

# PLANNING APPLICATION

---

## Status:

### Reference

PLN-HOB-2026-0145

### Address

5 MAWHERA AV SANDY BAY TAS 7005

### Titles

123500/1, 72806/3

## 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

Liz Wilson

## Applicant

---

Name	Email	Phone	Address	Involvement
Personal Information Removed				

## Owners

---

Name	Email Address	Address
Personal Information Removed		

## Certificate(s) of Title

---

Selected Titles

Total Area: 687m<sup>2</sup>

123500/1

72806/3

## 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:**

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

**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**

To design & build a front fence for a brand new house currently under construction

**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?**

25000

## Supporting Documents

---

Version	Document Date	Document Type	Description	Prepared By
1	24 Mar 2026	Drawing Numbers	Floor Plan + Fence Elevation	Mr Matthew Grace
1	24 Mar 2026	Project Image	Front Fence	Mr Matthew Grace
1	24 Mar 2026	Project Image	Front Fence_Aerial	Mr Matthew Grace
1	24 Mar 2026	Project Image	Front Fence_Courtyard	Mr Matthew Grace

## 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 72806	FOLIO 3
EDITION 2	DATE OF ISSUE 05-Apr-2025

SEARCH DATE : 04-Aug-2025

SEARCH TIME : 04.53 PM

DESCRIPTION OF LAND

City of HOBART

Lot 3 on Diagram 72806 (formerly being 153-33D)

Derivation : Part of 9A-3R-38 1/2Ps Gtd to A Andrew

Prior CT 2238/80

SCHEDULE 1

N242100 TRANSFER to 5 MAWHERA PTY LTD Registered  
05-Apr-2025 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
**BENEFITING EASEMENT:** the right to drain storm water from the said piece of land through and along the drainage easement passing through Lots 1 and 2 on D 72806 together with the right for such purpose to lay maintain and repair all necessary drainage pipes and when necessary to enter on the said drainage easement at all reasonable times for the purpose of laying and keeping such pipes in repair without doing unnecessary damage and restoring the surface thereby disturbed

**BURDENING EASEMENT:** the right of Janet Macfarlane Duff or other the registered proprietor or proprietors for the time being of the Lot 4 on D 72806 to a similar right of drainage along the drainage easement passing through the said Lot 3

E376954 MORTGAGE to Jam Capital Pty Ltd Registered  
05-Apr-2025 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

153/33

REGISTERED NUMBER  
72806

P/I

P/I

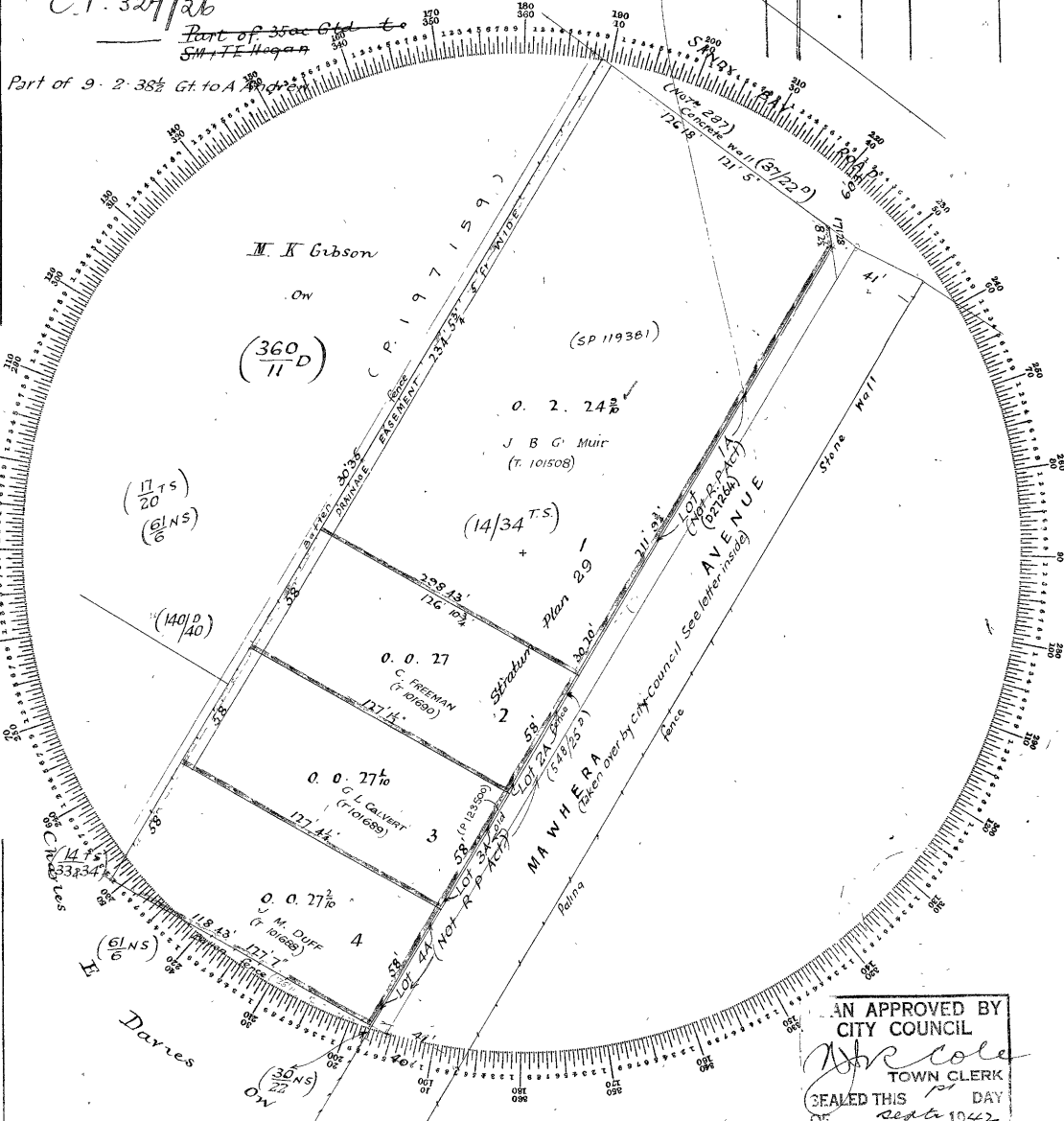
CITY OF HOBART

National Executors & Co of Hobart  
C.T. 327/26

Scale 40 feet to an inch.

REFERENCE TO CORNERS

COR.	BEARING	DISTANCE IN LINKS	FROM



To be filled in by Surveyor.

Date of Instructions  
Survey commenced Nov 1941  
Survey finished  
Error of close 1 in See calc sheet

Plotted by  
Examined as to boundaries  
Mathematically checked  
Entered on Card by

I, Crawford Ernest Radcliff of Hobart, Authorized Surveyor, of Tasmania, do hereby certify that this plan has been made from surveys executed by me or under my own personal supervision, inspection, and field check, and that both plan and survey are correct, and have been made in accordance with the by-laws of the Surveyors' Board, dated 1st May, 1913.

*C. E. Radcliff*  
Authorized Surveyor.

Dated this 18<sup>th</sup> day of November, 1941

**CONSTRUCTION NOTES - CONDENSATION**

CONSTRUCTION IS TO COMPLY WITH NCC PART 3.8.7  
CONDENSATION MANAGEMENT;

CLAUSE 3.8.7.2 (A) STATES THAT WHEN A WATER BARRIER MEMBRANE IS INSTALLED IN AN EXTERNAL WALL, IT MUST BE VAPOUR PERMEABLE IN BCA CLIMATE ZONE 6,7 & 8. ADDITIONALLY, WATER BARRIER MEMBRANES MUST BE INSTALLED IN ACCORDANCE WITH AS4200.2 IN ALL BCA CLIMATE ZONES.

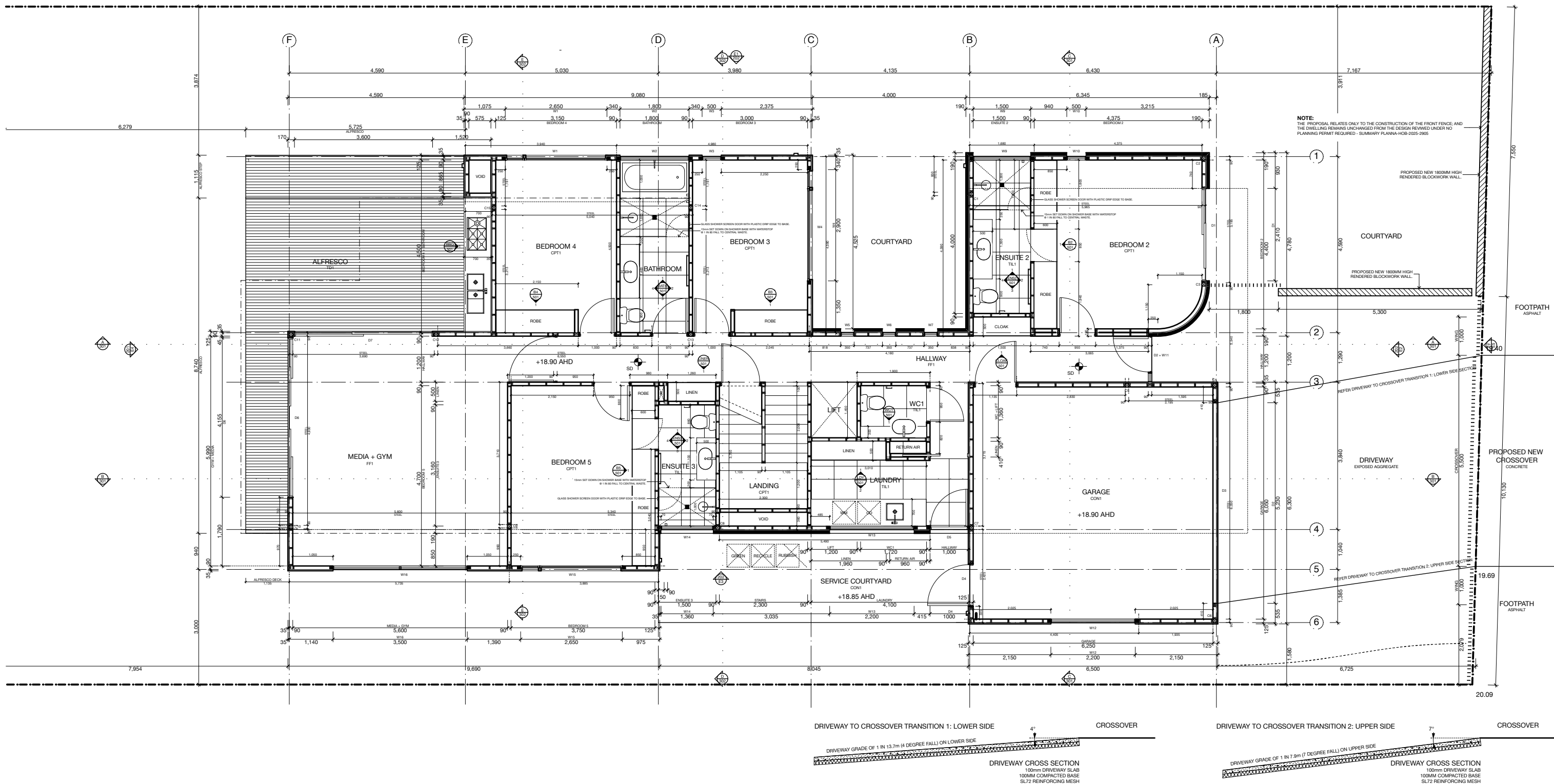
VAPOUR PERMEABLE WALL MEMBRANES WITH VERTICAL BATTENS BETWEEN MEMBRANE & CLADDING ARE TO BE USED.

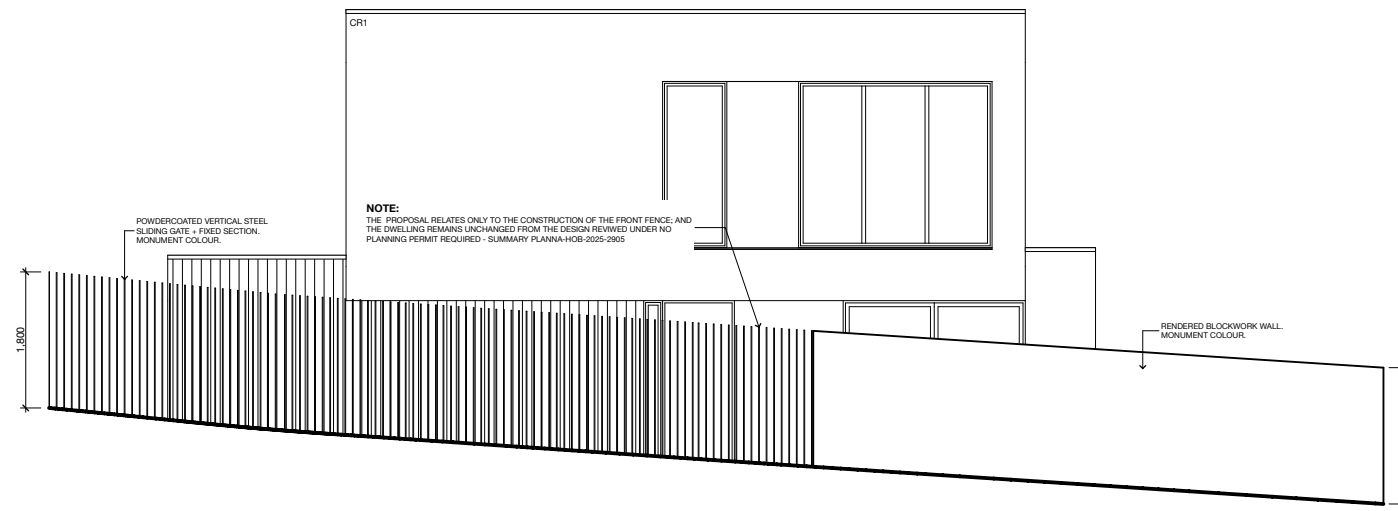
A Pliable BUILDING MEMBRANE IS A WATER BARRIER AS CLASSIFIED BY AS/NZS 4200.1. BRADFORD ENVIROSEAL RW IS TO BE USED.

FLETCHER INSULATION PERMASTOP INSULATION BLANKET IS TO BE USED ON ROOF TRUSSES.

VENTS IN PARAPET WALLS FOR CEILING SPACE VENTILATION ARE TO BE PROVIDED.

1no. ROOF VENT PER 150m<sup>2</sup> OF CEILING AREA IS TO BE PROVIDED AS THE ROOF PITCH IS UNDER 16 DEGREES.





E05 ELEVATION\_FRONT FENCE (MAWHERA AVENUE)





