



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/059333

PROPOSAL: Change of Use to Visitor Accommodation

LOCATION: 11 Sunnyside Road, Lindisfarne

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 24/03/2026 00:00:00

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 24/03/2026 00:00:00. 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 24/03/2026 00:00:00.

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.

Planning Application

Use this form to obtain planning approval for the use and development of land, including change of use, subdividing land into smaller lots, lot consolidation, or signage.

Please refer to the Planning Application checklist on the following pages to determine what documentation must be submitted with your application.

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

Location: **11 Sunnyside Rd Lindisfarne**

Personal Information Removed

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:

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



Planning Application 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.





Historic Cultural Heritage Act 1995

Section 87

CERTIFICATE FOR AFFECTED PLACE

Address: 11 Sunnyside Road, Lindisfarne

PID: 5148063

Title: 74618/5

Your Ref.: CMB:2000793

I, Ester Guerzoni, Senior Executive Officer, Heritage Tasmania, pursuant to S.87 of the Historic Cultural Heritage Act 1995 (“the Act”) hereby certify that as at the date of this certificate, the place identified above is:

- **Not affected by any action of the Minister or the Heritage Council made under the Act or any decision or determination under the Act.**

Please Note:

This certificate does not, in any way, prevent the place from being affected by any action, decision or determination under the Act in the future.

The Act does not apply to a place of historic cultural heritage significance only on the ground of its association with Aboriginal history or tradition or Aboriginal traditional use. This place may also be listed as a place or in a precinct in the Heritage Schedule or Code of the planning scheme. If unsure, you should confirm this with the relevant local planning authority.

Dated: Thursday, 6 February 2020

Signed:

A handwritten signature in black ink, appearing to read 'E. Guerzoni', written over a light grey rectangular background.

Senior Executive Officer, Heritage Tasmania
Under the direction of the Tasmanian Heritage Council

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36

DIAGRAM FROM ACTUAL SURVEY

TOWN OF LINDISFARNE
Part of 970 Ac. gtd to E.P. Wilson, A.G. Webster
and C.P. Davis

No. OF APPLICATION

Scale 60 feet to an inch

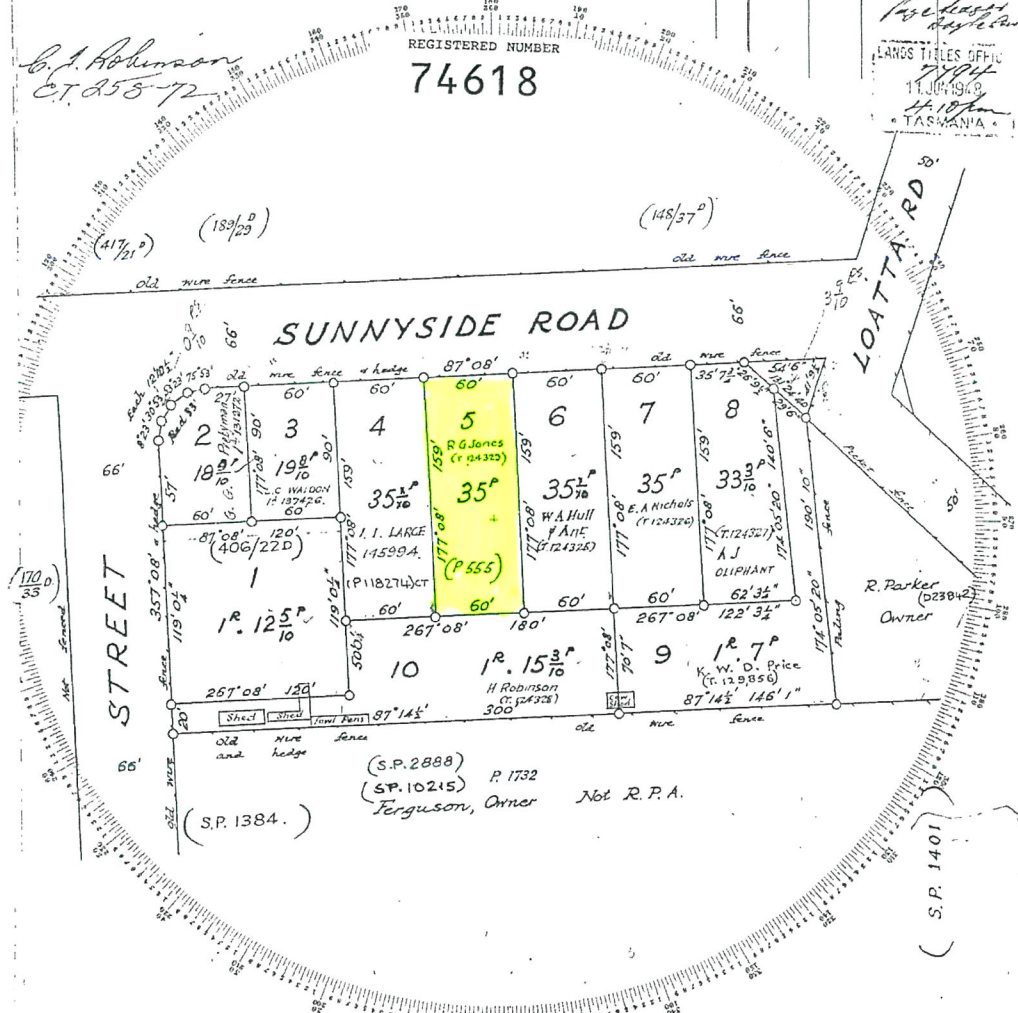
REFERENCE TO CORNERS

COR.	BEARING	DISTANCE IN LINKS	FROM

REGISTERED NUMBER
74618

C.J. Robinson
C.T. 858-72

LANGS TITLES OFFICE
11 JUN 1948
TASMANIA



To be filled in by Surveyor:
Date of Instructions
Survey commenced
Survey finished
Error of close 1 in
Plotted by
Office examination:
Examined as to boundaries
Mathematically checked
Entered on Card by
Dated this

I, Edward Mulhearn Lilley of Hobart
Registered Surveyor, of Tasmania, do hereby certify that this plan has been made from surveys executed by me or under my own personal supervision, inspection, and field check, and that both plan and survey are correct, and have been made in accordance with the Land Surveyors' By-Law No. 2, dated 3rd July, 1946.

3rd day of March, 1948
E. Lilley
Authorized Surveyor.

CERTIFICATE OF TITLE

LAND TITLES ACT 1980



TASMANIA

TORRENS TITLE

VOLUME		FOLIO
74618		5
EDITION	DATE OF ISSUE	
5	16-Mar-2020	
Page 1		of 1

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.

A handwritten signature in black ink, appearing to read 'Denn', written over a horizontal line.

Recorder of Titles



DESCRIPTION OF LAND

City of CLARENCE
Lot 5 on Plan 74618 (formerly being P555)
Derivation : Part of 970 Acres Gtd. to E.P. Wilson and Ors.
Prior CT 2764/29

SCHEDULE 1

M809431 TRANSFER to COSTMAC INVESTMENTS PTY LTD Registered
16-Mar-2020 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
124329 FENCING CONDITION in Transfer

D 203
36

DIAGRAM FROM ACTUAL SURVEY



TOWN OF LINDISFARNE
Part of 970 Ac. gtd to E.P. Wilson, A.G. Webster
and C.P. Davis

app. r. v. d.
FOR THE MUNICIPALITY OF CLARENCE
J. Mulhearn
8 2 48

No. OF APPLICATION

Scale 60 feet to an inch

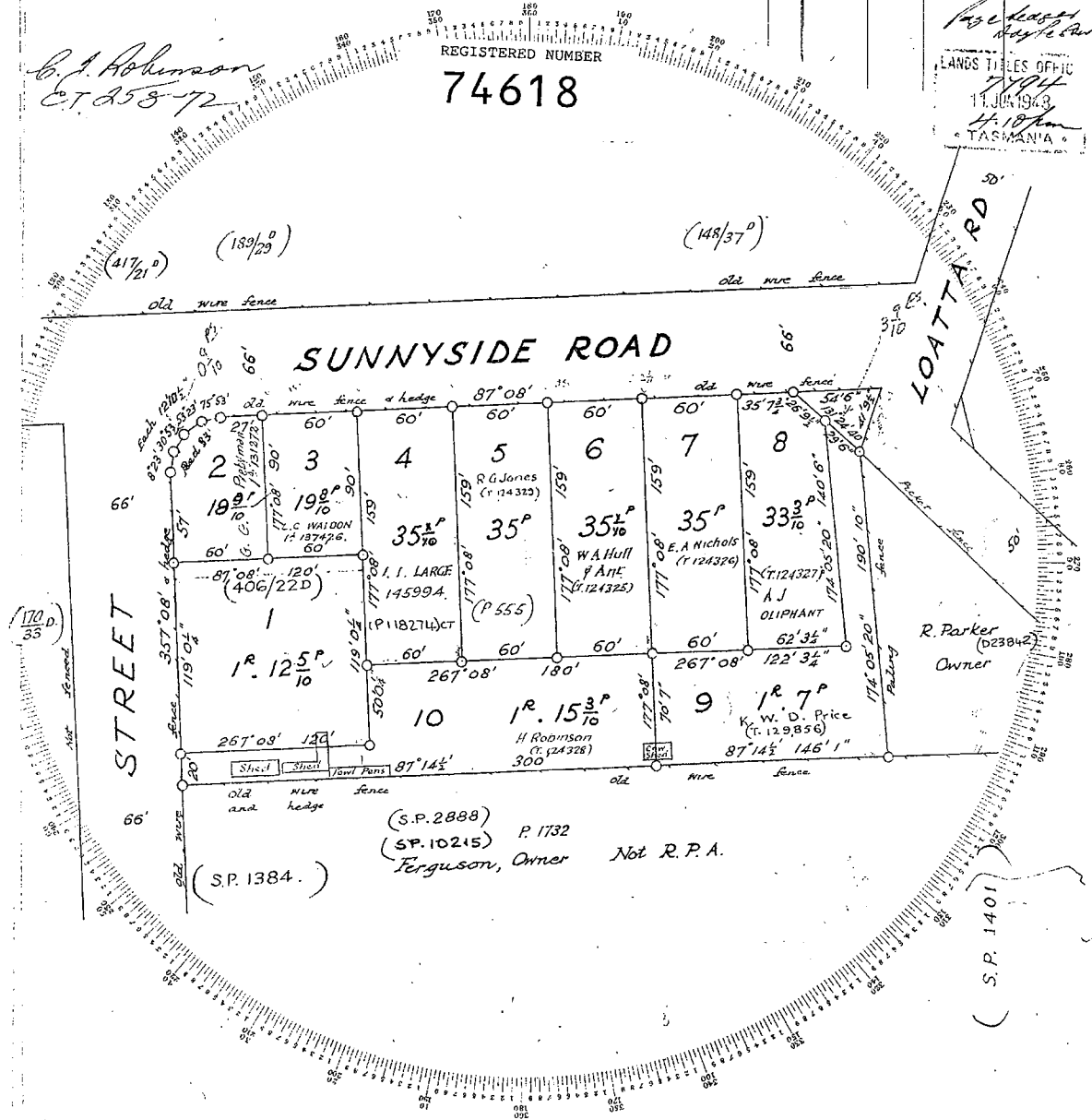
REFERENCE TO CORNERS

COR.	BEARING	DISTANCE IN LINKS	FROM

C. J. Robinson
C.T. 258-72

REGISTERED NUMBER
74618

LANDS TITLES OFFICE
17 JUN 1948
H. 10
TASMANIA



To be filled in by Surveyor.
Date of Instructions
Survey commenced
Survey finished.
Error of close 1 in
Plotted by
Office examination.
Examined as to boundaries
Mathematically checked
Entered on Card by
Dated this

I, Edward Mulhearn Lilley of Hobart
Registered Surveyor, of Tasmania, do hereby certify that this plan has been made from surveys executed by me or under my own personal supervision, inspection, and field check, and that both plan and survey are correct, and have been made in accordance with the Land Surveyors' By-Law No. 2, dated 3rd July, 1946.

3rd day of March, 19 48
E. M. Lilley
Authorised Surveyor.

18 February 2026

City of Clarence
38 Bligh St Rosny Park
PO Box 96
Rosny Park TAS, 7018

Sent via email: clarence@ccc.tas.gov.au

Application for change of use to visitor accommodation at 11 Sunnyside Rd Lindisfarne.

We request approval for change of use to visitor accommodation at 11 Sunnyside Rd Lindisfarne.

Please see below information as assessed against Tasmanian Planning Scheme, State Planning Provisions:

8.3.2 Visitor Accommodation

Objective:

That Visitor Accommodation:

- (a) *is compatible with the character and use of the area;*
- (b) *does not cause an unreasonable loss of residential amenity; and*
- (c) *does not impact the safety and efficiency of local roads or rights of way.*

- Response: The site comprises 2 (two) four bedroom townhouses developed as residential dwellings and therefore is compatible with the surrounding housing.

A1

Visitor Accommodation must:

- (a) *accommodate guests in existing habitable buildings; and*
- (b) *have a gross floor area of not more than 200m² per lot.*

- Response: The site does accommodate guests in existing habitable buildings; the gross floor area exceeds 200m²

P1

Visitor Accommodation must be compatible with the character and use of the area and not cause an unreasonable loss of residential amenity, having regard to:

- (a) the privacy of adjoining properties;*
- (b) any likely increase in noise to adjoining properties;*
- (c) the scale of the use and its compatibility with the surrounding character and uses within the area;*
- (d) retaining the primary residential function of an area;*
- (e) the impact on the safety and efficiency of the local road network; and*
- (f) any impact on the owners and users rights of way.*

- Response: Each townhouse has been designed with privacy screening on the lower level outdoor areas to ensure both visual on noise privacy is maintained by all neighbours (as shown in images contained in attached appendix).

The townhouses have been developed as residential dwellings and are therefore compatible with the surrounding housing.

The site contains a total of five (5) off street car parking spaces, this includes four (4) garaged car parking spaces, plus an additional off street parking space with easy driveway access and passing areas (as shown in images contained in attached appendix).

A2

Visitor Accommodation is not for a strata lot that is part of a strata scheme where another strata lot within that strata scheme is used for a residential use.

- Response: The property is not part of a strata scheme.

Appendix: Site Images and Plans



U 1 - Colour North Elevation 1:100



U 1 - Colour East Elevation 1:100



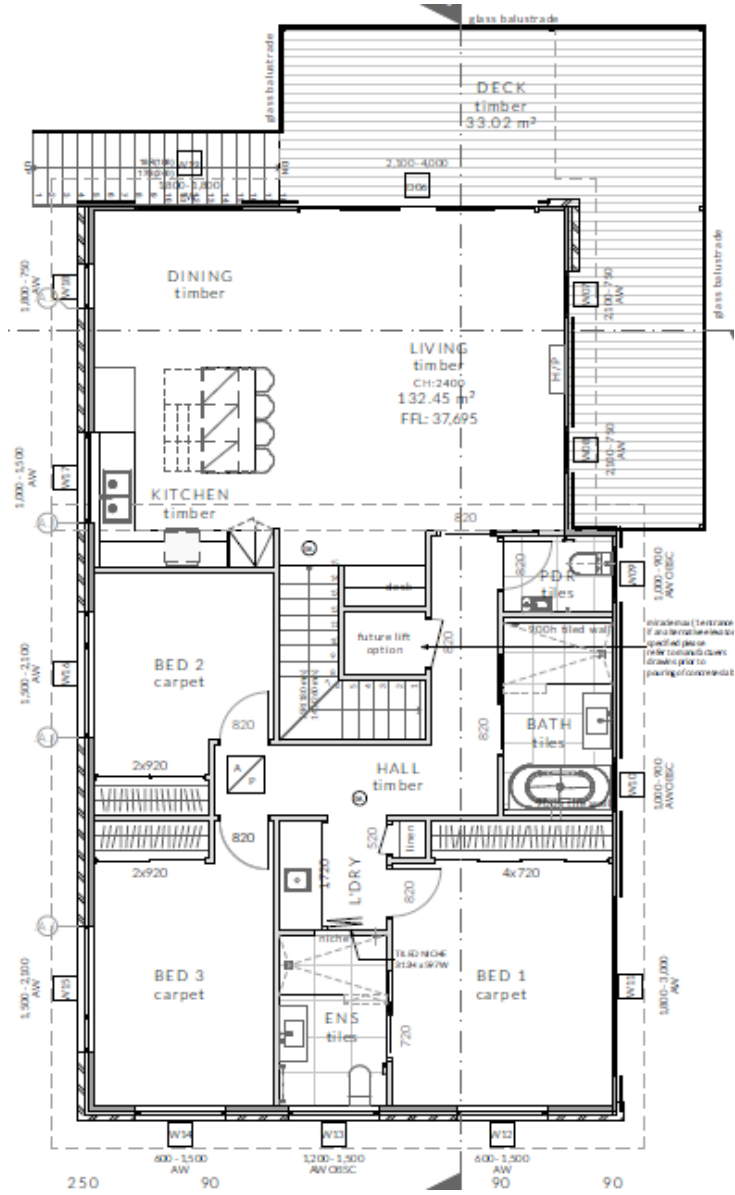
U 2 - Colour West Elevation



U 2 - Colour North Elevation

1:100

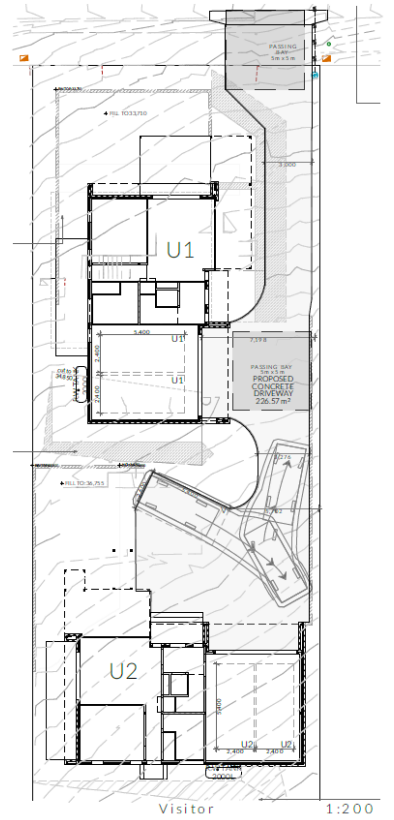
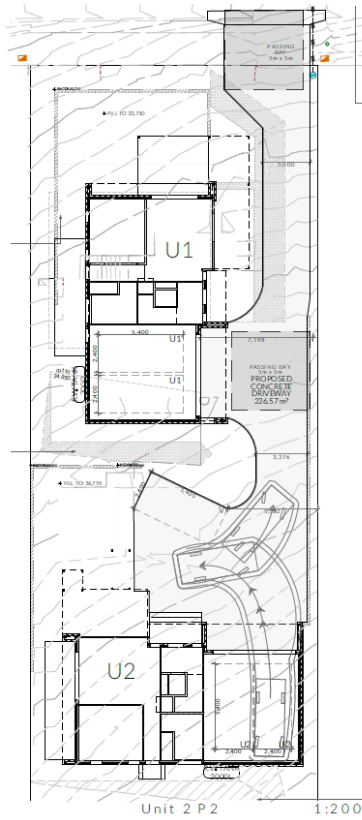
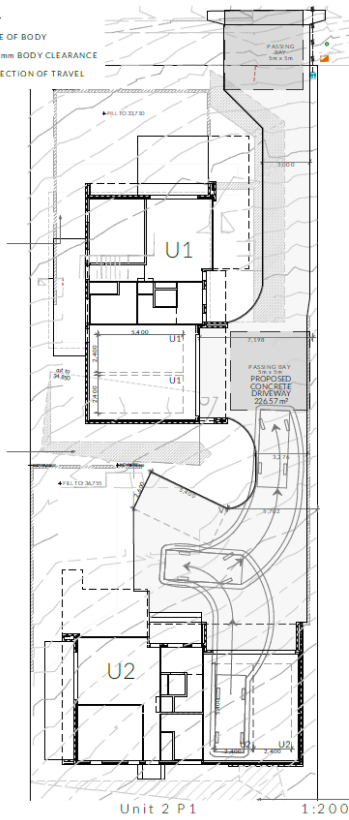
Plan Unit 1



Site/Traffic Plan

Turning Path Legend

- LINE OF BODY
- 300mm BODY CLEARANCE
- DIRECTION OF TRAVEL



SUNNYSIDE ROAD

