



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/059855

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

LOCATION: 105 Musks Road, Sandford

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 11/05/2026 00:00:00

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 11/05/2026 00:00:00. 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 11/05/2026 00:00:00.

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: Campshare on Property

Location: 105 Musks Road Sandford

Personal Information Removed





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:

Sally Delittle

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.

Personal Information Removed



CERTIFICATE OF TITLE

LAND TITLES ACT 1980



TASMANIA

TORRENS TITLE

VOLUME		FOLIO
138568		1
EDITION	DATE OF ISSUE	
6	03-Oct-2025	
Page 1		of 1

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.

Recorder of Titles



DESCRIPTION OF LAND

City of CLARENCE
Lot 1 on Sealed Plan 138568
Derivation : Part of 334 Acres Gtd to H S Hurst, Part of 100 Acres Gtd to F Barnes, Part of 50 Acres Located to F Barnes and Part of 158 Acres Gtd. to H S Hurst and Whole of Lot 1000, 2040m2 The Crown
Prior CTs 43816/1 and 138568/1000

SCHEDULE 1

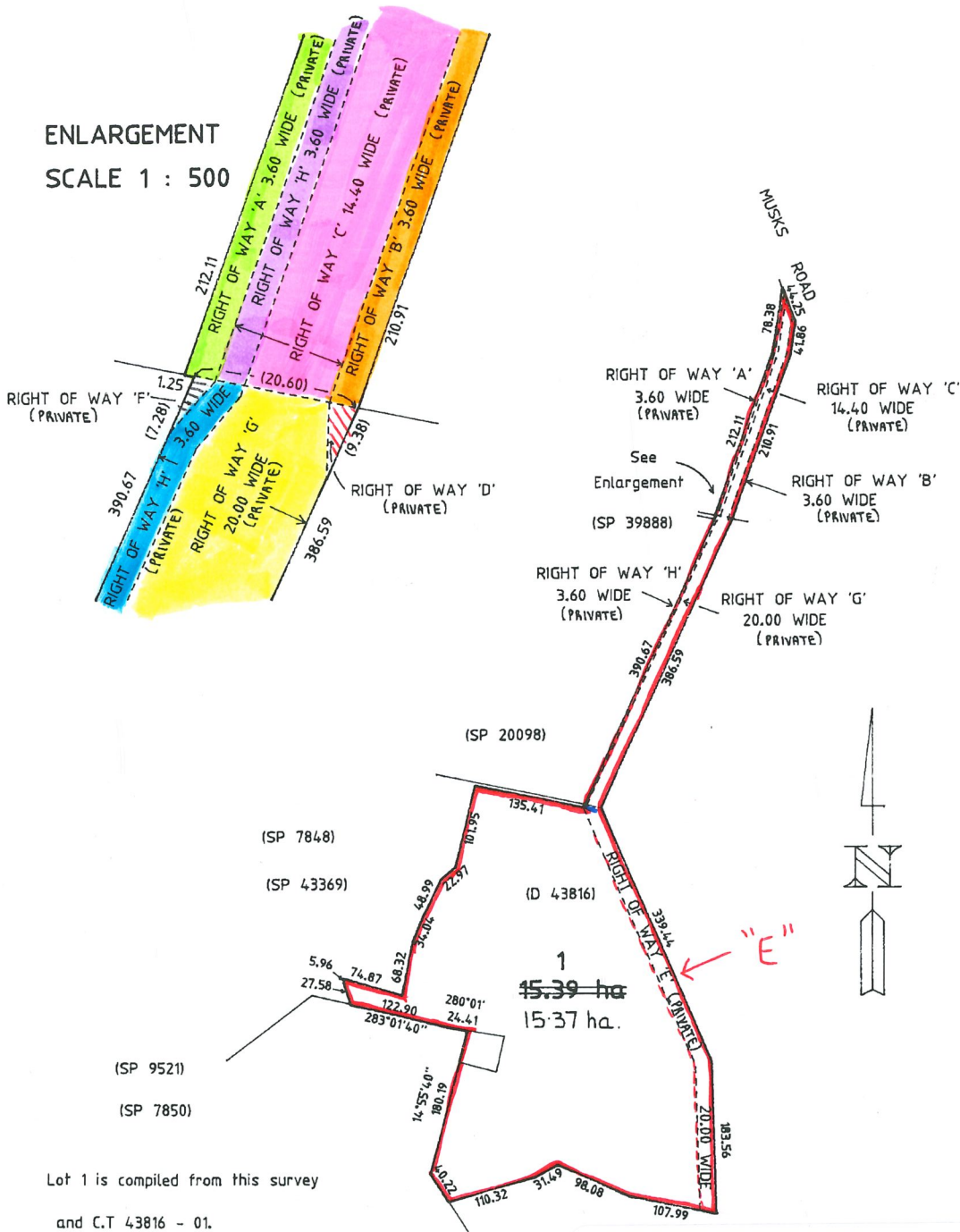
N256215 TRANSFER to TODD ANDREW TATNELL and BROOKE CHERITH
GLIDDEN Registered 21-Jul-2025 at 12.01 PM

SCHEDULE 2

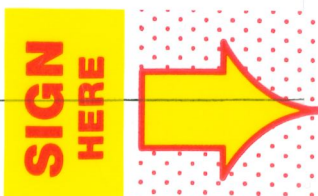
Reservations and conditions in the Crown Grant if any
SP138568 EASEMENTS in Schedule of Easements
SP138568 COVENANTS in Schedule of Easements
SP 20098 COVENANTS in Schedule of Easements
SP 20098 & SP 7848 FENCING PROVISION in Schedule of Easements
SP 7848, SP 10044 & SP 20098 COUNCIL NOTIFICATION under
Section 468(12) of the Local Government Act 1962
C569233 FENCING PROVISION in Transfer

OWNER The Crown Bruce William Neill and Penelope June Neill. FOLIO REFERENCE F.R.138568/1000 & C.T 43816 - 01 GRANTEE Part of 334A-OR-0Ps Gtd to H S Hurst, Part of 100A-OR-0Ps Gtd to F Barnes, Part of 50A-OR-0Ps Located to F Barnes, Part of 3900A-OR-0Ps Gtd to PART OF 15B AC G.H.B. Gellibrand, GTD TO H.S. HURST	PLAN OF SURVEY BY SURVEYOR A.J PHILLIPS LOCATION CITY OF CLARENCE		REGISTERED NUMBER SP 138568
	SCALE 1: 5000 LENGTHS IN METRES		APPROVED EFFECTIVE FROM - 3 NOV 2006 <i>Alice Kawa</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No. (5423-11,21) 107	LAST UPI No. 1419033 1400980	LAST PLAN No. D 43816	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

ENLARGEMENT
SCALE 1 : 500



Lot 1 is compiled from this survey
and C.T 43816 - 01.



We hereby certify that we have identified the land drawn on the plan and have checked the measurements thereof and find the same to represent the property purchased by us and are satisfied that the same is in order.

Signed: Signed:

Dated:/...../.....

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP138568

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.

Easements continued overleaf

RIGHTS OF WAY

- (a) Lot 1 is subject to a Right of Way over the Right of Carriageway appurtenant to Lots 5 and 12 on SP 20098 over the Rights of Way marked "A", "B", "C", "D" and "G" on Diagram No 43816.
- (b) Lot 1 is subject to a Right of Way over the Right of Carriageway appurtenant to Lots 4 and 5 on Sealed Plan 20098 over the Right of Way marked "A", "B", "C" and "F" on Diagram No. 43816.
- (c) Lot 1 is subject to a Right of Way over the Right of Carriageway appurtenant to Lot 1 on Sealed Plan 43369 over the Right of Way marked "H", on Diagram No. 43816.
- (d) Lot 1 is subject to a Right of Way over the Right of Carriageway appurtenant to the balance of land in Certificate of Title Volume 3573 Folio 32 over the Rights of Way marked "C", "G" and "E" on Diagram No. 43816.

COVENANTS

The Owner of each Lot on the Plan covenants with the Corporation and the Owners for the time being of every other Lot shown on the said Plan to the intent that the burden of these covenants may run with and bind the Covenantors Lot 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 said plan and the Corporation to observe the following stipulations, namely:

- (a) Not without the consent of the Corporation to cut down topping lop or destroy on the said Lot any tree shrub or growth of the like character provided always this covenant shall not apply to cutting down topping lopping destruction or removal of any trees shrubs or growths of the like character for the purpose of obtaining access to the said Lot building thereon installation of services or by reason of consideration of safety.
- (b) Not to erect any building on the said Lot which is closer to any public road or public recreation area adjoining it than one-sixth of the depth of such Lot.
- (c) Not to further subdivide such Lot except with the prior approval of the Corporation.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: <i>BW + PJ NEILL & THE CROWN</i> FOLIO REF: <i>43816-1 & 138568/1000</i> SOLICITOR & REFERENCE: <i>CLARK WALKER</i>	PLAN SEALED BY: DATE: REF NO. Council Delegate
<p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p>	

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 3 PAGES	Registered Number <i>SP 138568</i>
SUBDIVIDER: B.W. & P.J. NEILL & THE CROWN FOLIO REFERENCE: 43816/1 & 138568/1000	

Not to allow any ~~to~~ ^{to}

(d) ~~No building or structure shall~~ be erected, placed or maintained upon the said Lot or any part thereof unless and until:-

- (i) The exterior design plans and finish of such building or structure (including colour, paint and materials intended to be used therein); and
- (ii) Its location and/or placement on the said Lot has been approved by the Council of the Municipality of Clarence or its duly authorised officer or agent.

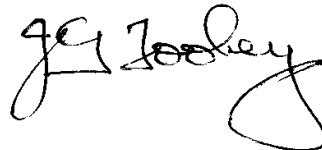
See next page

- ~~(e) Only such sanitary convenience, septic tank outhouse, water closet, drainage trenches and/or pipes or any other means of disposing of human and/or material waste shall be erected, constructed or installed upon the said Lot or any part thereof by such method and in such manner as the Council of Municipality of Clarence or its duly authorised officer or agent shall approve of and direct.~~
- (f) No portion or parts of the said Lot shall be used for sand mining or the mining, refining, production or smelting of metallic ore or for any other like purposes.
- ~~(g) Not to use any building or structure erected or placed on the said Lot other than as a single residence for one family only~~

INTERPRETATION

“the Corporation” means the City of Clarence.

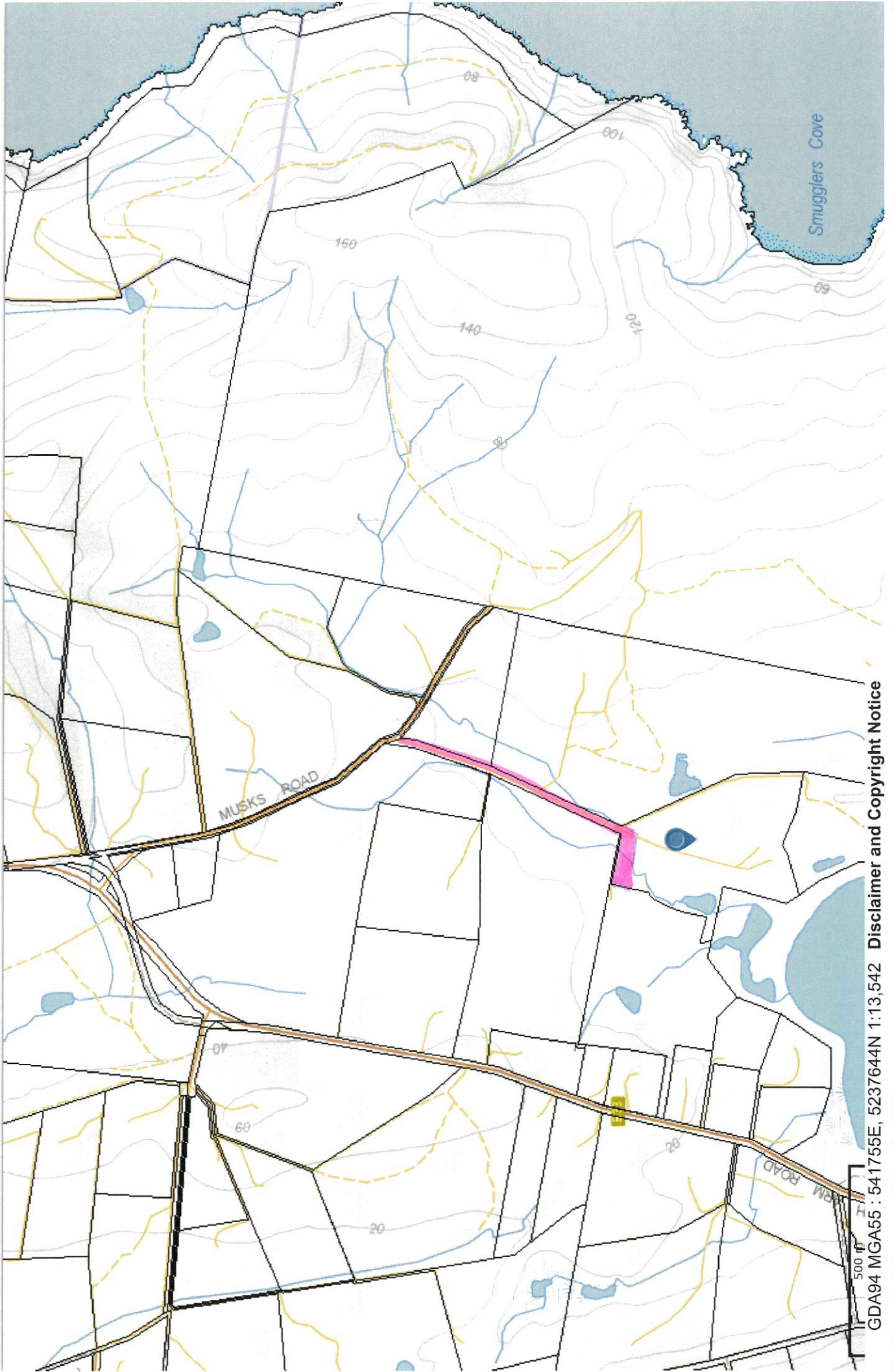
SIGNED by JOHN GERARD TOOHEY)
 being and as a MANAGER, CROWN LAND SERVICES)
 prescribed in Statutory Rule No. 187 of 2001)
 and pursuant to an Instrument of Delegation)
 date the 1st June 2004 in the presence of:)



John Gerard Toohey
 13th Macquarie St, Hobart
 Public Servant

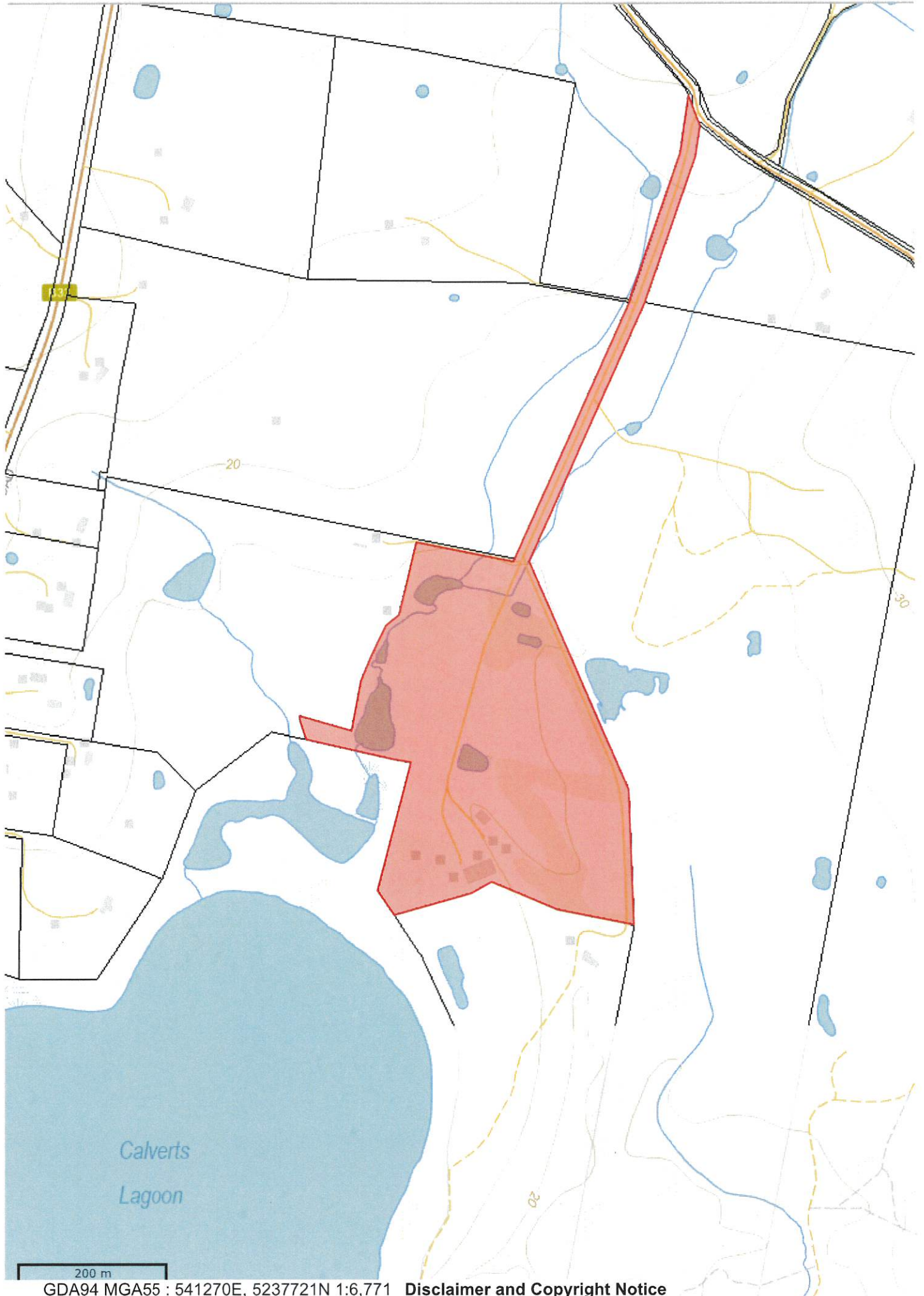
NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 3 OF 3 PAGES</p>	<p>Registered Number</p> <p>SP138568</p>
<p>SUBDIVIDER: - B W & P J NEILL & THE CROWN</p> <p>FOLIO REFERENCE: - Volume 43816 Folio 1 & 138568/1000</p>	
<p>COVENANTS CONTINUED</p> <p>e) Not to erect, construct or install or allow to be erected constructed or installed upon the said lot any sanitary convenience, septic tank outhouse, water closet, drainage trenches and/or pipes or any other means of disposing of human and/or material waste unless by such manner as the Council of the Municipality of Clarence or its duly authorised officer or agent shall approve of and direct</p> <p>f) Not to allow any portion or parts of the said Lot to be used for sand mining or the mining, refining, production or smelting of metallic ore or for any other like purposes</p> <p>g) Not to use any building or structure erected or placed on the said Lot other than as a single residence for one family only</p> <p>EASEMENTS CONTINUED</p> <p>(a) Lot 1 on the plan is subject to a right of carriageway (appurtenant to Lots 5 and 12 on SP20098) over the Rights of Way (Private) marked "A" 3.60 wide, "B" 3.60 wide, "C" 14.40 wide, "D" and "G" 20.00 wide respectively on the plan</p> <p>(b) Lot 1 on the plan is subject to a right of carriageway (appurtenant to Lots 4 and 5 on SP20098) over the Rights of Way (Private) marked "A" 3.60 wide, "B" 3.60 wide, "C" 14.40 wide and "F" respectively on the plan</p> <p>(c) Lot 1 on the plan is subject to a right of carriageway (appurtenant to Lot 1 on SP43369) over the Right of Way (Private) marked "H" 3.60 wide on the plan</p> <p>(d) Lot 1 on the Plan is subject to a right of carriageway (appurtenant to the balance of the land in Certificate of Title Volume 3573 Folio 32) over the Rights of Way (Private) marked "C" 14.40 wide, "G" 20.00 wide and "E" 20.00 wide respectively on the plan</p> <p>Interpretation</p> <p><i>Balance means the balance of the land remaining in Folio of the Register Volume 3573 Folio 32 at the 22nd of June 1983 after excepting thereout Lot1 on SP20098.</i></p>	
<p>NOTE: - Every annexed sheet 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>	



GDA94 MGA55 : 541755E, 5237644N 1:13,542 Disclaimer and Copyright Notice





GDA94 MGA55 : 541270E, 5237721N 1:6,771 **Disclaimer and Copyright Notice**

Dear Ryan,

Thank you for your letter,

Please find below our response to the requested additional information:

1. Amended Site Plan

An updated site plan is attached, showing the entirety of the property with accurate boundaries clearly defined.

2. Rural Zone – Performance Criteria P1 (Operational Need for Rural Location)

The proposed visitor accommodation (camp share for self-contained vehicles) is inherently dependent on a rural setting due to the following:

- The use relies on a natural, low-density environment that cannot be replicated in urban or residential zones
- The experience offered is based on open space, and connection to the surrounding rural landscape
- The large land size allows for appropriate separation between sites.
- The use is low-impact, does not require significant infrastructure, and aligns with the existing rural character of the property
- The proposal supports small-scale, land-based tourism consistent with rural zoning objectives

3. Car Parking (C2.5.1)

- Each caravan site is allocated space for one self-contained vehicle, which functions as both accommodation and parking

- As such, four on-site parking spaces are inherently provided within the designated camp areas
- No additional formalised parking infrastructure is proposed, however each individual site will be marked and numbered to keep clear direction of sites.

4. Parking / Access Works

- No additional parking or access works are proposed
- Existing access arrangements will be utilised with the only modifications being a farm gate installation for easier access for larger self contained vehicles

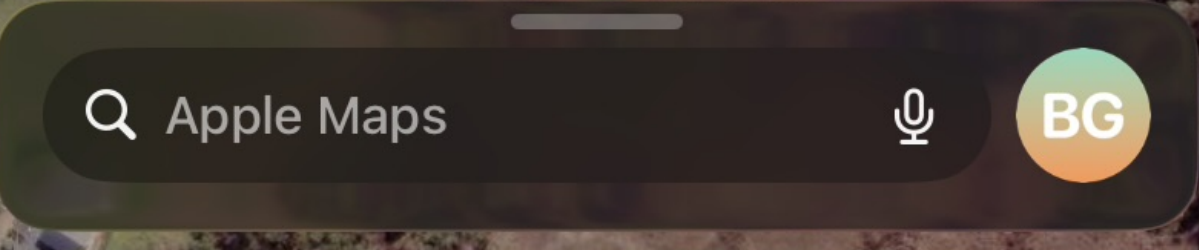
5. Natural Assets Code (Waterway and Coastal Protection Overlay)

- No buildings, earthworks, or vegetation removal are proposed within the overlay area
- The use is limited to temporary parking of self-contained vehicles
- Accordingly, the proposal does not result in disturbance to natural values and is consistent with the intent of the overlay

Please let me know if any further clarification is required. We appreciate your assistance and look forward to progressing the application.



Red = property boundary
Blue = camp share paddock/boundary



1. Proposal Overview

This application seeks approval for a small-scale campground operating as “visitor accommodation” at 105 Musks Road, Sandford.

The proposal is for:

- A maximum of 3–4 self-contained caravans/RVs
- A maximum of 12 guests at any one time
- No permanent accommodation structures
- No amenities block
- No wastewater infrastructure
- No power or utility connections for campers

The campground will operate as a low-impact, rural tourism use consistent with the Rural Zone objectives.

2. Zoning & Use Class

The property is zoned Rural under the Tasmanian Planning Scheme – Clarence.

Campground use falls within the “Visitor Accommodation” use class, which is discretionary in the Rural Zone.

This proposal aligns with the Rural Zone intent by:

- Supporting diversification of rural land use
- Encouraging small-scale tourism
- Maintaining the rural character of the site
- Avoiding urbanisation of the landscape

The proposal is limited in scale to ensure it remains secondary to the primary residential and rural use of the land.

3. Scale & Intensity

The development is intentionally small-scale:

- Maximum 12 guests total
- Limited vehicle numbers
- No permanent tourist structures
- No expansion of built footprint

By remaining under 12 guests, the proposal maintains a low-intensity visitor accommodation model and avoids unnecessary infrastructure burden.

4. Wastewater Management

The campground will operate on a strictly self-contained vehicle policy.

All vehicles must:

- Have onboard toilet facilities
- Have greywater and blackwater holding tanks
- Be fully self-contained
- Dispose of wastewater at approved external dump points

No wastewater will be discharged onto the land.

No amenities block is proposed.

This eliminates additional hydraulic loading on the existing on-site wastewater system.

5. Waste Management

A “pack in, pack out” policy will apply.

Campers will be required to remove all rubbish from the site.

This ensures:

- No litter nuisance
- No impact on surrounding neighbours

- No requirement for commercial waste infrastructure

6. Parking & Access

All vehicles will park within designated areas shown on the site plan.

Parking spaces will:

- Comply with relevant Scheme requirements
- Allow safe entry and exit
- Maintain appropriate setbacks from boundaries

Access will utilise the existing driveway.

No new crossover is proposed.

7. Bushfire & Environmental Considerations

The site is within a Bushfire-Prone Area.

The proposal does not introduce habitable buildings and therefore does not materially increase bushfire risk.

If fire pits are permitted, they will:

- Comply with seasonal restrictions
- Be managed to prevent smoke nuisance
- Follow Tasmanian Fire Service guidelines

The proposal will not involve vegetation clearing beyond minor grass management.

8. Amenity & Neighbour Impacts

The limited scale ensures:

- Minimal noise generation
- No large gatherings or events

- No amplified music
- No permanent lighting installations

The proposal is designed to preserve the quiet rural character of the area.

9. Stormwater

As no new buildings or sealed surfaces are proposed, the development will not materially alter stormwater runoff.

10. Conclusion

The proposal represents a low-impact rural tourism use that:

- Aligns with the Rural Zone objectives
- Maintains environmental integrity
- Avoids infrastructure burden
- Limits guest numbers to 12
- Operates solely with self-contained vehicles
- Preserves rural character and neighbour amenity

The development is considered appropriate and consistent with the Tasmanian Planning Scheme – Clarence.

Proposed Small-Scale Campground – Self-Contained Vehicles Only

105 Musks Road, Sandford TAS 7020

The proposal seeks planning approval for a small-scale rural campground operating as visitor accommodation on the property at 105 Musks Road, Sandford.

The development will allow a limited number of fully self-contained caravans, campervans or motorhomes to stay on the property on a short-term basis.

The campground will operate at a low intensity, accommodating a maximum of 12 guests in total at one time.

Only fully self-contained recreational vehicles will be permitted to stay on the property. All vehicles must have onboard toilet and wastewater holding tanks. No wastewater or greywater will be discharged onto the land.

The proposal does not include construction of an amenities block, cabins, permanent tourist accommodation structures, or any additional buildings. No power or service connections will be provided to campers.

Visitors will utilise designated camping areas located within the property, accessed via the existing driveway. All parking and camping will occur within identified areas shown on the site plan.

The campground will operate as a quiet rural tourism activity, and the use will be managed to ensure minimal impact on surrounding properties. The operation will not involve events, large group bookings or commercial gatherings.

Waste management will operate on a “pack in, pack out” basis, with guests required to remove all rubbish from the site.

Quiet hours will be implemented to protect surrounding amenity, and the number of visitors will remain limited to maintain the rural character of the area.

The proposed development represents a small-scale, low-impact visitor accommodation use that supports rural tourism and diversification of rural land use while maintaining the existing character of the property and surrounding rural environment