



## **DEVELOPMENT APPLICATION**

### **PDPLANPMTD-2025/055755**

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

**LOCATION:** 2/1 Owen Court, Lindisfarne

**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: **Change of use to visitor accommodation**

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Location: **2/1 Owen Court, Lindisfarne**

**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:

**Ryan**

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: **9/22/25**

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.

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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.



SEARCH OF TORRENS TITLE

VOLUME 161132	FOLIO 2
EDITION 2	DATE OF ISSUE 04-Jul-2011

SEARCH DATE : 22-Sep-2025

SEARCH TIME : 11.56 AM

DESCRIPTION OF LAND

City of CLARENCE

Lot 2 on Strata Plan 161132 and a general unit entitlement operating for all purposes of the Strata Scheme being a 1 undivided 1/2 interest

Derived from Strata Plan 161132

Derivation : Part of 970 Acres Gtd. to E.P. Wilson & Ors.

SCHEDULE 1

D16105 TRANSFER to PETER AUBREY MACKENZIE Registered  
04-Jul-2011 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 161132 folio 0

SP 41663 EASEMENTS in Schedule of Easements

SP 41663 FENCING COVENANT in Schedule of Easements

D16106 MORTGAGE to Commonwealth Bank of Australia  
Registered 04-Jul-2011 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 161132	FOLIO 0
EDITION 1	DATE OF ISSUE 08-Feb-2011

SEARCH DATE : 22-Sep-2025

SEARCH TIME : 11.56 AM

DESCRIPTION OF LAND

City of CLARENCE

The Common Property for Strata Scheme [161132](#)

Derivation : Part of 970 Acres Gtd. to E.P. Wilson & Ors.

Prior CT [41663/3](#)

SCHEDULE 1

STRATA CORPORATION NUMBER [161132](#), 1 OWEN COURT, LINDISFARNE

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

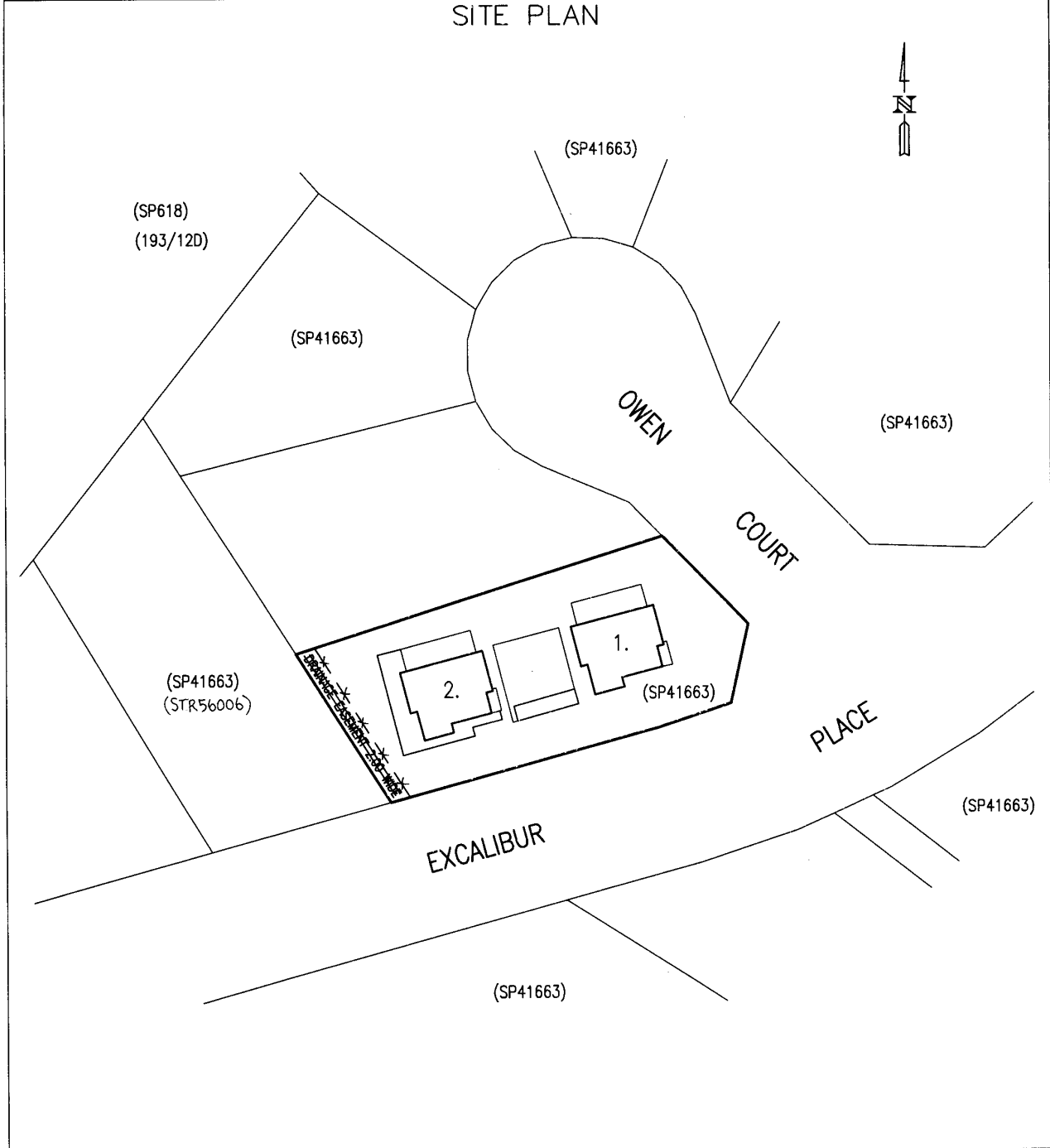
SP [41663](#) EASEMENTS in Schedule of Easements

SP [41663](#) FENCING COVENANT in Schedule of Easements

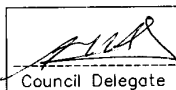
UNREGISTERED DEALINGS AND NOTATIONS

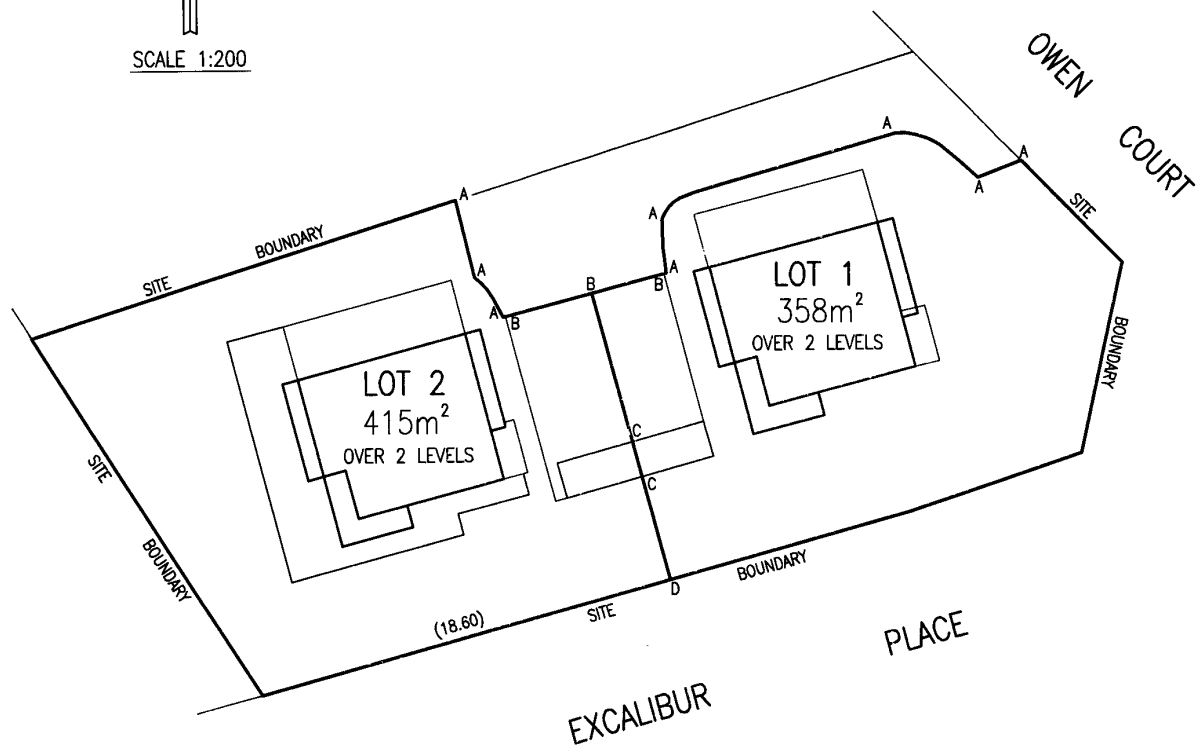
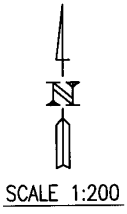
No unregistered dealings or other notations

CITY/TOWN <del>LINDISFARNE</del> CLARENCE		<b>STRATA PLAN</b> SHEET 1 OF 3 SHEETS		REGISTERED NUMBER <b>161132</b>	
SUBURB/LOCALITY LINDISFARNE				STRATA TITLES ACT 1998 REGISTERED <b>-7 FEB 2011</b>	
FOLIO REFERENCE C.T.41663-3		NAME OF STRATA SCHEME 1 OWEN COURT, LINDISFARNE.		<i>Mia Lova</i> Recorder of Titles	
SITE COMPRISES THE WHOLE OF LOT 3 ON PLAN No. 41663		SCALE 1:400			
MAPSHEET MUNICIPAL CODE No. 107 (5225-33)	LAST UPI No. HLL48				



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	23-12-10 Date	<i>[Signature]</i> Registered Land Surveyor	30/11/10 Date
	STAGED/COMMUNITY DEVELOPMENT. SCHEME No. (IF APPLICABLE)	LODGED BY <u>ANTHONY WINTER</u> <i>James McElidowney</i> Surveying, 15 Ingram St, South Hobart		

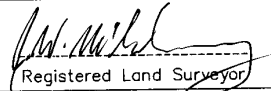
STRATA PLAN SHEET 2 OF 3 SHEETS	STRATA TITLES ACT 1998  Council Delegate	Registered Number <b>161132</b>
	Date 23/12/10	



THE HORIZONTAL LOT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES DEFINED BY :

- SITE BOUNDARIES AS LABELLED
- EDGES OF CONCRETE LABELLED AA
- EDGE OF EAVES & GUTTERING LABELLED BB
- OPEN AND PROLONGATION OF EDGE OF EAVES & GUTTERING LABELLED AB
- CENTRE OF WALL LABELLED CC
- JOINTLINE IN CONCRETE LABELLED BC
- OPEN AND DEFINED BY MEASUREMENT LABELLED CD

THE VERTICAL LOT BOUNDARIES EXTEND FROM 1.00 METRES BELOW GROUND LEVEL TO 8.00 METRES ABOVE GROUND LEVEL

  
 Registered Land Surveyor  
 Date 30/11/10



Proposed Change of Use – 2/1 Owen Court

22/09/2025

To:

Clarence Council

### **Details of the Location of the Proposed Use or Development**

Please see attached Certificate of Title, Sealed Plan for 2/1 Owen Court. Please note there is no Schedule of Easements available online

### **Description of the Proposed Use or Development**

The proposal is for a change of use to visitor accommodation. The unit will be suitable for a maximum of 4 guests, comprising two bedrooms with two car spaces available onsite.

### **Description of the Proposed Operation**

Guest Numbers: Maximum of 4 guests.

Operating Hours / Quiet Hours: Quiet hours are observed between 11:00 pm and 6:00 am.

Type of Accommodation: Short-stay holiday accommodation.

Management: The property will be professionally managed by Hobart Short Stay Management to ensure guest compliance and minimise disruption.

Point of Contact: Johnnie Lennard, 0448 595 221, will be the nominated contact to address any issues promptly.

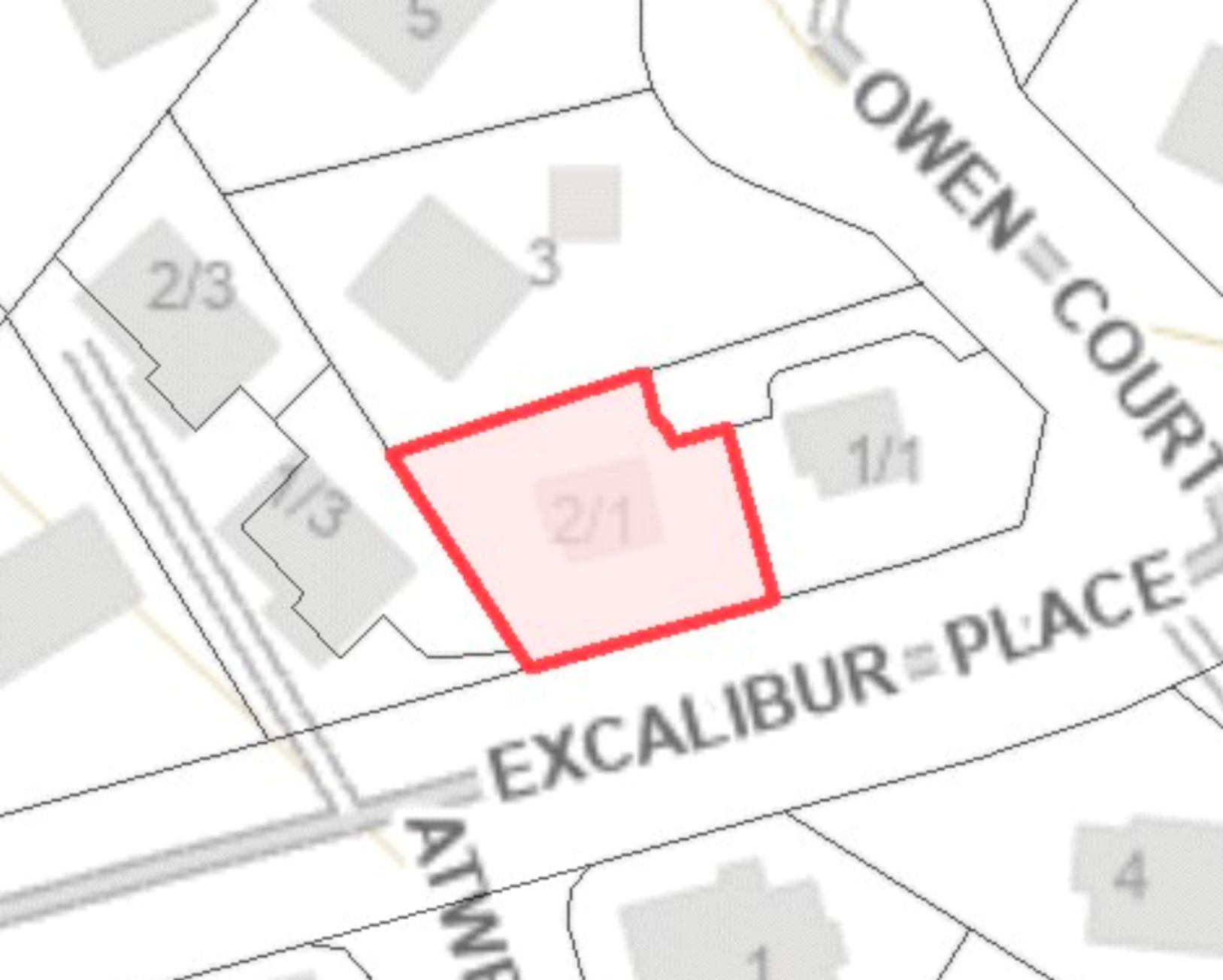
Movements and Access: Guests will arrive and depart via standard passenger vehicles. Two car spaces are available for the unit, ensuring no additional parking pressure on surrounding areas.

Waste Management: Guests will be directed to use the existing council waste collection services.

Noise and Amenity: No amplified music or disruptive activities will be permitted, with management oversight to ensure compliance.

### **Owner Notification**

I confirm the owner has been notified of this application and has provided consent for submission.



OWEN COURT

EXCALIBUR PLACE

ATWATER

2/1

2/3

3

1/3

1/1

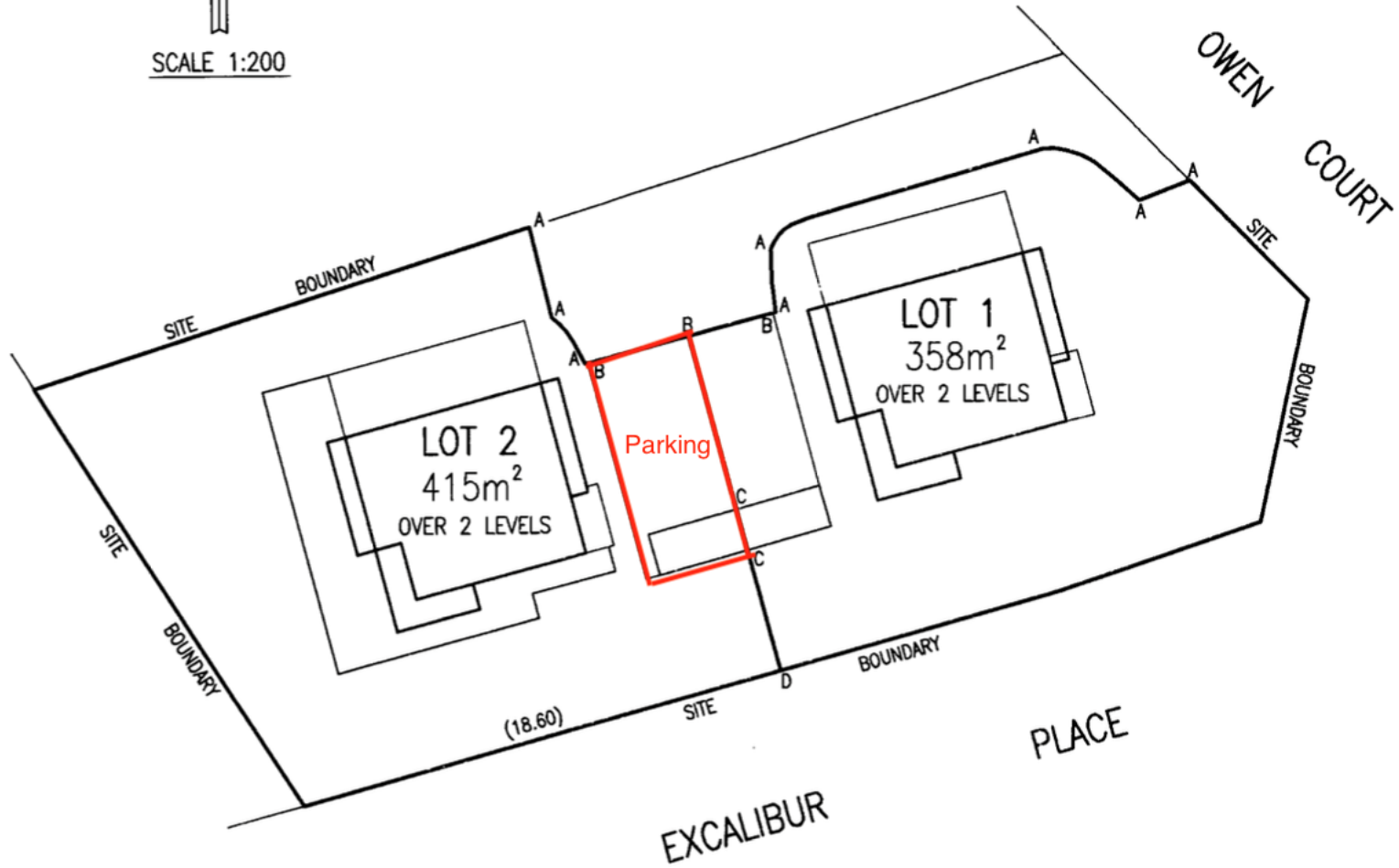
4

5

1



SCALE 1:200



Upstairs

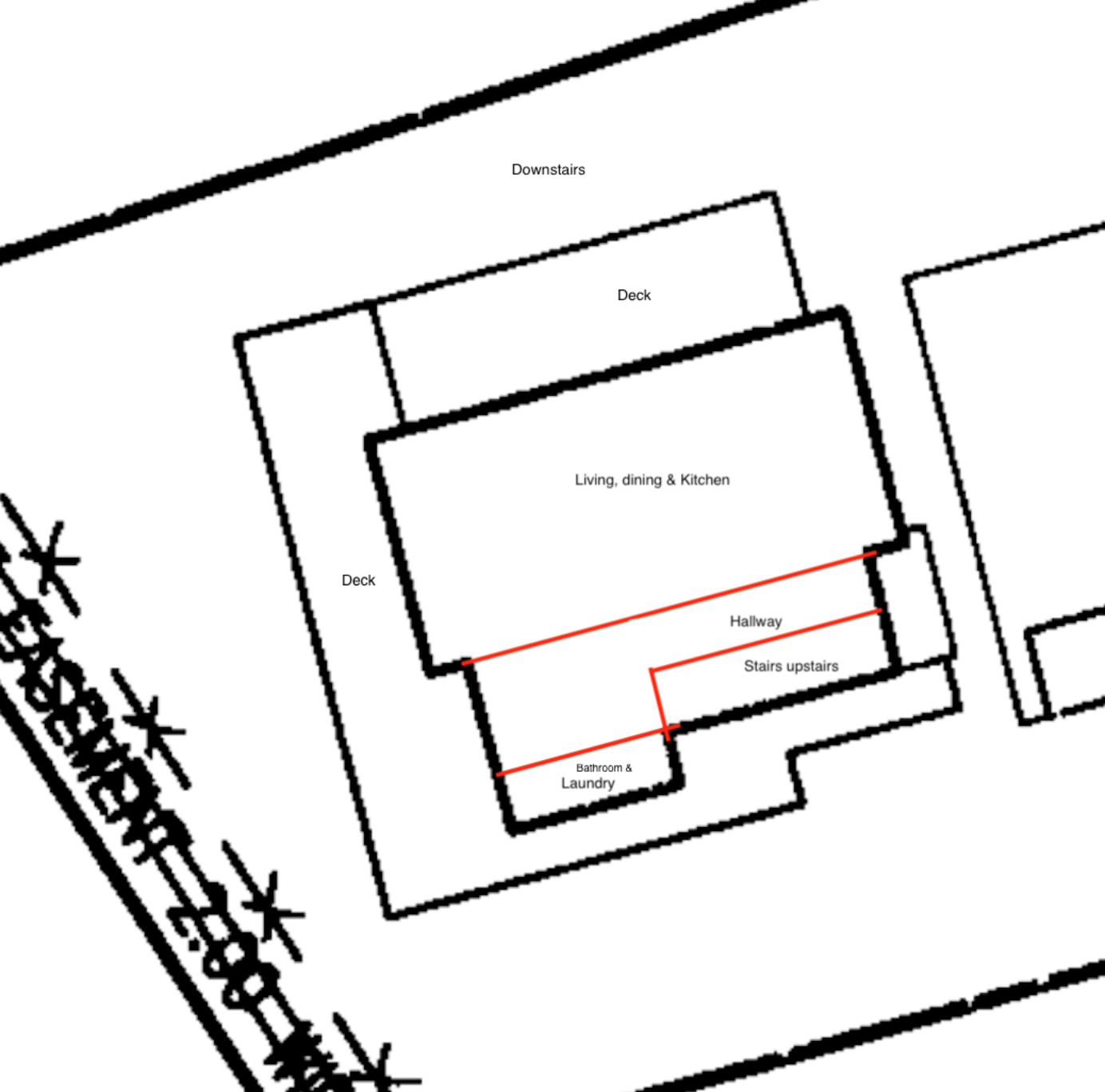
Bedroom 2

Bedroom 1

Hallway &  
Staircase

Bathroom

\*  
DRAINAGE EASEMENT  
2'-00" WIDE  
\*



Downstairs

Deck

Living, dining & Kitchen

Deck

Hallway

Stairs upstairs

Bathroom &  
Laundry



### Clause 8.3.2 P1 – Visitor Accommodation Compatibility and Amenity

(a) Privacy of adjoining properties:

The property is one of only two dwellings within a small strata arrangement. It will operate as a self-contained short-stay unit with no shared outdoor areas. Fencing is in place to protect the privacy of both guests and adjoining residents.

(b) Noise impacts:

The accommodation is limited to a maximum of four guests in two queen beds, comparable to a typical residential household. Guests are required to observe quiet hours between 11 pm and 6 am. The property will be professionally managed with 24/7 support, and the manager's contact details are provided to both guests and neighbours if requested to ensure any concerns are promptly addressed.

(c) Scale and compatibility with area:

The property is part of an established residential area and maintains its residential form and scale. The use does not alter the external appearance or intensity of the dwelling and remains compatible with the surrounding residential character.

(d) Retaining residential function of the area:

The property remains residential in use and appearance and can easily revert to long-term occupancy. The short-stay operation will not diminish the area's primary residential function.

(e) Impact on local road network:

Traffic generation will be minimal, typically one or two vehicles per booking. Guests are instructed to park only in the designated on-site parking space, ensuring there is no impact on street parking or the safety and efficiency of the local road network.

(f) Impact on rights of way:

There are no shared rights of way impacted by this proposal.

## Clause 8.3.2 P2 – Amenity within Strata Scheme

### (a) Privacy of residents:

Each of the two strata lots maintains independent access and private outdoor areas, ensuring privacy for long-term residents and guests alike.

### (b) Noise:

Guest capacity is small, and quiet hours (11 pm–6 am) are enforced. The professional management structure and 24/7 contact availability provide a clear avenue for resolving any issues.

### (c) Residential function of strata scheme:

The strata remains primarily residential, and the visitor accommodation use will not change its function or character.

### (d) Location and layout:

The layout provides clear separation between the two dwellings, and access and parking arrangements remain unchanged.

### (e) Extent of other non-residential uses:

There are no other non-residential uses within the strata scheme.

### (f) Impact on shared access and common property:

Guests utilise the same parking and access arrangements as the lot owner and do not restrict or interfere with shared areas.

Please find attached the amended floor plan as requested as well as amended parking. Should you require any further clarification, I'd be happy to provide additional information.