

Development Applications

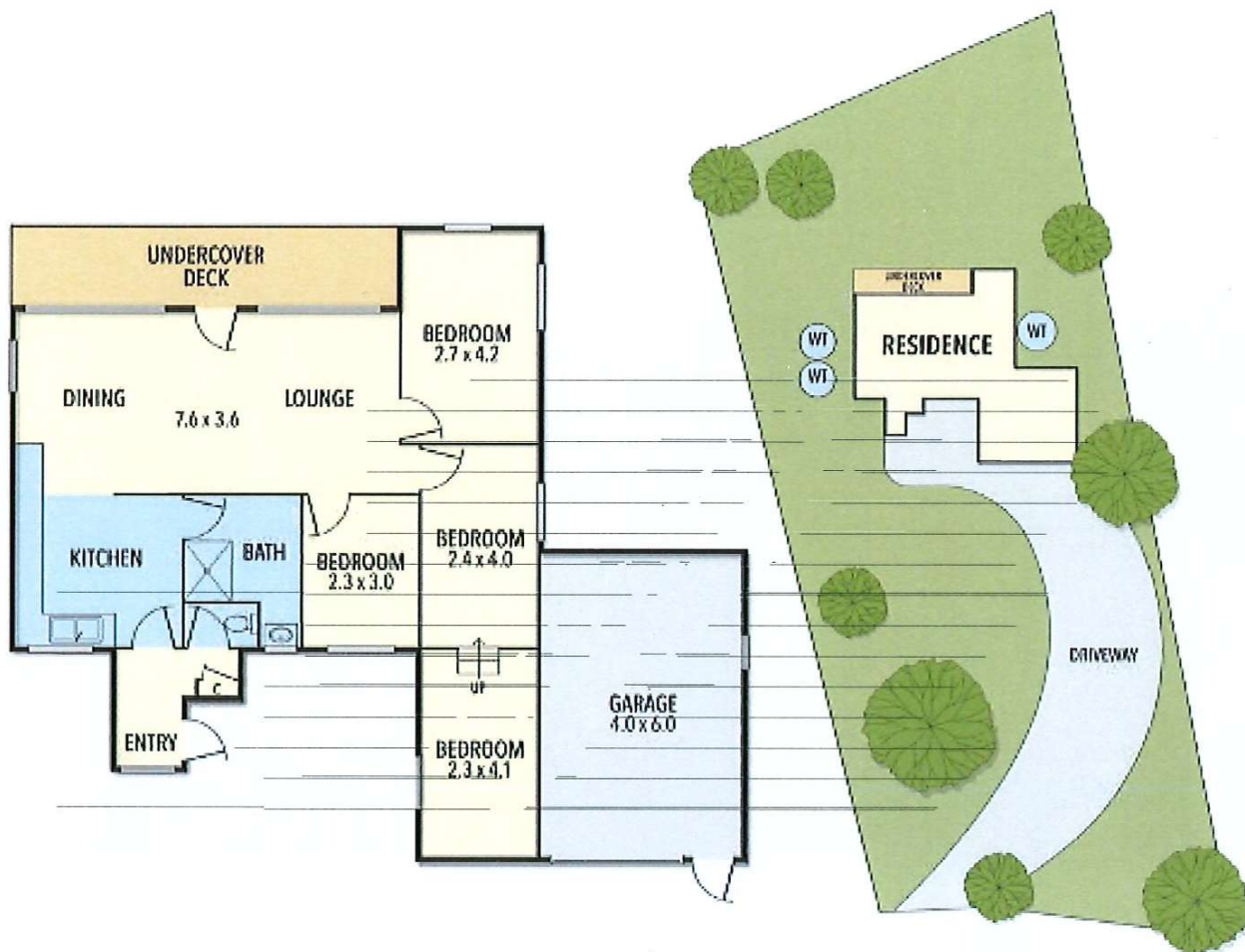
Notice is hereby given under Section 57(3) of the *Land Use Planning & Approvals Act 1993* that an application has been made to the Break O' Day Council for a permit for the use or development of land as follows:

DA Number	DA 2025 / 00052
Applicant	A J Loone
Proposal	Visitor Accommodation – Additional Use for Visitor Accommodation
Location	342 Gardens Road, Binalong Bay

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 5th July, 2025 **until 5pm Friday 18th July, 2025.**

John Brown
GENERAL MANAGER



SITE PLAN

342 Gardens Road, Binaling Bay

HARRISON
AGENTS

THE FLOOR PLAN IS NOT TO SCALE; MEASUREMENTS ARE INDICATIVE AND IN METRES. EXTERIOR ELEMENTS ARE NOT IN POSITION.
PLAN SHOULD NOT BE RELIED ON. INTERESTED PARTIES SHOULD MAKE AND RELY ON THEIR OWN ENQUIRIES.

AJ & DM Loone
PO Box 404
Launceston Tas 7250

10 June 2025

Break O'Day Council
32-34 Georges Bay Esplanade
ST HELENS TAS 7216

Attention Alex McKinlay
admin@bodc.tas.gov.au

Dear Alex

Re: Application for Visitor Accommodation – Planning Scheme Response (Section 54 – Land Use Planning and Approvals Act 1993)
YOUR REF: DA 2025 / 00052

We are writing in response to your letter dated 21 May 2025 and more specifically, to the request for additional information required under Section 54 of the Land Use Planning and Approvals Act 1993 regarding our application to establish visitor accommodation (Airbnb) at 342 Gardens Road Binalong Bay.

We provide the following planning scheme response in relation to:

- **(a) Character of the Area:**
The proposed visitor accommodation is located within a low-density coastal settlement, and the use of the existing residential dwelling for short-stay accommodation will maintain the character of the area. The scale of the use is small and consistent with the form and appearance of surrounding dwellings. No external alterations are proposed.
- **(b) Impact on Adjoining Uses:**
The operation of the accommodation will be managed to minimise any potential impact on neighbouring properties. This includes clear house rules addressing noise, waste disposal, and parking. A local contact will be available 24/7 to address any issues promptly.
- **(c) Infrastructure Availability:**
The property is currently serviced by existing infrastructure, including reticulated water, electricity, and an on-site wastewater system. No additional infrastructure upgrades are required for the proposed use.
- **(d) Traffic Generation and Parking:**
The site includes sufficient on-site parking to accommodate guests (typically 1–2 vehicles), consistent with the scale of visitor accommodation. The expected traffic generation is comparable to a typical residential dwelling and will not adversely impact the local road network.

We believe the proposed visitor accommodation meets the performance criteria under **BRE-P2.5.1 P1** and is consistent with the intent of the Particular Purpose Zone – Coastal Settlement. The use is small-scale, appropriately located, and supported by adequate infrastructure and management protocols to mitigate impacts on the surrounding area.

The proposed visitor accommodation use does not involve regular public access, commercial signage, or staff operations. Guests will arrive and depart independently, typically in private vehicles, and no activities beyond normal residential use will occur during their stay.

- **(a) Timing, Duration or Extent of Vehicle Movements:**

Guest arrivals and departures will generally occur between 3:00 PM (check-in) and 10:00 AM (check-out), consistent with standard short-stay accommodation practices. Vehicle movements will be minimal and limited to 1–2 guest vehicles at any given time. This is consistent with movements generated by a typical residential use and will not cause undue disruption to neighbouring properties.

- **(b) Noise or Other Emissions:**

The accommodation will operate under a clear set of house rules that prohibit parties, loud music, or any disruptive behaviour. Guests are advised to observe quiet hours from 10:00 PM to 7:00 AM. No industrial, commercial, or mechanical equipment is used, and emissions (noise, light, or waste) will be no greater than what is typical for a private residence.

The property will be monitored by a designated local contact to address any complaints swiftly and ensure ongoing compliance. This ensures that the visitor accommodation use does not result in an unreasonable loss of amenity to adjacent residential properties.

Should you require any further information to support the application, we are happy to provide.

Thank you for your consideration.

Yours sincerely,



Anthony Loone
ATF AJ & DM Loone Family Trust (owner)



Diane Loone