

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 / 00163
Applicant	H Sinmaz and P A Hardiman
Proposal	Visitor Accommodation - Change of Use from General Retail and Hire to Visitor Accommodation
Location	81 Cecilia Street, St Helens

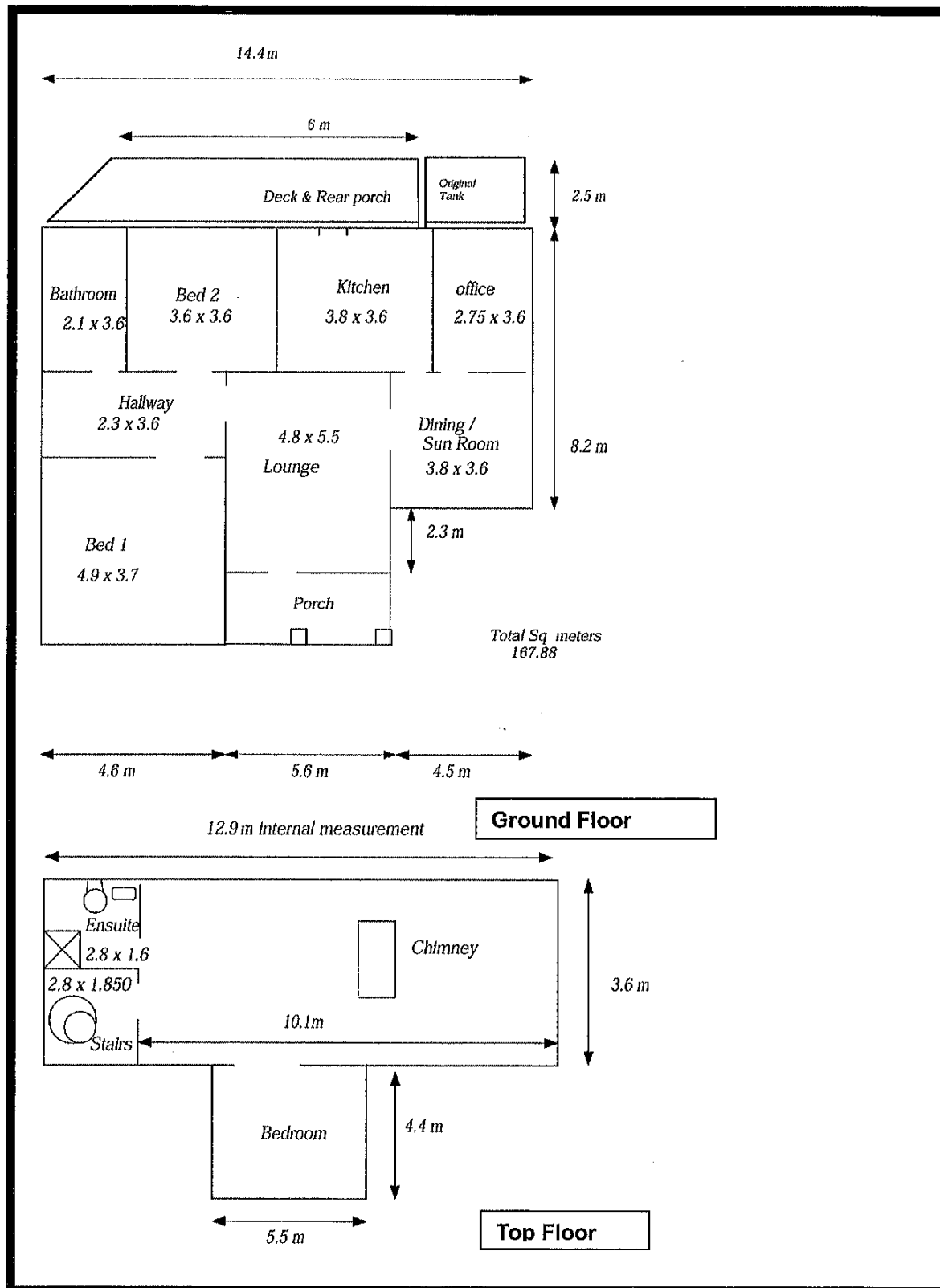
Plans and documents can be inspected at the Council Office by appointment, 32 – 34 Georges Bay Esplanade, St Helens during normal office hours or online at www.bodc.tas.gov.au.

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 25th October 2025 **until 5pm Monday 10th November 2025.**

John Brown
GENERAL MANAGER

Floor Plan

- The entire dwelling, including both the ground floor and upper level, will be used for visitor accommodation.
 - o The diagram below shows an outline of a black box surrounding both levels of the dwelling, indicating that the entire dwelling will be used.
- The maximum number of guests will be 12, based on the available bedding configuration: 2 king beds and 4 queen beds, each comfortably accommodating 2 people.





The aerial image shows that up to four cars can be easily parked at 81 Cecilia Street. With two separate entry and exit points, vehicle maneuvering is convenient and efficient.

Date: 01/10/2025

Your Reference: DA 2025 / 00163

Property Address: 81 Cecilia Street, St Helens, TAS, 7216

Details of Applicant and Owner: Hulya Sinmaz and Peter Hardiman

Background

The proposed development application for the property 81 Cecilia Street St Helens falls within the 'General Business Zone' and the change of use to 'visitor accommodation use / short-term multiple stay' is a 'Permitted Use'.

The property has received historic DA approval for a change of use to a 'Visitor Accommodation Use' (DA No: 087-2019; Date of Approval: 27/08/2019).

15.0 General Business Zone

i. 15.3.2 Discretionary Uses (P1)

The discretionary use of the property for visitor accommodation will not compromise or distort the activity centre hierarchy (District Service Centre).

Specifically, the proposed use will not result in an unreasonable loss of amenity to adjoining residential properties and will be of an intensity that respects the established character of the area.

ii. 15.3.2 Discretionary Uses

The discretionary use of the property for visitor accommodation will not compromise or distort the activity centre hierarchy of a District Service Centre, which is intended to provide non-urban communities with a range of goods and services to meet their daily and weekly needs.

Specifically there will be no compromise or distortion of the following:

- The characteristics of the site.
- Impact on pedestrian activity.
- Size and scale of the proposed use.
- The extent of the proposed use will not impact other activity centres.

Lastly, the discretionary use of the property for visitor accommodation will support the functions of the activity centre and the surrounding activity centre, as the home will provide additional accommodation to the District Service Centre.