



DEVELOPMENT APPLICATION

PDPLANPMTD-2023/041091

PROPOSAL: Additions & Alterations (Single Dwelling)

LOCATION: 2/36 Dossiter Street, Bellerive

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 30 January 2024

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 30 January 2024. 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 30 January 2024.

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.

Clarence City Council



APPLICATION FOR DEVELOPMENT / USE OR SUBDIVISION

The personal information on this form is required by Council for the development of land under the Land Use Planning and Approvals Act 1993. We will only use your personal information for this and other related purposes. If this information is not provided, we may not be able to deal with this matter. You may access and/or amend your personal information at any time. How we use this information is explained in our **Privacy Policy**, which is available at www.ccc.tas.gov.au or at Council offices.

Proposal:

PROPOSED ADDITIONS

Location:

Address: UNIT 2 / 36 DOSSITER STREET
Suburb/Town: BLUENIVE Postcode: 7018

Current Owners/s:

Applicant:

Personal Information Removed

Tax Invoice for application fees to be in the name of: (if different from applicant)

Estimated cost of development

\$ 45,000

Is the property on the Tasmanian Heritage Register?

Yes

☐

No

☒

(if yes, we recommend you discuss your proposal with Heritage Tasmania prior to lodgement as exemptions may apply which may save you time on your proposal)

If you had pre-application discussions with a Council Officer, please give their name

NO

Current Use of Site:

RESIDENTIAL VMTS

Does the proposal involve land administered or owned by the Crown or Council?

Yes

☐

No

☒

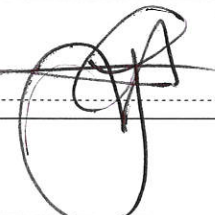
Declaration:

- *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. Where the application is submitted under Section 43A, the owner's 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.*

Applicant's
Signature:

Signature  Date 15/12/23

**PLEASE REFER TO THE DEVELOPMENT/USE AND SUBDIVISION CHECKLIST
ON THE FOLLOWING PAGES TO DETERMINE WHAT DOCUMENTATION MUST
BE SUBMITTED WITH YOUR APPLICATION.**

SEARCH OF TORRENS TITLE

VOLUME 178641	FOLIO 2
EDITION 3	DATE OF ISSUE 17-Mar-2020

SEARCH DATE : 15-Dec-2023

SEARCH TIME : 12.02 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 2 on Strata Plan 178641 and a general unit entitlement
operating for all purposes of the Strata Scheme being a 10
undivided 1/20 interest

Derived from Strata Plan 178641

Derivation : Part of 20A-2R-25P Gtd. to W Dossiter

SCHEDULE 1

M809729 TRANSFER to DALE JOHN BARRON Registered 17-Mar-2020
at noon

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 178641 folio 0

E199650 BURDENING EASEMENT: a drainage right (appurtenant to
Lot 2 on Sealed Plan 144472) over the land marked
Drainage Easement 2.00 wide on Diagram 43819
Registered 06-Feb-2020 at noon

A56552 FENCING CONDITION in Transfer

E212369 MORTGAGE to ING Bank (Australia) Limited Registered
17-Mar-2020 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 178641	FOLIO 0
EDITION 2	DATE OF ISSUE 06-Feb-2020

SEARCH DATE : 15-Dec-2023

SEARCH TIME : 12.02 PM

DESCRIPTION OF LAND

City of CLARENCE

The Common Property for Strata Scheme 178641

Derivation : Part of 20A-2R-25P Gtd. to W Dossiter

Prior CT 43819/1

SCHEDULE 1

STRATA CORPORATION NUMBER 178641, 36 DOSSITER STREET, BELLERIVE

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

E199650 BURDENING EASEMENT: a drainage right (appurtenant to
Lot 2 on Sealed Plan 144472) over the land marked
Drainage Easement 2.00 wide on Diagram 43819
Registered 06-Feb-2020 at noon

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UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

CITY/TOWN CLARENCE		STRATA PLAN SHEET 1 OF 3 SHEETS		Registered Number 178641	
SUBURB/LOCALITY BELLERIVE				STRATA TITLES ACT 1998 REGISTERED - 3 FEB 2020 <i>Ren</i> Recorder of Titles	
FOLIO REFERENCE C.T.43819/1		NAME OF STRATA SCHEME 36 DOSSITER STREET, BELLERIVE			
SITE COMPRISES THE WHOLE OF LOT 1 ON PLAN No. D.43819		SCALE 1:300	LENGTHS IN METRES		

SITE PLAN



← RIVER ST

DOSSITER STREET

WENTWORTH ST →

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>CD</i> Council Delegate		12-12-2019 Date	
STAGED/COMMUNITY DEVELOPMENT. SCHEME No. (IF APPLICABLE)		 Registered Land Surveyor		3-12-19 Date	

LODGED BY ROGERSON & BIRCH SURVEYORS

STRATA PLAN

SHEET 2 OF 3 SHEETS

STRATA TITLES ACT 1998

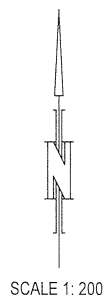
Registered Number

CSma
Council Delegate

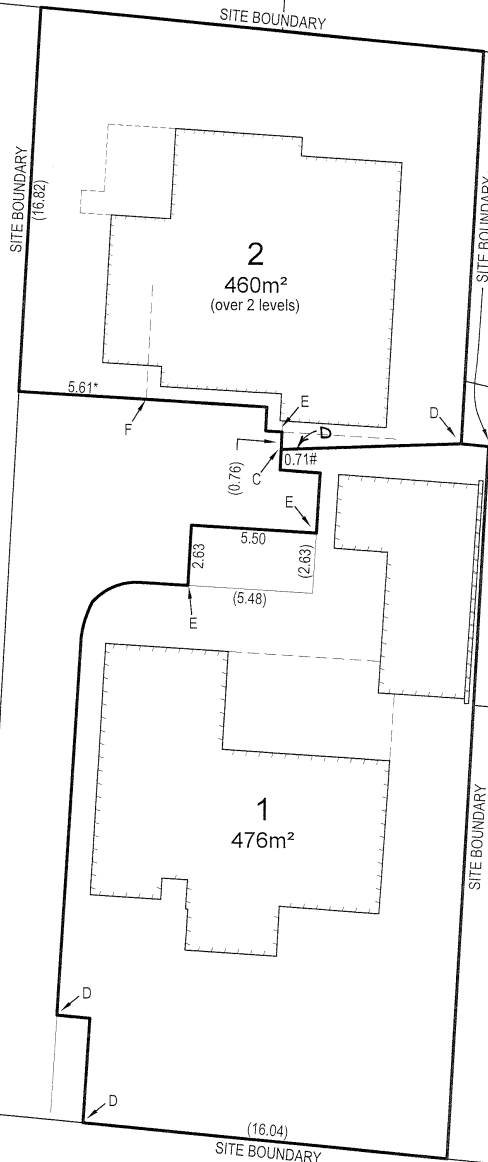
12.12.2019
Date

178641

GROUND LEVEL



SCALE 1: 200



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

SITE BOUNDARIES
MEASUREMENT WHERE BOUNDARY IS OPEN
EDGE OF CONCRETE LABELLED D - E, E - C
CENTRELINE OF FENCE LABELLED D - D
EDGE OF ROOFING STRUCTURE E - F

OPEN BOUNDARIES SHOWN * ARE THE PROLONGATION OF THE ADJACENT EDGE OF ROOFING STRUCTURE
OPEN BOUNDARIES SHOWN # ARE THE PROLONGATION OF THE CENTRELINE OF FENCE

MEASUREMENTS IN BRACKETS ARE FOR BOUNDARY FIXATION ONLY

THE VERTICAL LOT BOUNDARIES EXTEND FROM 2.00m BELOW GROUND LEVEL TO 10.00 METRES ABOVE GROUND LEVEL

LOT No	OPEN SPACE AREA	TOTAL FLOOR AREA	TOTAL AREA
2	237m ²	223m ²	460m ²

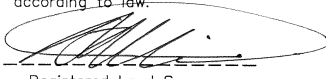
DOSSITER STREET

[Signature]
Registered Land Surveyor
3-12-19
Date

<p style="text-align: center; font-size: 1.2em; font-weight: bold;">STRATA PLAN</p> <p style="text-align: center;">SHEET 3 OF 3 SHEETS</p> <p style="text-align: right;">STRATA TITLES ACT 1998</p>	<p style="text-align: center; font-size: 0.8em;">Registered Number</p> <p style="text-align: center; font-size: 1.5em; font-weight: bold;">178641</p>
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NAME OF BODY CORPORATE: STRATA CORPORATION No. 178641 – 36 DOSSITER STREET, BELLERIVE

ADDRESS FOR THE SERVICE OF NOTICES: 36 DOSSITER STREET, BELLERIVE 7018

<p style="text-align: center; font-weight: bold;">SURVEYORS CERTIFICATE</p> <p>I, <u>ANDREW STEPHEN BIRCH</u> of <u>TRANMERE</u></p> <p>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.</p> <div style="display: flex; justify-content: space-between; align-items: flex-end; margin-top: 20px;"> <div style="text-align: center;">  Registered Land Surveyor </div> <div style="text-align: center;"> <u>3-12-2019</u> Date </div> <div style="text-align: center;"> <u>BURRT01</u> Ref No. </div> </div>	<p style="text-align: center; font-weight: bold;">COUNCIL CERTIFICATE</p> <p>I certify that the <u>Clarence City</u> Council has:</p> <p>(a) approved the lots shown in this plan and</p> <p>(b) issued this certificate of approval in accordance with section 31 of the Strata Titles Act 1998</p> <div style="display: flex; justify-content: space-between; align-items: flex-end; margin-top: 20px;"> <div style="text-align: center;"> <u>C. O'Neil</u> Council Delegate </div> <div style="text-align: center;"> <u>12-12-2019</u> Date </div> <div style="text-align: center;"> <u>SA-2019/005825</u> Ref No. </div> </div>
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GENERAL UNIT ENTITLEMENTS

LOT	UNIT ENTITLEMENT
1	10
2	10
TOTAL	20

PROPOSED CARPORT, DECK & SUNROOM ADDITION

for: D. Barron
at: Unit 2/36 Dossiter St, BELLERIVE

Project No. **22360**

Date: Dec. 2023

DESIGN DEVELOPMENT DRAWINGS

Drawing Schedule

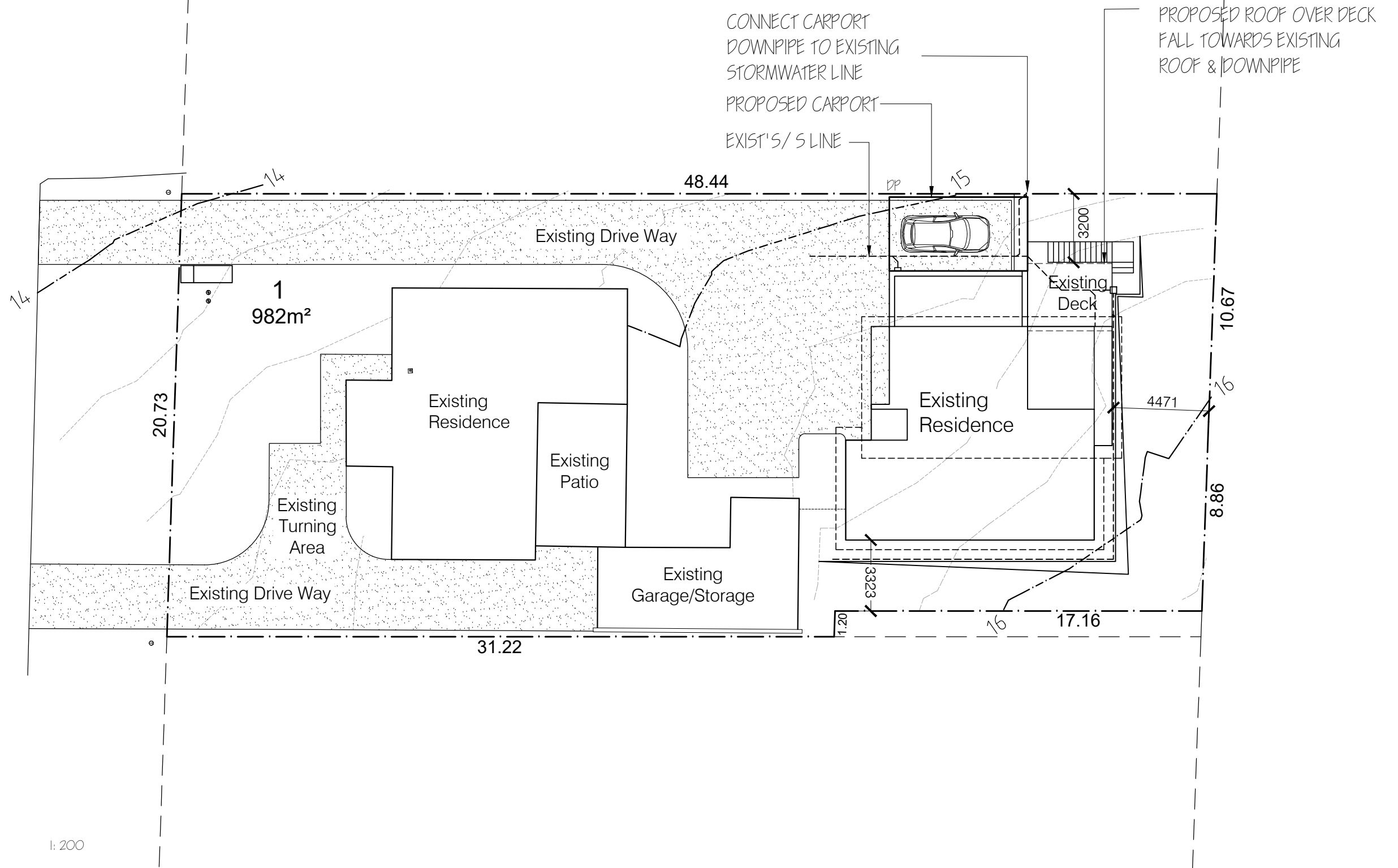
DD01 Proposed Site Plan
DD02 Existing Floor Plans
DD03 Existing Elevations
DD04 Proposed Floor Plans
DD05 Proposed Elevations

Prepared by:

G.Hills&Partners ARCHITECTS



P.O. Box 910, Kingston, Tas 7051
Ph: (03) 6229 1799 Mob: 0419 883 370
Email: graham.hills@bigpond.com
Tas Building Practitioner No. CC2367B



PROPOSED SITE PLAN

1: 200

NOTES:
* Do not scale the drawings.
* Verify levels / dimensions on site prior to commencement, report any discrepancies / variations to designer.
* Materials / workmanship to comply with AS codes, BCA & relevant regulations.

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REVISION NOTES		
No.	Revision/Issue	Date

G.Hills&Partners ARCHITECTS

PO Box 910, KINGSTON, TAS 7051
P 03 6229 1799 E graham.hills@bigpond.com
Building Designer Accreditation No. CC2367B

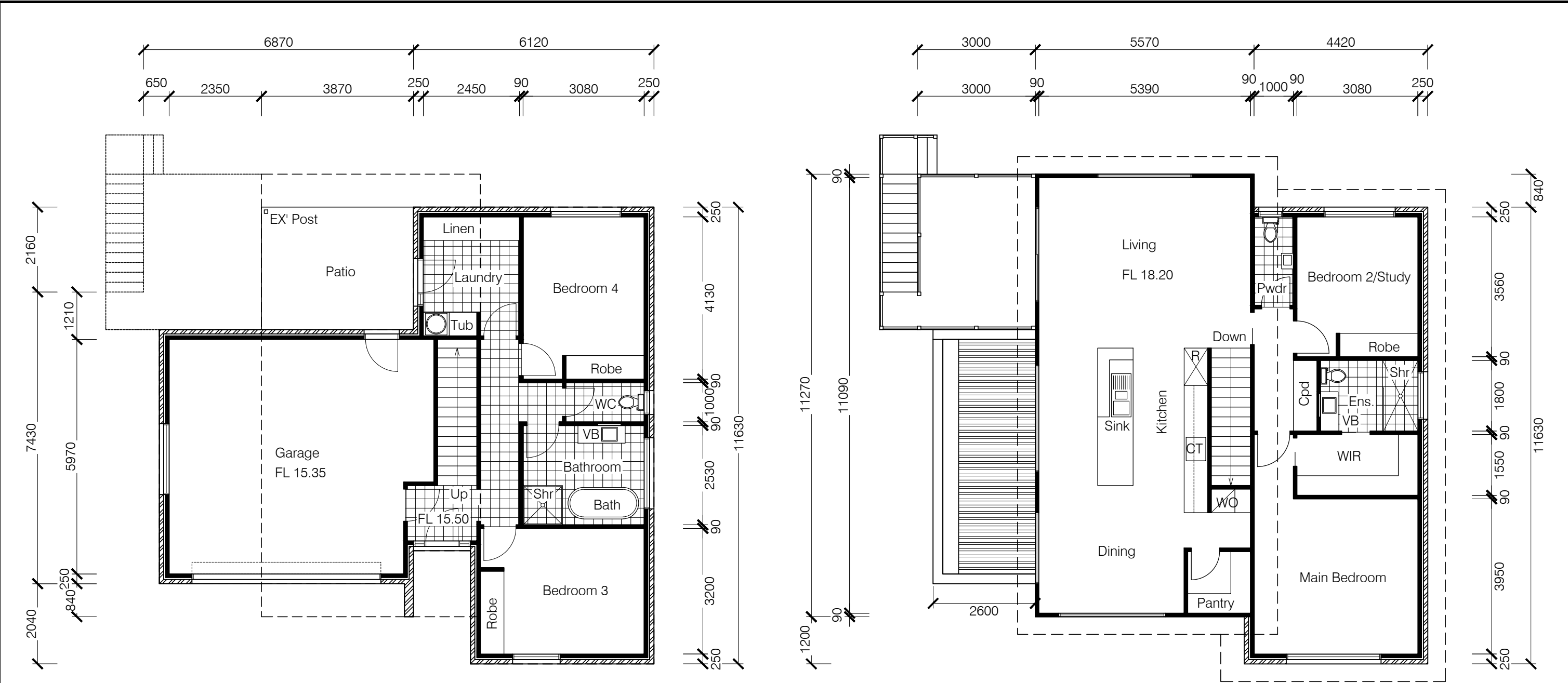
Project Name and Address
PROPOSED CARPORT, DECK & SUNROOM ADDITION

Unit 2/36 Dossiter St, BELLERIVE

Drawing Title
PROPOSED SITE PLAN

Client
D. Barron

DRAWING TYPE Design Dev' Drawings		PROJECT No. 22360	
Date 11-Dec-23		SHEET DD01	
Scale 1:200	Size A3	CHECKED G. HILLS	DESIGN G. HILLS
		DRAWN M. Kamankesh	



Lower Floor Plan

SCALE 1:100
LOWER AREA: 109.0m²

Upper Floor Plan

SCALE 1:100
UPPER AREA: 114.5m²
TOTAL FLOOR AREA: 223.5m²

Legend & Notes:			
	Brick veneer walls	P	Pantry
	90mm stud walls with 10mm plasterboard lining throughout	R	Refrigerator
		CT	Cooktop
		VB	Vanity Basin
		WC	Toilet (Water Closet)
		CSD	Cavity Sliding Door

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Project Name and Address
PROPOSED CARPORT, DECK & SUNROOM ADDITION

Unit 2/36 Dossiter St, BELLERIVE

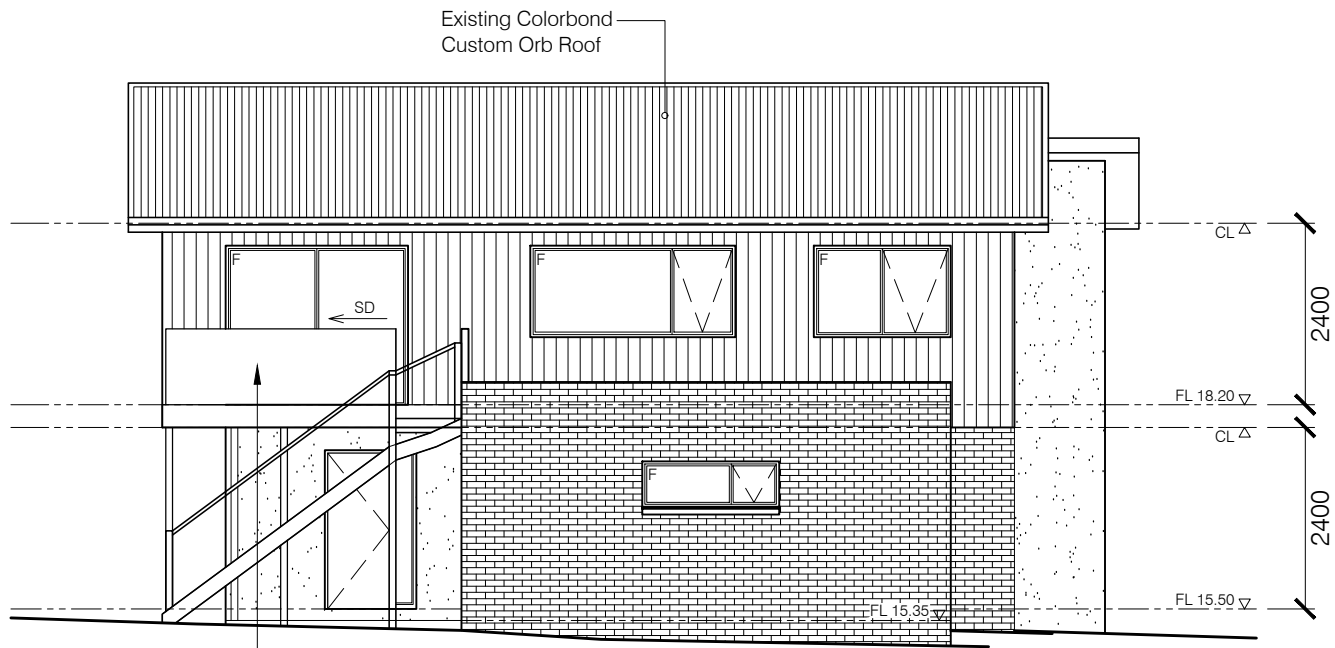
Drawing Title
EXISTING FLOOR PLANS

Client
D. Barron

DRAWING TYPE Design Dev' Drawings		PROJECT No. 22360	
Date 11-Dec-23	Scale 1:100	SHEET DD02	CHECKED G. HILLS
Size A3		DESIGN G. HILLS	DRAWN Direen Homes

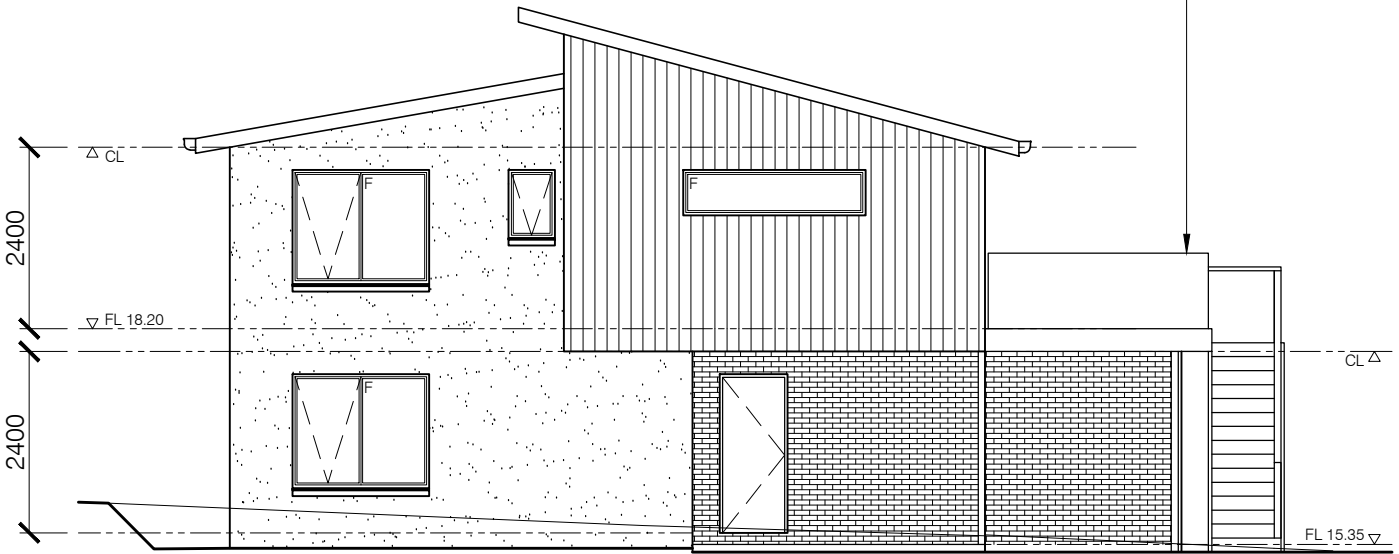
Legend & Notes:

CL	Ceiling Level
F	Fixed Window
FL	Floor Level
SD	Sliding Door

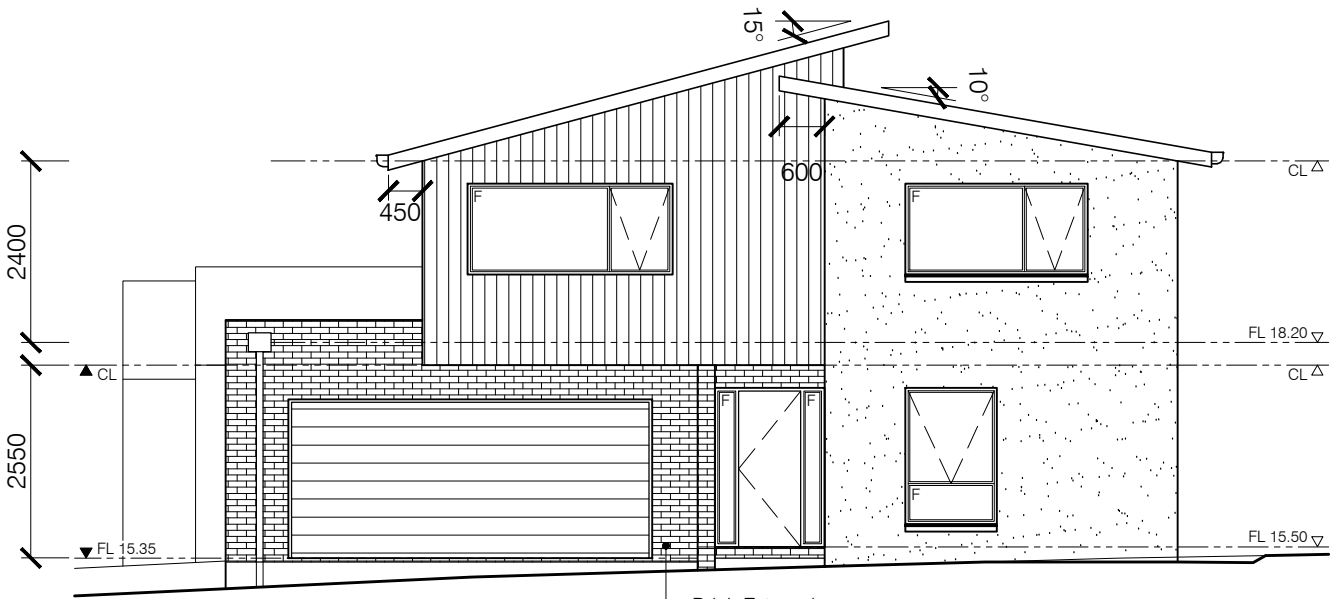


West Elevation
SCALE 1:100

DEMOLISH AND REMOVE EXISTING
BALUSTRADE & MAKE GOOD FOR
NEW WORKS



North Elevation
SCALE 1:100



South Elevation
SCALE 1:100

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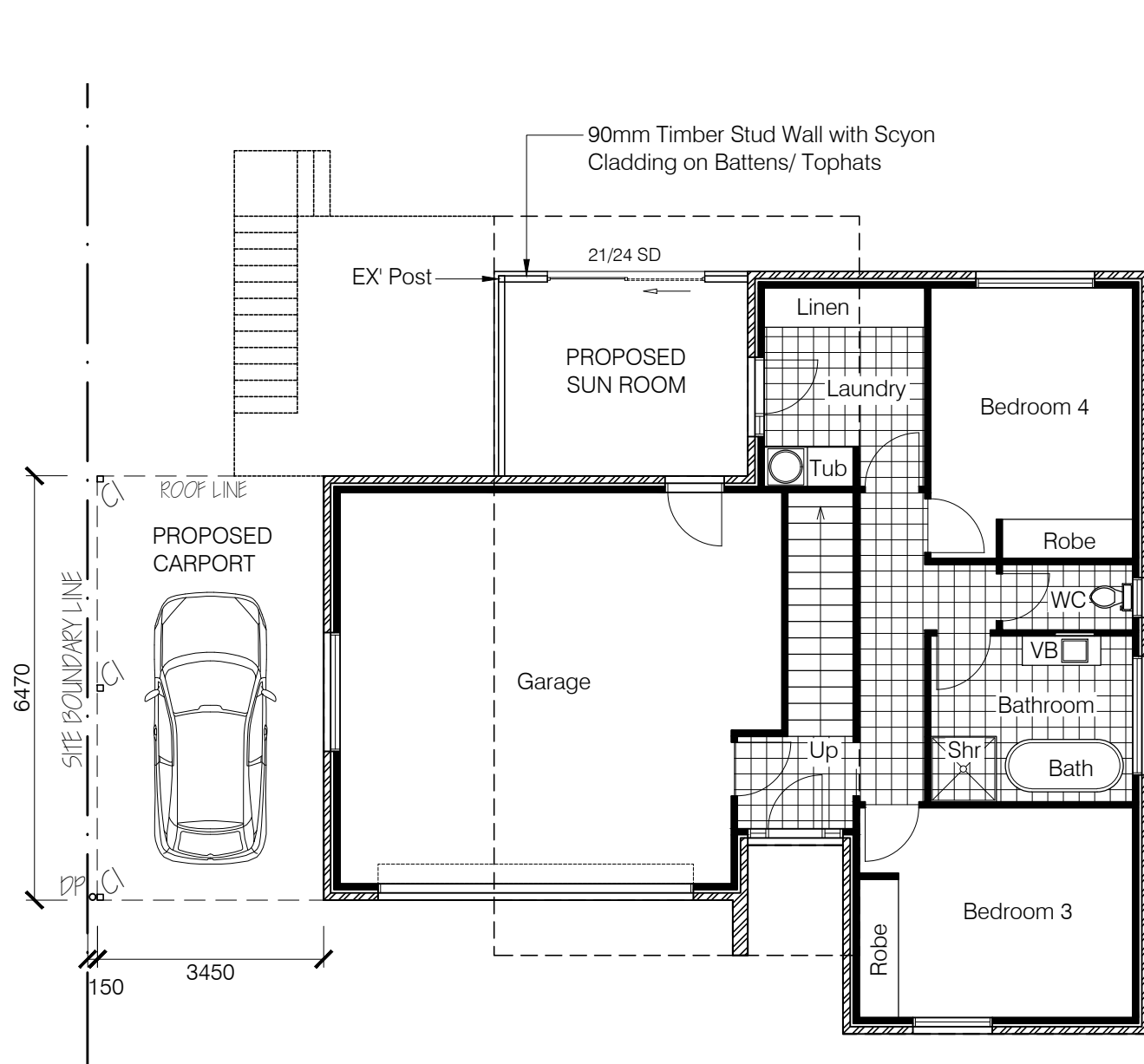
Project Name and Address
PROPOSED CARPORT, DECK & SUNROOM ADDITION

Unit 2/36 Dossiter St, BELLERIVE

Drawing Title
EXISTING ELEVATIONS

Client
D. Barron

DRAWING TYPE Design Dev' Drawings		PROJECT No. 22360	
Date 11-Dec-23	Scale 1:100	SHEET DD03	CHECKED G. HILLS
Size A3	DRAWN Direen Homes	DESIGN G. HILLS	



Lower Floor Plan

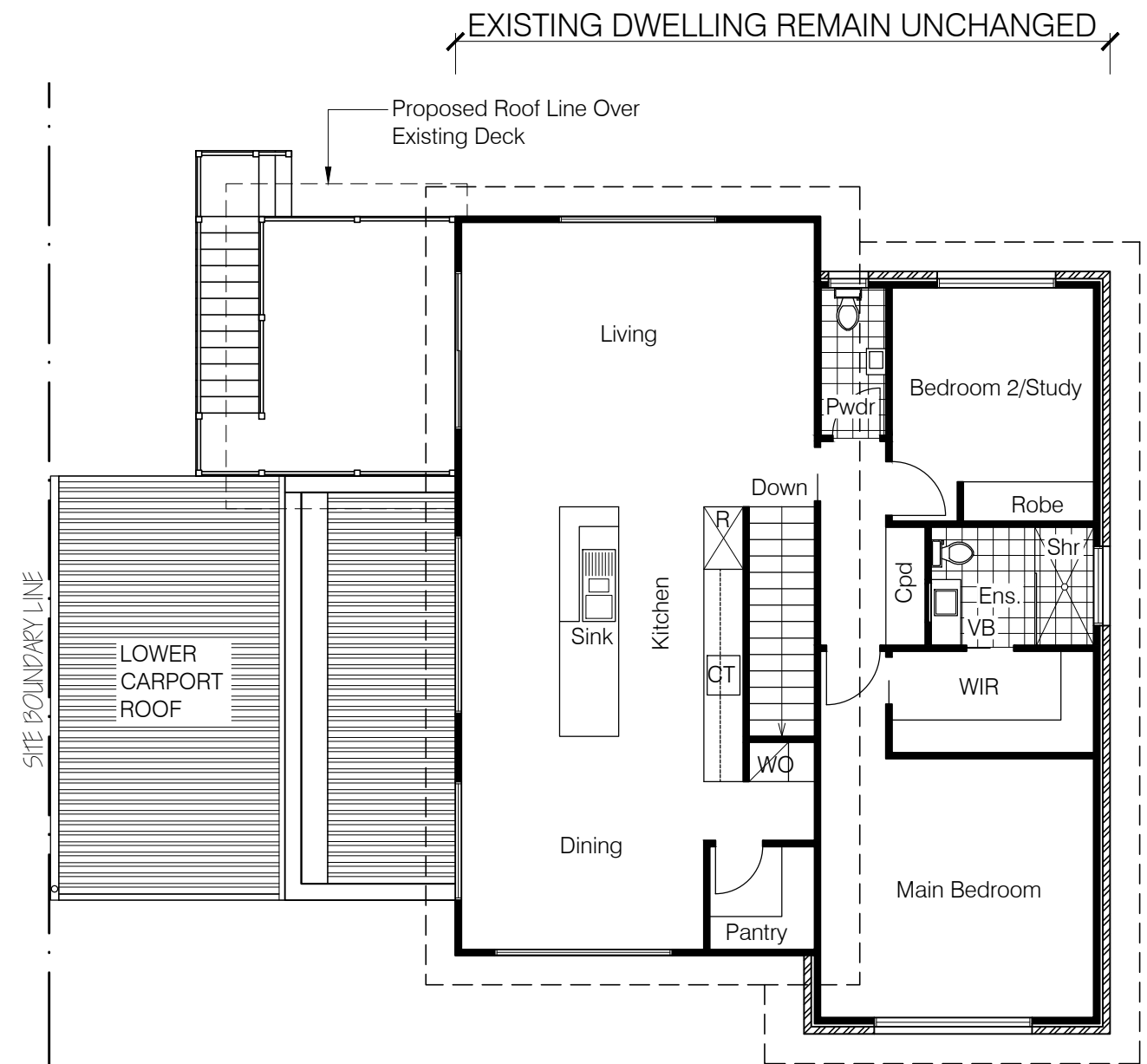
SCALE 1:100

Proposed Carport : 22.32m²

Sunroom : 12.0m²

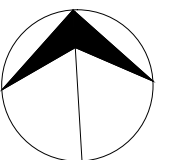
LEGEND:

C1 = 89 X 3.5mm SHS POST



Upper Floor Plan

SCALE 1:100



NOTES: * Do not scale the drawings. * Verify levels / dimensions on site prior to commencement, report any discrepancies / variations to designer. * Materials / workmanship to comply with AS codes, BCA & relevant regulations.	REVISION NOTES		
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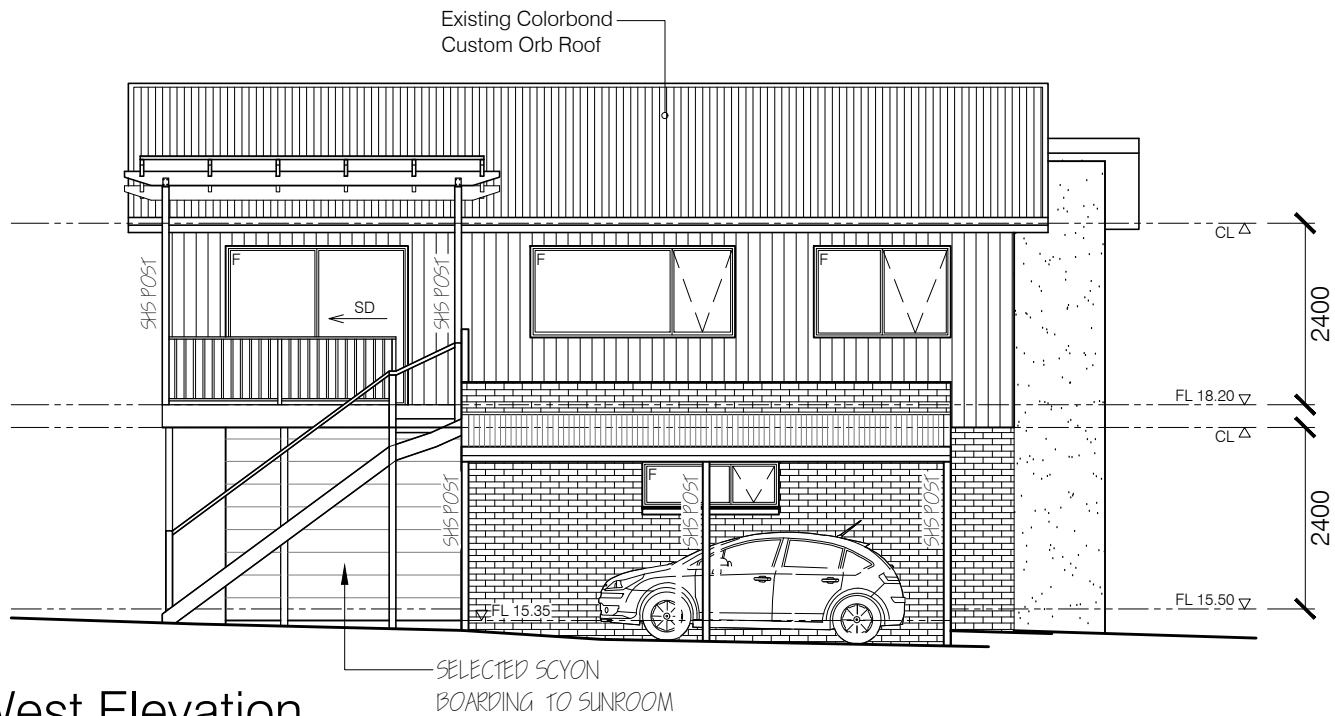
Project Name and Address
PROPOSED CARPORT, DECK & SUNROOM ADDITION
Unit 2/36 Dossiter St, BELLERIVE

Drawing Title
PROPOSED FLOOR PLANS
Client
D. Barron

DRAWING TYPE	PROJECT No.
Design Dev' Drawings	22360
Date	SHEET
11-Dec-23	DD04
Scale	CHECKED
1:100	G. HILLS
Size	DESIGN
A3	G. HILLS
	DRAWN
	M. Kamankesh

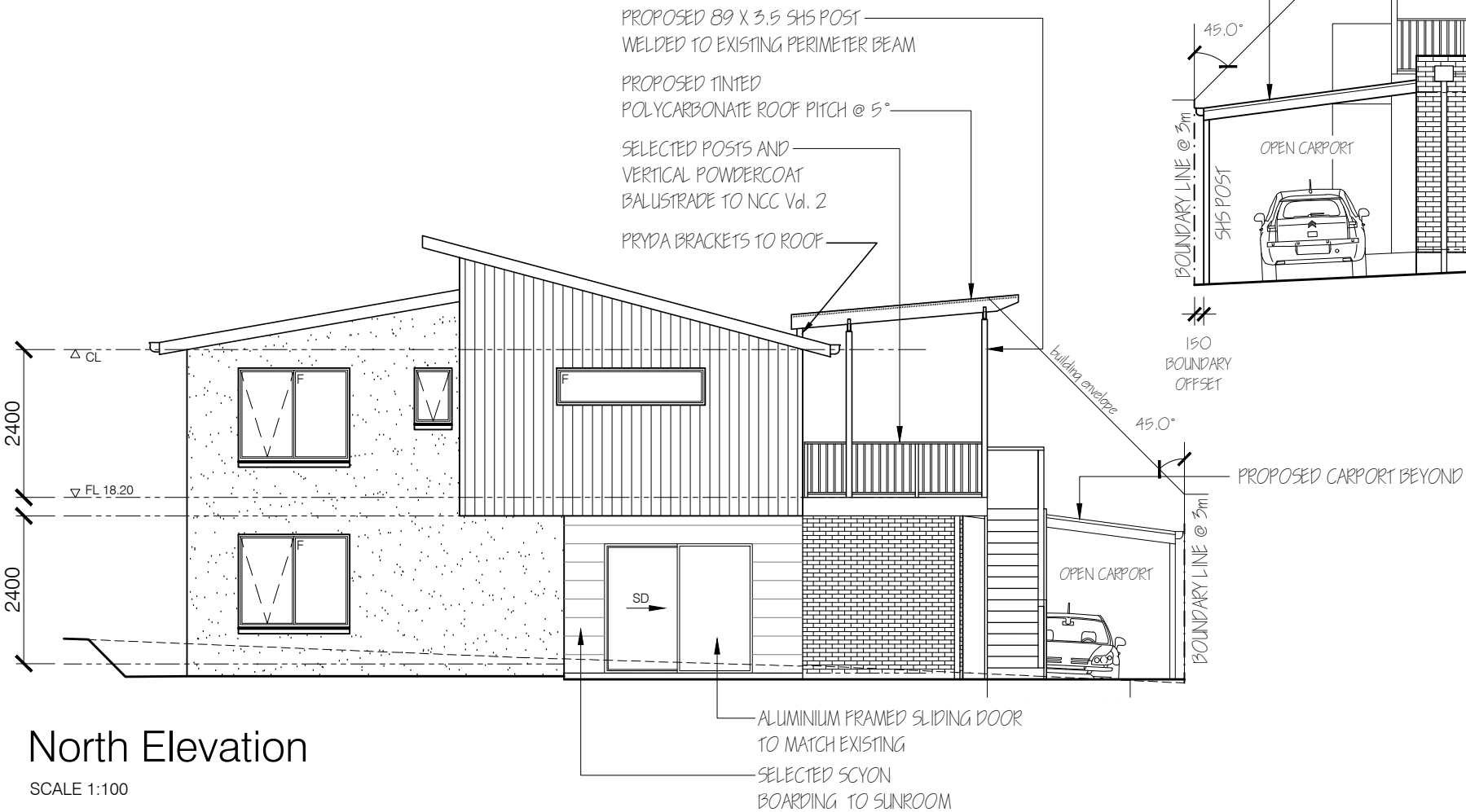
Legend & Notes:

CL	Ceiling Level
F	Fixed Window
FL	Floor Level
SD	Sliding Door



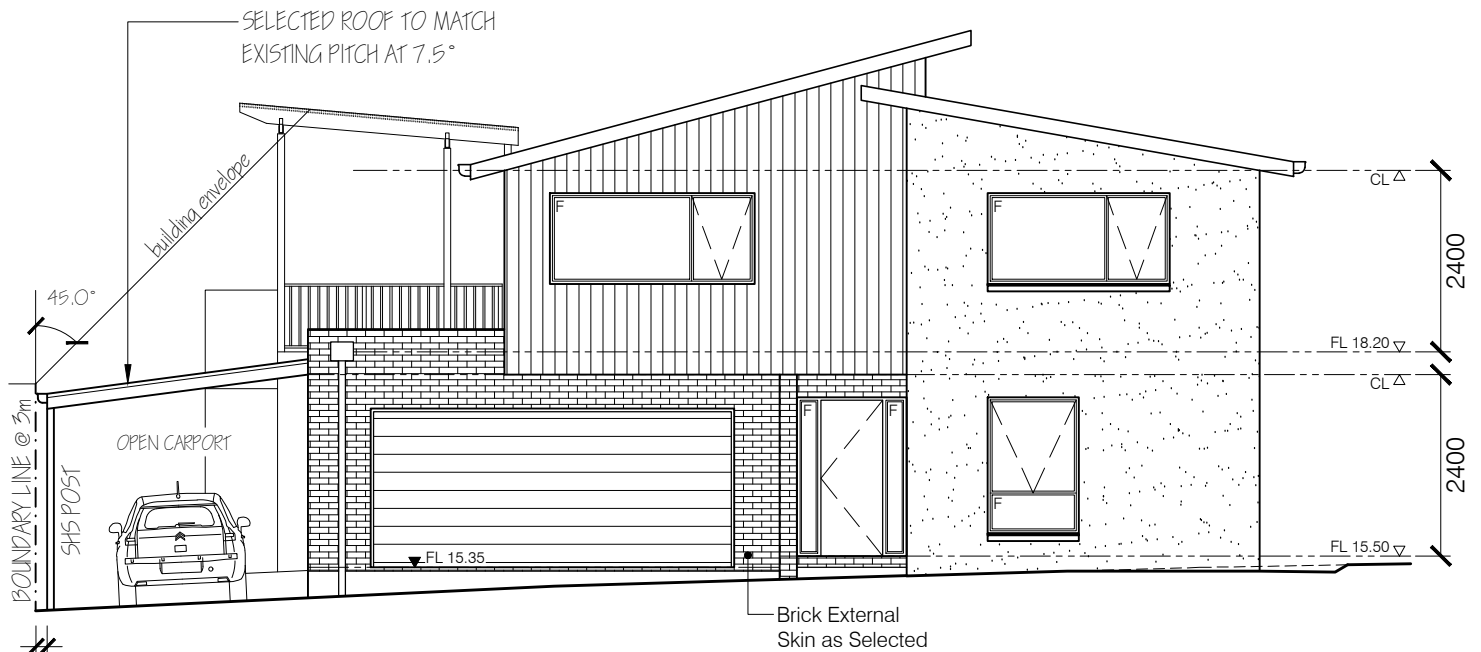
West Elevation

SCALE 1:100



North Elevation

SCALE 1:100



South Elevation

SCALE 1:100

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Unit 2/36 Dossiter St, BELLERIVE

Drawing Title
PROPOSED ELEVATIONS

Client
D. Barron

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Date 11-Dec-23	Scale 1:100	SHEET DD05	CHECKED G. HILLS
Size A3	DRAWN M. Kamankesh	DESIGN G. HILLS	