

## Planning Application

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Use this form to obtain planning approval for the use and development of land, including change of use, subdividing land into smaller lots, lot consolidation, or signage.

Please refer to the Planning Application checklist on the following pages to determine what documentation must be submitted with your application.

Proposal: Change of property use from primary res to visitor accomodation

Location: 556 Oceana Drive Howrah Tas 7018

**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:

**Sebastian Y**

Current use of site: **Primary residence**

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.



## Planning Application checklist

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### Mandatory Documents

This information is required for the application to be valid. We are unable to proceed with an application without these documents.

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- 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.

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### 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.

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- 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.
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- 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.
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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 154002	FOLIO 59
EDITION 6	DATE OF ISSUE 08-Nov-2025

SEARCH DATE : 16-Mar-2026

SEARCH TIME : 11.33 am

DESCRIPTION OF LAND

City of CLARENCE

Lot 59 on Sealed Plan [154002](#)

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

Prior CT [148473/1](#)

SCHEDULE 1

[C888441](#) TRANSFER to NATHAN JOHN LEAMEY Registered  
15-Dec-2008 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP154002](#) EASEMENTS in Schedule of Easements

[SP154002](#) COVENANTS in Schedule of Easements

[SP154002](#) FENCING PROVISION in Schedule of Easements

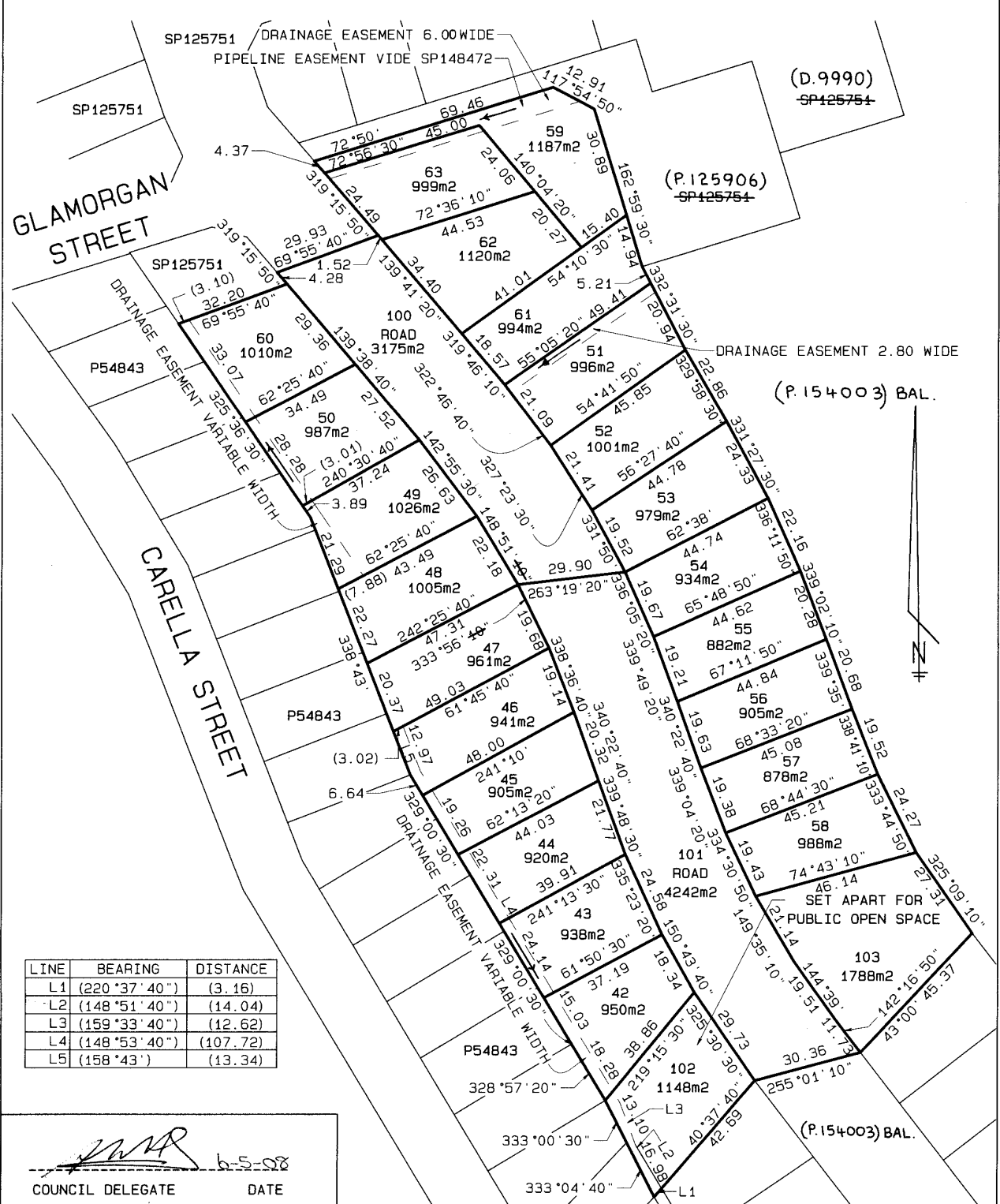
[E349977](#) MORTGAGE to Macquarie Bank Limited Registered  
31-May-2023 at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

<p>OWNER MALWOOD P/L</p> <p>FOLIO REFERENCE CT148473\1</p> <p>GRANTEE PART OF 730 ACRES GTD TO FRANCIS BUTLER &amp; JUSTIN MCCARTHY BROWNE</p>	<p><b>PLAN OF SURVEY</b></p> <p>BY SURVEYOR TERENCE S CROMER PO Box 368, Sandy Bay, 7006 Ph 622 55366 Fax 622 55388 e-mail terry@cromer-partners.com.au www.cromer-partners.com.au</p> <p>LOCATION <b>CITY OF CLARENCE</b></p> <p>SCALE 1: 1000 LENGTHS IN METRES</p>	<p>REGISTERED NUMBER <b>SP154002</b></p> <p>APPROVED EFFECTIVE FROM <b>3 JUN 2009</b></p> <p><i>Mick Hanna</i> Recorder of Titles</p>
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<p>MAPSHEET MUNICIPAL 5224-14 CODE No. 107 5225-54</p>	<p>LAST UPI No. <b>HQF 23</b></p>	<p>LAST PLAN No. P148473</p>	<p>ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN</p>
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LINE	BEARING	DISTANCE
L1	(220°37'40")	(3.16)
L2	(148°51'40")	(14.04)
L3	(159°33'40")	(12.62)
L4	(148°53'40")	(107.72)
L5	(158°43')	(13.34)

*[Signature]* 6-5-08  
COUNCIL DELEGATE DATE

To whom it may concern,

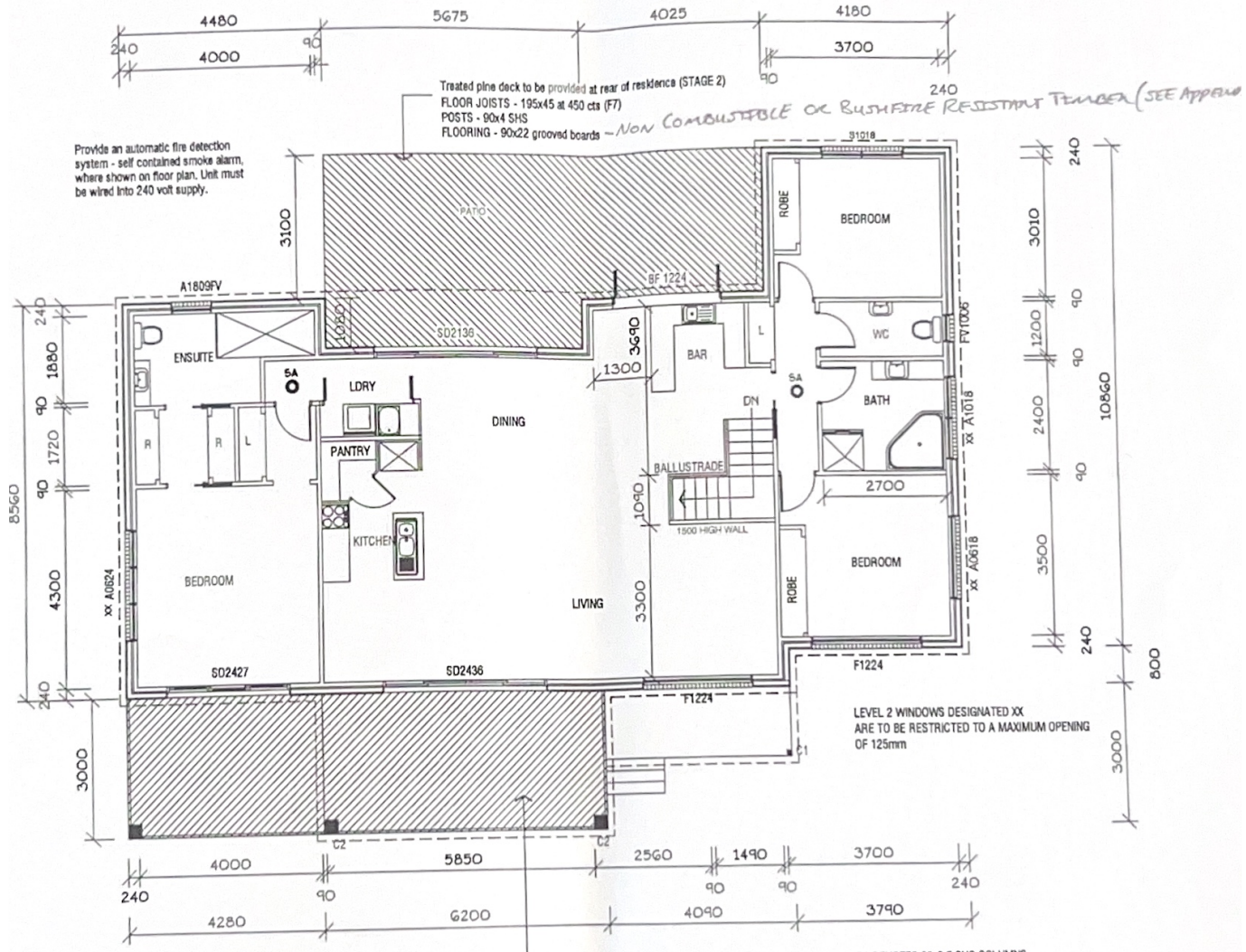
Please find attached application and relevant supporting documentation for change of use for property 556 Oceana Drive Howrah Tas 7018 from primary residence to visitor accommodation.



 Car parking spaces

 Property boundary

556 Oceana Drive Howrah Tas 7018



LEVEL 2 FLOOR PLAN

