

PLANNING APPLICATION

Status:

Reference

PLN-HOB-2026-0006

Address

18 CATO AV WEST HOBART TAS 7000

Titles

47110/2, 47110/1

Before you start

Before you start your application, you will need to know if you require planning approval or not.

If you are unsure if you require a permit, use the [PlanBuild Tasmania Enquiry Service](#) to lodge a request for advice from the relevant Council.

Once your application has been submitted the Council will review your application. If payment has not been made, you will be sent a request for the payment of application fees via PlanBuild Tasmania.

Once the fees have been paid and the Council is satisfied with the information provided, the application will be assessed and you will be notified of the outcome.

If further action is required to assess your application you will receive an email notification containing a task to complete.

Pre-Application Advice

Have you spoken with anyone at Council about this application?

Yes - enter details below

No - continue to the next section

If yes, provide the name of the person you contacted

Applicant

Personal Information Removed

Owners

Personal Information Removed

Certificate(s) of Title

Selected Titles

Total Area: 465m²

47110/2

47110/1

Owner Notification

Are you the sole owner of the land?

Yes - continue to the next section

No - answer question below

If no, have you notified all owners, joint or part owners of your intention to submit this application?

Yes - enter owner details below

No - you must notify all owners before proceeding with this application

List all owners, joint or part owners as recorded on the Title documents notified:

Nichola & Russell Carr

Enter the date that the last owner, joint or part owner was notified

08/01/2026

Declaration

I declare that all land owners, joint or part owners have been notified of this planning application.

Crown Land Consent

Is Crown Land involved in the proposed use or development?

Yes - complete question below

No - continue to the next section - see further information below

Unsure

If yes, has written Crown Land consent been obtained?

Yes - upload written consent

No - application will not be progressed until consent has been provided

General Manager Consent

Is Council-owned or administered land involved in the proposed use or development?

Yes - complete question below

No - continue to the next section

Unsure

If yes, has written consent been obtained from the Council General Manager?

Yes - upload written consent

No - application will not be progressed until consent has been provided

Proposed Use or Development

What is the reason for your planning application?

I want to change how the property is used

I want to use the property for visitor accommodation

I want to subdivide

I want to undertake a new development or alteration

I want to do a minor boundary adjustment

I want to put up a sign(s)

I want to demolish

I want to do works only

Other

If your application is to subdivide, please enter the number of proposed lots.

0

If your application is for signage, please enter the number of signs.

Is the property a Tasmanian Heritage Listed Property?

Yes

No

Is the application for an EPA Activity under the Environmental Management and Pollution Control Act 1994?

Yes

No

Unsure

Is the proposed use or development permitted or discretionary?

Permitted

Discretionary

Unsure if permitted or discretionary

Provide a full description of the proposed use or development

The demolition of the existing rear "lean to" and replace with a new addition

Will the proposed use or development involve a road reserve?

Yes - complete the section below

No - continue to the next section

Unsure

If yes, enter the address(es) or locations below:

If yes, how will the road reserve be affected?

Value of Works

What is the estimated value of the works?

250000

Supporting Documents

Version	Document Date	Document Type	Description	Prepared By
1	9 Jan 2026	Property Title Document	FolioText-47110-1 (6).pdf	Mrs Belinda Weston
1	16 Dec 2025	Architectural Plans	Planning Drawings	Mr Mark Day
1	9 Jan 2026	Property Title Document	FolioPlan-47110-2.pdf	Mrs Belinda Weston
1	9 Jan 2026	Property Title Document	FolioText-47110-2.pdf	Mrs Belinda Weston
1	9 Jan 2026	Property Title Document	FolioPlan-47110-1.pdf	Mrs Belinda Weston

Next steps

When you have completed all the necessary fields and attached all required documents to support your application, click on the green 'Save & Submit' button at the top right of this form.

Once submitted, the Council will review your application. A request for the payment of application fees will be sent to you via PlanBuild Tasmania.

Once the fees have been paid and the Council is satisfied with the information provided, the application will be assessed and you will be notified of the outcome.

If further action is required to assess your application you will receive an email notification from PlanBuild which will tell you what you need to provide to continue the application.

Form published: 14/05/2025 15:58

SEARCH OF TORRENS TITLE

VOLUME 47110	FOLIO 1
EDITION 5	DATE OF ISSUE 11-Sept-2024

SEARCH DATE : 19-Dec-2025

SEARCH TIME : 10.38 am

DESCRIPTION OF LAND

City of HOBART

Lot 1 on Diagram [47110](#)

Being the land firstly described in Conveyance No. 48/0819

Derivation : Part of Location to J. McRoss

Prior CT [4733/2](#)

SCHEDULE 1

[N206403](#) TRANSFER to RUSSELL ELLIOT CARR and NICHOLA CLAIRE
CARR Registered 11-Sept-2024 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[E390249](#) MORTGAGE to Commonwealth Bank of Australia
Registered 11-Sept-2024 at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 47110	FOLIO 2
EDITION 4	DATE OF ISSUE 11-Sept-2024

SEARCH DATE : 19-Dec-2025

SEARCH TIME : 10.39 am

DESCRIPTION OF LAND

City of HOBART

Lot 2 on Diagram [47110](#)

Being the land secondly described in Conveyance No. 48/0819

Derivation : Part of Location to J. McRoss

Prior CT [4733/3](#)

SCHEDULE 1

[N206403](#) TRANSFER to RUSSELL ELLIOT CARR and NICHOLA CLAIRE
CARR Registered 11-Sept-2024 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

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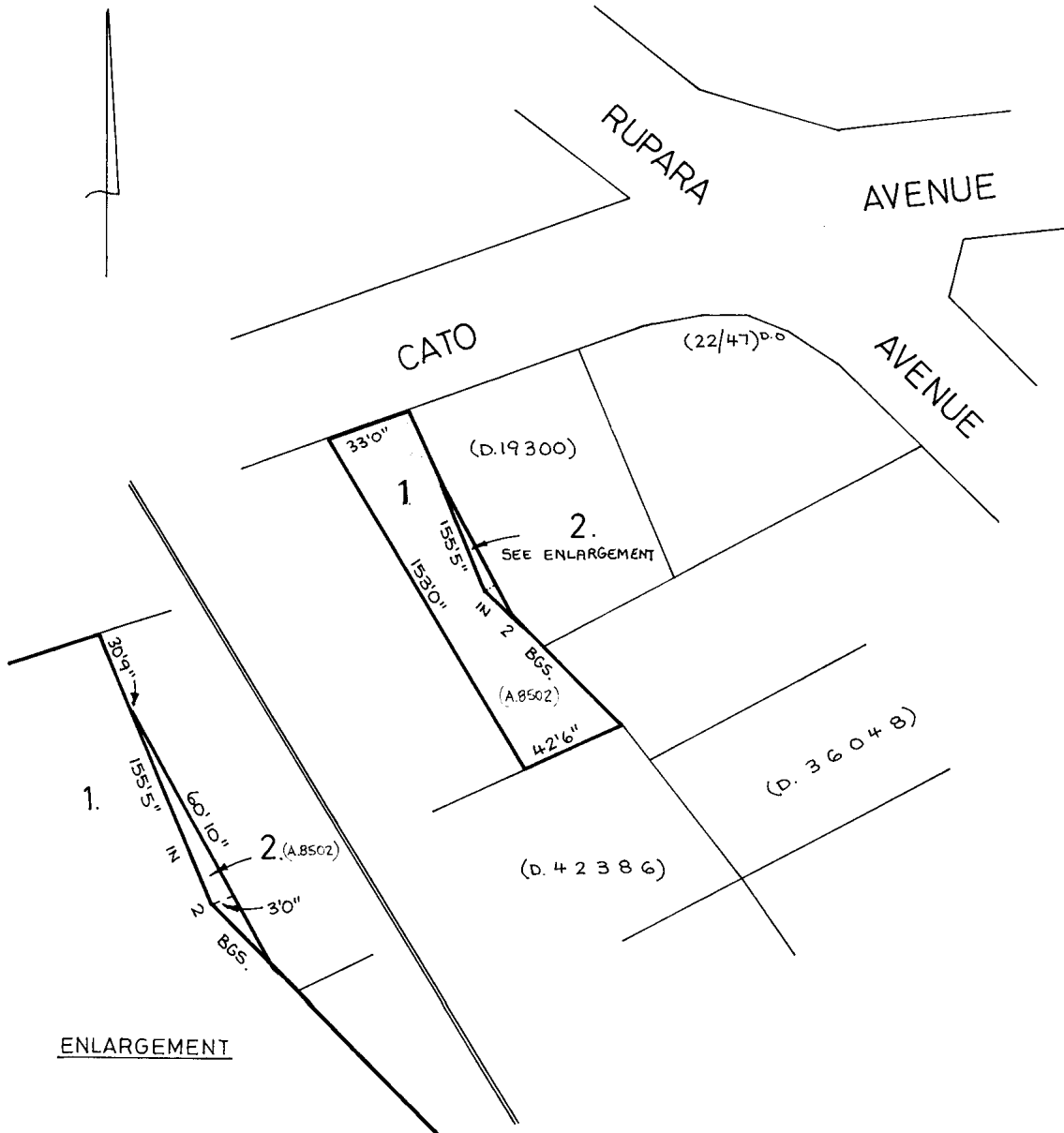
No unregistered dealings or other notations

APPROVED <i>2 JAN 1991</i> <i>Michael Quinn</i> RECORDER OF TITLES	CONVERSION PLAN CONVERTED FROM 48/0819	REGISTERED NUMBER D. 47110
FILE NUMBER A 8502	GRANTEE: PART OF LOC. TO JOHN M ^c ROSS.	DRAWN <i>JA</i> 12/11/90.

OS K 2062

SKETCH BY WAY OF ILLUSTRATION ONLY

CITY/TOWN OF HOBART
LAND DISTRICT OF
PARISH OF
LENGTHS ARE IN METRES. NOT TO SCALE.
LENGTHS IN BRACKETS IN LINKS/FEET & INCHES.



ENLARGEMENT



ISSUE: DEVELOPMENT APPLICATION

JOB: ALTERATIONS & ADDITIONS
ADDRESS: 18 CATO AVENUE, WEST HOBART TAS 7000
FOR : RUSSELL & NICHOLA CARR

TITLE REF: CT- 47110/1, 47110/2

DRAWING INDEX:
00 - COVER PAGE / 3D PERSPECTIVE
01 - SITE PLAN 1.200
02 - EXISTING FLOOR PLAN 1.100
03 - DEMOLITION PLAN 1.100
04 - PROPOSED FLOOR PLAN 1.100
05 - PROPOSED ELEVATIONS 1.100

Belinda Weston
Mark Day


155 Fergusson Rd,
Brighton. TAS. 7030

Ph : 03 62680063
M : 0409 537 337
or 0434 147 747

Email : duodesign@bigpond.com



BUILDER MUST VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION

 PROPOSED ADDITION

USE WRITTEN DIMENSIONS-DO NOT SCALE

ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE STATE BUILDING REGULATIONS LOCAL COUNCIL BY-LAWS AND CURRENT NCC.

PROPERTY DETAILS

Property Identification Number (PID) : 5540751
 Certificate of Title Reference (Volume/Folio) : 47110/2, 47110/1
 Planning Zones : 10.0 General Residential
 Planning Codes Overlay : Landslide Hazard Area
 Total Area : 465 sqm
 Planning Scheme : Interim Planning Scheme

FLOOR LEVELS (AHD)

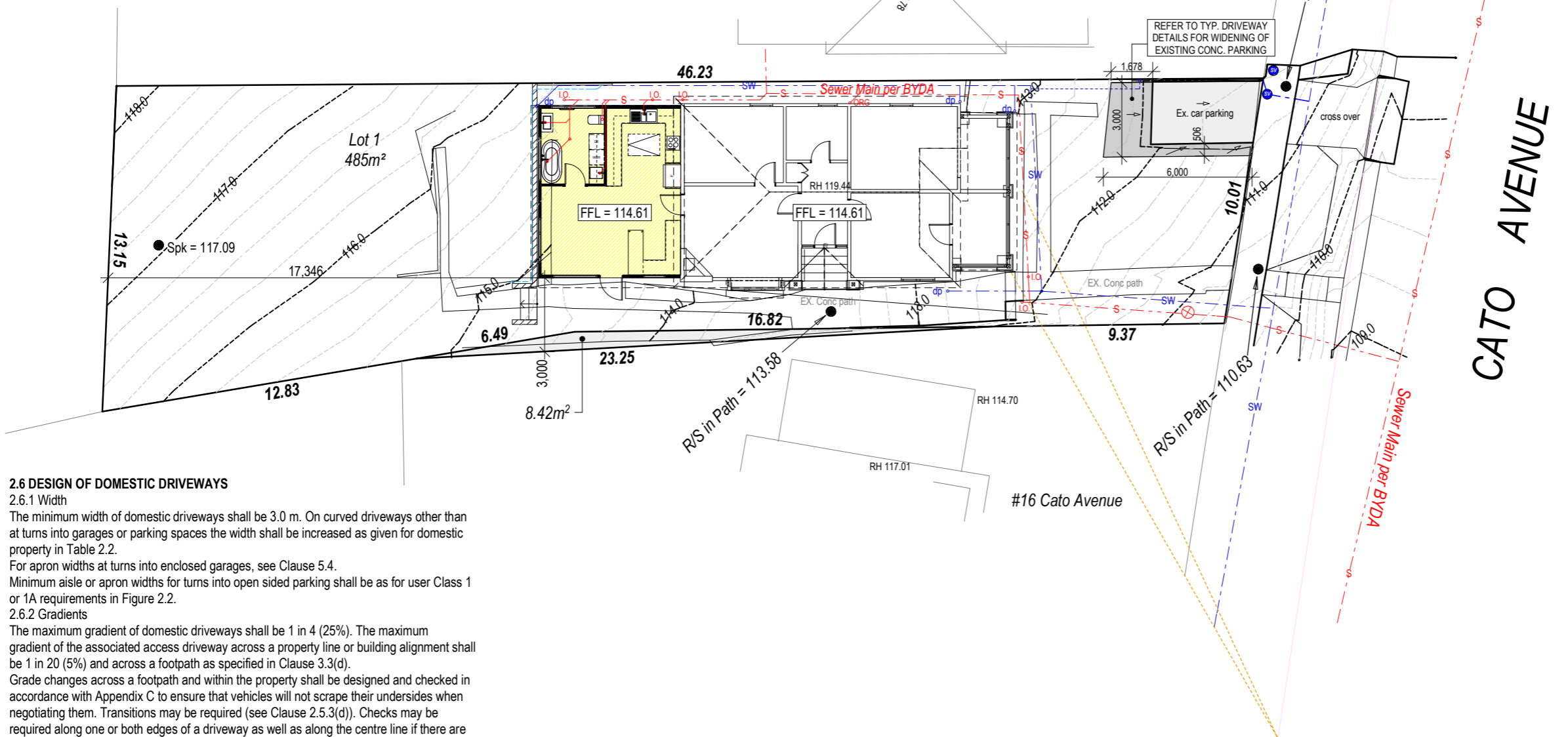
EXISTING FINISHED FLOOR LEVEL: 114.61
 PROPOSED ADDITION FINISHED FLOOR LEVEL : 114.61

FLOOR AREAS (m2)

FLOOR AREA EXISTING : 123.92
 FLOOR AREA PROPOSED : 130.95

SITE

SITE AREA : 485m² inc 8.42m²
 EXISTING SITE COVERAGE : 25.55%
 PROPOSED SITE COVERAGE : 27.00%



2.6 DESIGN OF DOMESTIC DRIVEWAYS

2.6.1 Width
 The minimum width of domestic driveways shall be 3.0 m. On curved driveways other than at turns into garages or parking spaces the width shall be increased as given for domestic property in Table 2.2.

For apron widths at turns into enclosed garages, see Clause 5.4.
 Minimum aisle or apron widths for turns into open sided parking shall be as for user Class 1 or 1A requirements in Figure 2.2.

2.6.2 Gradients
 The maximum gradient of domestic driveways shall be 1 in 4 (25%). The maximum gradient of the associated access driveway across a property line or building alignment shall be 1 in 20 (5%) and across a footpath as specified in Clause 3.3(d).

Grade changes across a footpath and within the property shall be designed and checked in accordance with Appendix C to ensure that vehicles will not scrape their undersides when negotiating them. Transitions may be required (see Clause 2.5.3(d)). Checks may be required along one or both edges of a driveway as well as along the centre line if there are changes in the cross slope at or near a grade change.

NOTE: It is recognized that limiting domestic driveway grades to 25 percent maximum may not be practicable in some particularly hilly residential locations. The services of a professionally qualified person with appropriate experience may be required to make a judgement as to whether a particular grade line design is safe and environmentally sustainable.

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JOB : ALTERATIONS & ADDITIONS
 AT : 18 CATO AVENUE WEST HOBART
 FOR : RUSSELL & NICHOLA CARR

DRAWING TITLE :
SITE PLAN

DRAWN:	DATE:	DWG NO. :
MJD	7.02.2026	01
SCALE:	ISSUE:	
1:200	BA	

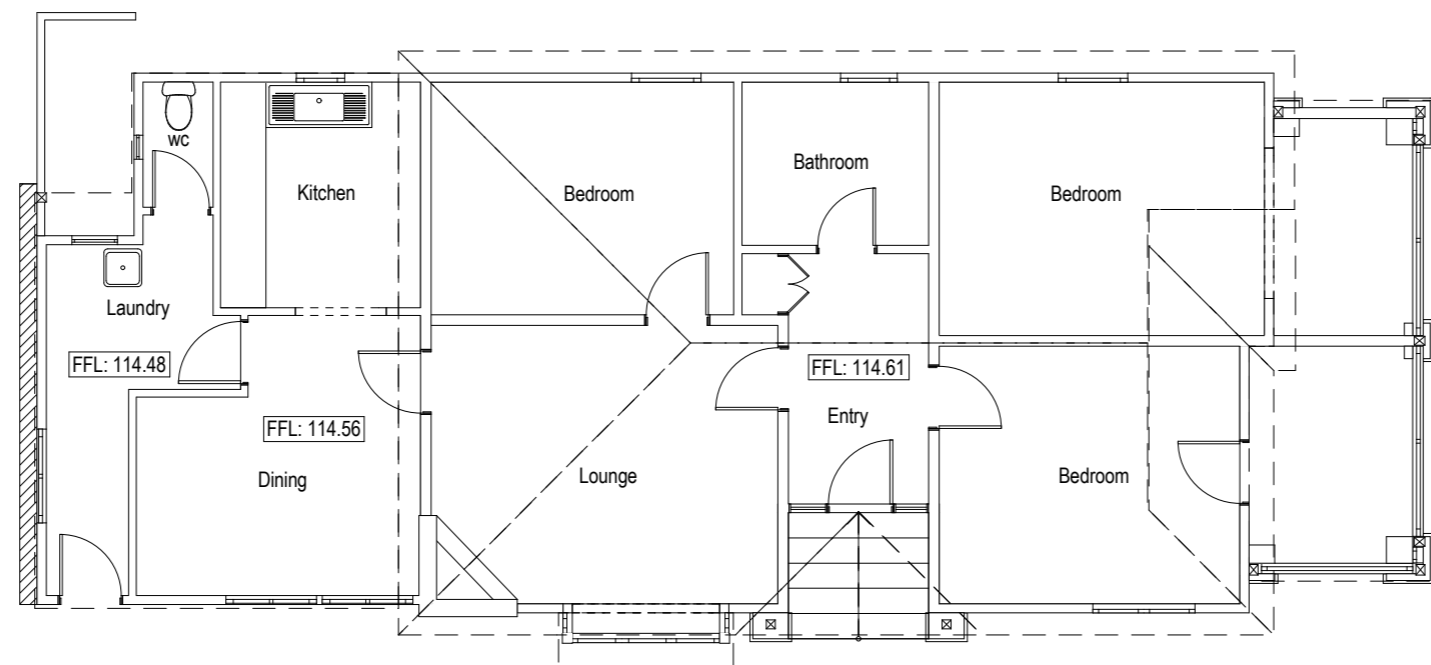


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BUILDER MUST VERIFY ALL DIMENSIONS AND LEVELS
PRIOR TO COMMENCING CONSTRUCTION

USE WRITTEN DIMENSIONS-DO NOT SCALE

ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN
ACCORDANCE WITH THE STATE BUILDING REGULATIONS
LOCAL COUNCIL BY-LAWS AND CURRENT NCC



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REV :

JOB : ALTERATIONS &
ADDITIONS

AT : 18 CATO AVENUE
WEST HOBART

FOR : RUSSELL & NICHOLA
CARR

DRAWING TITLE :

**EXISTING
FLOOR PLAN**

DRAWN: DATE: DWG NO. :

MJD 16.12.2025

SCALE:A3 ISSUE:

1:100 DA

02

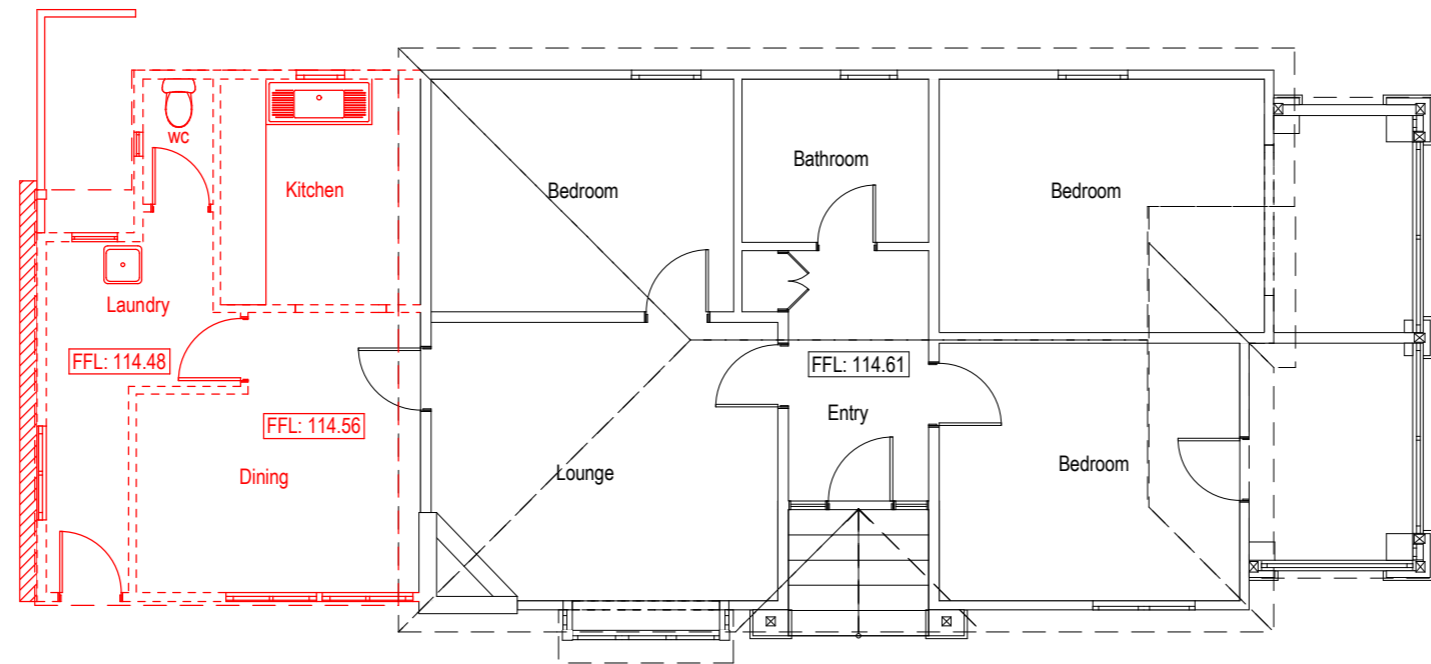
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REV :

JOB : ALTERATIONS &
ADDITIONS

AT : 18 CATO AVENUE
WEST HOBART

FOR : RUSSELL & NICHOLA
CARR

DRAWING TITLE :

DEMOLITION PLAN

DRAWN:	DATE:	DWG NO. :
MJD	16.12.2025	03
SCALE:A3	ISSUE:	
1:100	DA	

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BUILDER MUST VERIFY ALL DIMENSIONS AND LEVELS
PRIOR TO COMMENCING CONSTRUCTION

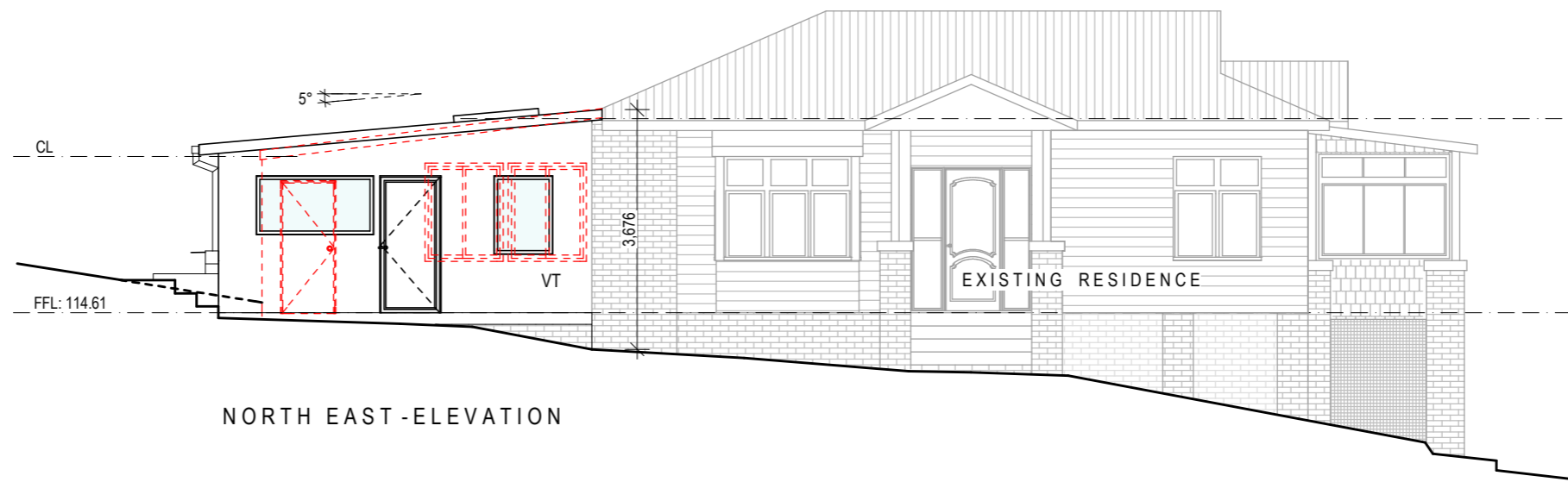
USE WRITTEN DIMENSIONS-DO NOT SCALE

ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN
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LOCAL COUNCIL BY-LAWS AND CURRENT NCC

PROPOSED MATERIALS & FINISHES

VT : VERTICAL TIMBER CLADDING

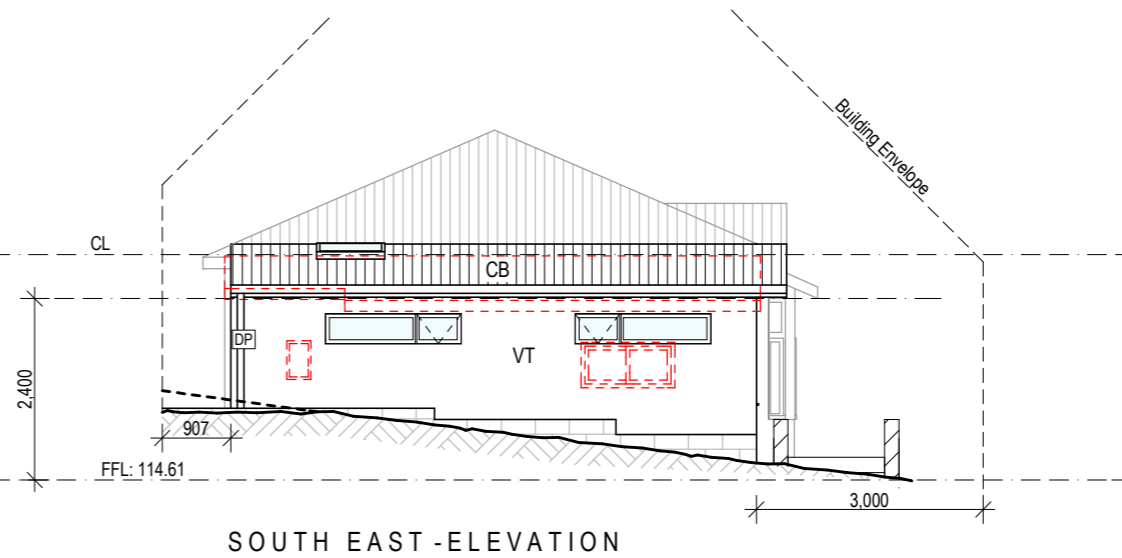
CB: CUSTOM ORB METAL ROOFING.
COLORBOND - 'BASALT' TO MATCH EXISTING (CONFIRM COLOUR)



NORTH EAST -ELEVATION



NORTH WEST -ELEVATION



SOUTH EAST -ELEVATION



SOUTH WEST -ELEVATION

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REV :	

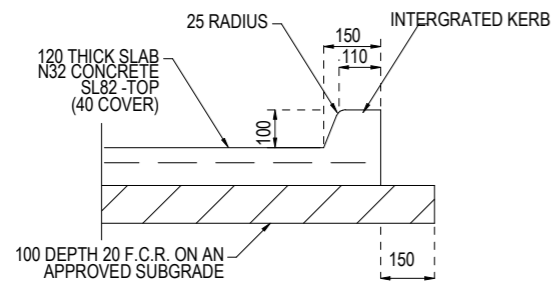
JOB : ALTERATIONS & ADDITIONS
AT : 18 CATO AVENUE WEST HOBART
FOR : RUSSELL & NICHOLA CARR

DRAWING TITLE :
PROPOSED ELEVATIONS

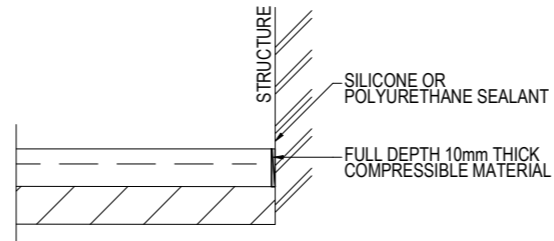
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MJD	16.12.2025	05
SCALE:A3	ISSUE:	
1:100	DA	



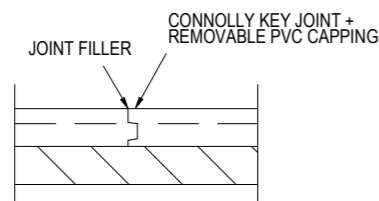
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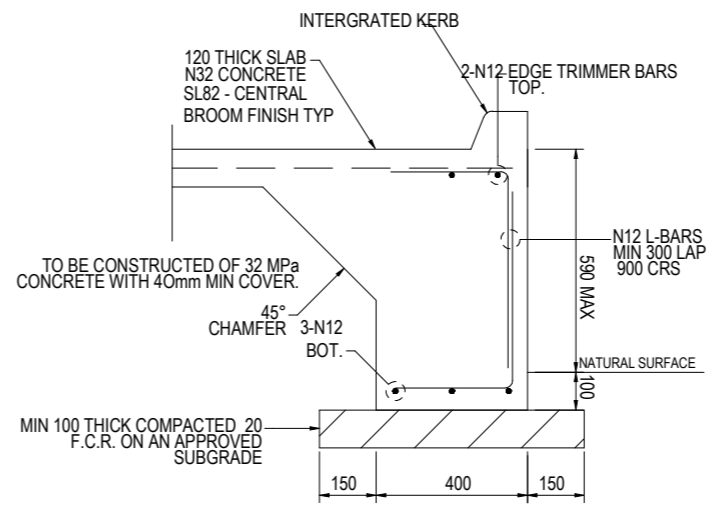
TYPICAL CONCRETE PAVEMENT WITH KERB
SCALE 1:20



TYPICAL ISOLATION JOINT
SCALE 1:20



CONTROL JOINT (@ 3m CRS)
SCALE 1:20



TYPICAL EDGE THICKENING WITH KERB (>300<600)
SCALE 1:20

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JOB : ALTERATIONS &
ADDITIONS

AT : 18 CATO AVENUE
WEST HOBART

FOR : RUSSELL & NICHOLA
CARR

DRAWING TITLE :
**TYPICAL
DRIVEWAY
DETAILS**

DRAWN: DATE: DWG NO. :

MJD 7.02.2026

SCALE:A3 ISSUE:

1:100 BA

18

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24/02/2026

ENGINEER'S ADVICE 26006 EA01

18 CATO AVENUE, WEST HOBART

RFI 1 – 19 February

Relevant Documents:

REQUEST FOR INFORMATION - PLANNA-HOB-2026-0511- RFI1

S&E can confirm that the proposed works to be undertaken at the above-mentioned address meets the definition of building work under the Building Act 2016. We can also confirm that proposed works are not significant works as defined in condition ENV 2 of the RFI – excavation will not be more than 650mm +/- to extend the parking area.



Noe Escobar BEng (Hons) MIEAust

Saltmarsh & Escobar Consulting Engineers