



DEVELOPMENT APPLICATION

PDPLANPMTD-2025/056398

PROPOSAL: Additions & Alterations (Single Dwelling)

LOCATION: 161 Tranmere Road, Howrah

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 03 December 2025

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 03 December 2025. 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 03 December 2025.

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

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

Application for Development / Use or Subdivision

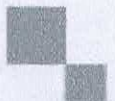
Use this form to obtain planning approval for developing or using land, including subdividing it into smaller lots or lot consolidation.

Proposal: **Proposed Alterations and Additions**

Location: **161 Tranmere Rd., Howrah**

Personal Information Removed

Estimated cost of development:



Is the property on the Tasmanian Heritage Register? Yes No

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

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

-

Current use of site: **Existing Dwelling**

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

Declaration

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

Acknowledgement

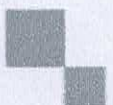
- I acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process; for display purposes during public consultation; and to fulfil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

Applicant's signature:

**Personal
Information
Removed**

Date:

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 65512	FOLIO 4
EDITION 5	DATE OF ISSUE 30-Jun-2023

SEARCH DATE : 14-Oct-2025

SEARCH TIME : 10.39 AM

DESCRIPTION OF LAND

City of CLARENCE

Lot 4 on Sealed Plan [65512](#) (formerly being SP3865)

(Formerly Lots 1 & 3 on SP [65512](#))

Derivation : Part of 730 Acres Gtd. to F. Butler & Anr.

Prior CT [3248/89](#)

SCHEDULE 1

[N136836](#) TRANSFER to PATRICIA ANN SMITH and KEVIN DAVID SMITH
Registered 30-Jun-2023 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP [65512](#) EASEMENTS in Schedule of Easements

[24/5373](#) CONVEYANCE Made Subject to Boundary Fences Condition
and Covenants

[24/8850](#) CONVEYANCE Made Subject to Boundary Fences Condition
and Covenants

[A372137](#) MEMORANDUM of Covenants pursuant to Section 27D(3) of
the Real Property Act 1886 (relating to the said land
within described) Registered 26-Jan-1972 at noon

UNREGISTERED DEALINGS AND NOTATIONS

N279757 PRIORITY NOTICE reserving priority for 90 days
TRANSFER PATRICIA ANN SMITH & KEVIN DAVID SMITH to
JAN LOUISE QUINLAN & WILLIAM JOHN QUINLAN Lodged by
MCMULLEN LAWYERS on 01-Aug-2025 BP: N279757

N279743 TRANSFER to JAN LOUISE QUINLAN and WILLIAM JOHN
QUINLAN Lodged by MCMULLEN LAWYERS on 10-Sep-2025
BP: N279743

8



SCHEDULE OF EASEMENTS

PLAN NO.

S.P.3865

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.

EASEMENTS

Rights of Drainage

Deleted JM

~~Each lot on the plan is together with such rights of drainage over the drainage easements shown on the plan as may be necessary to drain the stormwater and other surplus water from such lot.~~

~~Each lot on the plan is subject to such rights of drainage over the drainage easements (if any) shown on the plan as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan.~~

~~The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.~~

Lot 1 is subject to a Right of Drainage for the ~~Clarence Commission~~ Warden Councillors and Electors of the Municipality of Clarence over the Drainage Easement shown hereon

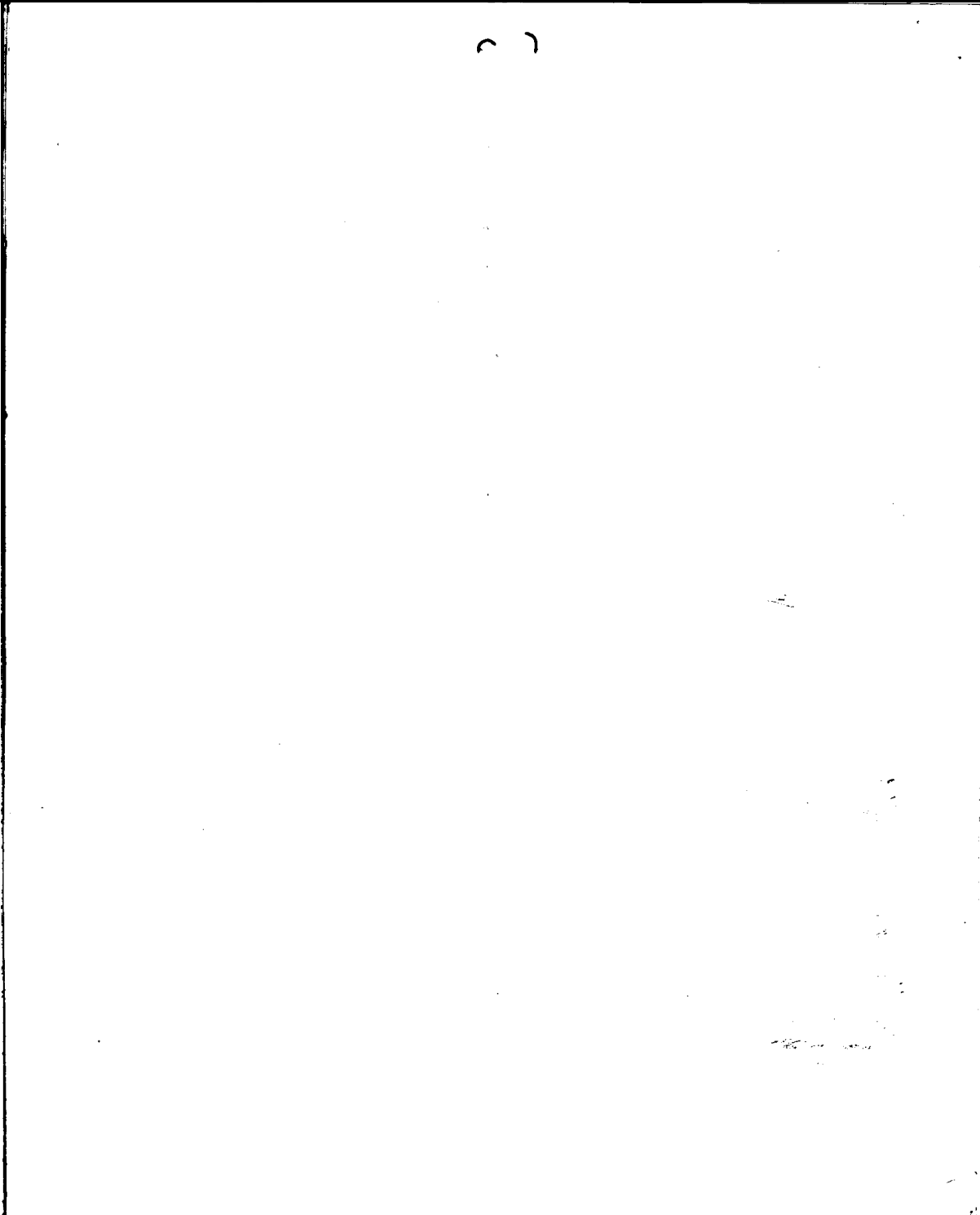
SIGNED by JOHN NORMAN KING-SMITH and JOAN ELSIE KING-SMITH the Beneficial Owners of the lands comprised in Conveyance Nos. 36/1413 and 38/3592 in the presence of:

Handwritten signature of Joan King-Smith

Handwritten signatures of witnesses: Robert Hobart

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

DOBSON, MITCHELL & ASSOCIATES per: [Handwritten Signature]



This is the schedule of easements attached to the plan of lots 103

comprising part of the land in

Conveyances 26/1413 & 38/3592.

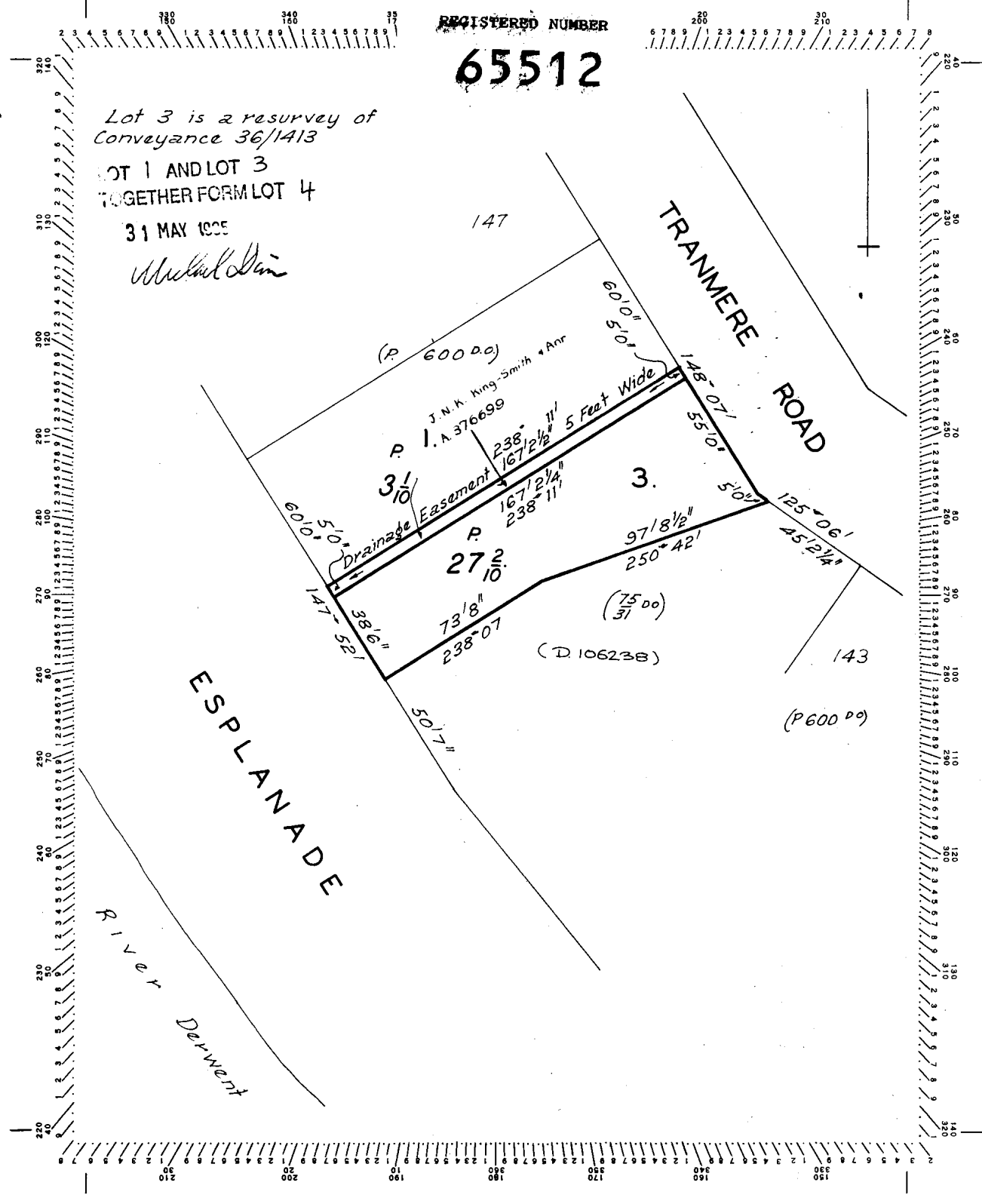
(Insert Title Reference)

Sealed by the Municipality of Clarence on 7 September 1971

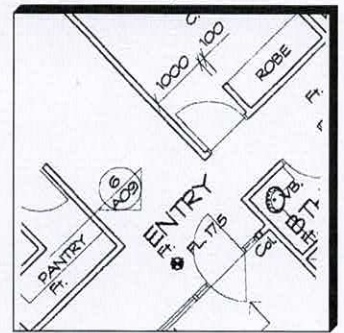
[Signature]
Council Clerk/Town Clerk

56158

Owner: <i>J.N.K & J.E. King-Smith</i> Title Reference: <i>Con 38/3592 & Con 36/1413</i> Grantee: <i>Portion Of 730 ac Gtd to Francis Butler & J. M. Browne</i>	PLAN OF SURVEY by Surveyor <i>G.W. Griggs</i> of land situated in the TOWN OF HOWRAH Scale 40 feet to an inch	Registered Number: S.P.3865 Effective from: <i>14-1-72</i> Recorder of titles
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Planning Department
Clarence City Council
P.O.Box 96
Rosny Park 7018



Dear Sir/Madam,

Re: Alterations and Additions to 161 Tranmere Rd., Howrah.

Please find attached Alterations and Additions to 161 Tranmere Rd., Howrah.

The project is quite straight forward with Class 10 additions to each side of the existing dwelling. Please see notes below for each part of the project.

- The two side porches to the existing landing provide weather cover for the existing entries. The north side timber deck ramp provide level access for the owners. Setbacks etc. comply.
- The west side lower level sunroom provides an indoor/outdoor space that is only built as an enclosed verandah type space. Setbacks etc. comply.
- The proposed Carport is the main discretionary addition that is closer than 4.5 metres to the front boundary. The proposed Carport adds covered parking spaces close to the entry point of the dwelling.

The Carport also provides the cars to turn around and to drive out in a forward direction. This is important to the current access as reversing onto Tranmere Road is difficult.

The other benefit of the Carport area adds additional off-street parking areas and limits the street parking. This helps the road users with navigating some of the tighter bend areas of Tranmere Road.

Please see response to Tas Planning Scheme 8.4.2 P1/P2.

- The proposed Carport floor level is set 1.4 metres lower than the footpath level. The lower level provides less building bulk and is mostly in line with the existing dwelling. The height of the Carport is well below the height of the existing dwelling.

TAS BUILDING DESIGN

m. 0408 882 283

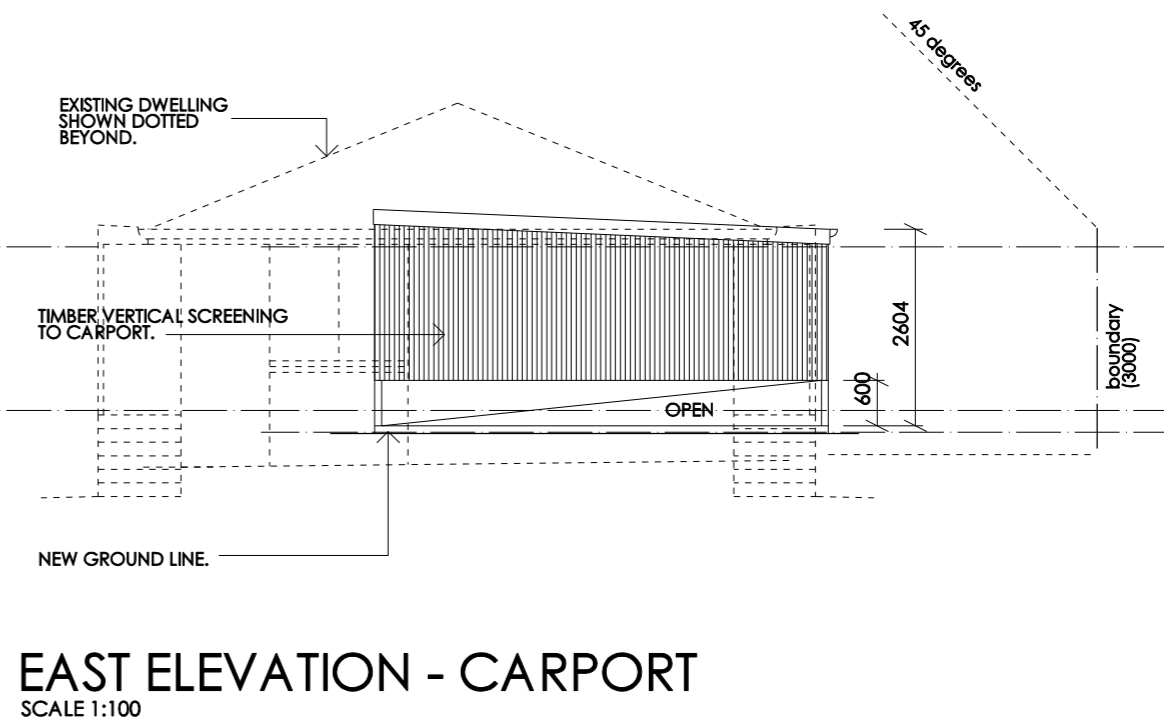
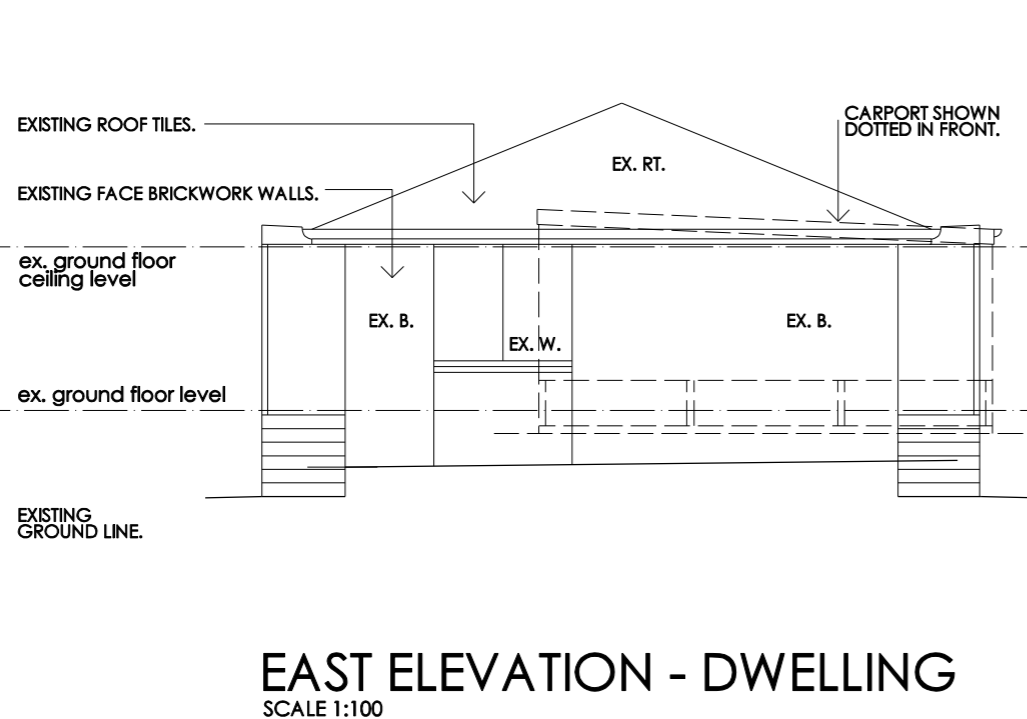
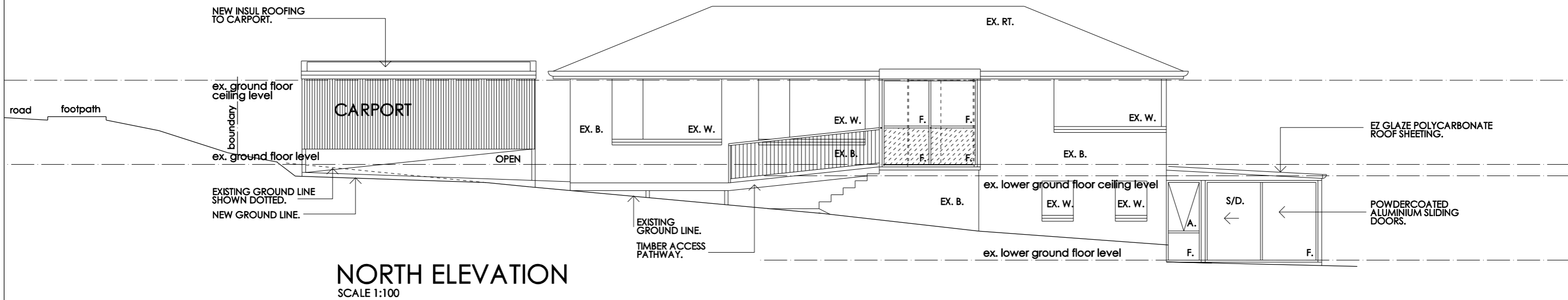
e. tas.buildingdesign@bigpond.com

a. po box 2018
howrah 7018

residential
commercial

- The Carport location is compatible with a number of other dwellings on the lower side including the neighbouring dwelling at 159 Tranmere Rd. Other properties that have less than 4.5m setback are 121, 135 & 137 Tranmere Rd.
- Provide additional off-street parking and being able to drive out in a forward direction.
- The existing house position does not allow a suitable level parking area with ease of access to the entry area.





ELEVATION LEGEND	
EX. W.	EXISTING WINDOW
EX. D.	EXISTING DOOR
EX. RT.	EXISTING ROOF TILES
EX. B.	EXISTING BRICKWORK

creative practical design solutions

TAS BUILDING DESIGN Pty. Ltd.

residential commercial

m. 0408 882283

a. p.o.box 2018 howrah 7018

e. tas.buildingdesign@bigpond.com

cc 652

Project and Address:
Proposed Alterations & Additions to 161 Tranmere Rd., Howrah.

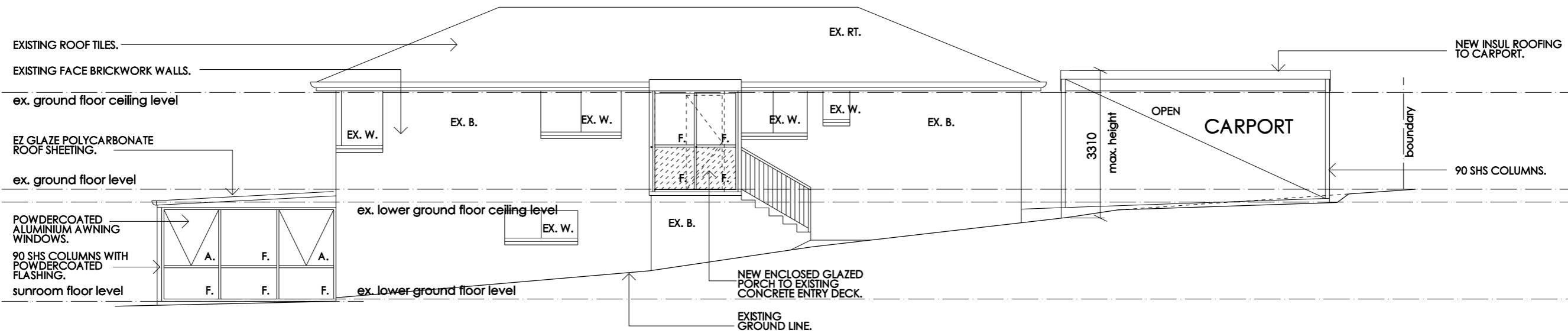
Client:
Mr. B. & Mrs. J. Quinlan

Drawing Title:
Elevations

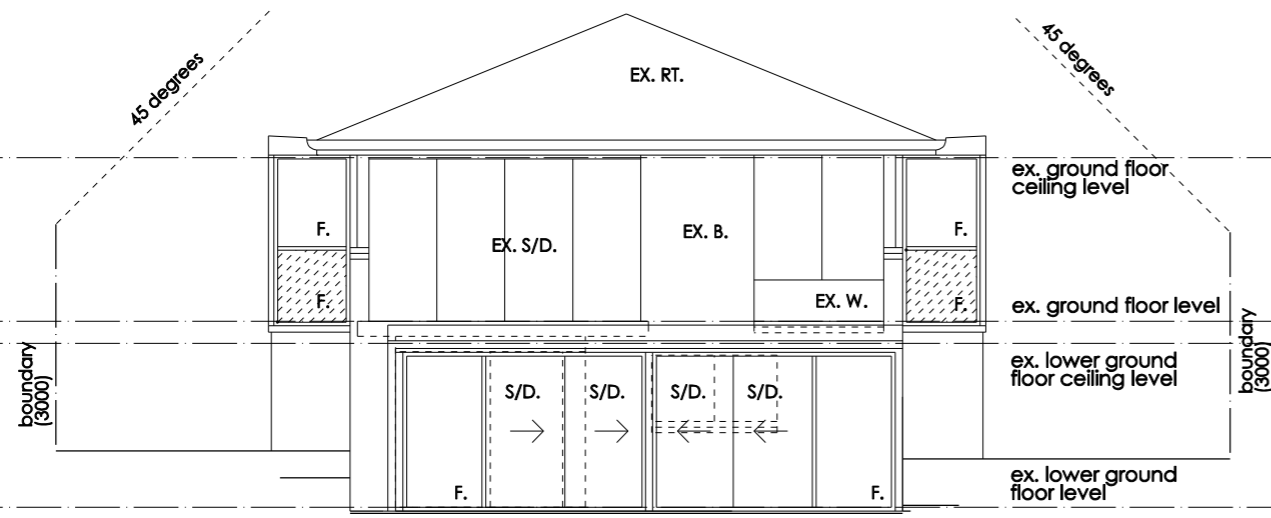
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Please note: - Verify all dimensions on site. Figured dimensions take precedence over scale readings.	
Plot Date: 17/10/2025	Drawn: KJR
Approval: preliminary	Scale: 1:200 @ A3
Project No.:	25.25
Drawing No.:	sk03
Rev.:	-



SOUTH ELEVATION
SCALE 1:100



WEST ELEVATION - DWELLING
SCALE 1:100

ELEVATION LEGEND

- EX. W. EXISTING WINDOW
- EX. D. EXISTING DOOR
- EX. RT. EXISTING ROOF TILES
- EX. B. EXISTING BRICKWORK

creative practical design solutions

TAS BUILDING DESIGN Pty. Ltd.

residential commercial

m. 0408 882283
a. p.o.box 2018 howrah 7018
e. tas.buildingdesign@bigpond.com

cc 652

Project and Address:
Proposed Alterations & Additions to 161 Tranmere Rd., Howrah.

Client:
Mr. B. & Mrs. J. Quinlan

Drawing Title:
Elevations

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Approval: preliminary Scale: 1:200 @ A3

Project No.:
25.25

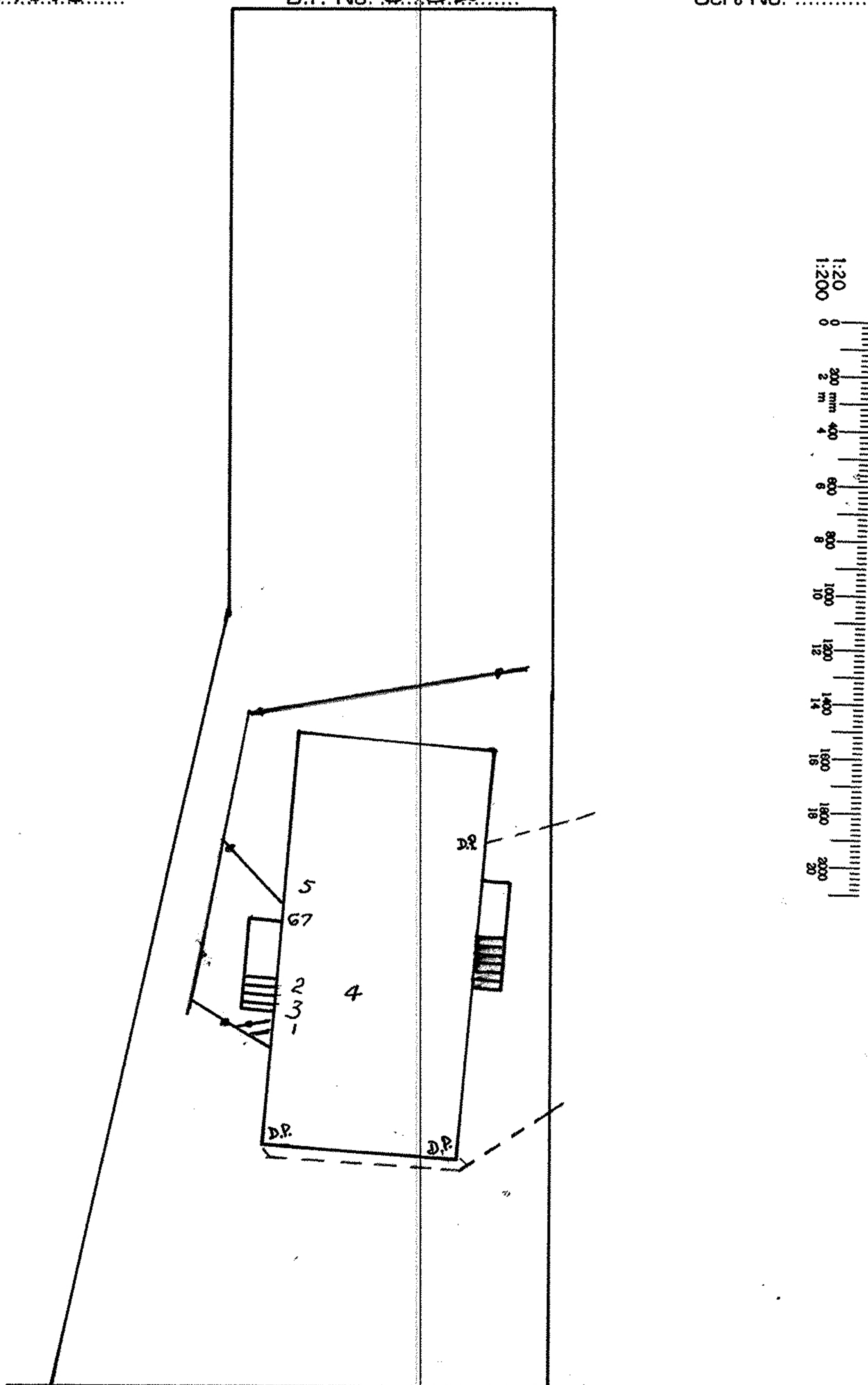
Drawing No.: **sk04** Rev. -



CLARENCE CITY COUNCIL

Sewerage & Stormwater Drainage Plan

No. 1 Closet No. 3 Basin No. 5 Sink No. 7 W. Machine No. 9 Bidet No. 11 Overflow Relief Gully
No. 2 Bath No. 4 Shower No. 6 Trough No. 8 Urinal No. 10 Dish Washer No. 12 Water Stop Tap
Location of Property 161 TRANMERE ROAD Owner J. King-Smith
Plan No. 17073 B.P. No. 8732 Cert No.



This plan has been drawn from records available to Council. No guarantee is given as to its accuracy and the Council accepts no liability for any loss or damage which may arise by reason of any error or misdescription in this plan.

PLUMBER:

DRAINER: W. Fialk G. Rollands

TESTED: 13-7-64 E.W 21-6-93 P.U.C.

INSPECTOR: M. Kerlake P.E.J.