



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/062355

PROPOSAL: Change of Use to Physiotherapy (Business & Professional Services)

LOCATION: 3/5 Clarence Street, Bellerive

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 12/08/2026 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 12/08/2026 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 12/08/2026 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.

Planning Application

Use this form to obtain planning approval for the use and development of land, including change of use, subdividing land into smaller lots, lot consolidation, or signage.

Please refer to the Planning Application checklist on the following pages to determine what documentation must be submitted with your application.

Proposal: **Physiotherapy Consultation and Rehabilitation Studio**

Location: **3/5 Clarence Street, Bellerive, 7018**

Personal Information Removed





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:

Dominique Dinel

Current use of site: **Office**

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



SEARCH OF TORRENS TITLE

VOLUME 166624	FOLIO 0
EDITION 1	DATE OF ISSUE 01-Oct-2013

SEARCH DATE : 15-July-2026

SEARCH TIME : 11.52 am

DESCRIPTION OF LAND

City of CLARENCE

The Common Property for Strata Scheme [166624](#)

Derivation : Part of 15A-2R-9P Gtd to G. Nichols & Anor, Part of Lot 38574 and 0A-3R-3.2/10P Gtd. to The Warden Councillors & Electors of the Municipality of Clarence.

Prior CT [23965/1](#)SCHEDULE 1STRATA CORPORATION NUMBER [166624](#), 1-7 CLARENCE STREET,
BELLERIVESCHEDULE 2Reservations and conditions in the Crown Grant if any
STR[166624](#) FIRST BY-LAWS lodged with the strata planSP [23965](#) EASEMENTS in Schedule of EasementsSP [23965](#) COVENANTS in Schedule of Easements[A984296](#) FENCING PROVISION in Transfer[D103059](#) APPLICATION under section 75CA of the Conveyancing
and Law of Property Act 1884[D104045](#) APPLICATION by owners to amend strata plan [166624](#) by
adjusting general unit entitlements between Lots 13 &
14 Registered 31-Oct-2013 at noonUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 166624	FOLIO 603
EDITION 6	DATE OF ISSUE 18-June-2025

SEARCH DATE : 15-July-2026

SEARCH TIME : 11.52 am

DESCRIPTION OF LAND

City of CLARENCE

Lot 603 on Strata Plan [166624](#) and a general unit entitlement operating for all purposes of the Strata Scheme being a 98 undivided 1/2816 interest

Derived from Strata Plan [166624](#)

Derivation : Part of 15A-2R-9P Gtd to G. Nichols & Anor, Part of Lot 38574 and 0A-3R-3.2/10P Gtd. to The Warden Councillors & Electors of the Municipality of Clarence.

SCHEDULE 1

[M499449](#) TRANSFER to MACQUARIE BUILDERS PTY LTD Registered
30-Apr-2015 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
The registered proprietor holds the lot and unit entitlement
subject to any interest noted on common property
Folio of the Register volume [166624](#) folio 0

SP [23965](#) EASEMENTS in Schedule of Easements

SP [23965](#) COVENANTS in Schedule of Easements

[A984296](#) FENCING PROVISION in Transfer

[E417371](#) MORTGAGE to National Australia Bank Limited
Registered 18-June-2025 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

CITY/TOWN : CITY OF CLARENCE SUBURB/LOCALITY: BELLERIVE FOLIO REFERENCE: F.R. 23965-1 SITE COMPRISES THE WHOLE OF LOT 1 ON PLAN No. SP23965		STRATA PLAN SHEET 1 OF 5 SHEETS		Registered Number 166624
NAME OF STRATA SCHEME 1-7 CLARENCE STREET, BELLERIVE		STRATA TITLES ACT 1998 - 1 OCT 2013		
MAPSHEET MUNICIPAL CODE No. 107	LAST UPI No.	SCALE 1:250	LENGTHS IN METRES	REGISTERED <i>Alice Kawa</i> Recorder of Titles

SITE PLAN	

NOTES: (i) ALL BUILDINGS ON THE SITE TO BE SHOWN ON SHEET 1. (ii) BUILDING TO SITE BOUNDARY OFFSETS OF LESS THAN 2.00 METRES TO BE SHOWN ON SHEET 1.	<i>[Signature]</i> Council Delegate	17-9-13 Date	<i>[Signature]</i> Registered Land Surveyor	25-8-13 Date
	STAGED/COMMUNITY DEVELOPMENT. SCHEME No. (IF APPLICABLE)			

LODGED BY	Hr Group P/L
-----------	--------------

STRATA PLAN

SHEET 3 OF 5 SHEETS

STRATA TITLES ACT 1998

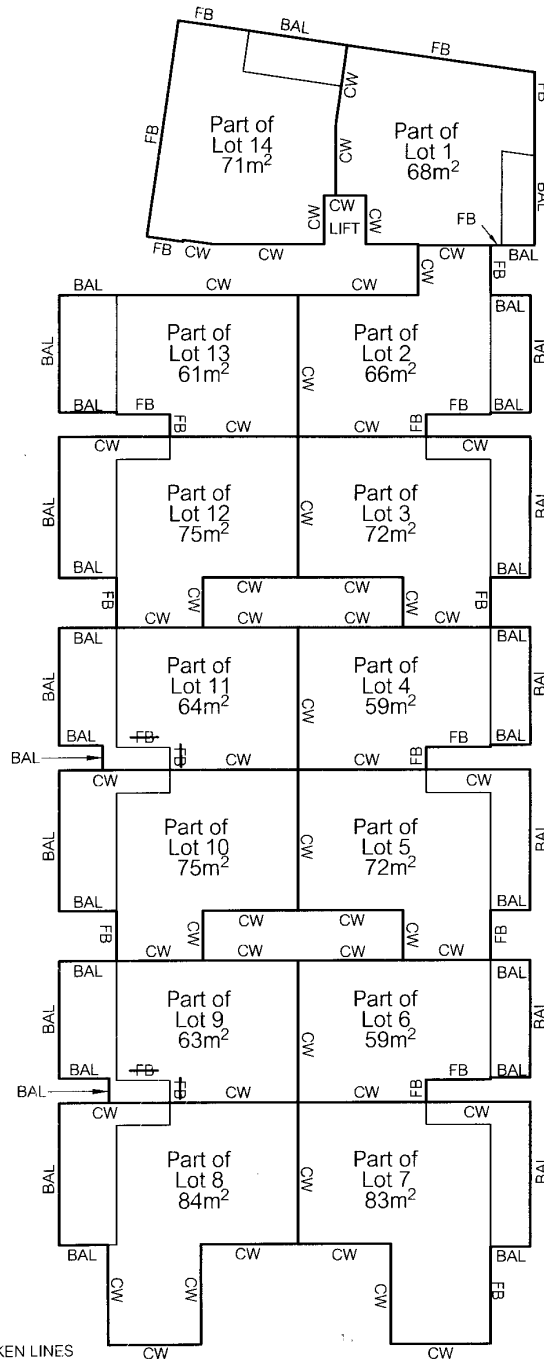
Registered Number

166624

[Signature]
Council Delegate Date 17-9-13

FIRST FLOOR

SCALE 1:200



THE HORIZONTAL LOT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES
DEFINED BY:- ~~Site Boundaries~~

'FB' - Outer face of building.
'CW' - Centreline of wall.
'BAL' - Outer face of balustrade.
as the case may be.

THE VERTICAL LOT BOUNDARIES EXTEND FROM THE CENTRELINE OF THE CONCRETE FLOOR
BELOW TO THE CENTRELINE OF THE FLOOR ABOVE AND EXTENSION THEREOF OR THE
UNDERSIDE OF THE ROOF ABOVE AND EXTENSION THEREOF AS THE CASE MAY BE.

[Signature]
Registered Land Surveyor

25.8.13
Date

STRATA PLAN

SHEET 4 OF 5 SHEETS

STRATA TITLES ACT 1998

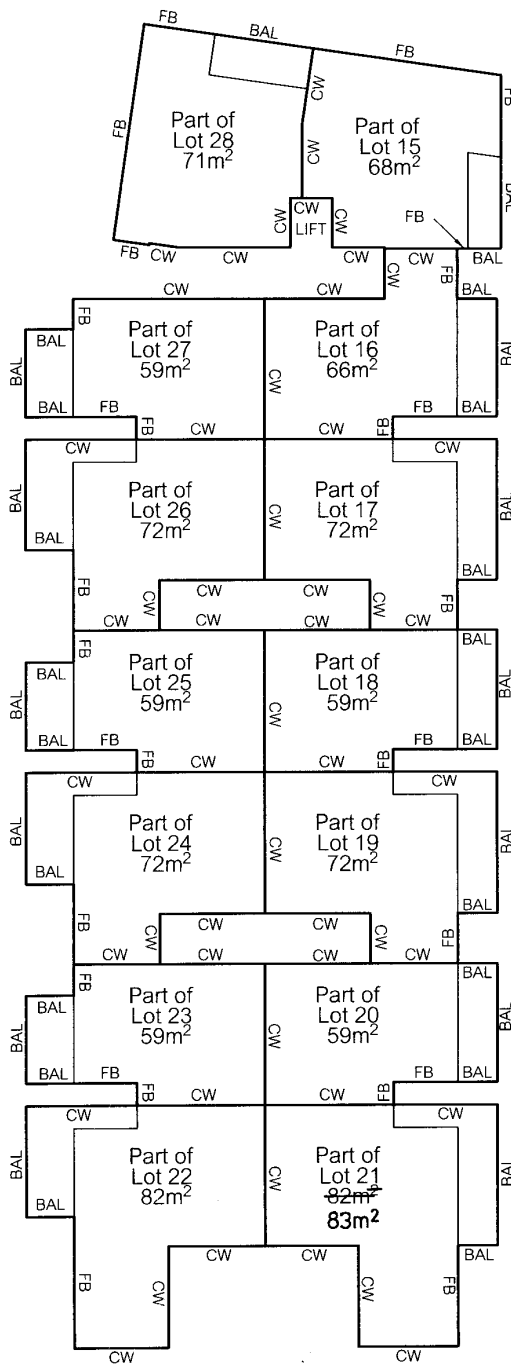
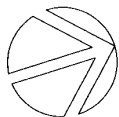
Registered Number

166624

[Signature]
Council Delegate Date 17-9-13

SECOND FLOOR

SCALE 1:200

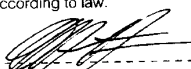


THE HORIZONTAL LOT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES
DEFINED BY:- ~~Site Boundaries~~

'FB' - Outer face of building.
'CW' - Centreline of wall.
'BAL' - Outer face of balcony/strade.
as the case may be.

THE VERTICAL LOT BOUNDARIES EXTEND FROM THE CENTRELINE OF THE FLOOR
BELOW TO THE CENTRELINE OF THE UNDERSIDE OF THE ROOF ABOVE AND EXTENSION
THEREOF AS THE CASE MAY BE.

[Signature] 25-8-13
Registered Land Surveyor Date

STRATA PLAN		STRATA TITLES ACT 1998	Registered Number 166624		
NEW SHEET 5 OF 5 SHEETS D104045					
NAME OF BODY CORPORATE: Strata Corporation No. 166624 , 1-7 CLARENCE STREET, BELLERIVE					
ADDRESS FOR THE SERVICE OF NOTICES: 1-7 CLARENCE STREET BELLERIVE, TAS 7018					
SURVEYORS CERTIFICATE I, <u>Andrew Stuart Hamilton</u> of <u>TAROONA</u> a surveyor registered under the Surveyors Act 2002 certify that the building or buildings erected on the site and drawn on sheet 1 of this plan are within the site boundaries of the folio stated on sheet 1 and any encroachment beyond those boundaries is properly authorised according to law.		COUNCIL CERTIFICATE I certify that the <u>CLARENCE CITY</u> Council has: (a) approved the lots shown in this plan and (b) issued this certificate of approval in accordance with section 31 of the Strata Titles Act 1998			
 Registered Land Surveyor	<u>25.8.13</u> Date	<u>4760</u> Ref No.	 Council Delegate		
<u>17.9.13</u> Date		<u>SA-2013/21</u> Ref No.			
GENERAL UNIT ENTITLEMENTS					
LOT	GENERAL UNIT ENTITLEMENT	SPECIAL UNIT ENTITLEMENT (LIFT)	LOT	GENERAL UNIT ENTITLEMENT	SPECIAL UNIT ENTITLEMENT (LIFT)
1	94	1	22	100	
2	75	1	23	78	
3	75		24	78	
4	95		25	77	
5	75		26	77	
6	74		27	78	1
7	75		28	80	1
8	94		601	132	
9	76		602	98	
10	75		603	98	
11	74		604	113	
12	75		605	113	
13	96 76	1	TOTAL	2816	8
14	78 96	1	SPECIAL UNIT ENTITLEMENT - LIFT IS A 16(2)(b)(i) SPECIAL UNIT ENTITLEMENT LIFT IS A SPECIAL UNIT ENTITLEMENT OPERATING FOR THE PURPOSE OF FIXING THE PROPORTIONATE CONTRIBUTION TO BE MADE BY THE OWNER OF A LOT TO THE BODY CORPORATE IN RESPECT TO ALL EXPENSES AND SINKING FUNDS RELATING TO THE CLEANING, OPERATION AND MAINTENANCE IN GOOD ORDER, REPAIR AND CONDITION OF THE LIFT AND THE LIFT WELL APPARATUS MARKED ON THE PLAN.		
15	99	1			
16	78	1			
17	77				
18	78				
19	78				
20	77				
21	78				

**SCHEDULE OF EASEMENTS**

PLAN NO.

S. P23965

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

EASEMENTS AND PROFITS THIS COPY SCHEDULE CONSISTS OF 3 PAGE/S

~~Each lot on the plan is together with:~~

- ~~(1) such rights of drainage over the drainage easements shewn on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and~~
- ~~(2) any easements or profits à prendre described hereunder.~~

~~Each lot on the plan is subject to:—~~

- ~~(1) such rights of drainage over the drainage easements shewn on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and~~
- ~~(2) any easements or profits à prendre described hereunder.~~

~~The direction of the flow of water through the drainage easements shewn on the plan is indicated by arrows.~~

LOT 1 is

TOGETHER WITH a Right of Carriageway over the Right of Way (Private) marked "B" hereon passing through Lots 3 and 6 hereon.

LOT 1 is

TOGETHER WITH a Right of Carriageway over the Right of Way (Private) marked "C" hereon passing through Lot 6 hereon.

LOT 1 is

SUBJECT TO a Right of Carriageway over the Right of Way (Private) marked "A" hereon as appurtenant to Lot 4 hereon.

LOT 1 is

TOGETHER WITH a Right of Drainage over the Drainage Easement 1.50 metres wide passing through Lot 6 hereon.

LOT 3 is

SUBJECT TO a Right of Carriageway over the Right of Way (Private) marked "B" hereon as appurtenant to Lots 1, 2 and 4 hereon.

23965

LOT 4 is

TOGETHER WITH a Right of Carriageway over the Right of Way (Private)
marked "A" hereon passing through Lot 1 hereon.

LOT 4 is

TOGETHER WITH a Right of Carriageway over the Right of Way (Private)
marked "B" hereon passing through Lots 3 and 6 hereon.

~~LOT 6 is~~

~~TOGETHER WITH a Right of Carriageway over the Right of Way (Private)
marked "B" hereon passing through Lot 3 hereon.~~

LOT 6 is

SUBJECT TO a Right of Carriageway over the Right of Way (Private)
marked "B" hereon as appurtenant to Lots 1 and 4 hereon.

LOT 6 is

SUBJECT TO a Right of Carriageway over the Right of Way (Private) marked
"C" hereon as appurtenant to Lot 1 hereon.

LOT 6 is

SUBJECT TO a Right of Drainage over the Drainage Easement 1.50 metres
wide passing through that Lot as appurtenant to Lot 1 hereon.

~~LOT 6 is~~

~~SUBJECT TO a Right of Drainage over the Drainage Easement 1.00 metres
wide passing through that Lot as appurtenant to Lot 1 on Sealed Plan
No. 19991.~~

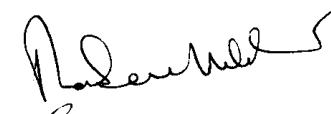
COVENANTS

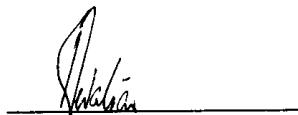
one and four the Subdivider:
The owner of ~~each~~ Lots on the said plan covenants with/The Warden
Councillors and Electors of the Municipality of Clarence and the owner
or the owners for the time being of every other Lot shown on the plan
to the extent that the burden of this covenant may run with and bind
the Covenantors Lot and every part thereof and the benefit thereof shall
be annexed to and devolve with each and every part of every other Lot
shown on the said plan to observe the following stipulations:

23965

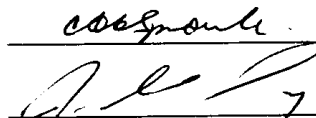
Not to permit vehicular access into and
from any of the Lots on the plan from
Clarence Street, Bellerive in Tasmania.

THE COMMON SEAL of THE HOBART SAVINGS)
BANK was hereunto affixed by Order of)
the Executive Committee as the owner of)
the land described in Indenture of)
Conveyance Registered No. ^{35/5494} ~~48/5590~~ in)
the presence of:)


MEMBERS OF THE EXEC.
COMMITTEE


MANAGER

THE COMMON SEAL of THE MUNICIPALITY)
OF CLARENCE has been hereunto affixed)
pursuant to a resolution of the Council)
of the said Municipality of Clarence)
passed the 13TH day of AUGUST)
1984 in the presence of us:)


MEMBERS


COUNCIL CLERK

8-105

This is the schedule of easements attached to the plan of

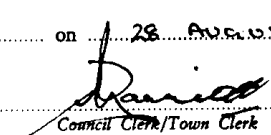
(Insert Subdivider's Full Name)

..... affecting land in

.....

(Insert Title Reference)

Sealed by MUNICIPALITY OF CLARENCE on 28 AUGUST 1984.

Solicitor's Reference  Council Clerk/Town Clerk

OS-K 3134

SITE LOCATION PLAN

PROPOSED PHYSIOTHERAPY CONSULTATION AND REHABILITATION STUDIO

3/5 Clarence Street, Bellerive TAS 7018



LEGEND

- Clinic tenancy
- Site boundary
- Vehicle access / driveway
- Allocated onsite parking
- Disability parking

SITE DETAILS

Proposed Use:
Physiotherapy Consultation
and Rehabilitation Studio

Address:
3/5 Clarence Street,
Bellerive TAS 7018

NOTES

This plan illustrates the location of the proposed physiotherapy consultation and rehabilitation studio in relation to the immediate surrounding area, including site access, parking, and adjoining public carparking.



SCALE 1:500



(A3 SHEET)

Planning Proposal: Physiotherapy Consultation and Rehabilitation Studio

Proposed Use, Operation, Parking, Floor Plan and Signage

Property address: 3/5 Clarence Street, Bellerive, TAS 7018

Contents

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1. Introduction

This report has been prepared to support a discretionary planning application for the proposed use of the premises at 3/5 Clarence Street, Bellerive, TAS 7018 as a small physiotherapy consultation and rehabilitation studio.

The proposed use involves appointment-based physiotherapy consultation, assessment, treatment and rehabilitation services. The model combines allied health consulting with a small rehabilitation studio area to support patient recovery and functional rehabilitation.

This report provides a description of the proposed use, operational details, staffing and patient numbers, parking demand justification, proposed internal floor plan, and proposed signage details.

A traffic impact assessment is also attached to the application to address traffic and parking matters in further detail.

2. Detailed Description of Proposed Use

The proposed use is for a small, appointment-based physiotherapy consultation and rehabilitation studio.

The primary function of the premises will be to provide individual physiotherapy assessment, treatment, clinical advice and exercise-based rehabilitation. The use combines allied health consultation rooms with a small rehabilitation studio area to support patient recovery, strength, mobility and return to normal activity.

The proposed business model is based on one-to-one care. Patients will attend scheduled appointments with a practitioner for assessment, manual therapy, exercise prescription, rehabilitation, education and ongoing management of musculoskeletal conditions.

The rehabilitation studio component is ancillary to the physiotherapy consultation use and is intended solely to support prescribed rehabilitation programs under the supervision of a treating practitioner. It will be used for supervised therapeutic exercise, movement assessment, strengthening, mobility work, balance training, return-to-work conditioning and return-to-sport rehabilitation.

The rehabilitation studio is not intended to operate as a general public gym, membership gym, fitness centre or high-volume exercise facility. It will support the physiotherapy consultation model and will be used by patients attending scheduled physiotherapy appointments or practitioner-supervised rehabilitation sessions.

The premises will not operate on a membership basis and will not provide unrestricted public access to the rehabilitation area. Access to the rehabilitation studio will be limited to patients attending scheduled physiotherapy consultations or supervised rehabilitation sessions.

The physiotherapy practice is intended to serve the local community by providing accessible allied health assessment, treatment and rehabilitation services close to where people live and work. As a local community-based service, it is expected that some patients may attend by alternative transport methods, including walking, cycling, public transport, taxi, rideshare, or being dropped off and collected by family members or carers.

The proposed use is therefore best described as a low-intensity physiotherapy consultation and rehabilitation studio, with controlled patient attendance, limited staff numbers and low parking demand.

3. Proposed Operation

The clinic will operate with a maximum of 2 practitioners on site at any one time.

No on-site receptionist is proposed. Administrative duties, telephone enquiries and appointment coordination will be managed by a virtual receptionist working remotely. Most appointments will also be made online through the clinic's booking system. As a result, no parking space is required for reception or administration staff.

Each practitioner will consult with, treat or supervise one patient at a time. Appointment durations will generally be approximately 30 to 40 minutes. Appointments will be scheduled with a minimum 10-minute gap between bookings to allow patients to leave before the next appointment arrives.

This appointment structure is designed to minimise overlap between incoming and outgoing patients and reduce on-site parking demand.

4. Proposed Staff and Patient Numbers

At maximum operation, the expected number of people on site would be:

User Group	Maximum Number on Site	Parking Spaces Required
Practitioners	2	2
Reception / administration staff	0 on site	0
Patients	2	2
Total expected maximum demand		4 spaces

The realistic maximum parking demand for the proposed use is therefore expected to be 4 parking spaces at any one time.

5. Appointment and Patient Flow Management

The clinic will operate on an appointment-only basis. Patients will not attend on a walk-in basis.

Patient flow will be managed through:

- online appointment bookings;
- remote reception and administration support;
- one-to-one physiotherapy consultations;
- appointment durations of approximately 30 to 40 minutes;
- supervised rehabilitation sessions linked to physiotherapy care;
- a maximum of 2 practitioners on site at any one time;
- one patient per practitioner at any one time;
- a minimum 10-minute gap between bookings; and
- staggered appointment times to reduce overlap between patients.

The clinic's operational model is designed to distribute patient arrivals and departures throughout the day, rather than concentrating movements into short peak periods.

6. Operating Hours

The proposed operating hours are:

7:30 am to 6:00 pm, Monday to Friday.

The spread of operating hours allows appointments to be distributed across the day. This assists in reducing peak parking demand and minimising the number of arrivals and departures occurring at any one time.

7. Deliveries, Loading and Truck Movements

The proposed use will not generate regular truck movements.

Deliveries will be limited to occasional small parcels, clinical supplies, stationery or general office items. These deliveries are expected to be infrequent and can be managed by standard courier services.

No dedicated loading bay is required.

8. Equipment Used

Equipment used on site will be typical of a physiotherapy and rehabilitation clinic. This may include:

- treatment beds;
- exercise mats;
- light rehabilitation equipment;
- resistance bands;
- small weights;
- mobility equipment;
- balance and strengthening equipment;
- office equipment; and
- small clinical equipment.

The proposed use will not involve heavy machinery or industrial equipment.

9. Parking Demand Summary

The proposed clinic has a controlled appointment-based operating model, with limited staff and patient numbers on site at any one time.

The realistic maximum parking demand is expected to be:

- 2 spaces for practitioners;
- 0 spaces for reception or administration staff, as this role will be performed remotely; and
- 2 spaces for patients.

This results in a total realistic maximum parking demand of 4 spaces.

The use of a virtual receptionist eliminates the need for on-site administrative staff and further reduces parking demand associated with the operation.

Due to the appointment-based nature of the business, patient arrivals and departures are distributed throughout the day rather than concentrated into peak periods. As a result, the actual parking demand generated by the proposed use is expected to be significantly lower than that associated with a traditional gym, fitness centre, retail use or high-turnover consulting premises.

The proposed appointment duration of approximately 30 to 40 minutes, together with the 10-minute gap between bookings, assists in spacing patient movements and reducing the likelihood of multiple patients arriving or departing at the same time.

The clinic is also intended to serve patients from the surrounding local area. Some patients may therefore attend by walking, cycling, bus, taxi, rideshare, or drop-off/pick-up arrangements, rather than requiring an on-site parking space. This further supports the expectation that actual parking demand will remain low and manageable.

The combination of online bookings, remote reception, appointment-only attendance, limited practitioner numbers, scheduled appointment gaps, and access by alternative transport methods will assist in keeping parking demand low and manageable.

10. Conclusion

The proposed use is a low-intensity physiotherapy consultation and rehabilitation studio. The operation will be appointment-based, with a maximum of 2 practitioners on site at any one time and no on-site receptionist or administration staff.

The rehabilitation studio component is ancillary to the physiotherapy consultation model and will support supervised patient rehabilitation rather than operate as a general public gym, membership gym or high-volume fitness facility.

The premises will not provide unrestricted public access to the rehabilitation area and will not operate on a membership basis. Access will be limited to patients attending scheduled physiotherapy consultations or supervised rehabilitation sessions.

Due to the controlled appointment system, online bookings, remote reception model, limited practitioner numbers, scheduled gaps between appointments, and expected access by some patients via walking, cycling, public transport or drop-off/pick-up arrangements, the proposed use is expected to generate a maximum realistic parking demand of 4 spaces.

The proposed operation is therefore considered to have low parking demand and a controlled operating model suitable for assessment as either a consulting-style allied health use or a low-intensity rehabilitation studio use.

Appendix A. Proposed Signage

The proposed signage is intended to clearly identify the business from both the Clarence Street frontage and the rear access area, and to assist visitors and clients in locating the premises. All dimensions are approximate and may be refined slightly during final fabrication and installation.

Clarence Street Frontage



Figure A1. Proposed signage to the front of the property facing Clarence Street.

Item	Description	Approximate Size
Signage 1	Business name and logo displayed on an illuminated lightbox.	Approx. 2360 x 580 mm
Signage 2	Business description and promotional material displayed on the front windows.	Approx. 4560 x 2360 mm
Signage 3	Business name and logo displayed on the front entry door.	Approx. 600 x 600 mm

Rear of the Property



Figure A2. Proposed signage to the rear of the property.

Item	Description	Approximate Size
Signage 4	Business name and logo displayed on an illuminated lightbox.	Approx. 2360 x 580 mm
Signage 5	Business description and promotional material displayed on the rear windows.	Approx. 2360 x 2360 mm
Signage 6	Business name and logo displayed on the rear entry door.	Approx. 600 x 600 mm

Appendix B. Proposed Floor Plan

The proposed floor plan is included to show the general internal layout of the premises. The layout includes a front entrance area, gym and rehabilitation area, two treatment rooms, hallway, pantry, bathroom and entry area.

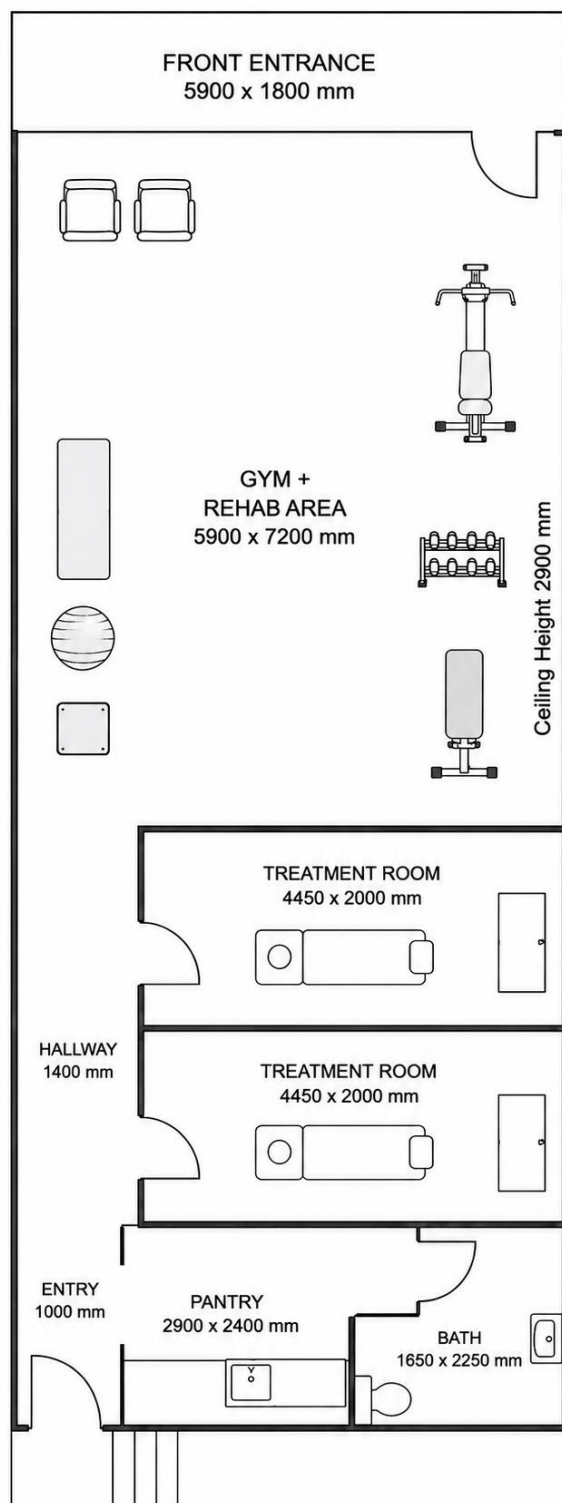


Figure B1. Proposed internal floor plan of the physiotherapy consultation and rehabilitation studio.

29 June 2026

Billy Leung
Sunnyside Rehab Pty Ltd
41 Tranmere Road
Howrah TAS 7018

Dear Billy,

Re: 3/5 CLARENCE STREET, BELLERIVE – TRAFFIC IMPACT STATEMENT
Project No: 26362

We refer to your request for a Traffic Impact Statement in regard to the proposed change of use at the abovementioned address. In the course of preparing this report, the following have been undertaken:

- Details of the proposal have been reviewed;
- The subject site and its environs have been inspected;
- The parking and traffic implications of the proposal have been assessed.

The following sets out SALT's findings.

1 SITE CONTEXT

The subject site is a ground floor unit on the southern side of Clarence Street in Bellerive. It is zoned as General Business and is currently permitted for an office land use. It is understood to be designated 1 secure off-street car parking space at the rear. A disabled car space is also located on-site a short distance from the rear of the tenancy.

The site is located within the Bellerive Village activity centre, a mixed-use local centre comprising retail, commercial, hospitality and community uses. The centre serves as a key local destination for the Eastern Shore, providing convenience shopping, services, cafés and community facilities within a walkable village environment.

A shared off-street public car park serves the local area, situated to the south of the subject site.

An aerial view of the site is provided in Figure 1.

MELBOURNE
Level 6, 350 Collins St Melbourne VIC 3000
T: +61 3 9020 4225

SYDNEY
Level 6, 201 Kent St Sydney NSW 2000
T: +61 2 9068 7995

HOBART
Level 5, 24 Davey St Hobart TAS 7000
T: +61 400 535 634

CANBERRA
Level 2, 28 Ainslie Pl Canberra ACT 2601
T: +61 2 9068 7995

ADELAIDE
Level 21, 25 Grenfell St Adelaide SA 5000
T: +61 8 8484 2331

DARWIN
Level 1 Suite 2A, 82 Smith St Darwin City NT 0800
T: +61 8 8484 2331

PERTH
Level 25, 108 St Georges Tce, Perth WA 6000
T: +61 8 6557 8888

BRISBANE
Level 2, 232 Adelaide Street, Brisbane QLD 4000
T: +61 7 3524 8510

Sustainable Transport Surveys Pty Ltd

ABN: 18 439 813 274

www.salt3.com.au



Figure 1 Aerial view of site

2 PROPOSAL

It is proposed to change the use of the site to provide a small physiotherapy consultation and rehabilitation studio. The studio is proposed to operate between 7:30am–6:00pm Monday to Friday.

The studio will operate with a maximum of 2 practitioners on site at any one time. No reception staff will be present on-site.

Appointments will be one-on-one and scheduled in advance. Appointment durations will generally be between 30–40 minutes and a 10-minute gap between appointments to allow patients to leave before the next arrival.

3 CAR PARKING ASSESSMENT

3.1 STATUTORY PARKING REQUIREMENTS

Clause C2.5.1 of the Tasmanian Planning Scheme sets out the requirements for car parking numbers.

Under the Acceptable Solutions A1 (d)(ii), for change of use applications where the car parking requirement for the existing use is less than the proposed use, the car parking requirement must be calculated as follows:

- $N = A + (C - B)$, where:
 - N = Number of on-site car parking spaces required
 - A = Number of existing on site car parking spaces
 - B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1
 - C = Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.

Table C2.1 of the Tasmanian Planning Scheme outlines car parking rates for various land uses.

For the existing use (office), it sets out a car parking rate of 1 space per 40 sq m of floor area. We understand that the unit is approximately 5.9 m wide x 13.6 m long (80.2 sq m), which equates to a requirement to provide 2 spaces for the existing use.

For the proposed use (doctor's surgery, clinic, consulting room) it sets out a rate of 4 spaces per practitioner. Applying this rate to the proposed 2-practitioner physiotherapy studio, results in a requirement for 8 car parking spaces.

Application of the equation under Acceptable Solutions A1 (d)(ii), results in a statutory requirement for 7 car spaces.

3.2 LIKELY CAR PARKING DEMANDS

The preceding car parking requirement for the proposed use is considered to greatly overestimate the parking demands when considering the proposed operation of the physiotherapy studio.

The statutory parking requirement represents a generic rate applied across a broad range of medical and consulting uses and does not adequately reflect the specific operational characteristics of the proposed physiotherapy studio.

Physio clinics typically have a lower parking demand than many other medical uses because consultations are pre-booked, longer duration and staggered throughout the day, which does not result in patients accumulating in the waiting-room.

The studio is proposed to operate with up to two staff/physiotherapists on-site at any time. It is understood that one of the staff members lives locally and expects to cycle to work most days. Therefore, the proposal is expected to generate a staff parking demand of 1-2 vehicles.

Additionally, up to two patients may be on-site at any time. With appointment duration of 30-40 minutes and spacing of 10 minutes between appointment times, a patient parking demand of up to 2 vehicles is expected.

Therefore, the proposal is expected to generate a parking demand of no more than 4 vehicles. The proposed use therefore represents a low-intensity physiotherapy practice with a parking demand substantially lower than that implied by the statutory requirement of 8 spaces.

3.3 EXISTING PARKING SHORTFALL

The site is currently permitted for use as an office, which has a statutory car parking rate of 1 space per 40m² of floor area under the Planning Scheme. It is understood that the site has a floor area of approximately 80.2 m², resulting in a requirement for 2 spaces.

As demonstrated above, the proposed physiotherapy studio is expected to generate a peak parking demand of approximately 4 vehicles. The change of use is therefore anticipated to increase peak parking demand by only 2 vehicles compared with the existing approved office use.

Given the modest scale of the proposal, the appointment based operating model, and the limited number of practitioners and patients on-site at any one time, the increase in parking demand is considered negligible and unlikely to result in any material impact on the surrounding road network or adjacent public off-street or on-street parking supply.

3.4 ALTERNATIVE TRANSPORT OPPORTUNITIES

The subject site is well connected by public transport. The nearest bus stop is located at Cambridge Road opposite Milford Lane, accessible via 350m (5-minute) walk from the site. This provides access to a number of bus routes including 601, 605, 614, 615, 616, 624, 625, 634, 635 and 646.

The site is also located approximately 400 metres (a five-minute walk) from Bellerive Pier, providing access to ferry services and further transport connections.

These public transport options provide a realistic alternative to private vehicle travel for both staff and patients, reducing reliance on on-site parking provision.

The site achieves a 'walk score' of 72 out of a possible 100 at www.walkscore.com, indicating that it is 'very walkable' and that 'most errands can be accomplished on foot'. The site is within convenient walking distance to a number of destinations across the local village including numerous retail, commercial and food and beverage premises. This increases the likelihood of patients of the proposed studio to combine their visit with attendance at other surrounding destinations, parking once and reducing the overall local parking demands.

It is understood that one of the physiotherapists lives locally and intends to cycle to the site most days, further reducing the anticipated car parking demands.

3.5 ALTERNATIVE CAR PARKING OPPORTUNITIES

There is a large off-street public car park at the rear of the subject site, generally restricted to 2-hour parking and shared by visitors of the surrounding tenancies.

SALT has undertaken an inspection of the subject site on Thursday 18 June 2026. It was observed that the public car park was fairly busy, approximately 80% utilised.

SALT has also reviewed Nearmap aerial photographs on recent weekdays as follows:

- On Wednesday 29 April 2026 at 11:43am, there were approximately 11 spaces available within the off-street car park, plus an additional approximately 21 spaces available along Percy Street. Additional parking is also available on Cambridge Road; however, this is largely restricted to ½ hour parking so not suitable for most patients of the proposed physio. Refer to Figure 2 for the aerial photograph of 29 April 2026.
- On Thursday 16 October 2025 at 2:05pm, there were approximately 35 spaces available within the off-street car park, plus an additional approximately 33 spaces available along Percy Street. Additional parking is also available on Cambridge Road; however, this is largely restricted to ½ hour parking so not suitable for most patients of the proposed physio. Refer to Figure 3 for the aerial photograph of 16 October 2025.

Whilst public parking is generally well utilised in the area, as observed there is more than sufficient available parking to accommodate the car parking demands associated with the proposed change of use. The public parking facilities are restricted to short-term parking, allowing turnover and efficient sharing of spaces.

The anticipated peak demand of 4 vehicles (noting 1 will be accommodated on-site), or only 2 additional spaces beyond the existing permitted use, will have minimal impact on the overall availability of public parking in the area. This is considered consistent with other surrounding land uses which share public parking facilities.



Figure 2 Aerial photograph – 29 April 2026

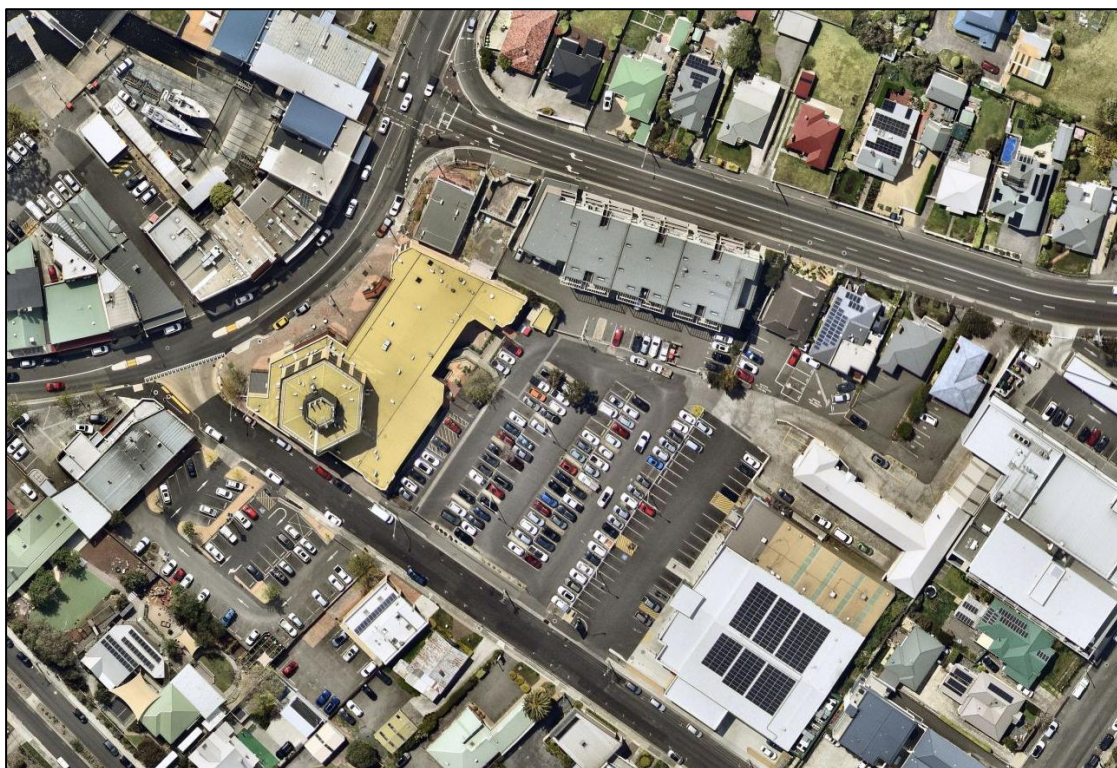


Figure 3 Aerial photograph – 16 October 2025

3.6 CONCLUSION – ADEQUACY OF CAR PARKING PROVISIONS

Based on the above, the following can be concluded:

- The proposal is expected to generate a peak parking demand of up to only 4 vehicles, including 2 staff and 2 patients.
- This is not dissimilar to the existing permitted land use (office) which would have a requirement for 2 parking spaces.
- The site has good connection to sustainable transport opportunities and good walkability, surrounded by a variety of other destinations.
- The site is serviced by a large off-street public car park, shared between the surrounding local village. This is restricted to short-term parking allowing good turnover of parking and spaces are generally available across the day.
- Additional parking is also generally available on Percy Street and other surrounding streets.
- The proposal is not expected to have any significant adverse impacts on the surrounding area, and is considered consistent with other surrounding land uses and the existing permitted land use.

4 BICYCLE PARKING NUMBERS

C2.5.2 of the Tasmanian Planning Scheme sets out the requirements bicycle parking numbers.

The Acceptable Solution A1 requires the following:

- Bicycle parking spaces must:
 - (a) be provided on the site or within 50m of the site; and
 - (b) be no less than the number specified in Table C21.

Table C21 (Parking Space Requirements) sets out the following bicycle parking rate for the proposed use:

- 2 spaces for each 8 practitioners

Application of this rate for the proposed 2-practitioner physiotherapy clinic results in a requirement for 1 space.

Noting that one of the physiotherapists has indicated that they intend to cycle most days, we recommend that this bicycle space be provided inside the unit to ensure it is secure.

5 TRAFFIC IMPACTS

As per the above, at peak operation the site is expected to accommodate a maximum of two practitioners and two patients simultaneously. Consequently, vehicle arrivals and departures will be infrequent and of a scale comparable to that which could reasonably be expected from the existing office use.

Importantly, the proposal does not involve a high-turnover retail, hospitality or medical centre use that would attract significant visitor numbers or generate concentrated peak-period traffic demands. Rather, the use comprises a small-scale consulting practice characterised by scheduled appointments and a low on-site population.

The surrounding road network currently accommodates traffic associated with a range of commercial, retail and community uses within the Bellerive Village activity centre. The modest traffic generation associated with the proposed physiotherapy studio is not expected to adversely affect the safety, efficiency or operation of the surrounding road network.

Accordingly, the proposed change of use is considered to have a minimal traffic impact.

6 CONCLUSION

Based on the preceding assessment, the proposed change of land use is not expected to result in any significant adverse impacts on car parking or traffic movements.

The anticipated parking demands are low and not materially different from existing conditions. It is expected that parking demands can be suitably accommodated by the surrounding area with no detrimental impacts.

Low levels of traffic are expected, associated with staff and patients arriving and departing. Considering the low on-site population and scheduled appointments, traffic generation will be relatively low and spread across the day such that it is not expected to have any significant adverse impacts.