



DEVELOPMENT APPLICATION

PDPLANPMTD-2025/053129

PROPOSAL: Change of Use to Visitor Accommodation

LOCATION: 94 Backhouse Lane, with access over 90, 92 and 96
Backhouse Lane, Cambridge

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 11 February 2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 11 February 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 11 February 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.

Application for Development / Use or Subdivision

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**

Location: 94 Backhouse Lane, with access over 90 Backhouse Lane, 92 Backhouse Lane and 96 Backhouse Lane' Cambridge,

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:

PDPLIMPLN-2025/050964 - Preliminary Planning Assessment, Kate Guinane SENIOR PLANNER

Current use of site:

Domestic Residence

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

Mandatory Documents

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

- ☐ Details of the location of the proposed use or development.
- ☐ A copy of the current Certificate of Title, Sealed Plan, Plan or Diagram and Schedule of Easements and other restrictions for each parcel of land on which the use or development is proposed.
- ☐ Full description of the proposed use or development.
- ☐ Description of the proposed operation. May include where appropriate: staff/student/customer numbers; operating hours; truck movements; and loading/unloading requirements; waste generation and disposal; equipment used; pollution, including noise, fumes, smoke or vibration and mitigation/management measures.
- ☐ Declaration the owner has been notified if the applicant is not the owner.
- ☐ Crown or Council consent (if publically-owned land).
- ☐ Any reports, plans or other information required by the relevant zone or code.
- ☐ Fees prescribed by the City of Clarence.

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

Additional Documents

In addition to the mandatory information required above, Council may, to enable it to consider an application, request further information it considers necessary to ensure that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or specific area plan, applicable to the use or development.

- ☐ Site analysis and site plan, including where relevant:
 - Existing and proposed use(s) on site.
 - Boundaries and dimensions of the site.
 - Topography, including contours showing AHD levels and major site features.
 - Natural drainage lines, watercourses and wetlands on or adjacent to the site.
 - Soil type.
 - Vegetation types and distribution, and trees and vegetation to be removed.
-



- Location and capacity of any existing services or easements on/to the site.
 - Existing pedestrian and vehicle access to the site.
 - Location of existing and proposed buildings on the site.
 - Location of existing adjoining properties, adjacent buildings and their uses.
 - Any natural hazards that may affect use or development on the site.
 - Proposed roads, driveways, car parking areas and footpaths within the site.
 - Any proposed open space, communal space, or facilities on the site.
 - Main utility service connection points and easements.
 - Proposed subdivision lot boundaries.
- ☐ Where it is proposed to erect buildings, detailed plans with dimensions at a scale of 1:100 or 1:200 showing:
- Internal layout of each building on the site.
 - Private open space for each dwelling.
 - External storage spaces.
 - Car parking space location and layout.
 - Major elevations of every building to be erected.
 - Shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites.
 - Relationship of the elevations to natural ground level, showing any proposed cut or fill.
 - Materials and colours to be used on rooves and external walls.
- ☐ Where it is proposed to erect buildings, a plan of the proposed landscaping showing:
- Planting concepts.
 - Paving materials and drainage treatments and lighting for vehicle areas and footpaths.
 - Plantings proposed for screening from adjacent sites or public places.
- ☐ Any additional reports, plans or other information required by the relevant zone or code.

This list is not comprehensive for all possible situations. If you require further information about what may be required as part of your application documentation, please contact City of Clarence Planning team on (03) 6217 9550.



SEARCH OF TORRENS TITLE

VOLUME 13721	FOLIO 4
EDITION 2	DATE OF ISSUE 13-Apr-2021

SEARCH DATE : 13-Jul-2025

SEARCH TIME : 03.50 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 4 on Sealed Plan 13721

Derivation : Part of 10A-2R-24.7/10Ps. Gtd. to Halloran

Estates Pty. Ltd. Part of 220 Acres Located to J. Petchey and

Part of 30 Acres Located to S. Clements.

Prior CT 3829/97

SCHEDULE 1

B390553 & A863094 RICKY FRANCIS FELMINGHAM and LINDA LEE
FELMINGHAM as tenants in common in equal shares

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP 13721 EASEMENTS in Schedule of Easements benefiting or
burdening this landA697789 EASEMENTS set forth in Order benefiting or burdening
this land

SP 13721 COVENANTS in Schedule of Easements

SP 13721 FENCING COVENANT in Schedule of Easements

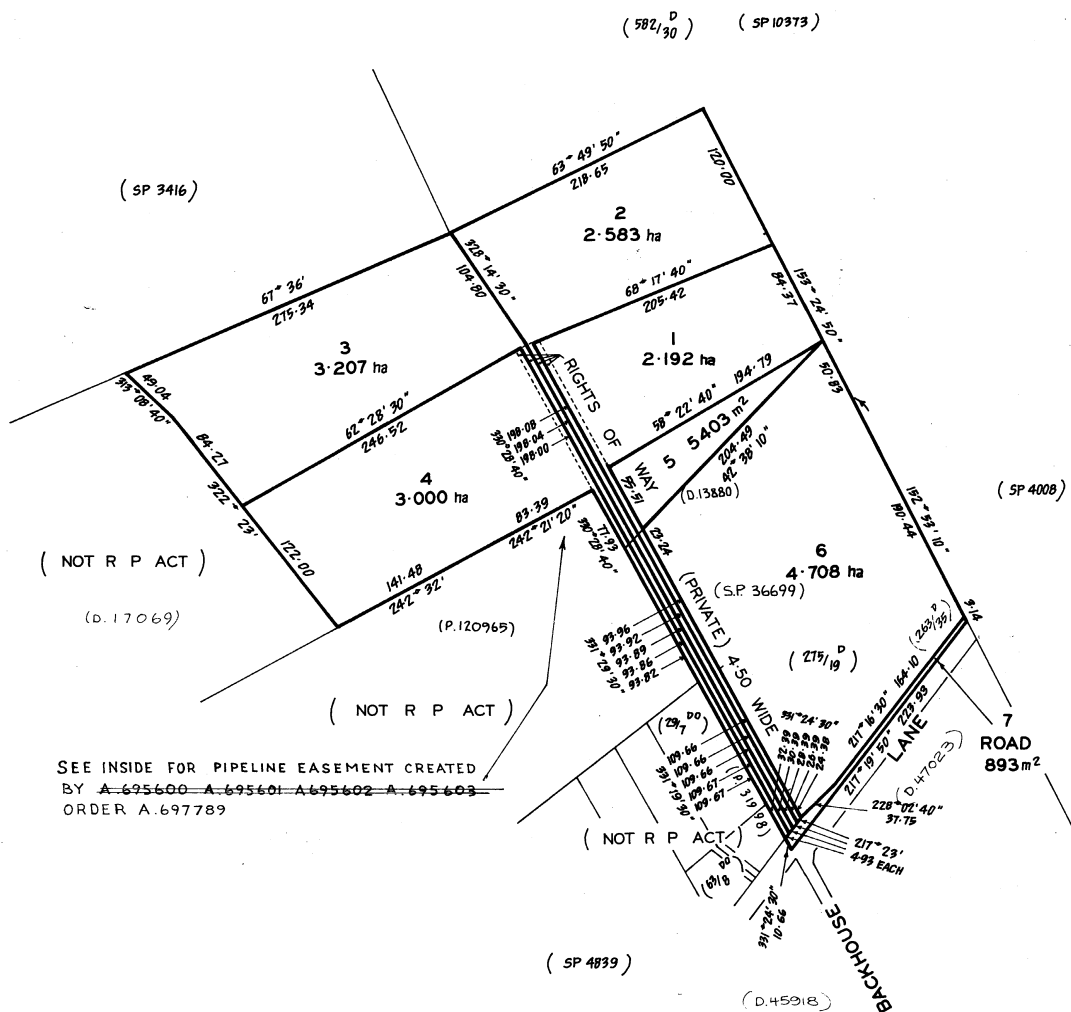
SP 13721 COUNCIL NOTIFICATION under Section 468(12) of the
Local Government Act 1962UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: P. C. McKay & others M. G. & R. D. Muir	PLAN OF SURVEY by Surveyor T. S. Cromer of land situated in the	Registered Number: P13721
Title Reference: CONV 45/1972 CONV 48/1975 C.T. 2495/47 C.T. 3085/65 C.T.	LAND DISTRICT OF MONMOUTH PARISH OF CAMBRIDGE	Effective from: 1 MAY 1980
Grantee: part of location (30.0.0) S. Clements part of location (220.0.0) J. Petchey W.L. 24 1/2 - part of lot 24031 (+0.19 1/2) Halloran Estates P/L	SCALE 1: 3000	ACTING Recorder of Titles

part of lot 24031 (+0.19 1/2) Benjamin Wm Backhaus.

LENGTHS IN METRES



34/600 14/12/79



SCHEDULE OF EASEMENTS

Plan No. **S.P**
13721

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

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

COVENANTS

THIS COPY SCHEDULE CONSISTS OF 2 PAGE/S

1. The owner of lots 1, 2, 3 and 4 on the plan covenants with the Vendors Joan Amy McKay, Peter Charles McKay and Jan Elizabeth Sadler that the vendors shall not be required to fence.
2. The owners of Lots 1, 2, 3 and 4 on the plan covenant with the vendors and each of them and the owners for the time being of each and every other lot shown on the plan to the intent that the burden of these covenants may run with and bind the covenantor's lot and each and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of every other lot shown on the plan to observe the following stipulations:
Not without the written consent of the Council to:
 - (a) Erect or permit to be erected henceforth on such lot any dwelling or other building constructed in whole or in part of unpainted galvanised iron or any other materials which will contrast with the rural environment nor unless and until
 - (i) the exterior design plans and finish of the building or structure (including colour paint and materials intended to be used therein);
 - (ii) the location and or placement of such building or structure on such lot and;
 - (iii) the location and or placement of the septic tank on such lot;
 have been approved in writing by the Council.
 - (b) Not to remove any trees from such lots without the prior written consent of the Council.
 - (c) Not to re-subdivide such lots without the consent of

13721

the Council.

(d) Not to erect on such lots more than one residence together with such outbuildings as may be permitted by the Council.

(e) Not to erect any fence along the common boundaries of such lots which lie in and form part of the land marked "Rights of Way (Private) 4.50 wide" on the plan.

EASEMENTS

Each Lot in Column A is:

1. Together with a Right of Carriageway over the Right of Way (Private) shown hereon passing through the lots opposite thereto in Column B; and
2. Subject To a Right of Carriageway over the Right of Way (Private) passing through that lot as appurtenant to the lots shown hereon specified opposite thereto in Column C.

Column A	Column B	Column C
1	2,3,4	2,3,4
2	1,3,4	1,3,4
3	1,2,4	1,2,4
4	1,2,3	1,2,3

SIGNED by JOAN AMY McKAY the)
Personal Representative of E.C. McKay)
& Beneficial Owner of the land)

Joan A. McKay

described in Conveyance No.)

45/1972 and 48/3715 in the)

presence of:)

Peter McKay

13721

SIGNED by PETER CHARLES MCKAY the
Personal Representative of E.C. McKay and
Beneficial Owner of the land

described in Conveyance No.

45/1972 and 48/3715 in the

presence of:

B.W. Ryan

Peter C. McKay

SIGNED by JAN ELIZABETH SADLER
Personal Representative of E.C. McKay and
the Beneficial Owner of the land

described in Conveyance No.

45/1972 and 48/3715 in the

presence of:

Jan Sadler
Solicitor General

Jan Sadler

SIGNED by MALCOLM GILCHRIST MUIR
and RAE DENISE MUIR the Registered
Proprietors of the land comprised
in Certificates of Title Volume
2495 Folio 47 and Volume 3185
Folio 65 in the presence of:

Malcolm G. Muir
Rae Muir

Malcolm G. Muir

Rae Muir

SIGNED by LILIAN RUBY MAY as
Mortgagee under Mortgage No.
25/8747 in the presence of:

SIGNED by LILIAN RUBY MAY as Personal
Representative of Alan Sutherland McKay
the Mortgagee under Mortgage No. 45/1973
in the presence of:

Alan Sutherland McKay

L. R. May
B. E. Moore

L. R. May

13721

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

DOBSON MITCHELL & ALLPORT.....
Subdivider/Solicitor for the SubdividerThis is the schedule of easements attached to the plan of Joan Amy McKay, Peter Charles McKay,
(Insert Subdivider's Full Name)..... and Jan Elizabeth Sadler affecting land in..... Conveyances 45/1972 and 48/3715 & Certificates of Title Volume 2495
Folio 47 & Volume 2185 (Insert Title Reference)
..... Folio 65Sealed by MUNICIPALITY OF CLARENCE on 5th NOVEMBER 19 79
.....
Council Clerk/Town Clerk

10364

SEARCH OF TORRENS TITLE

VOLUME 13721	FOLIO 1
EDITION 6	DATE OF ISSUE 01-Jul-2013

SEARCH DATE : 13-Jul-2025

SEARCH TIME : 03.52 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 1 on Sealed Plan 13721

Derivation : Part of 10A-2R-24.7/10Ps Gtd to Halloran Estates

Pty Ltd and Part of 30 Acres Located to S Clements

Prior CT 3829/94

SCHEDULE 1

B627334 & B963546 TRANSFER to ANNE LOUISE DOUGLAS Registered
16-Aug-1996 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP 13721 EASEMENTS in Schedule of Easements (if any)

A697789 EASEMENTS set forth in Order

SP 13721 COVENANTS in Schedule of Easements (if any)

SP 13721 FENCING COVENANT in Schedule of Easements

SP 13721 COUNCIL NOTIFICATION under Section 468(12) of the
Local Government Act 1962

C287747 MORTGAGE to State Bank of New South Wales Limited
Registered 23-Apr-2001 at 12.01 PM

D88617 MORTGAGE to Commonwealth Bank of Australia
Registered 01-Jul-2013 at noon

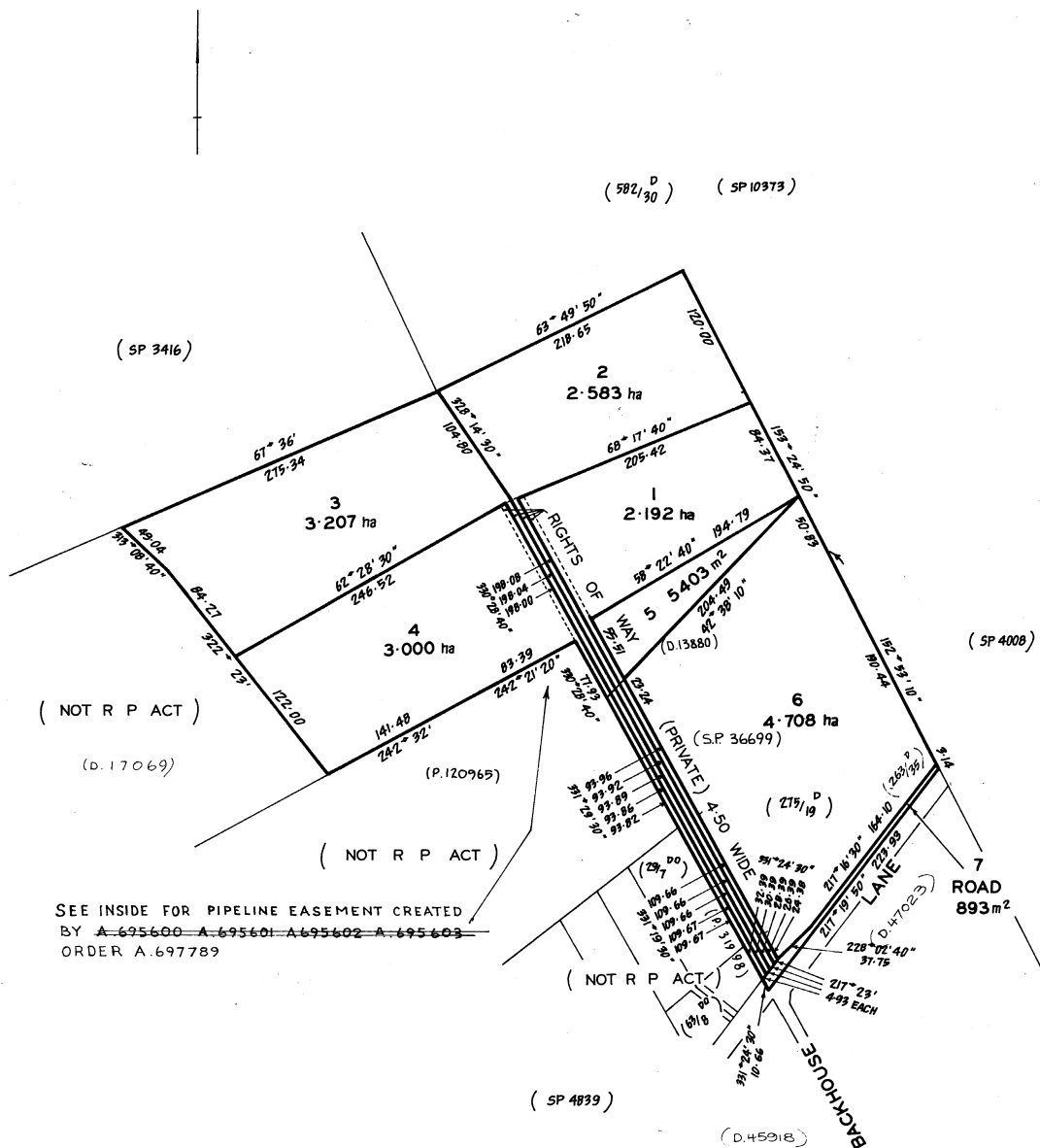
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: P. C. McKay & others M. G. & R. D. Muir	PLAN OF SURVEY by Surveyor T. S. Cromer of land situated in the	Registered Number: P13721
Title Reference: CONV 45/1972 CONV 48/1975 C.T. 2495/47 C.T. 3085/65 C.T.	LAND DISTRICT OF MONMOUTH PARISH OF CAMBRIDGE	Effective from: 1 MAY 1980
Grantee: part of location (30.0.0) S. Clements part of location (220.0.0) J. Petchey M.L. 24 1/2 - part of lot 24031 (+0.19 1/2) Halloran Estates P/L	SCALE 1: 3000	ACTING Recorder of Titles

part of lot 24031 (+0.19 1/2) Benjamin Wm Backhaus.

LENGTHS IN METRES

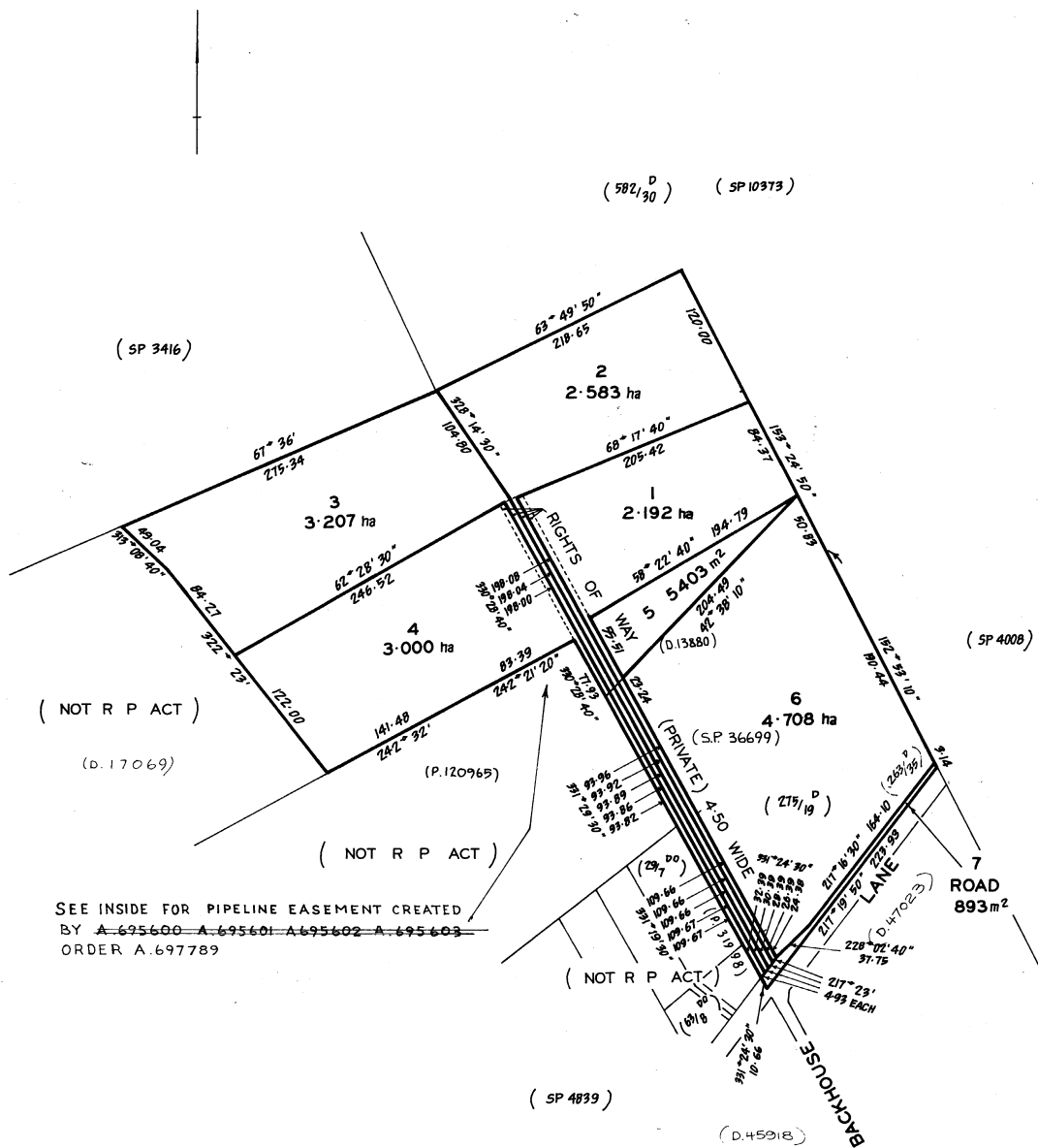


34/600 14/12/79

Owner: P. C. McKay & others M. G. & R. D. Muir	PLAN OF SURVEY by Surveyor T. S. Cromer of land situated in the	Registered Number: P13721
Title Reference: CONV 49/1972 CONV 48/1975 C.T. 2495/47 C.T. 909/69 C.T.	LAND DISTRICT OF MONMOUTH PARISH OF CAMBRIDGE	Effective from: 1 MAY 1980
Grantee: part of location (30.0.0) S. Clements part of location (220.0.0) J. Petchey W.L. 24 1/2 - part of lot 24031 (1.0.19 1/2) Halloran Estates P/L	SCALE 1: 3000	ACTING Recorder of Titles

part of lot 24031 (1.0.19 1/2) Benjamin Wm Backhaus.

LENGTHS IN METRES



34/400 14/12/79

SEARCH OF TORRENS TITLE

VOLUME 13721	FOLIO 2
EDITION 8	DATE OF ISSUE 07-Oct-2021

SEARCH DATE : 26-Feb-2025

SEARCH TIME : 12.39 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 2 on Sealed Plan 13721

Derivation : Part of 10A-2R-24.7/10Ps Gtd to Halloran Estates

Pty. Ltd. Part of 30 Acres Located to S Clements

Prior CT 3829/95

SCHEDULE 1

M758804 TRANSFER to RYCHELLE EBONY KAY and RYAN JOHN BROWN
Registered 27-Jun-2019 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP 13721 EASEMENTS in Schedule of Easements (if any)

A697789 EASEMENTS set forth in ORDER

SP 13721 COVENANTS in Schedule of Easements (if any)

SP 13721 FENCING COVENANT in Schedule of Easements

SP 13721 COUNCIL NOTIFICATION under Section 468(12) of the
Local Government Act 1962

E276830 MORTGAGE to Commonwealth Bank of Australia
Registered 07-Oct-2021 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 13721	FOLIO 3
EDITION 2	DATE OF ISSUE 20-Feb-2014

SEARCH DATE : 13-Jul-2025

SEARCH TIME : 03.51 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 3 on Sealed Plan 13721

Derivation : Part of 10A-2R-24.7/10Ps. Gtd. to Halloran

Estates Pty. Ltd. Part of 220 Acres Located to J. Petchey and

Part of 30 Acres Located to S. Clements.

Prior CT 3829/96

SCHEDULE 1

M452722 TRANSFER to STEPHEN RODNEY LUNN and LOUISE CATHERINE
GOICH Registered 20-Feb-2014 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP 13721 EASEMENTS in Schedule of Easements benefiting or
burdening this land

A697789 EASEMENT set forth in Order benefiting or burdening
this land

SP 13721 COVENANTS in Schedule of Easements

SP 13721 FENCING COVENANT in Schedule of Easements

SP 13721 COUNCIL NOTIFICATION under Section 468(12) of the
Local Government Act 1962

D111020 MORTGAGE to MyState Financial Limited Registered
20-Feb-2014 at 12.01 PM

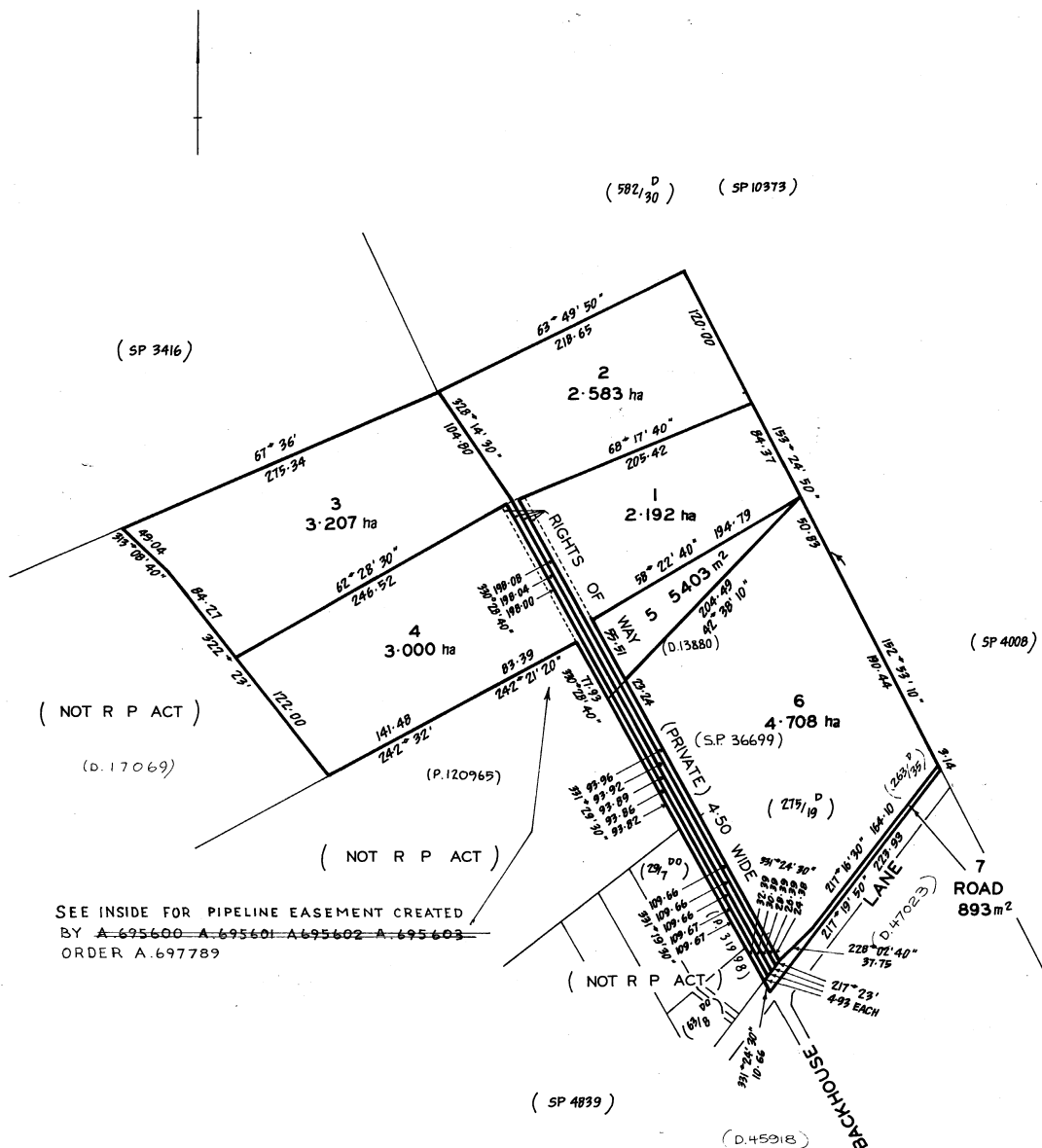
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner: P. C. McKay & others M. G. & R. D. Muir	PLAN OF SURVEY by Surveyor T. S. Cromer of land situated in the	Registered Number: P13721
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Grantee: part of location (30.0.0) S. Clements part of location (220.0.0) J. Petchey W.L. 24 1/2 - part of lot 24031 (+0.19 1/2) Halloran Estates P/L	SCALE 1: 3000	ACTING Recorder of Titles

part of lot 24031 (+0.19 1/2) Benjamin Wm Backhaus.

LENGTHS IN METRES



34/600 14/12/79



Detailed Site Plan 1:1000

PLANS *for people*
BUILDING DESIGNERS

12 Arthur Street, Hamilton TAS 7140
m: 0419 883 671
e keith@plansforpeople.com.au

 Consumer, Building and Occupational Services
Licence number 389945551
Category/Class
Building Designer

 **VICTORIAN BUILDING AUTHORITY**
Keith Nancarrow
Registration Number: DP-AD349

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The builder shall check and verify all dimensions and verify all errors and omissions to the Building Designer.
Do not scale the drawings.
Drawings shall not be used for construction purposes until issued by the Building Designer for construction.

Project Name
Change of Use Visitor Accommodation
94 Backhouse Lane CAMBRIDGE
7170

Drawing Title:
Detailed Site Plan

BAL	Date: 21/05/2025
Scale: as noted	Drawn By: KN
Status: Prelim WD01	Checked By: KN
Project No: 24-3041	Drawing No.: A01
Plot Date:	14/06/2025



PLANS *for people*
BUILDING DESIGNERS

12 Arthur Street, Hamilton TAS 7140
m: 0419 883 671
e keith@plansforpeople.com.au



Consumer, Building and
Occupational Services

Licence number 389945551
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BUILDING
AUTHORITY

Keith Nancarrow
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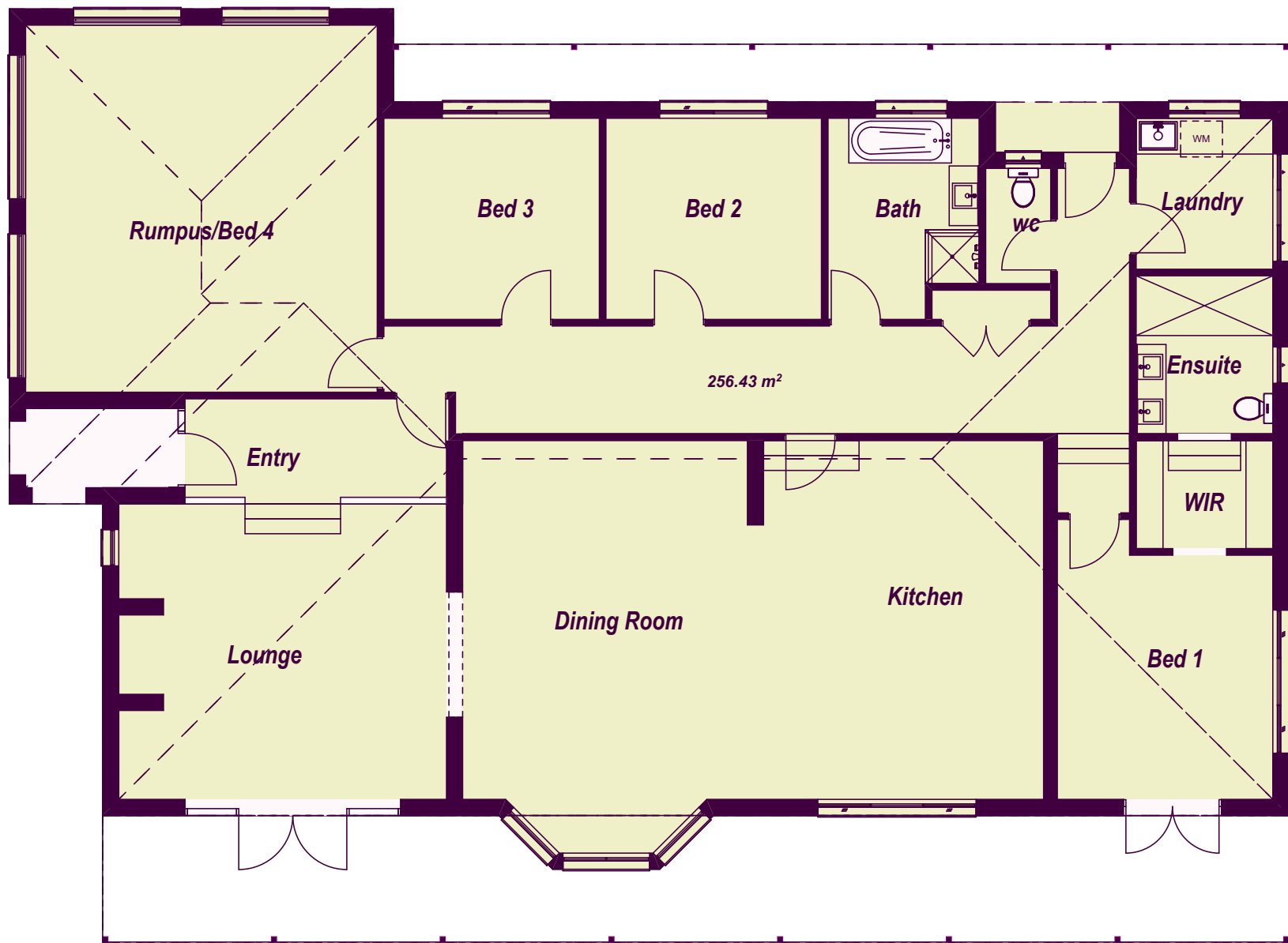
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Site Plan 1:2000

Client
Project Name
**Change of Use Visitor Accommodation
94 Backhouse Lane CAMBRIDGE
7170**

Drawing Title:
Site Plan

BAL	Date: 21/05/2025
Scale: as noted	Drawn By: KN
Status: Prelim WD01	Checked By: KN
Project No: 24-3041	Drawing No.: A02
Plot Date:	14/06/2025



The existing residence accommodation consists of the following spaces:

- Master Bedroom, Ensuite, Walk-in-robe
- Bedroom 2, Bedroom 3
- Bedroom 4/Rumpus Room
- Bathroom, Laundry, Kitchen
- Lounge & Living Area

Note: The proposed “change of use” from “residential dwelling” to Visitor Accommodation” will not increase the accommodation capacity from its current usage as a residence thereby not increasing the likelihood of overburdening the existing wastewater treatment system currently in use

PLANS *for people*
BUILDING DESIGNERS



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e keith@plansforpeople.com.au



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Category/Class
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Registration Number: DP-AD349

Floor Plan 1:100

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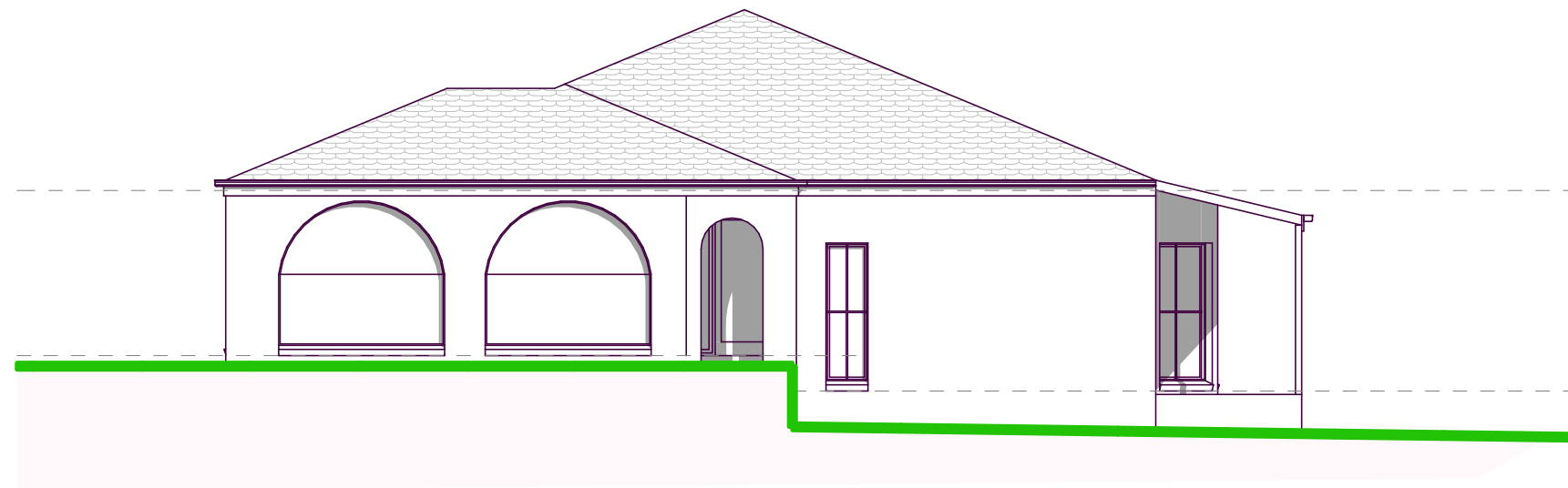
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Client
[Redacted]

Project Name
**Change of Use Visitor Accommodation
94 Backhouse Lane CAMBRIDGE
7170**

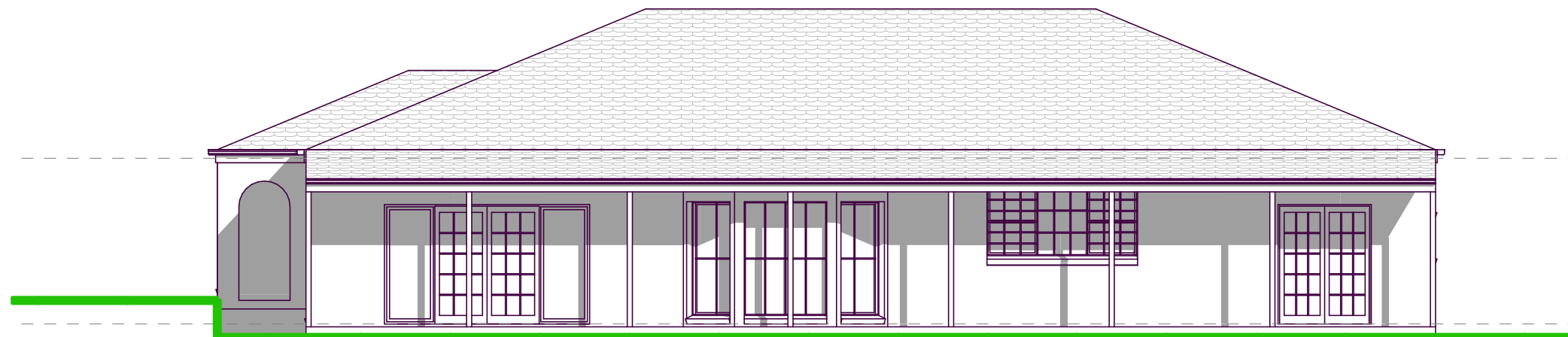
Drawing Title: Floor Plan

BAL	Date: 21/05/2025
Scale: as noted	Drawn By: KN
Status: Prelim WD01	Checked By: KN
Project No: 24-3041	Drawing No.: A03
Plot Date:	14/06/2025



South Elevation

1:100



East Elevation

1:100

PLANS *for people*
BUILDING DESIGNERS

12 Arthur Street, Hamilton TAS 7140
m: 0419 883 671
e keith@plansforpeople.com.au

 Consumer, Building and
Occupational Services

Licence number 389945551
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Building Designer

VBA VICTORIAN
BUILDING
AUTHORITY

Keith Nancarrow
Registration Number: DP-AD349

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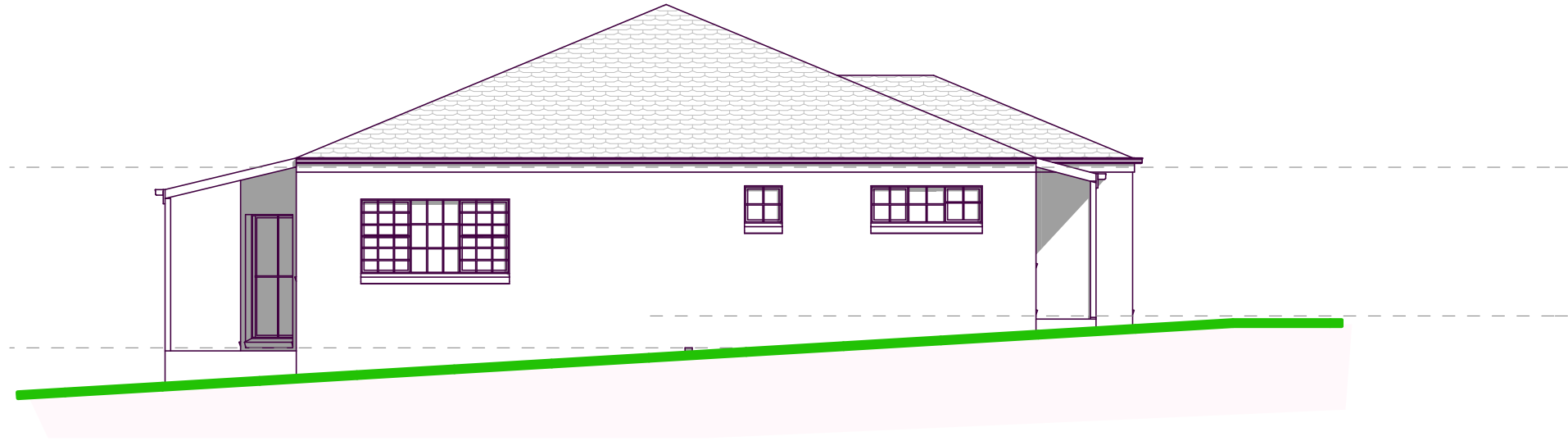
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Client


Project Name
**Change of Use Visitor Accommodation
94 Backhouse Lane CAMBRIDGE
7170**

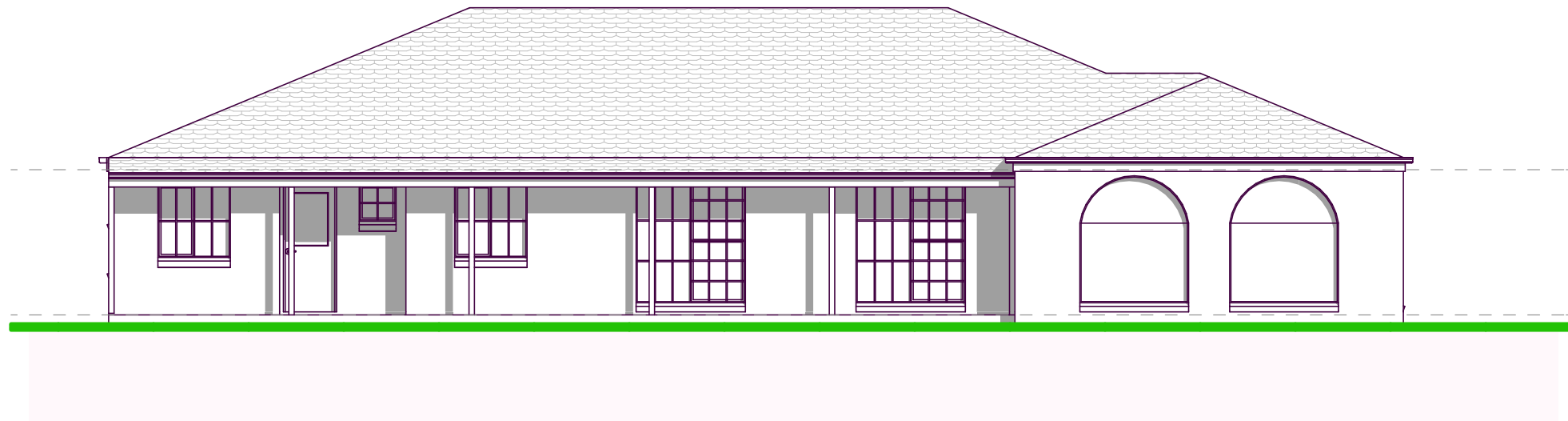
Drawing Title: Elevations

BAL	Date: 21/05/2025
Scale: as noted	Drawn By: KN
Status: Prelim WD01	Checked By: KN
Project No: 24-3041	Drawing No.: A05
Plot Date:	14/06/2025



North Elevation

1:100



West Elevation

1:100

PLANS *for people*
BUILDING DESIGNERS

12 Arthur Street, Hamilton TAS 7140
m: 0419 883 671
e keith@plansforpeople.com.au

 Consumer, Building and
Occupational Services

Licence number 389945551
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Building Designer

VBA VICTORIAN
BUILDING
AUTHORITY

Keith Nancarrow
Registration Number: DP-AD349

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Client

**Change of Use Visitor Accommodation
94 Backhouse Lane CAMBRIDGE
7170**

Drawing Title: Elevations			
BAL	Date: 21/05/2025		
Scale: as noted	Drawn By: KN		
Status: Prelim WD01	Checked By: KN		
Project No: 24-3041	Drawing No.: A06		
Plot Date:	14/06/2025		



Planning Application Report

Change of use—visitor accommodation “Farm Stay”

94 Backhouse Lane, Cambridge

For:



October 2025

Revised Nov 2025

Revised 02 Dec 2025



PLANS for People

12 Arthur Street, Hamilton TAS

Phone: 0419883671

Email: keith@plansforpeople.com.au



PROPOSAL:

The brick walled & tiled roof dwelling is currently utilized as a family home for the current owner.

It is intended the whole existing dwelling will be used as short-term visitor accommodation and the dwelling does not have a gross floor area of more than 257m².

Change of Use Purpose (Report revised 17/12/2025)

The owners, [REDACTED], together with their family, will be relocating to Queensland for a period of approximately 12 months. During this time, approval is sought to change the use of the existing dwelling to Short-Term Accommodation while the property is temporarily unoccupied by the owners.

The property currently operates as a small-scale hobby farm, incorporating farm-style animals including chickens, ducks, a small number of sheep, and alpacas, together with established fruit trees, berry bushes and vegetable gardens. This rural setting provides a farm-style environment well suited to a bespoke short-stay experience, allowing guests to engage with the land and, where appropriate, enjoy seasonally grown produce from the property, including fresh eggs from the chickens.

The proposed short-term accommodation use will maintain the existing character and low-intensity nature of the site, with no expansion of farming activities proposed. An off-site caretaker will attend the property daily to oversee animal welfare, irrigation, and the ongoing maintenance of the fruit trees and vegetable gardens, ensuring the property is responsibly managed at all times.

NEIGHBOURHOOD AND SITE DESCRIPTION:

The Site:

The subject site at
94 Backhouse Lane, Cambridge.
PID 5154930
Volume 13721 Folio 2
Site Area 25,830m² (2.583 Ha)
Built - 1982

The site is located on the western side of Backhouse Lane Road with 430m approx. driveway to the length of the battle-axe portion of the driveway.

The dwelling is located on an elevated portion of the property approx. 45m to western boundary, 43m to eastern boundary & 30m to southern boundary, with a north/south orientation ensuring living areas are north facing.

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The subject property is approx. 2.5Ha (6.4 acres) and has a semi-rural aspect with the neighbouring properties of similar amenity & appointment as residential semi-rural properties of similar modest proportions. The property is largely open land with vegetation mainly comprising grassy fields & landscaped trees & shrubs.

The properties of this size have limited opportunity to develop an agribusiness pursuit as a full-time sustainable venture.

The land has a fall over the site from north to south of approx. 40m with approx. 4m across the dwelling footprint.

The existing residence accommodation consists of the following spaces:

- Master Bedroom, Ensuite, Walk-in-robe
- Bedroom 2, Bedroom 3
- Bedroom 4/Rumpus Room
- Bathroom, Laundry, Kitchen
- Lounge & Living Area

The dwelling is currently serviced by 2 x “French” type stormwater soakage trenches located down slope north of the existing residence 1 drain located both sides of the dwelling as per original Council Permitted documents.

The dwelling is also serviced by an existing “Humes” Dual Purpose septic tank as per original Council Permitted documents.

Note: The proposed “change of use” from “residential dwelling” to Visitor Accommodation – Farm Stay” will not increase the accommodation capacity from its current usage as a residence thereby not increasing the likelihood of overburdening the existing wastewater treatment system currently in use.

The land is zoned Agricultural.

Preliminary Planning Assessment by Clarence City Council Planning Department

PDPLIMPLN-2025/050777 - Preliminary Planning Assessment - 94 Backhouse Lane, Cambridge– received 17 March 2025

The property is zoned Agriculture under the Tasmanian Planning Scheme - Clarence (the Scheme) and is also subject to the Parking and Sustainable Transport Code, Bushfire-prone Areas Code, Flood-prone Hazard Areas Code and Safeguarding of Airports Code.

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We have examined the proposal against the relevant standards of the zone and have found that based on the information provided the development does require planning approval in that Visitor Accommodation is a Discretionary Use within the Agriculture Zone.

With a future planning application, you are required to demonstrate that the following

- performance criteria (P1, P2 & P3) of the Agricultural Zone is met in relation to the Change of Use to Visitor Accommodation.*

The proposed Visitor Accommodation is an ancillary and complementary component of the existing agricultural use and is required to be located on the site for clear operational and locational reasons consistent with Clause 21.3.1 P1. The use directly supports, relies upon, and enhances the ongoing hobby farm in the following ways:

1. Direct Operational Relationship with Agricultural Activity

1. The accommodation is designed as a genuine farm-stay experience where guests can observe and participate in farming activities, including animal husbandry, produce management, and seasonal harvesting.
2. Relocating the accommodation off-site would disconnect it from the agricultural operations and remove the functional and experiential components central to the proposal.

2. Use of Existing Farm Infrastructure

1. The proposal utilises existing agricultural infrastructure such as internal access tracks, power and water supply, farm sheds, and on-site wastewater systems.
2. Siting the accommodation on the property avoids the unnecessary duplication of infrastructure elsewhere and reduces new land disturbance.

3. Containment and Management of Operational Impacts

1. Co-locating the accommodation with the farm ensures that operational impacts — including noise, odour, machinery movements, and general activity — remain contained within the rural property boundary.
2. This avoids the spread of such impacts into more sensitive areas and satisfies the requirement that the discretionary use be located on the site in order to contain or minimise impacts arising from its operation.

4. Contribution to Long-Term Agricultural Viability

1. Revenue generated from the accommodation will be reinvested into ongoing operations, including livestock feed, infrastructure maintenance, and water resource management, ensuring the land continues to be actively and sustainably utilized.

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21.0 Agriculture Zone

21.3.1 Discretionary uses

Objective: *That uses listed as Discretionary:*

(a) support agricultural use; and

(b) protect land for agricultural use by minimising the conversion of land to non-agricultural use.

P1 *A use listed as Discretionary, excluding Residential or Resource Development, must be required to locate on the site, for operational or security reasons or the need to contain or minimise impacts arising from the operation such as noise, dust, hours of operation or traffic movements, having regard to:*

(a) Access to a Specific Naturally Occurring Resource on the Site or in the Vicinity

The site features natural assets such as productive soils, open pasture, and rural landscape values that support both agricultural activity and rural tourism. The proposed farm stay does not involve extractive use of these resources. Instead, it enhances appreciation of the natural rural environment through immersive visitor experiences, including nature-based and farm-related activities.

(b) Access to Infrastructure Only Available on the Site or in the Vicinity

The proposal makes use of existing rural infrastructure, including internal access roads, water supply systems (tanks and/or bore), fencing, outbuildings, and utility connections. These established facilities are integral to the site's ongoing agricultural use and will support the proposed visitor accommodation. No upgrades to or expansion of public infrastructure are required.

(c) Access to a Product or Material Related to Agricultural Use

The property remains an active agricultural holding, producing chickens, sheep, alpacas, as well as berries, fruit trees, and vegetables. Farm-produced goods may be incorporated into the guest experience through offerings such as fresh produce, farm-to-table meals, or on-site tastings—promoting local agriculture and enhancing visitor understanding of farming practices.

(d) Service or Support for Agricultural Use on the Site or in the Vicinity

Located within a productive agricultural region, the site benefits from proximity to essential rural support services, including feed suppliers, contractors, and equipment providers. The proposed change of use will not disrupt or impact access to these services.

(e) Diversification or Value-Adding of Agricultural Use on the Site or in the Vicinity

The farm stay will diversify and add value to the primary agricultural use of the land by generating supplementary income, thereby reducing reliance on seasonal production and mitigating financial pressures common in farming. It also serves to showcase and promote local agricultural practices, reinforcing the long-term viability of rural land use.

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(f) Provision of essential Emergency Services or Utilities

The property is accessible by emergency vehicles and will be managed in accordance with safety regulations, including fire safety and evacuation procedures. Services such as potable water, on-site wastewater treatment, and electricity are either currently available or will be upgraded (as required) to ensure compliance with environmental health and building standards for visitor accommodation.

We believe the proposed farm stay represents a low-impact and appropriate use of rural land that supports broader agricultural, economic, and the land while allowing for, well-managed rural tourism that benefits both the farm and the wider community.

C12.0 Flood-Prone Areas Hazard Code C12.5.2

Critical use, hazardous use or vulnerable use

The current residence has 3 bedrooms with a fourth Rumpus type room that be available to provide a 4th bedroom. The modification from a Garage to a Living Area was part of a project that was approved by Clarence City Council BPA – 2012/656 dated & stamped 3/01/2013.

The proposal to utilize the dwelling as a Visitor Accommodation “Farm Stay” is to limit accommodate to 6-8 persons maximum at any one stay.

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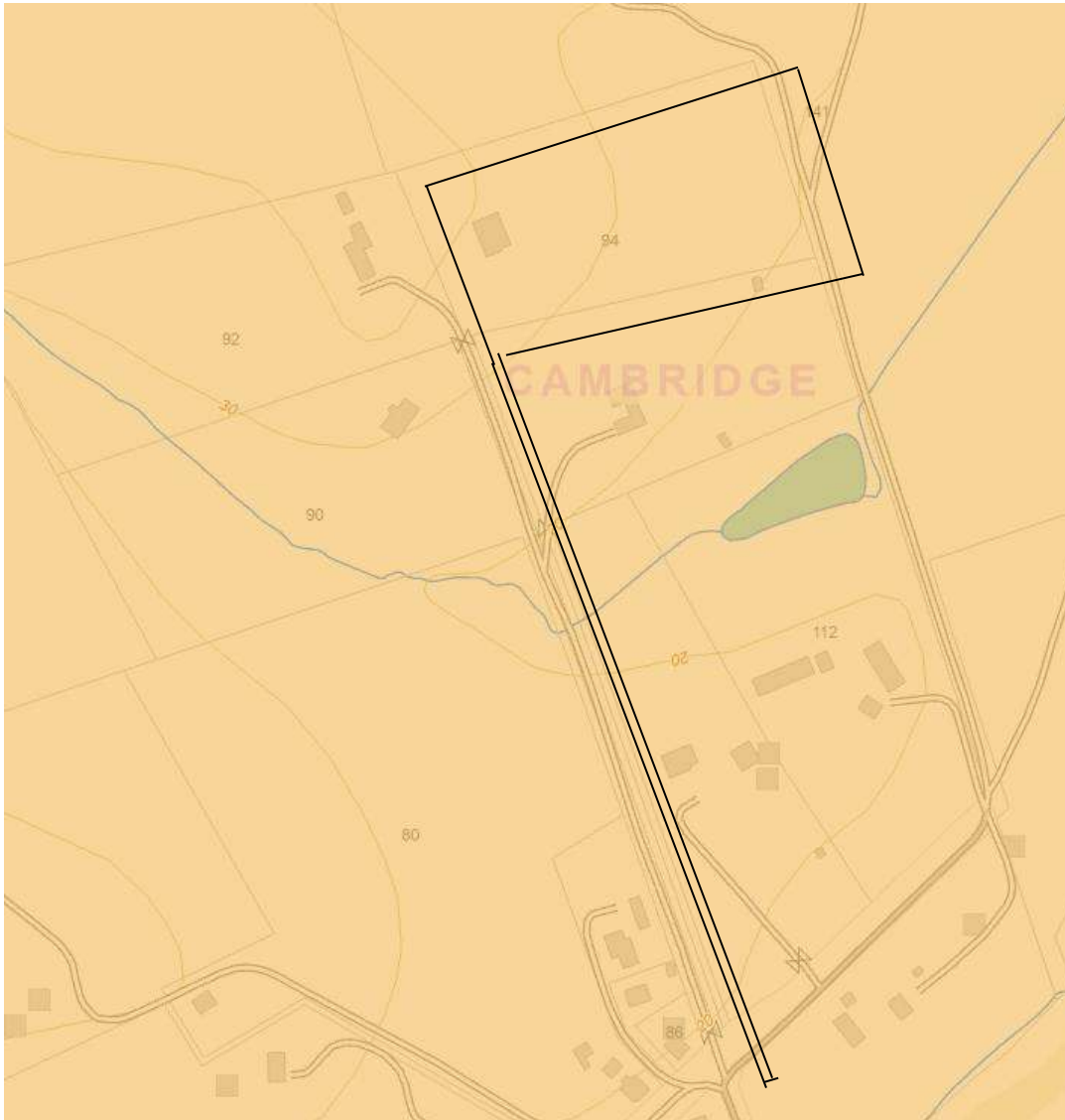
Siting of Property

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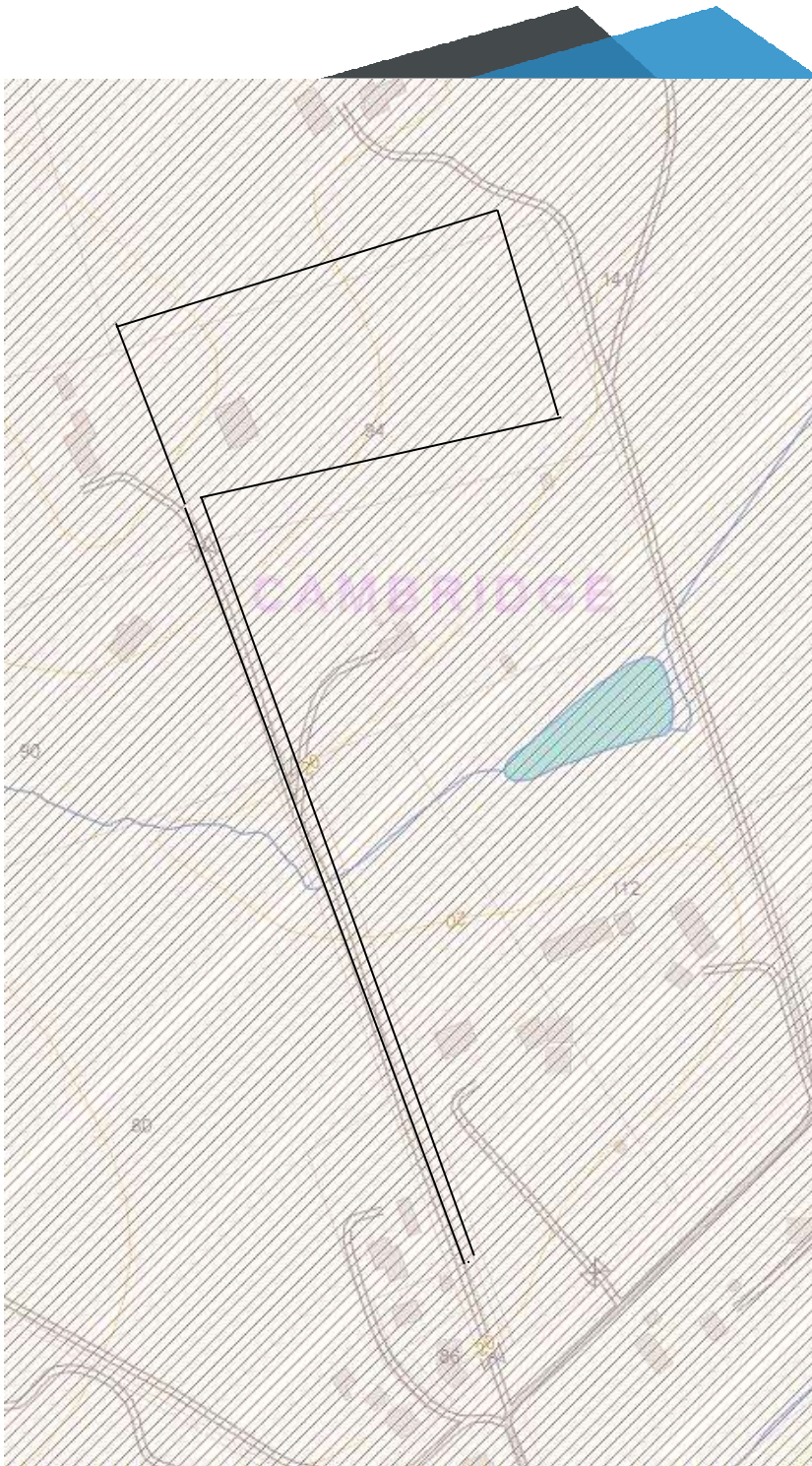
Agricultural Zone – Zone 21

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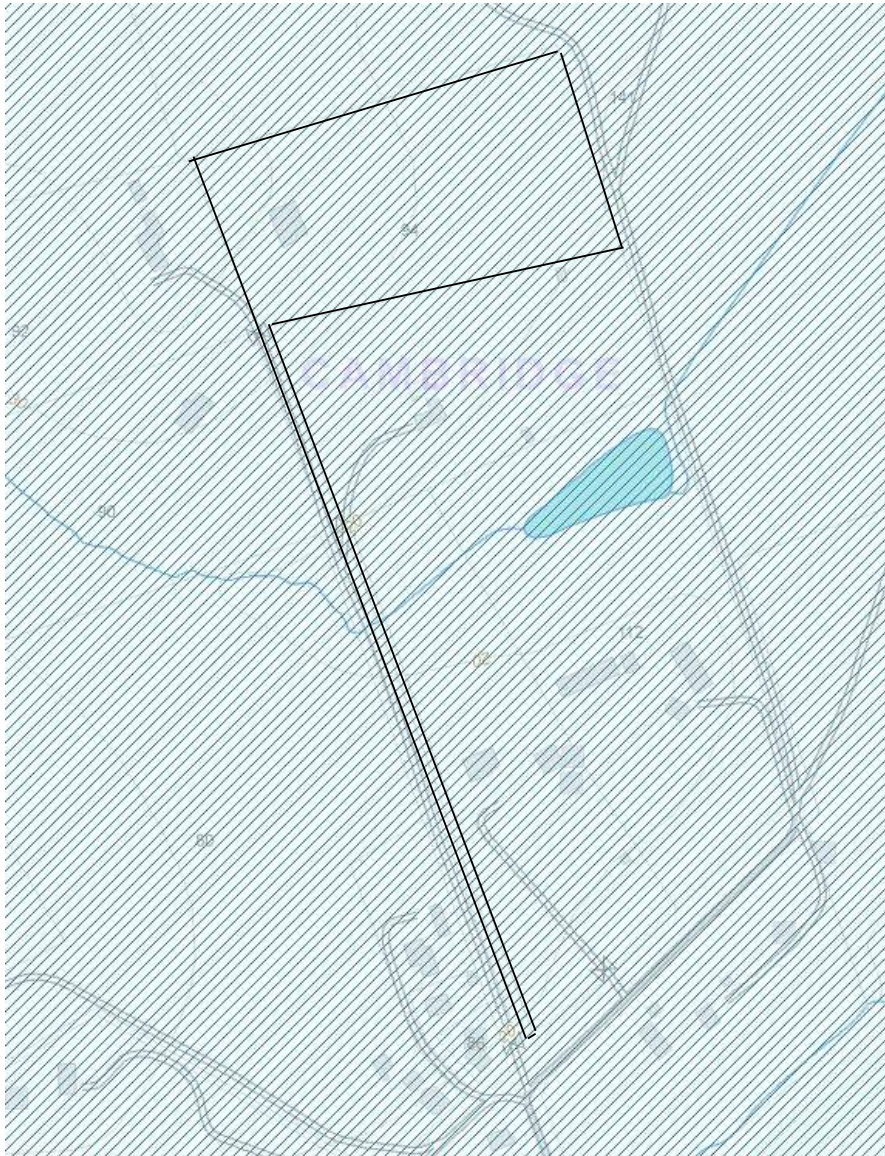
Fire Prone Zone CLA-C13.0

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Airport Obstacle Limitation Area – CLA-
C16

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PLANNING REPORT

Proposed Farm Stay & Short■Stay Visitor Accommodation

Property: 94 Backhouse Lane, Cambridge, Tasmania

Zoning: Significant Agricultural Zone

Planning Authority: Clarence City Council

1. Introduction

This Planning Report supports the use of the existing dwelling at 94 Backhouse Lane, Cambridge as short■stay visitor accommodation operating as a farm stay. The proposal provides low■impact rural accommodation that is ancillary to agricultural use and supports agritourism associated with the Coal River Valley wine region.

2. Site Description

The subject land is located in a rural setting within Cambridge and contains an existing dwelling and land capable of supporting small■scale agricultural activity. The site is accessed via Backhouse Lane and is suitably separated from urban residential areas.

3. Surrounding Context

The surrounding area is predominantly rural and agricultural in nature, with viticulture and farming uses. The site benefits from proximity to wineries, cellar doors, event venues, Hobart Airport and the greater Hobart region.

4. Proposal Description

The proposal involves the use of the existing dwelling for short■stay visitor accommodation marketed as a farm stay. Guests will have access to fresh on■site farm eggs and seasonal produce, reinforcing the agricultural character of the property. Guest numbers will be limited to the capacity of the existing dwelling, with no subdivision or intensification proposed.

5. Planning Controls & Zoning

The land is zoned Significant Agricultural under the Clarence Interim Planning Scheme. The zone seeks to protect agricultural land while allowing compatible and ancillary uses that support agricultural viability and diversification.

6. Assessment Against Zone Objectives

The proposal does not reduce agricultural capability, is ancillary to farming activity, maintains rural character, and operates at a low intensity. Amenity impacts are minimal due to limited traffic, low noise generation, and appropriate separation from adjoining land uses.

7. Strategic & Economic Merit

The proposal supports agritourism, provides accommodation for winery visitors and events, and contributes to the local economy. The farm stay model aligns with contemporary rural tourism

objectives and Council strategy.

8. Services & Infrastructure

The site can accommodate the proposal subject to appropriate wastewater management, on-site parking provision, and operational controls. These matters can be addressed through permit conditions or a management plan.

9. Conclusion

The proposed farm stay short-stay accommodation at 94 Backhouse Lane is consistent with the objectives of the Significant Agricultural Zone. It supports agricultural use, enhances agritourism outcomes, and provides low-impact visitor accommodation. Subject to standard conditions, the proposal is considered appropriate and supportable in principle.

Agricultural Assessment & Farm-Stay Management Plan

94 Backhouse Lane, Cambridge TAS 7170

Purpose

This report has been prepared to support a visitor accommodation (Airbnb) application on land zoned Significant Agricultural Zone. It demonstrates that agriculture remains the primary land use and that the proposed farm-stay accommodation is low-impact, compatible, and supportive of ongoing agricultural activities.

Site Description

The subject land at 94 Backhouse Lane, Cambridge comprises approximately 2.58 hectares and is zoned Significant Agricultural Zone. The site contains an existing dwelling and associated rural infrastructure and is situated within a semi-rural agricultural setting characterised by small-scale farming and rural lifestyle properties.

Agricultural Use

The land supports genuine and ongoing agricultural use including the keeping of 2 sheep alpaca, 2 horses, and 4 chickens. Livestock numbers are conservative and appropriate for the land area. Agricultural production includes egg collection and seasonal garden produce, supporting a legitimate small-scale farming operation.

Relationship Between Agriculture and Visitor Accommodation

The proposed visitor accommodation operates as a farm-stay, where agriculture remains the primary land use. The accommodation is ancillary and subordinate, with no reduction in productive land or interference with farming operations.

Site Suitability Summary

The site is well suited to the proposed farm-stay visitor accommodation due to its size, existing agricultural use, low livestock intensity, and established dwelling. The Significant Agricultural Zone objectives are met by maintaining productive use of the land while allowing low-impact accommodation that supports and promotes agricultural activity without compromising land capability, rural amenity, or neighbouring agricultural operations.

Site Diagram Note

The existing dwelling is centrally located on the property with surrounding paddocks used for livestock grazing. Livestock areas are securely fenced and separated from guest accommodation areas. Guest access is confined to the dwelling, immediate curtilage, and designated outdoor areas. No new buildings, accessways, or vegetation clearing are required to support the proposal.

Farm & Guest Management Plan

Guest Numbers

Guest occupancy is limited to a maximum of 6–8 persons at any one time. Accommodation is provided within the existing dwelling only.

Animal Welfare & Safety

Livestock are maintained in secure paddocks and enclosures. Guests are not permitted unrestricted access to animals. Any interaction is supervised or observational only, supported by signage and house rules.

Biosecurity

Guests are advised of hygiene requirements including hand washing after any farm interaction. Feeding of animals is restricted to owner-approved activities only.

Land & Pasture Management

Stocking rates are conservative and adjusted seasonally. Pasture rotation and resting are implemented to protect soil structure and prevent degradation.

Amenity

The farm-stay generates minimal additional traffic, noise, or odour and operates in a manner consistent with surrounding agricultural uses.

Conclusion

This combined assessment and management plan confirms the proposal is consistent with the intent of the Significant Agricultural Zone and suitable for approval from an agricultural and land-use perspective.

Planning Response Addendum

Clause 21.3.1 – Discretionary Uses (P1 & P2)

94 Backhouse Lane, Cambridge TAS 7170

Purpose

This Planning Response Addendum has been prepared to address the Further Information Request dated 6 January 2026, specifically compliance with Performance Criteria P1 and P2 of Clause 21.3.1 – Discretionary Uses within the Significant Agricultural Zone. This addendum should be read in conjunction with the previously submitted Agricultural Assessment and Farm-Stay Management Plan.

Performance Criterion P1 – Need for the Use to be Located on the Site

The proposed visitor accommodation is required to be located on the subject site due to its direct and functional relationship with the ongoing agricultural use of the land. The accommodation operates as a farm-stay, where the experience offered to visitors is intrinsically linked to the on-site agricultural activities including livestock keeping and small-scale agricultural production.

The use relies on access to agricultural infrastructure and resources that exist only on the site, including paddocks, livestock enclosures, pasture areas, and associated farm management systems. The accommodation supports diversification and value-adding to the agricultural use of the land by generating supplementary income that directly contributes to the ongoing management, maintenance, and viability of agricultural activities.

Locating the accommodation elsewhere would sever this relationship and remove the agricultural context that underpins the farm-stay experience. The use therefore satisfies Performance Criterion P1 by being operationally dependent on the agricultural use of the land and contributing to agricultural diversification consistent with Clause 21.3.1(e).

Performance Criterion P2 – Minimisation of Conversion of Agricultural Land

The proposed visitor accommodation does not result in the conversion of agricultural land to non-agricultural use. Accommodation is contained entirely within the existing dwelling, with no additional buildings, accessways, or service infrastructure required. No productive paddocks are lost or reduced as a result of the proposal.

The area of land associated with guest use is limited to the immediate curtilage of the existing dwelling and does not preclude or constrain ongoing or future agricultural activities across the remainder of the site. Agricultural use continues concurrently with visitor accommodation and remains the primary land use.

The use is fully reversible, as cessation of visitor accommodation would allow the land to continue or be returned wholly to agricultural use without remediation or loss of productive capacity. The proposal therefore satisfies Performance Criterion P2 by minimising land conversion and avoiding any constraint on agricultural potential.

Conclusion

This addendum demonstrates that the proposed visitor accommodation is appropriately located, operationally dependent on, and supportive of the agricultural use of the land. It does not convert or constrain agricultural land and is consistent with the intent and performance outcomes of the

Significant Agricultural Zone. The proposal is therefore considered to satisfy Performance Criteria P1 and P2 of Clause 21.3.1.