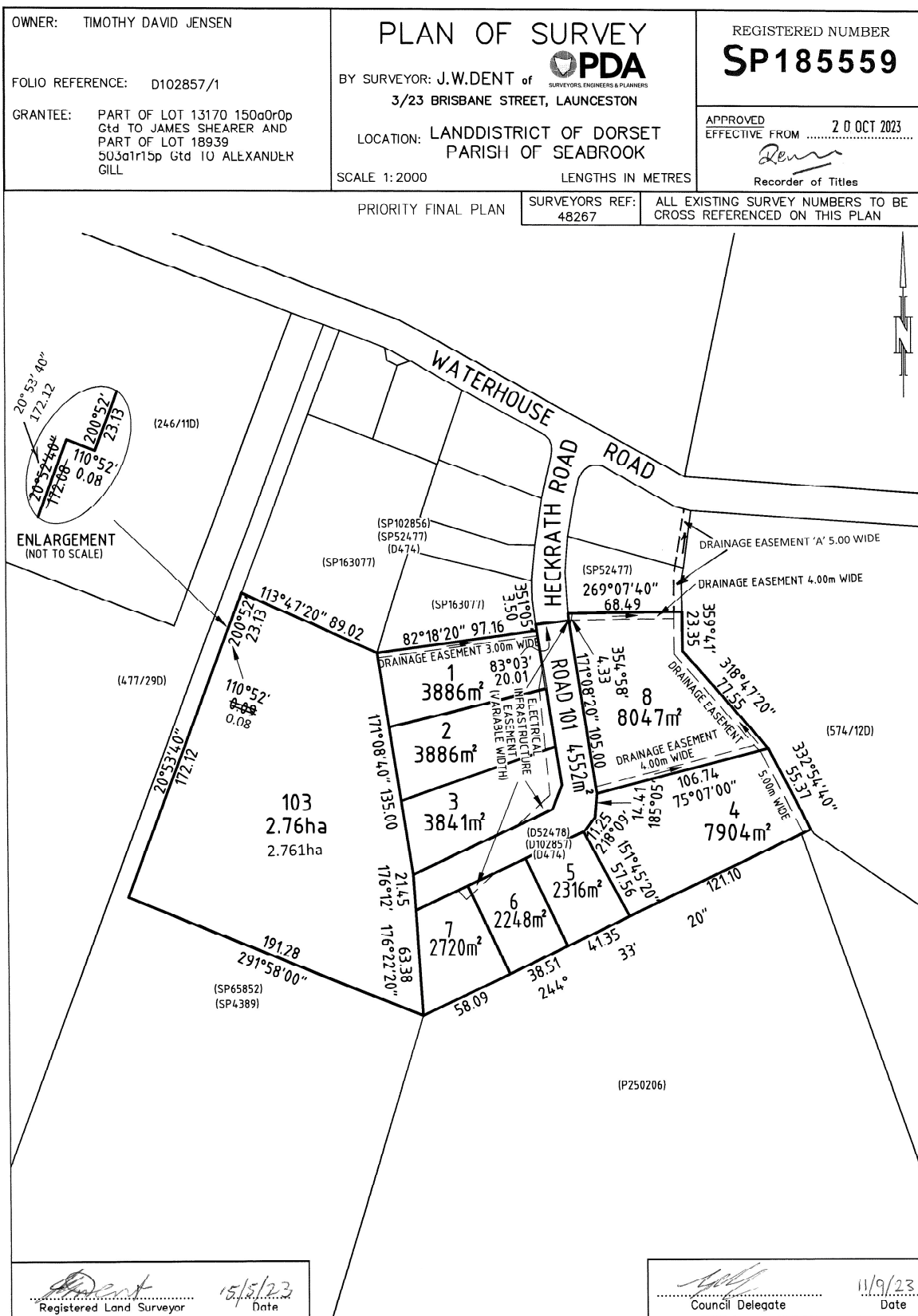
Where the applicant is NOT the owner, I hereby declare that the owner of the land to which this application relates has been notified of this application being made and the information and details supplied by me in this application are a true and accurate description of the proposal.

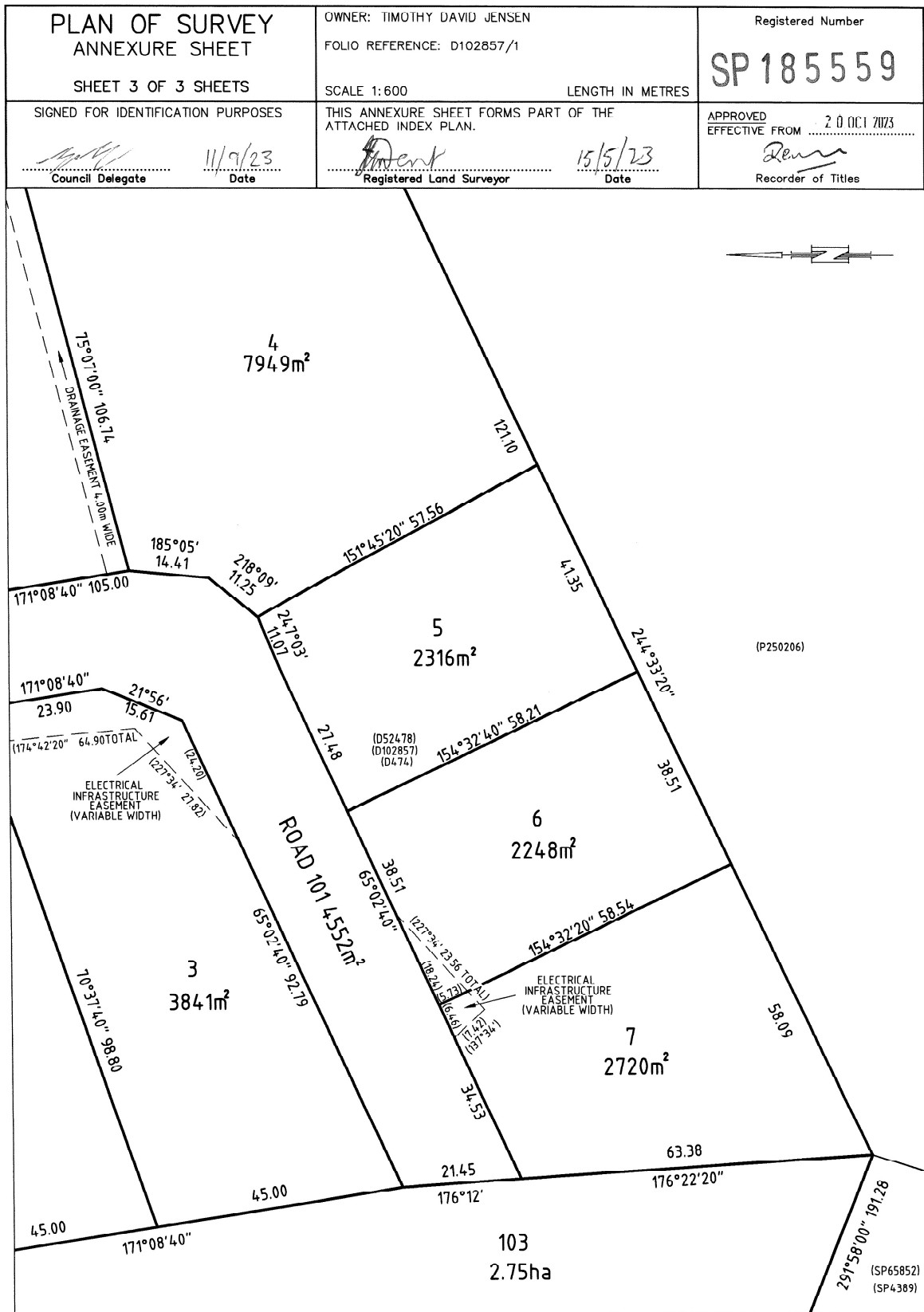
Applicant's Signature:



Date:

24	6	202-6
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SEARCH OF TORRENS TITLE

VOLUME 185559	FOLIO 5
EDITION 1	DATE OF ISSUE 20-Oct-2023

SEARCH DATE : 30-June-2026

SEARCH TIME : 04.22 pm

DESCRIPTION OF LAND

Parish of SEABROOK Land District of DORSET

Lot 5 on Sealed Plan [185559](#)

Derivation : Part of Lot 13170, 150 Acres Gtd. to James

Shearer & Part of Lot 18939, 503A-1R-15P Gtd. to Alexander Gill

Prior CT [102857/1](#)SCHEDULE 1

[M790468](#) ASSENT to TIMOTHY DAVID JENSEN Registered
28-Sept-2020 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP185559](#) EASEMENTS in Schedule of Easements[SP185559](#) FENCING PROVISION in Schedule of Easements[A419438](#) FENCING PROVISION in TransferUNREGISTERED DEALINGS AND NOTATIONS

N164456 PRIORITY NOTICE reserving priority for 90 days
TRANSFER Timothy David Jensen to Jonathon Edward
Currant
MORTGAGE Jonathon Edward Currant to Macquarie Bank
Limited Lodged by SPROAL & ASSOCIATES on 16-Mar-2026
BP: N164456

N163169 TRANSFER to JONATHON EDWARD CURRANT Lodged by
SPROAL & ASSOCIATES on 15-Apr-2026 BP: N163169

UNREGISTERED DEALINGS REPORT

SEARCH DATE : 30-June-2026

SEARCH TIME : 04:22 pm

CT: 185559/5

N164456 PRIORITY NOTICE reserving priority for 90 days
TRANSFER Timothy David Jensen to Jonathon Edward
Currant
MORTGAGE Jonathon Edward Currant to Macquarie Bank
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BP: N164456

N163169 TRANSFER to JONATHON EDWARD CURRANT Lodged by
SPROAL & ASSOCIATES on 15-Apr-2026 BP: N163169

Jonathon Curreant

17 Heckrath Road
Flood Hazard Report

August 2026

Document History and Status

Rev	Date	Reviewed By	Approved By	Revision Details
A	31/8/26	Mark Walters	Mark Walters	Client Submission

Distribution of copies:

Rev	Quantity	Issued To
A	1	J Currant

File Name: 2455 - J Currant - 17 Heckrath Road - Flood Report

Author: Hamish Waterston

Client: Jonathon Currant

Project: 17 Heckrath Road

Subject: Flood Hazard Report

Document Report

Document Version A

Job No. 2455

Contents

1.	Overview	1
1.1	Project Overview	1
1.2	Site Overview	1
1.3	Proposed Development	2
2.	Flooding	3
2.1	Proposed Floor Levels	5
3.	Planning Scheme Assessment	6
4.	Conclusion	8
	References	9

List of Figures

Figure 1-1: Site Overview	1
Figure 1-2: Proposed Development Plans	2
Figure 2-1: 1% AEP - CC - Peak Depth	3
Figure 2-2: 1% AEP - CC - Peak Hazard	4
Figure 2-3: Combined Flood Hazard Curves (Smith et al, 2014)	4

List of Tables

Table 3-1: C12.6.1 Buildings and works within a flood-prone hazard area - Planning Controls	6
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List of Appendices

Appendix A	Development Plans
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1. Overview

1.1 Project Overview

Heckrath Road is a light industrial precinct located close to Bridport in Tasmania's northeast. The site is to be developed with a new warehouse proposed on the property. Plans were submitted to the Dorset Council (Council) and after reviewing the submission a Request for Additional Information was issued to the developer (PLA/2026/65) refer to Appendix A. The request outlined that the developer would need to address C12 Flood-Prone Areas Hazard Code of the Tasmanian Planning Scheme.

Development of new buildings within these zones is governed by Table C12.6.1 Buildings and works within a flood-prone hazard area. This report will outline how development of this site achieves a tolerable risk level from flooding for the intended lifetime (50-years nominal design life for commercial structures without major maintenance) of the proposed development and any residual risks associated with the development.

1.2 Site Overview

The site is situated in a largely undeveloped subdivision, with the property currently vacant except for fencing. The site is shown below in Figure 1-1.



Figure 1-1: Site Overview

1.3 Proposed Development

The proposal is for a new warehouse situated at the rear of the property and is approximately 660m² as shown in Figure 1-2. The proposed site for the warehouse sits slightly elevated above Heckrath Road with roughly 600mm of fall towards the road. This will assist in protecting the site from flooding by naturally shedding water to the open drain at the road frontage.

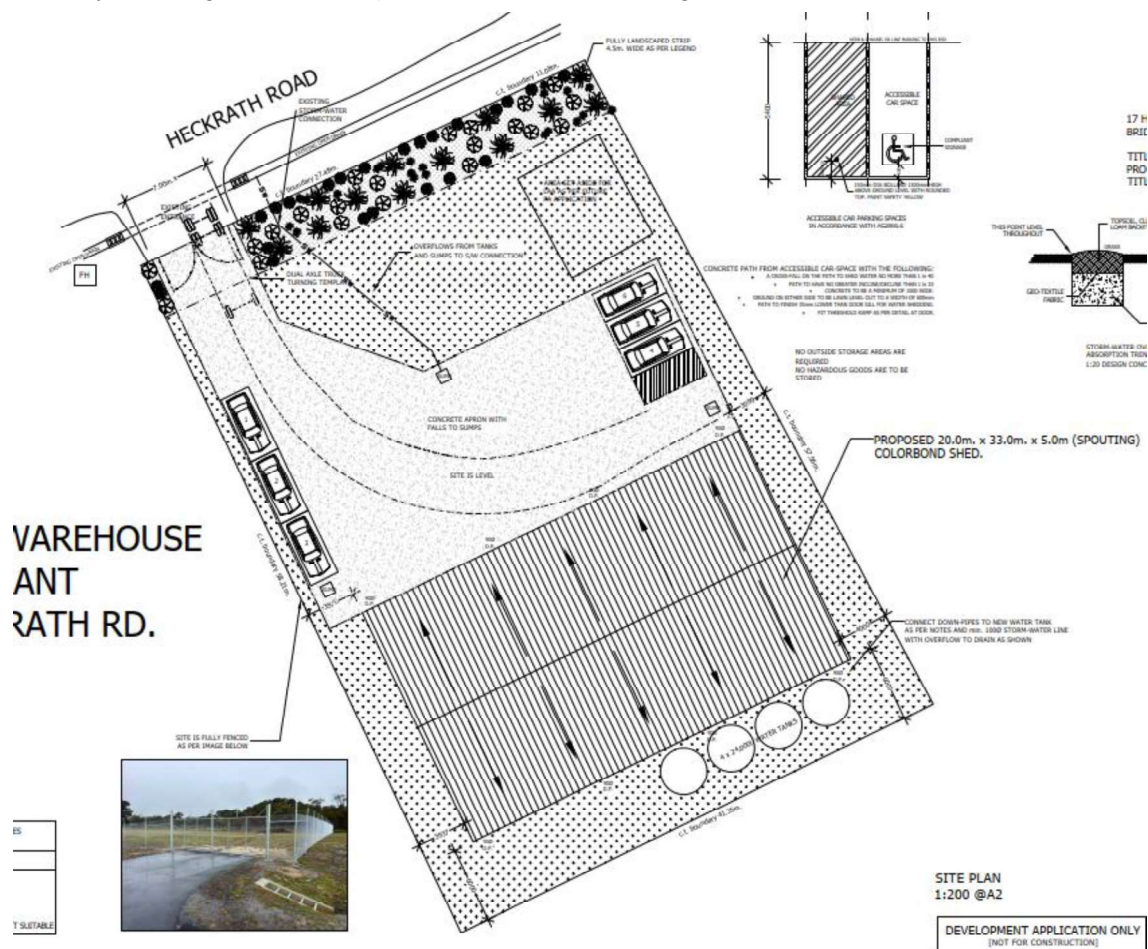


Figure 1-2: Proposed Development Plans

2. Flooding

In flood modelling carried out for the Tasmanian State Emergency Service (SES) the site is shown to be impacted by flooding during the 1% Annual Exceedance Probability (AEP) event. The SES modelling has considered the effects of climate change to the year 2090 using the Representative Concentration Pathways 8.5 scenario, which results in an increase in rainfall intensity of 16.3% (WMA Water, 2023). At time of modelling this was the highest level of estimated increase in rainfall intensity.

Flooding in the modelling is shown to flow across the site from the southwest and inundate the lower lying areas of the site and the Road. The extent of the flooding estimated by the SES is shown in Figure 2-1.

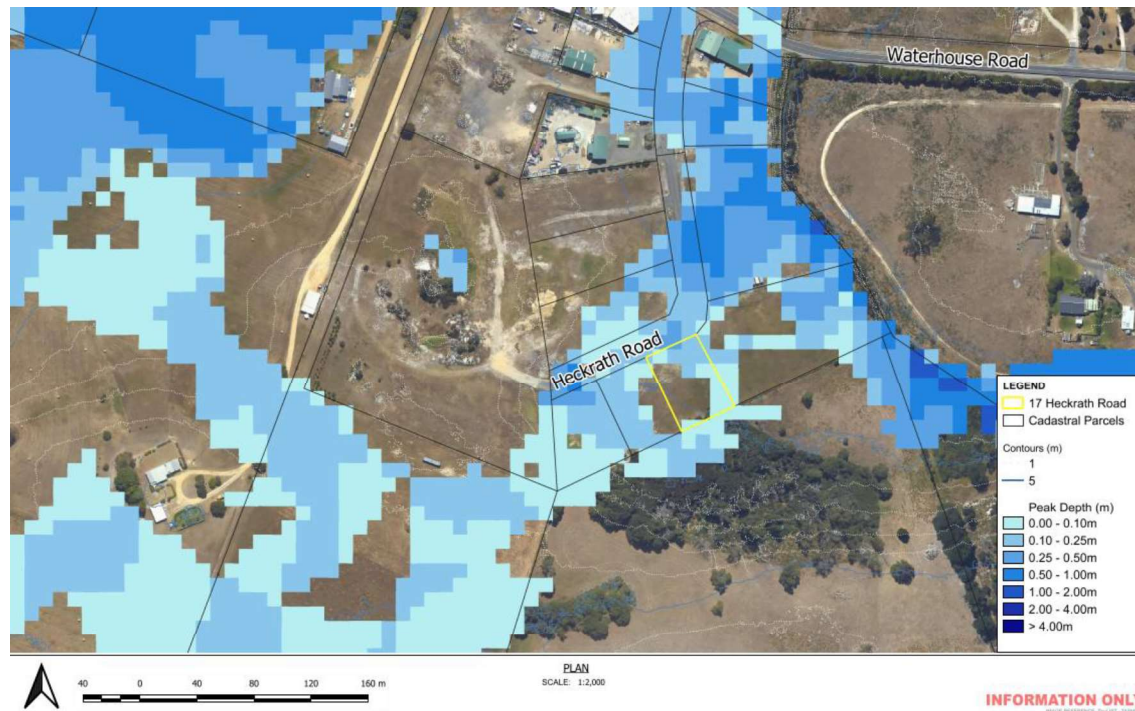


Figure 2-1: 1% AEP - CC - Peak Depth

This mapping shows low levels of flooding on the property, with flood water surrounding the site during the 1% AEP event. Heckrath Road is overtopped which will prevent access to the property during the flood peak. Flood hazard mapping was also carried out by the SES, with estimated flood hazards on the site H1 as shown in Figure 2-2 and reaching a peak of H3 on Heckrath Road.

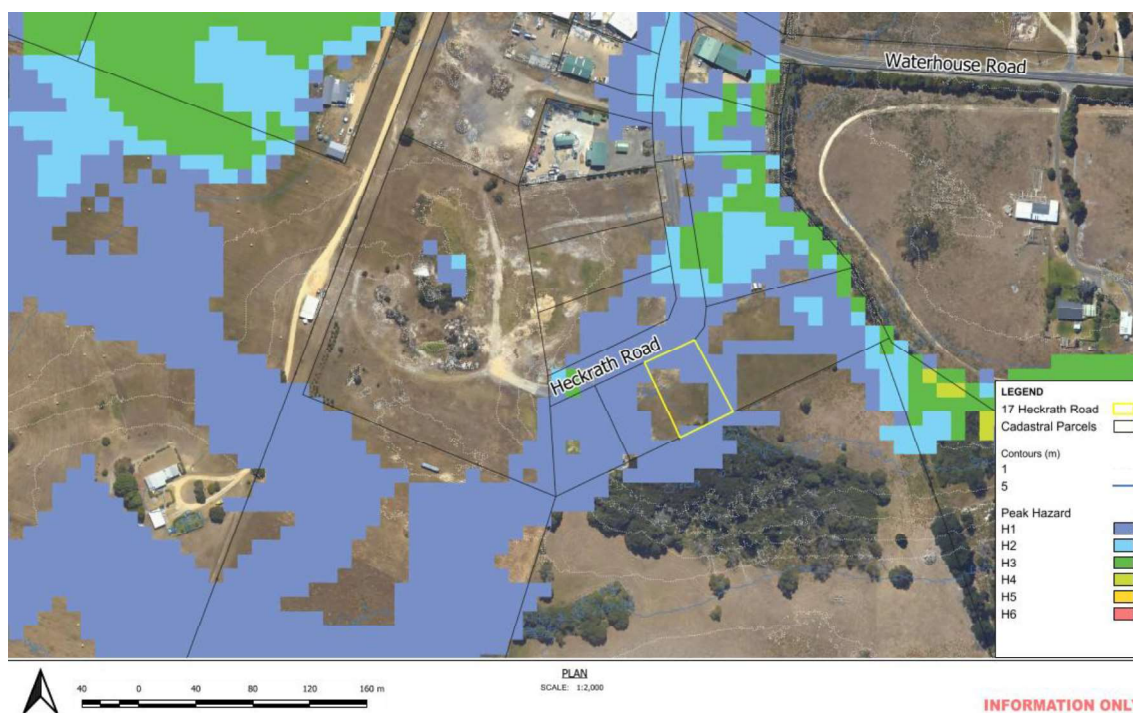


Figure 2-2: 1% AEP - CC - Peak Hazard

Hazard ratings are defined within Australian Rainfall and Runoff Guidelines (Geosciences Australia, 2019) and shown in Figure 2-3 below.

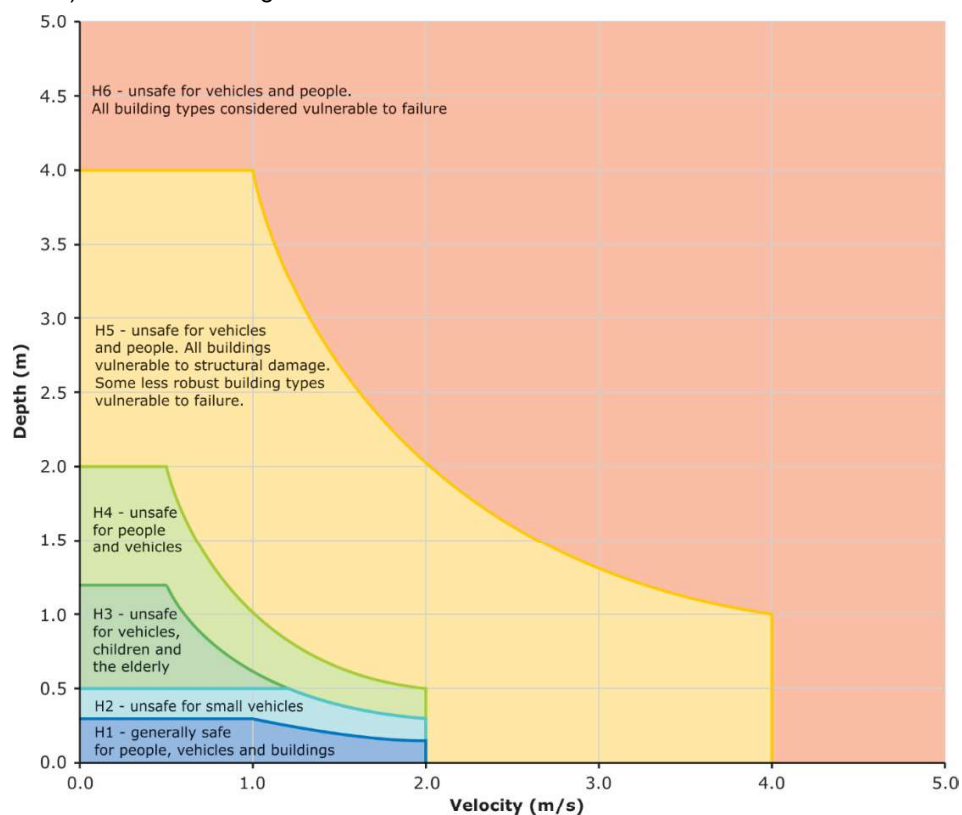


Figure 2-3: Combined Flood Hazard Curves (Smith et al, 2014)

The mapped H1 hazard present on the site and immediate surrounds means that the site is safe for the proposed use case. H1 hazard is the lowest possible rating and is simply indicative of areas that will be wet during large rainfall events. This represents a tolerable risk level, people, vehicles and buildings on the site property will be safe during significant flooding events.

Further afield Waterhouse Road will be overtopped during flooding. Access to and from the site may be restricted in some cases when bridges and culverts are flooded. This does not present an immediate risk to the development, but users should note that it may not be safe to attempt to leave and drive through flooded areas.

2.1 Proposed Floor Levels

While the site only experiences H1 hazard and therefore experiences a tolerable risk, eliminating flooding that goes over the top of designed floor levels will remove a large portion of costs associated with flood damage. Due to the scale at which the SES flood mapping was carried out (statewide on large grids) defining a minimum floor level based on the mapped flood elevation is not suitable.

Floor levels shall be designed to be 300mm above natural ground level and impervious surfaces surrounding the buildings shaped to direct flow away from the building.

3. Planning Scheme Assessment

Building within a flood-prone hazard area is controlled by the Tasmanian Planning Scheme and the provisions of the Code. The primary objective of the code is to ensure that developments are safe and do not create any unnecessary hazards that cannot be controlled or managed. Table 3-1 below outlines the performance criteria of the Code and the assessment by IPD.

Table 3-1: C12.6.1 Buildings and works within a flood-prone hazard area - Planning Controls

That: a) Buildings and works within a flood-prone hazard area can achieve and maintain a tolerable risk from flood; and b) Buildings and works do not increase the risk from flood to adjacent land and public infrastructure.	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1.1 Buildings and works within a flood-prone hazard area must achieve and maintain a tolerable risk from a flood, having regard to: (a) The type, form, scale and intended duration of the development; (b) Whether any increase in the level of risk from flood requires any specific hazard reduction or protection measures; (c) Any advice from a State authority, regulated entity or a council; and (d) The advice contained in a flood hazard report. P1.2 A flood hazard report also demonstrates that the building and works: (a) Do not cause or contribute to flood on the site, on adjacent land or public infrastructure; and (b) Can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use

	without requiring any flood protection measures.
Responses: P1.1 a) – The modelling by the SES has considered a long-term climate change scenario to the year 2100. This is suitable for the intended life span of a standard commercial building. Therefore, the proposed warehouse will have a tolerable risk from flooding for its lifespan. P1.1 b) – There is no material increase in level of risk as a result of this development. Building floor levels shall be a minimum of 300mm above natural ground levels. P1.1 c) – There is no advice specific to this site from a state authority or Council. P1.1 d) – The author is not aware of any other reports that pertain to this site. P1.2 a) – The development will not cause any large-scale changes in flood behaviour. The site is not in a major flow path nor is it going to displace significant volumes of flood storage so will not have a material impact on flooding. P1.2 b) – The modelling shows H1 hazard in the climate change assessment and as such will maintain a tolerable risk from flood for the intended life. The development does not rely upon any specific flood protection measures to achieve a tolerable risk level.	

4. Conclusion

The site experiences some minor flooding during the 1% AEP event, with the maximum flood hazard mapped as H1. Flood risks are tolerable and with buildings being built 300mm higher than natural ground levels, flooding of buildings can be eliminated.

IPD can confirm that this report has been carried out in accordance with relevant national guidelines such as Australian Rainfall and Runoff and the methodology is consistent with other state approved modelling projects. While there is no state approved methodology list available at time of writing IPD have carried out this work in accordance with our understanding of best practice modelling approaches.

The author (Hamish Waterston) holds a Bachelor of Civil Engineering and has 10 years of experience working in engineering. He has worked in the flood modelling and drainage space for the majority of this time.

Mark Walters, the report reviewer, is a Chartered Engineer with 26 years of experience in civil and hydraulic engineering. He holds a bachelor's degree in engineering and is the director of IPD Consulting.

If you require any further information or clarification on any of the above details, please don't hesitate to contact me on Mob: 0491 050 826 or Email: hwatson@ipdconsulting.com.au

Kind regards,

IPD Consulting Pty Ltd



Hamish Waterston

Senior Civil Engineer, MIEAust

References

WMA Water (2023), *Tasmanian Strategic Flood Map Greater Forester – Brid Study Area Design Flood Modelling – Addendum to Calibration Report*, March 2023. Report Prepared for the State Emergency Service Tasmania

Ball J, Babister M, Nathan R, Weeks W, Weinmann E, Retallick M, Testoni I, (Editors) *Australian Rainfall and Runoff: A Guide to Flood Estimation*, © Commonwealth of Australia (Geoscience Australia), Version 4.2, 2019.

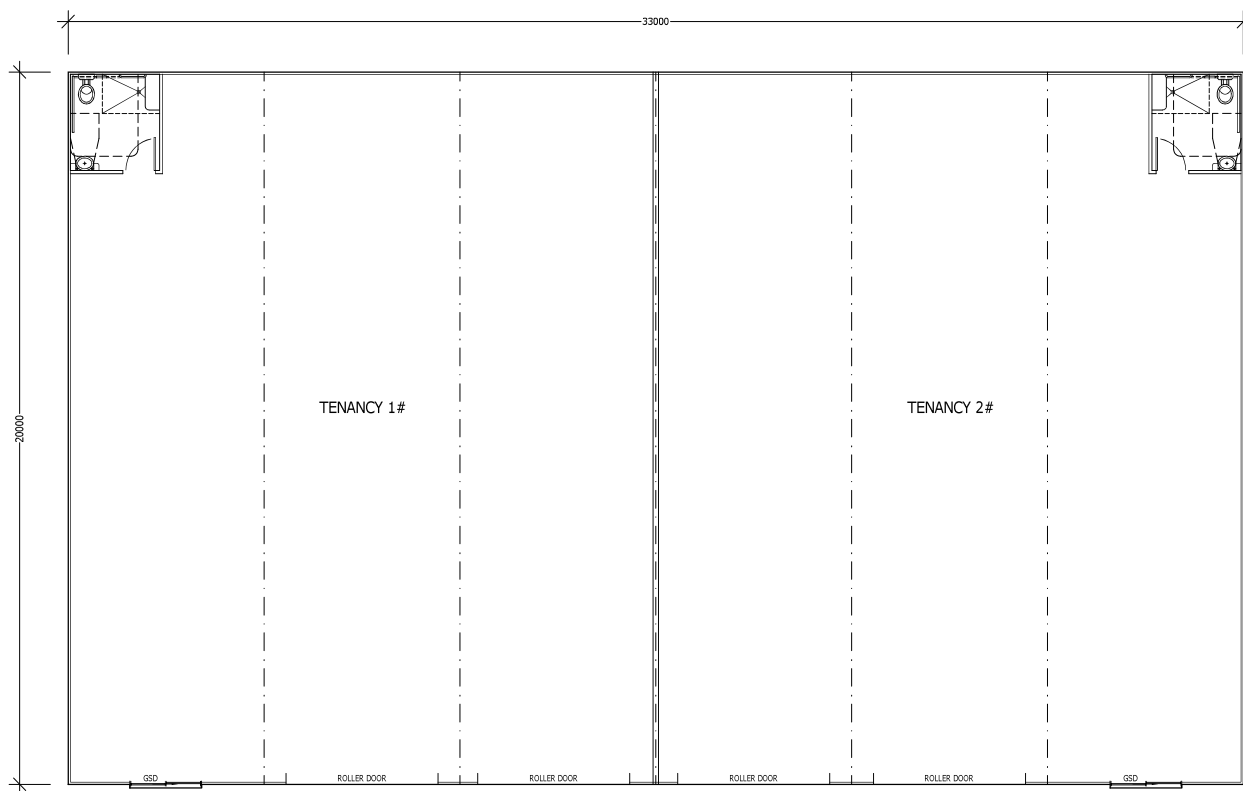
Smith, G.P., Davey, E.K. and Cox, R.J. (2014), *Flood Hazard UNSW Australia Water Research Laboratory Technical Report* 2014/07 30 September 2014.

Department of Natural Resources and Environment Tasmania (NRE Tas), 2026, *LISTmap*, Tasmanian Government, accessed 19 August 2026,

<https://maps.thelist.tas.gov.au/listmap/app/list/map?bookmarkId=1129828>

Appendix A

Development Plans



FLOOR PLAN
1:100



wilkin
design

P.O. BOX 478
LAUNCESTON
TASMANIA 7250

ACCREDITATION NO:
CC678 X

NOTES:
PROPOSED
SWMP.

PROJECT TITLE:
GURRANT WAREHOUSE
HECKRATH RD
BRIDPORT

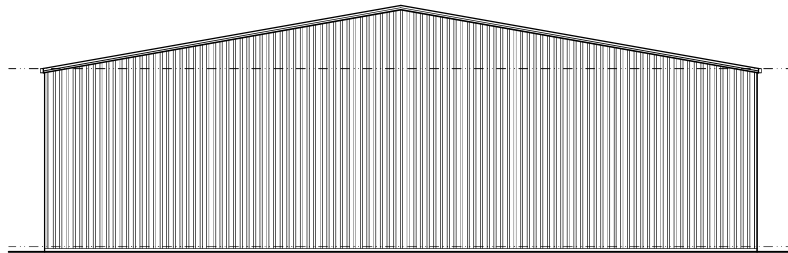
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21/07/2026

DATE:
18/06/2026

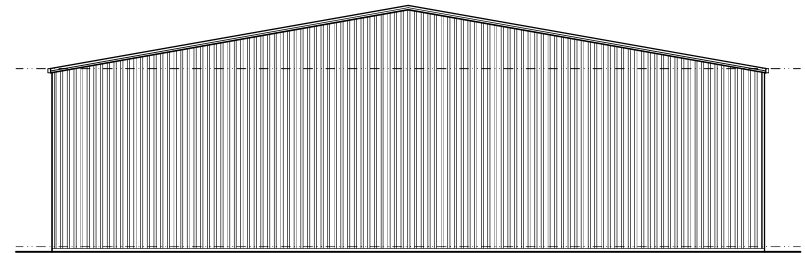
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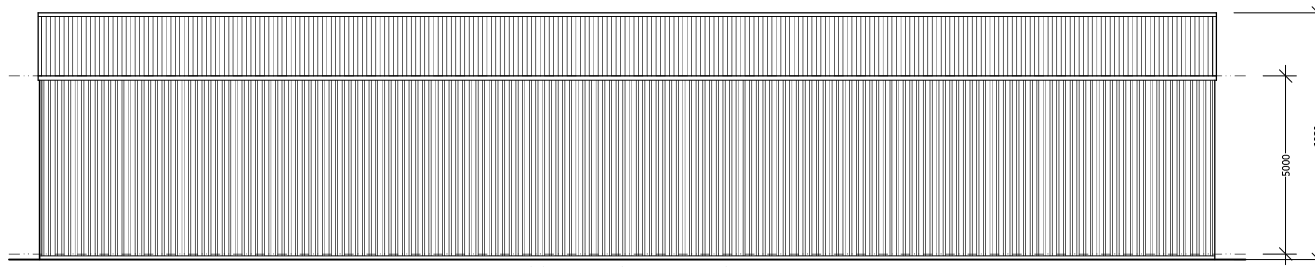
PAGE:
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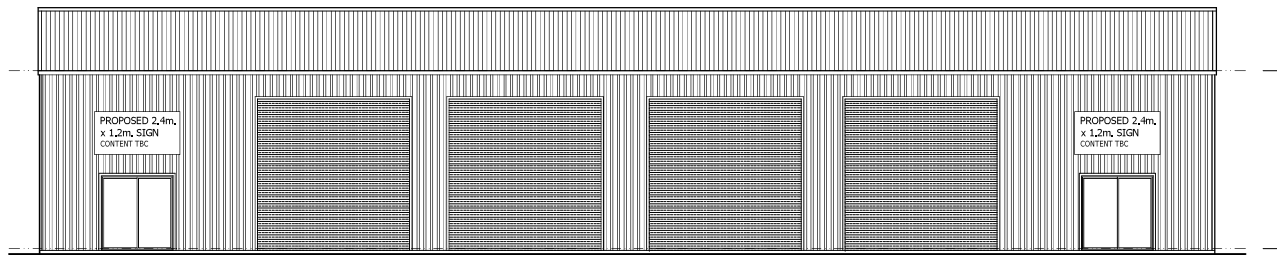
SOUTH WEST ELEVATION
1:100



NORTH EAST ELEVATION
1:100



SOUTH EAST ELEVATION
1:100



NORTH WEST ELEVATION
1:100



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design

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CC678 X

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03 of 03