



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/058567

PROPOSAL: Change of Use to Visitor Accommodation

LOCATION: 28 Berega Street, Howrah

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 24 February 2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 24 February 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 24 February 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: **To use 28 Berega Street Howrah for short term accomodation**

Location: **28 Berega Street Howrah Tas**

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:

Current use of site: **Primary Place of Residence**

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.



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 - Proposed roads, driveways, car parking areas and footpaths within the site.
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- Where it is proposed to erect buildings, detailed plans with dimensions at a scale of

SEARCH OF TORRENS TITLE

VOLUME 61743	FOLIO 63
EDITION 5	DATE OF ISSUE 21-July-2022

SEARCH DATE : 15-Jan-2026

SEARCH TIME : 11.05 am

DESCRIPTION OF LAND

City of CLARENCE

Lot 63 on Sealed Plan 61743 (formerly being SP2283)

Derivation : Part of 150A-3R-0Ps. Gtd. to K.L. Murray

Prior CT 2464/39

SCHEDULE 1

C631156 TRANSFER to JASON BRAD NICHOLSON and MELISSA KAYE
NICHOLSON Registered 27-Feb-2006 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP 61743 FENCING PROVISION in Schedule of Easements

E309323 MORTGAGE to Secure Funding Pty Ltd Registered
21-July-2022 at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

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SCHEDULE OF EASEMENTS

PLAN NO.

S.P.2283

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

Each lot in Column A is :-

- (1) TOGETHER WITH a right of drainage over the drainage easement shown hereon Passing through the Lots and land specified opposite thereto in Column B and
- (2) SUBJECT TO a right of drainage over the drainage easement passing through that Lot as appurtenant to the Lots shown hereon and other land specified opposite thereto in Column C and for the Corporation wherever so specified.

<u>COLUMN A</u>	<u>COLUMN B</u>	<u>COLUMN C</u>
34	nil	35 - 46 inclusive Corporation
35	34	36-46 " "
36	34, 35	37 - 46 " "
37	34 - 36 inclusive	38 - 46 " "
38	34 - 37 "	39 - 46 " "
39	34 - 38 "	40 - 46 " "
40	34 - 39 "	41 - 46 " "
41	34 - 40 "	42 - 46 " "
42	34 - 41 "	43+ - 46+ " "O
43	34 - 42 "	44 - 46 "
44	and 43 "	45, 46
45	43 and 44 "	46
46	43 and 45 "	nil
58	59	Corporation
59	nil	58 balance
64	65, 66	nil
65	66	64 balance
66	nil	64, 65 balance
68	nil	balance

+ affected easement along eastern boundary " " southern boundary

INTERPRETATION

"Balance" means the land remaining in Certificate of Title Regd. Volume 2094 Folio 11 after excluding thereout the land in this plan.

"Corporation" means the Warden, Councillors and Electors of the Municipality of Clarence

FENCING PROVISION

Each lot is subject to the provision that the Vendors, Greater Hobart Development Proprietary Limited, shall not be required to fence.

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The COMMON SEAL of GREATER HOBART DEVELOPMENT PROPRIETARY LIMITED as registered proprietor of the land in Certificate of Title Volume 2094 Folio 11 was hereto affixed in accordance with its Articles of Association in the presence of:



Barrie Valentine Director

SIGNED for and on behalf of GREATER HOBART

DEVELOPMENT PROPRIETARY LIMITED as registered proprietor of the land in Certificate of Title Regd. Volume 2094 Folio 11 by its Solicitors Lovibond Valentine & Reach in the presence of:

GREATER HOBART DEVELOPMENT PTY. LTD.

PER

[Signature]

D. W. Nunn
Solicitor
Hobart

SIGNED by JAMES TRAVERS BUTLER

and JOHN ANDREW MUNNINGS as Mortgagees under Mortgage Number A22897 in the presence of:

[Signatures of James Travers Butler and John Andrew Munnings]

D. W. Nunn

SIGNED by the NATIONAL BANK OF AUSTRALASIA LIMITED by its Attorney as Mortgagees under Memorandum of Mortgage Number A269835 in the presence of: A297660

Assented on behalf of THE NATIONAL BANK OF AUSTRALASIA LIMITED by its Attorneys under Power of Attorney No. 18943 and 2028 (who state that they hold the office in the Bank indicated under their signatures) in the presence of:

[Signatures of National Bank of Australasia Limited representatives]
Manager Hobart Office
Assistant Hobart Office
Bank Accountant

*Corporate Counsel for the
Proprietor of the said Property
1861*
Louis Valentine

Who hereby certifies that he has received no notice of revocation of the Power of Attorney No. 2628 granted to him, at the date of this document.

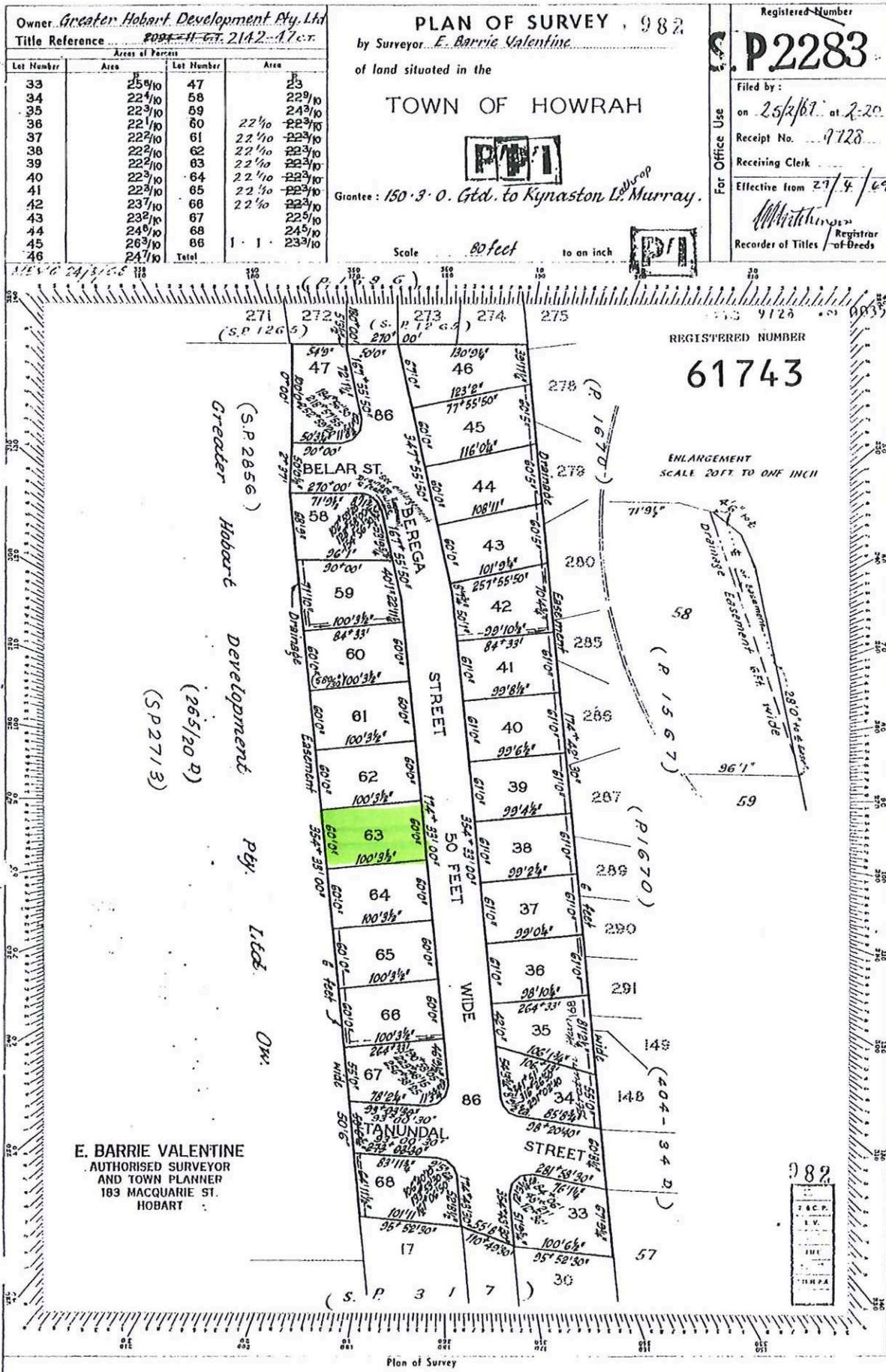
This is the schedule of easements attached to the plan of lots 33 - 47 inclusive and Lots 58-68 inclusive on Scaled Plan No. comprising part of the land in

Certificate of Title Regd. Volume 2094 Folio 11 (Insert Title Reference)

Scaled by the Clarence Council on 13th January 1969

14008

[Signature] Council Clerk/Town Clerk



E. BARRIE VALENTINE
AUTHORISED SURVEYOR
AND TOWN PLANNER
183 MACQUARIE ST.
HOBART

SP. 2288

Surveyor's Declaration

I, Eric Barrie Valentine, of Sandy Bay, Registered Surveyor, of Tasmania, do hereby certify that this plan has been made from surveys executed by me or a registered pupil under my personal supervision, inspection and field check, and that both plan and survey are correct, and have been made in accordance with the Land Surveyors' By-Laws 1966.

Eric Barrie Valentine
 Authorised Surveyor

Dated this 22nd day of October 1988

To be completed when additional sheets are annexed:
 Detailed drawings of the parcels shown in the above plan are contained in the additional sheet/s annexed hereto and signed by us.

Surveyor.....

Council Clerk.....

Office Examination by Surveyor

Survey Commenced.....

Survey Finished.....

Error of Close.....

Plot Checked.....

Mathematically Checked.....

Examined as to Boundaries.....

Entered on Card.....

19/3/69

29.4.69

26/2/88

NEW SERIES TITLES	
LOT AREA	P.1

PATIO DECK OVER STEPS NOT SHOWN FOR CLARITY

NOTE: FILL CAVITY WITH CONC TO COURSE ABOVE PAVING PROVIDE WEAP HOLES

SIDE ELEVATION

SIDE ELEVATION

HEIGHT VARIES 2.0 - 2.3

G.L. TOP OF FOOTING

EXISTING FOOTINGS

TYPICAL DETAIL TO PERIMETER

10-01 BESSER WALLS

EXISTING PIERS & BEARRERS REMOVED REPLACE WITH 250 UB^s ON 76x76 RH'S COLS

100 CONC SLAB F62T

FORTECON MEMBRANE CHRY UP BUILD INTO WALL

RUMPOS RM

250 UB^s ON 76x76 RH'S COLS

GENERAL PURPOSE ROOM

PROVIDE NEW DOORWAY TO EXISTING WALL

EXISTING GARAGE NEW TIMBER FRAMED WALL

NOTES:

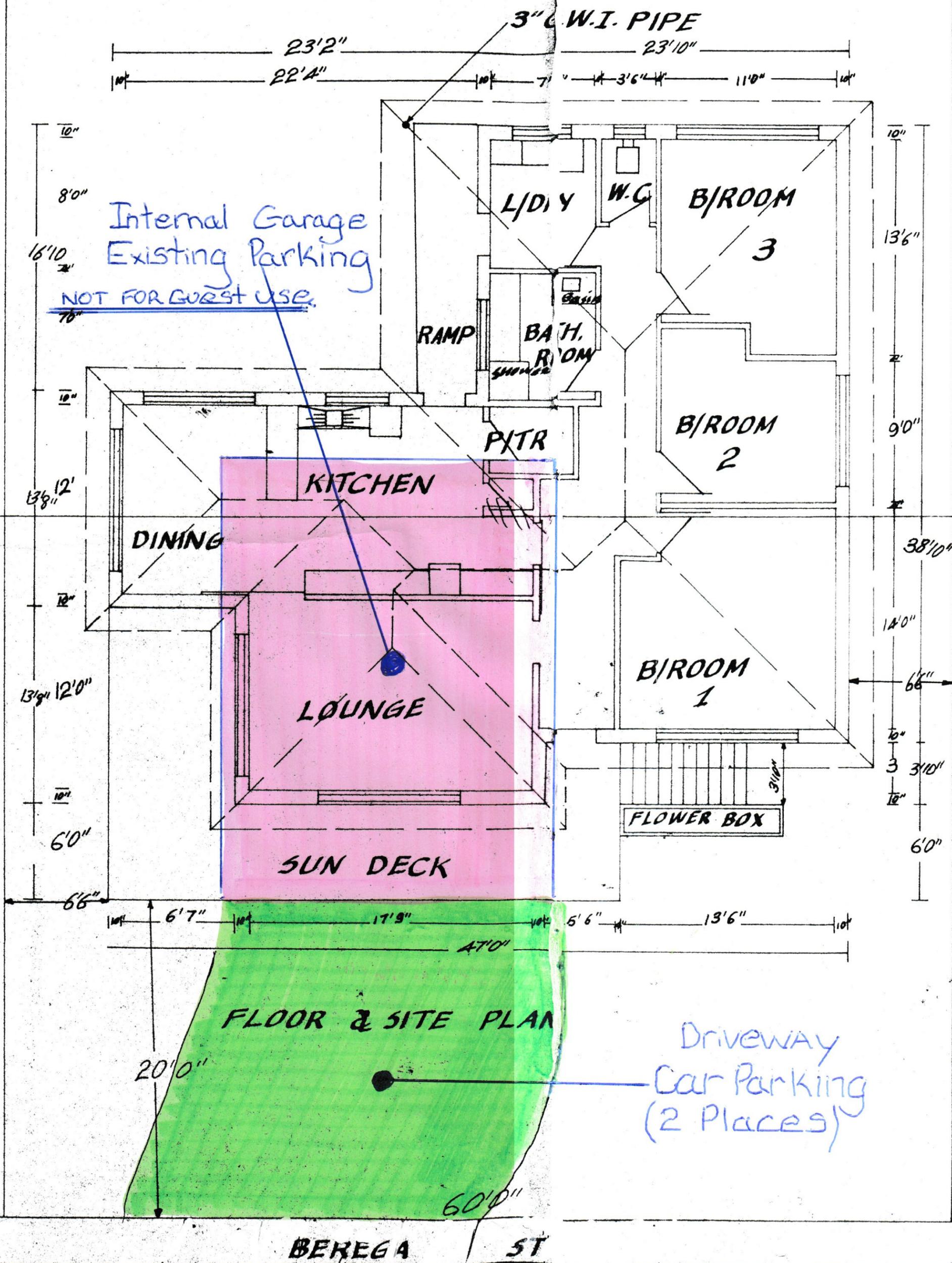
- 1 PROVIDE 125x75 D TO BEARRERS WHERE PIERS REMOVED FOR OPENINGS
- 2 PROVIDE ADDITIONAL FLOOR JOISTS WHERE REQUIRED
- 3 TIMBER WALLS FRAMED WITH 90x38 STABILISED FRAMING PLASTERBOARD LINING

EXISTING PAVING LEVEL 2

REAR ELEVATION

MUNICIPALITY OF CLARENCE
APPROVED PLANS.
 These Plans form part of the application approved by
 Permit Number... 362/83
 Date... 15/7/83
 R. N. Manzi
 BUILDING SUPERVISOR

PROPOSED ADDITIONS AT NO 28 BEREGAST FOR MRS NOYE



28 Berega Street Howrah

Car Parking for Two Cars

