

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 2026 / 00006
Applicant Jennifer Binns Designs
Proposal Visitor Accommodation - Construction of a Yurt and Amenities Structure
Location 23369 Tasman Highway, Scamander

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.

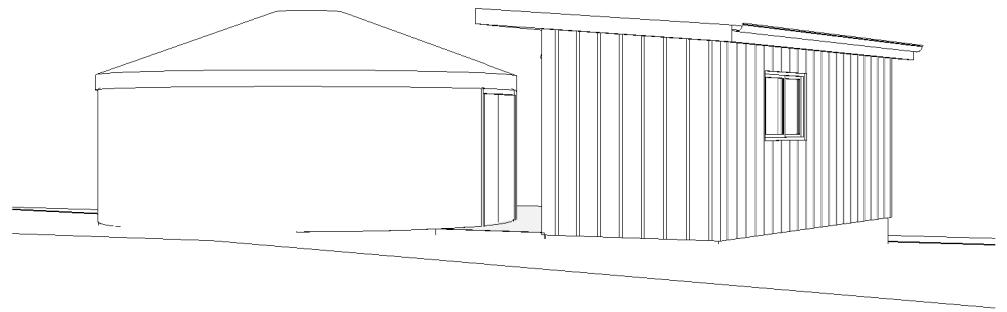
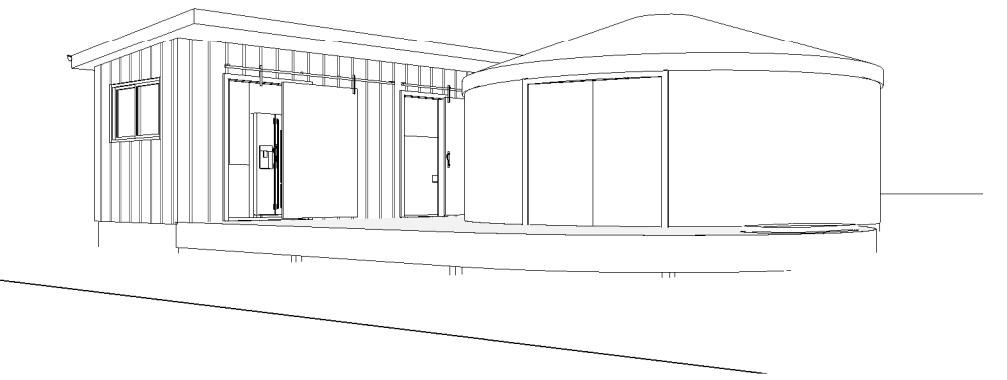
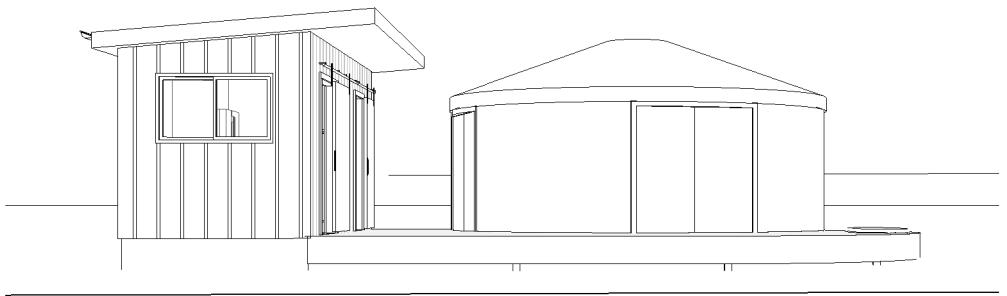
Representations must be submitted in writing to the General Manager, Break O'Day Council, 32 -34 Georges Bay Esplanade, St Helens 7216 or emailed to admin@bodc.tas.gov.au, and referenced with the Application Number in accordance with section 57(5) of the abovementioned Act during the fourteen (14) day advertised period commencing on Saturday 24th January 2026 **until 5pm Monday 9th February 2026.**

John Brown
GENERAL MANAGER

proposed accommodation

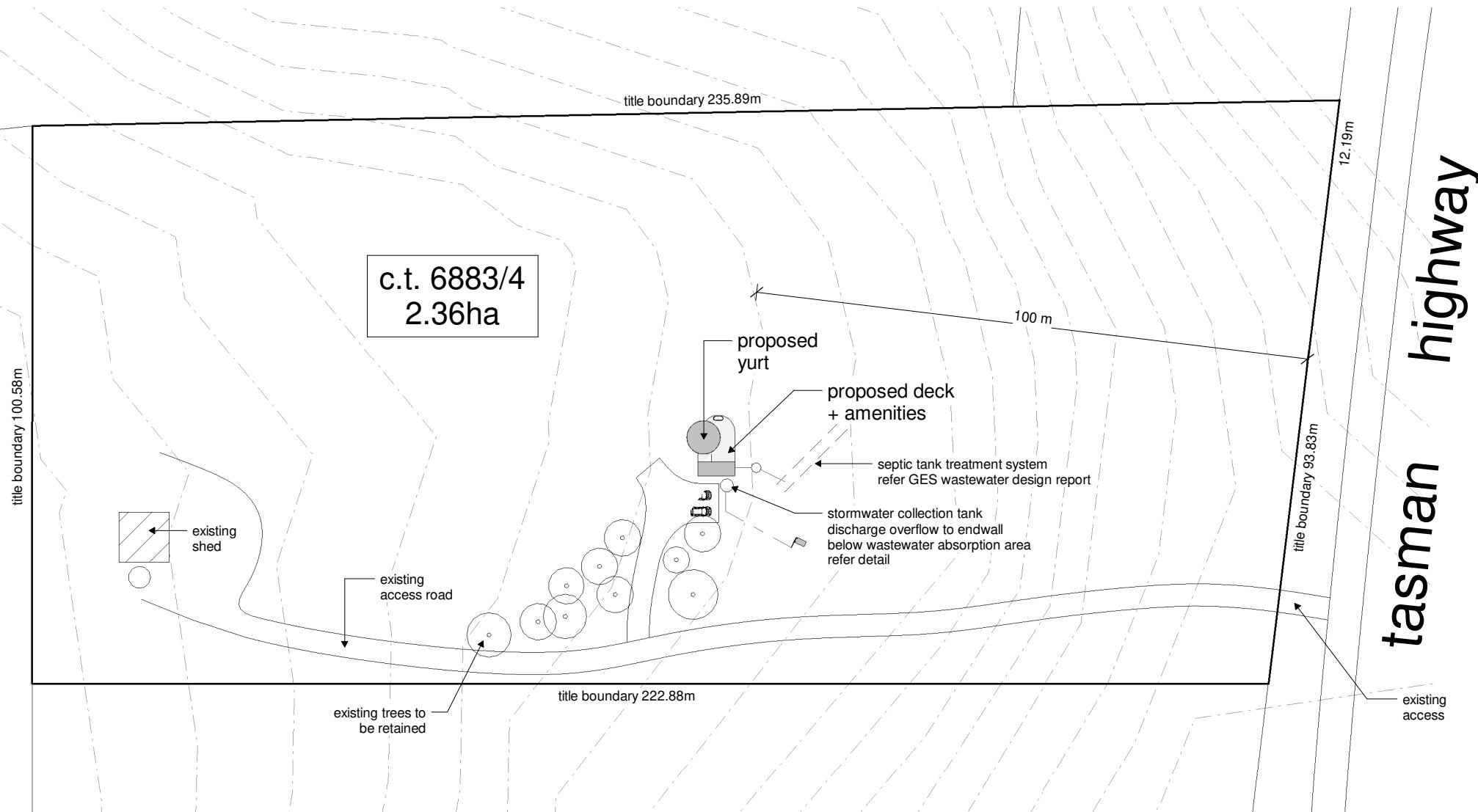
james dennett + sylvia jeffrey
23369 tasman highway scamander tasmania 7215

planning application

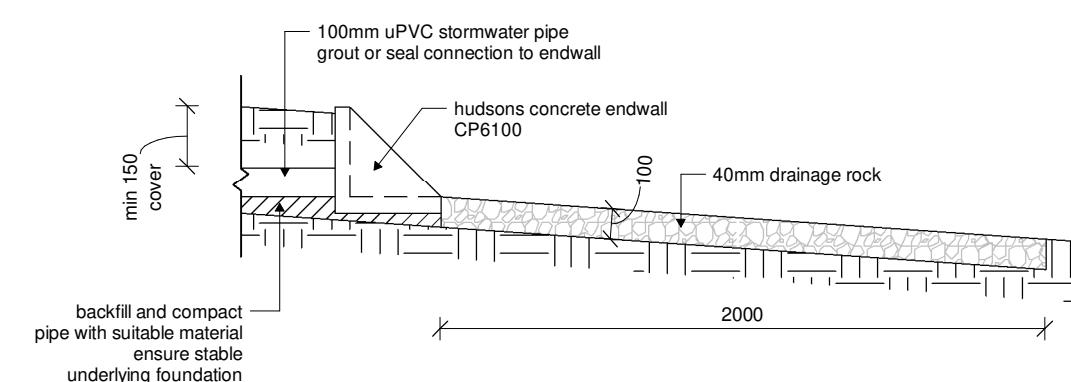
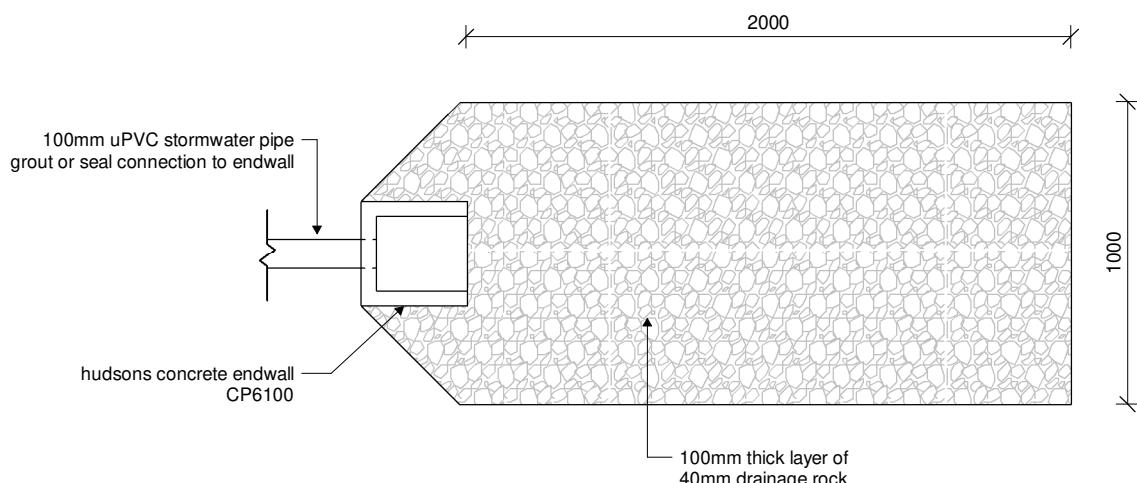


www.jenniferbinnsdesign.com.au

(03) 6376 2588 : 0439 765 452 : jenniferbinns@bigpond.com
suite 8 level 1 avery house, 48 cecilia street, st helens 7216

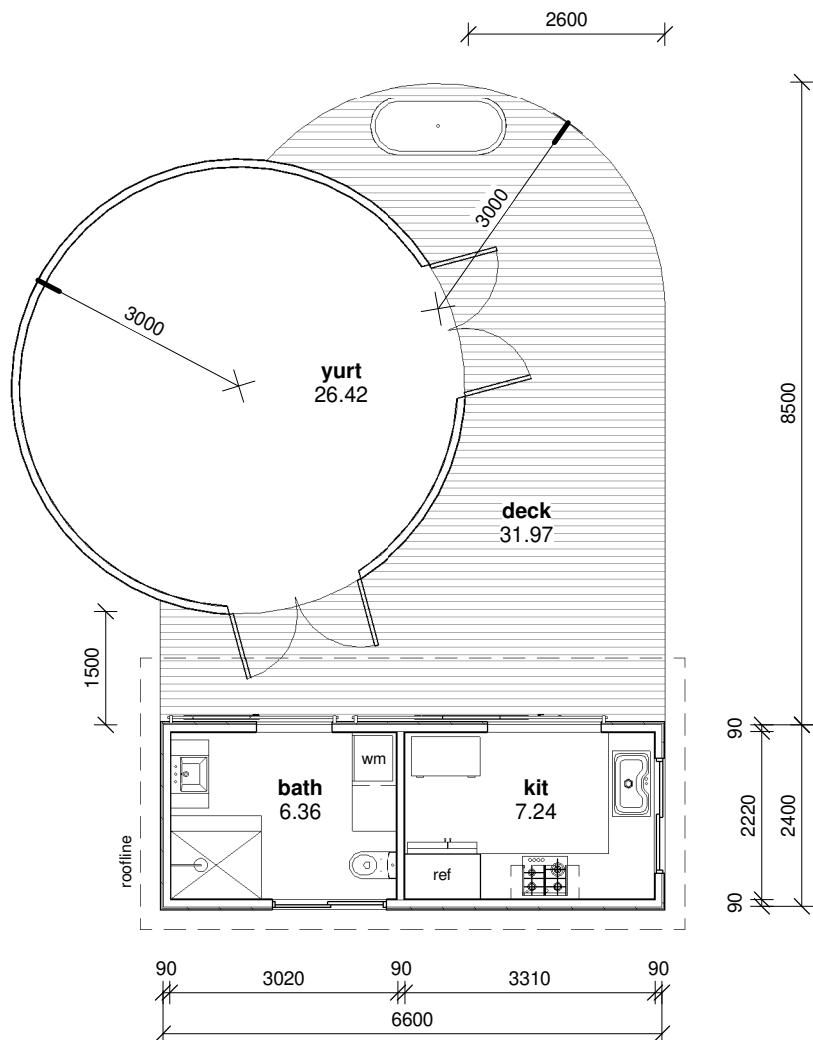


1 site plan
1 : 1000



2 stormwater endwall detail
1 : 25

| REV: | DESCRIPTION: | DATE: |
|---|--------------|----------|
| PROJECT: | | |
| proposed accommodation | | |
| FOR: | | |
| j dennett + s jeffrey 23369 tasman highway scamander TAS 7215 | | |
| DRAWING TITLE: | | |
| site plan | | |
| DRAWING NO: | DRAWN BY: | JB |
| a04 | DATE: | 07.01.26 |
| SCALE: As indicated | PROJECT: | 0621DE |



1 proposed floor plan
1 : 100

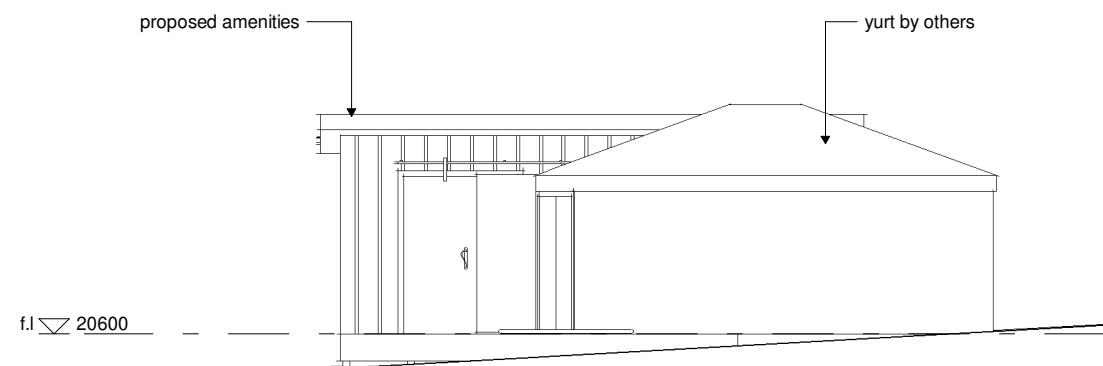
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| proposed floor plan | | |
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| SCALE: 1 : 100 | PROJECT: 0621DE | |

 **jennifer binns**

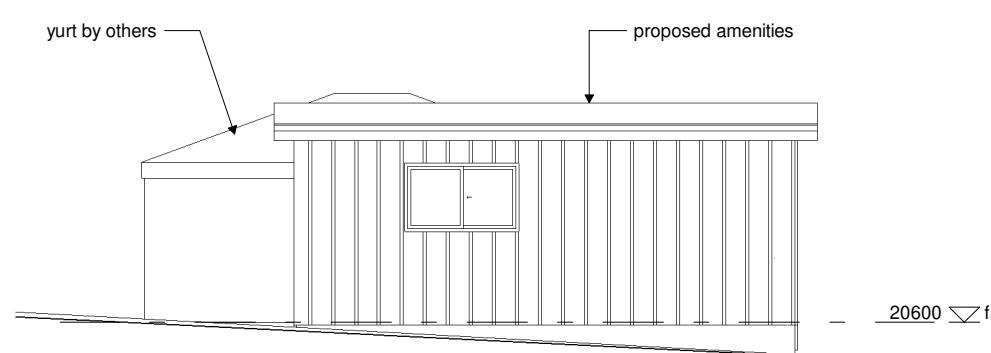
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 **bda** BUILDING
DESIGNERS
AUSTRALIA

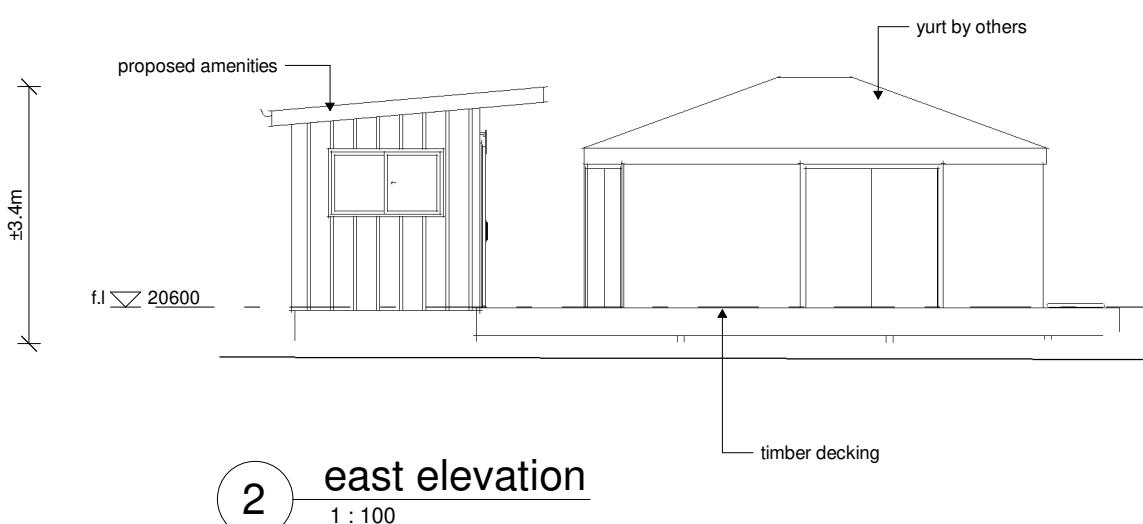
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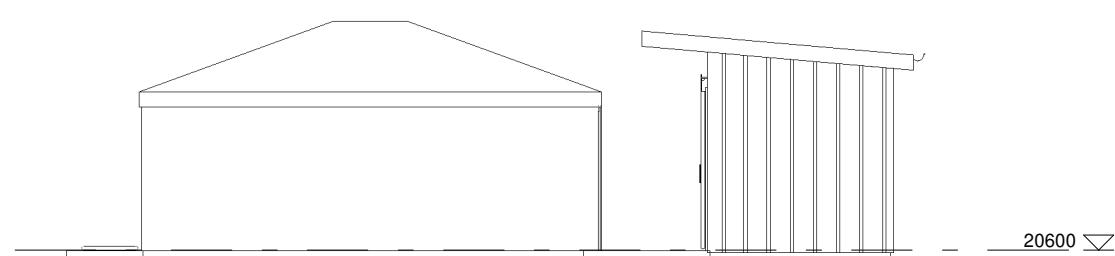
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1 : 100



3 south elevation
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2 east elevation
1 : 100



4 west elevation
1 : 100

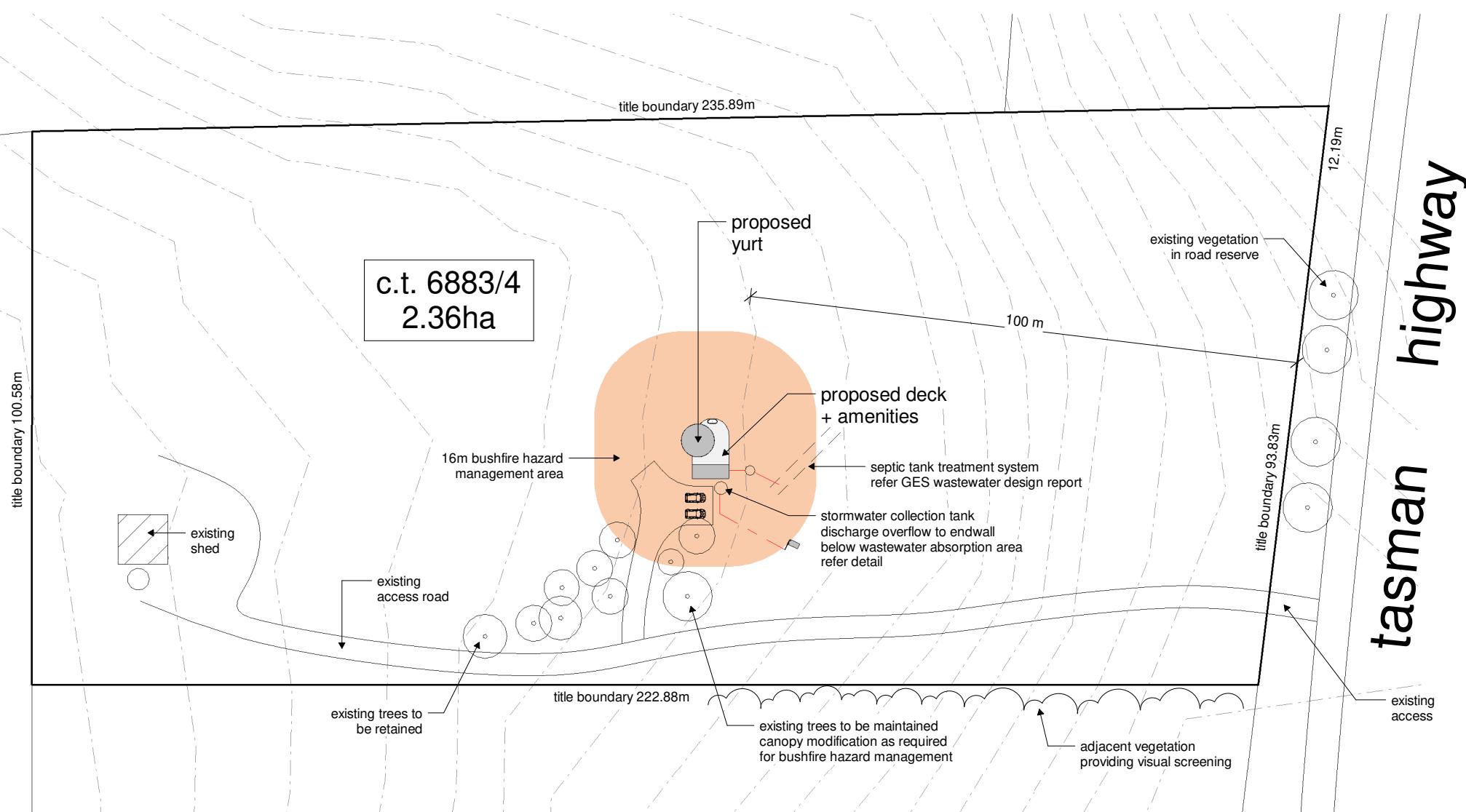
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| PROJECT: | | |
| proposed accommodation | | |
| FOR: | | |
| j dennett + s jeffrey 23369 tasman highway scamander TAS 7215 | | |
| DRAWING TITLE: | | |
| elevations | | |
| DRAWING NO: | DRAWN BY: JB | |
| a06 | DATE: 07.01.26 | |
| SCALE: 1 : 100 | PROJECT: 0621DE | |

jennifer binns

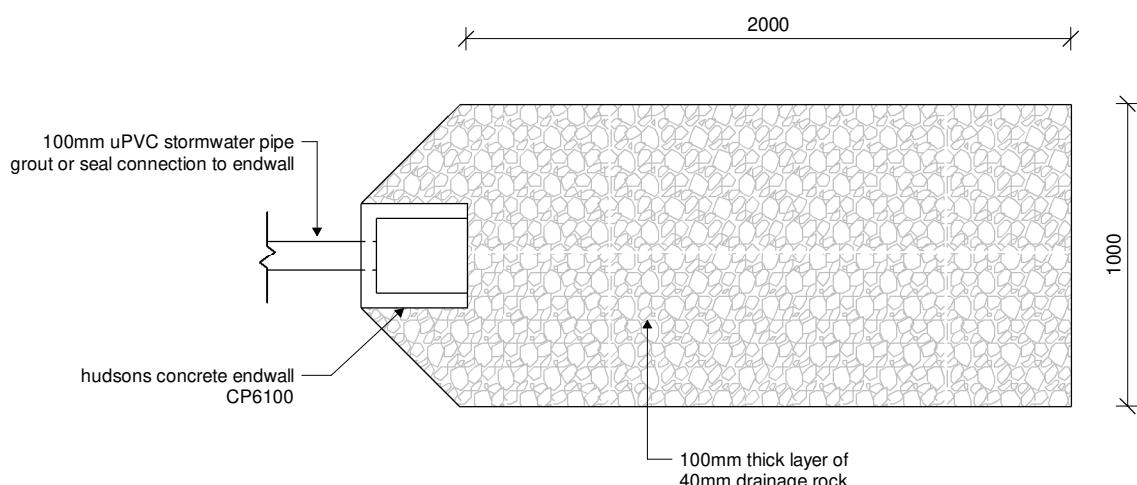
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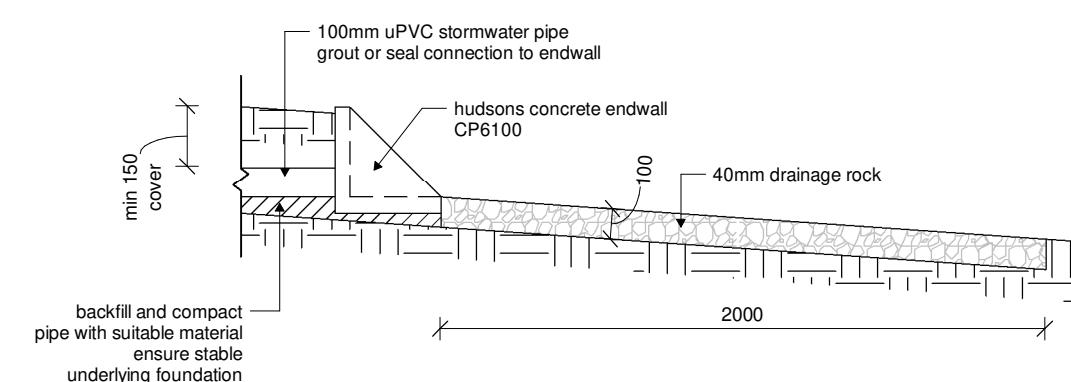
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1 site plan
1 : 1000



2 stormwater endwall detail
1 : 25



| | | |
|---|-----------------|----------|
| 1 | Revision 1 | 02.05.25 |
| REV: | DESCRIPTION: | DATE: |
| PROJECT: | | |
| proposed accommodation | | |
| FOR: | | |
| j dennett + s jeffrey 23369 tasman highway scamander TAS 7215 | | |
| DRAWING TITLE: | | |
| site plan | | |
| DRAWING NO: | DRAWN BY: JB | |
| a04 | DATE: 12.01.25 | |
| SCALE: As indicated | PROJECT: 0621DE | |

 **jennifer binns**

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suite 8 level 1 avery house, 48 cecilia street, st helens 7215

 **BUILDING
DESIGNERS
AUSTRALIA**

ACCREDITATION NO:
CC 1269L

proposed accommodation

jimmy dennett and sylvia jeffery
23369 tasman highway scamander tasmania 7215

planning compliance report

January 7 2026

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 new visitor accommodation at 23369 Tasman Highway Beaumaris for James Dennett + Sylvia Jeffrey (c.t.6883/4). 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.

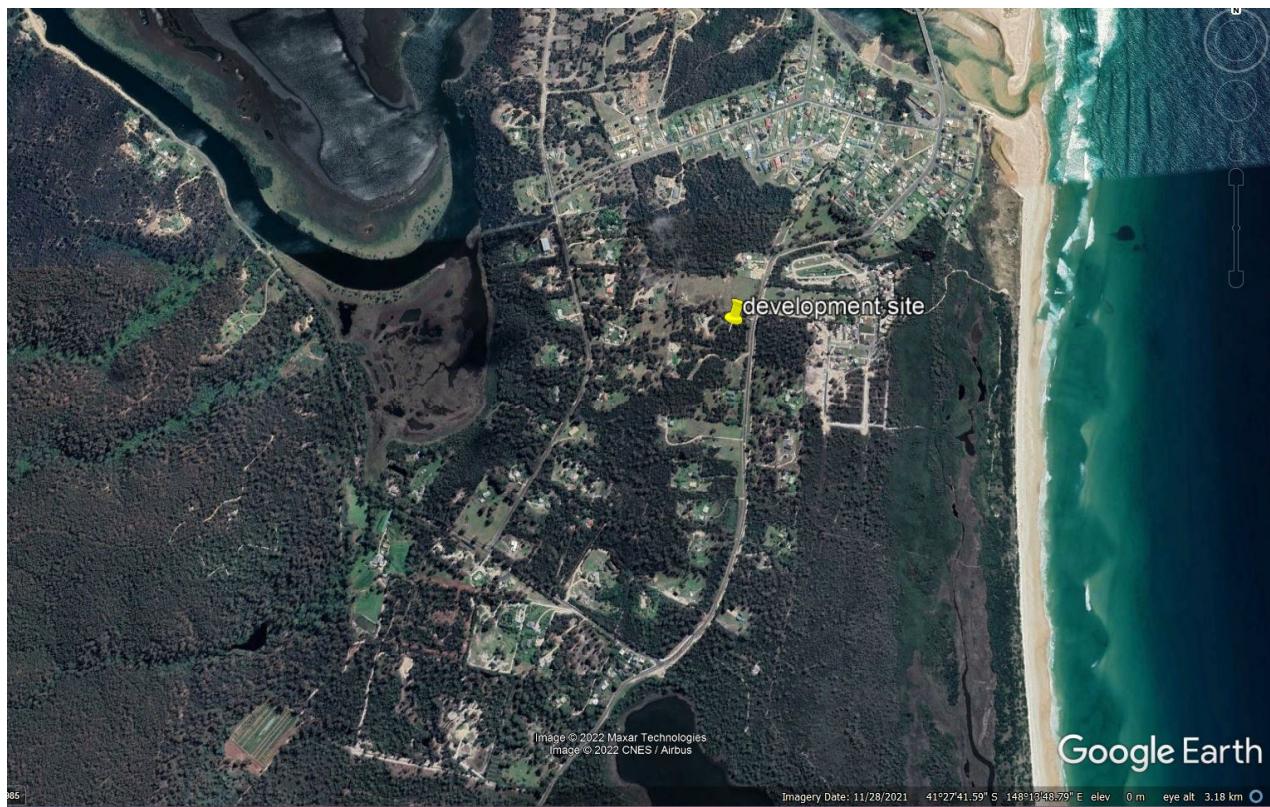
This report is based on proposed development works to be carried out, completed and maintained by the owner.

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

Development Site Details

The proposed development site is a vacant allotment located on the southern outskirts of the Scamander township and is serviced by an existing access point and driveway. The site is considered bushfire prone however the proposed accommodation is a yurt structure which will have temporary occupancy for visitor accommodation and will not be a defendable structure, a TFS approved emergency evacuation plan will be provided. The development requires on-site management of wastewater and stormwater.

Zone: Landscape Conservation



Development Details

The proposed development is a deck structure and amenities building to support a yurt for visitor accommodation.

Proposed development area: 76.1m²

Use Class: Visitor Accommodation

Applicable Planning Codes

The proposed development is in the *Visitor Accommodation* 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 C2.0 PARKING AND SUSTAINABLE TRANSPORT CODE**
- **Code C7.0 NATURAL ASSETS CODE**

Table 22.3 LANDSCAPE CONSERVATION USE STANDARDS

22.3.1 Community Meeting and Entertainment**Not Applicable**

The proposed development is not within the Community Meeting and Entertainment, Food Services or General Retail and Hire use classes.

22.3.2 Visitor Accommodation**P1 Performance Solution**

- (a) The proposed visitor accommodation development is of small scale and is in keeping with the character of the area.
- (b) Regrowth vegetation has been allowed to regenerate on the site and while some modification of vegetation is proposed to facilitate the driveway and parking area no significant tree removal is proposed and the vegetation will provide a visual screen for the development.
- (c) The access road to the site was subject to development approval as part of a previous application and the proposed development will not intensify use of the access.

22.3.2 Discretionary Use**P1 Performance Solution**

- (a) The proposed development is small in scale and as a single unit is considered to be in keeping with the rural residential character of the area.
- (b) The proposed use is a single visitor accommodation unit which is in keeping with the rural residential character of the area.
- (c) The site is a predominantly cleared vacant allotment with an existing shed. The adjacent properties are of similar size and have residential uses.
- (d) The landscape values of the surrounding area are remnant and regrowth native vegetation screening residential properties with significant setbacks from the highway. The residential properties sit lower in elevation than the vegetated forestry land to the west.
- (e) The development will be partially screened by existing vegetation and a setback of 100m is proposed to maintain the scenic corridor adjacent to the highway.

Table 22.4 LANDSCAPE CONSERVATION DEVELOPMENT STANDARDS

22.4.1 Site Coverage**A1 Acceptable Solution**

The proposed level of site coverage does not exceed 400m².

22.4.2 Building height, siting and exterior finishes**A1 Acceptable Solution**

The proposed building does not exceed 6m in height.

A3 Acceptable Solution

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

A4 Acceptable Solution

The development site is not within 200m of land zoned Rural or Agriculture.

A5 Performance Solution

The exterior cladding of the amenities building will be natural timber allowed to grey which will provide a natural finish in keeping with adjacent tones in the vegetation. The yurt is a temporary structure with a removable cover.

22.4.3 Access to a road**Not Applicable**

The proposed development is not a new dwelling.

22.4.4 Landscape protection**A1 Not Applicable**

The sealed plan does not include a building area.

P2.1 Performance Solution

There is no building area shown on the sealed plan and the proposed development is not an extension to an existing building. The siting of the development has been selected to maintain the 100m scenic corridor adjacent to the highway and utilise existing vegetation on the site for visual screening.

P2.2 Performance Solution

The entire property is visible from the highway due to the site topography and previous vegetation removal.

Table 22.5 LANDSCAPE CONSERVATION SUBDIVISION STANDARDS

Not Applicable

No subdivision of land is proposed.

Table C2.5 PARKING AND SUSTAINABLE TRANSPORT USE STANDARDS

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

A minimum of one parking space is available on site for the proposed visitor accommodation.

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

The proposed development does not require specific bicycle parking.

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

The proposed development does not require specific motorcycle parking.

C2.5.4 Loading bays**Not Applicable**

The proposed development does not require a loading bay.

C2.5.5 Number of car parking spaces within the General Residential Zone and Inner Residential Zone**Not Applicable**

The development site is within the Landscape Conservation zone.

Table C2.6 PARKING AND SUSTAINABLE TRANSPORT DEVELOPMENT STANDARDS

C2.6.1 Construction of parking areas**A1 Acceptable Solution**

The proposed parking area will be compacted gravel drained to adjacent vegetated areas.

C2.6.2 Design and layout of parking areas**A1 Acceptable Solution**

The proposed parking area meets the prescribed requirements.

A1.2 Not Applicable

The proposed development does not require accessible parking.

C2.6.3 Number of accesses for vehicles**A1 Acceptable Solution**

The development site has one access only.

A2 Not Applicable

The development site is within the Landscape Conservation zone.

C2.6.4 Lighting of parking areas within the General Business zone and Central Business zone**A1 Not Applicable**

The development site is within the Landscape Conservation zone.

C2.6.5 Pedestrian Access**A1 Not Applicable**

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

A1.2 Not Applicable

The proposed development does not require accessible parking.

C2.6.6 Loading bays**A1 Not Applicable**

The proposed development does not require a loading bay.

C2.6.7 Bicycle parking and storage facilities with the General Business zone and Central Business zone

A1 Not Applicable

The development site is within the Landscape Conservation zone.

C2.6.8 Siting of parking and turning areas

A1 Not Applicable

The development site is within the Landscape Conservation zone.

Table C2.7 PARKING AND SUSTAINABLE TRANSPORT PARKING PRECINCT PLAN

C2.7.1 Parking precinct plan**A1 Not Applicable**

The development site is not within a parking precinct plan.

Table C7.6 NATURAL ASSETS DEVELOPMENT STANDARDS

C7.6.1 Buildings and works within a waterway and coastal protection area or future coastal refugia area**Not Applicable**

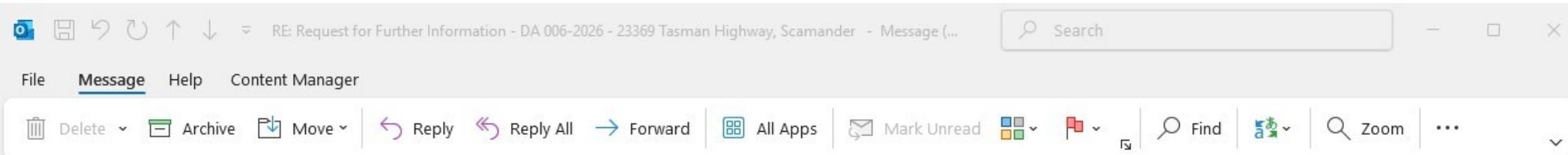
The development site is not within a waterway or coastal protection area.

C7.6.2 Clearance within a priority vegetation area**P1 Performance Solution**

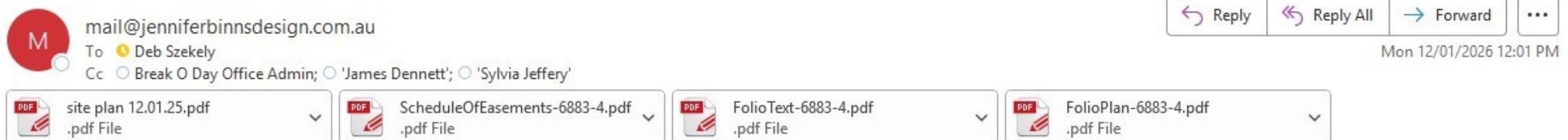
Modification of existing regrowth vegetation is required to facilitate the proposed driveway and parking area. The vegetation removal required is primarily reduction of regrowth vegetation, ground fuel loads for bushfire hazard management and separation of the tree canopy, no significant trees are proposed to be removed.

P1.2 Performance Solution

The proposed development has been sited to utilise the existing vegetation on site for visual screening.



RE: Request for Further Information - DA 006-2026 - 23369 Tasman Highway, Scamander



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

Hi Deb,

Further to your request for information for 23369 Tasman Highway Scamander I've attached a current copy of the title.

With regard to vegetation removal, a detailed flora survey has not been carried out because it wasn't considered warranted, no trees are proposed for removal and the position of the proposed development and access driveway is the same as the current approval. I've added a note to the site plan that existing trees are to be retained with canopy separation as required for bushfire risk management. The extent of vegetation management required is less than the current approval because a hazard management area is not required to be maintained but in the interest of bushfire risk management the vegetation in the vicinity of the accommodation will be managed, I've marked this area up on the site plan and have used the same footprint as the hazard management area for the dwelling so that you have an idea of the extent, it's mostly grass. I haven't addressed the scenic protection code because the development has a 100m setback from the front boundary. The block has previously been cleared of vegetation with the exception of the remnant trees marked on the plan and the management of vegetation fuel loads relates to regrowth, predominantly boabialla, arguably Code 7 is not applicable either particularly as the works have current approval? The vegetation on the adjacent title provides visual screening for the development when approaching from the south and I've added a note to the site plan to this effect, there is also vegetation in the road reserve which provides some screening.

Talk soon

Jen