



## **DEVELOPMENT APPLICATION**

**PDPLANPMTD-2025/056458**

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

**LOCATION:** 59 Richmond Valley Road, Richmond with access over 51 and 65 Richmond Valley Road, Richmond

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

**ADVERTISING EXPIRY DATE:** 22 December 2025

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 22 December 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 22 December 2025.

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at [www.ccc.tas.gov.au](http://www.ccc.tas.gov.au) or at the Council offices.

## Application for Development / Use or Subdivision

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Use this form to obtain planning approval for developing or using land, including subdividing it into smaller lots or lot consolidation.

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

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Location: 59 richmond valley road, richmond with access over 51 and 65 Richmond Valley Road

**Personal Information Removed**

Estimated cost of development:

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Is the property on the Tasmanian Heritage Register? Yes  No

If yes, we recommend you discuss your proposal with Heritage Tasmania prior to lodgement as exemptions may apply which may save you time on your proposal.

If you had pre-application discussions with City of Clarence, please provide planner's name:

Current use of site: **Residential**

Does the proposal involve land administered or owned by the Crown or Council? Yes  No

**Declaration**

- I have read the Certificate of Title and Schedule of Easements for the land and am satisfied that this application is not prevented by any restrictions, easements or covenants.
- I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application
- I declare that, in accordance with Section 52 of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their signed consent is attached.
- I declare that the information in this declaration is true and correct.

**Acknowledgement**

- I acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process; for display purposes during public consultation; and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.

Applicant's signature

**Personal Information Removed**

Date: 10/20/25

Please refer to the development/use and subdivision checklist on the following pages to determine what documentation must be submitted with your application.



## Development/use or subdivision checklist

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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 168670	FOLIO 1
EDITION 3	DATE OF ISSUE 30-Aug-2022

SEARCH DATE : 20-Oct-2025

SEARCH TIME : 09.20 AM

DESCRIPTION OF LAND

City of CLARENCE

Lot 1 on Sealed Plan 168670

Derivation : Part of Lot 30367, 624A-2R-16P granted to Walter Edward Woodward and Sheila Anastasia Woodward.

Prior CT 40735/7

SCHEDULE 1

M499739 TRANSFER to SAMUEL JOHN GRAY and HANNAH VICTORIA GRAY  
Registered 16-Jan-2015 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP168670 EASEMENTS in Schedule of Easements

SP168670 COVENANTS in Schedule of Easements

SP168670 FENCING PROVISION in Schedule of Easements

SP 40735 COVENANTS in Schedule of Easements

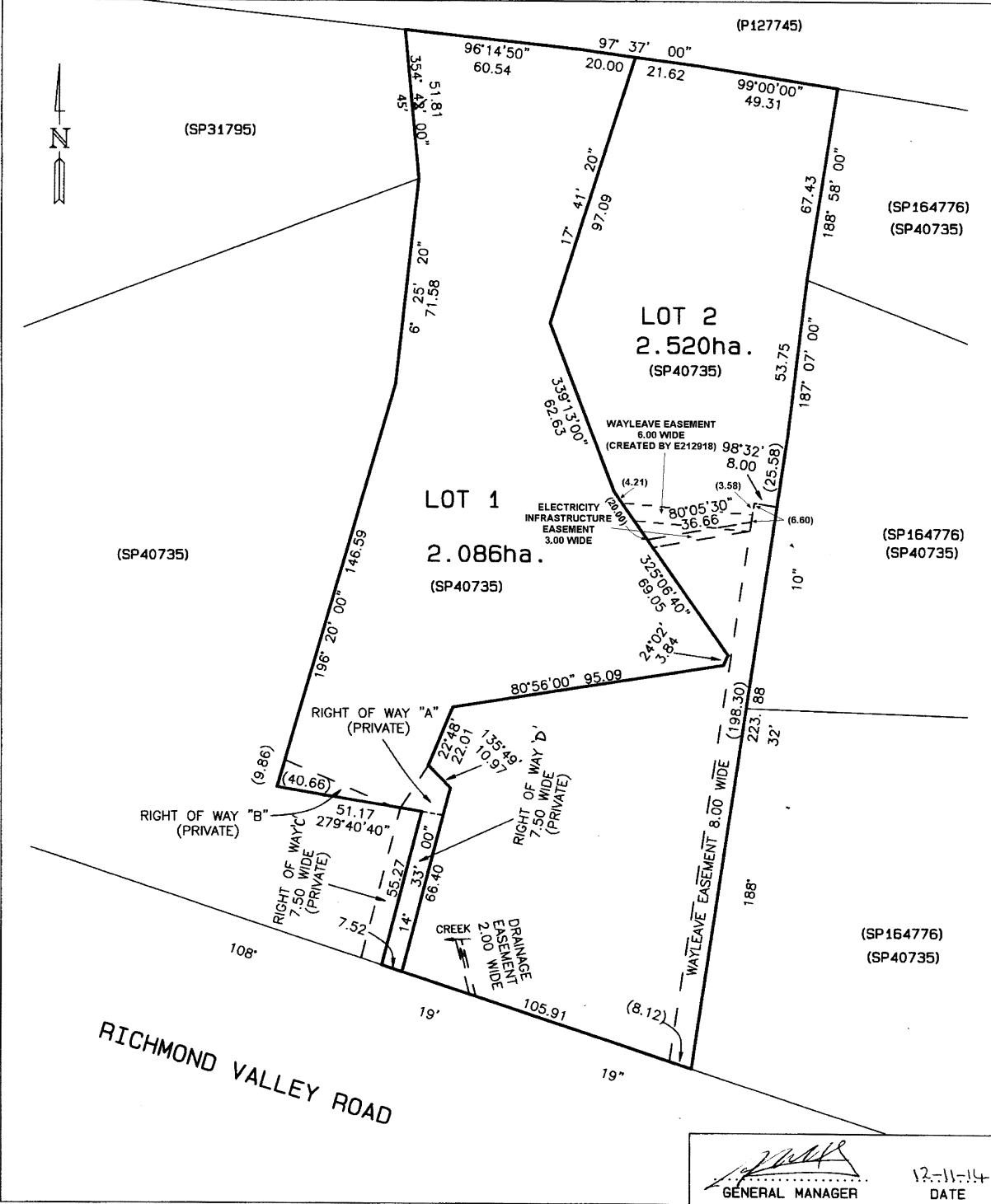
SP 40735 FENCING PROVISION in Schedule of Easements

E316253 MORTGAGE to MyState Bank Limited Registered  
30-Aug-2022 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: DAVID LINDSAY KAY AND KIM MAREE KAY. FOLIO REFERENCE: CT 40735/7 GRANTEE: PART OF LOT 30367, 624A2R16P GRANTED TO WALTER EDWARD WOODWARD AND SHEILAH ANASTASIA WOODWARD.		<b>PLAN OF SURVEY</b> BY SURVEYOR NEVILLE CHARLES MCGUIRE of 19 John Street, Kingston. LOCATION <b>CITY OF CLARENCE</b> SCALE 1: 1500      LENGTHS IN METRES		REGISTERED NUMBER <b>SP168670</b> APPROVED EFFECTIVE FROM - 8 DEC 2014 <i>Alice Kawa</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 107 (5227)	LAST UPI No	LAST PLAN No. SP40735	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	



<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 168670</b>

PAGE 1 OF 4 PAGES

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.

Lot 1 is together with a wayleave easement over the land marked WAYLEAVE EASEMENT 8.00 WIDE on the plan

Lot 1 is together with an electricity infrastructure easement over the land marked ELECTRICITY INFRASTRUCTURE EASEMENT 3.00 WIDE on the plan

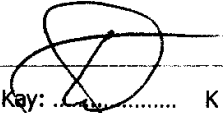
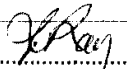
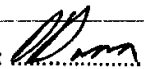
Lots 1 & 2 are each together with a right of carriageway created by and more fully set forth in Sealed Plan 40735 over the land marked RIGHT OF WAY "C" (PRIVATE) 7.50 WIDE on the plan

Lot 1 is subject to a right of carriageway (appurtenant to lot 2) over the land marked RIGHT OF WAY "A" (PRIVATE) passing through that lot on the plan

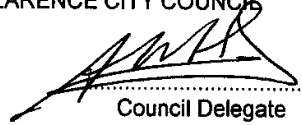
Lot 1 is subject to a right of carriageway (appurtenant to lot 2) over the land marked RIGHT OF WAY "D" (PRIVATE) passing through that lot on the plan

Lot 1 is subject to a right of carriageway created by and more fully set forth in Sealed Plan 40735 (appurtenant to lot 6 on Sealed Plan 40735) over the land marked RIGHT OF WAY "D" (PRIVATE) passing through that lot on the plan

Lot 1 is subject to a right of carriageway (appurtenant to the land comprised in Folio 40735/6) over the land marked RIGHT OF WAY (PRIVATE) "B" passing through that lot on the plan

D L Kay:  K M Kay:  ANZ: 

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: D L & K M KAY FOLIO REF: 40735/7 SOLICITOR & REFERENCE: E R HENRY WHERRETT & BENJAMIN (SWL 68486)	PLAN SEALED BY: CLARENCE CITY COUNCIL DATE: 12-11-14 SD 2013/1 REF NO.  Council Delegate
<b>NOTE:</b> The Council Delegate must sign the Certificate for the purposes of identification.	



<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 2 OF 4 PAGES	Registered Number <b>SP 168670</b>
SUBDIVIDER: D L & K M KAY FOLIO REFERENCE: 40735/7	

Lot 2 is together with a right of carriageway over the land marked RIGHT OF WAY "A" (PRIVATE) on the plan

Lot 2 is together with a right of carriageway over the land marked RIGHT OF WAY "D" (PRIVATE) on the plan

Lot 2 is subject to a wayleave easement (appurtenant to lot 1 and Aurora Energy Pty Ltd) over the land marked WAYLEAVE EASEMENT 8.00 WIDE passing through that lot on the plan

Lot 2 is subject to an electricity infrastructure easement (appurtenant to lot 1) over the land marked ELECTRICITY INFRASTRUCTURE EASEMENT 3.00 WIDE passing through that lot on the plan

Lot 2 is subject to a right of drainage (in favour of Clarence City Council) over the land marked DRAINAGE EASEMENT 2.00 WIDE passing through that lot on the plan


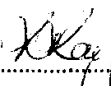

**COVENANTS**

The owners of the lots on the plan are affected by covenants created by and more fully set forth in Sealed Plan 40735 in much the following terms-

1. Not to erect on such lot any building utilizing unpainted galvanised iron in any constructions
2. Not to erect, place or maintain a building or structure on such lot unless the exterior design plans and finishes of such building or structure and its location, have been approved by Clarence City Council
3. Not to construct or install a means of sewerage disposal on such lot unless approved by Clarence City Council
4. Not to ring bark, cut down, top, lop, remove or destroy any tree on such lot without the approval of Clarence City Council unless the minimum number of trees retained on such lot is not less than six trees to every 4000 square metres of land

**FENCING PROVISION**

In respect to the lot on the plan the vendor (David Lindsay Kay and Kim Maree Kay) shall not be required to fence

D L Kay:  ..... K M Kay:  ..... ANZ:  .....

**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.

<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 3 OF 4 PAGES</p>	<p>Registered Number</p> <p><b>SP 168670</b></p>
<p>SUBDIVIDER: D L &amp; K M KAY FOLIO REFERENCE: 40735/7</p>	

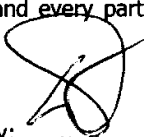


INTERPRETATION

"Wayleave easement" means-

Firstly all the full and free right and liberty for the proprietor of lot 1 and Aurora Energy Pty Ltd (hereinafter called "Aurora") at all times hereafter:

- a) to maintain, lay, erect and install anything used for, or in connection with the generation, transmission or distribution of electricity including power lines (overhead or underground), substations for converting electricity, substations for transforming or controlling electricity and equipment for metering, monitoring or controlling electricity (hereinafter called "electricity infrastructure") of such materials and type as Aurora may determine above, on or under the land respectively marked "Wayleave Easement 8.00 Wide" on the plan (hereinafter called the "servient land"
- b) to enter into and upon the servient land for the purpose of examining, operating, maintaining, repairing, modifying, adding to or replacing electricity infrastructure without doing unnecessary damage to the said servient land and making good all damage occasioned thereby
- c) to erect fencing, signs, barriers or other protective structures upon the servient land if in the opinion of Aurora these are necessary for reasons of safety
- d) to cause or permit electrical energy to flow or be transmitted or distributed through the said electricity infrastructure
- e) to enter into and upon the servient land for all or any of the above purposes with or without all necessary plant equipment and machinery and the means of transporting the same and if necessary to cross the remainder of the said land in consultation with the registered proprietors for the purpose of access and regress to and from the servient land
- f) nothing herein contained shall prevent the registered proprietors for themselves and their successors in title from using the servient land provided that such use does not derogate from this grant or, in the opinion of Aurora compromise the safe operation of Aurora electricity infrastructure located on, above or under the servient land

Secondly the benefit of a covenant for Aurora and its successors with the registered proprietors for themselves and their successors in title of the servient land not to erect any buildings or place any structures or objects within the said easement without the prior written consent of Aurora to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement hereinbefore described

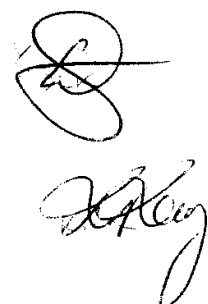
D L Kay:  ..... K M Kay:  ..... ANZ:  .....

**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.

<p><b>ANNEXURE TO SCHEDULE OF EASEMENTS</b></p> <p>PAGE 4 OF 4 PAGES</p>	<p>Registered Number</p> <p><b>SP 168670</b></p>
<p>SUBDIVIDER: D L &amp; K M KAY FOLIO REFERENCE: 40735/7</p>	

"Electricity infrastructure easement" means the full and free right and liberty for the proprietor of the dominant tenement with agents and contractors to enter upon land marked "Electricity Infrastructure Easement 3.00 wide" on the plan to lay, inspect, maintain, repair and amend electrical power lines under the surface of the said land for the transmission of electrical current provided that the rights granted are exercised in a proper manner so as to cause as little inconvenience as possible and to do as little damage as practicable to the said land

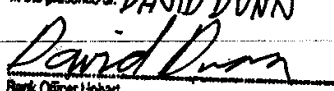
Signed by the said DAVID LINDSAY KAY & KIM MAREE KAY being the )  
 registered proprietor of Folio 40735/7 in the presence of )  
 Witness: ..... )  
 Name: SIMON GIFFARD )  
 Address: 8 PERCY ST RICHMOND )



AUSTRALIA AND NEW ZEALAND BANKING GROUP as mortgagee in  
 Mortgage No D106863 consents to the subdivision-

Dated this 30 day of JUNE 2014

SIGNED by AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED by its Attorney  
**SHARON WEE**  
 Acting Manager Securities

who hereby declares that he has received no notice of any other mortgage or other interest in the land referred to in the mortgage in the presence of **DAVID DUNN**  
  
 Bank Officer Hobart

TAS

**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.

SEARCH OF TORRENS TITLE

VOLUME 168670	FOLIO 2
EDITION 4	DATE OF ISSUE 18-Jan-2024

SEARCH DATE : 03-Dec-2025

SEARCH TIME : 02.24 pm

DESCRIPTION OF LAND

City of CLARENCE

Lot 2 on Sealed Plan [168670](#)

Derivation : Part of Lot 30367, 624A-2R-16P granted to Walter Edward Woodward and Sheila Anastasia Woodward.

Prior CT [40735/7](#)

SCHEDULE 1

[N164731](#) TRANSFER to SUSAN LEE LANGDON and DAVID MATHEW LANGDON Registered 18-Jan-2024 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP168670](#) EASEMENTS in Schedule of Easements

[SP168670](#) COVENANTS in Schedule of Easements

[SP168670](#) FENCING PROVISION in Schedule of Easements

[E212918](#) BURDENING WAYLEAVE EASEMENT with the benefit of a restriction as to user of land in favour of Tasmanian Networks Pty Ltd over the land marked Wayleave Easement 6.00 wide on Sealed Plan [168670](#) Registered 27-May-2020 at 12.02 pm

[SP 40735](#) COVENANTS in Schedule of Easements

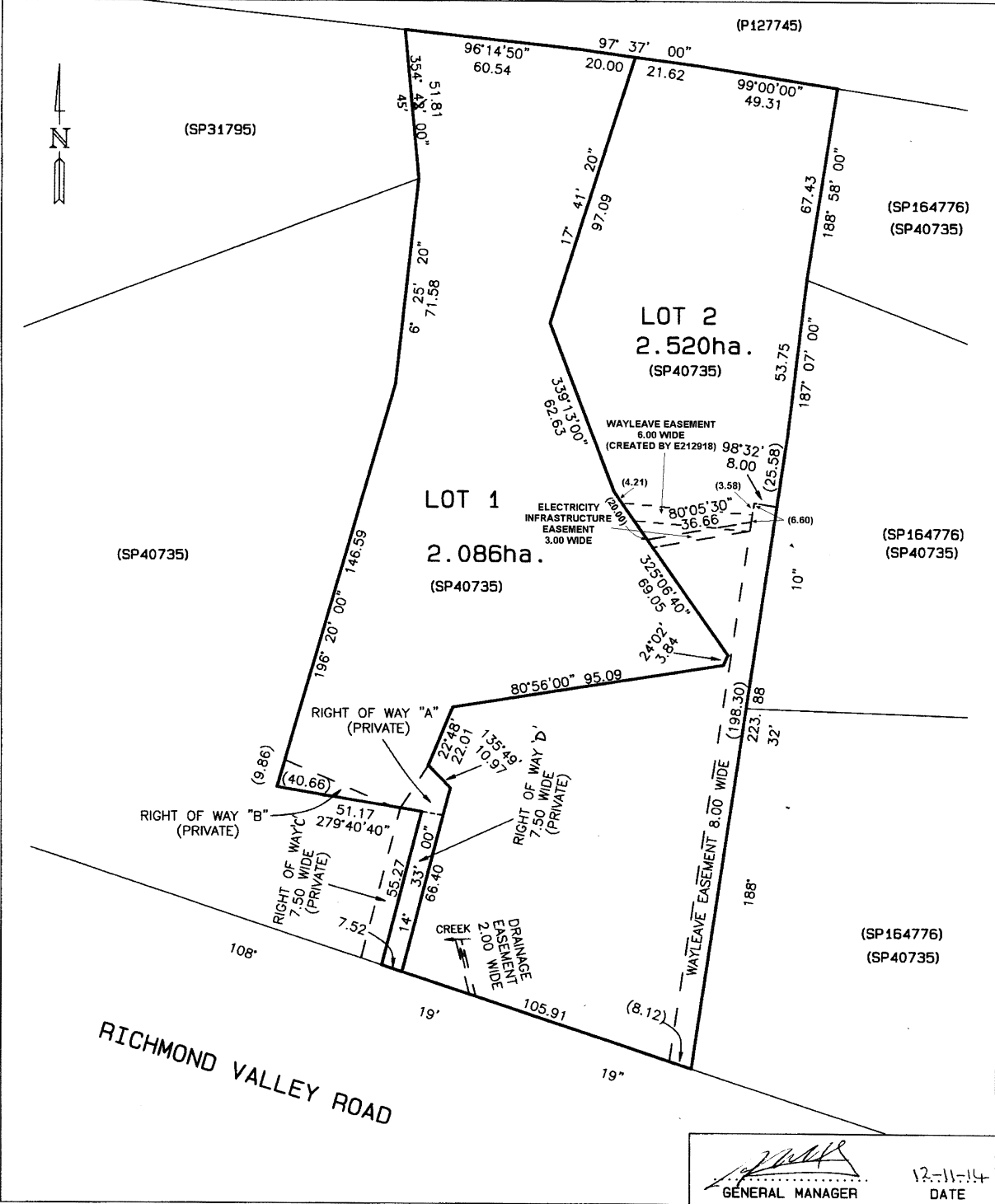
[SP 40735](#) FENCING PROVISION in Schedule of Easements

[E372227](#) MORTGAGE to Commonwealth Bank of Australia Registered 18-Jan-2024 at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER: DAVID LINDSAY KAY AND KIM MAREE KAY. FOLIO REFERENCE: CT 40735/7 GRANTEE: PART OF LOT 30367, 624A2R16P GRANTED TO WALTER EDWARD WOODWARD AND SHEILAH ANASTASIA WOODWARD.		<b>PLAN OF SURVEY</b> BY SURVEYOR NEVILLE CHARLES MCGUIRE of 19 John Street, Kingston. LOCATION <b>CITY OF CLARENCE</b> SCALE 1: 1500      LENGTHS IN METRES		REGISTERED NUMBER <b>SP168670</b> APPROVED EFFECTIVE FROM - 8 DEC 2014 <i>Alice Kawa</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 107 (5227)	LAST UPI No	LAST PLAN No. SP40735	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	



SEARCH OF TORRENS TITLE

VOLUME 40735	FOLIO 6
EDITION 9	DATE OF ISSUE 26-Nov-2025

SEARCH DATE : 03-Dec-2025

SEARCH TIME : 02.10 pm

DESCRIPTION OF LAND

Parish of ULVA, Land District of MONMOUTH  
 Lot 6 on Sealed Plan [40735](#)  
 Derivation : Part of Lot 30367 Gtd to W.E. Woodward & Anor  
 Prior CT [4600/12](#)

SCHEDULE 1

[M864405](#) TRANSFER to KYLIE ANN MARGUERETE LANE and DANIEL  
 GEORGE LANE Registered 12-Feb-2021 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 SP [40735](#) EASEMENTS in Schedule of Easements  
 SP [40735](#) COVENANTS in Schedule of Easements  
 SP [40735](#) FENCING PROVISION in Schedule of Easements  
 SP [168670](#) BENEFITING EASEMENT: Right of Carriageway over the  
 Right of Way "B" (Private) shown on Sealed Plan [40735](#)  
[E250868](#) MORTGAGE to B&E Ltd Registered 12-Feb-2021 at 12.02  
 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations





RICHMOND

59 Richmond Valley Road / Richmond property to be subject to change of use to visitor accommodation

House

Driveway

5.0m  
Designated Capacity for 2 vehicles

103m Approx.

39.2m Approx.

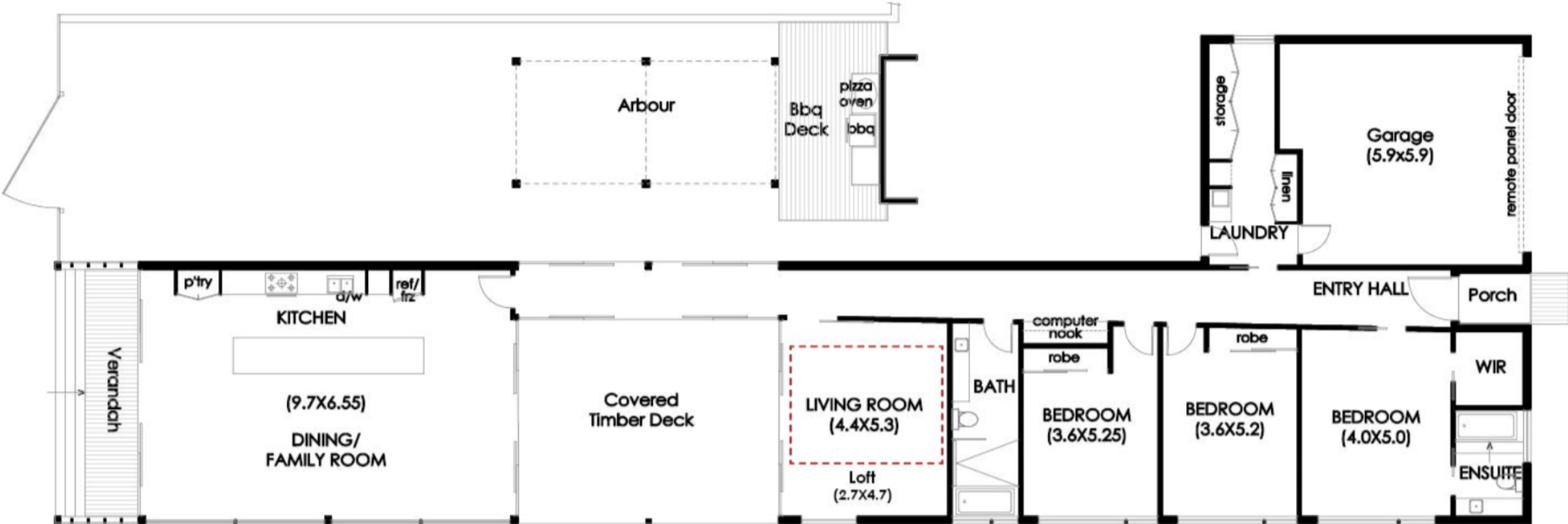
13.5m Approx.

81.5m approx.

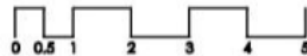
RICHMOND VALLEY ROAD



**RICHMOND**  
**59 Richmond Valley Road**  
**House Area (incl Garage): 270m<sup>2</sup>(29sq)**



House Area: 233m<sup>2</sup>  
 Garage: 37m<sup>2</sup>  
 Covered Timber Deck: 37m<sup>2</sup>  
 Verandah: 9m<sup>2</sup>  
 Bbq Area & Arbour: 38m<sup>2</sup>  
 Total Usable Area: 354m<sup>2</sup>



**IMPORTANT: measurements are approximate-interested parties need to verify**