



## **DEVELOPMENT APPLICATION**

### **PDPLANPMTD-2025/056257**

**PROPOSAL:** Change of use to Visitor Accommodation

**LOCATION:** 252 Cambridge Road, Warrane

**RELEVANT PLANNING SCHEME:** Tasmanian Planning Scheme - Clarence

**ADVERTISING EXPIRY DATE:** 24 November 2025

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 24 November 2025. In addition to legislative requirements, plans and documents can also be viewed at [www.ccc.tas.gov.au](http://www.ccc.tas.gov.au) during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to [clarence@ccc.tas.gov.au](mailto:clarence@ccc.tas.gov.au). Representations must be received by Council on or before 24 November 2025.

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at [www.ccc.tas.gov.au](http://www.ccc.tas.gov.au) or at the Council offices.

## Application for Development / Use or Subdivision

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Use this form to obtain planning approval for developing or using land, including subdividing it into smaller lots or lot consolidation.

Proposal: **Application for Change of Use – Visitor Accommodation**

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Location: • • • 252 Cambridge Road, Warrane, Tasmania 7018

**Personal Information Removed**

Estimated cost of development:

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Is the property on the Tasmanian Heritage Register?

Yes  No

If yes, we recommend you discuss your proposal with Heritage Tasmania prior to lodgement as exemptions may apply which may save you time on your proposal.

If you had pre-application discussions with City of Clarence, please provide planner's name:

Current use of site:

**Residential**

Does the proposal involve land administered or owned by the Crown or Council? Yes  No

#### Declaration

- I have read the Certificate of Title and Schedule of Easements for the land and am satisfied that this application is not prevented by any restrictions, easements or covenants.
- I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application
- I declare that, in accordance with Section 52 of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their signed consent is attached.
- I declare that the information in this declaration is true and correct.

#### Acknowledgement

- I acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process; for display purposes during public consultation; and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.

Applicant's signature:

**Personal Information Removed**

Date:

09/10/2025

Please refer to the development/use and subdivision checklist on the following pages to determine what documentation must be submitted with your application.



## Development/use or subdivision checklist

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### Mandatory Documents

This information is required for the application to be valid. We are unable to proceed with an application without these documents.

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- Details of the location of the proposed use or development.
- A copy of the current Certificate of Title, Sealed Plan, Plan or Diagram and Schedule of Easements and other restrictions for each parcel of land on which the use or development is proposed.
- Full description of the proposed use or development.
  - Description of the proposed operation. May include where appropriate: staff/student/customer numbers; operating hours; truck movements; and loading/unloading requirements; waste generation and disposal; equipment used; pollution, including noise, fumes, smoke or vibration and mitigation/management measures.
- Declaration the owner has been notified if the applicant is not the owner.
  - Crown or Council consent (if publically-owned land).
  - Any reports, plans or other information required by the relevant zone or code.
  - Fees prescribed by the City of Clarence.

Application fees (please phone 03 6217 9550 to determine what fees apply). An invoice will be emailed upon lodgement.

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### Additional Documents

In addition to the mandatory information required above, Council may, to enable it to consider an application, request further information it considers necessary to ensure that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or specific area plan, applicable to the use or development.

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- Site analysis and site plan, including where relevant:
    - Existing and proposed use(s) on site.
    - Boundaries and dimensions of the site.
    - Topography, including contours showing AHD levels and major site features.
    - Natural drainage lines, watercourses and wetlands on or adjacent to the site.
    - Soil type.
    - Vegetation types and distribution, and trees and vegetation to be removed.
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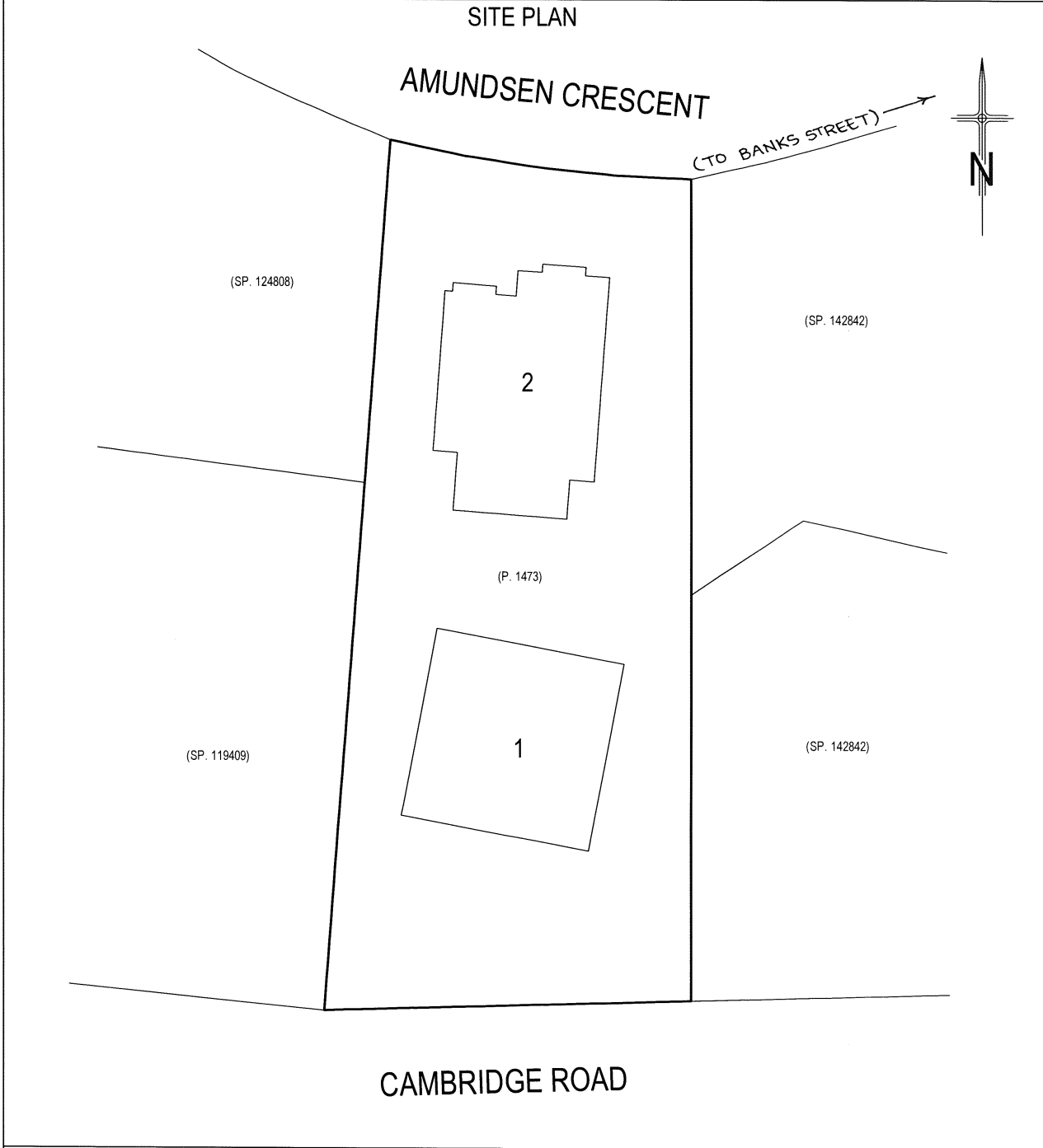
- Location and capacity of any existing services or easements on/to the site.
  - Existing pedestrian and vehicle access to the site.
  - Location of existing and proposed buildings on the site.
  - Location of existing adjoining properties, adjacent buildings and their uses.
  - Any natural hazards that may affect use or development on the site.
  - Proposed roads, driveways, car parking areas and footpaths within the site.
  - Any proposed open space, communal space, or facilities on the site.
  - Main utility service connection points and easements.
  - Proposed subdivision lot boundaries.
- Where it is proposed to erect buildings, detailed plans with dimensions at a scale of 1:100 or 1:200 showing:
- Internal layout of each building on the site.
  - Private open space for each dwelling.
  - External storage spaces.
  - Car parking space location and layout.
  - Major elevations of every building to be erected.
  - Shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites.
  - Relationship of the elevations to natural ground level, showing any proposed cut or fill.
  - Materials and colours to be used on rooves and external walls.
- Where it is proposed to erect buildings, a plan of the proposed landscaping showing:
- Planting concepts.
  - Paving materials and drainage treatments and lighting for vehicle areas and footpaths.
  - Plantings proposed for screening from adjacent sites or public places.
- Any additional reports, plans or other information required by the relevant zone or code.

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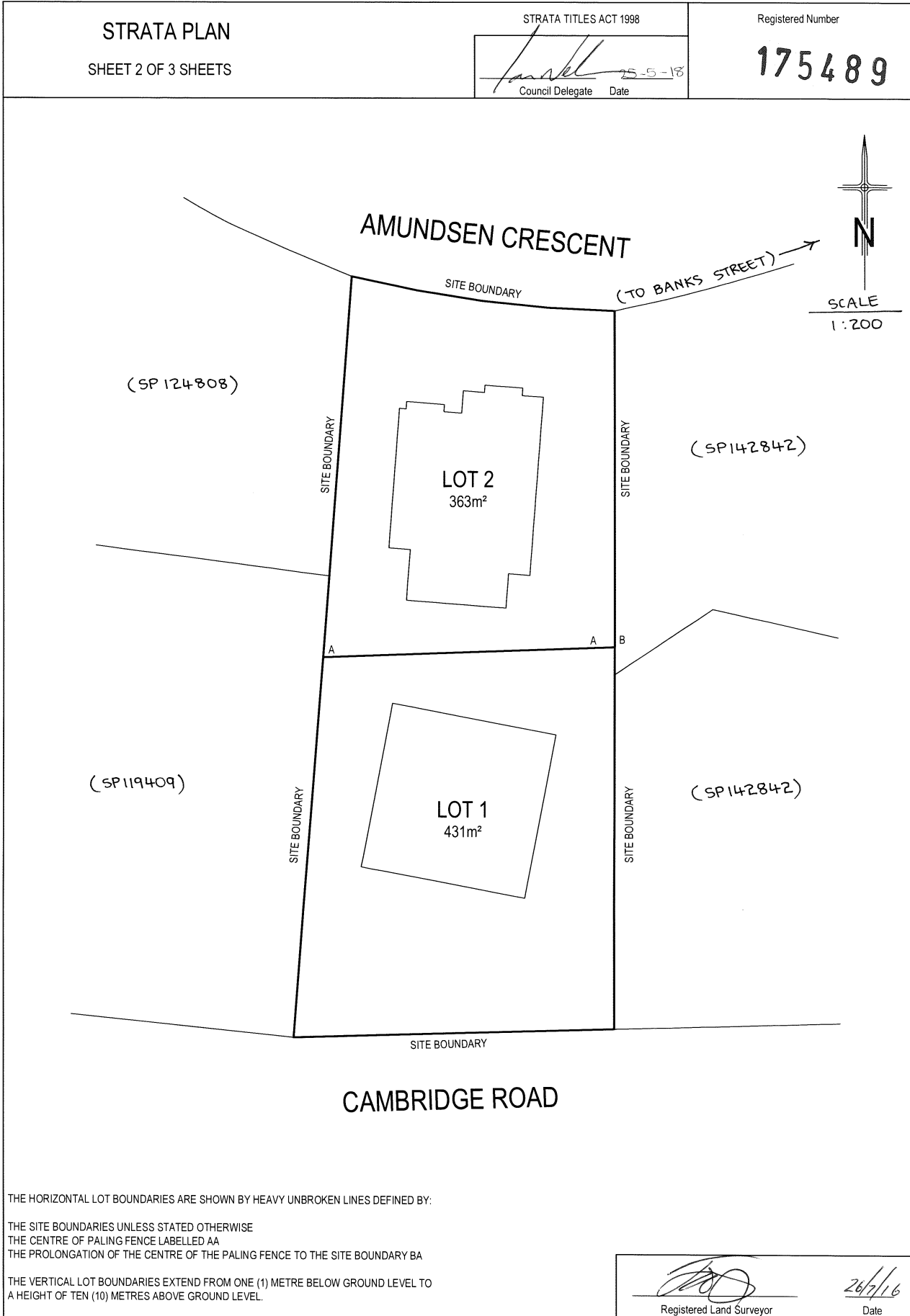
This list is not comprehensive for all possible situations. If you require further information about what may be required as part of your application documentation, please contact City of Clarence Planning team on (03) 6217 9550.



CITY OF CLARENCE SUBURB OF CLARENCE FOLIO REFERENCE CT 59542-35 SITE COMPRISES THE WHOLE OF LOT 35 ON PLAN No. P 1473		<b>STRATA PLAN</b>  SHEET 1 OF 3 SHEETS		Registered Number <b>175489</b>
MAPSHEET MUNICIPAL CODE No.107 (5225-33)		LAST UPI No.	SCALE 1:200	LENGTHS IN METRES
NAME OF STRATA SCHEME No 252 CAMBRIDGE RD WARRANE			STRATA TITLES ACT 1998 REGISTERED 28 JUN 2018 <i>Alice Kawa</i> Recorder of Titles	



NOTES: (i) ALL BUILDINGS ON THE SITE TO BE SHOWN ON SHEET 1. (ii) BUILDING TO SITE BOUNDARY OFFSETS OF LESS THAN 2.00 METRES TO BE SHOWN ON SHEET 1.	<i>[Signature]</i> Council Delegate	25-5-18 Date	<i>[Signature]</i> Registered Land Surveyor	26/7/16 Date
	STAGED/COMMUNITY DEVELOPMENT SCHEME No. (IF APPLICABLE) <b>NA</b>		LODGED BY <b>LEARY &amp; COX P/L.</b>	





SEARCH OF TORRENS TITLE

VOLUME 175489	FOLIO 1
EDITION 4	DATE OF ISSUE 01-Nov-2025

SEARCH DATE : 05-Nov-2025

SEARCH TIME : 11.24 AM

DESCRIPTION OF LAND

City of CLARENCE

Lot 1 on Strata Plan 175489 and a general unit entitlement operating for all purposes of the Strata Scheme being a 1 undivided 1/2 interest

Derived from Strata Plan 175489

Derivation : Part of 7A-0R-3.8/10P Gtd. to The Director of Housing

SCHEDULE 1

**N283699** TRANSFER to HIMGAURI REALESTATE PTY LTD Registered  
01-Nov-2025 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
The registered proprietor holds the lot and unit entitlement subject to any interest noted on common property  
Folio of the Register volume 175489 folio 0

**E431364** MORTGAGE to Westpac Banking Corporation Registered  
01-Nov-2025 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 175489	FOLIO 0
EDITION 1	DATE OF ISSUE 28-Jun-2018

SEARCH DATE : 05-Nov-2025

SEARCH TIME : 11.24 AM

DESCRIPTION OF LAND

City of CLARENCE

The Common Property for Strata Scheme [175489](#)

Derivation : Part of 7A-0R-3.8/10P Gtd. to The Director of Housing

Prior CT [59542/35](#)

SCHEDULE 1

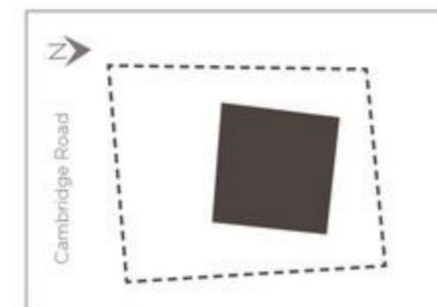
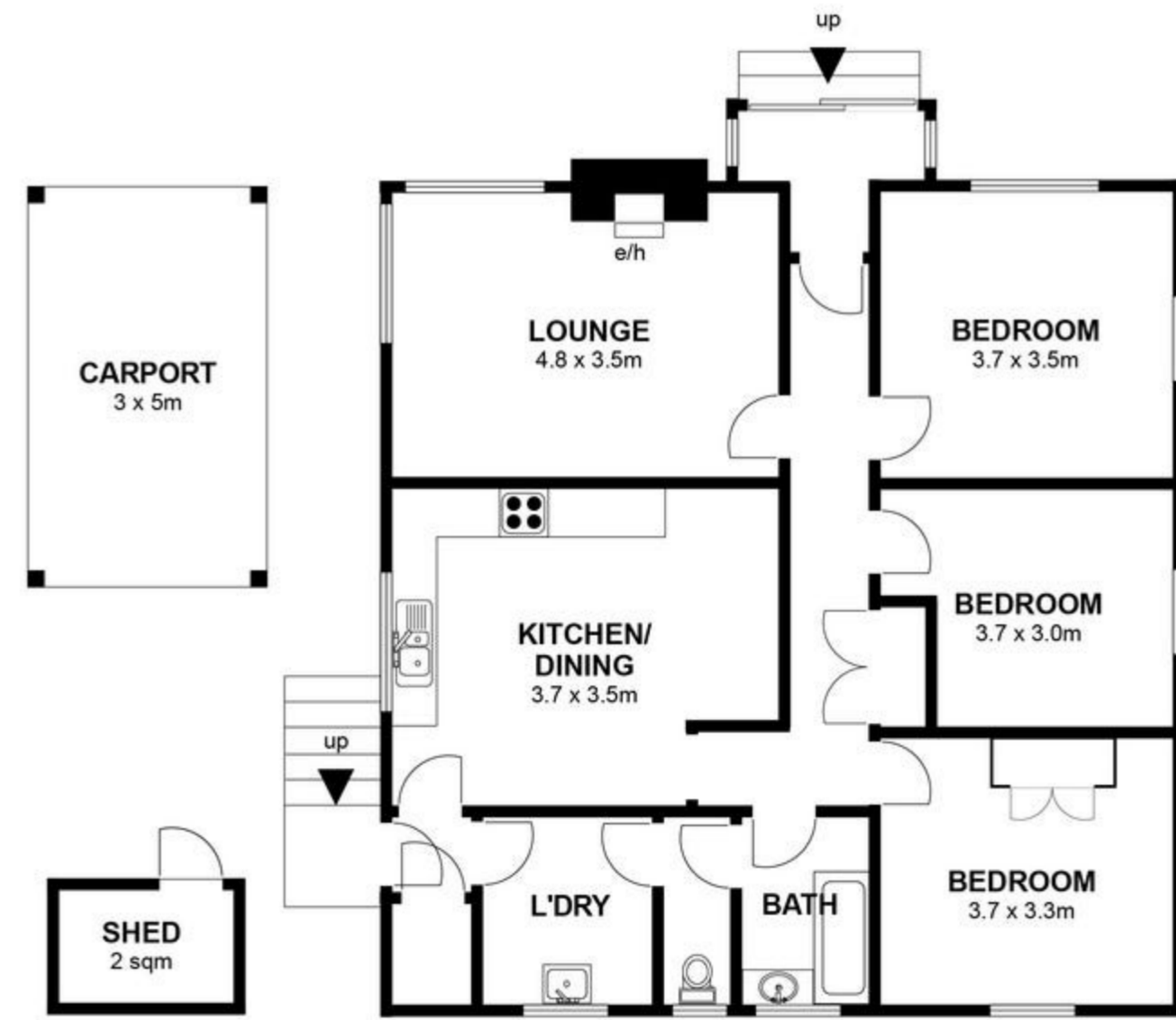
STRATA CORPORATION NUMBER [175489](#), 252 CAMBRIDGE ROAD, WARRANE

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



252 Cambridge Road  
**WARRANE**

Total House Area : 102 sqm  
 Total Land Size : 431 sqm

This drawing is for illustration purposes only. Sizes are approximate.





**City of Clarence – Planning Department**

38 Bligh Street (PO Box 96)  
Rosny Park, Tasmania 7018

**Subject:** Application for Change of Use – Visitor Accommodation

**Property Address:** 252 Cambridge Road, Warrane TAS 7018

Dear Planning Officer,

I am writing to formally apply for a Change of Use for my property located at 252 Cambridge Road, Warrane TAS 7018, from residential use to visitor accommodation.

The property is a modern three-bedroom dwelling with on-site parking and high-quality amenities, including a fully equipped kitchen, spacious living areas, and comfortable bedrooms. It is well suited to short-term accommodation and is intended to provide guests with a pleasant and relaxing stay while contributing positively to the local tourism economy.

I will ensure the property is managed responsibly at all times, with clear guest rules in place and prompt responses to any issues or concerns raised by neighbours or Council. The accommodation will comply with all relevant safety, amenity, and regulatory requirements.

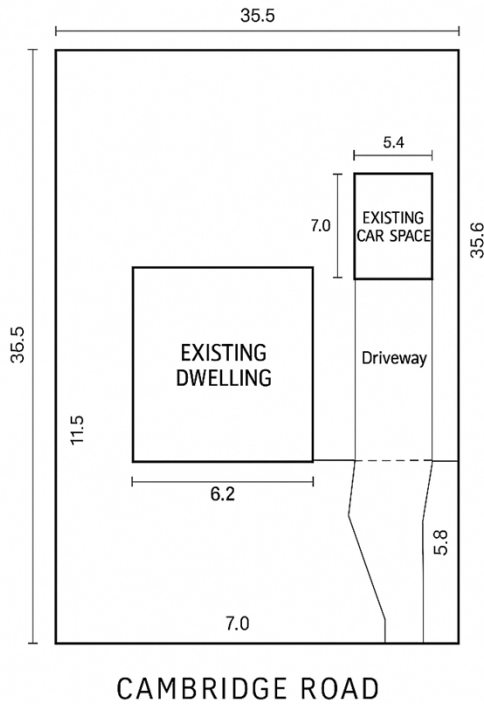
Please find attached the supporting documentation for this application, including a current Certificate of Title and floor plan, as required. I am happy to provide any additional information or clarification that may assist with the assessment process.

Thank you for considering my application. I look forward to your feedback and to working collaboratively with the Planning Department to ensure a smooth and compliant approval process.

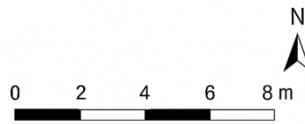
Please do not hesitate to contact me at [REDACTED] should you require any further details.

[REDACTED]

LOT 1= 431 sqm



LEGEND  
= Driveway



W153.34	252 CAMBRIDGE ROAD WARRANE	431 sm
		SCALE 1:200

On Fri, Oct 31, 2025 at 7:26 AM City Planning <[cityplanning@ccc.tas.gov.au](mailto:cityplanning@ccc.tas.gov.au)> wrote:

Good morning,

Please find attached the request for additional information for your development application.

If you need clarification on what is required, please reach out via my contact details below.

Kind regards,