



DEVELOPMENT APPLICATION

PDPLANPMTD-2025/057096

PROPOSAL: Additions & Alterations to Existing Dwelling

LOCATION: 62 Clarence Street, Bellerive

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 03 February 2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 03 February 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 03 February 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: **Proposed Additions & Alterations**

Location: **62 Clarence Street, Bellerive**

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**

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: 11/14/25

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 217895	FOLIO 1
EDITION 8	DATE OF ISSUE 29-Jul-2019

SEARCH DATE : 26-Aug-2023

SEARCH TIME : 10.25 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 1 on Plan 217895

Derivation : Part of 6acs.2rds.0ps. Gtd. to J.Nichols.

Prior CT 2664/47

SCHEDULE 1

M756533 TRANSFER to SAM OSKAR WOEHLE and SARAH KATE TOWNLEY
Registered 29-Jul-2019 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

E186012 MORTGAGE to Commonwealth Bank of Australia

Registered 29-Jul-2019 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1469

TASMANIA

REAL PROPERTY ACT, 1862, as amended

NOTE—REGISTERED FOR OFFICE
CONVENIENCE TO REPLACE

Cert. of Title Vol. 502 Fol. 50.



CERTIFICATE OF TITLE

Register Book

Vol. Fol.

2604 47

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

M. McIntosh

Recorder of Titles.



DESCRIPTION OF LAND

TOWN OF BELLERIVE

TWENTY ONE PERCHES AND ONE TENTH OF A PERCH on the Plan hereon

FIRST SCHEDULE (continued overleaf)

HAROLD TARCOOLA POTTER of Hobart, H.E.C. Employee, and

DORA MAY POTTER, his wife

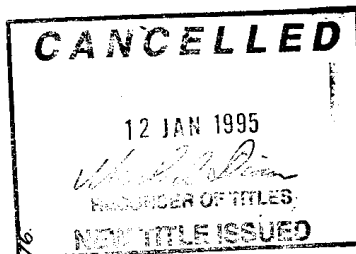
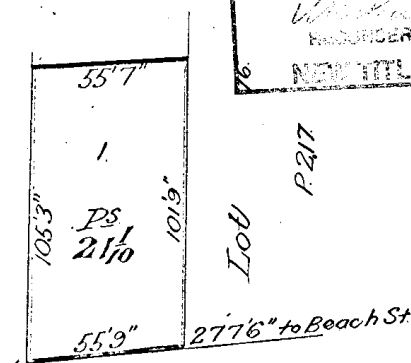
SECOND SCHEDULE (continued overleaf)
NIL

RECORDED OF TITLES ARE NO LONGER SUBSISTING.

Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.

REGISTERED NUMBER

217895



173 D.
25

Part of Gacs. 2rds. Ops. Gtd. to J. Nichols. Meas. in Ft. & Ins.

FIRST Edition. Registered 19 MAY 1970

173/25D

Derived from C.T. Vol. 502 Fol. 50 Transfer A17936- R.T. McIntosh



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www.ossa.design

S. & S. WOEHLE
P-25024 - PROPOSED ALTERATIONS & ADDITIONS
62 CLARENCE STREET,
BELLERIVE, TAS 7018

COVER SHEET

09-01-2026

001 OF **008**

4 09-01-2026 ISSUED TO ADDRESS REQUEST FOR ADDITIONAL INFORMATION
3 14-11-2025 ISSUED FOR CLIENT REVIEW
2 24-10-2025 ISSUED FOR CLIENT REVIEW
1 17-10-2025 ISSUED FOR CLIENT REVIEW

Document Set ID: 5790696
Version: 1, Version Date: 12/01/2026

STANDARD COMPLIANCE & GENERAL NOTES

EFFECTIVE JULY 2025

GENERAL COMPLIANCE

- 1. THIS DOCUMENT IS PREPARED SOLELY FOR THE CLIENT OF OSSA DESIGN TASMANIA FOR THE PURPOSE COMMUNICATED TO THE DESIGNER. USE BY OTHERS WITHOUT WRITTEN CONSENT IS AT THEIR OWN RISK. THE DESIGNER ACCEPTS NO LIABILITY FOR UNAUTHORISED USE. ALL DISCREPANCIES MUST BE REFERRED TO THE DESIGNER BEFORE PROCEEDING.
- 2. THIS DOCUMENT MUST BE READ IN CONJUNCTION WITH ALL DRAWINGS, DETAILS, AND INFORMATION PROVIDED BY THE CONSULTANTS NAMED HEREIN.
- 3. THE BUILDER AND SUB-CONTRACTORS ARE TO VERIFY ALL DIMENSIONS, LEVELS & SPECIFICATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 4. A COPY OF THE BUILDING & PLUMBING APPROVALS ARE TO BE KEPT ON THE PROJECT SITE AT ALL TIMES.
- 5. ALL DESIGN, DEMOLITION, CONSTRUCTION AND OCCUPANCY WORKS MUST COMPLY WITH THE BUILDING ACT 2016, BUILDING REGULATIONS 2016, WORKPLACE STANDARDS TASMANIA AND THE NATIONAL CONSTRUCTION CODE (NCC 2022) INCLUDING HOUSING PROVISIONS, VOLUMES 1, 2 & 3.
- 6. ALL MATERIALS, PRODUCTS AND WORKMANSHIP TO MEET THE RELEVANT AUSTRALIAN STANDARDS.

DRAWING CONVENTIONS

- 1. UNLESS NOTED OTHERWISE, ALL DIMENSIONS IN MILLIMETRES, LEVELS IN METRES.
- 2. DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY.
- 3. THESE DRAWINGS MUST BE PRINTED IN COLOUR.

PLANNING APPROVAL & PLANNING SCHEME

- 1. WORKS ARE TO BE UNDERTAKEN IN ACCORDANCE WITH THE CONDITIONS OF THE PLANNING APPROVAL ISSUED UNDER LAND USE PLANNING & APPROVALS ACT 1993 AND RELEVANT PLANNING SCHEME.

ENERGY EFFICIENCY & SUSTAINABILITY

- 1. BUILDING FABRIC, SERVICES AND ON-SITE RENEWABLE ENERGY SYSTEMS TO MEET NCC 2022 SECTION J (VOL 1) / PART 12 (VOL2) DEEMED TO SATISFY PROVISIONS OR AN APPROVED PERFORMANCE SOLUTION.

STRUCTURAL DESIGN & CERTIFICATION

- 1. STRUCTURAL ELEMENTS TO BE DESIGNED AND CERTIFIED BY A TASMANIAN LICENSED ENGINEER TO AS/NZS 1170 LOADING CODES, AS 4100, AS 3600, AS 3700, AS 1720 AND / OR AS 1684 AS REQUIRED.
- 2. GEOTECHNICAL CONDITIONS TO BE CONFIRMED BY SITE INVESTIGATION AND FOOTING DESIGN UNDERTAKEN IN ACCORDANCE WITH AS 2870.

WORKPLACE HEALTH & SAFETY

- 1. PRINCIPAL CONTRACTOR TO PREPARE AND IMPLEMENT A CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (CEMP) AND SITE-SPECIFIC WHS MANAGEMENT PLAN MEETING THE OBLIGATIONS OF THE WORK HEALTH AND SAFETY ACT 2012 AND REGULATIONS.
- 2. ALL PERSONNEL TO HOLD CURRENT WHITE CARDS. HIGH-RISK WORKS (E.G. EXCAVATION, CONFINED SPACES, WORKING AT HEIGHT) REQUIRE SAFE WORK METHOD STATEMENTS.

SITE WORKS, ENVIRONMENTAL & EROSION CONTROL

- 1. GRADING, DRAINAGE AND SEDIMENT CONTROL MEASURES TO COMPLY WITH COUNCIL STORMWATER MANAGEMENT CODE AND AS 3798 – GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS.
- 2. DUST, NOISE AND VIBRATION TO BE MANAGED IN ACCORDANCE WITH THE ENVIRONMENTAL MANAGEMENT AND POLLUTION CONTROL ACT 1994 AND COUNCIL ENVIRONMENTAL MANAGEMENT CONDITIONS.
- 3. EXISTING VEGETATION IDENTIFIED FOR RETENTION TO BE PROTECTED BY TREE PROTECTION ZONES PER AS 4970.

DEMOLITION & HAZARDOUS MATERIALS

- 1. DEMOLITION WORKS TO COMPLY WITH AS 2601; HAZARDOUS MATERIALS TO BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH WORKSAFE TASMANIA CODES OF PRACTICE.
- 2. IF ASBESTOS-CONTAINING MATERIALS ARE PRESENT, PREPARE AN ASBESTOS REMOVAL CONTROL PLAN IN LINE WITH WORK HEALTH AND SAFETY REGULATIONS 2012.

PLUMBING & DRAINAGE

- 1. PLUMBING AND DRAINAGE DESIGN AND INSTALLATION SHALL COMPLY WITH NCC 2022 VOLUME 3 AND AS/NZS 3500 SERIES.

ELECTRICAL & COMMUNICATIONS

- 1. ELECTRICAL INSTALLATION TO COMPLY WITH AS/NZS 3000 AND TASNETWORKS SERVICE & INSTALLATION RULES.

SERVICE AUTHORITY & UTILITY COORDINATION

- 1. COORDINATE WITH TASWATER, TASNETWORKS, AURORA, NBNCO, TELSTRA AND LOCAL COUNCIL FOR ASSET LOCATIONS, CONNECTION APPROVALS, OUTAGES AND INSPECTIONS.
- 2. MAINTAIN MINIMUM CLEARANCES TO OVERHEAD AND UNDERGROUND SERVICES, MARK ALL EXISTING SERVICES ON DRAWINGS AND CONSULT WITH AUTHORITIES AS REQUIRED.

COMPLETION

- 1. ON COMPLETION, THE BUILDER MUST ENSURE SUBMISSION OF ALL REQUIRED COMPLIANCE DOCUMENTATION TO THE DESIGNER, BUILDING SURVEYOR AND COUNCIL AS REQUIRED, INCLUDING, BUT NOT LIMITED TO:
 - A. FINAL STAMPED DRAWINGS
 - B. OCCUPANCY PERMIT AND / OR CERTIFICATE OF FINAL INSPECTION.
 - C. CERTIFICATES FOR PLUMBING, ELECTRICAL, STRUCTURAL ELEMENTS, ENERGY EFFICIENCY, WATERPROOFING, GLAZING, AND ANY FIRE SAFETY SYSTEMS
 - D. COUNCIL INSPECTION RECORDS AND COMPLIANCE DOCUMENTS PER PERMIT CONDITIONS
 - E. AS-BUILT PLANS (WHERE APPLICABLE)
- 2. A COMPLETE HANDOVER PACKAGE MUST BE PROVIDED TO THE CLIENT, INCLUDING:
 - A. WARRANTIES, PRODUCT MANUALS, AND MAINTENANCE GUIDES
 - B. AS-BUILT PLANS (WHERE APPLICABLE)
- 3. ALL PARTIES MUST RETAIN DIGITAL RECORDS OF PLANS, PERMITS, AND CERTIFICATES FOR A MINIMUM OF 7 YEARS IN ACCORDANCE WITH THE BUILDING ACT 2016.

SITE INFORMATION

CERTIFICATE OF TITLE REFERENCE:
PROPERTY IDENTIFICATION NUMBER:
LOCAL GOVERNMENT AREA:
PLANNING SCHEME:
PLANNING ZONE:
PLANNING OVERLAY/S:

LOT 1 ON PLAN 217895
5077437
CLARENCE CITY COUNCIL
TASMANIAN PLANNING SCHEME
GENERAL RESIDENTIAL
AIRPORT OBSTACLE LIMITATION AREA
FLOOD PRONE AREAS

PROJECT INFORMATION

NCC BUILDING CLASSIFICATION:
NCC CLIMATE ZONE:
WIND CLASSIFICATION:
GEOTECHNICAL CLASSIFICATION:
BUSHFIRE ATTACK LEVEL:
CORROSION ENVIRONMENT:

CLASS 1a
ZONE 7
TBC
TBC
N / A
MEDIUM
REFER TO NCC HOUSING PROVISIONS STANDARD 2022 TABLE 6.3.9a

PROJECT CONSULTANTS

BUILDING SURVEYOR:
LAND SURVEYOR:
ENGINEER:
STRUCTURAL:
CIVIL / HYDRAULIC:
ENERGY ASSESSOR:
GEOTECHNICAL ASSESSOR:
BUSHFIRE ASSESSOR:
ENVIRONMENTAL CONSULTANT:
TOWN PLANNER:
ASSET LOCATOR:

TBC
N / A

TBC
N / A
TBC
TBC
N / A
N / A
N / A
N / A

DRAWING LIST

- 001 COVER SHEET
- 002 PROJECT INFORMATION
- 003 PROPOSED SITE PLAN
- 004 EXISTING / DEMOLITION FLOOR PLAN
- 005 EXISTING ELEVATIONS
- 006 PROPOSED FLOOR PLAN
- 007 PROPOSED ELEVATIONS
- 008 PERSPECTIVE VIEWS

OSSA

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CLIENT:

S. & S. WOEHLER

PROJECT:

P-25024
PROPOSED ALTERATIONS
& ADDITIONS

62 CLARENCE STREET,
BELLERIVE, TAS 7018

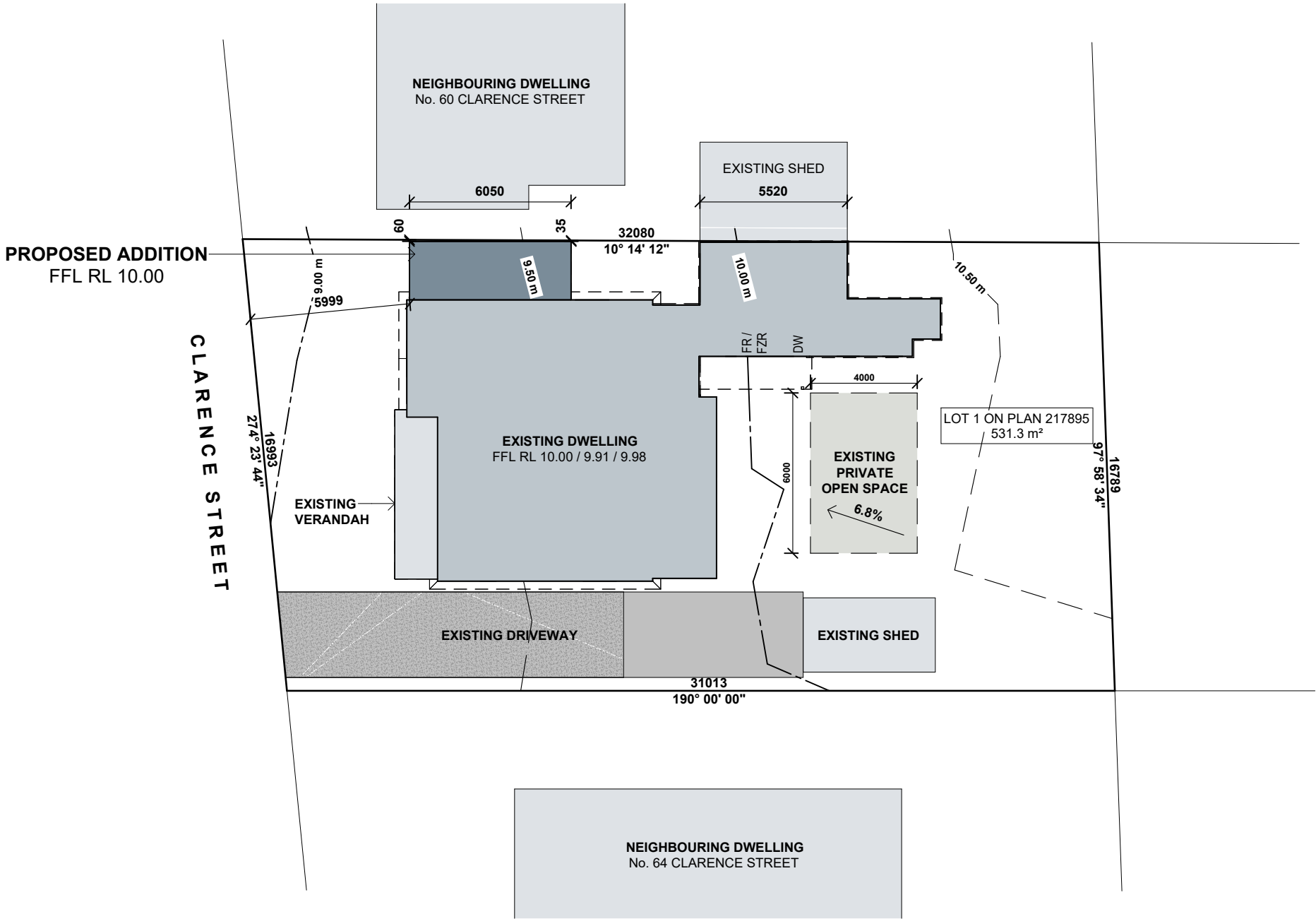
SHEET:

PROJECT INFORMATION

09.01.2026002

Document Set ID: 5790090 OF 008
Version: 1, Version Date: 12/01/2026

SITE ANALYSIS - PROPOSED		
AREA	m²	% of SITE
EXISTING DWELLING	142.6 m²	26.8%
EXISTING SHED	13.8 m²	2.6%
EXISTING VERANDAH	9.8 m²	1.8%
EXISTING BUILDINGS	166.2 m²	31.3%
PROPOSED ADDITION	12.3 m²	2.3%
PROPOSED BUILDINGS	12.3 m²	2.3%
REMAINING SITE AREA	352.9 m²	66.4%
REMAINING SITE AREA	352.9 m²	66.4%
TOTAL	531.3 m²	100.0%



PROPOSED SITE PLAN
1 : 200

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SHEET:
PROPOSED SITE PLAN

1 : 200

09-01-2026 003 OF 008

Document Set ID: 5790039
Version: 1, Version Date: 12/01/2026

DEMOLITION NOTES

- 1. DEMOLITION WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH AS2601, DEMOLITION WORK CODE OF PRACTICE AND OTHER CURRENT NATIONAL CONSTRUCTION CODES AND RELEVANT AUSTRALIAN STANDARDS.
- 2. ALL DEMOLITION TO BE CARRIED OUT DURING PERMIT HOURS ONLY.
- 3. BUILDER TO ENSURE ADEQUATE PROTECTION PREVENTION METHODS ARE INSTALLED TO PROTECT PUBLIC / CONTRACTORS / OCCUPANTS FROM INJURY.
- 4. SITE TO BE KEPT CLEAN AND TIDY DURING DEMOLITION.
- 5. MAKE GOOD ALL AFFECTED SURFACES & FINISHES FOR FUTURE USE.
- 6. DISPOSAL OF ALL WASTE MATERIAL SHALL BE AT AN APPROVED REFUSE SITE.
- 7. ALL CONTRACTORS TO CONFIRM ALL EXISTING MEASUREMENTS & PROPOSED SCOPE OF WORKS PRIOR TO STARTING ANY WORKS.
- 8. BUILDER TO INVESTIGATE AND LOCATE ANY MATERIALS THAT MAY CONTAIN ASBESTOS. IF ASBESTOS IS PRESENT, A SUITABLE ASBESTOS REMOVALIST IS TO BE ENGAGED TO REMOVE ANY MATERIALS THAT CONTAIN ASBESTOS IN ACCORDANCE WITH RELEVANT REMOVAL GUIDELINES.
- 9. ALL MATERIALS, FINISHES & PRODUCTS SHALL BE RE-USED / SALVAGED WHERE POSSIBLE AND APPROPRIATE.
- 10. BUILDER TO PROVIDE ADEQUATE MEASURES TO PREVENT TRACKING OF MUD AND DEBRIS ONTO ROAD.
- 11. DISCONNECT AND MAKE SAFE / TEMPORARILY CAP / DIVERT EXISTING SERVICES AFFECTED AS REQUIRED TO THE REQUIREMENTS OF RELEVANT AUTHORITIES.
- 12. ALL EXISTING STRUCTURES SHALL BE MAINTAINED IN A STABLE MANNER AND ALL TEMPORARY PROPPING SHALL BE DESIGNED AND CHECKED BY A QUALIFIED STRUCTURAL ENGINEER.

DEMOLITION LEGEND

_____ DENOTES EXISTING ELEMENTS TO BE RETAINED

 DENOTES EXISTING ELEMENTS TO BE REMOVED

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PROJECT:

P-25024

PROPOSED ALTERATIONS
& ADDITIONS

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SHEET:

EXISTING / DEMOLITION
FLOOR PLAN

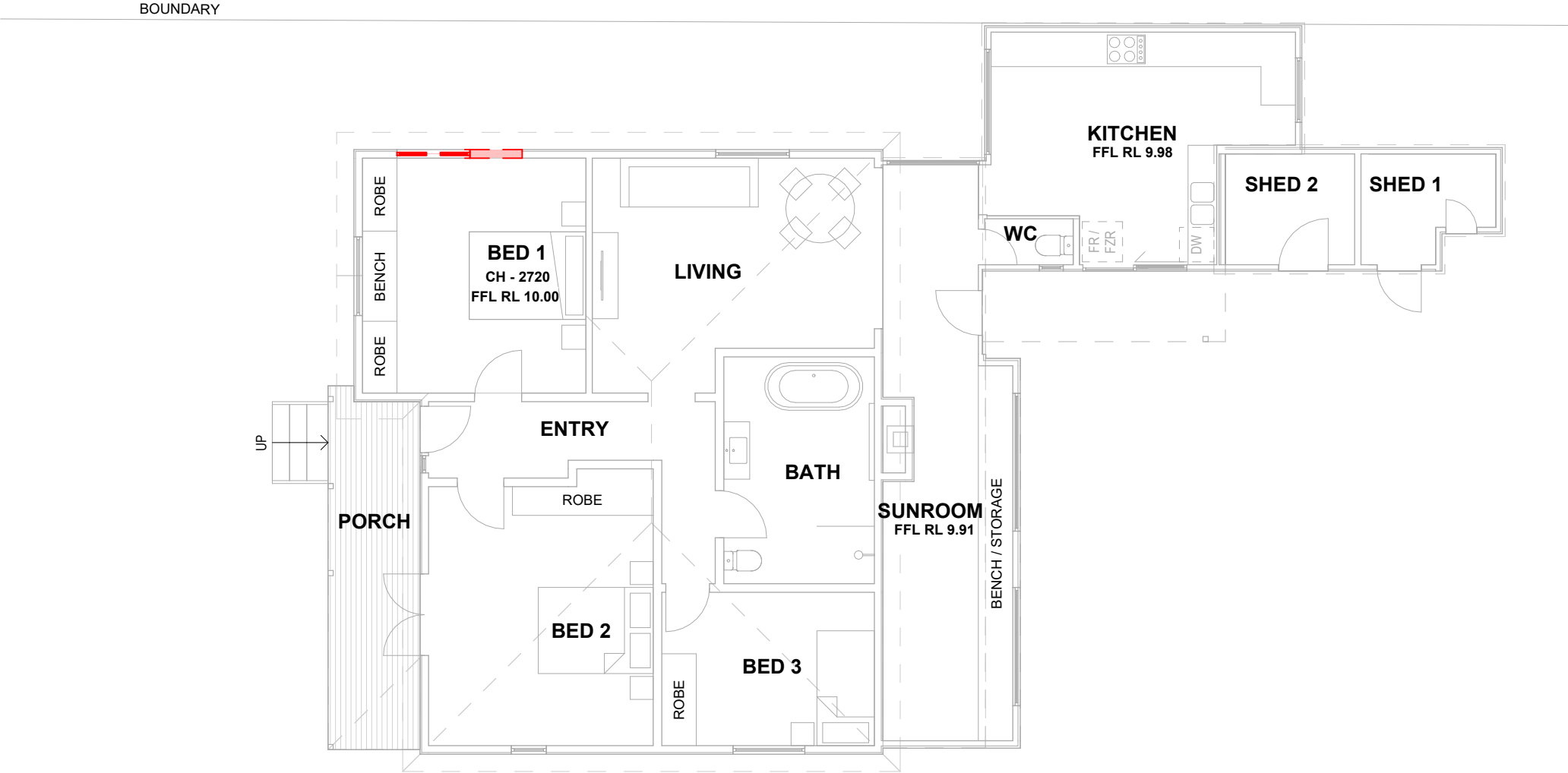
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OF 008

Document Set ID: 5790090

Version: 1, Version Date: 12/01/2026



EXISTING / DEMOLITION FLOOR PLAN

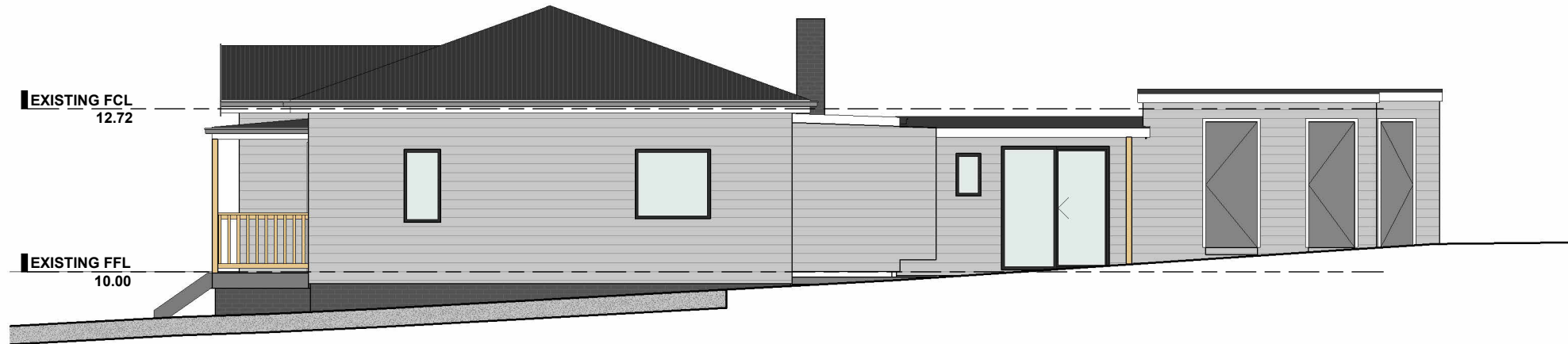
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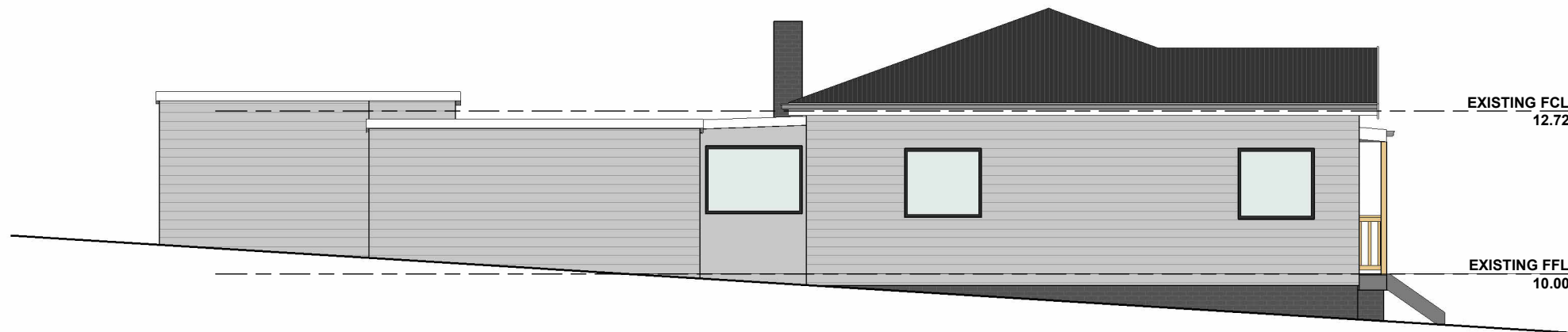
EXISTING NORTH ELEVATION
1 : 100



EXISTING SOUTH ELEVATION
1 : 100



EXISTING EAST ELEVATION
1 : 100



EXISTING WEST ELEVATION
1 : 100

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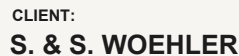
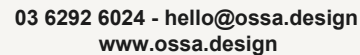
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S. & S. WOehler

PROJECT:
P-25024
PROPOSED ALTERATIONS
& ADDITIONS

62 CLARENCE STREET,
BELLERIVE, TAS 7018

SHEET:
EXISTING ELEVATIONS

1 : 100
09-01-2026 005 OF 008
Document Set ID: 5790039
Version: 1, Version Date: 12/01/2026



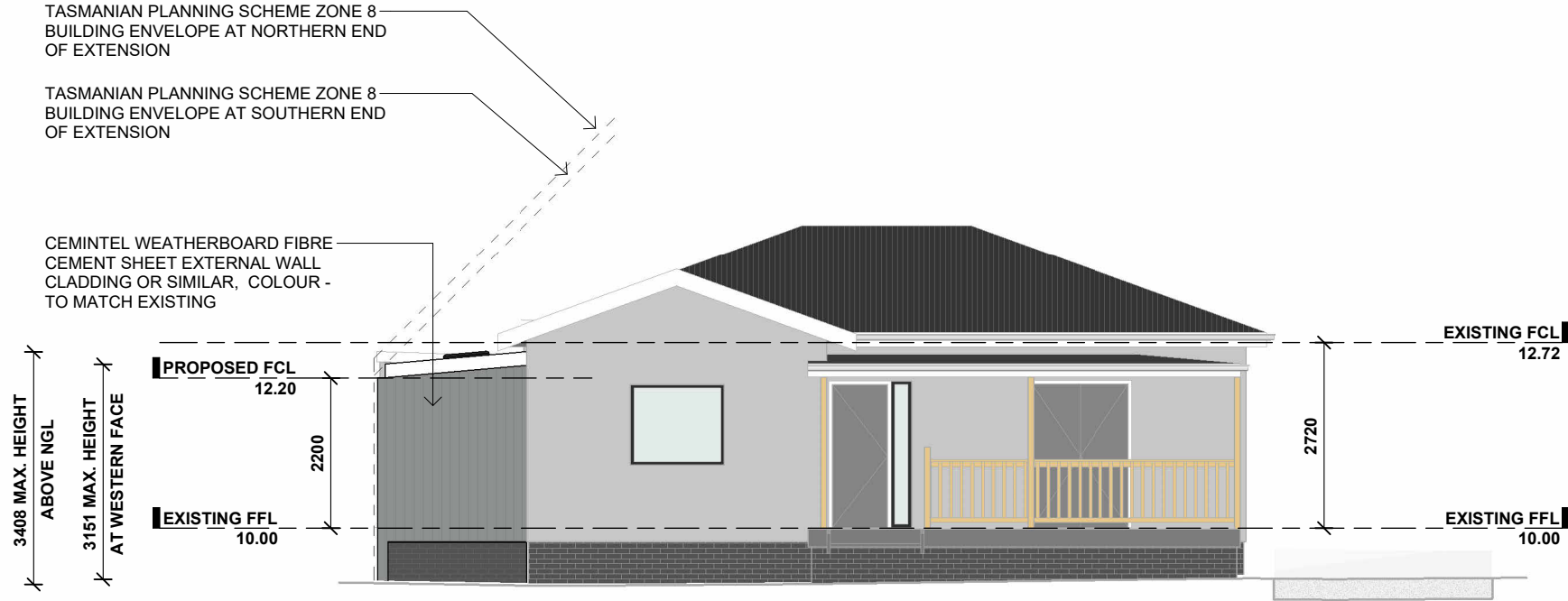
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PROPOSED ALTERATIONS
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**62 CLARENCE STREET,
BELLERIVE, TAS 7018**

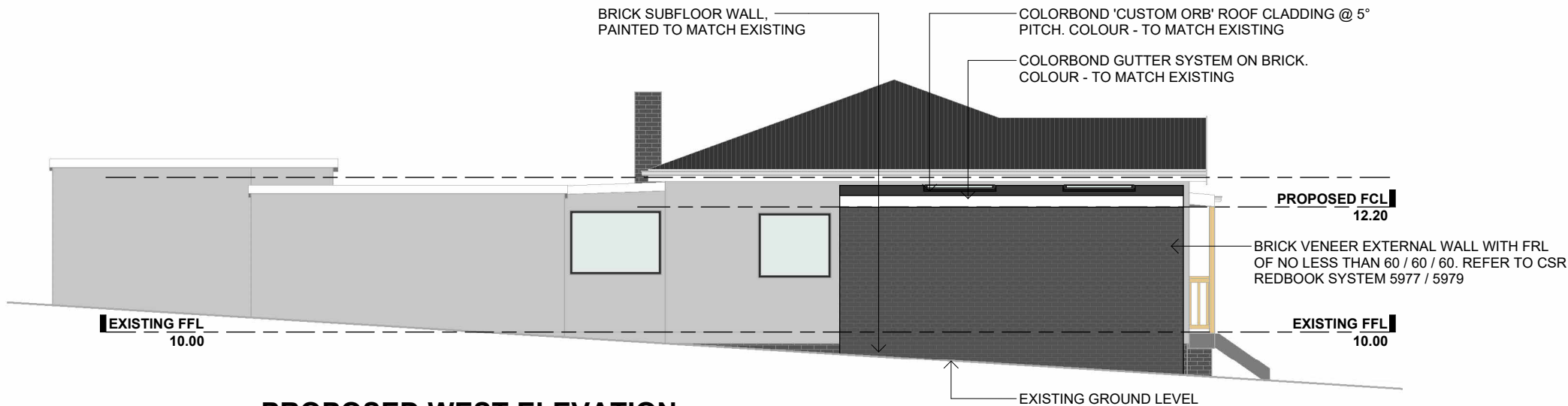
SHEET:
PROPOSED FLOOR PLAN

1 : 100
09.01.2026 0006 OF 008
document Set ID: 5786898
Version: 1, Version Date: 12/01/2026





PROPOSED SOUTH ELEVATION
1 : 100



PROPOSED WEST ELEVATION
1 : 100



PERSPECTIVE 1



PERSPECTIVE 2

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SHEET:
PERSPECTIVE VIEWS



PERSPECTIVE 3



PERSPECTIVE 4