



## **DEVELOPMENT APPLICATION**

**PDPLANPMTD-2025/053284**

**PROPOSAL:** Partial Change of Use to Visitor Accommodation  
(Camping & Caravan)

**LOCATION:** 426 Prossers Road, Richmond

**RELEVANT PLANNING SCHEME:** Tasmanian Planning Scheme - Clarence

**ADVERTISING EXPIRY DATE:** 11 August 2025

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 11 August 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 11 August 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: Visitor Accommodation Use (for vehicles and tents)

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Location: 426 Prossers Road, Richmond, TAS 7025

**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:

Current use of site: **Rural**

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

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### Mandatory Documents

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

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- ☐ 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.

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### 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.

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- ☐ 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 175764	FOLIO 11
EDITION 3	DATE OF ISSUE 17-Feb-2021

SEARCH DATE : 07-Jan-2024

SEARCH TIME : 03.12 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 11 on Sealed Plan 175764

Derivation : Part of 3,243 Acres Gtd. to William Thomas

Parramore

Prior CT 175513/1

SCHEDULE 1

M871859 TRANSFER to PAUL GORDON WILLCOCK and SARA ALEXANDRA  
CHUGG Registered 17-Feb-2021 at noon

SCHEDULE 2

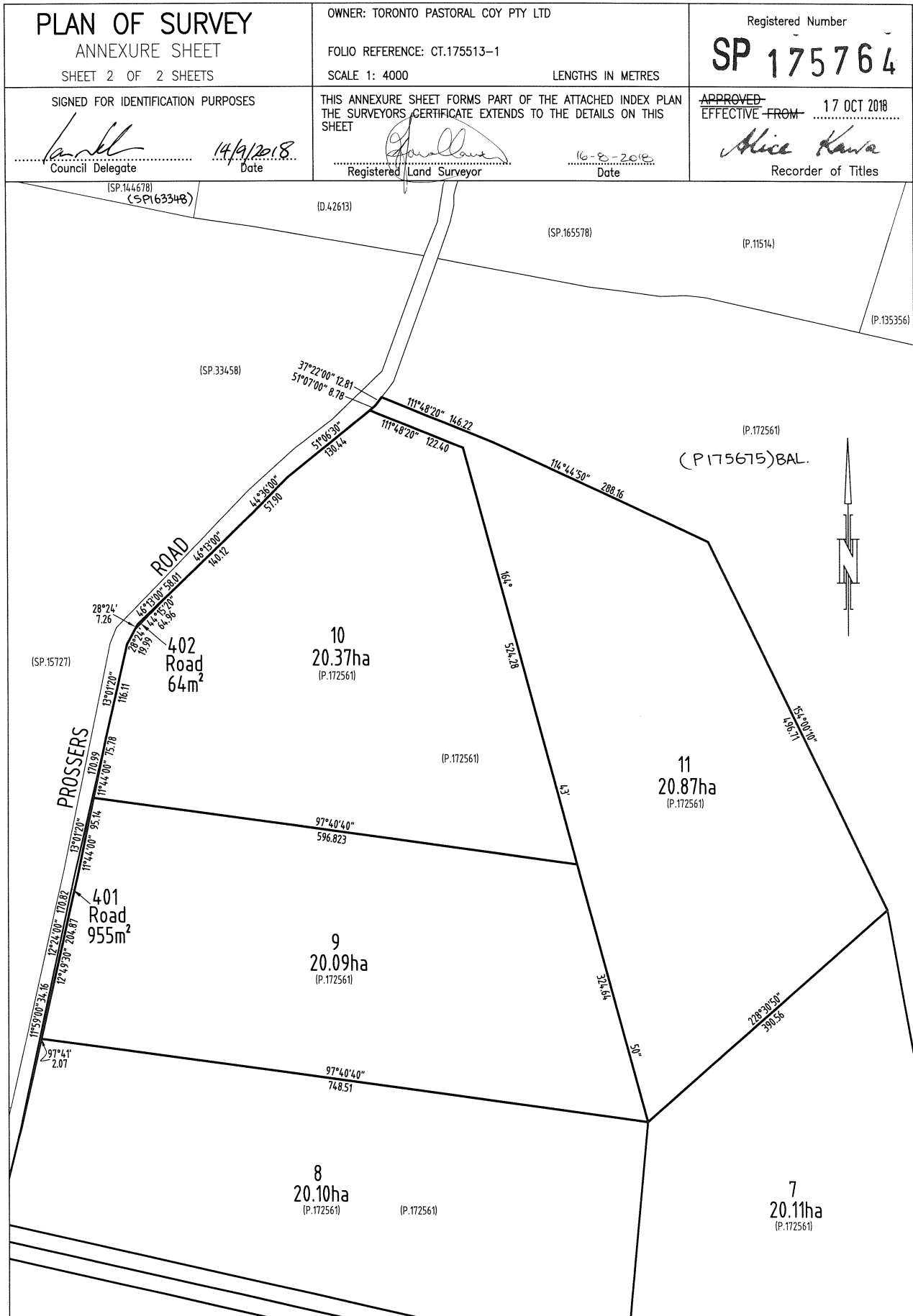
Reservations and conditions in the Crown Grant if any

SP175764 COVENANTS in Schedule of Easements

SP175764 FENCING PROVISION in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



<p>OWNER: TORONTO PASTORAL COY PTY LTD</p> <p>FOLIO REFERENCE: CT.175513-1</p> <p>GRANTEE: PART OF 3243 ACRES GRANTED TO WILLIAM THOMAS PARRAMORE</p>	<p><b>PLAN OF SURVEY</b></p> <p>BY SURVEYOR TIMOTHY LEIGH GOWLLAND ROGERSON AND BIRCH SURVEYORS UNIT 1 - 2 KENNEDY DRIVE, CAMBRIDGE PARK PH 6248-5898 MOB. 0419-594-966</p> <p><b>CITY OF CLARENCE</b></p> <p>SCALE 1: 6000      LENGTHS IN METRES</p>	<p>REGISTERED NUMBER</p> <p style="font-size: 1.2em;"><b>SP175764</b></p> <p>APPROVED EFFECTIVE FROM 17 OCT 2018</p> <p><i>Alice Kawa</i> Recorder of Titles</p>	
<p>MAPSHEET MUNICIPAL CODE No. 107 (5227)</p>	<p>LAST UPI No.3505434</p>	<p>LAST PLAN No. P.175513</p>	<p>ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN</p>

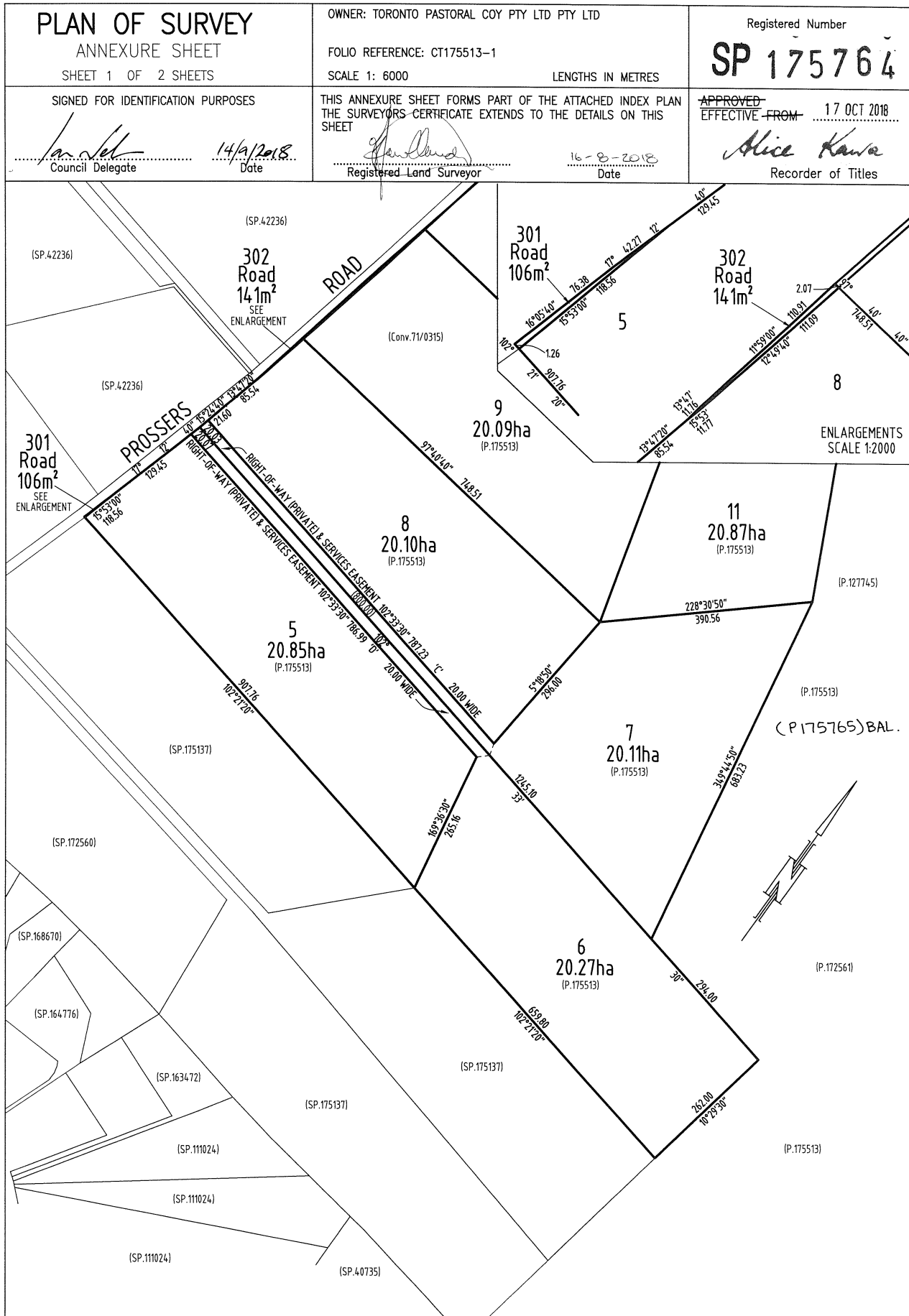
INDEX PLAN

The diagram shows a series of land parcels numbered 5 through 11. Each parcel is labeled with its area in hectares (ha) and its reference to Plan P.175513. The parcels are separated by roads: 402 Road (64m²), 401 Road (955m²), 302 Road (141m²), and 301 Road (106m²). There are also labels for 'PROSSERS' and 'RIGHT-OF-WAY (PRIVATE) & SERVICES EASEMENT'. The plan includes references to other survey plans: (SP.33458), (SP.42236), (SP.15727), (SP.175137), (SP.172560), and (SP.175137). A north arrow is located on the left side of the plan.

*[Signature]*  
COUNCIL DELEGATE

14/9/2018  
DATE





<b>SCHEDULE OF EASEMENTS</b>	Registered Number
<b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	<b>SP 175764</b>

PAGE 1 OF 3 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.

### **Right of Way Easement**

Lot 6 on the plan is SUBJECT TO a right of carriageway over that part of Lot 6 shown on the plan as "RIGHT OF WAY (PRIVATE) & SERVICES EASEMENT 'D' 20.00 WIDE" appurtenant to Lots 5, 7 and 8 on the plan

Lot 7 on the plan is SUBJECT TO a right of carriageway over that part of Lot 7 shown on the plan as "RIGHT OF WAY (PRIVATE) & SERVICES EASEMENT 'C' 20.00 WIDE" appurtenant to Lots 5, 6 and 8 on the plan

Lot 5 on the plan is TOGETHER WITH a right of carriageway over those parts of Lot 6 and Lot 7 shown on the plan as RIGHT OF WAY (PRIVATE) & SERVICES EASEMENT 'D' 20.00 WIDE" and "RIGHT OF WAY (PRIVATE) & SERVICES EASEMENT 'C' 20.00 WIDE" respectively

Lot 6 on the plan is TOGETHER WITH a right of carriageway over that part of Lot 7 shown on the plan as "RIGHT OF WAY (PRIVATE) & SERVICES EASEMENT 'C' 20.00 WIDE"

Lot 7 on the plan is TOGETHER WITH a right of carriageway over that part of Lot 6 shown on the plan as "RIGHT OF WAY (PRIVATE) & SERVICES EASEMENT 'D' 20.00 WIDE"

Lot 8 on the plan is TOGETHER WITH a right of carriageway over those parts of Lot 6 and Lot 7 shown on the plan as RIGHT OF WAY (PRIVATE) & SERVICES EASEMENT 'D' 20.00 WIDE" and "RIGHT OF WAY (PRIVATE) & SERVICES EASEMENT 'C' 20.00 WIDE" respectively

### **Services Easement**

Lot 6 on the plan is SUBJECT TO a Services Easement over that part of Lot 6 shown on the plan as "RIGHT OF WAY (PRIVATE) & SERVICES EASEMENT 'D' 20.00 WIDE" appurtenant to Lots 5, 7 and 8 on the plan

Lot 7 on the plan is SUBJECT TO a Services Easement over that part of Lot 7 shown on the plan as "RIGHT OF WAY (PRIVATE) & SERVICES EASEMENT 'C' 20.00 WIDE" appurtenant to Lots 5, 6 and 8 on the plan

T-T0935243-1

(USE ANNEXURE PAGES FOR CONTINUATION)

<p>SUBDIVIDER: Toronto Pastoral Coy Pty Ltd</p> <p>FOLIO REF: 175513/1</p> <p>SOLICITOR &amp; REFERENCE: Dobson Mitchell Allport – James Ramsay</p>	<p>PLAN SEALED BY: CLARENCE CITY COUNCIL</p> <p>DATE: 14/9/2018</p> <p>SD - 2015/18</p> <p>REF NO. _____</p> <p style="text-align: right;"><i>[Signature]</i> Council Delegate</p>
<p><b>NOTE:</b> The Council Delegate must sign the Certificate for the purposes of identification.</p>	

<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 2 OF 3 PAGES	Registered Number <b>SP 175764</b>
SUBDIVIDER: Toronto Pastoral Coy Pty Ltd FOLIO REFERENCE: 175513/1	

Lot 5 on the plan is TOGETHER WITH a Services Easement over those parts of Lot 6 and Lot 7 shown on the plan as RIGHT OF WAY (PRIVATE) & SERVICES EASEMENT 'D' 20.00 WIDE" and "RIGHT OF WAY (PRIVATE) & SERVICES EASEMENT 'C' 20.00 WIDE" respectively

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#### Restrictive Covenant

The owners of Lots 5, 6, 7, 8, 9, 10 and 11 on the plan covenant with the Vendor, the Council, the owners for the time being of every other lot shown on the plan (if any) and the Balance Land to the intent that the burden of this covenant may run with and bind the covenantor's lot, and every part of it, and that the benefit of it may be annexed to and devolve with each and every part of every other lot shown on the plan (and with the Balance Land and each and every part of it and Council) to observe the following stipulations:

1. NOT TO develop Lot 5, 6, 7, 8, 9, 10 and/or 11 (as the case maybe) otherwise than in accordance with the recommendations of the Bushfire Hazard Management Plan J153011PH-B01 prepared by JMG dated 1 May 2015 or in accordance with the recommendations of an alternative Bushfire Hazard Management Plan prepared by an accredited person as required by the Tasmania Fire Service

#### Fencing Provision

In respect of each lot shown on the plan the Vendor will not be required to fence

#### Definitions

**Balance Land** means the balance of the land remaining in folio of the Register Volume 175513 Folio 1 at the date of acceptance of the plan excepting Lots 5, 6, 7, 8, 9, 10 and 11 on the plan

& 301, 302, 401 & 402

**Council** means the Clarence City Council ABN 35 264 254 198 or its legal successors from time to time

**Services Easement** means the full and free right of every person who is entitled to an estate or interest in possession in the land indicated as the dominant tenement or any part of that land, and those persons' employees, agents and contractors, with which such right being capable of enjoyment in common with the owner of the servient tenement and the relevant Council, the relevant Water Authority, Aurora Energy Pty Ltd or any other relevant electrical supply entity and Telstra Corporation Ltd or any other telecommunication supply entity (and their successors from time to time), to lay services and to have the right of free and uninterrupted

T-T0935243-1

**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.

*[Signature]*  
FJ FARRER

*[Signature]*  
V.R. SMITH

<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 3 OF 3 PAGES	Registered Number <b>SP 175764</b>
SUBDIVIDER: Toronto Pastoral Coy Pty Ltd FOLIO REFERENCE: 175513/1	

passage and running of water, electricity, telephone or other services or supplies (including electronic or other information transfer services) through, under, over and along the easement by pipes, wires, cables, poles, and all other conducting media which are now or at any time laid under or over the easement provided that pipes, wires, cables and all other conducting media under the natural surface of the land are safe and protected in accordance with all relevant Acts, Regulations or By-laws, together with a right for them and their surveyors and workmen to enter on the easement with or without machinery, materials and specialist service providers for the purposes of inspecting, laying, installing, cleaning, repairing, maintaining, renewing, re-laying or removing any such pipes, wires, cables, poles or other conducting media, with every person exercising such right causing as little damage and inconvenience as reasonably practicable in so doing and making good any damage caused to the servient tenement.

**Vendor** means Toronto Pastoral Coy Pty Ltd ACN 009 480 086 or its legal successors from time to time

Executed by **Toronto Pastoral Coy Pty Ltd** in accordance )  
with section 127(1) of the *Corporations Act 2001* )

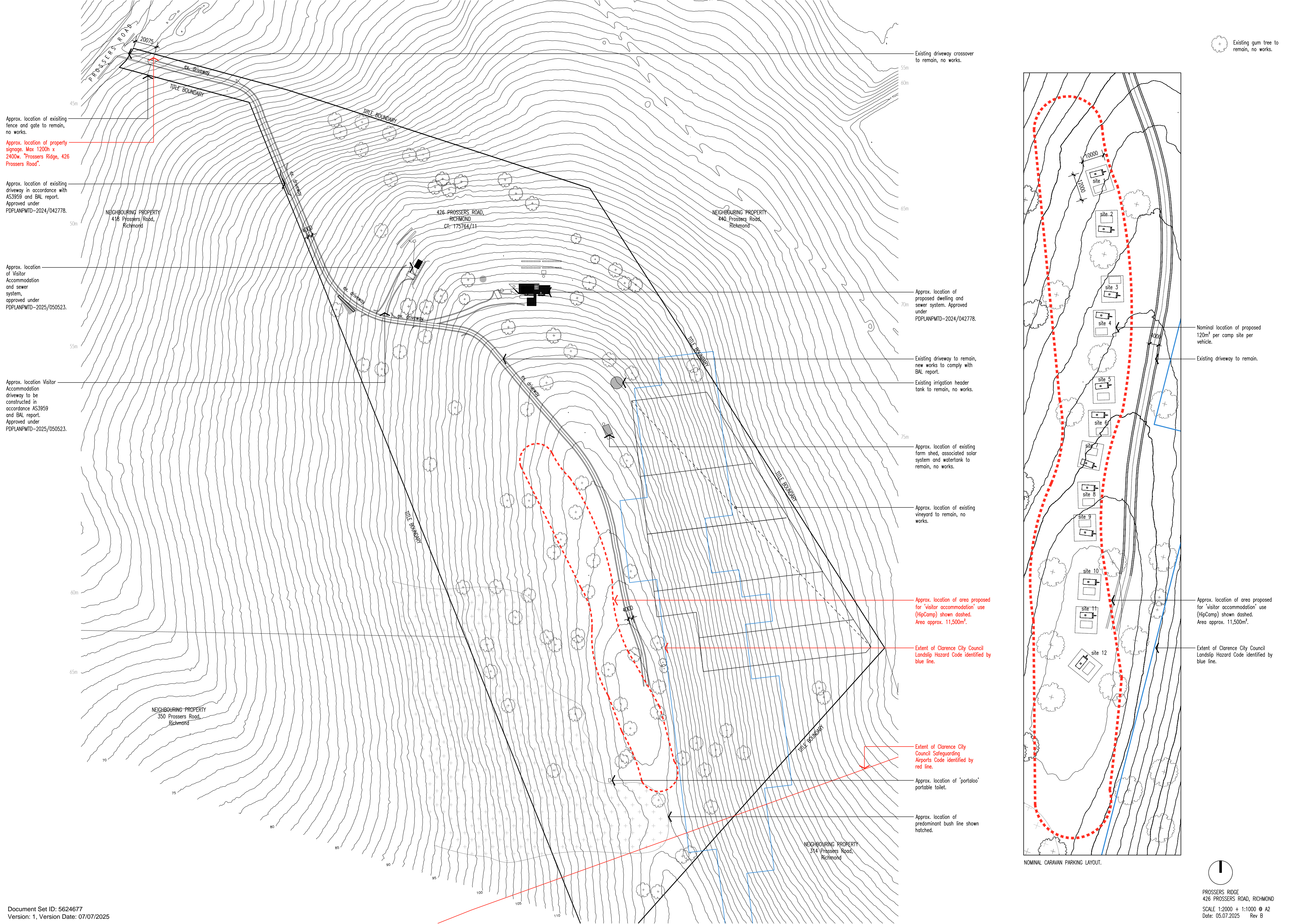
Full name: *Andrew John Farrell*  
Position held: *Director*

Full name: *VALENTINE ROY SMITH*  
Position held: *DIRECTOR*

T-T0935243-1

**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.











Clarence City Council  
38 Bligh Street  
(PO Box 96), Rosny Park  
Tasmania 7018  
[cityplanning@ccc.tas.gov.au](mailto:cityplanning@ccc.tas.gov.au)

15<sup>th</sup> June 2025

Re: 426 Prossers Road 'Visitor Accommodation' Use Application (HipCamp)

To Whom it may concern,

Please see below a written response to the requirements of Clause 20.3.1 in relation to discretionary use (Visitor Accommodation) and its possible impact upon adjacent land uses.

**State Planning Provision 20.3.1**

<b>Objective:</b>	That the location, scale and intensity of a <a href="#">use</a> listed as Discretionary: <ul style="list-style-type: none"><li>(a) is required for operational reasons;</li><li>(b) does not unreasonably confine or restrain the operation of uses on <a href="#">adjoining</a> properties;</li><li>(c) is compatible with <a href="#">agricultural use</a> and sited to minimise conversion of <a href="#">agricultural land</a>; and</li><li>(d) is appropriate for a rural location and does not compromise the function of surrounding settlements.</li></ul>
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**P1**

*A use listed as Discretionary, excluding Residential, must require a rural location for operational reasons, having regard to:*

- (a) *the nature, scale and intensity of the use;*  
[Providing 'visitor accommodation' on a rural property supports the desire for](#)

agritourism within the region. The nature of visitor accommodation within campervans or tents provides a low environmental impact means of providing accommodation for visitors without the need for a built environment. As a private rural property with registered users (all bookings are booked and approved by members of HipCamp), this property provides a secure place for camping, as vehicles can not be seen from the road, and campers are encouraged to lock the gate upon arrival and departure. The property is large enough for a number of campers to be on site at one time without impeding on the experience within a quiet rural area.

(b) *the importance or significance of the proposed use for the local community;*

Prossers Road, and the broader Richmond/Coal Valley area are increasingly occupied by visitors for historical and recreational purposes. Public opportunities for staying in caravans/tents in the area are limited. Providing immersive/rural site for visitors to stay within their own vehicles/tents will support this encourage visitors to stay within immediate area for longer periods of time, further supporting local businesses.

(c) *whether the use supports an existing agricultural use;*

The proposed use will not service the on-site agricultural (vineyard) use, but will support local agricultural businesses through its function as ‘visitor accommodation’. The classification of ‘visitor accommodation’ will support the existing approval for visitor accommodation within the prefabricated tiny home (PDPLANPMTD-2025/050523).

(d) *whether the use requires close proximity to infrastructure or natural resources;*

No services are provided for campers within self-contained vehicles. One portable toilet is provided for campers in tents to use as required. The portable toilet is self-contained on a trailer and is emptied/cleaned regularly by the landowners at nearby campervan dump stations (Sorell or Cambridge). The site itself is location within 5km of the township of Richmond.

(e) *and whether the use requires separation from other uses to minimise impacts.*

The proposed on-site location for use by campers is at the top of the property. An existing gravel driveway provides access to the site. No physical separation is provided from the existing vineyard and the campers.

## **P2**

*A use listed as Discretionary must not confine or restrain existing use on adjoining properties, having regard to:*



(a) *the location of the proposed use;*

Immediately adjacent sites are zoned as Rural and are physically separated from the area proposed visitor accommodation use by fences. All campers set up at the top of the property, due to the existing bushland on site, the location is physically sheltered from neighbouring properties. Access to, and servicing of, the proposed visitor accommodation use will not require entry onto any neighbouring properties.

(b) *the nature, scale and intensity of the use;*

The nature of camping is generally calm and relaxed. The proposed zone for use by campers located over 100m from existing property boundaries, reducing potential visual and noise impact on neighbouring properties. Please refer P4 (d) for the scale - The figures provided would be less than the increase in expected movements for other tourism activities approved on Prossers Road. If anything, increasing visitor accommodation in the area will support existing uses on adjoining/nearby properties (such as the cellar door at Caledon, Killara whisky distillery, CherryCot Farm, Coledale Walnuts).

(c) *the likelihood and nature of any adverse impacts on adjoining uses;*

No adverse impacts on adjoining uses have been identified.

(d) *whether the proposed use is required to support a use for security or operational reasons; and*

N/A

(e) *any off site impacts from adjoining uses.*

No off-site impacts from adjoining uses have been identified.

### **P3**

*A use listed as Discretionary, located on agricultural land, must minimise conversion of agricultural land to non-agricultural use and be compatible with agricultural use, having regard to:*

(a) *the nature, scale and intensity of the use;*

The proposed discretionary use is located on 'Rural' land, not 'agricultural' land. The current agricultural use of the site (vineyard) is to be maintained. The area identified on site for use by visitors and caravans is located at the top of the property where natural ground level is flat. Due to the nature of a existing ridge, the top of the property is rocky with shallow soil depth, that is of little use for agricultural purposes.

The proposed use is not intended to replace the need for agricultural uses in the area but to assist visitors to experience them.

(b) *the local or regional significance of the agricultural land; and*

Please refer response to 'a'.

(c) *whether agricultural use on adjoining properties will be confined or restrained.*

No confined or restrained impacts on adjoining properties have been identified.

#### **P4**

*A use listed as Discretionary, excluding Residential, must be appropriate for a rural location, having regard to:*

(a) *the nature, scale and intensity of the proposed use;*

Rural/'bush' tourism is a feature of Tasmania's landscape and complements the primary goal of a Rural zone. Many visitors come to the state to experience outdoor activities in remote locations. Many other tourists visit to enjoy local wine regions. The proposed agritourism (visitor accommodation) use for people travelling in caravans and tents supports our existing agricultural use by adding value to our business and enabling us to diversify.

(b) *whether the use will compromise or distort the activity centre hierarchy;*

The proposed 'visitor accommodation' use for people travelling in caravans and tents will not impact the current agricultural use of the site and will support social interaction with Richmond and the greater area as a tourist attraction.

(c) *whether the use could reasonably be located on land zoned for that purpose;*

The off grid, rural location is proposed to support visitor's rural experience of the local area. Much of the land in the general area is zoned as Rural, or agricultural, neither of which permit visitor accommodation unless accommodated within an existing building. Agritourism (visitor accommodation use) supports the primary purpose of a rural zone.

(d) *the capacity of the local road network to accommodate the traffic generated by the use; and*

Existing data from HipCamp indicates that the expected annual vehicle movements for the proposed use are 7-8 vehicles per week.

Breakdown of averages are as follows:

- Summer (November – March) : 12 vehicles per week

- Winter (April – October) : 5 vehicles per week

Prossers Road is already used as a thoroughfare to connect drivers from Richmond/Brinktop Road to Fingerpost Road and is regularly maintained by the council for this reason.

(e) *whether the use requires a rural location to minimise impacts from the use, such as noise, dust and lighting.*

The rural location and distances to neighbouring properties is suitable for caravans and camping in tents, as any noise, dust and lighting generated on site will not interfere with local residences.

Please advise if you require further information in order to assess the proposed application.

Kind regards,

A handwritten signature in black ink, appearing to read 'Sara Chugg', with a stylized, cursive script.

Sara Chugg

Architect / Land Owner

Clarence City Council  
38 Bligh Street  
(PO Box 96), Rosny Park  
Tasmania 7018  
[cityplanning@ccc.tas.gov.au](mailto:cityplanning@ccc.tas.gov.au)

5<sup>th</sup> July 2025

Re: 426 Prossers Road 'Visitor Accommodation' Use Application (HipCamp)  
PDPLANPMTD-2025/053284

To Whom it may concern,

Please see below a written response to the queries raised in the request for information dated July 4<sup>th</sup> in relation to the above stated development application.

***Rural Zone***

***Standard 20.3.1 Discretionary Use***

*Please specify the intensity and scale of the proposed camping areas. Please indicate the maximum number of guests and tents/caravans proposed at any given time. Please show on the site plan the location of each tent/caravan site and any permanent structures.*

The intensity of vehicles is as per the written submission provided with the application (max 12 vehicles per week). Guest numbers within these vehicles varies, typically vehicles are bookings are for 2 people, guest numbers can increase up to a family of 5 people.

If all vehicles for the week were on site at the same time, there would be 12 camp 'sites' required. Please refer to the provided site plan showing indicative locations for campers. Areas indicated for each camper is 120m<sup>2</sup> providing sufficient space for a caravan, car, awning and tent if/as required.

All permanent structures have been identified on the site plan provided.

## **Parking and Sustainable Transport Code**

### *Standard C2.5.1 Carparking Numbers*

*Clause C2.5.1 (table C2.1) requires 1 car space per allocated tent or caravan space. Please indicate on the site plan the location of each site and associated carpark or carpark area. Please ensure any additional parking areas comply with C2.6.1 and C2.6.2 of the Scheme.*

The site is a rural property which people visit to experience open spaces, clean air and expansive views. Parking spaces and camping 'lots' are not marked on site – people are encouraged to park in a location that suits their needs and their vehicle – this area is marked on the site plan provided with a dashed line. The area that is suitable for camping (flat ground) is approximately 11,500m<sup>2</sup>, providing more than the required space for people to park their car and their caravan.

## **Landslip Hazard Code**

*Visitor Accommodation within the Landslip Hazard Code is considered a vulnerable use if the visitor accommodation use is to accommodate more than 12 guests. Please confirm via an amended site plan, that the proposed camp areas are clear of any landslip hazard areas present on the site. Alternatively, you may wish to respond to the relevant standards of the code or limit the total number of guests to no greater than 12 at any given time.*

Please refer to the revised site plan provided -the proposed camping area is outside of the landslip hazard code overlay.

## **Signs Code**

*If any signage is proposed, you may wish to include this as part of this current planning application.*

Property signage is located on the existing frontage fence on Prossers Road.

In accordance with table C1.6, this sign would be categorised as a Ground Base Sign. The sign is fabricated from core ten steel and is 1200mm high x 2400mm wide. The sign reads "Prossers Ridge 426 Prossers Road" – please see image provided.

The sign is set-back from the property boundary by approximately 20m, as located on the revised site plan.

The sign is not specific to the use of Hipcamp, and does not advertise camping on our property.

**Additional Questions:**

- a. Document Set ID: 5622250 Will campers be self-contained (have their own drinking water and toilet)?**

No drinking water is provided for campers – they are required to bring their own.

The porta-loo is on a trailer and is positioned so that a vehicle can remove the toilet regularly for emptying and cleaning. We have been provided positive feedback from guests as to the cleanliness of the toilet. All guests that are in caravans are encouraged to use their own facilities.

- b. Will food be provided to guests staying in the visitor accommodation area?**

No Food will be provided to guests staying in the visitor accommodation area.

Please advise if you require further information in order to assess the proposed application.

Kind regards,

A handwritten signature in black ink, appearing to read 'Sara Chugg', with a stylized, cursive script.

Sara Chugg

Architect / Land Owner

Clarence City Council  
38 Bligh Street  
(PO Box 96), Rosny Park  
Tasmania 7018  
[cityplanning@ccc.tas.gov.au](mailto:cityplanning@ccc.tas.gov.au)

18<sup>th</sup> July 2025

Re: 426 Prossers Road 'Visitor Accommodation' Use Application (HipCamp)  
PDPLANPMTD-2025/053284

To Whom it may concern,

Please see below a written response to the queries raised in the request for information dated July 14<sup>th</sup> in relation to the above stated development application.

I note that the codes below relate specifically to carparking. While the HipCamp 'visitor accommodation' application does involve people parking caravans and cars on our property, I would like to clarify that the proposed use is not a 'car park' nor is it a 'caravan park'. Users book through an app to access our property. The HipCamp app provides a detailed description of the site which is accompanied by extensive photographs of the site conditions, and reviews by other visitors.

### ***C2.6.1 Construction of parking Areas***

#### ***P1***

*All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to:*

*(a) the nature of the use;*

*The site is used for intermittent short-term stays. Access to the site is booked through an application that clearly indicates the nature of the site to the visitor(s).*

*(b) the topography of the land;*

The top of the ridge, identified by a red dashed line of the plan provided, is flat. Please also see attached photos as evidence. Any minimal fall on the land can be avoided by campers using the property due to the large area available for parking. Campers can further mitigate any fall on the land by the use of caravan levelling ramps. Caravan 'sites' are not marked so people can choose to park in a location that suits their vehicle and accommodation type.

*(c) the drainage system available;*

Not applicable. The surface is not sealed, stormwater drains naturally. No ponding of stormwater occurs on the proposed site due the natural topography.

*(d) the likelihood of transporting sediment or debris from the site onto a road or public place;*

Campers park on solid ground, that is heavily founded on rock, and is accessed from an existing gravel driveway. The area campers use is either grass (maintained at a short length) or gravel.

*(e) the likelihood of generating dust; and*

Campers arrive via the compacted gravel driveway and park their vehicles for their short-term stay. Frequent generation of dust is unlikely, as car movements are minimal (as stated in RFI response dated 05.07.2025). We proposed to install 'slow' signs to reduce this risk further. If dust is generated, the proposed camping area is more than 100m from the title boundary and would be unlikely to affect any neighbours.

The council-maintained gravel road used to access our property is more likely to generate dust.

*(f) the nature of the proposed surfacing.*

Surfacing is proposed to remain as existing: well maintained short grass, over a solid rock base.



## **C2.6.2 Design and layout of parking areas**

### **P1**

*All parking, access ways, manoeuvring and circulation spaces must be designed and readily identifiable to provide convenient, safe and efficient parking, having regard to:*

*(a) the characteristics of the site;*

There is an existing gravel driveway used to access the camping area, providing a clear path of travel. There is ample room (as demonstrated on plans provided with RFI response dated 05.07.2025) for vehicles to manoeuvre safely. The site is not located within proximity of public roadways and the number of vehicle movements is very low.

*(b) the proposed slope, dimensions and layout;*

As previously demonstrated, the proposed 'parking' area is flat, located at the top of a ridge well away from neighbours and the public roadway. The approximate area of the proposed 'parking' area is 11,500m<sup>2</sup> with approximate dimensions of 328m long x 35m wide, leaving ample room for manoeuvring vehicles.

*(c) useability in all weather conditions;*

The existing surface is suitable for all weather conditions – it is well maintained short grass, over a solid rock base (forming the ridge of the hill). The access driveway has been constructed professionally with stormwater culverts and run-off for safe access.

*(d) vehicle and pedestrian traffic safety;*

Car movements are minimal (numbers as stated in RFI response dated 05.07.2025). We proposed to install 'slow' signs to reduce this risk or 'traffic safety'. The only users of the site are people that have booked to stay there, they are familiar with the nature of the site and the foreseeable risk is minimal.

*(e) the nature and use of the development;*

The site is used for intermittent short-term stays. Access to the site is booked through an application that clearly indicates the nature of the site to the visitor(s).

*(f) the expected number and type of vehicles;*

The expected number and type of vehicles was provided with the initial application and movement frequency is expected to be low. Vehicles are usually suitably size

for towing a caravan and are therefore suitable for off road parking. Access is not limited to 4wd vehicles - due to the founding stability of the ground, and well-maintained grass, all vehicle types can park on our property.

(g) *the likely use of the parking areas by persons with a disability;*

It is unlikely that a person with a sever disability would be camping on our property due to the nature of camping itself. As discussed previously, access to the site is booked through an application that clearly indicates the nature of the site to the visitor(s).

(h) *the nature of traffic in the surrounding area;*

N/A – There is no traffic in the surrounding area.

(i) *the proposed means of parking delineation; and*

N/A – No means of parking delineation are proposed – the nature of the use is rural agritourism.

(j) *the provisions of Australian Standard AS 2890.1:2004 - Parking facilities, Part 1: Off-street car parking and AS 2890.2 -2002 Parking facilities, Part 2: Off-street commercial vehicle facilities.*

N/A – the application is not for the use of a ‘carpark’, it is for ‘visitor-accommodation’. The parking requirements of these standards cannot reasonably be applied to camping on a rural property – There is no user class identifiable in AS2890.1 that applied to the proposed use. Further, there are no aisles, no marked parking modules, and no peak period movements.

The access driveway provided is compliant with the bushfire assessment prepared for the existing approved visitor accommodation use on site.

Please advise if you require further information in order to assess the proposed application.

Kind regards,



Sara Chugg

Architect / Land Owner

Appendix Images:



Image 1 – available flat ground provided for camping, example 1





Image 2 - available flat ground and access provided for camping, example 2



Image 3 - available flat ground and access provided for camping, example 3





Image 4 – Available flat ground provided for camping, example 4

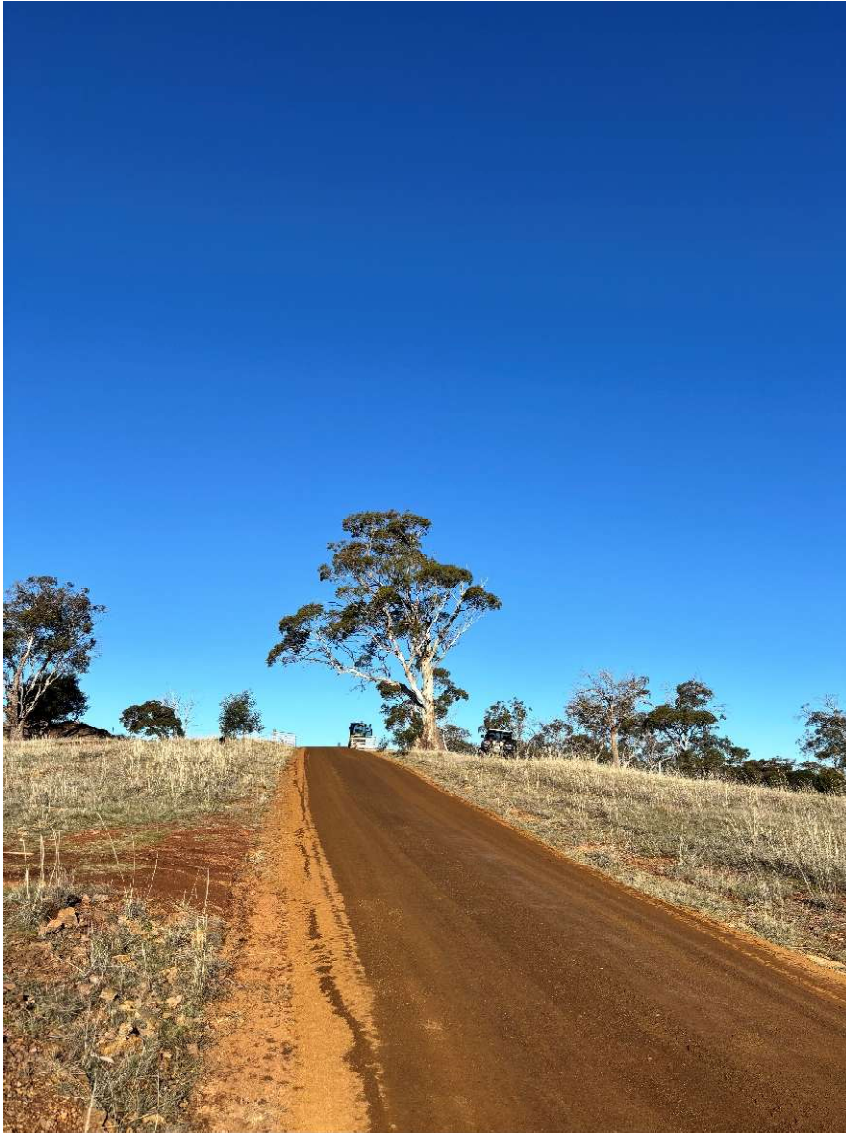


Image 5 – Professionally installed all weather compacted gravel access driveway from Prossers Road to the proposed camping area, 4m wide with stormwater culverts.