



DEVELOPMENT APPLICATION

PDPLANPMTD-2024/043046

PROPOSAL: Caravan & Camping Park, two on-site spaces (Visitor Accommodation)

LOCATION: 8 Opus Drive, Acton Park

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 9 May 2024

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 9 May 2024. 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 9 May 2024.

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.



Clarence City Council

APPLICATION FOR DEVELOPMENT / USE OR SUBDIVISION

The personal information on this form is required by Council for the development of land under the Land Use Planning and Approvals Act 1993. We will only use your personal information for this and other related purposes. If this information is not provided, we may not be able to deal with this matter. You may access and/or amend your personal information at any time. How we use this information is explained in our **Privacy Policy**, which is available at www.ccc.tas.gov.au or at Council offices.

Proposal:

Offgrid self contained short stay accommodation

Location:

Address.....

Suburb/Town Postcode

Current Owners/s:

Applicant:

Personal Information Removed

Tax Invoice for application fees to be in the name of: (if different from applicant)

Estimated cost of development

\$

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 a Council Officer, please give their 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 ~~Local Government~~ ^{Koehn} 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. Where the application is submitted under Section 43A, the owner's 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:

Signature.....	Date.....
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PLEASE REFER TO THE DEVELOPMENT/USE AND SUBDIVISION CHECKLIST ON THE FOLLOWING PAGES TO DETERMINE WHAT DOCUMENTATION MUST BE SUBMITTED WITH YOUR APPLICATION.

Documentation required:

1. **MANDATORY DOCUMENTATION**

This information is required for the application to be valid. An application lodged without these items is unable to proceed.

- 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 Council.

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

2. **ADDITIONAL DOCUMENTATION**

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 plan 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 Council's Planning Officers on (03) 6217 9550 who will be pleased to assist.

SEARCH OF TORRENS TITLE

VOLUME 9037	FOLIO 2
EDITION 6	DATE OF ISSUE 13-May-2021

SEARCH DATE : 19-Apr-2022

SEARCH TIME : 01.21 PM

DESCRIPTION OF LAND

City of CLARENCE
 Lot 2 on Sealed Plan 9037
 Derivation : Part of 1000 Acres Located to W Rumney
 Prior CT 3604/78

SCHEDULE 1

M811819 TRANSFER to KIMBERLEY MAY GEELAN and JOSHUA LUKE
 GEELAN Registered 15-Apr-2020 at noon

SCHEDULE 2

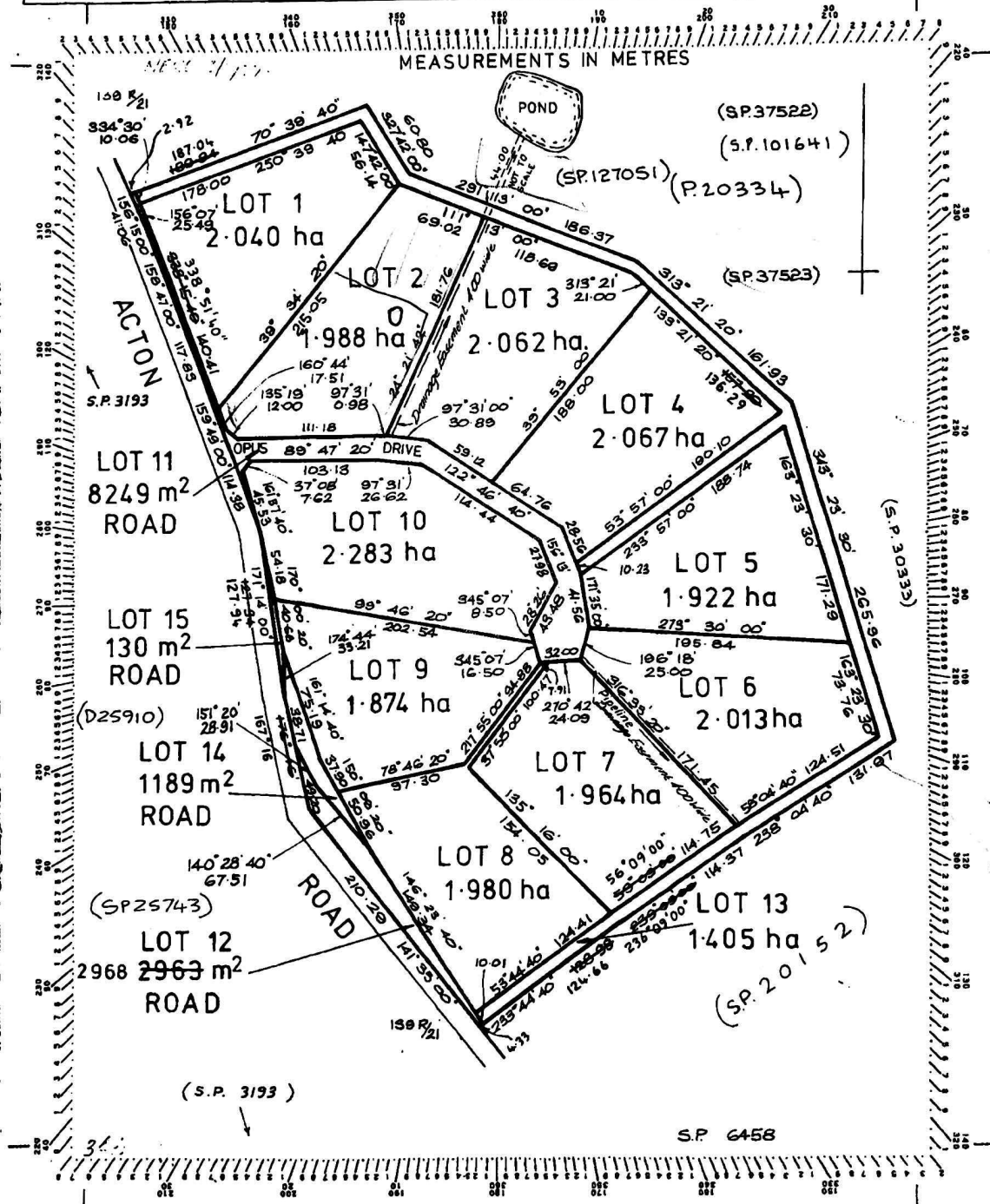
Reservations and conditions in the Crown Grant if any
 SP 9037 EASEMENTS in Schedule of Easements
 SP 9037 COUNCIL NOTIFICATION under Section 468(12) of the
 Local Government Act 1962
 SP 9037 FENCING COVENANT in Schedule of Easements
 E261675 MORTGAGE to Commonwealth Bank of Australia
 Registered 13-May-2021 at 12.01 PM

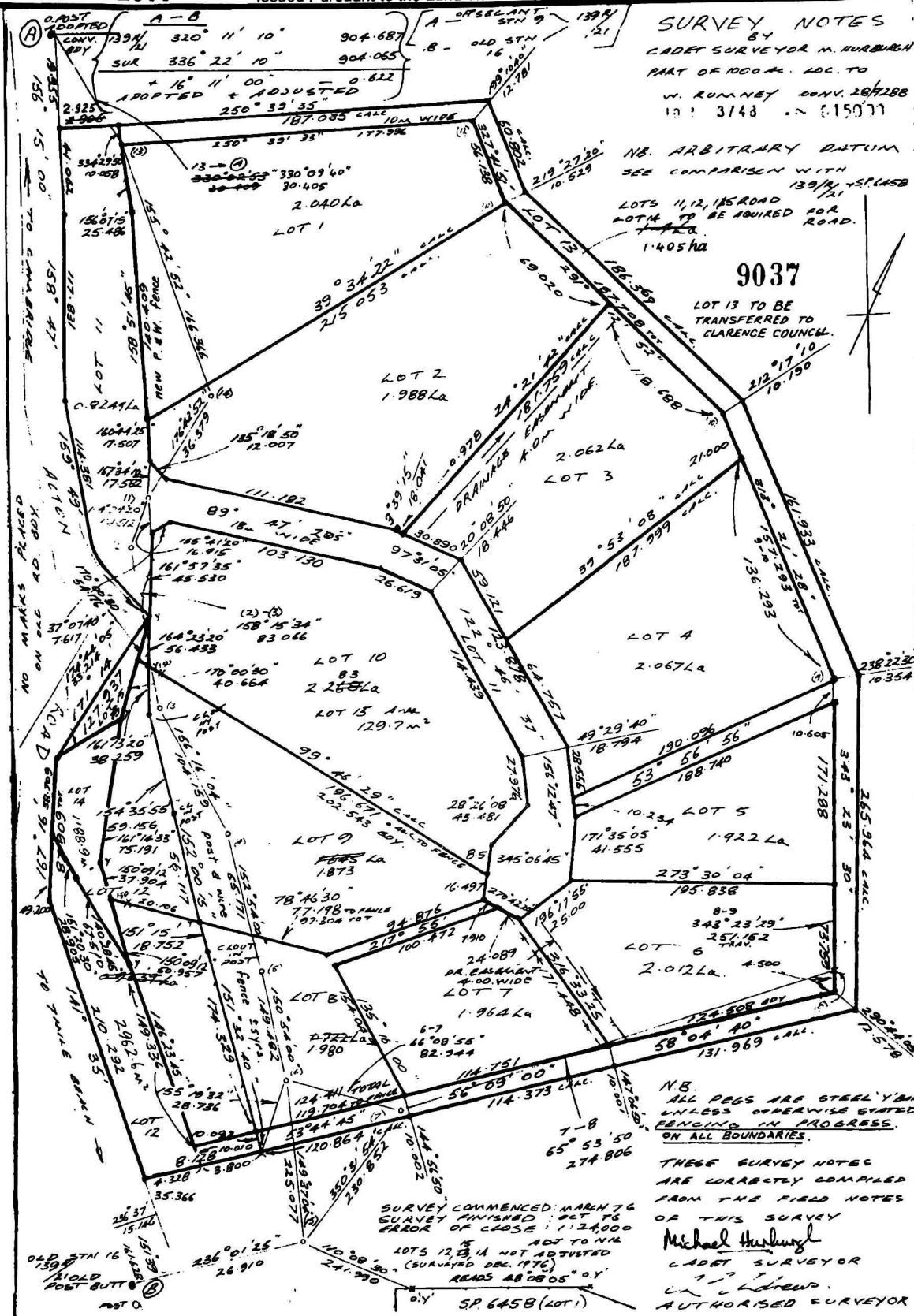
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

S.P. 9037

Owner: GEORGE GREGORY CASIMATY	PLAN OF SURVEY by Surveyor <u>C.L. ANDREWS</u> of land situated in the LAND DISTRICT OF MONMOUTH PARISH OF CLARENCE	Registered Number: S.P.9037 Effective from: 12 MAY 1977 P/I <i>W. J. Hutchinson</i> Recorder of titles
Title Reference: CONV 28-9288	SCALE 1:3000	
Grantee: PART OF 1000 ACRES LOCATED TO WILLIAM RUMNEY		





SURVEY NOTES
 BY
 CADET SURVEYOR M. HURBURGH
 PART OF 1000 AC. LOC. TO
 W. RUMNEY CONV. 20/12/88
 10: 3148 ... 615077

N.B. ARBITRARY DISTINCTION
 SEE COMPARISON WITH
 139/1/1/1
 LOTS 11, 12, 14 ROAD
 LOT 14 TO BE ACQUIRED FOR
 ROAD.
 1.405 Ha

9037

LOT 13 TO BE
 TRANSFERRED TO
 CLARENCE COUNCIL.

N.B.
 ALL PEGS ARE STEEL YEAR
 UNLESS OTHERWISE STATED
FENCING IN PROGRESS
 ON ALL BOUNDARIES.

THESE SURVEY NOTES
 ARE CORRECTLY COMPILED
 FROM THE FIELD NOTES
 OF THIS SURVEY
 Michael Hurburgh
 CADET SURVEYOR
 L.A. LAURENCE
 AUTHORIZED SURVEYOR

SURVEY COMMENCED MARCH 76
 SURVEY FINISHED OCT 76
 ERROR OF CLOSE 1/124,000
 ADJ TO N14
 LOTS 12, 14 NOT ADJUSTED
 (SURVEYED DEC. 1976)
 READS AS 08 05 " O.Y."
 S.P. 645B (LOT 1)

41878

9



SCHEDULE OF EASEMENTS

Plan No.

S.P9037

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

EASEMENTS

RIGHTS OF DRAINAGE

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

Each lot on the plan is together with such rights of drainage over the drainage easements shown on the plan as may be necessary to drain the stormwater and other surplus water from such lot.

Each lot on the plan is subject to such rights of drainage over the drainage easements (if any) shown on the plan as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan

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

Lot 6 is subject to a right for the Warden Councillors and Electors of the Municipality of Clarence to lay and maintain a pipeline over the pipeline easements shown passing through such lot the owner of each lot on the subdivision covenants with

Vendor George Casimaty (hereinafter called "the Owner") that the Vendor owner shall not be required to fence

SIGNED by GEORGE CASIMATY

in the presence of

Handwritten signatures of witnesses

Handwritten signature of George Casimaty

THE COMMON SEAL of PERPETUAL TRUSTEES AND NATIONAL EXECUTORS OF TASMANIA LIMITED was hereunto affixed in the presence of

Director and Secretary signatures

SIGNED by as attorney for the BANK OF NEW SOUTH WALES as Mortgagee under Mortgage No. 36/5689 in the presence of

SIGNED for and on behalf of the COMMONWEALTH TRADING BANK OF AUSTRALIA as Mortgagee under Mortgage No. 45/6998 by its duly constituted Attorney ALBERT REGINALD ALLDAY under Power No. 16375 who hereby certifies that he has received no notice of revocation of the said Power in the presence of

COMMONWEALTH TRADING BANK OF AUSTRALIA by its Attorney Assistant Manager Hobart

THE COMMON SEAL of THE RURAL RECONSTRUCTION BOARD as Mortgagee under Mortgage No. 44/7358 was hereunto affixed in the presence of

CHAIRMAN and SECRETARY signatures



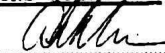
2101

9037

Certified correct for the purposes of the Real Property Act 1862, as amended.

SIMMONS WOLFHAGEN

Per:



Subdivider/Solicitor for the Subdivider

This is the schedule of easements attached to the plan of Subdivision - George Casimaty
(Insert Subdivider's Full Name)

..... affecting land in

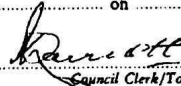
Conveyance Registered Number 28/9228

(Insert Title Reference)

Sealed by

on

19



Council Clerk/Town Clerk

10384

Proposed Site Plan – 8 Opus Drive ACTON PARK



Site Plan Notes

Proposed Site 1:

350m²

Boundary Offset 15m

Access via existing all weather driveway.

Parking at existing dwelling on all-weather driveway.

Proposed Site 2:

300m²

Boundary Offset 10m

Access via existing all weather driveway.

Parking at existing dwelling on all-weather driveway.

Existing Parking: Existing 2 x spots at main dwelling (15mx8m)

Proposed screening trees

Proposed Site 2

Existing Parking

Existing Trees

Proposed screening trees

Proposed Site 1

Existing all weather driveway 5.6m x 26m

Existing all weather driveway 3.2m x 20m

Written submission – proposed development for off-grid, self-contained, short stay accommodation at 8 Opus Drive, Acton Park TAS

Proposal summary & key features:

Consideration	Proposed development response
Type of visitor accommodation proposed	Off-grid, self-contained, short stay accommodation: Guests provide their own self-contained, off-grid caravan or RV
Booking platform proposed	HIPCAMP (Global share economy booking platform consistent with short stay legislation)
No. of camp sites proposed	2 sites
Maximum no. night's stay per guest booking	5 nights
Provision of power, wastewater and other services to sites	Nil. Guests must be completely self-contained and off-grid
Boundary offsets	Side boundary offsets: Minimum 10m (<i>Site 1 proposed to be 15m from 22 Opus Drive Boundary</i>) <i>Front boundary offsets: Both sites exceed Minimum 75m (Site 1) and 100m + (site 2)</i>
Privacy considerations and mitigations	Minimum boundary offsets, proposal to plant mature trees min. height 2m tall to preserve privacy
Noise considerations and mitigations	Managed via bookings platform and property policies in accordance with EPA Tasmania 'Permissible Hours of use' Guidelines and Requirements. Mitigated via additional siting considerations: Minimum boundary offsets 10m, planting of mature trees in boundaries as screen and living noise barrier
Traffic movements	Expected to be 1 movement per day per site, when in use.
Access	Central access from Opus Drive, separate gravel driveway to each site
Parking	Maximum 1 vehicle per site, collocated on that site, in allocated located.
Consistency with short stay visitor accommodation legislation and principals	Maximum of 2 sites, strictly short term, using a reputable global bookings platform, on our primary residence, in keeping with primary residence in residential area

Summary context

The proposed development relates to provision of 'hobby farm stay' style short term visitor accommodation consistent with short stay legislation, and emerging farm stay legislation both in other states and Tasmania.

The proposal is for 2 strictly self-contained, off-grid camp sites made available only through the global platform Hipcamp. Hipcamp has some 50,000 property hosts in Australia and around 500+ in Tasmania and continues to grow. Some have called it the Air BnB for camp sites on private property.

All sites proposed are strictly low impact, self-contained and off grid. There is no provision of wastewater services, power or grey water disposal proposed. This means that guests must have a suitable caravan/ RV vehicle before being able to book. Their suitability to our property and its requirements is governed through the HIPCAMP platform, to ensure only suitable guests can book the property.

The two proposed sites are to be carefully located with reference to generous boundary offsets of 10-15m+ to facilitate mitigation of visual, noise and other potential concerns from adjacent landowners and uses to preserve the character of the area and its primary use as a residential setting. The sites will largely not be visible from 8 Opus Drive and we propose significant landscaping to screen visibility (along with generous offsets) to preserve the privacy of our neighbours.

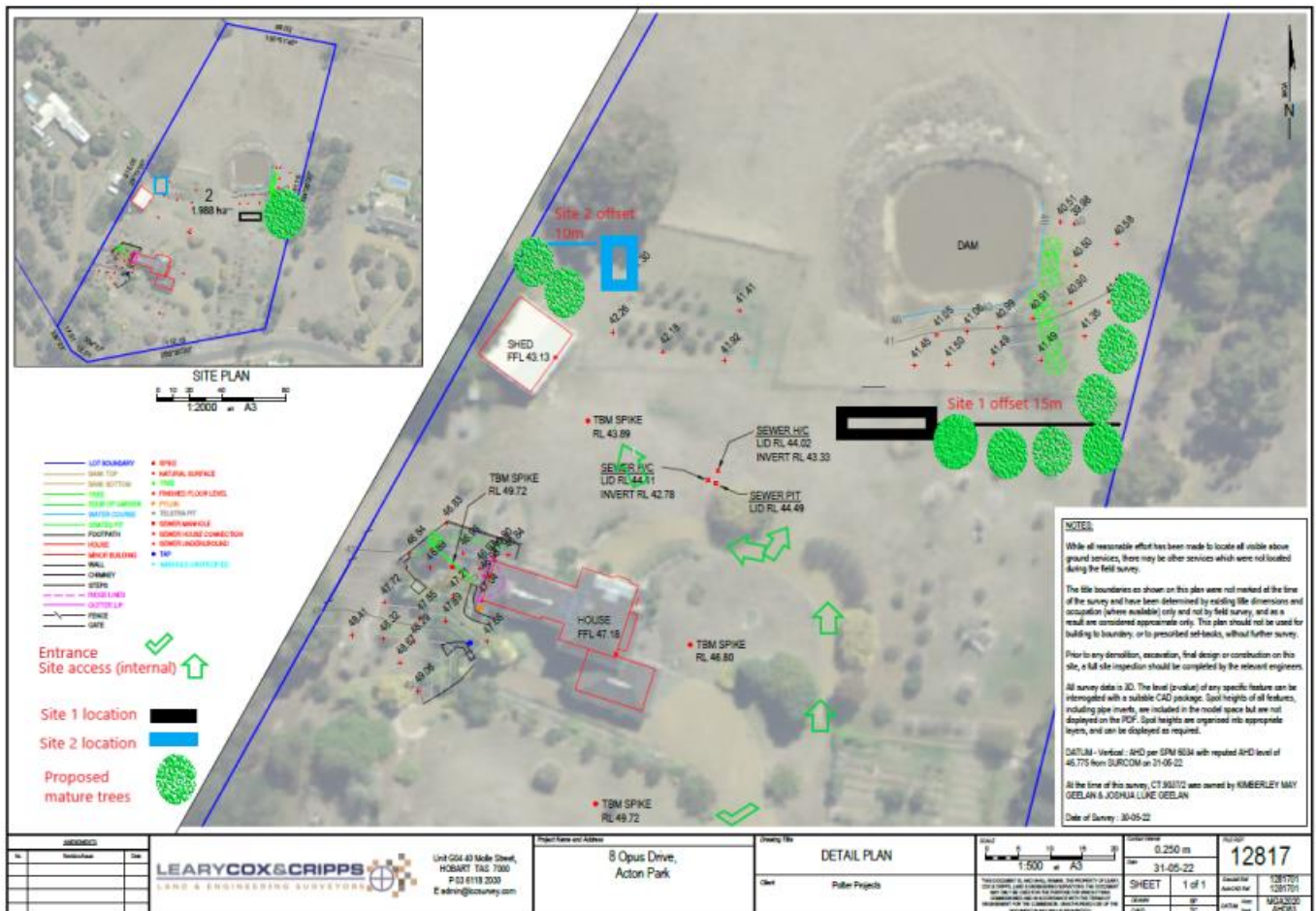
The Hipcamp platform enforces strict property management rules for eligible properties only. Similar in this regard to AirBnB. All guests are vetted by the platform and left reviews after previous stays, enabling us to select guests, review their past stays and ratings, and leave a rating. Properties must be 2 acres in size or greater, and adhere to quality, control, and ethical standards.

Hipcamp provides insurance which covers the risk of damage from guest to both our own property, and adjacent properties (i.e damage to shared fences)

In summary, the proposal is for provision of 2 camp sites for off grid, self-contained guests on a strictly short term stay basis as visitor accommodation only.

Proposal detail:

Proposed site plan



Proposed mitigations to visual amenity – landscaping proposed.

- **Planting of mature trees and shrubs – site 1**

With reference to the site plan we propose and commit to planting no fewer than 6 mature trees of a minimum height 2m tall when planted, followed by low-medium height shrubs to provide suitable visual amenity and preservation of privacy. We have already planted several native shrubs to begin this process.

- **Planting of mature trees and shrubs – site 2**

Site 2 has existing mature native shrubs with a height of between 1 meter and 2.5 meters which provide an effective privacy screen to the East and North. Our existing shed (refer site plan) and house block and sight to the West. The sight to the South is currently more open. With reference to the site plan we propose and commit to planting no fewer than 3 mature trees of a minimum height 2m tall when planted, followed by low-medium height shrubs to provide suitable visual amenity and preservation of privacy to the South of site 2. We have already planted several native shrubs to begin this process.

- Additional planting within the orchard (refer site plan) is proposed to occur over winter 2024 to provide incremental screening for site 1 from the Southerly perspective of 22 Opus Drive.

- **Physical site offsets from boundary**

All sites will be a minimum 10m offset from the nearest boundary fence. Site 1 (closest to 22 Opus Drive) will be an additional 5m offset for a total of 15m offset from boundary to ensure privacy for the residents. This, combined with the proposed landscaping works and planting of mature trees will provide a high level of privacy and consideration for this property and maintain the character of the area.

About the short stay platform – Hipcamp

Hipcamp is a global bookings platform that provides self-contained, off-grid outdoor and camping stay experiences. Essentially it is the 'Air BnB' of camping in a shared economy construct similar to Uber, AirBnB, Stayz etc.

Hipcamp was founded in 2013 and has since grown to become the market leader. In Australia alone there are around 50,000 hosts providing their properties for campers, and some 500+ in Tasmania.

The platform itself provides eligibility criteria for hosts and their properties and upholds strict standards of performance, ethics and operating policies and rules to ensure guest experience and a low impact philosophy is maintained.

Whilst AirBnB as a platform also allows and facilitates camping on private property. This proposal is to use Hipcamp due to its more robust standards around low impact, self-contained camping that we believe is more in line with the proposal and the area.

Operational summary and plan

Proposed property operating plan

Hipcamp hosts determine an operating plan and property rules. These are accompanied by Hipcamp policies and standards as listed below. As Hipcamp hosts we are bound by these policies. Likewise, Hipcampers (guests) are required to comply with their corresponding policies. Failure to do so can result in Hipcampers being removed from the platform and unable to make further bookings.

All guests can be rated by hosts after their stay. We have the ability to review guest booking requests and the guests' previous ratings before the guest arrives. We have the ability to deny bookings or cancel bookings accordingly in advance of their arrival date.

Hipcamp platform policies and expected standards:

1. Hosting Standards

All Hosts should review and adhere to these standards around providing a positive Hipcamp experience, being a thoughtful neighbour, and serving as a responsible citizen

Hipcamp's Host standards exist to set expectations and serve as guidance for their host community. All hosts should review and adhere to these standards not just providing a positive Hipcamper experience, but also being a thoughtful neighbour, a responsible citizen and an environmental standard.

A summary of the standards and policies is listed below. A full listing and accompanying detail of these same policies and standards can be found at the Hipcamp website: www.hipcamp.com

1.1 Stay safe

Ensure your land is safe for Hipcamper and your community:

- Be fire safe.
- Prepare guests with safety warnings.
- Limit occupancy as needed.
- Communicate emergency procedures.
- Minimalize hazards.

1.2 Be a good neighbour.

- Let your community know and seek Council approval.
- Dispose of garbage, recycling, and compost responsibly.
- Be considerate when it comes to driving and parking.
- Dispose of human waste responsibly (Campers must have their own self-contained toilet and use public dump points only)
- Be clear with Hipcamper about noise requirements.
- Limit off-property signage. Provide signs on property to allow easy access and location of site for campers to restrict unnecessary traffic movements.

1.3 Be a good citizen

- Pay all relevant taxes
- Follow the law

1.4 Be a respectful host

- Be responsive
- Comminate with your Hipcampers
- Accept booking requests
- Maintain positive ratings
- Maintain accurate property listing
- Be inclusive
- Leave the Hipcamp community better
- Only cancel bookings when necessary

1.5 Hipcamp listing policies.

- Homes in residential areas are not for our platform (our purpose is to get people outdoors)
- One-time hosting events (cannot list or host events on our platform)
- Suitable property size (minimum 2 acres) – Hipcampers like privacy and space outdoors

2. Hipcamper (Guest) Standards

Hipcamper standards exist to set expectations and serve as guidance for our community. All Hipcampers should review and adhere to these standards for safety, preparation and respect.

2.1 Be prepared

- Review your hosts listing details, rules and welcome nfo
- Communicate with your host
- Keep directions handy

2.2 Stay safe

- Be fire safe
- Verify your group size
- Review and safety warnings or emergency procedures
- Know your vehicles limits

2.3 Be a respectful guest

- Read and follow the rules
- Limit noise
- Be mindful of the local community
- Dispose of garbage, recycling and compost responsibly
- Dispose of human waste responsibly (we specifically only allow self contained campers)
- Keep control of your pets (we specifically don't allow pets)
- Be inclusive
- Leave it better

3. Inclusion Policy

Hipcamp has a zero-tolerance policy against discrimination and are committed to helping their Host and Hipcamper community be inclusive

4. Safety partners

- Recreate Responsibly
- Leave No Trace
- National Weather Service

For full detail on all Hipcamp policy and standards please refer to the Hipcamp website:
www.Hipcamp.com

Hipcamp host rules and operational control:

We propose the following rules for guests staying at our property. These rules are governed through the Hipcamp platform, are enforceable through the same (including financial penalty for guests) and ensure strict operational control and caretaking ability of the sites and their operation.

Guests review the property rules when booking and agree contractually to comply with them. Our proposed rules are as follows to facilitate the caretaking of the property:

Hipcamp Platform Rules

- Sites are accessible through property main entrance ONLY
- No pets
- Quiet hours
- Check in hours
- Check out hours
- Adherence of site location
- Strict walking pace speed limit
- Generators are only to be used between 10am – 5 pm
- Fire Bans must be adhered to
- No campfires other than communal firepit
- Must be self-contained (including toilet and greywater)
- Dispose of waste responsibly – please take your waste with you
- Fencing is not to be used as a clothesline.
- Do not feed the animals scraps, if you would like to feed them please ask the host for food
- Do not feed the wildlife

Through the Hipcamp platform we have the ability to review and reject guests who wish to stay with us in advance. Likewise, we can report ‘bad stays and gusts’ through the platform, request refunds and leave reviews of their stay.

Consistency with short stay visitor accommodation principals and intent

We propose to maintain consistency with short stay visitor accommodation legislative requirements for the purpose of intent and 'fit' with community and adjacent land use.

We believe this is achieved through the following proposed provision:

- Strictly short stay
- Only at our current main residential address (i.e not vacant land or investment property)
- Not a business (i.e sharing economy such as Air BnB is rent not a commercial property business)
- Limited to 2 sites (we have a 5 bedroom house and could rent up to 4 bedrooms at anytime under the current Tasmanian legislation, which could be an higher visitor traffic and access demand)

Contribution to local tourism economy

Tasmania is known for its clean green image and tourism based economy. Whilst being immaterially small with only 2 sites, we accept that off-grid camping availability in Tasmania is extremely limited. The provision of sites means high wealth individuals are able to visit the Clarence municipality in a low impact, sensitive way whilst contributing to the local economy.

Examples of approved off grid Hipcamp sites across Australia in semi rural areas

1. Rustic Gardens - Hipcamp in Torrumbarry, Victoria
2. Warning View Campground - Hipcamp in Murwillumbah, New South Wales
3. Ghostwood - Hipcamp in Moonbah, New South Wales
4. Valleydew Paddock Camp - Hipcamp in Ranelagh, Tasmania
5. Clifton Beach Coastal Escape - Hipcamp in Clifton Beach, Tasmania
6. Fickle Break Farm - Hipcamp in Sandford, Tasmania