



DEVELOPMENT APPLICATION

PDPLANPMTD-2025/056679

PROPOSAL: Change of use to Visitor Accommodation

LOCATION: 2/26 Lanena Street, Bellerive

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 05 January 2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 05 January 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 05 January 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: Change of use of a unit into visitor accomodation at

Location:

2/26 Lanena St., Bellerive

Current Owners

Prasert Vitchunilubol

Personal Information Removed

Estimated cost of development:



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

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.

Personal Information Removed

Date:

24/01/2025

Please refer to the development/use and subdivision checklist on the following pages to determine what documentation must be submitted with your application.

SEARCH OF TORRENS TITLE

VOLUME 58061	FOLIO 2
EDITION 6	DATE OF ISSUE 29-Nov-2016

SEARCH DATE : 01-Sep-2025

SEARCH TIME : 12.57 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 2 on Strata Plan 58061 (formerly being STR1699) and a
general unit entitlement operating for all purposes of the
Strata Scheme being a 50 undivided 1/100 interest

Derived from Strata Plan 58061

Derivation : Part of 181 Acres Gtd to G Mercer

Prior CT 4133/23

SCHEDULE 1

C451102 TRANSFER to PRASERT VITCHUNILUBOL Registered
24-Apr-2003 at noon

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 58061 folio 0

B698043 EASEMENTS set forth in Instrument

E72919 MORTGAGE to Australia and New Zealand Banking Group
Limited Registered 29-Nov-2016 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 58061	FOLIO 0
EDITION 3	DATE OF ISSUE 21-Aug-2001

SEARCH DATE : 04-Dec-2025

SEARCH TIME : 10.29 am

DESCRIPTION OF LAND

City of CLARENCE

The Common Property for Strata Scheme 58061 (formerly being STR1699)

Derivation : Part of 181 Acres Gtd to G Mercer
Prior CT 2646/35SCHEDULE 1

STRATA CORPORATION NO 58061, 26 LANENA ST BELLERIVE

SCHEDULE 2Reservations and conditions in the Crown Grant if any
B698043 EASEMENTS set forth in InstrumentUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



Conveyancing and Law of Property Act 1884

STRATUM PLAN

REGISTERED NUMBER

No. 1699

Sheet 1 of 4 Sheets

Town BELLERIVE

58061

Locality MORNINGTON

Reference to Title CT 2646/35

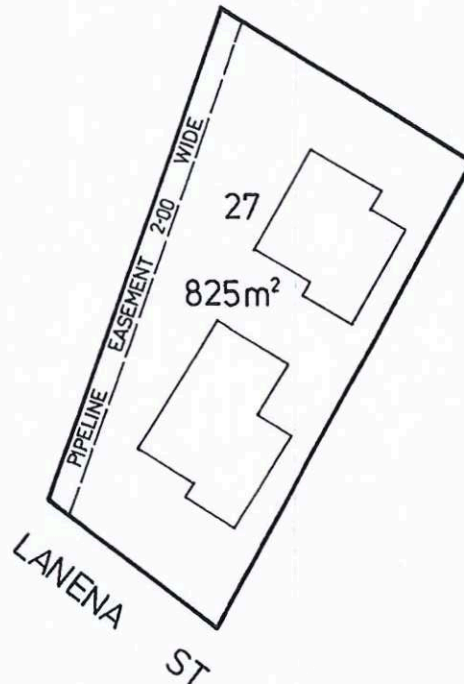
Site comprises the whole portion of Lot 27 on Plan No. SP.2909 in the Diagram

Lands Titles Office

The name of the building is N° 26 LANENA ST. BELLERIVE

N SITE PLAN
SCALE 1: 400
MEASUREMENTS IN METRES

External surface boundaries of the site and the location of the building in relation thereto to be delineated in this space



REGISTERED this 27th day of NOVEMBER 1964, No. 1699

This plan is lodged for registration by

ACTING DEPUTY

Recorder of Titles

OS D 754

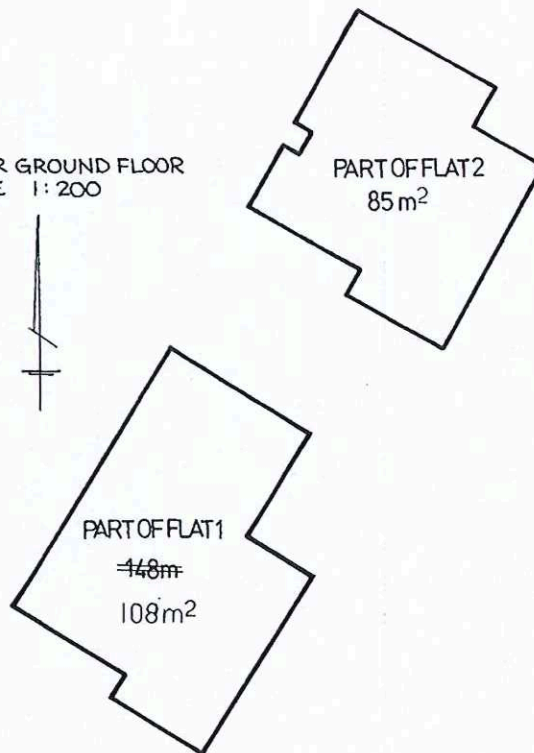
Sheet 2 of 4 Sheets

Heinrich

No. 1699

Town Clerk/Council Clerk

LOWER GROUND FLOOR
SCALE 1:200



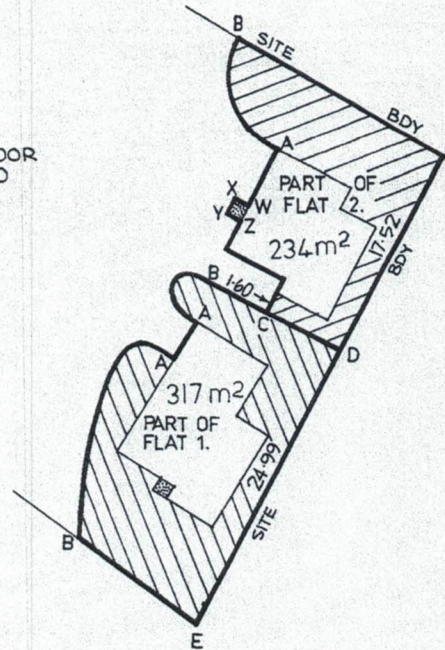
ALL HORIZONTAL FLAT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES.
ALL HORIZONTAL BOUNDARIES ARE THE CENTRES OF WALLS.
VERTICAL BOUNDARIES EXTEND FROM GROUND LEVEL BELOW TO THE CENTRE LINE OF
THE CEILING ABOVE.

If further sheets are required to illustrate the flats, the sheets should be pinned here. Further sheets must be of paper supplied for the purpose by the Recorder of Titles and bearing his seal, and be numbered consecutively, commencing from sheet 4.

Sheet 3 of 4 Sheets

No. 1699
Town Clerk/Council Clerk

GROUND FLOOR
SCALE 1:400



ALL HORIZONTAL FLAT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES.
HORIZONTAL BOUNDARIES ARE THE CENTRES OF WALLS UNLESS OTHERWISE DEFINED.

THE PORTIONS OF THE FLATS SHOWN HATCHED ARE OPEN AND EXTEND VERTICALLY FROM GROUND LEVEL TO 3.00 METRES ABOVE GROUND LEVEL.

THE PORTIONS OF THE FLATS SHOWN STIPPLED ARE DECKS AND EXTEND VERTICALLY FROM THE CENTRE OF THE CONCRETE FLOOR BELOW TO 2.00 METRES ABOVE. THE HORIZONTAL BOUNDARIES WX, XY AND YZ ARE DEFINED BY THE ALIGNMENT OF THE EXTERNAL EDGE OF THE CONCRETE DECK.

THE REMAINING PORTIONS OF THE FLATS EXTEND VERTICALLY FROM THE CENTRE OF THE FLOOR BELOW TO THE UPPER SURFACE OF THE ROOF ABOVE.

THE HORIZONTAL BOUNDARIES MARKED AB ARE DEFINED BY THE CENTRE OF THE CONCRETE KERB.

THE HORIZONTAL BOUNDARY MARKED BC IS DEFINED BY THE ALIGNMENT OF THE EXTERNAL EDGE OF THE PAVEMENT. AND CD

THE HORIZONTAL BOUNDARIES MARKED BE AND THE BOUNDARIES DESCRIBED BY MEASUREMENT ARE OPEN.

Sheet.....4.....of.....4....., Sheets

No. 1699

Town Clerk/Council Clerk

The address for service of notices on the company is:—

Nº 26 LANENA ST.
MORNINGTON.
7018

UNIT ENTITLEMENTS

[illegible]

SURVEYOR'S CERTIFICATE

I, DAVID J. MEADVOY
of ROSETTA
a surveyor registered under the *Land Surveyor's Act* 1909, hereby certify that the building erected on the site described and delineated on sheet 1 of this plan is within the external boundaries of the title stated on sheet 1.

Dated this 9th day of August 1984

Paul Aoy
Registered Surveyor

COUNCIL CLERK'S CERTIFICATE

I certify that the subdivision shown in this plan
has been approved by the _____

CLARENCE Council

Dated this 17th day of OCTOBER 1984.

Town Clerk/Council Clerk

FOR OFFICE USE ONLY



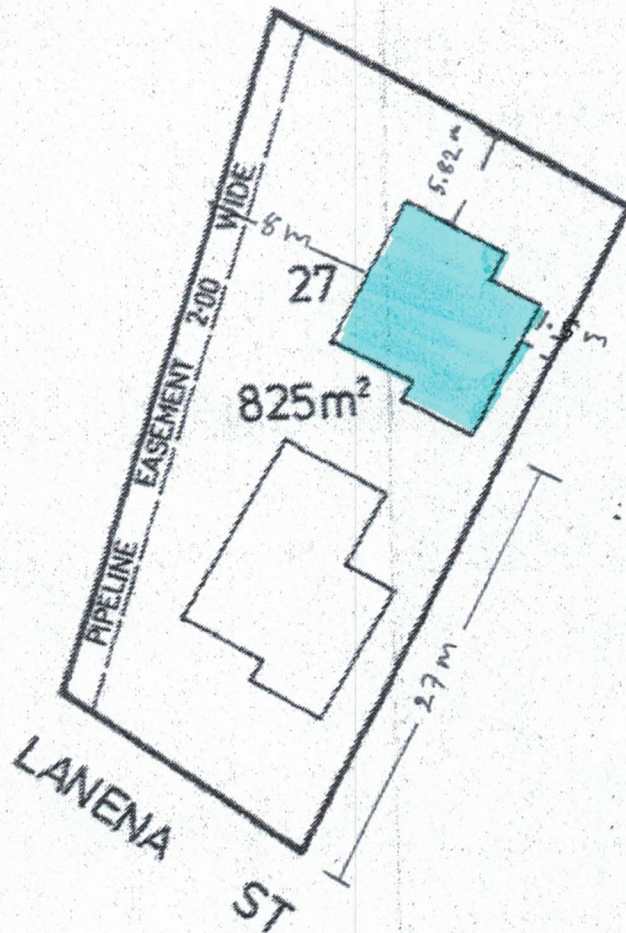
29/10/2025

1:1000

SITE PLAN SHOWING THE BOUNDARIES & DIMENSION

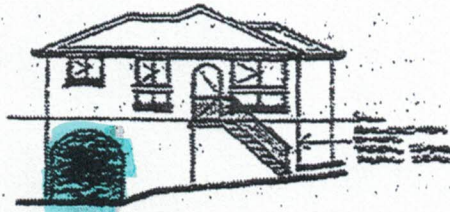
2/26 Lanena St., Bellevue

N SITE PLAN
SCALE 1: 400
MEASUREMENTS IN METRES

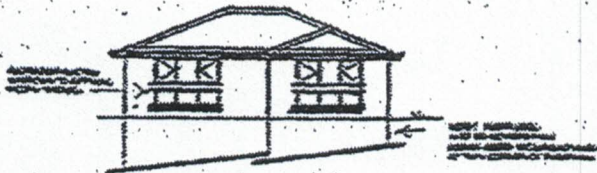


2/26

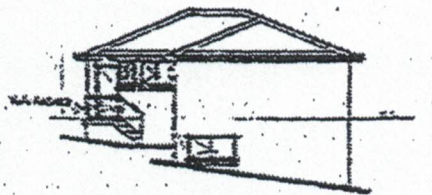
Floor Plan & Garage : Unit 2 / 26 Larena St.



WEST ELEVATION.



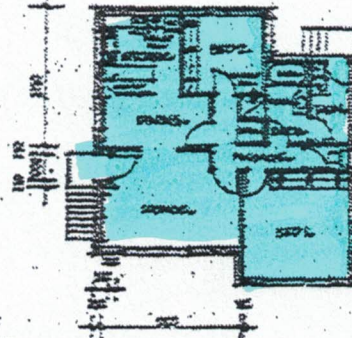
SOUTH ELEVATION.



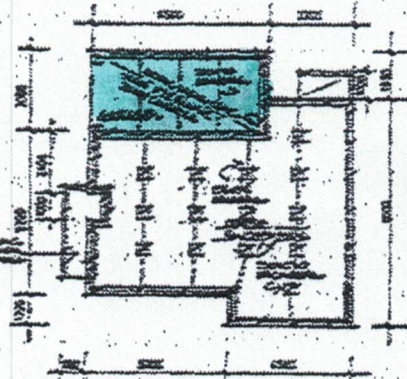
NORTH ELEVATION.



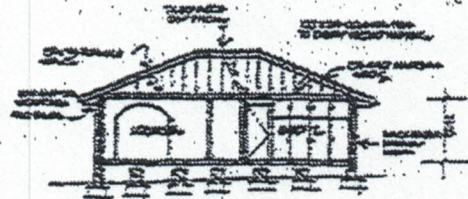
EAST ELEVATION.



FLOOR PLAN UNIT 2.



FOUNDATION PLAN.



SECTION A. A.

Good afternoon, Rachael

Planning Application: PDPLANPMTD-2025/056679-2/26 LANENA ST, BELLERIVE

Thank you for resend this, please find attachments containing

a site plan, showing the boundaries and dimensions of the site.
a copy of the certificate of title and folio plan without any annotation.

The parking will be allocated in the garage on the ground level of the property instead of at the end of driveway as previous plan.

These house rules will be informed in the booklet and conditioned to staying in the property which assist to comply with a strata scheme as following

- **Residential property:** Guests are only allowed to reside in the designated area and respect our neighbor privacy.
- **Parking:** Parking is allocated in the garage. Please show consideration to other vehicles in the neighborhood on shared driveway and common area.
- **Unregistered guests:** Guests are only allowed a maximum of two visitors for the entire duration of the stay. Under no circumstances will visitors be allowed to stay the night.
- The maximum property capacity is 4 people.
- **No parties or events:** Parties and gatherings are strictly prohibited.
- **Noise:** Please be considerate of our neighbors. Quit time is from 9 pm till 7 am. Please refrain from making noise during that time.
- **Children:** Parents must not leave children unsupervised and are fully responsible for their safety at all times.

- **Pets:** Dogs or cats are not permitted in the house.
- **Smoking:** Smoking is prohibited inside the property and within a 50 foot radius of the house.
- **Illegal activities:** All illegal activities, not limited to the use of illegal substances, are strictly prohibited.

Please contact me if require any further informations.

Regards,
Tapida