



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2026/114

LOCATION OF AFFECTED AREA

38 SHELMORE DRIVE, OLD BEACH

DESCRIPTION OF DEVELOPMENT PROPOSAL

PARTIAL CHANGE OF USE TO VISITOR ACCOMMODATION

A COPY OF THE DEVELOPMENT APPLICATION MAY BE VIEWED AT www.brighton.tas.gov.au AND AT THE COUNCIL OFFICES, 1 TIVOLI ROAD, OLD BEACH, BETWEEN 8:15 A.M. AND 4:45 P.M, MONDAY TO FRIDAY OR VIA THE QR CODE BELOW. ANY PERSON MAY MAKE WRITTEN REPRESENTATIONS IN ACCORDANCE WITH S.57(5) OF THE LAND USE PLANNING AND APPROVALS ACT 1993 CONCERNING THIS APPLICATION UNTIL 4:45 P.M. ON **23/06/2026**. ADDRESSED TO THE CHIEF EXECUTIVE OFFICER AT 1 TIVOLI ROAD, OLD BEACH, 7017 OR BY EMAIL AT development@brighton.tas.gov.au. REPRESENTATIONS SHOULD INCLUDE A DAYTIME TELEPHONE NUMBER TO ALLOW COUNCIL OFFICERS TO DISCUSS, IF NECESSARY, ANY MATTERS RAISED.

JAMES DRYBURGH
Chief Executive Officer



Brighton
going places

Dang Van

From: Nicholas Davies [REDACTED]
Sent: Tuesday, 26 May 2026 1:12 PM
To: Development
Subject: Nicholas Davies-38 Shelmore Dr, Old Beach, 7017 - Visitor Accommodation
Attachments: CouncilCertificate-108874-108.pdf; FolioPlan-108874-108.pdf; 38 Shelmore Dr_Docs (no stamps).pdf; FolioText-108874-108.pdf; Highlighted Plan.pdf; Permit and Approved Documents (1) (1).pdf; ScheduleOfEasements-108874-108.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Please be aware that this message originated from an external source.
Exercise extreme caution with links and attachments.

To whom it may concern,

Please find attached a request for dual use at 38 Shelmore Drive, Old Beach, 7017, Hobart. The application for Planning Approval Development/Use or Subdivision will follow in the next email due to file size constraints.

i. Please find attached site plan. No new changes proposed. The previously approved development has not occurred. Please find original floor plans in the file titled 'Permit and Approved documents'.


ii. No new works. We wish to use the top level **ONLY** for visitor accommodation, only when the property is **NOT** being used as a respite centre.

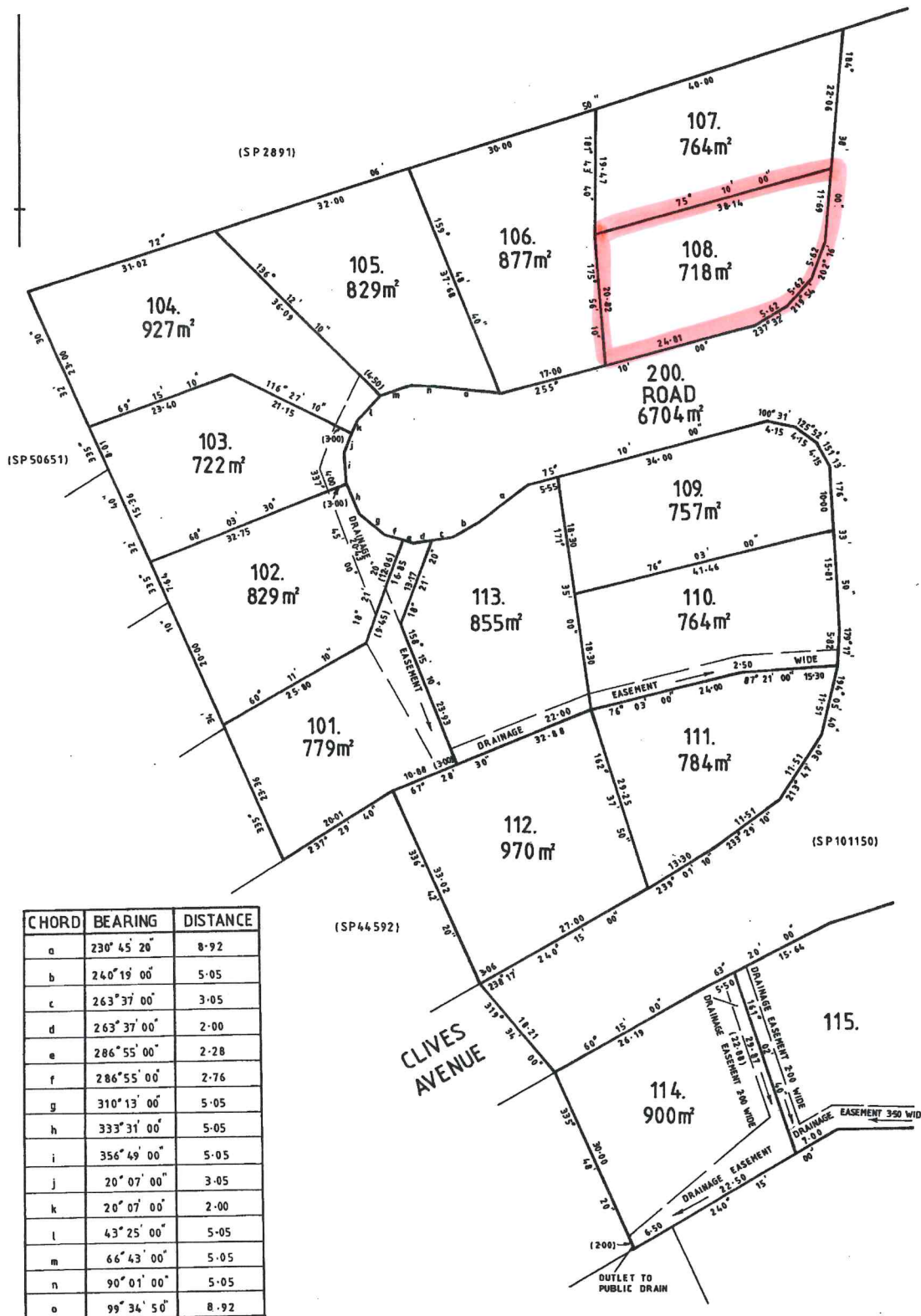
iii. Please find the floor plan attached on page 4 and 5 of file titled ' 38 Shelmore DR_Docs (no stamps).pdf.

iv. Statement of how the dual use will be managed. Southern Light Respite Pty Ltd currently manages Short-Term-Respite at the property and will also manage Visitor Accommodation when the property is not being used for Respite and there are bookings for visitor accommodation. We are aiming to have families primarily staying at the property. The dual uses will operate completely independent of each other. Respite and Visitor Accommodation will not occur at the same time.

v. Parking. There is an internal garage that comfortably fits two vehicles and a very large driveway. Please see attached site plans. I will also follow this email up with aerial images of the driveway.

vi. Please see prior approved plans for elevations.

<p>ANNEXURE SHEET No. 1 (of 2 annexures) to plan by Surveyor</p>	<p>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 6/9/1993 and that certificate extends to the detail shown on this sheet.</p> <p>Surveyor <i>A. Peckham</i></p>	<p>Registered Number: SP108874</p>
<p>Signed for the purposes of identification</p>  <p>Council Clerk</p>	<p>Owner: WESTWOOD PROPERTIES PTY LTD. T.A. & K.M. WARK</p> <p>Title Reference: C.T. 101150-1 & C.T. 101150-3</p>	<p>Scale 1: 500</p> <p>Measurements in Metres</p>



Dang Van

From: Nicholas Davies [REDACTED]
Sent: Tuesday, 26 May 2026 4:58 PM
To: Dang Van
Subject: Re: Nicholas Davies-38 Shelmore Dr, Old Beach, 7017 - Visitor Accommodation

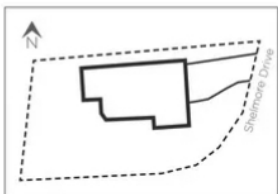
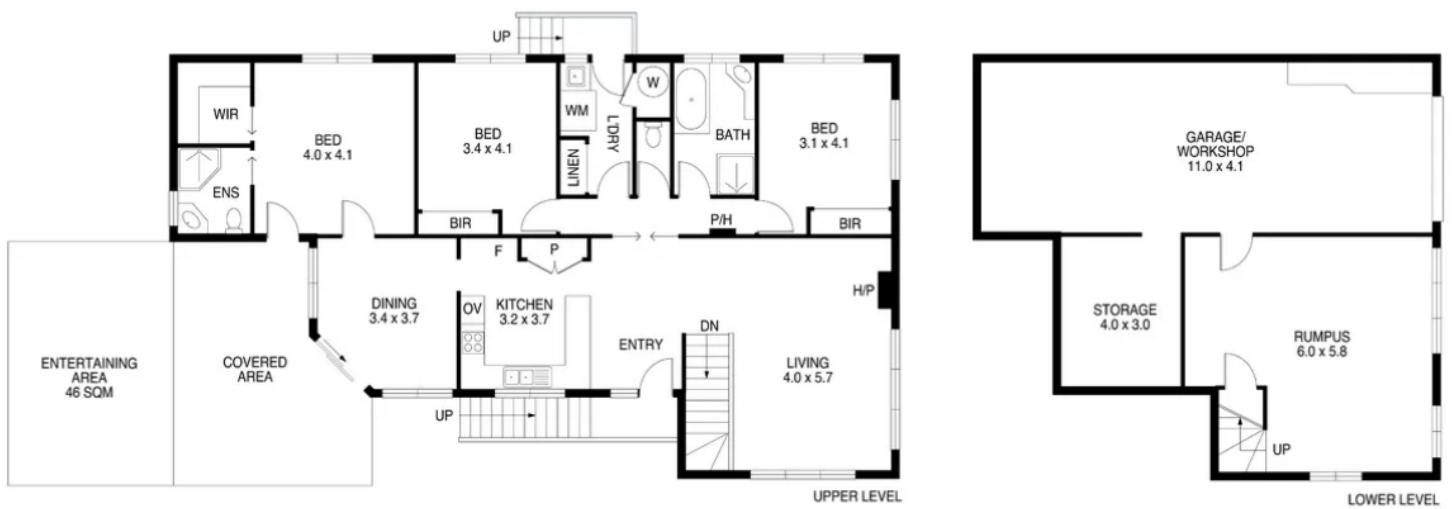
Follow Up Flag: Flag for follow up
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Please find attached the current floor plan. We do not wish to go ahead with any of the previous approved development plans. The property will remain a three bedroom property. It will only be the top floor that will be used for visitor accommodation which sits comfortably under the maximum 200m squared. There is a locked door at the bottom of the stairs to ensure this. I will submit the parking plan later this evening.

Thank you,

Nicholas Davies.



38 Shelmore Drive
OLD BEACH

House : 172 sqm Entertaining Area : 46 sqm
 Garage : 45 sqm Storage : 12 sqm

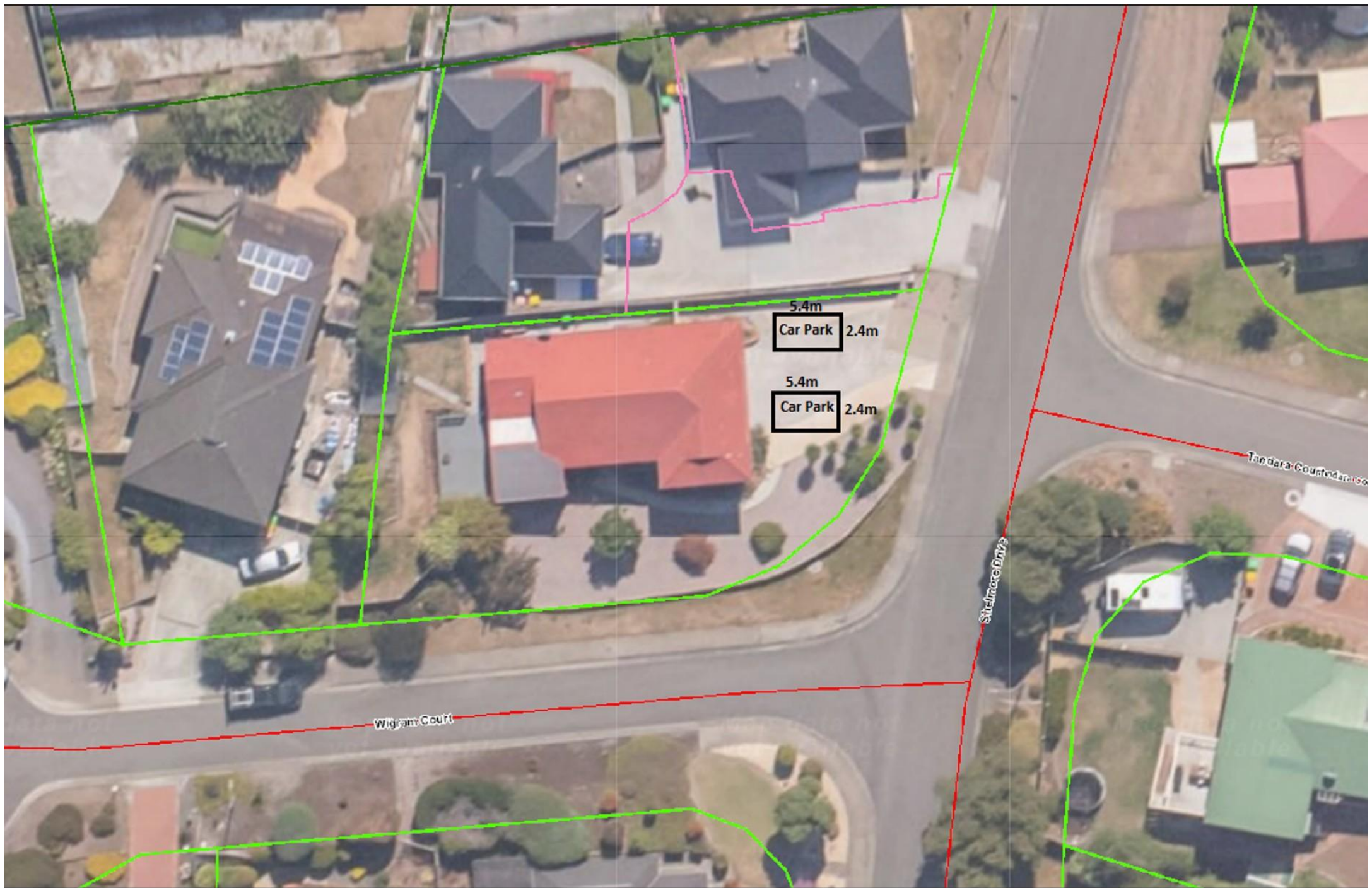
Total Approx Area : 275 sqm

This drawing is for illustration purposes only. Sizes are approximate.





www.thelist.tas.gov.au



5.4m
Car Park 2.4m

5.4m
Car Park 2.4m

Wigram Court

Sturges Drive

Tindara Court



5.4m

Car Park

2.4m

Car Park

Car Park

Wigram Court

Sitelmore Drive



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