



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/059433

PROPOSAL: Change of use to Visitor Accommodation

LOCATION: 2/20 Rosny Esplanade, Rosny

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 04/05/2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 04/05/2026. 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 04/05/2026.

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

Any personal information submitted is covered by Council's privacy policy, available at www.ccc.tas.gov.au or at the Council offices.

Planning Application

Use this form to obtain planning approval for the use and development of land, including change of use, subdividing land into smaller lots, lot consolidation, or signage.

Please refer to the Planning Application checklist on the following pages to determine what documentation must be submitted with your application.

Proposal: **Change of use**

Location: **Unit 2, 20 Rosny Esplanade**

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:

Sonya Abbott

Current use of site:

Long-term rental

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.

Date: 22/02/2026



Planning Application checklist

Mandatory Documents

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

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

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

Additional Documents

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

- Site analysis and site plan, including where relevant:
 - Existing and proposed use(s) on site.
 - Boundaries and dimensions of the site.
 - Topography, including contours showing AHD levels and major site features.
 - Natural drainage lines, watercourses and wetlands on or adjacent to the site.
 - Soil type.
 - Vegetation types and distribution, and trees and vegetation to be removed.
 - Location and capacity of any existing services or easements on/to the site.
 - Existing pedestrian and vehicle access to the site.
 - Location of existing and proposed buildings on the site.
 - Location of existing adjoining properties, adjacent buildings and their uses.
 - Any natural hazards that may affect use or development on the site.
 - Proposed roads, driveways, car parking areas and footpaths within the site.
 - Any proposed open space, communal space, or facilities on the site.
-



- 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 57007	FOLIO 2
EDITION 7	DATE OF ISSUE 17-Mar-2020

SEARCH DATE : 18-Feb-2026

SEARCH TIME : 06.52 pm

DESCRIPTION OF LAND

City of CLARENCE

Lot 2 on Strata Plan 57007 (formerly being STR2635) and a general unit entitlement operating for all purposes of the Strata Scheme being a 1 undivided 1/2 interest

Derived from Strata Plan 57007

Derivation : Part of 217 Acres Gtd. to A. Montagu

Prior CT 4540/47

SCHEDULE 1

C410529 & M465798 LOUISE NEWMAN Registered 23-June-2014 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

The registered proprietor holds the lot and unit entitlement

subject to any interest noted on common property

Folio of the Register volume 57007 folio 0

99455 BOUNDARY FENCES CONDITION in Transfer

E214321 MORTGAGE to First Mortgage Company Home Loans Pty Ltd

Registered 17-Mar-2020 at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



Conveyancing and Law of Property Act 1884

STRATUM PLAN

No. 2635

Sheet 1 of 3 Sheets

REGISTERED NUMBER

57007

City or Town CLARENCE

Locality MONTAGU BAY

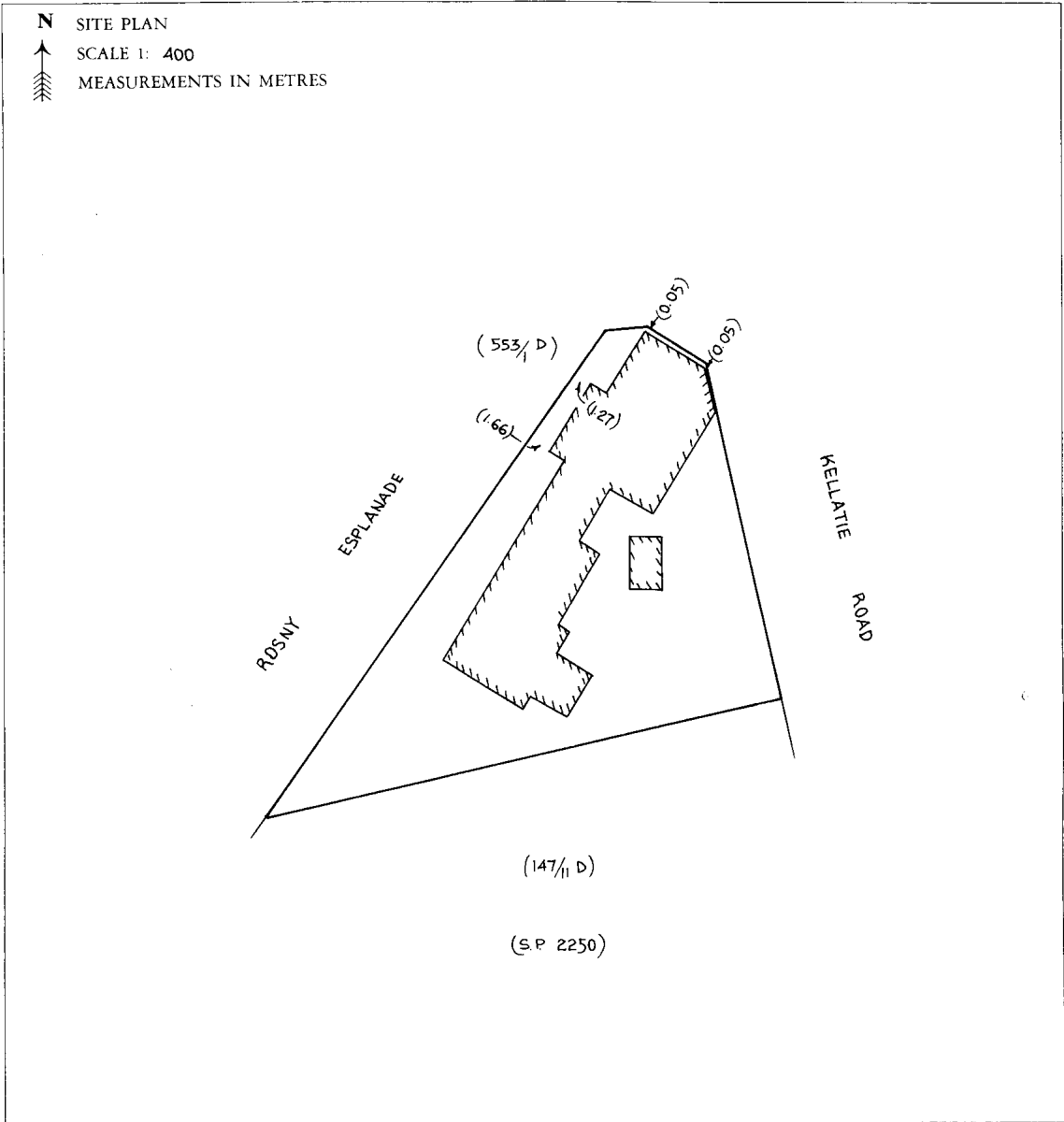
Reference to Title CT. 2413/98

Site comprises the whole portion of Lot 1 on Plan No. 39030 in the Diagram

Lands Titles Office

The name of the building is N° 22A ROSNY ESPLANADE CLARENCE

External surface boundaries of the site and the location of the building in relation thereto to be delineated in this space



REGISTERED this 23rd day of FEBRUARY 1989, No. 2635

This plan is lodged for registration by
M.B. ANNING
c/- 22A ROSNY ESPLANADE
ROSNY 7018

M. B. Anning
Recorder of Titles

OS D 754

Sheet 2 of 3 Sheets

[Signature]
Town Clerk/Council Clerk

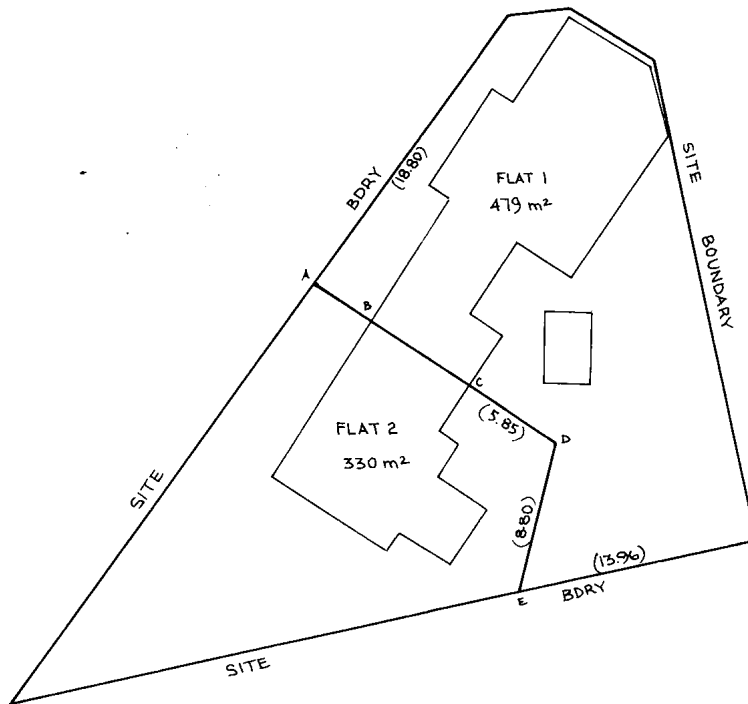
No. 2635

GROUND FLOOR

SCALE 1:300

All horizontal flat boundaries are shown by heavy unbroken lines and extend along site boundaries, centre of wall marked B-C and the open boundaries marked A-B and C-D-E.

The flats extend vertically from ground level to the upper face of the roofs above and the projection thereof.



SEARCH OF TORRENS TITLE

VOLUME 57007	FOLIO 0
EDITION 3	DATE OF ISSUE 15-Dec-1999

SEARCH DATE : 18-Feb-2026

SEARCH TIME : 06.52 pm

DESCRIPTION OF LAND

City of CLARENCE

The Common Property for Strata Scheme 57007 (formerly being STR2635)

Derivation : Part of 217 Acres Gtd. to A. Montagu

Prior CT 2413/98

SCHEDULE 1

STRATA CORPORATION NO. 57007, 22A ROSNEY ESPLANADE, CLARENCE

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

99455 BOUNDARY FENCES CONDITION in Transfer

C771716 APPLICATION for registration of change of by-laws

Registered 02-July-2007 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

To: Clarence City Council – Planning Services

Dear Planning Team,

We are writing to apply for a Change of Use approval to operate short-stay accommodation (Airbnb) at Unit 2, 20 Rosny Esplanade, Rosny. We have owned and lived in this property since 2002 as our primary address. We have been living in Sweden for the last 4 years, and are now planning our return home. We need flexibility in the rental situation, to enable us to return when the opportunity presents. We therefore, request short-stay accommodation permit to enable this flexibility and our eventual return home.

Property and proposed use

The Unit is a 3-4 bedroom, 2 bathroom home that will be rented to sleep families up to 6-8 people (depending on the age of the children). The dwelling will be used for short-stay accommodation until we return home. We will manage bookings actively and will prioritise a quiet, family-oriented use consistent with the surrounding residential area. A local company will be used for management of cleaning, yard care and waste removal. A nearby family member will be the primary point-of-contact if required.

Parking and traffic management

The property provides **two (2) off-street car parking spaces** available for guests. Our listing and house rules will direct guests to use only these off-street spaces and to avoid obstructing the street. There is no common access or ground with any neighbours.

Amenity and noise management (prevention of adverse impacts)

We acknowledge the importance of protecting neighbourhood amenity and will implement the following measures:

- **No parties or events:** parties/events will be expressly prohibited in the listing and in the house rules, and enforced through booking vetting and cancellation if necessary.
- **Quiet hours and outdoor restrictions:** guests will be required to observe quiet hours, including **no use of the deck/outdoor areas after 11:00 pm**.
- **Clear communication:** these rules will be stated prominently in the advert and reiterated in pre-arrival messages and on-site signage.
- **Building features:** the house has **double-glazed windows**, and internal noise transmission is minimal; noise from inside the dwelling is therefore **negligible** when windows and doors are closed.

Occupancy and guest vetting / management arrangements

We will **vet incoming renters with a family focus**, to avoid high-risk bookings and to maintain a low-impact, residential-appropriate occupancy profile. We will not accept bookings that indicate party intentions. We will provide guests with clear guidance on waste disposal, parking, and respectful conduct, and have a local contact who will remain contactable during stays to address any issues promptly.

Prior history and community impacts

We have a successful prior history of short-term rental through Airbnb, when we lived at the property (intermittently between 2016 – 2020). We **did not receive any complaints from neighbours** during that period, and our neighbours are still the same families.

As our past record supports, we believe these arrangements ensure the use will not create unreasonable impacts on traffic, parking, noise, or neighbourhood amenity. We respectfully request that Council approve this Change of Use application.

Please let us know if you require any additional information, management plan details, or supporting documentation.

Kind regards,
Louise and Jonathon Newman
Property Owners

Personal Information Removed



Pedestrian gate access

Automated gate to 2-car off-street parking

Childs cubby house

2nd car park option

Fully-fenced boundary with no strata common ground

Uncovered Deck area

Uncovered Back courtyard

Tasman Bridge Memorial

