



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/063032

PROPOSAL: Change of Use to Visitor Accommodation

LOCATION: 2/38 Frederick Henry Parade, Cremorne

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 26/08/2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 26/08/2026. 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 26/08/2026.

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.

Clarence City Council



APPLICATION FOR DEVELOPMENT / USE OR SUBDIVISION

The personal information on this form is required by Council for the development of land under the Land Use Planning and Approvals Act 1993. We will only use your personal information for this and other related purposes. If this information is not provided, we may not be able to deal with this matter. You may access and/or amend your personal information at any time. How we use this information is explained in our **Privacy Policy**, which is available at www.ccc.tas.gov.au or at Council offices.

Proposal:

Chnage of use ' short term accommodation'

Location:

Address 2/38 Frederick Henry Parade

Suburb/Town Cremorne

Postcode 7024

Current
Owners/s:

Applicant:

Personal Information Removed

Tax Invoice for
application fees to
be in the name of
(if different from
applicant)

Is the property on the Tasmanian Heritage Register?

Yes

☐

No

X

(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 a Council Officer, please give their name

No

Current Use of Site: Residential

Does the proposal involve land administered or owned by the Crown or Council?

Yes

No

x

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. Where the application is submitted under Section 43A, the owner's 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

**PLEASE REFER TO THE DEVELOPMENT/USE AND SUBDIVISION CHECKLIST
ON THE FOLLOWING PAGES TO DETERMINE WHAT DOCUMENTATION MUST
BE SUBMITTED WITH YOUR APPLICATION.**

SEARCH OF TORRENS TITLE

VOLUME 184736	FOLIO 2
EDITION 1	DATE OF ISSUE 06-Mar-2023

SEARCH DATE : 24-July-2026

SEARCH TIME : 03.30 pm

DESCRIPTION OF LAND

City of CLARENCE

Lot 2 on Strata Plan [184736](#) and a general unit entitlement
operating for all purposes of the Strata Scheme being a 1
undivided 1/4 interest

Derived from Strata Plan [184736](#)

Derivation : Part of 213 Acres Gtd. to Elias Grimsey

SCHEDULE 1

[D15216](#) & [D30528](#) GEOFFREY CLEMENT FRANCIS FADER, RICHARD
FRANCIS FADER and EDWARD PETER FADER as personal
representatives of Felicity Fader Registered
29-Nov-2011 at noon

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 [184736](#) folio 0

[115685](#) BOUNDARY FENCES AND OTHER CONDITIONS in Transfer
[116345](#) BOUNDARY FENCES AND OTHER CONDITIONS in Transfer
[C838395](#) MORTGAGE to Commonwealth Bank of Australia
Registered 31-Jan-2008 at noon

[E239088](#) ADHESION ORDER under Section 110 of the Local
Government (Building and Miscellaneous Provisions)
Act 1993 Registered 29-June-2021 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

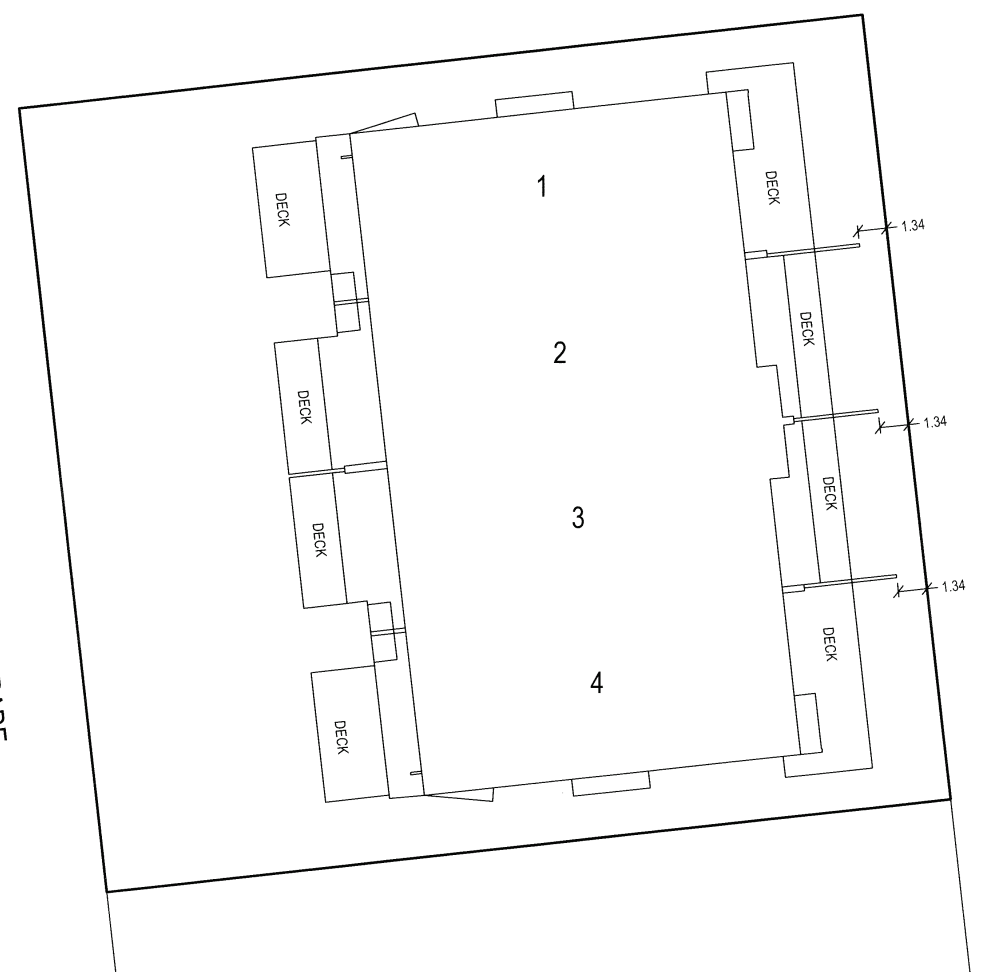
CITY OF CLARENCE SUBURB CREMORNE FOLIO REFERENCE: C.T.181429/1 SITE COMPRISES THE WHOLE OF LOT 1 ON PLAN No. P181429	STRATA PLAN SHEET 1 OF 3 SHEETS	Registered Number 184736
	NAME OF STRATA SCHEME 38 FREDERICK HENRY PARADE, CREMORNE TAS	STRATA TITLES ACT 1998 REGISTERED -6 MAR 2023
	SCALE 1:200	LENGTHS IN METRES


Recorder of Titles

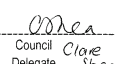
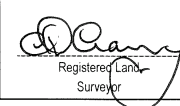
SITE PLAN

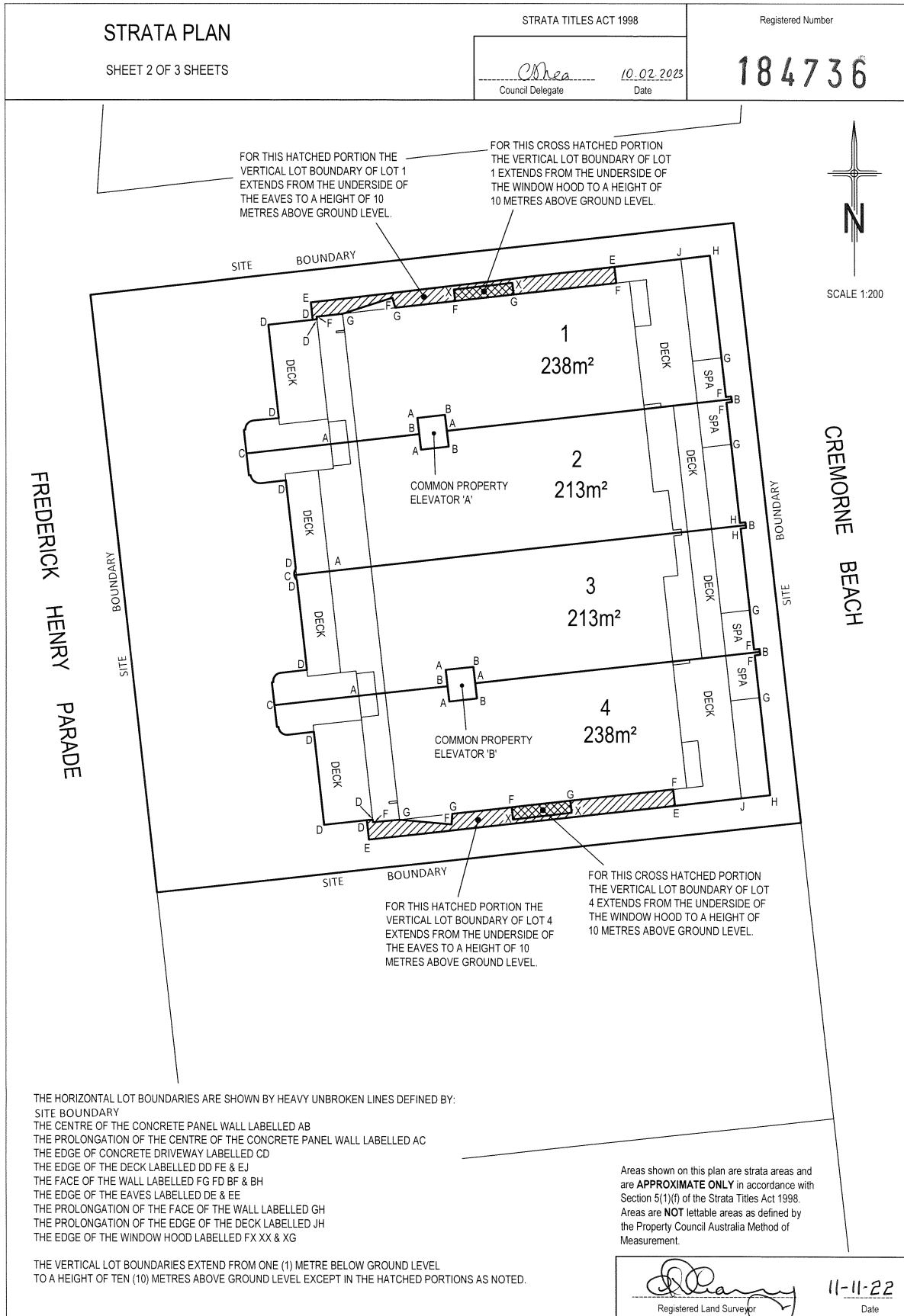
(P54550)


N



(P54550)

NOTES: (i) ALL BUILDINGS ON THE SITE TO BE SHOWN ON SHEET 1. (ii) BUILDING TO SITE BOUNDARY OFFSETS OF LESS THAN 2.00 METRES TO BE SHOWN ON SHEET 1.	 Council Delegate Date: 10.02.2023	 Registered Land Surveyor Date: 11-11-22
STAGED/COMMUNITY DEVELOPMENT. SCHEME No. (IF APPLICABLE)	LODGED BY LEARY COX AND CRIPPS PAGE SEAGER	



Document ID: 6090686
 Department of Natural Resources and Environment Tasmania
 Version: 1. Version Date: 10/08/2026

AREAS:

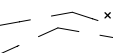
DWELLING 1 & 4 AREAS:
PROPOSED LOWER LEVEL GARAGE = 57.80M2
PROPOSED GROUND FLOOR LIVING = 149.15M2
PROPOSED GROUND FLOOR DECKS/TERRACES = 53.34M2
PROPOSED FIRST FLOOR LIVING = 137.39M2 (INCLUDING VOID AREA)
PROPOSED FIRST FLOOR DECK = 7.53M2

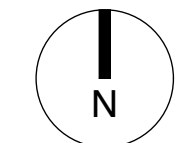
DWELLING 2 & 3 AREAS:
PROPOSED LOWER LEVEL GARAGE = 57.40M2
PROPOSED GROUND FLOOR LIVING = 147.33M2
PROPOSED GROUND FLOOR DECKS/TERRACES = 51.94M2
PROPOSED FIRST FLOOR LIVING = 138.59M2 (INCLUDING VOID AREA)
PROPOSED FIRST FLOOR DECK = 5.02M2

EXISTING DWELLING TO BE DEMOLISHED = 103.24M2
EXISTING OUTBUILDINGS TO BE DEMOLISHED = 17.77M2

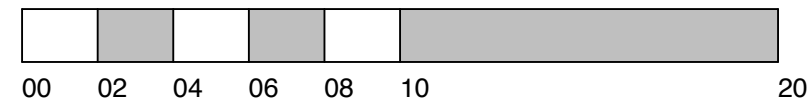
SITE AREA (LOT 161/54550) = 724.6M2M2
SITE AREA (LOT 162/54550) = 724.6M2M2
TOTAL SITE AREA = 1,449.2M2

LEGEND:

-  = PROPOSED DWELLING
-  = PROPOSED DECK
-  = EXISTING DWELLING (TO BE DEMOLISHED)
-  = ROOF, EAVE OR STRUCTURE OVER
-  = EXISTING GROUND CONTOUR LINE AND RL



SCALE:



SITE PLAN - SCALE 1:200

AMENDMENT 2: 30/10/18 RFI #2 RESPONSE

SHEET 02

PROPOSED DEMOLITION AND NEW DWELLINGS
36-38 FREDERICK HENRY PARADE, CREMORNE

SITE PLAN

Drawn XW CC:1660

Scale - 1:200 (A2)

Date: OCT 2018

Checked

DW+A

PO Box 4564, Bathurst Street
Hobart, TAS 7000
P: 0362 348777 F: 0362 348998
info@dwadesign.com.au

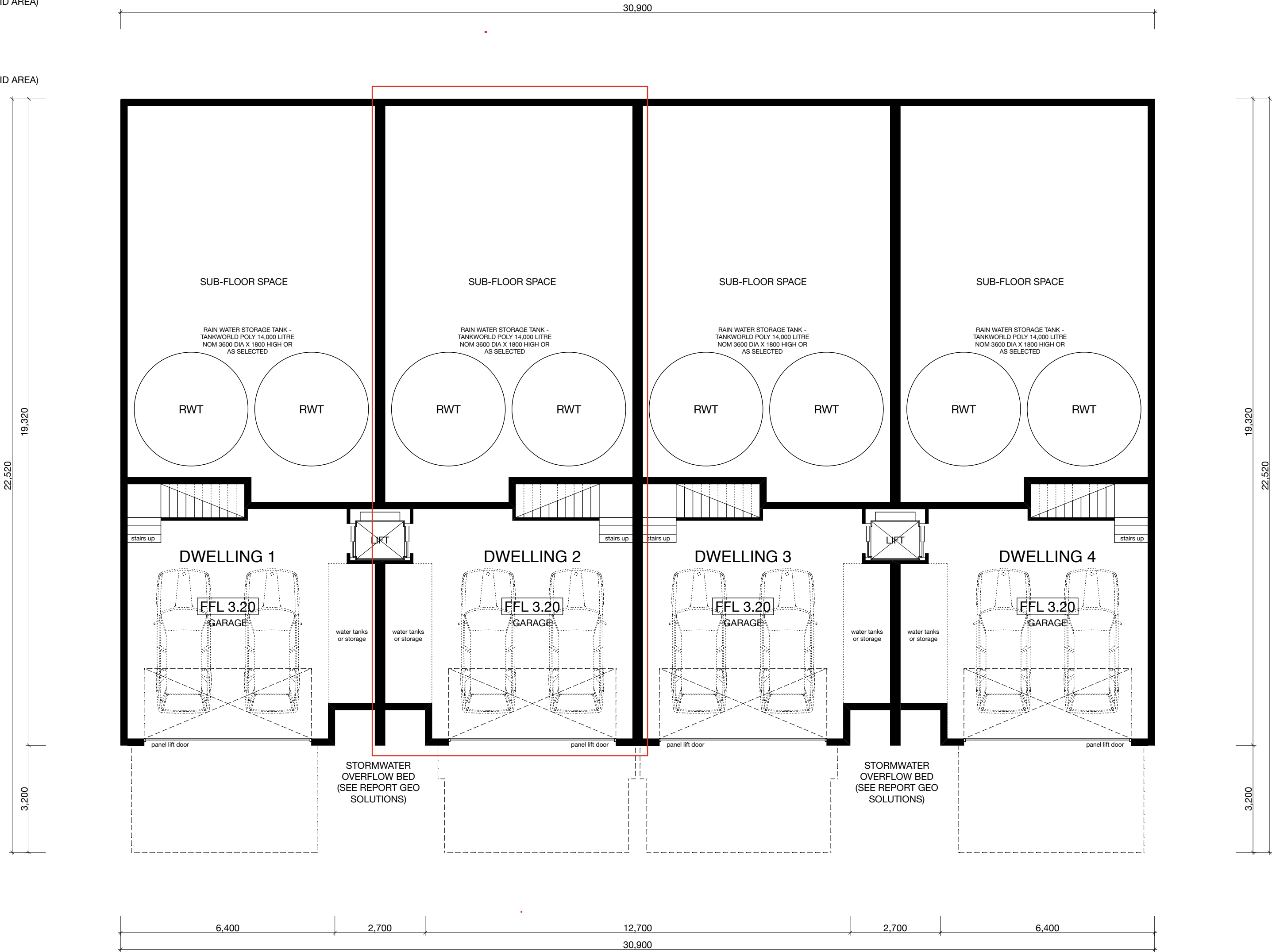
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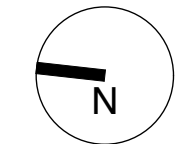
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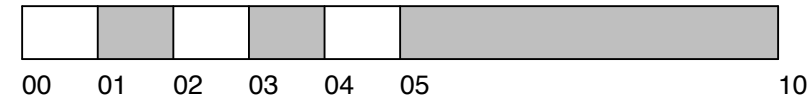
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SITE AREA (LOT 162/54550) = 724.6M2M2
TOTAL SITE AREA = 1,449.2M2



LOWER GROUND FLOOR PLANS



SCALE:



AMENDMENT 2: 30/10/18 RFI #2 RESPONSE

SHEET 04

PROPOSED DEMOLITION AND NEW DWELLINGS
36-38 FREDERICK HENRY PARADE, CREMORNE

FLOOR PLANS

Drawn XW CC:1660

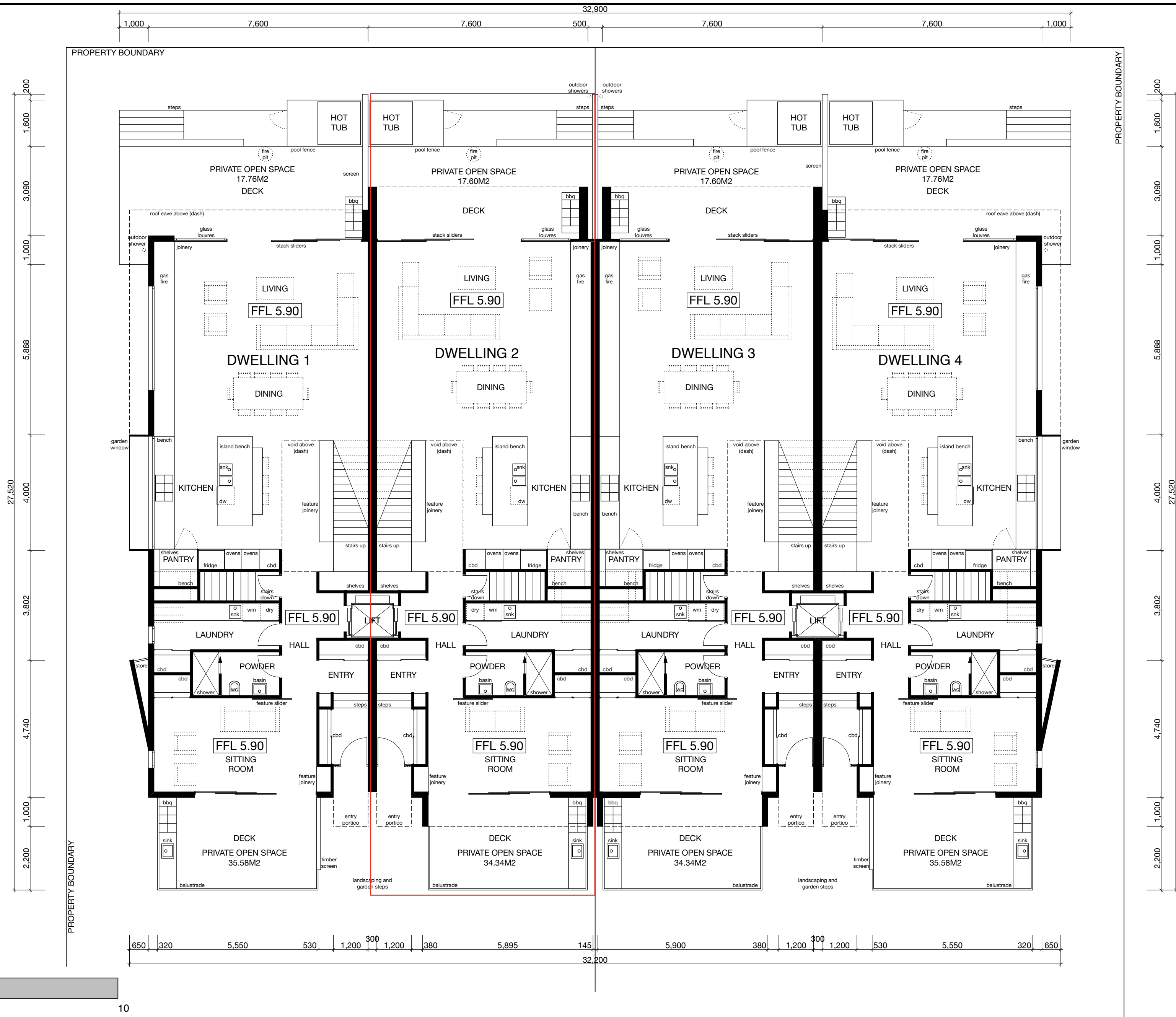
Scale - 1:100 (A2)

Date: OCT 2018

Checked

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GROUND FLOOR PLANS

AMENDMENT 2: 30/10/18 RFI #2 RESPONSE

SHEET 05

PROPOSED DEMOLITION AND NEW DWELLINGS
36-38 FREDERICK HENRY PARADE, CREMORNE

FLOOR PLANS

Drawn XW CC:1660

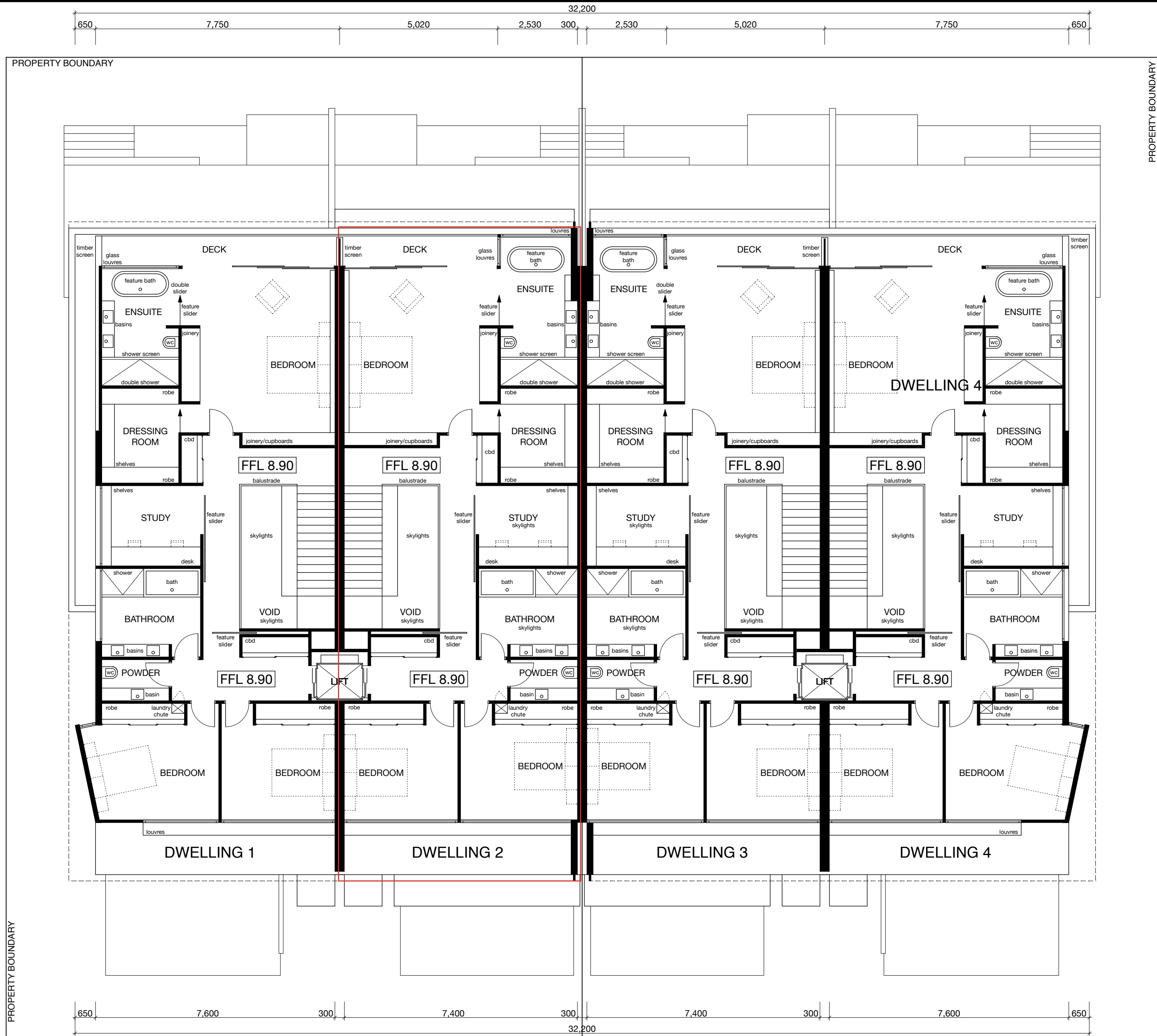
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Date: OCT 2018

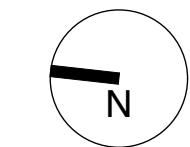
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DW+A

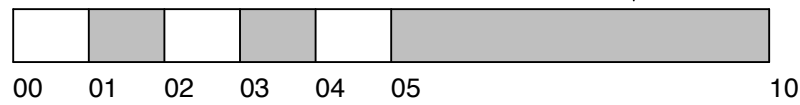
PO Box 4564, Bathurst Street
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FIRST FLOOR PLANS



SCALE:



AMENDMENT 2: 30/10/18 RFI #2 RESPONSE

SHEET 06

PROPOSED DEMOLITION AND NEW DWELLINGS
36-38 FREDERICK HENRY PARADE, CREMORNE

FLOOR PLANS

Drawn XW CC:1660

Scale - 1:100 (A2)

Date: OCT 2018

Checked

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