



DEVELOPMENT APPLICATION

PDPLANPMTD-2024/044150

PROPOSAL: Change of use to Visitor Accommodation

LOCATION: 219 Clarence Street, Howrah

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 10 July 2024

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 10 July 2024. 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 July 2024.

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:

.....Rent whole house as Air BNB.....

Location:

Address.....219 Clarence Street.....
Suburb/TownClarence..... Postcode7018

Current Owners/s:

Name/s / Company.....Ha Investments (Tas) Pty Ltd.....

Applicant:

Personal Information Removed

Tax Invoice for application fees to be in the name of: (if different from applicant)

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

Paul Woodcock

Current Use of Site:

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. 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:

Signature  Date 1 May 2024

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 251449	FOLIO 1
EDITION 12	DATE OF ISSUE 19-Jun-2021

SEARCH DATE : 23-Feb-2023

SEARCH TIME : 09.16 AM

DESCRIPTION OF LAND

City of CLARENCE
 Lot 1 on Plan 251449
 Derivation : Part of Lot 30112 Gtd to Tasman Nation
 Prior CT 3491/89

SCHEDULE 1

M889786 TRANSFER to HA INVESTMENTS (TAS) PTY LTD Registered
 19-Jun-2021 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 BENEFITING EASEMENT: a right of drainage over the Drainage
 Easements marked F.A. and G.B. on Diagram No. 77107
 BURDENING EASEMENT: a right of drainage (appurtenant to Lots 1,
 2 and 3 on Diagram No. 77107) over the Drainage
 Easement passing through Lot 4 on Diagram No. 77107
 E262273 MORTGAGE to Pepper Finance Corporation Limited
 Registered 19-Jun-2021 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OS 512

ANNEXURE TO CERTIFICATE OF TITLE VOL. 3491 FOL. 89

Recorder of Titles



REGISTERED NUMBER

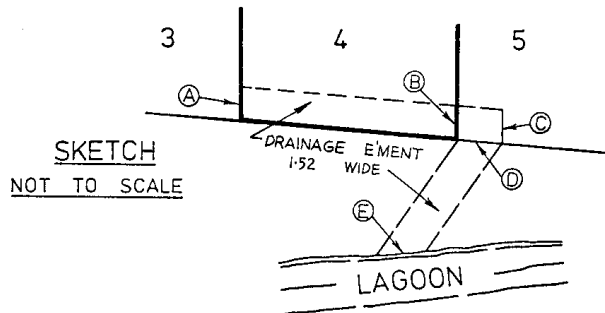
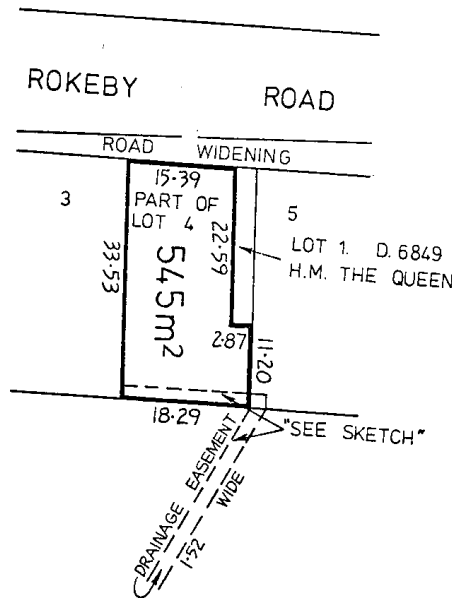
251449

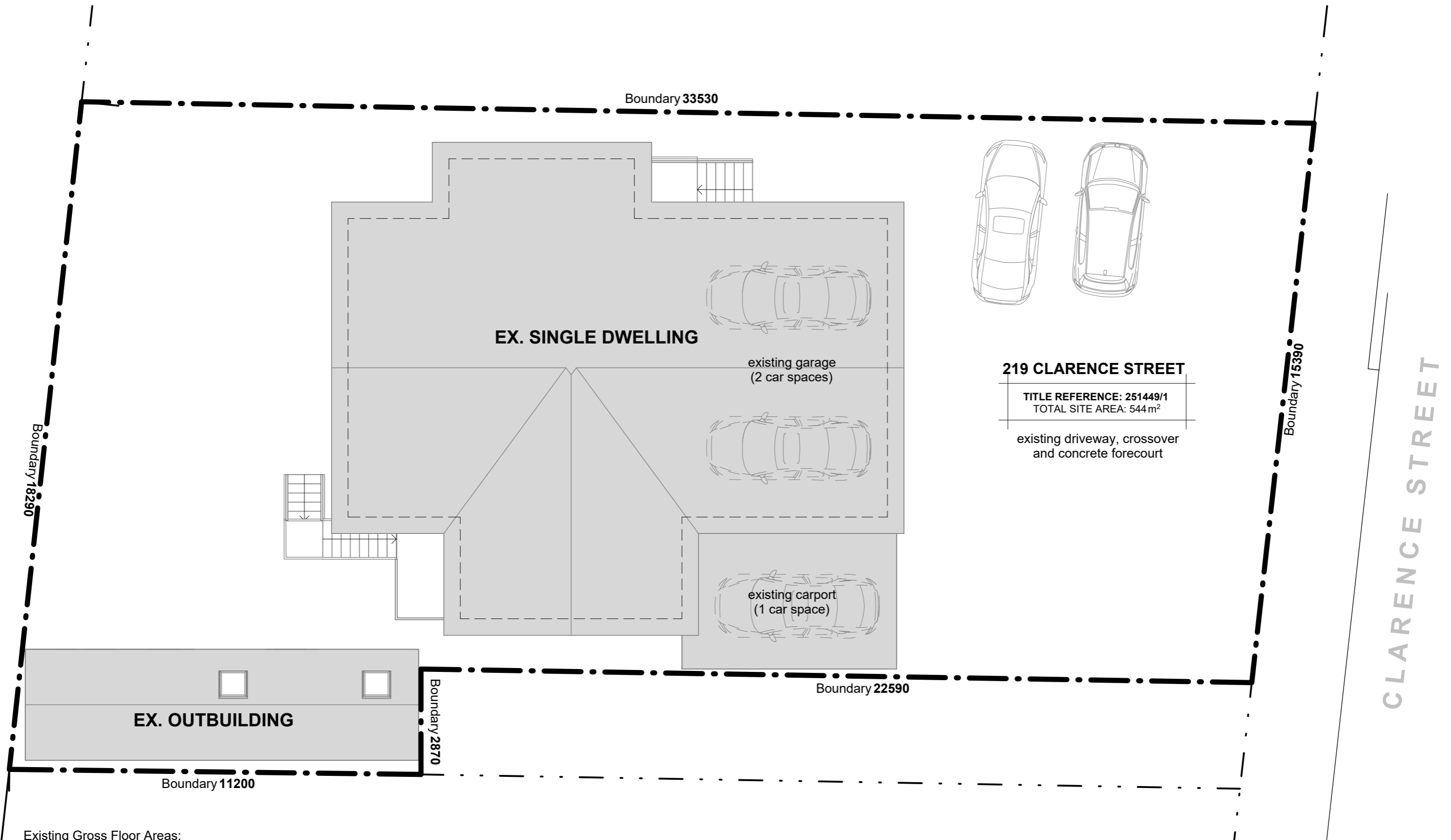
Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.

TWN. HOWRAH MEAS. IN. METRES

275/9 D.

219 Rokeby Road, HOWRAH.



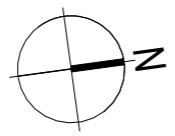


219 CLARENCE STREET
 TITLE REFERENCE: 251449/1
 TOTAL SITE AREA: 544 m²
 existing driveway, crossover
 and concrete forecourt

Existing Gross Floor Areas:

Ground floor:	144m ²
First Floor:	136m ²
Total:	280m ²

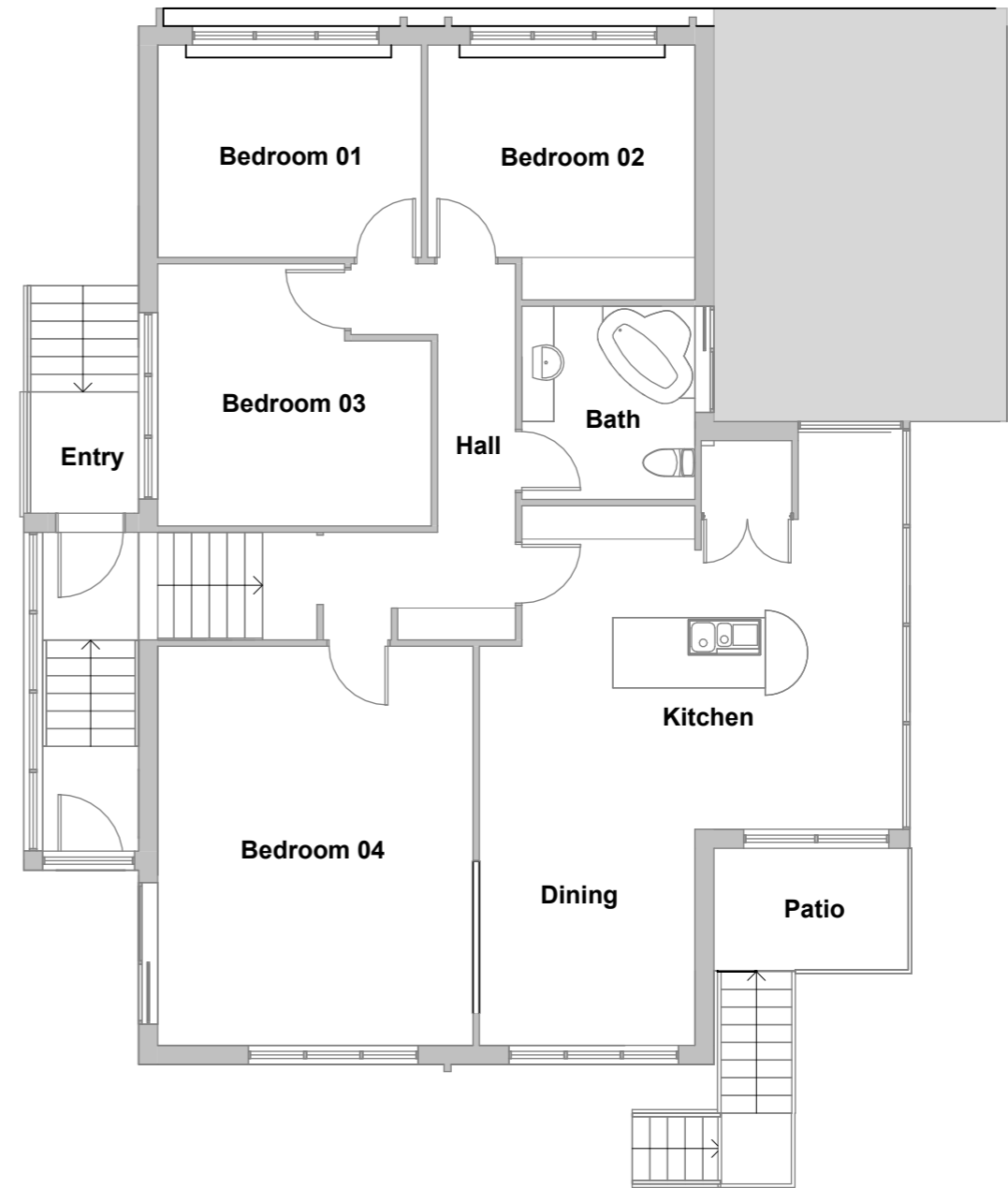
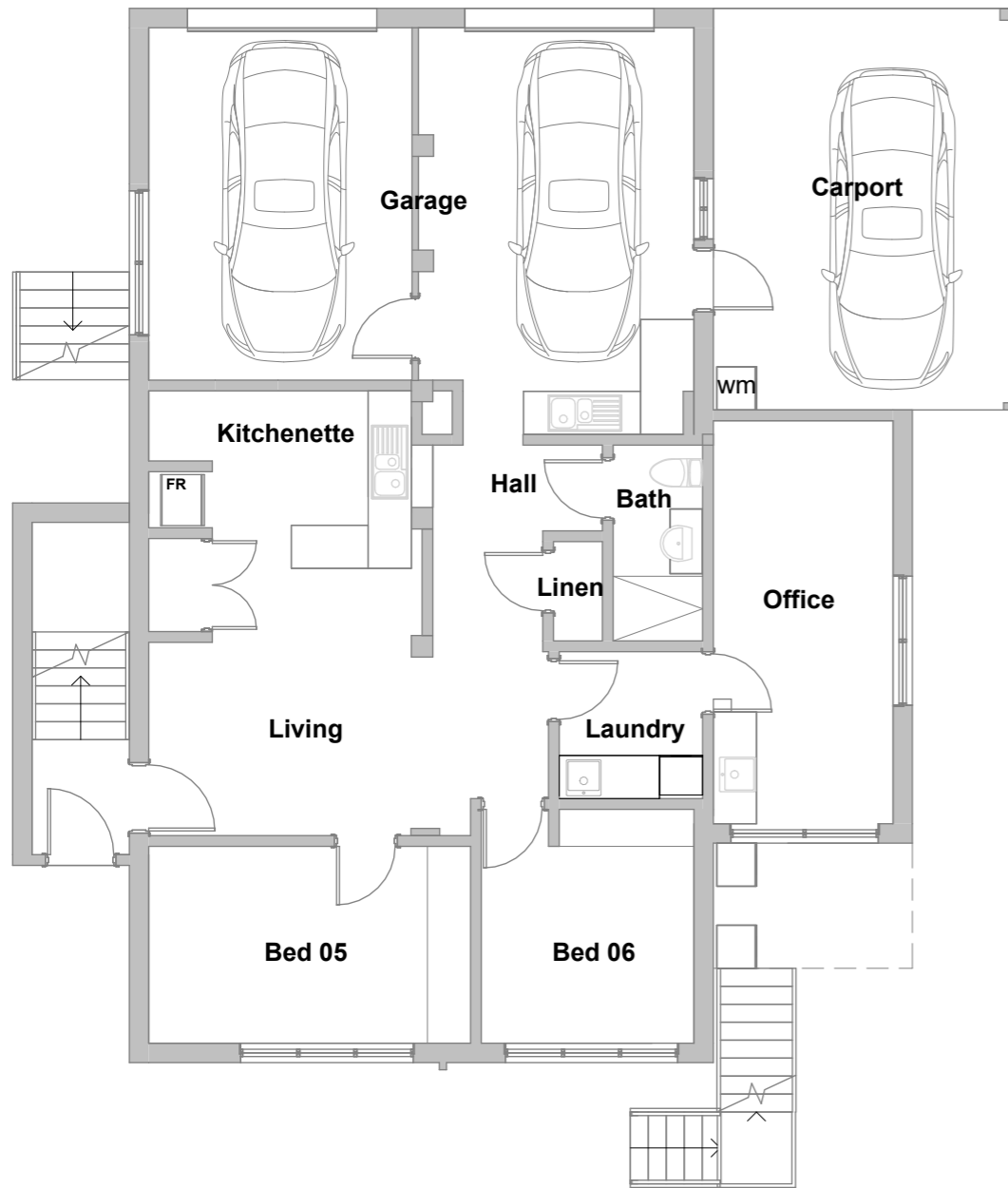
No	Description	Date
B	Issued for Change of Use Application	11/06/2024



Ha Investments (TAS) Pty Ltd
 219 Clarence Street Change of Use: Visitor
 Accommodation

Site Plan	0.01
Project number	2252
Date	JUNE 2024
Drawn by	AF
BSP Lic#	CC 7294
Scale	1:100 @A3

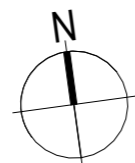




1 Ground Floor
1 : 100

2 First Floor
1 : 100

No	Description	Date
B	Issued for Change of Use Application	11/06/2024



Ha Investments (TAS) Pty Ltd
219 Clarence Street Change of Use: Visitor
Accommodation

Existing Floor Plans

Project number	2252
Date	JUNE 2024
Drawn by	MB
BSP Lic#	CC 7294

Scale

1.00

1:100 @A3

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11/06/2024

City Planning
Clarence City Council
PO Box 96
Rosny Park
TAS 7018

RE – PDPLANPMTD-2024/044150 – Planning Permit Discretionary – 219 Clarence Street, Howrah

Dear Holly,

Thank you for your request for additional information dated 22 May 2024.

Amended Site Plan and Floor Plans are attached, describing the intended use of the property for the purposes of this application.

The existing dwelling on the site has a gross floor area across both levels of 280m² which exceeds the maximum of 200m² described by 8.3.2 A1 of the General Residential Zone.

As noted, Section 8.3.2 P1 states:

Visitor Accommodation must be compatible with the character and use of the area and not cause an unreasonable loss of residential amenity, having regard to:

- (a) the privacy of adjoining properties;
- (b) any likely increase in noise to adjoining properties;
- (c) the scale of the use and its compatibility with the surrounding character and uses within the area;
- (d) retaining the primary residential function of an area;
- (e) the impact on the safety and efficiency of the local road network, and
- (f) any impact on the owners and users of rights of way.

In addressing the Performance Criteria set out above:

- (a) The site neighbours a single dwelling on a residential lot to its West, and this dwelling is the only residential neighbour. The site's other immediate neighbours include Howrah Primary School to its South, and a pedestrian right of way and a commercial site zoned Local Business to its East. The impact on privacy of adjoining properties will not differ from the level of privacy afforded by its current use as a single dwelling. There are no changes proposed to the size or position of existing glazed doors and windows or private open space above ground level. The property is fully fenced at ground level. There will be no change to the privacy of adjoining properties.
- (b) The house has generous living spaces on both floors that can be utilised by short-stay tenants year-round. In the warmer months, visitors might be expected to use the existing private

outdoor spaces on the ground floor for their own quiet enjoyment, or the patio on the first floor adjacent to the dining area. The patio is 2.7m x 1.8m (4.8m²) and will accommodate around 5 people. The patio's location on the SE corner will shield the neighbouring property at 217 Clarence Street from noise of a reasonable level emanating from the balcony.

- (c) The existing dwelling is a five-bedroom home which is of a compatible scale to other homes in the area. No changes to the existing structure are proposed with this change of use application.
- (d) There has been little interest in the neighbourhood for five-bedroom rental properties in the target rental bracket that will bring an appropriate return for the owner's investment. The applicant has previously explored the option of dividing the existing dwelling into separate tenancies that could be offered as more affordable rental prospects. The owner was unable to do this without significant capital expenditure. The strategy was found to be cost-prohibitive, hence the decision to make this change of use application.
- (e) Vehicular movements are not expected to differ from those of a five-bedroom house with 5-8 occupants. There is adequate parking for 5 vehicles which exceeds the requirements of the Parking and Sustainable Transport Code, which calls for two spaces only [1 space per 4-beds]. Parking for more than five vehicles is available if tandem parking is employed but would likely be unnecessary for five-bedroom visitor accommodation. There will be no need for visitors to park on the street in front of the dwelling, therefore safety and efficiency of the local road network will be preserved.
- (f) No changes to the existing structure, boundary fencing, landscaping or paving are proposed with this change of use application. There will be no impact on the owners and users of rights of way.

Many thanks,



Matt Burgess
Architect
0408 132 733