



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/058915

PROPOSAL: Two Multiple Dwellings - (One New & One Existing) and Demolition of Existing Outbuildings.

LOCATION: 192 Tranmere Road, Howrah

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 27/04/2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 27/04/2026. 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 27/04/2026.

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: **New Unit Development**

Location: **192 Tranmere road, Howrah 7018**

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: **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.
- 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.

Date: **3/2/26**

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.



SEARCH OF TORRENS TITLE

VOLUME 12491	FOLIO 96
EDITION 4	DATE OF ISSUE 01-Jul-2025

SEARCH DATE : 14-Jul-2025

SEARCH TIME : 03.17 PM

DESCRIPTION OF LAND

City of CLARENCE
 Lot 96 on Plan 12491
 Being the land described in Conveyance 29/1372
 Derivation : Part of 730-0-0 to Francis Butler & Justin
 McCarthy Browne
 Derived from A18858

SCHEDULE 1

N257407 TRANSFER to PAUL LINDSAY BARWICK and CHARMAINE
 SAMANTHA BARWICK Registered 01-Jul-2025 at noon

SCHEDULE 2

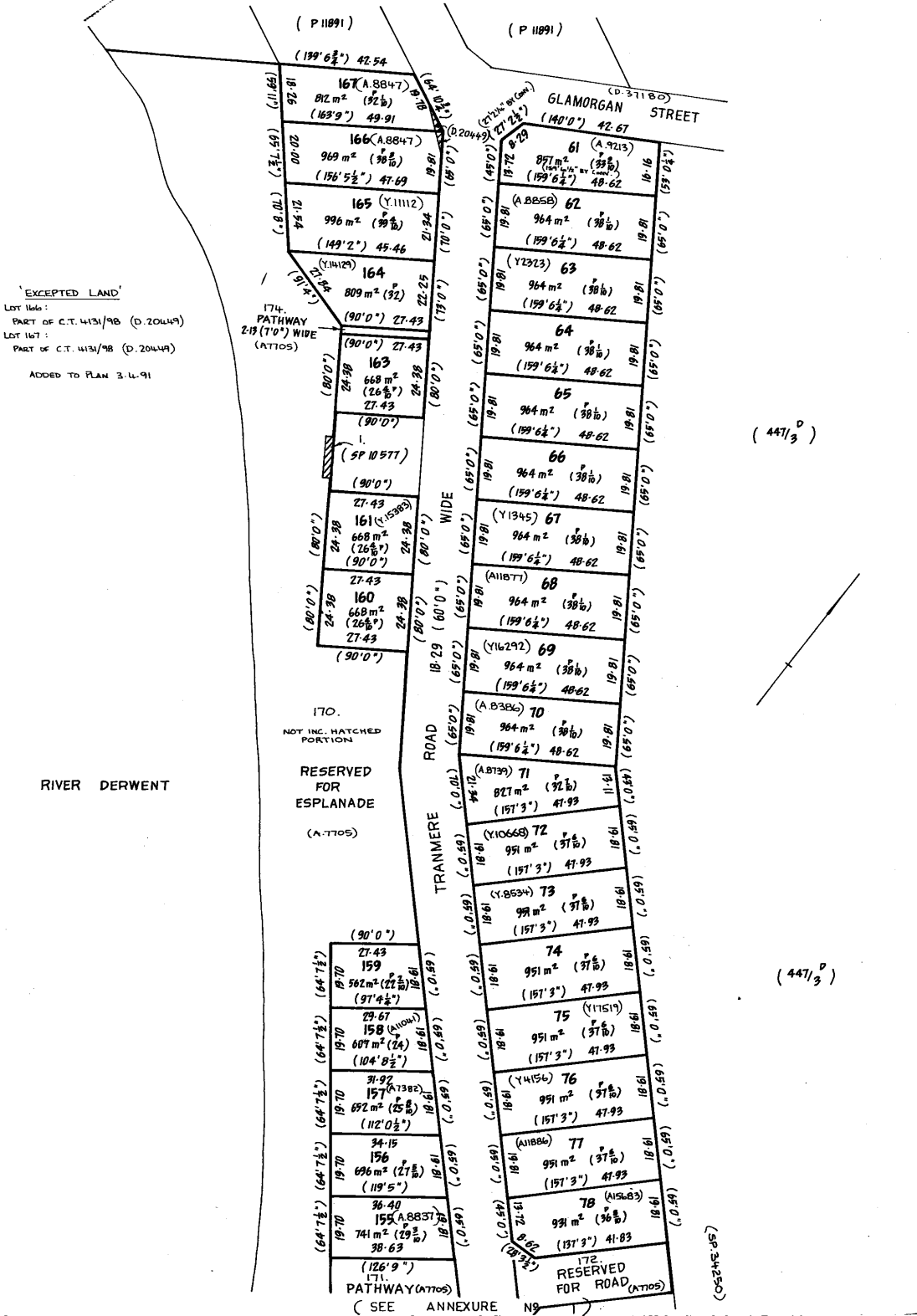
Reservations and conditions in the Crown Grant if any
 29/1372 CONVEYANCE Made Subject to Conditions

UNREGISTERED DEALINGS AND NOTATIONS

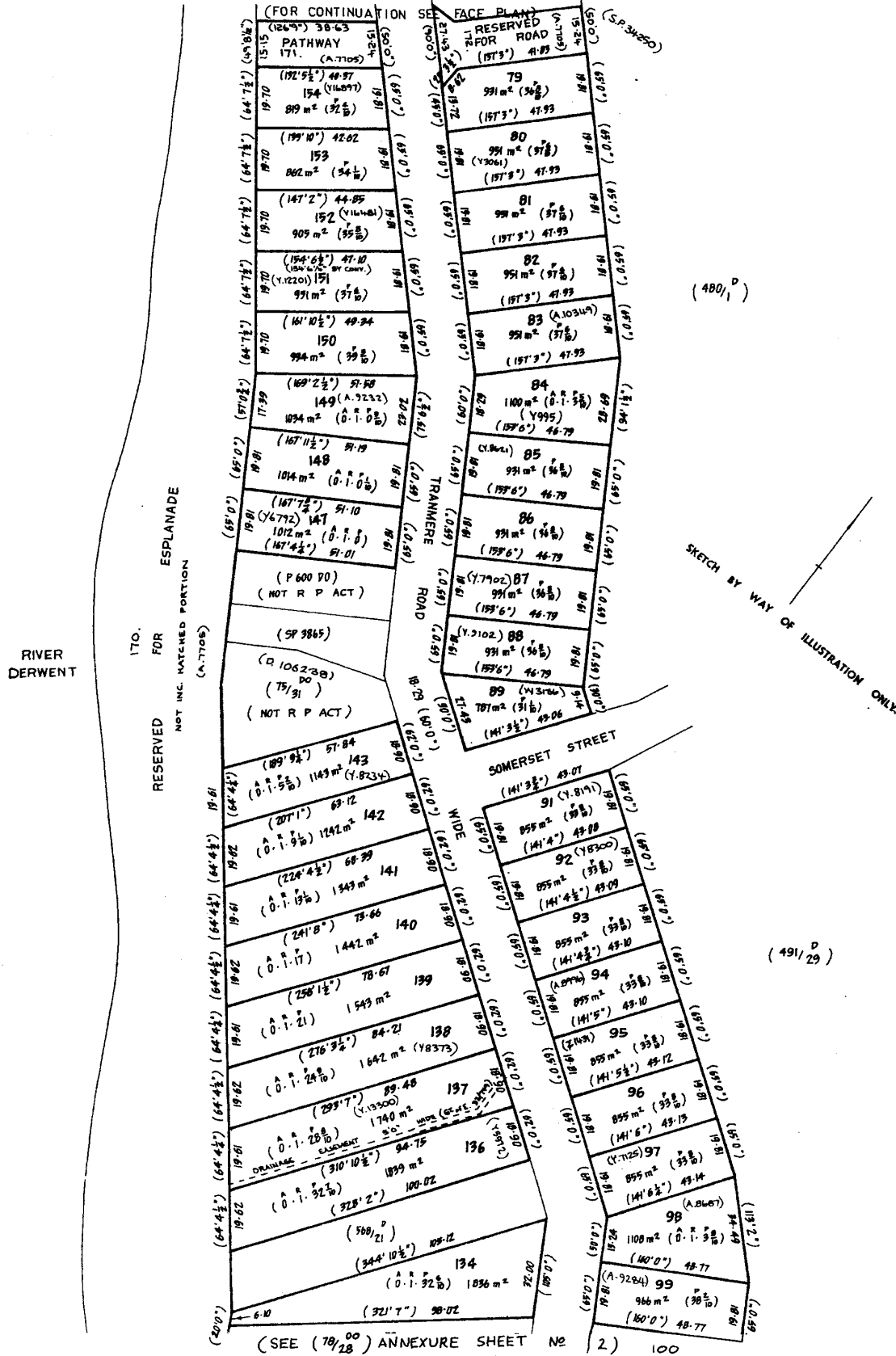
No unregistered dealings or other notations

Owner: DECEASED PERSONS ESTATE Title Reference: Z 169 Grantee: part of 790.0.0 Francis Butler & Justin McCarthy Browne	PLAN OF SURVEY by Surveyor _____ of land situated in the TOWN OF HOWRAH CITY OF CLARENCE SKETCH BY WAY OF ILLUSTRATION ONLY. SCALE 1: NOT TO SCALE	Registered Number: P 12491 (SHEET 1 OF 3 SHEETS) Effective from 24 MAY 1979 Recorder of Titles
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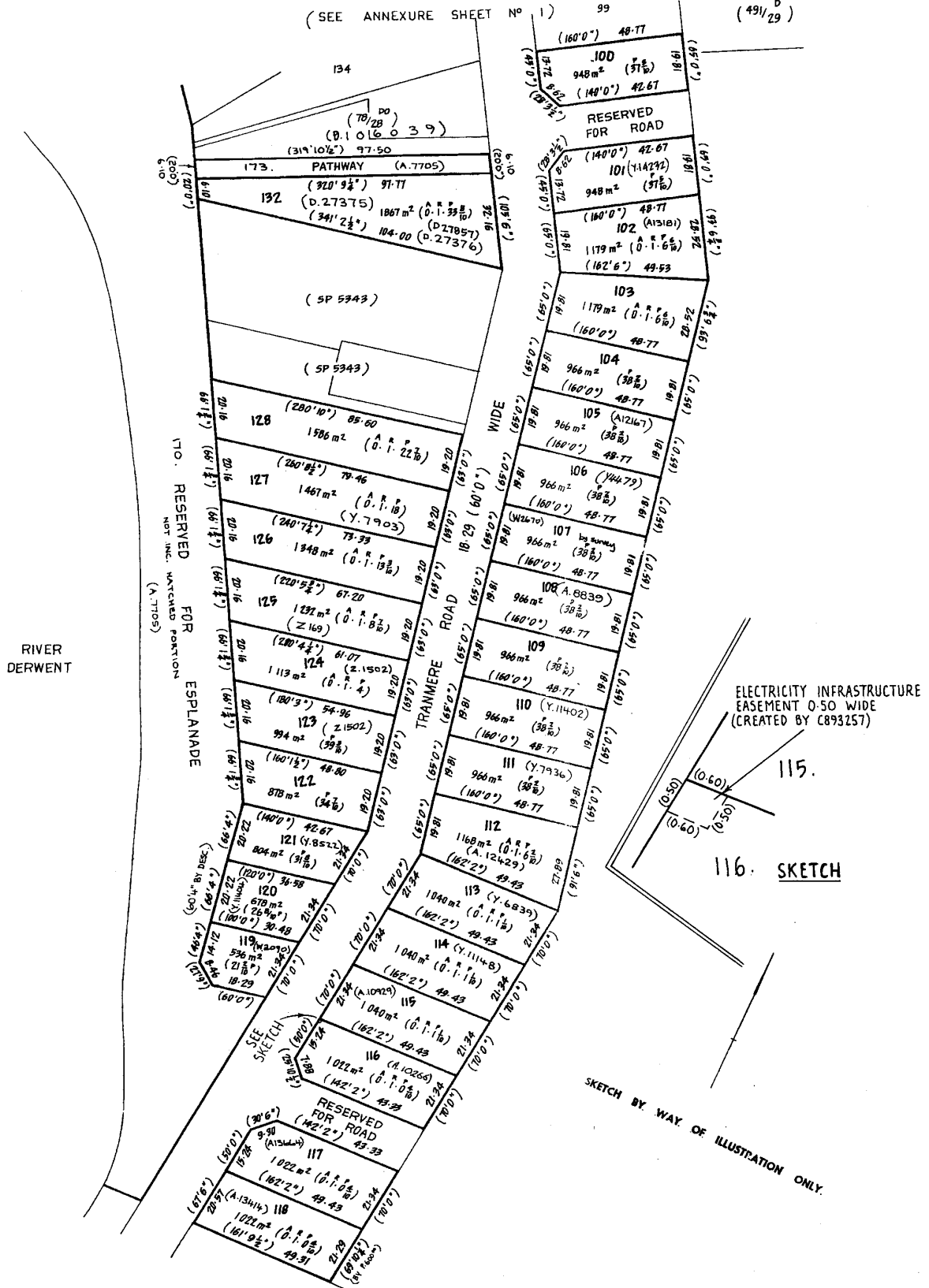
LENGTHS ARE IN METRES — LENGTHS IN BRACKETS ARE FEET & INCHES
(0.20449)



ANNEXURE SHEET No. 1 (of 2 annexures) to plan by Surveyor	This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated and that certificate extends to the detail shown on this sheet.	Registered Number: P 12491
	Signed for the purposes of identification	Surveyor: Owner: DECEASED PERSONS ESTATE
Council Clerk	Title Reference: Z 169	



ANNEXURE SHEET No. 2 (of 2 annexures) to plan by Surveyor Signed for the purposes of identification Council Clerk	This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated _____ and that certificate extends to the detail shown on this sheet. Surveyor _____ Owner: DECEASED PERSONS Title Reference: ESTATE Z 169	Registered Number: P12491 SCALE 1: NOT TO SCALE
	(SEE ANNEXURE SHEET No 1)	



BUILDER MUST VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION

USE WRITTEN DIMENSIONS-DO NOT SCALE

ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE STATE BUILDING REGULATIONS LOCAL COUNCIL BY-LAWS AND CURRENT NCC

Property Information

Property Identification Number : 5242463
 Certificate of Title Reference (Volume/Folio) : 12491/96
 Title Reference: 12491/96
 Zoning: General Residential

LOT SIZE : 855m²

AREAS (m²)

EXISTING RESIDENCE (UNIT 1) : 136.36
 FRONT DECK : 18.32
 TOTAL UNIT 1 : **154.68**

PROPOSED (UNIT 2)
 GROUND FLOOR : 56.11 + GARAGE 23.07
 FIRST FLOOR : 87.32
 FIRST FLOOR DECK : 7.06
 TOTAL PROPOSED FLOOR AREA (UNIT 2) : **173.56**

FLOOR LEVELS (AHD)

EXISTING RESIDENCE (UNIT 1) : 18.92 LIVING / 19.35 MAIN BED

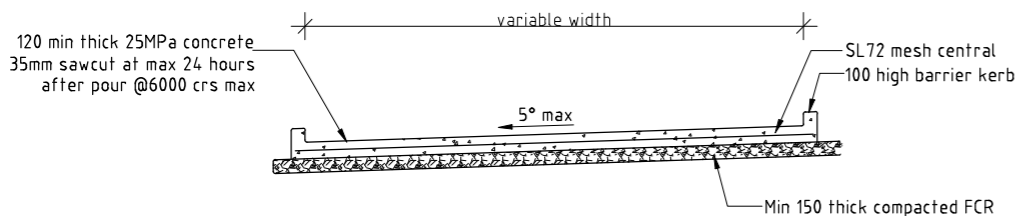
PROPOSED (UNIT 2) :
 GROUND FLOOR : 20.20
 FIRST FLOOR : 22.905
 FIRST FLOOR DECK : 22.855

SITE COVERAGE % : 27.35

SW DN100

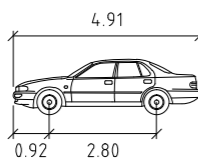
SEWER DN100

NOTE: Max 5% gradient to vehicle manoeuvring areas & Max 6.25% to vehicle parking areas



TYPICAL DRIVEWAY SECTION NTS

Carparking and vehicle manoeuvring to be of sealed construction and comply with AS2890.1:2004
 NO PARKING/KEEP CLEAR signage to be installed for the turning bays so as to remain clear of vehicles at all times.
 Visitor parking signs to be installed at visitor parking bays
 Signage noting residential parking for all units to be installed for Unit parking spaces.
 Parking and vehicle circulation roadways & pedestrian paths to be provided with bollard lighting



B85 STANDARD AU	Width	Track	Lock to Lock Time	Steering Angle
	: 1.87	: 1.77	: 6.00	: 34.00

Note: all driveway details and surface drainage requirements to be confirmed by the engineer.
 Information provided is for Development Application purposes only and may be subject to change

PRIVATE OPEN SPACE

- POS UNIT 2 : 135.48m²
- POS UNIT 1 : 37.90m² + 83.31m² = 121.21m²

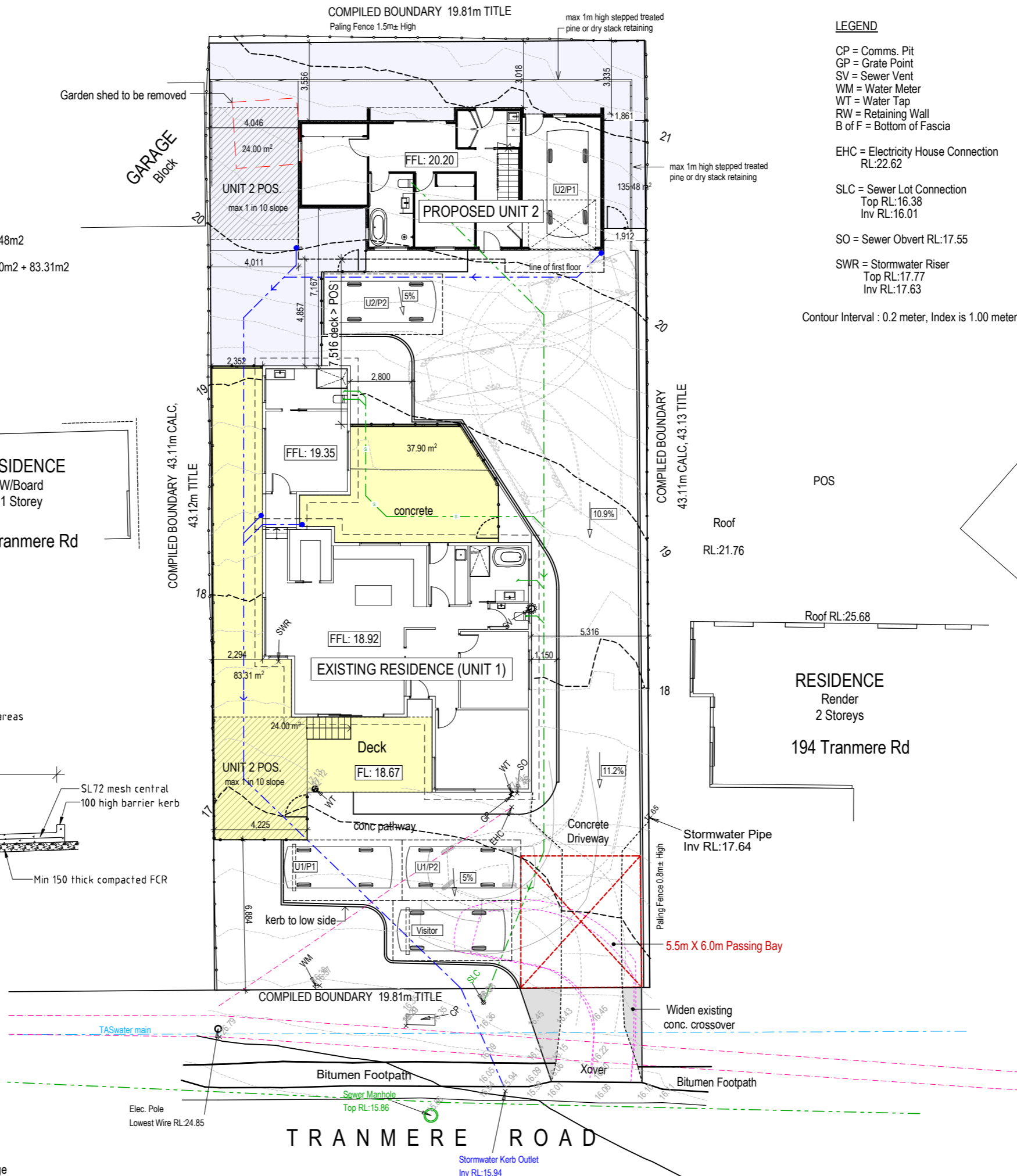
POS

RESIDENCE
 W/Board
 1 Storey

190 Tranmere Rd

RESIDENCE
 Render
 2 Storeys

194 Tranmere Rd



LEGEND

- CP = Comms. Pit
- GP = Grate Point
- SV = Sewer Vent
- WM = Water Meter
- WT = Water Tap
- RW = Retaining Wall
- B of F = Bottom of Fascia

EHC = Electricity House Connection
 RL:22.62

SLC = Sewer Lot Connection
 Top RL:16.38
 Inv RL:16.01

SO = Sewer Obvert RL:17.55

SWR = Stormwater Riser
 Top RL:17.77
 Inv RL:17.63

Contour Interval : 0.2 meter, Index is 1.00 meter

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Belinda Weston
 Mark day

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 Brighton, TAS. 7030

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 or 0434 147 747

Email :
 duodesign@bigpond.com

REV :	
1.	17/3/2026

JOB : UNIT DEVELOPMENT

AT : 192 TRANMERE ROAD,
 HOWRAH 7018

FOR : MR PAUL BARWICK

DRAWING TITLE :

**PROPOSED
 SITE PLAN**

DRAWN:	DATE:	DWG NO. :
MJD	2.2.2026	
SCALE:	ISSUE:	01
1:200	DA	

POS: (24m²) Min 4m wide

OUTDOOR AREAS (m²) inc POS.

UNIT 1 TOTAL : 147.50

UNIT 2 TOTAL : 129.18

KEY

Combination of Low planting (suitable for coastal areas) inc but not limited to Ground covers to 500h. Compact shrubs & screening trees to 1000h x 1000w). Provide 100 +/- deep layer pine bark or pebble mulch on weed barrier.

Feature tree (Max 3m)

Grass / Lawn

Pavers / Conc pathway

Dedicated Bin storage(1 per Unit) : Behind 1.5h screen & access gate each. Min 1.5m² in Area for each storage

Paling Fence 1.8m High max

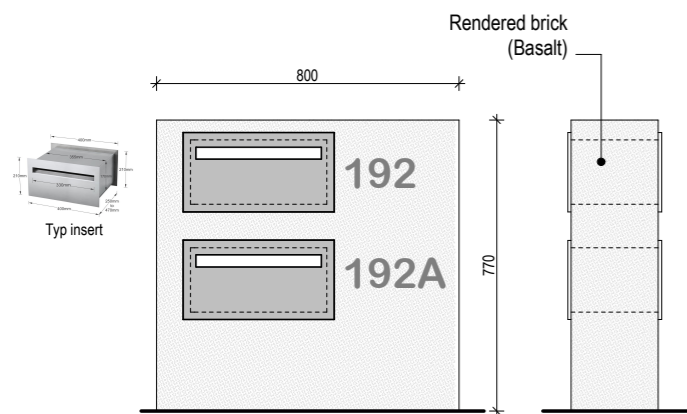
Paling Fence 1.0m± High

Paling Fence 0.8m± High

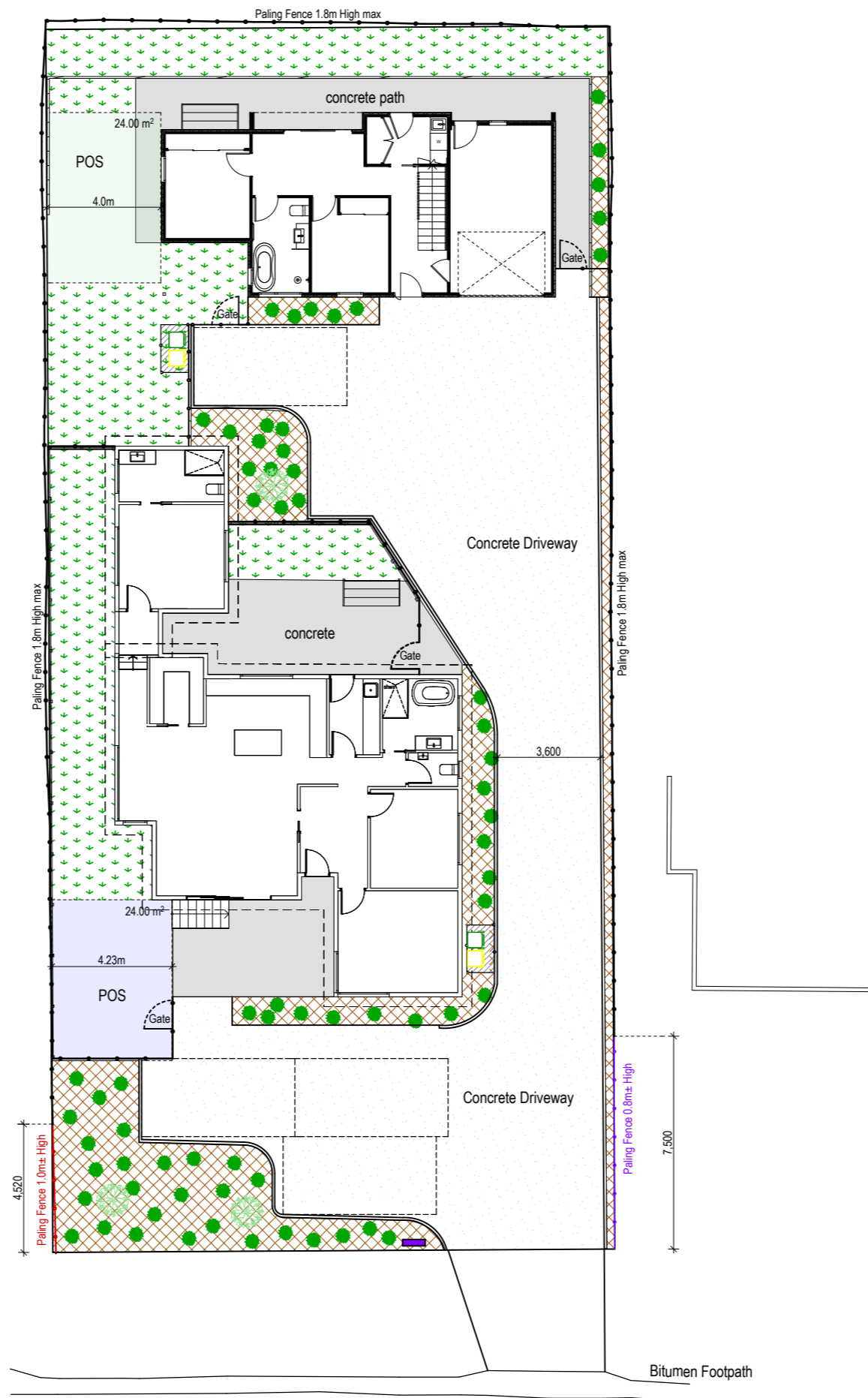
wall/post mounted clothes line

Max 1m Sleeper retaining

Letter Box refer to detail provided



Letter box detail
1:10



TRANMERE ROAD

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REV :
1. 17/3/2026

JOB : UNIT DEVELOPMENT

AT : 192 TRANMERE ROAD,
HOWRAH 7018

FOR : MR PAUL BARWICK

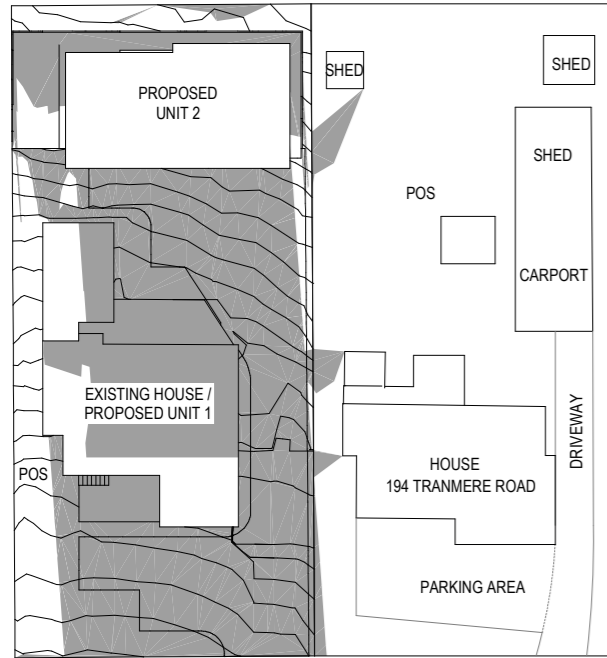
DRAWING TITLE :
LANDSCAPE PLAN

DRAWN: MJD DATE: 2.2.2026 DWG NO. :

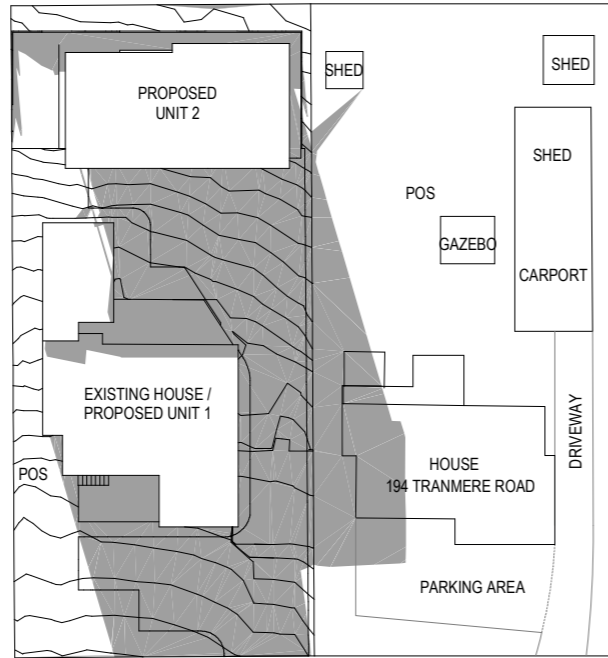
SCALE: 1:200 ISSUE: DA **01A**



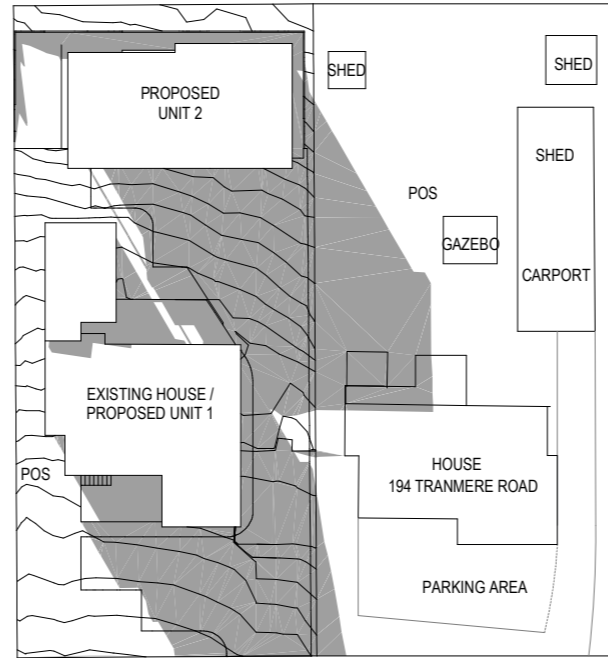
9AM JUNE 21



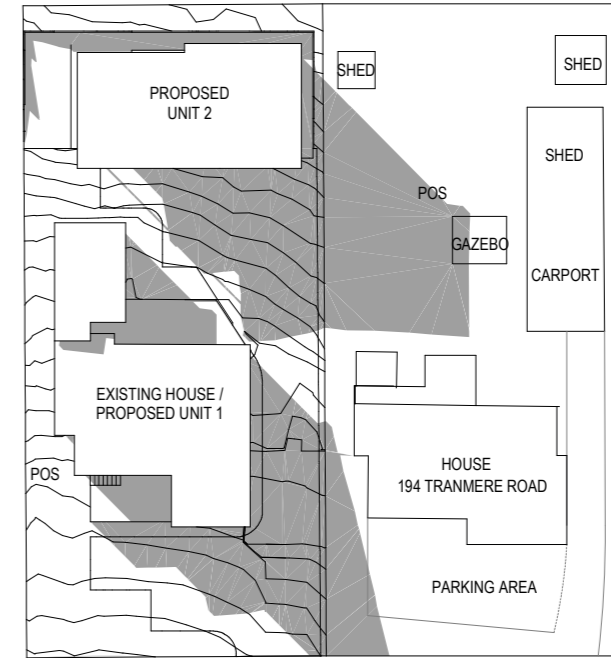
10AM JUNE 21



11AM JUNE 21



12PM JUNE 21



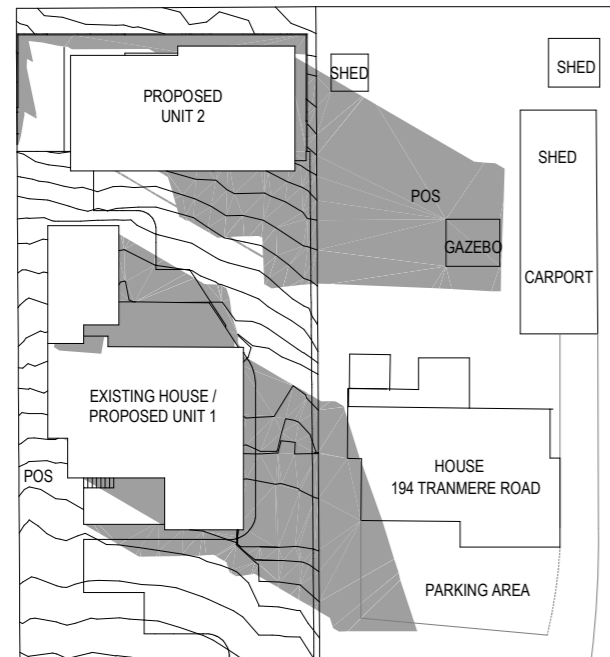
TRANMERE ROAD

TRANMERE ROAD

TRANMERE ROAD

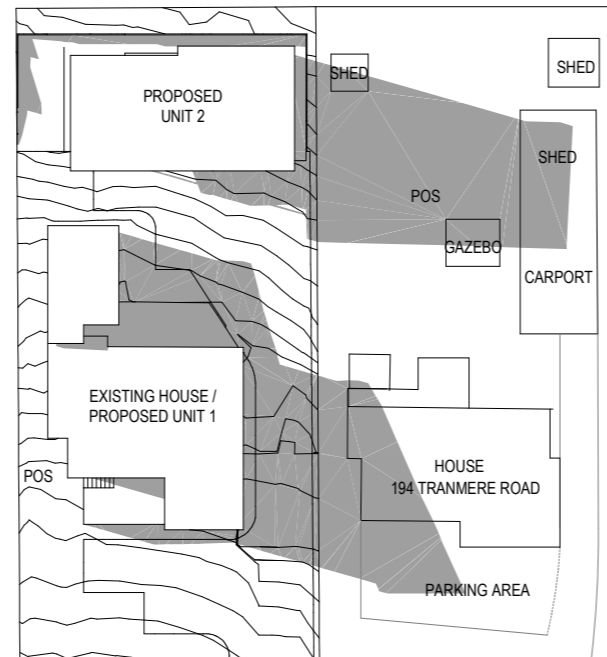
TRANMERE ROAD

1PM JUNE 21



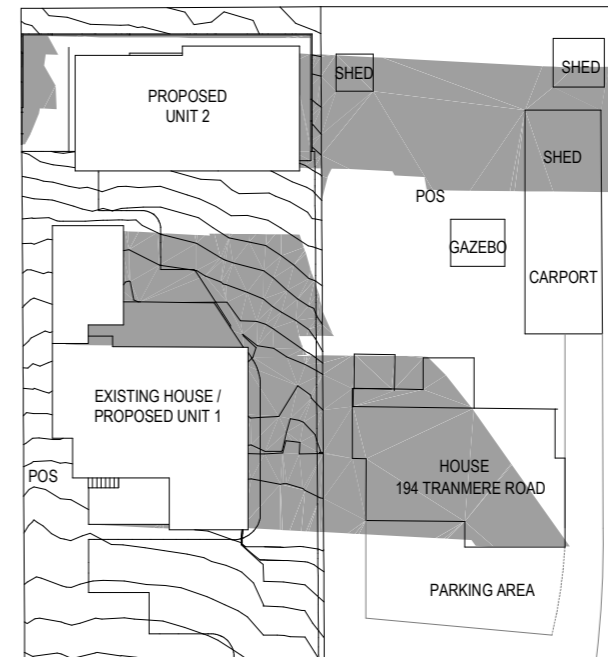
TRANMERE ROAD

2PM JUNE 21



TRANMERE ROAD

3PM JUNE 21



TRANMERE ROAD

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JOB : UNIT DEVELOPMENT

AT : 192 TRANMERE ROAD,
HOWRAH 7018

FOR : MR PAUL BARWICK

DRAWING TITLE :

**SITE SHADOW
DIAGRAMS**

DRAWN: MJD	DATE: 17.3.2026	DWG NO. : 01B
SCALE: 1:500	ISSUE: DA	



BUILDER MUST VERIFY ALL DIMENSIONS AND LEVELS
PRIOR TO COMMENCING CONSTRUCTION

USE WRITTEN DIMENSIONS-DO NOT SCALE

ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN
ACCORDANCE WITH THE STATE BUILDING REGULATIONS
LOCAL COUNCIL BY-LAWS AND CURRENT NCC

PROPOSED MATERIALS & FINISHES

SB : SELECTED STANDARD BRICK
RB: EXISTING RED BRICK
WB: PAINTED TIMBER WEATHERBOARDS, LIGHT GREY/ WHITES
CB: COLORBOND CUSTOM ORB SHEET METAL
CI: CORRUGATED IRON ROOF - EXISTING

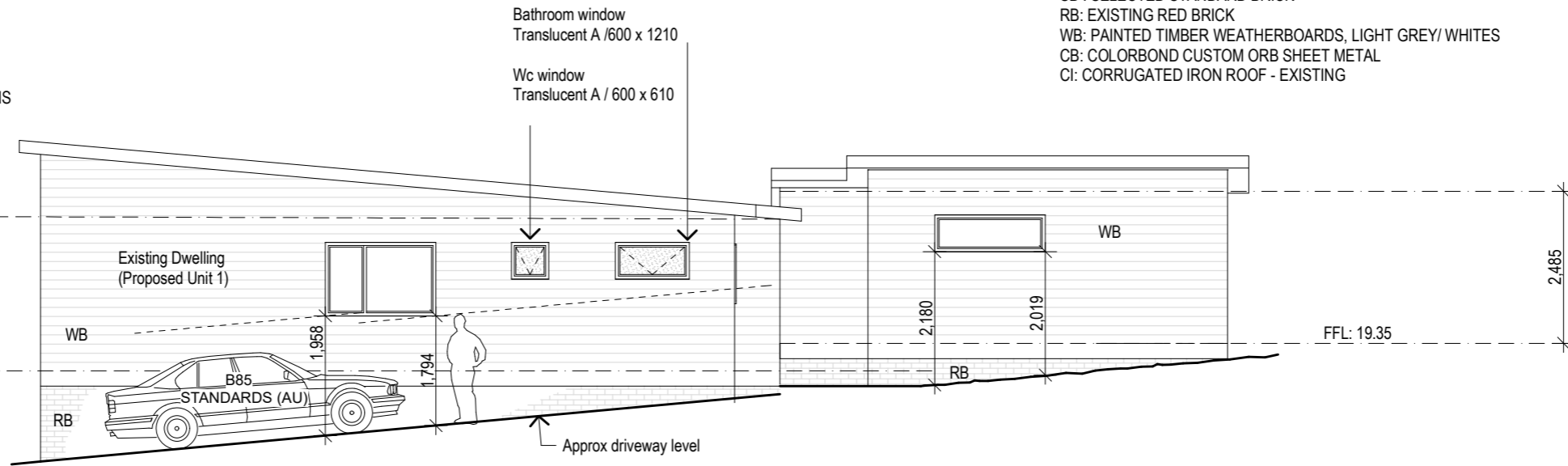
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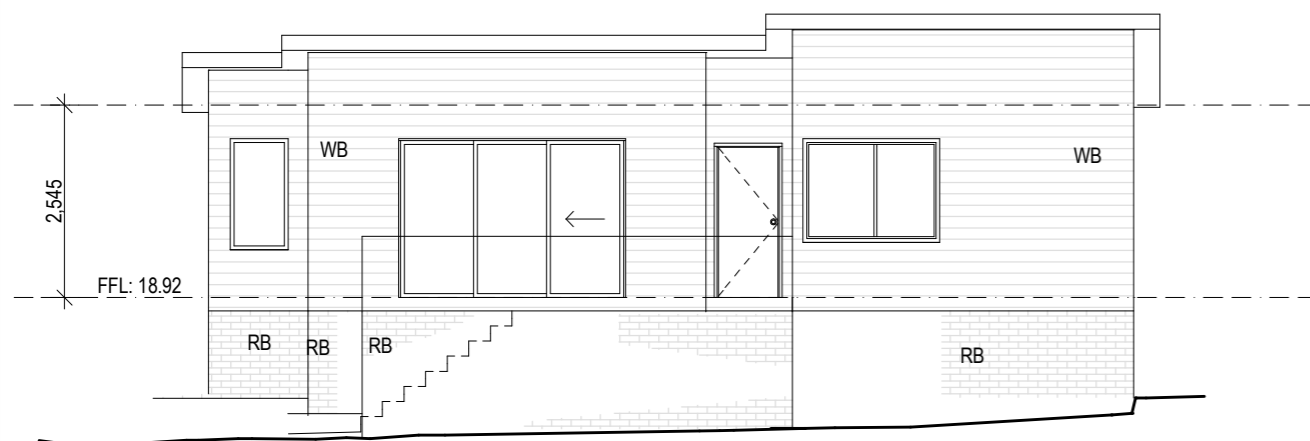
Ph : 03 62680063

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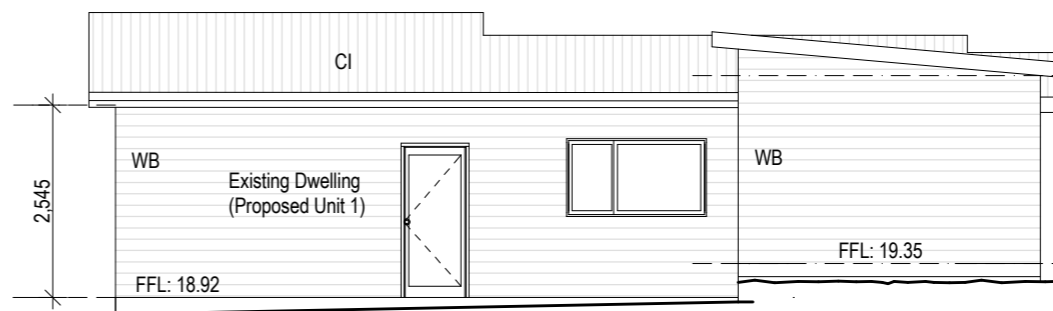
Email :
duodesign@bigpond.com



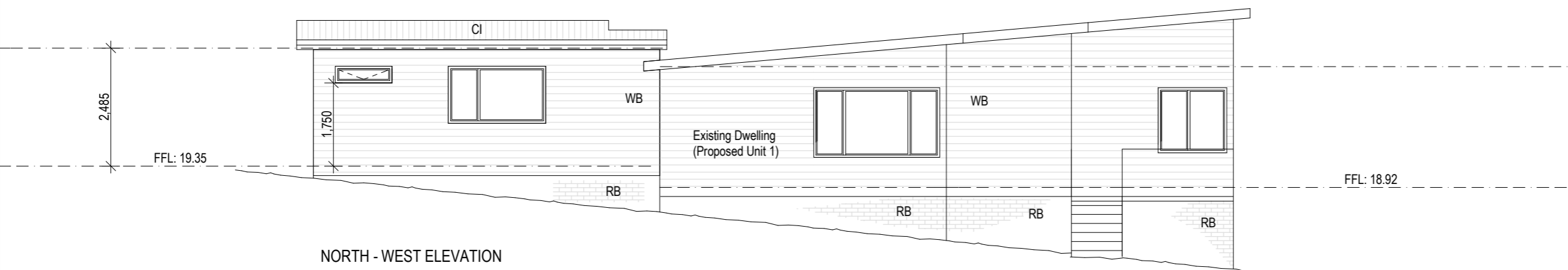
SOUTH - EAST ELEVATION



SOUTH - WEST ELEVATION



NORTH - EAST ELEVATION



NORTH - WEST ELEVATION

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REV :	
JOB :	UNIT DEVELOPMENT
AT :	192 TRANMERE ROAD, HOWRAH 7018
FOR :	PAUL BARWICK

DRAWING TITLE :
**PROPOSED
UNIT 1
ELEVATIONS**

DRAWN:	DATE:	DWG NO. :
MJD	2.2.2026	
SCALE:A3	ISSUE:	03
1:100	DA	

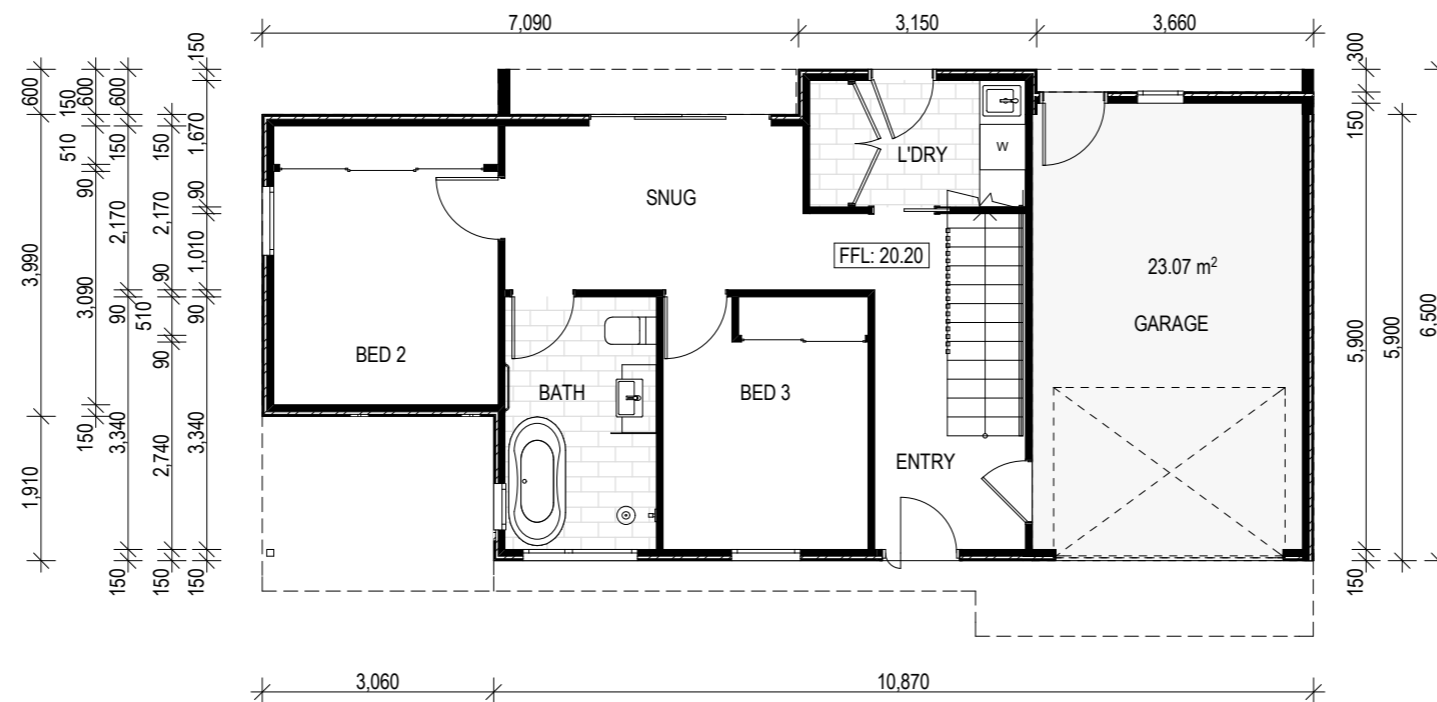


BUILDER MUST VERIFY ALL DIMENSIONS AND LEVELS
PRIOR TO COMMENCING CONSTRUCTION

USE WRITTEN DIMENSIONS-DO NOT SCALE

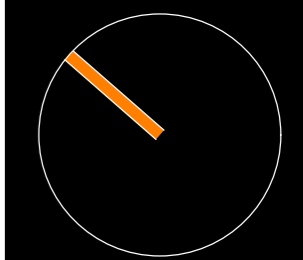
ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN
ACCORDANCE WITH THE STATE BUILDING REGULATIONS
LOCAL COUNCIL BY-LAWS AND CURRENT NCC

GROUND FLOOR AREA : 56.11m², 6.05 SQUARES
GARAGE : 23.07m²



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REV :
JOB : UNIT DEVELOPMENT
AT : 192 TRANMERE ROAD,
HOWRAH 7018
FOR : PAUL BARWICK

DRAWING TITLE :
**PROPOSED
UNIT 2 GROUND
FLOOR PLAN**

DRAWN: MJD	DATE: 2.2.2026	DWG NO. : 04
SCALE:A3 1:100	ISSUE: DA	

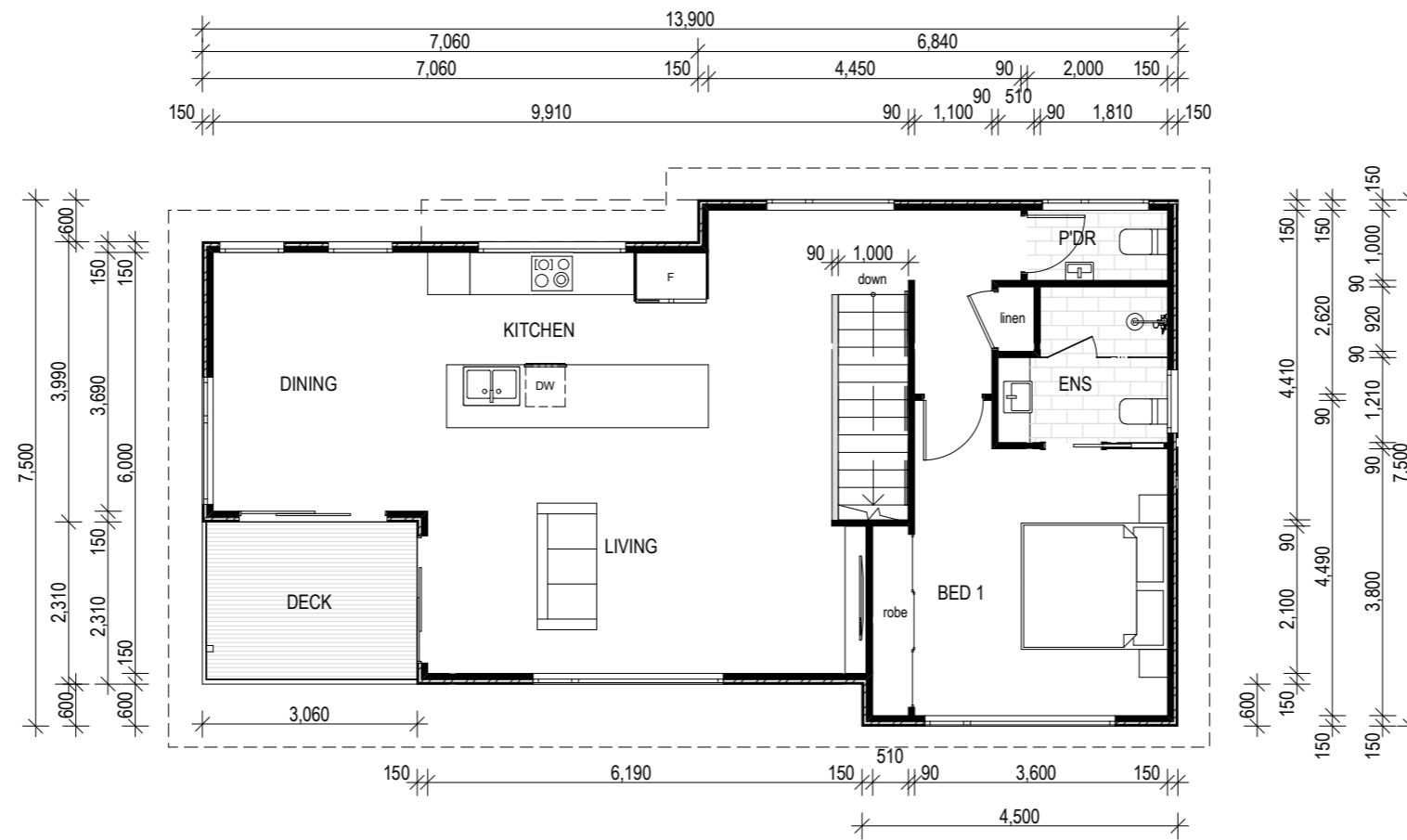


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FIRST FLOOR AREA : 87.30m², 10.17 SQUARES
FIRST FLOOR DECK : 7.06m², 0.76 SQUARES



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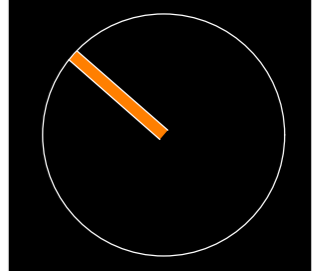
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REV :

JOB : UNIT DEVELOPMENT

AT : 192 TRANMERE ROAD,
HOWRAH 7018

FOR : PAUL BARWICK

DRAWING TITLE :
**PROPOSED
UNIT 2 FIRST
FLOOR PLAN**

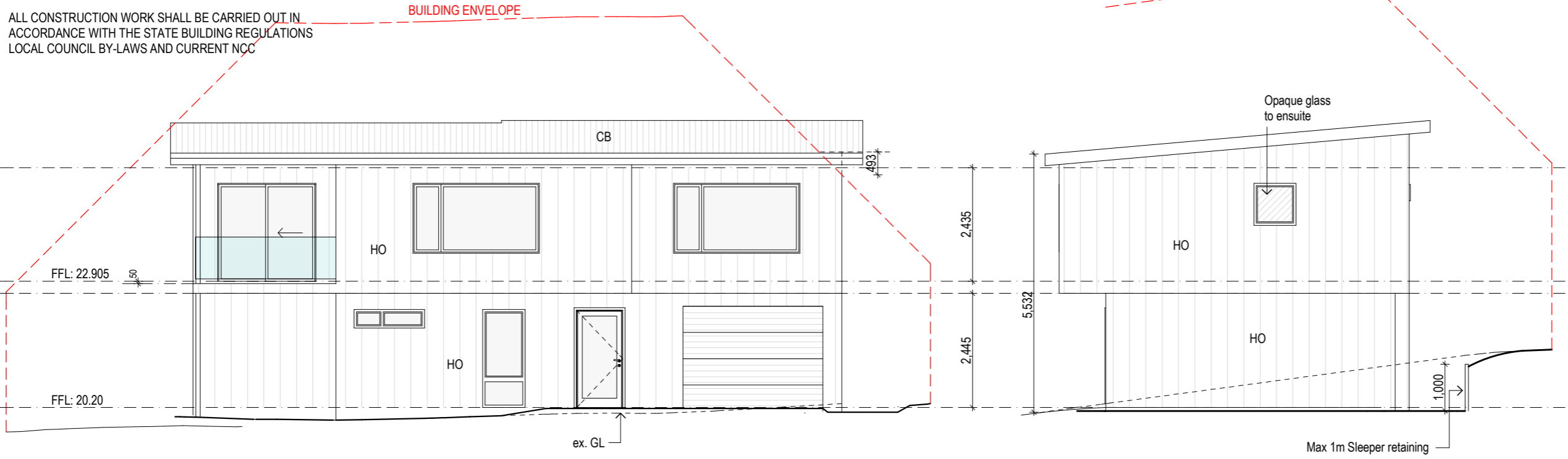
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SCALE:A3 1:100	ISSUE: DA	



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LOCAL COUNCIL BY-LAWS AND CURRENT NCC



SOUTH - WEST ELEVATION

SOUTH - EAST ELEVATION

NORTH - WEST ELEVATION

NORTH - EAST ELEVATION

PROPOSED MATERIALS & FINISHES
HO: HARDIES 'OBLIQUE' VERTICAL CLADDING, DOVER WHITE
CB: COLORBOND CUSTOM ORB SHEET METAL, DOVER WHITE

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REV :	
1	17/3/2026

JOB : UNIT DEVELOPMENT

AT : 192 TRANMERE ROAD,
HOWRAH 7018

FOR : PAUL BARWICK

DRAWING TITLE :
**PROPOSED
UNIT 2
ELEVATIONS**

DRAWN:	DATE:	DWG NO. :
MJD	2.2.2026	06
SCALE:A3	ISSUE:	
1:100	DA	

