

## **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 2026 / 00006
<b>Applicant</b>	Jennifer Binns Designs
<b>Proposal</b>	Visitor Accommodation - Construction of a Yurt and Amenities Structure
<b>Location</b>	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](http://www.bodc.tas.gov.au).

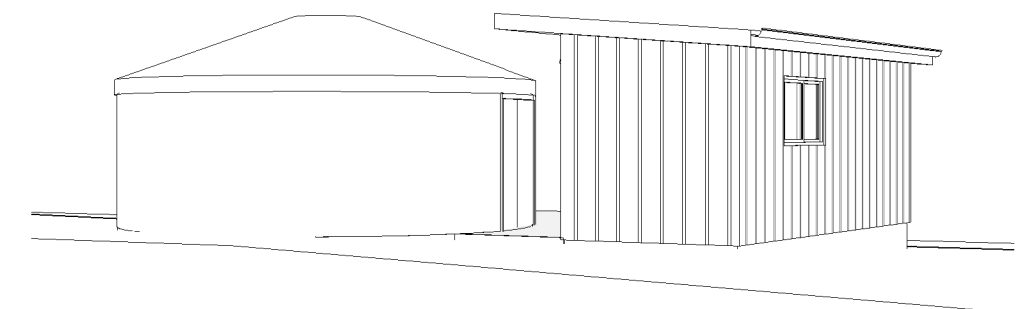
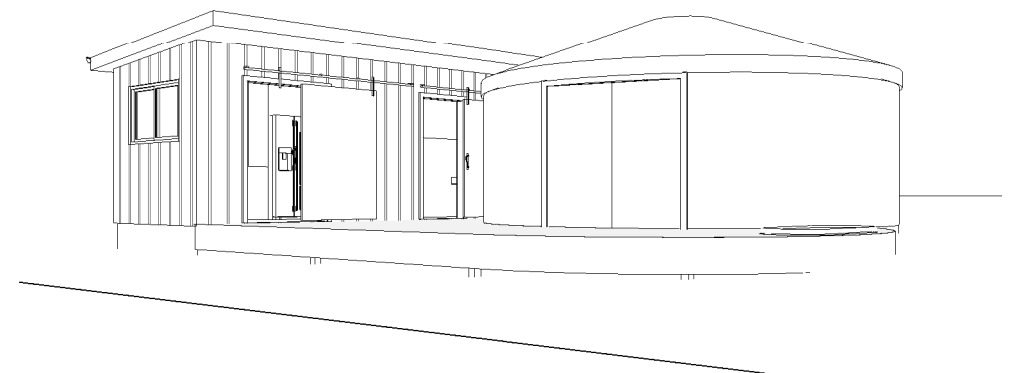
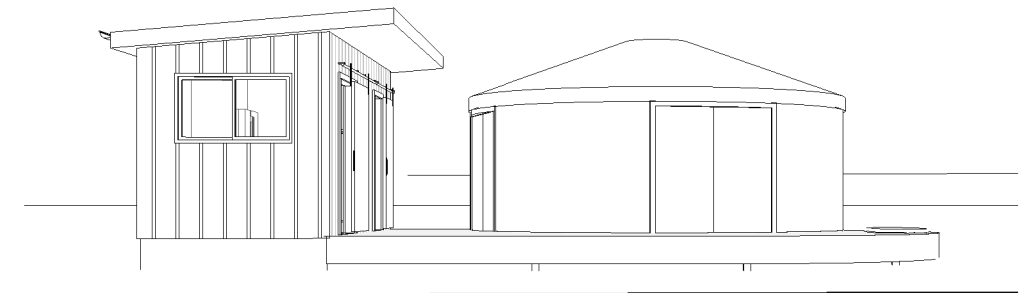
Representations must be submitted in writing to the General Manager, Break O'Day Council, 32 -34 Georges Bay Esplanade, St Helens 7216 or emailed to [admin@bodc.tas.gov.au](mailto:admin@bodc.tas.gov.au), and referenced with the Application Number in accordance with section 57(5) of the abovementioned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

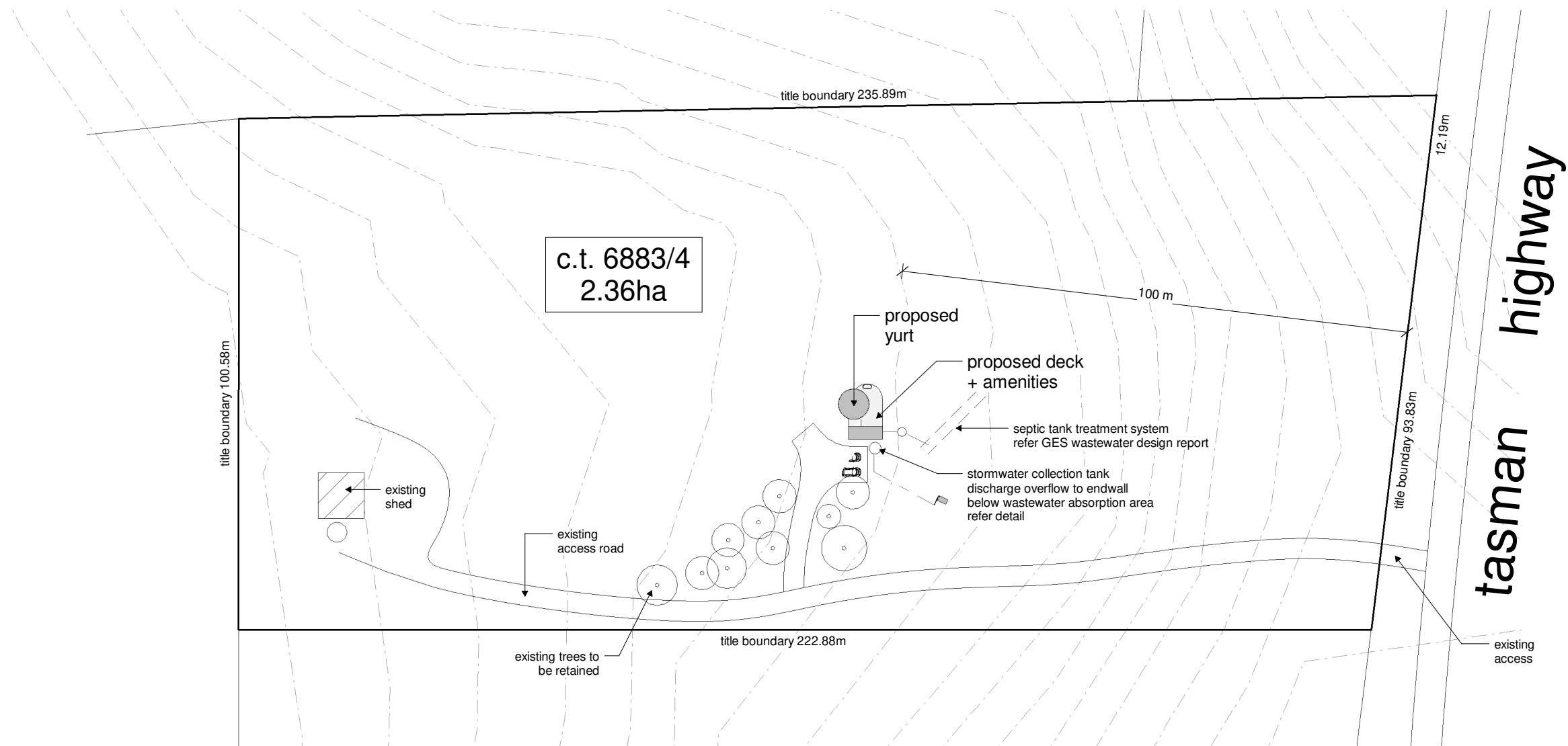
**John Brown**  
**GENERAL MANAGER**

# proposed accommodation

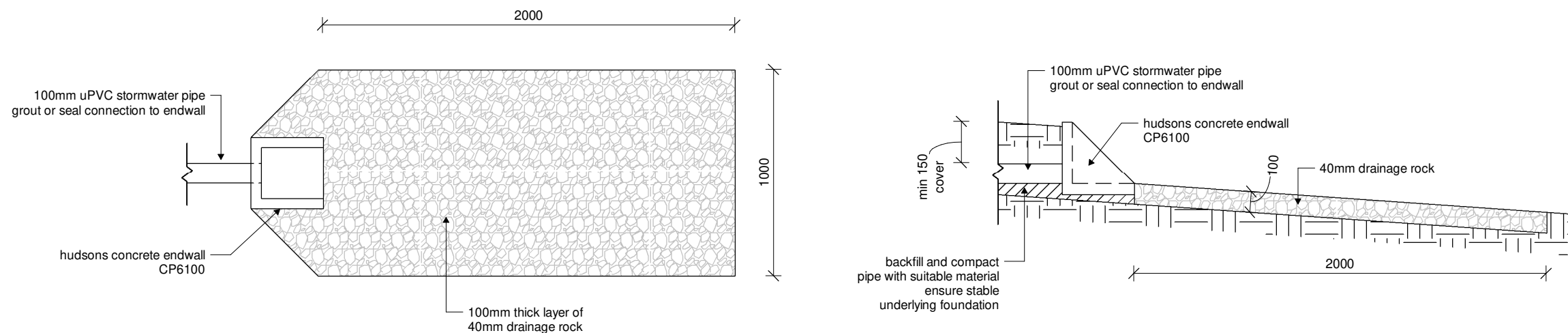
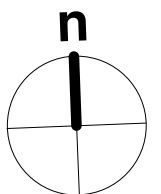
james dennett + sylvia jeffrey  
23369 tasman highway scamander tasmania 7215

planning application





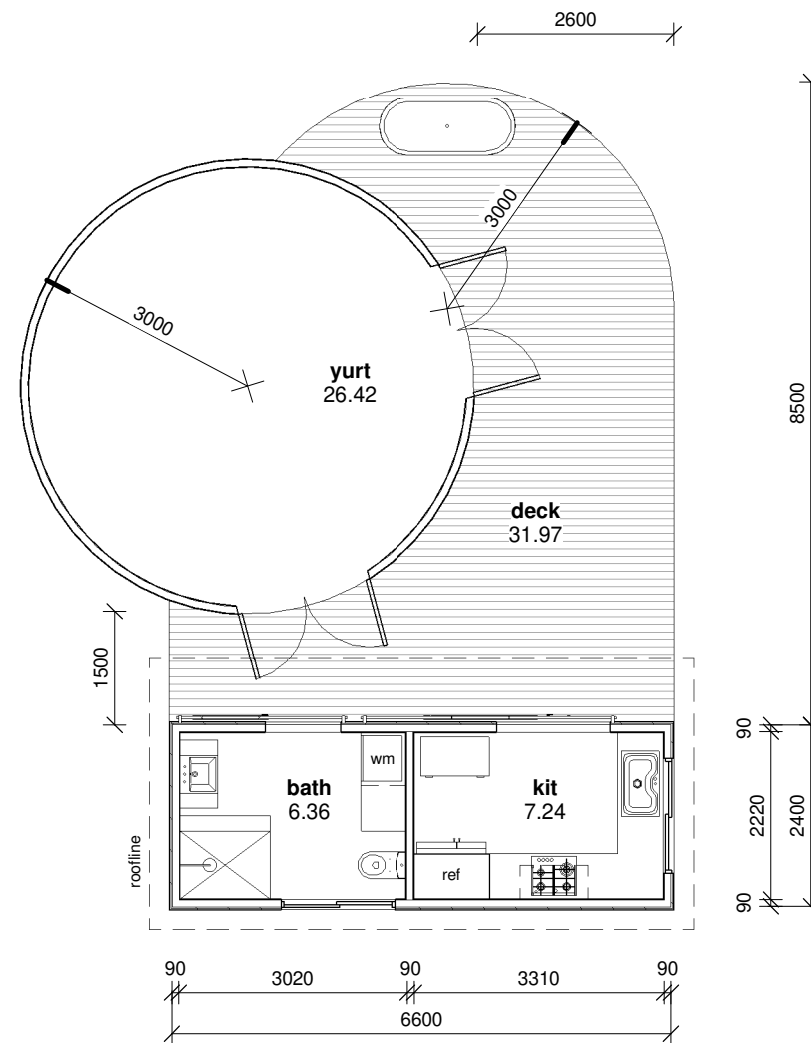


1 site plan  
1 : 1000

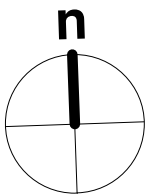




2 stormwater endwall detail  
1 : 25

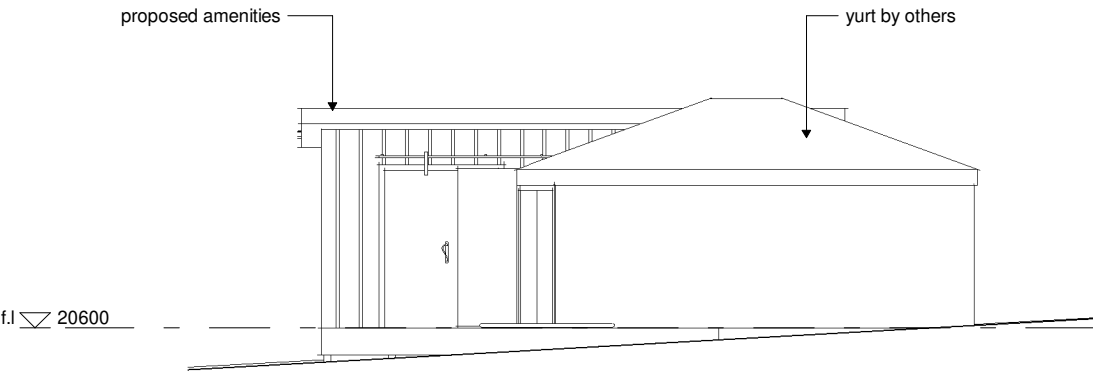
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PROJECT: proposed accommodation FOR: j dennett + s jeffrey 23369 tasman highway scamander TAS 7215		
DRAWING TITLE: site plan		
DRAWING NO: a04	DRAWN BY: JB	
	DATE: 07.01.26	
SCALE: As indicated	PROJECT: 0621DE	
 jennifer binns www.jenniferbinnsdesign.com.au (03) 6376 2588 : 0439 765 452 : jenniferbinns@bigpond.com suite 8 level 1 avery house, 48 cecilia street, st helens 7216		
 BUILDING DESIGNERS AUSTRALIA		ACCREDITATION NO: CC 1269L



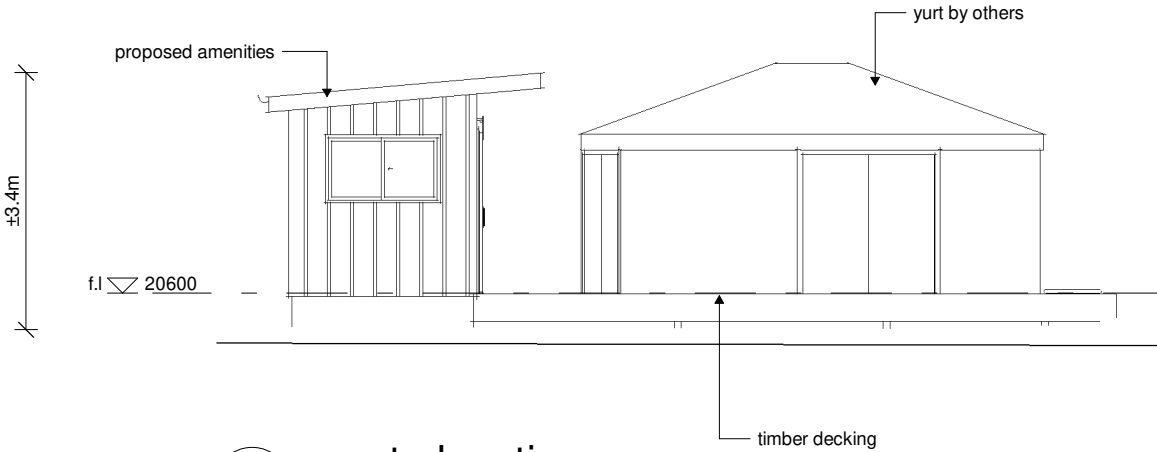
1 proposed floor plan  
1 : 100



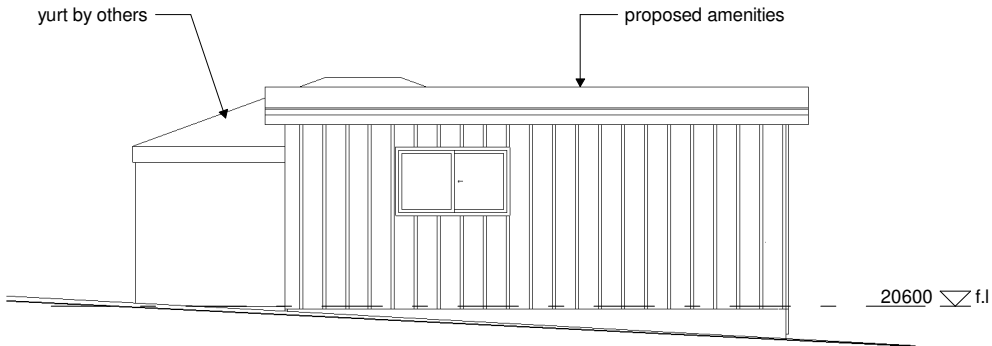
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PROJECT: proposed accommodation  FOR: j dennett + s jeffrey 23369 tasman highway scamander TAS 7215		
DRAWING TITLE:  proposed floor plan		
DRAWING NO:  a05	DRAWN BY: JB  DATE: 07.01.26	
SCALE: 1 : 100	PROJECT: 0621DE	
<div> jennifer binns</div> <div>www.jenniferbinnsdesign.com.au (03) 6376 2588 : 0439 765 452 : jenniferbinns@bigpond.com suite 8 level 1 avery house, 48 cecilia street, st helens 7216</div> <div> BUILDING DESIGNERS AUSTRALIA</div> <div>ACCREDITATION NO: CC 1269L</div>		



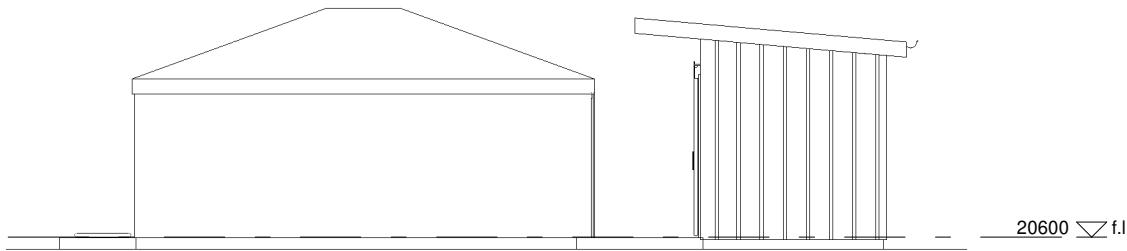
1 north elevation  
1 : 100





2 east elevation  
1 : 100

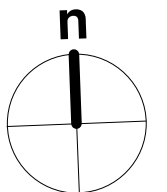
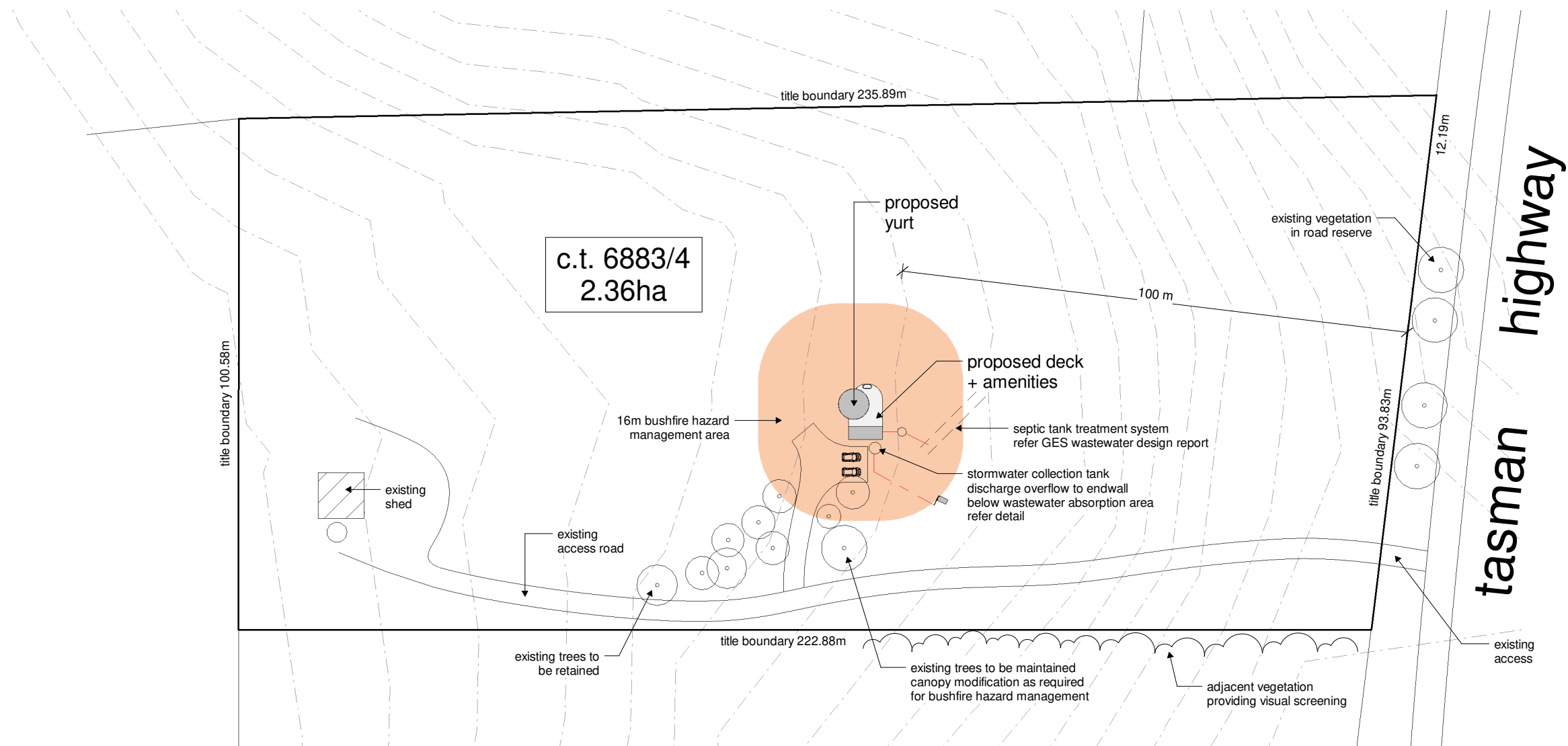


3 south elevation  
1 : 100

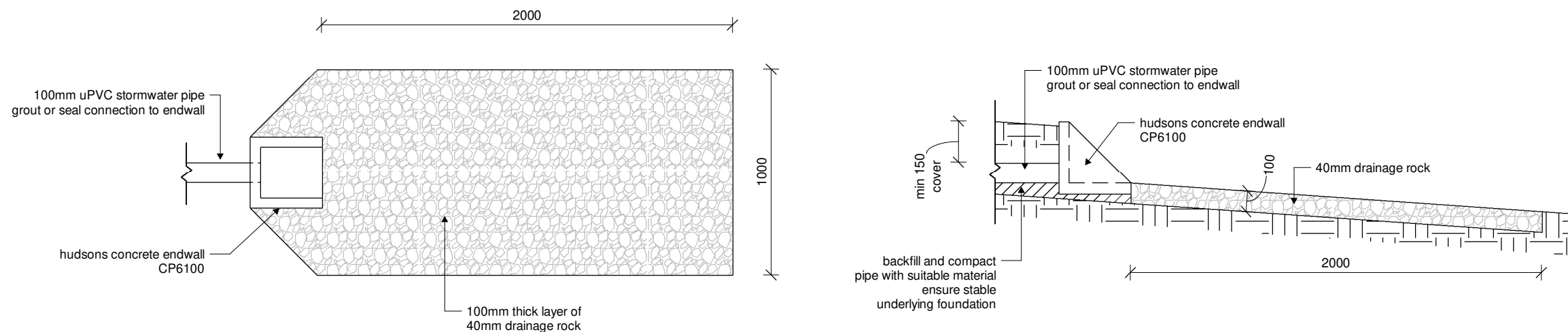


4 west elevation  
1 : 100

REV:	DESCRIPTION:	DATE:
PROJECT: proposed accommodation FOR: j dennett + s jeffrey 23369 tasman highway scamander TAS 7215		
DRAWING TITLE: elevations		
DRAWING NO: a06	DRAWN BY: JB	
	DATE: 07.01.26	
SCALE: 1 : 100	PROJECT: 0621DE	
<div> jennifer binns</div> <div>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</div>		
<div> BUILDING DESIGNERS AUSTRALIA</div>		ACCREDITATION NO: CC 1269L



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: a04	DRAWN BY: JB	
	DATE: 12.01.25	
SCALE: As indicated	PROJECT: 0621DE	
 jennifer binns 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		
 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

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## Introduction

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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.



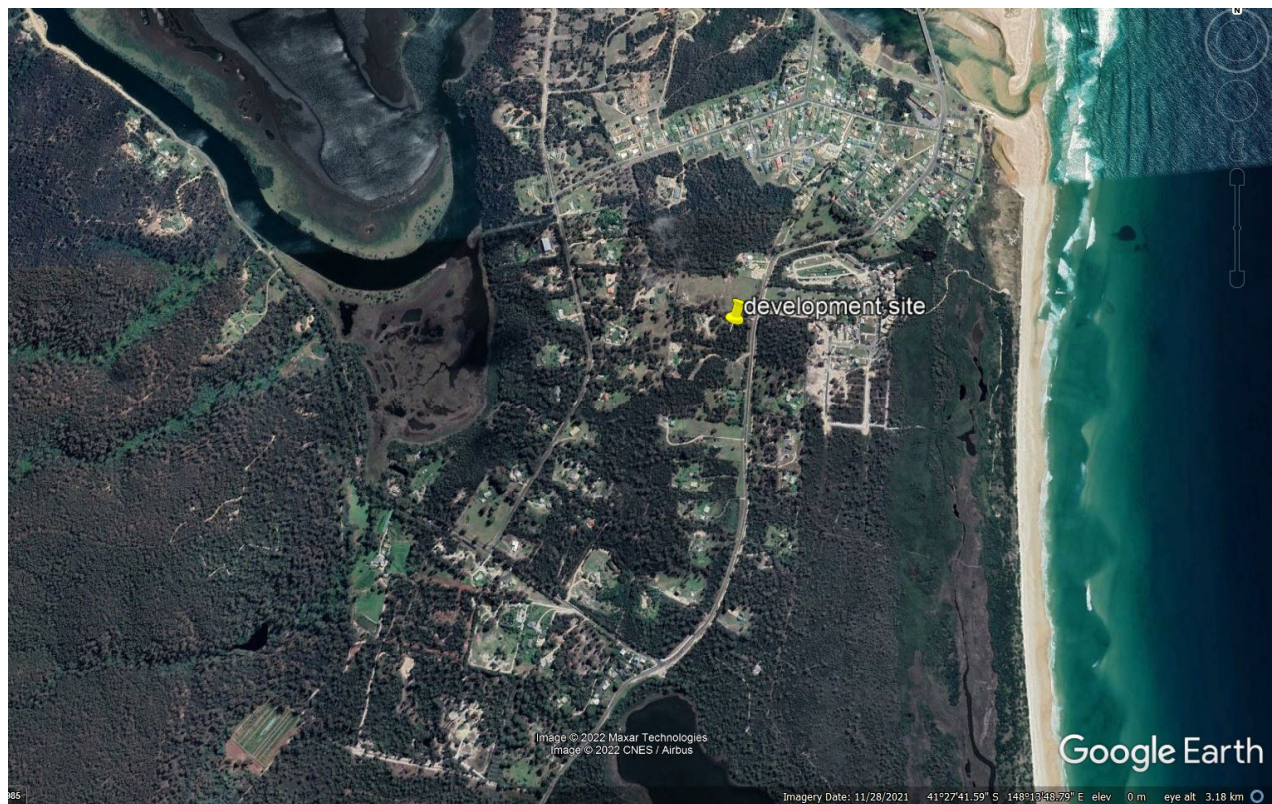
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## Development Site Details

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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



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**Development Details**

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

Proposed development area: 76.1m<sup>2</sup>

**Use Class: Visitor Accommodation**

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**Applicable Planning Codes**

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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**

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**Table 22.3 LANDSCAPE CONSERVATION USE STANDARDS**

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#### 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.

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**Table 22.4 LANDSCAPE CONSERVATION DEVELOPMENT STANDARDS**

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#### 22.4.1 Site Coverage

##### **A1      Acceptable Solution**

The proposed level of site coverage does not exceed 400m<sup>2</sup>.

#### 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.

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**Table 22.5 LANDSCAPE CONSERVATION SUBDIVISION STANDARDS**

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**Not Applicable**

No subdivision of land is proposed.

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**Table C2.5 PARKING AND SUSTAINABLE TRANSPORT USE STANDARDS**

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**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.

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**Table C2.6 PARKING AND SUSTAINABLE TRANSPORT DEVELOPMENT STANDARDS**

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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.



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**Table C2.7 PARKING AND SUSTAINABLE TRANSPORT PARKING PRECINCT PLAN**

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C2.7.1 Parking precinct plan

**A1      Not Applicable**

The development site is not within a parking precinct plan.

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**Table C7.6 NATURAL ASSETS DEVELOPMENT STANDARDS**

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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

mail@jenniferbinnsdesign.com.au

To Deb Szekely

Cc Break O Day Office Admin; 'James Dennett'; 'Sylvia Jeffery'

Reply Reply All Forward

Mon 12/01/2026 12:01 PM

site plan 12.01.25.pdf  
.pdf File

ScheduleOfEasements-6883-4.pdf  
.pdf File

FolioText-6883-4.pdf  
.pdf File

FolioPlan-6883-4.pdf  
.pdf File

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 boobialla, 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