



PUBLIC NOTICE DETAILS

PLANNING APPLICATION DETAILS

Application Number:	DA 2026/45
Application Type:	Discretionary Development Application
Property Location:	1 Grace Street, Hamilton
Proposal:	Two Lot Subdivision (One Lot & Balance Lot)
Advertising Commencement Date:	30 June 2026
Representation Period Closing Date:	14 July 2026
Responsible Officer:	Louisa Brown, Senior Planning Officer

The relevant documents may be viewed at Council's website www.centralhighlands.tas.gov.au or at Council's Offices 19 Alexander Street, Bothwell & 6 Tarleton Street, Hamilton during normal business hours.

Enquiries regarding this Application can be made by contacting Central Highlands Council on (03) 6259 5503 or by emailing development@centralhighlands.tas.gov.au. Please quote the "Application Number" when making your enquiry.

Representations on this application may be made to the General Manager in writing either by:

Post: 19 Alexander Street, Bothwell TAS 7030
Email: development@centralhighlands.tas.gov.au

All representations must include the authors full name, contact number and postal address and be received by 5.00pm on the representation period closing date.

1 June 2026

Development & Environmental Services
19 Alexander Street
BOTHWELL TAS 7030

Our Ref: 53625
Your Ref:

Dear Sir,

**Re: DEVELOPMENT APPLICATION - SUBDIVISION
1 GRACE STREET HAMILTON**

Please find attached herewith my application for the above development together with completed application form, three copies of the plan, copy of the affected title and the prescribed fee. Please note that all affected owners have been advised of this application as required by Section 52 of the Land Used & Planning Approvals Act 1993.

This application seeks to subdivide the subject title in accordance with Part 12.5 of the Tasmanian Planning Scheme. The subject title is zoned Village.

This application is made in accordance with Clause 12.5.1 in the following terms:

12.5 Development Standards for Subdivision

12.5.1 Lot design

Objective:

That each lot:

- (a) has an area and dimensions appropriate for use and development in the zone; and*
- (b) is provided with appropriate access to a road.*

A1

Each lot, or a lot proposed in a plan of subdivision, must:

- (a) have an area of not less than 600m² and:*
 - (i) be able to contain a minimum area of 10m x 15m, with a gradient of not more than 1 in 5, clear of:*
 - a.all setbacks required by clause 12.4.3 A1 and A2; and*
 - b.easements or other title restrictions that limit or restrict development; and*
 - (ii) existing buildings are consistent with the setback required by clause 12.4.3 A1 and A2;*
- (b) be required for public use by the Crown, a council or a State authority;*
- (c) be required for the provision of Utilities; or*
- (d) be for the consolidation of a lot with another lot provided each lot is within the same zone.*

Response:

Each lot will have an area not less than 600m² and:

- (i) is able to contain a minimum 10m x 15m building area with a gradient less than 1 in 5 clear of all setbacks required by clause 12.4.3 A1 and A2 and clear of easements or other title restrictions that limit or restrict development.
- (ii) existing buildings are consistent with the setback required by clause 12.4.3 A1 and A2

A2

Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 10m.

Response:

Each lot will have a frontage not less than 10m.

A3

Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.

Response:

Each lot will be provided with a sealed rural vehicular access in accordance with TSD-R03 and TSD-R04

12.5.2 Roads

Objective:

That the arrangement of new roads within a subdivision provides:

- (a) safe, convenient and efficient connections to assist accessibility and mobility of the community;*
- (b) adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; and*
- (c) the efficient ultimate subdivision of the entirety of the land and of surrounding land*

A1

The subdivision includes no new roads.

Response:

The subdivision contains no new roads.

12.5.3 Services

Objective:

That the subdivision of land provides services for the future use and development of the land.

A1

Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must

- (a) be connected to a full water supply service if the frontage of the lot is within 30m of a full water supply service; or*

(b) be connected to a limited water supply service if the frontage of the lot is within 30m of a connection to a limited water supply service,

unless a regulated entity advises that the lot is unable to be connected to the relevant water supply service.

Response:

Each lot will be within 30m of a full water service and will be connected to it in accordance with clause 12.5.3 A1(a).

A2

Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.

Response:

Each lot will be connected to a reticulated sewerage system.

P3

Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.

Response:

Each lot will connect to the existing public stormwater system at the road front table drain.

Code Overlays

The site is subject to the Local Historical Heritage Code and is assessed as follows:

C6.10.2 Lot design for a Local Heritage Precinct or a Local Historic Landscape Precinct

Objective:

That:

(a) subdivision within a local heritage precinct is consistent with historic patterns of development; and

(b) subdivision within a local historic landscape precinct is compatible with the character of the precinct.

P1

Subdivision must be compatible with the local historic heritage significance of a local heritage precinct or a local historic landscape precinct, as identified in the relevant Local Provisions Schedule, having regard to:

(a) any relevant design criteria or conservation policy for a local heritage precinct or local historic landscape precinct, as identified in the relevant Local Provisions Schedule; and

(b) the historic pattern of subdivision of the precinct.

Response:

(a) There are no specific design criteria for subdivision in the LPS, therefore this subclause does not apply.

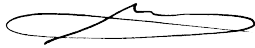
- (b) The proposed subdivision layout provides lot areas more than the minimum lot requirement for the Village Zone under the Tasmanian Planning Scheme and is consistent with the historic pattern of subdivision of the precinct.

The title to the immediate west was subdivided by (SP7785) in 1976 creating a lot of 564m² and balance of approximately equal area. To the south in the vicinity of Arthur Street (SP25411) subdivided an existing lot into two lots of approximately 960m² each in 1985. Further to the south, numerous other examples of subdivision of larger lots into lots of approximately 700m² - 800m² can be found in the vicinity of Cumberland Street.

The intention of the proposed subdivision is to create lots capable of supporting a single house with sufficient space to create a substantially self-sufficient garden entirely consistent with the historic pattern of the existing Hamilton streetscape.

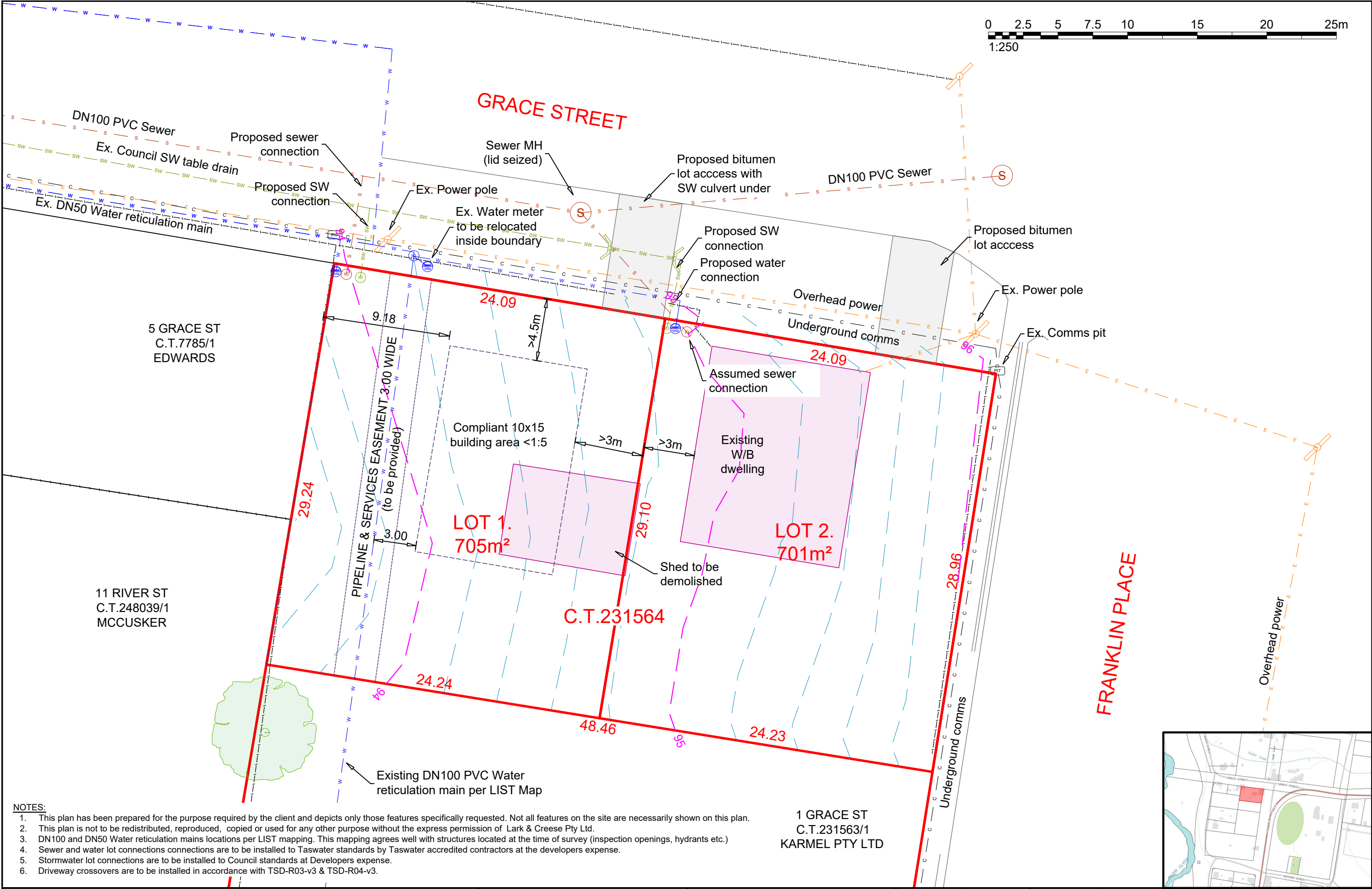
Your early consideration would be appreciated.

Regards,



N M Creese

Managing Director



- NOTES:
1. This plan has been prepared for the purpose required by the client and depicts only those features specifically requested. Not all features on the site are necessarily shown on this plan.
 2. This plan is not to be redistributed, reproduced, copied or used for any other purpose without the express permission of Lark & Creese Pty Ltd.
 3. DN100 and DN50 Water reticulation mains locations per LIST mapping. This mapping agrees well with structures located at the time of survey (inspection openings, hydrants etc.)
 4. Sewer and water lot connections connections are to be installed to Taswater standards by Taswater accredited contractors at the developers expense.
 5. Stormwater lot connections are to be installed to Council standards at Developers expense.
 6. Driveway crossovers are to be installed in accordance with TSD-R03-v3 & TSD-R04-v3.

LARK & CREESE Pty Ltd
Land & Engineering Surveyors

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info@larkandcreese.com.au
www.larkandcreese.com.au

DEVELOPMENT APPLICATION
- SUBDIVISION -

1 GRACE STREET
HAMILTON

W & W INVESTMENTS (TAS) PTY LTD

TITLE	231564/1	PROJECT	31219	DATE	05/05/2026
PID	5467910	DRAWING	53625-01	DRAWN	AC
CONTOUR	N/A	SCALE	1:250@A3	CHECKED	NC



SEARCH OF TORRENS TITLE

VOLUME 231564	FOLIO 1
EDITION 5	DATE OF ISSUE 18-May-2011

SEARCH DATE : 04-June-2026

SEARCH TIME : 02.15 pm

DESCRIPTION OF LAND

Town of HAMILTON

Lot 1 on Plan [231564](#)

Derivation : Part of (Section E.) Gtd. to J. Rose.

Prior CT [3173/86](#)SCHEDULE 1

[M329699](#) TRANSFER to KARMELO PTY LTD Registered 18-May-2011
at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

N187621 PRIORITY NOTICE reserving priority for 90 days
TRANSFER Karmel Pty Ltd to W & W Investments (TAS)
Pty Ltd Lodged by SOUTHERN PROPERTY & CONVEYANCING
on 15-Apr-2026 BP: N187621

N187641 TRANSFER to W & W INVESTMENTS (TAS) PTY LTD Lodged
by SOUTHERN PROPERTY & CONVEYANCING on 01-June-2026
BP: N187641

ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1469

TASMANIA

REAL PROPERTY ACT, 1862, as amended

NOTE - REGISTERED FOR OFFICE

CONVENIENCE TO REPLACE



CERTIFICATE OF TITLE

Register Book

Vol. Fol.

3173 86

Cert. of Title Vol. 700 Fol. 29

I certify that the person described in the First Schedule is the registered proprietor of an estate in the land in the Second Schedule together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

CANCELLED

13 FEB 1995

Michael Dima
RECORDER OF TITLES

NEW TITLE ISSUED

[Signature]

Recorder of Titles.



DESCRIPTION OF LAND

TOWN OF HAMILTON

ONE ROOD SIXTEEN PERCHES AND ONE TENTH OF A PERCH on the Plan hereon

FIRST SCHEDULE (continued overleaf)

EDWARD SYDNEY DOUGLAS WEAVER of North Hobart, Storekeeper and
JOSEPH HENRY DIXON of New Norfolk, Legal Practitioner (as personal
representatives of Percy McConnell, deceased.)

SECOND SCHEDULE (continued overleaf)

MORTGAGE NO. 98661 to George Ernest McConnell DISCHARGED A733829/30
Produced 30th June, 1952 at 3.p.m. (5.2.1981)
(Sgd.) A. IMLACH L.S.
Recorder of Titles.

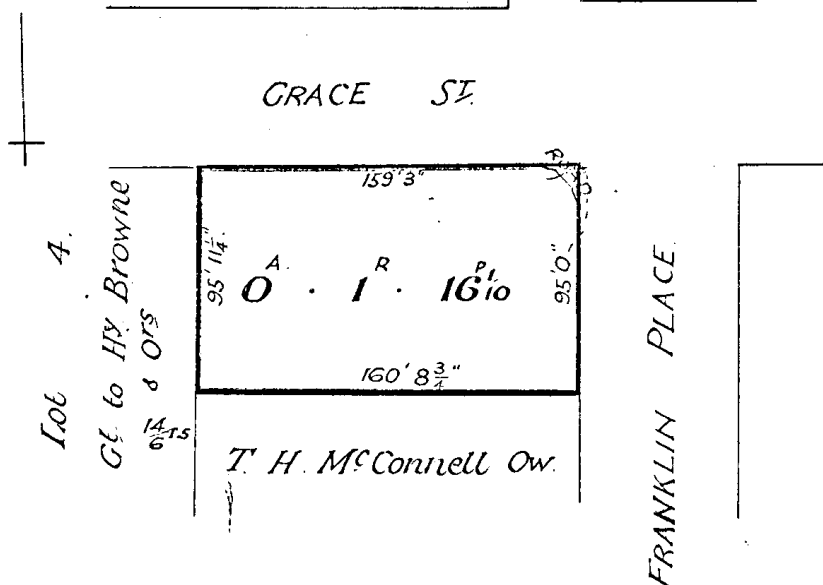
Acting Recorder of Titles.

IF THE RECORDER OF TITLES ARE NO LONGER SUBSISTING.

Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.

REGISTERED NUMBER

231564



Part of Section E. Gtd. to J. Rose. Meas. are in ft. & ins. 262/1D

FIRST Edition. Registered 1971

Derived from C.T. Vol. 700 Fol. 29 - *[Signature]*