



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/058569

PROPOSAL: Change of Use to Visitor Accommodation

LOCATION: 1/23 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 1-21 Berega Street Howrah for short term accomodation

Location: **1-21 Berega Street Howrah Tas**

Personal Information 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.

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.

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: **Rental property**

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.

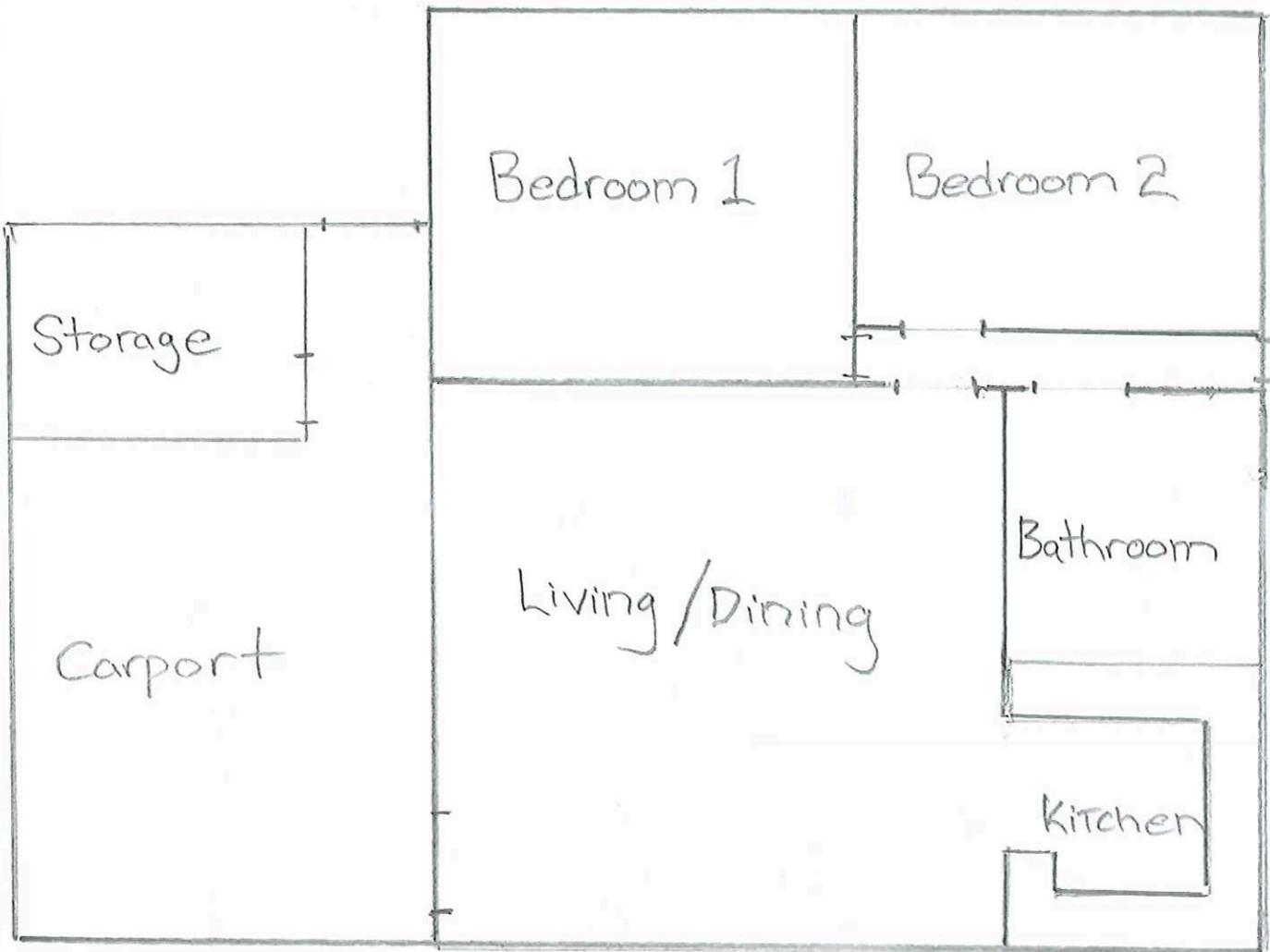
Acknowledgement

- 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.

Unit 1-21 Berega Street Howrah



Jason Nicholson & Melissa Nicholson

28 Berega Street

Howrah, Tasmania 7018

jasonbradnicholson@gmail.com

0448 855 098

4th February 2026

Clarence City Council
38 Bligh Street
Rosny Park, Tasmania 7018

APPLICATION FOR CHANGE OF USE – LONG-TERM RENTAL TO SHORT- STAY ACCOMMODATION

Att Ryan Peterson

We are writing to formally apply for approval to convert our property at unit 1 21 Berega Street, Howrah, Tasmania, 7018 from a long-term rental to a short-stay accommodation under the council's relevant planning and short-stay rental regulations.

The property is currently leased as a long-term rental, but given the growing demand for quality short-term accommodation in the Clarence area, we believe this transition will provide significant benefits to both visitors and the local community.

Key Benefits of the Proposed Change:

- **Support for Local Tourism & Economy** – With increasing visitor numbers to Hobart and surrounding areas, offering high-quality short-stay accommodation will help attract tourists, professionals, and business travelers, benefiting local businesses and services.
- **Responsible Management & Compliance** – We will ensure the property adheres to all council regulations, including noise restrictions, waste management, and guest conduct policies. We will also oversee professional cleaning services and maintain high operational standards.
- **Minimal Impact on Neighbors & Community** – The property will have clear house rules, guest screening processes, and noise monitoring measures to minimize any potential disruption. Additionally, the property will have a maximum occupancy of 4] guests, ensuring responsible usage.

RECEIVED

04 FEB 2026

**BY: CUSTOMER
CONTACT**

- Contribution to Housing Diversity – While long-term rental housing remains important, short-term rentals serve a different market, such as short-term workers, holidaymakers, and individuals relocating to the area. This diversification can help meet a range of accommodation needs.

We are happy to provide any additional documentation, such as a management plan, operational guidelines, or any other information the council may require to assess this application.

We appreciate your time and consideration and look forward to your guidance on the next steps in this process. Please feel free to contact us at 0448 855 098 or jasonbradnicholson@gmail.com if you require further details.

Yours sincerely,

Two handwritten signatures in blue ink. The first signature is on the left and the second is on the right.

Jason Nicholson & Melissa Nicholson

SEARCH OF TORRENS TITLE

VOLUME 59445	FOLIO 0
EDITION 3	DATE OF ISSUE 08-Feb-1999

SEARCH DATE : 01-Feb-2026

SEARCH TIME : 05.09 pm

DESCRIPTION OF LAND

City of CLARENCE

The Common Property for Strata Scheme 59445 (formerly being STR168)

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

Prior CT 3053/70

SCHEDULE 1

STRATA CORPORATION NO. 59445, BEREGA COURT, HOWRAH

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP 2283 EASEMENTS in Schedule of Easements

SP 2283 FENCING PROVISION in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 59445	FOLIO 1
EDITION 10	DATE OF ISSUE 18-July-2022

SEARCH DATE : 15-Jan-2026

SEARCH TIME : 10.51 am

DESCRIPTION OF LAND

City of CLARENCE

Lot 1 on Strata Plan 59445 (formerly being STR168) and a general unit entitlement operating for all purposes of the Strata Scheme being a 216 undivided 1/1000 interest

Derived from Strata Plan 59445

Derivation : Part of 150A-3R-0Ps Gtd to K L Murray
Prior CT 3311/31

SCHEDULE 1

M751332 TRANSFER to JASON BRAD NICHOLSON and MELISSA KAYE
NICHOLSON Registered 10-Apr-2019 at noon

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 59445 folio 0

SP 2283 EASEMENTS in Schedule of Easements

SP 2283 FENCING PROVISION in Schedule of Easements

E310171 MORTGAGE First Mortgage Company Home Loans Pty Ltd
Registered 18-July-2022 at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



Conveyancing and Law of Property Act, 1884

STRATUM PLAN

REGISTERED NUMBER

59445

No. 168

Sheet 1 of 4 Sheets

City or Town HOWRAH

Locality Berega Street

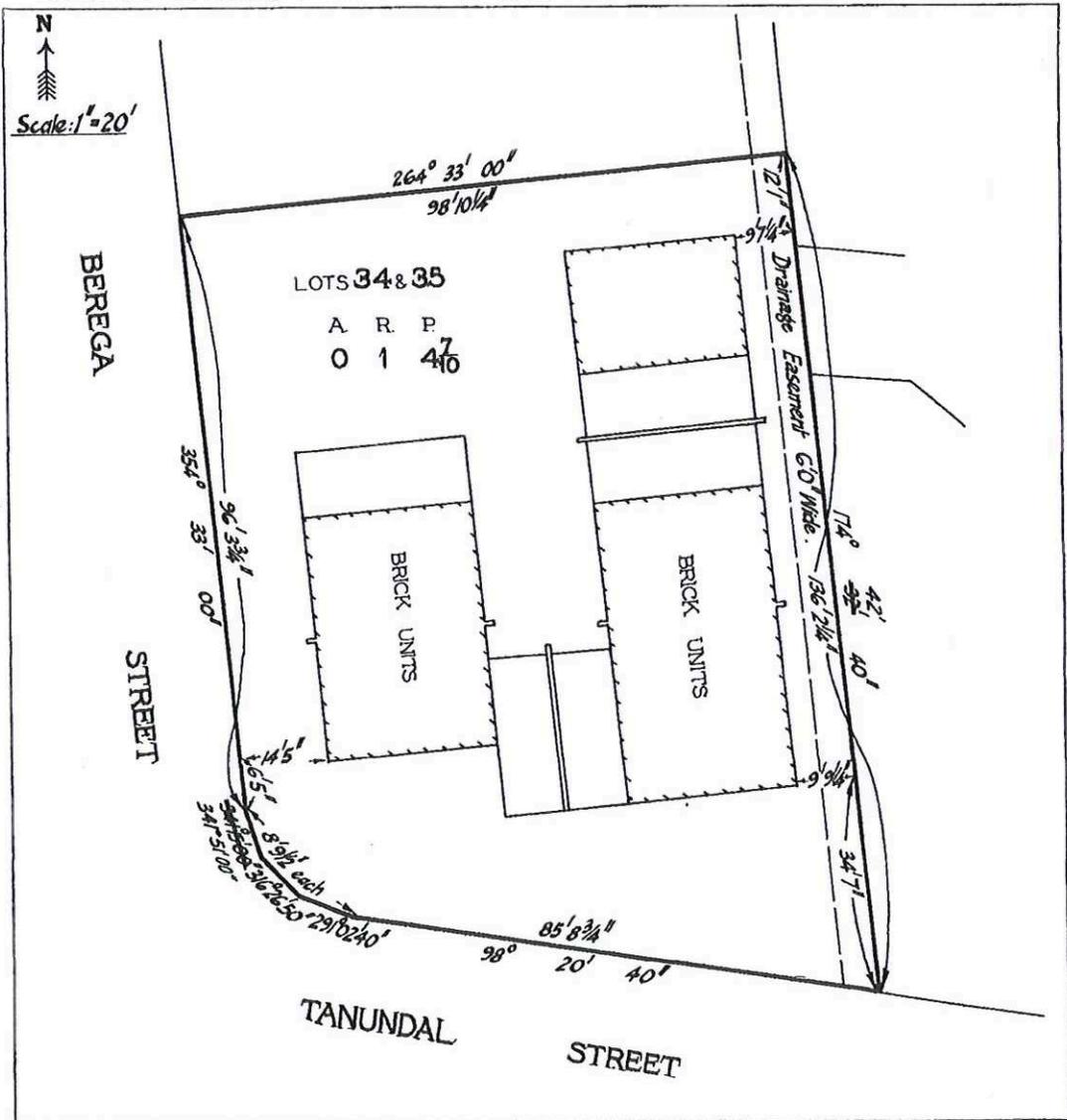
Reference to Title ~~UT 2464-20~~ ~~OT 2464-21~~ 3053/70.ct

Site comprises the whole of Lots 34 & 35 on Sealed Plan No. 2283 in the ~~BRAYBANK~~

Lands Titles Office ~~REGISTRY OFFICE~~

The name of the building is BEREGA COURT HOWRAH

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



REGISTERED this 19th day of December 1972, No. 168

M. L. Barry
Recorder of Titles
Registrar of Deeds

This plan is lodged for registration by W.S. & M.L. Barry

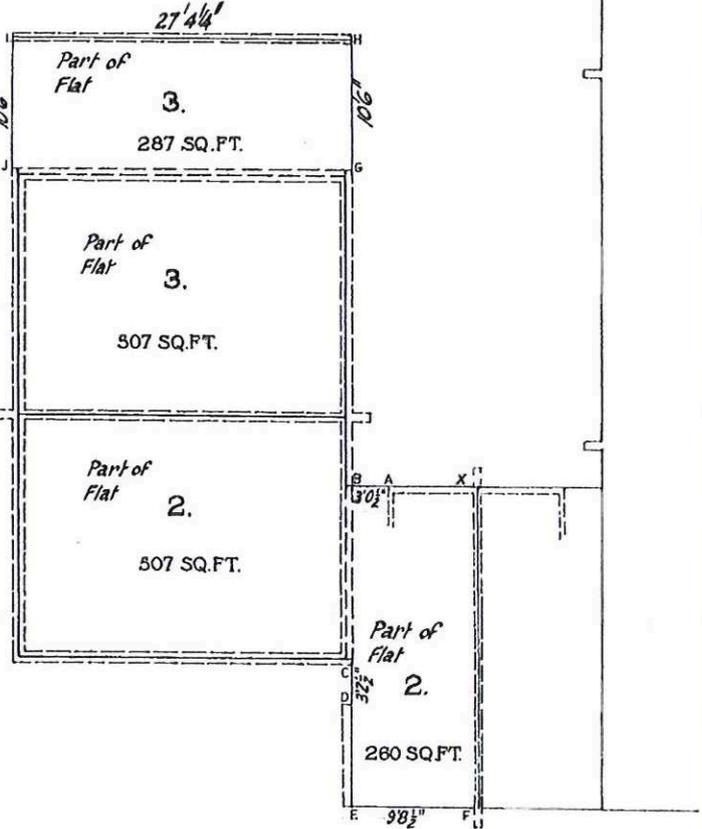
Sheet 2 of Sheets

Revised
Town Clerk/Council Clerk

Scale: 1" = 10'

STREET

BEREGA



Horizontal boundaries of the minor parts of each flat are shown by a full line and are generally the face of walls. *flat*
 except portions marked A, B, C, D, E, F, G, H, I, J, which are *flat*
 open. The centre of walls unless otherwise defined
 The boundary marked A, X, is along the external face of the wall
 and the boundary marked D, E, is along the internal face of the
 wall.
 Boundaries marked A, B, C, D, E, F, G, H, and I, J, are open and are
 defined by measurement

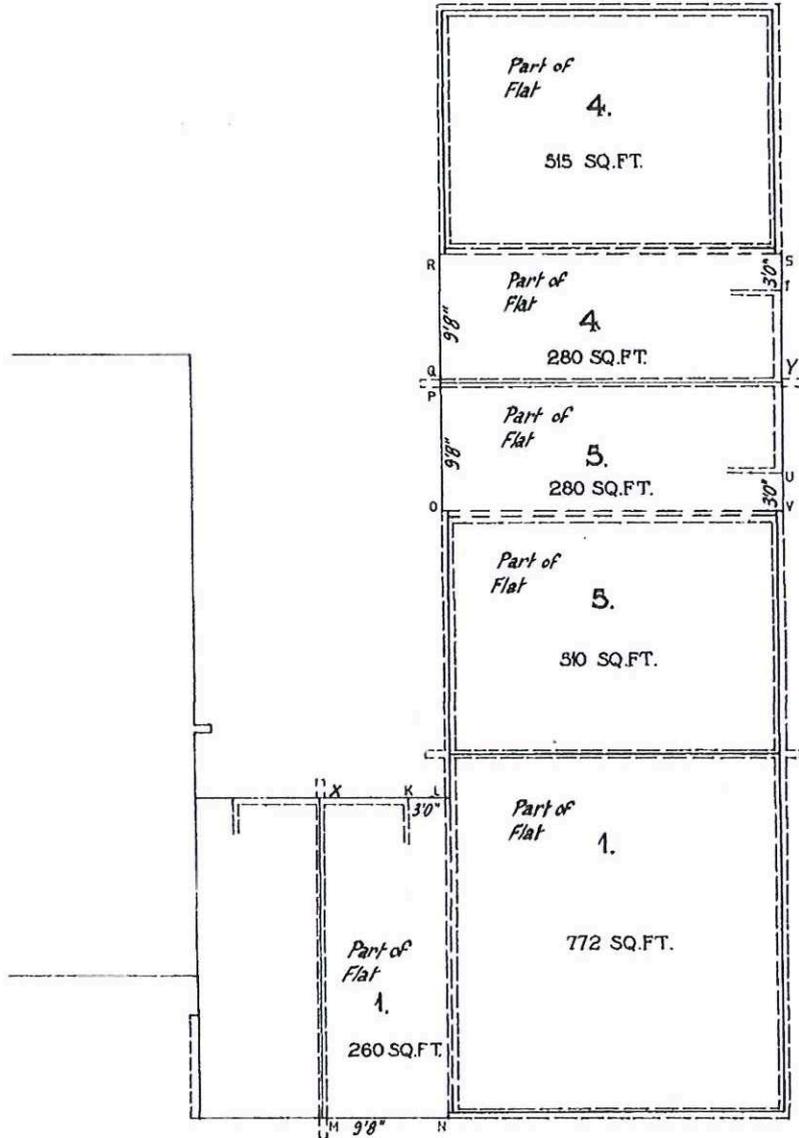
TANUNDAL
STREET

Sheet 3 of 4 Sheets

Keane
Town Clerk/Council Clerk

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.

Scale: 1"=10'



Horizontal

boundaries of the minor parts of each flat are shown by a full line and are generally the face of walls except portions marked KL, MN, OP, QR, ST, UV, which are open. The centre of walls unless otherwise defined. Boundaries marked TY, YU, & XK are along the external face of walls. Boundaries marked KL, MN, OP, QR, ST & UV are open and are defined by measurement.

