

## **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 / 00099
<b>Applicant</b>	J Binns
<b>Proposal</b>	Residential – Secondary Residence
<b>Location</b>	4 Templestowe Street, Seymour

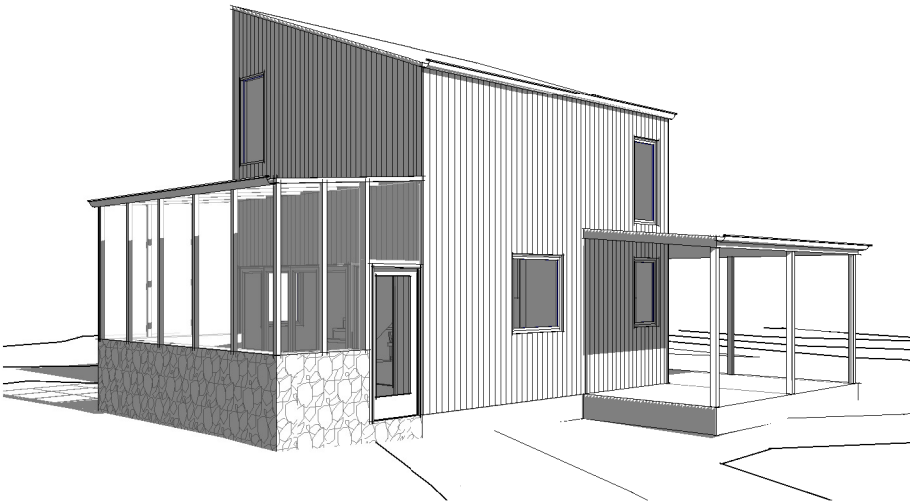
Plans and documents can be inspected at the Council Office by appointment, 32 – 34 Georges Bay Esplanade, St Helens during normal office hours or online at [www.bodc.tas.gov.au](http://www.bodc.tas.gov.au).

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 5<sup>th</sup> July, 2025 **until 5pm Friday 18<sup>th</sup> July, 2025**.

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

# proposed secondary dwelling

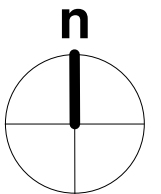
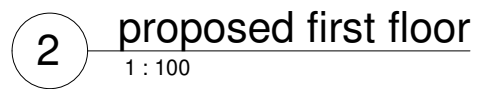
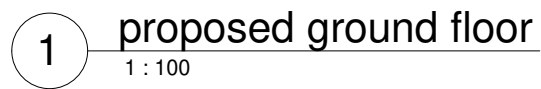
ben wall + neridah stockley  
4 templestowe street seymour tasmania 7215





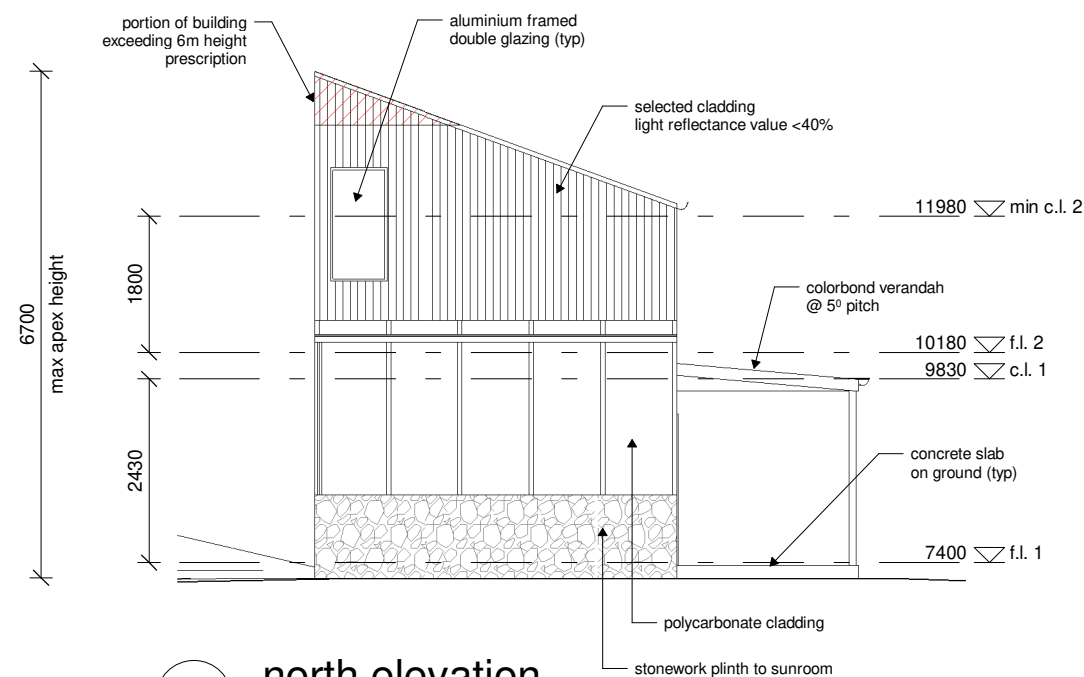
## planning drawings

Building Areas	
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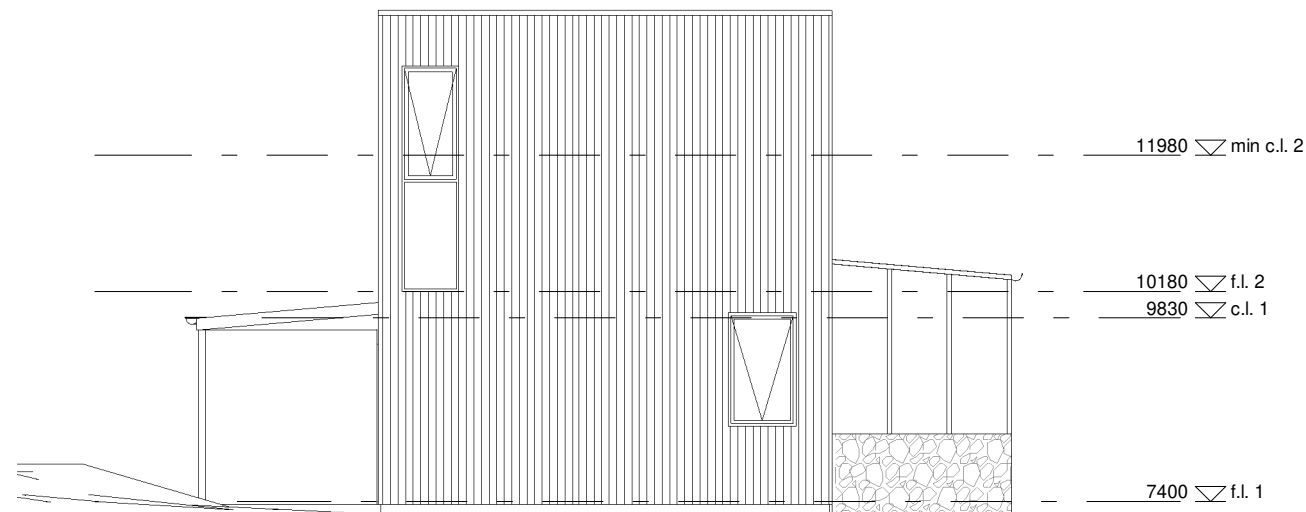
ground floor	39.58
first floor	17.18
verandah	23.65
	80.41



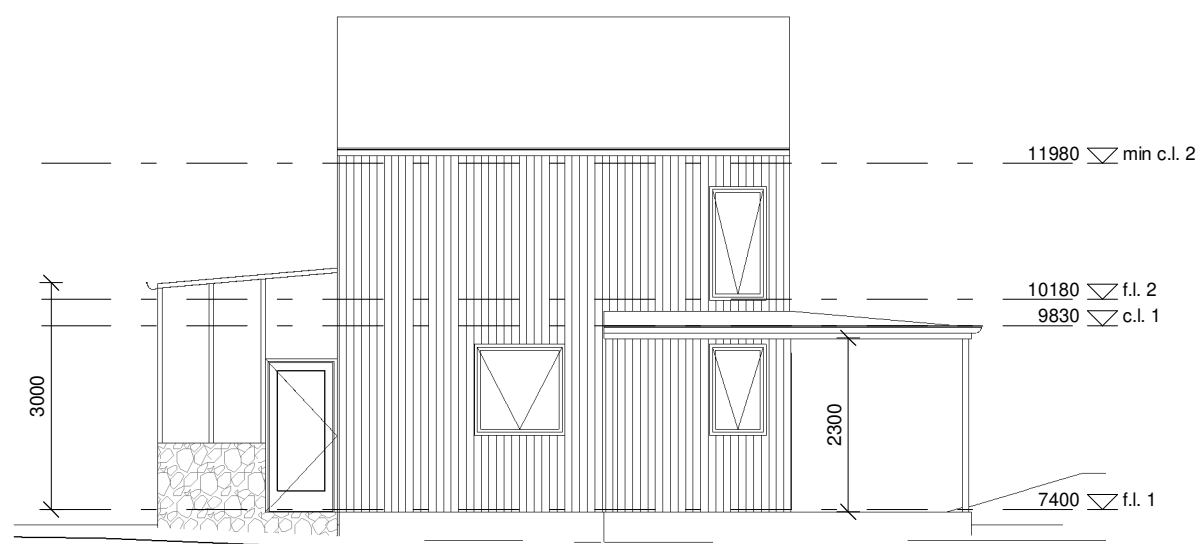
2	planning revisions	06.06.25 29.04.25
REV:	DESCRIPTION:	DATE:
PROJECT: <b>proposed secondary dwelling</b> FOR: <b>b. wall + n. stockley</b> <b>4 templestowe street</b> <b>seymour tasmania 7215</b>		
DRAWING TITLE: <b>proposed floor plans</b>		
DRAWING NO:		DRAWN BY: JB
<b>a05</b>		DATE: 06.06.25
SCALE: 1 : 100		PROJECT: 0724WA
 <b>jennifer binns</b> <a href="http://www.jenniferbinnsdesign.com.au">www.jenniferbinnsdesign.com.au</a> 0439 765 452 : mail @ jenniferbinnsdesign.com.au 52 cecilia street st helens tasmania 7216  BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA ACCREDITATION NO: CC 1269L		



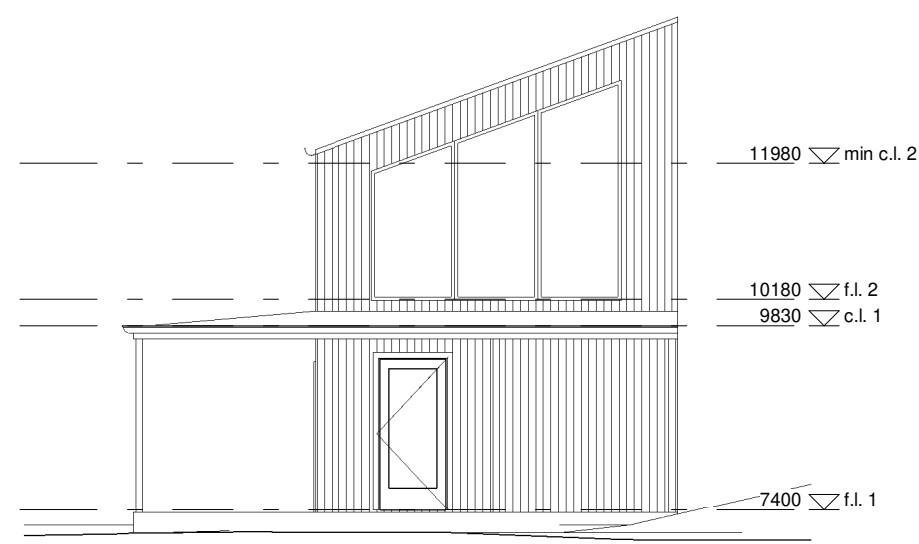
1 north elevation  
1 : 100





2 east elevation  
1 : 100

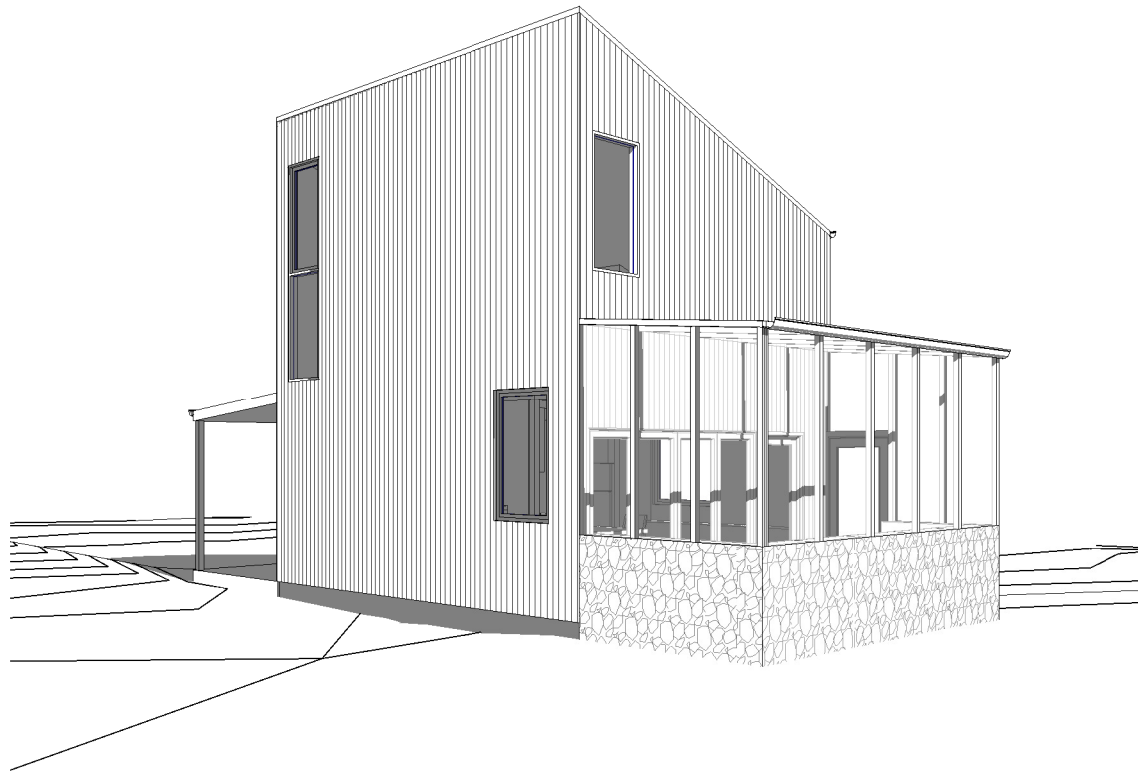


3 west elevation  
1 : 100



4 south elevation  
1 : 100

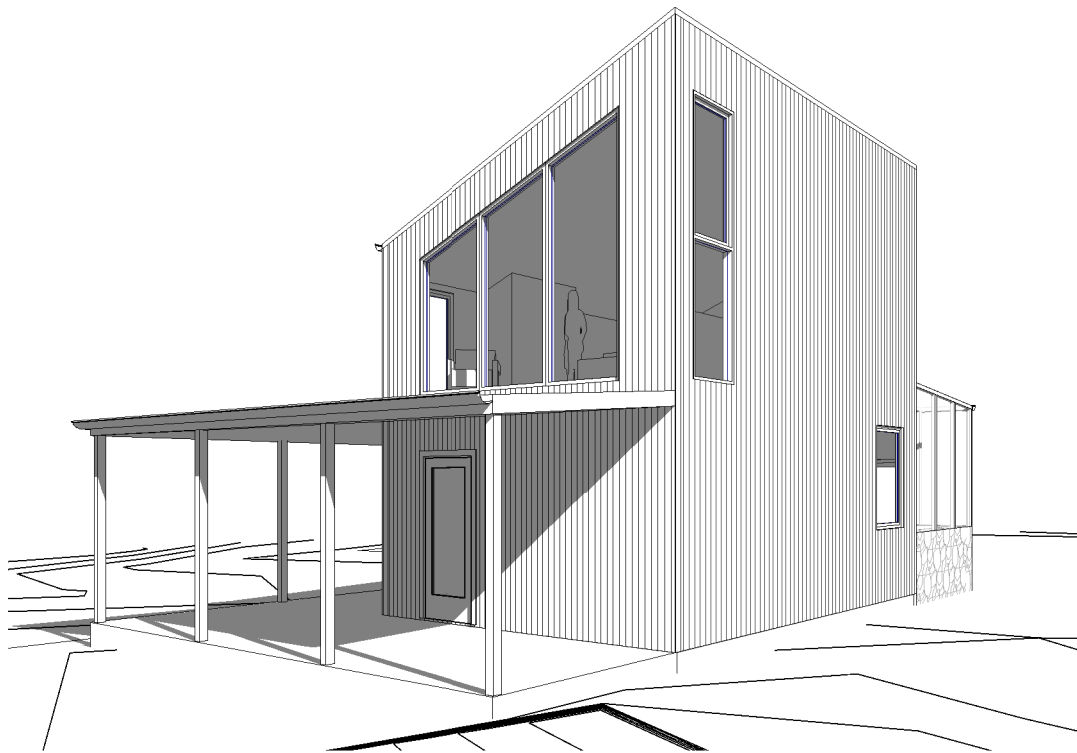
2	planning revisions	06.06.25
1		29.04.25
REV:	DESCRIPTION:	DATE:
PROJECT: proposed secondary dwelling		
FOR: b. wall + n. stockley 4 templestowe street seymour tasmania 7215		
DRAWING TITLE: elevations		
DRAWING NO: a06		DRAWN BY: JB  DATE: 06.06.25
SCALE: 1 : 100		PROJECT: 0724WA
<div><div></div><div><div>jennifer binns</div><div>www.jenniferbinnsdesign.com.au 0439 765 452 : mail @ jenniferbinnsdesign.com.au 52 cecilia street st helens tasmania 7216</div><div><div><div>BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA</div><div>ACCREDITATION NO: CC 1269L</div></div></div></div></div>		



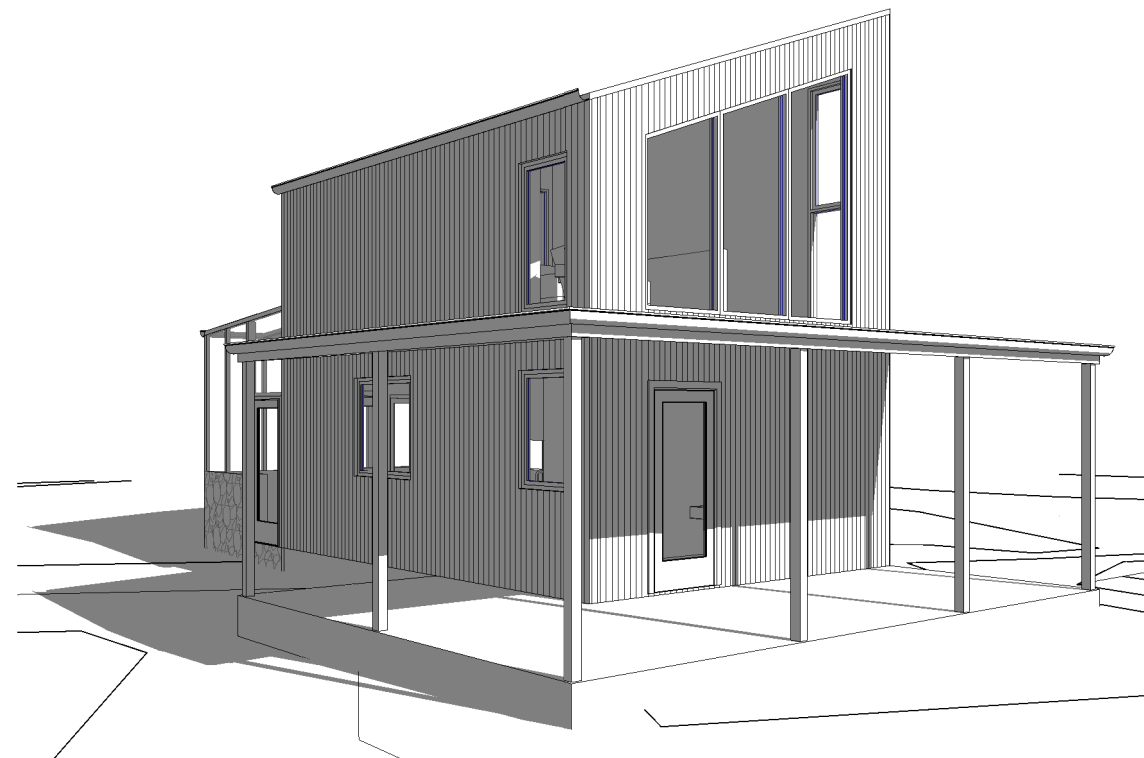
1 north east visual





2 north west visual



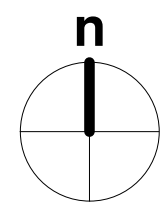
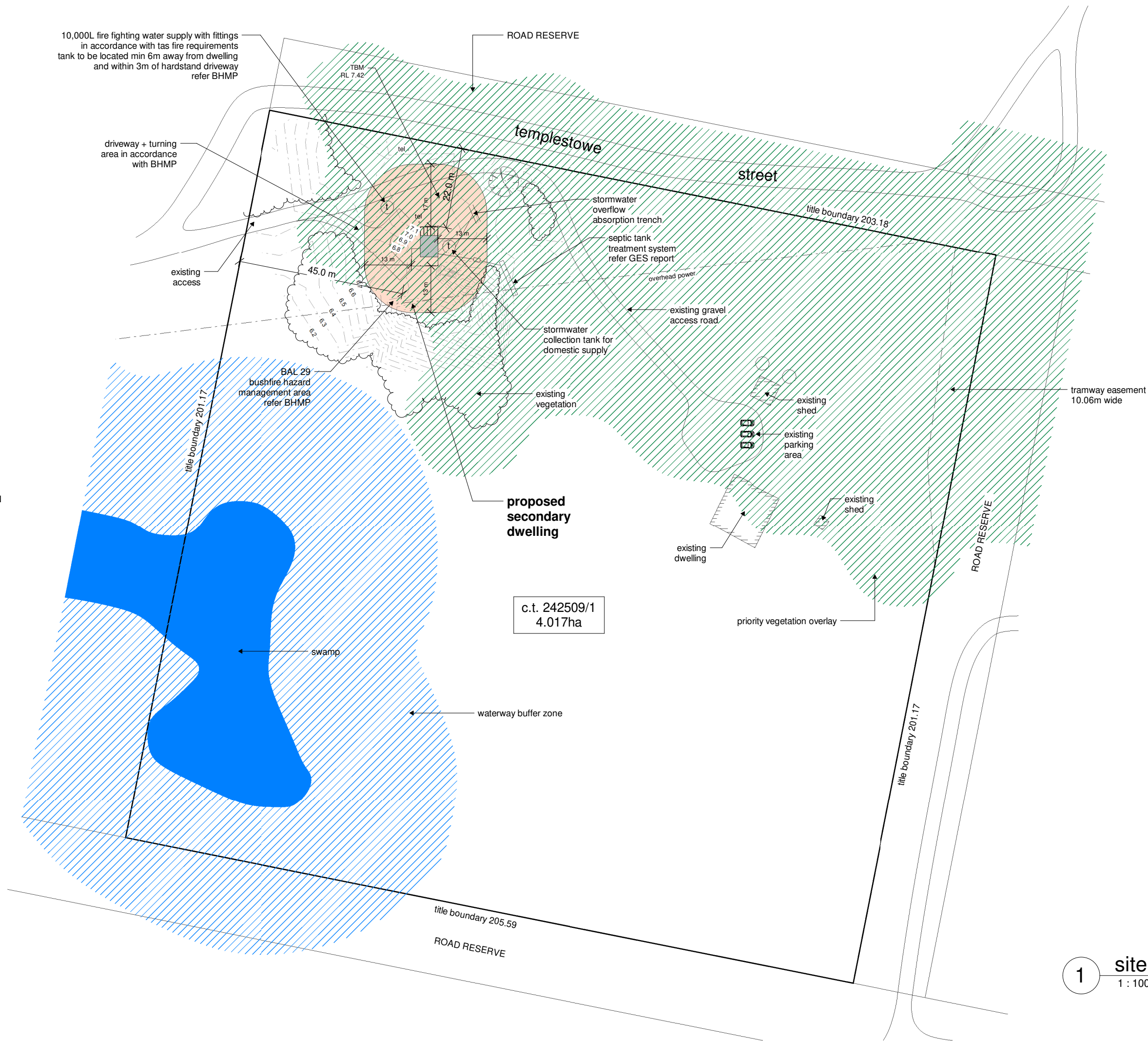
3 south east visual





4 south west visual

2	planning revisions	06.06.25
1		29.04.25
REV:	DESCRIPTION:	DATE:
PROJECT: proposed secondary dwelling  FOR: b. wall + n. stockley 4 templestowe street seymour tasmania 7215		
DRAWING TITLE:  visuals		
DRAWING NO:  a07		DRAWN BY: JB  DATE: 06.06.25
SCALE:		PROJECT: 0724WA
<div> jennifer binns</div> <div>www.jenniferbinnsdesign.com.au 0439 765 452 : mail @ jenniferbinnsdesign.com.au 52 cecilia street st helens tasmania 7216</div> <div> BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA</div> <div>ACCREDITATION NO: CC 1269L</div>		





2	planning	06.06.25
1	revisions	29.04.25
REV:	DESCRIPTION:	DATE:
PROJECT:		
proposed secondary dwelling		
FOR:		
b. wall + n. stockley		
4 templestowe street		
seymour tasmania 7215		
DRAWING TITLE:		
site plan		
DRAWING NO:	DRAWN BY: JB	
a04	DATE: 24.06.25	
SCALE: 1 : 1000	PROJECT: 0724WA	
 jennifer binns		
www.jenniferbinnsdesign.com.au		
0439 765 452 : mail @ jenniferbinnsdesign.com.au		
52 cecilia street st helens tasmania 7216		
 bdca		
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA		
ACCREDITATION NO: CC 1269L		

1 site plan  
1 : 1000



CROWN  
LAND

10,000L fire fighting water supply with fittings  
in accordance with tas fire requirements  
tank to be located min 6m away from dwelling  
and within 3m of hardstand driveway  
refer BHMP

driveway + turning  
area in accordance  
with BHMP

existing  
access

BAL 29  
bushfire hazard  
management area  
refer BHMP

ROAD RESERVE

templestowe

street

title boundary 203.18

stormwater  
overflow  
absorption trench

septic tank  
treatment system  
refer GES report

overhead power

existing gravel  
access road

stormwater  
collection tank for  
domestic supply

existing  
vegetation

proposed  
secondary  
dwelling

c.t. 242509/1  
4.017ha

priority vegetation overlay

tramway easement  
10.06m wide

ROAD RESERVE

swamp

waterway buffer zone


title boundary 205.59

ROAD RESERVE

I, Andrew Butcher  
a registered land surveyor  
certify that the AHD  
levels on this plan are  
correct and based on  
actual survey observations  
taken by me.

A But



2	planning	06.06.25
1	revisions	29.04.25
REV:	DESCRIPTION:	DATE:
PROJECT:		
proposed secondary dwelling		
FOR:		
b. wall + n. stockley		
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DRAWING TITLE:		
site plan		
DRAWING NO:	DRAWN BY: JB	
a04	DATE: 24.06.25	
SCALE: 1 : 1000	PROJECT: 0724WA	
 <b>jennifer binns</b> <a href="http://www.jenniferbinnsdesign.com.au">www.jenniferbinnsdesign.com.au</a> 0439 765 452 : mail @ jenniferbinnsdesign.com.au 52 cecilia street st helens tasmania 7216  <b>bdoo</b> BUILDING DESIGNERS AUSTRALIAN ASSOCIATION OF ARCHITECTS		
ACCREDITATION NO:		CC 1269L

1 site plan  
1 : 1000

# **proposed secondary dwelling**

ben wall + neridah stockley  
4 templestowe street seymour tasmania 7215

## **planning compliance report**

june 6 2024

**jennifer binns** building design  
52 cecilia street st helens tasmania 7216  
mail@jenniferbinnsdesign.com.au : 0439 765 452



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## INTRODUCTION

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This report aims to demonstrate compliance with relevant planning standards for a secondary dwelling for Ben Wall + Neridah Stockley at 4 Templestowe Street Seymour (c.t 242509/1). 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 Solutions** to satisfy relevant planning standards and this report is to be read in conjunction with drawings submitted for the development.

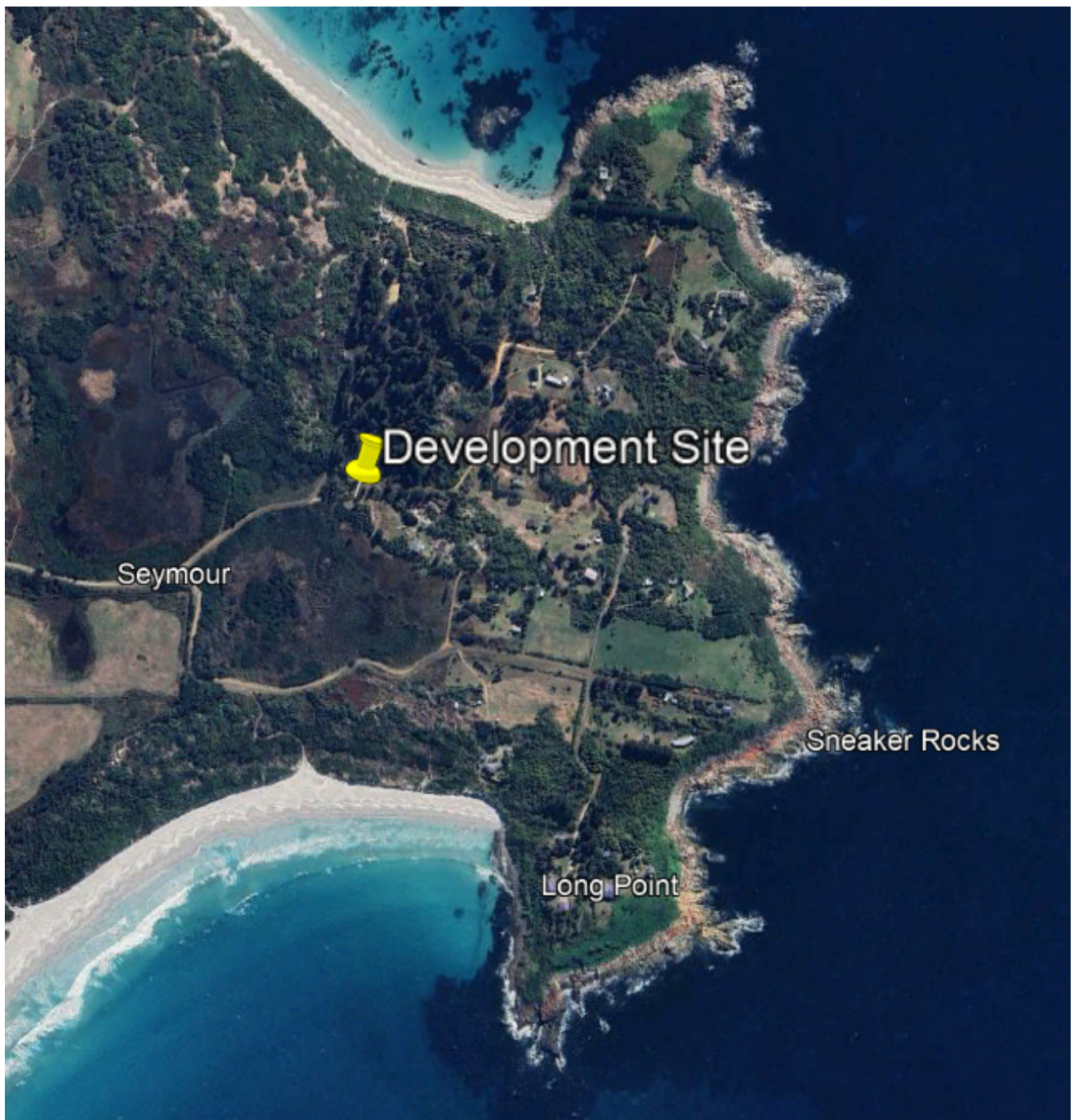
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## DEVELOPMENT SITE DETAILS

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The development site is an established residential property within the Seymour township. Existing development on the site comprises a primary dwelling with associated outbuildings serviced by an existing vehicle access point and gravel driveway. The site is bushfire prone however the proposed secondary dwelling is sited on a portion of the property where vegetation has previously been removed and no additional vegetation removal is required. On-site wastewater and stormwater management are proposed for the development.

**Zone: Landscape Conservation**



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## DEVELOPMENT DETAILS

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This application is for a secondary dwelling.

Proposed ground floor area: 39.6m<sup>2</sup>

Proposed first floor area: 17.2m<sup>2</sup>

**Total area of dwelling: 56.8m<sup>2</sup>**

Proposed verandah: 23.7 m<sup>2</sup>

**Total area of development: 80.5m<sup>2</sup>**

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## APPLICABLE PLANNING CODES

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The proposed development is in the *Residential* use class which in the *Landscape Conservation* Zone is a *Discretionary* use.

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

- **Zone 22.0 LANDSCAPE CONSERVATION ZONE**
- **Code C2.O PARKING + SUSTAINABLE TRANSPORT CODE**

The following zone standards and codes of the Tasmanian Planning Scheme are not applicable to the proposed development:

- **Code C7.O NATURAL ASSETS CODE**  
No native vegetation removal is required for the development and the bushfire hazard management area is not within the waterway buffer zone.
- **Code C11.O COASTAL INUNDATION HAZARD CODE**  
The proposed development requires approval under the *Building Act* and is an intensification of the existing residential use of the property.
- **Code C13.O BUSHFIRE PRONE AREAS CODE**  
The proposed development is not a vulnerable or hazardous use and no subdivision of land is proposed.

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**Table 22.3 LANDSCAPE CONSERVATION USE STANDARDS**

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**22.3.1 Community Meeting and Entertainment, Food Services and General Retail and Hire uses****A1      Not Applicable**

The proposed development is in the *Residential* use class.

**22.3.2 Visitor Accommodation****A1      Not Applicable**

The proposed development is in the *Residential* use class.

**22.3.3 Discretionary Use****P1      Performance Solution**

The proposed development is a secondary dwelling on an established residential property and is considered to be in keeping with the pattern of development and landscape values of the area. The site has previously been significantly cleared of native vegetation and remnant vegetation is being maintained. The proposed structure is a small building which will be visually subservient to the existing primary dwelling on the site.



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**Table 22.4 DEVELOPMENT STANDARDS**

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**22.4.1 Site Coverage****A1 Acceptable Solution**

Site coverage will not exceed 400m<sup>2</sup>.

**22.4.2 Building height, siting and exterior finishes****P1 Performance Solution**

The proposed building has an apex height of 6.7m. The proposal is considered appropriate within the landscape for a number of reasons: The apex height is not representative of the overall bulk of the building, it is a small structure with a steep roofline so only a small portion of the building exceeds 6m in height; the proposed wedge shaped form complements the surrounding landscape by reducing through to the apex; the height of vegetation in the vicinity of the development site exceeds the height of the proposed building so it will not be a dominant form in the landscape and the building has a small footprint which contains the associated bushfire hazard management area within an existing cleared area of vegetation. The existing dwelling on the site is a larger two story building which will be maintained as the primary visual structure.



Existing primary dwelling

**A2      Acceptable Solution**

The proposed building is not within 10m of a frontage.

**A3      Acceptable Solution**

The proposed building is not within 20m of a boundary.

**A4      Acceptable Solution**

The property is adjacent to land zoned *Agriculture* however the proposed secondary dwelling has a greater setback than the existing primary dwelling.

**A5      Acceptable Solution**

Exterior cladding will have a light reflectance value of not more than 40%.

22.4.3 Access to a road

**A1      Acceptable Solution**

The proposed development is serviced by an existing access off Templestowe Street, a Council maintained road.

22.4.4 Landscape protection

**A1      Not Applicable**

There is no designated building area on the title.

**A2      Acceptable Solution**

There is no building area on the sealed title plan and the secondary dwelling is considered an extension to the existing dwelling on the property which has a height exceeding that of the proposed building. Minor earthworks only are required to facilitate a level building pad, cut and fill >1m is not proposed. The apex contour of the headland is 20m and the proposed secondary dwelling has a floor level of 7.4m

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**Table 22.5 DEVELOPMENT STANDARDS FOR SUBDIVISION**

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**Not Applicable**

No subdivision of land is proposed.

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**Table C2.5 CAR PARKING USE STANDARDS**

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**C2.5.1 Car parking numbers****A1      Acceptable Solution**

There is significant existing open parking space within the property to service the proposed secondary dwelling and an additional single parking space is proposed directly adjacent to the dwelling unit.

**C2.5.2 Bicycle parking numbers****A1      Not Applicable**

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

**C2.5.3 Motorcycle parking numbers****A1      Not Applicable**

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

**C2.5.4 Loading bays****A1      Not Applicable**

The proposed development does not require the 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 not in the *General Residential* or *Inner Residential* zones.

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**Table C2.6 CAR PARKING DEVELOPMENT STANDARDS**

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#### C2.6.1 Construction of parking areas

##### **A1      Acceptable Solution**

The additional driveway and parking area will be compacted gravel drained to adjacent vegetated areas.

#### C2.6.2 Design and layout of parking areas

##### **A1.1    Acceptable Solution**

The additional driveway and parking area facilitate forward egress from the site and meet the prescribed requirements.

##### **A1.2    Not Applicable**

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

#### C2.6.3 Number of accesses for vehicles

##### **A1      Not Applicable**

The proposed development is serviced by the existing access point and no additional access point is proposed.

##### **A2      Not Applicable**

The development site is in the *Landscape Conservation* 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 *Landscape Conservation* zone.

#### C2.6.5 Pedestrian Access

##### **A1.1    Not Applicable**

The proposed development does not require the provision of more than 10 parking spaces.

##### **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**

The proposed development does not require access by commercial vehicles.

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

**Not Applicable**

The development site is in the *Landscape Conservation* zone.

C2.6.8 Siting of parking and turning areas

**A1      Not Applicable**

The proposed development is in the *Landscape Conservation* zone.

**A2      Not Applicable**

The proposed development is in the *Landscape Conservation* zone.

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**Table C2.7 PARKING PRECINCT PLAN**

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C2.7.1 Construction of parking areas

**A1      Not Applicable**

The development site is not within a parking precinct plan.