



DEVELOPMENT APPLICATION

PDPLANPMTD-2025/055554

PROPOSAL: Alterations & Additions (Single Dwelling)

LOCATION: 27 Salacia Avenue, Howrah

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 21 January 2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 21 January 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 21 January 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.

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: **Internal Renovation, new external deck, pool area and facades**

Location: **27 Salacia Avenue, Howrah**

Personal Information Removed



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: **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

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 55718	FOLIO 10
EDITION 3	DATE OF ISSUE 15-Jun-2024

SEARCH DATE : 08-Sep-2025

SEARCH TIME : 07.45 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 10 on Sealed Plan 55718 (formerly being SP3590)

Derivation : Part of 192A-1R-0Ps Gtd to W.G.G. Sams

Prior CT 3156/38

SCHEDULE 1

N195611 TRANSFER to STEPHANIE ISOBEL EMILY FINLAY and THOMAS WILLIAM HOWARTH Registered 15-Jun-2024 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP 55718 FENCING PROVISION in Schedule of Easements

A394831 FENCING PROVISION in Transfer

E384188 MORTGAGE to Perpetual Trustee Company Limited Registered 15-Jun-2024 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

C.T. 3118 - 1 C.T. 3124 - 61

Owner: A.C. F.A. & J.E. Peacock

Title Reference 2160-60 & 63 c.t.s., 2865-79 c.t.

PLAN OF SURVEY 1191 **S.P.3590**

by Surveyor: A.C. Peacock

of land situated in the

TOWN OF HOWRAH

Grantee: Part of 192A IR-OP W. G. G. Sams

Scale: 80 feet to an inch

Registered Number

Filed by: Blayne Commins

on 9.3.0 at 9.30

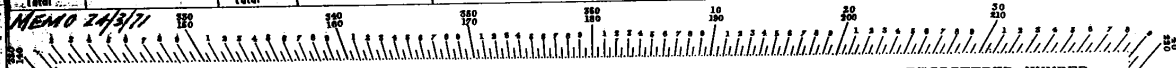
Receipt No. 8322 0086.00

Receiving Clerk

Effective from 21.7.71

Acting Registrar of Titles / Recorder of Deeds

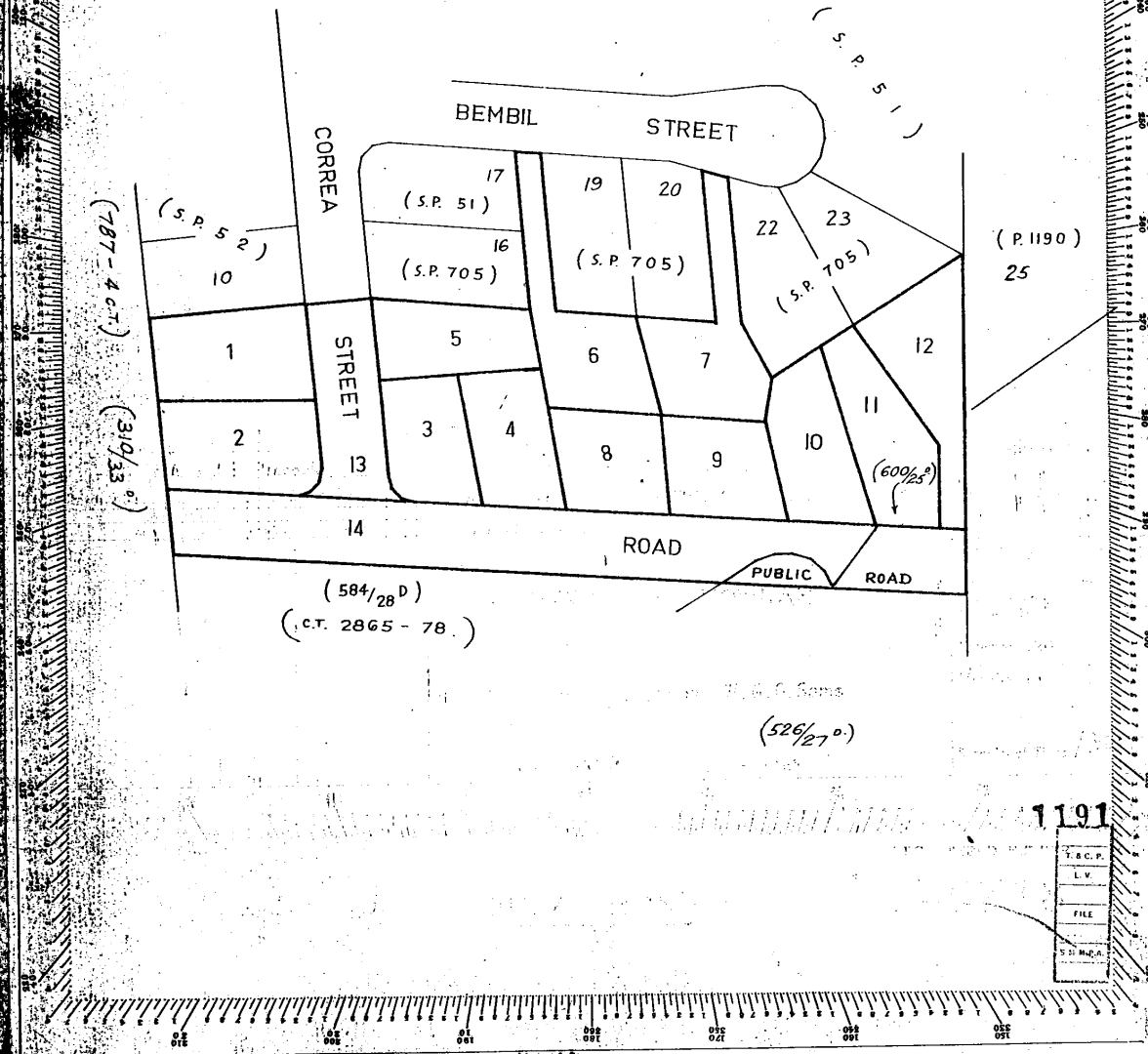
Areas of Parcels		Areas of Parcels	
Lot Number	Area	Lot Number	Area
Total		Total	

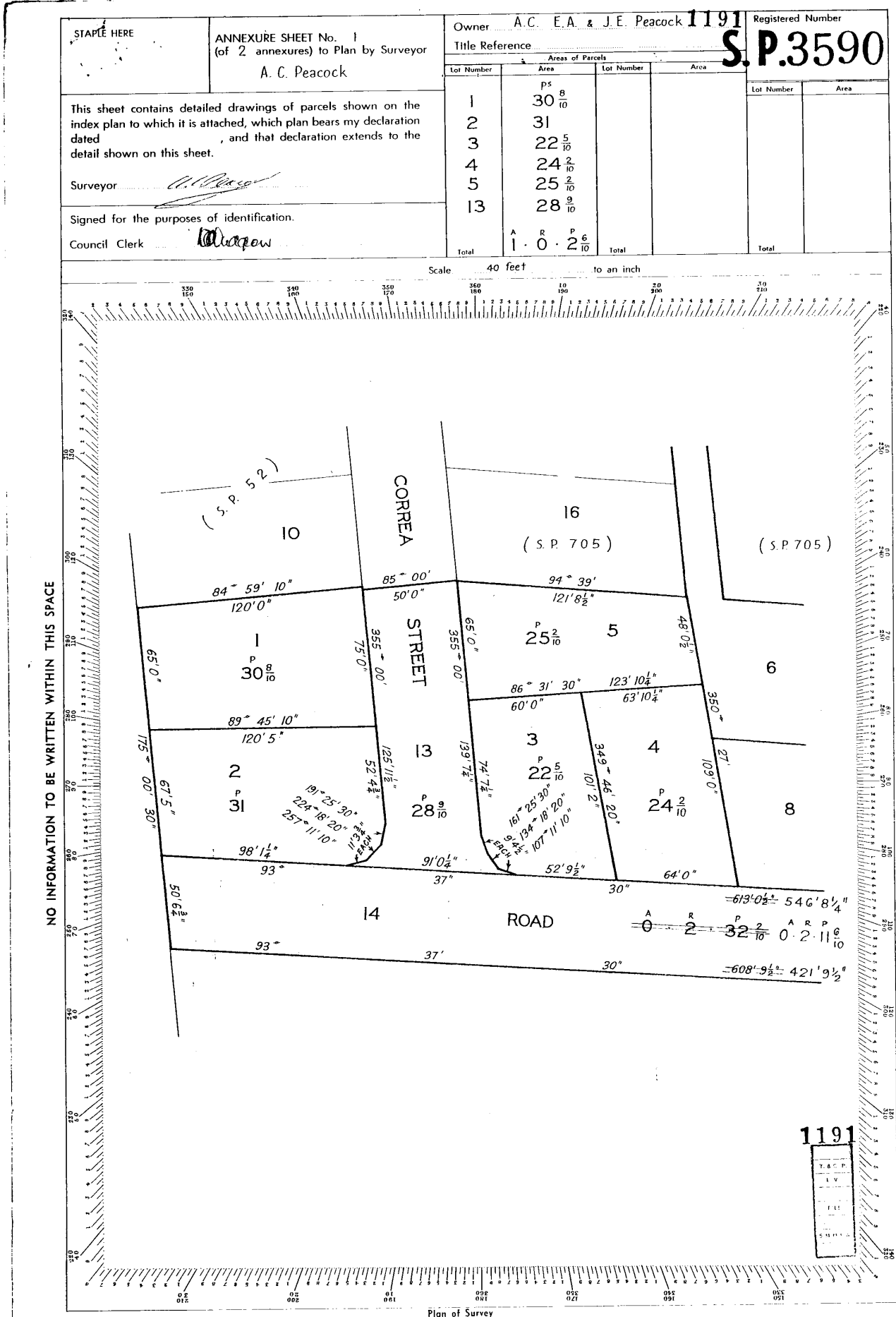


INDEX PLAN

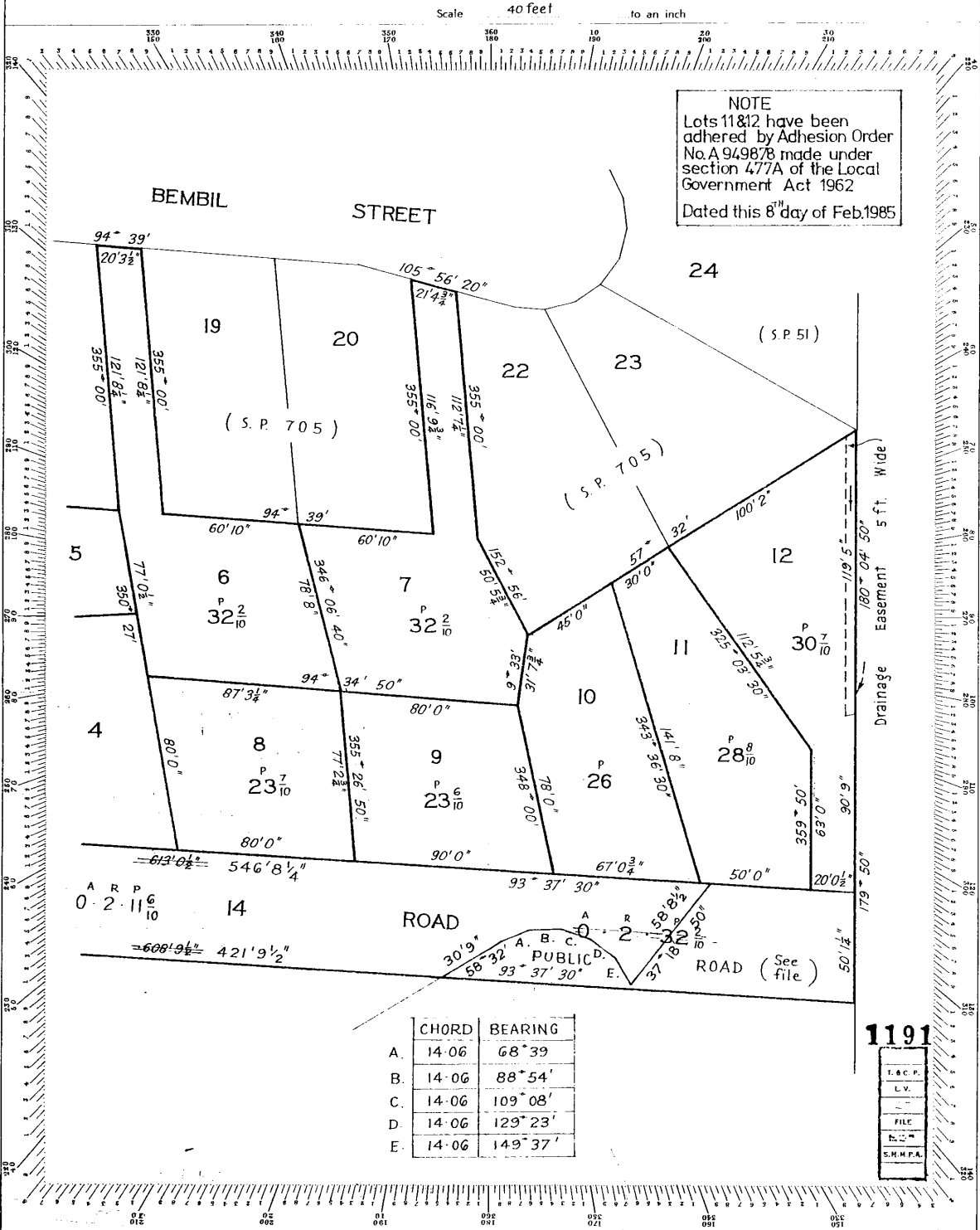
REGISTERED NUMBER
55718

NOTE
LOTS 11 & 12 HAVE BEEN ADHERED BY ADHESION ORDER NO. A.949878 MADE UNDER SECT. 477A OF THE LOCAL GOVERNMENT ACT 1962 DATED THIS 8th DAY OF FEB. 1985





STAPLE HERE	ANNEXURE SHEET No. 2 (of 2 annexures) to Plan by Surveyor A. C. Peacock	Owner A. C. E.A. & J.E. Peacock 1191	Registered Number
		Title Reference	S.P.3590
This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan bears my declaration dated _____, and that declaration extends to the detail shown on this sheet.		Areas of Parcels	
		Lot Number	Area
Surveyor <i>A.C. Peacock</i>		6	32 ² / ₁₀
Signed for the purposes of identification.	Council Clerk <i>W. Dawson</i>	7	32 ² / ₁₀
		8	23 ⁷ / ₁₀
		9	23 ⁶ / ₁₀
		10	26
		11	28 ⁸ / ₁₀
		12	30 ⁷ / ₁₀
		Total	1 · 3 · 29 ⁴ / ₁₀



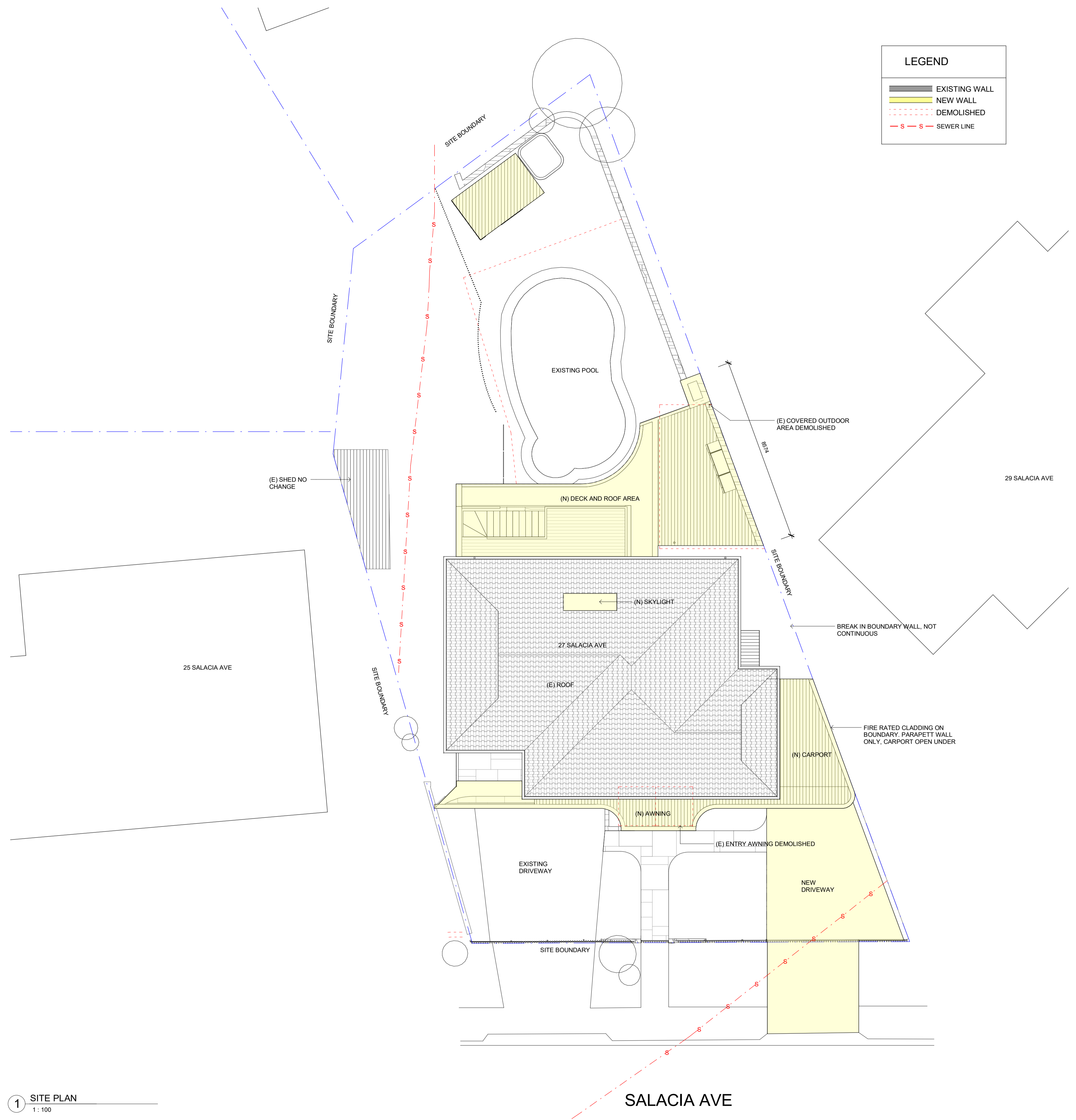
DEVELOPMENT APPLICATION

ALTERATIONS AND ADDITIONS

27 SALACIA AVE

HOWRAH TAS 7018

DRAWING SCHEDULE



NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
1	03.09.25	Development Application
2	19.09.25	Development Application Rev B
3	8.12.25	Development Application Rev C

DESIGNER

SR Projects

Sam Roberts
5 Redfern Place, Claremont
Tas, 7011

P: 0428 548 449
E: samrobertsprojects@gmail.com

Project Name
27 SALACIA AVE

Project No.
001

DEVELOPMENT APPLICATION

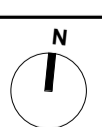
FOR **STEPH AND TOM FINLAY**

HOWRAH TAS 7018

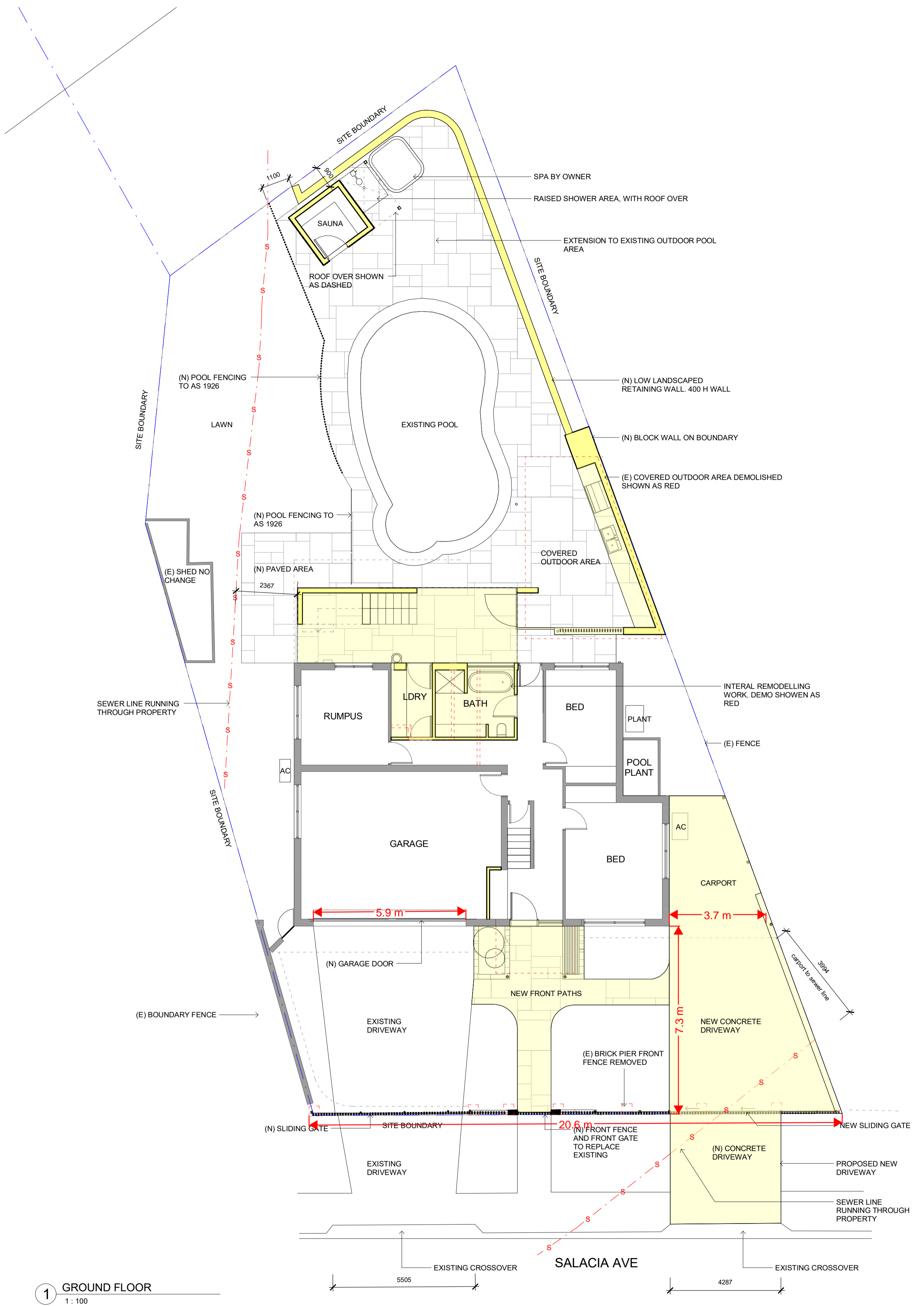
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Drawing Title **COVER**

Scale
1 : 100

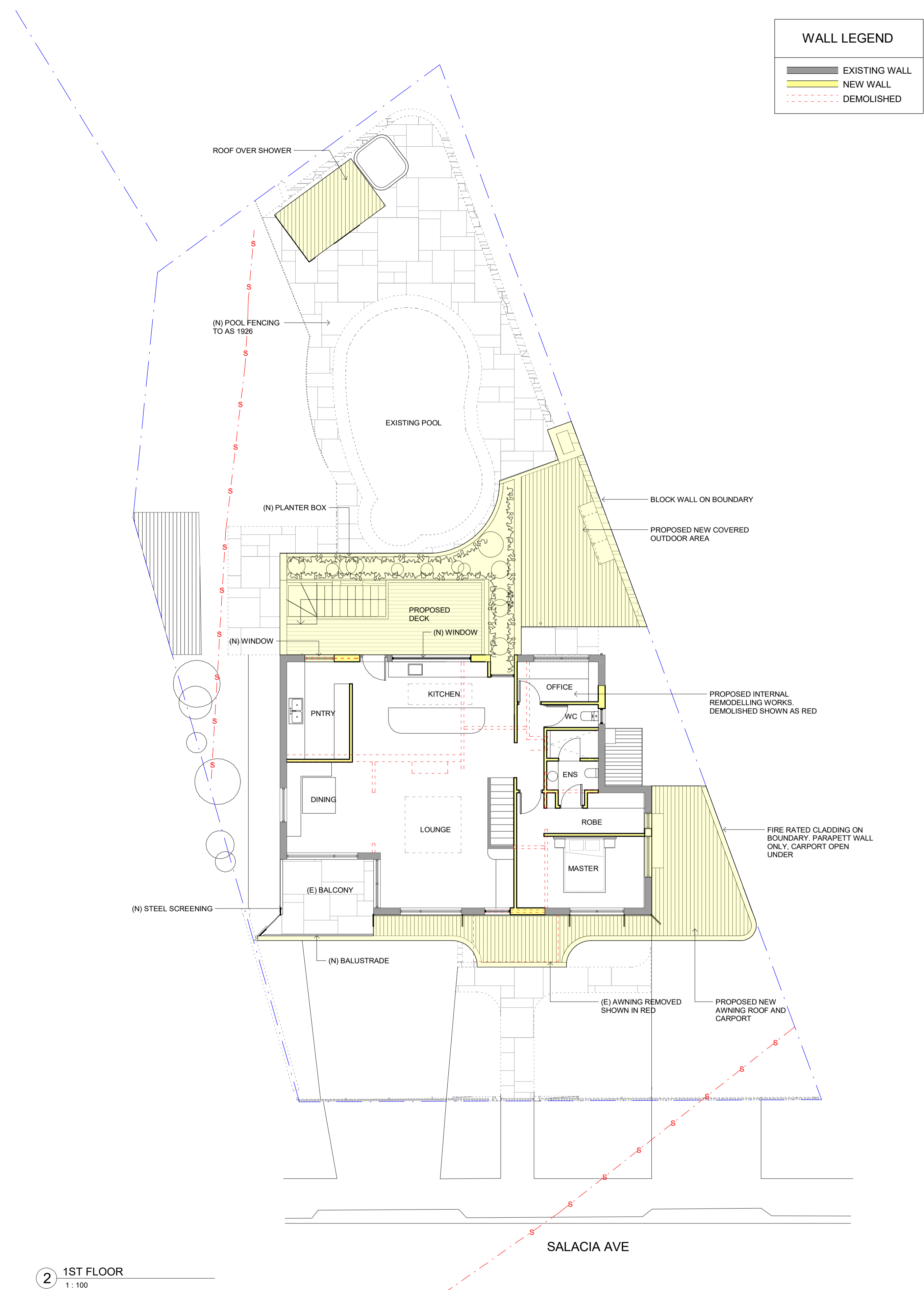
Rev
3



WALL LEGEND	
	EXISTING WALL
	NEW WALL
	DEMOLISHED



1 GROUND FLOOR
1:100



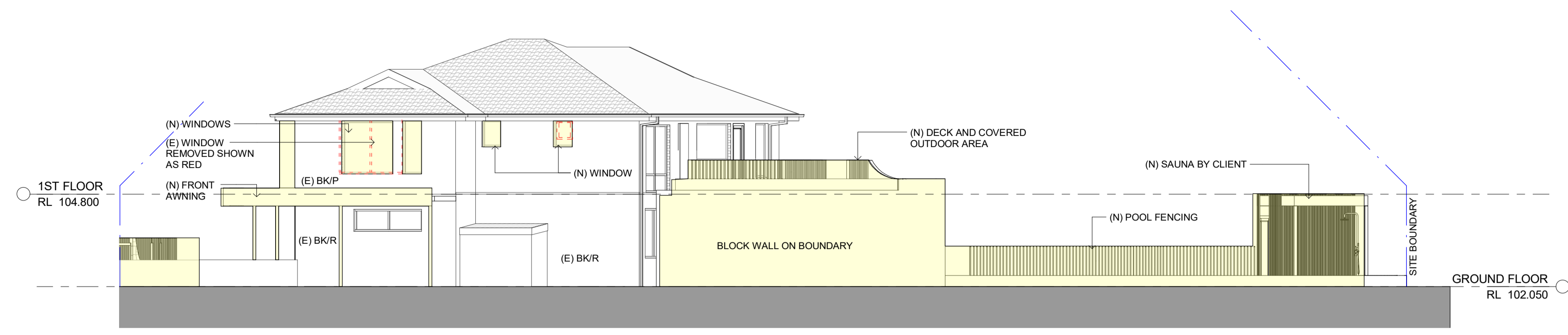
2 1ST FLOOR
1:100

REV	DATE	DESCRIPTION
1	03.09.25	Development Application
2	19.09.25	Development Application Rev B
3	8.12.25	Development Application Rev C

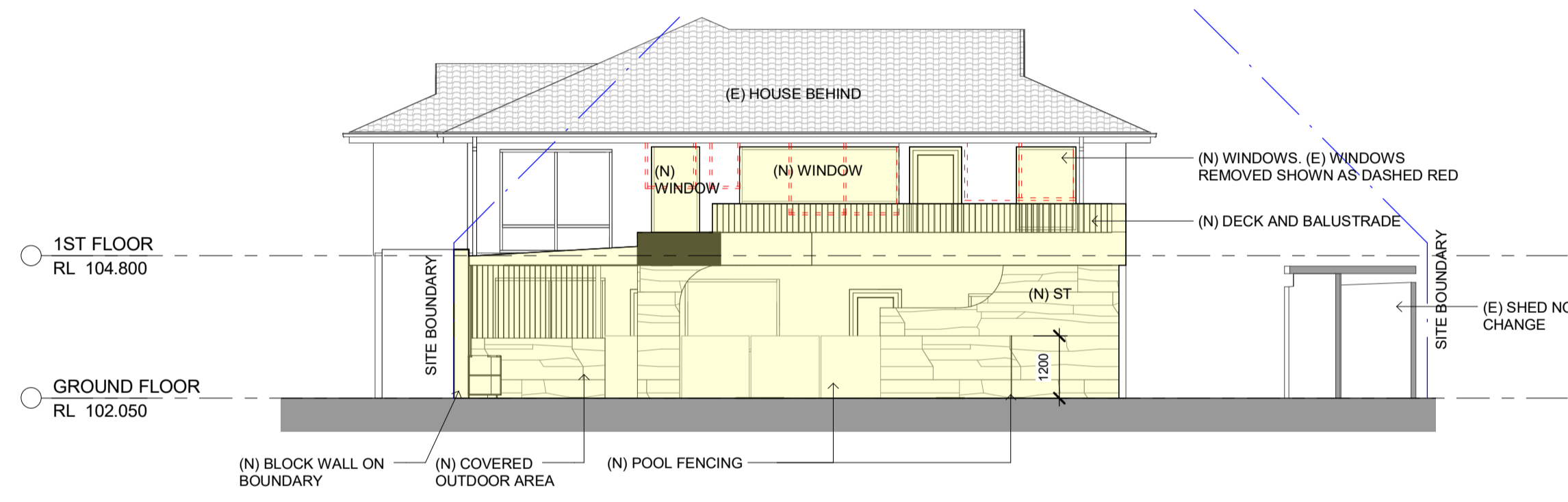
Designer
SR Projects
Sam Roberts
5 Redfern Place, Claremont
Tas, 7011
P: 0428 548 449
E: samrobertsprojects@gmail.com

Project Name
27 SALACIA AVE
Project No.
001
DEVELOPMENT APPLICATION
FOR **STEPH AND TOM FINLAY**
HOWRAH TAS 7018
No. Drawing Title
DA01 GROUND FLOOR PLAN
Scale
1:100
Rev
3

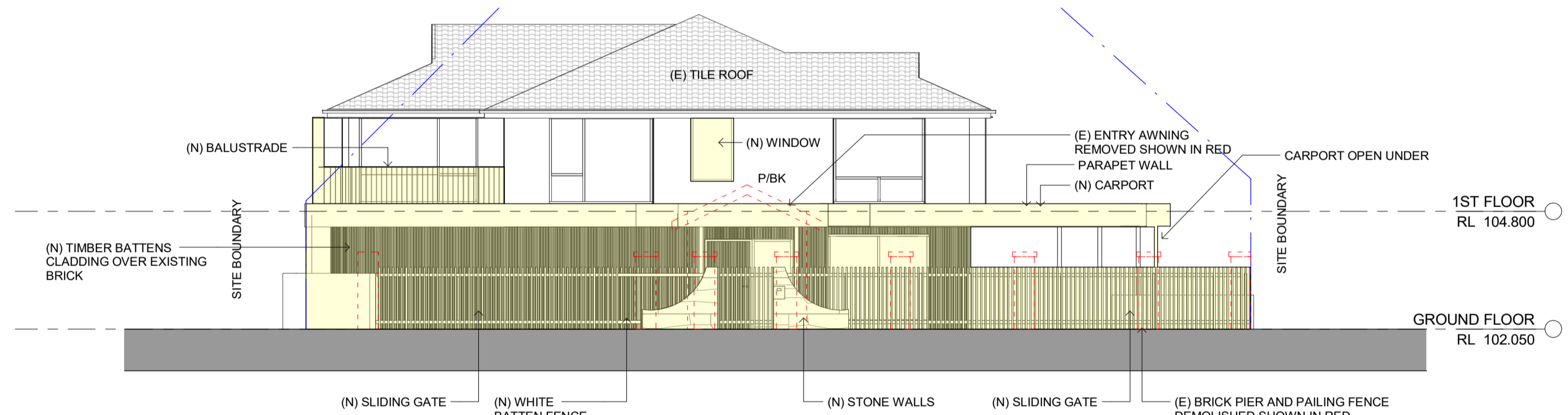
Do not scale drawings. Use figured dimensions only. Check & verify levels and dimensions on site prior to the commencement of any work, the preparation of shop drawings or the fabrication of components.
Document Set ID: 5772846
Version: 1, Version Date: 15/12/2025



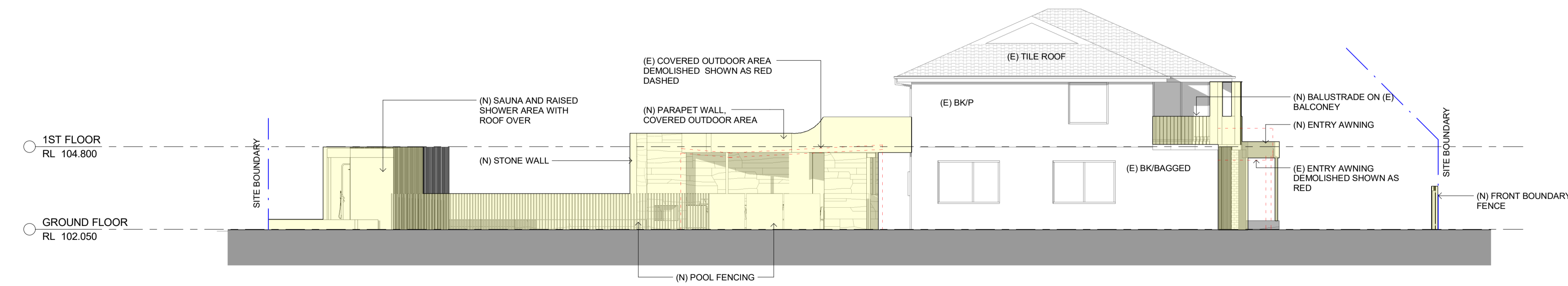
1 EAST ELEVATION
1:100



2 NORTH ELEVATION
1:100







4 SOUTH ELEVATION
1:100



3 WEST ELEVATION
1:100


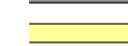

MATERIAL SELECTION

	STONEWALLS
	RENDER PARAPET WALLS
	BAGGED ORIGINAL BRICK
	TIMBER BATTENS CLADDING



EXISTING FRONT FENCE BEING REPLACED

WALL LEGEND

	EXISTING WALL
	NEW WALL
	DEMOLISHED

REV	DATE	DESCRIPTION
1	03.09.25	Development Application
2	19.09.25	Development Application Rev B
3	8.12.25	Development Application Rev C

Designer

SR Projects
Sam Roberts
5 Redfern Place, Claremont
Tas, 7011
P: 0428 548 449
E: samrobertsprojects@gmail.com

Project Name 27 SALACIA AVE	Project No. 001
DEVELOPMENT APPLICATION FOR STEPH AND TOM FINLAY	HOWRAH TAS 7018
No. DA02	Scale 1:100
Drawing Title ELEVATIONS	Rev 3

Project Name and Address

27 SALACIA AVENUE
HOWRAH

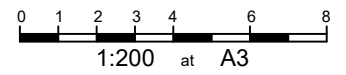
Drawing Title

DETAIL PLAN

Client

TOM HOWARTH
CT. 55718 / 10

SCALE



"THIS DOCUMENT IS, AND SHALL REMAIN, THE PROPERTY OF LEARY, COX & CRIPPS, LAND & ENGINEERING SURVEYORS. THE DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THE COMMISSION. UNAUTHORISED USE OF THE DOCUMENT IN ANY WAY IS PROHIBITED."

Contour Interval

0.20m

FILE REF:

12084

Date

22 / 11 / 2025

SHEET

1 of 1

Geocivil Ref

1208401_detail

AutoCAD Ref

1208401_detail

DRAWN

ML

DATUM

Horz: MGA2020

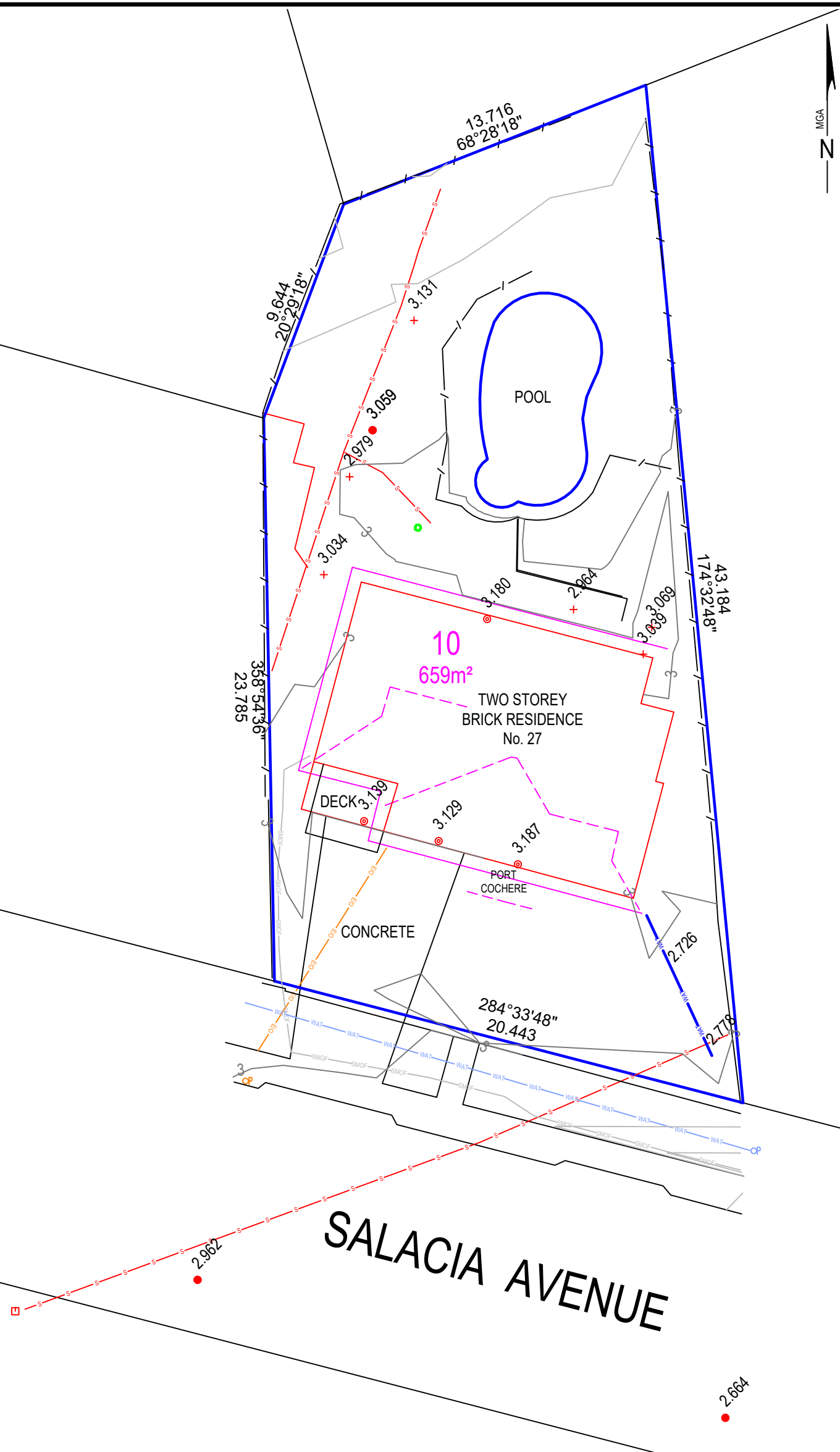
CHK'D

ML

Vert: AHD

AMENDMENTS

No.	Revision/Issue	Date



NOTES:

While all reasonable effort has been made to locate all visible above ground services, there may be other services which were not located during the field survey.

The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by existing title dimensions and occupation (where available) only and not by field survey, and as a result are considered approximate only. This plan should not be used for building to boundary, or to prescribed set-backs, without further survey.

Prior to any demolition, excavation, final design or construction on this site, a full site inspection should be completed by the relevant engineers.

All survey data is 3D. The level (z-value) of any specific feature can be interrogated with a suitable CAD package. Spot heights of all features, including pipe inverts, are included in the model space but are not displayed on the PDF. Spot heights are organised into appropriate layers, and can be displayed as required.

DATUM - Vertical : AHD per SPM9510 with reputed AHD level of 10.665 from SURCOM on 22/11/2025

At the time of this survey, CT.55718/10 was owned by S.I.E. Finlay & T.W.Howarth
Date of Survey : July 2024 & October 2025
Document Set ID: 5772846

- LOT BOUNDARY
- GRATED PIT
- KERB BACK
- FOOTPATH
- HOUSE
- MINOR BUILDING
- VERANDAH / DECK
- SWIMMING POOL
- WALL
- - - RIDGE LINES
- GUTTER LIP
- E/O — CABLE HYDRO OVERHEAD
- S/MOF — CABLE HYDRO UNDERGROUND
- - - SEWER UNDERGROUND
- WATER MAIN
- WATER UNDERGROUND
- / — FENCE
- DRILL HOLE
- NAIL
- CONCRETE NAIL
- + NATURAL SURFACE
- DRAINAGE PIPE
- FINISHED FLOOR LEVEL
- PYLON
- SEWER MANHOLE
- FIRE PLUG