

Planning FAQ sheets

VISITOR ACCOMMODATION



How is Visitor accommodation managed in Break O'Day?

Visitor Accommodation is managed within our local government area, through the Planning Directive No. 6 Exemption and Standards for Visitor Accommodation in Planning Schemes and the Break O'Day Interim Planning Scheme 2013. A copy of this document can be found on our website under [My Property, Planning](#).

Visitor Accommodation is defined as:

*Use of land for providing short or medium term accommodation, for persons away from their normal place of residence, on a commercial basis or otherwise available to the general public at no cost. Examples include a back packers hostel, bed and breakfast establishment, camping and caravan park, holiday cabin, holiday unit, motel, overnight camping area, residential hotel and serviced apartment. *Break O'Day Interim Planning Scheme 2013, pg B-32.*

Where can I locate Visitor Accommodation?

Visitor Accommodation is permitted within the following zones:

- General Residential Zone;
- Low Density Residential Zone;
- Rural Living Zone;
- Environmental Living Zone; and
- Village Zone.

Visitor Accommodation may also be able to be located in other zones but may require a different level of assessment. This can be checked by looking at the Use Table contained within each zone not listed above. These use tables can be found in the [Break O'Day Interim Planning Scheme 2013](#).

What information do I need to provide with a development application?

Please refer to Council's Information Sheet How to Lodge. Important information required includes a site plan (showing car parking) and floor plan (showing gross floor area). If your site relies on onsite wastewater management (e.g. septic) and has been serviced recently, it is useful to include this with the application or organise for the same to be provided with the application. The number of people the onsite wastewater system is able to service should also be provided.

Exemptions

Certain forms of Visitor Accommodation are exempt and these generally involve owner occupied dwellings. Please check for exemptions in [Section 3.1\(b\) of Planning Directive No. 6](#).

This directive can be found online under www.planning.tas.gov.au

More Information

It should be noted that sites relying on onsite wastewater management (e.g. septic) and on lots smaller than 5,000 m² will be assessed as a discretionary application. In this instance, Council's Development Application Form is to be used in place of Visitor Accommodation Standard Application Package.

You can access Council's Planning Scheme by clicking here or type in the following address into your web browser. www.bodc.tas.gov.au/property/planning

We have Short Term Accommodation Visitor Information Packs available from the Office

The packs contain:

- Recycling and Waste Calendars
- Recycling Dos and Don'ts
- Shore Bird Nesting and Dog Management Zones brochure
- Edible Native Plants Brochure
- Native Plants of Break O'Day Brochure
- East Coast Whale Trail Brochure
- Water conservation Brochure
- Wood Heater Etiquette info sheet