



DEVELOPMENT APPLICATION

PDPLANPMTD-2025/050064

PROPOSAL: Two lot Subdivision & Demolition

LOCATION: 19 Scott Street, Bellerive

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 02/03/2026 00:00:00

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 02/03/2026 00:00:00. 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 02/03/2026 00:00:00.

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.

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 or at Council offices.

Proposal:

Proposed Subdivision

Location:

Address 19 Scott Street
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)

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

SEARCH OF TORRENS TITLE

VOLUME 146971	FOLIO 1
EDITION 2	DATE OF ISSUE 19-Jan-2021

SEARCH DATE : 28-Jan-2025

SEARCH TIME : 09.29 AM

DESCRIPTION OF LAND

Town of BELLERIVE
 Lot 1 on Plan 146971
 Being the land described in Conveyance No. 31/9245
 Derivation : Part of 1a-3r-0p granted to William Leake.
 Derived from A21192

SCHEDULE 1

E200616 TRANSFER to KINGLOC HOLDINGS PTY LTD Registered
 19-Jan-2021 at noon

SCHEDULE 2

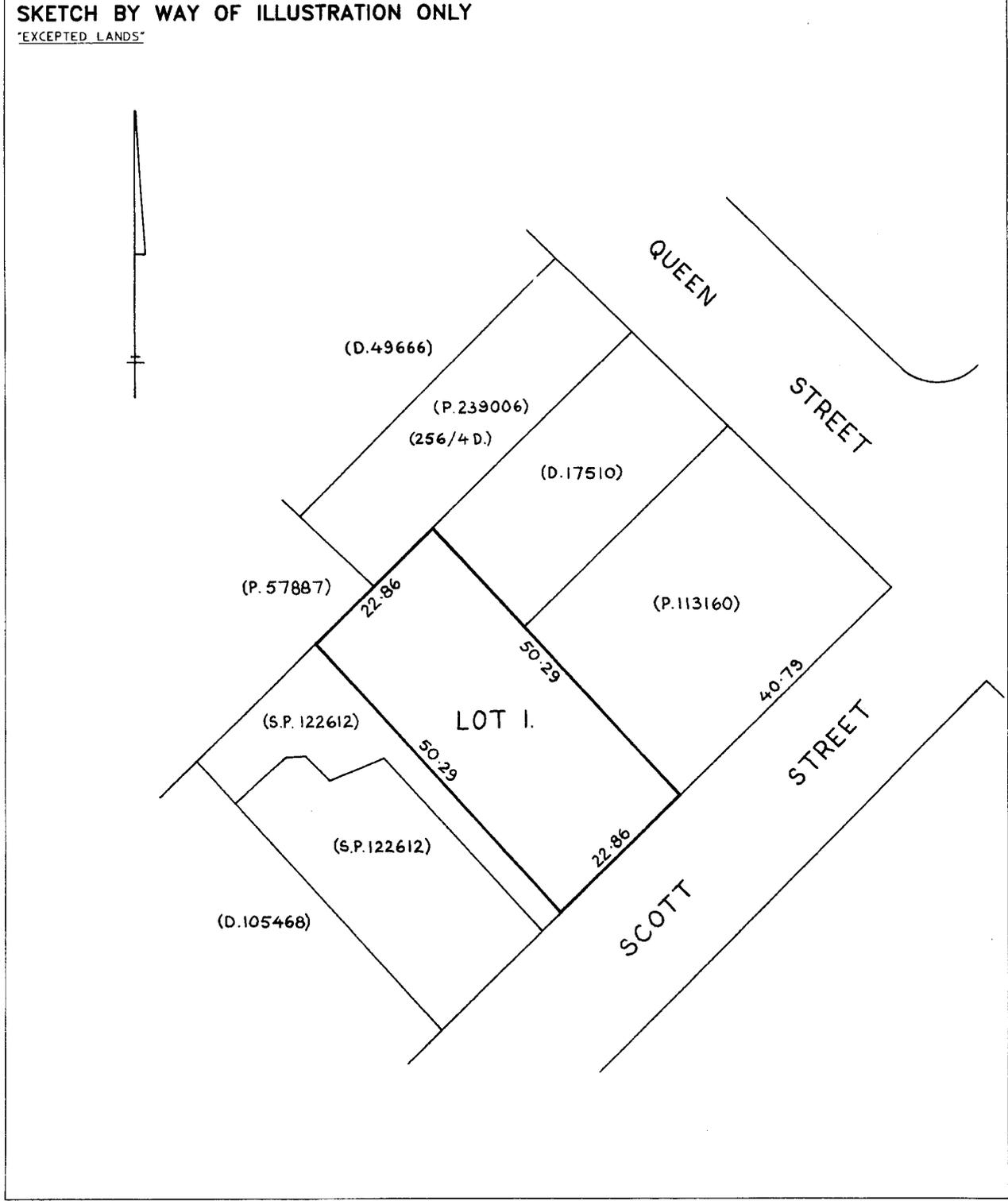
Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

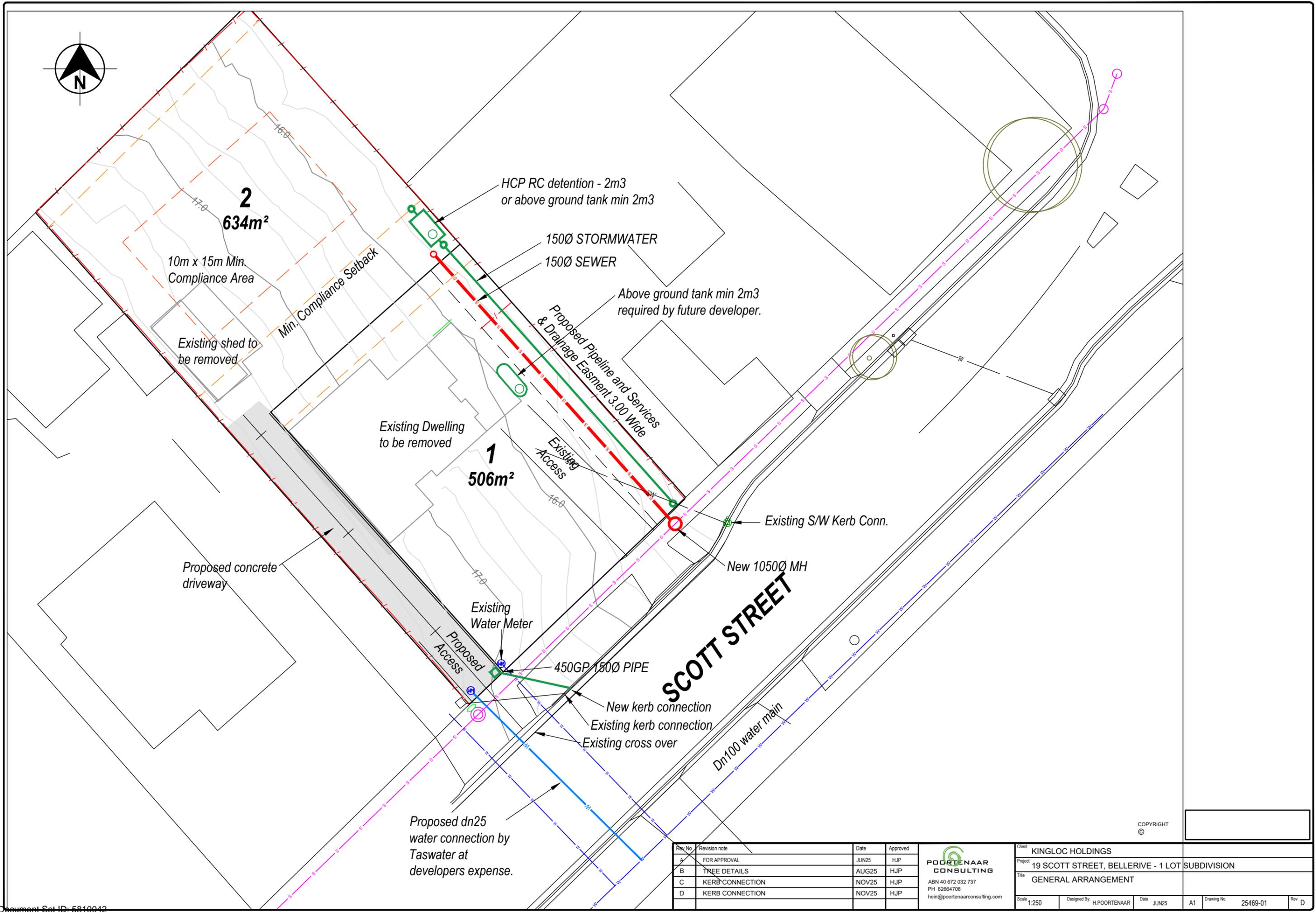
No unregistered dealings or other notations

FILE NUMBER A21192 GRANTEE PART OF 1A-3R-0P GTD TO WILLIAM LEAKE	CONVERSION PLAN LOCATION CITY OF CLARENCE		REGISTERED NUMBER P146971
	CONVERTED FROM 31/9245 NOT TO SCALE LENGTHS IN METRES	APPROVED 17 JUL 2008 <i>Alic Kawa</i> Recorder of Titles	

MAPSHEET MUNICIPAL CODE No. 107 (522543)	LAST UPI No. 1407259	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	DRAWN J.C.
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A-183



SCOTT STREET

Rev No	Revision note	Date	Approved
A	FOR APPROVAL	JUN25	HJP
B	TREE DETAILS	AUG25	HJP
C	KERB CONNECTION	NOV25	HJP
D	KERB CONNECTION	NOV25	HJP

POORTENAAR CONSULTING
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 PH 62664708
 hein@poortenaarconsulting.com

Client	KINGLOC HOLDINGS
Project	19 SCOTT STREET, BELLERIVE - 1 LOT SUBDIVISION
Title	GENERAL ARRANGEMENT
Scale	1:250
Designed By	H.POORTENAAR
Date	JUN25
Sheet	A1
Drawing No.	25469-01
Rev	D

GENERAL

1. LOCATE ALL SERVICES PRIOR TO COMMENCEMENT.
2. ALL CONCRETE TO BE GRADE N25 UNLESS NOTED OTHERWISE

ROADS

1. ALL ROAD WORKS TO BE IN ACCORDANCE WITH IPWEA TASMANIAN STANDARD DRAWINGS AND SPECIFICATIONS AND IPWEA TASMANIAN SUBDIVISION GUIDELINES. RELEVANT DRAWINGS INCLUDE:
TSD-R09-V3 URBAN ROADS DRIVEWAYS
2. ALL ROAD AND STORMWATER WORKS ARE TO BE IN ACCORDANCE WITH DSG (FORMERLY DIER) SPECIFICATIONS:
R23 SUBGRADE ZONE
R32 DRAINAGE: CULVERTS, PIPELINES AND RELATED STRUCTURES
R33 SUBSURFACE DRAINAGE
R80 MISCELLANEOUS CONCRETE SLABS
R81 MINOR CONCRETE STRUCTURES
R92 UNDERGROUND SERVICE FACILITIES
3. WHERE THERE IS A CONFLICT BETWEEN STANDARD DRAWINGS AND SPECIFICATIONS AND THE DESIGN DRAWINGS REFER TO THE ENGINEER.
4. THE CONTRACTOR SHALL ARRANGE FOR A TRAFFIC MANAGEMENT PLAN (PREPARED BY A SUITABLY QUALIFIED PERSON) IN ACCORDANCE WITH AS1742.3 (2019) AND AUSTRROADS GUIDE TO TEMPORARY TRAFFIC MANAGEMENT. THE TMP SHALL BE SUBMITTED TO COUNCIL FOR REVIEW PRIOR TO COMMENCING WORKS.

STORMWATER

1. ALL STORMWATER TO BE IN ACCORDANCE WITH IPWEA TASMANIAN STANDARD DRAWINGS AND SPECIFICATIONS. RELEVANT DRAWINGS INCLUDE:
TSD-SW02-V3 - STORMWATER - MANHOLES - GENERAL ARRANGEMENTS
TSD-SW03-V3 - STORMWATER - MANHOLES - BENCHING DETAILS
TSD-SW25-V3 - STORMWATER PROPERTY CONNECTIONS TO MAINS
3. ALL BRANCHES ARE TO BE CAPPED.
4. FCR BACKFILL UNDER ROADS AND DRIVEWAYS IS TO BE PLACED AND COMPACTED IN 150MM LAYERS.
5. ALL STORMWATER LOT CONNECTIONS TO BE 150MM.
6. 2X65DN WEEPHOLES TO BE PLACED IN ALL MANHOLES AND SEPS WHERE NO SUBSOIL DRAIN CONNECTIONS.
7. LOT CONNECTIONS ARE TO BE RAISED TO THE SURFACE AND CAPPED WITH AN IO RISER, BOX PAINTED TO COUNCIL REQUIREMENTS, AND STAKED.

WATER

1. ALL WATER WORKS ARE TO BE IN ACCORDANCE WITH WSA 03-2011-3.1 MRWA ED V2.0 AND TASWATER'S SUPPLEMENT.
2. PROPERTY CONNECTIONS ARE TO BE IN ACCORDANCE WITH TW-SD-W-0002 SHEET 5&6 WITH METER WITH INTEGRAL DUAL CHECK VALVE, GATE VALVE AND PVC BOX AS SPECIFIED BY TASWATER
3. DETECTOR TAPE IS TO BE INSTALLED OVER ALL NON-METALLIC WATER MAINS
4. ALL WATER WORKS MUST BE TESTED AND INSPECTED BY TASWATER PRIOR TO BACKFILL

SEWERAGE

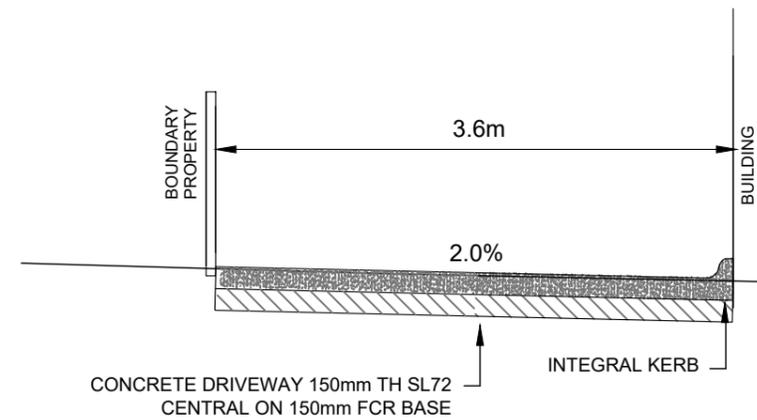
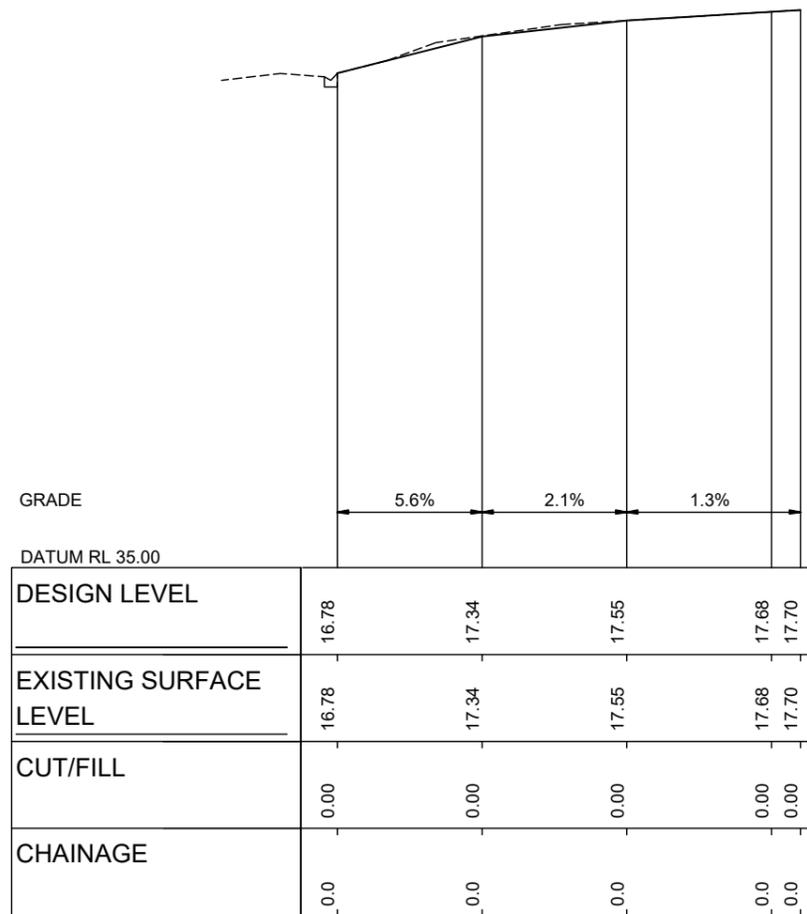
1. ALL SEWERAGE WORKS ARE TO BE IN ACCORDANCE WITH WSA 02-2014-3.1 MRWA V2 (THE CODE) AND TASWATER'S SUPPLEMENT.
2. ALL MAINTENANCE STRUCTURES ARE TO BE IN ACCORDANCE WITH SECTIONS 4.13 AND 7.6 OF THE CODE.
3. PROVIDE 150mm INSPECTION SHAFTS IN ACCORDANCE WITH SECTION 7.8 OF THE CODE.
4. LOT CONNECTIONS MUST BE IN ACCORDANCE WITH SECTION 6 OF THE CODE AND TASWATER'S SUPPLEMENT. I.O'S MUST BE RAISED TO SURFACE AND PROTECTED WITH A POLY COVER TO TASWATER APPROVAL.
5. ALL SEWER MAINS PIPES MUST BE DN150UPVC SN8 SOLVENT WELD JOINT UNO.
6. EMBEDMENT TO BE AS PER MRWA-S-202 - TYPE B FOR SEWERS OVER 10%, 20mm CEMENT TREATED CLASS 3 FCR TO WSAA PRODUCT SPEC WSA PS 352, PLANT MIXED WITH 3% CEMENT
7. ALL SEWER WORKS MUST BE TESTED AND INSPECTED BY TASWATER PRIOR TO BACKFILL.

SCHEDULE OF WORKS BY TASWATER

1. ALL LIVE CONNECTIONS WATER AND SEWER INFRASTRUCTURE ARE TO BE PERFORMED BY TASWATER AT THE DEVELOPERS COST.

SOIL AND WATER MANAGEMENT

1. THE CONTRACTOR IS TO PREPARE A SOIL AND WATER MANAGEMENT PLAN FOR COUNCILS APPROVAL PRIOR TO WORKS COMMENCING.
2. SOIL AND WATER MANAGEMENT IS TO COMPLY WITH DERWENT ESTUARY PROGRAM GUIDELINE



LOT 2 DRIVE LONG SECTION

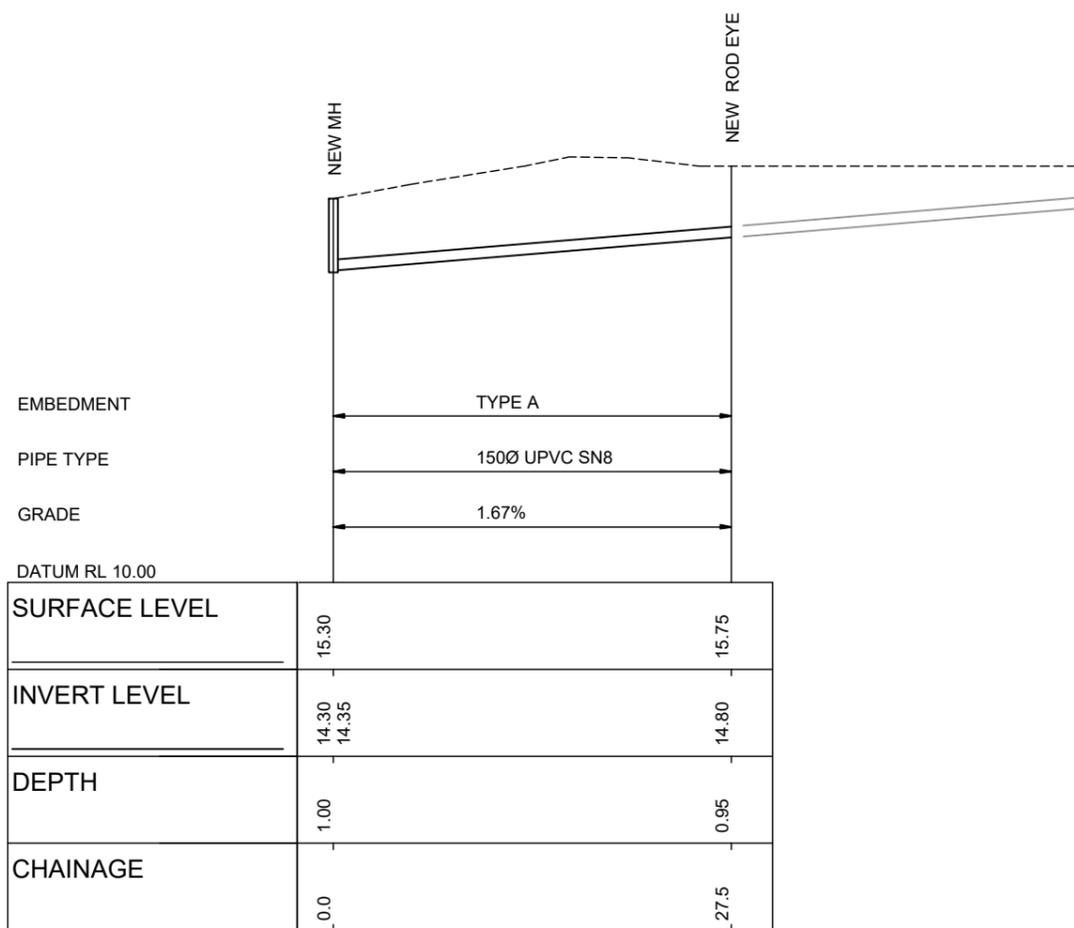
SCALE 1:500 HORIZONTAL A3.
SCALE 1:100 VERTICAL A3.

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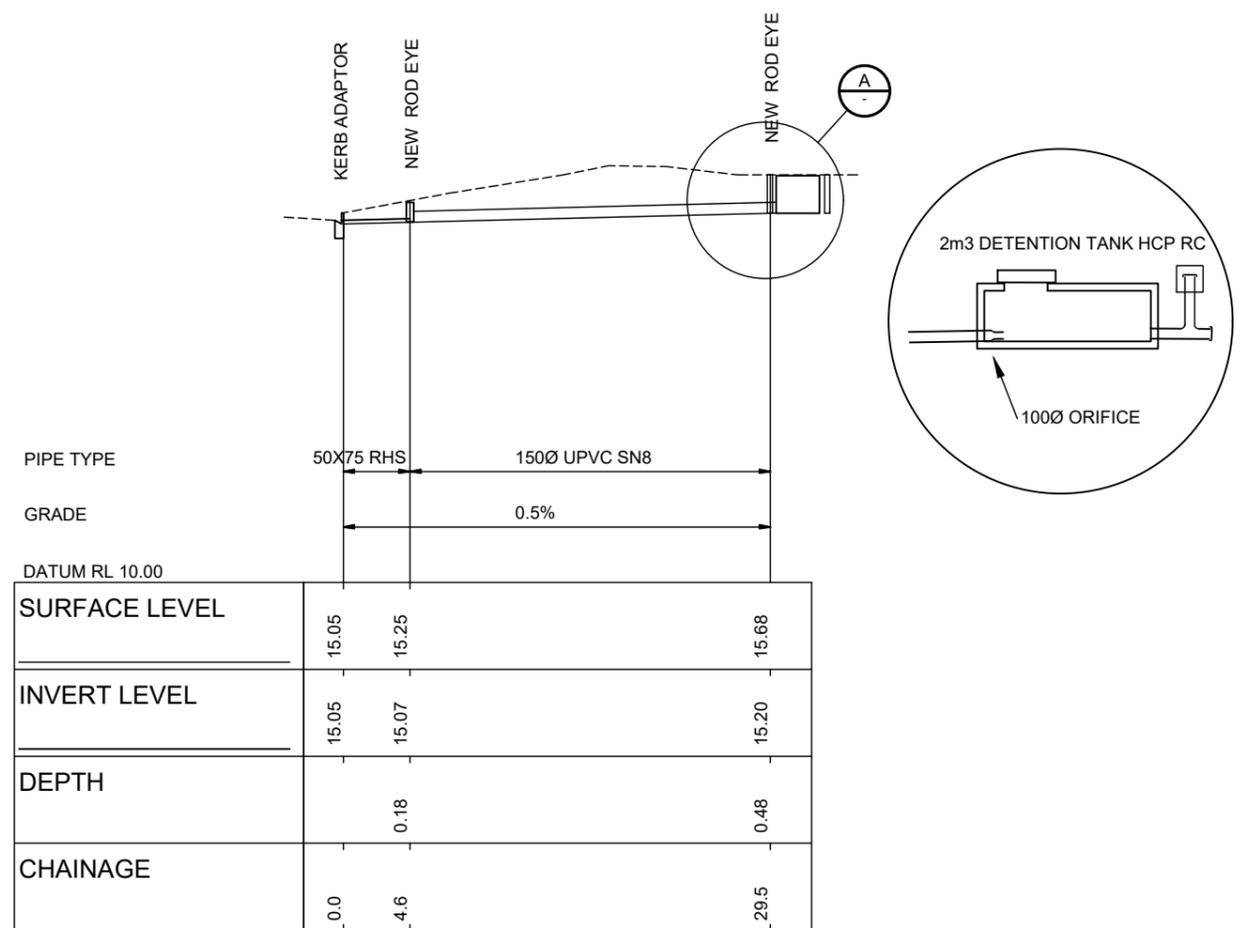
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Client	KINGLOC HOLDINGS		
Project	19 SCOTT STREET, BELLERIVE - 1 LOT SUBDIVISION		
Title	DRIVEWAY LONG SECTION AND NOTES		
Scale	AS SHOWN	Designed By	H.POORTENAAR
Date	JUN25		
Sheet	A1	Drawing No.	25469-02
Rev	A		



SEWER LONG SECTION

SCALE 1:500 HORIZONTAL A3.
SCALE 1:100 VERTICAL A3.



STORMWATER LONG SECTION

SCALE 1:500 HORIZONTAL A3.
SCALE 1:100 VERTICAL A3.

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Client	KINGLOC HOLDINGS				
Project	19 SCOTT STREET, BELLERIVE - 1 LOT SUBDIVISION				
Title	SEWER AND STORMWATER LONG SECTIONS				
Scale	AS SHOWN	Designed By:	H.POORTENAAR	Date	JUN25
Drawing No.	25469-03	Rev	B		