



Latrobe Council

PUBLIC NOTICE

APPLICATION FOR DEVELOPMENT APPROVAL

An application for development approval has been made which may affect you.

Details about the application – L-DA124/2026

Address of the land

22 Shearwater Boulevard
SHEARWATER

What use or development is
proposed in the application

Residential – proposed
Change of Use (Visitor Accommodation)

Date of notice

7 October 2026

The application and supporting documents are open for public inspection on Council’s website at www.latrobe.tas.gov.au or at the Council Offices, 170 Gilbert Street, Latrobe during the following office hours:-
Monday to Friday, 8.00 a.m to 4.30 p.m.

Any person may lodge a representation on the proposed use or development.

- Your representation must:
- be received within 14 days of the date of this notice;
 - be in writing;
 - be addressed to:
The Chief Executive Officer,
Latrobe Council,
P.O. Box 63, Latrobe 7307; or email
submissions@latrobe.tas.gov.au
 - and include:
the reasons for your representation; and
the address of the land.

 **Latrobe Council**
Planning Exhibition Documents
Planning Administration

Enter Addressed: 87589206 Ref Number: L-CA242026

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Office Use Only	
Application No L-DA124/2026	PID

LATROBE COUNCIL

DEVELOPMENT APPLICATION

Application for Development Permit under Section 58 or Section 57 of the
Land Use Planning and Approvals Act 1993, and
Request for Development Certification for when No Permit Required.

- 1 Full Name of Applicant(s): Accent Super Co Pty Ltd
- 2 Postal Address of Applicant(s): PO Box 3144 Burnie Tas 7320
- Phone:
- Mobile No.: Ema.:
- 3 Full Name of Owner(s): Accent Super Co Pty Ltd
- 4 Postal Address of Owner(s): PO Box 511, Devonport, 7310
- Phone:
- Mobile No. Email:
- 5 Present Use of the Land: Visitor accommodation
- 6 Proposed Use and/or Development (subject of this application): Residential
-
- 22 Shearwater Blvd, Shearwater
- At (Location of property):
-
- CT133091/2
- Certificate/s of Title reference:
- \$0
- 7 Estimate costs of development: \$
- 8 Supporting Details: **A CHECK LIST IS PROVIDED ON THE NEXT PAGE AND MUST BE ACKNOWLEDGED AND SIGNED BY THE APPLICANT.**

Signed..... *Craig Badcock* Dated: 8/9/26



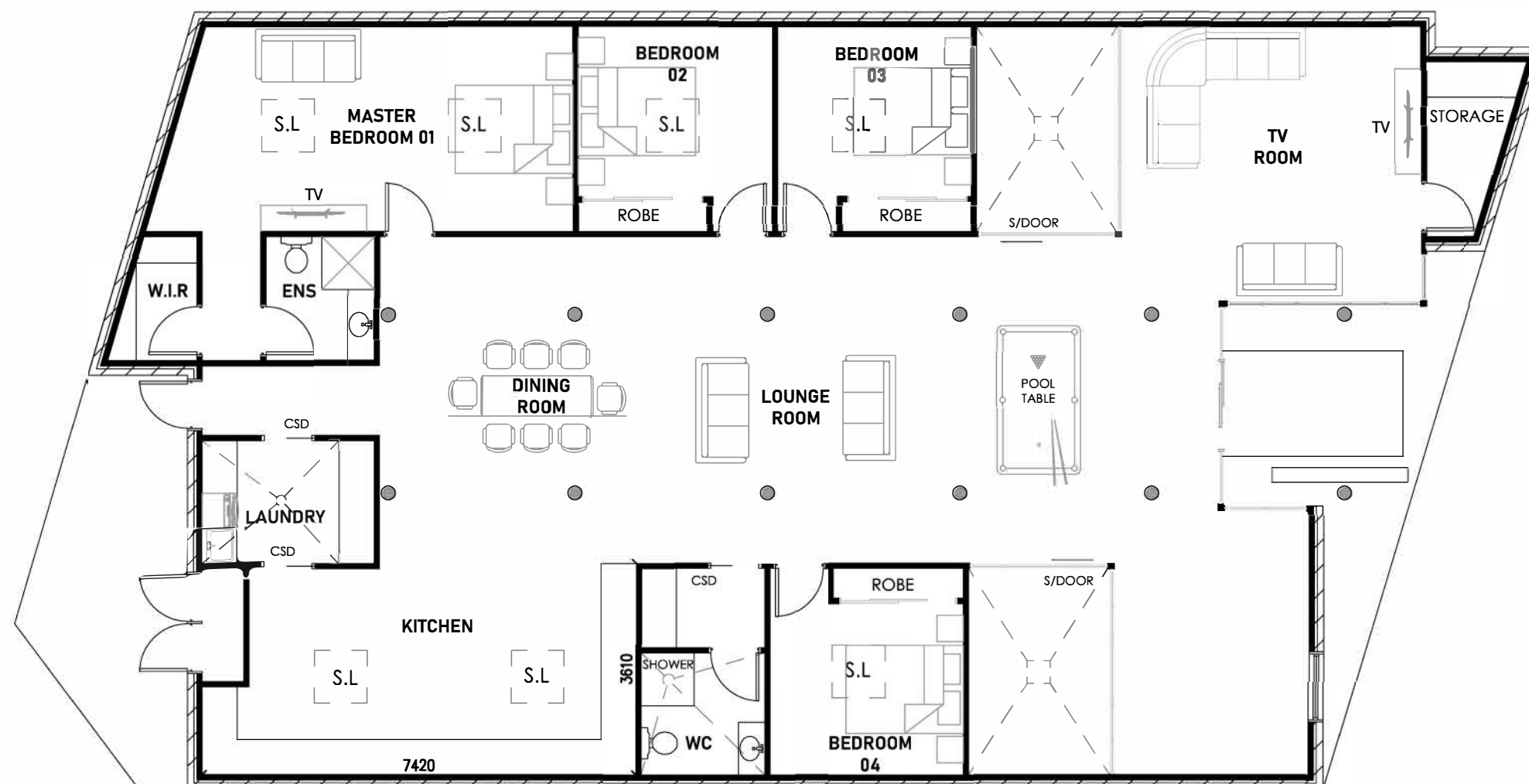
Latrobe Council
Planning Exhibition Documents

Planning Administration

Date Advertised: 07/10/2026

Ref. Number: L-DA124/2026

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PROPOSED FLOOR PLAN

SCALE 1:100

GENERAL NOTES:

- Builder to verify all dimensions and levels on site prior to commencement of work.
- All work to be carried out in accordance with the National Construction Code 2019 - Building Code of Australia.

MASONRY:

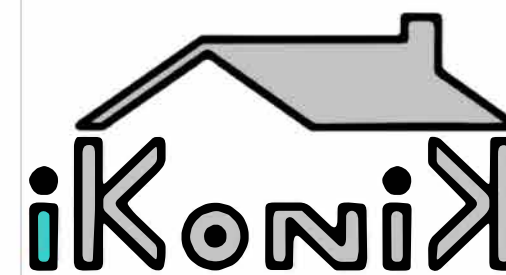
- All masonry to be constructed in accordance with AS3700.
- External walls to be 110mm brickwork.
- Mortar to be mixed 1:1.6 cement:lime: sand unless stated by engineer.

S.L. Skylight

● Round Poles

AMENDMENTS:

REV	DESCRIPTION	BY	DATE



ARCHITECTURAL DESIGN & DRAFTING SERVICES

POSTAL ADDRESS:

U6/34A FAIRVIEW DRIVE, KINGSTON

REVISION:

—

EMAIL ADDRESS:

hello@ikonikdesigns.com.au

SHEET SIZE:

A3

BUILDING DESIGNER:

MICHAL KONIK

ACCREDITATION NO:

CC 5768 S

DRAWNBY:

M.K

DATE:

04.06.23

AMENDED:

BAL RATING:

—

PROJECT ADDRESS:

**PROPOSED NEW AIRBNB AT
22 SHEARWATER BOULEVARD,
SHEARWATER**

CLIENT NAME:

CRAIG BADCOCK

SHEET NO:

2 OF 2

SCALE:

1:100

DRAWING NO:

IK - 2310002

DRAWING TITLE:

PROPOSED FLOOR PLAN

02

Equilibrium Town Planning

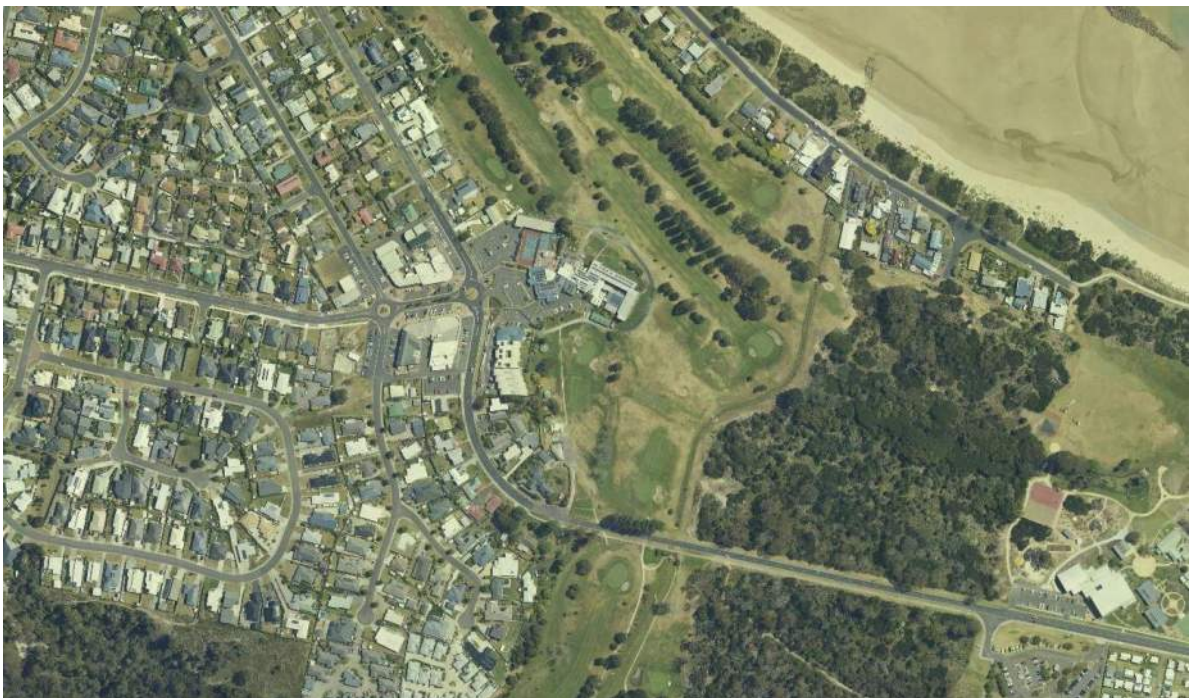
Development Application

Change of Use – Residential

22 Shearwater Boulevard

Shearwater

CT133091/2



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APPENDICES

Appendix A Land titles

Appendix B Floor plan

Equilibrium Town Planning

V1

8 September 2026

Change of use – Residential

Theresa Williams

0409 793 803

theresia@eqtownplanning.com.au

This statement has been prepared by Theresa Williams, urban and regional planner, RPIA, member of the Planning Institute of Australia, M SocSc (Env & Planning) and Bch Sc.

EXECUTIVE SUMMARY

It is proposed to add an additional land use to the property at 22 Shearwater Boulevard, Shearwater (CT133091/2, PID1950382). This would allow the site to be utilised for Visitor Accommodation (up to 6 months) and Residential (longer than 6 months tenancy), so long as each use remained valid under the existing use provisions of the *Land Use Planning and Approvals Act 1993*, s.12(5).

The change of use as proposed is a discretionary development within the Local Business zone. The proposal also triggers assessment under the performance criteria with regard to parking and storage.

This documentation addresses the relevant provisions of the Tasmanian Planning Scheme – Latrobe, and the Latrobe Local Provisions Schedule.



Figure 1 Aerial photo of site and surrounds (Source: ListMap)

1. PLANNING OVERVIEW

Table 1 Planning Overview

Element	Details		
Property	Address	PID	Title
	22 Shearwater Boulevard	1950382	CT133091/2
Existing Use	Visitor accommodation		
Proposed Use	Residential (additional use)		
Development	Nil		
Planning Instrument	Tasmanian Planning Scheme – Latrobe Zone: - Local Business Zone Applicable Codes: - C2.0 Parking and Sustainable Transport Code Latrobe Local Provisions Schedule: - Nil		
Discretions applicable	14.3.2 P1 & P2 Discretionary uses 14.4.6 P2 Dwellings (storage) - C2.5.1 P1.2 Car parking numbers		
Planning Directives	Nil applicable		
Other	Nil		

2. Proposal

It is intended to include an additional land use to the subject land, allowing the site to be utilised interchangeably for the existing approved use (Visitor Accommodation) or Residential use (longer than 6 months tenancy) subject to each use remaining valid under s.12(5) of LUPAA.

No development is proposed.

2.1. Property Ownership

The subject site is in the ownership of Accent Super Co Pty Ltd, the applicant for this proposal.

2.2. Site Description and Surrounding Area

The subject site is fully developed with a single building and associated recreational / open space areas. It fronts onto Shearwater Boulevard, with a landscaped entry point, including covered entrance area. Access is available from the rear of the building, via the area shared between the buildings in this complex.

The site is located in the Local Business area of Shearwater, adjoining what is currently a service business, and the local IGA supermarket. It is part of a larger complex which comprises a mix of uses, including businesses, visitor accommodation and residential uses.

The property sits on the border of the Local Business and General Residential zones and immediately adjoins a public laneway, running between Shearwater Boulevard and Fairway Crescent that also provides access to the rear of the buildings in this complex. There is public car parking along the front of the site as well as a larger public carpark to the south of the site.

The property is bordered by land within the Local Business zone.

2.3. Photographs

Site photos are provided for context.

Equilibrium Town Planning



Figure 2 Front entry, 22 Shearwater Blvd.



Figure 3 22 Shearwater Blvd and adjoining land use.

Equilibrium Town Planning



Figure 4 Rear access to 22 Shearwater Blvd.



Figure 5 22 Shearwater Blvd, view from carpark to the south.

Equilibrium Town Planning



Figure 6 Rear open space area.



Figure 7 Open space(s) on the northern and southern facades of the building.

2.4. Supporting Assessments

2.4.1. Access

There is no vehicle access to the site.

There is no significant increase in traffic or change in vehicle movements for the proposed use of the site.

2.4.2. Servicing

The site is within the sewer and water serviced land as identified on the List and has existing connection to these services. No changes are proposed. The change in use does not significantly alter the loading for these services.

3. LEGISLATIVE FRAMEWORK

3.1. Tasmanian Planning Scheme - Latrobe

Table 2 Planning Scheme Discretions

Clause	Comment
14.3.2 P1&P2	Discretionary use
14.4.6 P2	Dwellings (storage)
C2.5.1 P1.2	Parking spaces

The site is located in the Local Business zone within the Tasmanian Planning Scheme – Latrobe (the planning scheme). No works are proposed on site.

The following examines the relevant provisions of the Scheme with respect to the proposed change of use.

3.1.1. Use Standards

The proposal is for the addition of Residential use to the existing Visitor Accommodation use.

Clause	Comment
14.3 Use Standards	
14.3.1 All uses	
A1	The provisions exclude consideration for Residential use. Complies.
A2	
A3	
14.3.2 Discretionary use	
A1	The proposed use is Discretionary within the zone. Relies on Performance criteria.
P1	The proposal is for residential use in addition to the existing Visitor Accommodation use, allowing alternating between the length of stay, so long as each use remains valid. The performance criteria requires that the amenity of properties in adjoining residential zones must be considered. A residential use is considered to be in keeping with the amenity consideration(s) of the residential zone. The use would be as a single dwelling. The character of the area is of a mix of uses, of businesses, visitor accommodation and residential uses (single and multiple dwellings). As such, it can be demonstrated that the use would be in keeping with the existing character of the area. Complies.
A2	No acceptable solution. Relies on Performance criteria.
P2	The <i>Cradle Coast Regional Land Use Strategy</i> lists Port Sorell as a Local Service Centre in the activity centre hierarchy. The use proposed is in keeping with this allocation, being intended to cater to the immediate needs of the local community. Complies.
14.3.3 Retail impact	
A1	No retail uses exist or are proposed on site. Complies.

3.1.2. Development Standards

Clause	Comment
14.4 Development standards for buildings and works	
14.4.1 Building height	
A1	No building is proposed. Complies.
14.4.2 Setbacks	
A1	No building work is proposed.
A2	Complies.
A3	
14.4.3 Design	
A1	No new buildings are proposed. Complies.
A2	No new buildings or alterations to the existing façade are proposed. Complies.
14.4.4 Fencing	
A1	No fencing is proposed.
A2	Complies.
14.4.5 Outdoor storage areas	
A1	This provision applies to non-residential use. Not applicable.
14.4.6 Dwellings	

Equilibrium Town Planning

A1	The site contains open space of approximately 30.8m², comprised of: - Two spaces of 2.4m x 3.5m = 8.4m² - A single, irregular space of 14m², with the longest dimension being 7m.  <i>Figure 8 Open space areas, scaled from floor plan.</i> The largest of these has a minimum horizontal dimension of 7m. Complies.
A2	The rear area of the site, being 14m², could be considered as meeting this provision, as the minimum open space area would remain (24m²). However, the minimum dimensions would be reduced. A demonstration against the performance criteria has been provided.
P2	The site contains a fenced and secure area for storage, with additional storage available in two other outdoor areas as well as the dedicated storage space at the front of the building. There is additional storage space available towards the rear of the building, as is utilised by all of the buildings in the complex under a long established practice. The storage space on the site is considered to be adequate for the proposed use.

3.1.3. Code Assessment

Relevant Codes are commented on below.

- *C1.0 Signs Code*

No signs are proposed.

- *C2.0 Parking and Sustainable Transport Code*

No additional access points are proposed.

The proposed use would be required to provide 2 parking spaces

as per Table C2.1. The site does not contain any parking spaces, or the ability to provide them. The proposal is subject to assessment under C2.5.1 P1.2.

P1.2 provides for consideration of the pattern of parking in the area. The site is adjacent to a public carpark, with easy access to the property. These spaces are mostly utilised by businesses during the day, and the residential use of the property would allow for multiple users to access these spaces at differing times, without adversely impacting the parking supply for local businesses. There is additional on street parking available.

- *C3.0 Road and Railway Assets Code*

Not applicable. No significant change in traffic movements is expected and no new crossings are required.

3.1.4. Latrobe Local Provisions Schedule

The site is not within a Specific Area Plan.

3.2. PLANNING DIRECTIVES

No current planning directives impact upon this proposal.

4. CONCLUSION

The proposal is for the change of use (additional use) of an existing building to complement the existing use of the site. Off-site (including parking) impacts are anticipated to be similar or less from the proposed use as the existing use.

The proposal relies on the issue of discretion in relation to the use, storage and parking.

This application is made on the basis that the proposed change of use is in keeping with the requirements of the *Tasmanian Planning Scheme – Latrobe* and the *Latrobe Local Provisions Schedule*.

SEARCH OF TORRENS TITLE

VOLUME 133091	FOLIO 2
EDITION 5	DATE OF ISSUE 26-July-2023

SEARCH DATE : 08-Sept-2026

SEARCH TIME : 10.00 am

DESCRIPTION OF LAND

Town of PORT SORELL

Lot 2 on Sealed Plan [133091](#)

Derivation : Part of 8A-0R-1Ps. (Section U.u.) Gtd. to J. Freer.

Prior CTs [54707/1307](#) and [54707/1306](#)SCHEDULE 1

[N144589](#) TRANSFER to ACCENT SUPER CO PTY LTD Registered
26-July-2023 at 12.01 pm

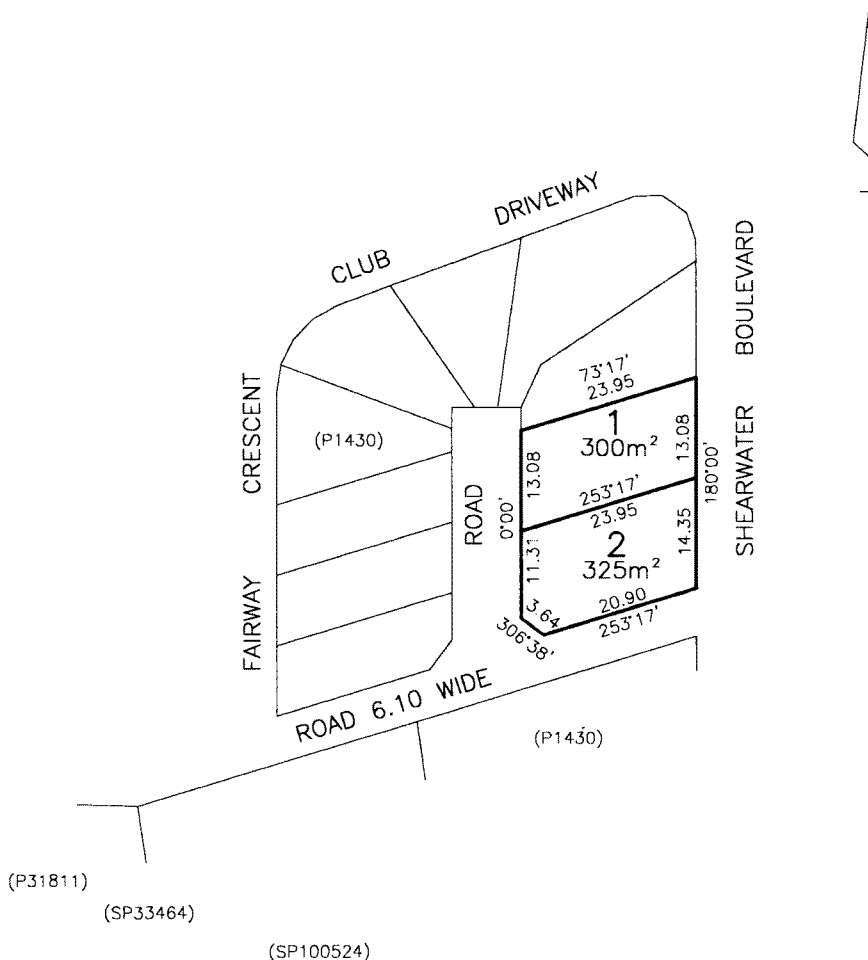
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
[A321182](#) COVENANTS set forth in Order
SP [133091](#) FENCING COVENANT in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER L.M. POOLE		PLAN OF SURVEY BY SURVEYOR MR. M.J. WARD LESTER FRANKS & CO PTY LTD LOCATION TOWN OF PORT SORELL SECTION Uu SCALE 1:600 LENGTHS IN METRES		REGISTERED NUMBER sp133091
FOLIO REFERENCE CT54707-1305 CT54707-1306 CT54707-1307 GRANTEE PART OF 8A-OR-1P, GRANTED TO JOHN FREER				APPROVED EFFECTIVE FROM 10 DEC 1999 <i>Alice Kawa</i> Deputy Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 119 (4644-41)	LAST UPI No. 5301889 5301890 5301891	LAST PLAN No. P54707 (P.1430)	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	



SCHEDULE OF EASEMENTS	REGISTERED NUMBER
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP1 33091

PAGE 1 OF PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

The Owners of each lot shown on the plan covenant with **LEANNE MAREE POOLE** (hereinafter called "the Vendor") that the Vendor shall not be required to fence

SIGNED by the Registered Proprietor)

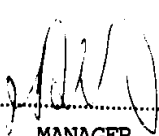
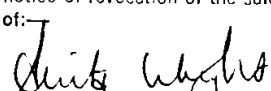
LEANNE MAREE POOLE in the)

presence of:)


L M POOLE

Witnessed by
Signature of Jacqueline Rees
Address: 2 Walpole Place, Devonport
Solicitor

Executed by the NATIONAL AUSTRALIA BANK LIMITED by its Attorney **MICHAEL RICHARD MULLEY** under Power of Attorney No. 67/0241 & amended by 71/5033 states that he holds the office in the NATIONAL AUSTRALIA BANK LIMITED indicated under his signature and who declares that he has received no notice of revocation of the said Power) in the presence of:-


MANAGER.
BANK OFFICER, ROBERT.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: L M POOLE	PLAN SEALED BY: LATROBE COUNCIL
FOLIO REF: C/T 54707/1305, 1306 & 1307	DATE: 22 NOV 1999
SOLICITOR	22/11/99
& REFERENCE: McGRATH & CO (FCM:AS 6061)	REF NO. Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	