



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/058421

PROPOSAL: Change of use to Visitor Accommodation

LOCATION: 1/10 Beebo Place, Howrah

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 10/03/2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 10/03/2026. 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 10/03/2026.

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: *Use of an existing residential unit for short-stay accommodation, with no external building works*

Location: *Unit 1, 10 Beebo Place 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:

N/A

Current use of site:

Private Dwelling

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

Date: 12/01/2026

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 56435	FOLIO 1
EDITION 9	DATE OF ISSUE 28-Feb-2025

SEARCH DATE : 19-Feb-2026

SEARCH TIME : 08.45 am

DESCRIPTION OF LAND

City of CLARENCE

Lot 1 on Strata Plan 56435 (formerly being STR3145) and a general unit entitlement operating for all purposes of the Strata Scheme being a 1 undivided 1/2 interest

Derived from Strata Plan 56435

Derivation : Whole of Lot 882 Gtd. to K.L. Murray and Part of Lot 35831 Gtd. to Greater Hobart Developments

Prior CT 4742/19

SCHEDULE 1

N227860 TRANSFER to JEANETTE FAITH SMITH and GREGORY MICHAEL ROBERT SMITH Registered 28-Feb-2025 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

The registered proprietor holds the lot and unit entitlement subject to any interest noted on common property

Folio of the Register volume 56435 folio 0

SP 31529 EASEMENTS in Schedule of Easements affecting the said land within described which formerly comprised Part of Lot 12 on Sealed Plan No. 31529

SP 31529 & SP 9870 FENCING COVENANT in Schedule of Easements

SP 9870 COVENANTS in Schedule of Easements

B300066 CERTIFICATE pursuant to Section 462(5) of the Local Government Act 1962.

UNREGISTERED DEALINGS AND NOTATIONS

N118036 PRIORITY NOTICE reserving priority for 90 days
TRANSFER JEANETTE FAITH SMITH and GREGORY MICHAEL ROBERT SMITH to XUEWEN YU
MORTGAGE XUEWEN YU to Australia and New Zealand Banking Group Limited Lodged by D & X LEGAL on 13-Jan-2026 BP: N118036

E445449 MORTGAGE to Australia and New Zealand Banking Group Limited Lodged by DYE & DURHAM (ANZ) on 03-Feb-2026

BP: N118039

N118039 TRANSFER to XUEWEN YU Lodged by DYE & DURHAM (ANZ)
on 03-Feb-2026 BP: N118039



Conveyancing and Law of Property Act 1884

STRATUM PLAN

No. 3145

Sheet 1 of 4 Sheets

City or Town CLARENCE

Locality HOWRAH

Reference to Title C.T. 4428-51

REGISTERED NUMBER

56435

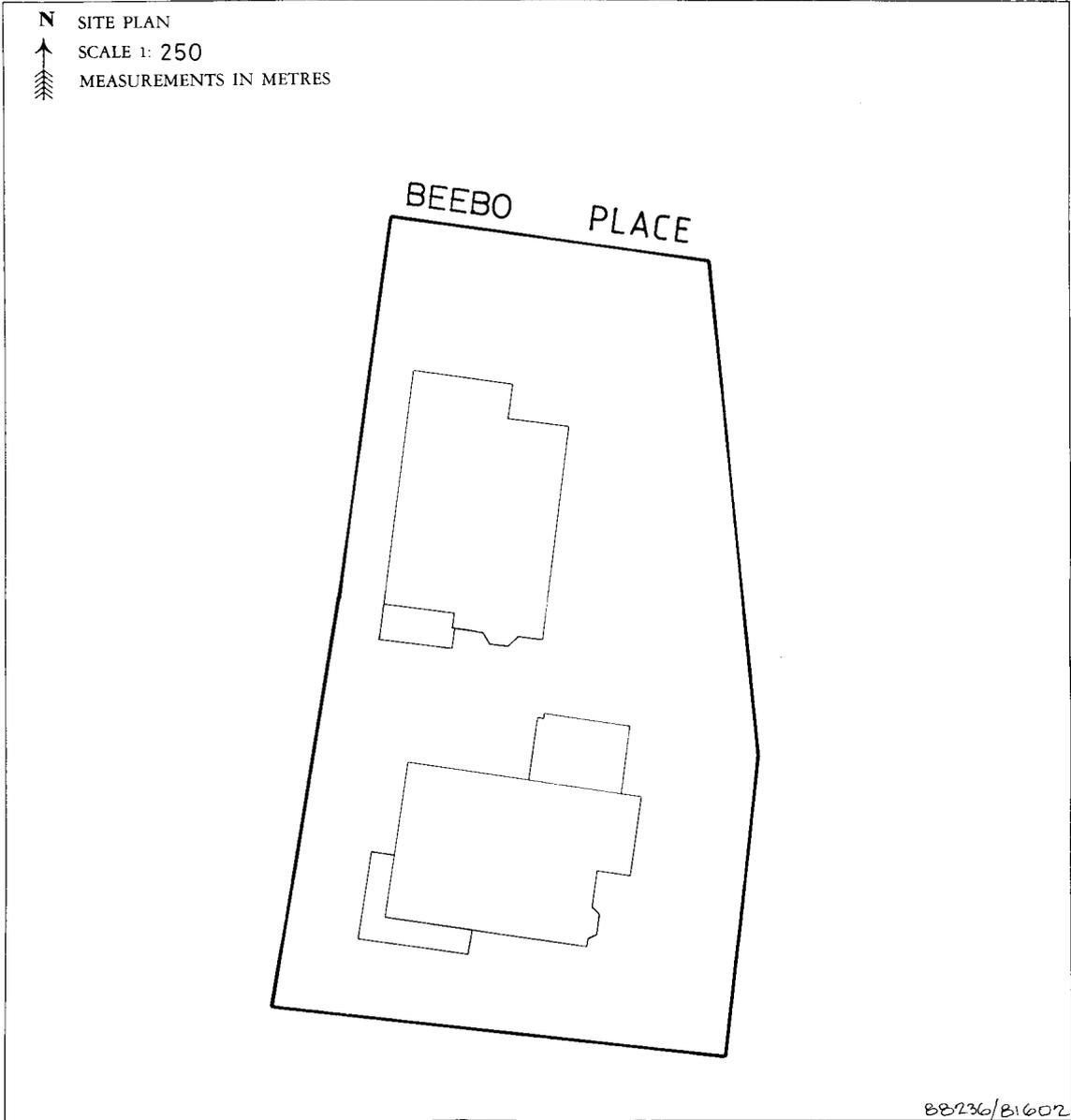
Site comprises the whole portion of Lot 12 on Plan No. SP 31529 in the

Lands Titles Office

The name of the building is 10 BEEBO PLACE CLARENCE

N SITE PLAN
SCALE 1: 250
MEASUREMENTS IN METRES

External surface boundaries of the site and the location of the building in relation thereto to be delineated in this space



88236/81602

REGISTERED this 17th day of JANUARY 1991, No. 3145

This plan is lodged for registration by G. Postma 19 Chapel St. Glenorchy

Recorder of Titles signature

OS-D 754

Sheet 2 of 4 Sheets

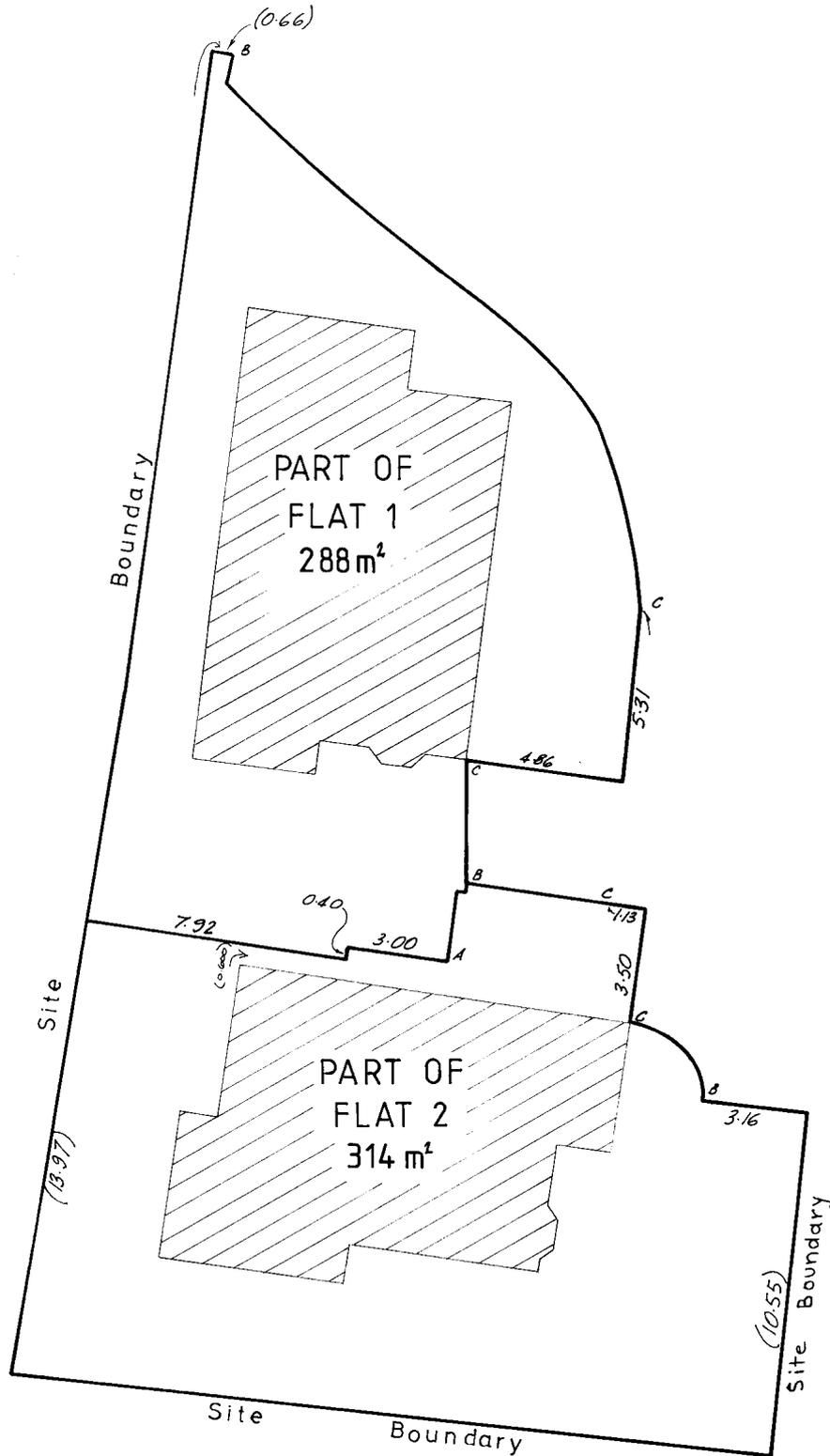
Coates

No. 3145

Town Clerk/~~Committee~~ Clerk



GROUND FLOOR
Scale 1:150



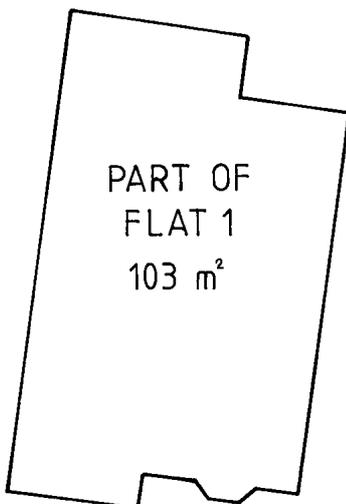
See Sheet 3 for Description of Boundaries

If further sheets are required to illustrate the flats, the sheets should be pinned here. Further sheets must be of paper supplied for the purpose by the Recorder of Titles and bearing his seal, and be numbered consecutively, commencing from sheet 4.

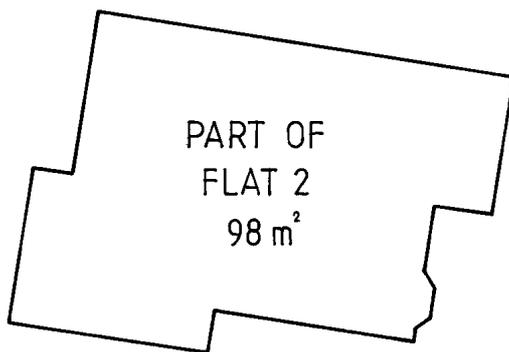
Sheet 3 of 4 Sheets

No. 3145

Boards
Town Clerk/Council Clerk



FIRST FLOOR
Scale 1:150



Description of Boundaries for Sheet 2.

Horizontal Boundaries of Flats are shown by Heavy Unbroken Lines.
The Boundaries of each Flats extend—

- A. HORIZONTALLY ALONG THE OPEN BOUNDARIES DEFINED BY MEASUREMENT NOT WITHIN BRACKETS, ALONG SITE BOUNDARIES, ALONG BOUNDARIES MARKED BC AND AB DEFINED BELOW AS THE CASE MAY BE.
BOUNDARIES MARKED BC ARE ALONG THE EDGE OF CONCRETE.
BOUNDARIES MARKED AB ARE ALONG THE FACE OF BRICK.
- B. VERTICALLY FROM GROUND LEVEL TO A HEIGHT OF FIFTEEN METRES ABOVE THE GROUND, EXCEPT FOR THOSE PORTIONS SHOWN HATCHED WHERE IT EXTENDS FROM GROUND LEVEL TO THE CENTRE OF THE FLOOR ABOVE OR THE PROLONGATION THEREOF.

Description of Boundaries for Sheet 3.

Horizontal Boundaries of Flats are shown by Heavy Unbroken Lines.
The Boundaries of each Flat extend—

- A. HORIZONTALLY ALONG THE CENTRE OF WALLS.
- B. VERTICALLY FROM THE CENTRE OF THE FLOOR OR THE PROLONGATION THEREOF TO A HEIGHT OF FIFTEEN METRES ABOVE THE GROUND.

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
56435	0
EDITION	DATE OF ISSUE
3	08-Jul-1999

SEARCH DATE : 15-Oct-2025

SEARCH TIME : 09.39 AM

DESCRIPTION OF LAND

City of CLARENCE

The Common Property for Strata Scheme 56435 (formerly being STR3145)

Derivation : Whole of Lot 882 Gtd. to K.L. Murray and Part of Lot 35831 Gtd. to Greater Hobart Developments

Prior CT 4428/51

SCHEDULE 1

STRATA CORPORATION NO. 56435, 10 BEEBO PLACE, CLARENCE

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP 31529 EASEMENTS in Schedule of Easements affecting the said land within described which formerly comprised Part of Lot 12 on Sealed Plan No. 31529

SP 31529 & SP 9870 FENCING COVENANT in Schedule of Easements

SP 9870 COVENANTS in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Noise & Neighbour Management Statement

Unit1, 10 Beebo Place Howrah, Tas 7018

Noise and Neighbour Management Statement

The short-stay accommodation will be operated in a manner that minimises impacts on neighbouring properties and maintains residential amenity.

Noise management measures include:

- A strict no-party and no-event policy
- Quiet hours enforced between 10:00 pm and 7:00 am
- Guests are informed of noise expectations prior to arrival and during their stay
- Excessive noise or complaints will result in immediate contact with guests and, if required, termination of the stay

Neighbour and site management measures include:

- Maximum guest numbers strictly enforced
- No outdoor gatherings
- No amplified music
- Respectful use of shared and surrounding residential areas

Contact and response:

- A local contact person is available 24/7 to respond promptly to any issues or complaints
- Any complaints will be addressed immediately to ensure ongoing compliance

These measures ensure the short-stay use remains compatible with surrounding residential properties.

Description of Proposed Operation

Unit1, 10 Beebo Place Howrah, Tas 7018

The proposal involves the operation of an existing residential unit as short-stay accommodation (visitor accommodation).

The accommodation will be used for temporary stays only and will operate in a manner consistent with low-impact residential use.

Operational details are as follows:

- Maximum number of guests: 4 persons
- Type of use: Self-contained residential accommodation
- Events or parties: Not permitted
- Commercial functions: Not permitted
- Check-in / check-out: Managed remotely with clear house rules provided to guests
- Length of stay: Short-term visitor accommodation only
- Management: Privately managed by the owner
- Emergency contact: A local contact person will be available 24 hours a day, 7 days a week

No external alterations, building works, or changes to the existing residential layout are proposed.

The operation will utilise existing services and infrastructure only.

Floor Plan Description

The short-stay accommodation is proposed within an existing portion of the residential dwelling, as outlined by the yellow boundary shown in the accompanying aerial image.

The area proposed for short-stay use forms part of Unit 1 / 10 Beebo Place, Howrah and utilises the existing residential layout only. No changes to the building footprint, internal configuration, access arrangements, or services are proposed.

The short-stay accommodation area includes:

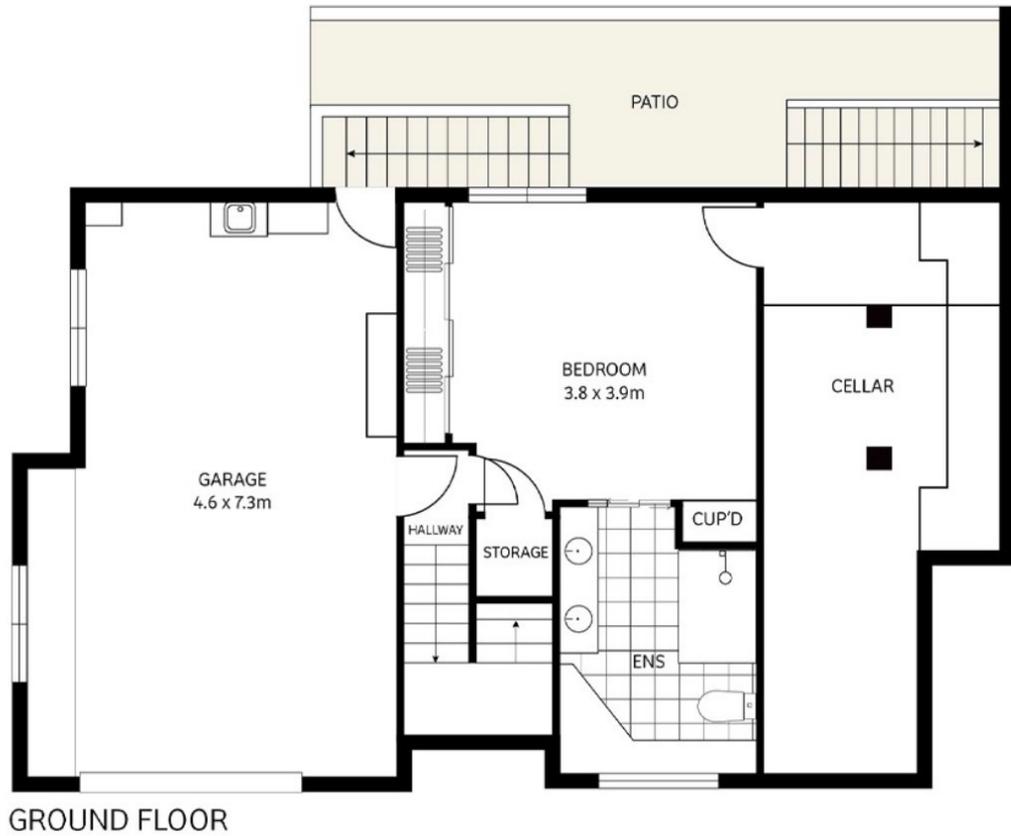
- Entry via the existing internal access
- First floor:
 - Open-plan living, dining and kitchen area
 - Two bedrooms
 - One bathroom
 - Internal circulation via existing hallways
 - Access to the existing external deck, forming part of the residential amenity
- Ground floor:
 - One bedroom
 - Internal access via existing stairway

Ground floor garage and associated storage areas remain part of the existing residential structure and are not altered or included in the short-stay accommodation area.

No additional buildings, extensions, or external works are proposed.

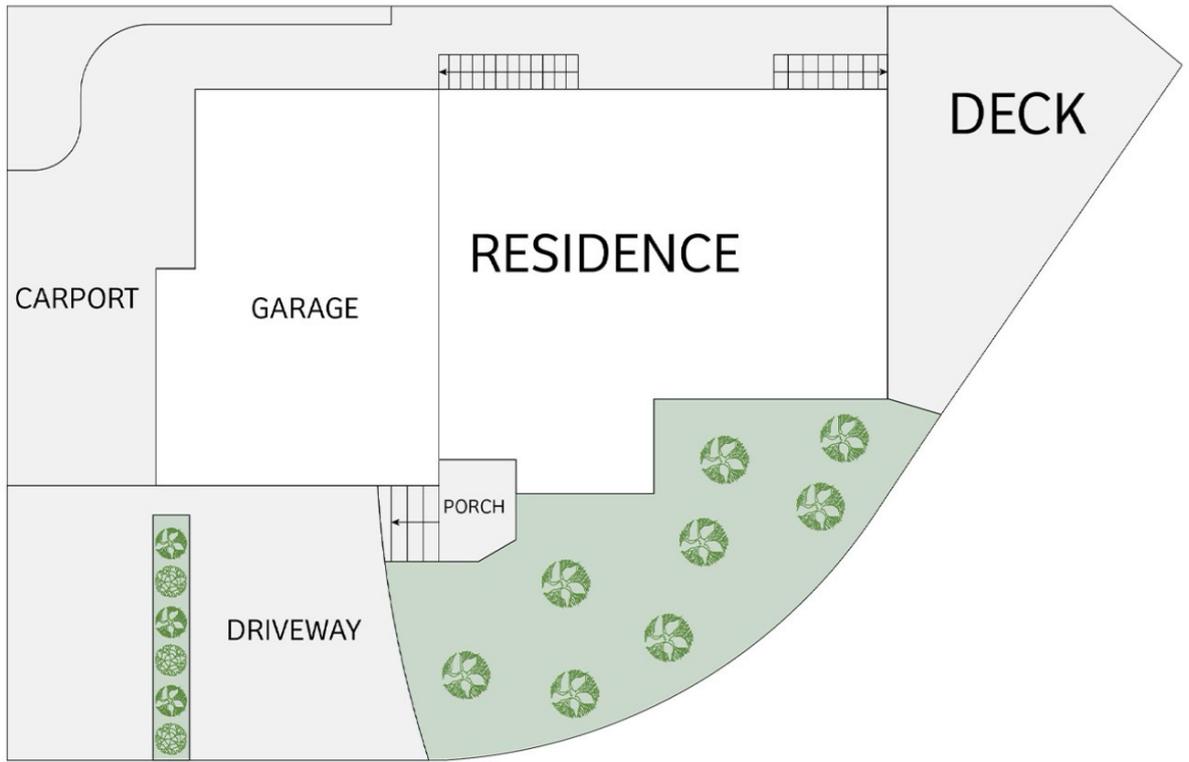
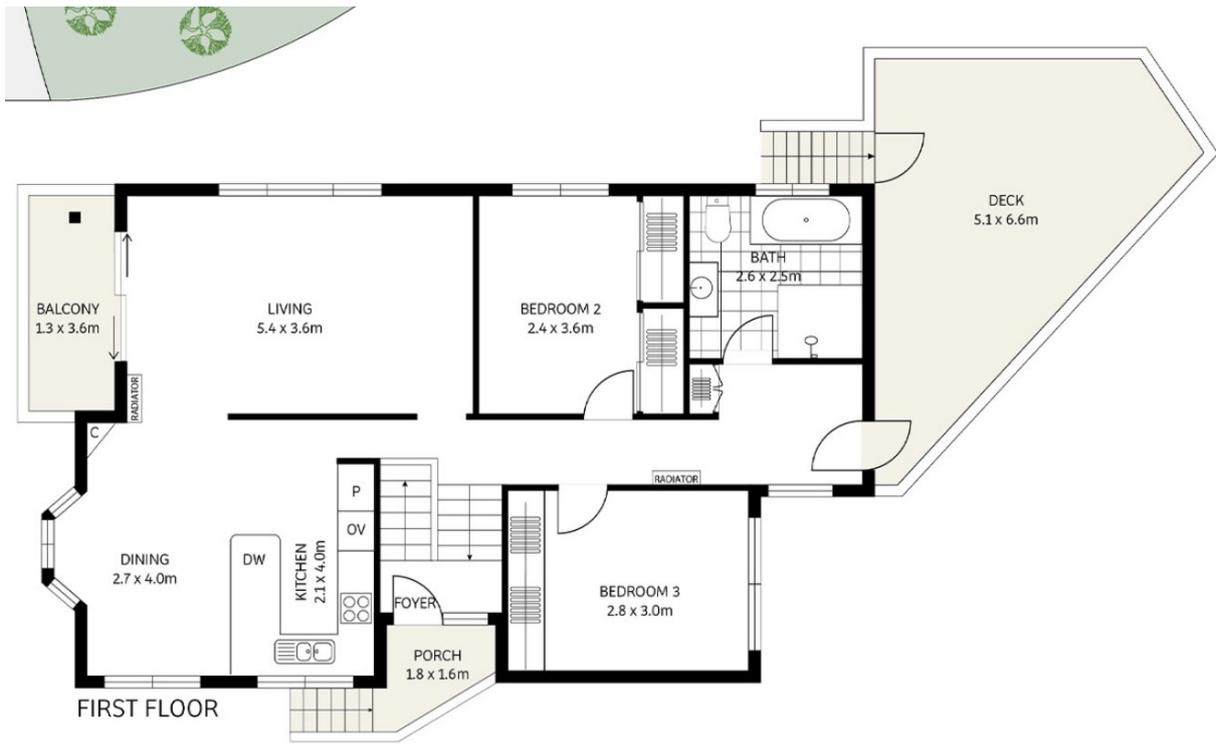
All services, parking arrangements, and access points remain unchanged and operate as existing.

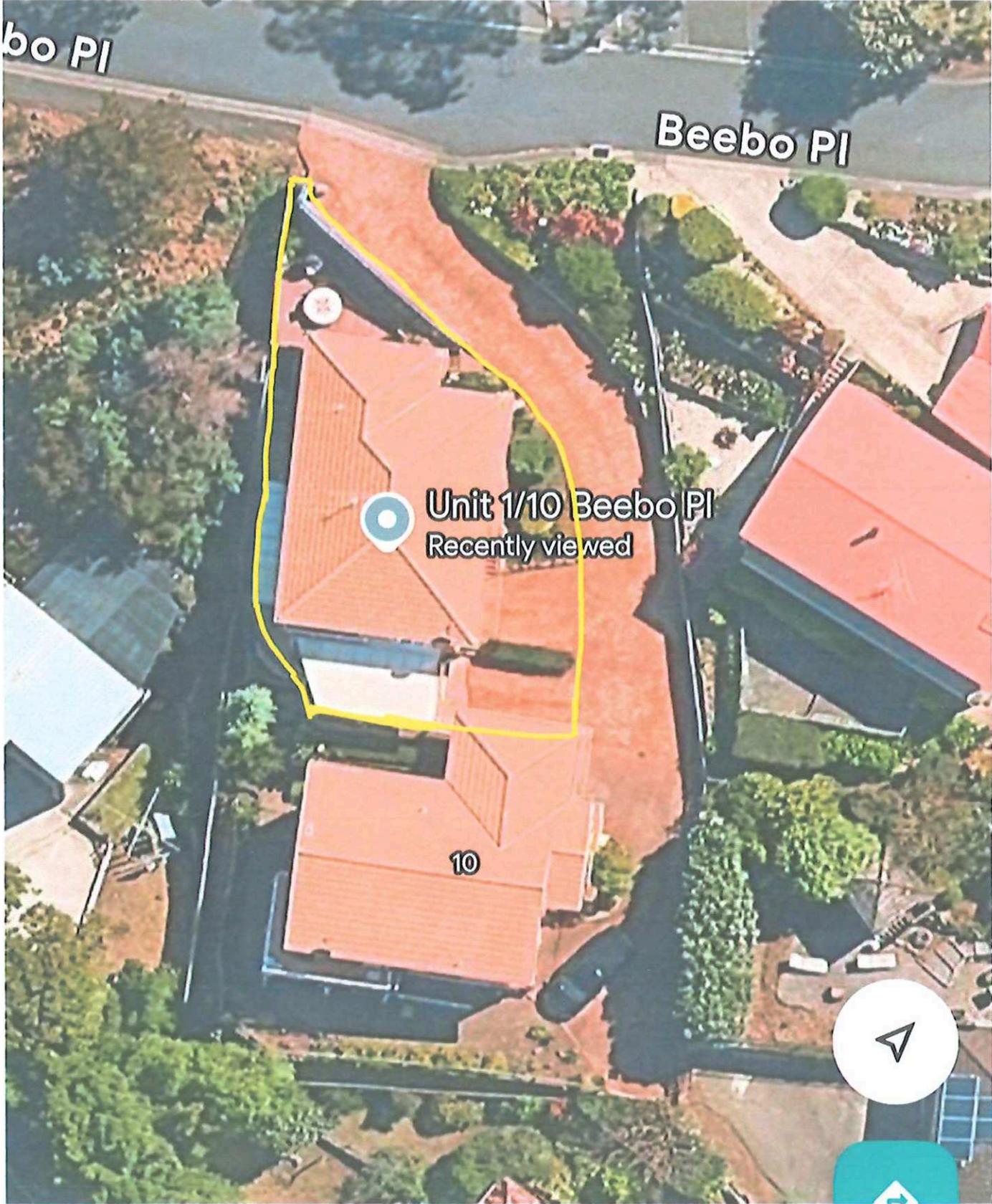
The use of the outlined area will remain consistent with standard residential use and is limited to short-stay visitor accommodation only.



1/10 Beebo Place, Howrah

House area: 151 sqm





bo PI

Beebo PI



Unit 1/10 Beebo PI
Recently viewed

10

