



## **DEVELOPMENT APPLICATION**

### **PDPLANPMTD-2025/056948**

**PROPOSAL:** Secondary Residence

**LOCATION:** 9 High Street, Bellerive

**RELEVANT PLANNING SCHEME:** Tasmanian Planning Scheme - Clarence

**ADVERTISING EXPIRY DATE:** 04/05/2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 04/05/2026. In addition to legislative requirements, plans and documents can also be viewed at [www.ccc.tas.gov.au](http://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](mailto:clarence@ccc.tas.gov.au). Representations must be received by Council on or before 04/05/2026.

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](http://www.ccc.tas.gov.au) or at the Council offices.

## Application for Development / Use or Subdivision

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Use this form to obtain planning approval for developing or using land, including subdividing it into smaller lots or lot consolidation.

Proposal: Placement of granny flat at rear of property - seperate residence

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Location: 9 High Street, Bellerive, Tasmania. 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:

**Memory Hatendi**

Current use of site: **Garden Shed**

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

Date: **07/11/2025**

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

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### Mandatory Documents

This information is required for the application to be valid. We are unable to proceed with an application without these documents.

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- 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.

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### 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.

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- 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.
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- 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.

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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 217395	FOLIO 2
EDITION 4	DATE OF ISSUE 16-Jul-2020

SEARCH DATE : 07-Nov-2025

SEARCH TIME : 04.18 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 2 on Plan 217395

Derivation : Part of Lot 1 Sec. B. - Gtd. to E.S.P. Bedford.

Prior CT 2644/4

SCHEDULE 1

M828296 TRANSFER to WILLIAM PETER SIMMONDS and ELIZABETH MARY  
FEGAN Registered 16-Jul-2020 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

129839 FENCING CONDITION in Transfer

E225148 MORTGAGE to Commonwealth Bank of Australia

Registered 16-Jul-2020 at 12.01 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

CERTIFICATE OF TITLE

Register Book  
Vol. Fol.

2644 4

NOTE REGISTERED FOR OFFICE  
CONVEYANCE TO REPLACE

Cert. of Title. Vol. 601. Fol. 84.



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.

*W. Hutchinson*  
Recorder of Titles.



DESCRIPTION OF LAND

TOWN OF BELLERIVE  
TWENTY FIVE PERCHES on the Plan hereon

FIRST SCHEDULE (continued overleaf)

MARIE ELAINE GATHERCOLE of Moonah, Widow.

SECOND SCHEDULE (continued overleaf)

TRANSFER NO. 129839 was made SUBJECT TO fencing condition.

NO. 90944 MORTGAGE to The Commonwealth Bank of Australia.

Produced 7th September, 1950 at 11.30a.m.

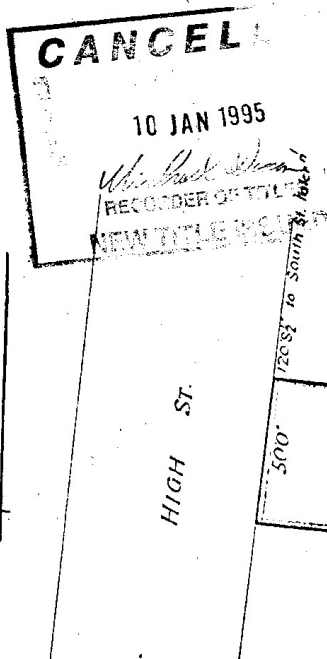
(Sgd.) A. IMLACH (L.S.)  
Acting Recorder of Titles.

THE RECORDER OF TITLES ARE NO LONGER SUBSISTING.

Lot 2 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.

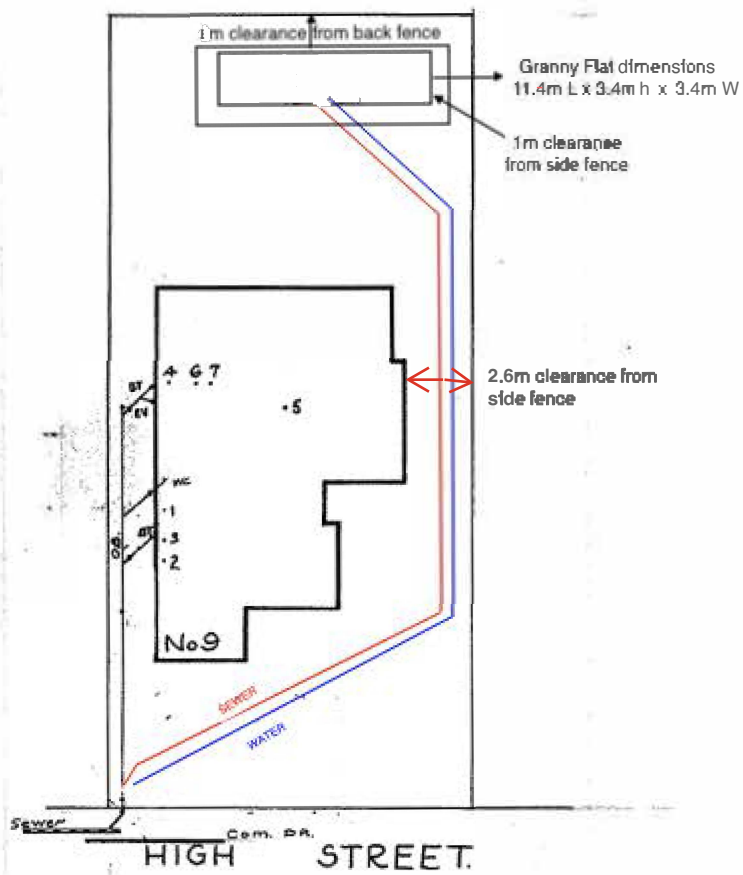
REGISTERED NUMBER

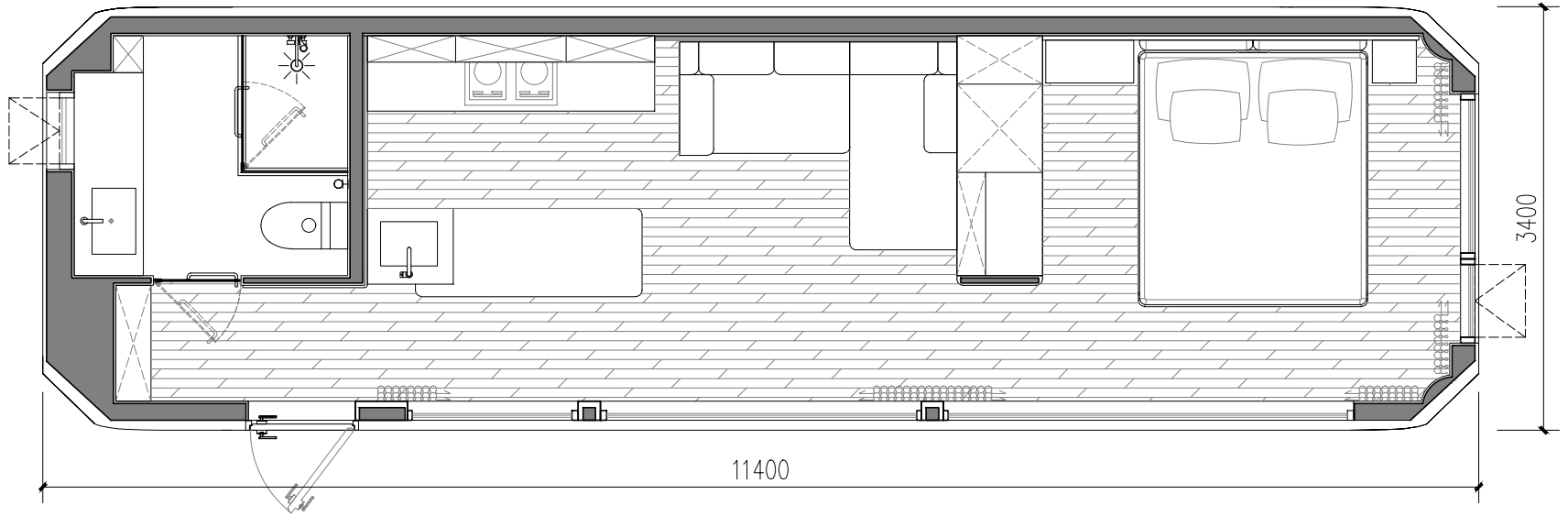
217395



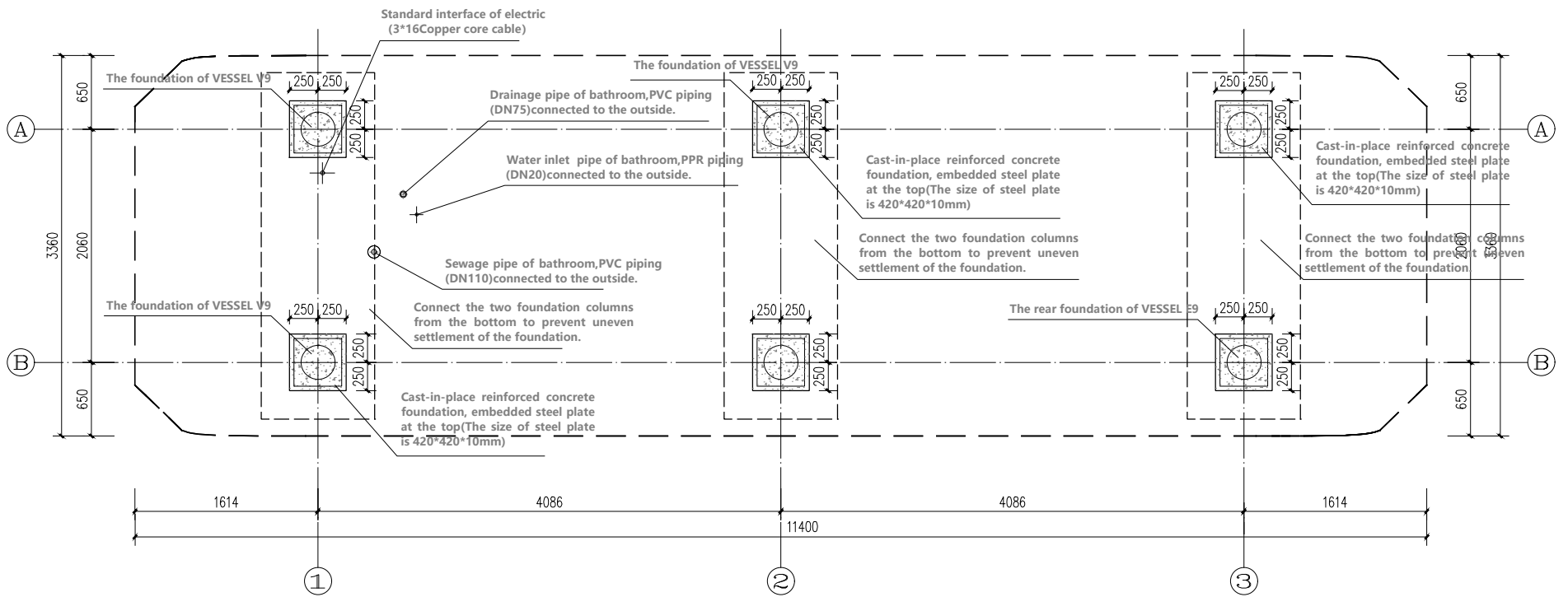
Part of Lot 1. Sec. B. - Gtd. to E.S.P. Bedford - Meas. in ft. & ins.  
FIRST Edition. Registered 30 APR 1970 219/8D.

Derived from C.T. Vol. 601. Fol. 84. Transfer 129839 K.T. Howard.  
Application A327071.

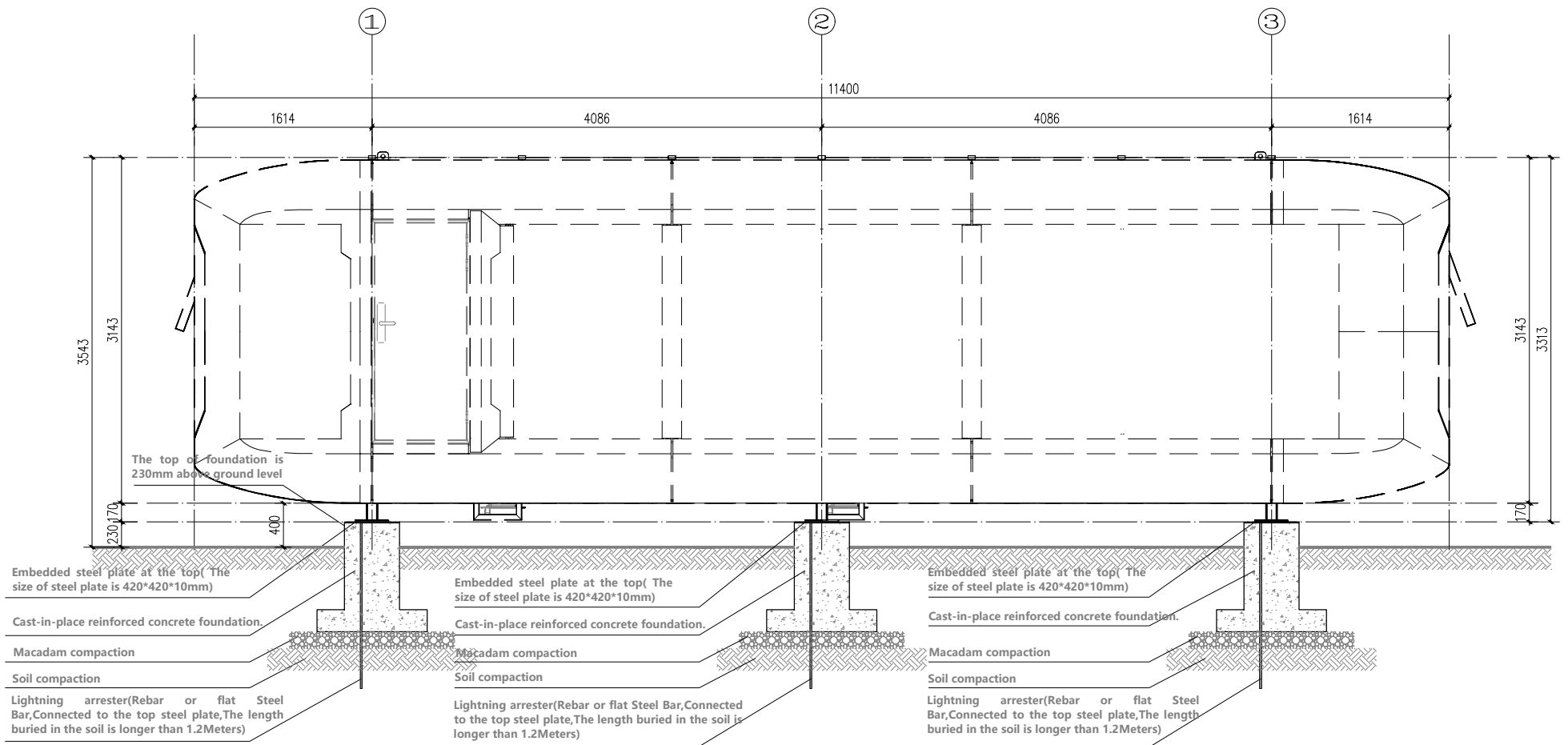




VESSEL V9 Floor Plan



VESSEL V9 Foundation Layout Plan(Including Pipelines)



VESSEL V9 Side Elevation

**Product Description**  
 ①The drawings are for reference only, and the implementary construction drawing needs to be issued by additional professional design company after investigation;  
 ②Total weight of VESSEL V9 is 9.5 tons,so the load of the foundation design is 3 times that of the product.

Project Consultant	SHEET NO.:	DRAWN BY:	PROJECT	Sheet Title
Design Consultant	Scale	DESIGNED BY:	VESSEL V9 Foundation Construction Guide	
Main Contractor	Paper Size	CHECKED BY:	Project Address	PROJECT NO.:
E & M Consultant	DRAWING DATE:			
			DATE 日期	REVISION 修改
			2024.06.11	

9 High Street, Bellerive TAS



Land Size: Length 40.84m x Width 15.70m

Existing driveway

Off street parking  
for three cars

Existing 1950's  
wooden shed & garage  
L:12m x W: 6m x H:3.5m

**Building to  
be  
demolished**

