



DEVELOPMENT APPLICATION

PDPLANPMTD-2025/053780

PROPOSAL: Two Lot Subdivision

LOCATION: 144 Clarence Street, Bellerive

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 18/05/2026 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 18/05/2026 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 18/05/2026 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.

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 SUBDIVISION

Location: 144 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

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 76987	FOLIO 1
EDITION 7	DATE OF ISSUE 27-Jun-2025

SEARCH DATE : 08-Jul-2025

SEARCH TIME : 03.39 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 1 on Diagram 76987 (formerly being 271-32D)

Derivation : Part of 20A-2R-25Ps. Gtd. to W. Dossetor.

Prior CT 2112/23

SCHEDULE 1

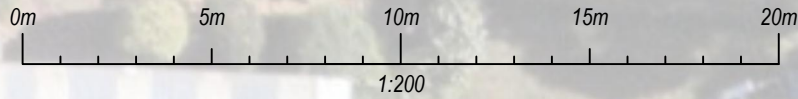
M397793 TRANSFER to SUSAN CROGER Registered 07-Jan-2013 at
noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
A123746 FENCING CONDITION in Transfer

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



Clarence
8.0 General Residential
8.6 Development Standards for Subdivision

8.6.1 Lot Design

- A1
(a)- All lots comply - Min. 450m²
(i)- All lots comply - Contain min. area of 10m x 15m w/ gradient < 1:5
a- All lots comply - All required setbacks
b- All lots comply - Clear of easements
(ii)- All existing buildings comply - All required setbacks
- A2- Lot 1 complies - Min. 12m frontage
P2- Lot 2 complies - Min. 3.6m frontage
- A3- All lots comply - vehicular access directly from road
- A4- N/A

#.6.2 Roads

- A1- Subdivision complies - no new roads

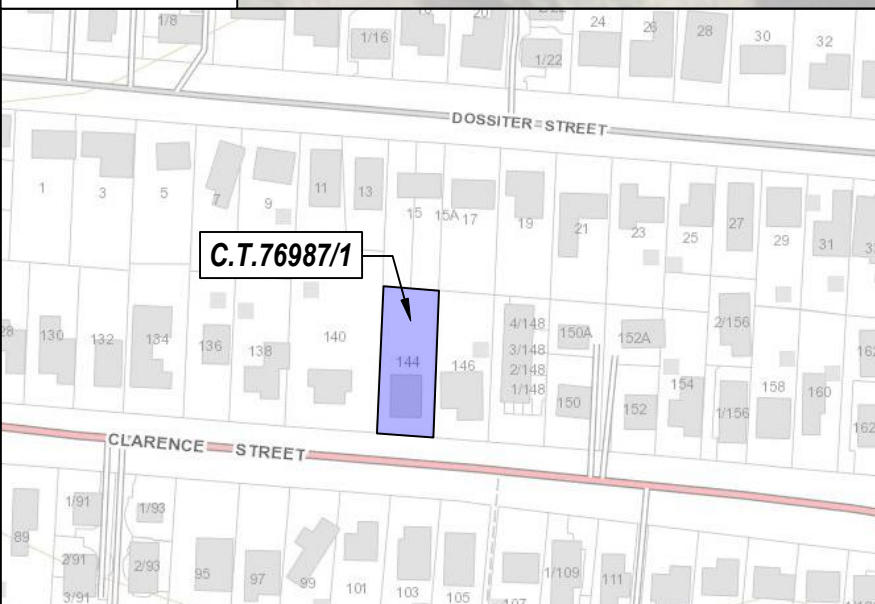
#.6.3 Services

- A1- All lots comply - TasWater Water supply services to be provided
A2- All lots comply - TasWater Sewerage services to be provided
A3- All lots comply - Council Stormwater services to be provided

Overlay Legend:

Safeguarding of Airports Code: Entire Site

LOCATION PLAN

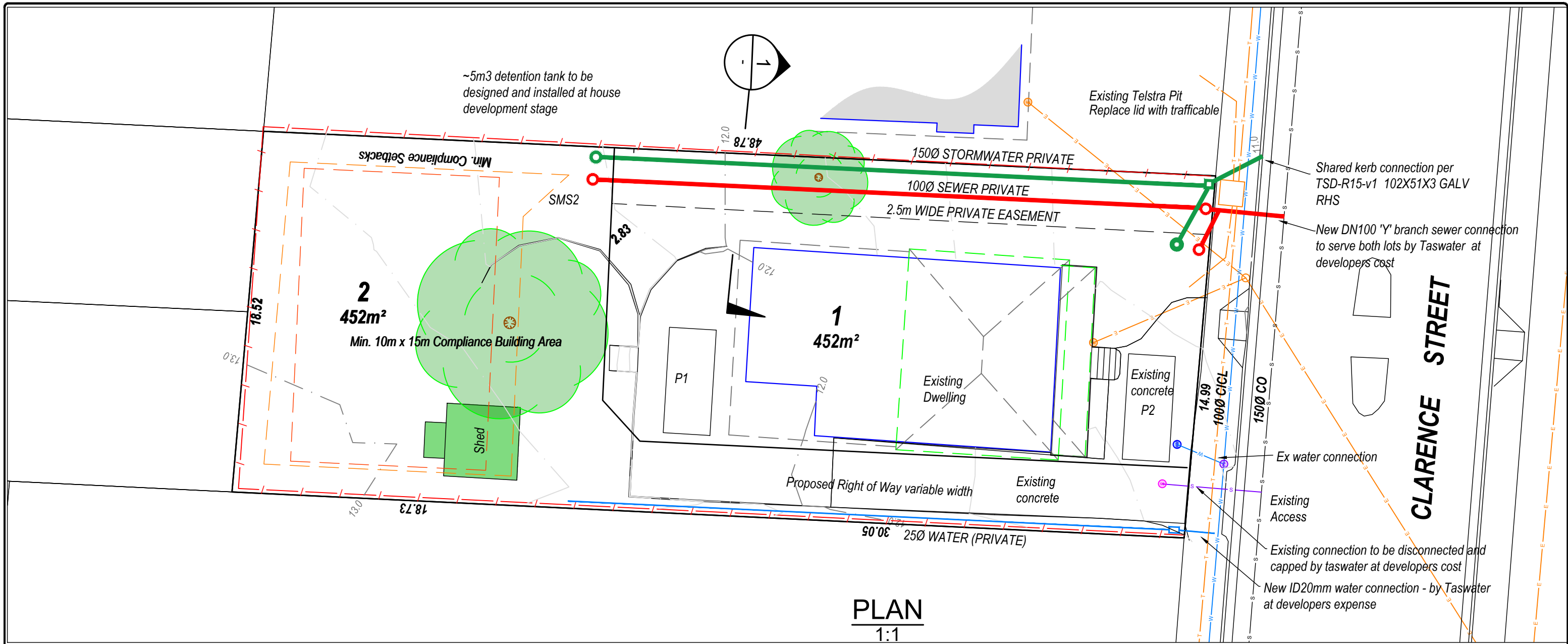


REV	AMENDMENTS	DRAWN	DATE	APPR.
E				
D				
C	Update proposed boundaries	LH	25/03/26	CBR
B	Update access to Lot 2	LH	26/11/25	LH
A	Add stormwater connections	LH	02/09/25	LH

OWNER: SUSAN CROGER
TITLE REFERENCE: C.T.76987/1
LOCATION: 144 CLARENCE STREET
BELLERIVE

Proposed Subdivision

Date: 28/04/2025	Reference: CROGS01 16018-01
Scale: 1:200 (A3)	Municipality: CLARENCE

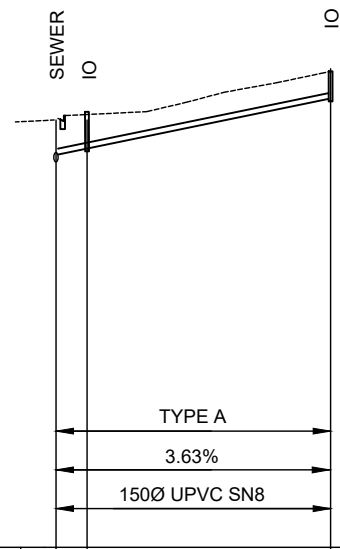
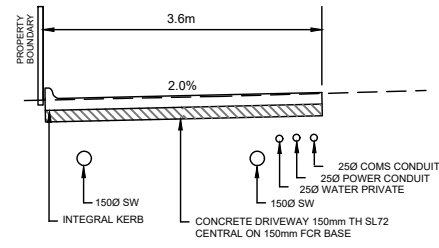


PLAN
1:1

Rev No	Revision note	Date	Approved
A	FOR APPROVAL	NOV25	HJP
B	AMENDMENT	JAN26	HJP
C	AMENDMENTS	APR 26	HJP
D	AMENDMENTS	APR 26	HJP

POORTENAAR CONSULTING
 ABN 40 672 032 737
 PH 62664708
 hein@poortenaarconsulting.com

Client	SUSAN CROGER
Project	144 CLARENCE STREET, BELLERIVE - 1 LOT SUBDIVISION
Title	GENERAL ARRANGEMENT
Scale	1:500 A3
Designed By	H.POORTENAAR
Date	NOV25
A1	Drawing No.
25493-01	Rev
D	

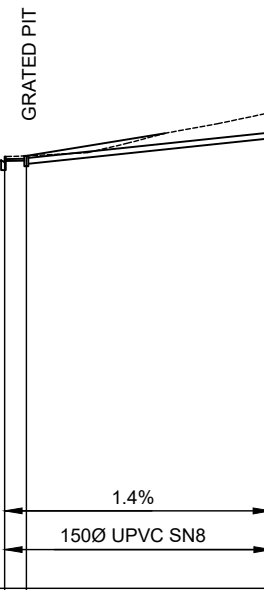


GRADE
PIPE SIZE
DATUM RL 60.0

INVERT LEVEL	10.03 10.18 10.23	11.48
EXISTING SURFACE LEVEL	11.08 11.08	12.28
FINAL SURFACE LEVEL		
DEPTH TO IL	1.05 1.05	0.95
CHAINAGE	0.0 0.0	35.45

LS - SEWER
SCALE 1:1000 HORIZONTAL A3
SCALE 1:200 VERTICAL A3

KERB CONNECTION PER TSD-R15-V1
102X51X3 GALV RHS



GRADE
PIPE SIZE
DATUM RL 60.0

INVERT LEVEL	11.00 10.90	11.33
EXISTING SURFACE LEVEL	11.00 11.20	12.28
FINAL SURFACE LEVEL		
DEPTH TO IL	1.05 0.30	0.95
CHAINAGE	0.0 3.0	34.0

LS - STORMWATER
SCALE 1:1000 HORIZONTAL A3
SCALE 1:200 VERTICAL A3

-5m³ detention tank to be designed and installed at house development stage

Rev No	Revision note	Date	Approved
A	FOR APPROVAL	NOV25	HJP

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Client	SUSAN CROGER				
Project	144 CLARENCE STREET, BELLERIVE - 1 LOT SUBDIVISION				
Title	SEWER AND SW LONG SECTIONS				
Scale	AS SHOWN	Designed By	H.POORTENAAR	Date	NOV25
				A1	Drawing No. 25493-02
					Rev B