



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/059819

PROPOSAL: Change of use to Visitor Accommodation

LOCATION: 26 Cleburne Street, Risdon

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 16/04/2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 16/04/2026. 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 16/04/2026.

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.

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: **26 Cleburne Street, Risdon TAS 7017**

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:

NA

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

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.
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- 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 153383	FOLIO 7
EDITION 5	DATE OF ISSUE 20-Apr-2016

SEARCH DATE : 24-Nov-2025

SEARCH TIME : 09.33 AM

DESCRIPTION OF LAND

City of CLARENCE

Lot 7 on Sealed Plan [153383](#)

Derivation : Part of 2A-3R-17.4/10Ps (Sec C) Gtd to Henry Newman

Prior CT [152493/18](#)

SCHEDULE 1

[M557667](#) TRANSFER to PAUL JOHN WILSON and SHARON LEE HOPE
Registered 20-Apr-2016 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP153383](#) EASEMENTS in Schedule of Easements

[SP153383](#) FENCING COVENANT in Schedule of Easements

[E40979](#) MORTGAGE to Commonwealth Bank of Australia

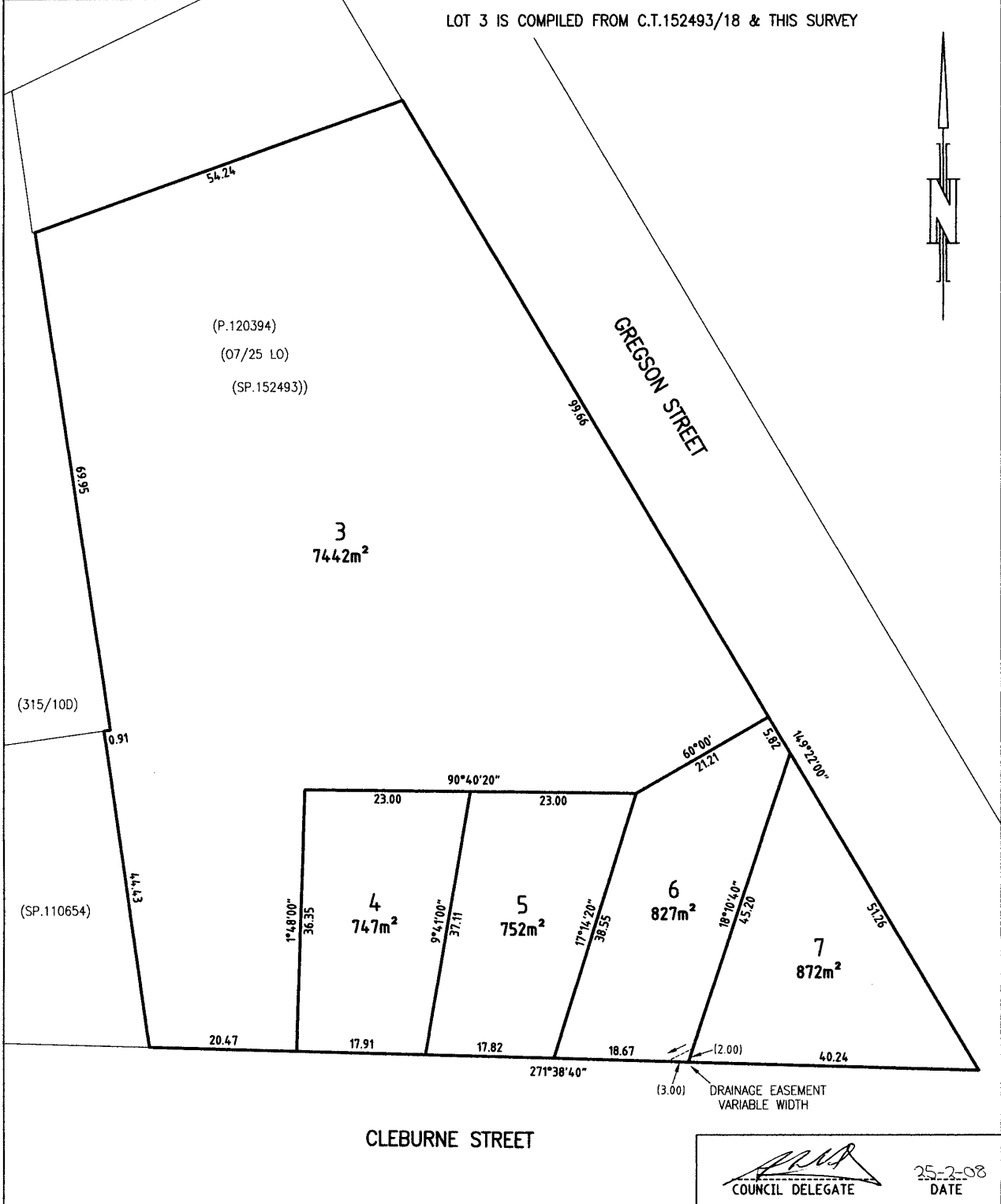
Registered 20-Apr-2016 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER ANTHONY JOHN CLARK & ESMA JANE CLARK	PLAN OF SURVEY BY SURVEYOR ANDREW STEPHEN BIRCH ROGERSON & BIRCH SURVEYORS UNIT 1B 120 CAMBRIDGE ROAD ROSNY PARK PH 6244-6256 FAX 6244-6221 MOB. 0418-120-796	REGISTERED NUMBER SP153383
FOLIO REFERENCE C.T.152493/18		APPROVED EFFECTIVE FROM 14 MAR 2008 <i>Alice Kawa</i> Recorder of Titles
GRANTEE PART OF LOT 4 (2A-3R-17.4/10Ps) GTD TO HENRY NEWMAN	LOCATION CITY OF CLARENCE	SCALE 1:500 LENGTHS IN METRES

MAPSHEET MUNICIPAL CODE No. 107 (5275-12)	LAST UPI No. 1400862	LAST PLAN No. SP.152493	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
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COUNCIL APPROVAL

Registered Number

SP 153383

(Insert any qualification to the permit under section 83(5), section 109 or section 111 of the Local Government (Building & Miscellaneous Provisions) Act 1993)

The subdivision shown in this plan is approved

In witness whereof the common seal of Clarence City Council has been affixed, pursuant to a resolution of the Council of the said municipality passed the 19 day of September 2005, in the presence of us
Member Alex Van Der Hek
Corporate Secretary
Clarence City Council
38 Bligh Street
Rosny Park 7018
General Manager

Council Reference 50-2005/18

NOMINATIONS

For the purpose of section 88 of the Local Government (Building & Miscellaneous Provisions) Act 1993 the owner has nominated

PETER WORRALL LAWYERS Solicitor to act for the owner
ROGERSON & BIRCH SURVEYORS Surveyor to act for the owner

OFFICE EXAMINATION:

Indexed

Computed

Examined 14/3/08

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 153383

PAGE 1 OF 2 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

EASEMENTS

Lot 6 is subject to a Right of Drainage (appurtenant to Lot 7) over the Drainage Easement Variable Width shown passing through that Lot on the Plan.

Lot 7 is together with a Right of Drainage over the Drainage Easement Variable Width shown passing through Lot 6 on the Plan.


FENCING COVENANT

~~The Vendor Anthony John Clark and Esma Jane Clark must not be required to fence within the meaning of the Boundary Fences Act 1908.~~

The owners of each lot on the plan covenants with the vendor Anthony John Clark & Esma Jane Clark that the vendor shall not be required to fence.

See over for Execution

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: AJ and EJ Clark FOLIO REF: 152493/18 SOLICITOR & REFERENCE: Peter Worrall Lawyers (Matthew Pawson)	PLAN SEALED BY: Clarence City Council DATE: 25-2-2008 SD-2005/48 REF NO.  Council Delegate
<p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p>	

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 2 PAGES</p>	<p>Registered Number</p> <p>SP 153383</p>
<p>SUBDIVIDER: AJ and EJ Clark FOLIO REFERENCE: 152493/18</p>	

Signed by the Vendor)
Anthony John Clark) *[Signature]*
in the presence of) Anthony John Clark

Witness Signature *[Signature]*
Witness Name *Donna Caruso*
Witness Address *31 Wellington St Richmond*
Witness Occupation *Accounts Administrator*

Signed by the Vendor)
Esma Jane Clark) *[Signature]*
in the presence of) Esma Jane Clark

Witness Signature *[Signature]*
Witness Name *Donna Caruso*
Witness Address *31 Wellington St Richmond*
Witness Occupation *Accounts Administrator*

The Common Seal of the)
Clarence City Council)
was affixed in the presence of)

.....
Authorised Council Delegate Authorised Council Delegate

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

**To Clarence City Council
Planning Department
38 Bligh Street,
Rosny Park TAS 7018**

Subject: Application for Change of Use – Visitor Accommodation

Address – 26 Cleburne Street, Risdon TAS 7017

Dear Planning Officer,

We are writing to formally apply for a change of use of 26 Cleburne Street, Risdon TAS 7017, from residential to visitor accommodation. The property is 3-bedroom home with ample parking, high-quality amenities, and features that are well suited to short-term holiday rentals, including a fully equipped kitchen, spacious living areas, and scenic views of the surrounding area. We aim to offer a comfortable and relaxing experience for visitors to Risdon and the broader Hobart region, supporting the local tourism economy while maintaining respect for neighboring residents and the character of the area.

We will ensure the property is well managed, with clear guest rules and prompt response to any concerns. The accommodation will comply with all safety and amenity requirements.

We are currently awaiting settlement and would greatly appreciate if this application could be considered while the settlement process is underway. For your reference, the existing owners are Paul John Wilson and Sharon Lee Hope.

Please find attached the relevant application documents, including the application form, folio text, folio plan and images of parking space. I am happy to provide any additional information or respond to queries you may have during the assessment process.

Thank you for considering this application. I look forward to your feedback and to working together to ensure a smooth approval process.

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

Sincerely,

[REDACTED]



All information contained in this document is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to measurements, dimensions, layout and descriptions.

