



DEVELOPMENT APPLICATION

PDPLANPMTD-2025/055200

PROPOSAL: Additions & Alterations (Single Dwelling)

LOCATION: 37 Clarence Street, Bellerive

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 29 September 2025

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 29 September 2025. 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 29 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 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: Alterations and Additions

Location: 37 Clarence Street, Bellerive 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: **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.
- 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:

Date: 8/29/25

**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.

REC85
MANIA

ERIVE.

Chas^r Albert Nichols and James Nichols

FOR SALE by Chas^r Dowdell.
M. HANCOCK

XXXX/11.157
Mania 6X11.177

89





SEARCH OF TORRENS TITLE

| | |
|-----------------|------------------------------|
| VOLUME 60874 | FOLIO 8 |
| EDITION 8 | DATE OF ISSUE 01-Sep-2021 |

SEARCH DATE : 26-Aug-2025

SEARCH TIME : 04.48 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 8 on Plan 60874 (formerly being P89)

Derivation : Part of 2A-2R-17Ps. Gtd. to J. Nichols & Anor

Prior CT 3021/8

SCHEDULE 1

M909189 TRANSFER to ANNIE KATHERINE DEAYTON Registered
01-Sep-2021 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

E275087 MORTGAGE to Westpac Banking Corporation Registered
01-Sep-2021 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

F. N 597

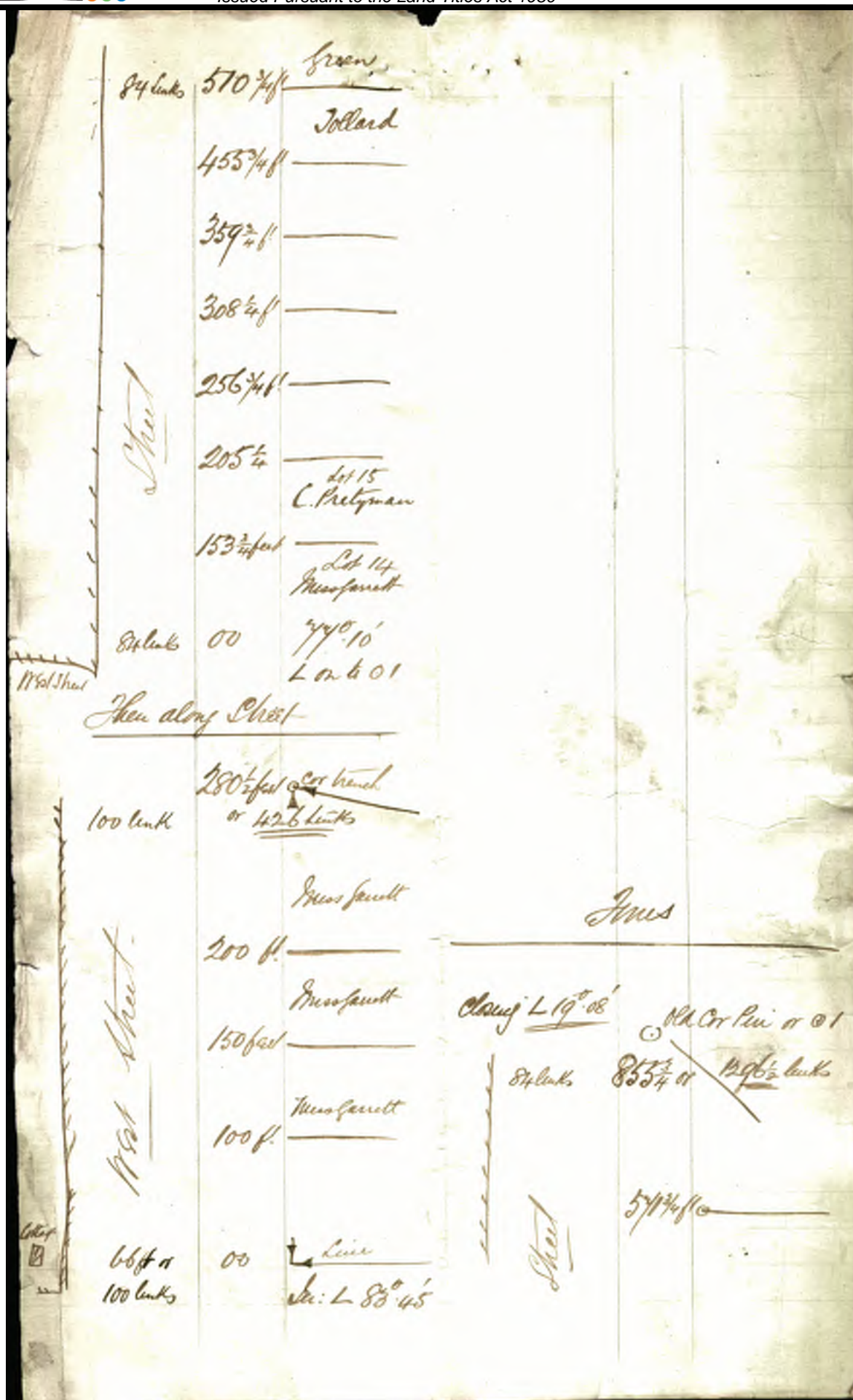
Plan 89

Chas. Dowdell

Bellerive

by

G. F. Lovett

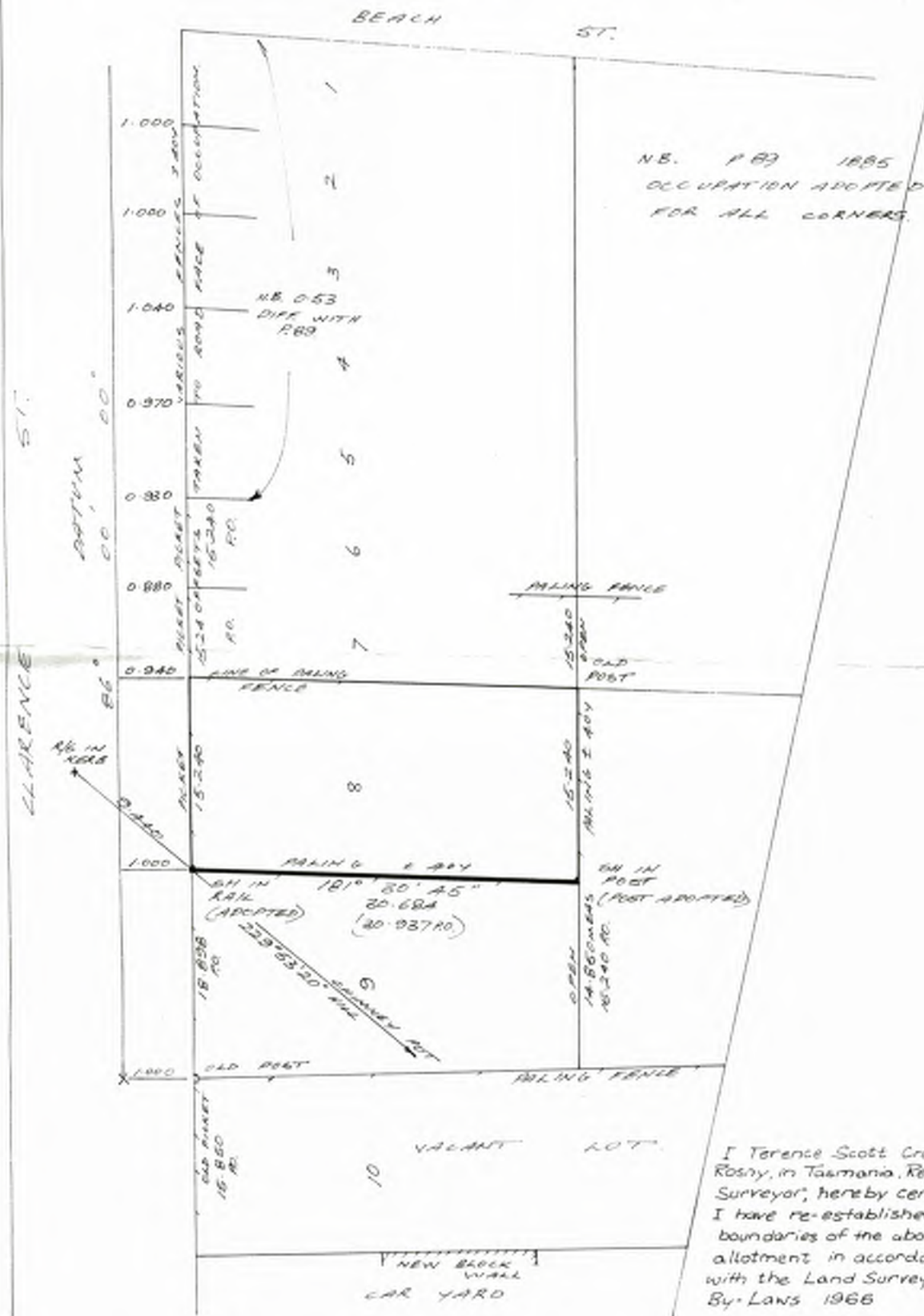


C. L. ANDREWS & ASSOCIATES
ROSNY 801 F COURSE COTTAGE
BOX 149 BELLERIVE

PARTIAL REMARK
LOT 8

MR. JESENKOVIC
37 CLARENCE STREET
BELLERIVE

P. 89 C.T. 3021-B



T. E. Crowe, Authorised Surveyor

9 September 2025
LPA2501/ccc.02

The General Manager
Clarence City Council
PO Box 96, Rosny Park, 7018

Attention : Ryan Peterson, Planning and Development Department

Planning Application
Change of Use, Alterations and Addition
37 Clarence Street, Bellerive
PDPLANPMTD-2025/055200

Further to your correspondence dated 3rd September 2025, requesting additional information for the above planning permit application, please find the following supplementary information for assessment.

Supplementary Information
Parking and Sustainable Transport Code

C2.5.1 Car parking numbers

Please find the attached drawing, LPA2501.SK100.B, which has been amended to show the allocation of two car parking spaces on site in accordance with Table C2.1 Parking Space Requirements.

Carpark 1 dimensions of 5400mm x 2600mm for 90° parking comply with Table C2.3 Dimensions of Carparking Spaces. I acknowledge that Carpark 2 does not comply with Table C2.3 Dimensions of Carparking Spaces, however the overall length of the driveway of 10m provides sufficient space for the occupants to park two cars on site.

In addition, the dwelling has access to other transport alternatives which are within reasonable walking distance of the site. The nearest stop for the public transport network operated by Metro Tasmania is located within 200m of the site on Clarence Street. The River Derwent ferries which operate between Bellerive and Hobart are located within a 10 minute walk of the site.

Change of Use
Existing Garage

Please find the attached set of drawings, LPA2501.SK000.B, SK100.B, SK101.B, SK103.B, SK104.B, SK201.B, SK202.B, SK301.B, SK001.A and SK002.A, which have been amended to indicate the change of use of the former garage to a habitable space. In accordance with the Council's direction, I advise that the former garage is not being used for habitable use.

I trust that the supplementary information provided is sufficient to enable Council to assess the application. Please do not hesitate to contact the writer should you require additional information.



CC: Craig Deayton

29 August 2025
LPA2501/ccc.01

The General Manager
Clarence City Council
PO Box 96
Rosny Park 7018

Attention : Planning and Development Department

Development Application
Alterations and Additions
37 Clarence Street, Bellerive

Please find the following enclosed documentation, which is submit for Development Approval on behalf of The Deayton Family:

- Certificate of Title
- Completed Development Application
- Architectural drawings prepared by Luttrell Pyefinch architects
LPA2501.SK001 – SK301 (10 sheets)

Development Description

Scope of Development

The proposed development includes the following:

- The removal of the rear portion of the existing dwelling and replacement with new
- Lifting of roof to the former garage which is being used as an extra living space

Encroachment into building envelope

The development proposes to raise the roof and height of the parapet wall on the boundary which will be above the 3000mm height limitation of the Planning scheme as such the application is discretionary. The solar study of the project provides analysis of the effect of the wall adjustment which does result in a minor loss of daylight at 9am on 21 June from the current situation.

Use

37 Clarence Street is a family residence used by the Deayton family exclusively. The works to the living space in the former garage will ensure that this structure has improved energy efficiency and amenity for the occupants. Use of this space is not proposed for persons other than members of the Deayton family.

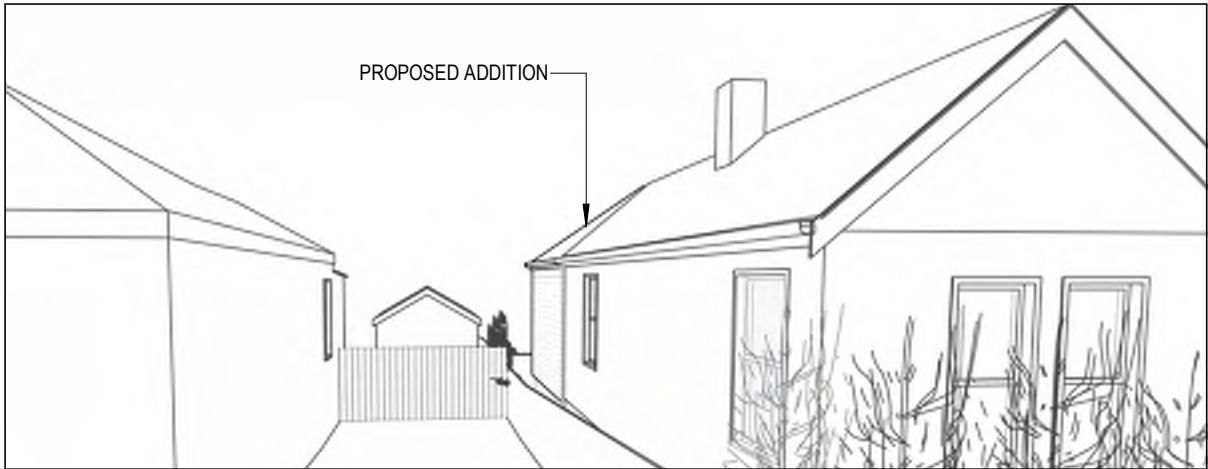
Declaration the owner has been notified

I declare that the Deayton family has approved and acknowledges that this application for Development Approval is being lodged. Copies of this correspondence have been circulated to Craig Deayton.

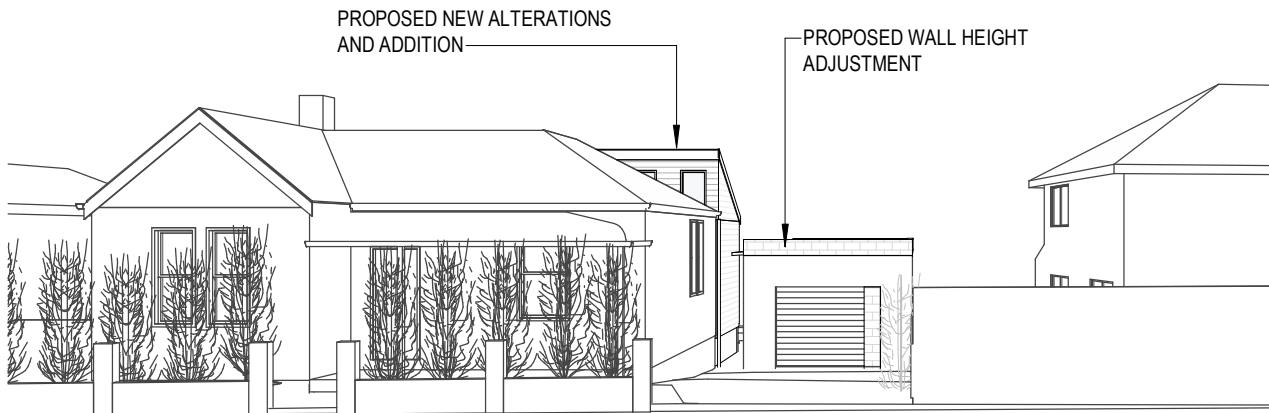
I trust that the application is well received by the council and look forward to receiving approval as soon as possible. Please do not hesitate to contact the writer should you require additional information to support this application.



CC: Craig Deayton



View 1 - Eastern Perspective from Clarence Street



View 2 - Western Perspective from other side of Clarence Street



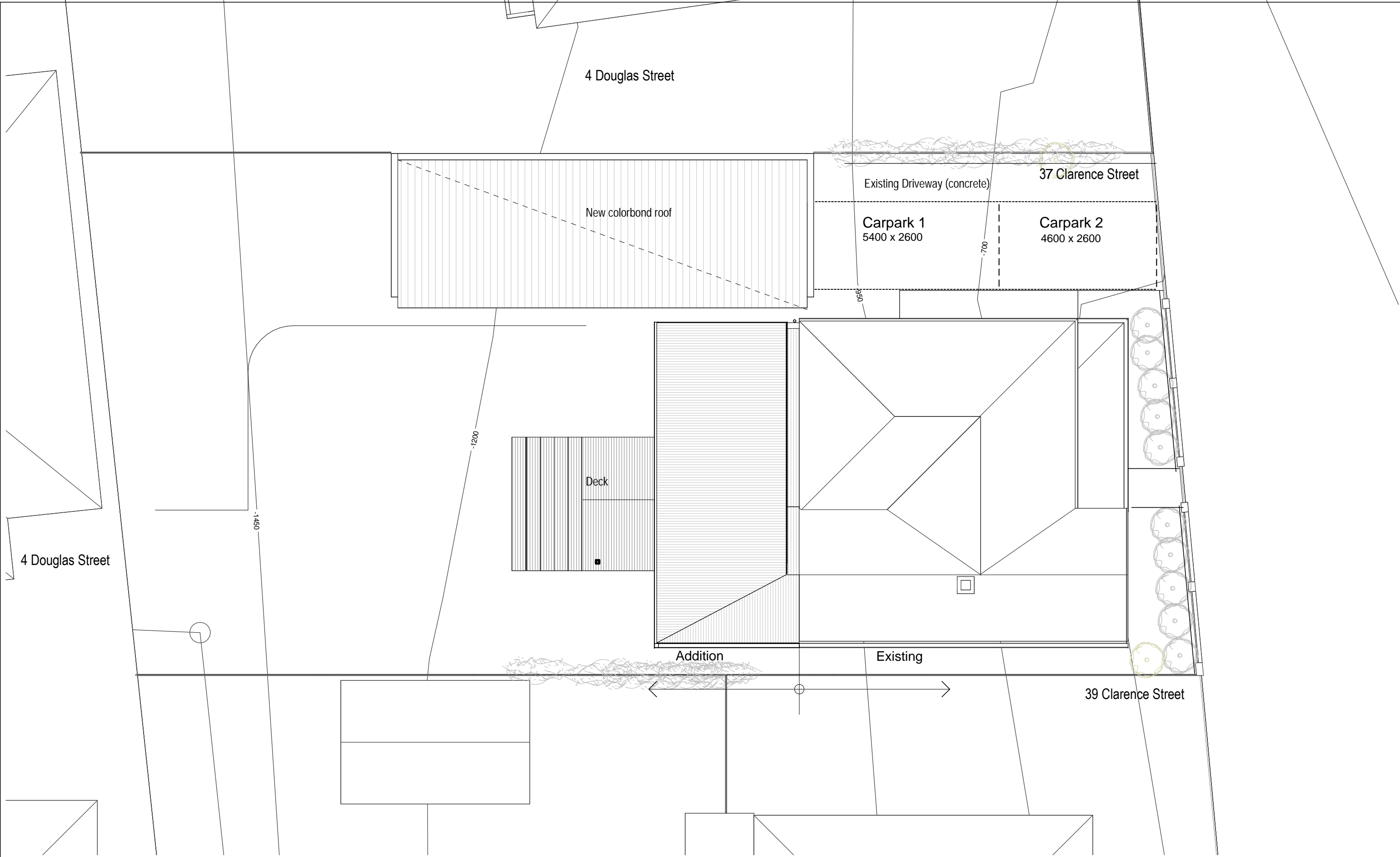
1 Location
1 : 1000

| REVISION SCHEDULE | | |
|-------------------|---------------|-------------|
| A | DA | 28 Aug 2025 |
| B | Change of Use | 9 Sept 2025 |
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LUTTRELL PYEFINCH architects
54 Elphinstone Rd, Mt Stuart
0408 286 182
info@lparchitects.com.au

Deayton Family
37 Clarence Street, Bellerive
Proposed Change of Use,
Alterations and Addition

Location & Drawing Index
N
Scale 1 : 1000 @A3
Date August 2025
Phase DA
LPA2501.SK000.B



| REVISION SCHEDULE | | |
|-------------------|---------------------------|-------------|
| A | DA | 28 Aug 2025 |
| B | Change of Use, Carparking | 9 Sept 2025 |
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Document Set ID: 5688302
Version: 1, Version Date: 09/09/2025

LUTTRELL PYEFINCH **architects**

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Deayton Family

37 Clarence Street, Bellerive

Proposed

Change of Use,

Alterations & Addition

Site Plan

N

Scale

1 : 100

@A3

Date

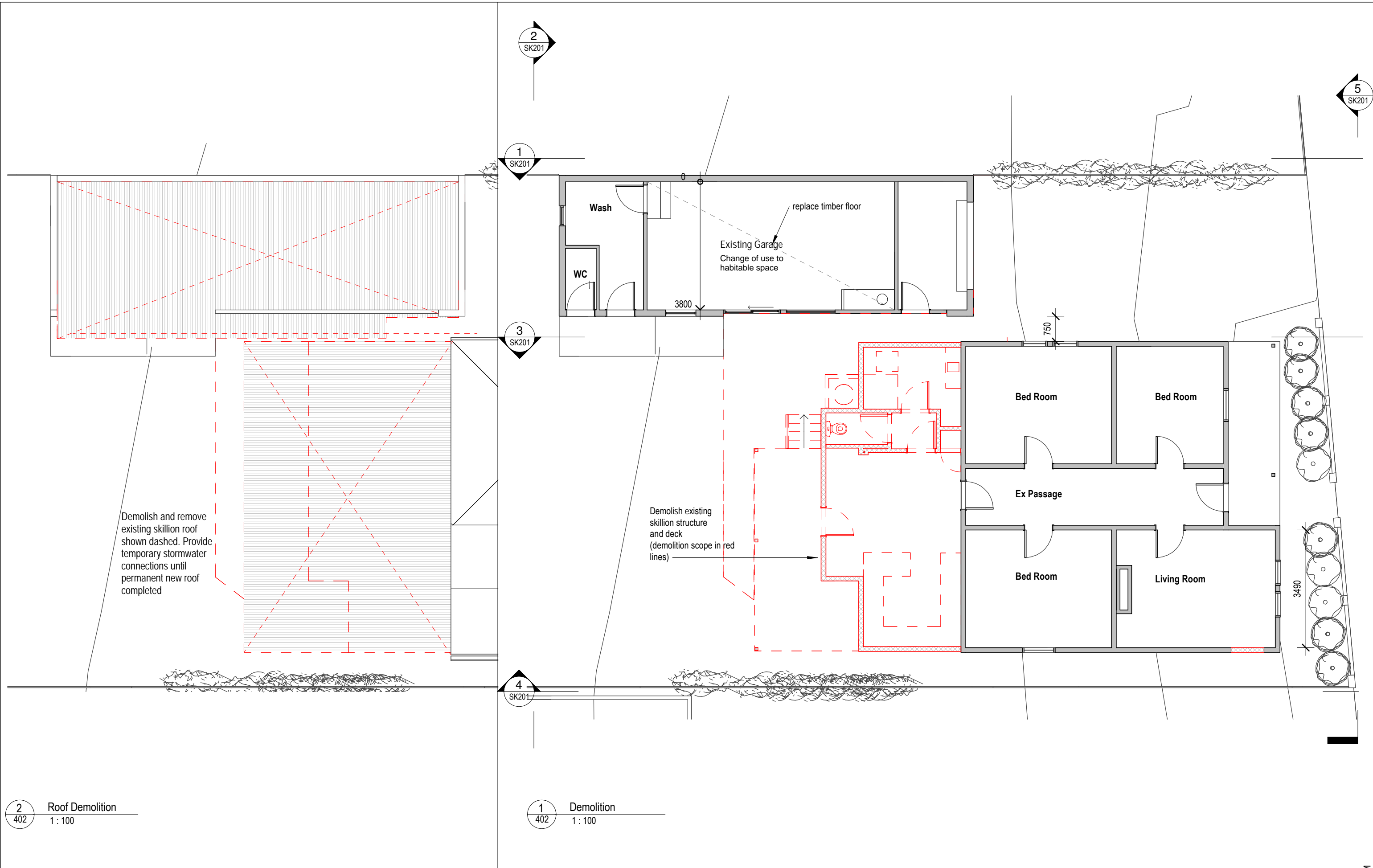
August 2025

Phase

DA

LPA2501.SK100.B

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2
402
Roof Demolition
1 : 100

1
402
Demolition
1 : 100

| REVISION SCHEDULE | | |
|-------------------|---------------|-------------|
| A | DA | 28 Aug 2025 |
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Deayton Family
37 Clarence Street, Bellerive

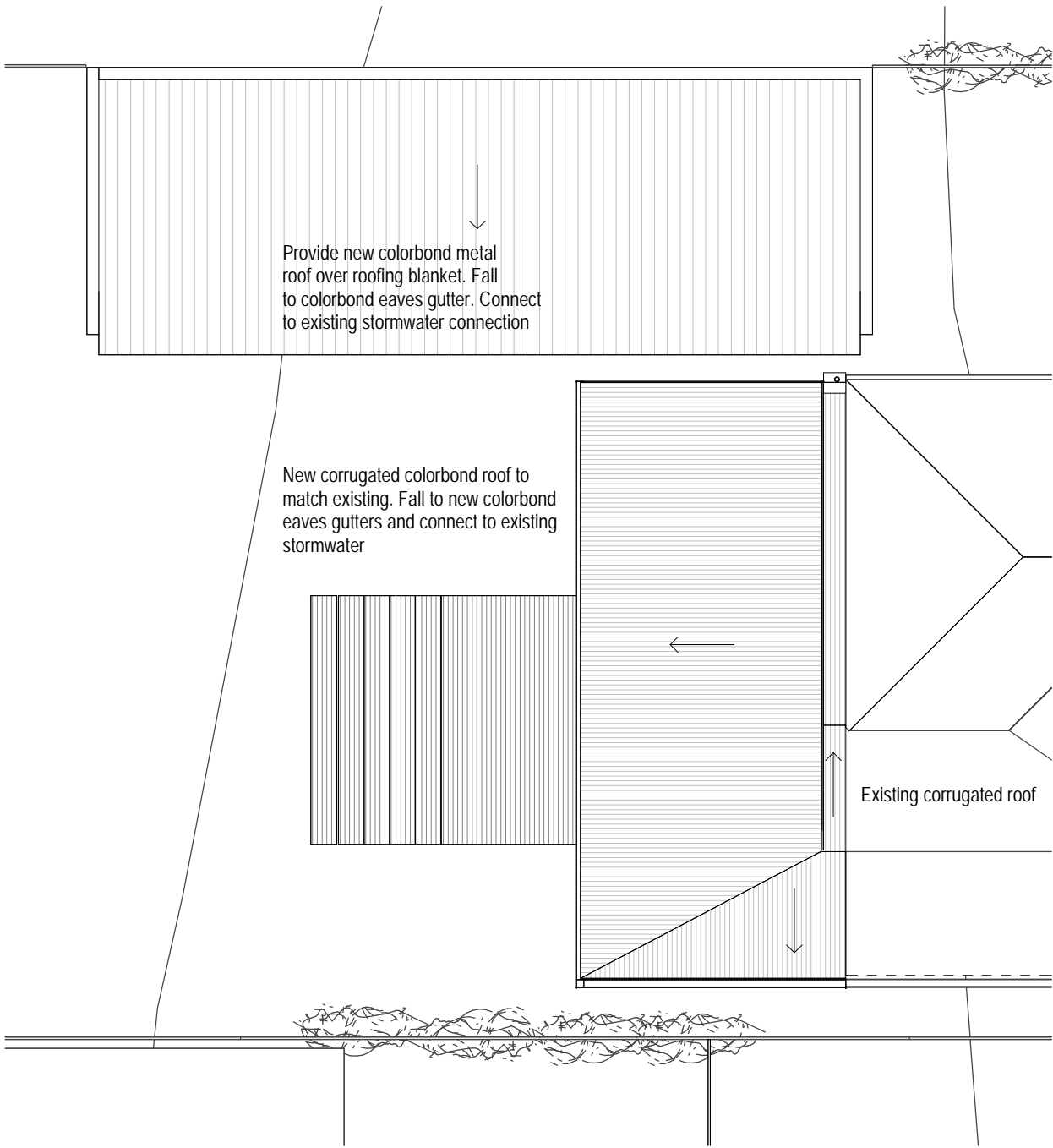
**Proposed Change of Use,
Alterations and Addition**

Proposed Demolition

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Scale 1 : 100 @A3
Date August 2025
Phase DA

LPA2501.SK101.B



2
402

Roof Plan
1 : 100

REVISION SCHEDULE

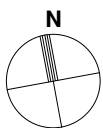
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| B | Change of Use | 9 Sept 2025 |
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Version: 1, Version Date: 09/09/2025

LUTTRELL PYEFINCH **architects**
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Deayton Family
37 Clarence Street, Bellerive
Proposed Change of Use,
Alterations and Addition

Roof Plan

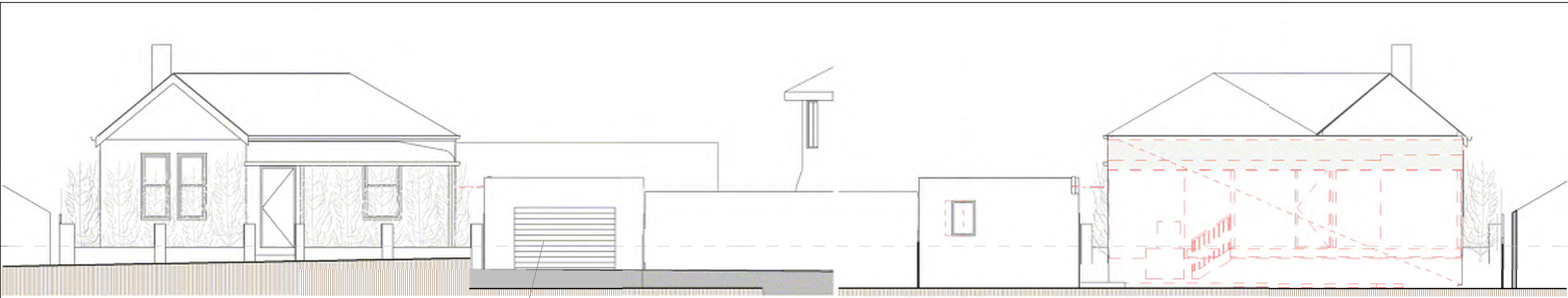


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Date August 2025
Phase DA

LPA2501.SK104.B

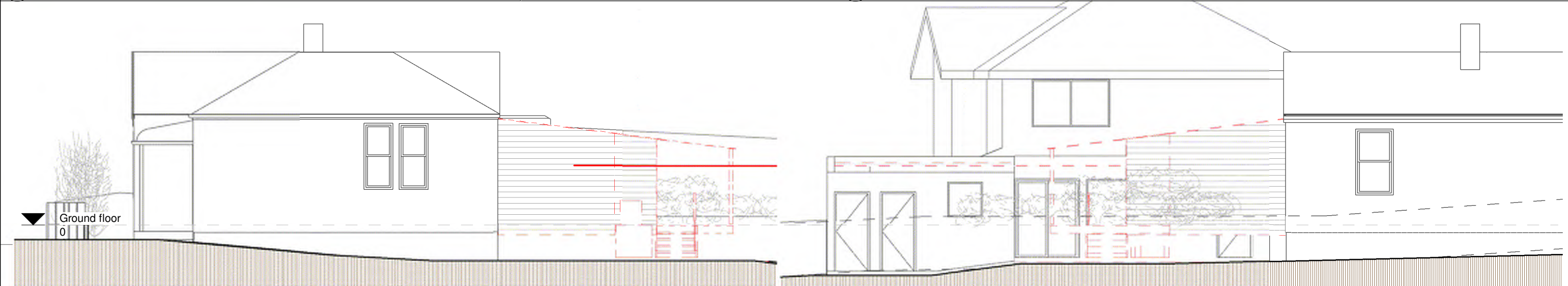
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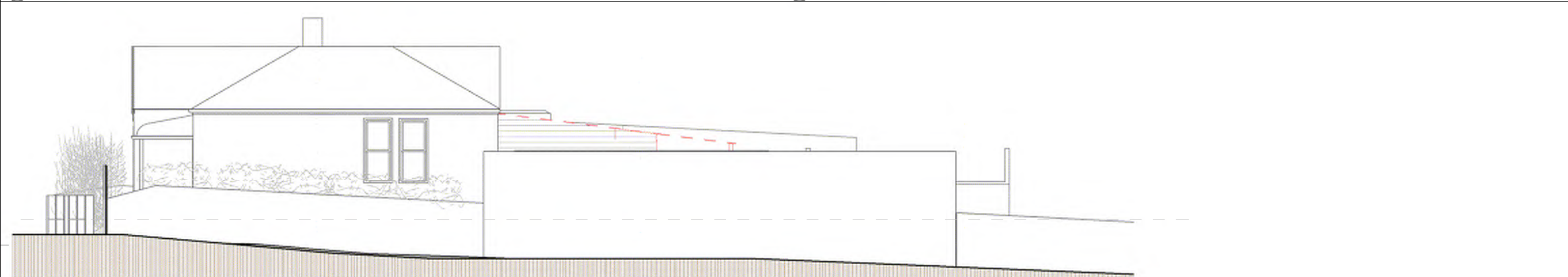
5 Elevation to Clarence Street Existing
1 : 100

2 Southern Elevation - Existing-Demolition
1 : 100



3 West Elevation- Existing-Demolition
1 : 100

4 East Elevation - Existing-Demolition
1 : 100



1 West Elevation- Existing boundary from 4 Douglas Street
1 : 100

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| A | DA | 28 Aug 2025 |
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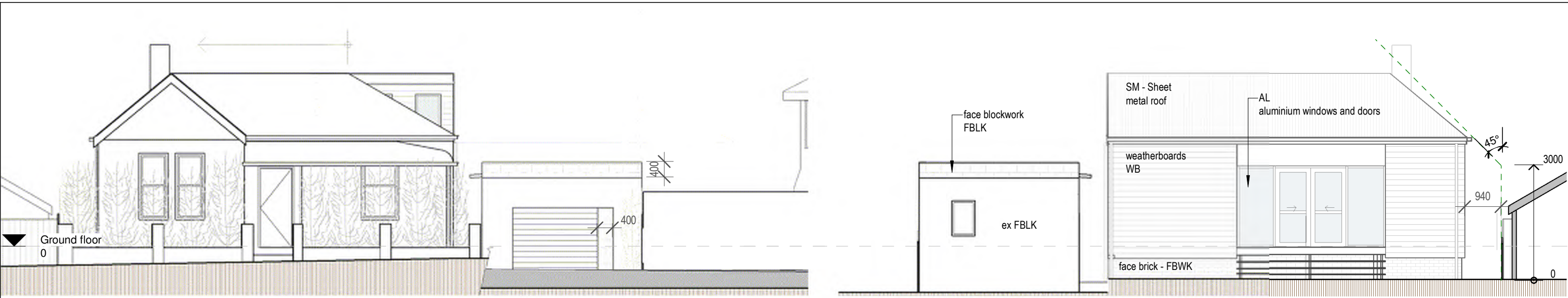
LUTTRELL PYEFINCH **architects**

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Deayton Family
37 Clarence Street, Bellerive
Proposed Change of Use,
Alterations and Addition

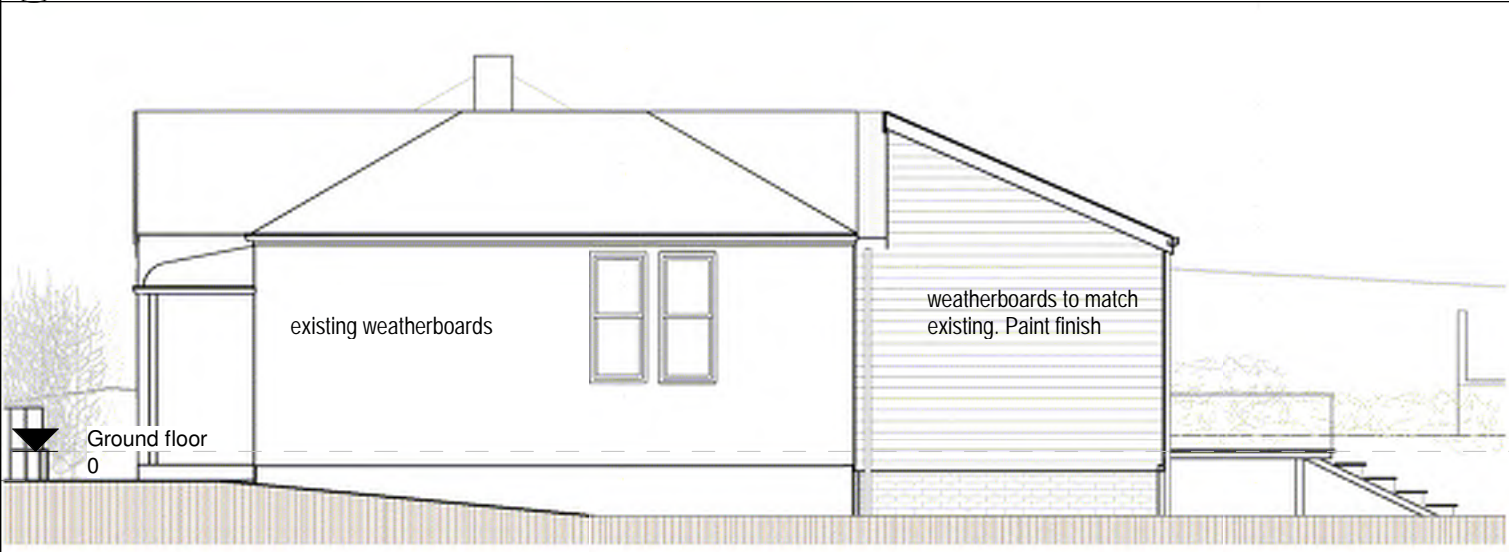
Existing Elevations

Scale 1 : 100 @A3
Date August 2025
Phase DA
LPA2501.SK201.B

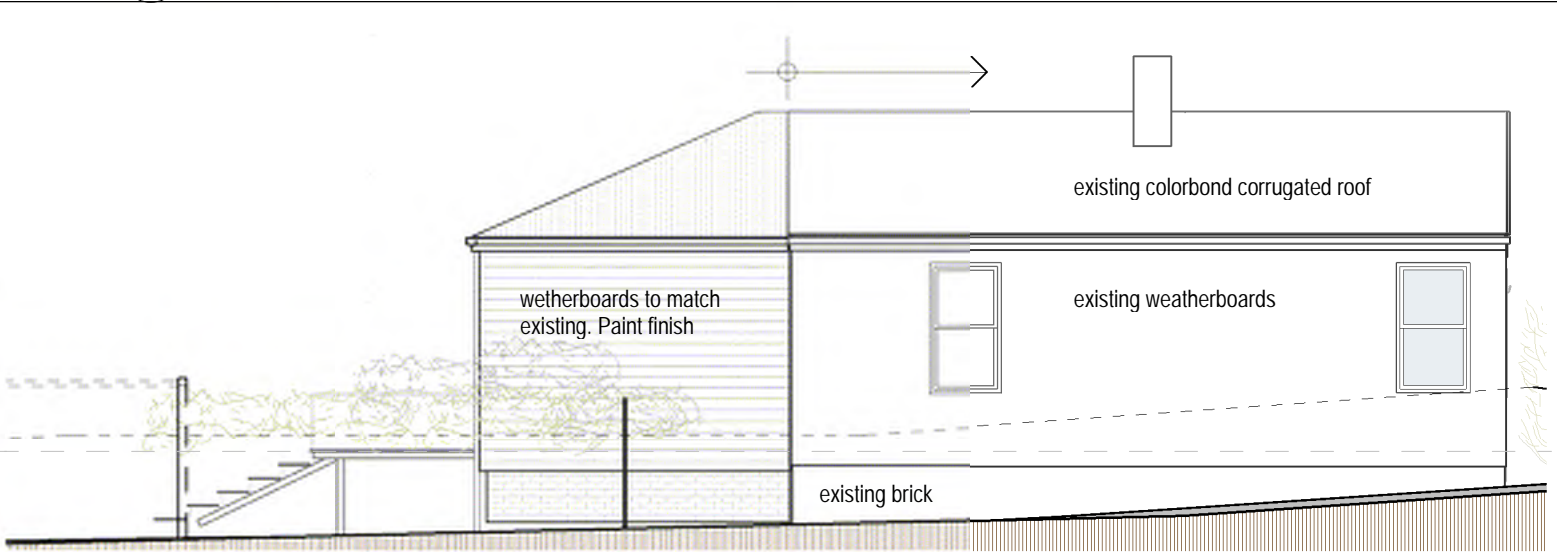


1 Elevation to Clarence Street - Existing-Demolition
SK103 1 : 100

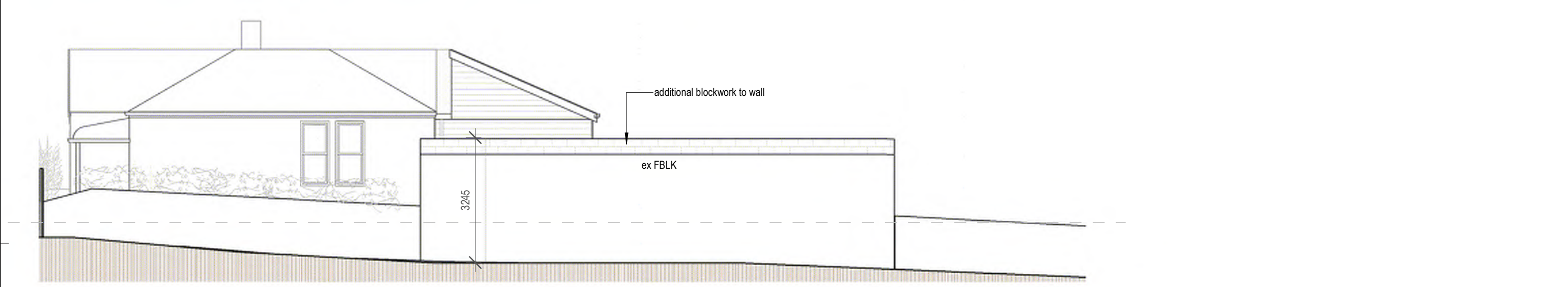
2 Southern Elevation - Proposed.
SK103 1 : 100



3 West Elevation - Proposed.
SK103 1 : 100



4 East Elevation - Proposed .
SK103 1 : 100



5 West Elevation- Existing boundary from 4 Douglas Street Proposed
SK103 1 : 100

| REVISION SCHEDULE | | |
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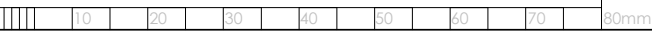
LUTTRELL PYEFINCH architects

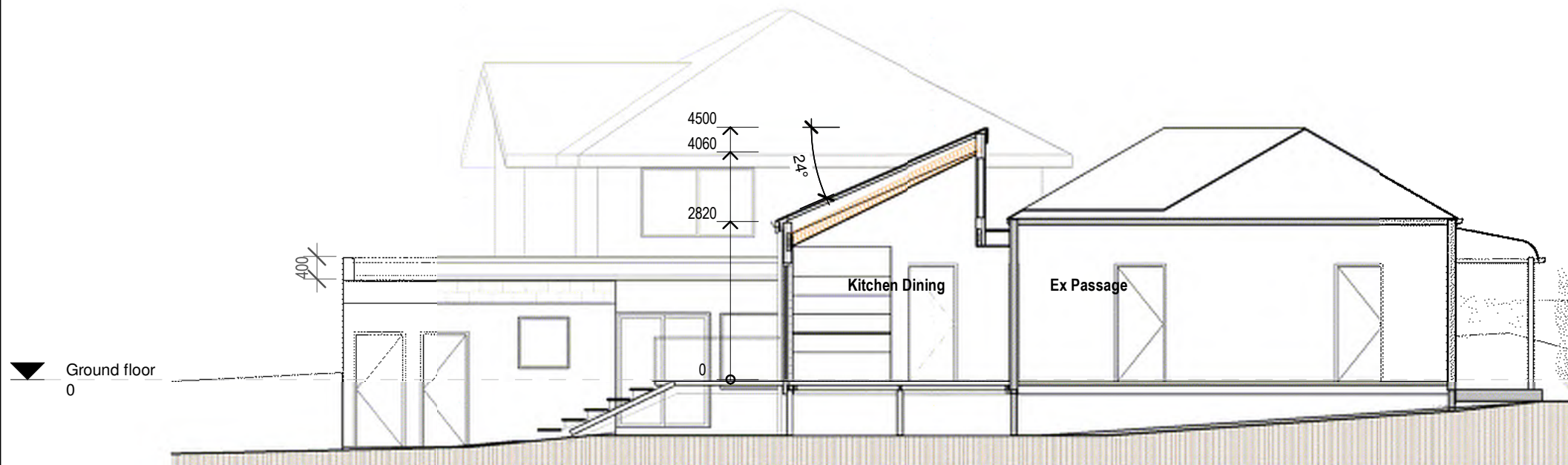
54 Elphinstone Rd, Mt Stuart
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Deayton Family
37 Clarence Street, Bellerive
Proposed Change of Use,
Alterations and Addition

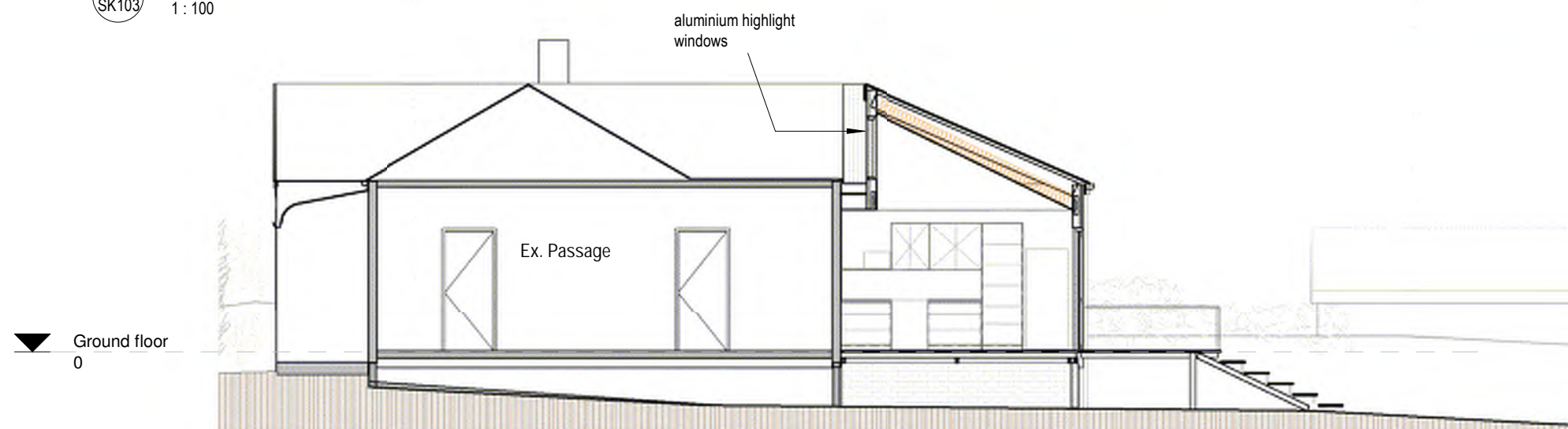
Proposed Elevations

Scale 1 : 100 @A3
Date August 2025
Phase DA
LPA2501.SK202.B

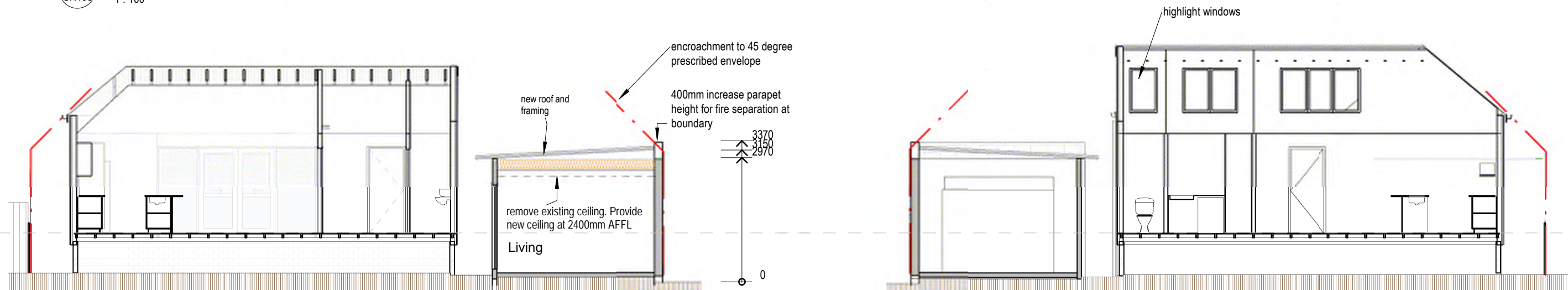




1 Section to West
SK103 1 : 100



2 Section to East
SK103 1 : 100



3 Section 3
SK103 1 : 100

4 Section 3b
SK103 1 : 100

REVISION SCHEDULE

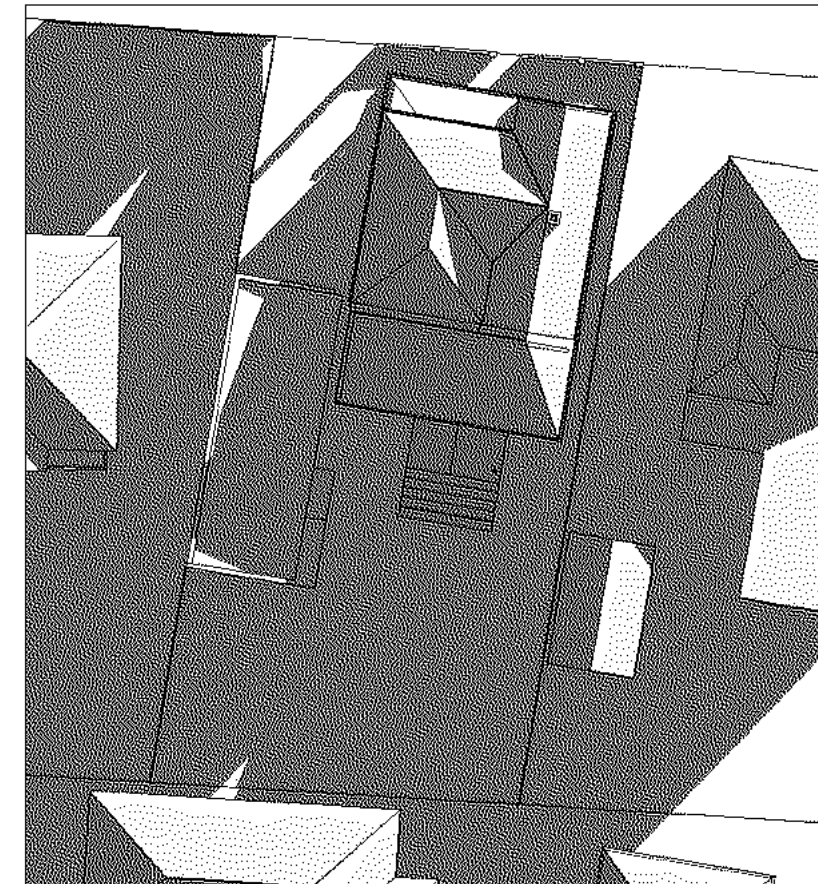
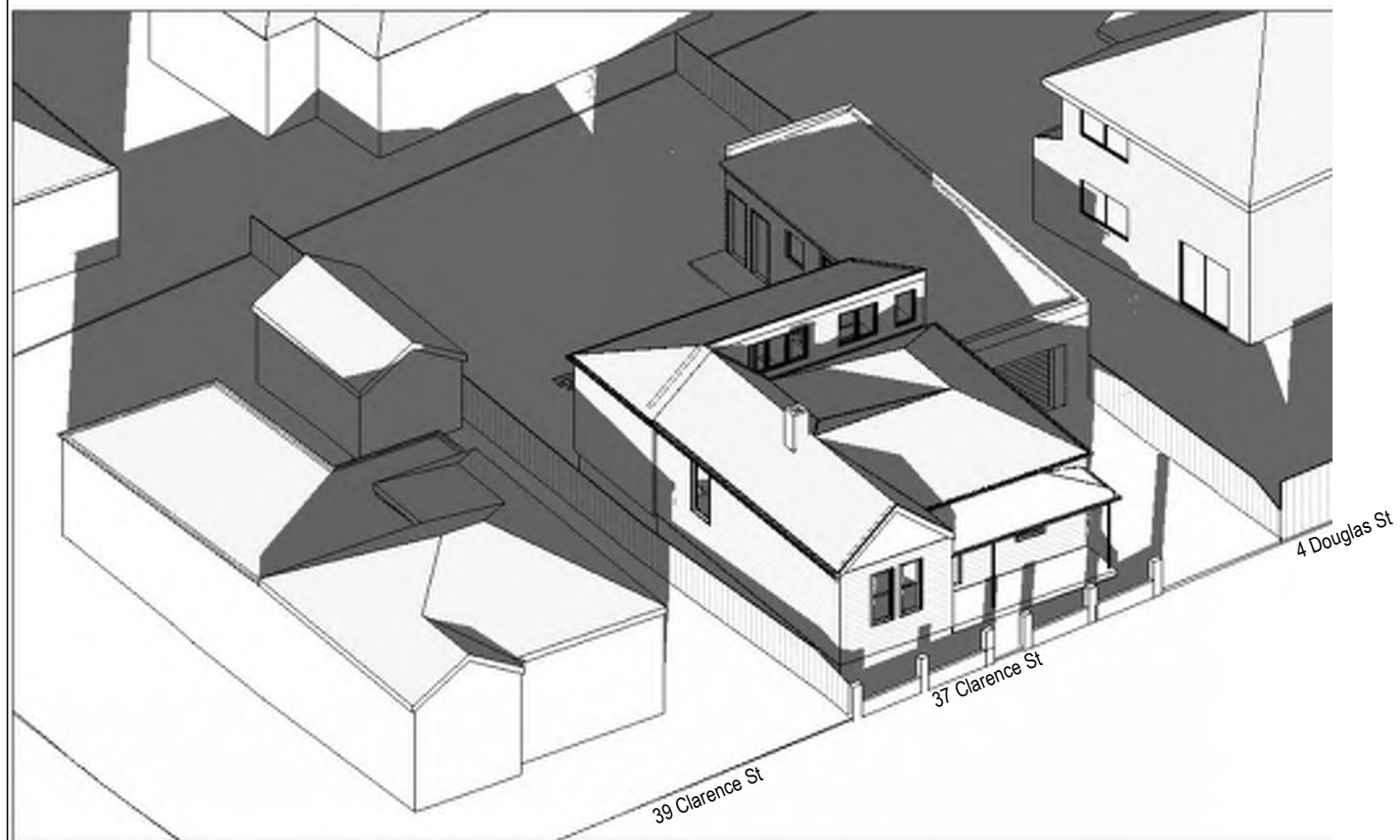
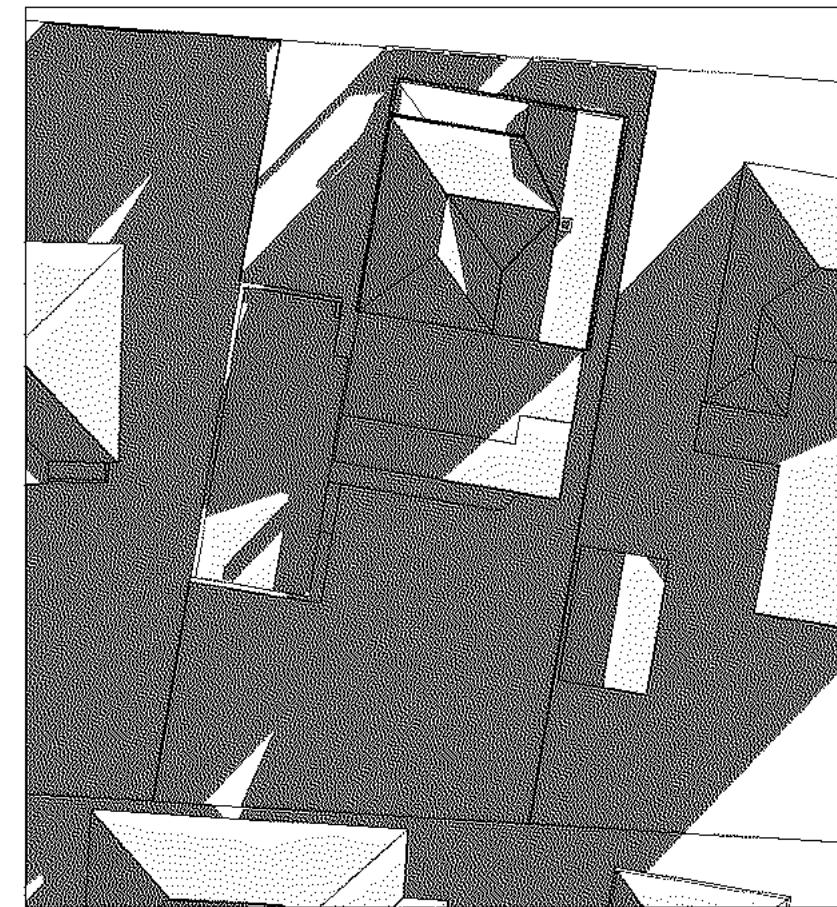
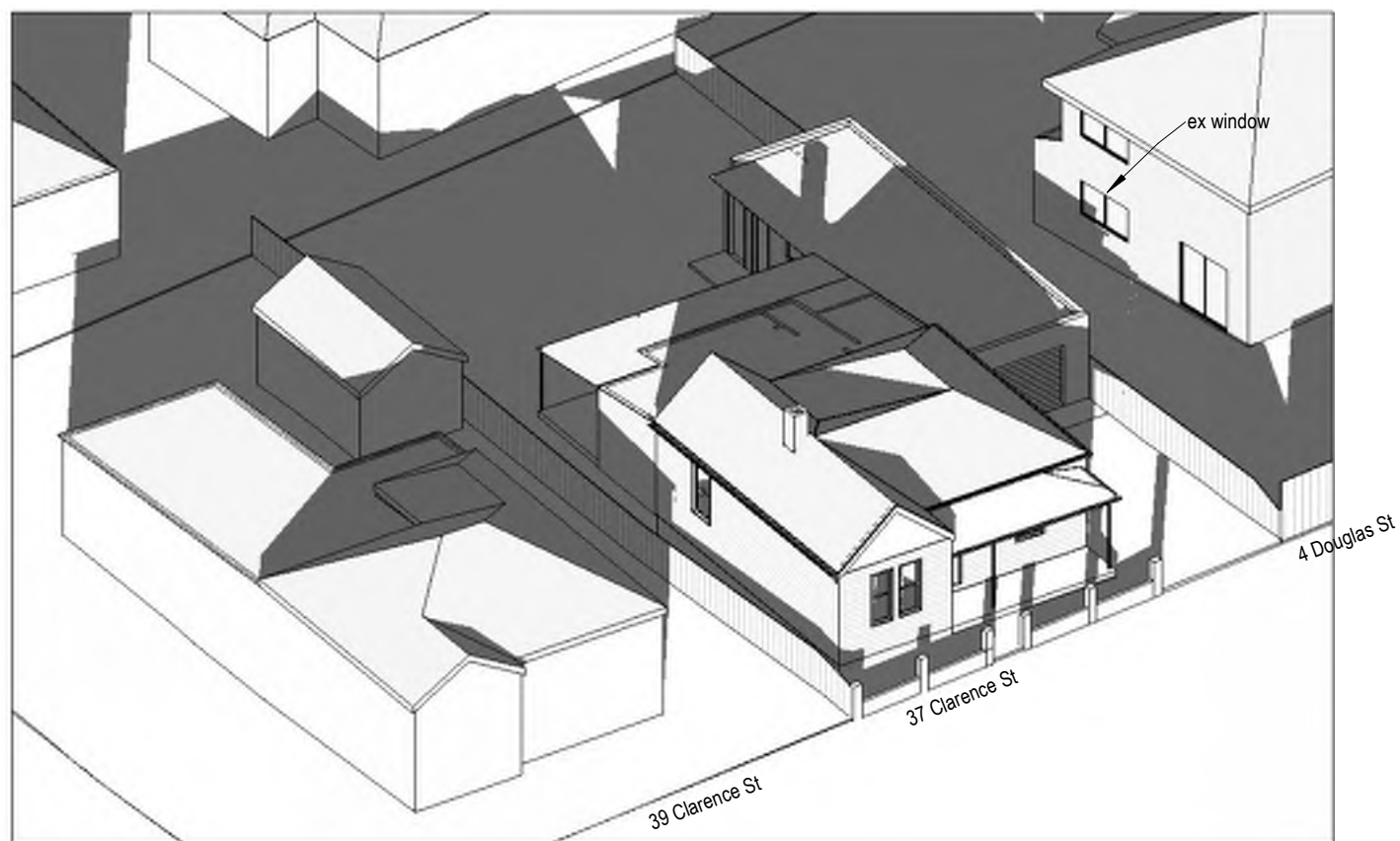
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| A | DA | 28 Aug 2025 |
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 info@lparchitects.com.au

Deayton Family
 37 Clarence Street, Bellerive
 Proposed Change of Use,
 Alterations and Addition

Sections

Scale 1 : 100 @A3
 Date August 2025
 Phase DA
LPA2501.SK301.B



| REVISION SCHEDULE | | |
|-------------------|---------------|-------------|
| A | Change of Use | 9 Sept 2025 |
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Document Set ID: 5688302


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Deayton Family
37 Clarence Street, Bellerive

Proposed Change of Use,
Alterations and Addition

Solar Study - 9am 21 June

 N

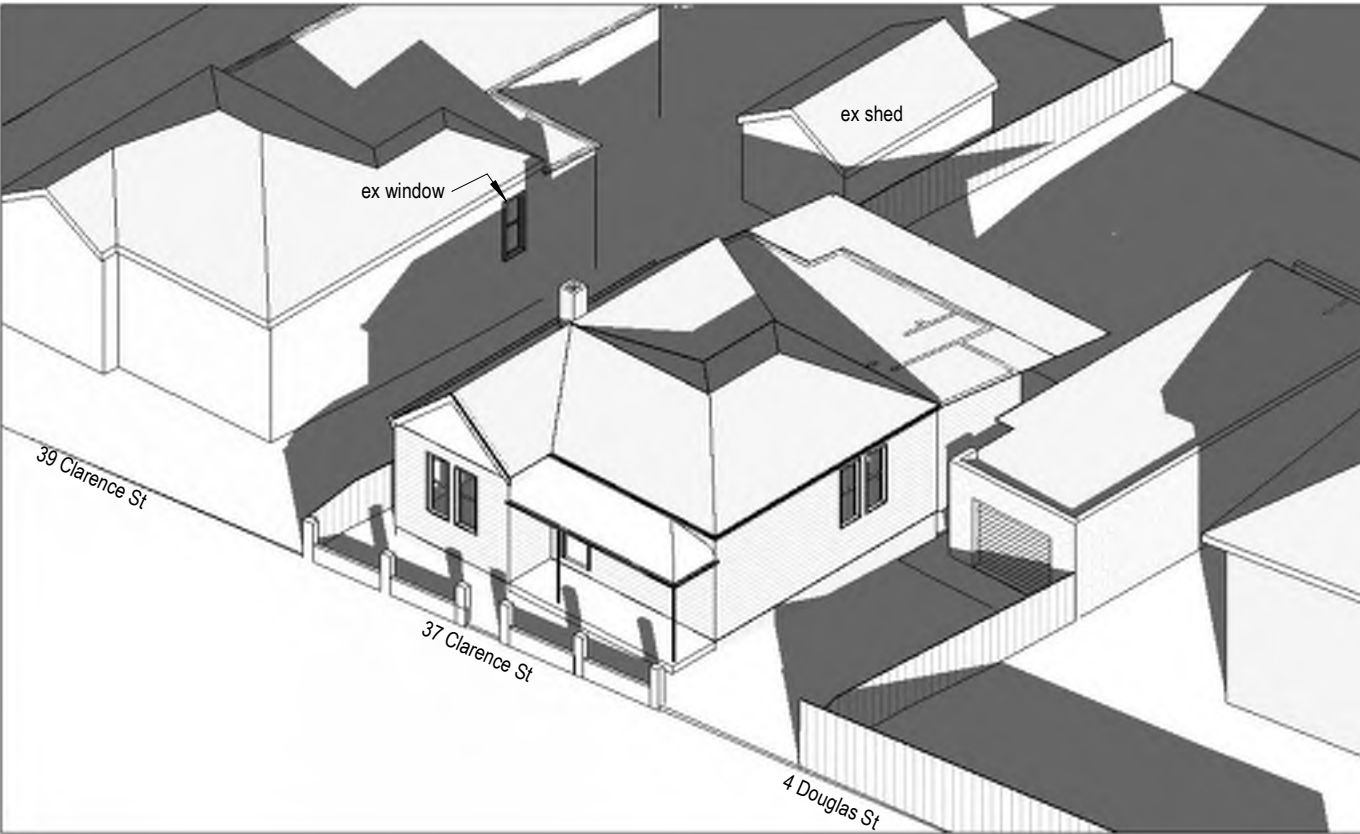
Scale @A3

Date August 2025

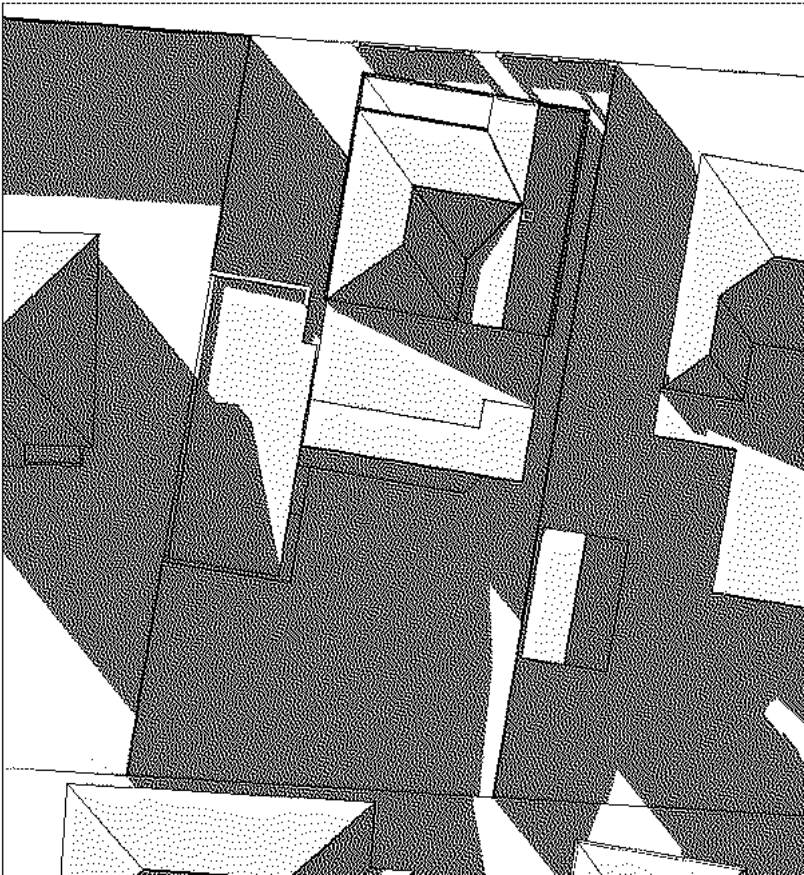
Phase DA

LPA2501.SK001.A

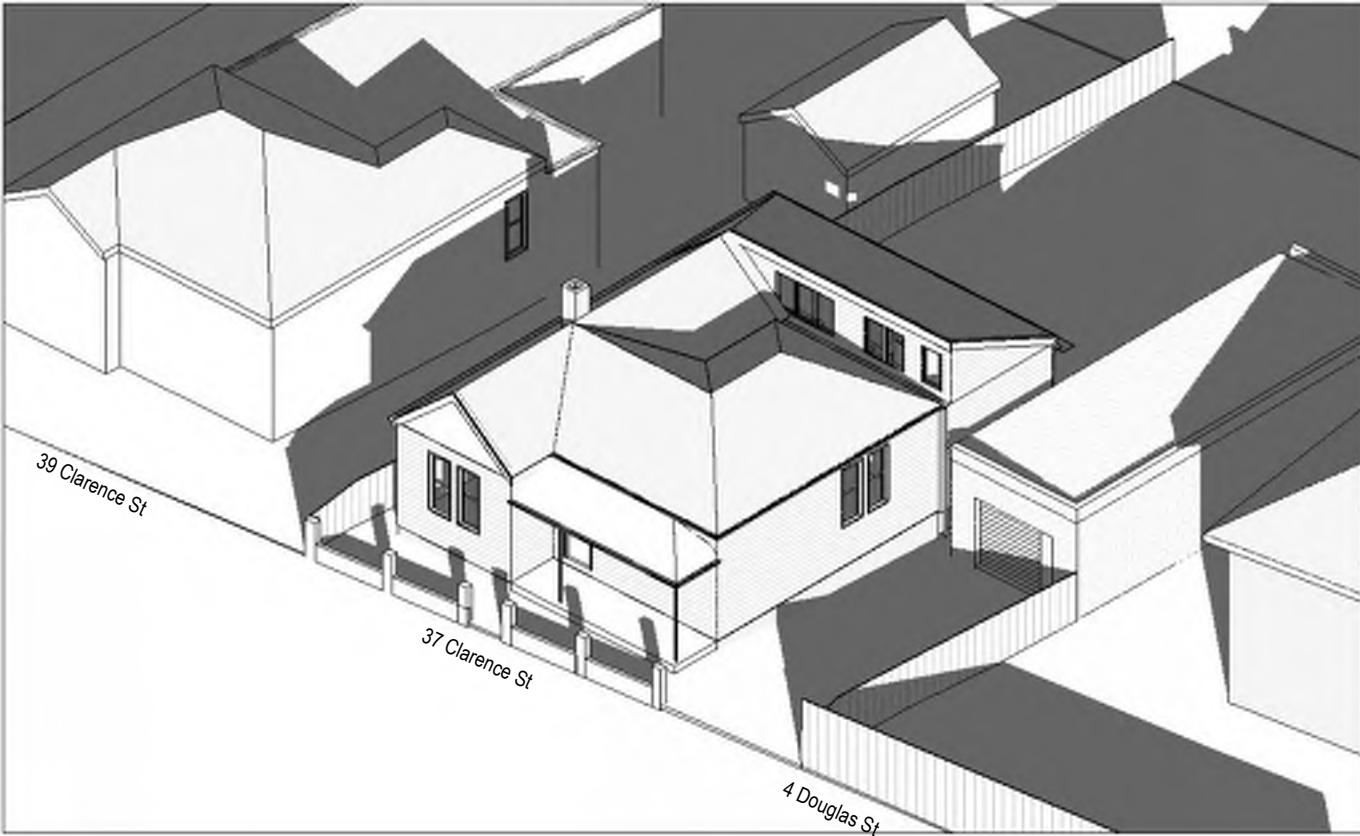
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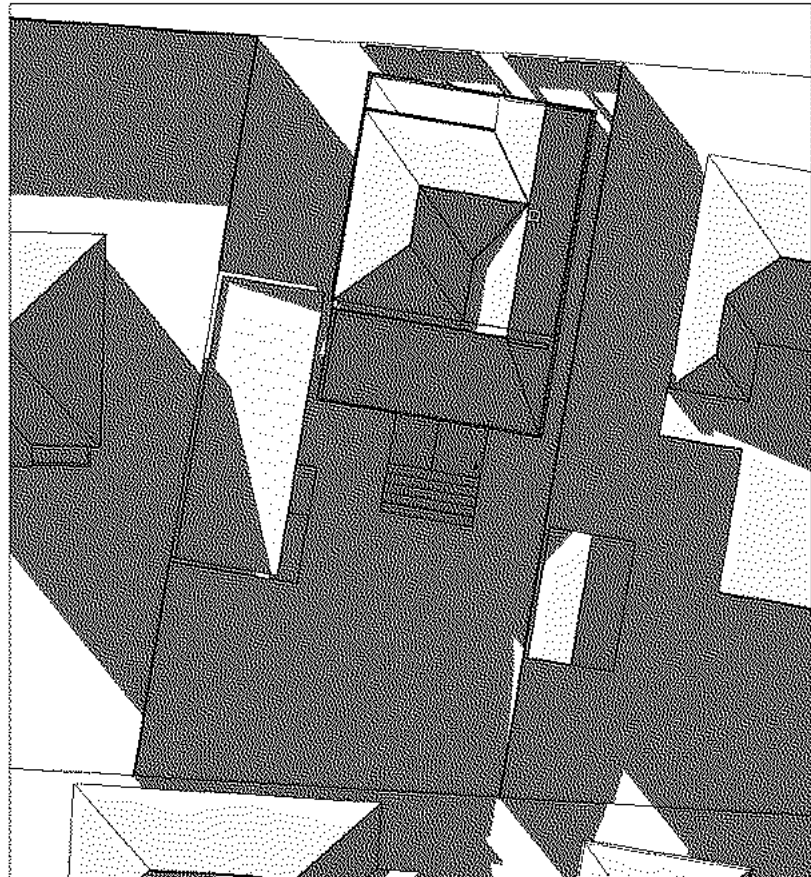
Shadowing by existing dwelling - 3pm on 21 June



Shadow diagram plan - existing dwelling - 3pm on 21 June



Shadowing change by proposed addition to 37 Clarence St - 3pm 21 June



Shadow diagram plan - proposed dwelling addition - 3pm on 21 June

| REVISION SCHEDULE | | |
|-------------------|---------------|-------------|
| A | Change of Use | 9 Sept 2025 |
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Deayton Family
37 Clarence Street, Bellerive
Proposed Change of Use,
Alterations and Addition



Solar Study - 3pm 21 June

N

Scale

@A3

Date

August 2025

Phase

DA

LPA2501.SK002.A