



## **DEVELOPMENT APPLICATION**

### **PDPLANPMTD-2022/031052**

**PROPOSAL:** Alterations & Additions (Multiple Dwelling)

**LOCATION:** 19 Beach Street, Bellerive

**RELEVANT PLANNING SCHEME:** Tasmanian Planning Scheme - Clarence

**ADVERTISING EXPIRY DATE:** 17 September 2025

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 17 September 2025. In addition to legislative requirements, plans and documents can also be viewed at [www.ccc.tas.gov.au](http://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](mailto:clarence@ccc.tas.gov.au). Representations must be received by Council on or before 17 September 2025.

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](http://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](http://www.ccc.tas.gov.au) or at Council offices.

Proposal:

ALTERATIONS & ADDITIONS TO EXISTING DWELLING

Location:

Address 19 BEACH ST.  
Suburb/Town BELLERIVE Postcode 7018.

Current  
Owners/s:

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)

38 Bligh Street, Rosny Park, Tasmania • Address correspondence to: General Manager, PO Box 96, Rosny Park 7018 • Dx: 70402  
Telephone (03) 6217 9550 • Email [cityplanning@ccc.tas.gov.au](mailto:cityplanning@ccc.tas.gov.au) • Website [www.ccc.tas.gov.au](http://www.ccc.tas.gov.au)

Page 1 of 4

If you had pre-application discussions with a Council Officer, please give their name

Current Use of Site:

EXISTING 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.**



# Clarence City Council

## DEVELOPMENT/USE OR SUBDIVISION CHECKLIST



Documentation required:

### 1. **MANDATORY DOCUMENTATION**

*This information is required for the application to be valid. An application lodged without these items is unable to proceed.*

- ☒ 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 Council.

*Application fees (please phone 03 6217 9550 to determine what fees apply). An invoice will be emailed upon lodgement.*

### 2. **ADDITIONAL DOCUMENTATION**

*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 plan 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.

# Clarence City Council

## DEVELOPMENT/USE OR SUBDIVISION CHECKLIST



- ☐ 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 Council's Planning Officers on (03) 6217 9550 who will be pleased to assist.*



## SEARCH OF TORRENS TITLE

VOLUME 174016	FOLIO 1
EDITION 2	DATE OF ISSUE 11-Oct-2017

SEARCH DATE : 05-Jun-2021

SEARCH TIME : 08.48 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 1 on Strata Plan 174016 and a general unit entitlement  
operating for all purposes of the Strata Scheme being a 1  
undivided 1/6 interest

Derived from Strata Plan 174016

Derivation : Part of Lot 7 (Sec. D) Gtd to C Nash & Part of  
Lot 8 (Sec. D) Gtd to W Gellibrand & ors

SCHEDULE 1

M655388 TRANSFER to SCOTT GEORGE DEVINE and AMANDA LOUISE  
WYLIE Registered 11-Oct-2017 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
The registered proprietor holds the lot and unit entitlement  
subject to any interest noted on common property  
Folio of the Register volume 174016 folio 0  
SP 65434 FENCING PROVISION in Schedule of Easements  
E107921 MORTGAGE to Commonwealth Bank of Australia  
Registered 11-Oct-2017 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

### SEARCH OF TORRENS TITLE

VOLUME 174016	FOLIO 0
EDITION 1	DATE OF ISSUE 08-Sep-2017

SEARCH DATE : 05-Jun-2021

SEARCH TIME : 08.48 PM

### DESCRIPTION OF LAND

City of CLARENCE

The Common Property for Strata Scheme 174016

Derivation : Part of Lot 7 (Sec. D) Gtd to C Nash & Part of  
Lot 8 (Sec. D) Gtd to W Gellibrand & ors

Prior CT 172425/1

### SCHEDULE 1

STRATA CORPORATION NUMBER 174016, 19 BEACH STREET, BELLERIVE

### SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP 65434 FENCING PROVISION in Schedule of Easements

A847374 ADHESION ORDER under Section 477A of the Local  
Government Act 1962 Registered 24-Aug-1984 at noon

M652788 APPLICATION for registration of a staged development  
scheme Registered 07-Sep-2017 at noon

M688843 APPLICATION by lot owners to amend Strata Plan by  
amending Lot 2 & common property, creating Lots 3-6  
and adjusting unit entitlements Registered  
17-Apr-2018 at noon

### UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

CITY OF CLARENCE SUBURB OF BELLERIVE FOLIO REFERENCE 172425/1 SITE COMPRISES THE WHOLE OF LOT 1 ON PLAN No. P172425		<b>STRATA PLAN</b>  NEW SHEET 1 OF 4 SHEETS M688843		Registered Number  <b>1740 16</b>
		NAME OF STRATA SCHEME 19 BEACH STREET, BELLERIVE		STRATA TITLES ACT 1998 REGISTERED .....8..SEP..2017..... <i>Alice Kawa</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No.	LAST UPI No.	SCALE 1:300	LENGTHS IN METRES	

<b>SITE PLAN</b> (P230975)		(P218273)
(5/2TS)		(59426)
(5/2TS)		
(3/3TS) (16/10NS)		
(16/10NS)		
(16/10NS)		
1		2
2		3
3		4
4		5
5		6

NOTES: (i) ALL BUILDINGS ON THE SITE TO BE SHOWN ON SHEET 1. (ii) BUILDING TO SITE BOUNDARY OFFSETS OF LESS THAN 2.00 METRES TO BE SHOWN ON SHEET 1.		 Council Delegate Date		 Registered Land Surveyor Date	
STAGED/COMMUNITY DEVELOPMENT. SCHEME No. (IF APPLICABLE) <b>M652788</b>		LODGED BY <b>BUTLER MCINTYRE &amp; BUTLER</b>			



STRATA PLAN

NEW SHEET 2 OF 4 SHEETS  
M688843

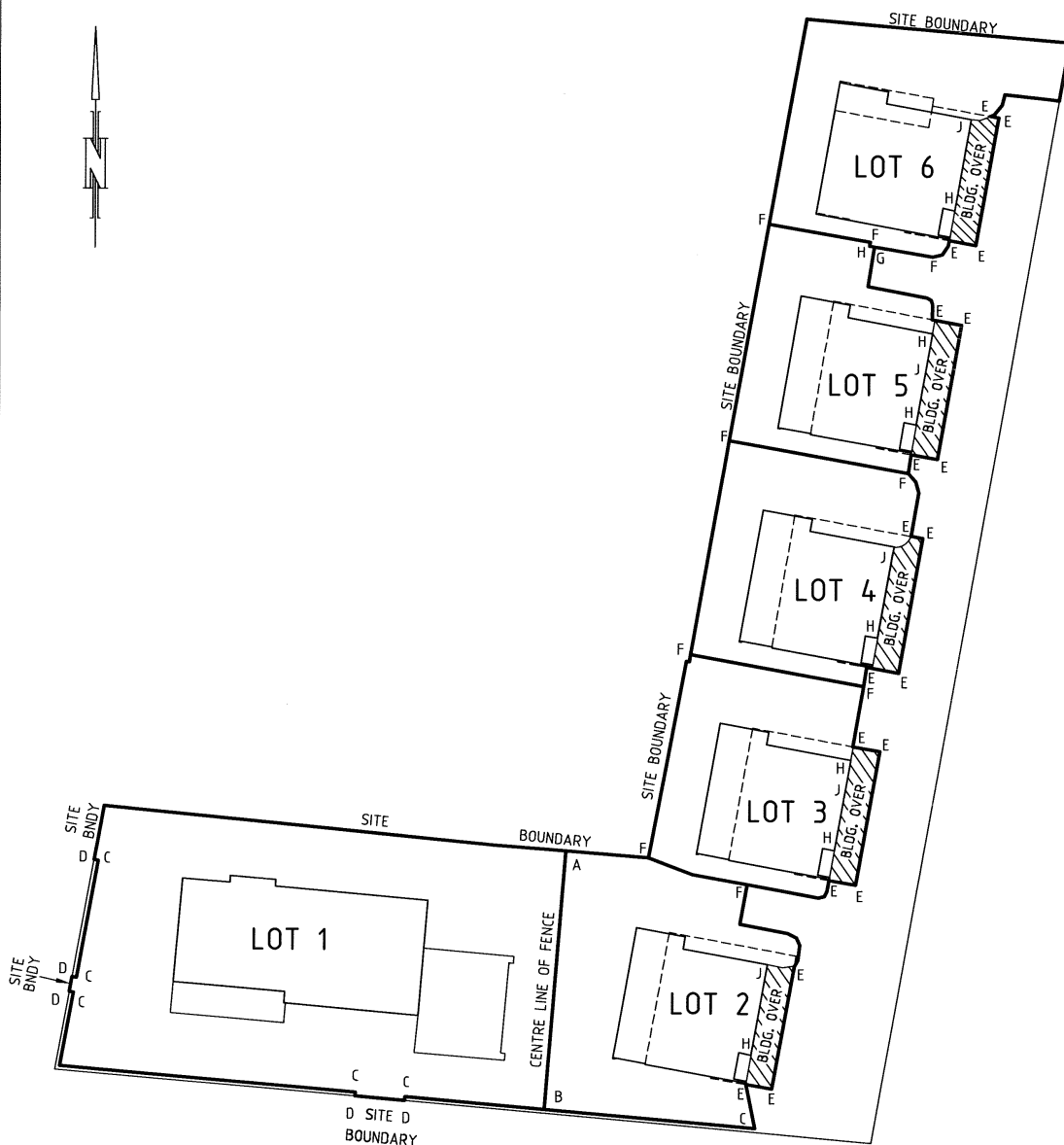
STRATA TITLES ACT 1998

Registered Number

Council Delegate

Date

174016



SCALE 1:300

THE HORIZONTAL LOT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES DEFINED BY:

SITE BOUNDARIES  
CENTRELINE OF FENCE LABELLED AB  
INTERNAL FACE OF CONCRETE WALL LABELLED BC & CC.  
END OF CONCRETE WALL AND PROLONGATION THEREOF TOWARDS THE SITE BOUNDARY LABELLED CD.  
EXTERNAL FACE OF WALL LABELLED 'EE', 'HJ'.  
EDGE OF CONCRETE LABELLED 'CE', 'EF', 'EG' & 'FG', 'EJ' AND EXTENSION THEREOF LABELLED 'GH'  
CENTRELINE OF FENCE LABELLED 'FF' & 'FH'  
OPEN BOUNDARIES LABELLED 'EH'.

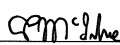

THE VERTICAL LOT BOUNDARIES EXTEND FROM 2.00m BELOW GROUND LEVEL TO 10.00 METRES ABOVE GROUND LEVEL, EXCEPT FOR THE HATCHED PORTIONS WHICH EXTENDS ONLY FROM THE UNDERSIDE OF FIRST FLOOR TO 10.00 METRES ABOVE GROUND LEVEL.

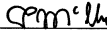
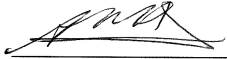
LOT No.	GROUND FLOOR/OPEN AREA	FIRST FLOOR AREA	TOTAL AREA
1	575m <sup>2</sup>	143m <sup>2</sup>	718m <sup>2</sup>
2	240m <sup>2</sup>	101m <sup>2</sup>	341m <sup>2</sup>
3	179m <sup>2</sup>	101m <sup>2</sup>	280m <sup>2</sup>
4	185m <sup>2</sup>	101m <sup>2</sup>	286m <sup>2</sup>
5	168m <sup>2</sup>	101m <sup>2</sup>	269m <sup>2</sup>
6	205m <sup>2</sup>	99m <sup>2</sup>	304m <sup>2</sup>

Surv. Ref: 6269KL

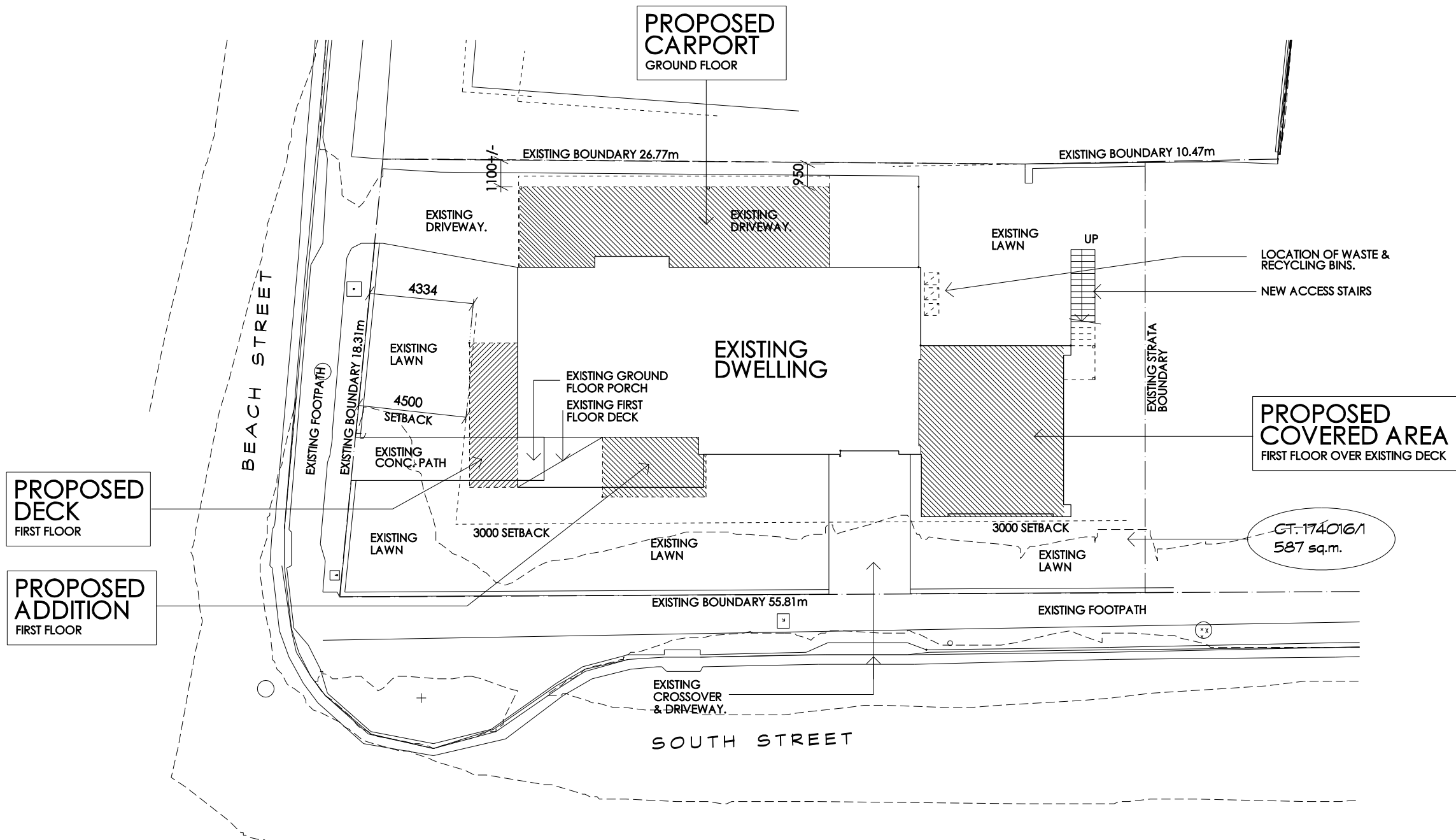
Registered Land Surveyor

Date

<b>STRATA PLAN</b>		STRATA TITLES ACT 1998	Registered Number  <b>1740 16</b>		
NEW SHEET 3 OF 4 SHEETS M688843					
NAME OF BODY CORPORATE: STRATA CORPORATION No.174016, 19 BEACH STREET, BELLERIVE  ADDRESS FOR THE SERVICE OF NOTICES: NO. 19 BEACH STREET, BELLERIVE 7018					
<b>SURVEYORS CERTIFICATE</b>  I, Alexander Purden McIndoe of Kingston a surveyor registered under the Surveyors Act 2002 certify that the building or buildings erected on the site and drawn on sheet 1 of this plan are within the site boundaries of the folio stated on sheet 1 and any encroachment beyond those boundaries is properly authorised according to law.  <div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="text-align: center;">               Registered Land Surveyor           </div> <div style="text-align: center;"> <u>31/1/18</u>              Date           </div> <div style="text-align: center;"> <u>6269KL</u>              Ref No           </div> </div>		<b>COUNCIL CERTIFICATE</b>  I certify that the Clarence City Council has: (a) approved the lots shown in this plan and (b) issued this certificate of approval in accordance with section 31 of the Strata Titles Act 1998  <div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="text-align: center;">               Council Delegate           </div> <div style="text-align: center;"> <u>22-3-18</u>              Date           </div> <div style="text-align: center;"> <u>SA-2018/5</u>              Ref No           </div> </div>			
<b>GENERAL UNIT ENTITLEMENTS</b>					
LOT	UNIT ENTITLEMENT	<div style="border: 2px solid black; padding: 10px; width: fit-content; margin: 0 auto;">             FOR UNIT ENTITLEMENTS SEE SHEET 4           </div>			
TOTAL					

STRATA PLAN										STRATA TITLES ACT 1998										Registered Number																								
NEW SHEET 4 OF 4 SHEETS M688843																				174016																								
NOTE: THIS SHEET SHOULD ONLY BE USED WHERE:- (i) THE LOTS HAVE A SPECIAL UNIT ENTITLEMENT, OR (ii) THE BODY CORPORATE HAS BEEN DIVIDED															 Registered Land Surveyor Date 31/12/2018															 Council Delegate Date														
(i) For fixing the proportionate contribution to be made by the Owners of Lots for repairs and maintenance to that part of the common property providing access to any Lot on the plan other than Lot 1 and for landscaping and acts associated with any part of the common property not servicing any part of Lot 1 on the plan.																																												
NAME OF (THIS) BODY CORPORATE STRATA CORPORATION NO.174016 19 BEACH STREET, BELLERIVE										NAME OF (THIS) BODY CORPORATE										NAME OF (THIS) BODY CORPORATE																								
ADDRESS FOR THE SERVICE OF NOTICES NO. 19 BEACH STREET, BELLERIVE 7018										ADDRESS FOR THE SERVICE OF NOTICES										ADDRESS FOR THE SERVICE OF NOTICES																								
LOT No.	GENERAL	UNIT ENTITLEMENT SPECIAL (IF ANY)				LOT No.	GENERAL	UNIT ENTITLEMENT SPECIAL (IF ANY)				LOT No.	GENERAL	UNIT ENTITLEMENT SPECIAL (IF ANY)																														
		(i)	(ii)	(iii)	(iv)			(i)	(ii)	(iii)	(iv)			(i)	(ii)	(iii)	(iv)																											
1	1	0																																										
2	1	1																																										
3	1	1																																										
4	1	1																																										
5	1	1																																										
6	1	1																																										





**SITE PLAN**  
SCALE 1:200

REVISION A: - 14/12/22  
- GROUND FLOOR ADDITIONS REMOVED.

REVISION B: - 22/08/25  
- BIN STORAGE SHOWN TO REAR YARD AREA

creative practical design solutions

TAS BUILDING DESIGN Pty. Ltd.

residential commercial

m. 0408 882283  
a. p.o.box 2018 howrah 7018  
e. tas.buildingdesign@bigpond.com

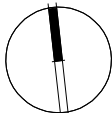
cc 652

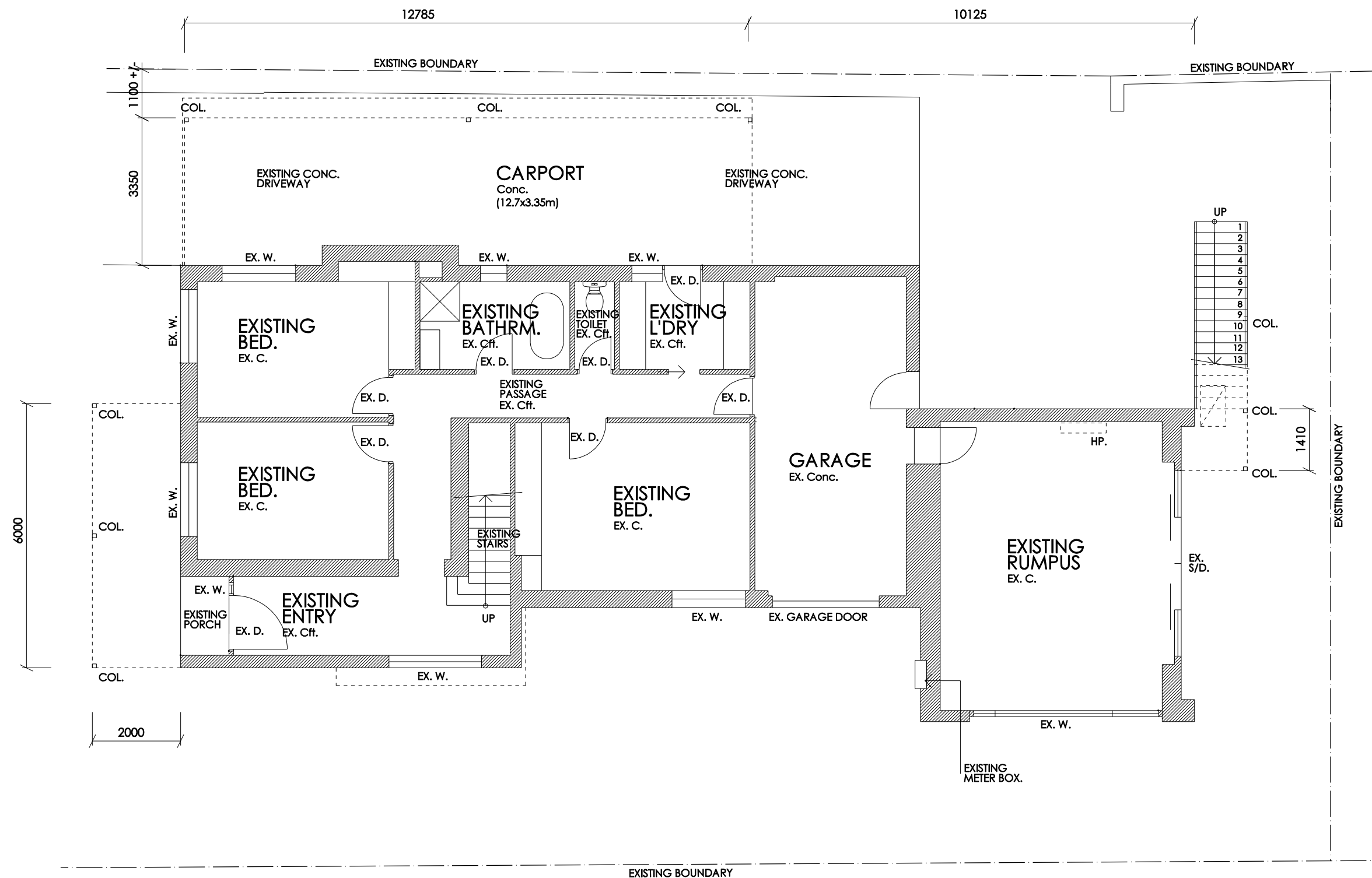
Project and Address:  
**Proposed Alts. & Adds.  
at No. 19 Beach St.,  
Bellerive**

Client:  
**Mr. S. Devine & Ms. A. Wylie**

Drawing Title:  
**Site Plan**

© COPYRIGHT  
This document is the property of Kevin Roberts (designer).  
Any reproduction without permission of design and drawings is  
strictly prohibited.

Please note: - Verify all dimensions on site. Figured dimensions take precedence over scale readings.	
Plot Date: 22/08/2025	Drawn: KJR
Approval: preliminary	Scale: 1:200 @ A3
 NORTH	Project No.: <b>21.11</b>
	Drawing No.: <b>sk01</b> Rev. <b>B</b>



EXISTING GROUND FLOOR AREA: - 182 sq.m.  
EXISTING FIRST FLOOR AREA: - 122 sq.m.  
EXISTING TOTAL FLOOR AREA: - 310 sq.m.

EXISTING GROUND FLOOR AREA: - 182 sq.m.  
NEW FIRST FLOOR AREA: - 132 sq.m.  
NEW TOTAL FLOOR AREA:- 314 sq.m.

EXISTING FIRST FLOOR  
COVERED AREA:- 41 sq.m.

FIRST FLOOR DECK AREA:- 20 sq.m.

FLOOR PLAN LEGEND	
	EXISTING WALLS.
	90mm STUD WALLS.
C.	CARPET
Cft.	CERAMIC FLOOR TILES
Conc.	CONCRETE FLOOR
EX.	EXISTING

REVISION A: - 14/12/22  
- GROUND FLOOR ADDITIONS REMOVED.

REVISION B: - 22/08/25  
- RE-ISSUE OF DRAWING

creative practical design solutions

TAS BUILDING DESIGN Pty. Ltd.

residential commercial

m. 0408 882283  
a. p.o.box 2018 howrah 7018  
e. tasbuildingdesign@bigpond.com

cc 652

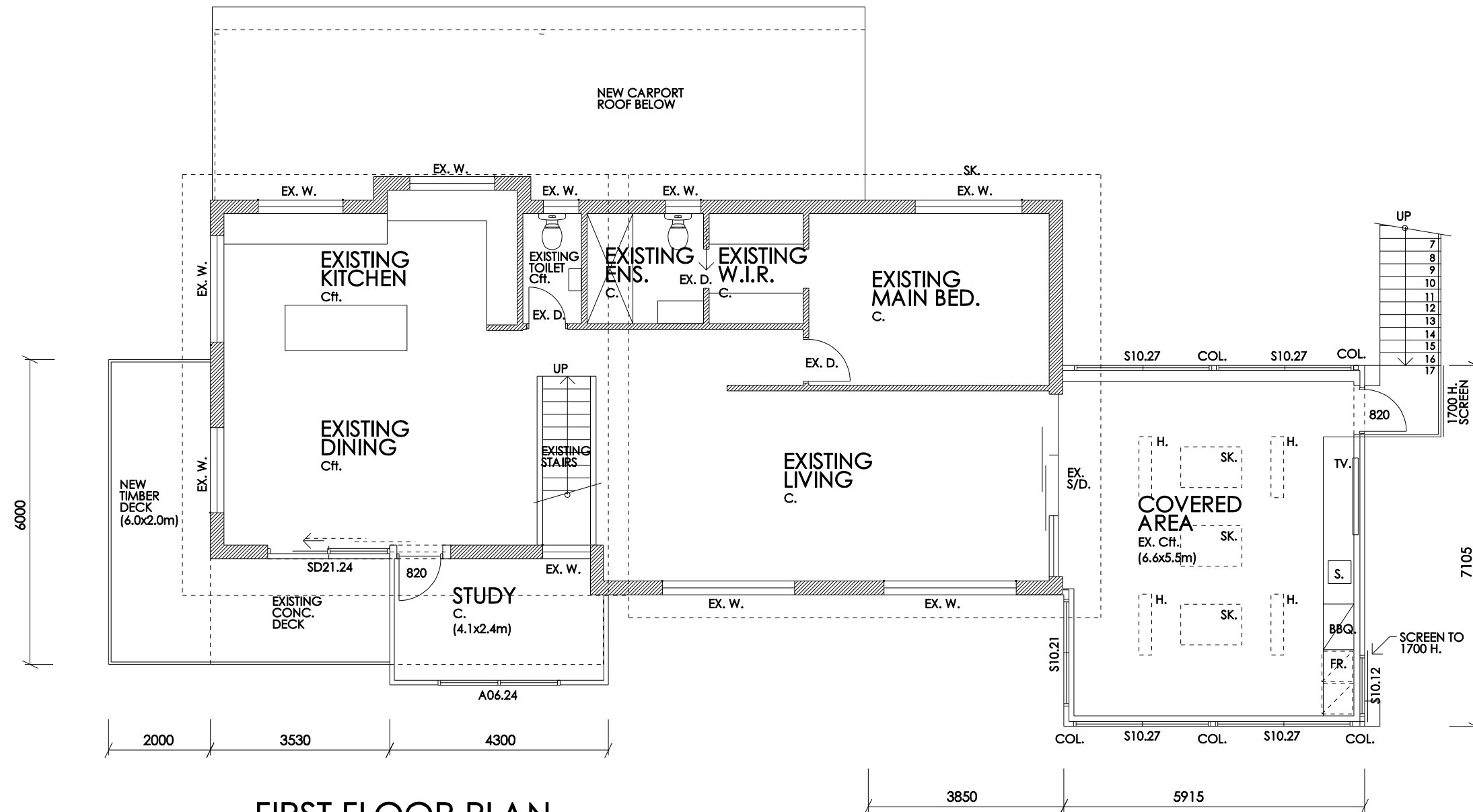
Project and Address:  
Proposed Alts. & Adds.  
at No. 19 Beach St.,  
Bellerive

Client:  
Mr. S. Devine & Ms. A. Wylie

Drawing Title:  
Ground Floor Plan

© COPYRIGHT  
This document is the property of Kevin Roberts (designer).  
Any reproduction without permission of design and drawings is  
strictly prohibited.

Please note: - Verify all dimensions on site. Figured dimensions take precedence over scale readings.	
Plot Date: 22/08/2025	Drawn: KJR
Approval: preliminary	Scale: 1:100 @ A3
	Project No.: 21.11
	Drawing No.: sk02 Rev. B



FIRST FLOOR PLAN  
SCALE 1:100

FLOOR PLAN LEGEND	
	EXISTING WALLS.
	90mm STUD WALLS.
C.	CARPET
Cft.	CERAMIC FLOOR TILES
Conc.	CONCRETE FLOOR
EX.	EXISTING

REVISION A: - 14/12/22  
- GROUND FLOOR ADDITIONS REMOVED.  
REVISION B: - 22/08/25  
- SCREEN ADDED TO WINDOW TO EAST SIDE  
IN COVERED AREA.

creative practical design solutions

TAS BUILDING DESIGN Pty. Ltd.

residential commercial

m. 0408 882283  
a. p.o.box 2018 howrah 7018  
e. tas.buildingdesign@bigpond.com

CC 652

Project and Address:  
Proposed Alts. & Adds.  
at No. 19 Beach St.,  
Bellerive

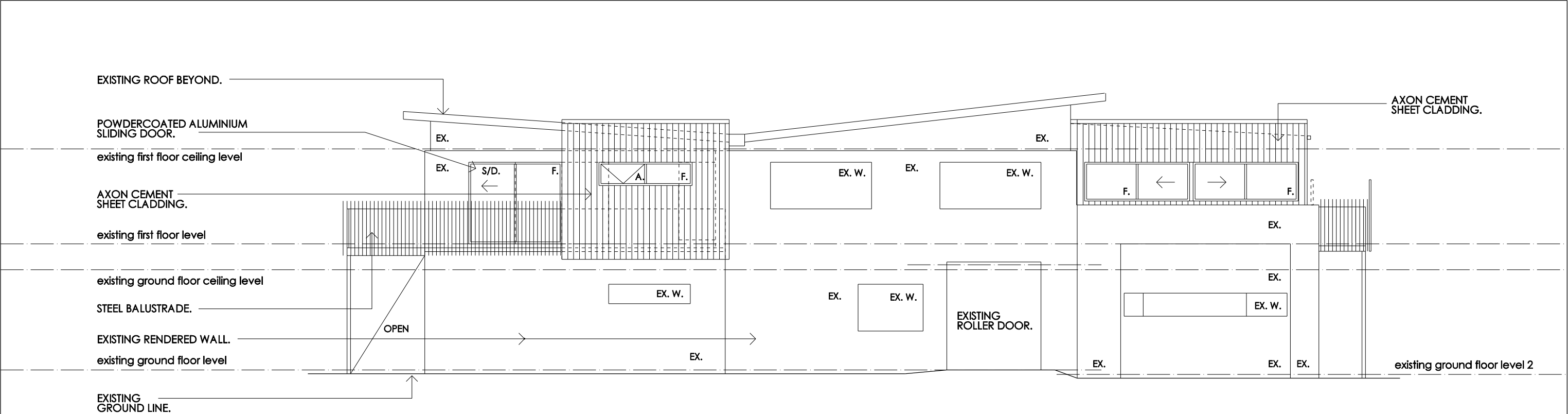
Client:  
Mr. S. Devine & Ms. A. Wylie

Drawing Title:  
First Floor Plan

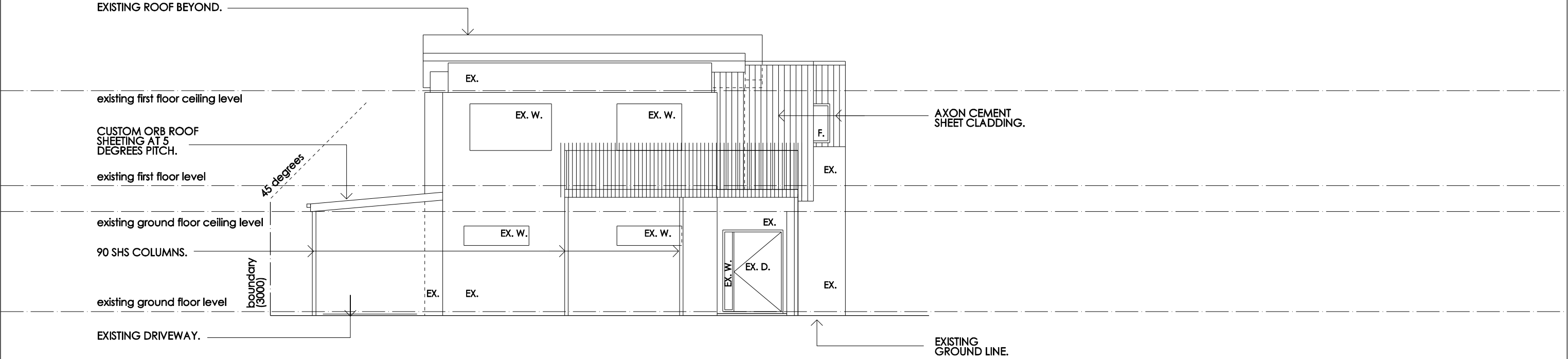
© COPYRIGHT  
This document is the property of Kevin Roberts (designer).  
Any reproduction without permission of design and drawings is  
strictly prohibited.

Please note: - Verify all dimensions on site. Figured dimensions take precedence over scale readings.	
Plot Date: 22/08/2025	Drawn: KJR
Approval: preliminary	Scale: 1:100 @ A3
	Project No.: 21.11
	Drawing No.: sk03 Rev. B





SOUTH ELEVATION  
SCALE 1:100



WEST ELEVATION  
SCALE 1:100

REVISION A: - 14/12/22  
- GROUND FLOOR ADDITIONS REMOVED.  
REVISION B: - 22/08/25  
- SCREEN ADDED TO WINDOW TO EAST SIDE  
IN COVERED AREA.

creative practical design solutions

TAS BUILDING DESIGN Pty. Ltd.

residential commercial

m. 0408 882283  
a. p.o.box 2018 howrah 7018  
e. tas.buildingdesign@bigpond.com

cc 652

Project and Address:  
Proposed Alts. & Add.  
at No. 19 Beach St.,  
Bellerive

Client:  
Mr. S. Devine & Ms. A. Wylie

Drawing Title:  
Elevations

© COPYRIGHT  
This document is the property of Kevin Roberts (designer).  
Any reproduction without permission of design and drawings is  
strictly prohibited.

Please note: - Verify all dimensions on site. Figured  
dimensions take precedence over scale readings.

Plot Date: 22/08/2025 Drawn: KJR

Approval: preliminary Scale: 1:100 @ A3

Project No.:  
21.11

Drawing No.: sk04 Rev. B

