



DEVELOPMENT APPLICATION

PDPLANPMTD-2025/056501

PROPOSAL: Change of Use to Consulting Room (Business & Professional Services)

LOCATION: 17 South Terrace, Lauderdale

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 15 December 2025

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 15 December 2025. 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 15 December 2025.

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: Change of use from residential dwelling to business and professional

Location: 17 South Terrace, Lauderdale 7021

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:

Dominique Dinel

Current use of site:

Business and Professional Services

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 211185	FOLIO 1
EDITION 7	DATE OF ISSUE 04-Feb-2020

SEARCH DATE : 17-Oct-2025

SEARCH TIME : 11.26 AM

DESCRIPTION OF LAND

City of CLARENCE

Lot 1 on Plan [211185](#)Derivation : The whole of Lot 103 - 25.3/10 Perches - Gtd. to
R.M.CossomPrior CT [2497/13](#)SCHEDULE 1[M797585](#) TRANSFER to BRYAN THOMAS POWELL and VANESSA PAM
POWELL Registered 04-Feb-2020 at 12.01 PMSCHEDULE 2

Reservations and conditions in the Crown Grant if any

[E207424](#) MORTGAGE to Police Bank Ltd Registered 04-Feb-2020
at 12.02 PMUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1969
TASMANIA

REAL PROPERTY ACT, 1862, as amended

NOTE—REGISTERED FOR OFFICE
CONVENIENCE TO REPLACE



CERTIFICATE OF TITLE

Register Book

Vol. Fol.

2497 13

Purchase Grant Vol.228 Fol.75

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described 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.

16 DEC 1994

Muthins

Recorder of Titles.



DESCRIPTION OF LAND

TOWN OF LAUDERDALE

TWENTY FIVE PERCHES AND THREE TENTHS OF A PERCH on the Plan hereon

FIRST SCHEDULE (continued overleaf)

VINCENT CYRIL DOUGLAS COSSOM Of Ralphs Bay, Zinc Worker.

SECOND SCHEDULE (continued overleaf)

NO.A196936 MORTGAGE to Roderick
Kenneth Lyall.

DISCHARGED A327559

Registered 9th March, 1964 at 12.02 p.m.

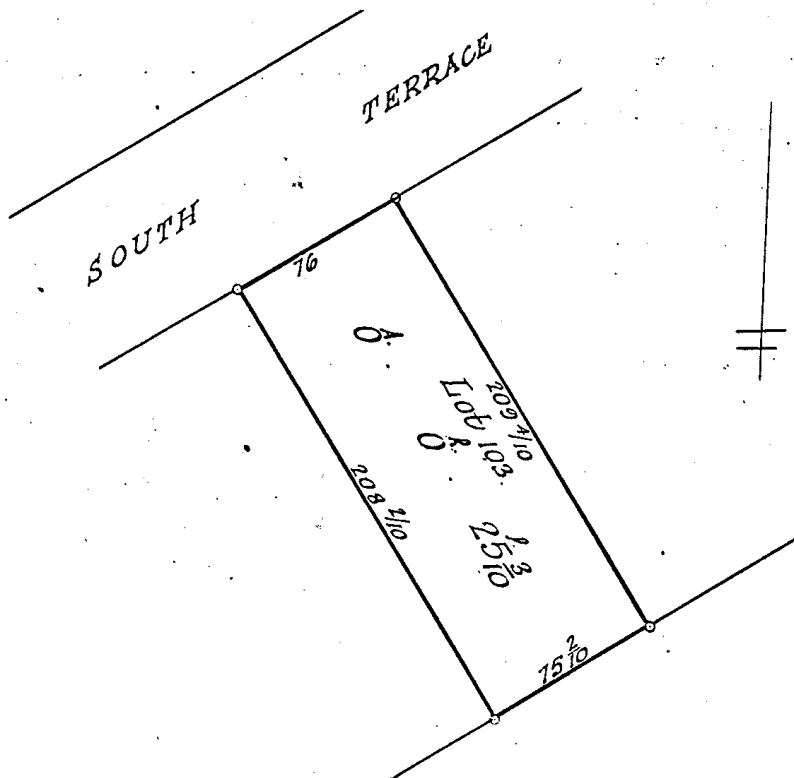
(Sgd.) A.IMLACH
Recorder of Titles.

Muthins
Recorder of Titles.

NOTE.—ENTRIES CANCELLED UNDER SIGNATURE OF 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
211185



The whole of Lot 103 - 25.3/10 Perches - Gtd. to R.M.Cossom

FIRST Edition. Registered

16 JUL 1969

Derived from P.G.Vol.228 Fol.75 Transfer A196935 R.M.Cossom.

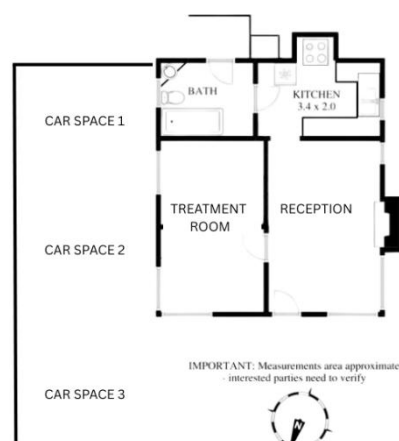
This application seeks planning approval to change the use of the existing single residential dwelling at 17 South Terrace, Lauderdale to a small-scale therapeutic massage centre — *Moana Massage Studio & Spa* — providing remedial massage, facials, and spa packages.

The business operates Tuesday to Saturday from 9:00am to 5:00pm with two late nights open until 8pm. The studio is run by appointment only and does not have an open retail space. Approximately 85% of treatments are remedial massage specialising in Oncology massage and remedial face massage, the remaining 15% comprising of facial and spa packages – both facial and spa packages have an element of remedial massage incorporated into the treatment.

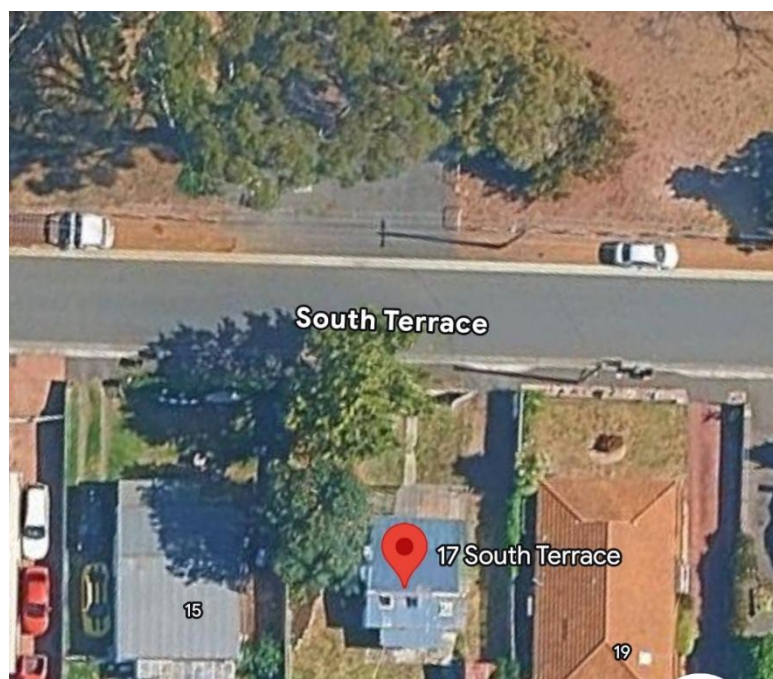
There is also a business enquiry to operate a podiatrist clinic at 17 South Terraces on Mondays.

Building and Site Use

No structural alterations are proposed to the existing dwelling. The layout includes one treatment room, a reception area, and a bathroom that will be available for client use.



The existing driveway provides 2 -3 on-site parking spaces for clients and the business owner, as the studio is operated by appointment only this is adequate parking for the intended use of the space. However, there is a parking bay directly opposite the dwelling that offers 4 parking spaces and on street parking is allowed.



Neighbourhood and Amenity

The proposed business is quiet, low-impact, and compatible with the surrounding residential environment. All treatments are conducted indoors, and client visits are managed through scheduled appointments to minimise noise and vehicle movement. Spa music is on throughout the treatment and reception area however is not loud enough to be heard from outside the dwelling.

The operation of Moana Massage Studio & Spa has minimal to no additional impact on the existing on-site wastewater (septic) system. Water usage is limited primarily to toilet, handwashing and occasional cleaning of treatment areas. No laundry is undertaken on-site, as all towels and linens are laundered offsite. No chemical treatments, oils, or beauty products are disposed of via the wastewater system; instead, all product waste is contained and disposed of responsibly through general waste.

Given the low volume of water use and the absence of laundry or kitchen facilities associated with the business, the septic system continues to operate within its original residential capacity and is not subject to any increased load because of the proposed use.

The business promotes community wellbeing and provides a beneficial local service to residents in the Lauderdale area.

Summary

The proposed change of use maintains the residential character of the property while introducing a professional, low-impact wellness service that aligns with the objectives of the Clarence Interim Planning Scheme.

No structural works, signage illumination, or additional external changes are proposed. The business is designed to operate respectfully within the residential context and comply with all relevant planning and building requirements.

The Fee prescribed by Clarence City council is \$627.30 as an assessment fee and an advertising fee of \$444.70

1. Title Folio Plan

The Title Folio Plan for the property is attached to this email, along with the Title Text that was previously provided.

2. Confirmation of Podiatry Service

I confirm that a podiatrist will be operating from the premises on Mondays only, between the hours of 8:00am and 6:00pm.

The podiatrist will see one client at a time, by appointment only. There will be no overlap with massage therapy appointments or multiple practitioners working simultaneously. The operation of the podiatry service is consistent with the low-impact nature of the existing home-based business model.

3. Hours of Operation

Moana Massage Studio & Spa operates Tuesday to Saturday, 9:00am to 5:00pm, with two late nights open till 8:00pm (Wednesday and Thursday) to accommodate client schedules.

The business remains appointment-only, ensuring minimal traffic or noise impact.

4. External Lighting

No new external or security lighting is proposed.

Existing residential lighting on the porch will be used for general safety and client access in the winter months.

5. Parking Plan

A to-scale parking plan is attached, showing the available on-site parking.

The driveway provides adequate space for client and staff parking, with each bay meeting the required 5.4m length x 3m width dimensions.

Off-street parking is also available in the immediate vicinity, ensuring sufficient parking capacity for all clients.



6. Septic System Impact

The operation of the business and podiatry service has minimal to no impact on the existing septic system.

Water usage is limited to handwashing and light cleaning; no laundry is conducted on-site, as all linens are professionally laundered offsite. Product waste is disposed of responsibly via general waste.