



DEVELOPMENT APPLICATION

PDPLANPMTD-2025/057707

PROPOSAL: Additions & Alterations (Single Dwelling)

LOCATION: 68 Bastick Street, Rosny

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 24 February 2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 24 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 24 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: for additional bathrooms and kitchen , replacing a front deck

Location: **68 Bastick St Rosny 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: **house**

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

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 91543	FOLIO 41
EDITION 4	DATE OF ISSUE 12-Oct-2017

SEARCH DATE : 05-Dec-2025

SEARCH TIME : 04.00 pm

DESCRIPTION OF LAND

City of CLARENCE

Lot 41 on Plan 91543 (formerly being P913)

Derivation : Part of 120 Acres Gtd to A Montagu

Prior CT 3009/33

SCHEDULE 1

M655250 TRANSFER to LOUISA CHRISTINE ROTH Registered
12-Oct-2017 at noon

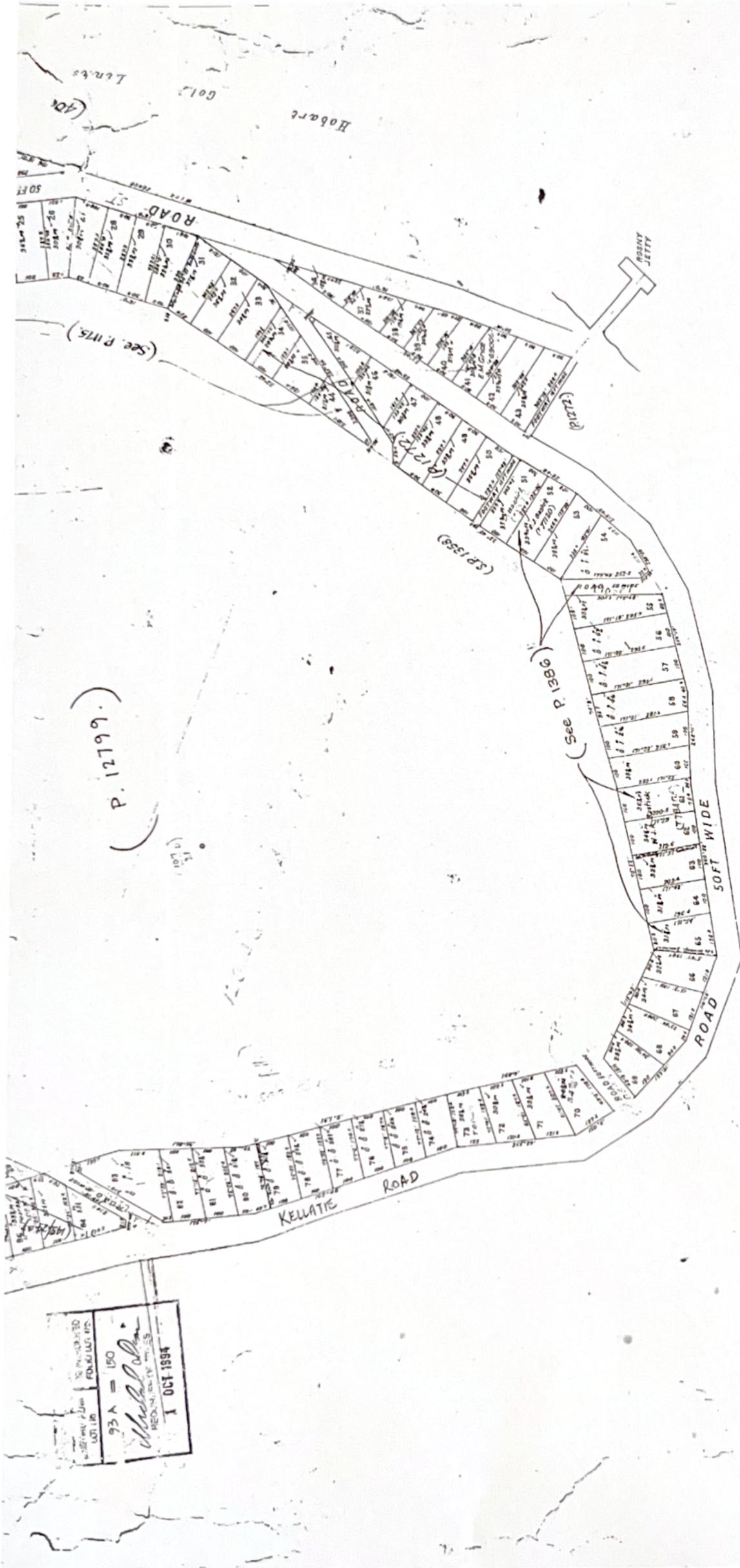
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
BENEFITING EASEMENT: a right of carriage way over the streets
and roadways on P 91543

69005 BOUNDARY FENCES AND OTHER CONDITIONS in Transfer

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



MONMOUTH
PARISH OF CLARENCE
Scale - 200 links to an inch

I, John H F Howell of Hobart, Authorized Surveyor of Tasmania, do solemnly and sincerely declare that this plan has been made from surveys executed by me or under my own personal supervision, inspection, and field check, and that both plan and survey are correct and have been made up accordance with the laws of the Surveyors' Acts, dated 1st May 1918, and I make this solemn declaration by virtue of section 192 of 'The Evidence Act, 1910'

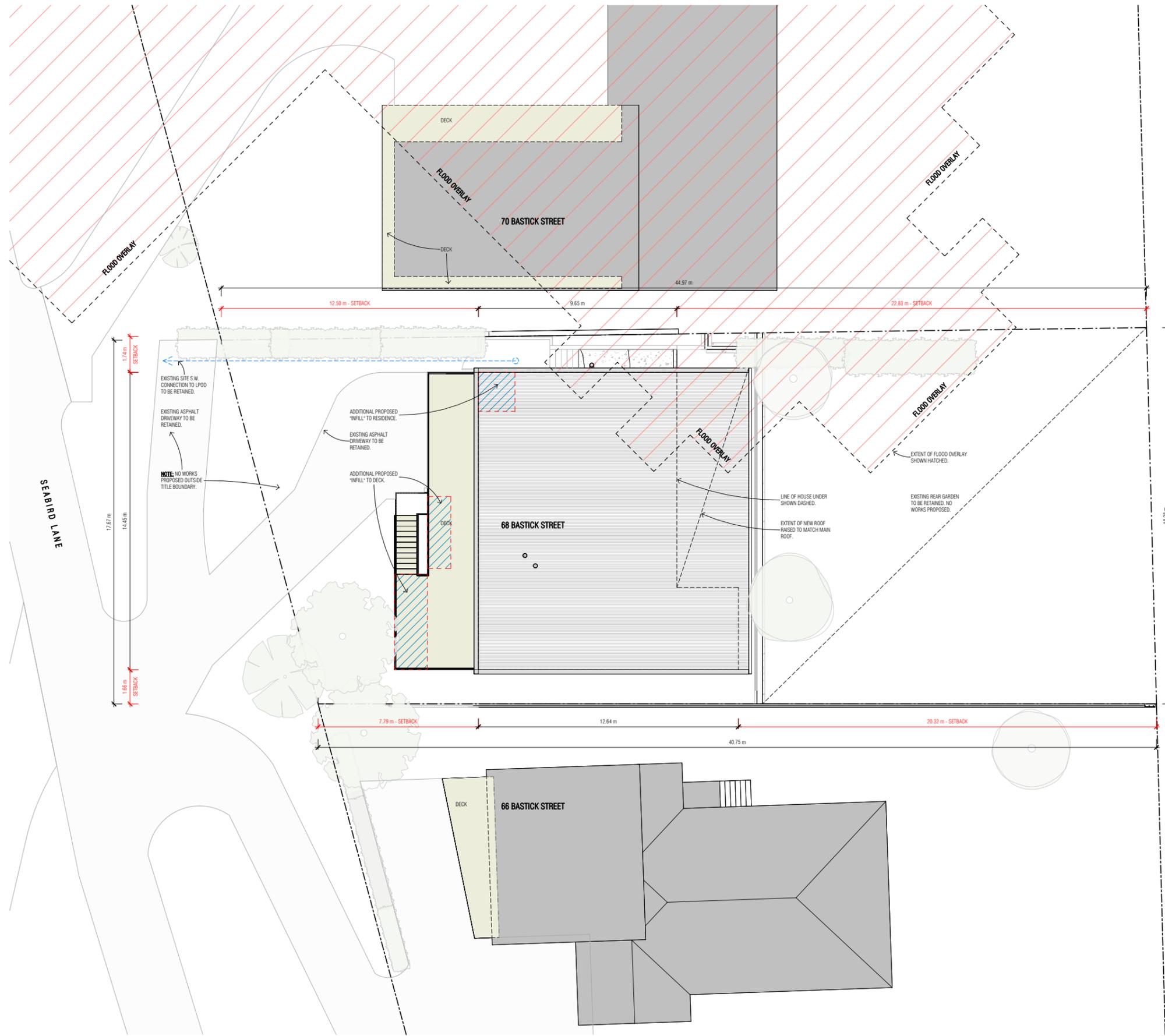
J. H. F. Howell
Surveyor

Ex-1
Plotted by
Entn on Card by P.H.
Declared at Hobart this 1st day of May 1921.
J. H. F. Howell
Justice of the Peace.

REC'D
91543

913

GENERAL NOTES:
ALL MEASUREMENTS IN MILLIMETRES UNLESS NOTED OTHERWISE. ALL DIMENSIONS ARE TO STRUCTURE. ALL DIMENSIONS MUST BE CHECKED ON SITE BEFORE COMMENCEMENT OF ANY WORK OR THE PREPARATION OF SHOP DRAWINGS. DIMENSIONS MUST BE IMMEDIATELY REPORTED TO B.E. ARCHITECTURE FOR INTERPRETATION. DO NOT SCALE DRAWINGS - USE FIGURED DIMENSIONS ONLY.
THESE DRAWINGS ARE TO BE USED IN CONJUNCTION WITH OTHER RELEVANT DRAWINGS BY CONSULTANTS. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, N.S.W. CODE, RELEVANT AUSTRALIAN STANDARDS, LOCAL AUTHORITY AND ALL RELEVANT AUSTRALIAN REGULATIONS, STATUTORY REQUIREMENTS AND BY LAWS.



2 AERIAL PHOTO
SCALE 1:500

TP - Sheet List

NUMB ER	SHEET NAME	REVISION
TP01.1	COVER PAGE	
TP02.1	DESIGN RESPONSE	
TP02.2	DESIGN RESPONSE	
TP02.3	DESIGN RESPONSE - ON SITE PARKING	
TP03.1	DEMOLITION FLOOR PLANS	
TP04.1	EXIST. + PROPOSED LOWER GROUND PLANS	
TP04.2	EXIST. + PROPOSED GROUND PLANS	
TP04.3	EXIST. + PROPOSED ROOF PLANS	
TP05.1	PROPOSED ELEVATIONS	

REVISION	DESCRIPTION	DATE
REVISION SCHEDULE		
CLIENT	BE	
PROJECT	ALTERATIONS & ADDITIONS	
DRAWING	COVER PAGE	
ADDRESS	68 BASTICK ST, ROSNY	

SCALE/As indicated @ A1	DESIGNED	DATE	DRAWN	DATE	CHECKED	APPROVED
		JUL 2025				

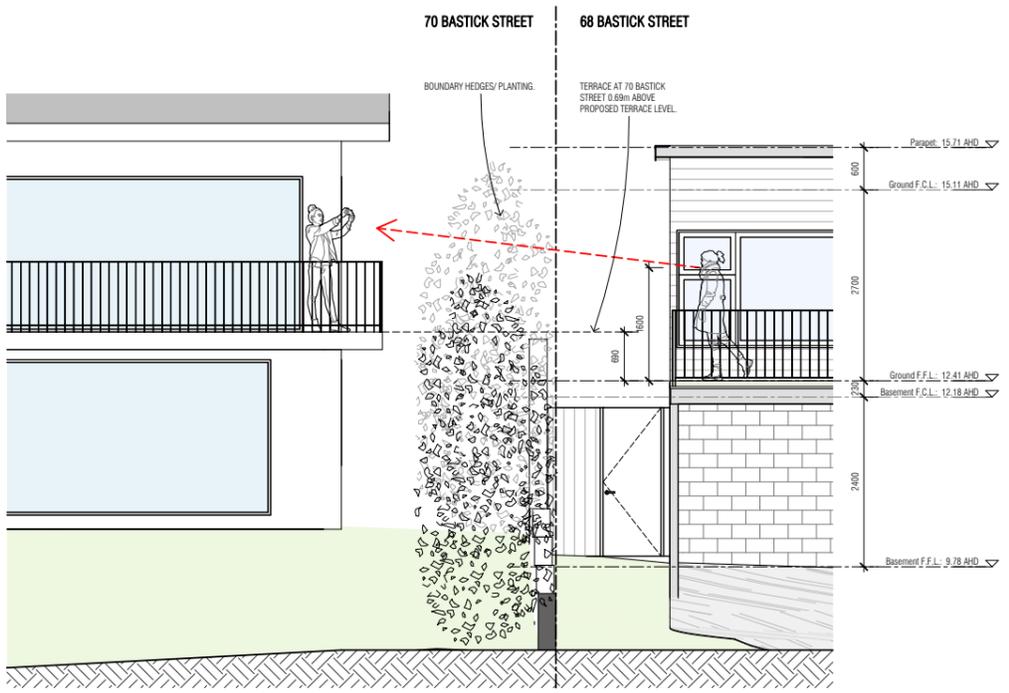
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158 Stirling Street, Rosny
039594 0000 | 039594 0000
E: info@bearchitecture.com.au
P: 1800 650 650

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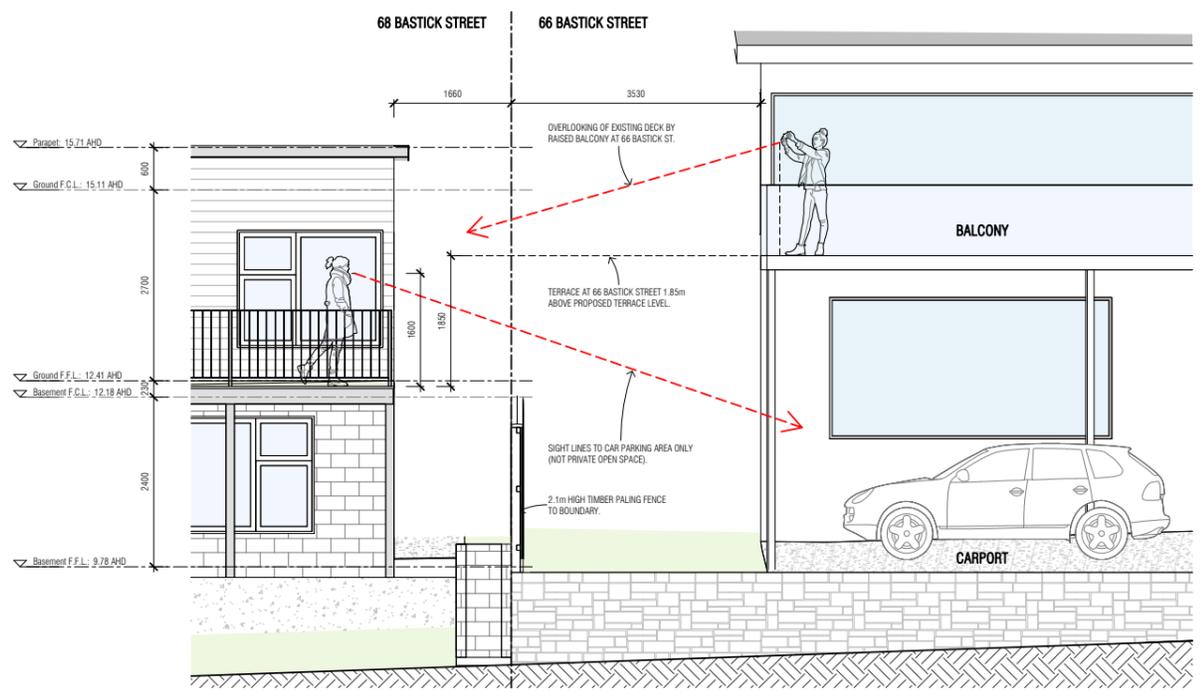
REVISION
JOB NO. 0000 DWG NO. TP01.1

1 TP - PROPOSED - SITE PLAN
SCALE 1:100

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A1 SECTION - NEIGHBOUR OVERLOOKING - 70 BASTICK
SCALE 1:50



A2 SECTION - NEIGHBOUR OVERLOOKING - 66 BASTICK
SCALE 1:50



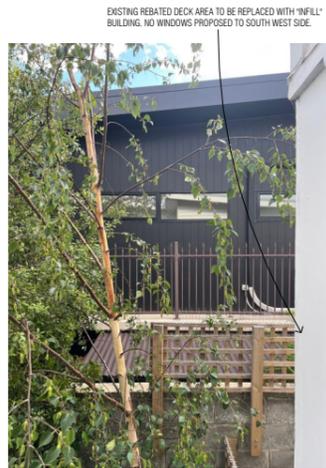
VIEW OF BOUNDARY HEDGE TO 70 BASTICK ST



VIEW OF RESIDENCE & HEDGE TO 70 BASTICK ST



VIEW OF RESIDENCE TO 70 BASTICK ST



VIEW OF BALCONY WALKWAY TO 70 BASTICK ST



VIEW OF CARPORT AREA TO 66 BASTICK ST



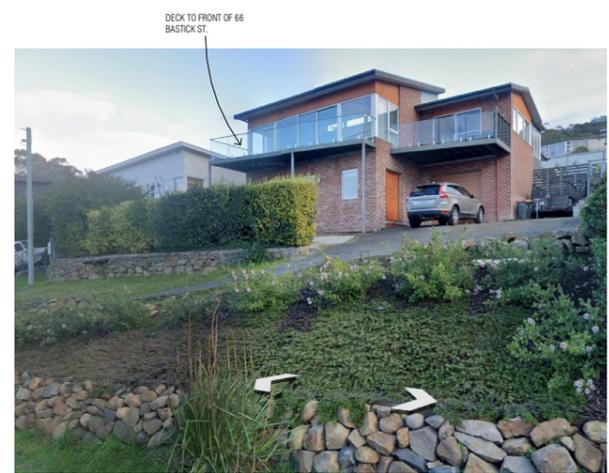
VIEW OF HIGHER BALCONY TO 66 BASTICK ST



VIEW OF CARPORT AREA FROM EXISTING BALCONY



VIEW OF FRONT YARD AND BALCONY TO 70 BASTICK ST



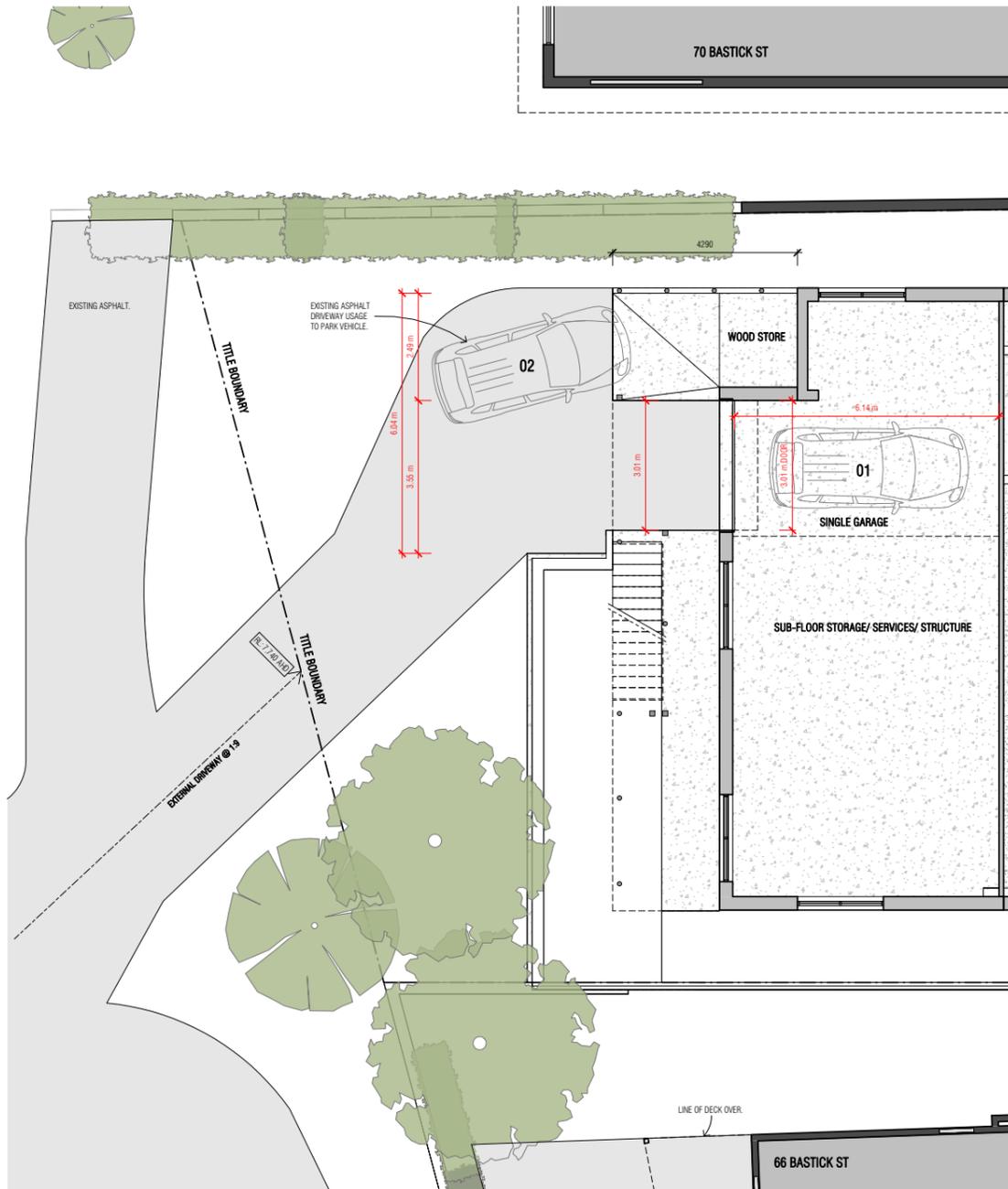
VIEW OF CARPORT AREA AND BALCONY TO 66 BASTICK ST

REVISION	DESCRIPTION	DATE
REVISION SCHEDULE		
CLIENT	BE	
PROJECT	ALTERATIONS & ADDITIONS	
DRAWING	DESIGN RESPONSE	
ADDRESS	68 BASTICK ST, ROSNY	
SCALE	1:50 @ A1	DESIGNED t.b.e
DATE	JUL 2025	DRAWN t.b.e
SHEET SIZE	A1	CHECKED t.b.e
FILE	t.b.e	APPROVED t.b.e

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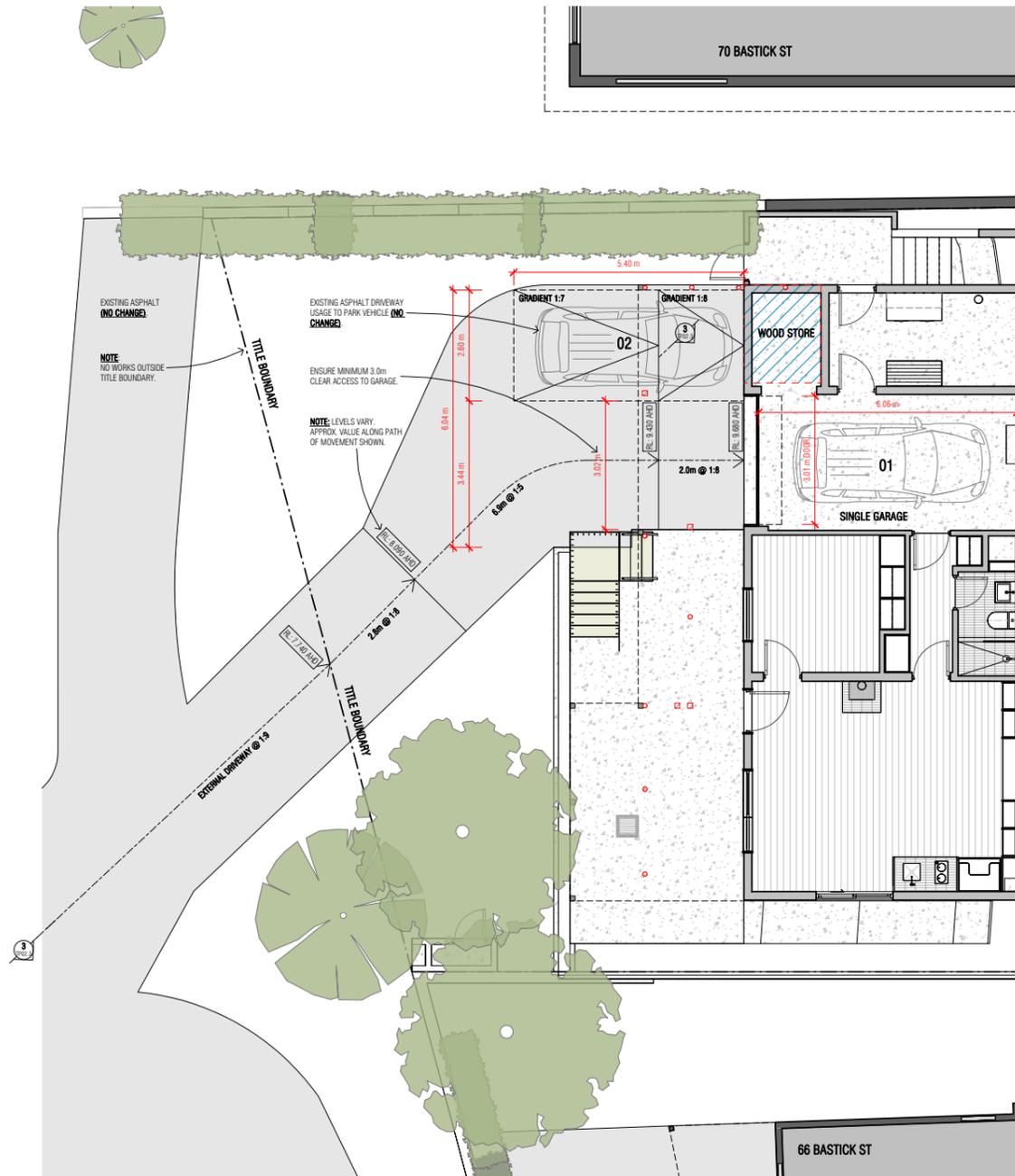
REVISION
JOB NO. 0000 DWG NO. TP02.1

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1 ON-SITE PARKING - EXISTING
SCALE 1:75

EXISTING ON-SITE PARKING:
TOTAL CAR SPACES = 2



2 ON-SITE PARKING - PROPOSED
SCALE 1:75

PROPOSED ON-SITE PARKING:
TOTAL CAR SPACES = 2

PARKING SUMMARY:
NUMBER OF ON-SITE SPACES = 2

CLAUSE C2.6.2:
A1.1 PARKING, ACCESS WAYS, MANOEUVRING AND CIRCULATION SPACES MUST EITHER:

- COMPLY WITH ALL OF THE FOLLOWING:
 - HAVE A GRADIENT IN ACCORDANCE WITH A.S. 2890 - PARKING FACILITIES, PARTS 1-6;
 - PROVIDE FOR VEHICLES TO ENTER AND EXIT THE SITE IN A FORWARD DIRECTION WHERE PROVIDING MORE THAN 4 PARKING SPACES - **NOT REQUIRED**;
 - HAVE AN ACCESS WIDTH NOT LESS THAN THE APPLICABLE REQUIREMENT IN TABLE C2.2 (INTERNAL ACCESS WIDTHS FOR VEHICLES);
 - HAVE CAR PARKING SPACE DIMENSIONS WHICH SATISFY THE REQUIREMENTS IN TABLE C2.3 (PARKING SPACE SIZE STANDARDS);
 - HAVE A COMBINED ACCESS AND MANOEUVRING WIDTH ADJACENT TO PARKING SPACES NOT LESS THAN THE REQUIREMENTS IN TABLE C2.3 WHERE THERE ARE 3 OR MORE CAR PARKING SPACES - **NOT REQUIRED**;
 - HAVE A VERTICAL CLEARANCE OF AT LEAST 2.1m ABOVE THE PARKING SURFACE LEVEL; AND
- BE DELINEATED (E.G., BY LINE MARKING OR OTHER CLEAR PHYSICAL MEANS), EXCLUDING SINGLE DWELLINGS, BUT ONLY IF THEY COMPLY WITH THE DIMENSIONS/PROVISIONS ABOVE - **NOT REQUIRED**;
- OR
- COMPLY WITH THE RELEVANT REQUIREMENTS OF AUSTRALIAN STANDARD AS 2890 - PARKING FACILITIES, PARTS 1-6 (WHICH SPECIFY DRIVEWAY, BAY, MANOEUVRING SPACE AND CIRCULATION DESIGN STANDARDS).

TABLE C2.2 - INTERNAL ACCESS WAY WIDTHS FOR VEHICLES:
NUMBER OF CAR PARKING SPACES SERVED = 2.
INTERNAL ACCESS WAY WIDTH > 3.0m.
TWO WAY PASSING BAY ONLY REQUIRED EVERY 30.0m - **NOT REQUIRED**

TABLE C2.3 - DIMENSIONS OF CAR PARKING SPACES & COMBINED ACCESS AND MANOEUVRING WIDTH:
ANGLE OF CAR SPACES TO MANOEUVRING AREA - **NOT REQUIRED**.
COMBINED ACCESS & MANOEUVRING WIDTH - **NOT REQUIRED**.
CAR PARK WIDTH (MIN.) = 2.6m.
CAR PARK LENGTH (MIN.) = 5.4m.



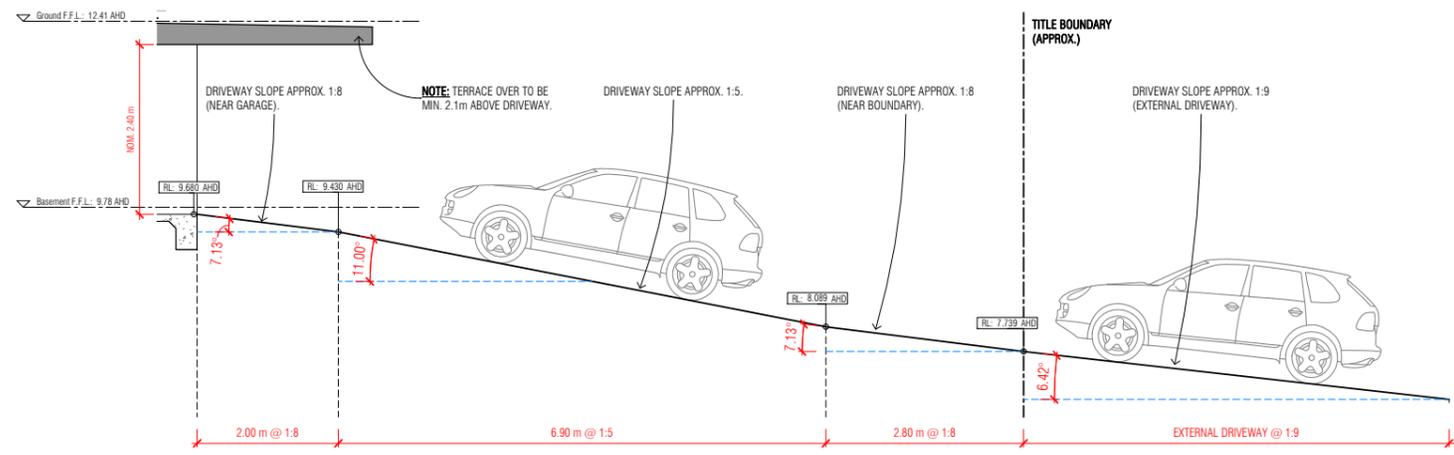
EXISTING ASPHALT DRIVEWAY USAGE



EXISTING ASPHALT DRIVEWAY USAGE



EXISTING ASPHALT DRIVEWAY AND WOOD STORE AREA

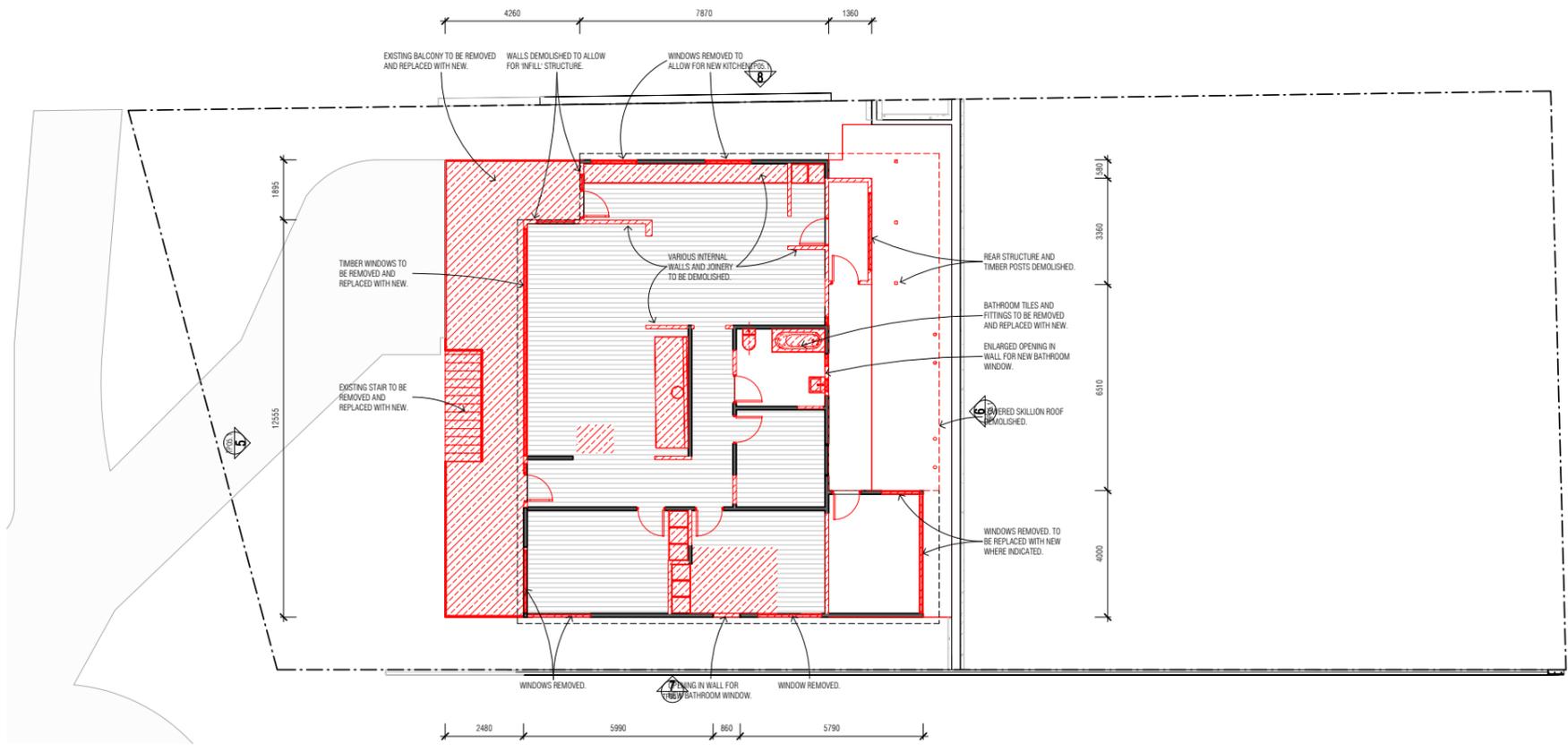


3 SECTION - PROPOSED DRIVEWAY
SCALE 1:50

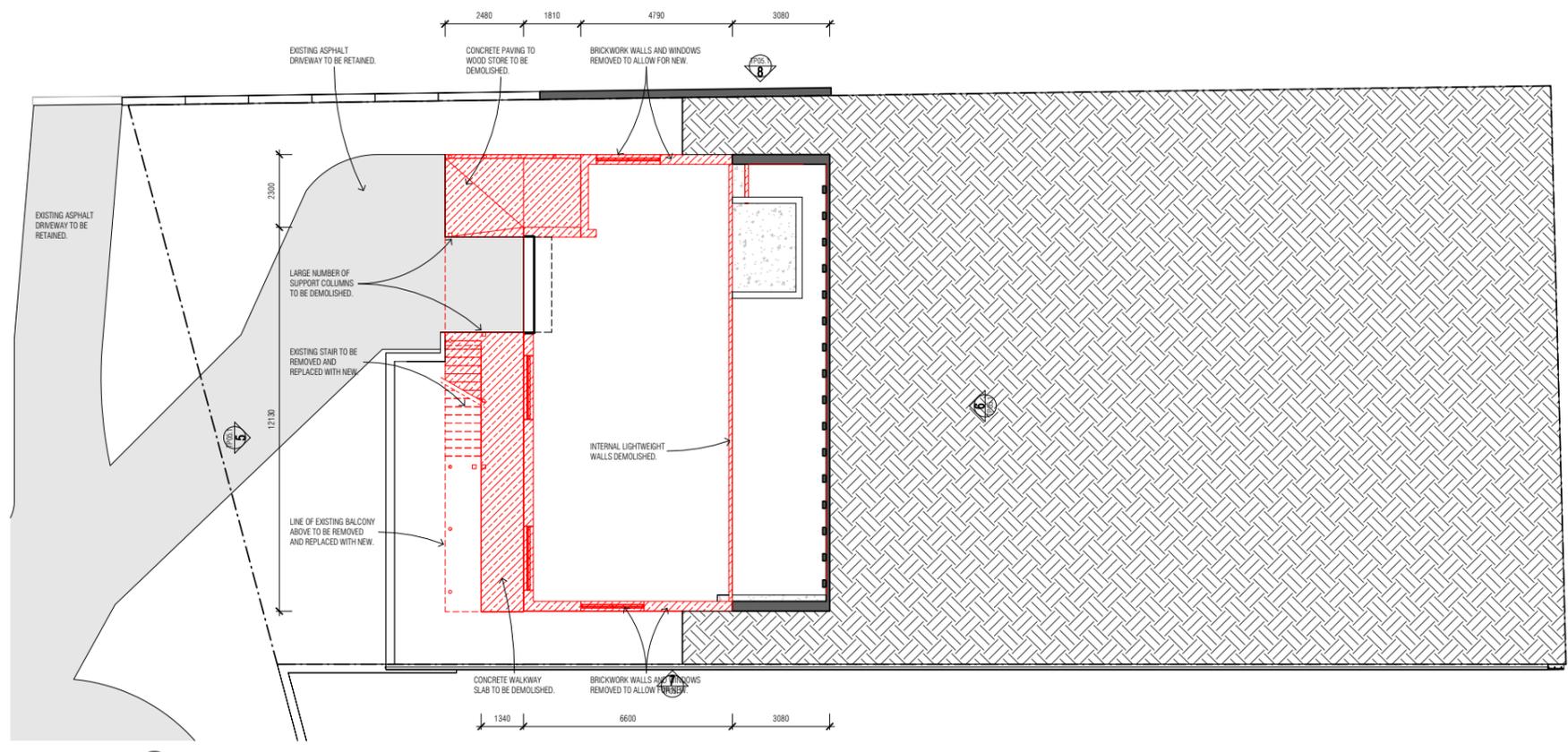
NOTE: SECTION IS TAKEN ON AN ANGLE APPROXIMATELY IN LINE WITH VEHICLE PATH OF MOVEMENT ALONG DRIVEWAY.

REVISION	DESCRIPTION	DATE
REVISION SCHEDULE		
CLIENT	BE	
PROJECT	ALTERATIONS & ADDITIONS	
DRAWING	DESIGN RESPONSE - ON SITE PARKING	
ADDRESS	68 BASTICK ST, ROSNY	
SCALEs indicated at A1	DESIGNED	b.e
DATE	JUL 2025	DRAWN
SHEET SIZE	A1	CHECKED
FILE	b.e	APPROVED

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2 TP - DEMOLITION - GROUND FLOOR
SCALE 1:100



1 TP - DEMOLITION - LOWER GROUND FLOOR
SCALE 1:100



BALCONY & STAIR TO BE REMOVED AND REPLACED WITH NEW.



BALCONY & STAIR TO BE REMOVED AND REPLACED WITH NEW.



WINDOW FACING 66 BASTICK ST TO BE REMOVED.



BALCONY & STAIR TO BE REMOVED AND REPLACED WITH NEW.



CONCRETE PAVING TO WOOD STORE TO BE DEMOLISHED.



SUPPORT COLUMNS AND OLD SLAB TO BE DEMOLISHED.

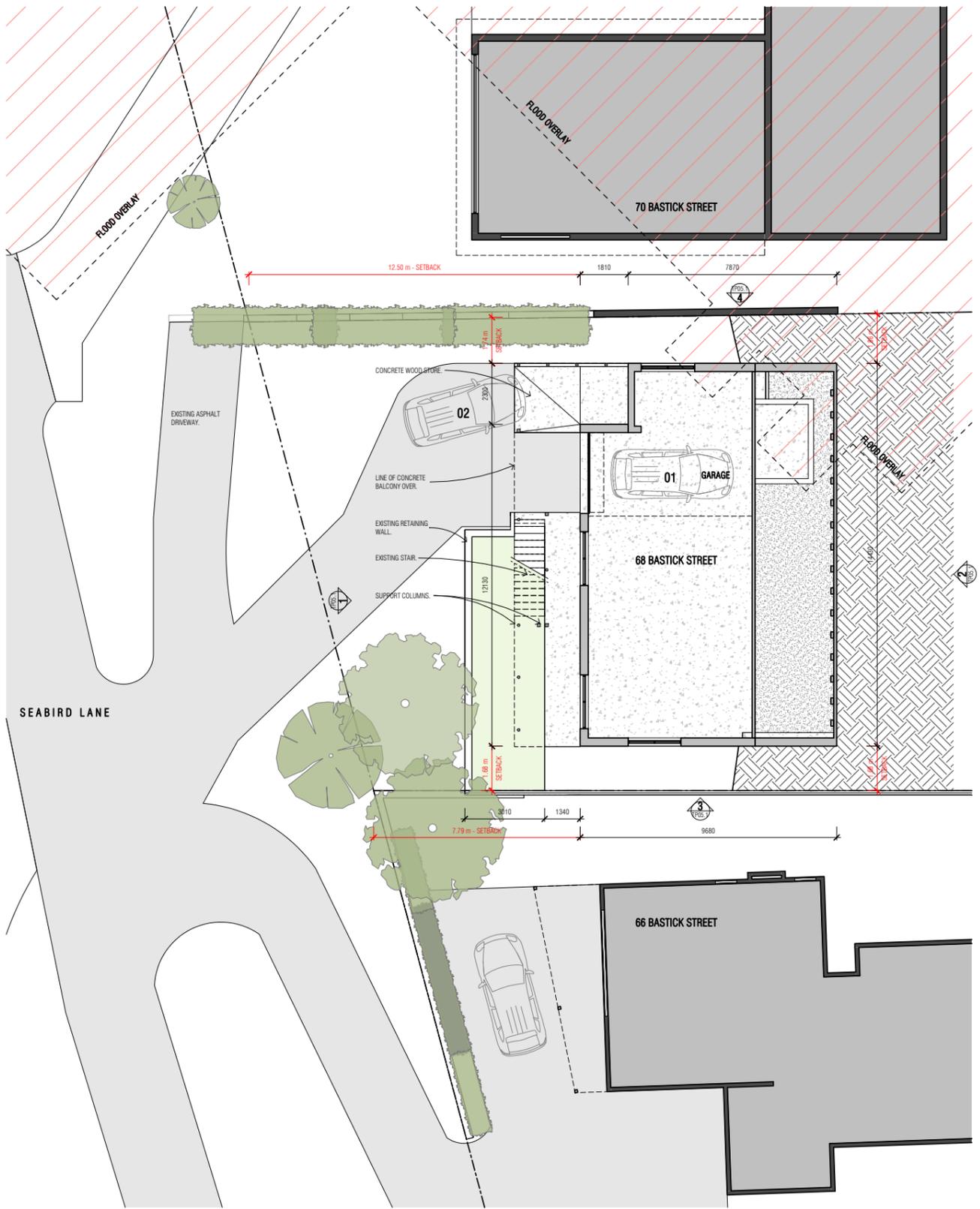
REVISION	DESCRIPTION	DATE
REVISION SCHEDULE		
CLIENT	BE	
PROJECT	ALTERATIONS & ADDITIONS	
DRAWING	DEMOLITION FLOOR PLANS	
ADDRESS	68 BASTICK ST, ROSNY	
SCALE	1:100 @ A1	DESIGNED b.e.
DATE	JUL 2025	DRAWN b.e.
SHEET SIZE	A1	CHECKED b.e.
FILE	b.e.	APPROVED b.e.

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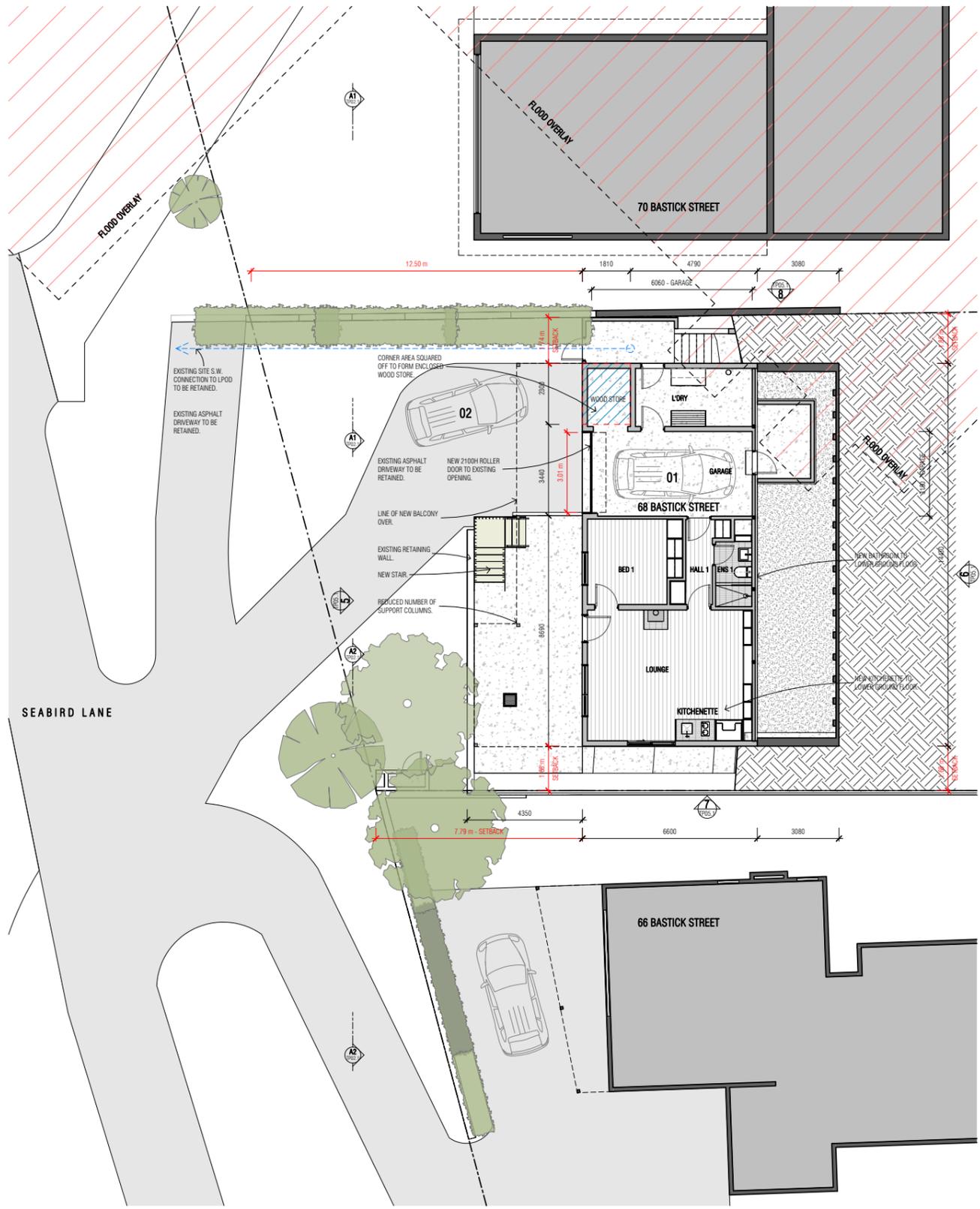
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1 TP - EXISTING - LOWER GROUND FLOOR
SCALE 1:100

EXISTING BED ROOMS:
LOWER GROUND FLOOR = 0
GROUND FLOOR = 3
TOTAL BED ROOMS = 3

EXISTING ON-SITE PARKING:
TOTAL CAR SPACES = 2



2 TP - PROPOSED - LOWER GROUND FLOOR
SCALE 1:100

PROPOSED BED ROOMS:
LOWER GROUND FLOOR = 1
GROUND FLOOR = 2
TOTAL BED ROOMS = 3

PROPOSED ON-SITE PARKING:
TOTAL CAR SPACES = 2

REVISION	DESCRIPTION	DATE
REVISION SCHEDULE		

CLIENT BE
PROJECT ALTERATIONS & ADDITIONS

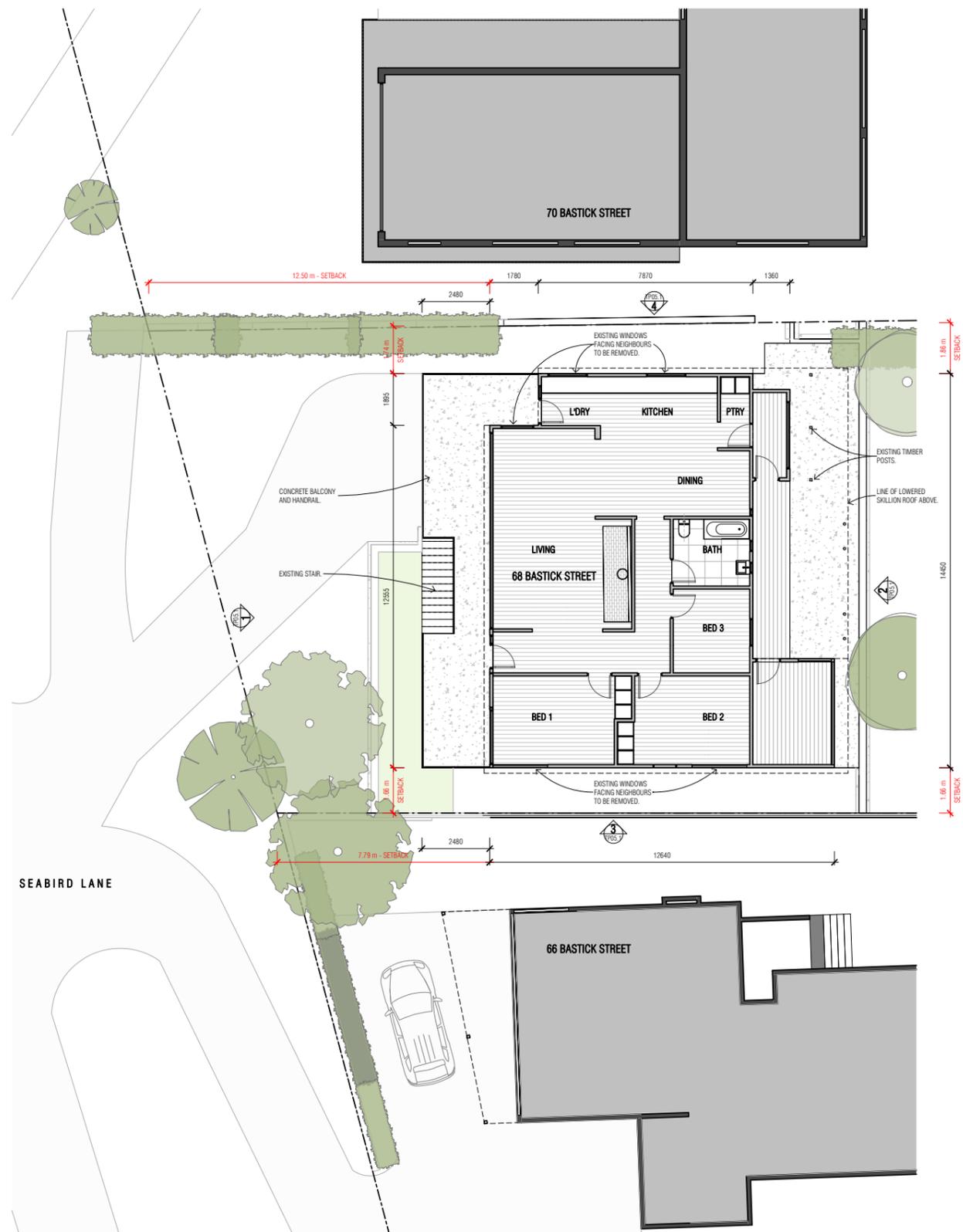
DRAWING EXIST. + PROPOSED LOWER GROUND PLANS
ADDRESS 68 BASTICK ST, ROSNY

SCALE	DATE	DESIGNED	DRAWN
1:100 @ A1	JUL 2025	b.e.	b.e.
SHEET SIZE	A1	CHECKED	b.e.
FILE	b.e.	APPROVED	b.e.

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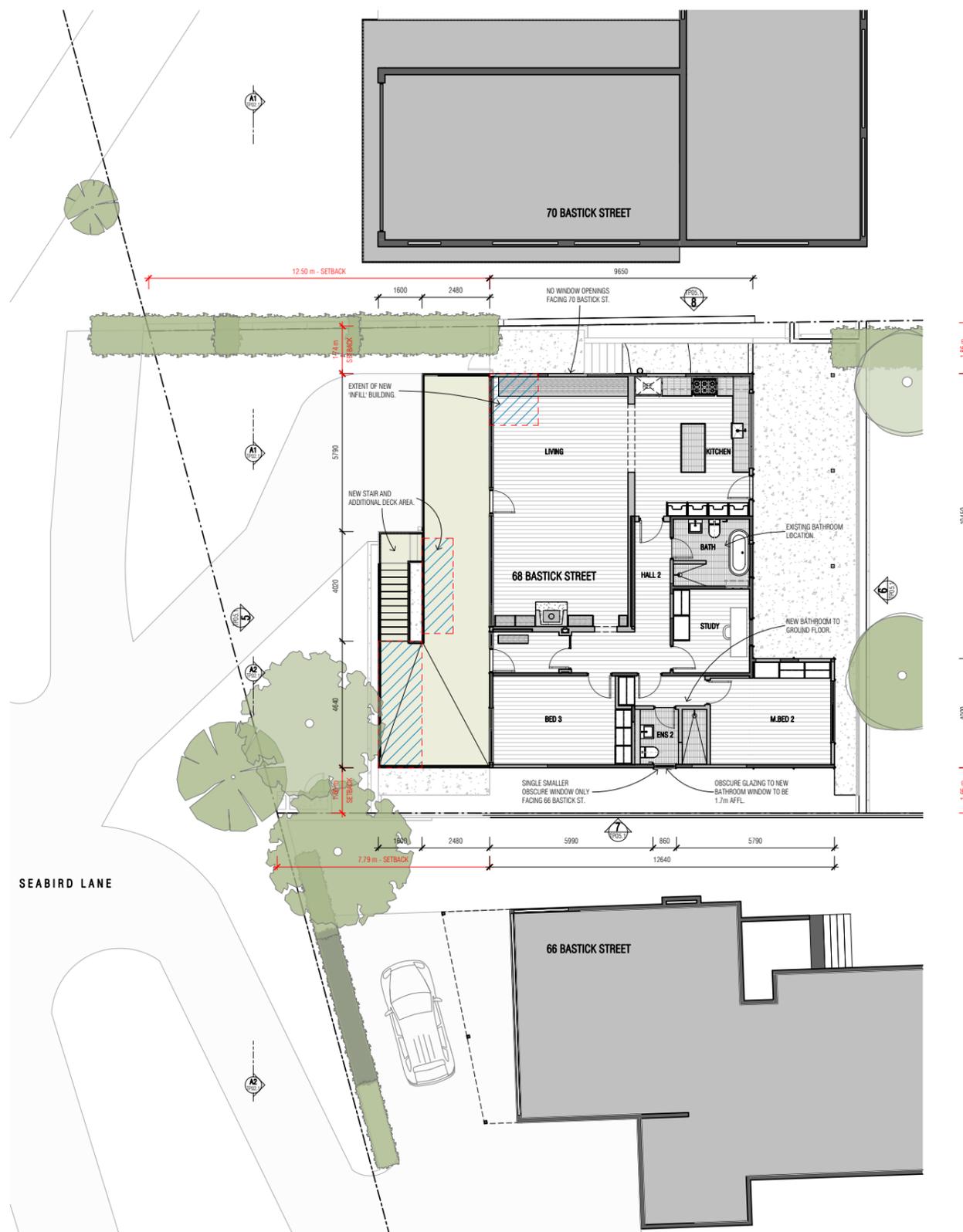
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1 TP - EXISTING - GROUND FLOOR
SCALE 1:100

EXISTING BED ROOMS:
LOWER GROUND FLOOR = 0
GROUND FLOOR = 3
TOTAL BED ROOMS = 3

EXISTING ON-SITE PARKING:
TOTAL CAR SPACES = 2



2 TP - PROPOSED - GROUND FLOOR
SCALE 1:100

PROPOSED BED ROOMS:
LOWER GROUND FLOOR = 1
GROUND FLOOR = 2
TOTAL BED ROOMS = 3

PROPOSED ON-SITE PARKING:
TOTAL CAR SPACES = 2

REVISION	DESCRIPTION	DATE
REVISION SCHEDULE		
CLIENT	BE	
PROJECT	ALTERATIONS & ADDITIONS	
DRAWING EXIST. + PROPOSED GROUND PLANS		
ADDRESS 68 BASTICK ST, ROSNY		
SCALE 1:100 @ A1	DESIGNED	b.e
DATE JUL 2025	DRAWN	b.e
SHEET SIZE A1	CHECKED	b.e
FILE	APPROVED	b.e

CLIENT BE
PROJECT ALTERATIONS & ADDITIONS
DRAWING EXIST. + PROPOSED GROUND PLANS
ADDRESS 68 BASTICK ST, ROSNY

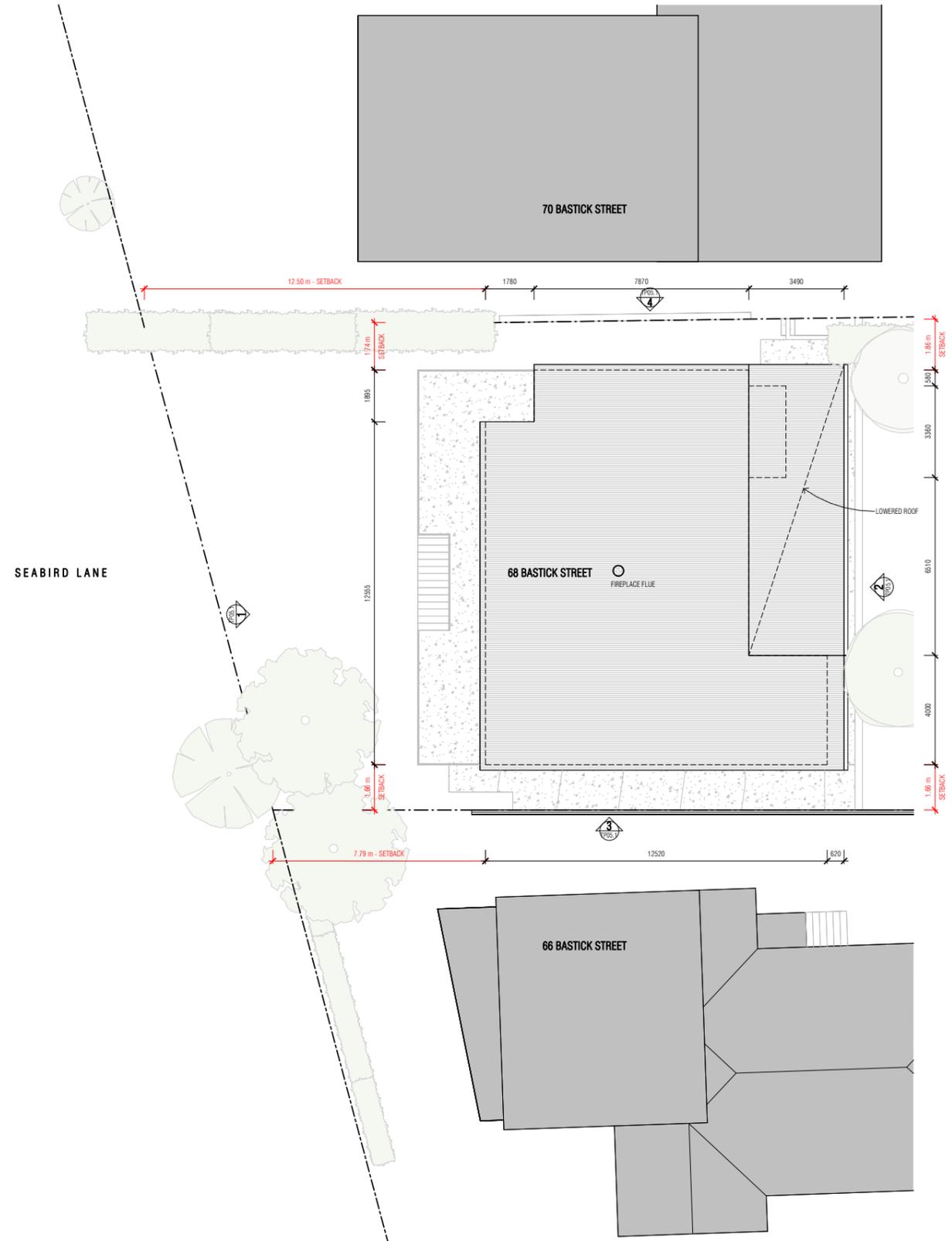
SCALE 1:100 @ A1
DATE JUL 2025
SHEET SIZE A1
FILE

DESIGNED b.e
DRAWN b.e
CHECKED b.e
APPROVED b.e

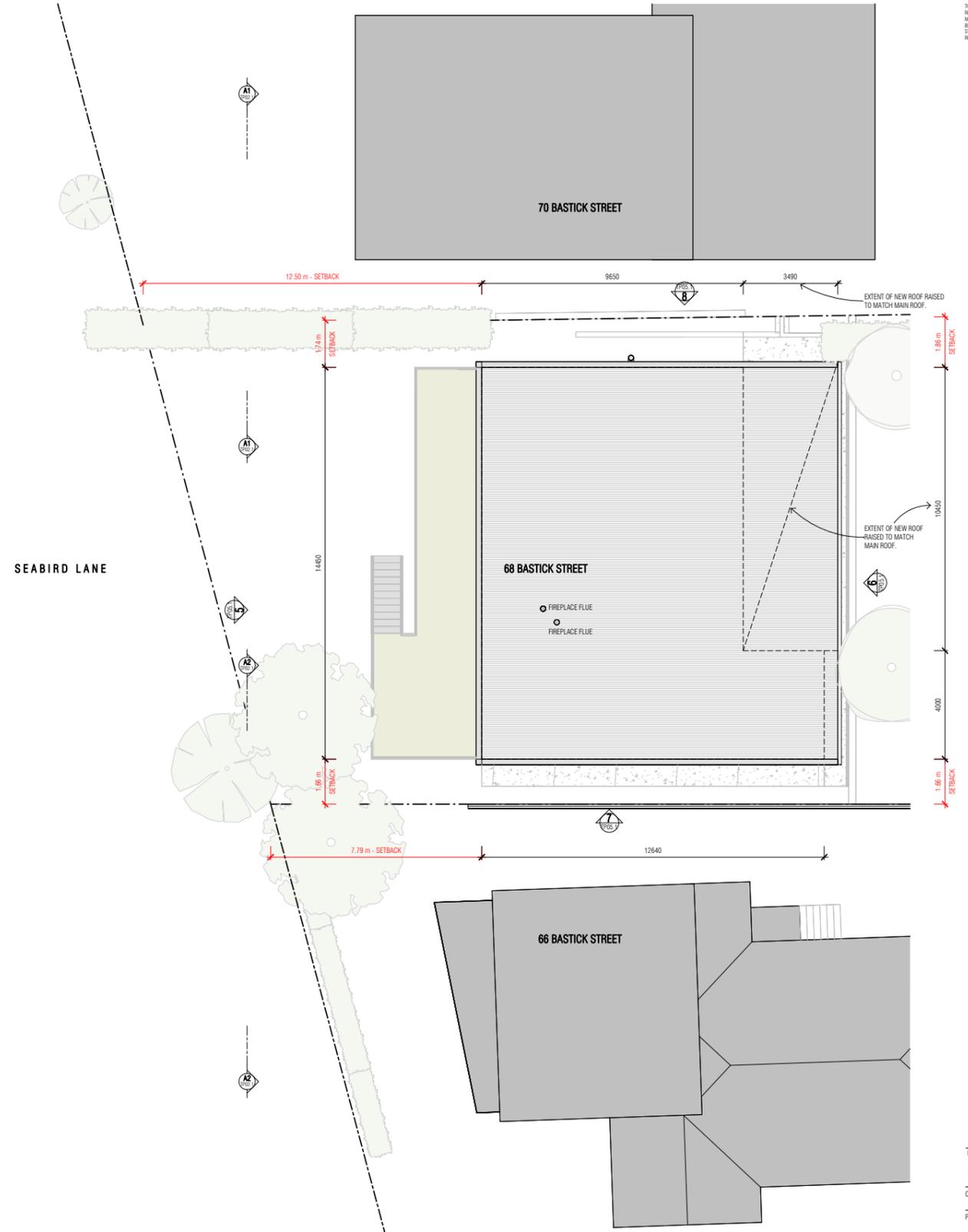
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REVISION
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GENERAL NOTES:
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THESE DRAWINGS ARE TO BE USED IN CONJUNCTION WITH OTHER RELEVANT DRAWINGS BY CONSULTANTS. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP ARE TO BE IN ACCORD WITH THE BUILDING CODE OF AUSTRALIA, VC CODE, RELEVANT AUSTRALIAN STANDARDS, LOCAL AUTHORITY AND ALL RELEVANT AUSTRALIAN REGULATORY, STATUTORY REQUIREMENTS AND BY LAWS.



1 TP - EXISTING - ROOF PLAN
SCALE 1:100



2 TP - PROPOSED - ROOF PLAN
SCALE 1:100

REVISION	DESCRIPTION	DATE
REVISION SCHEDULE		

CLIENT BE
PROJECT ALTERATIONS & ADDITIONS

DRAWING EXIST. + PROPOSED ROOF PLANS

ADDRESS 68 BASTICK ST, ROSNY

SCALE	DESIGNED	DATE	DRAWN
1:100 @ A1	b.e.	JUL 2025	b.e.
SHEET SIZE	CHECKED	FILE	APPROVED
A1	b.e.	b.e.	b.e.

bearchitecture
155 Stirling Street
Melbourne VIC 3000
T: 03 9412 1000
E: info@bearchitecture.com.au

REVISION	DATE
1	2025

JOB NO. 8000 DWG NO. TP04.3

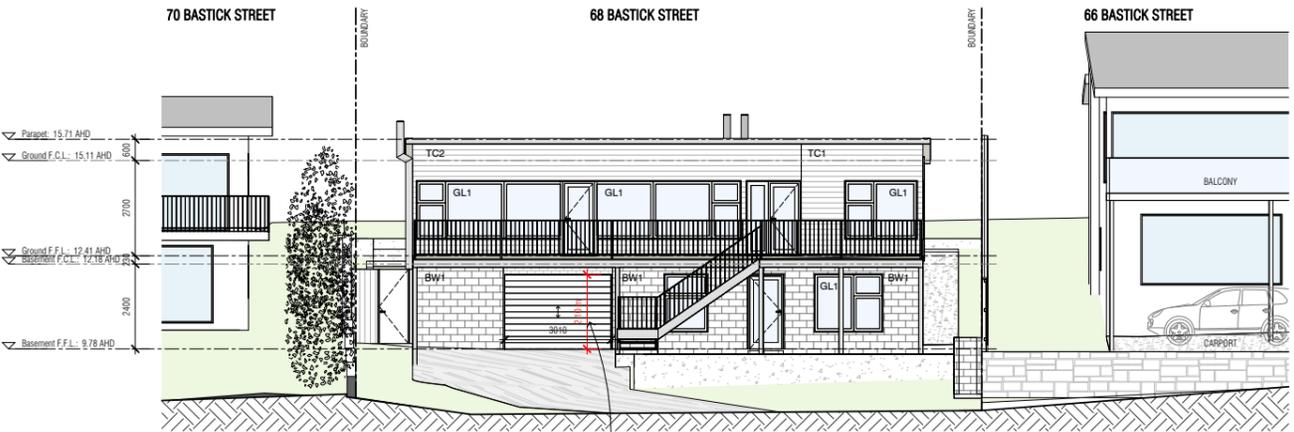
GENERAL NOTES:
ALL MEASUREMENTS IN MILLIMETRES UNLESS NOTED OTHERWISE. ALL DIMENSIONS ARE TO STRUCTURE. ALL DIMENSIONS MUST BE CHECKED ON SITE BEFORE COMMENCEMENT OF ANY WORK OR THE PREPARATION OF SHOP DRAWINGS. DIMENSIONS MUST BE INDICATED BY DIMENSION LINES. ARCHITECTURE FOR INTERPRETATION. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.

THESE DRAWINGS ARE TO BE USED IN CONJUNCTION WITH OTHER RELEVANT DRAWINGS BY CONSULTANTS. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, NC CODES, RELEVANT AUSTRALIAN STANDARDS, LOCAL AUTHORITY AND ALL RELEVANT GOVERNMENT REGULATIONS, STATUTORY REQUIREMENTS AND BY-LAWS.

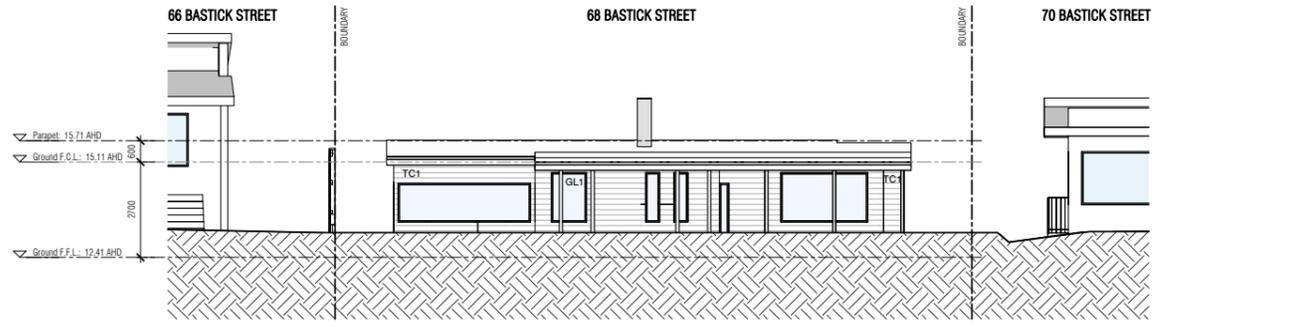
- EXTERNAL FINISHES**
- BW1** - NEW CONCRETE BLOCKWORK, BAGGED FINISH
 - GL1** - CLEAR GLAZING, FRAMES TO BE PAINTED TIMBER.
NOTE: DOUBLE GLAZING TO ALL LIVING AND BEDROOM WINDOWS.
 - OG1** - SPOTSWOOD OBSCURE GLAZING, FRAMES TO BE PAINTED TIMBER.
 - RS** - COLORBOND ROOF SHEET.
 - TC1** - EXISTING TIMBER WEATHERBOARD CLADDING.
 - TC2** - NEW TIMBER WEATHERBOARD CLADDING TO MATCH EXISTING.



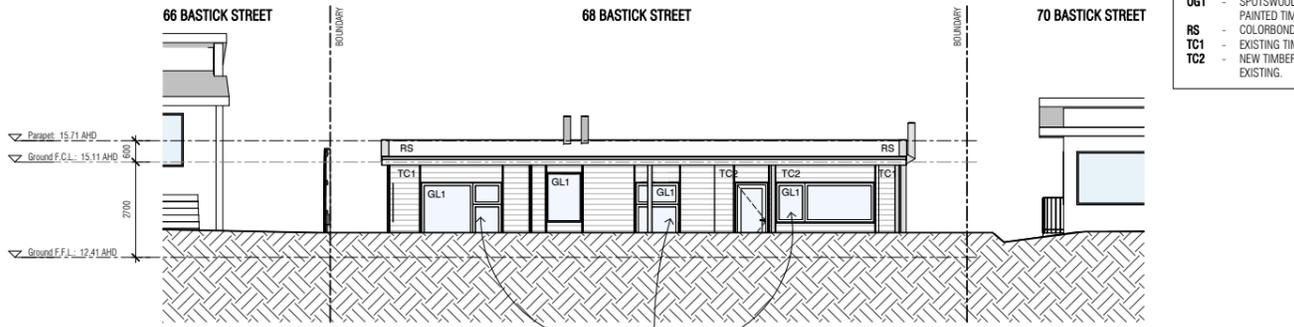
1 EXISTING - SOUTH EAST (SEABIRD LANE) ELEVATION
SCALE 1:100



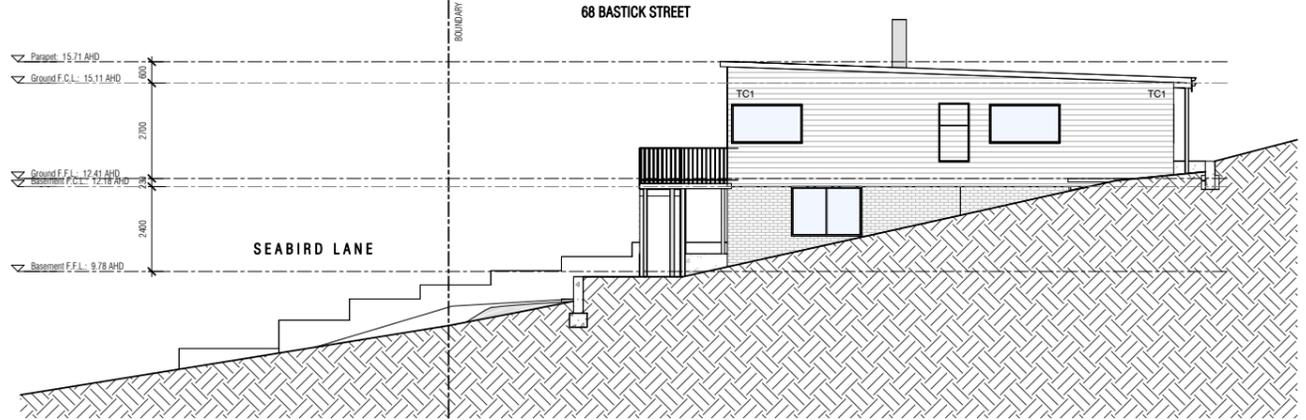
5 PROPOSED - SOUTH EAST (SEABIRD LANE) ELEVATION
SCALE 1:100



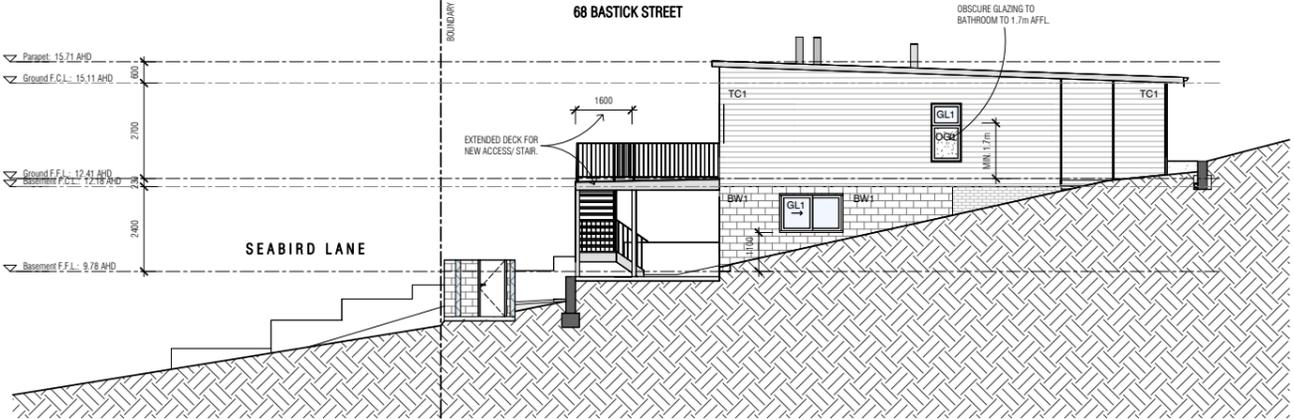
2 EXISTING - NORTH WEST ELEVATION
SCALE 1:100



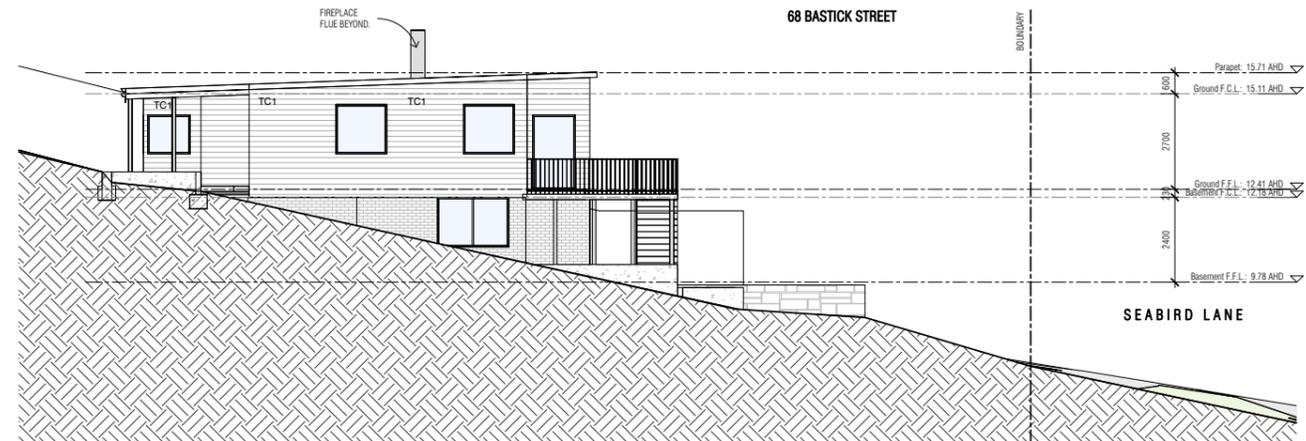
6 PROPOSED - NORTH WEST ELEVATION
SCALE 1:100



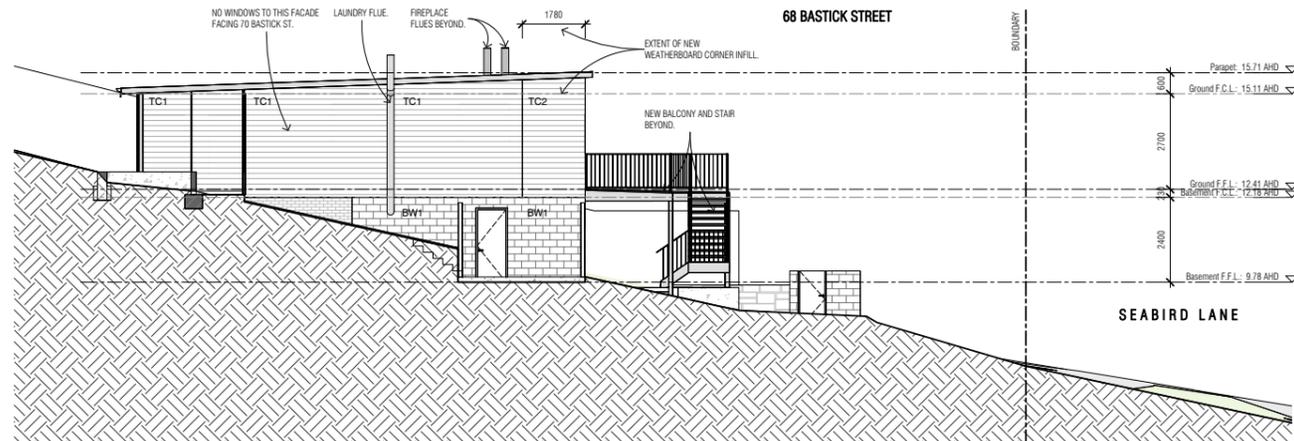
3 EXISTING - NORTH EAST ELEVATION
SCALE 1:100



7 PROPOSED - NORTH EAST ELEVATION
SCALE 1:100



4 EXISTING - SOUTH WEST ELEVATION
SCALE 1:100



8 PROPOSED - SOUTH WEST ELEVATION
SCALE 1:100

REVISION	DESCRIPTION	DATE

REVISION SCHEDULE

CLIENT BE

PROJECT ALTERATIONS & ADDITIONS

DRAWING PROPOSED ELEVATIONS

ADDRESS 68 BASTICK ST, ROSNY

SCALEs indicated @ A1

DESIGNED b.e

DATE JUL 2025 DRAWN b.e

SHEET SIZE A1 CHECKED b.e

FILE b.e APPROVED b.e

be architecture

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REVISION

JOB NO. 0000 DWG NO. TP05.1