

Development Applications

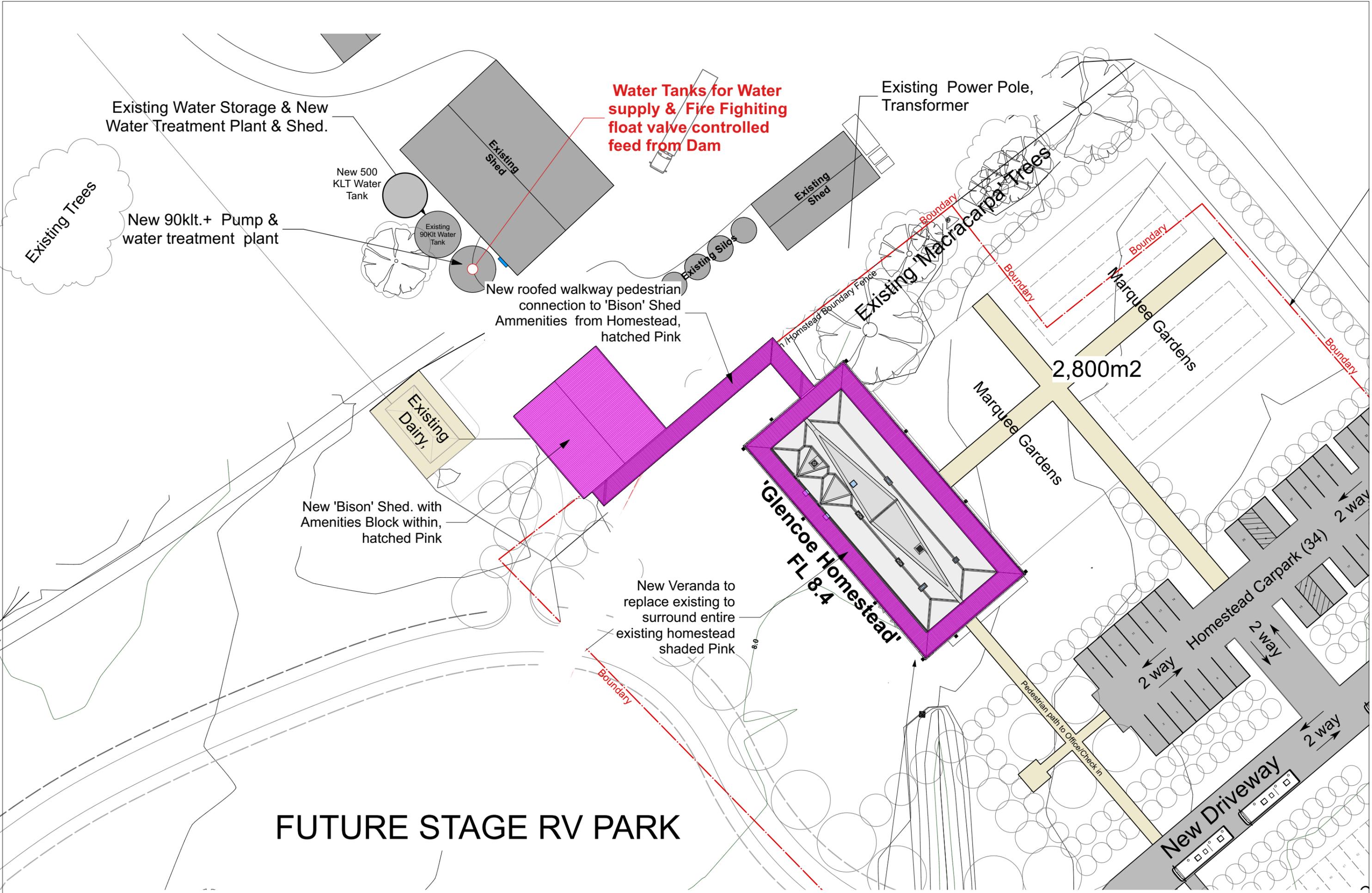
Notice is hereby given under Section 57(3) of the *Land Use Planning & Approvals Act 1993* that an application has been made to the Break O' Day Council for a permit for the use or development of land as follows:

DA Number	DA 2025 / 00100
Applicant	R Hookway
Proposal	Food Services – Legalisation of Shed with Amenities & Roofed Walkway & Additional Verandah to Heritage Listed Homestead
Location	“Glencoe” 22464 Tasman Highway, Falmouth (CT 168326/1 & CT 141662/1)

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 29th November 2025 **until 5pm Friday 12th December 2025.**

John Brown
GENERAL MANAGER



FUTURE STAGE RV PARK

Job No. 250101	Drawing No. A00-02	<u>drawing</u> Site Plan	Rev. A	date 6/6/2025	notes Issued For DA revision	general notes Notes
	date	<u>project</u> Amenities Building Walkway				
	scale @ a3 1:500	<u>client</u> Russel & Jane Hookway				
	drawn by LJ					



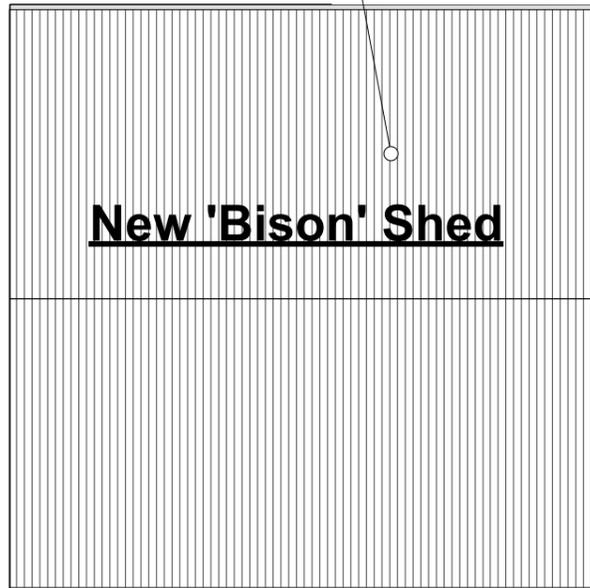
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J O N E S
ArChiTecT

1 BALFOUR PLACE
 LAUNCESTON 7250
 P.H. 03 63 345 679
 MOB. 0438 21 0270
 joneslo@optusnet.com.au

Existing Silos

New roofed walkway pedestrian connection to 'Bison' Shed Amenities from Homestead

New 'Bison' Shed. with Amenities Block within

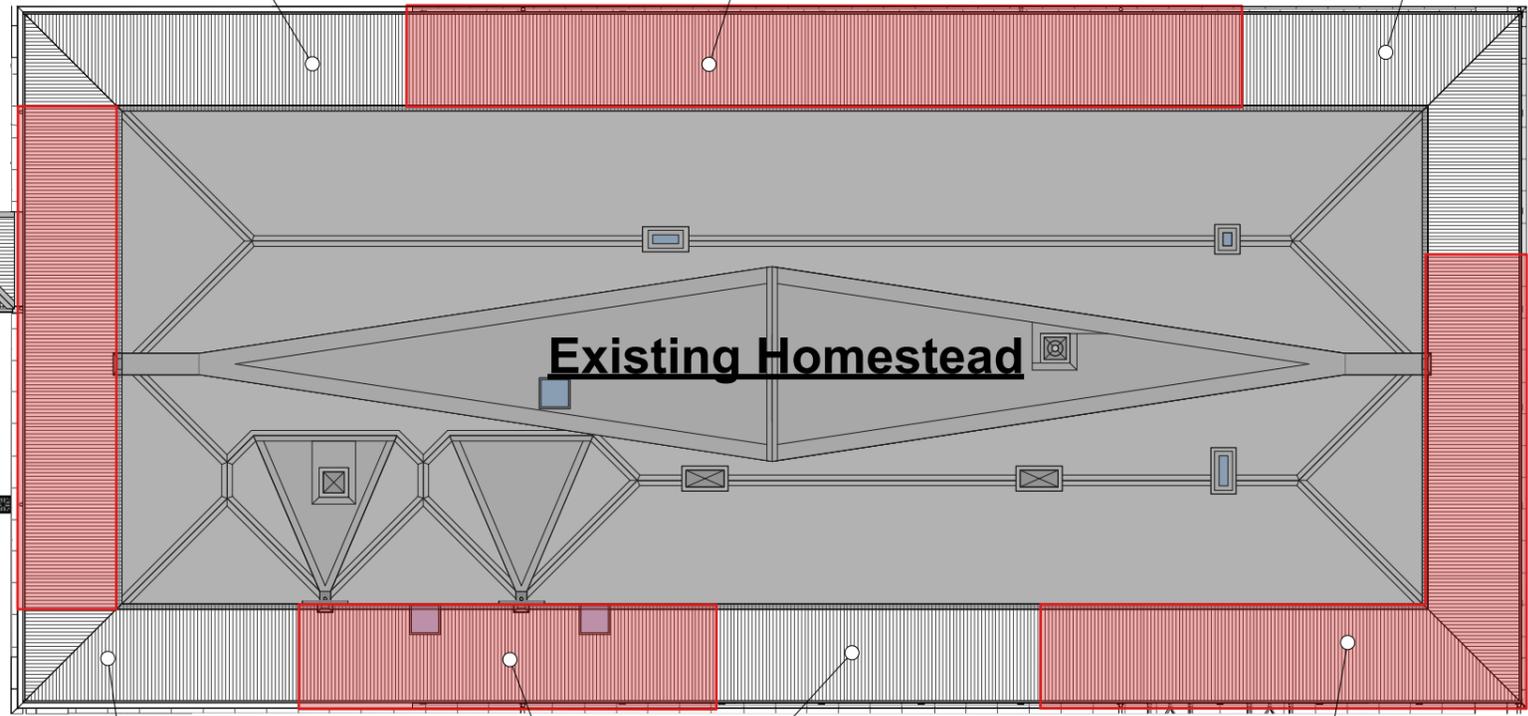


New walkway

New Veranda to replace existing to surround entire existing homestead

Previous DA Approved Verandah shown hatched red

New Veranda to replace existing to surround entire existing homestead



Existing Homestead

New Veranda to replace existing to surround entire existing homestead

Previous DA Approved Verandah shown hatched red

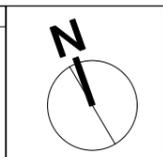
Job No. 250101

Drawing No. A00-03
date
scale @ a3 1:500
drawn by LJ

drawing Site Roof Plan 1:200
project Amenities Building Walkway
client Russel & Jane Hookway

Rev.	date	notes
A	6/6/2025	Issued For DA revision

general notes
Notes



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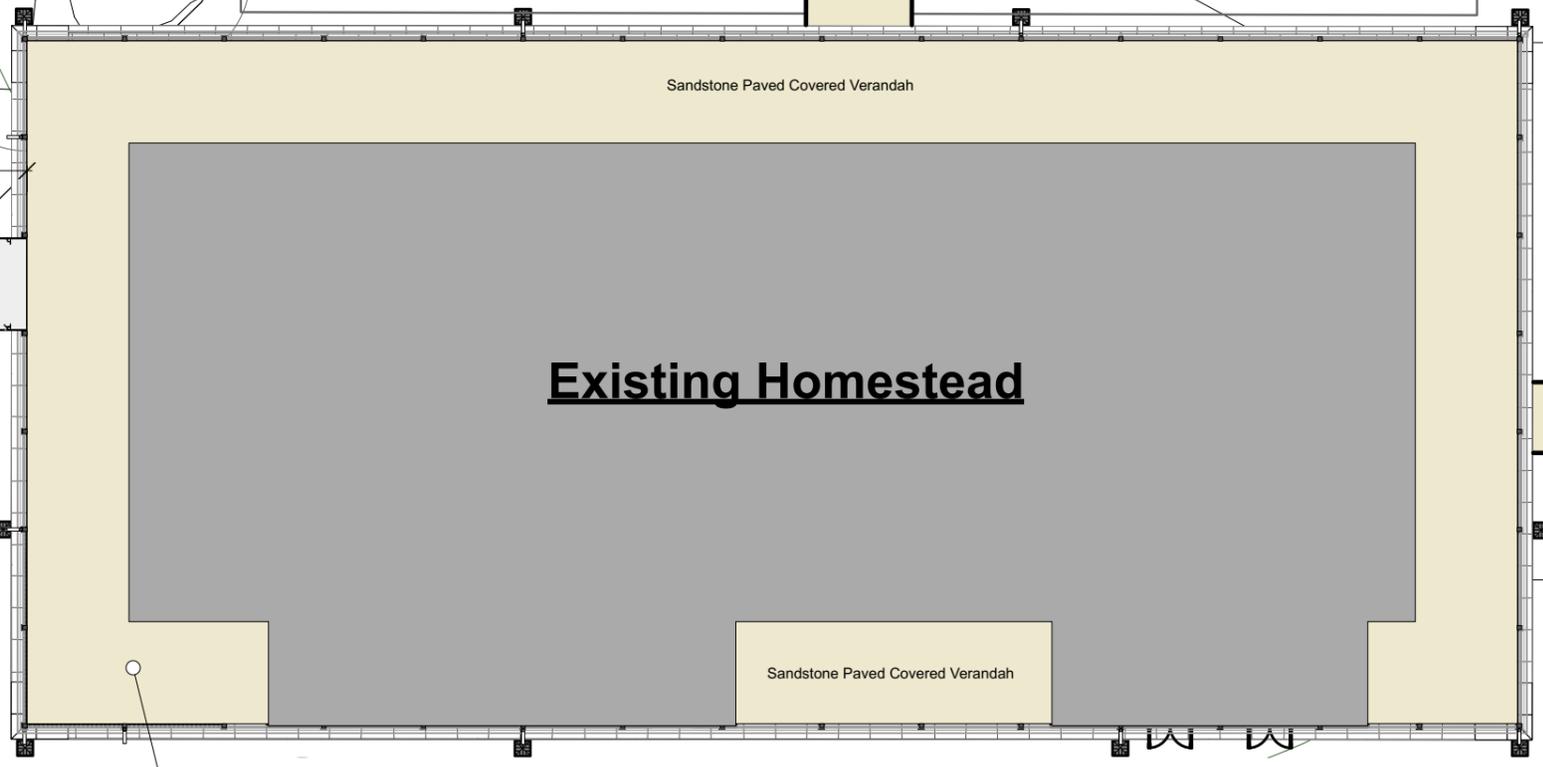
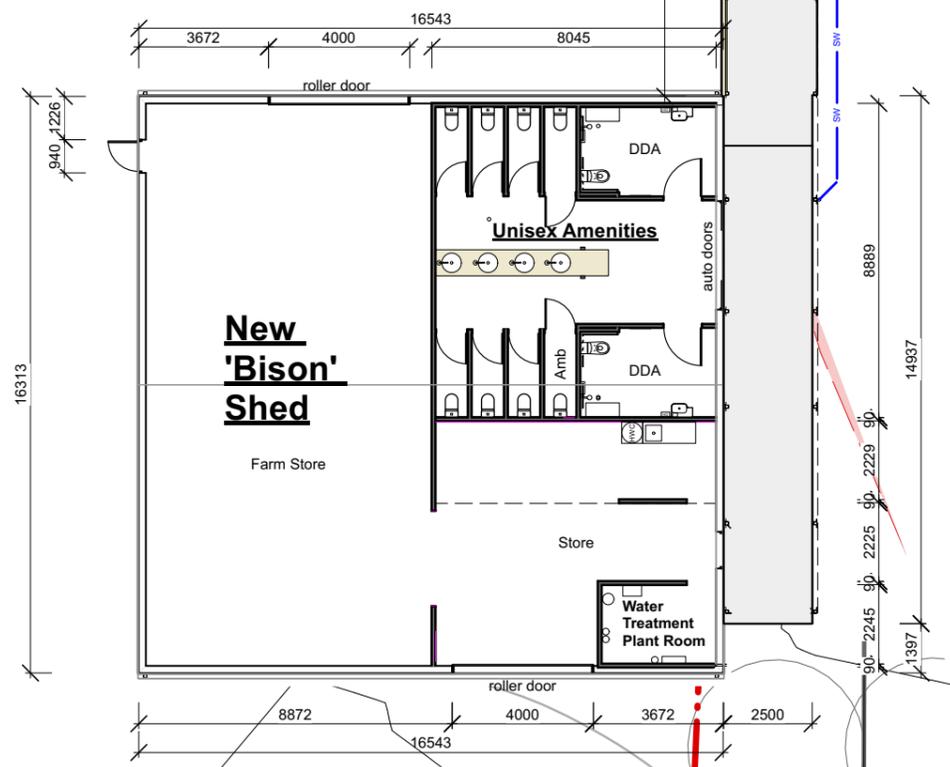
Existing Silos

n /Homstead Boun

Concrete Path to new roofed walkway pedestrian connection to 'Bison' Shed Ammenities from Homestead

Existing Homestead

New Sandstone paved veranda to replace existing to surround entire existing homestead



0:8

Job No. 250101

Drawing No.	A00-04
date	
scale @ a3	1:500
drawn by LJ	
drawing	Site Ground Plan 1:200
project	Amenities Building Walkway
client	Russel & Jane Hookway

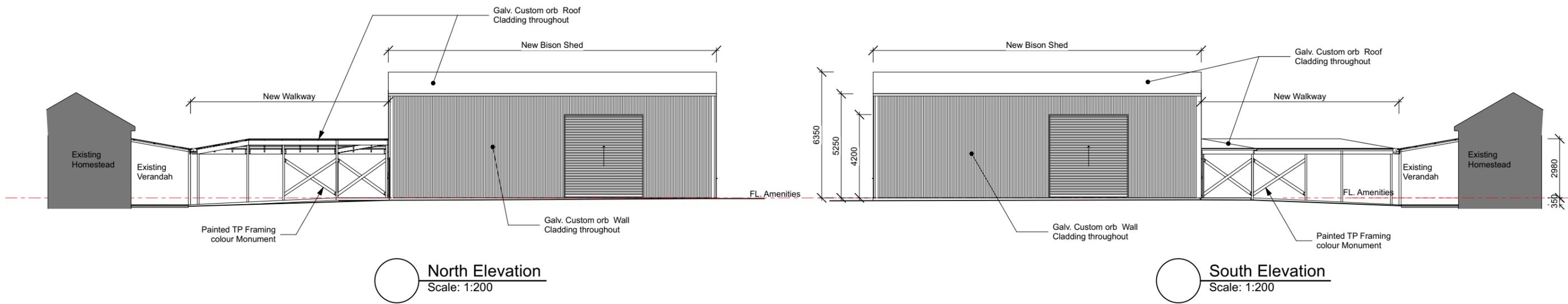
Rev.	date	notes
A	6/6/2025	Issued For DA revision

general notes
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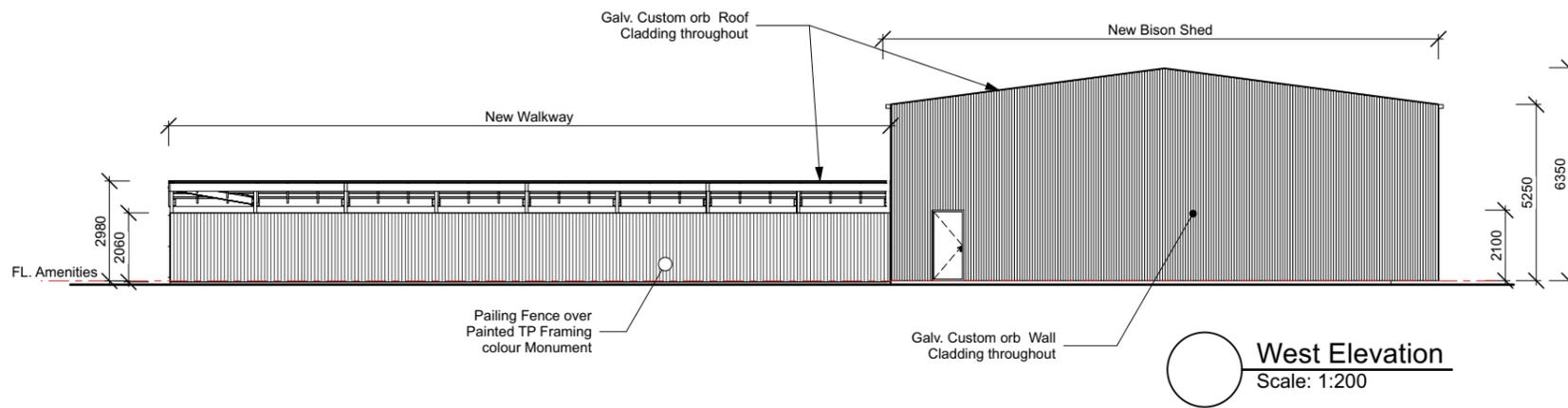
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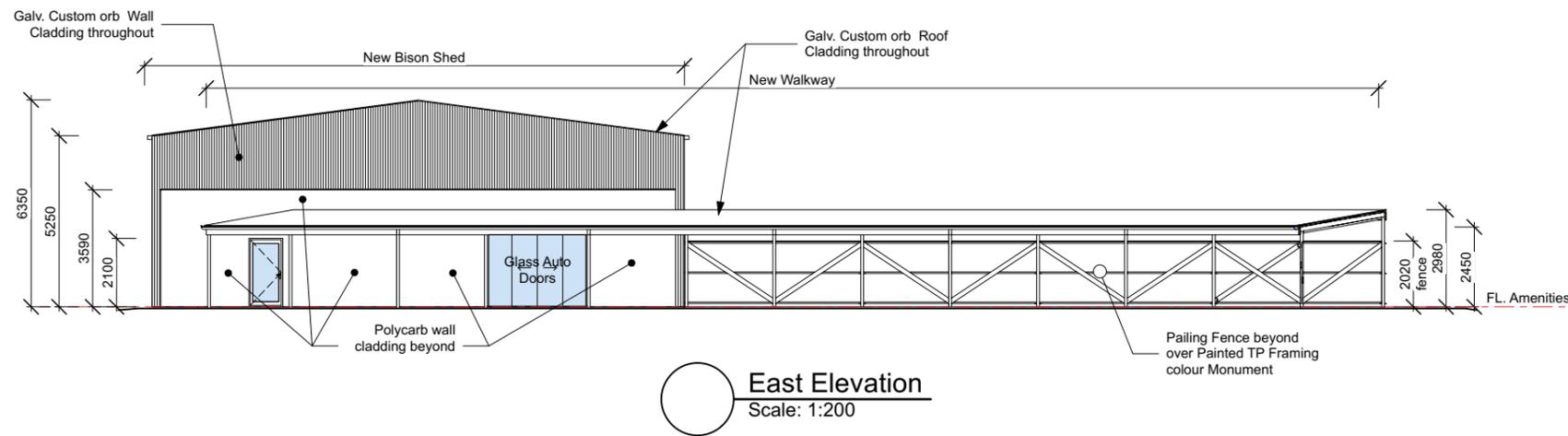


North Elevation
Scale: 1:200

South Elevation
Scale: 1:200



West Elevation
Scale: 1:200



East Elevation
Scale: 1:200

Job No. 250101

Drawing No.	A00-05
date	
scale @ a3	1:200
drawn by LJ	
drawing	Amenities & Walkway Elevations
project	Amenities Building Walkway
client	Russel & Jane Hookway

Rev.	date	notes
A	6/6/2025	Issued For DA revision

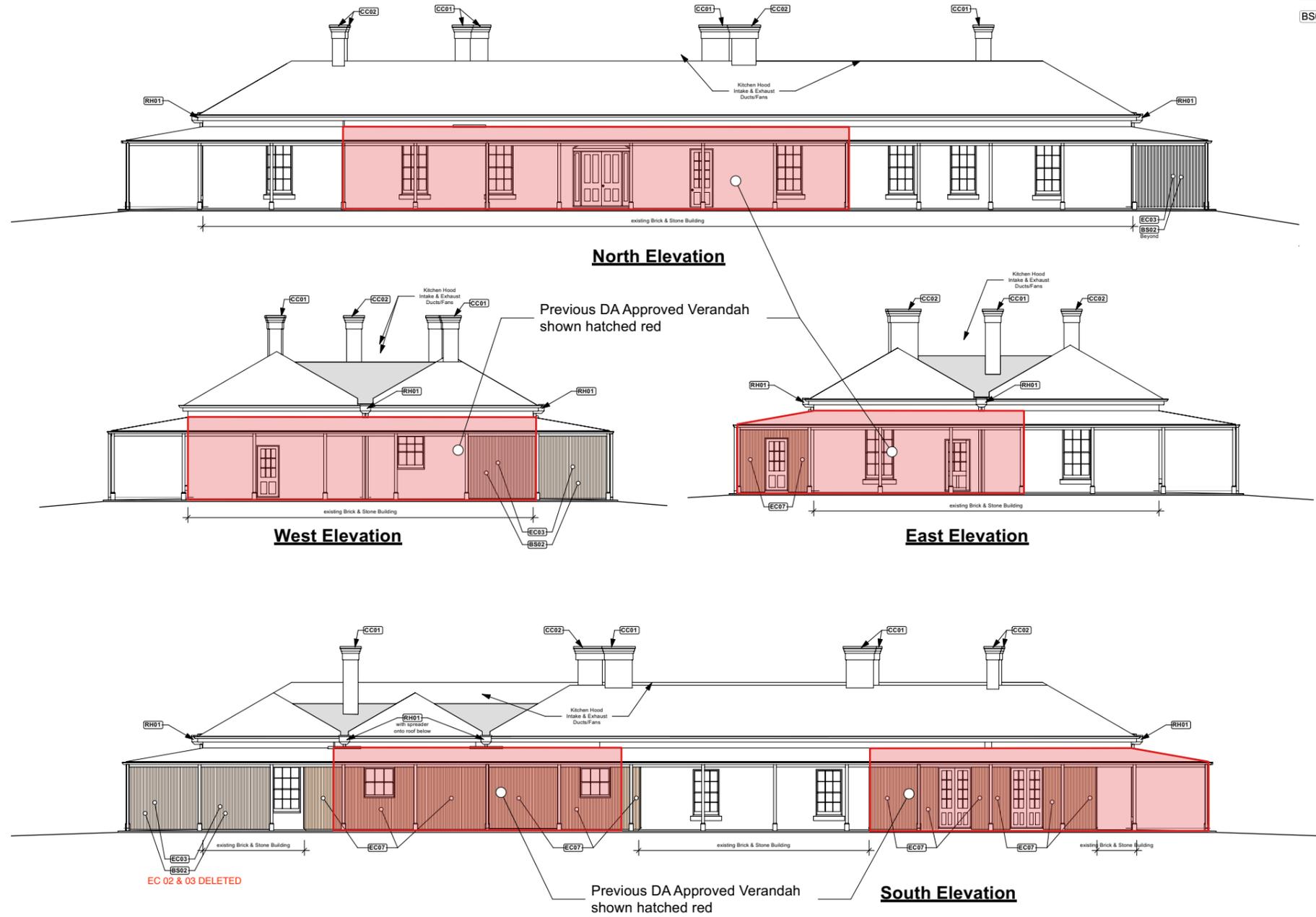
general notes	Notes
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jonestel@optusnet.com.au

Finishes Schedule

- RH01** Rainhead Galv. sheet folded Rainhead suitably refer std. detail & confirm onsite & prior to fabrication
- CC01** Chimney Cap, 0.8 BTM Galv. Sheet Folded Chimney Capping. Gsuitably anchor to existing brick chimney, repoint & stabilise chimney brickwork where require. refer detail A05-02 & confirm onsite & prior to fabrication.
- CC02** New Chimney Cap, with Glass accessible panel refer detail A05-02 & confirm onsite & prior to fabrication.
- DP02** 75ø Down Pipe. Galv
- DP01** 90ø Galv. Down Pipe
- EC03** OPAL poly carb
- EC07** Timber Wall Cladding, Oil finish refer detail A05-01
- BS02** 75 x 50 Battens
- BS02** 75 x 50 Rough Sawn HW Battens



Job No. 250101

Drawing No. A00-06	<u>drawing</u> Homestead Elevations
date scale @ a3 1:200	<u>project</u> Amenities Building Walkway
drawn by LJ	<u>client</u> Russel & Jane Hookway

Rev.	date	notes
A	6/6/2025	Issued For DA revision

general notes	Notes
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From: [Lynden Jones](mailto:lyndenjonesarchitect@gmail.com)
Sent on: Monday, 10 November 2025 6:10:28 PM
To: [Chris Bonner](#); [Break O Day Office Admin](#)
CC: [Deb Szekely](#)
Subject: 'Glencoe', 22464 Tasman Highway, Falmouth - RFI
Attachments: Glencoe Estate-Homestead- Verandah Details.pdf (130.48 KB)

You don't often get email from lyndenjonesarchitect@gmail.com. [Learn why this is important](#)

CAUTION: Do not click links or attachments unless you recognize the sender and know the content is safe

Hi Chris

Please find attached photographs of the New Verandah and Homestead at Glencoe.
The new verandah was constructed using locally sourced rough sawn Spotted gum for all the structural elements.
Galvanised custom orb sheeting gutters downpipes and flashings
Locally sourced Sandstone paving
please see also attached Detail section.

Please let me know if you need anything further.

kind regards Lynden

Lynden Jones
Architect
1 Balfour Place, Launceston
Tas. 7250
mob. 0438 210 270
lyndenjonesarchitect@gmail.com





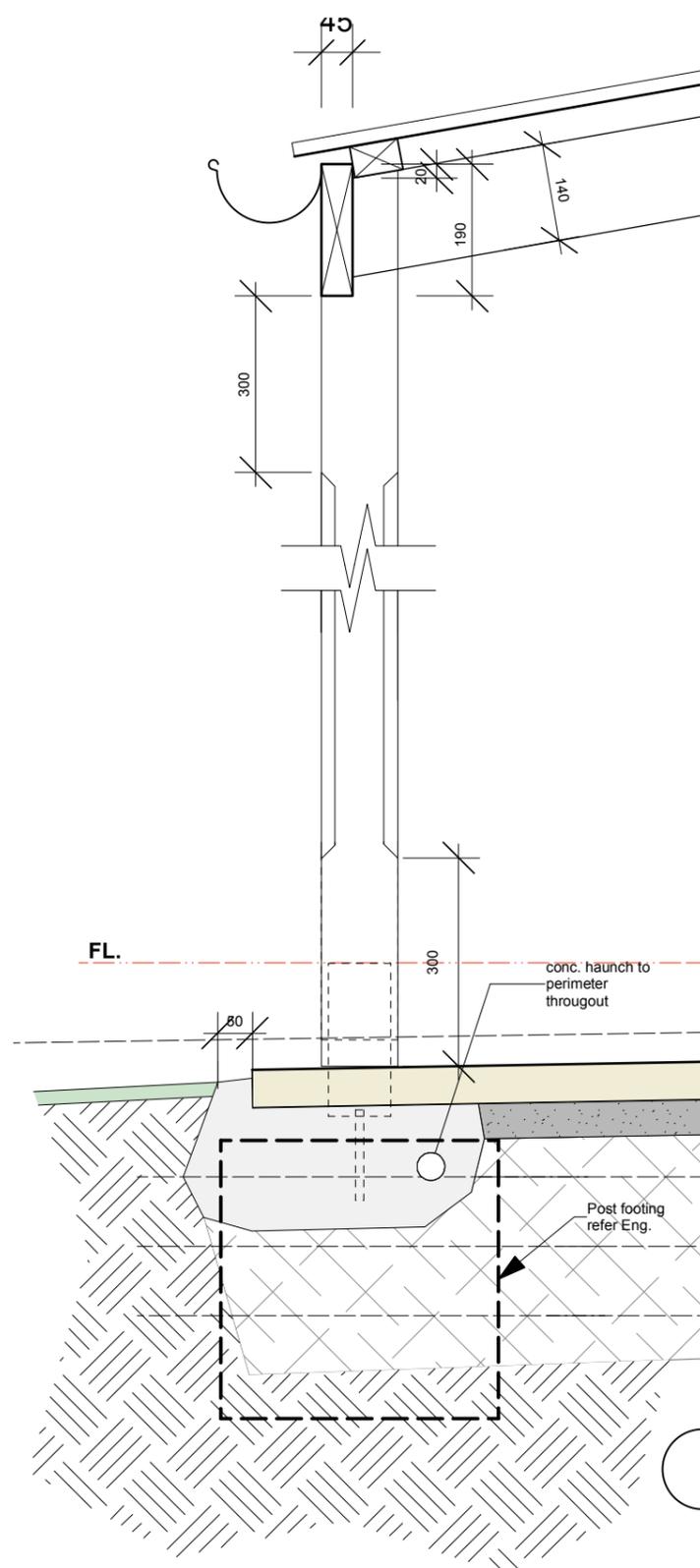




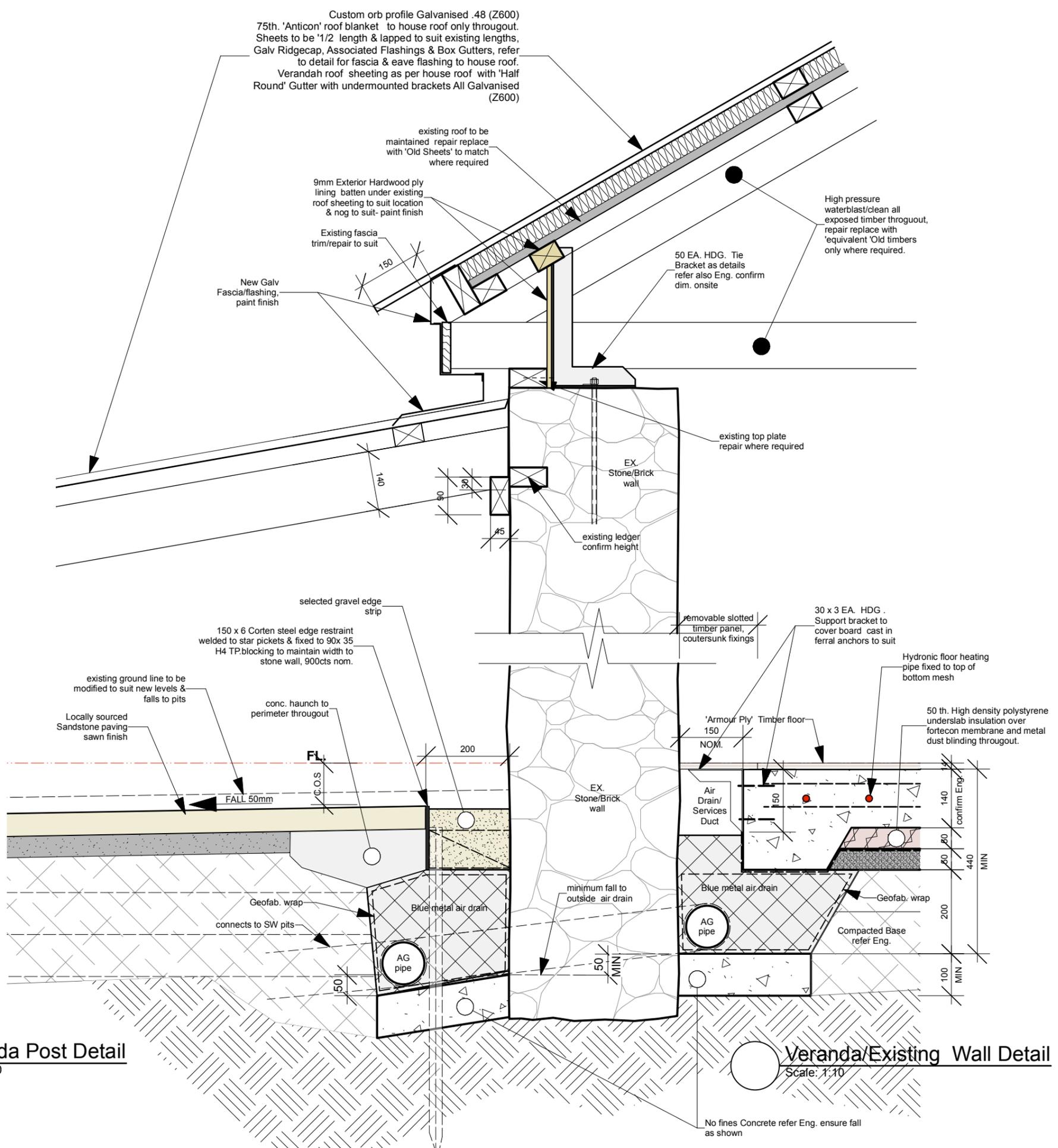








Veranda Post Detail
Scale: 1:10



Veranda/Existing Wall Detail
Scale: 1:10

From: [Lynden Jones](#)
Sent on: Wednesday, 16 July 2025 2:24:37 PM
To: [Break O Day Office Admin](#)
CC: [Deb Szekely](#)
Subject: Re: 22464 Tasman Highway, Falmouth - DA 100-2025
Attachments: DA-APPLICATION-Glencoe.pdf (896.38 KB), 25 13062 Request for Further Information Invalid - DA 100-2025(4).pdf (357.31 KB), RFI Attachment - Flood Prone Areas.PDF (1.93 MB), Development Application Form - DA 100-2025.PDF (723.58 KB), Planning Invoice - DA 100-2025 - Additional (Advertising).pdf (223.11 KB)

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Hi Deb

As discussed please find attached amended Planning Application form , and responses to queries from RFI-DA 2025 / 00100 as noted below.

Q1. Please provide a full copy of the current title including details on any restrictions, easements, covenants or Part 5 Agreements (Section 71 of LUPAA) on the title. This can be obtained from the Office of the Recorder of Titles, Service Tasmania offices or via the Land Information System Tasmania, commonly known as the LIST www.thelist.tas.gov.au. The title reference document provided is dated 2016 and more recent (last 12 months) title reference documents are required.

Response: Provided.

Q2. An amended Development Application Form is required that correctly identifies the owner of the titles as a Company (page 1 of DA Form). Additionally, please complete the section "If Applicant is not the Owner" (page 2 of DA Form). The applicant will need to sign the declaration and provide name and date. The date each Director of the Company was notified of the development application being lodged must be completed also.

Response: See attached amended application form

Q3 The original approval for the site (DA139-2019) was approved by the Tribunal and within the dual Use Classes Food Services and Visitor Accommodation. "The works to the Glencoe building, the water and wastewater management systems, toilet building, signage and car parking and access works are considered to be categorised into the Food Services use class. The retail, gallery, meeting room, functions and office space are considered directly associated with and subservient to this use consistent with clause 8.2.3. All other elements are considered to be categorised into the Visitor Accommodation use class".
As there was no response to the Planning Scheme within the submitted materials, please confirm that the proposed development will service the Use Class Food Services.

Response: Use Class to be Food Services.

Please provide written advice as to whether the application for development includes the demolition of any existing structures (sheds) on site.
This information is required under Section 51(1AC) of the Land Use Planning and Approvals Act 1993. Consequently, your application will not become valid until the information above has been provided to the satisfaction of Council.
The following information is required under section 54 of the Land Use Planning and Approvals Act 1993:

Response: There is no demolition required existing beds have been encapsulated within the new Shed.

The site is affected by Council's Flood Prone Areas mapping (attached). Please provide confirmation by way of an amended site plan that demonstrates the development is not within the mapped flood prone areas. Similarly, please provide confirmation that the development is not within the Waterway and Coastal Protection Overlay to the west.

Response: The New Shed & Walkway and homestead area a substantial distance form any Flood Prone Areas the existing homestead is very visible on the map and is the new shed and walkway are even further form any flood prone areas shown on the map.

kind regards Lynden

Lynden Jones
Architect
1 Balfour Place, Launceston
Tas. 7250
mob. 0438 210 270
lyndenjonesarchitect@gmail.com

On 15 Jul 2025, at 3:25 pm, Deb Szekely <deb.szekely@bodc.tas.gov.au> wrote:

Kind regards,

Deb Szekely | Senior Town Planner MPIA | **Break O'Day Council**

t: 03 6376 7900

e: deb.szekely@bodc.tas.gov.au | w: www.bodc.tas.gov.au



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From: Susan Chapple

Sent: Tuesday, 24 June 2025 4:00 PM

To: Russell Hookway <russell.hookway@cooltrans.net.au>; lyndenjonesarchitecture@gmail.com

Subject: 22464 Tasman Highway, Falmouth - DA 100-2025

Good afternoon Russell & Lynden,

Please find attached a Request for Further Information in relation to your above Development Application.

Please send all responses to admin@bodc.tas.gov.au

Please also find attached additional invoice for advertising as the application has now been deemed discretionary.

Should you have any queries regarding the above please do not hesitate to contact Deb Szekely who is assessing this application on (03) 6376 7900.

Kind Regards,

Susan



Susan Chapple | Development Services Administration Officer | **Break O'Day Council**

t: 03 6376 7900

e: susan.chapple@bodc.tas.gov.au | w: www.bodc.tas.gov.au



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