



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/061100

PROPOSAL: Additions & Alterations (Multiple Dwelling)

LOCATION: 2/17 Dillon Street, Bellerive

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 05/10/2026 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 05/10/2026 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 05/10/2026 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: Extension

Location: 2/17 Dillon St, 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**

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 105552	FOLIO 0
EDITION 2	DATE OF ISSUE 20-Apr-2006

SEARCH DATE : 11-Feb-2026

SEARCH TIME : 08.50 am

DESCRIPTION OF LAND

City of CLARENCE

The Common Property for Strata Scheme [105552](#)

Derivation : Part of 17a-1R-0Ps Gtd to E.S.P. Bedford

Prior CT [41723/5](#)SCHEDULE 1STRATA CORPORATION NUMBER [105552](#), 17 DILLON STREET CLARENCESCHEDULE 2

Reservations and conditions in the Crown Grant if any
[B554759](#) CERTIFICATE pursuant to Section 462(5) of the Local
Government Act 1962. Registered 27-May-1992 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 105552	FOLIO 2
EDITION 7	DATE OF ISSUE 07-Feb-2026

SEARCH DATE : 11-Feb-2026

SEARCH TIME : 08.50 am

DESCRIPTION OF LAND

City of CLARENCE

Lot 2 on Strata Plan [105552](#) and a general unit entitlement operating for all purposes of the Strata Scheme being a 10 undivided 1/20 interestDerived from Strata Plan [105552](#)

Derivation : Part of 17a-1R-0Ps Gtd to E.S.P. Bedford

SCHEDULE 1

[N297047](#) TRANSFER to PAULINE ANNE LAMB and WAYNE GORDON LAMB as tenants in common in equal shares Registered 07-Feb-2026 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 [105552](#) folio 0

[B554759](#) CERTIFICATE pursuant to Section 462(5) of the Local Government Act 1962. Registered 27-May-1992 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



Conveyancing and Law of Property Act 1884

STRATUM PLAN

REGISTERED NUMBER

105552

Sheet 1 of 4 Sheets

City ~~or Town~~ CITY OF CLARENCE

Locality BELLERIVE

Reference to Title ~~C.T. 4594/69~~ C.T. 41723/5

Site comprises the whole ~~portion~~ of Lot 5 on ~~Plan~~ Diagram No. D 41723 in the

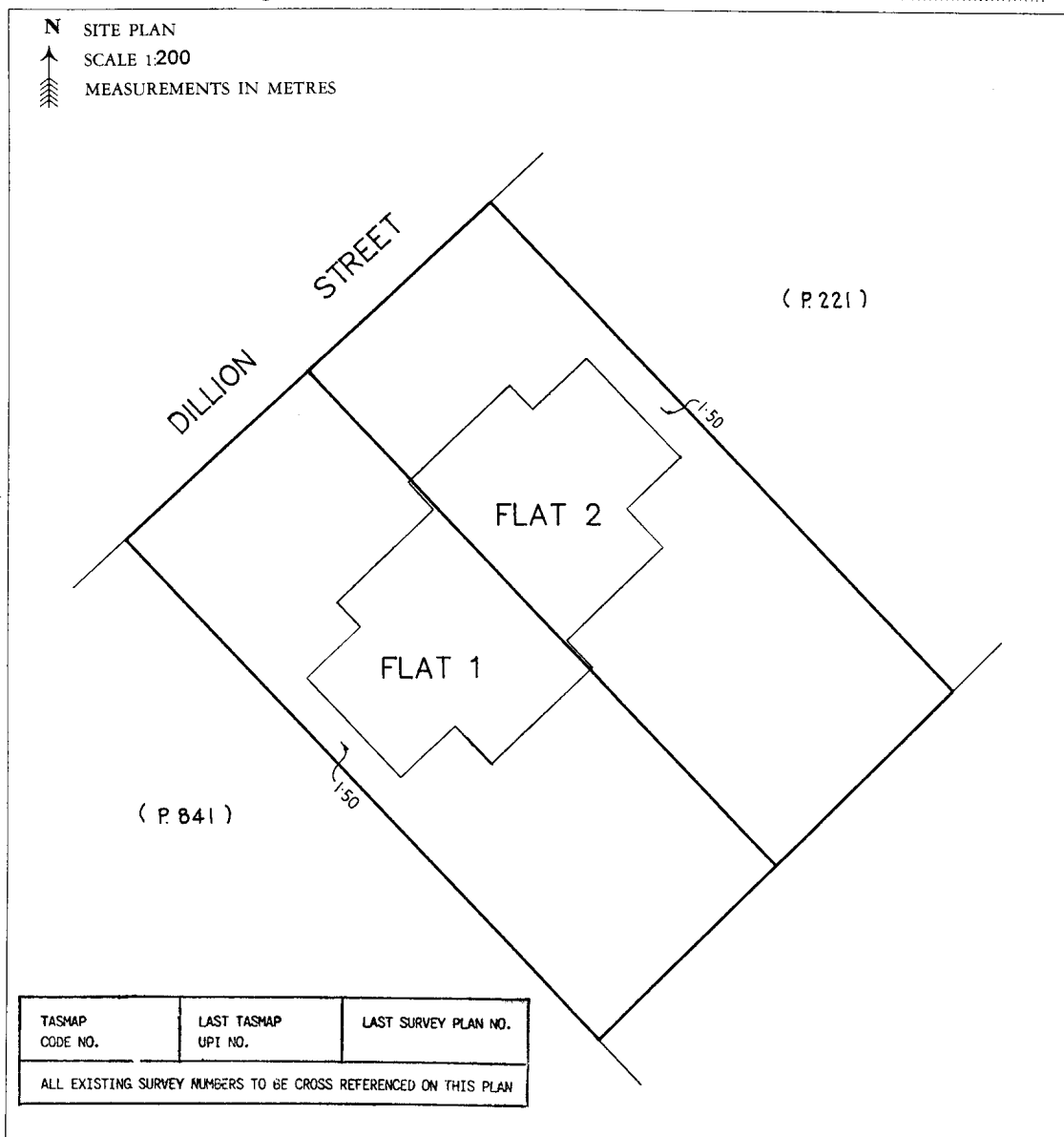
Lands Titles Office

The name of the building is 17 DILLION STREET, CLARENCE

External surface boundaries of the site and the location of the building in relation thereto to be delineated in this space



N SITE PLAN
SCALE 1:200
MEASUREMENTS IN METRES



TASMAR CODE NO.	LAST TASMAR UPT NO.	LAST SURVEY PLAN NO.
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		

REGISTERED this 25th day of May 1993, No. 105552

This plan is lodged for registration by
PIGGOTT, WOOD AND BAKER

Handwritten signature

Recorder of Titles

OS-D 754

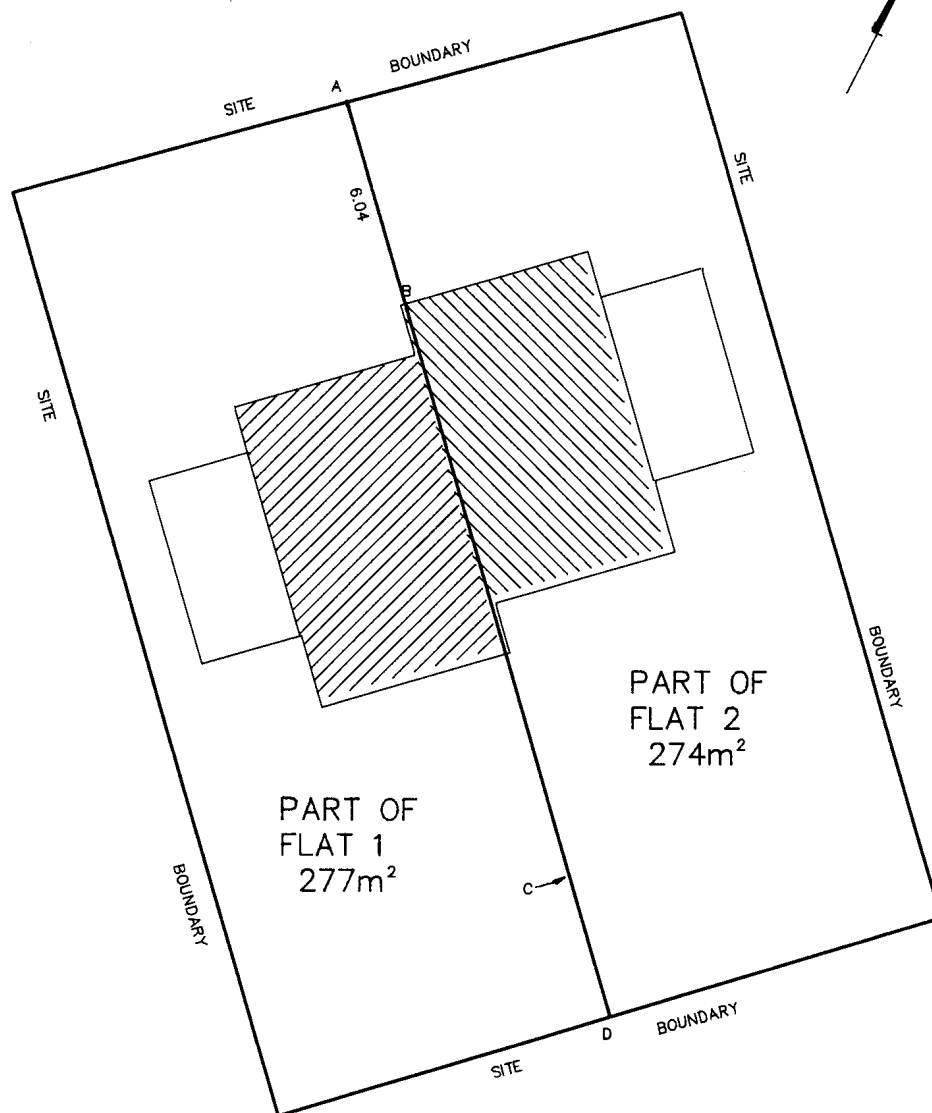
Sheet 2 of 4 Sheets

No. 105552

Carris
Town Clerk ~~Council Clerk~~

GROUND FLOOR

SCALE 1:150



THE HORIZONTAL FLAT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES DEFINED BY:

SITE BOUNDARIES
THE CENTRE OF BRICK WALL BC
THE CENTRE OF PALING FENCE CD
MEASUREMENT WHERE THE BOUNDARY IS OPEN

BA IS THE PROLONGATION OF CB TO THE SITE BOUNDARY

THE VERTICAL FLAT BOUNDARIES EXTEND FROM 2 METRES BELOW GROUND LEVEL TO 10 METRES ABOVE GROUND LEVEL EXCEPT FOR:

THE HATCHED PORTIONS WHICH EXTEND TO THE CENTRE OF THE CEILING

If further sheets are required to illustrate the flats, the sheets should be pinned here. Further sheets must be of paper supplied for the purpose by the Recorder of Titles and bearing his seal, and be numbered consecutively, commencing from sheet 4.

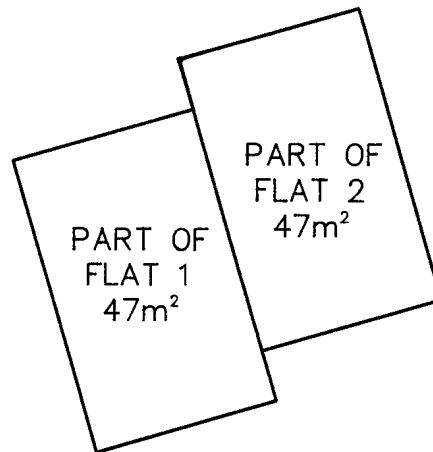
Sheet 3 of 4 Sheets

No. 105552

[Signature]
Town Clerk/~~Council Clerk~~

FIRST FLOOR

SCALE 1:150



THE HORIZONTAL FLAT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES DEFINED BY THE CENTRE OF THE WALLS.

THE VERTICAL FLAT BOUNDARIES EXTEND FROM THE CENTRE OF THE FLOOR TO 10 METRES ABOVE GROUND LEVEL.

Sheet 4 of 4 ~~Sheets~~

No. 105552

~~Town Clerk~~ ~~Council Clerk~~

The address for service of notices on the company is:—

17 DILLION STREET
BELLERIVE, 7018

07-072K SEE: N811D 0-17
CHOTEX-02 097 04/00/00

UNIT ENTITLEMENTS

[illegible]

SURVEYOR'S CERTIFICATE

I, CHRISTOPHER LEWIS ANDREWS.....
of BELLERIVE.....
a surveyor registered under the *Land Surveyor's Act* 1909, hereby certify that the building
erected on the site described and delineated on
sheet 1 of this plan is within the external bound-
aries of the title stated on sheet 1.

Dated this 8th day of OCTOBER 1992

Registered Surveyor

COUNCIL CLERK'S CERTIFICATE

I certify that the subdivision shown in this plan
has been approved by the

..... *Council*

Dated this 30 day of APRIL 1993

Town Clerk / ~~Council Clerk~~

FOR OFFICE USE ONLY

	DRAWING SCHEDULE
A.01	LOCATION PLAN
A.02	SITE PLAN - EXISTING
A.03	SITE PLAN - PROPOSED
A.04	TURNING PATH
A.05	GROUND FLOOR PLAN - EX./DEMO
A.06	FIRST FLOOR PLAN - EX./DEMO
A.07	ROOF PLAN - EX./DEMO
A.08	GROUND FLOOR PLAN - PROPOSED
A.09	FIRST FLOOR PLAN - PROPOSED
A.10	ROOF PLAN - PROPOSED
A.11	NE ELEVATIONS
A.12	SE ELEVATIONS
A.13	NW ELEVATIONS
A.14	SW ELEVATION
A.15	SHADOW DIAGRAMS
A.16	SHADOW DIAGRAMS
A.17	SHADOW DIAGRAMS
A.18	SHADOW DIAGRAMS
A.19	PHOTOMONTAGE



ARTIST IMPRESSION ONLY



UNIT 2 17 DILLON ST
BELLERIVE

ADDITION/ALTERNATION
JOB NO: 2539

SITE INFORMATION

Title Reference: 105552/2
Property ID: 7894369
Council: Clarence City Council
Zoning: General Residential
General Overlays: Airport obstacle limitation area
S21.0 Bellerive Bluff Specific Area
Plan - 3.River face
Covenants: tbc
Soil Classification: Class tbc
Refer to GES Soil Assessment
Wind Classification: tbc
Design Wind Gust Speed (V_{h,w}): tbc m/sec
Topography: tbc
Sheilding: tbc
Terrain Category: tbc
Climate zone: 7
Corrosion Environment: N/A
BAL Rate: N/A

NCC Building Class: 1a

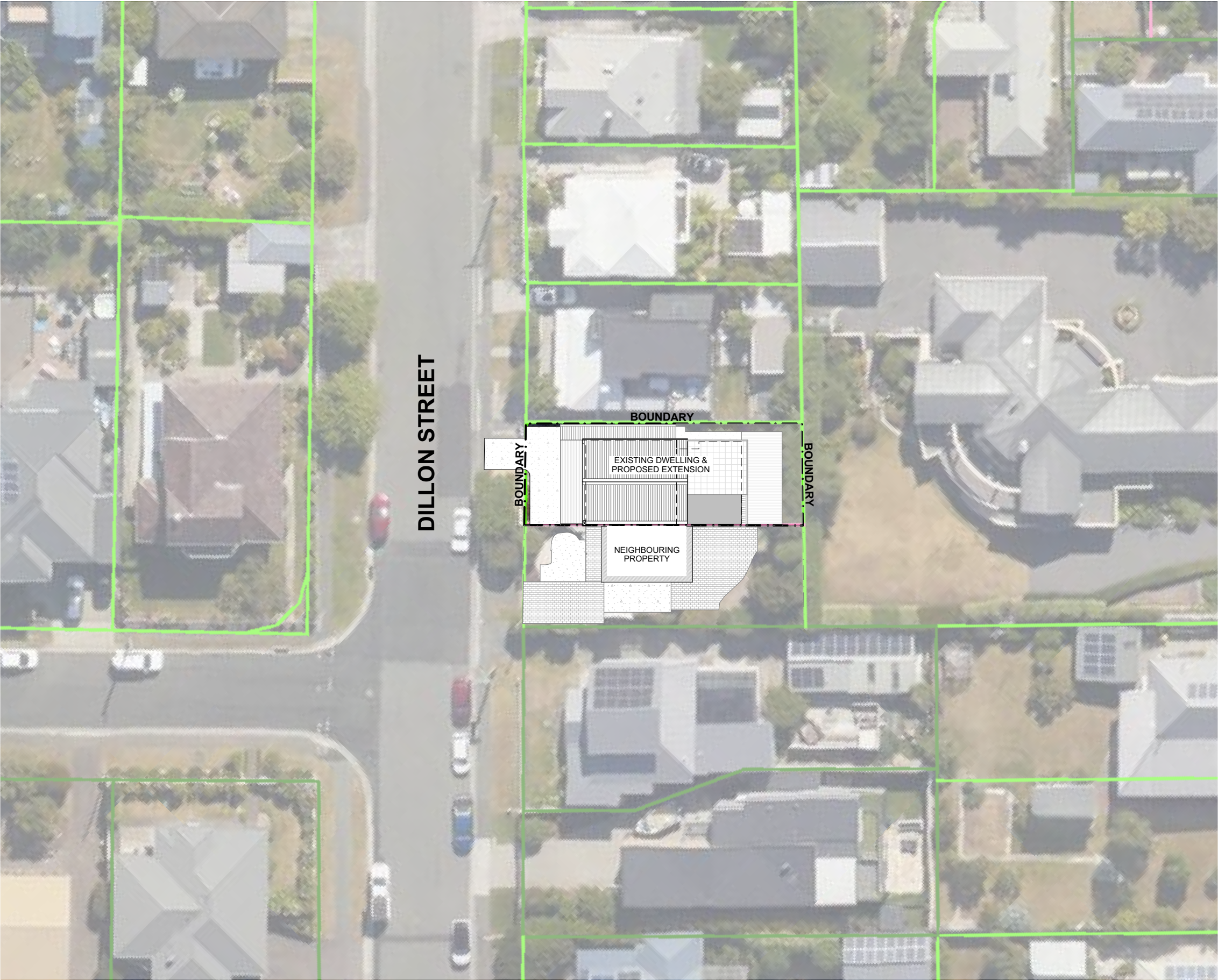
FLOOR AREA:

Existing Dwelling Floor Area: 97 m²
Additional Floor Area: 76.11m²
Total New Floor Area: 173.11 m²

Deck 01 Area: 20.66m²
Deck 02 Area: 37.46m²

SITE COVERAGE

Land Area: 321m²
Proposed Roofed Area: 149m²
Propoed Plot Ratio: 46.42%



All dimensions in millimetres
unless noted otherwise.
PRINT ALL DRAWINGS IN COLOUR

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CLIENT:
LAMB
ADDRESS:
UNIT 2 17 DILLON ST, BELLERIVE

JOB NO:
2539

PROPOSAL
ADDITION & ALTERNATION
PROJECT STAGE
DA

DATE
15/09/2026
SCALE
NTS

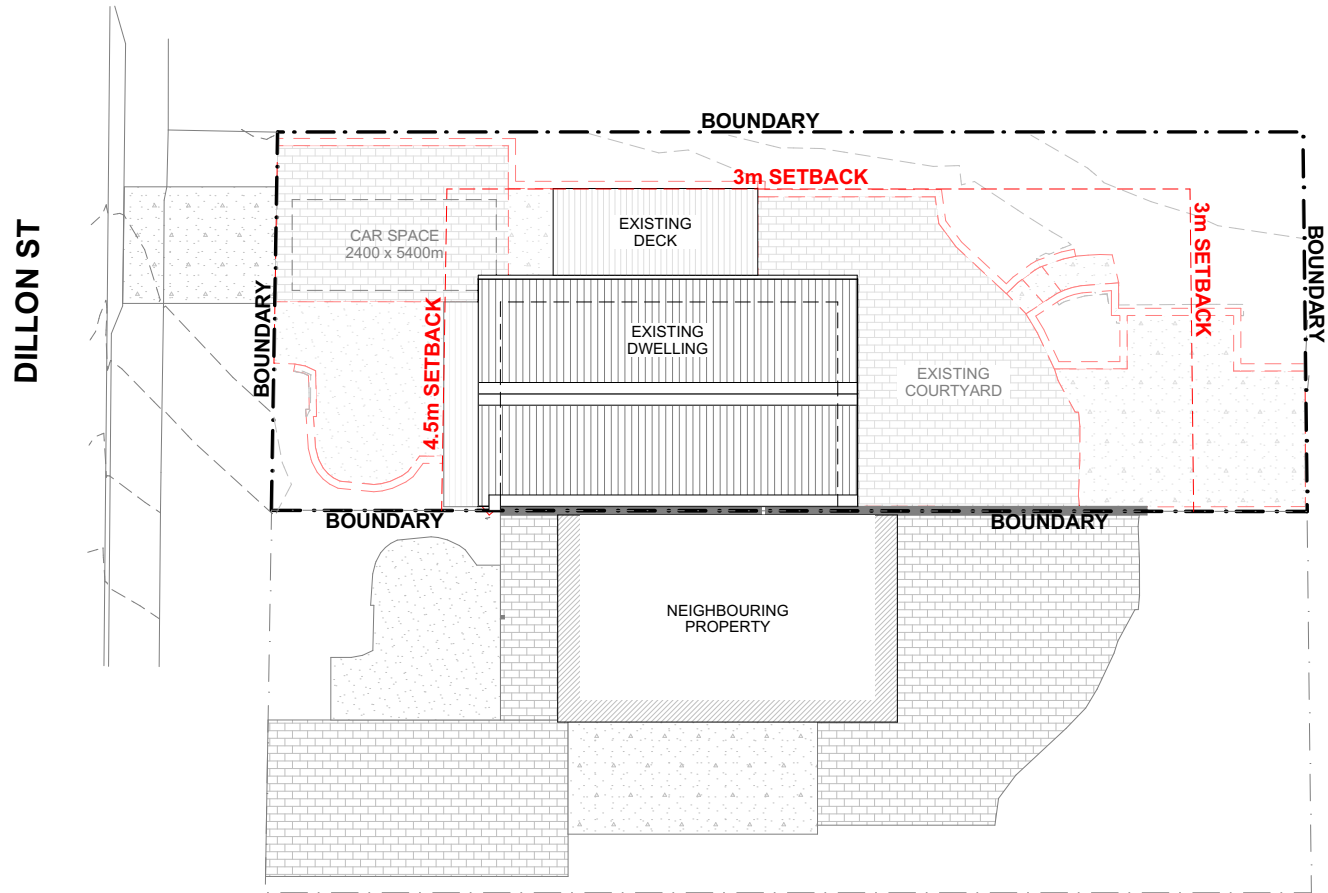


REV	AMENDMENT	DATES

A.01
LOCATION PLAN

LEGEND

- PROPERTY BOUNDARY
- CONTOUR
- EXISTING BUILDING
- DEMOLITION



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1:200@A3



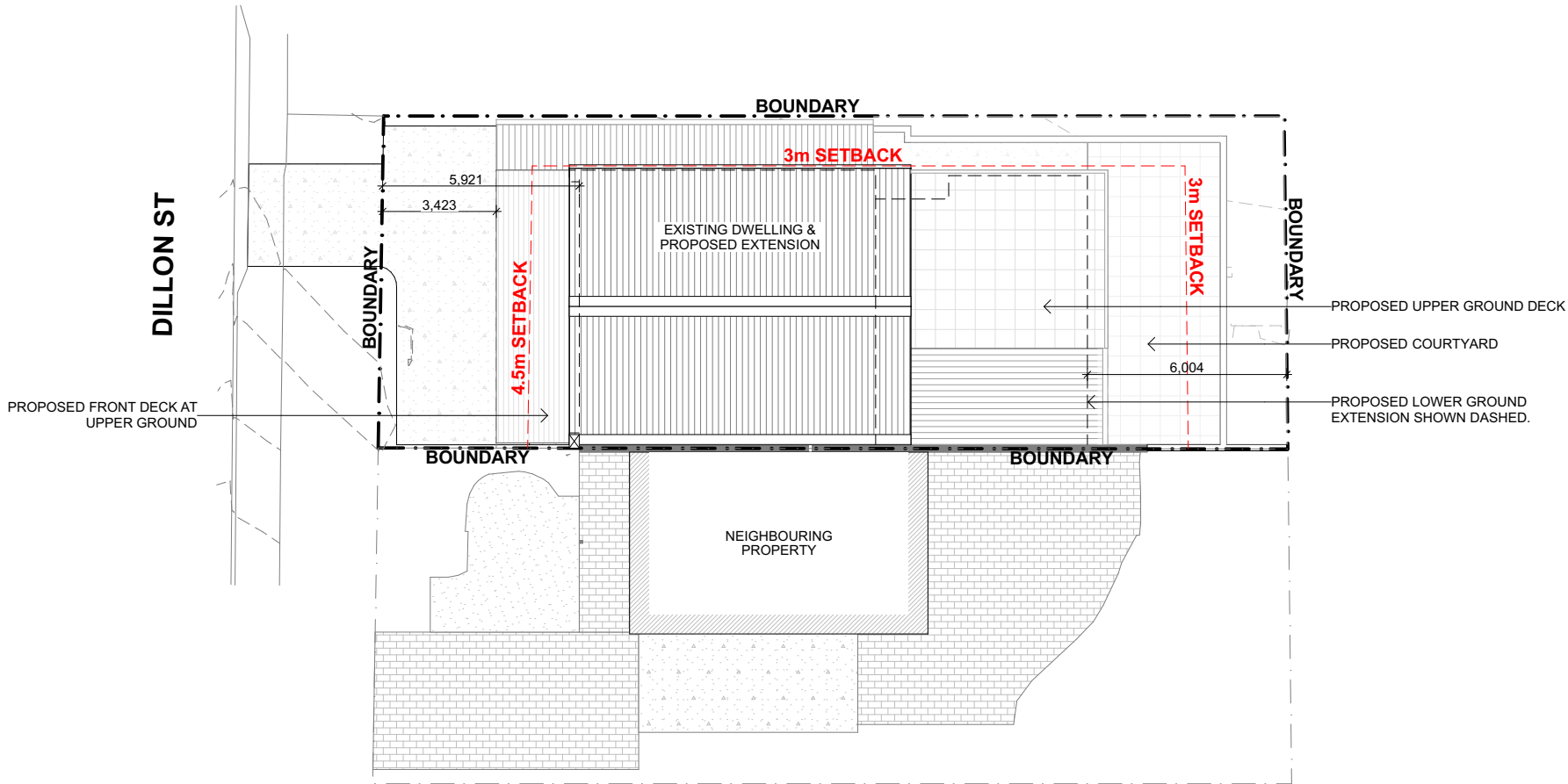
REV	AMENDMENT	DATES

A.02
SITE PLAN - EXISTING

LEGEND

--- PROPERTY BOUNDARY

--- CONTOUR



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GENERAL NOTES:

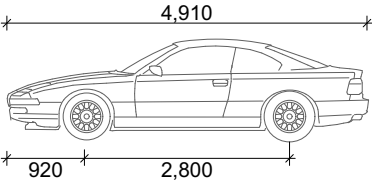
- 1.IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE SERVICES AUTHORITY AND LOCATE EXISTING UNDER GROUND SERVICES PRIOR TO ANY EXCAVATION WORKS COMMENCING ON SITE.
2. AREAS DISTURBED BY EARTHWORKS ARE TO BE STRIPPED OF TOPSOIL TO A DEPTH OF 100mm (OR AS DIRECTED BY THE SUPERINTENDENT.) TOPSOIL IS TO BE STOCKPILED ON SITE AND RE-SPREAD AFTER EARTHWORKS ARE COMPLETE.
3. ALL NEW AND/ OR ALTERED SERVICE CONNECTIONS SHALL BE UNDERTAKEN BY COUNCIL AT THE DEVELOPER'S EXPENSE.

DRIVEWAY NOTES:

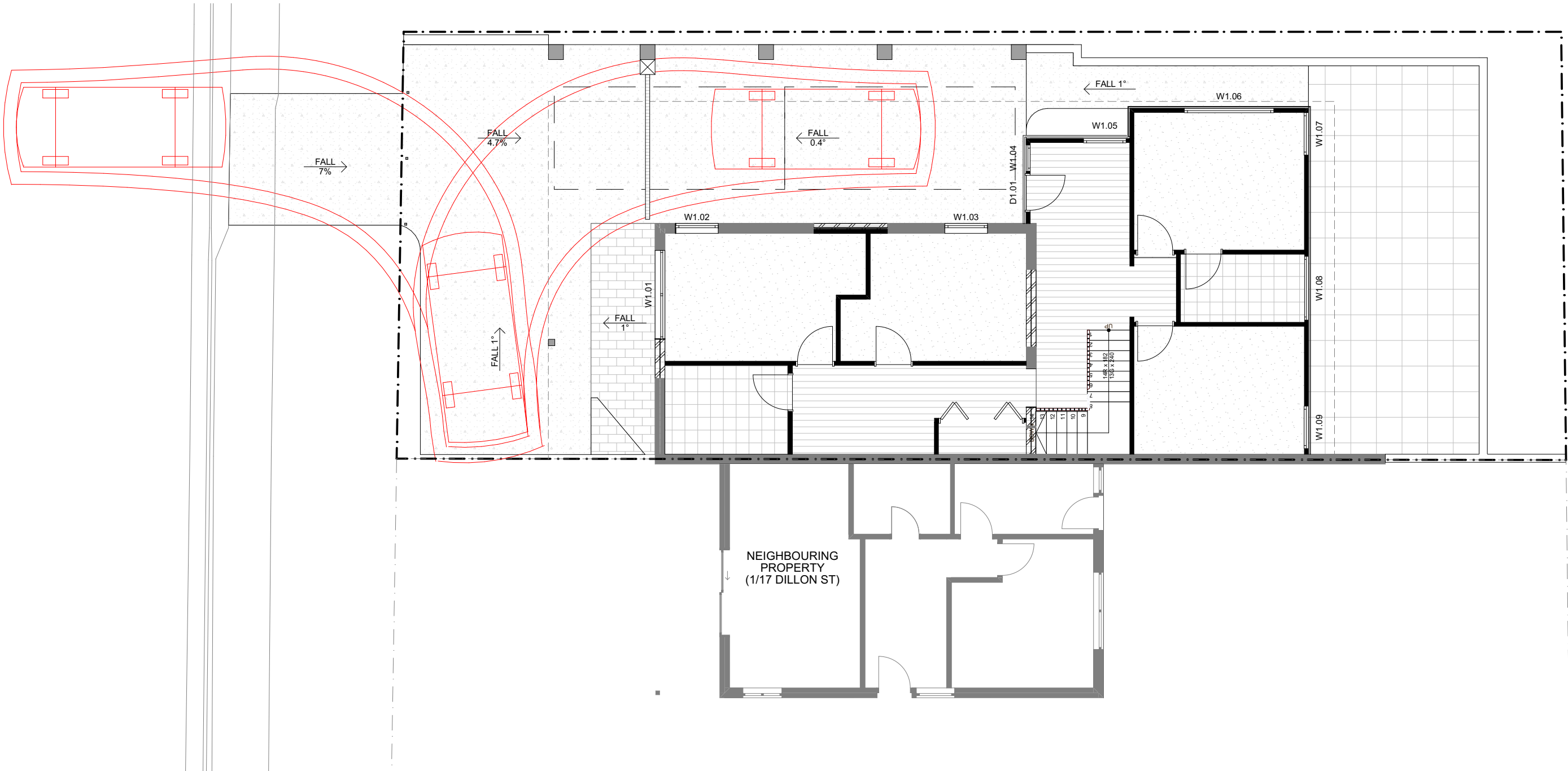
1. FILL MATERIAL SHALL BE WELL GRADED AND FREE OF BOULDERS OR COBBLES EXCEEDING 150mm IN DIAMETER UNLESS APPROVED OTHERWISE.
2. FILL REQUIRED TO SUPPORT DRIVEWAYS INCLUDING FILL IN EMBANKMENTS THAT SUPPORT DRIVEWAYS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:
- a. TOP SOIL AND ORGANIC MATTER SHALL BE STRIPPED TO A MINIMUM OF 100mm.
 - b. THE SUB GRADE SHALL BE KEYED 150mm INTO NATURAL GROUND.
 - c. THE FILL SHALL BE COMPACTED TO A MINIMUM DENSITY RATIO OF 95%, IT IS THE BUILDERS RESPONSIBILITY TO ENSURE THAT THIS IS ACHIEVED.
3. UNREINFORCED CONCRETE KERBS AND CHANNELS SHALL HAVE TROWELED JOINT AT NOT MORE THAN 3.0m CENTRES.
4. 40x3 SAW CUTS AT MAX 5m CENTRES ALONG DRIVEWAY SLAB, CONTROL JOINTS AT MAX 15m.
5. CURE ALL EXPOSED CONCRETE SURFACES BY KEEPING MOIST FOR 7 DAYS. i.e COVER WITH PLASTIC SHEETS.

VEHICLE MOVEMENT NOTES:

1. MOVEMENT TEMPLATES DEMONSTRATE ABILITY OF VEHICLES TO ENTER INTERSECTION IN A FORWARDS DIRECTION AND LEAVE IN A FORWARD DIRECTION.
2. THE BASE DIMENSIONS OF THE CAR TEMPLATE REPRESENT THE B85 (85th PERCENTILE) VEHICLE.
3. THE SWEEPED PATH OF THE VEHICLE REPRESENT THE OUTER EXTENT OF THE VEHICLE BODY.
4. THE PATHS WERE GENERATED WITH A TURNING SPEED OF 5km/hr FROM THE STREET.



B85
Width: 1870mm
Track: 1770mm
Lock to Lock Time: 6.0
Streering Angle: 34.0



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JOB NO:
2539

PROPOSAL
ADDITION & ALTERNATION
PROJECT STAGE
DA

DATE
15/09/2026
SCALE
1:100@A3



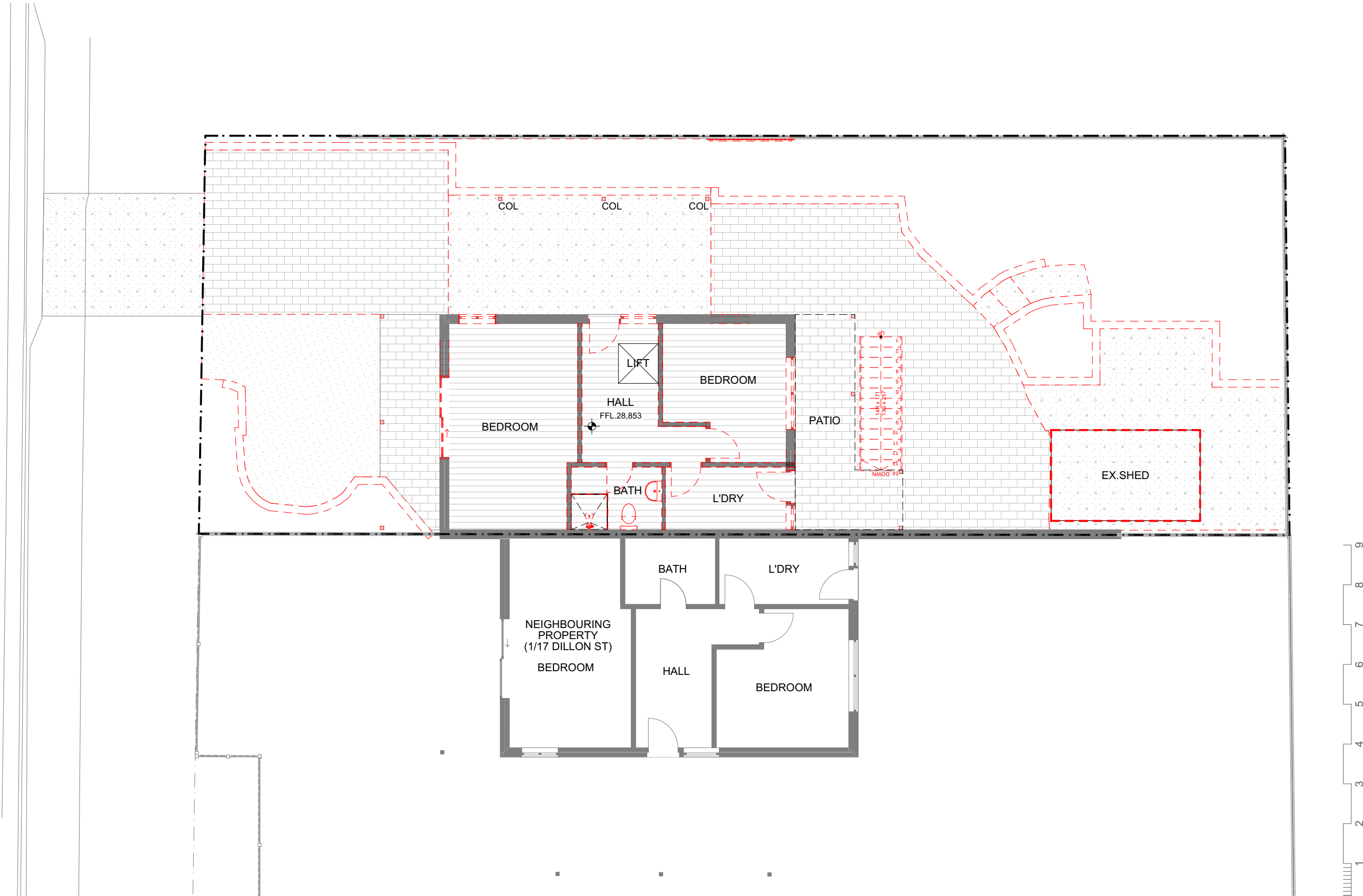
REV | AMENDMENT | DATES

A.04
TURNING PATH

LEGEND

Existing

Demolition



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MK

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bdaa

BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

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REV	AMENDMENT	DATES

A.05

GROUND FLOOR PLAN -
EX./DEMO

LEGEND

Existing

Demolition



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LEGEND

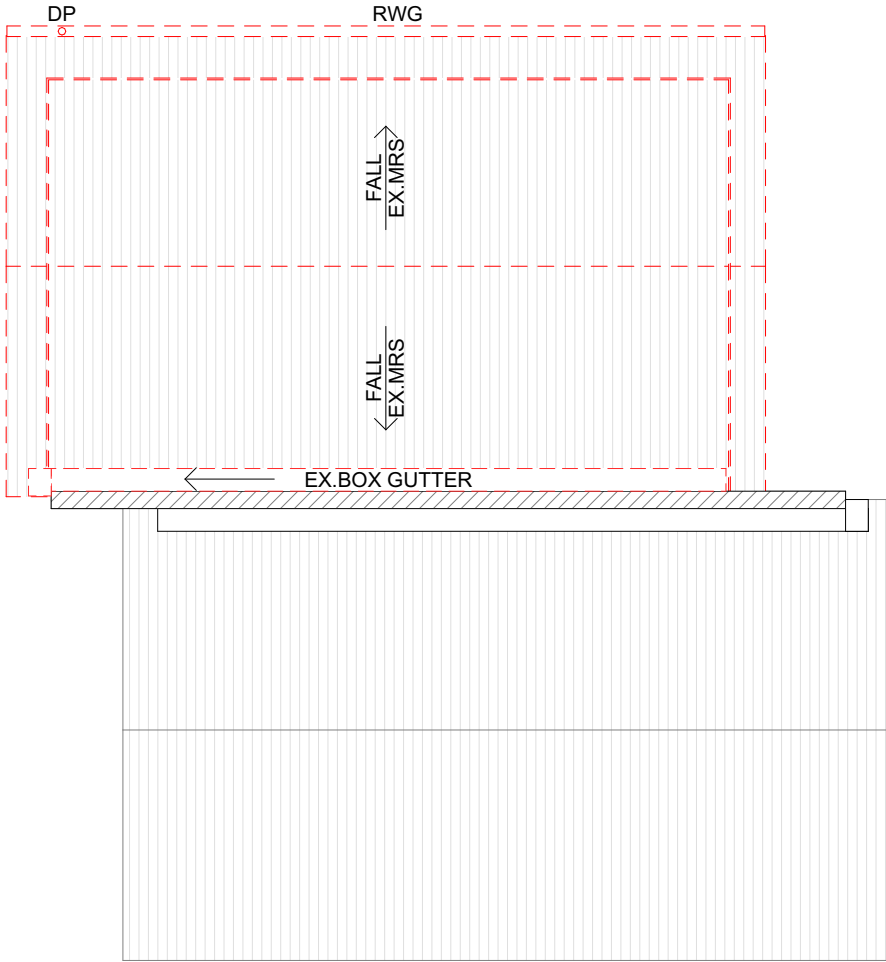
- DP

Downpipe, Colour to match roof sheeting & flashing.
- MRS

Metal Roof Sheeting.
- RWG

Rainwater Gutter. Colour to match roof sheeting & flashing.
Roof drainage must comply with plumbing code of australia part 1 AS 3500.3, NCC vol.2 part 3.1.2 and 3.5.2.

NOTES
DOUBLE CHECK ALL EXISITNG MEASUREMENTS &
ROOF PITCH PRIOR TO CONSTRUCTION



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LEGEND

- Existing
- Proposed
- BS

Basin
- CT

Cooktop
- COL

Column
- DP

Rainwater Downpipe
- DR

Dryer
- FFL

Finish Floor Level
- HP

Heat Pump
- MB

Meter Box
- SHR

Shower
- TR

Trough
- TW

Towel Rail
- WM

Washing Machine
- WC

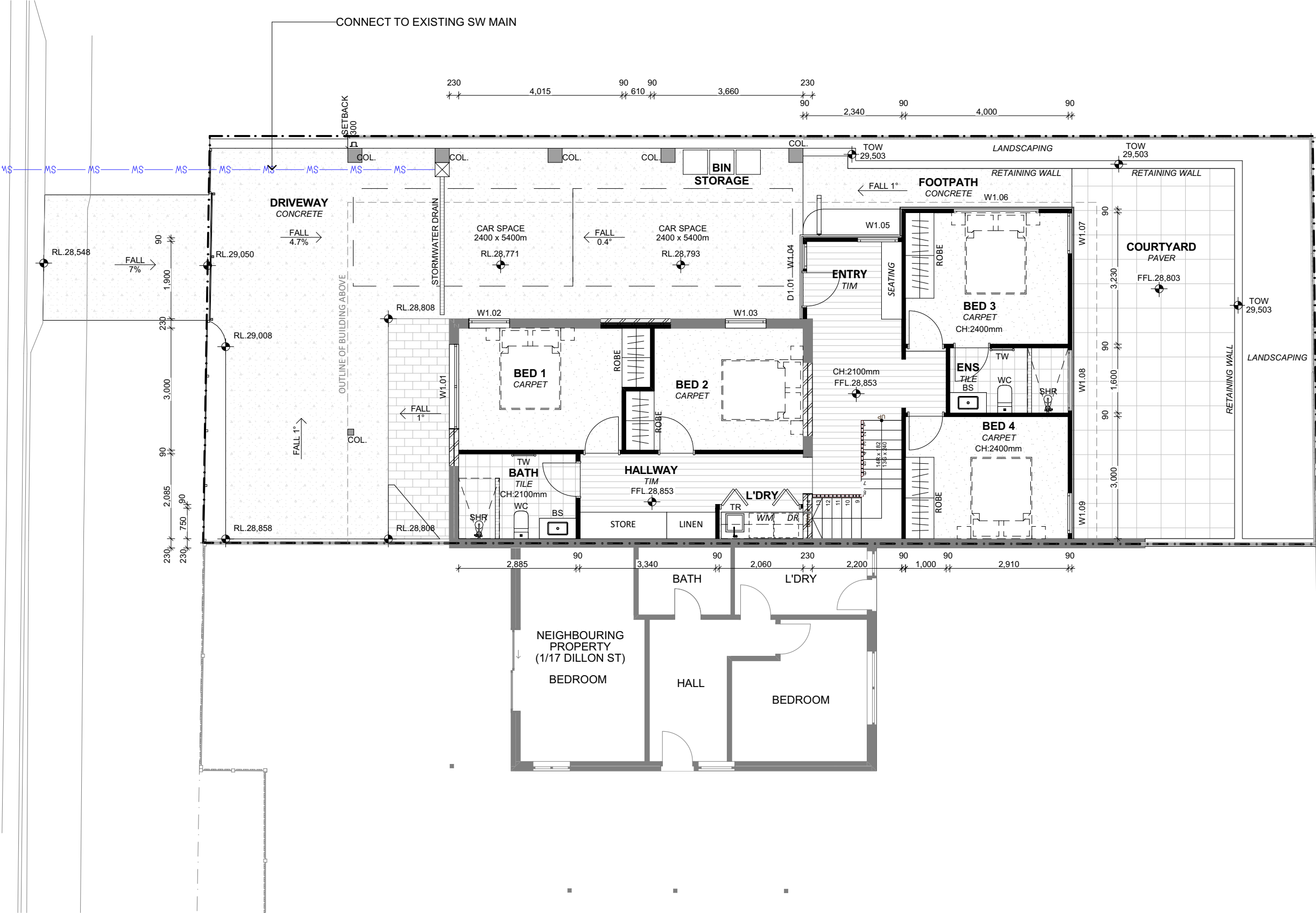
Water closet
- CARPET

Carpet, to owners selection.
- ROBE

Wardrobes- Typically 2400h x 650d.
- TILE

Ceramic Floor Tile, to owners selection.
- TIM-D

Timber Deck, to owners selection.



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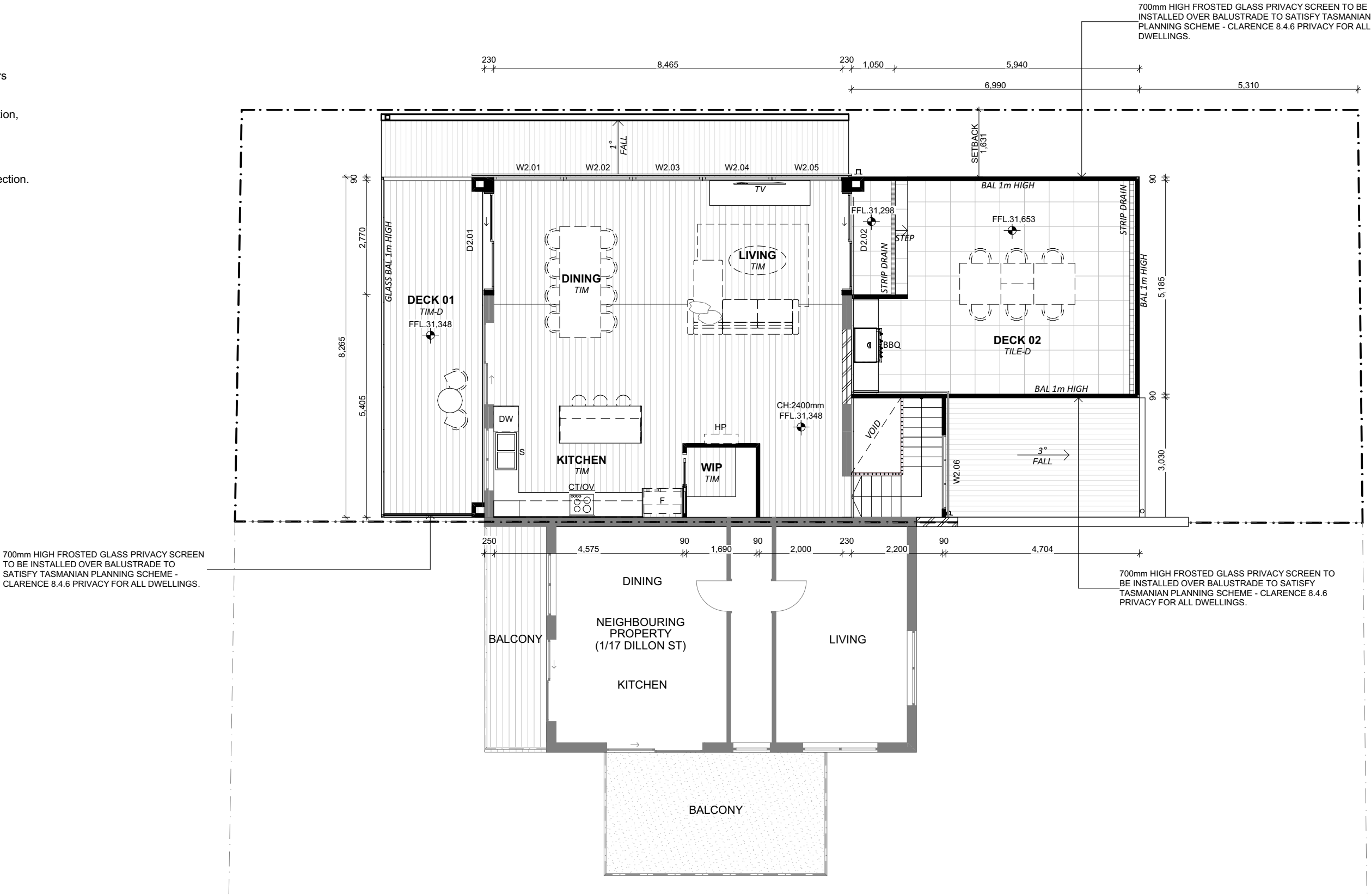
REV	AMENDMENT	DATES

A.08

GROUND FLOOR PLAN -
PROPOSED

LEGEND

	Existing
	Proposed
BAL	Balustrade
CT	Cooktop
COL	Column
DP	Rainwater Downpipe
DW	Dishwasher
F	Fridge
HP	Heat Pump
OV	Oven
S	Sink
TILE	Ceramic Floor Tile, to owners selection.
TILE-D	Tiled Deck, to owners selection,
TIM	Timber Flooring, to owners selection.
TIM-D	Timber Deck, to owners selection.



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REV	AMENDMENT	DATES

A.09
FIRST FLOOR PLAN -
PROPOSED

LEGEND

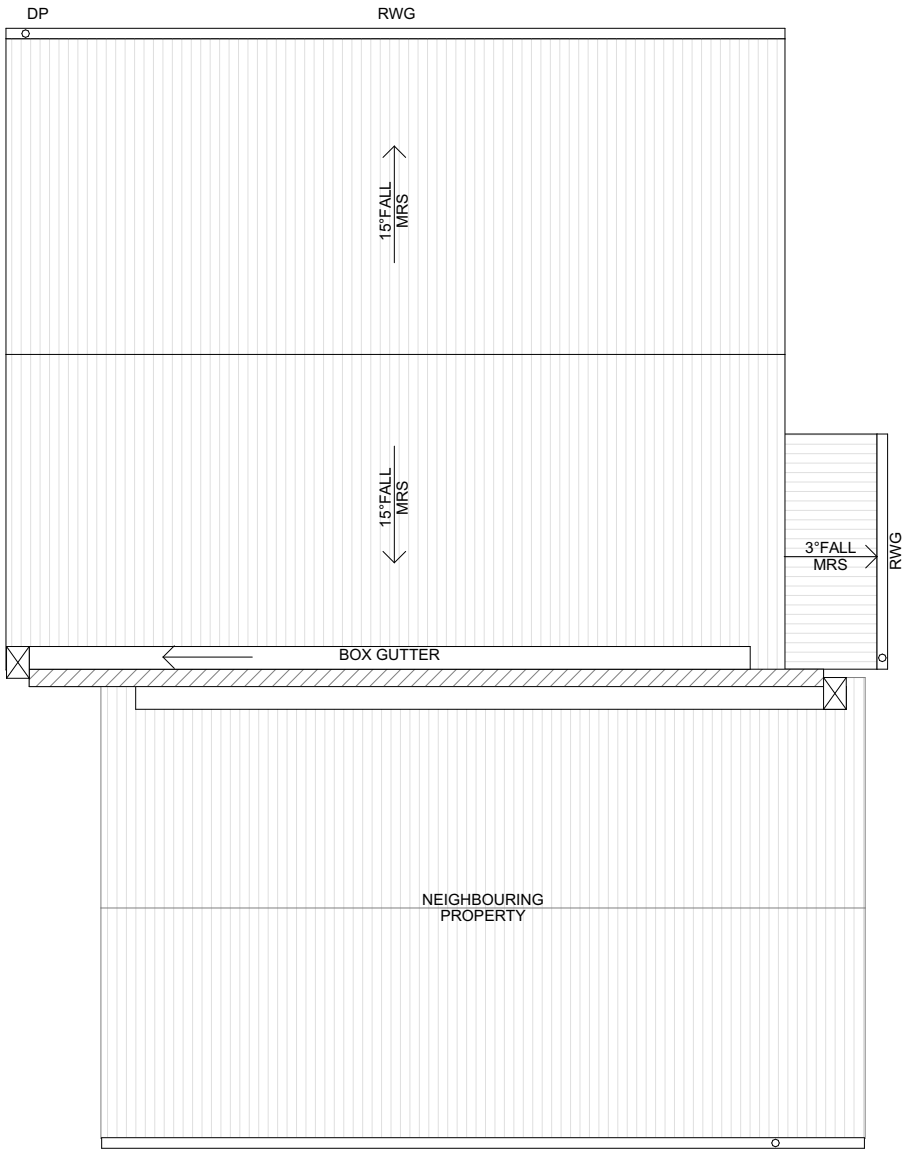
- DP

Downpipe, Colour to match roof sheeting & flashing.
- MRS

Metal Roof Sheeting.
- RWG

Rainwater Gutter. Colour to match roof sheeting & flashing.
Roof drainage must comply with plumbing code of australia part 1 AS 3500.3, NCC vol.2 part 3.1.2 and 3.5.2.

NOTES
DOUBLE CHECK ALL EXISITNG MEASUREMENTS &
ROOF PITCH PRIOR TO CONSTRUCTION



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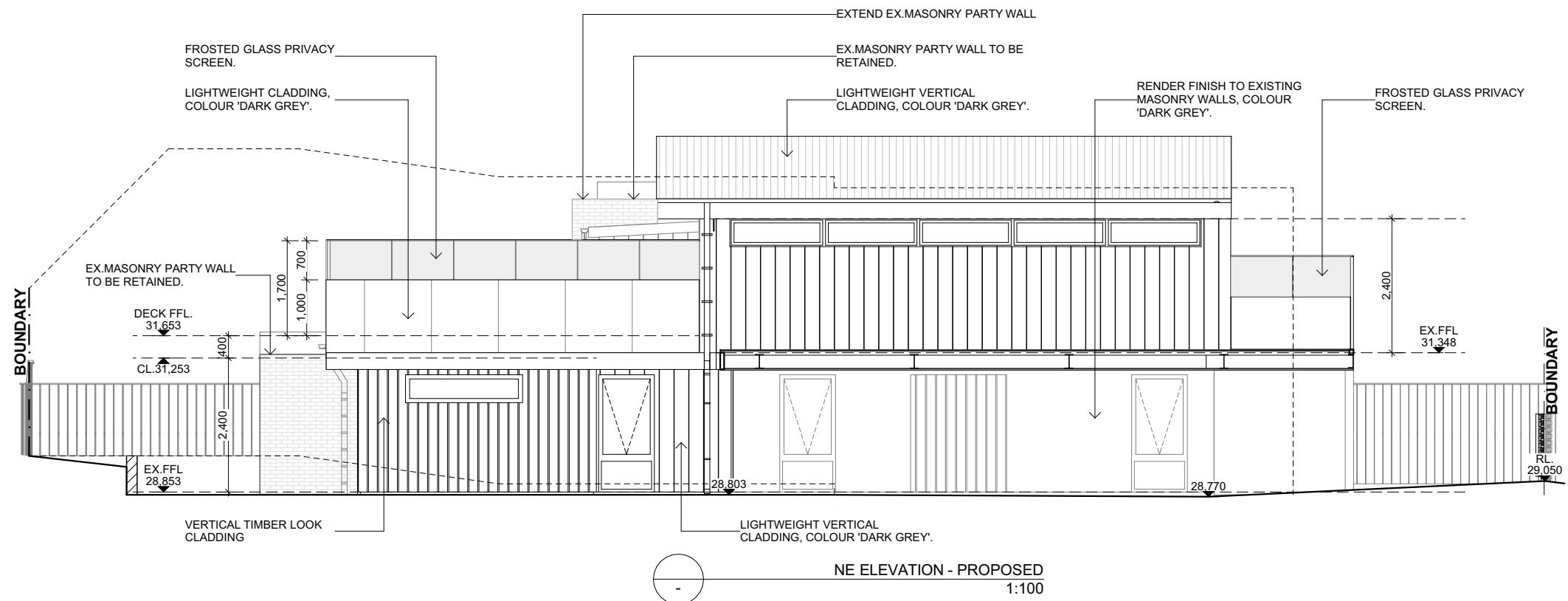
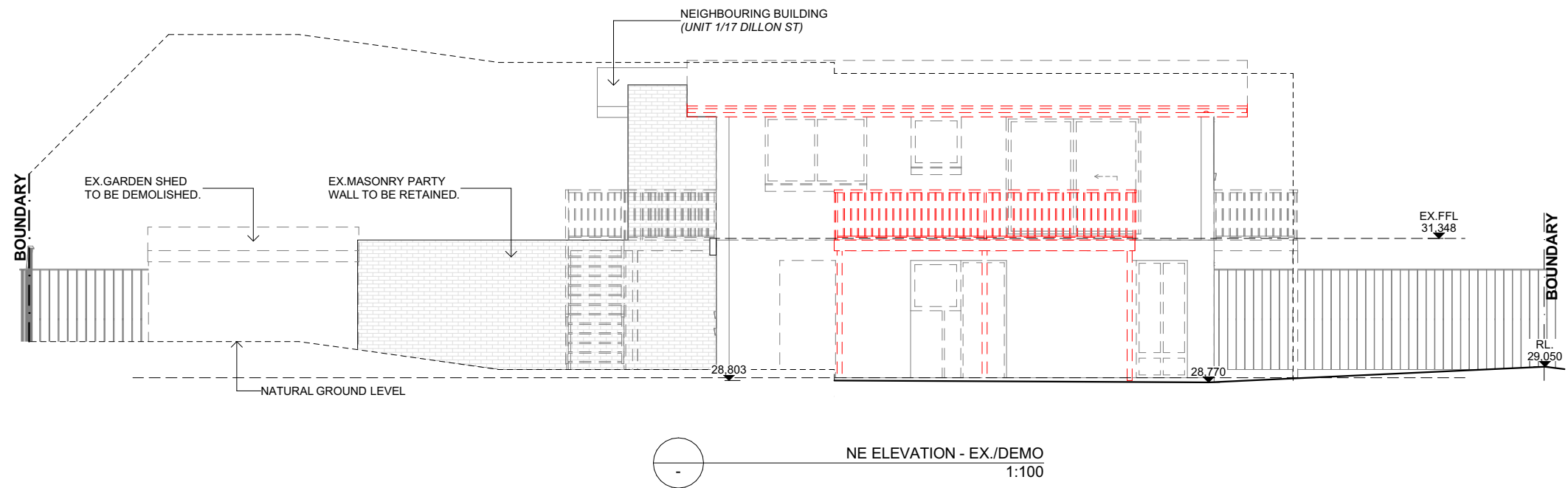


REV

AMENDMENT

DATES

A.10
ROOF PLAN -
PROPOSED



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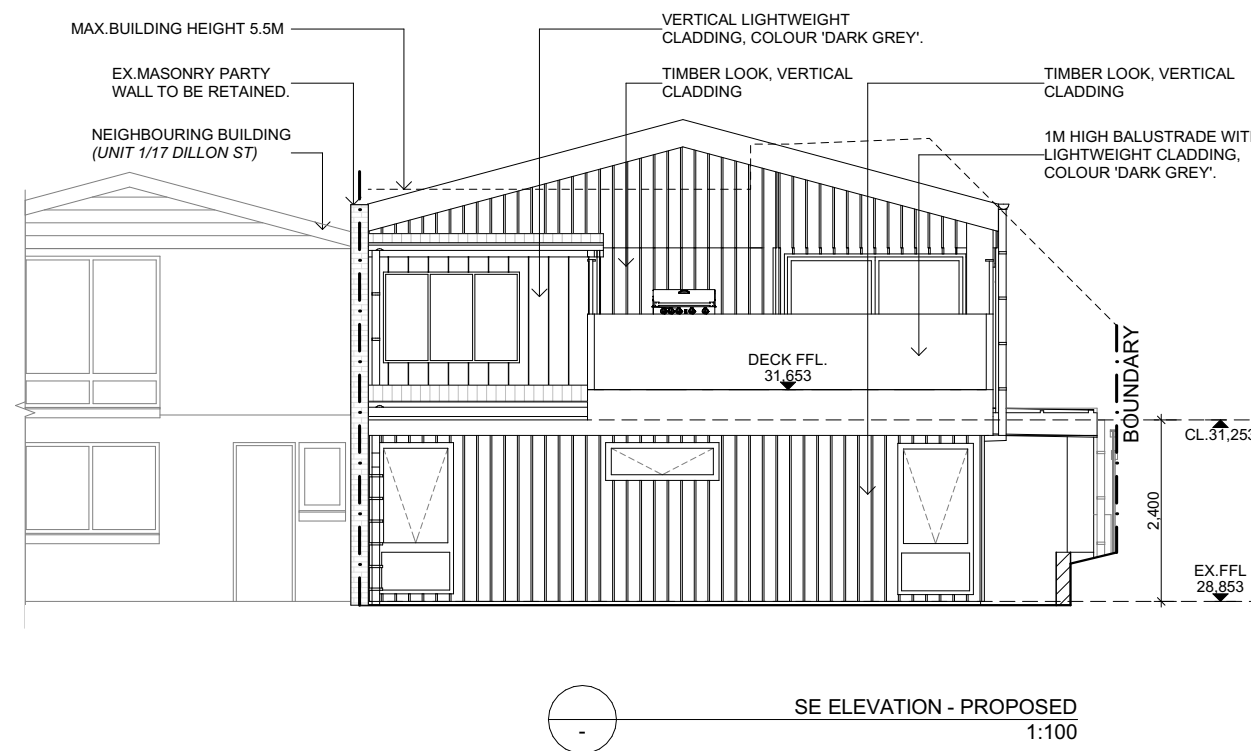
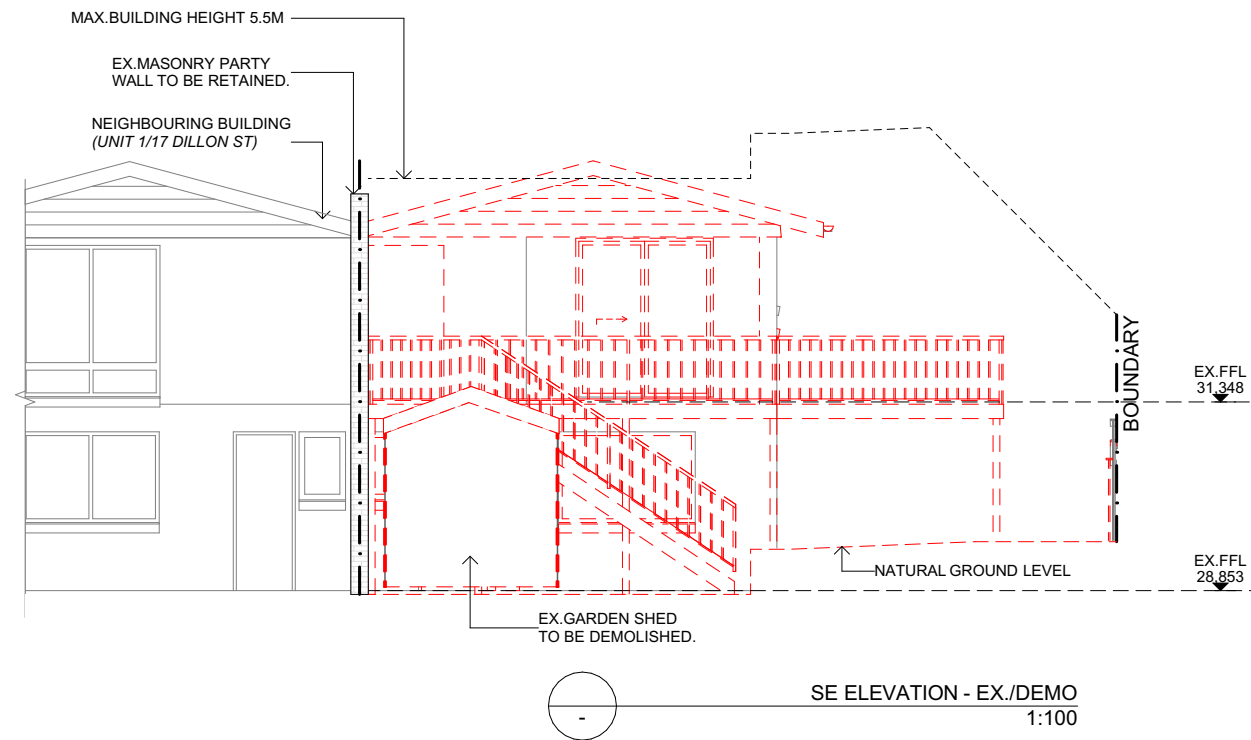
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SCALE
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REV	AMENDMENT	DATES

A.11
NE ELEVATIONS



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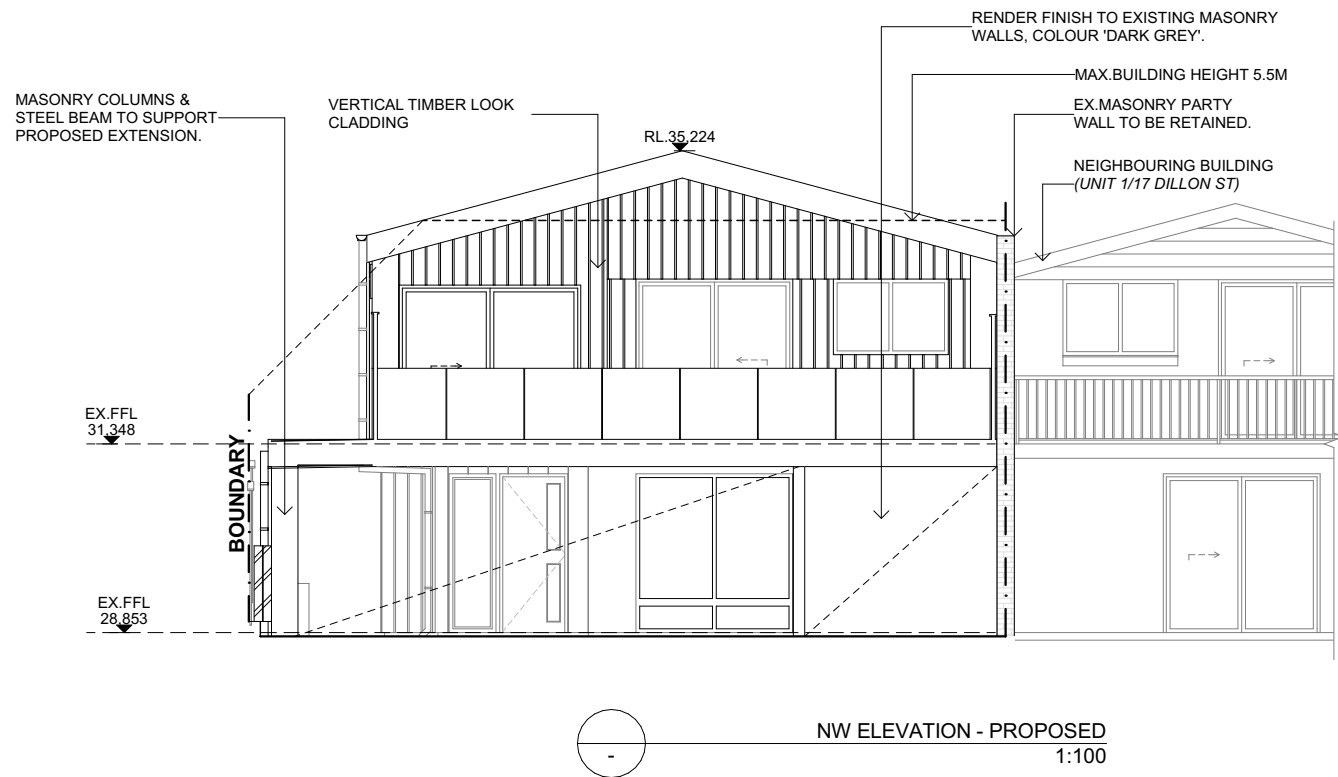
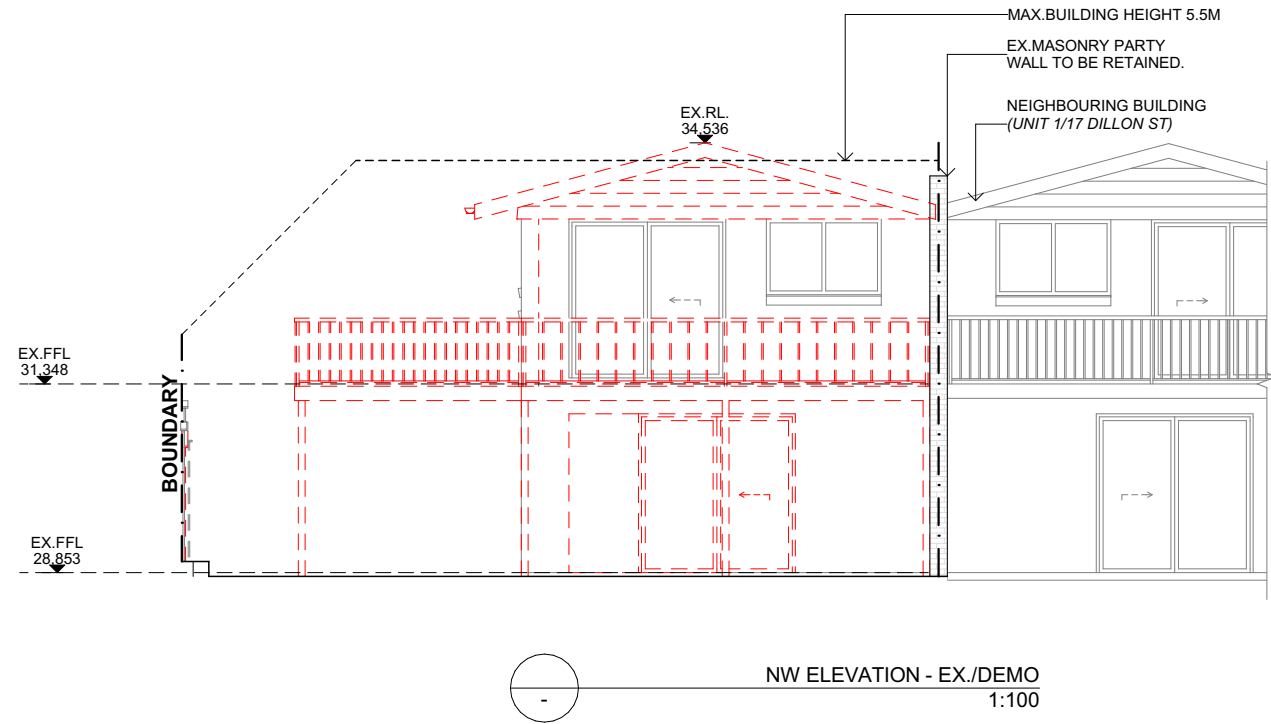
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REV AMENDMENT DATES

A.12
SE ELEVATIONS



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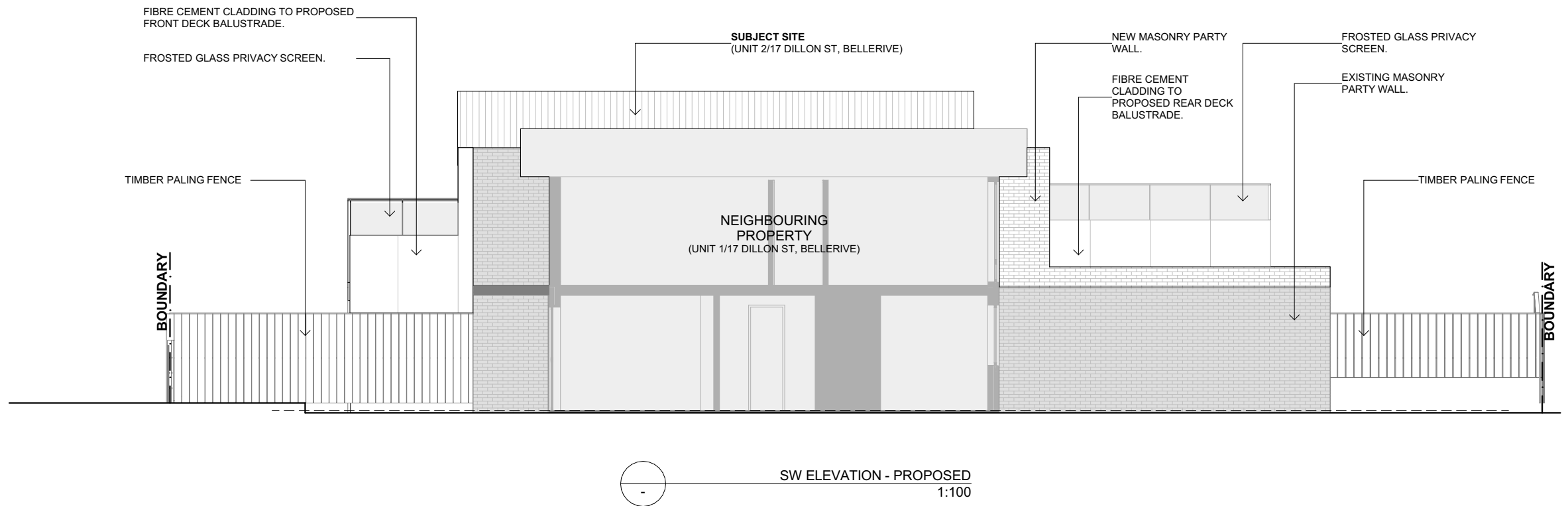
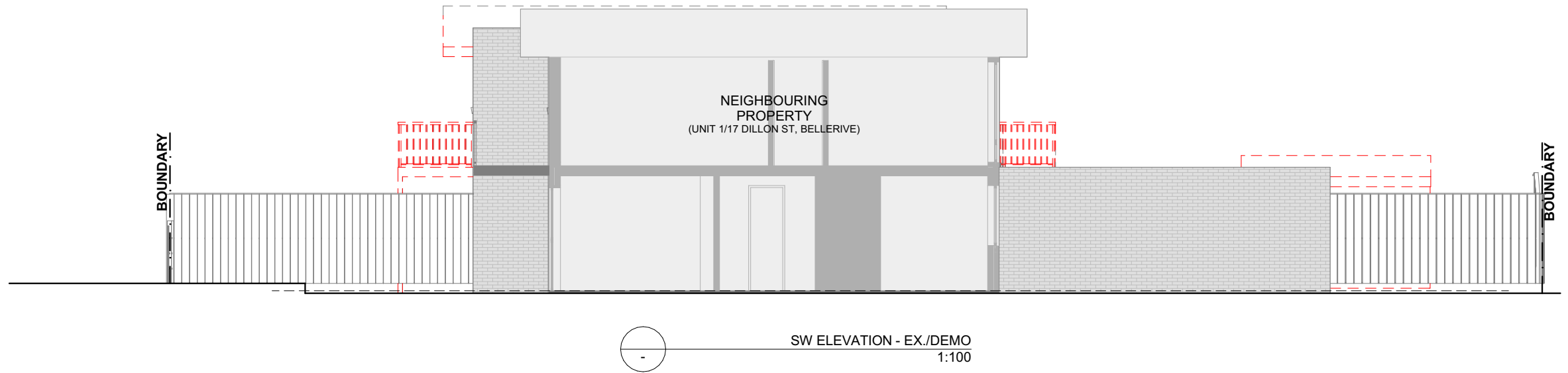
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REV	AMENDMENT	DATES

A.13
NW ELEVATIONS



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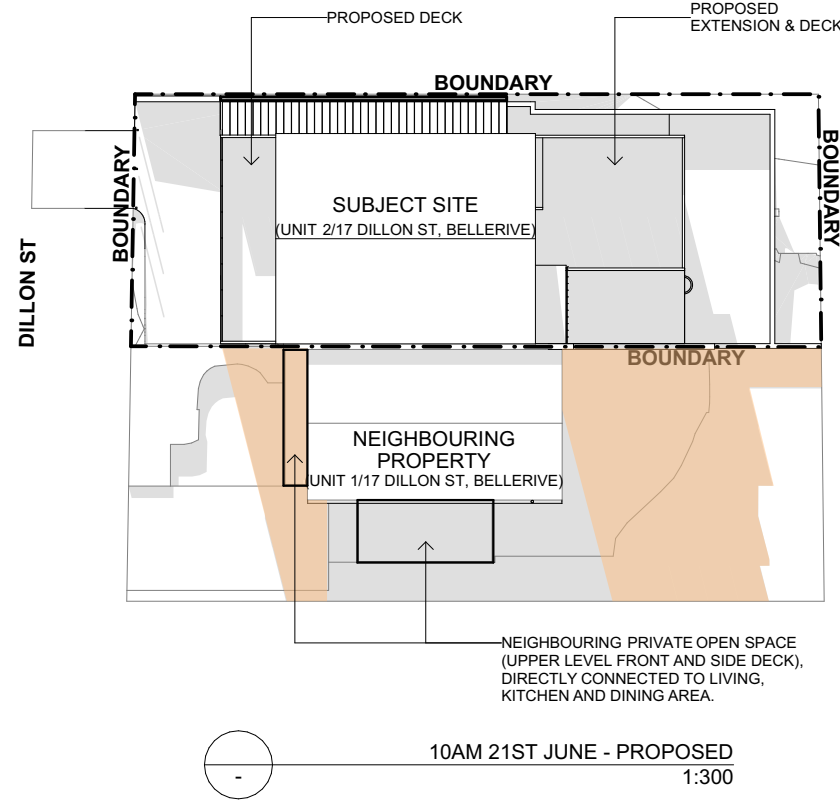
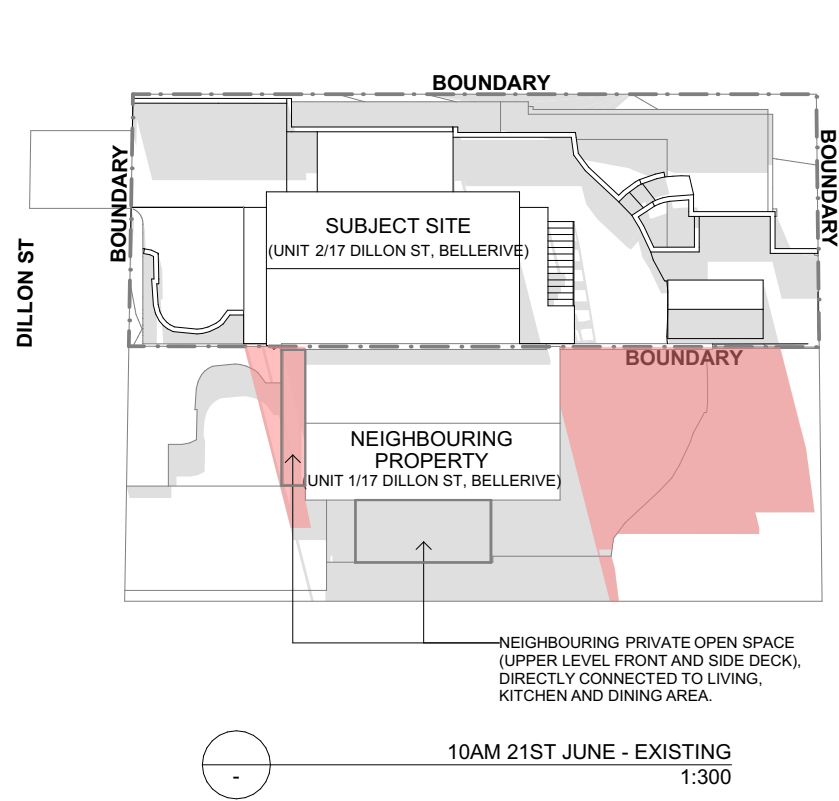
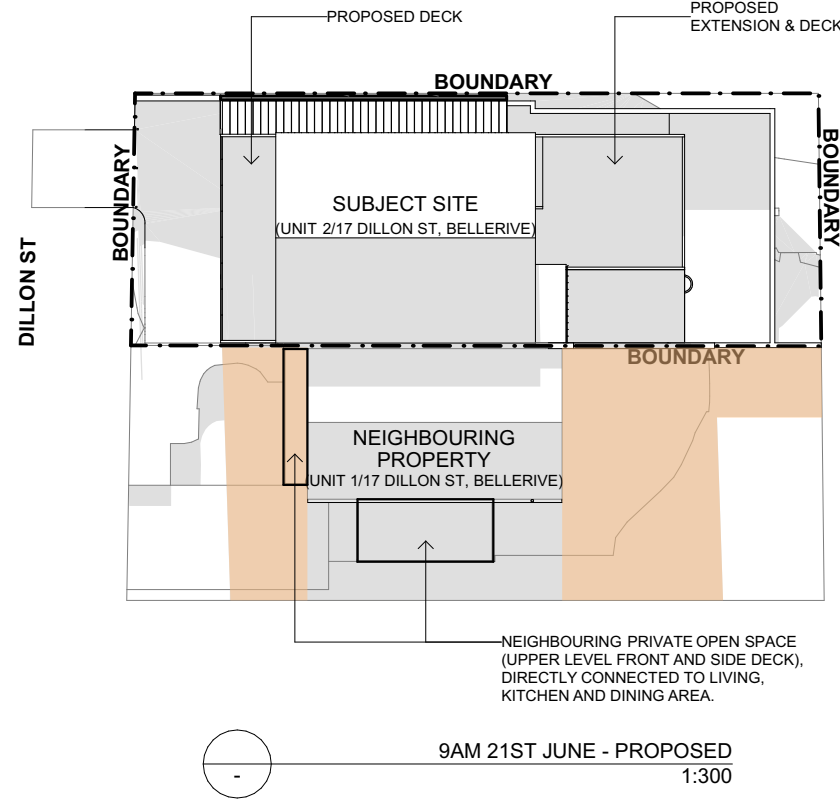
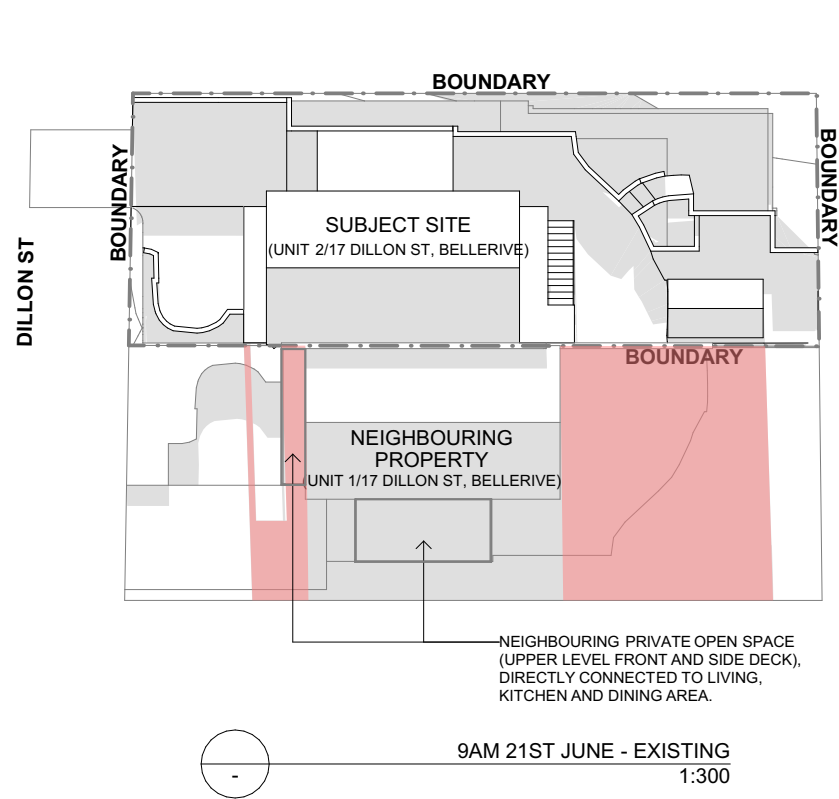
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REV	AMENDMENT	DATES

A.14
SW ELEVATION

LEGEND

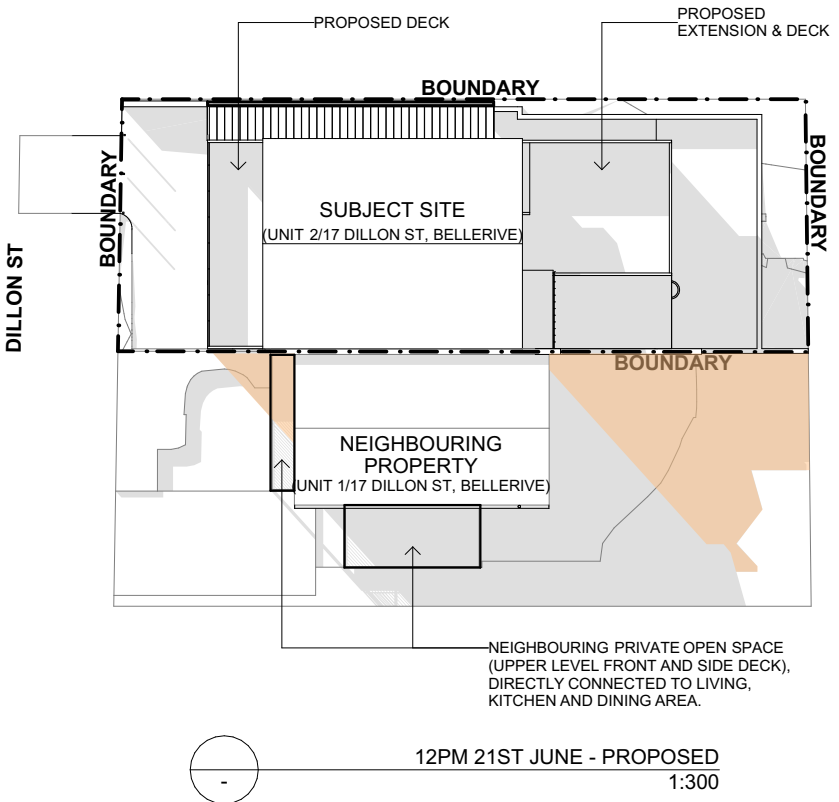
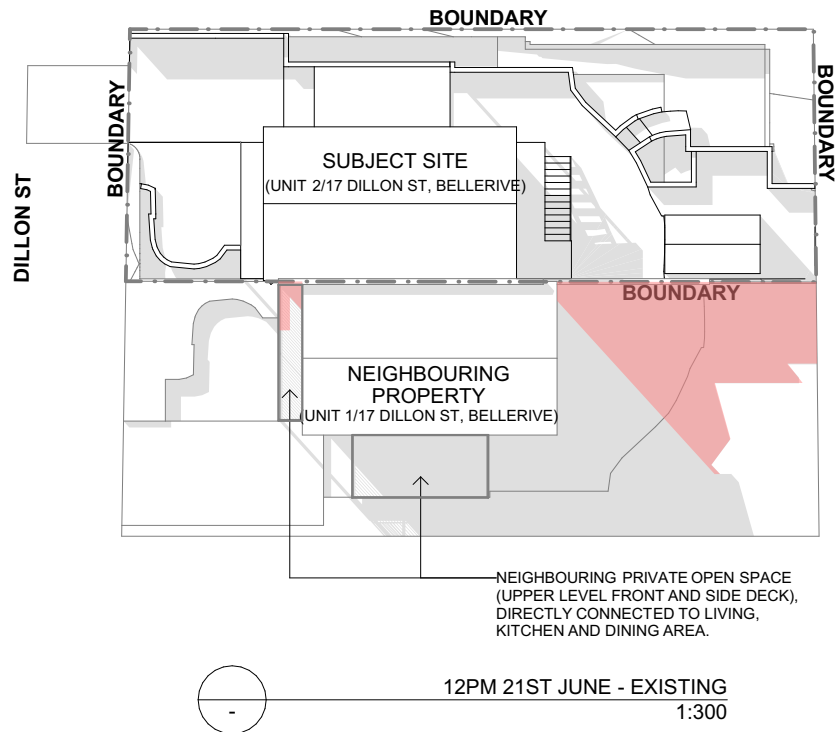
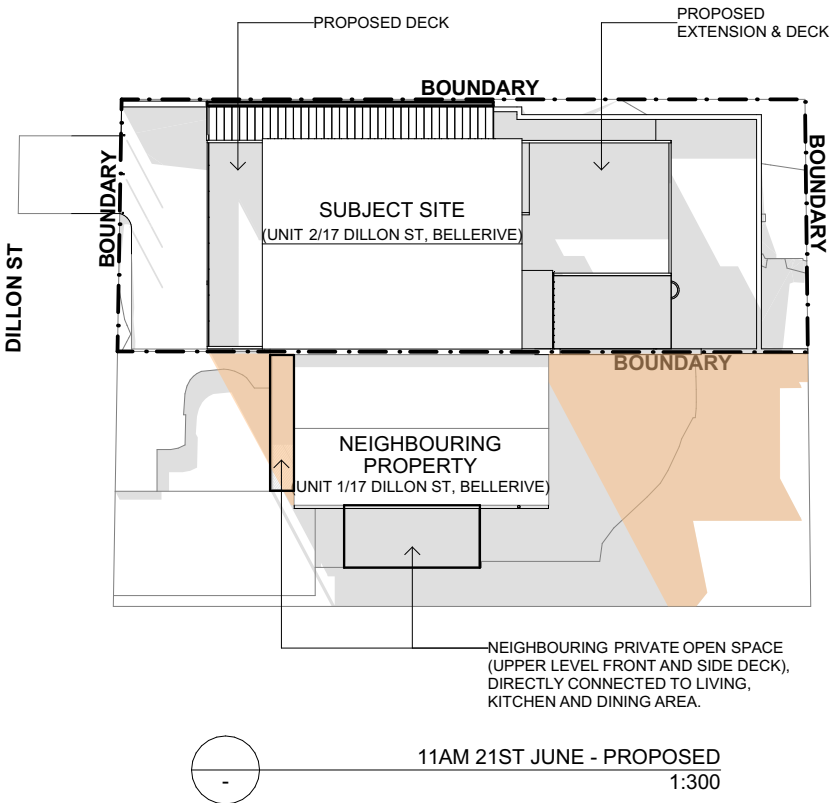
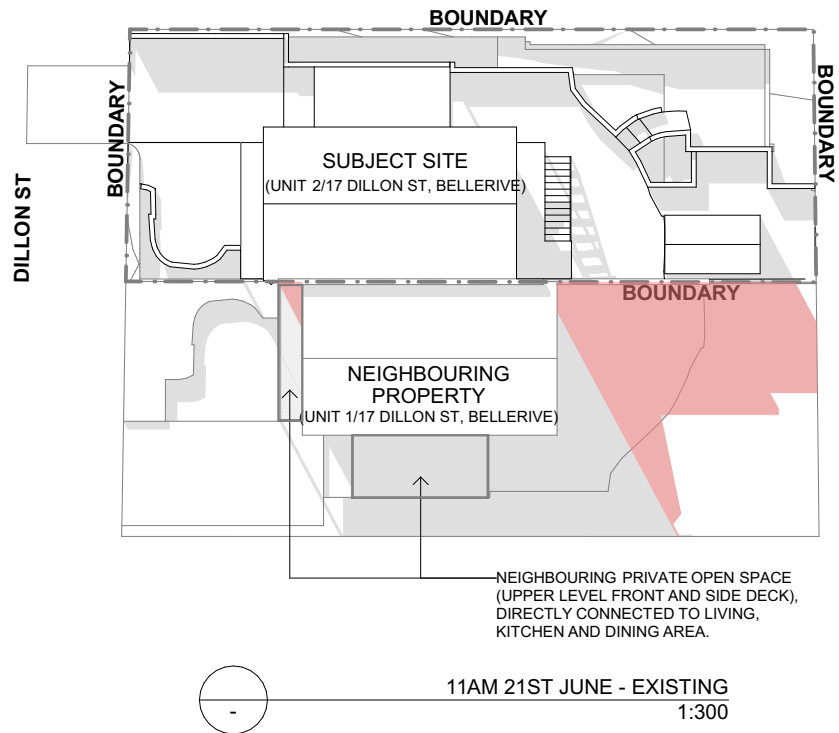
- EXTENT OF **EXISTING SHADOWING** CAST ON THE
NEIGHBOURING PRIVATE OPEN SPACE
- EXTENT OF **PROPOSED SHADOWING** CAST ON
THE NEIGHBOURING PRIVATE OPEN SPACE



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- EXTENT OF **EXISTING SHADOWING** CAST ON THE NEIGHBOURING PRIVATE OPEN SPACE
- EXTENT OF **PROPOSED SHADOWING** CAST ON THE NEIGHBOURING PRIVATE OPEN SPACE



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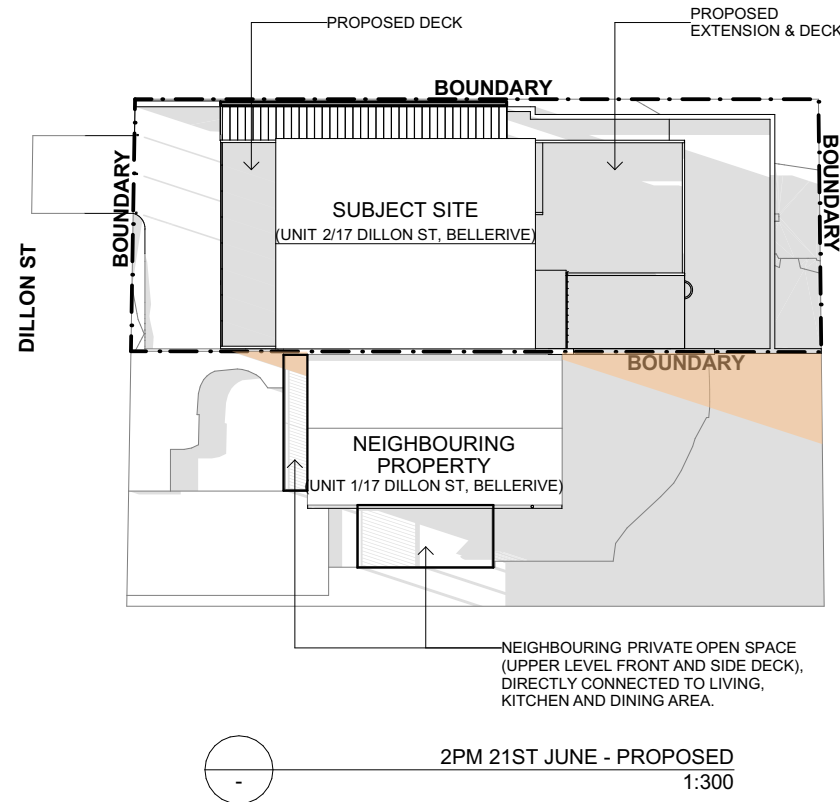
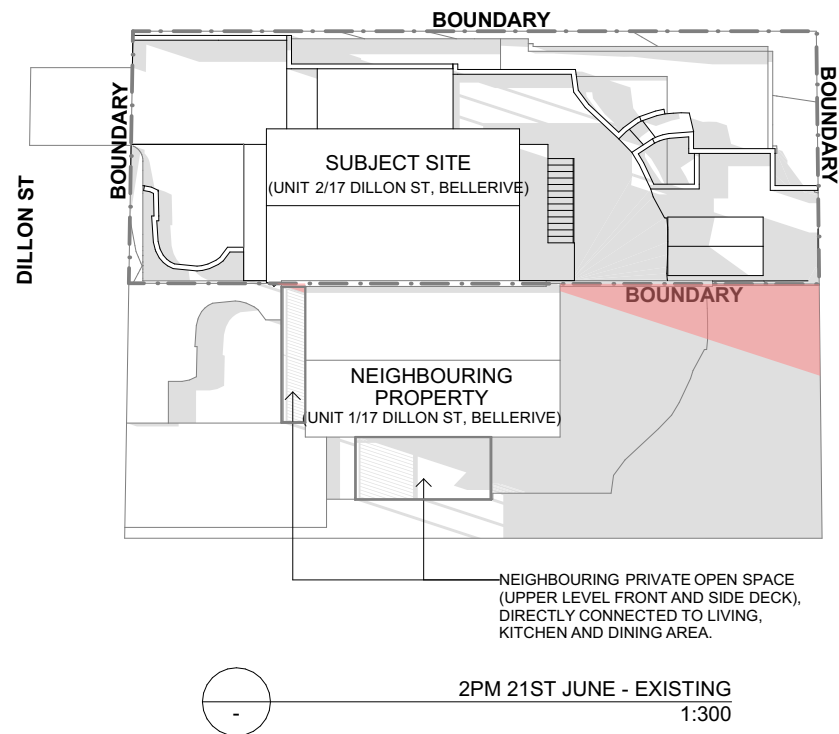
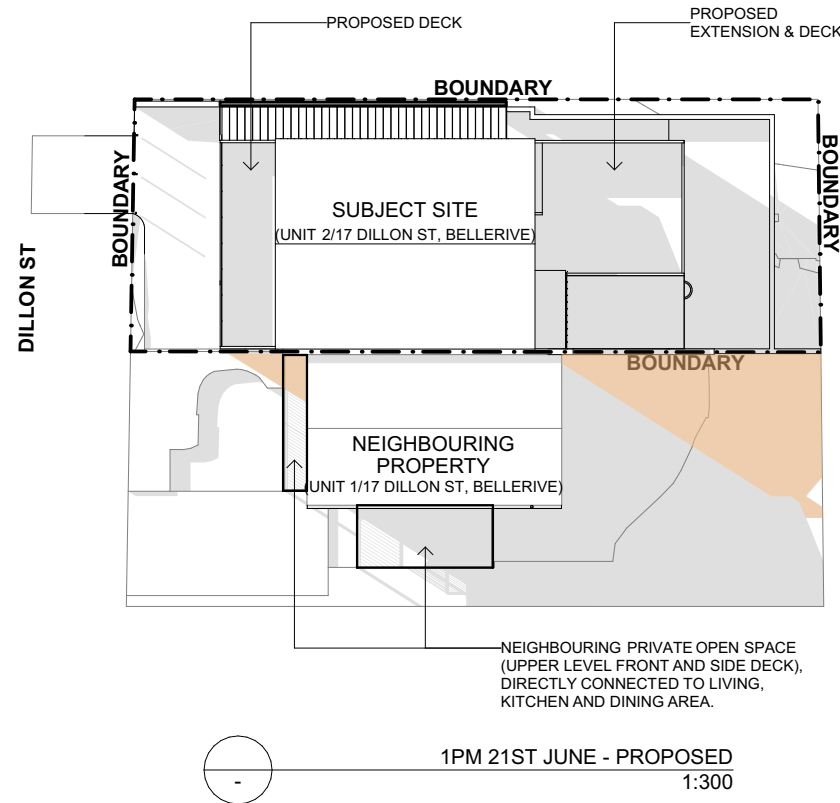
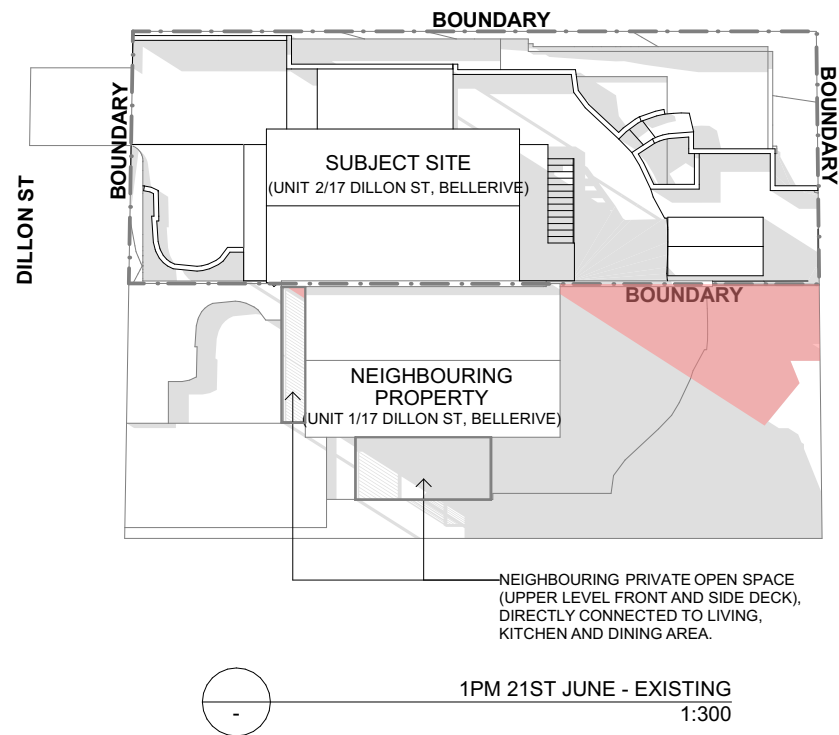
REV	AMENDMENT	DATES

A.16

SHADOW DIAGRAMS

LEGEND

- EXTENT OF **EXISTING SHADOWING** CAST ON THE NEIGHBOURING PRIVATE OPEN SPACE
- EXTENT OF **PROPOSED SHADOWING** CAST ON THE NEIGHBOURING PRIVATE OPEN SPACE



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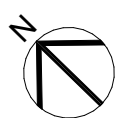
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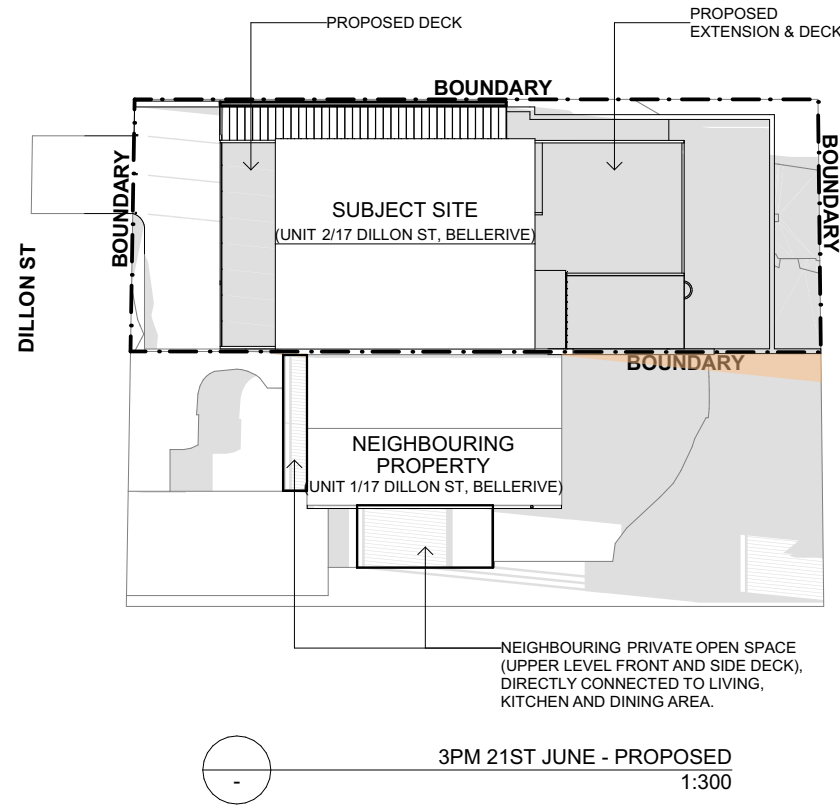
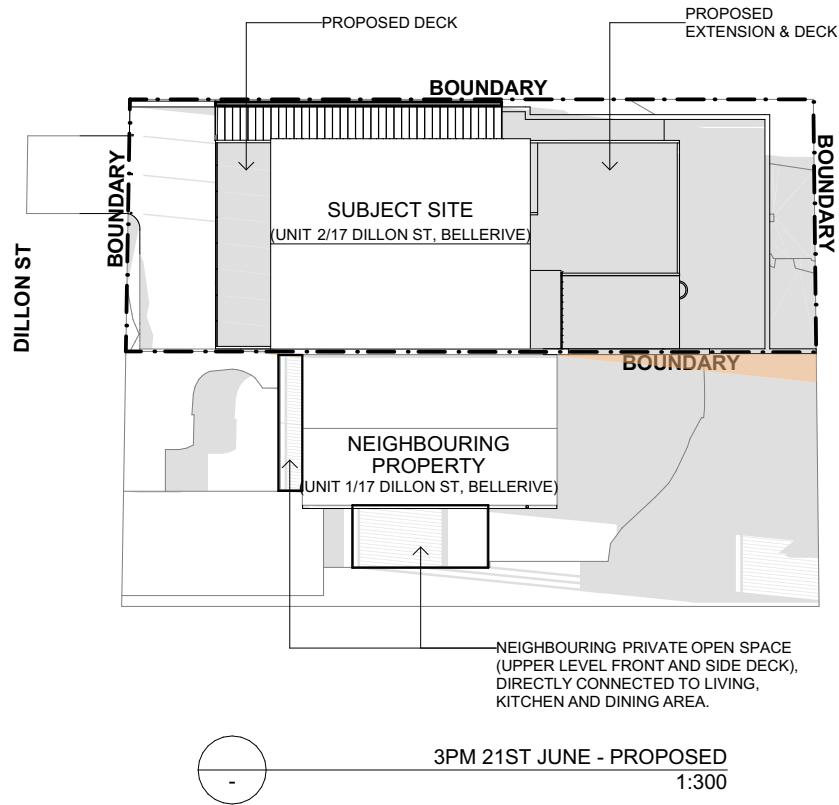
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A.17

SHADOW DIAGRAMS

LEGEND

- EXTENT OF **EXISTING** SHADOWING CAST ON THE NEIGHBOURING PRIVATE OPEN SPACE
- EXTENT OF **PROPOSED** SHADOWING CAST ON THE NEIGHBOURING PRIVATE OPEN SPACE



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COUNCIL RFI

CLA-S21.0 BELLERIVE BLUFF SPECIFIC AREA PLAN

CLA-S21.7.1 SETBACKS AND BUILDING HEIGHT - A1/P1, A2/P2.

Drawings or photomontages illustrating the visual impact of the proposal against adjoining properties is required to assess the proposal against P2;

RFI RESPONSE

Photomontages on the same page illustrates the visual impact of the proposal against adjoining properties.



EXISTING STREET VIEW



PHOTOMONTAGE - PROPOSED



EXISTING STREET VIEW



PHOTOMONTAGE - PROPOSED

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AMENDMENT

DATES

A.19
PHOTOMONTAGE



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ADMIN@MATT-KENNEDY.COM.AU
5 MCINTYRE STREET, MORNINGTON

Dear Planning Officer,

I am writing in response to the Request for Further Information (RFI) regarding Planning Application **PDPLANPMTD- 2026-061100** for the proposed addition and alternation at **2-17 Dillon St, Bellerive**, in relation to the following provisions of the Tasmanian Planning Scheme & Clarence Local Provisions Schedules:

- **Clause 8.4.4** – Sunlight to Private Open Space of Multiple Dwellings
- **Clause 8.4.3** – Site Coverage and Private Open Space for All Dwellings A2/P2
- **CLA-S21.7.1** – Setbacks and Building Height – A1/P1 and A2/P2
- **CLA-S21.3.3** – Local Area Objectives – River Face Precinct.

CLA-S21.0 BELLERIVE BLUFF SPECIFIC AREA PLAN

8.4.4 SUNLIGHT TO PRIVATE OPEN SPACE OF MULTIPLE DWELLINGS – A1/P1

Acceptable Solutions	Performance Criteria
A1 A multiple dwelling, that is to the north of the private open space of another dwelling on the same site, required to satisfy A2 or P2 of clause 8.4.3, must satisfy (a) or (b), unless excluded by (c): (a) the multiple dwelling is contained within a line projecting (see Figure 8.4): (i) at a distance of 3m from the northern edge of the private open space; and	P1 A multiple dwelling must be designed and sited to not cause an unreasonable loss of amenity by overshadowing the private open space, of another dwelling on the same site, which is required to satisfy A2 or P2 of clause 8.4.3 of this planning scheme.



(ii) vertically to a height of 3m above existing ground level and then at an angle of 45 degrees from the horizontal; (b) the multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight between 9.00am and 3.00pm on 21st June; and (c) this Acceptable Solution excludes that part of a multiple dwelling consisting of: (i) an outbuilding with a building height not more than 2.4m; or (ii) protrusions that extend not more than 0.9m horizontally from the multiple dwelling.	
8.4.3 SITE COVERAGE AND PRIVATE OPEN SPACE FOR ALL DWELLINGS A2/P2	
Acceptable Solutions	Performance Criteria
A2 A dwelling must have private open space that: (a) is in one location and is not less than: (i) 24m²; or (ii) 12m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); (b) has a minimum horizontal dimension of not less than:	P2 A dwelling must have private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and is: (a) conveniently located in relation to a living area of the dwelling; and (b) orientated to take advantage of sunlight.

(i) 4m; or (ii) 2m, if the <u>dwelling</u> is a multiple <u>dwelling</u> with a finished floor level that is entirely more than 1.8m above the <u>finished ground level</u> (excluding a garage, carport or entry foyer); (c) is located between the <u>dwelling</u> and the <u>frontage</u> only if the <u>frontage</u> is orientated between 30 degrees west of true north and 30 degrees east of true north; and (d) has a gradient not steeper than 1 in 10.	
Responses	
The proposal does not comply with Acceptable Solutions 8.4.4 A1 and 8.4.3 A2. However, the proposal is considered to satisfy Performance Criteria 8.4.4 P1 and 8.4.3 P2 for the following reasons. According to Performance Criteria 8.4.3 P2, neighbouring(1/17 Dillon Street) private open space is considered to be front and side decks at upper-floor level. The neighbouring ground floor courtyard is not considered to function as the primary private open space due to it does not connect to living space and receives limited sunlight under the existing conditions. While the upper level are decks are directly accessible from the kitchen and dining areas, are adjacent to the living area, and function as an extension of the dwelling for outdoor relaxation and entertaining. Both decks are north-facing and have better access to direct sunlight. The proposed extension does not cause 50% of the primary private open space to receive less than 3 hours of sunlight between 9.00am and 3.00pm on 21st June. More than 50% of primary private open space continues to receive at least 3 hours of sunlight during this period. Refer to the existing floor plans for 1/17 Dillon Street on Sheets A.05 and A.06 and updated hourly shadow diagrams on Sheets A.15–A.18.	



CLA-S21.0 BELLERIVE BLUFF SPECIFIC AREA PLAN

CLA-S21.7.1 SETBACK AND BUILDING HEIGHT

Acceptable Solutions	Performance Criteria
A1 Buildings must have a setback from a frontage of not less than 4.5m.	P1 Buildings must have a setback from a frontage that is compatible with the existing dwellings in the street, having regard to: (a) the relevant established precinct characteristics and the objectives identified in the local area objectives; (b) any topographical constraints; (c) any existing development on-site; and (d) the extent to which the variation visually impacts an immediately adjoining property identified in the Local Historic Heritage Code within its streetscape setting.
Response	
The proposed front deck has a setback of 3.423m from the front boundary and therefore does not comply with Acceptable Solution A1. The proposal is considered to satisfy Performance Criterion P1. The proposed setback is compatible with the existing pattern of development within the street, where a number of dwellings have less than 4.5m front setback. These include: • 8 Dillon Street, Bellerive	



- 19 Dillon Street, Bellerive
- 25 Dillon Street, Bellerive
- 23 Dillon Street, Bellerive
- 21 Dillon Street, Bellerive
- 8 Buchanan Street, Bellerive
- 31 King Street, Bellerive
- 40 King Street, Bellerive
- 40A King Street, Bellerive
- 42 King Street, Bellerive



These properties demonstrate that the streetscape does not exhibit a uniform building line. As such, the proposed front setback will not appear out of character with surrounding development.

The subject site is smaller than many adjoining properties, resulting in a more limited area for private open space. The reduced front setback allows for a functional deck and outdoor area that receives northern sunlight, improving residential amenity.

No immediately adjoining property identified in the Local Historic Heritage Code within its streetscape setting.

Acceptable Solution	Performance Criteria
A2 (a) For wall heights of 3.5m or less, side and rear setbacks must be no greater than the setbacks to the existing dwelling on each respective boundary.	P2 The siting and scale of a dwelling must: (a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:

(b) For wall heights greater than 3.5m, there is no acceptable solution. (c) For new development on vacant lots, there is no acceptable solution. (d) Building height must not be more than 5.5m.	(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property; (ii) overshadowing the private open space of a dwelling on an adjoining property; (iii) overshadowing of an adjoining vacant property; or (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property; (b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; (c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on: (i) an adjoining property; or (ii) another dwelling on the same site; and (d) have regard to: (i) the relevant established precinct characteristics and the objectives identified in the local area objectives; (ii) any topographical constraints;
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	(iii) any existing development on-site; (iv) development built up to the boundary should avoid the appearance of conjoined terraces or side by side town houses; and (v) the extent to which the variation visually impacts an immediately adjoining property identified in the Local Historic Heritage Code within its streetscape setting.
Response	
The proposal does not comply with the side setback prescribed under Acceptable Solution A2. Notwithstanding this, the proposal is considered to satisfy the relevant Performance Criteria P2	
The proposed lower-ground carport has a side setback of 300mm, while the proposed upper ground extension has a side setback of 1.630m.	
The reduced side setback to the carport is primarily due to the constrained width and area of the existing site and the space required to provide functional vehicle parking and manoeuvring. The proposed carport width allows for two off-street parking spaces and sufficient manoeuvring area for vehicles to reverse within the property and exit the site in a forward direction.	
The reduced side setback to the upper-level extension is proposed to provide additional functional habitable floor area and improve the internal amenity. The existing dwelling is substantially smaller than many surrounding dwellings, and the proposed extension provides additional living space suitable for a family while responding to the constraints of the relatively small site.	
The existing dwelling has a smaller floor area of approximately 97 m² on a 321 m² lot, compared with surrounding dwellings. Examples include: • 15 Dillon St 140m² floor area on a 635 m² lot • 8 Buchanan St 220m² floor area on a 761 m² lot • 14 Dillon St - 326 m² floor area on a 453 m² lot	

(a) The siting and scale of the dwelling will not cause an unreasonable loss of amenity to adjoining properties (19 Dillon Street, Bellerive & 1/17 Dillon St, Bellerive), for following reasons:

(i) Subject site is located to the south of the adjoining property at 19 Dillon Street. As a result, the proposed development will not result in an unreasonable reduction in sunlight to habitable rooms on the adjoining property.

There are no habitable room windows at 1/17 Dillon Street facing the subject site. Therefore, the proposal will not adversely impact the adjoining property.

(ii) For the same reason above, the proposal will not cause unreasonable overshadowing of the private open space associated with 19 Dillon St.

The proposal will create minor overshadowing to the private open space of adjoining property at the same site, 1/17 Dillon St. Please see Sheet A.15-A.18.

(iii) N/A

(iv) The proposal will not result in unreasonable visual impacts on 19 Dillon Street. The affected interface is adjacent to a secondary side access area of the neighbouring dwelling, which is primarily used for bin storage and service infrastructure and contains limited windows.

(b) The proposal is considered to satisfy the Performance Criterion, as properties within the neighbourhood exhibit limited separation from adjoining properties. Examples include:

- 5 Dillon Street, Bellerive
- 14 Dillon Street, Bellerive
- 6 Buchanan Street, Bellerive
- 4 Buchanan Street, Bellerive
- 30 Abbott Street, Bellerive
- 40A King Street, Bellerive



(c) There are no existing solar energy installations on the adjoining property that would be affected by the proposal.

(d) The siting and scale of the proposal have regard to:

(i) The proposal is considered consistent with the established precinct characteristics and the relevant local area objectives. As demonstrated in section (b), a number of neighbouring dwellings are located close to or on side boundaries.

(ii) While the site is not subject to significant topographical constraints, it is significantly smaller than the majority of adjoining properties, resulting in a limited area for both internal living space and private open space. The reduced side setback facilitates a functional living area for a family and a deck with northern solar access, thereby improving residential amenity.

(iii) The proposal has no impact on existing development on-site.

(iv) The proposal does not appearance of conjoined terraces.

(v) No immediately adjoining property identified in the Local Historic Heritage Code.

CLA-S21.0 BELLERIVE BLUFF SPECIFIC AREA PLAN

CLA-S21.3.3 Local Area Objectives – River Face Precinct

Sub-clause	Area Description	Local Area Objectives
CLA-S21.3.1	River Face Precinct shown on an overlay map as CLA-S21.3.3.1 and in Figure CLA-S21.1.	To enable development consistent with the following established precinct characteristics: (a) freestanding dwellings centrally located on generous lots (often with skillion additions at the rear) set back from the street edge, with strongly expressed foundation walls setback generously from side boundaries. Buildings are generally single level incorporating medium to strongly pitched roofs, typically with verandahs, which provide a transition in scale. Sub-floor foundation walls accommodate site grade and thus avoids site cutting. (b) additions to existing properties, especially ‘rooms in the roof’, if whole floors are added, reflect the characteristic pattern of consolidation and consequent impact on existing view-scapes from adjacent properties.

		To enable siting, massing and design of new development and additions to existing housing stock to support the achievement of: (a) freestanding building identity consolidated in response to the natural rise of the headland location; (b) set back from the street edge and step with the grade rather than cut into the site; (c) location centrally on the site presenting single storey elements and entry to the street; (d) second storey development which is not individually dominant but present as 'rooms in the roof' accommodated through medium to strongly pitched roof forms; (e) continued visual connectivity to the water and the landscape horizons of the city region and the Wellington Range beyond; and (f) not uniformly increasing the bulk of existing housing stock, with additions providing a stepping of scale allowing an acknowledgment of the initial primary structure.
Responses		
<i>To enable development consistent with the following established precinct characteristics:</i> <i>(a) & (b)</i> The existing dwelling forms part of an attached development, therefore does not have the freestanding building form characteristic of the larger lots within the precinct. The proposed extension has been designed to maintain the existing residential building identity and respond to the established form of the dwelling, rather than introducing a new building form. The proposed development remains pitched roof responding to the established architectural character of the surrounding residential area. <i>To enable siting, massing and design of new development and additions to existing housing stock to support the achievement of:</i> (a) The existing dwelling forms part of an attached dwelling development and therefore does not exhibit the freestanding building form identified as a characteristic of the River Face Precinct. (b) The proposal maintains the established front building line with only a small encroachment into the existing front setback, which is the proposed front deck. It remains consistent with the established setbacks and building alignment of surrounding properties along Dillon Street as demonstrated in CLA-S21.7.1 P1.		

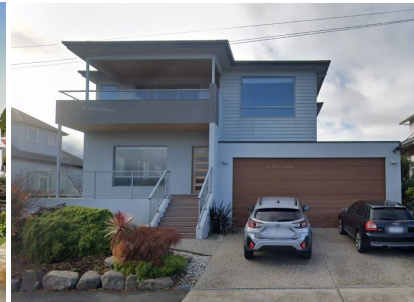
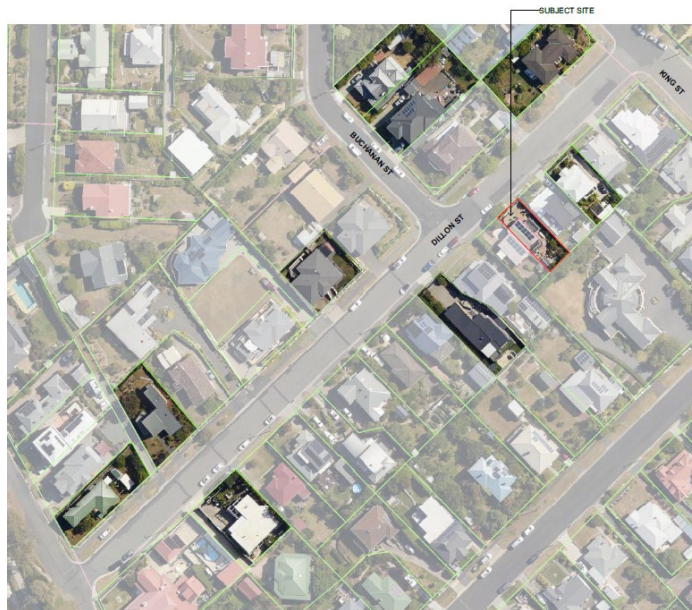
(c) Existing lot configuration and entry to street are retained in the proposal.

(d) The existing dwelling is a two-storey building. The proposal does not introduce a new second-storey form to an existing single-storey dwelling.

The proposal will continue to have a pitched gable roof that responds to the roof form of the existing dwelling and the medium to strongly pitched roof forms identified as characteristic of the River Face Precinct.

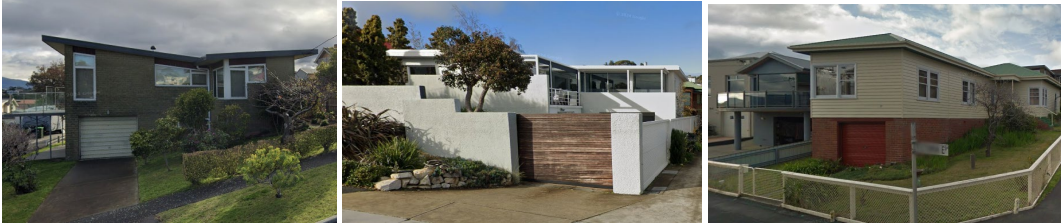
The characteristic of the proposed extension is consistent with existing streetscape and neighbouring building.

Images below show examples of existing buildings located along Dillon Street and within 200m of the subject site. These examples demonstrate that the established built form in the immediate surrounding area includes two-storey dwellings and not present as 'rooms in the roof'.





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(e) The proposal will continue establish building height and roof form and does not introduce substantial additional building bulk that would adversely impact visual connectivity to the water, the landscape horizons of the city region, or the Wellington Range beyond.

(f) While the proposed extension will result in some increase in the overall building bulk, the constrained site area provides limited opportunity to increase the internal floor area elsewhere. The additional floor area is required to provide a functional living, kitchen and dining area at the upper level.

Please don't hesitate to get in touch if you require any further clarification or additional information. Thank you for your consideration.

Kind Regards,

Matt Kennedy Drafting & Design

