

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 2024 / 00241
Applicant J F Martin
Proposal Visitor Accommodation – Additional Use for Visitor Accommodation
Location 34 Cameron Street, St Helens

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 11th January, 2025 **until 5pm Friday 24th January, 2025**

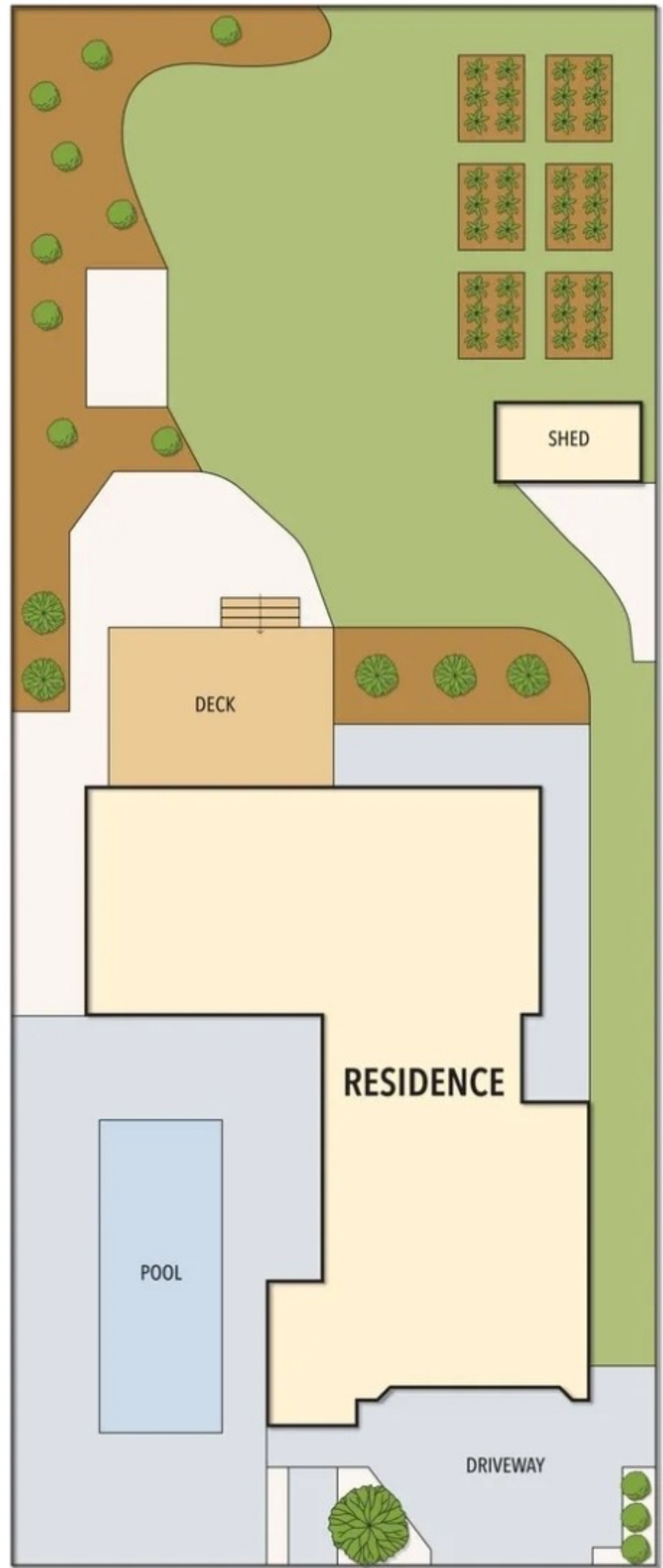
John Brown
GENERAL MANAGER



FIRST FLOOR



GROUND FLOOR



P1 Performance criteria responses:

- a) The property is fully fenced and has mature trees and shrubs in the backyard for privacy. In the front area, there is a privacy fence which provides coverage from the street and also to the neighbours at 36 Cameron St.
- b) Guests rules for the property will be in place to reduce any risk of increased noise to the adjoining properties. It is anticipated that an external noise meter may be put in place to monitor the noise levels and will be monitored by the Property Management company being engaged.
- c) The property has been established for over 10 years and is fitting the character of the area and there are no changes to the external use or façade of the property.
- d) The property will maintain it's primary residential function, but will , subject to council approval be used as a short stay accommodation
- e) The property has a garage for two cars and another two off street parking spaces. It is unlikely there will be any increased impact on the local road network
- f) The property will not have impacts on the owners and other user rights of way or amenities, as whether the property is used for a long or short stay, it will remain a residential property.

8.3.2 Visitor Accommodation

Objective:	That Visitor Accommodation: (a) is compatible with the character and use of the area; (b) does not cause an unreasonable loss of residential amenity; and (c) does not impact the safety and efficiency of local roads or rights of way.	
	Acceptable Solutions	Performance Criteria
g)	<p>A1</p> <p>Visitor Accommodation must:</p> <ul style="list-style-type: none"> (a) accommodate guests in existing habitable buildings; and (b) have a gross floor area of not more than 200m² per lot. 	<p>P1</p> <p>Visitor Accommodation must be compatible with the character and use of the area and not cause an unreasonable loss of residential amenity, having regard to:</p> <ul style="list-style-type: none"> (a) the privacy of adjoining properties; (b) any likely increase in noise to adjoining properties; (c) the scale of the use and its compatibility with the surrounding character and uses within the area; (d) retaining the primary residential function of an area; (e) the impact on the safety and efficiency of the local road network; and (f) any impact on the owners and users rights of way.
	A2	P2