



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/062896

PROPOSAL: Demolition of Existing Outbuilding & New Outbuilding (Single Dwelling)

LOCATION: 33 Hymettus Street, Howrah

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 24/08/2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 24/08/2026. 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 24/08/2026.

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.

Clarence City Council



APPLICATION FOR DEVELOPMENT / USE OR SUBDIVISION

The personal information on this form is required by Council for the development of land under the Land Use Planning and Approvals Act 1993. We will only use your personal information for this and other related purposes. If this information is not provided, we may not be able to deal with this matter. You may access and/or amend your personal information at any time. How we use this information is explained in our **Privacy Policy**, which is available at www.ccc.tas.gov.au or at Council offices.

Proposal:

Replace existing shed with new .

Location:

Address: 33 Hymettus Street

Suburb/Town: Howrah TAS

Postcode 7018

Current
Owners/s:

Applicant:

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 a Council Officer, please give their name

Current Use of Site:

Residential 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. Where the application is submitted under Section 43A, the owner's 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.*

Applicant's
Signature:

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.**

SEARCH OF TORRENS TITLE

VOLUME 79273	FOLIO 16
EDITION 3	DATE OF ISSUE 24-Feb-2026

SEARCH DATE : 08-July-2026

SEARCH TIME : 10.14 am

DESCRIPTION OF LAND

City of CLARENCE

Lot 16 on Diagram [79273](#) (formerly being 337-16D)

Derivation : Part of 390 Acres Gtd.to W.S. Sharland & Ors.

Prior CT [2947/20](#)SCHEDULE 1

[N301805](#) TRANSFER to BENJAMIN GEORGE HOLMES and HANNAH ROSE
HOLMES Registered 24-Feb-2026 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
BENEFITING EASEMENT a right of carriageway over Hymettus
Street on D. [79273](#)

[A110285](#) FENCING CONDITION AND OTHER CONDITIONS in Transfer

[E444034](#) MORTGAGE to MyState Bank Limited Registered
24-Feb-2026 at 12.02 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

D 337
16

DIAGRAM FROM ACTUAL SURVIVOR

REGISTERED NUMBER

79273

No. OF APPLICATION

TOWN OF HOWRAH

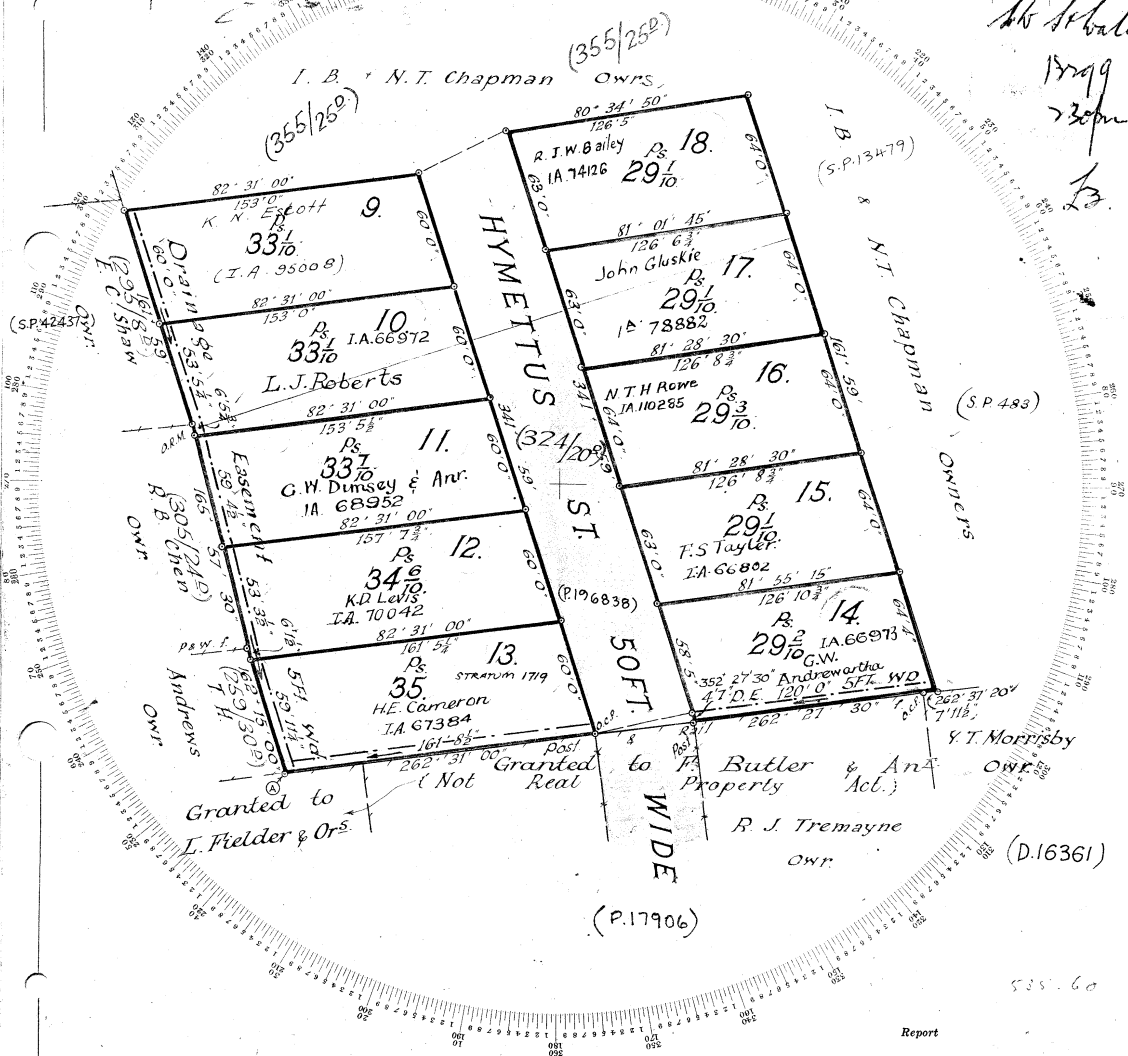
Scale *50 feet* to an inch

Lb Chapman Nov
C.T. 831/28. ✓

Part of ³⁹⁰~~320~~ Ac. ¹⁸⁰~~360~~ to ^S~~Wm~~ Sharland
¹⁶⁰~~Wm~~ Tarleton & ²⁰⁰~~Wm~~ Loyett.

COR.	BEARING	DISTANCE IN LINKS	FROM

St. Schwalbe
1899
230m
13.



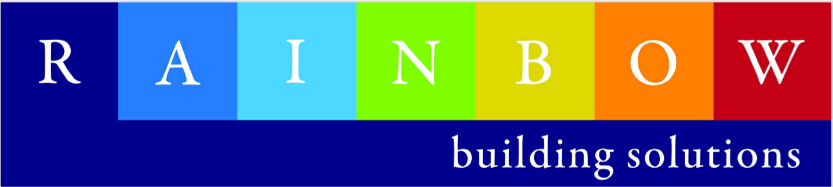
To be filled in by Surveyor	Date of Instructions
	Survey commenced
	Survey finished
	Error of close 1 in
	<i>Prof</i>
	Regulations Checked
	Computations Checked
	Examination as to B
	Entered on Diagrams
	Entered on General
Office Examination	State Permanent Map
	Finally examined

May be acted upon
Acted upon

PURCHASER'S	NAME	ACT	DATE OF CONTRACT	GRANTED
	[		1 <u>Ross</u>	<u>L</u>
			Registered Surrender	
			this plan has been in	
			u-der my own possession	
			the 4, and that when	
			over made in records	
			No. 2, dated 3rd July,	
			Dated this 10 th day of	

Dated this 10th day of Jan. 1956.

Authorized Surveyor



CHECK CAREFULLY ALL ASPECTS OF THESE DOCUMENTS BEFORE COMMENCING WORK.

ANY ERRORS OR ANOMALIES TO BE REPORTED TO THE DRAWER BEFORE WORK IS CONTINUED

CONFIRM ALL SIZES AND HEIGHTS ON SITE

DO NOT SCALE OFF PLAN

ALL CONSTRUCTION IS TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND ALL RELEVANT AUSTRALIAN STANDARDS

CONSTRUCTION STANDARDS:
ALL WORKS SHOULD BE GENERALLY INLINE WITH THE PRACTICES SET OUT IN THE 'GUIDE TO STANDARDS AND TOLERANCES 2007'

WIND LOADS DETERMINED IN ACCORDANCE WITH AS 4055 - WIND LOADS FOR HOUSING

THESE DOCUMENTS TO BE USED WITH ALL DOCUMENTATION PREPARED BY AN ENGINEER

THESE DOCUMENTS ARE INTENDED FOR COUNCIL APPLICATIONS AND NORMAL CONSTRUCTION, THEY ARE NOT TO BE USED FOR TENDERING PURPOSES OR INSPECTIONS.

THIS DESIGN IS COVERED UNDER COPYRIGHT AND ANY CHANGES MUST BE CONFIRMED BY "WILKIN DESIGN & DRAFTING" THE DRAWER RETAINS ALL "INTELLECTUAL PROPERTY"

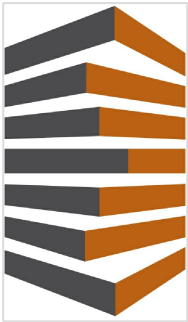
REQUIREMENTS OF SCHEDULE 1

DESIGNER : T. WILKIN - CC678X
PROJECT ADDRESS : 33 HYMETTUS ST HOWRAH TAS 7018
CLIENT NAME : B. & H. HOLMES
TITLE REF : 79273/16
FLOOR AREA : 63.00m²
DESIGN WIND SPEED : N2
SOIL CLASSIFICATION : M
CLIMATE ZONE : 7
BAL LEVEL : LOW
ALPINE AREA : N/A
CORROSION ENVIRONMENT : N/A
KNOWN SITE HAZARDS : NONE

INDEX OF APPLICATION SET:
ARCHITECTURAL DRAWINGS - PAGE 00 - 02
ENGINEERING DRAWINGS - NO
SPECIFICATIONS - NO
ADDITIONAL PAGES - FORM 35

LEGEND:
COVER PAGE
PAGE 1# SITE PLAN
PAGE 2# FLOOR PLAN/ELEVATIONS

PROPOSED SHED FOR B. & H. HOLMES AT 33 HYMETTUS ST HOWRAH TAS 7018



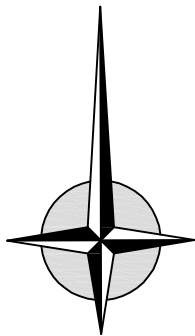
P.O. BOX 478
LAUNCESTON
TASMANIA 7250

ACCREDITATION NO:
CC678 X

DATE:
13/07/2026

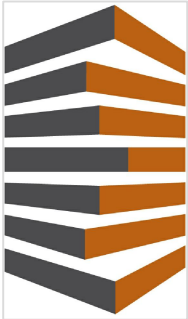
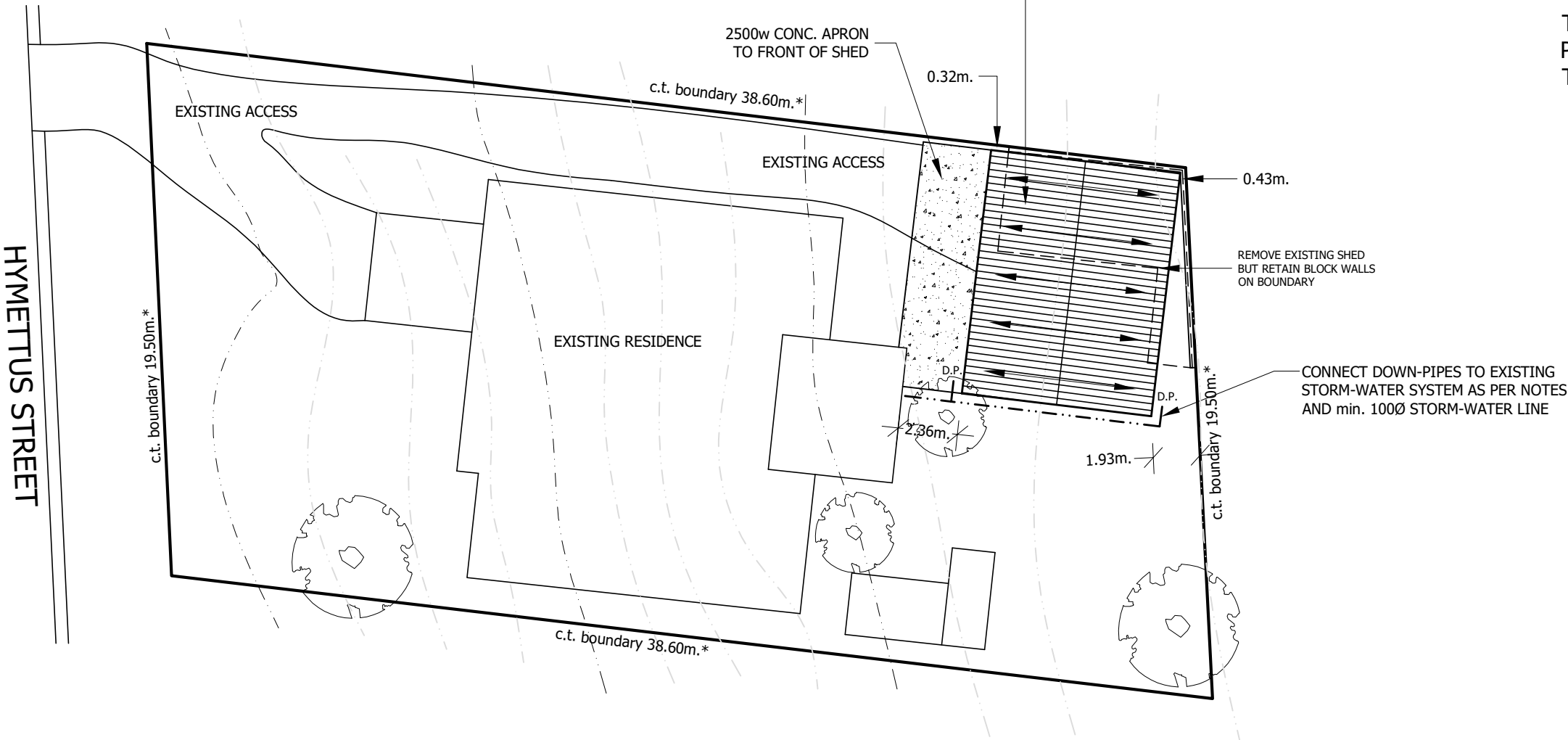
JOB NUMBER:
DA/BA-26SRHOLM

NOTE: TABLE FOR UNPROTECTED EMBANKMENT SLOPES SLOPE = H:L		
SOIL TYPE	COMPACTED FILL	CUT
STABLE ROCK	2:3	8:1
SAND	1:2	1:2
SILT	1:4	1:4
CLAY	(FIRM) 1:2	1:1
	(SOFT) NOT SUITABLE	2:3
SOFT SOILS	NOT SUITABLE	NOT SUITABLE



33 HYMETTUS ST
HOWRAH TAS 7018

TITLE REF: 79273/16
PROPERTY ID: 5215756
TITLE AREA = 741.08m²*



wilkin
design

P.O. BOX 478
LAUNCESTON
TASMANIA 7250

ACCREDITATION NO:
CC678 X

NOTES:
-----,

PROJECT TITLE:
HOLMES SHED

HYMETTUS ST
HOWRAH

REVISION:
-----,

DATE:
13/07/2026

SCALE:
AS SHOWN

JOB NUMBER:
DA/BA-26SRHOLM

PAGE:
01 of 02

NOTE:
THESE PLANS HAVE BEEN PREPARED ALONGSIDE
INFORMATION AND DIMENSIONS FROM BOTH THE DIRECT
CLIENT, TheList AND ONLINE INFORMATION.
ALL ASPECTS OF THE DRAWING SHOULD BE CHECKED
THOROUGHLY BEFORE COMMENCEMENT OF WORK. IF IN
DOUBT SEEK ADVICE FROM WILKIN DESIGN.

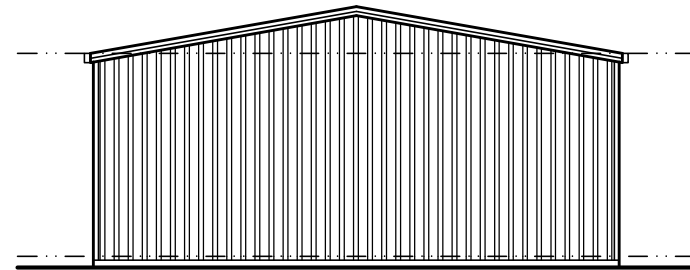
SET OUT NOTES:
- THE BUILDER IS TO SET OUT THE WORKS IN CONJUNCTION
WITH THE ACCOMPANYING PLANS. THE FINAL POSITION IS TO
BE CONFIRMED BY THE CLIENT AS TO BEING CORRECT. ALL
DIMENSIONS HEIGHTS AND LEVELS ARE TO BE CONFIRMED ON
SITE BY ALL PARTIES INCLUDING LOCAL COUNCIL, OWNER AND
ENGINEER BEFORE ANY EXCAVATION IS TO BE CARRIED OUT.

PLUMBING NOTES:
- ALL PLUMBING WORK BOTH WASTE AND WATER TO
COMPLY WITH CURRENT BCA AND AS 3500 WITH ALL
LOCAL COUNCIL REQUIREMENTS SATISFIED.
- ALL DRAINS ARE TO BE 100mm PVC SEWER PIPE SET IN
12mm BLUEMETAL WITH A MINIMUM DEPTH OF 500mm ALL
AS PER AS 3500 "PLUMBING AND DRAINAGE".
- STORMWATER DRAIN INSTALLATION SHALL COMPLY WITH
AS 3500.

SITE PLAN 1:200

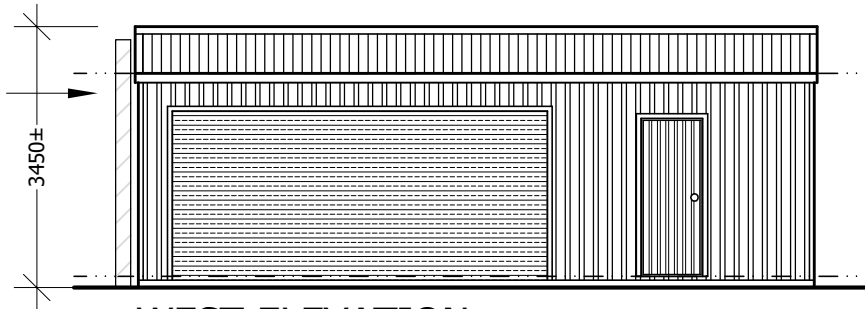
NOTE: ALL DIMENSIONS TO BE CONFIRMED ON SITE.

NOTE: ALL DIMENSIONS TO BE CONFIRMED ON SITE.
* TITLE DIMENSIONS HAVE BEEN CONVERTED FROM LINKS,
PERCHES AND ROODS AND MUST NOT BE USED FOR SETTING
OUT OR ANY OTHER REFERENCE FOR SURVEYING, THEY ARE
INDICATIVE ONLY

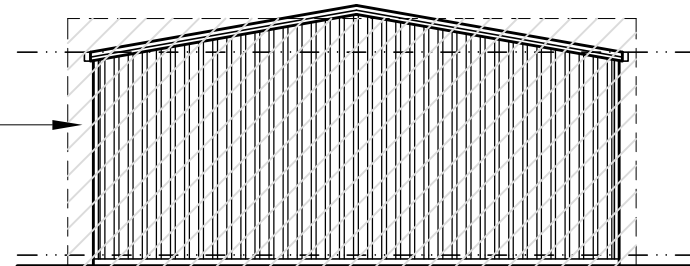


SOUTH ELEVATION
1:100

EXISTING BLOCKWORK
WALL ON BOUNDARY TO
REMAIN IN PLACE



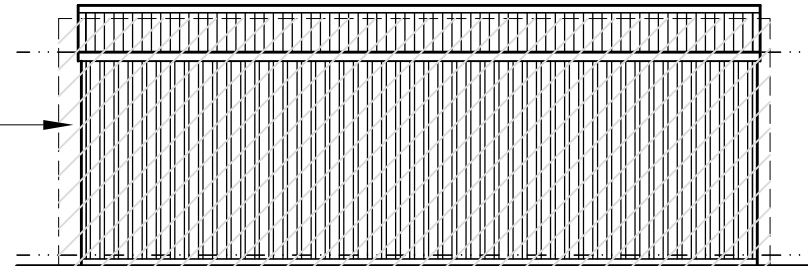
WEST ELEVATION
1:100



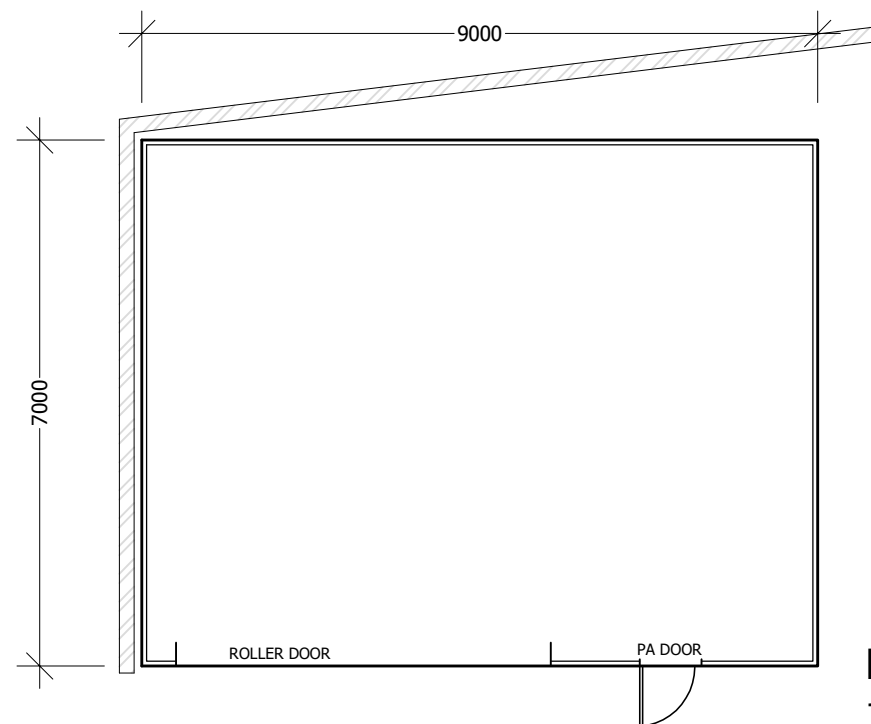
NORTH ELEVATION
1:100

EXISTING BLOCKWORK
WALL ON BOUNDARY TO
REMAIN IN PLACE

EXISTING BLOCKWORK
WALL ON BOUNDARY TO
REMAIN IN PLACE



EAST ELEVATION
1:100



FLOOR PLAN
1:100



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design

P.O. BOX 478
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