



DEVELOPMENT APPLICATION

PDPLANPMTD-2025/054595

PROPOSAL: Change of Use to Residential (Secondary Residence)

LOCATION: 91 Hanslows Road, Cambridge

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 21 January 2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 21 January 2026. In addition to legislative requirements, plans and documents can also be viewed at 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. Representations must be received by Council on or before 21 January 2026.

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 or at the Council offices.

Application for Development / Use or Subdivision

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

Proposal: **CHANGE OF USE TO RESIDENTIAL**

Location: **91 and 91A Hanslows road, Cambridge**

Personal Information Removed

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:

Ryan Peterson

Current use of site: **residential but rated commercial**

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.

Personal Information Removed

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

Mandatory Documents

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

- 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.

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.

- 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.



- 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.

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.



SEARCH OF TORRENS TITLE

VOLUME 15524	FOLIO 3
EDITION 6	DATE OF ISSUE 10-Dec-2024

SEARCH DATE : 04-Aug-2025

SEARCH TIME : 02.23 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 3 on Sealed Plan 15524

Derivation : Part of 1,654 Acres Gtd. to R. Pitcairn and Parts of 39 Acres and 67A-3R-0Ps. Gtd. to W. Giblin.

Prior CT 3884/34

SCHEDULE 1

N223644 TRANSFER to IAN CROSSLEY RANKINE and ELISABETH JANE RANKINE Registered 10-Dec-2024 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP 15524 EASEMENTS in Schedule of Easements (if any)

SP 15524 COVENANTS in Schedule of Easements (if any)

SP 15524 FENCING COVENANT in Schedule of Easements

SP 15524 COUNCIL NOTIFICATION under Section 468(12) of the Local Government Act 1962

E400068 MORTGAGE to Australia and New Zealand Banking Group Limited Registered 10-Dec-2024 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



SCHEDULE OF EASEMENTS

Plan No.

S.P 15524

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

No easements or profits a prendre are created to benefit or burden any of the lots shown on the plan.

EASEMENTS: Lot 3 is together with a right of carriageway over the right of way (private) passing through lot 2. Lot 2 is subject to a right of carriageway, as appertenant to lot 3, over the right of way (private) passing through that lot.

THIS COPY SCHEDULE CONSISTS OF 2 PAGE/S

COVENANTS

- 1. The owner of each lot on the plan covenants with the Vendor MICHAEL HENRY McDERMOTT that the Vendor shall not be required to fence.
2. The owner or owners of each lot on the plan, with the exception of Lot 1 covenants with the Vendor and each of them and the owners for the time being of each and every other lot shown on the plan to the intent that the burden of these covenants may run with and bind the covenantor's lot and each and every part thereof and that the benefit thereof shall be annexed to and devolves with each and every part of every other lot shown on the plan to observe the following stipulations: Not without the prior written consent of the Council to
(a) Erect or permit to be erected henceforth on such lot any dwelling or other building closer to any public road or public recreation area than one-sixth of the minimum depth of the lot from such public road or public recreation area.

- 2 -

15524

- (b) Erect or permit to be erected henceforth on such lot any dwelling or other building constructed in whole or in part of unpainted galvanised iron or any other building materials which will contrast rather than blend with the rural environment nor unless and until:
- (i) the exterior design plans and finish of such building or structure (including colour paint and materials intended to be used therein);
 - (ii) the location and or placement of such building or structure on such lot and
 - (iii) the location and or placement of the septic tank on such lot has been approved in writing by the Council
- (c) Remove any tree or trees from such lot.
- (d) Erect on such lot more than one (1) residence, together with such out buildings as may be permitted by the Council
- (e) Re-subdivide such lot at any time.

15524

SIGNED by MICHAEL HENRY McDERMOTT
the Beneficial Owner of the land
described in Conveyance No. 41/4348
in the presence of:

)
)
) M. H. McDermott
)
)

*Peter C. McKay
Cambridge
Member of Parliament.*

Signed By
ALAN GARNET STEWART
as Attorney for THE COMMERCIAL
BANK OF AUSTRALIA LIMITED and
as the Act and deed of the said
Bank in the presence of:-
Stewart
Deputy Officer,
Hobart.

THE COMMERCIAL BANK
OF AUSTRALIA LIMITED
BY ITS ATTORNEY
Stewart
WHEREBY THE COMMERCIAL BANK OF AUSTRALIA LIMITED
HEREBY REVOKES ALL POWERS OF
REVOCAION OF POWER No.
22801 GRANTED TO HIM.

15524

This is the schedule of easements attached to the plan of ...MICHAEL HENRY McDERMOTT
(Insert Subdivider's Full Name)

..... affecting land in

.....
(Insert Title Reference)

Scaled by CLARENCE COUNCIL

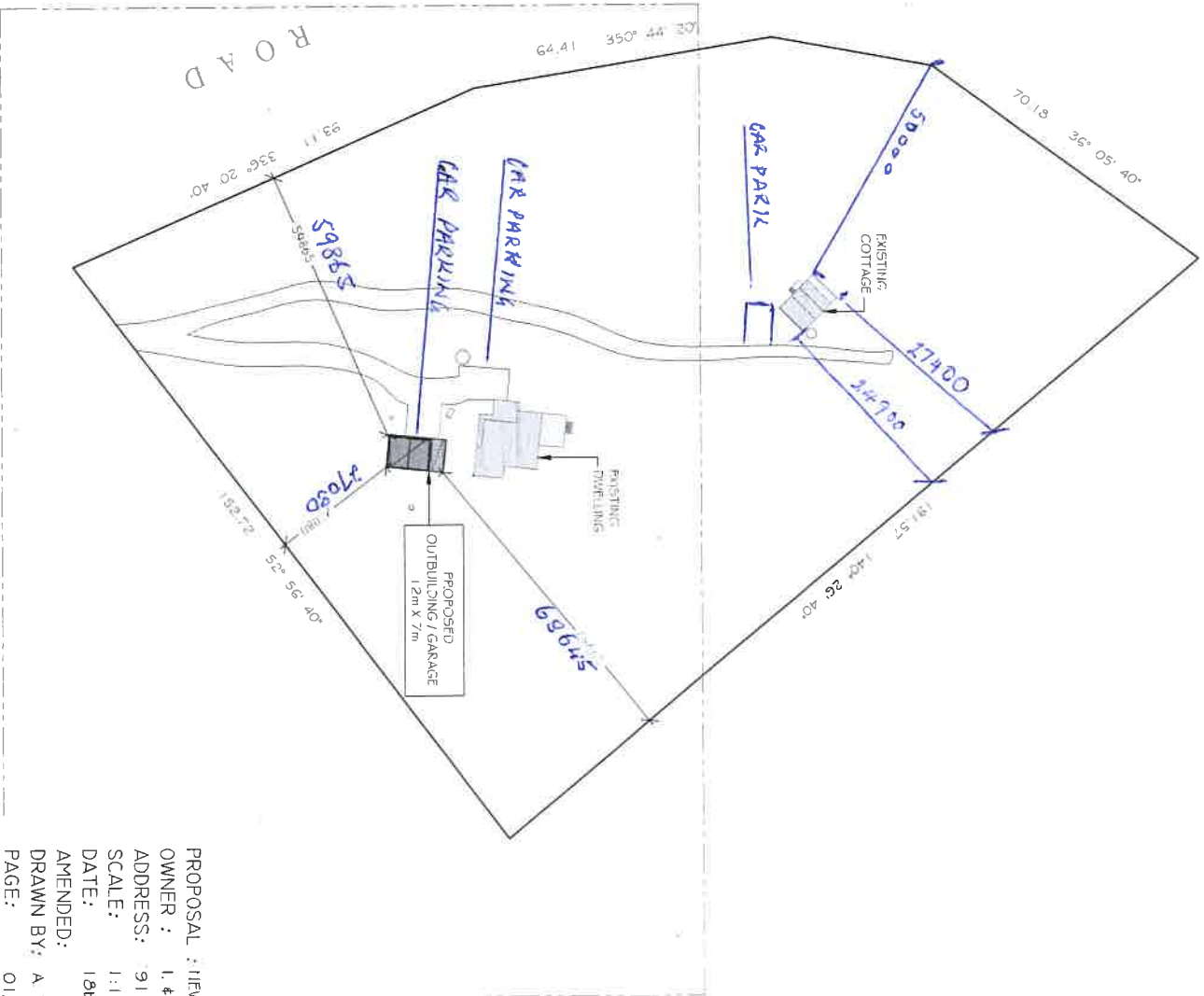
on 27th October 1980

[Signature]
Council Clerk / Town Clerk

35066



HANSLOWS



LOT AREA: 2.160ha
 EXISTING DWELLING AREA (FOOTPRINT): 184m²
 DECOR AREA: 35.5m²
 EXISTING COTTAGE AREA: 607m²
 FOOT AREA: 11.2m²
 PROPOSED OUTBUILDING / GARAGE AREA: 84m²

VOL: 15524
 FOLIO: 3
 2.160ha

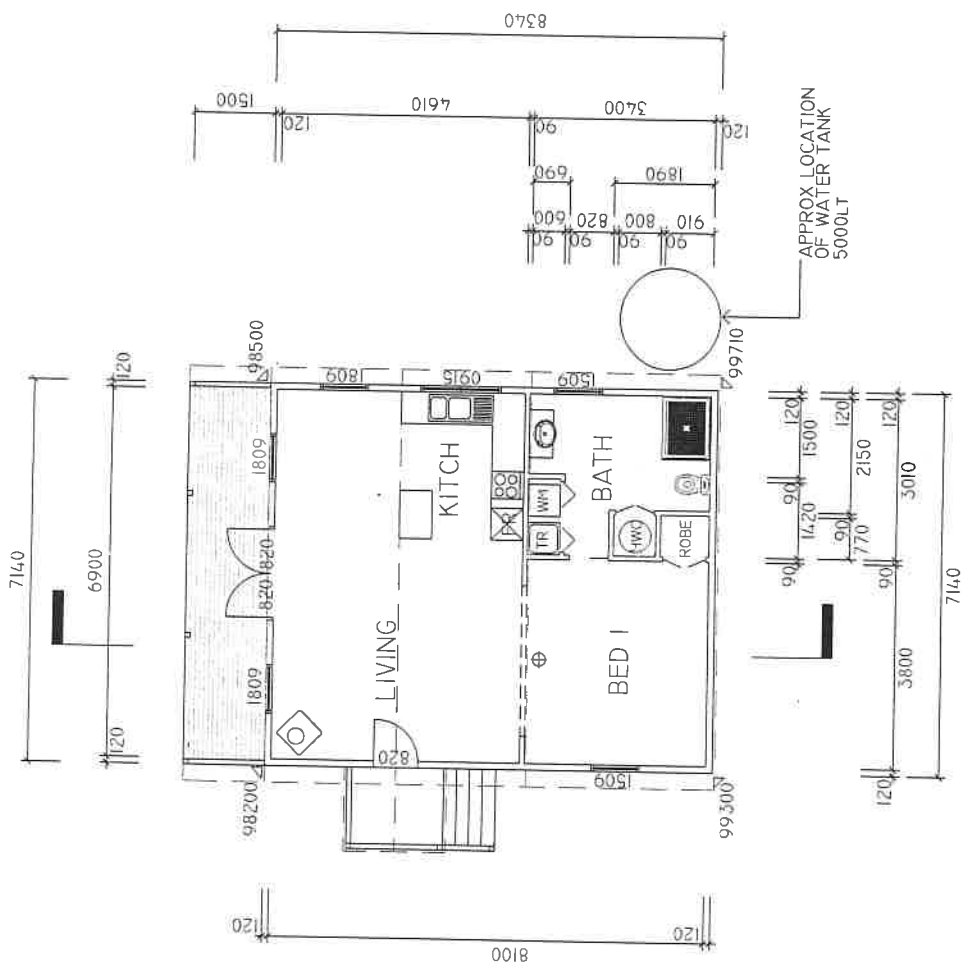
SITE PLAN PREPARED FROM CERTIFICATE OF TITLE INFORMATION AND MEASUREMENTS TAKEN ON SITE. CONFIRMATION OF BOUNDARY LOCATION BY REGISTERED SURVEYOR IS ALWAYS RECOMMENDED PRIOR TO CONSTRUCTION AND IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

SITE PLAN 1:1000

P&J SHEDS PTY LTD, 38 Malenyre Street, Warrington, TAS 7018 P: (03) 62 44 4300 F: (03) 6244 4356 E: admin@pandjsheds.com.au ANK 451848124 This drawing is the property of P&J SHEDS, © 2025

PROPOSAL: NEW OUTBUILDING / GARAGE
 OWNER: I. & E. RAUKIHE
 ADDRESS: 91 HANSLOWS ROAD, CAMBRIDGE, 7170
 SCALE: 1:1000
 DATE: 18th FEBRUARY 2025
 AMENDED:
 DRAWN BY: A BROWN CCG003R
 PAGE: 01/06
 JOB NO.: 100661





FLOOR AREA: 59.54M²
 SMOKE ALARMS

B & B Cottage 1

FLOOR PLAN 1:100

DARRYN WHITE BUILDING DESIGNERS
 B & B Cottage
 1:100

91 Hanslow Road Cambridge

C Moseley
 18 June 2004

ABN 63 100 516 523
 : (03) 6248 5868 : 0409 659 358 : (03) 6248 5829 : darrynwhite@ozemail.com.au

04/09 0891

05 AUGUST 2025

**Personal
Information
Removed**

Dear Ryan,

**CHANGE OF USE TO RESIDENTIAL APPLICATION – PDPLIMPLN -2025/053911 – 91 and 91A
HANSLOWS ROAD, CAMBRIDGE**

Thank you for your letter dated 1 August 2025, and subsequent email dated 4 August in relation to the above.

BACKGROUND

I purchased this property on 30th October 2024 and payment of rates at that time was by pro rata apportionment on settlement. It was not evident to me at that time that the rating used was for commercial use.

The property comprises a four-bedroom family home and a separate one-bedroom self-contained cottage. There are two dwellings on the one title with shared access but separate water, electricity and sewerage connections/services.

I understand the previous owner may have been renting the second premises – a one-bedroom cottage - via online accommodation booking portals hence that rating for commercial.

Since our purchase the property is tenanted by my son and his family in the 4-bedroom home and our adult granddaughter rents the one-bedroom cottage.

The recently received Notice of Rates for 25/26 was the first opportunity to note the significant increase in General Rating of .0048648096 x \$915,000 being assessed capital value.

Upon enquiry it was evident the commercial rating of the property resulted in this higher charge.

I am seeking to have the property re-classified to residential – which is its actual purpose. It is not being used for commercial purposes.

APPLICATION FOR CHANGE OF USE TO RESIDENTIAL

You have requested that I address the Tasmanian Planning Scheme – Clause 21.3.1 Use Standards of the Agricultural Zone and specifically Performance Criterion P4.

As requested, please refer to attachments for:

1. Certificate of Title (Folio Plan and Folio Text)
2. Site plan showing location of existing buildings and car parking. The attached plan is scaled 1:1000

As also requested, please note the following to demonstrate compliance with the performance criteria under clauses 21.3.1 P4

It is noted the objective under 21.3.1 for Discretionary Use is to:

- a) Support agricultural use
- b) Protect land for agricultural use by minimising the conversion of land to non-agricultural use

P4

A Residential Use listed as discretionary must:

- a) Be required as part of an agricultural use, having regard to:
 1. The scale of agricultural use
 2. The complexity of agricultural use
 3. The operational requirements of agricultural use
 4. The requirement for the occupier of the dwelling to attend to the agricultural use and
 5. Proximity of the dwelling to the agricultural use, OR
- b) Be located on a site that:
 1. Is not capable of supporting agricultural use
 2. Is not capable of being included with other agricultural land (regardless of ownership) for agricultural use, and
 3. Does not confine or restrain agricultural use on adjoining properties.

RESPONSE:

It is contended the requested change of use from commercial to residential does not impact on any of these criteria in any material way. There is no existing agricultural use in place at this property, and none is intended beyond maintaining a non-commercial family garden. The property has two dwellings on the one title as approved by council in 2004 – when the one-bedroom cottage was constructed. The primary and sole purpose of these dwellings is to provide suitable residential accommodation for the tenants. As previously mentioned, those tenants are immediate family members.

Adjoining properties are 115 and 65 Hanslows Road, Cambridge.

65 Hanslows Road has a principal residence estimated to be approx. 50 metres from our common boundary.

115 Hanslows Road has outbuildings/shed located approximately 15 metres from it's nearest boundary.

Adjoining properties have been in-situ for many years and although also zoned agricultural they are used as principal residences and agricultural use is limited to typical family gardening and non-commercial activity

I do trust the provision of this information allows you to positively review our change of use from Commercial to Residential application and look forward to your further advice on this process.

**Personal Information
Removed**

**Personal
Information
Removed**

EMAIL: cityplanning@ccc.tas.gov.au

Dear Ryan,

**CHANGE OF USE TO RESIDENTIAL SECONDARY DWELLING APPLICATION – PDPLIMPLN -
2025/053911 – 91 and 91A HANSLOWS ROAD, CAMBRIDGE**

Thank you again for your assistance with this matter. I do appreciate you and your team's efforts to find a satisfactory solution to this change of use application and as per your email received 12th August 2025, please note the following:

- **Floor plan for the secondary residence.**

Please refer attached.

- **Confirmation that the secondary residence and dwelling have been changed to the same electrical meter.**

This process is underway with my electrician in conjunction with Tas Networks. I am told this is a straightforward process and should not take very long. I will contact you again to confirm the change to single meter as soon as completed.

- **Address all the following as to how the cottage meets the definition for secondary residence which is as follows:**

means an additional residence which is self-contained and:

- (a) has a gross floor area not more than 60m²;***

Please refer attached floor plan which is stamped 29/07/2004 as being approved by CCC. Total floor area 59.54m²

- (b) is appurtenant to a single dwelling;***

The self-contained cottage is referred to as 91A Hanslows Road and belongs to the same owners as main residence 91 Hanslows Road. Both properties are one the one title under common ownership of Ian Crossley and Elisabeth Jane Rankine.

(c) shares with the single dwelling access and parking, and water, sewerage, gas, electricity and telecommunications connections and meters; and

I can confirm both properties are accessed via a common driveway with adjacent parking at each dwelling. The entire property is NOT on town water or sewerage and each building therefore has its own rainwater tank, septic sewerage and wastewater treatment facility. There is no natural gas connection at either dwelling. As referenced previously the property electrical meter will be converted to single account in very near future. I will confirm when completed.

(d) may include laundry facilities.

Laundry facilities exist in both dwellings.

I note from your email dated 12th August that upon confirmation of the above you will cancel the lodged development application and provide me with a cancellation letter.

As the development application will be cancelled, the advertising fee will be cancelled and 40% of the assessment fee will be refunded as per our fee schedule. To confirm, I've not yet paid any fees so if you can provide a revised invoice, I'll arrange prompt remittance of the reduced fees and charges.

In the cancellation letter you will provide for advice that the cottage is now used as a secondary residence of residential use, which will be used by Council's Rates Department to advise the Office of the Valuer General (OVG) of the change of use for the property.

The OVG will then review and make the necessary changes to their records and advise council of the new land use code.

Once Council Rates Department receive this advice from the OVG, they will then adjust the rates charged to the property based on the new land use code provided, and issue supplementary rates notice.

As advised, I will remit payment of current rates instalments as they fall due and note that an appropriate credit will be back dated to our Change to Residential application date.

I do trust the provision of this information allows you to positively review our change of use from Commercial to Residential Secondary Dwelling Application and look forward to your further advice on this process.

**Personal Information
Removed**