32-34 Georges Bay Esplanade
St Helens Tasmania 7216
T: 03 6376 7900 | ABN 96 017 131 248

Break O'Day COUNCIL

# 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 / 00219 |
| **Applicant** | D Szekely |
| **Proposal** | Residential - Construction of Outbuilding with Sauna and Plunge Pool |
| **Location** | 21036 Tasman Highway, Chain of Lagoons (CT 26739/1) with access achieved over a Reserved Road (Crown Land) |

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 7th November 2026 **until 5pm Friday 20th November 2026**

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




ALEX W SHEDDEN & CO
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Derwent Park Tas 7009
☎ 0408 492 169
alex@spectrumengineering.com.au
Building Designer TCC 1643E

PROPOSED OUTBUILDING FOR J.N. STONE @ 21036 TASMAN HIGHWAY, CHAIN OF LAGOONS

1:1500 LIST MAP AERIAL DRAWING No 2623/1

NORTH

254 980

18970

117 980

CROWN RESERVATION

EXISTING GARAGE

EXISTING DWELLING

PROPOSED OUTBUILDING

17

16

15

14

20 000

73 780

64 370

100 530

068 101

RESERVED ROAD

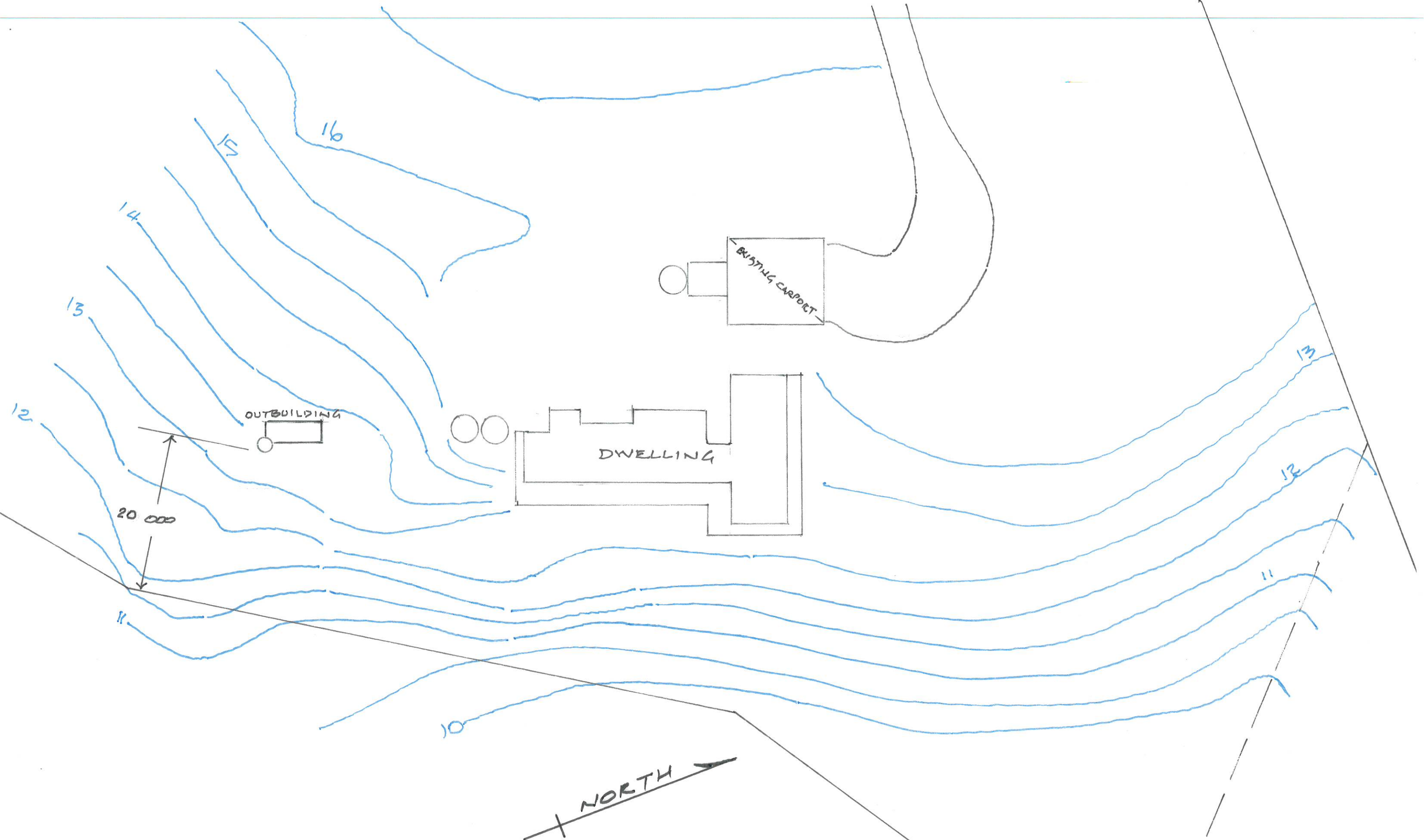
NORTH

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PROPOSED OUTBUILDING FOR J.N. STONE

21036 TASMAN HIGHWAY, CHAIN OF LAGOONS

1:750 SITE PLAN DRAWING No 2623/2




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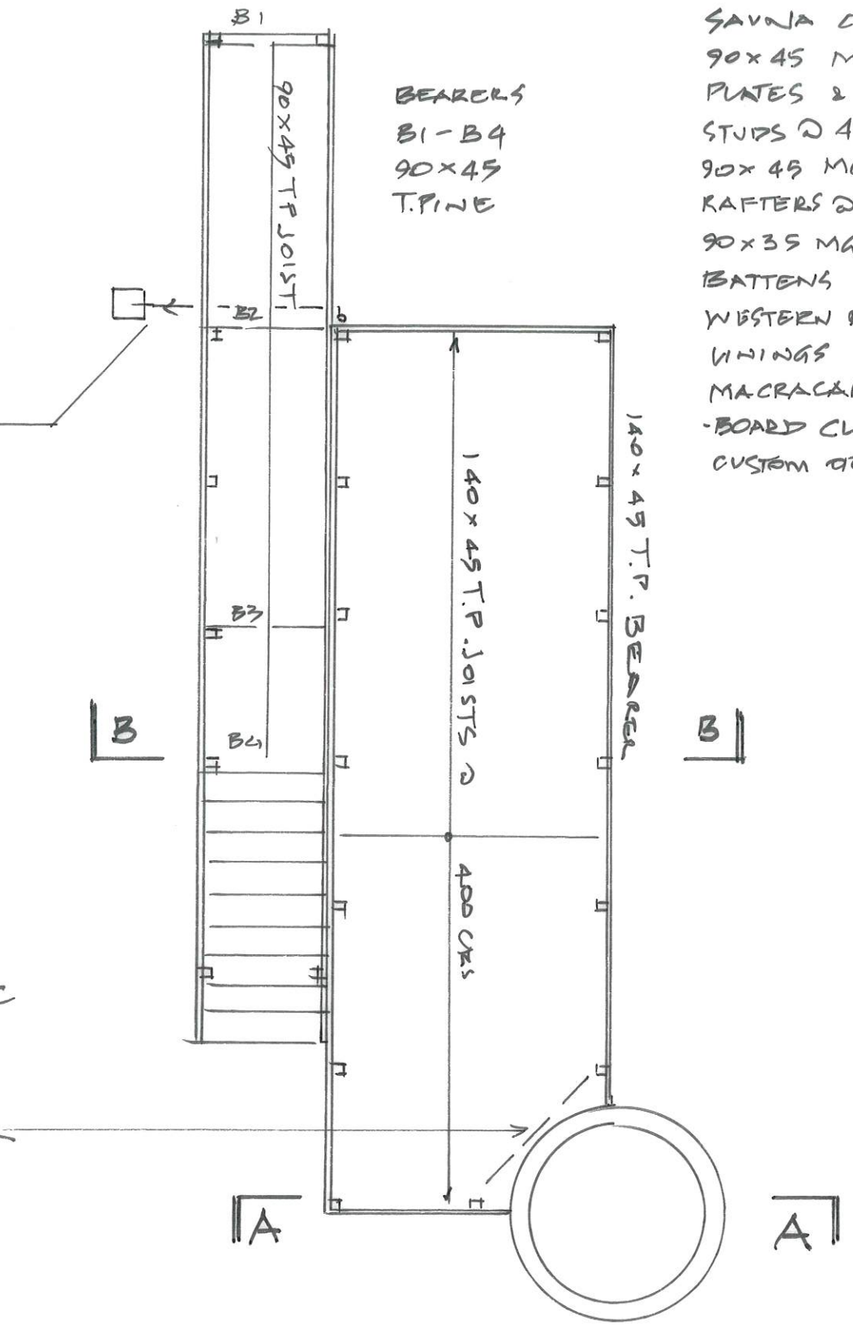
PROPOSED OUTBUILDING FOR J.N. STONE

21 036 TASMAN HIGHWAY, CHAIN OF LAGOONS

1:400 PART SITE PLAN DRAWING No 2623/3

TIMBER NOTES
1. ALL FRAMING & POSTS TREATED F7 PINE
2. ALL TIE DOWNS & FIXINGS TO AS1684 FOR WIND N3

75ϕ R.W.P. & 90ϕ STORMWATER @1.5% TO 600SQ x 600 DEEP GRAVEL SOAKAGE PIT

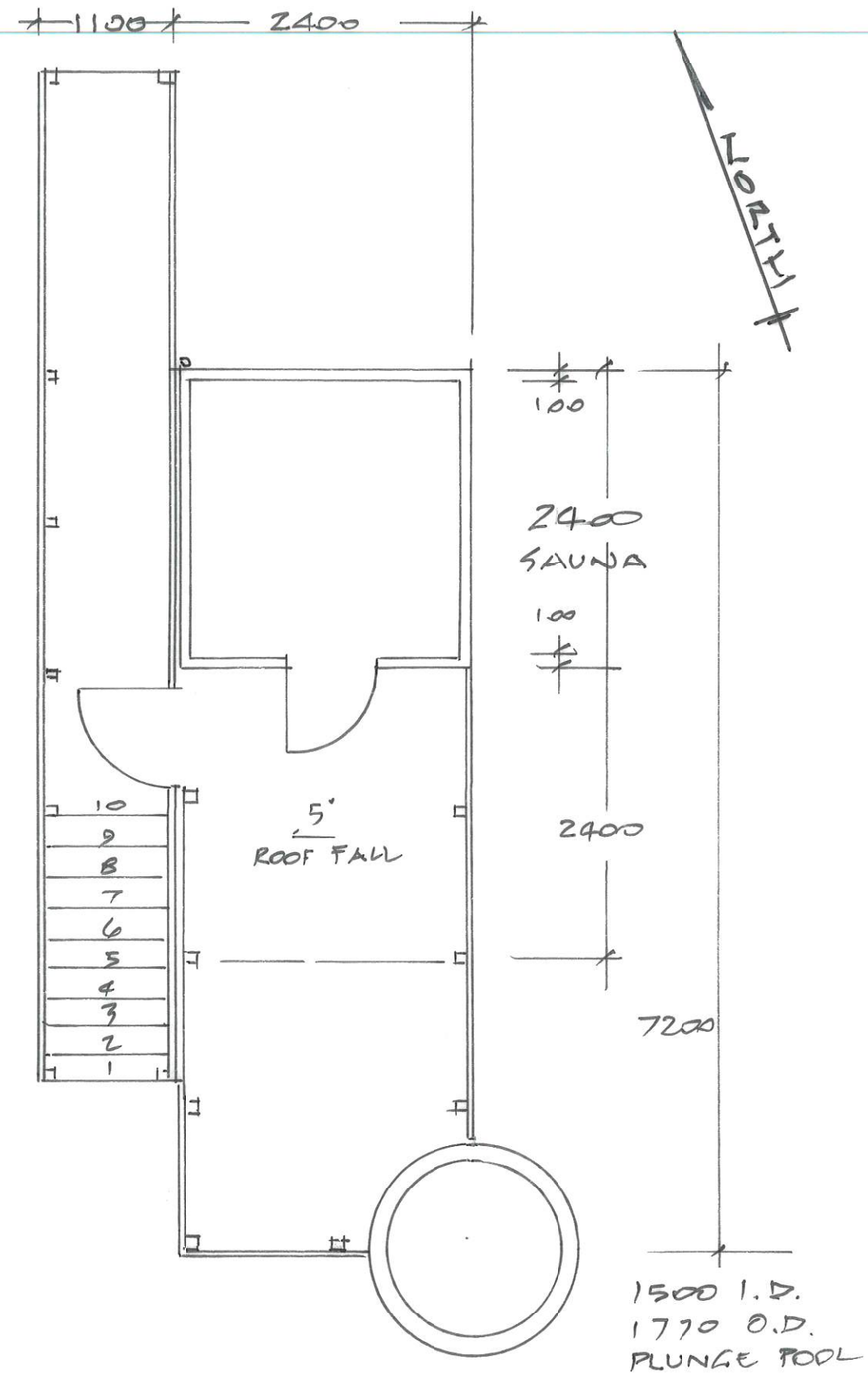



BEARERS
B1 - B4
90x45
T.PINE

240x45 TREADS & STRINGERS
190 MAX^m RISE
HANDRAIL TO NCC

140x45 T.P. BEARER

SAUNA CONSTRUCTION
90x45 MGP10 STUDS PLATES & NOGGINS STUDS @ 450 CRS.
90x45 MGP12 RAFTERS @ 600 CRS
90x35 MGP10 BATTENS
WESTERN RED CEDAR LININGS
MACRACARPA WEATHER-BOARD CLADDING
CUSTOM ORB ROOFING




# FLOOR FRAMING PLAN

NOTES
1. 1200 HIGH TREATED PINE SAFETY FENCE & GATE TO AS1926
2. SELF CLOSING GATE LATCH RELEASE 1500 MINIMUM ABOVE DECK & 1400 MINIMUM ABOVE HIGHEST LOWEST CLIMBABLE MEMBER.
3. CARTRIDGE FILTER TO BE EMPTIED BY APPROVED CONTRACTOR.
4. POOL RECIRCULATION SYSTEM TO AS1926.3 & NCC TAS ADDITION 2.2.2 WATER RECIRCULATION & FILTRATION
5. POOL MAINTENANCE EMPTYING BY 25ϕ HOSE TO PASTURE

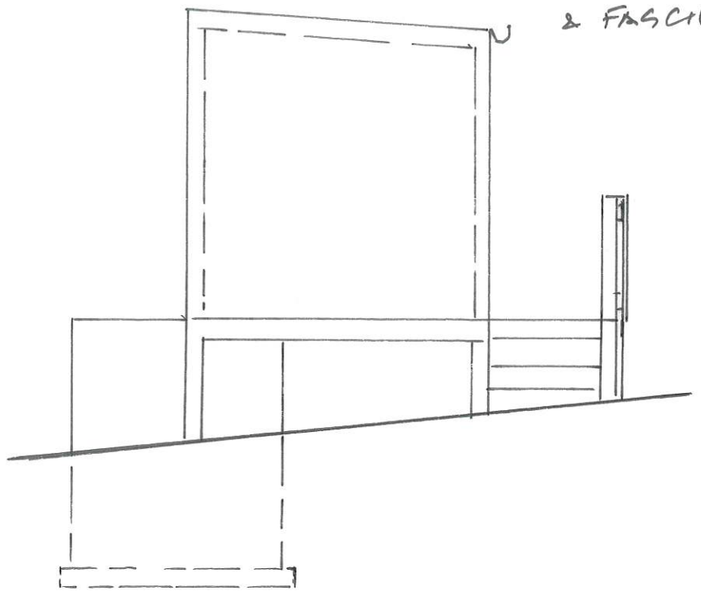

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PROPOSED OUTBUILDING FOR J.N. STONE

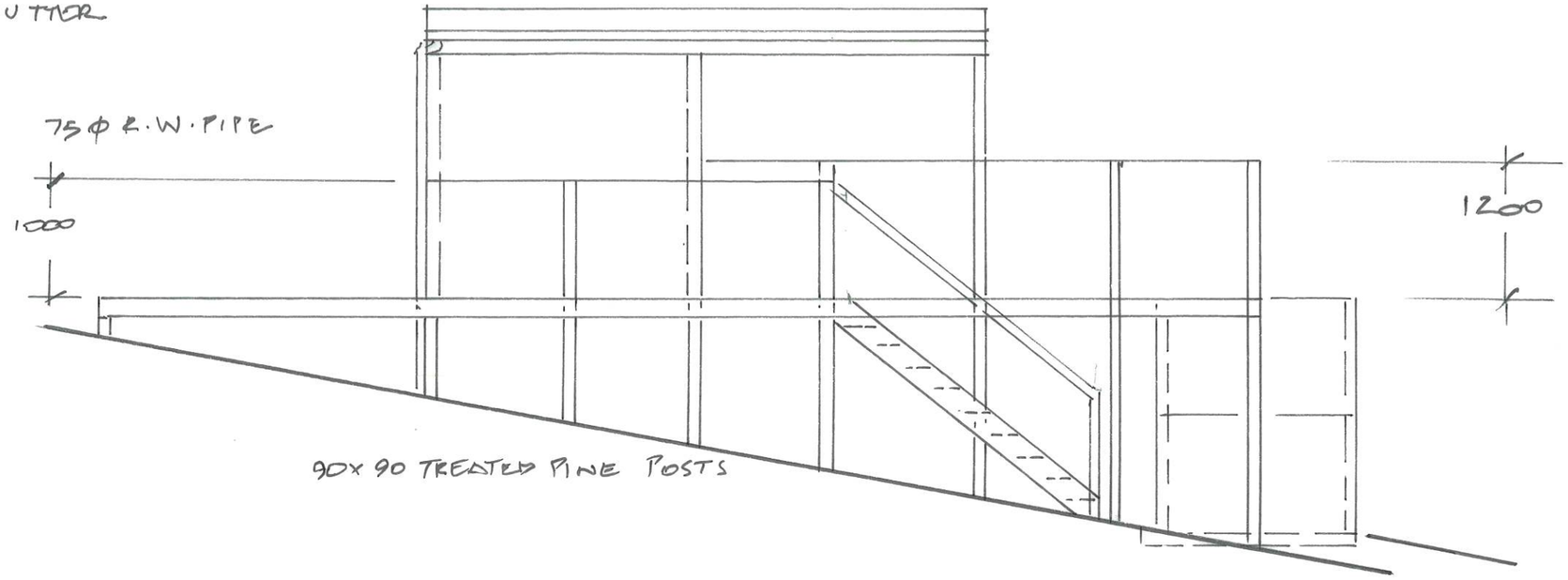
21036 TASMAN HIGHWAY, CHAIN OF LAGOONS

1:50 FLOOR PLAN DRAWING No 2623/4

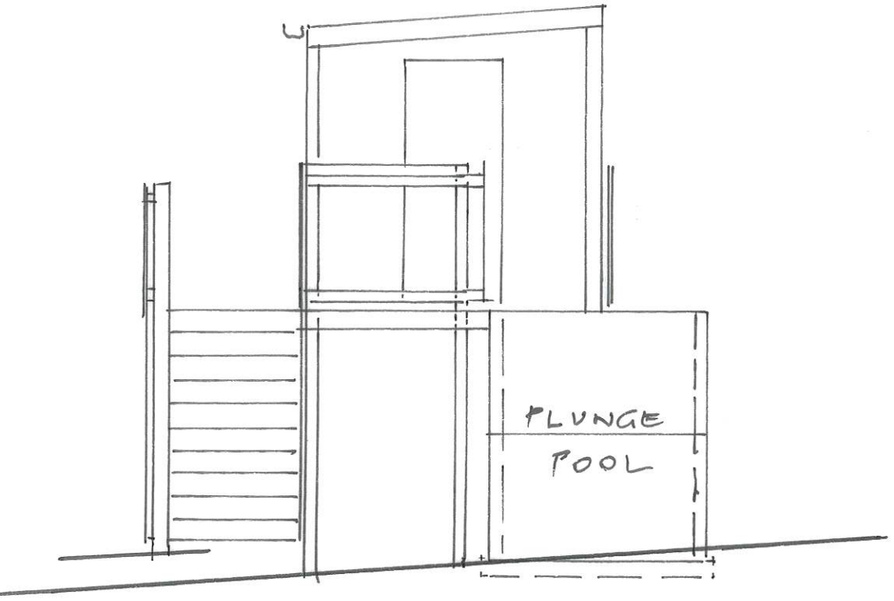
5° MONUMENT CUSTOM ORB ROOF
& FASCIA GUTTER



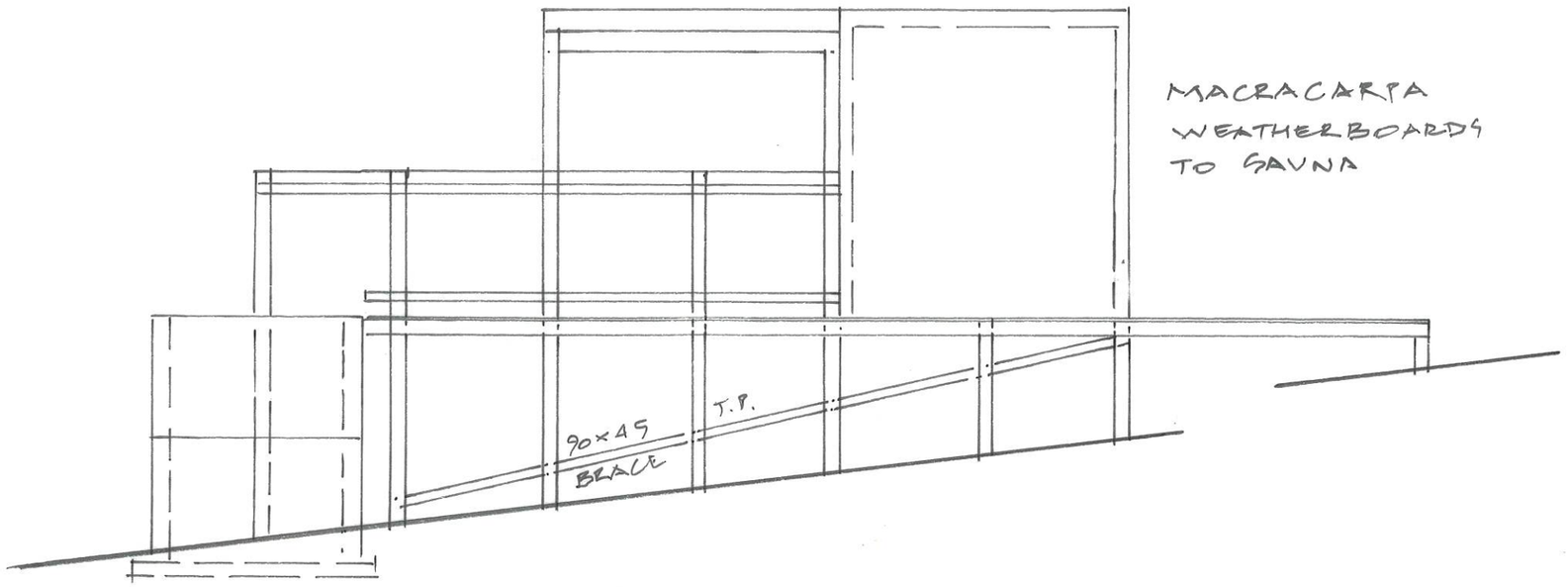
NORTH ELEVATION




EAST ELEVATION




SOUTH ELEVATION



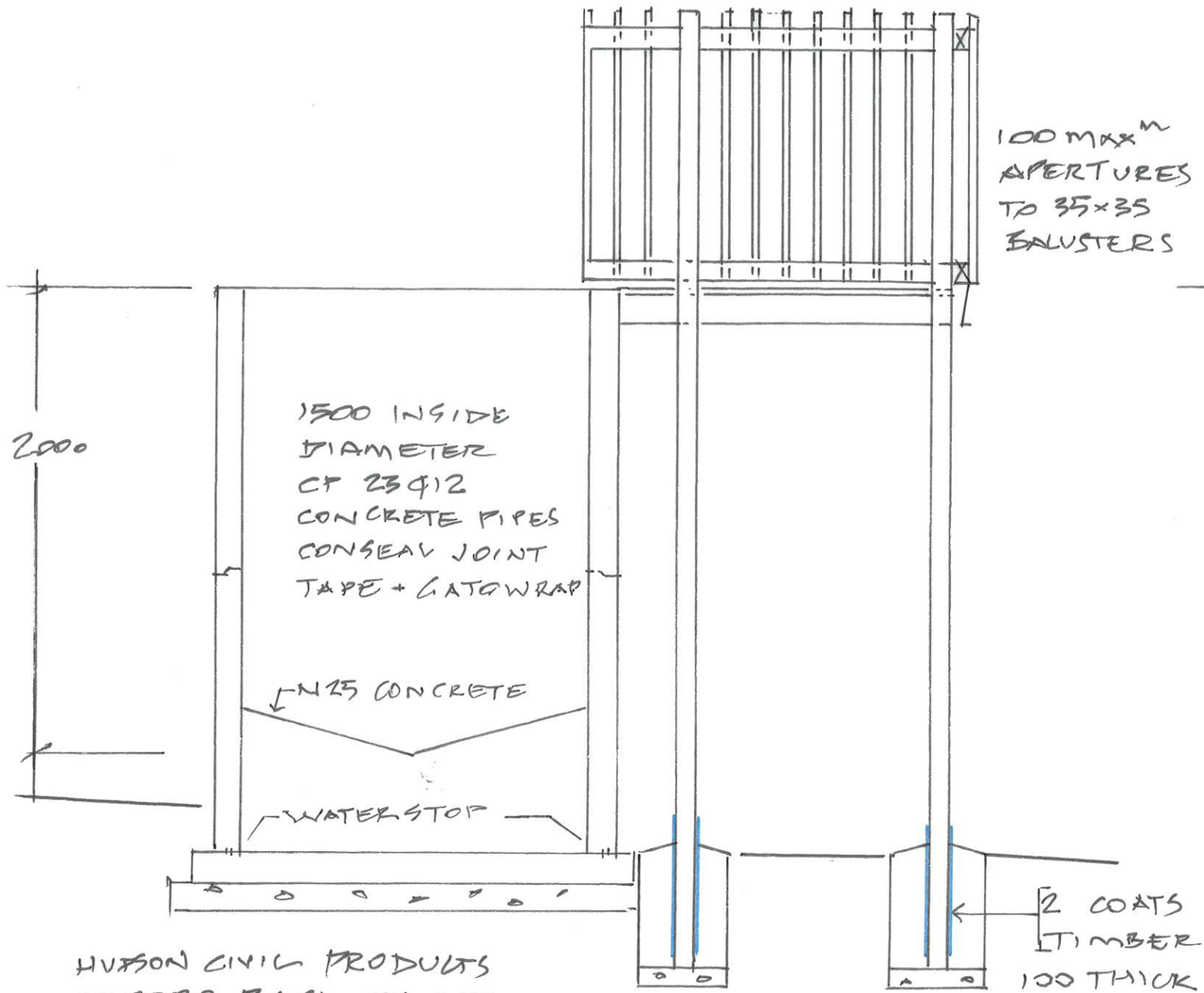

WEST ELEVATION

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PROPOSED OUTBUILDING FOR J.N. STONE
21036 TASMAN HIGHWAY, CHAIN OF LAGOONS
1:50 ELEVATIONS DRAWING No 2623/5

MONUMENT CUSTOM ORB @ 5° R1.5 TERRAMASTOP
90 x 45 MGP 10 BATTENS @ 800 CRS
140 x 45 T.P. RAFTERS @ 1200 CRS

1 IN 20 CROSS FALL TO
35 x 35 BALUSTERS &
90 x 90 POSTS
F7 TREATED PINE
140 x 45 JOISTS &
BEARERS. 2/100 LONG
BUGLE SCREWS THROUGH
90 x 45 RAILS TO POSTS




HYDRON CIVIL PRODUCTS
CF 2532 BASE ON 100
THICK F.C.R. BASE

400 SQUARE x 600 DEEP PADS TO SHALE
N25 CONCRETE

SECTION AA

SECTION BB

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PROPOSED OUTBUILDING FOR J. N. STONE

21 036 TASMAN HIGHWAY, CHAIN OF LAGOONS

1:20 SECTIONS

DRAWING No 2623/6

2026




# Tasmanian Planning Scheme – Break O'Day

## 21036 Tasman Highway, Chain of Lagoons

Residential – Structure including Sauna and Plunge Pool

Deborah Szekely

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SZEKELY

Planning Advisory • East Coast Tasmania

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# 1. Introduction

This report has been prepared in support of a planning permit application under Clause 6.6 of the State Planning Provisions and *Land Use Planning and Approvals Act 1993*.

| **Proposed Development** |
|---|
| Residential – Structure including Sauna and Plunge Pool |

This report is to be read in conjunction with the following plans:

| **Document** |
|---|
| 1. Drawing Nos 2623/1 – 2623/6 prepared by Alex Shedden & Co. |

# 2. Subject Site and Proposal

## 2.1 Site Details

| | |
|---|---|
| **Address:** | 21036 Tasman Highway, Chain of Lagoons |
| **Property ID:** | 1555964 |
| **Title Reference:** | 26739/1 |
| **Land Area:** | 3.4390 ha |
| **Planning Authority:** | Break O'Day Council |
| **Easements:** | Nil. |
| **Application status:** | Discretionary |
| **Existing access:** | Crown Road Reserve |
| **Zone:** | 22.0 Landscape Conservation Zone |
| **Overlays:** | Coastal Inundation Investigation Area<br>Coastal Erosion Hazard Band – High<br>Waterway and Coastal Protection Area<br>Bushfire Prone Area<br>Priority Vegetation Area<br>Flood Prone Areas |

| | |
|---|---|
| **Existing development:** | Dwelling |
| **Existing services and infrastructure** | |
| **Water & Sewerage** | Un-Serviced |
| **Stormwater** | Un-Serviced |

### 2.2 Proposal

The proposed development is for the construction of a structure supporting a Sauna and Plunge Pool. The proposed development is directly associated with and a subservient part of the existing Residential use on site.

### 2.3 Images




Figure 1. Aerial view of the subject site

## 3. Zone and overlays

### 3.1 Zoning

The site is zoned Landscape Conservation Zone under the Scheme.

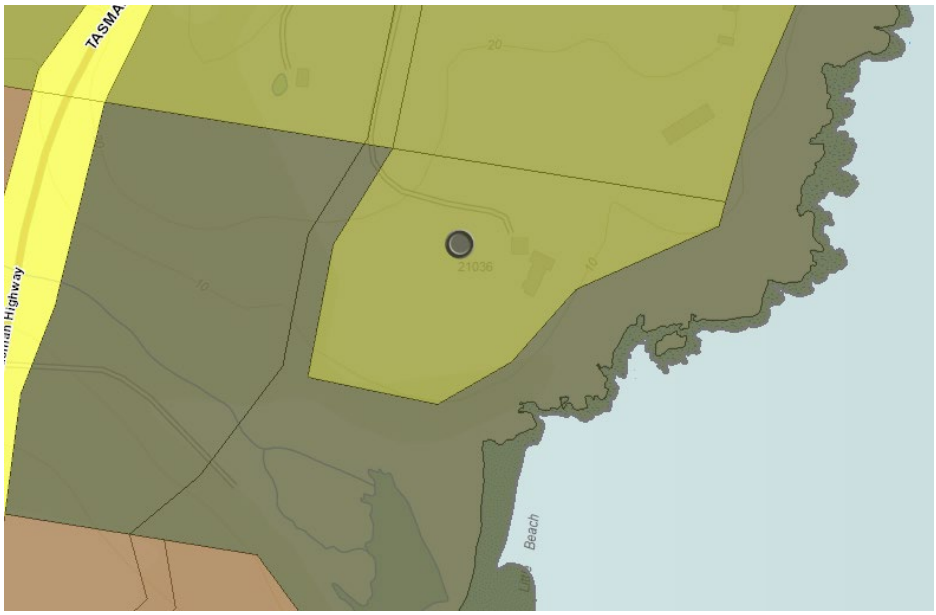



Figure 2. 22. Landscape Conservation Zone.

### *3.1.1 22.3 Use Standards*

The site supports an existing Residential use within the Residential Use Class.

The proposed Sauna and Plunge Pool serves the existing residential single dwelling and is within the Residential Use Class which is a Discretionary use within the zone. Clause 7.2.1 requires development associated with a Discretionary Use Class to be considered as a Permitted use where the proposal for development does not establish a new use or substantially intensify the existing use. No assessment against the Use Standards was required as all standards were not applicable.

### *3.1.2 22.4 Development Standards for Buildings and Works*

**22.4.1 Site Coverage**

| | |
|---|---|
| Objective: | That the site coverage is compatible with the protection, conservation and management of the landscape values of the site and surrounding area. |

| Acceptable Solution | Performance Criteria |
|---|---|
| A1<br><br>Site coverage must be not more than 400m2. | P1<br><br>Site coverage must be compatible with the landscape values of the site and surrounding area, having regard to:<br><br>(a) the topography of the site; |

| | |
|---|---|
| | (b) the capacity of the site to absorb run-off;<br>(c) the size and shape of the site;<br>(d) the existing buildings and any constraints imposed by existing development;<br>(e) the need to remove vegetation;<br>(f) the location of development in relation to cleared areas; and<br>(g) the location of development in relation to natural hazards. |

**Response:**

Assessment against the Performance Criteria is required.

Site coverage is the proportion of a site covered by roofed buildings and it is noted that the site has existing structures that cumulatively exceed 400m2.

The site has a land area of 3.44 hectares and supports existing development in the form of a dwelling, outbuilding and additional lifestyle and habitable space. Existing development is concentrated together with the remainder of the site supporting peripheral native vegetation and managed garden and open grassed land. The existing dwelling and associated structures are orientated to take advantage of coastal views to the east.

The proposed development, a raised partially roofed structure incorporating a sauna and plunge pool, is to be located south of the existing dwelling and orientated eastward. The area of development is less than 28m2 with the roofed portion approximately 12m2. This increase in site coverage to that existing development on site is minimal and does not significantly alter the existing site coverage. The proposed development is to be located in an existing cleared portion of the site appurtenant to the existing dwelling and will appear consistent with existing development on site. In this respect the proposed development is compatible with the landscape values of the site and does not significantly alter the same. By siting the development in proximity to the dwelling on the same contour and within existing cleared areas, the proposal has carefully considered site features to ensure minimal impact on existing landscape values.

The proposed modest development is able to satisfy the **Performance Criteria.**

**22.4.2 Building height, siting and exterior finishes.**

| | |
|---|---|
| Objective: | That building height, siting and exterior finishes:<br>(a) protects the amenity of adjoining properties;<br>(b) minimises the impact on the landscape values of the area; and<br>(c) minimises the impact on adjoining agricultural uses. |

| Acceptable Solution | Performance Criteria |
|---|---|
| A1<br><br>Building height must be not more than 6m. | P1<br><br>Building height must be compatible with the landscape values of the site, having regard to:<br><br>(a) the height, bulk and form of proposed buildings;<br><br>(b) the height, bulk and form of existing buildings;<br><br>(c) the topography of the site;<br><br>(d) the visual impact of the buildings when viewed from roads and public places; and<br><br>(e) the landscape values of the surrounding area. |
| **Response:**<br><br>The proposed development has a maximum height above natural ground level of approximately 4.25m.<br><br>The proposed development satisfies the **Acceptable Solution**. | |
| A2<br><br>Buildings must have a setback from a frontage not less than 10m. | P2<br><br>Building setback from a frontage must be compatible with the landscape values of the surrounding area, having regard to:<br><br>(a) the topography of the site;<br><br>(b) the frontage setbacks of adjacent buildings; |

| | |
|---|---|
| | (c) the height, bulk and form of existing and proposed buildings;<br>(d) the appearance when viewed from roads and public places;<br>(e) the safety of road users; and<br>(f) the retention of vegetation. |
| **Response:**<br>**Not applicable.**<br>The development site does not have a frontage as no boundary of the lot abuts a road. Access is achieved via a crown licence over a road reserve (crown land). | |
| A3<br>Buildings must have a setback from side and rear boundaries not less than 20m. | P3<br>Buildings must be sited to not cause an unreasonable loss of amenity, or impact on landscape values of the site, having regard to:<br>(a) the topography of the site;<br>(b) the size, shape and orientation of the site;<br>(c) the side and rear setbacks of adjacent buildings;<br>(d) the height, bulk and form of existing and proposed buildings;<br>(e) the need to remove vegetation as part of the development;<br>(f) the appearance when viewed from roads and public places; and<br>(g) the landscape values of the surrounding area. |
| **Response:**<br>The proposed development achieves a setback from side and rear boundaries 20m or greater. | |

| The proposed development satisfies the **Acceptable Solution**. | |
|---|---|
| A4<br><br>Buildings for a sensitive use must be separated from the boundary of an adjoining Rural Zone or Agriculture Zone a distance of:<br><br>(a) not less than 200m; or<br><br>(b) if the setback of an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building. | P4<br><br>Buildings for a sensitive use must be sited to not conflict or interfere with uses in the Rural Zone or Agriculture Zone, having regard to:<br><br>(a) the size, shape and topography of the site;<br><br>(b) the separation from those zones of any existing buildings for sensitive uses on adjoining properties;<br><br>(c) the existing and potential use of land in the adjoining zones;<br><br>(d) any buffers created by natural or other features; and<br><br>(e) any proposed attenuation measures. |
| **Response:**<br><br>**Not applicable.**<br><br>Land within the Agriculture Zone to the west and south of the site is not adjoining. In any case the boundary of land within the Agriculture Zone is greater than 200m from the proposed structure. The proposed structure is within the Residential Use Class but it is unlikely to be a 'sensitive use' as the outbuilding is not one normally forming part of a dwelling. | |
| A5<br><br>Exterior building finishes must have a light reflectance value not more than 40%, in dark natural tones of grey, green or brown. | P5<br><br>Exterior building finishes must not cause an unreasonable loss of amenity to occupiers of adjoining properties or detract from the landscape values of the site or surrounding area, having regard to:<br><br>(a) the appearance of the building when viewed from roads or public places in the surrounding area; |

| | |
|---|---|
| | (b) any screening vegetation; and<br>(c) the nature of the exterior finishes. |
| **Response:**<br>Exterior building finishes are natural timber (macrocarpa timber boards) being natural tones of brown and weathering to grey.<br>The proposed development satisfies the **Acceptable Solution.** | |

**22.4.3 Access to a Road**

| Objective: | That new dwellings have appropriate vehicular access to a road maintained by a road authority. |
|---|---|
| Acceptable Solution | Performance Criteria |
| A1<br>New dwellings must be located on lots that have frontage with access to a road maintained by a road authority. | **P1**<br>New dwellings must have legal access, by right of carriageway, to a road maintained by a road authority that is sufficient for the intended use, having regard to:<br>(a) the number of users of the access;<br>(b) the length of the access;<br>(c) the suitability of the access for use by the occupants of the dwelling;<br>(d) the suitability of the access for emergency services vehicles;<br>(e) the topography of the site;<br>(f) the construction and maintenance of the access; and<br>(g) the construction, maintenance and usage of the road. |
| **Response:**<br>**Not applicable.**<br>The proposed development does not include a new dwelling. | |

### 22.4.4 Landscape Protection

| Objective: | That the landscape values of the site and surrounding area are protected or managed to minimise adverse impacts. |
|---|---|
| Acceptable Solution | Performance Criteria |
| A1<br><br>Building and works must be located within a building area, if shown on a sealed plan. | P1<br><br>Building and works must be located to minimise native vegetation removal and the impact on landscape values, having regard to:<br><br>(a) the extent of the area from which vegetation has been removed;<br><br>(b) the extent of native vegetation to be removed;<br><br>(c) any remedial or mitigation measures or revegetation requirements;<br><br>(d) provision for native habitat for native fauna;<br><br>(e) the management and treatment of the balance of the site or native vegetation areas;<br><br>(f) the type, size, and design of development; and<br><br>(g) the landscape values of the site and surrounding area. |

**Response:**

Assessment against the Performance Criteria is required as the proposed building is not located within a building area shown on the sealed plan.

The proposed development does not require the removal of any native vegetation. The modest development has a maximum height above natural ground level of approximately 4.2m and minimum height above n.g.l of approximately 3.3m being situated on a slope. There is no proposed cut and/or fill. The development is sited in proximity to the existing dwelling and within a managed portion of the site. The small footprint, approximately 28 m2, ensures the remainder of the site continues to be managed for residential purposes and native vegetation and landscape values proximal to the Little Beach Conservation Area.

The development has been sited to ensure no native vegetation removal is required and is appurtenant to the dwelling to minimise impact on landscape values.

| |
|---|
| The proposed development is able to satisfy the **Performance Criteria**. |

| Acceptable Solution | Performance Criteria |
|---|---|
| A2<br><br>Buildings and works must:<br><br>(a) be located within a building area, if shown on a sealed plan; or<br><br>(b) be an alteration or extension to an existing building providing it is not more than the existing building height; and<br><br>(c) not include cut and fill greater than 1m; and<br><br>(d) be not less than 10m in elevation below a skyline or ridgeline. | P2.1<br><br>Buildings and works must be located to minimise impacts on landscape values, having regard to:<br><br>(a) the topography of the site;<br><br>(b) the size and shape of the site;<br><br>(c) the proposed building height, size and bulk;<br><br>(d) any constraints imposed by existing development;<br><br>(e) visual impact when viewed from roads and public places; and<br><br>(f) any screening vegetation.<br><br>P2.2<br><br>If the building and works are less than 10m in elevation below a skyline or ridgeline, there are no other suitable building areas. |

**Response:**

Assessment against the Performance Criteria is required.

The proposed development is for a structure accommodating a sauna and plunge pool. The sealed plan does not contain a building area and the development cannot be classified as an alteration or extension to the existing dwelling on the site. Development does not include cut and fill and instead utilises the natural slope. The development is approximately sited on the 14m contour line. The development siting is therefore greater than 10m in elevation below the ridgeline to the west and to the north west which both have an elevation of 280m. In satisfying this element of the Acceptable Solution it demonstrates the development will not impact on landscape values such as scenic and visual. Instead the development is contextual with the existing residential development and of a scale that is consistent, contextual of place and compatible with the existing development. None the less, the proposed development is required to address the performance criteria.

The development makes use of the topography of the site by spanning across the contour levels and avoiding cut and/or fill on the site. The building height and bulk is

modest and representative of this type of development associated with a residential use. The development is proximal to the existing residential dwelling and forms part of that use. Due to the size of the lot, distance from the Tasman Highway and existing vegetation on the site and adjoining lots, the development will not be visible from roads or public spaces including the Little Beach Conservation Area with screening vegetation to the south. No vegetation removal is required to facilitate the development.

The building is not less than 10m in elevation below a ridgeline and is suitably sited.

The development site is mix of managed land associated with a residential use and fringing native vegetation that is connected to the Little Beach Conservation Area and vegetated land to the west rising in elevation. To the east is the landscape and scenic values associated with the coastline. The lower contour level in comparison to the mountainous back drop and fringing vegetation to the north, south and west ensures the proposed development will not impact on the existing landscape values of the site and the wider area but will instead be absorbed by the existing residential development.

The proposed development is able to satisfy the **Performance Criteria**.

## 22.5 Development Standards for Subdivision

Not Applicable. Development does not include Subdivision.

## 3.2 Local Provisions Schedule & Code Assessment

The subject site is required to address the following Specific Area Plan and Codes.

### 3.2.1 C2.0 Parking and Sustainable Transport Code.

The proposed structure supporting a Sauna and Plunge Pool serves the existing dwelling (Residential Use Class).

The proposed development does not include any alteration to the existing approved access or maneuverability within the site that serves the existing approved dwelling. Development does not introduce any additional dwellings or other land uses that would increase or alter parking demand. The intensity of development supported on the site is not increased and the proposal does not reduce the capacity to provide parking in accordance with the requirements of the Code. Existing parking and manoeuvrbility will continue to adequately service the ongoing residential use.

Assessment against the Code demonstrated no new or additional discretionary matters were required to be addressed and the proposal is considered to satisfy the objectives and provisions of the Parking and Sustainable Transport Code.

### 3.2.2 C7.0 Natural Assets Code

The proposed development has been sited outside of the Waterway and Coastal Protection Overlay. The entire site however has been mapped within the Priority Vegetation Overlay. The title supports both managed land and gardens and native vegetation. The development has been sited within an existing cleared and managed private garden area of the site. No clearance of native vegetation within the priority vegetation area is proposed and no further assessment against the Code is required.

### 3.2.3 C10.0 Coastal Erosion Hazard Code.

Assessment against the Code is not required as development is sited outside of the hazard band.

### 3.2.4 C11.0 Coastal Inundation Hazard Code.

Assessment against the Code is not required as development is sited outside of the investigation area.

### 3.2.5 C12.0 Flood Prone Areas Code.

Assessment against the Code is not required as development is sited outside of the mapped flood prone areas.

### 3.2.6 C13.0 Bushfire Prone Areas Code.

Development does not include subdivision, and the existing Residential use is not a vulnerable or hazardous use. Assessment against the Code is not required.

## 4. Conclusion

The proposed development to construct a structure supporting a Sauna and Plunge Pool associated with the existing Residential dwelling, has been assessed against the objectives of the Scheme, in particular the Landscape Conservation Zone and all relevant Codes and issues. The application has demonstrated compliance with the Acceptable Solutions and relevant Performance Criterion. We look forward to the Break O'Day Council issuing a Development Permit for the proposed development located at 21036 Tasman Highway, Chain of Lagoons.

Deborah Szekely MPIA
Szekely Planning Advisory.
7/09/2026