



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/058223

PROPOSAL: Change of Use to Business and Professional Service
(consulting rooms)

LOCATION: 180 Clarence Street, Howrah

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 24/03/2026 00:00:00

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 24/03/2026 00:00:00. 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 24/03/2026 00:00:00.

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: **Change in Use**

Location: **180 Clarence Street, Howrah TAS 7018**

Personal Information Removed

Declaration

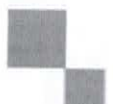
- I have read the Certificate of Title and Schedule of Easements for the land and am satisfied that this application is not prevented by any restrictions, easements or covenants.
- I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment 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

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.



FOR COUNCIL CERTIFICATE

SEE

FOLIO PLAN

SEARCH OF TORRENS TITLE

VOLUME 59905	FOLIO 21
EDITION 6	DATE OF ISSUE 05-Sept-2023

SEARCH DATE : 02-Mar-2026

SEARCH TIME : 07.11 pm

DESCRIPTION OF LAND

City of CLARENCE

Lot 21 on Sealed Plan 59905 (formerly being SP260)

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

Prior CT 2087/89

SCHEDULE 1

M884825 TRANSFER to PRAJWAL SINGH PRADHAN Registered
03-May-2021 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP 59905 FENCING COVENANT in Schedule of Easements

E359541 MORTGAGE to National Australia Bank Limited

Registered 05-Sept-2023 at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

DIAGRAM FROM ACTUAL SURVEY

REGISTERED NUMBER
59905

S.P.260

TOWN OF HOWRAH

No. OF APPLICATION

Part of 150.3.0. Gtd. to Kynaston D. Murray
Greater Hobart Development Pty Ltd.
Scale 40 feet to an inch

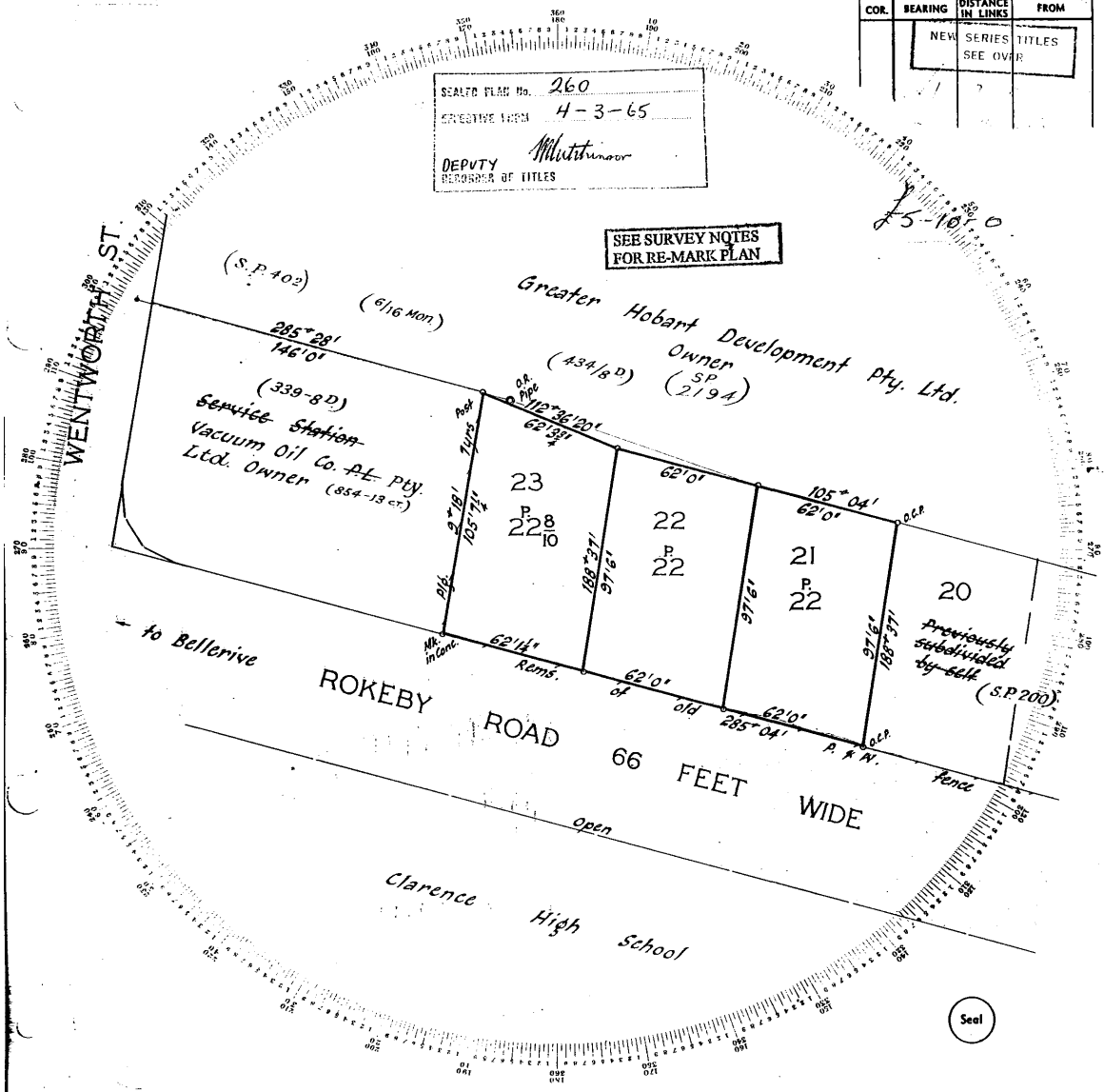
Filed by *Clarence Town*
Lodged at the Lands Titles Office
on 22-65
at 11-5
Receipt No. 39379
Receiving Clerk

REFERENCE TO CORNERS

COR.	BEARING	DISTANCE IN LINKS	FROM
		NEW SERIES	TITLES
		SEE OVER	

SCALE PLAN No. 260
CREATIVE WHEN 4-3-65
DEPUTY REGISTRAR OF TITLES *M. M. Munn*

SEE SURVEY NOTES FOR RE-MARK PLAN



To be filled in by Surveyor.

Survey commenced 30.11.64
Survey finished
Error of close 1 in

Plotted by *K.H.*
Examined as to boundaries *3/1/65*
Mathematically checked *K.H.*
Entered on Card by *M.D.*

I, *Ladislav Veska* of *Lindistlarne* Registered Surveyor, of Tasmania, do hereby certify that this plan has been made from surveys executed by me or under my own 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-Law No. 2, dated 3rd July, 1946.

Dated this 3rd day of December, 1964

L. Veska Authorized Surveyor.

APPROVAL BY LOCAL AUTHORITY - N° 1050

APPROVED UNDER SECTION 469 OF THE LOCAL GOV. ACT 1962 AND AMENDMENTS FOR CONDITIONS SEE BACK

The Common Seal of the Municipality of Clarence has been hereto affixed in the presence of us this 23 day of December one thousand nine hundred and sixty four in pursuance of authorisation given at a meeting of the Commissioners held on the 17 day of Dec 1964

Chairman
Commissioner
Secretary



SCHEDULE OF EASEMENTS

Office use only
PLAN No.
S.P.260

This is the schedule of easements attached to the plan of LOTS 21 to 23 inclusive comprising part of the land in Certificate of Title Vol. 905 1049 Sealed by Clarence Commission on 17th December 1964

Council Clerk/Town Clerk

EASEMENTS:

No easements or profits a prender are created to benefit or burden any lots shown on the plan.

COVENANTS:

The owner of each lot shown on the plan covenants with GREATER HOBART DEVELOPMENT PROPRIETARY LIMITED of Hobart in Tasmania that Greater Hobart Development Proprietary Limited shall not be required to fence.

INTERPRETATION:

The words "shall not be required to fence" shall imply the covenant implied by the use of those words in accordance with Section 27F of the Real Property Act 1886.

THE COMMON SEAL of GREATER HOBART DEVELOPMENT PROPRIETARY LIMITED as registered proprietor of the lands in the said Certificate of Title Volume 905 Folio 54 was hereto affixed in accordance with its Articles of Association in the presence of



Director
Director

SIGNED BY JAMES TRAVERS BUTLER and CHARLES TRAVERS BUTLER as mortgagees under Memorandum of Mortgage No.

J. Butler
C. Travers Butler

in the presence of

M. J. Munnings law clerk

SIGNED BY CHARLES TRAVERS BUTLER and JOHN ANDREW MUNNINGS as mortgagees under Memorandum of Mortgage No.

C. Travers Butler
J. A. Munnings

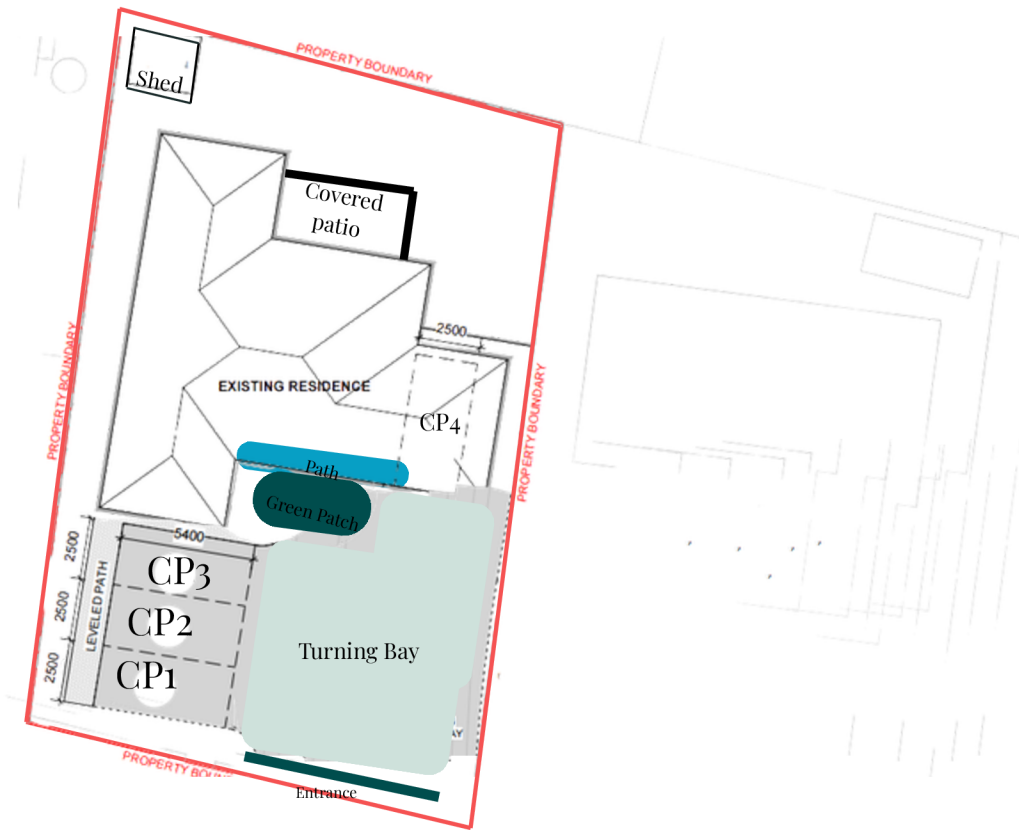
in the presence of

M. J. Munnings

CORRECT for the purposes of "The Real Property Act 1862" and its amendments

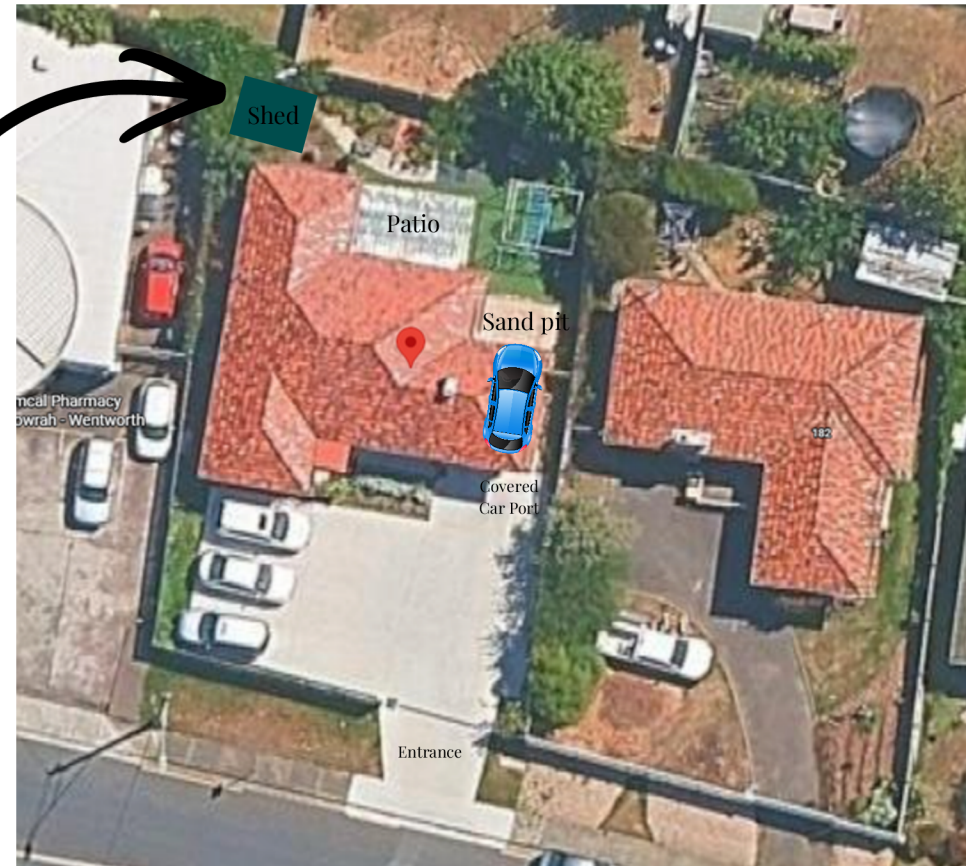
Signature

WRITE ON THIS SIDE OF THE PAPER ONLY





3x3 meter square shed
It was pre-existing, was removed and a new one is installed



Checklist of Documents.

1) Details of the location of the proposed use or development.

- 180 Clarence Street, Howrah TAS 7018

2) A copy of the current Certificate of Title

- Attached in the application

3) Full description of the proposed use / Description of the proposed operation

Service Nature

Occupational Therapy is a health and wellbeing service focused on functional skill development, sensory integration, emotional regulation, and participation in daily living activities. Sessions are calm, structured, and conducted in a one-to-one format with a child and their caregiver(s). No group programs, high-traffic activities, or commercial retail activities are proposed for this site.

Operational Overview

The proposed premises will be used for the provision of Occupational Therapy services. Occupational Therapy is primarily delivered in community-based environments such as schools, clients' homes, and local community settings. As a result, the physical clinic space functions mainly as an administrative base and a controlled environment for selected therapeutic sessions as needed.

The clinic is expected to operate with 2 therapy rooms, each used for approximately one hour per session, 4 sessions per therapist (maximum 2 therapists at any given time) per day for on-site sessions. The remainder of the therapists' working hours are spent in the community providing hands-on therapy, and completing clinical documentation, note-writing, and report preparation from their allocated workspace.

Client Activity

Client attendance at the clinic is minimal. Although therapists have capacity to work with up to 10 families per week, the vast majority of sessions occur externally (school, home, community). For the physical premises:

- At any given time, a maximum of two-family groups would be on the premises.
- This reflects the nature of Occupational Therapy, particularly for children with developmental delays and autism spectrum disorder, where community-based intervention is the standard model of care.

The rooms may be used for short therapeutic appointments, parent consultations, conducting telehealth or clinical assessments when appropriate. These sessions are low impact, do not generate noise beyond normal office levels, and involve only small numbers of people.

Declaration Regarding Ownership

The applicant is the property owner. No further declarations regarding ownership or Crown land are applicable at this stage.

Additional Reports or Attachments

Please find attached

Operating Hours

Monday to Friday 9am - 5pm

4) Declaration of the ownership

I Prajwal Singh Pradhan is the owner of the property. (Private Individual)

5) Crown or Council consent (if publically owned land)

The land is not publically owned

6) Any reports, plans or other information required by the relevant zone or code

Please find attached

CLAUSE C2.5.1 – PERFORMANCE CRITERIA RESPONSE

Property: 180 Clarence Street, Howrah TAS 7018

Application: Change of Use – Occupational Therapy (Business and Professional Services)

1. Overview of Proposed Use

The proposed use is a low-intensity Occupational Therapy clinic operating on an appointment-only basis.

Operational characteristics:

- Maximum of 2 therapists on site at any time
- One client per therapy room
- No group programs
- No retail component
- No walk-in traffic
- Majority of services delivered externally (schools, homes, community settings)
- Staggered appointment scheduling

Client attendance is controlled and time-managed.

The planning scheme requires 4 spaces per practitioner (8 total). However, Clause C2.5.1 P1.1 allows assessment against the *reasonable needs of the use*.

This response addresses each relevant limb of P1.1.

(a) Availability of Off-Street Public Parking Within Reasonable Walking Distance

180 Clarence Street is located on a main connector road within Howrah, with unrestricted on-street parking available along:

- Clarence Street frontage
- Adjacent side streets within short walking distance

The surrounding area contains a mix of residential and local business uses. On-street parking is generally available and not time-restricted.

Given the low and staggered appointment model, any occasional overflow demand can reasonably be accommodated by available on-street parking within walking distance.

(b) Ability of Multiple Users to Share Spaces (Variations in Demand)

The clinic operates strictly by appointment.

There is no overlapping high-volume arrival pattern.

Typical flow pattern:

- Therapist arrives
- One client attends 45 minutes and transition for 15 minutes for the next client to arrive
- Client departs before next arrival

There is natural turnover of spaces.

Demand is not simultaneous for 8 vehicles.

The practical peak demand at any given moment is:

- 2 staff vehicles
- 1–2 client vehicles

Total practical peak: 3–4 vehicles.

This demonstrates significant variation in parking demand over time and supports shared usage efficiency under P1.1(b).

(c) Availability and Frequency of Public Transport

The property is located along Clarence Street, a serviced transport corridor within Howrah.

Bus services operate along Clarence Street and nearby routes connecting Howrah to Rosny Park and Hobart CBD.

Clients and staff have reasonable access to public transport within walking distance of the site.

This reduces total parking demand compared to car-dependent uses.

(d) Availability and Frequency of Other Transport Alternatives

The site is within a residential catchment.

Clients typically reside locally.

Alternative transport modes include:

- Walking
- Drop-off by caregiver (short-duration stop)
- Community transport services
- Disability transport providers

Many NDIS participants attend with support workers who drop off and return later, reducing on-site parking duration.

This significantly reduces long-stay vehicle accumulation.

(e) Site Constraints

The site is an existing residential allotment within the General Residential Zone.

It contains:

- An existing dwelling
- Established driveway
- Defined site boundaries

Requiring eight formal car spaces would:

- Result in excessive hard surfacing
- Significantly reduce residential character
- Create visual dominance of parking
- Be inconsistent with neighbourhood streetscape

The Planning Scheme requires consideration of streetscape impact under P1.1(f) and (g).

Over-provision of parking would materially alter the residential character and conflict with zone intent.

(f) Effect on Streetscape

The General Residential Zone seeks to maintain residential character.

A requirement for 8 on-site parking spaces would:

- Require substantial front-yard hardstand expansion
- Remove landscaping
- Increase impervious surfaces
- Create a commercial carpark appearance

The proposed lower on-site provision maintains:

- Residential visual character
- Landscaping
- Softening of built form

This aligns more appropriately with zone objectives.

(g) Assessment of Actual Parking Demand (Scale and Nature of Use)

The scale of the proposed use is small and controlled.

Realistic peak demand calculation:

- 2 therapists
- 1 client per therapist at a time
- Occasional caregiver drop-off

- No group sessions
- No concurrent large staff presence

Real-world peak demand = approximately 3–4 vehicles.

The prescriptive requirement of 8 spaces significantly exceeds actual demand generated by this specific use.

Clause C2.5.1 P1.1 allows Council to consider actual demand based on the scale and nature of the development.

The proposed provision reasonably meets the needs of the use.

Conclusion

When assessed against Clause C2.5.1 P1.1:

- On-street parking is available within walking distance
- Demand varies and is staggered
- Public transport access exists
- Alternative transport modes reduce demand
- Site constraints and streetscape considerations support reduced on-site parking
- Actual peak demand is materially lower than prescriptive requirement

Accordingly, the proposed level of parking provision satisfies the reasonable needs of the use.

We respectfully request assessment under the Performance Criteria.

Prajwal Pradhan

Owner

Occupational therapist/Mental Health Clinician

RESPONSE TO REQUEST FOR FURTHER INFORMATION

Planning Application: PDPLANPMTD-2026/058223

Property: 180 Clarence Street, Howrah TAS 7018

Applicant: Prajwal S Pradhan

1. Certificate of Title Documentation

In response to Council's request dated 24 February 2026 Request for further information..., please find attached a complete and current Certificate of Title package for the subject land.

The attached documents include:

1. **Current Title Search (Volume 59905 Folio 21)**

- Showing registered proprietor
- Mortgage details
- Encumbrances and covenants

FolioText-59905-21

2. **Folio Plan (Sealed Plan SP260 reference)**

FolioPlan-59905-21

3. **Schedule of Easements**

ScheduleOfEasements-59905-21

2. Clarification of Plans – Change of Use Only

Council noted that previously submitted plans appeared to show internal residential renovation works Request for further information....

For clarity:

- The current application relates solely to a Change of Use to Business and Professional Services (Occupational Therapy).
- No pods are proposed.
- No additional building footprint is proposed.

Updated plans have been provided showing:

- Existing site layout
- Existing driveway and parking arrangement
- Clearly marked Consult room- 2 in number
- No additional structural works

The proposal is limited to use change only.

3. Parking and Sustainable Transport Code – Clause C2.5.1

Council previously identified a requirement of four spaces per practitioner (eight spaces total) Pradhan P - Preliminary Plannin....

A detailed Performance Criteria response under Clause C2.5.1 P1.1 has been attached Parking_Response_020326.

In summary:

- Maximum 2 therapists on site at any time
- Strictly appointment-based model
- No group sessions
- 45-minute sessions with staggered arrivals

- Realistic peak demand: 3–4 vehicles
- On-street parking available
- Public transport access along Clarence Street
- Over-provision of parking would compromise residential character

The prescriptive requirement of 8 spaces materially exceeds actual demand generated by this specific use.

We respectfully request assessment under the Performance Criteria.

4. Hours of Operation

Proposed hours of operation:

Monday – Friday: 8:00am – 6:00pm

No weekend operation proposed.

No external lighting proposed beyond standard residential lighting.

This aligns with acceptable solution parameters identified in the preliminary planning advice Pradhan P - Preliminary Plannin....

5. Compliance Statement

The applicant confirms:

- No unapproved building works are occurring apart from the concreting the backyard and yard maintenance and the shed is placed note 3x3 meter square and I had made a mistake in the diagram(find the new diagram attached) as 3x4(which was a typo and was wrong). Please click the link, [Giantz Garden Shed 3x3M Outdoor Storage Tool Workshop House Shelter – Oz Goods Depot.](#)
- No prefabricated structures are proposed.
- The application relates only to a change of use.

We thank you for your time and consideration.

Warm regards,

