

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 2026 / 00099
Applicant	N Newton
Proposal	Visitor Accommodation - Additional Use for Visitor Accommodation
Location	Unit 1 15 Susan Court, St Helens (CT 181006/1)

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.

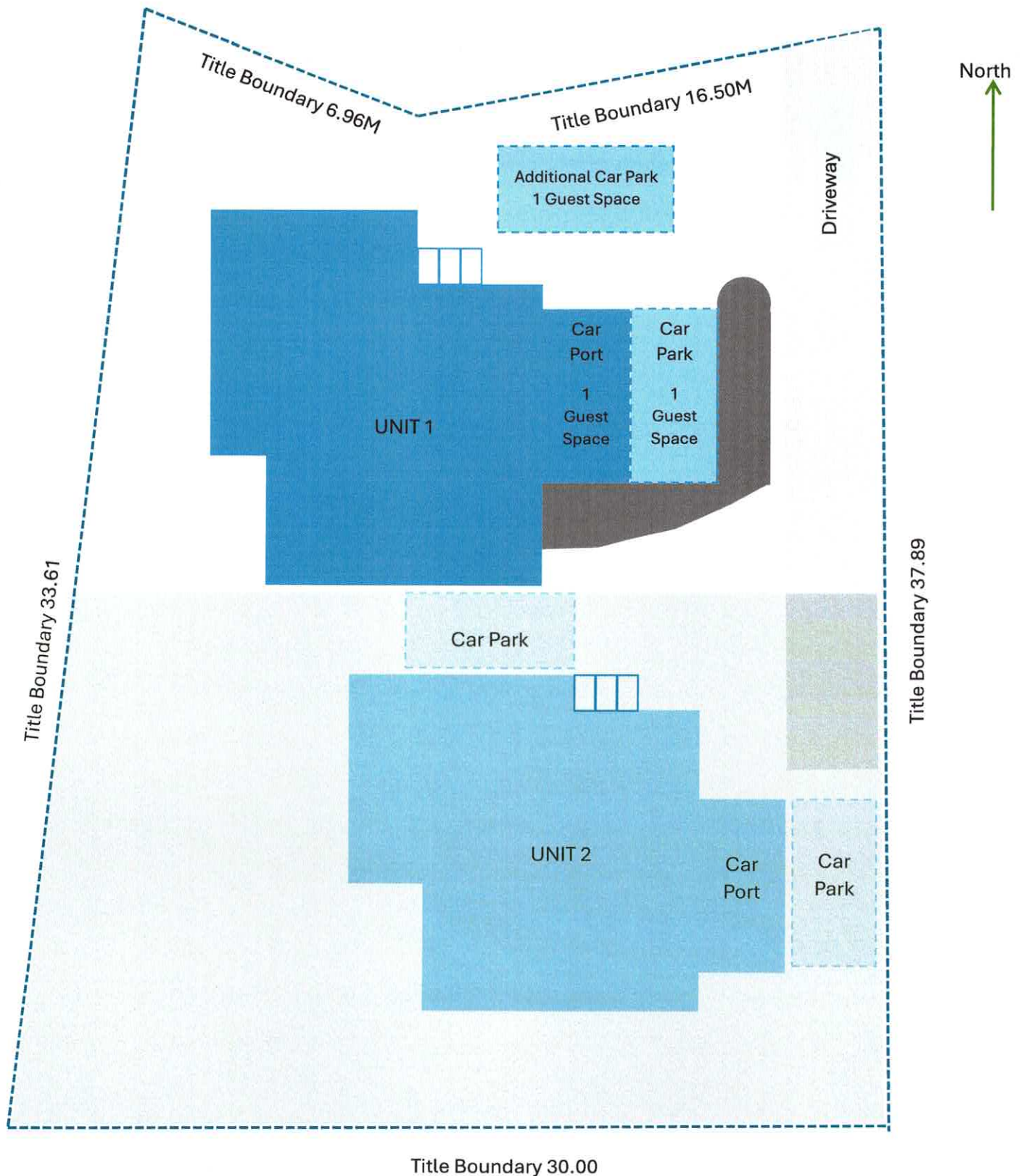
Representations must be submitted in writing to the General Manager, Break O'Day Council, 32 -34 Georges Bay Esplanade, St Helens 7216 or emailed to admin@bodc.tas.gov.au, and referenced with the Application Number in accordance with section 57(5) of the abovementioned Act during the fourteen (14) day advertised period commencing on Saturday 1st August 2026 **until 5pm Friday 14th August 2026.**

John Brown
GENERAL MANAGER

Site Plan – Additional Use: Visitor Accommodation

Lot 1 SP181006, 1/15 Susan Court, St Helens

NOT TO SCALE

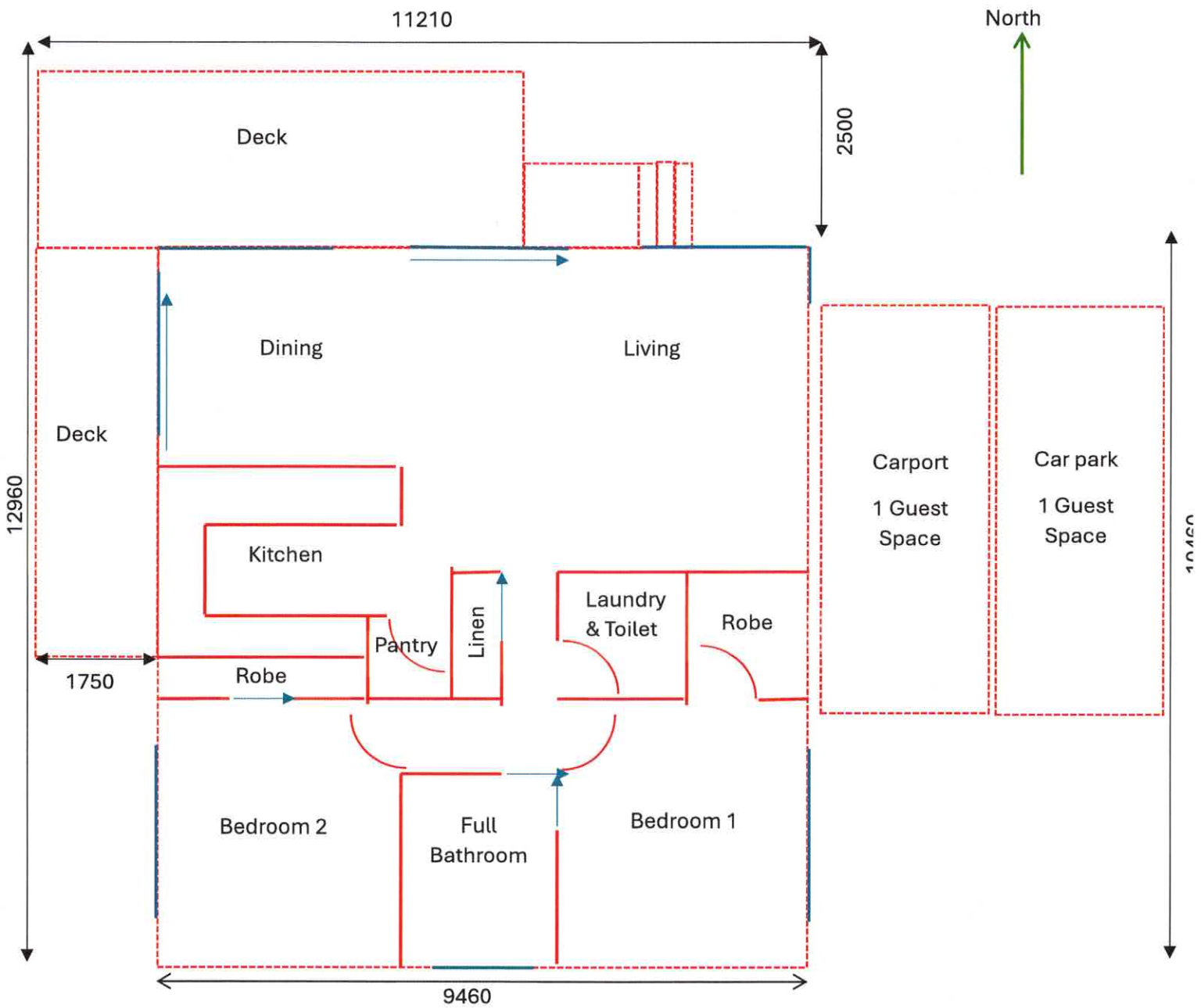


Note: No building works proposed. Existing dwelling and parking arrangements only.

Floor Plan – Existing Dwelling – Proposed Visitor Accommodation

1/15 Susan Court, St Helens

NOT TO SCALE



Note: Proposed visitor accommodation limited to two guest bedrooms.

Planning Scheme Response

Clause 8.3.2 Visitor Accommodation
Performance Criterion P2

Property:

Lot 1 SP181006

1/15 Susan Court, St Helens

Proposal:

Additional Use – Visitor Accommodation

Introduction

This application seeks approval for visitor accommodation within the existing dwelling located at Lot 1 SP181006, 1/15 Susan Court, St Helens.

No building works, additions, extensions, alterations to access arrangements or changes to the physical layout of the site are proposed.

Visitor accommodation will be limited to a maximum of two guest bedrooms within the existing dwelling.

Response to Performance Criterion P2

(a) Privacy of residents

The proposal utilises an existing detached dwelling and does not involve any building works or changes to the existing layout of the site. The use of the dwelling for visitor accommodation will not create additional overlooking or loss of privacy beyond that associated with normal residential occupation.

(b) Any likely increase in noise

The proposal is small in scale and limited to accommodation within an existing dwelling. Occupancy will be restricted to guests staying within the dwelling and is not expected to generate unreasonable noise impacts on neighbouring residents.

(c) The residential function of the strata scheme

The strata scheme consists of two detached residential dwellings. The adjoining strata lot already has approval for visitor accommodation use. The proposal is therefore consistent with the existing planning framework applying to the strata scheme and does not diminish the residential character of the development.

(d) The location and layout of the strata lots

The existing layout provides separation between the two dwellings, with independent living areas, parking arrangements and outdoor spaces. The configuration of the site supports visitor accommodation while maintaining residential amenity for occupants of both strata lots.

(e) The extent and nature of any other non-residential uses

The proposal relates solely to visitor accommodation within an existing dwelling. No commercial activities, functions, events, food service operations or other intensive non-residential uses are proposed.

The accommodation will be limited to a maximum of two guest bedrooms and is considered a low intensity use compatible with the surrounding residential area.

(f) Any impact on shared access and common property

Existing access arrangements will continue to be utilised.

Two vehicles can be accommodated on-site, comprising the existing carport and an additional vehicle parking space within the existing turning area.

The proposal is not expected to create unreasonable traffic generation, parking demand or impacts on common property or shared access arrangements.

Conclusion

Having regard to the matters listed in Clause 8.3.2 Performance Criterion P2, the proposal will not cause an unreasonable loss of residential amenity to long-term residents occupying other strata lots within the strata scheme.

The proposal is low impact, compatible with the residential character of the area and consistent with the existing visitor accommodation approval already applying to the adjoining strata lot.

Accordingly, the proposal satisfies the requirements of Clause 8.3.2 P2 of the Tasmanian Planning Scheme.

Prepared by:

Nicole Leanne Eileen Newton
Applicant

Date: 16/06/2026