32-34 Georges Bay Esplanade St Helens Tasmania 7216 T: 03 6376 7900 ABN 96 017 131 248



Development Applications

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

DA Number DA 2025 / 00053 **Applicant** Jennifer Binns Design

Proposal Visitor Accommodation - Glamping Domes x 3, Sauna and Plunge Pool

Location 824 Elephant Pass Road, Gray

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

Representations must be submitted in writing to the General Manager, Break O'Day Council, 32 -34 Georges Bay Esplanade, St Helens 7216 or emailed to admin@bodc.tas.gov.au, and referenced with the Application Number in accordance with section 57(5) of the abovementioned Act during the fourteen (14) day advertised period commencing on Saturday 28th June, 2025 until 5pm Friday 11th July, 2025.

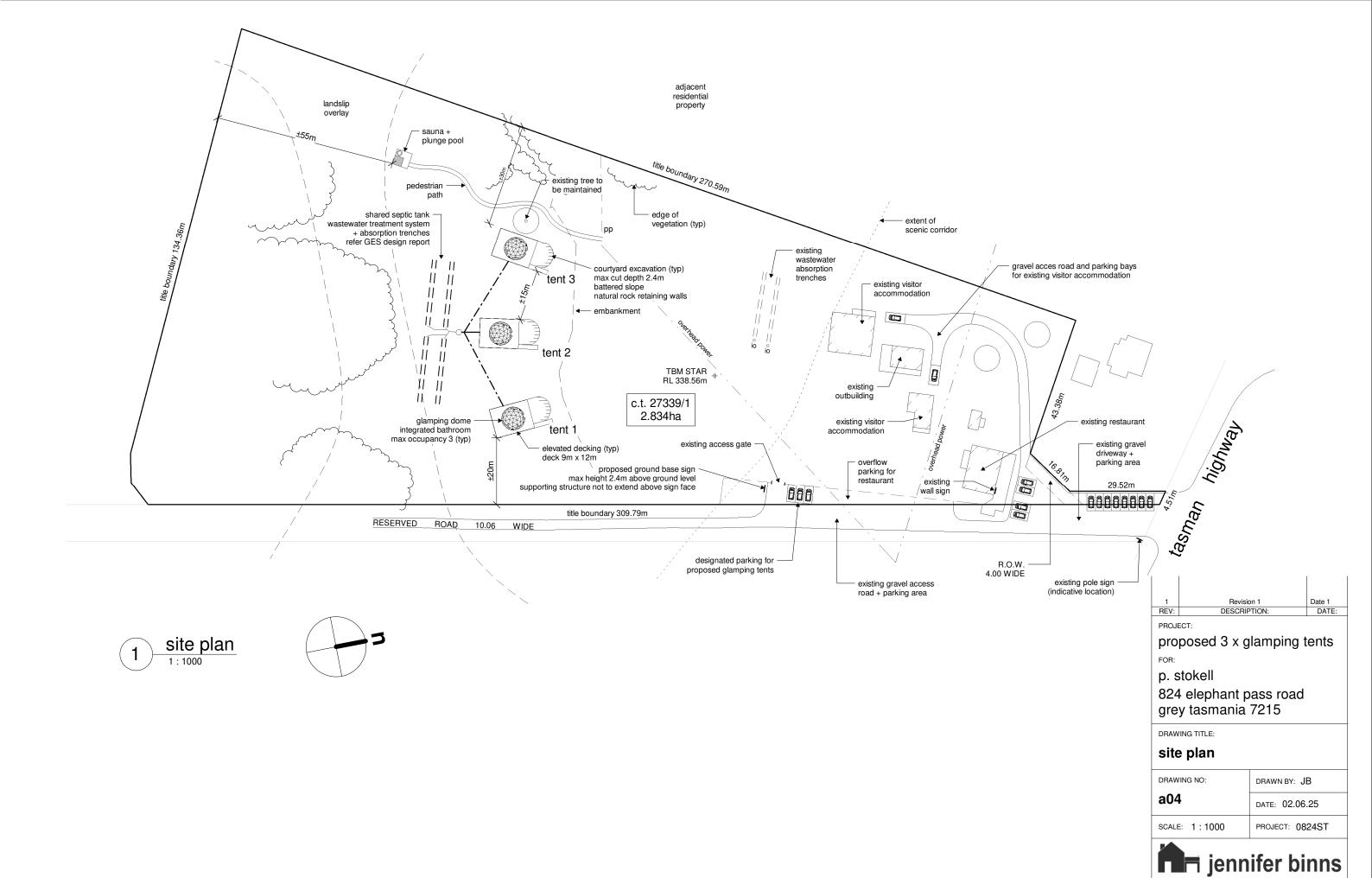
John Brown **GENERAL MANAGER**

proposed glamping accommodation

paul stokell 824 elephant pass road st marys tasmania 7215

planning application

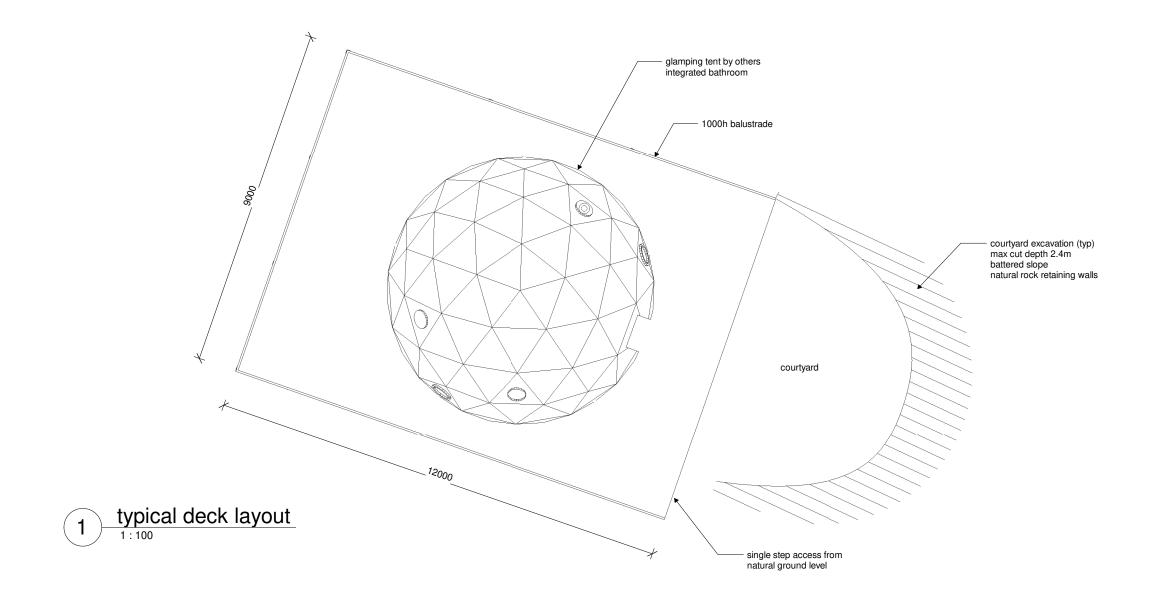
Building Areas	
deck 1	108.00
deck 2	108.00
deck 3	108.00
deck 4	23.04
	247.04



ACCREDITATION NO: BUSINESS CC 1269L

0439 765 452 : mail @ jenniferbinnsdesign.com.au 52 cecilia street st helens tasmania 7216

www.jenniferbinnsdesign.com.au



EV: DESCRIPTION: DATE:

proposed 3 x glamping tents

FOR

p. stokell824 elephant pass roadgrey tasmania 7215

DRAWING TITLE:

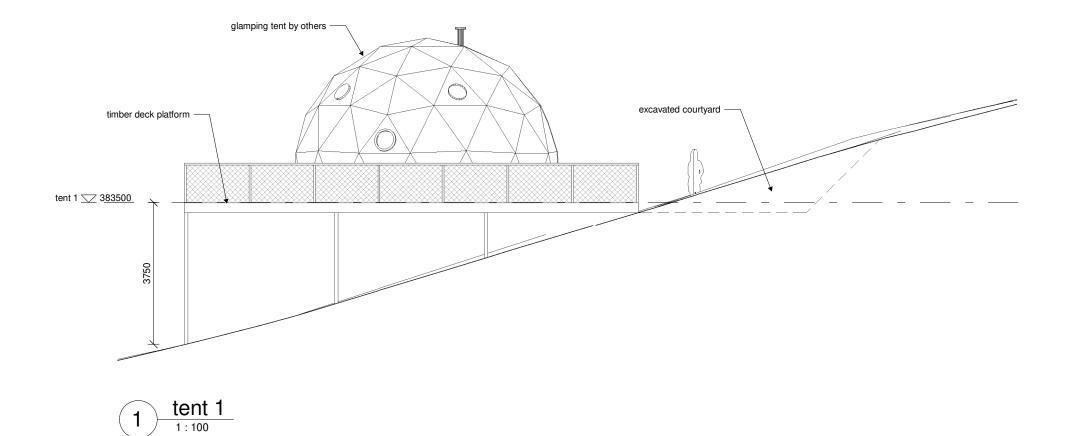
typical deck layout

DRAWING NO:	DRAWN BY: JB
a05	DATE: 24.04.25
SCALE: 1:100	PROJECT: 0824ST



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DESCRIPTION:

proposed 3 x glamping tents

p. stokell 824 elephant pass road grey tasmania 7215

DRAWING TITLE:

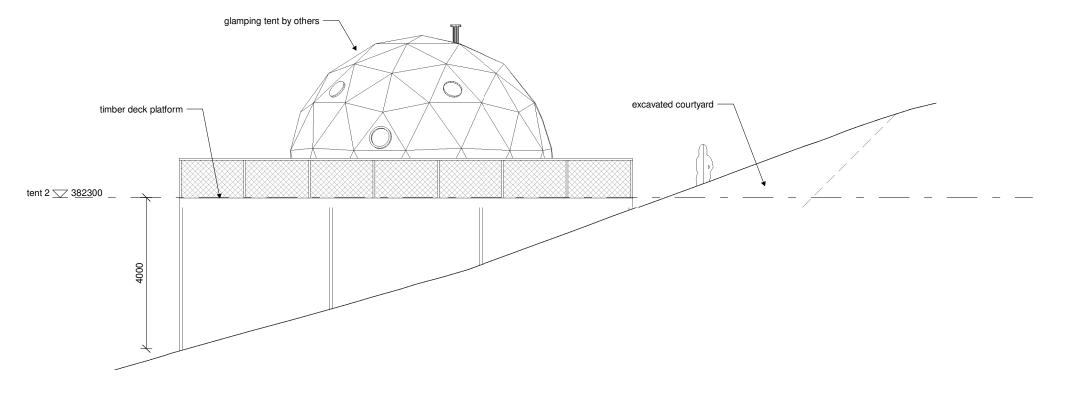
tent 1 elevation

DRAWING NO:	DRAWN BY: JB
a06	DATE: 24.04.25
SCALE: 1:100	PROJECT: 0824ST



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1 tent 2

REV:	DESCRIPTION:	DATE:
PRO.IF	=CT·	

proposed 3 x glamping tents

FOR

p. stokell 824 elephant pass road grey tasmania 7215

DRAWING TITLE:

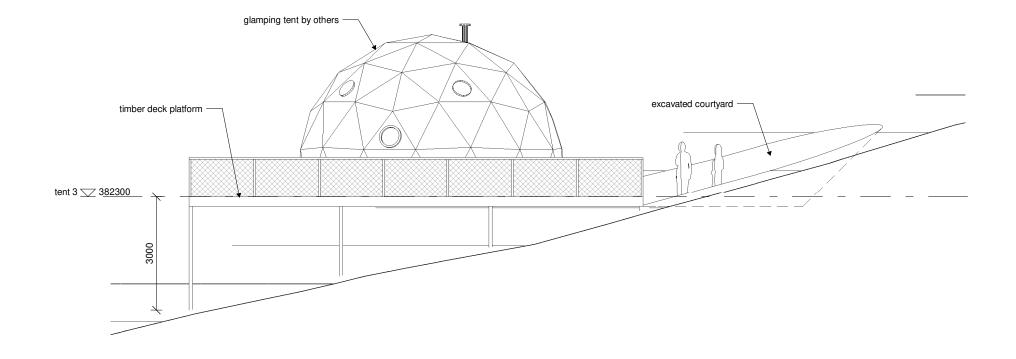
tent 2 elevation

DRAWN BY: Author
DATE: 24.04.25
PROJECT: 0824ST



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1 tent 3

REV: DESCRIPTION: DATE:

proposed 3 x glamping tents

F∩R

p. stokell 824 elephant pass road grey tasmania 7215

DRAWING TITLE:

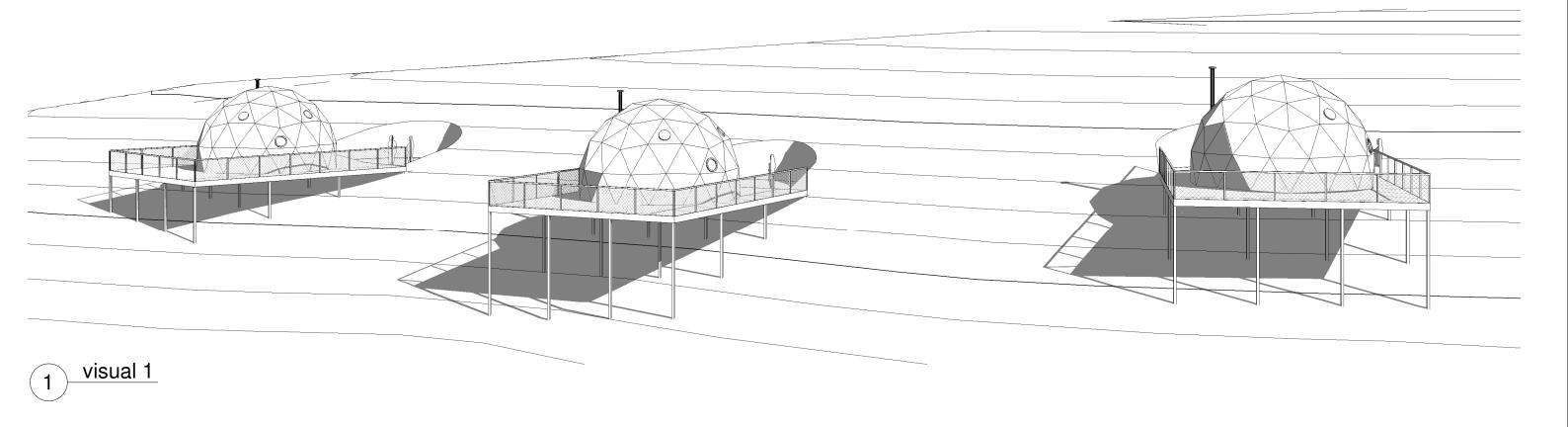
tent 3 elevation

	·••
DRAWING NO:	DRAWN BY: JB
a08	DATE: 24.04.25
SCALE: 1:100	PROJECT: 0824ST

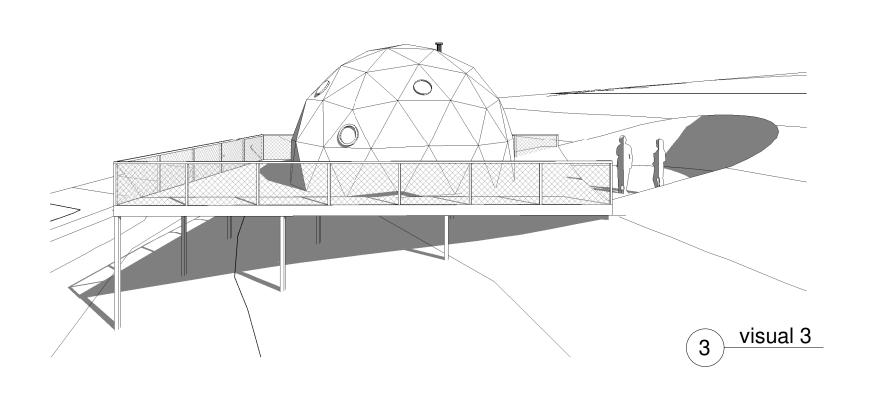


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visual 2





p. stokell

824 elephant pass road grey tasmania 7215

DRAWING TITLE: visuals

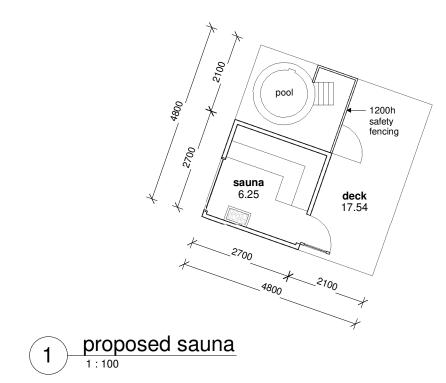
DR.

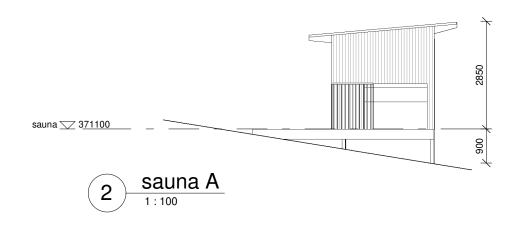
DRAWING NO:	DRAWN BY: JB
a09	DATE: 24.04.25
SCALE:	PROJECT: 0824ST

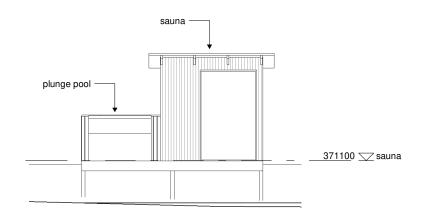


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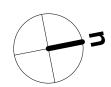








3 sauna B



	1	
REV:	DESCRIPTION:	DATE:

PROJECT

proposed 3 x glamping tents

FOR

p. stokell824 elephant pass roadgrey tasmania 7215

DRAWING TITLE:

proposed sauna

p. opood daa	
DRAWING NO:	DRAWN BY: JB
a10	DATE: 24.04.25
SCALE: 1:100	PROJECT: 0824ST



www.jenniferbinnsdesign.com.au 0439 765 452 : mail @ jenniferbinnsdesign.com.au 52 cecilia street st helens tasmania 7216



proposed deck platforms + glamping accommodation

paul stokell 824 elephant pass road st marys tasmania 7215

planning compliance report

june 2 2025

jennifer binns building design

52 cecilia street st helens tasmania 7216

mail@jenniferbinnsdesign.com.au: 0439 765 452

Introduction

This report aims to demonstrate compliance with relevant planning standards for proposed deck platforms + glamping accommodation for Paul Stokell at 824 Elephant Pass Road St Marys Tasmania (c.t.27339/1). The report aims to take into consideration the intent, values and objectives of the Tasmanian Planning Scheme and address all scheme standards applicable to this development.

The proposed development relies on **Performance Criteria** to satisfy relevant planning standards and this application is to be read in conjunction with drawings and reports submitted for the development.

Development Site Details

The development site is an established commercial property on the outskirts of Gray and has current residential and visitor accommodation uses. A restaurant has previously operated from the site with established access and parking provisions which will be utilised for the proposed development. The property is considered bushfire prone however no native vegetation removal is required for the proposed development. As the property is unserviced, an additional on-site wastewater treatment system is proposed to service the additional accommodation.

Zone: Rural



Development Details

The proposed development comprises 3 x raised deck platforms for proposed glamping accommodation. The application also includes a sauna and plunge pool.

Use Class: Visitor Accommodation

Applicable Planning Codes

The proposed development is in the *Visitor Accommodation* use classes which in the *Rural* Zone is *Discretionary* use.

The following zone standards and codes of the Tasmanian Planning Scheme are applicable to the proposed development:

- Zone 20.0 RURAL ZONE
- Code 1.0 SIGNS CODE
- Code 2.0 PARKING AND SUSTAINABLE TRASNPORT CODE
- Code 3.0 ROAD AND RAILWAYS ASSETS CODE

Table 20.3 RURAL USE STANDARDS

20.3.1 Discretionary uses

P1 Performance Solution

The proposed area of development is 347m², the existing area of development on the site is 520m². The natural values of the site are an integral part of the proposed development and the scale of the use is considered appropriate for rural residential area it is located within. The proposed visitor accommodation use complements the existing use of the site, provides tourism and commercial activity for the local community and does not require separation from adjacent uses.

P2 Performance Solution

The proposed development is an extension of the existing use of the site and will not restrain use on adjoining properties which are predominantly residential.

P3 Not Applicable

The development site is not agricultural land.

P4 Performance Solution

The proposed visitor accommodation use is an extension of the existing use of the site and is considered appropriate for the rural residential hamlet it is located within. The rural nature of the property provides separation from adjoining properties and the natural values of the site form part of the development. The property has established vehicle access and parking provisions.

Table 20.4 RURAL DEVELOPMENT STANDARDS

20.4.1. Building height

A1 Acceptable Solution

The proposed structures do not exceed 12m in height.

20.4.2 Setbacks

A1 Acceptable Solution

No development is proposed within 5m of a title boundary.

A2 Acceptable Solution

The development site is not within 200m of an Agriculture zone.

20.4.3 Access for new dwellings

A1 Not Applicable

The proposed development does not include a new dwelling.

Table 20.5 RURAL DEVELOPMENT STANDARDS FOR SUBDIVISION

Not applicable

No subdivision of land is proposed

Table C1.6 DEVELOPMENT STANDARDS FOR BUILDINGS AND WORKS

C1.6.1 Design and siting of signs

A1 Acceptable Solution

A ground base sign is proposed adjacent to the glamping parking area. A ground base sign is allowable in the *Rural* zone and the proposed sign will meet the prescribed requirements with a maximum height of 2.4m.

A2 Not Applicable

The development site is in the Rural zone.

A3 Acceptable Solution

The proposed ground base sign is in addition to existing signage on the property which comprises a pole sign at the entrance to the property and a wall sign on the existing restaurant building.

C1.6.2 Illuminated signs

No Applicable

No illuminated sign is proposed as part of this application.

C1.6.3 Third party sign

Not Applicable

No third party signage is proposed.

C1.6.4 Signs on local heritage places

Not Applicable

The development site is not a heritage site.

Table C2.5 CAR PARKING USE STANDARDS

C2.5.1 Car parking numbers

A1 Acceptable Solution

The layout of the development site facilitates parking for 3 vehicles in accordance with the requirements of Table 2.1.

C2.5.2 Bicycle parking numbers

Not Applicable

The proposed development does not require the provision of bicycle parking.

C2.5.3 Motorcycle parking numbers

Not Applicable

The proposed development does not require the provision of motorcycle parking.

C2.5.4 Loading bays

Not Applicable

The proposed development does not require provision of a loading bay.

C2.5.5 Number of car parking spaces within the General Residential zone and Inner Residential zone

A1 Not Applicable

The proposed development is in the *Rural* zone.

Table C2.6 CAR PARKING DEVELOPMENT STANDARDS

C2.6.1 Construction of parking areas

A1 Acceptable Solution

The driveway and parking areas are existing compacted gravel drained to adjacent vegetated areas.

C2.6.2 Design and layout of parking areas

A1 Acceptable Solution

The layout of the proposed parking spaces meets the prescribed requirements and facilitates forward egress from the site.

A1.2 Not Applicable

No accessible parking is required for the proposed development.

C2.6.3 Number of accesses for vehicles

A1 Acceptable Solution

The proposed development has one access point only.

A2 Not Applicable

The development site is in the Rural zone.

C2.6.4 Lighting of parking areas within the Gen. Business zone and Central Business zone

A1 Not Applicable

The development site is in the *Rural* zone.

C2.6.5 Pedestrian Access

A1.1 Not Applicable

The proposed development does not require the provision of pedestrian access paths.

A1.2 Acceptable Solution

The proposed development does not require the provision of accessible parking.

C2.6.6 Loading bays

A1 Not Applicable

The proposed development does not require the provision of a loading bay.

A2 Not Applicable

There are no commercial vehicles associated with the proposed development.

C2.6.7 Bicycle parking and storage facilities within the Gen. Business zone and Central Business zone

A1 Not Applicable

The proposed development does not require the provision of bicycle parking.

A2 Not Applicable

The proposed development does not require the provision of bicycle parking.

C2.6.8 Siting of parking and turning areas

A1 Not Applicable

The development site is in the Rural zone.

A2 Not Applicable

The development site is in the *Rural* zone.

Table C2.7 PARKING PRECINCT PLAN

C2.7.1 Construction of parking areas

A1 Not Applicable

The development site is not within a parking precinct plan.

Table C3.5 ROAD AND RAILWAY USE STANDARDS

A1.1 Not Applicable

Elephant Pass Road is not a Category 1 or limited access road.

A1.2 Not Applicable

No new access is proposed.

A1.3 Not Applicable

No private level crossing is proposed.

A1.4 Acceptable Solution

The development site has an existing restaurant use and two existing visitor accommodation buildings. The visitor accommodation buildings are estimated to generate 6-10 vehicle movements per day. The existing restaurant is estimated to generate 400-500 vehicle movements per day when open. The proposed glamping tents are estimated to generate 6-10 vehicle movements per day, providing a total of 18-30 vehicle movements per day which is less than a 20% increase in the existing vehicle movements to and from the site.

A1.5 Acceptable Solution

The layout of the development site facilitates forward egress from the site.

Table C3.5 ROAD AND RAILWAY DEVELOPMENT STANDARDS

Not Applicable

The proposed development is not within a road or railway attenuation area.

Table C3.7 ROAD AND RAILWAY SUBDIVISION STANDARDS

Not Applicable

No subdivision of land is proposed.



Department of Natural Resources, and Environment Tasmania

PARKS & MILLOLIER

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

Enquiries: Tanya Simm Phone: 6165 4691

Email: Tanya.Simm@parks.tas.gov.au

Our ref: 25/1291

30 May 2025

Ms Jennifer Binns 52 Cecilia Street ST HELENS TAS 7216

E: mail@jenniferbinnsdesign.com.au

Dear Ms Binns,

LODGEMENT OF PLANNING APPLICATION JENNIFER BINNS PROPOSED GLAMPING ACCOMMODATION ELEPHANT PASS ROAD, GRAY

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.

It is Departmental policy that all fire buffer areas (Hazard Management Areas and Fuel Modified Areas) are maintained wholly within freehold title boundaries and not on neighbouring Crown or Reserved land. Additionally, it is not the Parks and Wildlife Service's (PWS) practice for the Crown to enter into agreements under Part 5 of LUPAA in support of developments on private property.

It is also 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,

Jesse Walker

Unit Manager (Assessments)

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

Jun

0024

Jason Jacobi

DIRECTOR-GENERAL OF LANDS





What's Starry Camp Pro Dome?

This innovative product is constructed with high-quality Bayer

Polycarbonate and a sturdy aluminum alloy frame, making it the perfect
solution for those looking for a durable and reliable shelter for outdoor
activities. What sets this dome apart from others on the market is its doublelayer hollow polycarbonate design, providing enhanced insulation and
protection from extreme weather conditions.

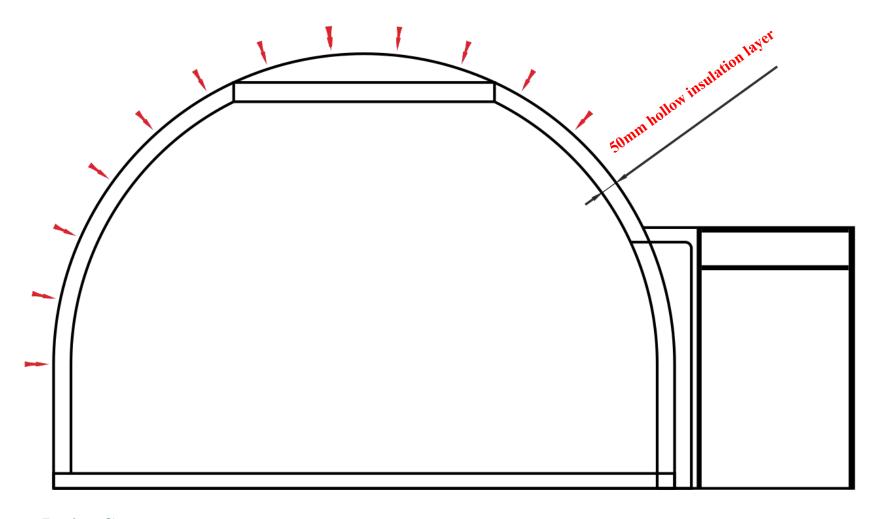


The Starry Camp Pro Series Polycarbonate Dome is specifically designed for areas where the temperature can be very hot in the summertime or very cold in the wintertime. The double-layer construction helps to regulate the internal temperature, keeping you cool in the summer and warm in the winter. This makes it an ideal choice for camping, outdoor events, or even as a permanent shelter in harsh environments.

Whether you're looking for a shelter for outdoor activities, a temporary living space, or a greenhouse for your plants, the Starry Camp Pro Series Polycarbonate Dome is the perfect choice. Its versatile design and durable construction make it suitable for a wide range of applications, making it a valuable investment for anyone who enjoys spending time outdoors.

The dome's transparent design also allows for a full view of the surrounding environment, making it a great choice for stargazing or enjoying natural scenery. Its spacious interior provides ample room for multiple occupants, making it a great option for families or groups of friends looking to spend time together in the great outdoors.

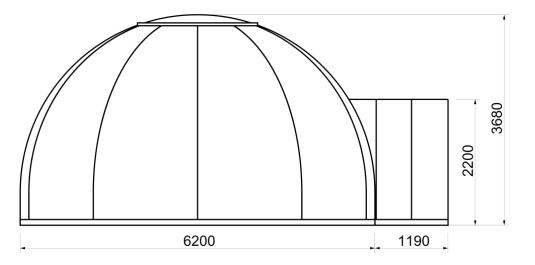


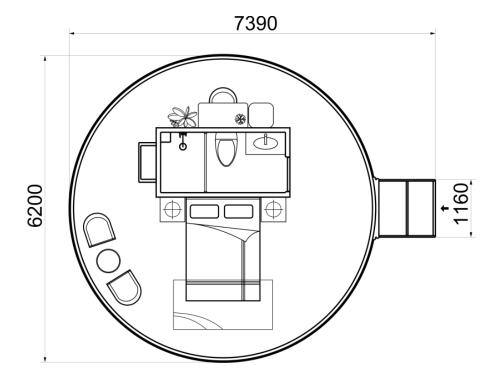


Design Concept: To improve the staying experience and solve the problem of cold resistance and warmth/sunshade and heat insulation of the polycarbonate dome, we developed this Starry Camp Pro Series Polycarbonate Dome with an all-aluminum frame structure and double-layer hollow insulation.

Available Size + + +







Basical Datas

Size: φ6.2m * H3.68m

Inner Area: 28m²

Standard Configurations:

Aluminum Alloy Frame PC Main Dome (Double-layer)

Aluminum Alloy Base Arched Waterproof Porch

Entrance Aluminum Alloy Door

Curtain System (Top Electrical Curtain)

RGB LED Lighting Warm White Base LED Lighting

Exhaust Fan Power Connection Box

Optional Configurations:

Integrated Bathroom Bed

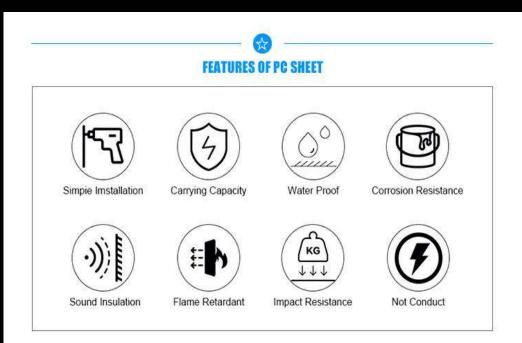
Sanitary Ware Flooring



Main Materials

* Polycarbonate

The main part of the clear dome is made of polycarbonate that imported from Bayer, Germany. Polycarbonate is a tough thermoplastic resin and has the title of "Plastic King". PC material has no toxic substances, has high heat resistance, good toughness and impact strength, high flame resistance, it has a wide range of applications in industry and construction, such as aircraft cabin covers, architectural special-shaped curtain walls, bulletproof glass, explosion-proof shields, etc.



* Aluminum Alloy Frame

To further guarantee durability and longevity, we have incorporated a robust frame made from 6063 T5 aluminum alloy. This alloy not only ensures the integrity of the structure but also adds a touch of modern charm to the overall design. Rest assured that your possessions will be securely held within this double-layer polycarbonate dome, thanks to the safety features built into the frame. It's anti-corrosion with anodizing treatment, lightweight, durable, and long service life.





* Ultra Wide Viewing

The whole dome has a double-layer structure, and the inner part near the bathroom is made of opaque plates. The viewing part is made of transparent polycarbonate sheets and has a 150° ultra-wide viewing.

Whether it's the breathtaking sunrise, the serene sunset, or the twinkling stars at night, the Ultra-Dome provides an unparalleled way to commune with nature without ever leaving your home. The transparent polycarbonate sheets allow for a crystal-clear view, bringing the outdoors in and creating a seamless connection with the natural world.



* Privacy Protection

Although the main body is transparent, there is no need to worry about privacy, we can provide high-quality curtains, which can both play a role of shading and protect the privacy of customers.

At the same time, we can also provide solutions for milky white opaque sheets according to your needs. Opaque sheets are recommended to be used in bathroom and top ceiling parts. Opaque sheets also have better heat insulation effects!





* High Strength

The polycarbonate sheet from Bayer is renowned for its unmatched strength and resilience. Unlike other materials, polycarbonate is virtually unbreakable, making our domes extremely durable and long-lasting. The impact strength of PC sheet is 250-300 times that of ordinary glass, and it can withstand the beating of a hammer.

When used in the wild, this is a very safe shelter from all kinds of wild animals, such as bears!



* Soundproof

One of the key features of the PC sheet is its excellent sound insulation effect. It can absorb sound waves, preventing them from passing through the panel. This makes it an ideal choice for various noise-sensitive areas, especially along highways where traffic noise pollution is a prevalent issue.

In addition, the waterproof silicone strips and door and window sealing strips used can effectively improve the overall sound insulation effect of our domes.





* Waterproof

With its unique corrugated stacking design, our dome offers superior structural waterproofing that ensures maximum protection against water penetration.

One of the main features of our PC Dome is the use of waterproof silicone strips and door and window sealing strips. These strips are specially designed to enhance the overall waterproof performance of the dome. By effectively sealing any potential gaps or openings, they prevent water from seeping into the structure, thereby ensuring that your valuables remain safe and dry.



* Flame Retardant

The flame retardant grade of PC sheet is B1 grade. The ignition point of PC board itself is 580° C.

It will self-extinguish after a fire. It will not easily produce harmful gases when burning and will not easily promote the spread of fire. It is a good environmentally friendly building material.





* Windproof

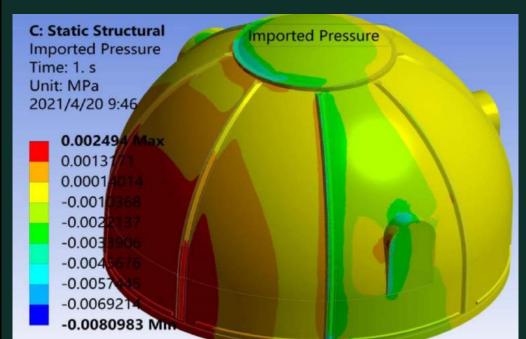
The corrugated stacking design of our PC Dome not only adds to its aesthetic appeal but also enhances its strength and durability. The interlocking structure of the domes provides excellent resistance against external forces, such as strong winds or heavy rainfall. This makes our PC Dome a reliable option for both residential and commercial purposes, including garden sheds, outdoor storage units, or even as an extension to your home.

It can withstand a wind speed of 145km/h at most.



* Snow Load Capacity

With its unique dome design, this extraordinary structure is specifically engineered to withstand heavy snow loads, making it the perfect choice for regions with harsh winter conditions. The maximum snow load capacity can reach an astounding 219CM. This means that even in areas where snowfall is excessive, our dome can effortlessly handle the weight, ensuring optimal safety and durability. Whether you reside in snowy mountainous regions or are planning to construct a winter resort, our PC Dome is your ultimate solution.





* UV Resistance

Our domes use the polycarbonate sheet imported from Bayer, Germany. It comes standard with a double-sided 100µ UV coating, it's 100% UV resistance.

Say goodbye to worries about the harsh rays of the sun damaging your skin while you immerse yourself in the beauty of nature within our pc dome. With this innovative technology, you can enjoy the outdoors with peace of mind, knowing that your safety and well-being are always protected.

* No Yellowing

One of the standout features of our Glamping Dome is its double-sided 100µ UV coating. This unique coating protects the dome from harmful UV rays, ensuring that it remains crystal clear even when exposed to the scorching sun for prolonged periods. Unlike traditional domes, our product will not be yellow or discolored, maintaining its pristine appearance year after year.

Its transparency provides an immersive view of the stunning surroundings, allowing you to connect with nature in a whole new way.









* Platform

With their incredible adaptability, our PC domes can be seamlessly installed on either a concrete or wooden platform, catering to a wide range of needs and preferences.

For those seeking to enhance their restaurant experience, our PC domes are the perfect solution. We highly recommend installing them on a concrete platform, which ensures utmost stability and strength. For the adventure enthusiasts who prefer the luxury of glamping, our PC domes are an absolute game-changer. We suggest opting for a wooden platform to complement the natural aesthetics that glamping enthusiasts crave.



* Fixing of the Dome

At the foundation of the PC Dome lies its aluminum alloy base, which not only adds stability but also ensures the longevity of your investment. Whether you have a concrete floor or a wooden platform, worry not, as this versatile base can be securely fixed using explosion screws or standard screws. This adaptability allows you to set up your PC Dome anywhere, be it in a bustling office space or a cozy home environment.





* Packing

The domes will be delivered in separate pieces!

Sample: A wooden case package is needed to protect the goods during the transportation for LCL shipment.

General Orders: One full 20ft or 40ft container is recommended, thus it can save much shipping cost.

* Installation

Thanks to its excellent modular design, the installation of our domes is easy and fast.

What's more, we will make a pre-installation for all PC domes to ensure everything is in good condition before shipment, all necessary screw holes will ba made accordingly, thus it makes the installation much easier on your side. In addition, the detailed video installation instructions will be provided as you placed the order, the installation can be finished easily by following the video instructions.







Shenzhen Skycamp Industrial Co., Ltd

Shenzhen Office

Add.: Unit 317, Building 1, Lixin Lake Creative Park, No. 1 Furui Road, Qiaotou Community, Fuhai

Street, Baoan District, Shenzhen City, 518100

Website: www.szskycamp.com

Mail / Skype: Infor@szskycamp.com / Kevin@szskycamp.com

Skype: Kevin@szskycamp.com

Tel. / Whatsapp: +86 - 159 8678 2622

Wechat: 634995034

Guangzhou Factory

Add.: No. 1, Lane 2, Dawei Industrial Zone, Guxi village,

Shawan Town, Panyu District, Guangzhou City, Guangdong Province, China,

511400