

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 2025 / 00058
Applicant	M Hall
Proposal	Business and Professional Services – Change of Use to Veterinary
Location	23 Quail 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 19th July, 2025 **until 5pm Friday 1st August, 2025.**

John Brown
GENERAL MANAGER

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VETS
RESIDENTIAL
PARKING

12300

EXISTING RESIDENCE

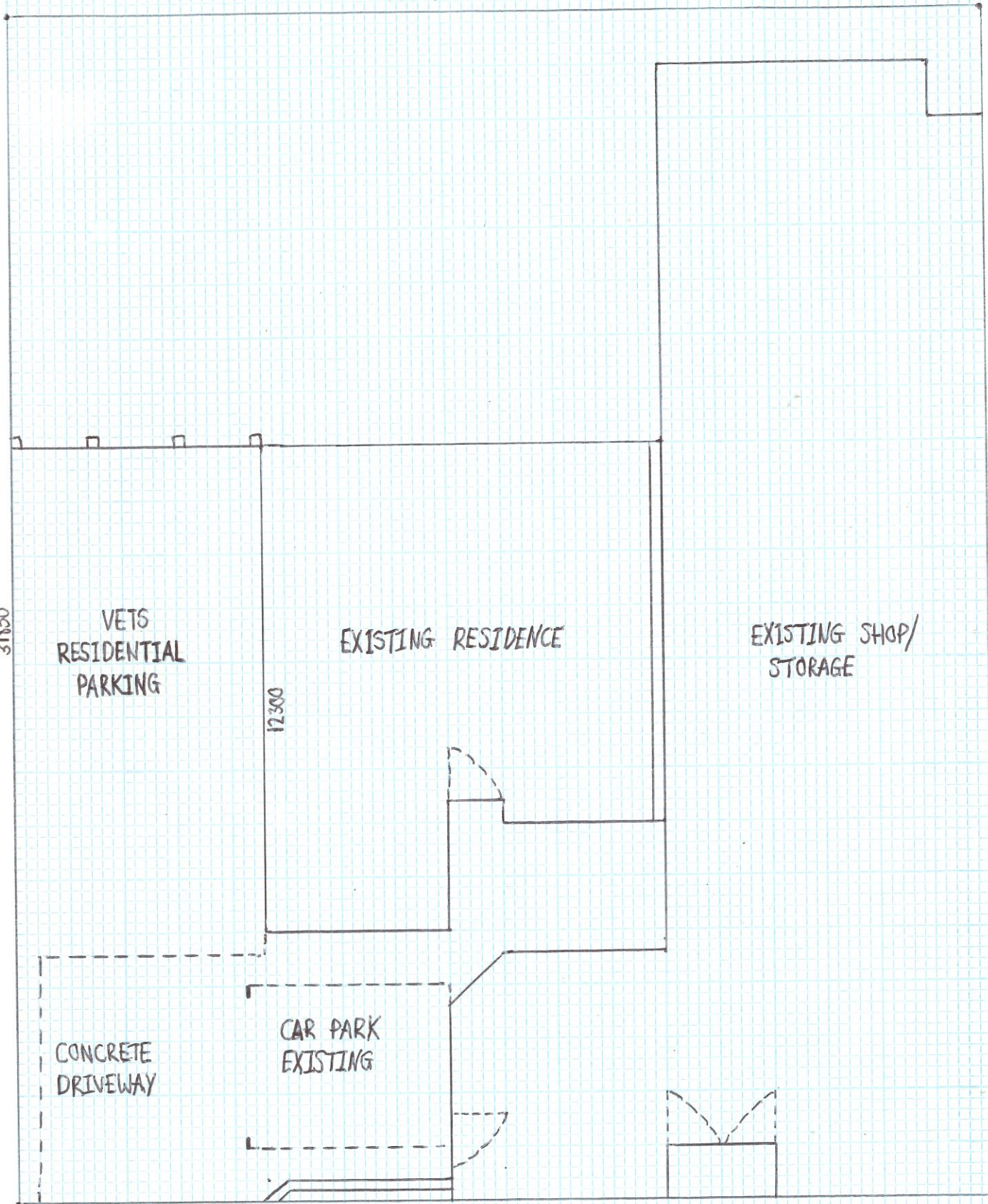
EXISTING SHOP/
STORAGE

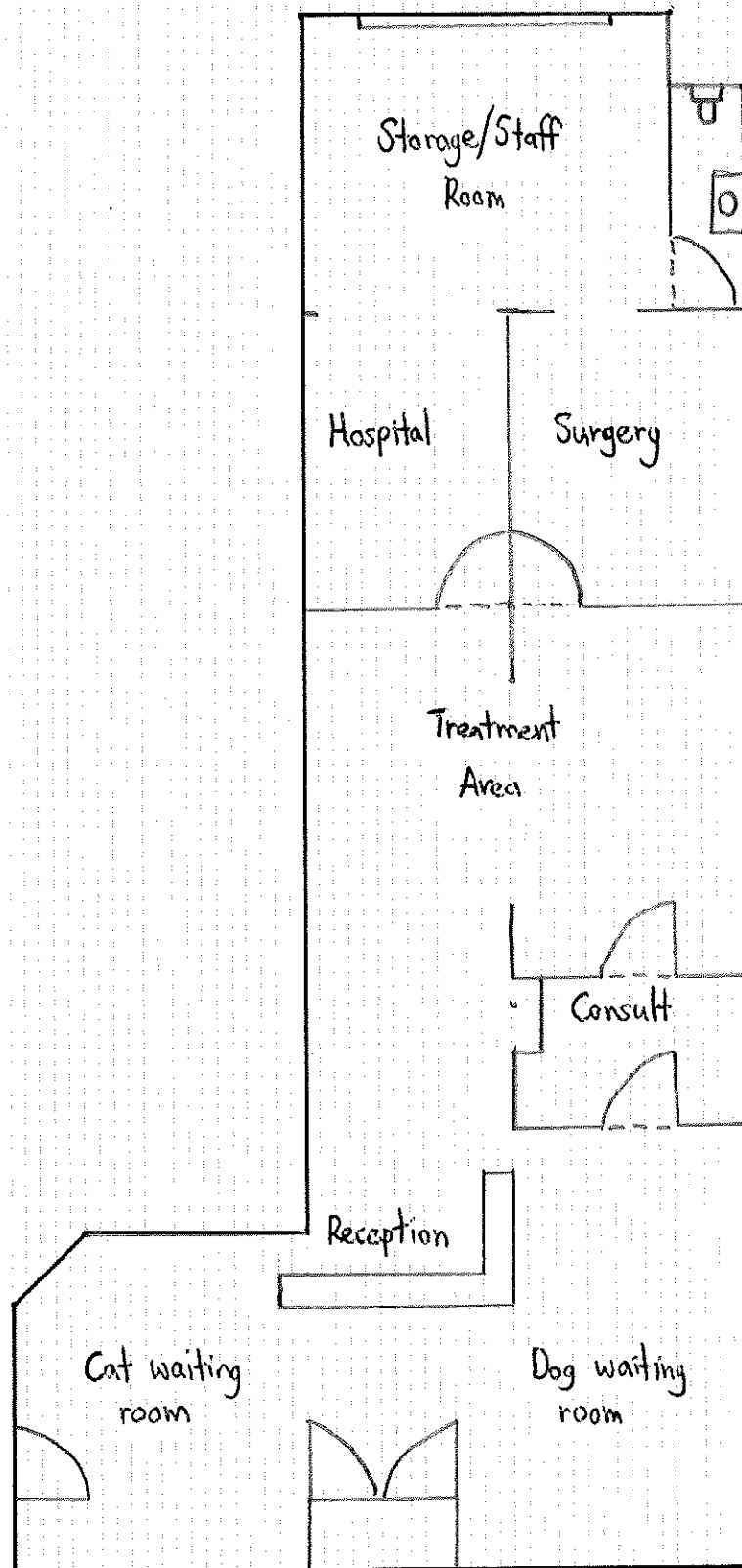
31850

CONCRETE
DRIVEWAY

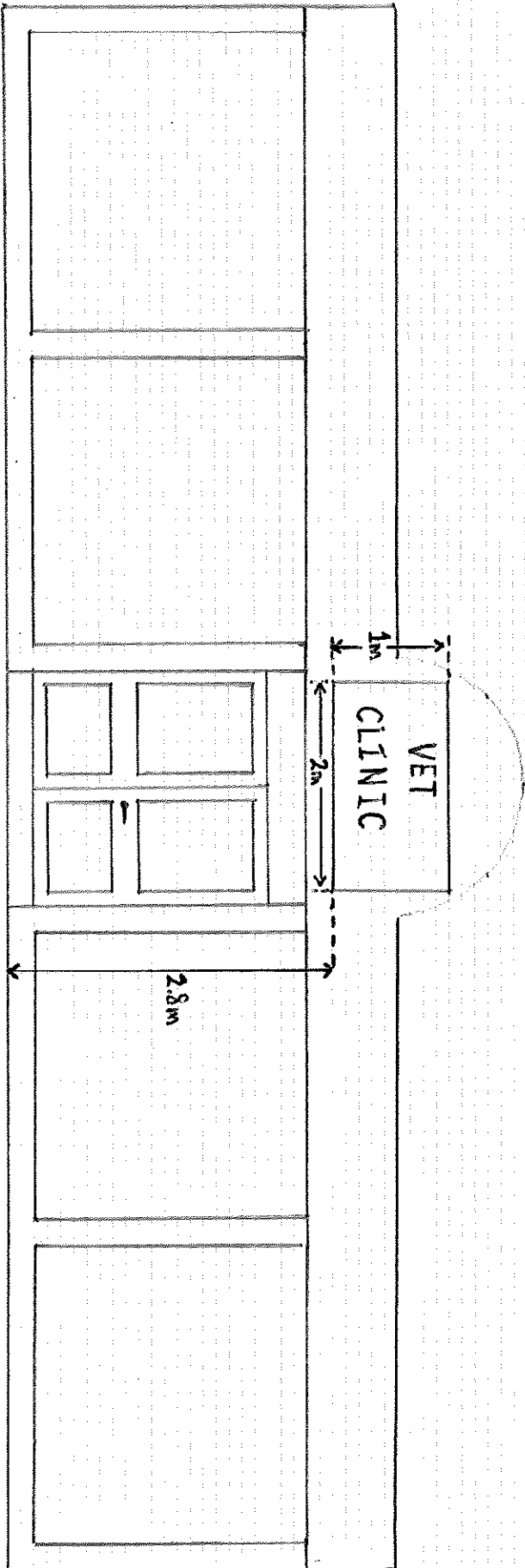
CAR PARK
EXISTING

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Building Fascia Sign



Updated Planning Scheme Response – Clause C2.5.1 Car Parking Numbers

P1.1 – The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to the following:

- The proposed use is for a Veterinary Clinic operated by a single veterinarian with 1–2 support staff.
- One (1) on-site car parking space exists, which is sealed (concrete) and located at the side of the building. This space is proposed to be used for customer parking.
- The veterinarian will reside full-time in the existing 3-bedroom dwelling during the clinic's operation. Parking for the dwelling will occur along the side of the residential building, where a caravan currently parks. This space is separate from the customer car park and does not interfere with client access.
- Staff will utilise on-street or public parking located directly across the road (Quail Street), which is routinely used by nearby tenancies if needed.
- Appointments will be scheduled in 30-minute intervals.
- Based on operating capacity and appointment turnover, it is anticipated that parking demand will not exceed two vehicles at any one time.
- The property is located within a General Business Zone, surrounded by existing commercial uses, pedestrian infrastructure, and multiple nearby public car parks.
- The use is low-intensity and does not warrant new development, car park expansion, or additional hardstand works.

The above arrangements are considered to satisfy Performance Criteria P1.1 by ensuring that the reasonable needs of both the proposed use and the associated dwelling are met, without adverse impact on the surrounding area.