32-34 Georges Bay Esplanade
St Helens Tasmania 7216
T: 03 6376 7900 | ABN 96 017 131 248

Break O'Day COUNCIL

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 / 00215
Applicant	Jennifer Binns Design
Proposal	Visitor Accommodation - New Structure & Deck
Location	7545 Esk Main Road, St Marys

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 29th November 2025 **until 5pm Friday 12th December 2025.**

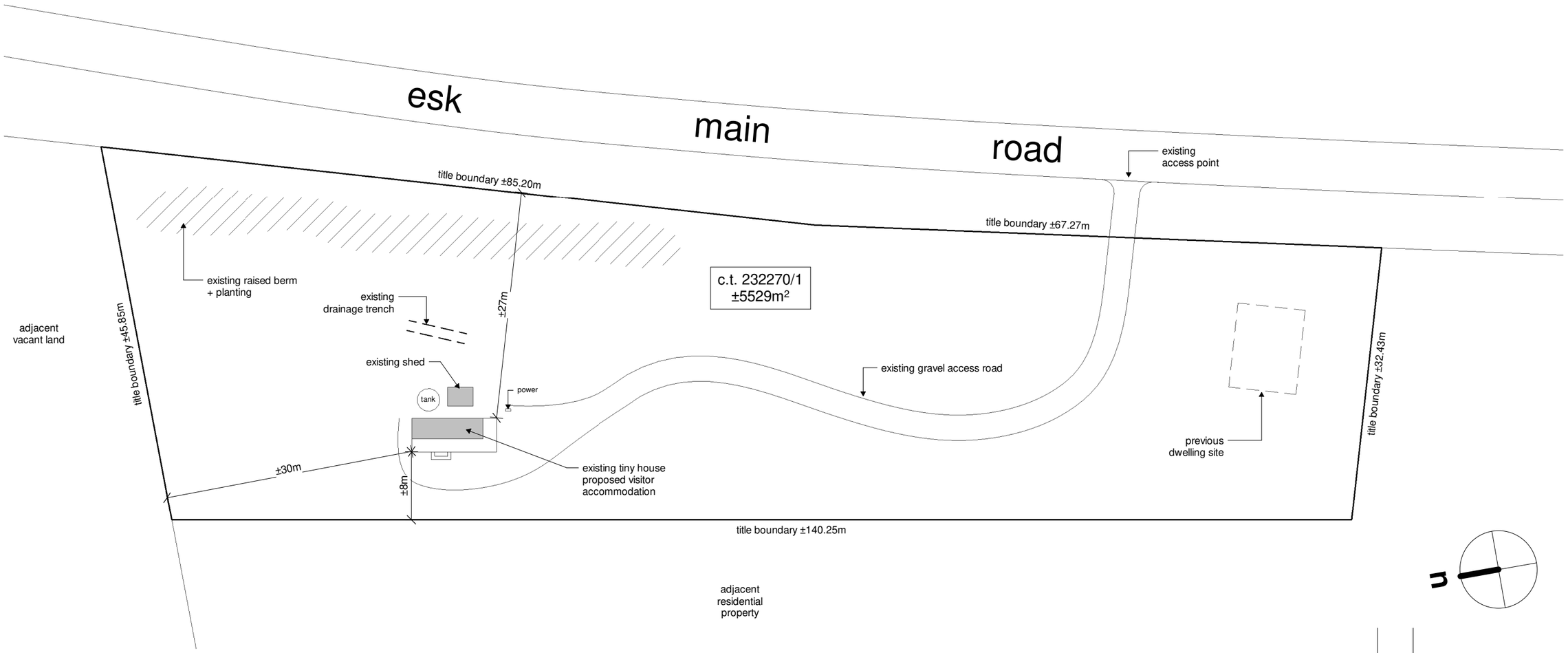
John Brown
GENERAL MANAGER

proposed visitor accommodation

n. egoz + m. david
7545 esk main road st marys tasmania 7215

planning application

jennifer binns
www.jenniferbinnsdesign.com.au
0439 765 452 : mail@jenniferbinnsdesign.com.au
52 cecilia street st helens tasmania 7216



1 site plan
1 : 500

REV:	DESCRIPTION:	DATE:

PROJECT:

proposed visitor accommodation

n. egoz + m. david

7545 esk main road
st marys tasmania 7215

DRAWING TITLE:

site plan

DRAWING NO:	DRAWN BY: JB
a01	DATE: 10.11.25
SCALE: 1 : 500	PROJECT: 0925EG

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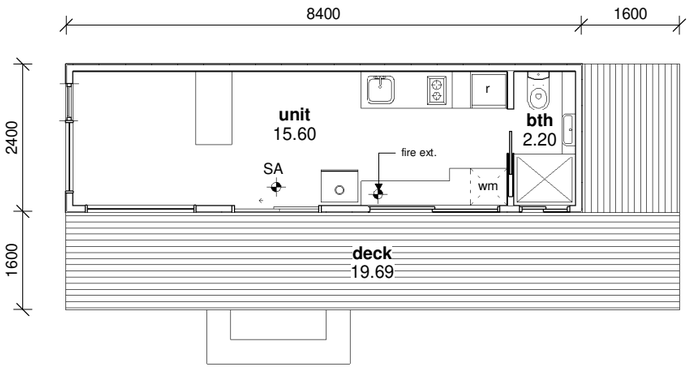
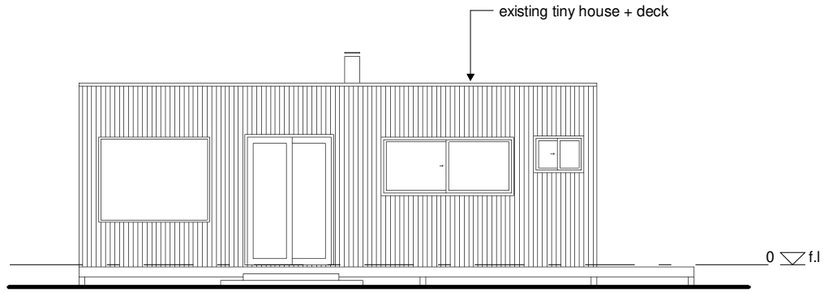
52 cecilia street st helens tasmania 7216
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA
ACCREDITATION NO: CC 1269L



1 existing floor plan
1 : 100



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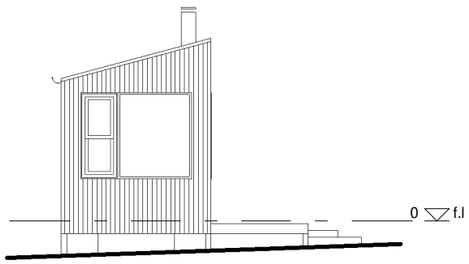
1 : 100



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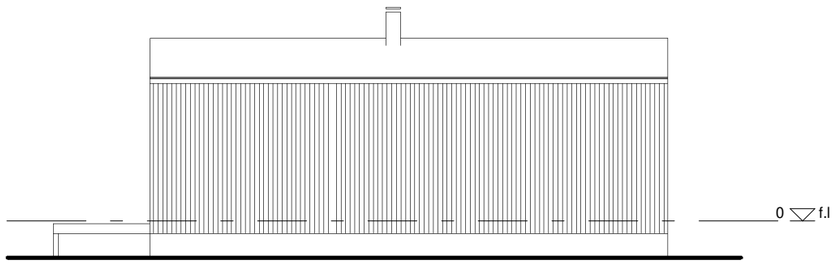
1 : 100



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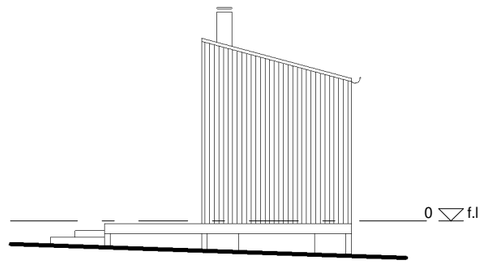

2 south elevation
1 : 100

REV:	DESCRIPTION:	DATE:

PROJECT:

proposed visitor accommodation

n. egoz + m. david

7545 esk main road
st marys tasmania 7215

DRAWING TITLE:

floor plan + elevations

DRAWING NO:	DRAWN BY: JB
a02	DATE: 10.11.25
SCALE: 1 : 100	PROJECT: 0925EG

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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA
ACCREDITATION NO: CC 1269L

proposed visitor accommodation

netta egoz + michael david
7545 esk main road st marys tasmania 7215

planning compliance report

november 11 2025

jennifer binns building design
52 cecilia street st helens tasmania 7216
mail@jenniferbinnsdesign.com.au : 0439 765 452

Introduction

This report aims to demonstrate compliance with relevant planning standards for proposed visitor accommodation for Netta Egoz at 7545 Esk Main Road St Marys Tasmania (c.t.232270/1). The report aims to take into consideration the intent, values and objectives of the Tasmanian Planning Scheme and address all scheme standards applicable to this development.

The proposed development relies on **Performance Criteria** to satisfy relevant planning standards and this application is to be read in conjunction with drawings and reports submitted for the development.

Development Site Details

The development site is on the outskirts of the St Marys township and was previously a residential property. There is currently a tiny house with associated infrastructure and existing vehicle access and parking provisions on the site which is proposed to be used for visitor accommodation.

Zone: Rural

Development Details

The proposed development is visitor accommodation use of an existing tiny house with a current caravan licence.

Use Class: Visitor Accommodation

Applicable Planning Codes

The proposed development is in the *Visitor Accommodation* use classes which in the *Rural* Zone is *Discretionary* use.

The following zone standards and codes of the Tasmanian Planning Scheme are applicable to the proposed development:

- **Zone 20.0 RURAL ZONE**
- **Code 2.0 PARKING AND SUSTAINABLE TRANSPORT CODE**
- **Code C8.O SCENIC PROTECTION CODE**

Table 20.3 RURAL USE STANDARDS

20.3.1 Discretionary uses

P1 Performance Solution

The rural site and natural values of the property are an integral part of the proposed visitor accommodation development and the small scale of the use is considered appropriate for the rural residential area it is located within. The proposed visitor accommodation use provides tourism and commercial activity for the local community and is complementary to the adjacent residential uses.

P2 Performance Solution

The development site was previously a residential property and is within a strip of rural residential properties on the outskirts of the St Marys township. The proposed visitor accommodation use is a single unit and the small scale of the development is considered complementary to adjacent residential uses.

P3 Not Applicable

The development site is not agricultural land.

P4 Performance Solution

The proposed visitor accommodation use is considered appropriate for the rural residential hamlet it is located within. The rural nature of the property provides separation from adjoining properties and the natural values of the site form part of the development. The proposed visitor accommodation use will not intensify use of the vehicle access point and the small scale of the development is complementary with adjacent residential uses and will not distort the activity centre hierarchy.

Table 20.4 RURAL DEVELOPMENT STANDARDS

20.4.1. Building height

A1 Not Applicable

This application does not include new building works.

20.4.2 Setbacks

A1 Acceptable Solution

The proposed development is not within 200m of land zoned *Agriculture*.

A2 Not Applicable

The proposed development is not within 200m of land zoned *Agriculture*.

20.4.3 Access for new dwellings

A1 Not Applicable

The proposed development does not include a new dwelling.

Table 20.5 RURAL DEVELOPMENT STANDARDS FOR SUBDIVISION

Not applicable

No subdivision of land is proposed

Table C2.5 CAR PARKING USE STANDARDS

C2.5.1 Car parking numbers

A1 Acceptable Solution

A minimum of 1 car parking space is available for the proposed visitor accommodation unit in accordance with the requirements of Table C2.1.

C2.5.2 Bicycle parking numbers

A1 Not Applicable

The proposed development does not require the provision of bicycle parking spaces.

C2.5.3 Motorcycle parking numbers

A1 Not Applicable

The proposed development does not require provision of motorcycle parking spaces.

C2.5.4 Loading bays

A1 Not Applicable

The proposed development does not require the provision of a loading bay.

C2.5.5 Number of car parking spaces within the General Residential zone and Inner Residential zone

A1 Not Applicable

The proposed development is not in the *General Residential* or *Inner Residential* zones.

Table C2.6 CAR PARKING DEVELOPMENT STANDARDS

C2.6.1 Construction of parking areas

A1 Acceptable Solution

The proposed development utilises an existing gravel access road and parking area drained to adjacent vegetated areas within the title boundaries.

C2.6.2 Design and layout of parking areas

A1 Acceptable Solution

The layout of the development site meets the prescribed requirements for parking.

A1.2 Not Applicable

No accessible parking is required for the proposed development.

C2.6.3 Number of accesses for vehicles

A1 Acceptable Solution

The proposed development has one access point only.

A2 Not Applicable

The development site is in the *Rural* zone.

C2.6.4 Lighting of parking areas within the Gen. Business zone and Central Business zone

A1 Not Applicable

The development site is in the *Rural* zone.

C2.6.5 Pedestrian Access

A1.1 Not Applicable

The proposed development does not require the provision of pedestrian access paths.

A1.2 Acceptable Solution

The proposed development does not require the provision of accessible parking.

C2.6.6 Loading bays

A1 Not Applicable

The proposed development does not require the provision of a loading bay.

A2 Acceptable Solution

No commercial vehicle use is proposed.

C2.6.7 Bicycle parking and storage facilities within the Gen. Business zone and Central Business zone

A1 Not Applicable

The proposed development does not require the provision of bicycle parking.

A2 Not Applicable

The proposed development does not require the provision of bicycle parking.

C2.6.8 Siting of parking and turning areas

A1 Not Applicable

The development site is in the *Rural* zone.

A2 Not Applicable

The development site is in the *Rural* zone.

Table C2.7 PARKING PRECINCT PLAN

C2.7.1 Construction of parking areas

A1 Not Applicable

The development site is not within a parking precinct plan.

Table C8.6 SCENIC CORRIDOR DEVELOPMENT STANDARDS

C8.6.1 Development within a scenic protection area

A1 Not Applicable

The proposed development is a change of use application and no buildings or works are proposed.

C8.6.2 Development within a scenic road corridor

A1 Not Applicable

No vegetation removal is required for the proposed development.

A2 Acceptable Solution

The proposed visitor accommodation use utilises an existing tiny house which is screened from Esk Main Road by existing landscaping and vegetation.