



ABN 68 300 116 092

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE ONLY

Application Number: DA 2024 / 89		Date: 09.10.2024
PID: 6456850	Zone: General Residential	Permitted or Discretionary

DEVELOPMENT APPLICATION DETAILS

Applicant Name:	Lucinda Burgess		
Application Location/Address:	390 Low Head Road, Low Head 7253		
Title Reference:	/		
Existing Development/Use: (describe the way the land is used now)	Residential property used as a holiday home		
Development Type:	New dwelling <input type="checkbox"/> Fencing <input type="checkbox"/> Subdivision <input type="checkbox"/>	Outbuilding <input type="checkbox"/> Demolition <input type="checkbox"/> Change of use <input type="checkbox"/>	Addition/extension <input type="checkbox"/> Signage <input type="checkbox"/> Other <input type="checkbox"/>
Description/Use:	Airbnb purposes		
New floor area:	m ²	Total floor area:	280 m ² New building height: m
Water Supply:	TasWater <input type="checkbox"/> Tank <input type="checkbox"/>	Wastewater:	TasWater <input type="checkbox"/> On-Site Wastewater System <input type="checkbox"/>
Driveway/Vehicle Crossover:	Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Alteration Required <input type="checkbox"/> <i>Contact Council's engineering department for details on crossover construction</i>		
Does the application include Crown Land or access via a Crown Access License?	Yes <input type="checkbox"/> No <input type="checkbox"/>	If 'yes', please provide Crown consent to lodge the planning application in accordance with section 52 (1B) of the Land Use Planning and Approvals Act 1993.	

SUBDIVISION

N/A

Existing Lots:		Number of total lots proposed:	
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COMMERCIAL/INDUSTRIAL

N/A

Existing business and/or proposed business description:			
Hours of Operation:	Weekdays (Mon – Fri)		To
	Saturday		To
	Sunday		To
Signage:	Yes <input type="checkbox"/> No <input type="checkbox"/>	If 'yes', please provide details with application.	
Existing no. of employees:		No. of employees (proposed):	
Parking spaces (existing)		Parking spaces (proposed)	

Proposal of use

390 Low Head Road will be used for holiday letting purposes, using AirBnb as the booking tool. We will be attracting families and holiday makers, taking careful note of our guests' ratings and previous bookings. We won't be taking the risk with guests without significant references. The house provides 4 bedrooms and we will not be accepting guests that exceed this capacity.

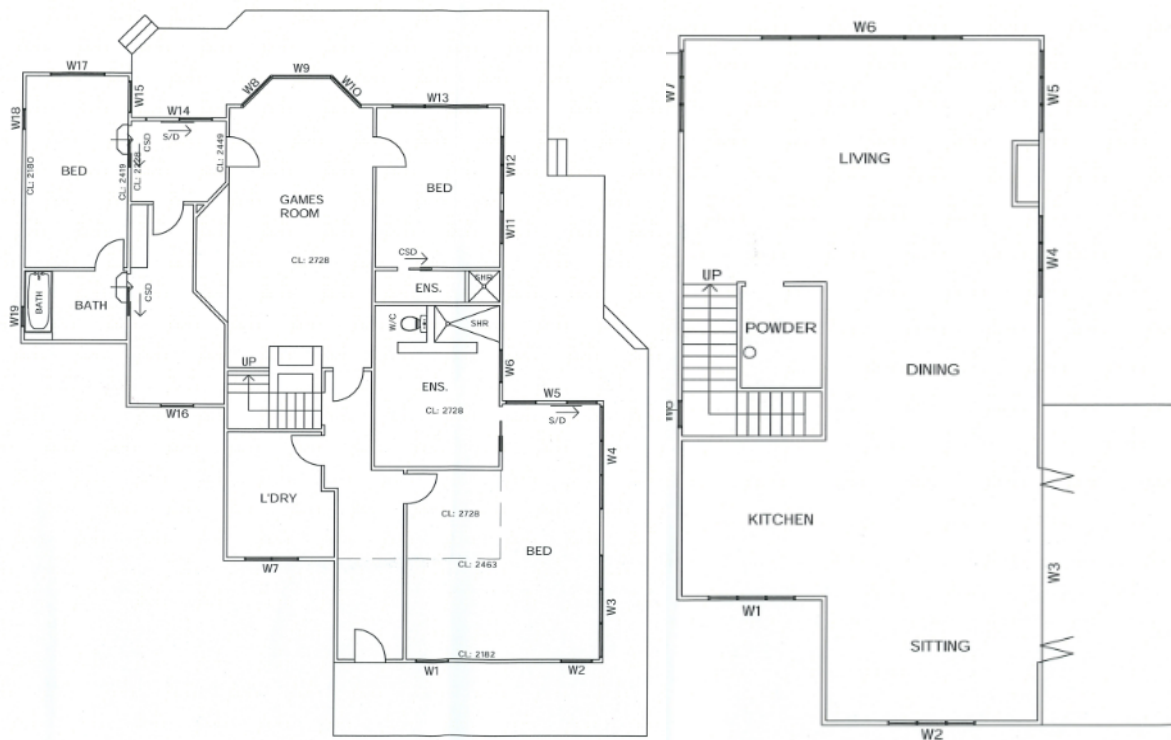
The driveway will provide ample parking for guests, so there will be no need for cars to be parked anywhere else, e.g. on the nature strip, on the street.

Food will not be provided, we only provide basic accommodation and no other services.

We will not be accepting guests who intend on using the property where there will be loud noise (and additional/excessive guests).

The biggest bedroom (front, left) will not be accessible by guests and it will be permanently locked.

Floor plan





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Our Ref: DA 2024/89; 6456850
Date: 18 October 2024

Enquiries: Planning Department
Phone: (03) 6382 8800

Lucinda Burgess

Dear Lucinda,

RE: DA 2024/89 – Section 54 Request for Additional Information – 390 Low Head Road, Low Head – Change of Use to Visitor Accommodation

Thank you for submitting the above application for a planning permit.

A preliminary review of the application has identified that additional information is required in order to process the application:

1. Will you still occupy the dwelling infrequently in the same manner as a 'holiday home'? Or will the dwelling be dedicated exclusively to serve as Visitor Accommodation?
2. Confirmation of the extent of parking 'in driveway' outlined in your proposal. Is parking intended to extend to the Right of Way that services the property (see image) or will occupants be contained to the title?
3. Confirmation that in accordance with section 52 of the *Land Use Planning and Approvals Act 1993*, all landowners to which the application relates have been notified of the lodgment of the application. This includes the owner of the Right of Way that services the property (see image).

Note: The Right of Way appears to be owned by the same person who owns 392 Low Head Road.

(1) will still occupy the home as a holiday home. The intention is to use as visitor accommodation when we are not there

(2) No, parking is not intended to extend to the Right of Way. Occupants will be contained to the title

(3) See attached (separate document)

SEARCH OF TORRENS TITLE

VOLUME 69955	FOLIO 2
EDITION 6	DATE OF ISSUE 12-Sep-2013

SEARCH DATE : 09-Oct-2024

SEARCH TIME : 10.51 AM

DESCRIPTION OF LAND

Parish of BLANDFORD, Land District of DORSET
 Lot 2 on Diagram 69955 (formerly being 81-14NS)
 Derivation : Part of 80 Acres - Gtd. to J. Cordell.
 Prior CT 2859/38

SCHEDULE 1

M238223 TRANSFER to MEROST PTY LTD Registered 17-Sep-2009
 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 C333420 BENEFITING EASEMENT: a right of carriageway over the
 land comprised in Folio of the Register Volume 60215
 Folio 4 Registered 04-Dec-2001 at noon
 7811 FENCING CONDITION in Transfer

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

F. Perrin
271-123

N.S. 8/14

DIAGRAM FROM ACTUAL SURVEY



COUNTY OF DORSET
PARISH OF BLANFORD
VICINITY OF LOW HEAD

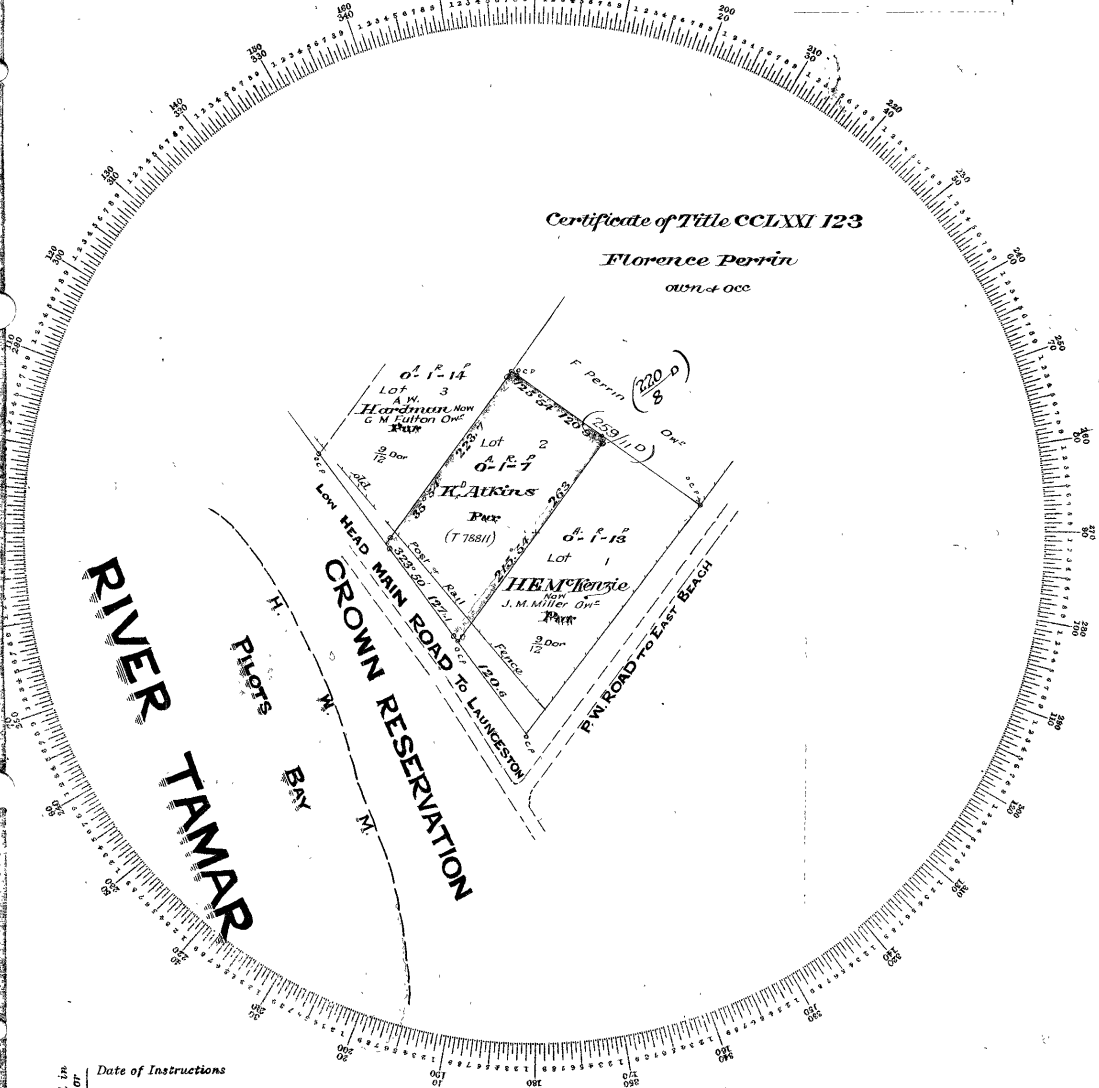
No. OF APPLICATION

Part of 85 Joseph Cordell Pur.
Scale $\frac{1}{1000}$ chain to an inch.

REFERENCE TO CORNERS

COR.	BEARING	DISTANCE	LINKS	FROM
REGISTERED NUMBER				
69955				

Portion of Certificate of Title Vol CCLXXI Fol 123
Subdivision fronting on Pilots Bay, Originally Lot 2



To be filled in by Surveyor

Date of Instructions

Survey commenced

Survey finished

Error of close I in

Plotted by *A.H.*

Examined as to boundaries *A.H.*

Mathematically checked *A.H.*

Entered on card by *A.H.*

I Benjamin Hall Saunders of Hinton Bay, E. Tamar, Authorised Surveyor, of Tasmania, do solemnly and sincerely declare 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 Surveyor's Board, dated 1st May, 1913.

And I make this solemn declaration by virtue of Section 132 of "The Evidence Act, 1910."

Declared at Launceston this 24th day of Oct 1932 before me,

Lawrie Jelbra
Justice of the Peace.

Authorised Surveyor.
B. Hall Saunders