



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/062649

PROPOSAL: Additions & Alterations (Single Dwelling)

LOCATION: 4 Abbott Street, Bellerive

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 17/08/2026 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 17/08/2026 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 17/08/2026 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: **RENOVATION**

Location: **4 Abbott Street, Bellerive**

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:

Current use of site: **RESIDENTIAL DWELLING**

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



Planning Application 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 215191	FOLIO 1
EDITION 7	DATE OF ISSUE 05-Aug-2022

SEARCH DATE : 08-July-2026

SEARCH TIME : 02.55 pm

DESCRIPTION OF LAND

City of CLARENCE

Lot 1 on Plan [215191](#)

Derivation : Part of 17A-1R-0Ps Gtr dto E S P Bedford

Prior CT [2582/52](#)SCHEDULE 1

[C616879](#) & [C630804](#) TRANSFER to BRETT GEAPPEN Registered
07-June-2006 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SUBJECT TO boundary fences condition as set forth in
Certificate of Title Vol 655 Fol 97

[E297561](#) MORTGAGE to Pepper Finance Corporation Limited
Registered 05-Aug-2022 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1489

TASMANIA

REAL PROPERTY ACT, 1862, as amended

NOTE—REGISTERED FOR OFFICE
CONVENIENCE TO REPLACE



CERTIFICATE OF TITLE

Register Book
Vol. Fol.

2582 52

Cert. of Title. Vol. 655. Fol. 97.

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.

M. Hutchinson

Recorder of Titles.



DESCRIPTION OF LAND

TOWN OF BELLERIVE

TWENTY FIVE PERCHES AND EIGHT TENTHS OF A PERCH on the Plan hereon

FIRST SCHEDULE (continued overleaf)

PETER SCOTT FARMER of Hobart, Refrigeration Engineer.

SECOND SCHEDULE (continued overleaf)

SUBJECT TO boundary fences condition as set forth in Certificate of Title Volume 655 Folio 97.

NO. 93739 MORTGAGE to The Board of Management DISCHARGED A663470
of the Agricultural Bank of Tasmania. (7.9.1979)

Produced 12th September, 1951 at 9.00a.m.

(Sgd.) A. IMLACH (L.S.)

Recorder of Titles.

Acting Recorder of Titles

TITLES ARE NO LONGER SUBSISTING.

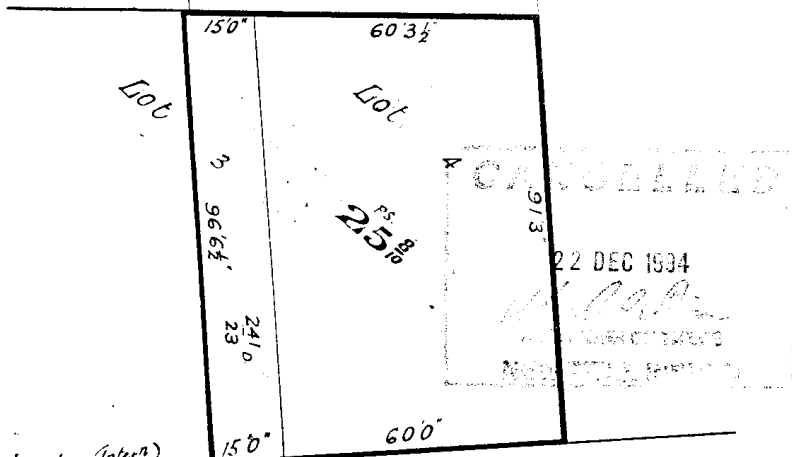
Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register

REGISTERED NUMBER

215191

NC

248'11" From Esplanade (Inter²)



ABBOTT

ST.

PROPERTY ADDRESS

4 Abbott Street
Bellerive

Part of 17A-1R-OPs. - Gtd. to E.S.P. Bedford - Meas. in ft. & ins.
FIRST Edition. Registered - 3 FEB 1970 157/19D.241/23D.

Derived from C.T. Vol. 655. Fol. 97. Transfer 131970 G.M. Hewitt.
Transfer 139649 A.A. Kube.

	DRAWING SCHEDULE
A.01	LOCATION PLAN
A.02	SITE PLAN - EXISTING
A.03	GROUND FLOOR PLAN - EXISTING
A.04	FIRST FLOOR PLAN - EXISTING
A.05	GROUND FLOOR PLAN - DEMO
A.06	FIRST FLOOR PLAN - DEMO
A.07	GROUND FLOOR PLAN - PROPOSED
A.08	FIRST FLOOR PLAN - PROPOSED
A.09	SOUTH WEST ELEVATIONS
A.10	NORTH WEST ELEVATIONS
A.11	NORTH EAST ELEVATIONS
A.12	SOUTH EAST ELEVATIONS
A.13	3D VISUALISATION
A.14	3D VISUALISATION



ARTISTIC IMPRESSION ONLY



4 ABBOTT ST,
BELLERIVE

ALTERATION
JOB NO: 2607

SITE INFORMATION

Title Reference:	215191/1
Property ID:	5065612
Council:	Clarence City Council
Zoning:	General Residential
General Overlays:	Airport obstacle limitation area Bellerive Bluff Specific Area Plan CLA-S21.0
Covenants:	N/A
Soil Classification:	Class TBC
Refer to Soil Assessment if Required	
Wind Classification:	TBC
Design Wind Gust Speed (V _{h,u}):	TBC m/sec
Topography:	TBC
Shielding:	TBC
Terrain Category:	TBC
Climate zone:	7
Corrosion Environment:	N/A

NCC Building Class: 1a

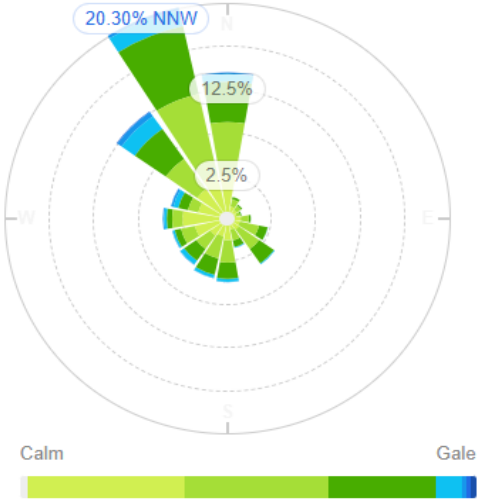
FLOOR AREA:

Existing Dwelling Ground Floor Area:	152.18 m ²
Existing Dwelling First Floor Area:	52.70 m ²
Existing Deck Area (Front):	9.00 m ²
Existing Deck Area (Rear):	45.43 m ²
Existing Building Footprint:	358.79 m ²

SITE COVERAGE

Land Area:	653m ²
Plot Ratio:	54.94%

Wind Rose
Annual (5 Year Average) ▾



All dimensions in millimetres
unless noted otherwise.

PRINT ALL DRAWINGS IN COLOUR



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CLIENT:
GEAPPEN
ADDRESS:
4 ABBOTT STREET, BELLERIVE

JOB NO:
2607

PROPOSAL
ALTERATIONS
PROJECT STAGE
DA

DATE
2/07/2026
SCALE
NTS



REV

AMENDMENT

DATES

A.01
LOCATION PLAN

 PROPERTY BOUNDARY
 CONTOUR
 EXISTING BUILDING
 SEWER MAIN
 WATER MAIN

	AIRPORT OBSTACLE LIMITATION AREA - ENTIRE SITE.
	SPECIFIC AREA PLAN - CLA-S21.0 BELLERIVE BLUFF SPECIFIC AREA PLAN.

EXISTING SEWER, STORMWATER AND WATER CONNECTIONS TO THE SITE ARE TO REMAIN IN PLACE AND BE PROTECTED THROUGHOUT THE WORKS, UNLESS OTHERWISE REQUIRED BY THE RELEVANT AUTHORITY.

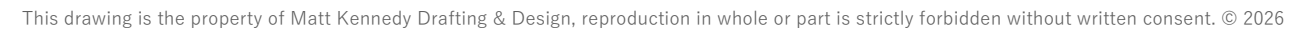
ANY NEW OR ALTERED PLUMBING, DRAINAGE, SEWER OR STORMWATER WORKS ARE TO BE LOCATED, CONFIRMED AND INSTALLED BY A REGISTERED / LICENSED PLUMBER IN ACCORDANCE WITH ALL RELEVANT NCC, TASWATER, COUNCIL AND AUSTRALIAN STANDARD REQUIREMENTS.

BUILDER / PLUMBER TO CONFIRM THE LOCATION, DEPTH AND CONDITION OF ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE OWNER / DESIGNER PRIOR TO WORKS PROCEEDING.

EXISTING STORMWATER DISCHARGE POINTS ARE TO BE MAINTAINED UNLESS OTHERWISE NOTED. ANY REQUIRED ALTERATIONS ARE TO BE UNDERTAKEN BY A REGISTERED / LICENSED PLUMBER TO THE SATISFACTION OF THE RELEVANT AUTHORITY.

NO NEW SITE SERVICE CONNECTIONS ARE
PROPOSED AS PART OF THIS APPLICATION UNLESS
OTHERWISE NOTED.

SITE INFORMATION AND BUILDING LOCATION BASED
ON AVAILABLE TITLE AND MAPPING INFORMATION,
SUBJECT TO CONFIRMATION BY FUTURE SURVEY IF
REQUIRED.



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1:200 @ A3



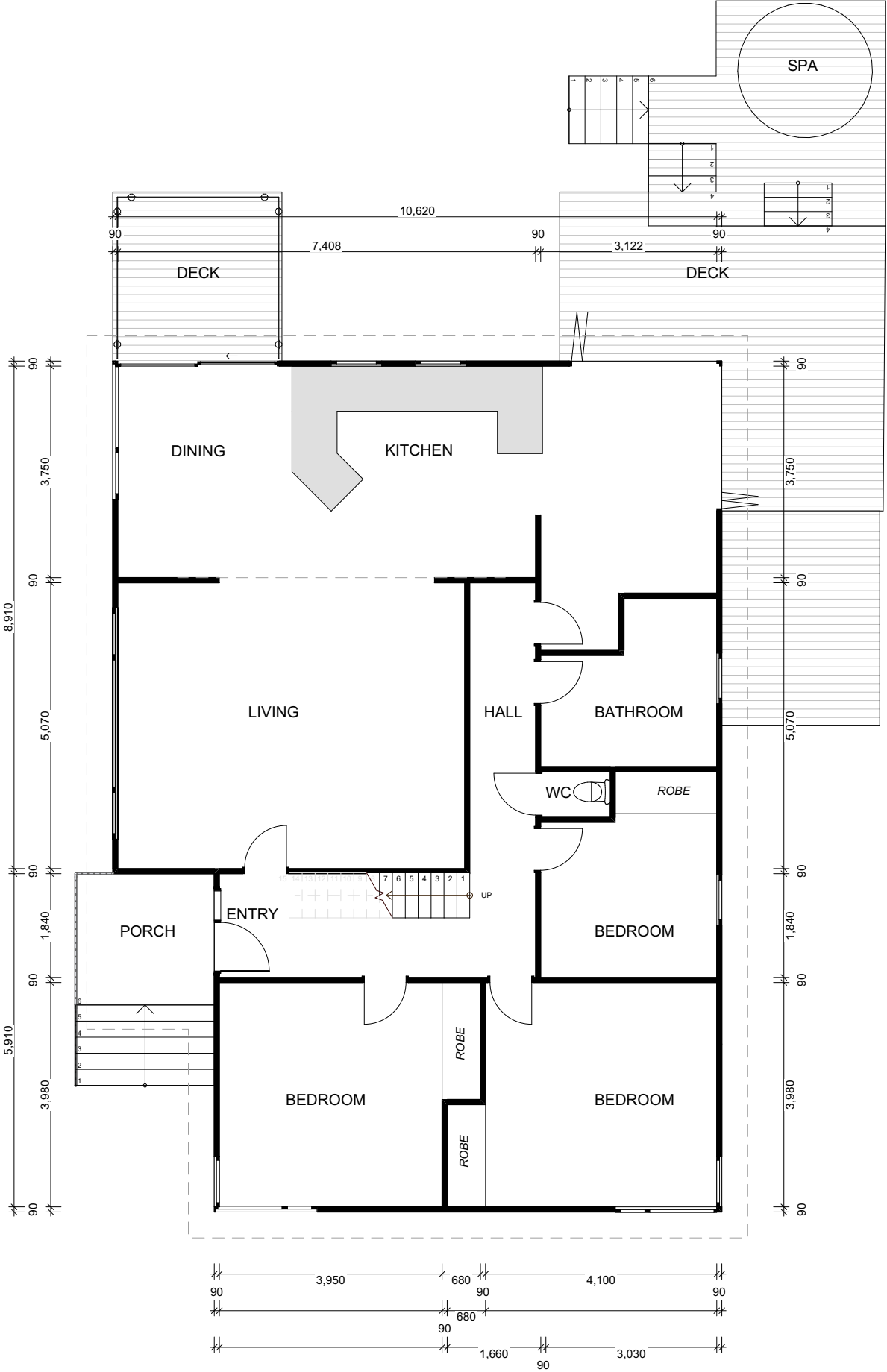
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A.02

SITE PLAN - EXISTING

LEGEND

Existing



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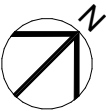


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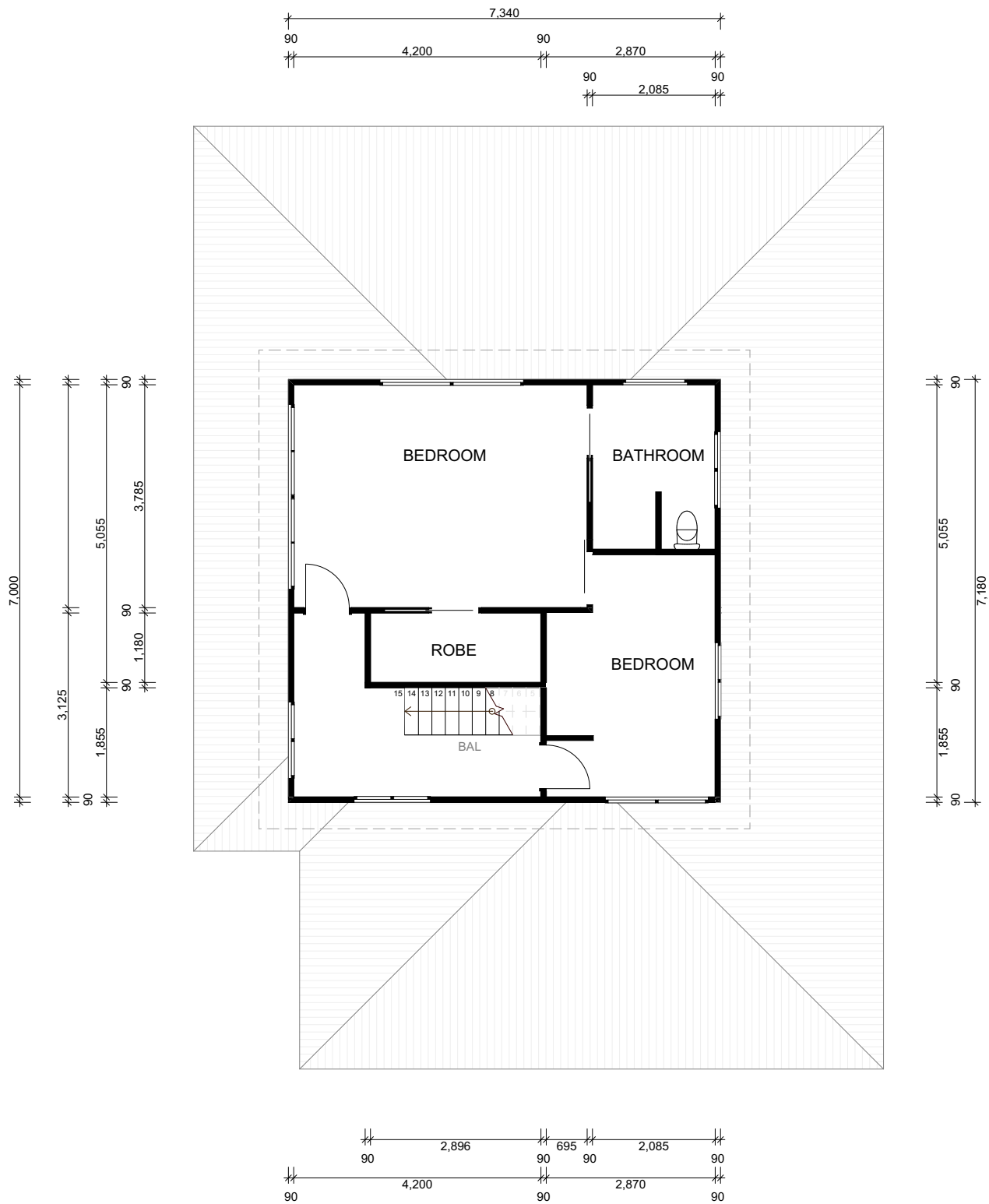


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A.03
GROUND FLOOR PLAN -
EXISTING

LEGEND

Existing

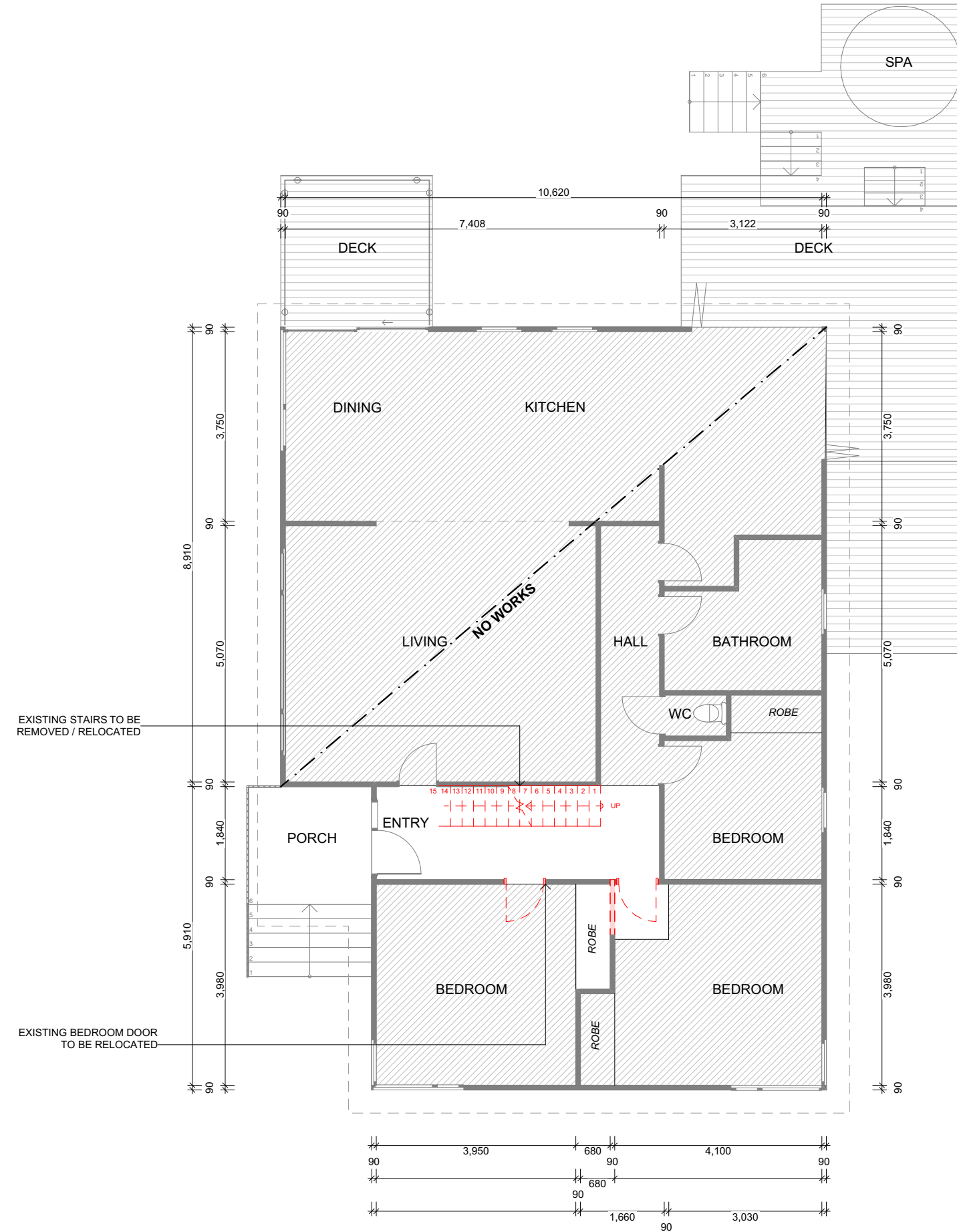


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LEGEND

-  Existing
 Demolition
 No Works



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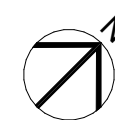
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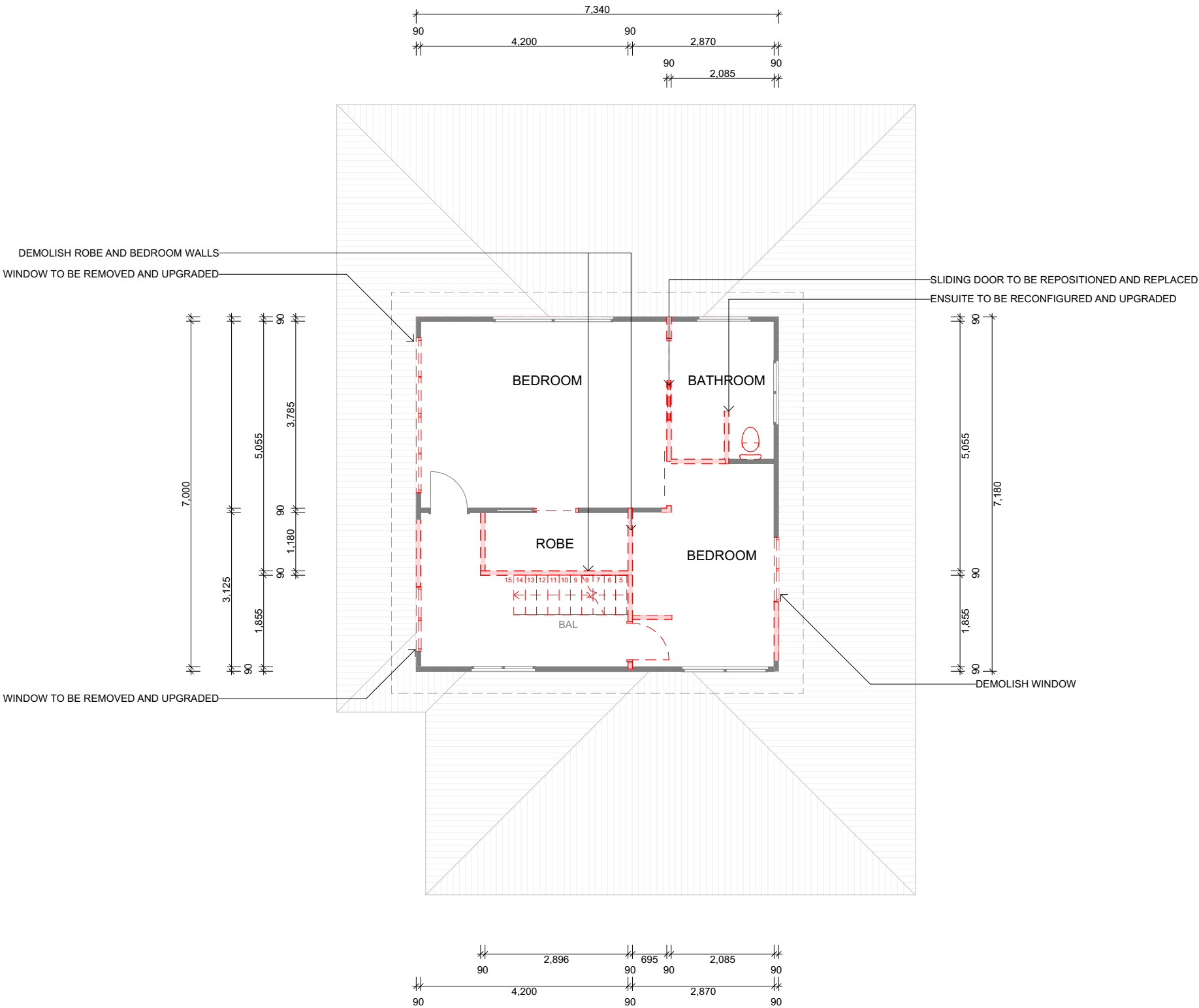
A.05

GROUND FLOOR PLAN -
DEMO

LEGEND

Existing

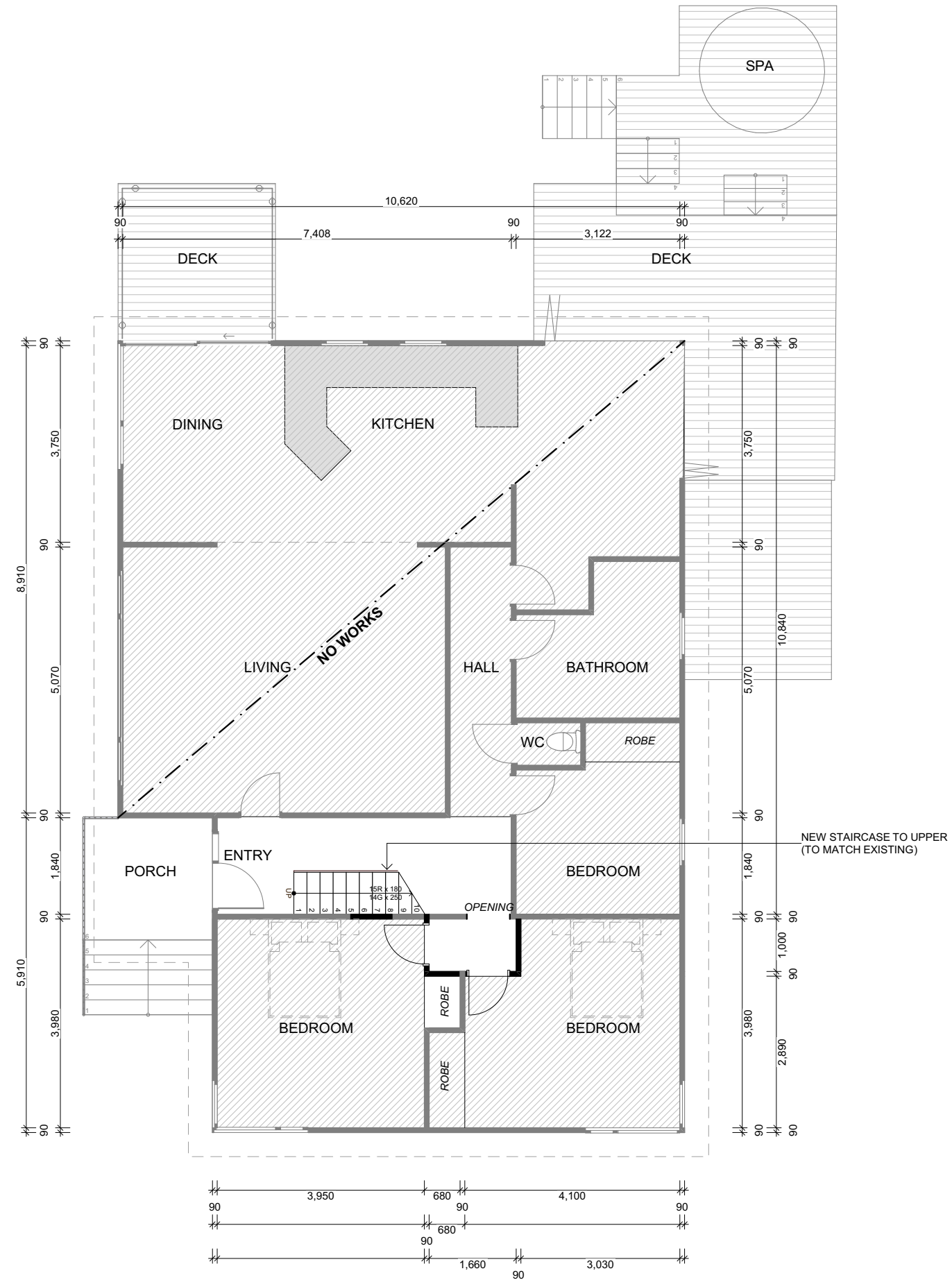
Demolition



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LEGEND

	Existing
	Proposed
	No Works



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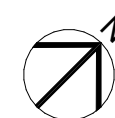
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REV	AMENDMENT	DATES
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A.07

ROUND FLOOR PLAN -
PROPOSED

LEGEND

- Existing
- Proposed
- BAL

Balustrade
- BS

Basin
- SHR

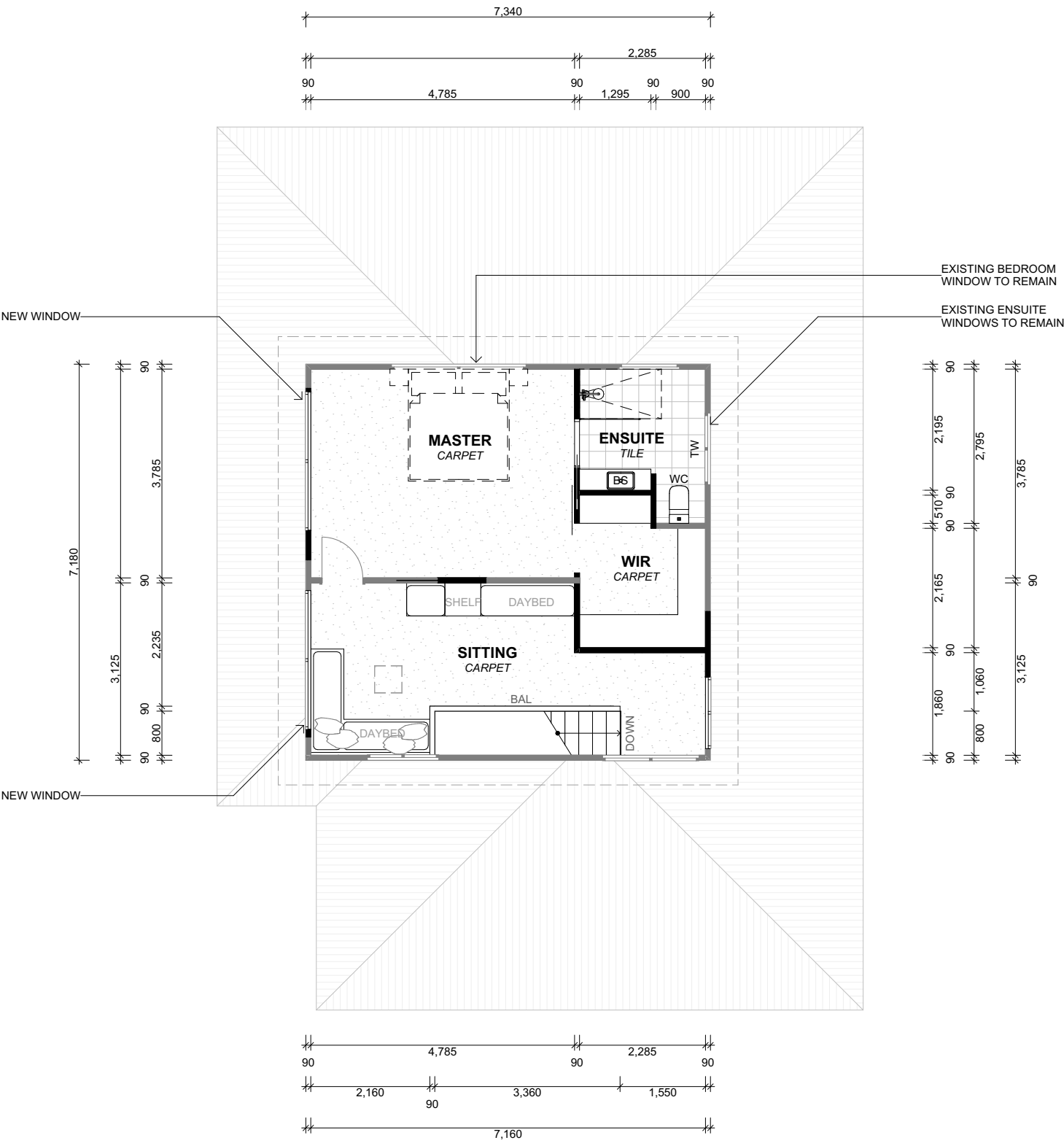
Shower
- TW

Towel Rail
- WC

Water Closet

TILE Ceramic floor tiles, to owners selection.

CARPET Carpet, to owners selection.

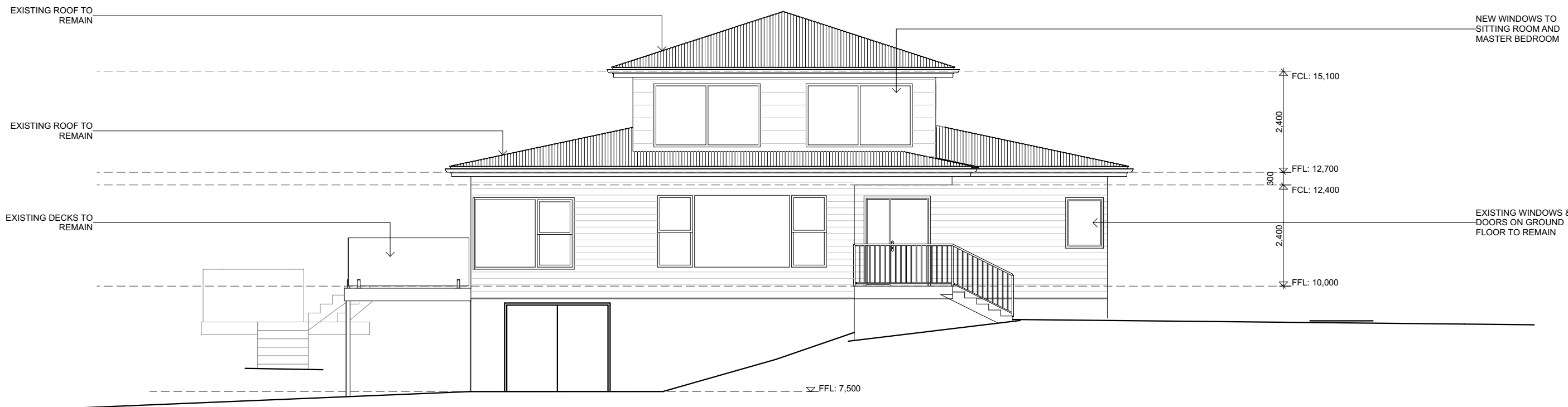


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(EXISTING) SOUTH WEST ELEVATION
1:100



(PROPOSED) SOUTH WEST ELEVATION
1:100

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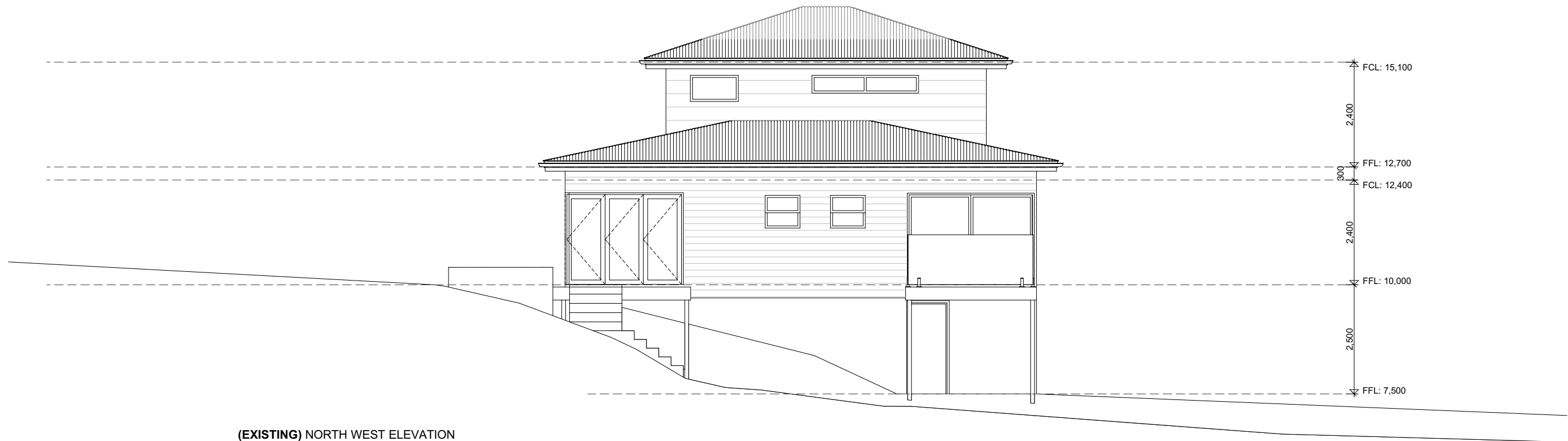
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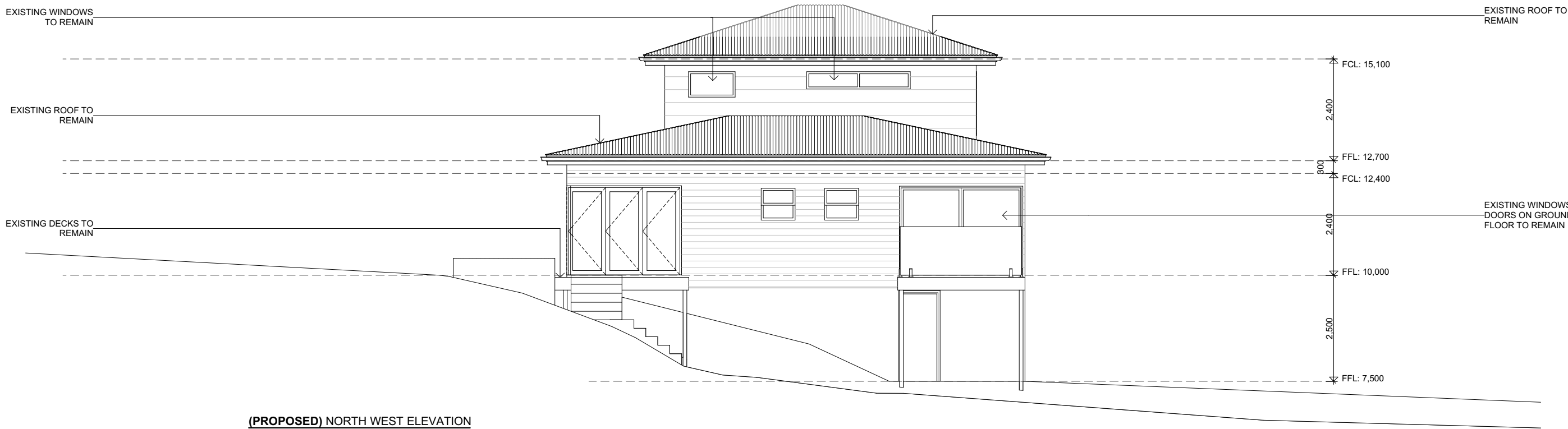
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A.09
SOUTH WEST
ELEVATIONS



(EXISTING) NORTH WEST ELEVATION
1:100



(PROPOSED) NORTH WEST ELEVATION
1:100



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(EXISTING) NORTH EAST ELEVATION
1:100



(PROPOSED) NORTH EAST ELEVATION
1:100

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(EXISTING) SOUTH EAST ELEVATION
1:100



(PROPOSED) SOUTH EAST ELEVATION
1:100

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NEW WINDOWS TO UPPER FLOOR

EXISTING LOWER BEDROOM WINDOWS TO REMAIN



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A.13
3D VISUALISATION

STAIRS REPOSITIONED AND FLIPPED
TO MAXIMISE USABLE SPACE OF
SITTING AREA.

PROPOSED DAYBED WITH STORAGE

NEW WINDOWS TO UPPER FLOOR



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BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

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A.14
3D VISUALISATION