



DEVELOPMENT APPLICATION

PDPLANPMTD-2023/039958

PROPOSAL: Demolition, Additions & Alterations

LOCATION: 13 Fort Street, Bellerive

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 14 March 2024

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 14 March 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 14 March 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:

Change of use to Visitor Accommodation (Coachhouse only)

Location:

Address *13 Fort St*
Suburb/Town *Bellerive* 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

\$ *NIL*

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

Linda Watson

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. 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 4/11/23

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

Documentation required:

1. **MANDATORY DOCUMENTATION**

This information is required for the application to be valid. An application lodged without these items is unable to proceed.

- ☐ 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 Council.

Application fees (please phone 03 6217 9550 to determine what fees apply). An invoice will be emailed upon lodgement.

2. **ADDITIONAL DOCUMENTATION**

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 plan 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.*

Clarence City Council

DEVELOPMENT/USE OR SUBDIVISION CHECKLIST



- ☐ 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 Council's Planning Officers on (03) 6217 9550 who will be pleased to assist.

SEARCH OF TORRENS TITLE

VOLUME 80332	FOLIO 1
EDITION 5	DATE OF ISSUE 05-Aug-2022

SEARCH DATE : 08-Jul-2023

SEARCH TIME : 11.12 AM

DESCRIPTION OF LAND

City of CLARENCE

Lot 1 on Diagram 80332 (formerly being 367-14D)

Derivation : Parts of Lots 6 and 8 Sec. R. - Gtd. to C.
Basstian.

Prior CT 3095/54

SCHEDULE 1M973206 TRANSFER to HANNAH CHRISTINE LAWSON, WILLIAM DONALD
LAWSON, LEA RINDA LAWSON and ADRIAN CATTERAL
COLLINSON Registered 05-Aug-2022 at noonSCHEDULE 2Reservations and conditions in the Crown Grant if any
A92477 FENCING CONDITION in TransferUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

1-19-0

DIAGRAM FROM ACTUAL SURV

REGISTERED NUMBER

80332

TOWN OF BELLERIVE

No. OF APPLICATION

L.B. Chapman & Ans 891-90cr

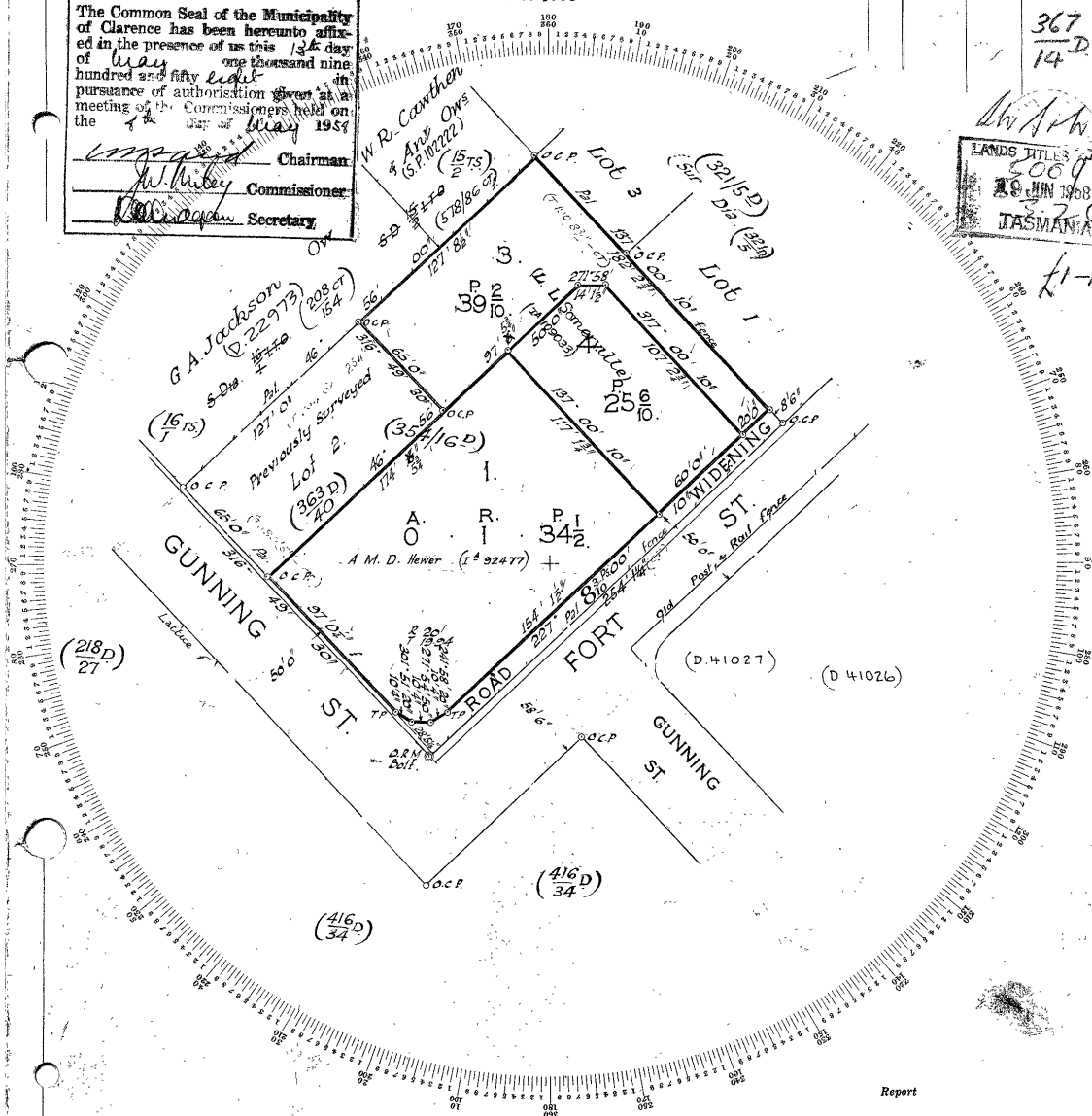
Scale 1/50 feet to an inch

The Common Seal of the Municipality of Clarence has been hereunto affixed in the presence of us this 13th day of May one thousand nine hundred and fifty eight in pursuance of authorisation given at a meeting of the Commissioners held on the 4th day of May 1958

Chairman
Commissioner
Secretary

COR.	BEARING	DISTANCE IN LINKS	FROM
		367 14	

LANDS TITLES OFFICE
19 JUN 1958
TASMANIA



To be filled in by Surveyor
Date of Instructions
Survey commenced 3 5 58
Survey finished
Error of close 1 in See Calcs
Regulations Checked
Computations Checked
Examination as to Boundaries
Entered on Diagrams
Entered on General Plan
State Permanent Marks
Finally examined

May be acted upon

Acted upon

PURCHASER'S NAME	ACT	DATE OF CONTRACT	GRANTED
			I, ROSS DYMCK CASSELL, of LINDISFARNE Registered Surveyor of Tasmania, do hereby certify that this plan has been made from surveys executed by me or, under my own personal supervision, inspection and field check, and that both plan and survey are correct, and have been made in accordance with the Land Surveyors' By-Law No. 2, dated 3rd July, 1946.
			Dated this 5 th day of May 1958

Authorised Surveyor.

04 November 2023

General Manager
Clarence City Council
PO Box 96,
Rosny Park,
TAS 7018,

Dear Sir

13 FORT STREET, BELLERIVE – APPLICATION FOR CHANGE OF USE TO VISITOR ACCOMMODATION

Please find attached Development Application and supporting documentation for a 'Change of Use' for an existing building known as the Coachhouse at 13 Fort Street, Bellerive from its current use as a store and workshop to short term Visitor Accommodation. The following information is provided in support of the application.

1. Brief History

The Coachhouse stands well apart from Bluff House which is the historical main residence on the property at 13 Fort Street, the Coachhouse was thought to be built in the late 1890's. The Lawson family purchased the property in 2010 and at that time the building was used as a laundry with an external toilet. Over the years the Coachhouse has also been used as a habitable building, although when purchased by the Lawsons, the structure had been poorly maintained by the previous owner and was derelict and in a state of collapse.

2. Recent Renovation

The Lawson family resurrected the building and returned it to its original condition suitable for accommodation. The original front bedroom was in the worst condition with only 1.5m headroom remaining and the floor completely rotted away. The original kitchen had been converted to a laundry for the main house and the main living room was used as a storeroom. One of the first steps in the renovation project was to save the Coachhouse and restore its three main habitable rooms. This required jacking up the entire front of the building by about 1.0m and exposing the old sandstone block footings ahead of new timber plates and studs. All the weatherboards were splitting and so were removed, repaired and sanded ahead of protective painting and then re-used 'inside out'. The roof was replaced and the building was replumbed and rewired.

3. Access Arrangements

The overall site is serviced by a shared paved vehicular access off Fort Street with separate dedicated parking spaces for the main residence and the Coachhouse. Available sight distances in both directions are acceptable for both entry into and exit to/from the site.

4. Noise & Privacy

The general approach to residential noise management in Tasmania is that the use of noise-making equipment, as well as recreational activities, must not unreasonably interfere with a neighbour's wellbeing. This includes the neighbour's ability to use both

indoor and outdoor spaces on their property. As the Coachhouse contains 1 bedroom, a lounge, kitchen & amenities, it can only host a couple or a couple with a small child. The noise emanating from such a use should not cause any unreasonable impact on the neighbouring properties and should not interfere with their enjoyment of indoor or outdoor spaces.

The Coachhouse also has its own private garden space and terraced BBQ area through which any residential noise can be contained.

5. Heritage Tasmania

Bluff House is a heritage listed property, ID-971 on the Tasmanian Heritage Register. Consultation has been carried out with Heritage Tasmania and on Friday 3rd November 2023 two Heritage Tasmania officers carried out a detailed site inspection of both the Coachhouse and Bluff House in the company of Bill Lawson. In particular, the Officers noted and inspected all the works defined within Council's Building Notices dated 24/7/23, of which Mr Lawson provided them a hard copy for their records.

The Officers were both satisfied with all the works undertaken as defined therein and advised Mr Lawson that no further site inspection or information would be required to gain their full approval of all the works. The Officers advised that they would await receipt of the DA referral from Council and that they will be responding positively within the statutory period.

Summary

The proposed redevelopment will take the Coachhouse back to its original independent configuration as a habitable building and will have minimal impact on the neighbourhood.

Heritage Tasmania have been consulted and have indicated support for the restoration works already undertaken.

The main residence will remain occupied by the Lawson family who will manage the short stay Visitor Accommodation.

Please contact me if you require any further information.

Yours sincerely



Peter Henry

ACCREDITED BUILDING PRACTITIONER (TAS) LIC No: CC2703F

LICENSED IN THE CATEGORIES OF:

CIVIL ENGINEER | BUILDING DESIGNER | BUILDING SERVICES DESIGNER

M: 0400 196 061

Email: phenry@netspace.net.au

This Message Is From an External Sender

This message came from outside your organization.

From: "Peter Henry" <phenry@netspace.net.au>
Sent: Wed, 21 Feb 2024 09:10:37 +1100
To: "City Planning" <cityplanning@ccc.tas.gov.au>
Cc: "'William Lawson'" <wlawson@tas.gov.au>
Subject: RE: request for further information - 13 Fort Street, Bellerive
Attachments: Further Information Request - PDPLANPMTD-2023-039958 - 18-Jan-2024(1).pdf, 13 Fort Street_DA_Building Alterations 21-02-2024.pdf
Categories: Brandon

Hi Holly

See my response to your attached RFI dated 18/01/2024 below. Please also find attached amended plans.

Council Query	Response
Please clarify the overall height of the proposed garden shed.	The dimensions of the garden shed are as follows: <ul style="list-style-type: none">• Eaves height = 1.8m• Ridge Height = 2.1m• Shed Length = 4.5m• Shed Width = 2.4m
4.0 Exemptions Please clarify if the proposed visitor accommodation meets the following exemption (4.1.6 of the Scheme)	The proposed visitor accommodation satisfies the exemption criteria of 4.1.6 of the Scheme as follows: <ul style="list-style-type: none">• Complies with 4.1.6(b) as the main dwelling is used by the owner or occupier as their main place of residence and visitors are accommodated in a secondary residence which contains not more than 4 bedrooms.• The secondary residence (Coachhouse) is an additional self contained residence on the site and: (a) has a gross floor area less than 60m² (ie 57m²);

	<p>(b) is appurtenant to the single dwelling (Bluff House);</p> <p>(c) shares with the single dwelling access, parking and all services</p> <p>(d) shares laundry facilities.</p>
<p>8.3.2 Visitor Accommodation</p> <p>As the proposed visitor accommodation is not located within an existing habitable dwelling, please provide a response to clause 8.3.2 P1 of the Scheme. Alternatively, please clarify that the proposed visitor accommodation meets the exemption outlined above.</p>	<p>As noted above the visitor accommodation satisfies the exemption criteria of 4.1.6 of the Scheme.</p>
<p>Parking and Sustainable Transport Code</p> <p>C2.5.1 Car parking numbers</p> <p>Please amend the site plan to show designated parking spaces for the existing residence and proposed visitor accommodation.</p> <p>Alternatively, please provide parking spaces for the existing residence if the proposed visitor accommodation meets the exemption outlined above.</p>	<p>As noted above the visitor accommodation satisfies the exemption criteria of 4.1.6 of the Scheme.</p> <p>An additional Site Parking Plan No H23010-09 has been provided showing existing parking spaces.</p>

Regards

Peter Henry

ACCREDITED BUILDING PRACTITIONER (TAS) LIC No: CC2703F

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HENRY DESIGN & CONSULTING

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PROPOSED ALTERATIONS
AT 13 FORT STREET, BELLERIVE

FOR WILLIAM LAWSON, LEA LAWSON, HANNAH LAWSON
& ADRIAN COLLINSON

DRG No.	DRG TITLE
H23010-01	LOCALITY PLAN & DRAWING INDEX
H23010-02	OVERALL SITE PLAN
H23010-03	BLUFF HOUSE Existing Lower Floor & Demolition Plan
H23010-04	BLUFF HOUSE New Lower Floor Plan
H23010-05	BLUFF HOUSE Existing Upper Floor Plan
H23010-06	BLUFF HOUSE Elevations Sheet 1 of 2
H23010-07	BLUFF HOUSE Elevations Sheet 2 of 2
H23010-08	COACHHOUSE New Floor Plan & Elevations
H23010-09	SITE PARKING PLAN



LOCALITY PLAN

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No.	Revision
A	DA Issue - Nov 2023
B	General Revision - Nov 2023
C	General Revision - Feb 2024

Henry

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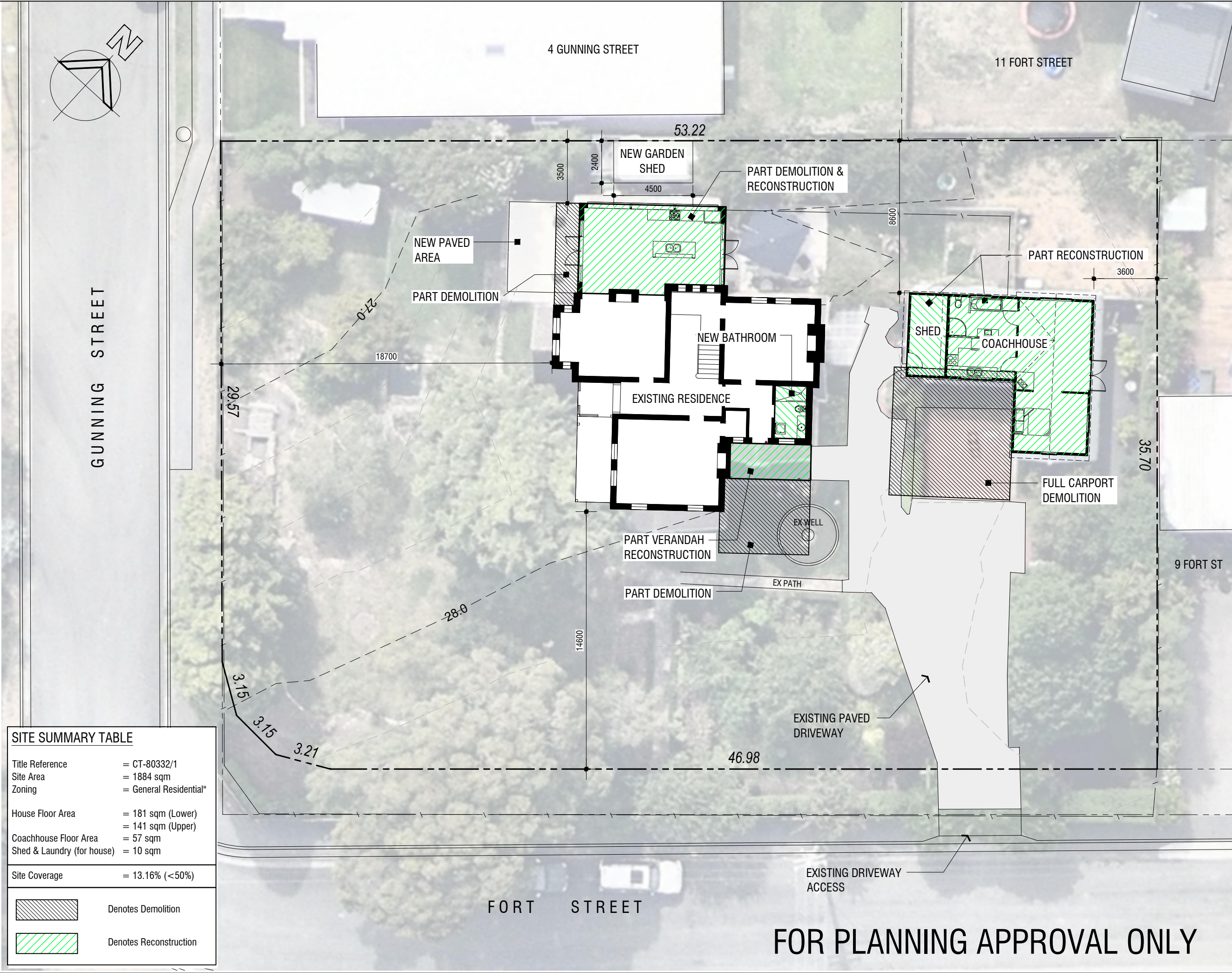
Building Practitioner
Accreditation No.: CC2703F

PROJECT
Proposed Alterations to
Existing Buildings
13 Fort Street
Bellerive

LOCALITY PLAN &
DRAWING INDEX

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DATE: Nov 2023	
DRG NO. H23010-01	REV C
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PROJECT

Proposed Alterations to
Existing Buildings
13 Fort Street
Bellerive

OVERALL SITE PLAN

SCALE

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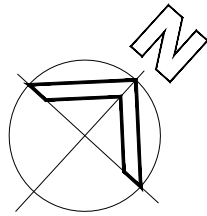
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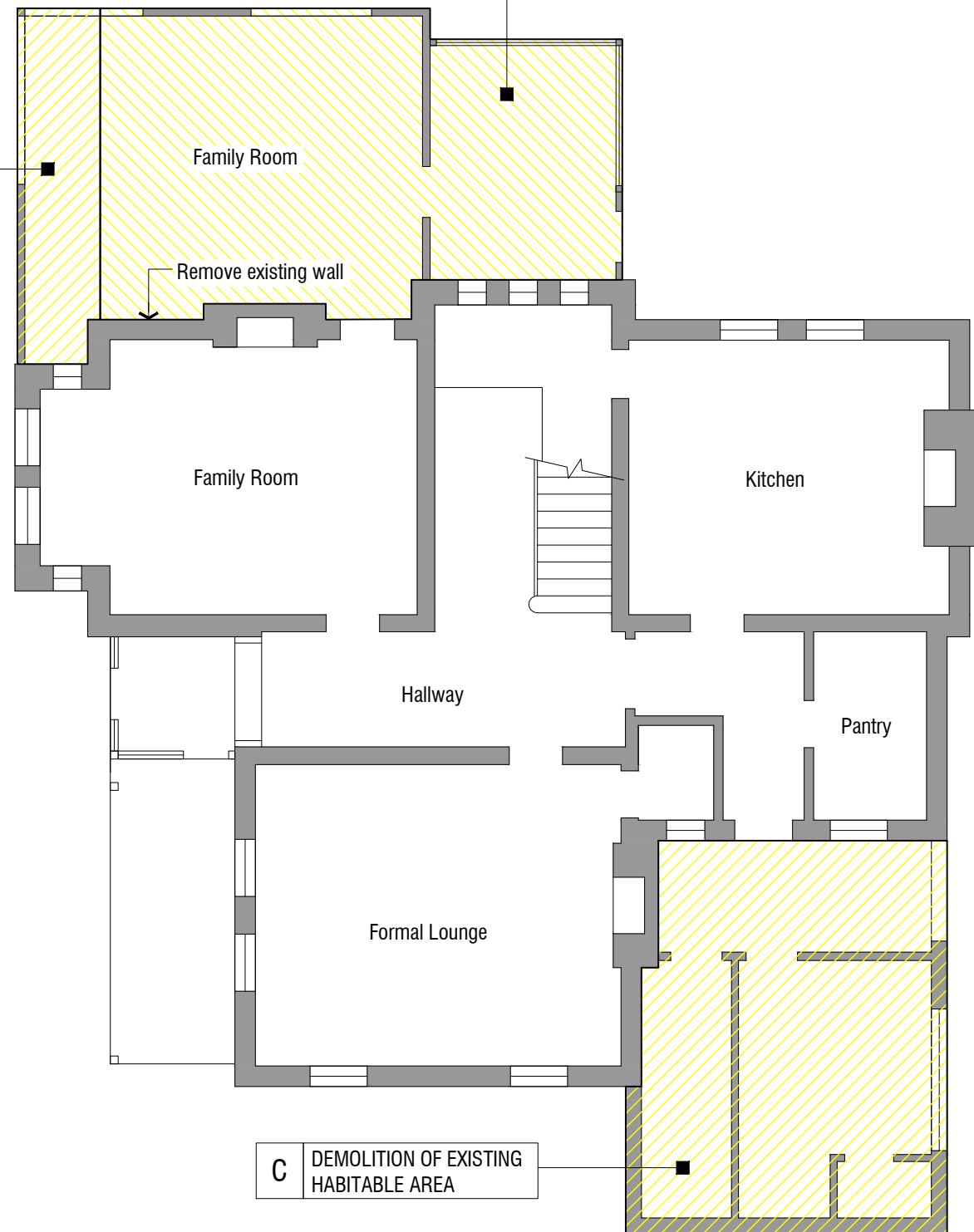
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B DEMOLITION OF EXISTING ROOF



A DEMOLITION OF EXISTING HABITABLE AREA



C DEMOLITION OF EXISTING HABITABLE AREA



C DEMOLITION OF EXISTING HABITABLE AREA

BLUFF HOUSE - Existing Lower Floor & Demolition Plan
SCALE 1:100

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PROJECT

Proposed Alterations to
Existing Buildings
13 Fort Street
Bellerive

BLUFF HOUSE
Existing Lower Floor
& Demolition Plan

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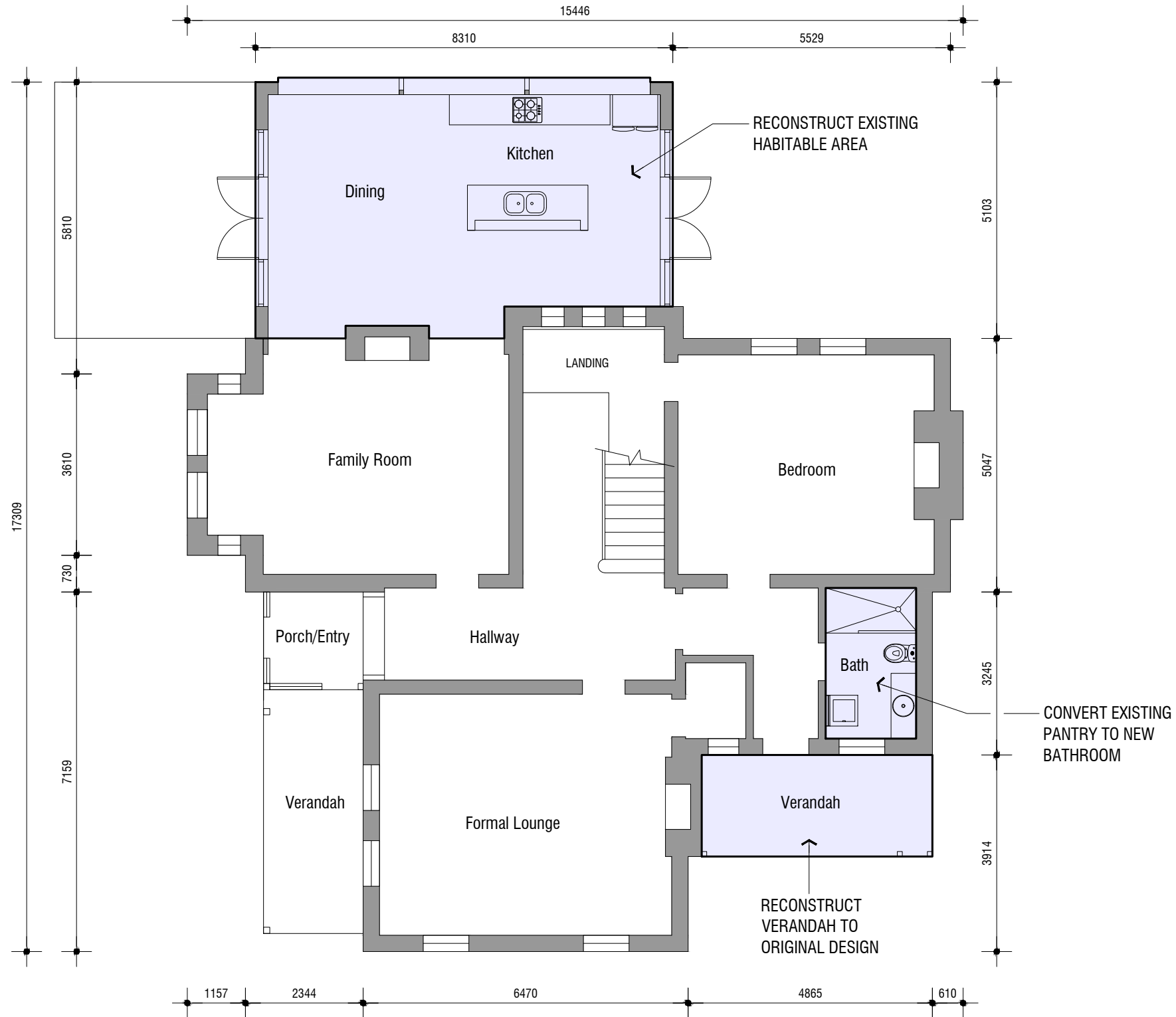
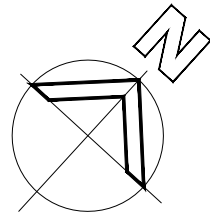
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BLUFF HOUSE - New Lower Floor Plan
SCALE 1:100

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Existing Buildings
13 Fort Street
Bellerive

BLUFF HOUSE
New Lower Floor Plan

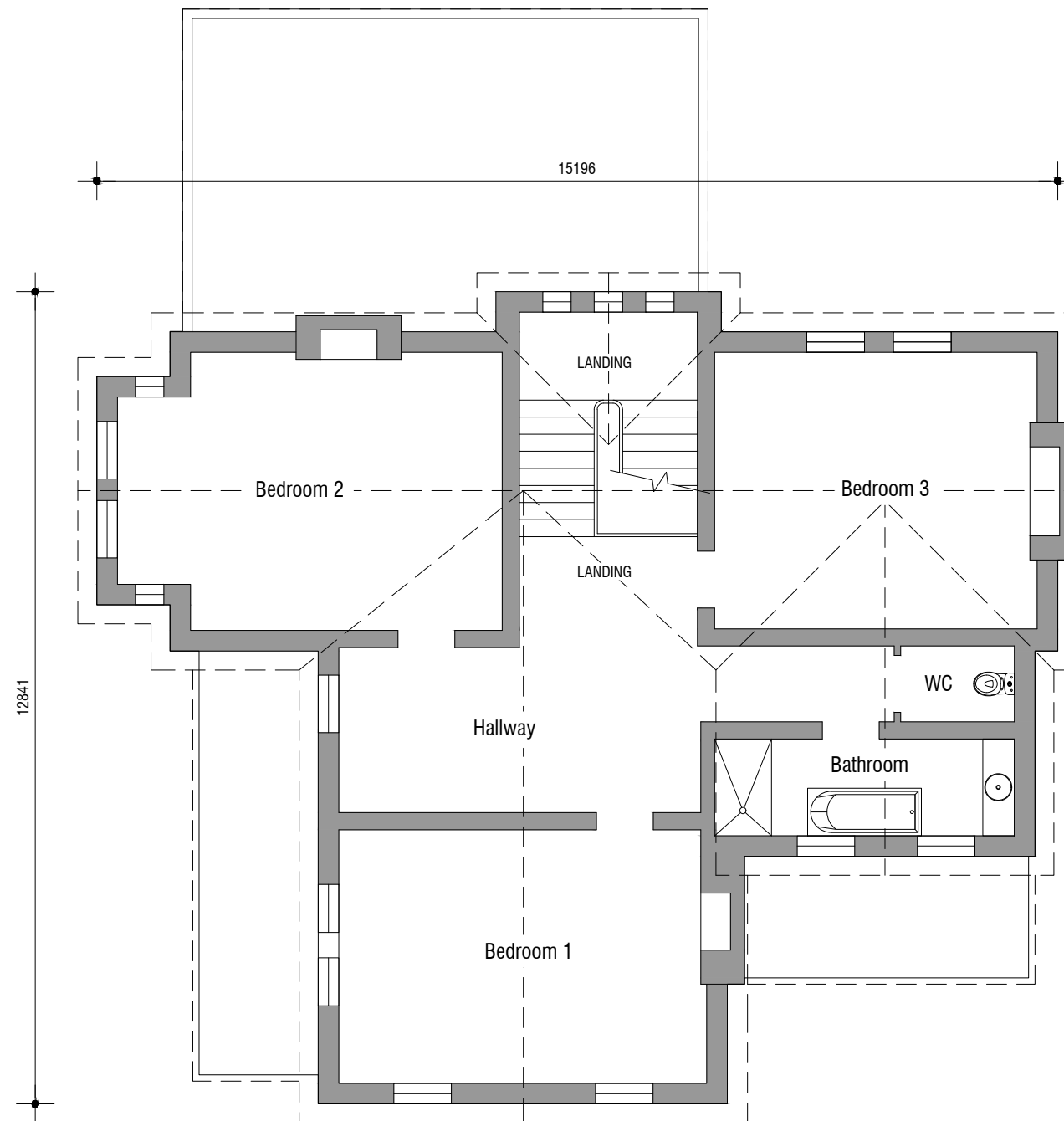
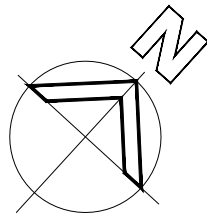
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BLUFF HOUSE - Existing Upper Floor Plan
SCALE 1:100

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13 Fort Street
Bellerive

BLUFF HOUSE
Existing Upper Floor Plan

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Nov 2023

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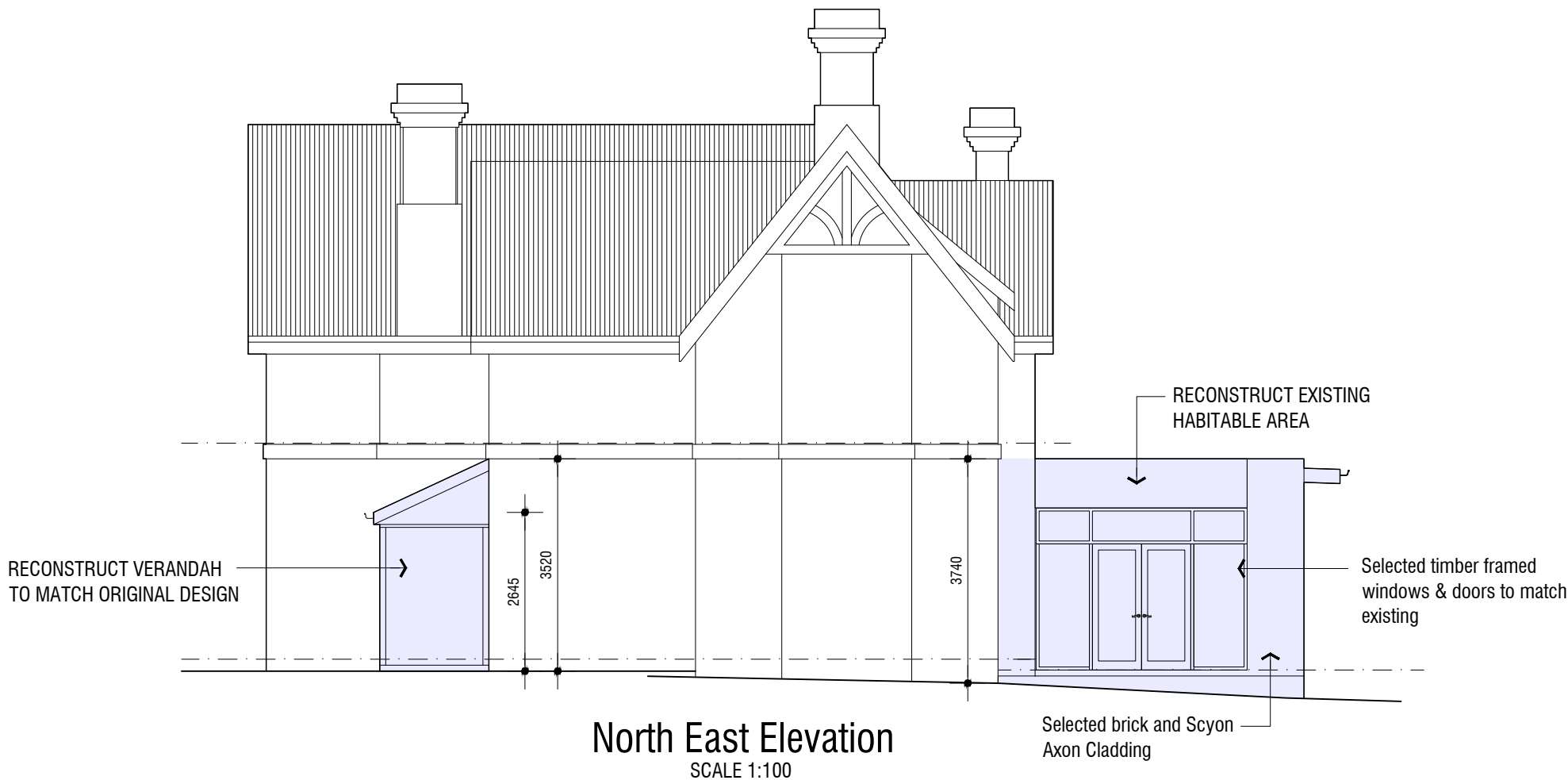
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13 Fort Street
Bellerive

BLUFF HOUSE
Elevations Sheet 1 of 2

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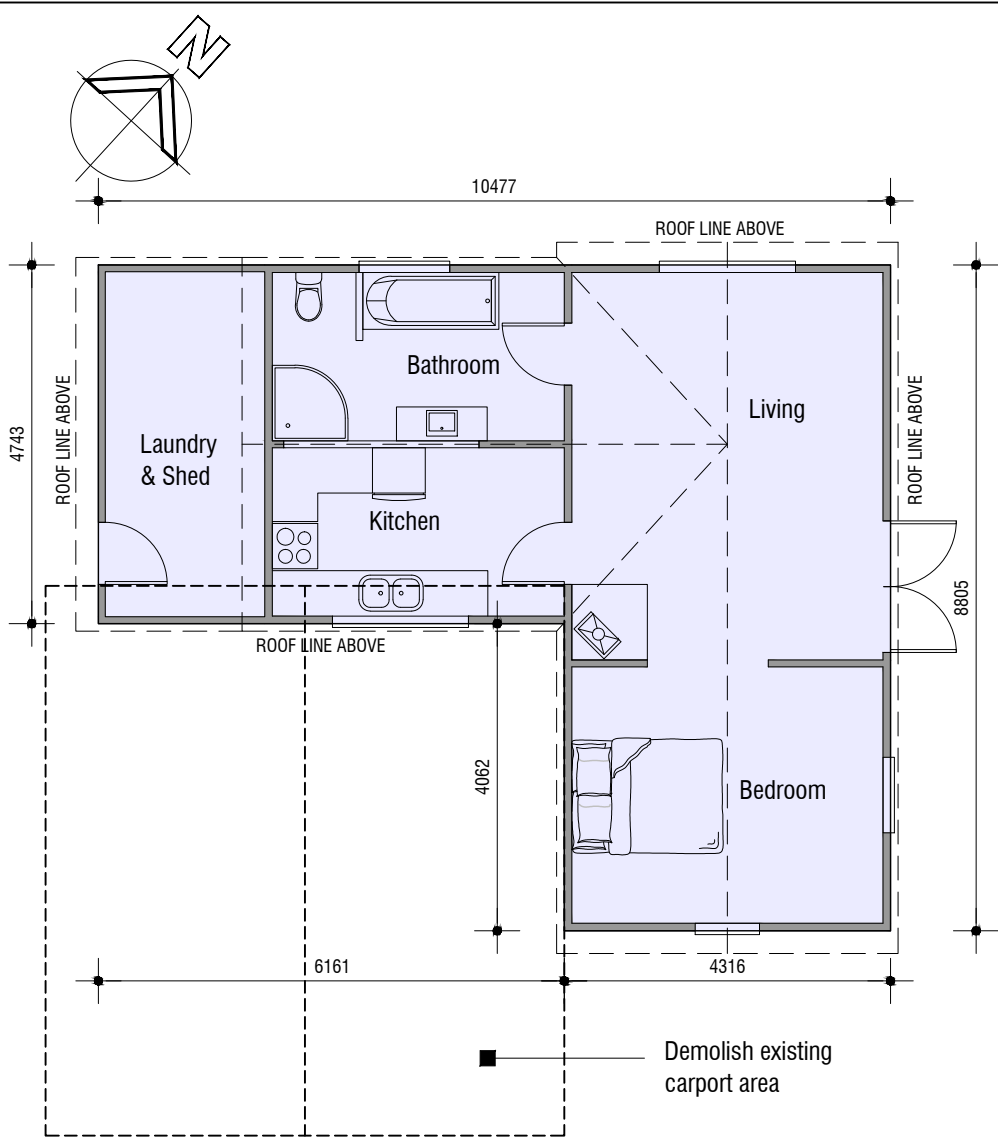
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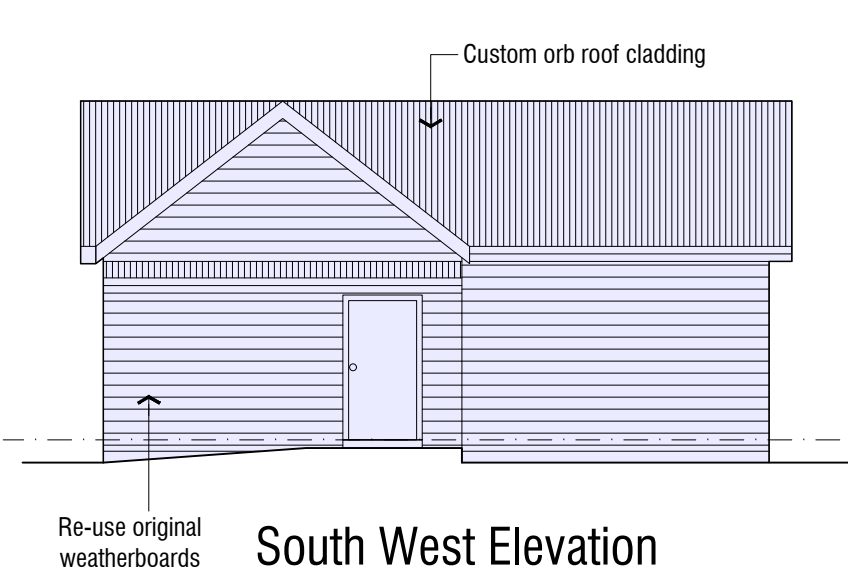
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BLUFF HOUSE
Elevations Sheet 2 of 2

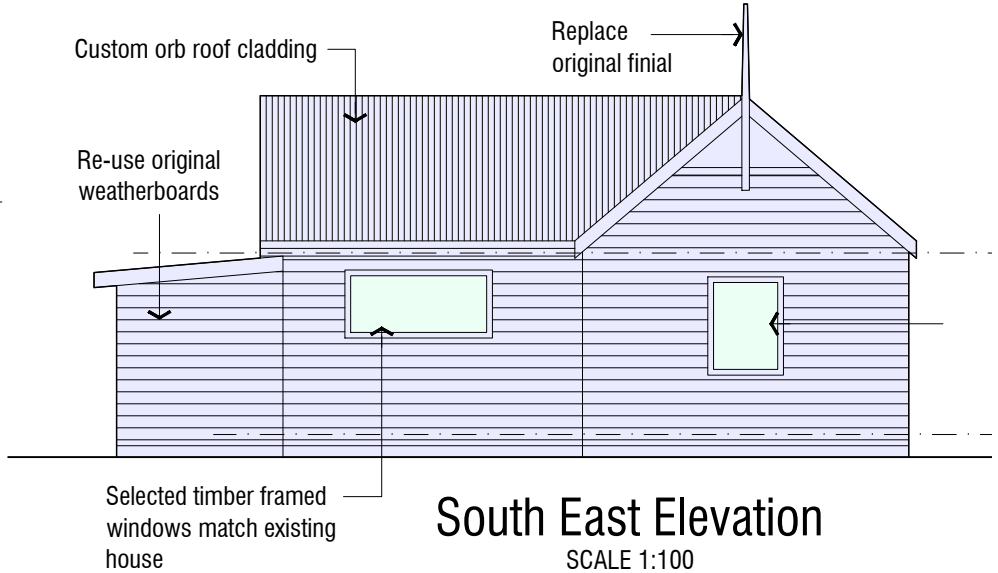
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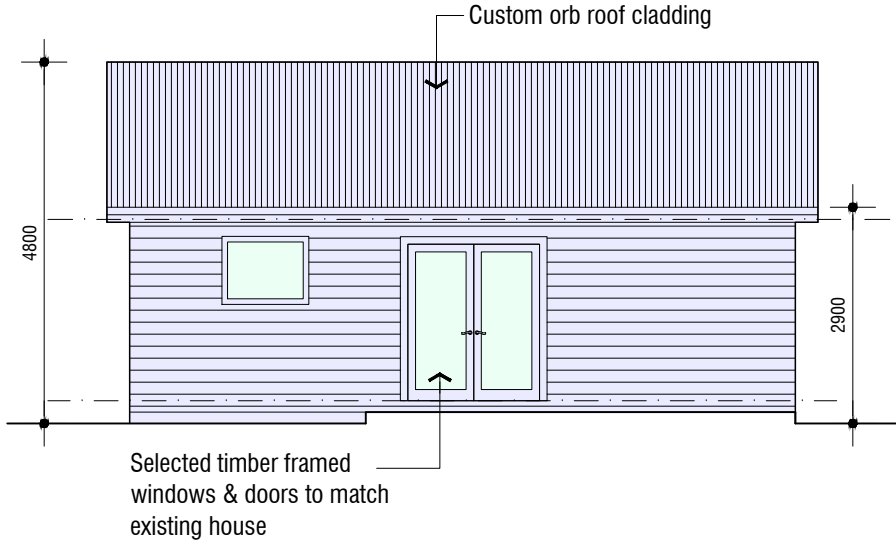
COACHHOUSE - New Floor Plan
SCALE 1:100



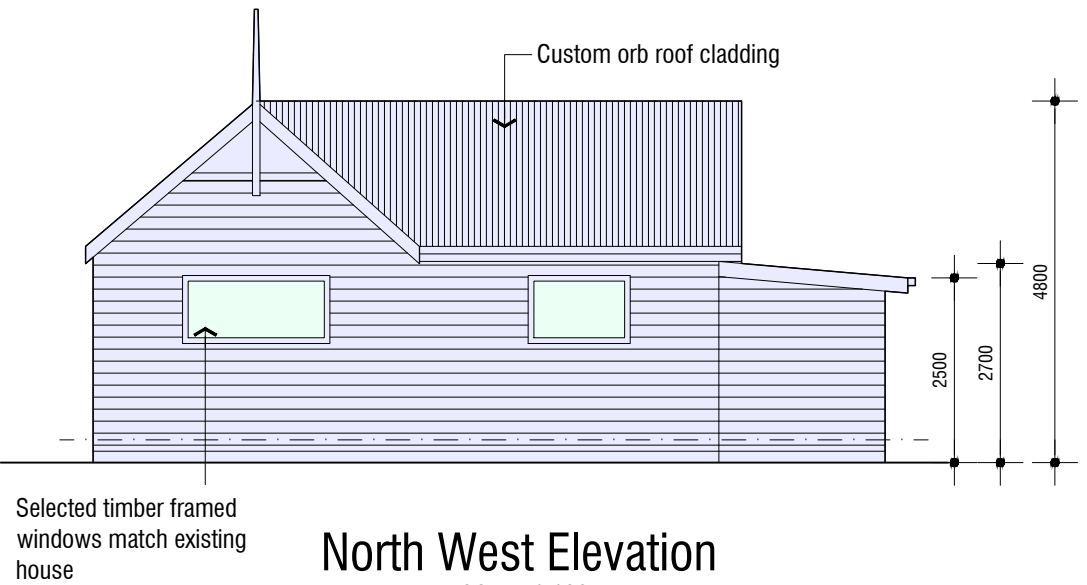
South West Elevation
SCALE 1:100



South East Elevation
SCALE 1:100



North East Elevation
SCALE 1:100



North West Elevation
SCALE 1:100



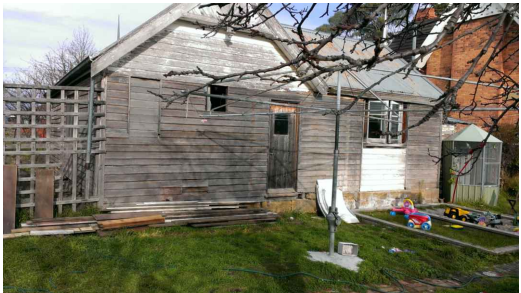
EXISTING INTERNAL LIVING AREA



CONDITION OF EXISTING EXTERNAL WALLS



EXISTING NORTH EAST WALL



EXISTING NORTH WEST WALL



EXISTING SOUTH EAST WALL

General Condition of Existing Structure

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No.	Revision
A	DA Issue - Nov 2023
B	General Revision - Nov 2023
C	General Revision - Feb 2024

Henry

design and consulting

ABN 91 115 998 724

ACN 115 998 724

4 Fairisle Terrace

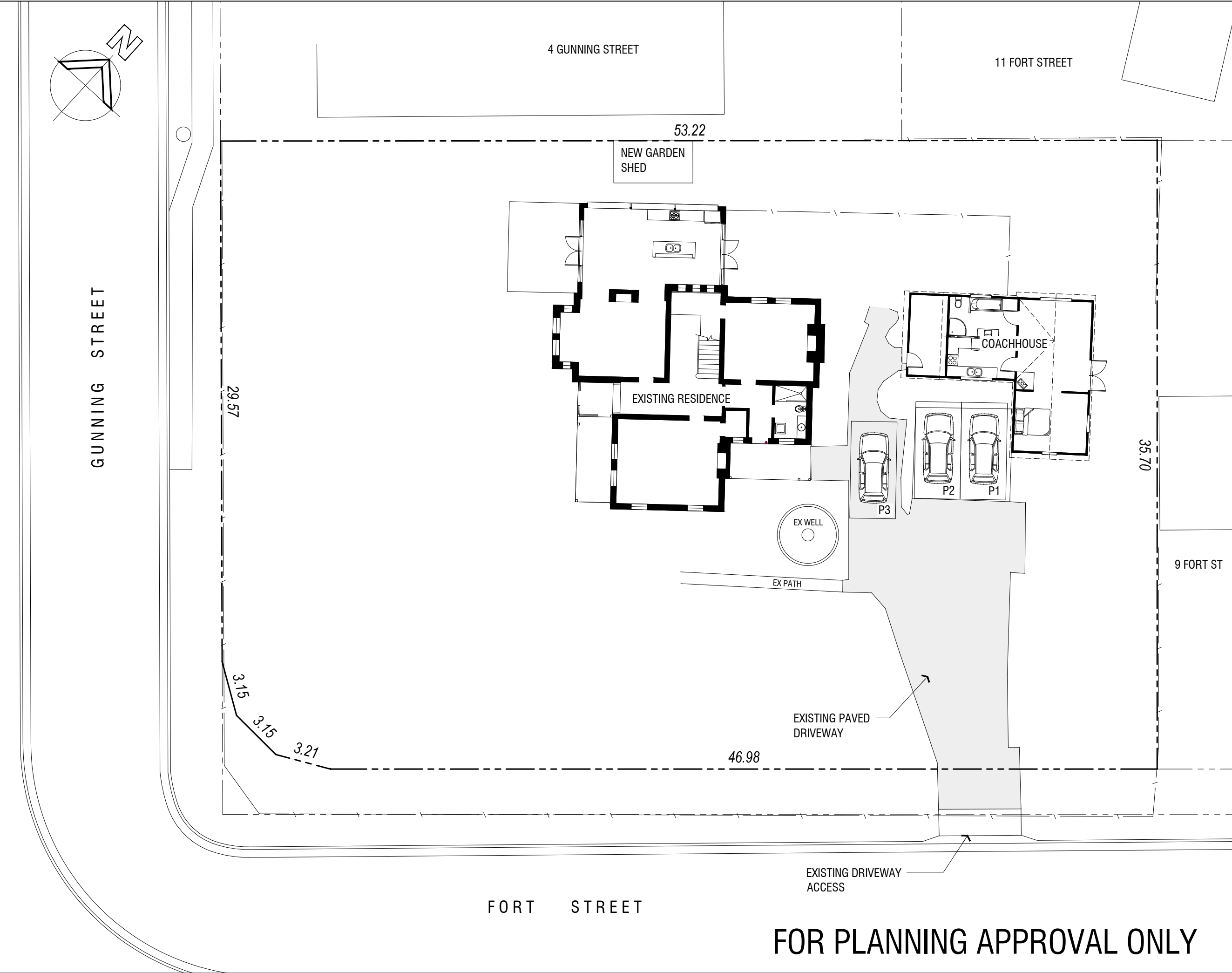
Howrah 7018 TAS

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Building Practitioner Accreditation No.: CC2703F	
PROJECT Proposed Alterations to Existing Buildings 13 Fort Street Bellerive	
COACHHOUSE New Floor Plan & Elevations	
SCALE 1:100	
DRAWN PAH	CHECKED
DATE: Nov 2023	
DRG NO. H23010-08	REV C
SHEET	OF A3

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No.	Revision
A	New Drawing - Feb 2024
<div>Henry design and consulting</div> <div>ABN 91 115 998 724 ACN 115 998 724 4 Fairisle Terrace Howrah 7018 TAS M: 0400 196 061 E: phenry@netspace.net.au</div>	
Building Practitioner Accreditation No.: CC2703F	
PROJECT Proposed Alterations to Existing Buildings 13 Fort Street Bellerive	
SITE PARKING PLAN	
SCALE 1:200	
DRAWN PAH	CHECKED
DATE: Nov 2023	
DRG NO. H23010-09	REV A
SHEET OF	A3

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