

Development Applications

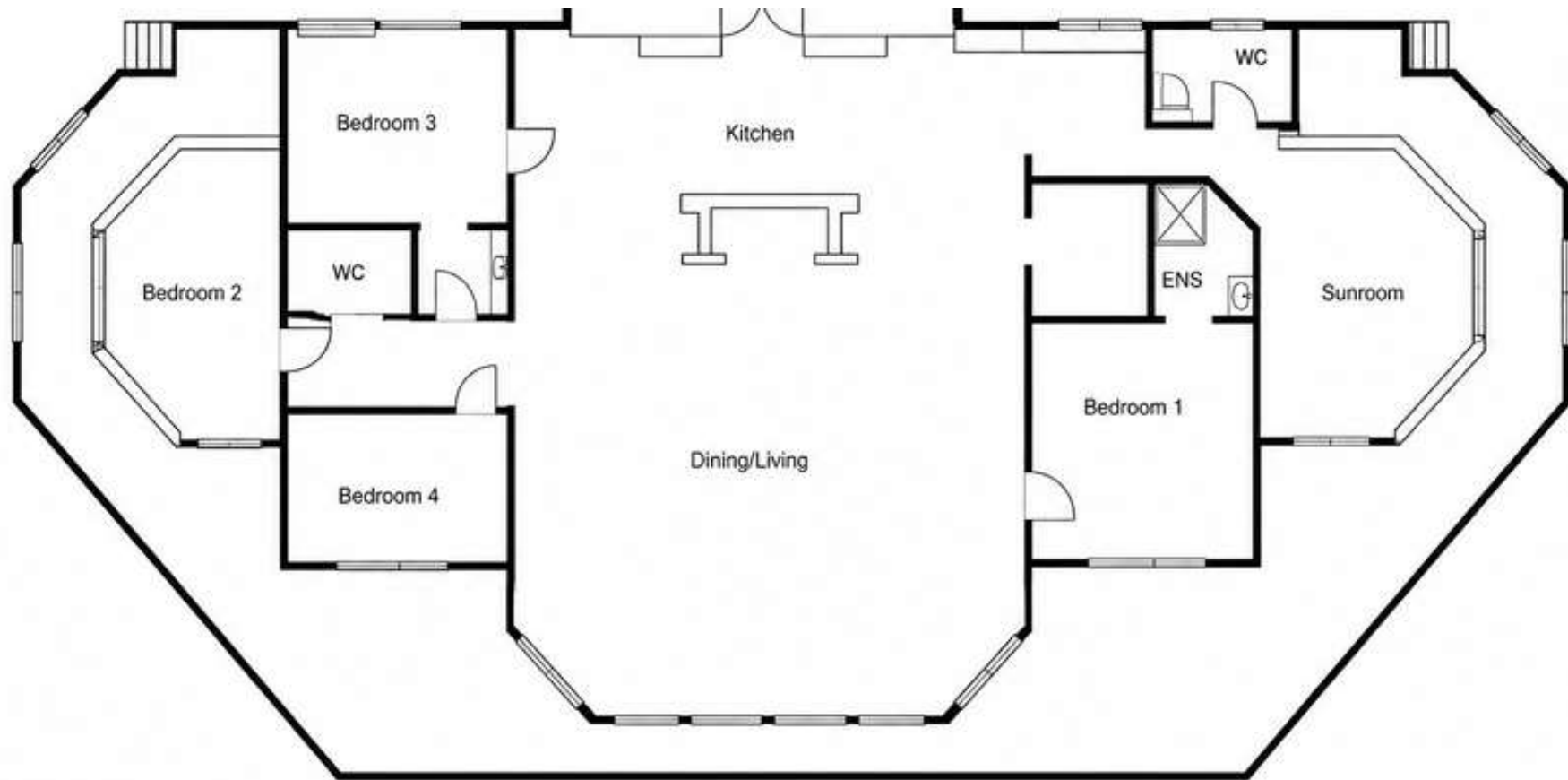
Notice is hereby given under Section 57(3) of the *Land Use Planning & Approvals Act 1993* that an application has been made to the Break O' Day Council for a permit for the use or development of land as follows:

DA Number	DA 2026 / 00124
Applicant	G Hagarty
Proposal	Visitor Accommodation - Additional Use for Visitor Accommodation
Location	4 Maclean Road, Seymour (CT 147496/2)

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 1st August 2026 **until 5pm Friday 14th August 2026.**

John Brown
GENERAL MANAGER



4 MACLEAN ROAD, SEYMOUR, TAS 7215

PREPARED BY OWNER

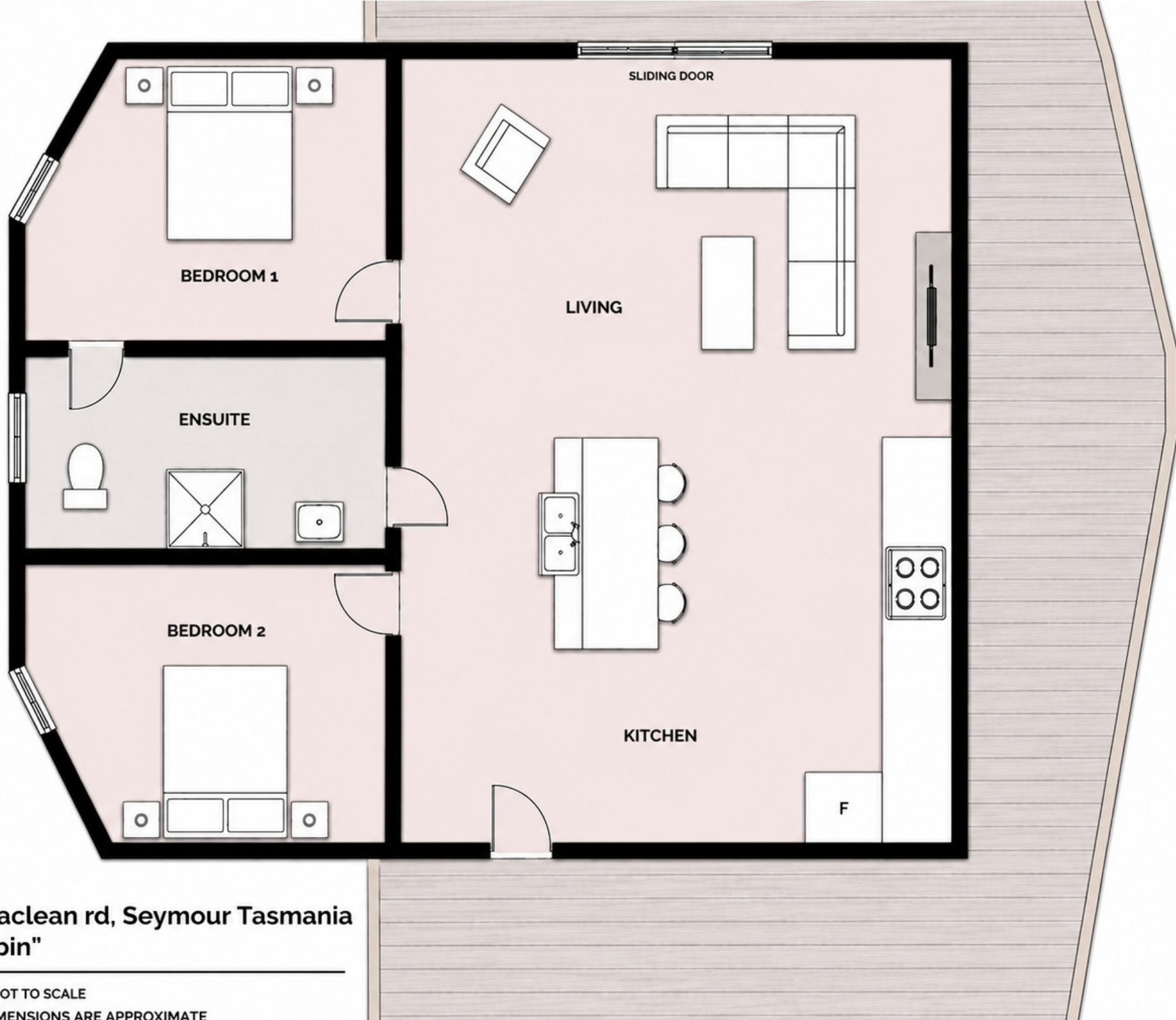
Plan Details
House
Floor Plan

Scale: 1 : 100
(A3 Sheet)
Date: May 2024



0 1 2 3 4 5m

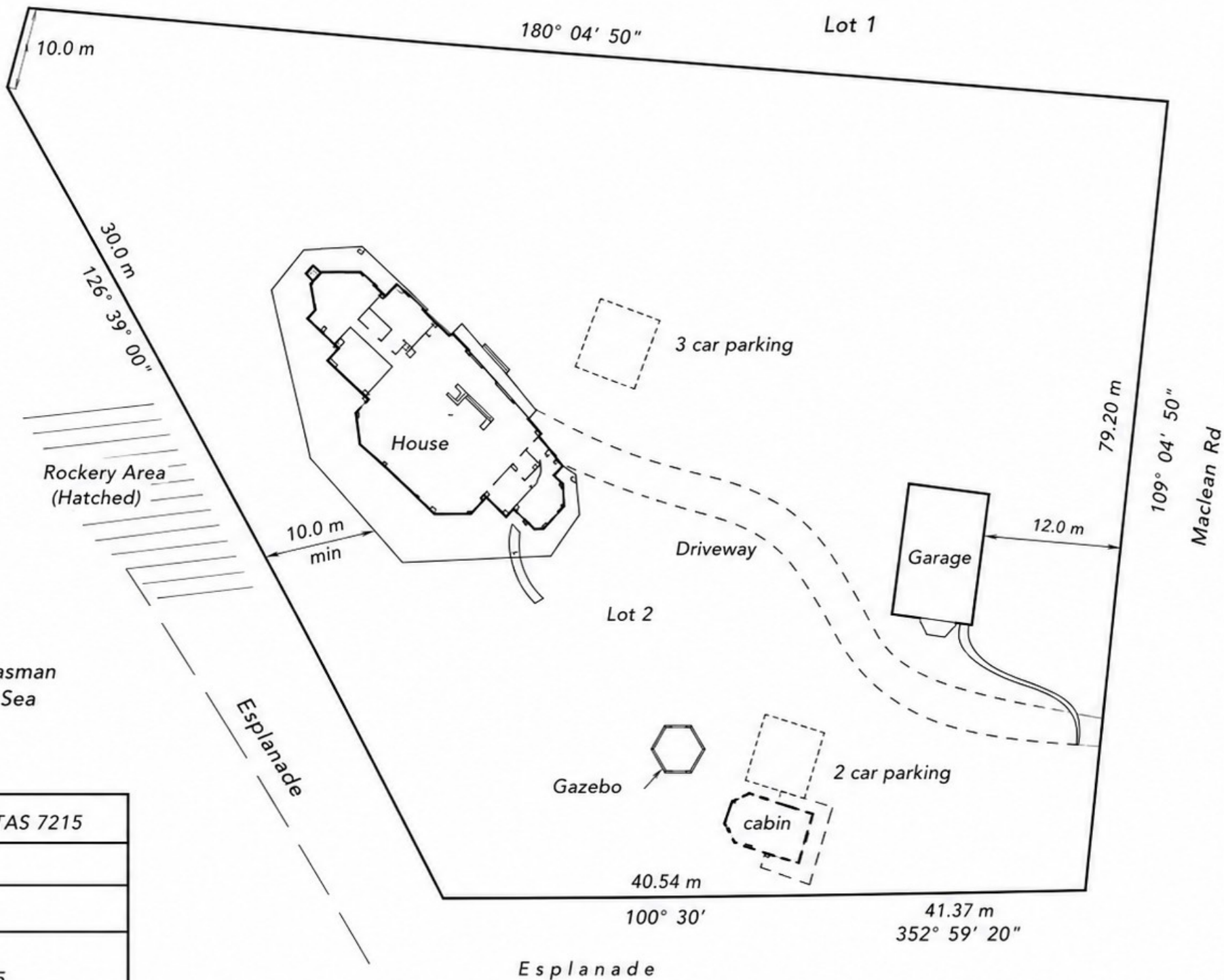
Scale 1 : 100



**4 Maclean rd, Seymour Tasmania
"Cabin"**

PLAN NOT TO SCALE

ALL DIMENSIONS ARE APPROXIMATE



Maclean Rd, Seymour TAS 7215
Site Plan
Scale 1 : 500
Plan By: Owner Date: 30-06-2025

Development Application DA2026/00124

Visitor Accommodation – Additional Use for Visitor Accommodation

Property:

4 Maclean Road, Seymour TAS 7215

Applicant:

Planning Scheme:

Tasmanian Planning Scheme

Zone:

Landscape Conservation Zone

1 Executive Summary

This Planning Assessment has been prepared in response to Break O'Day Council's Request for Further Information relating to Development Application DA2026/00124.

The application seeks approval for the use of the existing homestead and existing self-contained cabin as Visitor Accommodation.

The proposal is **a change of use only**.

No additional buildings, extensions, earthworks, vegetation clearing, alterations to the existing access or expansion of the existing development footprint are proposed.

The enclosed documents respond to each matter raised in Council's Request for Further Information.

2 Site Description

The subject property is located at:

4 Maclean Road, Seymour TAS 7215

The property comprises approximately **12,280 square metres (1.228 hectares)** and is situated within the **Landscape Conservation Zone** under the Tasmanian Planning Scheme.

Existing improvements include:

- Four-bedroom homestead
- Two-bedroom self-contained cabin
- Detached garage
- Gazebo
- Existing driveway
- Existing onsite wastewater treatment system
- Existing parking areas

Vehicular access is provided via the existing driveway crossing the Seymour Conservation Area.

The continued use of this existing access has now been authorised by the Tasmania Parks and Wildlife Service under an **Authority for Acts or Omissions on Reserved Land**, dated 23 July 2026.

3 Existing Development

The existing buildings have occupied the property for approximately twenty years.

The homestead and cabin are fully established components of the site.

The proposal does not seek approval for any physical changes to these buildings.

Accordingly:

- no increase in building footprint;
- no additional site coverage;
- no alteration to the external appearance of the buildings;
- no additional access arrangements;
- no increase in hardstand areas;

are proposed.

4 Description of the Proposal

Approval is sought to use the existing buildings as visitor accommodation.

Accommodation comprises:

Building Bedrooms

Homestead 4

Building	Bedrooms
Cabin	2
Total	6

Maximum occupancy proposed:

12 guests

Combined Gross Floor Area:

Approximately 430m²

No increase in Gross Floor Area is proposed.

5 Planning Context

The property is zoned **Landscape Conservation**.

As the combined Gross Floor Area exceeds 300m², the proposal is assessed against the relevant **Performance Criteria** identified in Council's Request for Further Information rather than the Acceptable Solution.

6 Response to Council's Request for Further Information

The following documents accompany this submission.

Council Request	Response
Crown land requirement	Authority for Acts or Omissions on Reserved Land enclosed
Updated building plans	Owner-prepared floor plans enclosed
Visitor parking	Revised Site Plan enclosed
Correct cabin footprint	Revised Site Plan enclosed
Planning Scheme response	This Planning Assessment

This section makes it very easy for the planner to verify that each item has been addressed.

7 Assessment Against the Planning Scheme

Clause 22.3.2 – Visitor Accommodation

The proposal is assessed against the Performance Criterion because the combined Gross Floor Area exceeds 300m².

The proposal satisfies the intent of the Performance Criterion because:

- Visitor accommodation will operate entirely within existing lawful buildings.
- No additional built form is proposed.
- No increase in site coverage will occur.
- No vegetation clearing is required.
- No additional access is required.
- Existing infrastructure, services and parking are retained.
- The proposal will not alter the established landscape character of the site.

The proposal therefore achieves the objectives of Clause 22.3.2 while avoiding additional development within the Landscape Conservation Zone.

Clause 22.3.3 – Discretionary Use

The proposal represents the adaptive reuse of existing residential accommodation.

The use:

- maintains the existing landscape character;
- utilises existing infrastructure;
- avoids unnecessary development;
- supports tourism within the Break O'Day municipality;
- does not adversely affect neighbouring properties.

The proposal is therefore considered an appropriate discretionary use.

8 Planning Merit

This proposal represents sustainable planning because it:

- reuses existing lawful buildings;
- avoids unnecessary construction;
- avoids disturbance to native vegetation;
- avoids additional infrastructure;
- avoids changes to existing access arrangements;
- makes efficient use of established services;

- contributes to the local visitor economy.

Importantly, the proposal achieves these outcomes **without increasing the physical footprint of development**.

9 Conclusion

The proposal is a low-impact change of use involving existing buildings only.

No additional development is proposed.

No increase in building footprint is proposed.

No new access is proposed.

The proposal achieves the objectives of the Landscape Conservation Zone while making efficient use of existing lawful buildings and infrastructure.

For these reasons, it is respectfully submitted that Development Application DA2026/00124 should be supported.



AUTHORITY FOR ACTS OR OMISSIONS ON RESERVED LAND

Granted in relation to: Seymour Conservation Area

Granted to: of 4 MacClean Road, Seymour TAS 7215 ('the property owner')

Granted for: 4 MacClean Road, Seymour TAS 7215, PID: 2731149 ('the subject property')

Authority or approval valid: from Midnight 22 July 2026 – to midnight on 22 July 2036
(or upon exchange of the premises to another person/s)

This authority may be cancelled by notice in writing from the Director of National Parks and Wildlife in accordance with Regulation 30 of the National Parks and Reserves Management Regulations 2019.

Details of authority

Pursuant to Regulation 28 of the *National Parks and Reserves Management Regulations 2019* ('the Regulations') and subject to the conditions listed below, an authority is granted for each of the following acts or omissions that would otherwise constitute an offence under the specified provisions of the Regulations:

- R 19(3) – A person must not drive a vehicle on any reserved land except (a) on a public road on the reserved land; or (b) in a designated vehicle area

Disclaimer

Persons entering or conducting activities on reserved land pursuant to this authority do so entirely at their own risk. Liability is not accepted by the State of Tasmania or the Department of Natural Resources & Environment Tasmania for any injury, loss or damage suffered by any such person, whether resulting from negligence or any other cause.

Conditions

1. This Authority only relates to the permission of vehicle access within the identified PWS Reserve to the subject property, limited solely to the location shown within Figure 1.
2. This Authority is not transferable and is only issued to the persons specified above. Should the land be sold or transferred, the title extinguished, or the Authority Holder cease to be the registered proprietor of the Land, this Authority will become void.
3. The Authority Holder is responsible for all maintenance of the identified access route and must ensure that any maintenance works do not cause a hazard to the public.
 - a) Any proposed maintenance work requires prior approval from the Parks and Wildlife Service (PWS), following the submission of a proposal (detailing the works proposed) to the Ranger in Charge (RIC) of the relevant Field Centre:
Freycinet Field Centre RIC - Alena.Hrasky@parks.tas.gov.au | (03) 6214 8100
 - b) Any impacts to the reserve, outside the scope of this Authority, must be reported immediately to the Ranger in Charge of the Freycinet Field Centre and remediated to the satisfaction of the PWS.

4. Persons authorised under this Authority are not to:
- a) Obstruct or deny access or erect or place any signs, bollards, gates or obstacles over the access route;
 - b) Import any vegetation, soils or gravels onto reserve Land, without the prior written approval of the PWS;
 - c) Remove any vegetation or debris from reserve land, except for the purpose of reasonable minor maintenance for branch encroachment, weed removal or clearing of debris as necessary to maintain the vehicle access to the site.
5. A copy of this Authority must be produced if requested by an authorised person under the *National Parks and Reserves Management Act 2002*.
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Signed by Sam Bouwman, being the Acting Regional Operations Manager – North Region, pursuant to an Instrument of Delegation executed by the Director of National Parks and Wildlife in accordance with section 89 of the National Parks and Reserves Management Act 2002 and dated 21 December 2019.

Date 23/07/2026

Figure I – Authorised driveway access (blue) from MacClean Road (Seymour Conservation Area)

