



## DEVELOPMENT APPLICATION

**PDPLANPMTD-2023/040966**

**PROPOSAL:** Additions & Alterations (Single Dwelling)

**LOCATION:** 7 Buchanan Street, Bellerive

**RELEVANT PLANNING SCHEME:** Tasmanian Planning Scheme - Clarence

**ADVERTISING EXPIRY DATE:** 27 March 2024

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 27 March 2024. In addition to legislative requirements, plans and documents can also be viewed at [www.ccc.tas.gov.au](http://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](mailto:clarence@ccc.tas.gov.au). Representations must be received by Council on or before 27 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](http://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](http://www.ccc.tas.gov.au) or at Council offices.

Proposal:

.Alterations & Additions, Front Fence.....

Location:

Address....7 Buchanan 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

\$400,000

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

Current Use of Site:

Existing dwelling

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

Yes

☒

No

☐

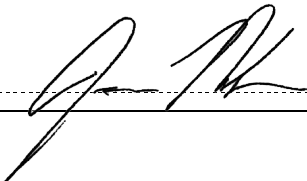
**Declaration:**

- *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. 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: 11/12/23

**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 106104	FOLIO 1
EDITION 7	DATE OF ISSUE 04-Jul-2022

SEARCH DATE : 11-Dec-2023

SEARCH TIME : 11.48 AM

DESCRIPTION OF LAND

City of CLARENCE

Lot 1 on Diagram 106104

Being the land firstly described in Conveyance 47/5633

Derivation : Part of 17A-1R-0Ps. Granted to Edward Samuel

Pickard Bedford

Derived from A11876

SCHEDULE 1

D127912    TRANSFER to KIM MAREE MILLER    Registered 07-Jul-2014  
                 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

E306034    MORTGAGE to Perpetual Trustee Company Limited

Registered 04-Jul-2022 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

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SEARCH TIME : 11.49 AM

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City of CLARENCE

Lot 2 on Diagram 106104

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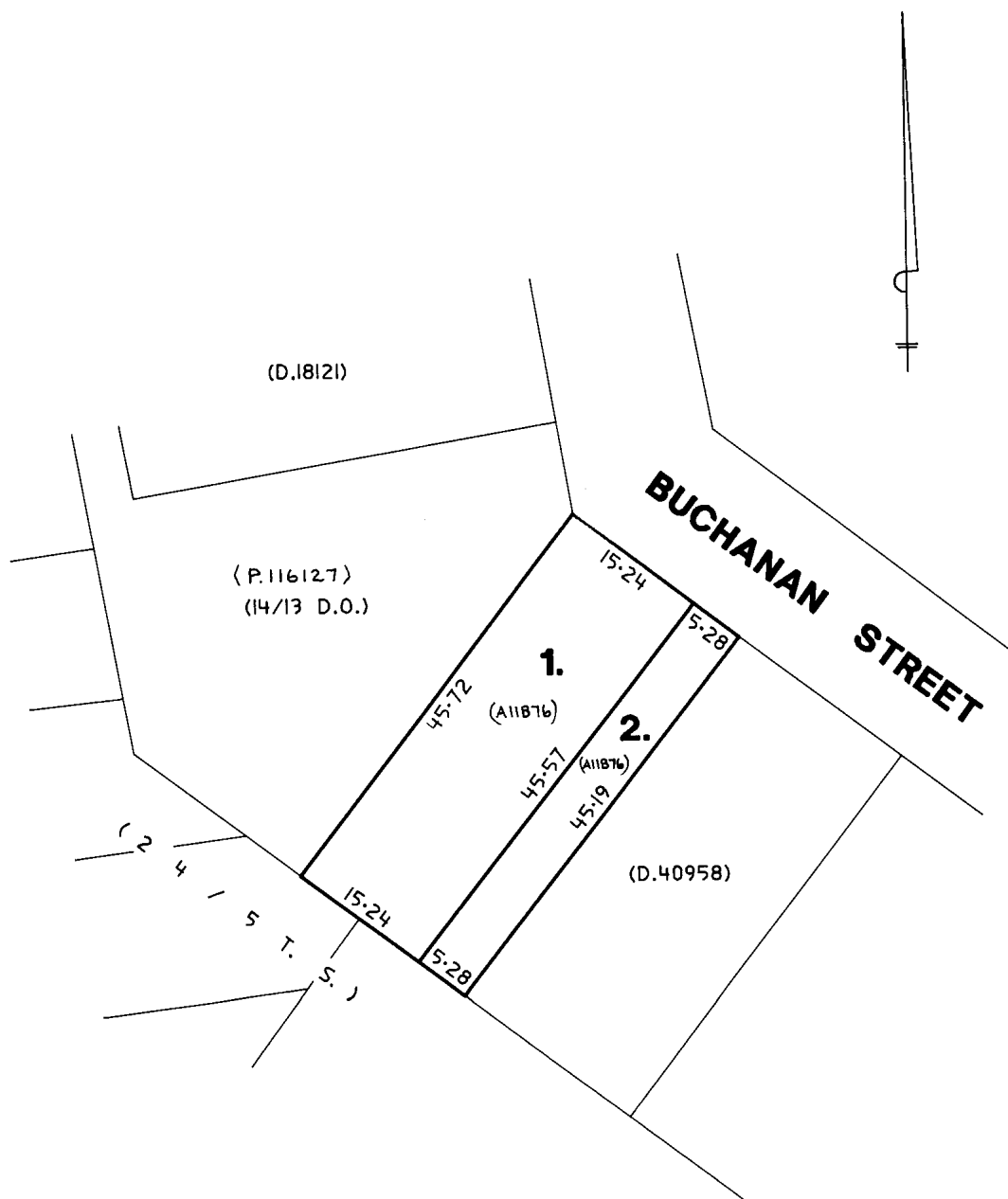
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

FILE No. A.11876  GRANTEE PART OF 17-1-0 GTD. TO EDWARD SAMUEL PICKARD BEDFORD		<b>CONVERSION PLAN</b> LOCATION <b>CITY OF CLARENCE</b>  CONVERTED FROM 47/5633  NOT TO SCALE      LENGTHS IN METRES		<b>D.106104</b>  APPROVED 29 JUN 1993  Recorder of Titles
TASMAP SHEET No. 14	LAST UPI No. 7357	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		DRAWN BY: M.J.T.

**SKETCH BY WAY OF ILLUSTRATION ONLY**

"EXCEPTED LANDS"





# PINNACLE



## 7 Buchanan St, Bellerive 7018

Owner(s) or Clients	David & Kim Miller	Title Reference	106104/2, 106104/1
Building Classification	1a	Zoning	General Residential
Designer	Jason Nickerson CC6073Y	Land Size	923m <sup>2</sup>
Total Floor Area (Combined)	182.84m <sup>2</sup> Deck   114.25m <sup>2</sup>	Design Wind Speed	TBA
		Soil Classification	TBA
Alpine Area	N/A	Climate Zone	7
Other Hazards	Bellerive Bluff Specific Area Plan, Airport obstacle limitation area	Corrosion Environment	Severe
		Bushfire Attack Level (BAL)	TBA

ID	Sheet Name	Issue
A.01	Site Plan	DA - 03
A.02	Floor Plan	DA - 03
A.03	Elevations	DA - 03
A.04	Elevations	DA - 03
A.05	Roof Plan	DA - 03
A.06	Electrical Plan	DA - 03
A.07	Shadow Diagrams on June 21st	DA - 03

Legend

- Electrical Connection
- Electrical Turret
- Sewer Connection
- Stormwater Connection
- Telstra Connection
- Telstra Pit
- Water Meter
- Water Stop Valve
- Solar Bollard Light
- Spotlight with sensor

Surface Water Drainage

Ground to fall away from building in all directions in compliance with AS2870 & N.C.C 2022 3.3.3.

Surface water must be diverted away from a Class 1 building as follows:

- (a) Slab-on-ground - finished ground level adjacent to a building: the external finished surface surrounding the slab must be drained to move surface water away from the building and graded to give a slope of not less than
  - (i) 25mm over the first 1m from the building
    - (A) in low rainfall intensity areas for surfaces that are reasonably impermeable (such as concrete or claypaving); or
    - (B) for any reasonably impermeable surface that forms part of an access path or ramp provided for the purposes of Clauses 1.1 (2) or (4)(c) of the ABCB Standard for Livable Housing Design; or
  - (ii) 50 mm over the first 1 m from the building in any other case.
- (b) Slab-on-ground - finished slab heights: the height of the slab-on-ground above external finished surfaces must be not less than
  - (i) 100 mm above the finished ground level in low rainfall intensity areas or sandy, well-drained areas; or
  - (ii) 50 mm above impermeable (paved or concrete) areas that slope away from the building in accordance with (a); or
  - (iii) 150 mm in any other case.
- (c) The ground beneath suspended floors must be graded so that the area beneath the building is above the adjacent external finished ground level and surface water is prevented from ponding under the building.

Subsoil Drainage

is to comply with AS2870, AS3500 & N.C.C 2022 3.3.4.

Where a subsoil drainage system is installed to divert subsurface water away from the area beneath a building, the subsoil drain must-

- (a) be graded with a uniform fall of not less than 1:300; and
- (b) discharge into an external silt pit or sump with
  - (i) the level of discharge from the silt pit or sump into an impervious drainage line not less than 50 mm below the invert level of the inlet; and provision for cleaning and maintenance.

Note

All driveway pits and grate drains to be **Class B**.

Stormwater pits are indicative. Location may vary depending on site conditions.

PINNACLE

PINNACLE DRAFTING & DESIGN  
7/3 Abernant Way, Cambridge 7170  
03 6248 4218  
admin@pinnacledrafting.com.au  
www.pinnacledrafting.com.au  
Licence: CC6073Y

Site Plan

Revision:  
Approved by:

DA - 01  
JRN

Scale:  
1:200 @ A3  
Pg. No:  
A.01

Proposal: Alterations & Additions  
Client: David & Kim Miller  
Address: 7 Buchanan St, Bellerive 7018

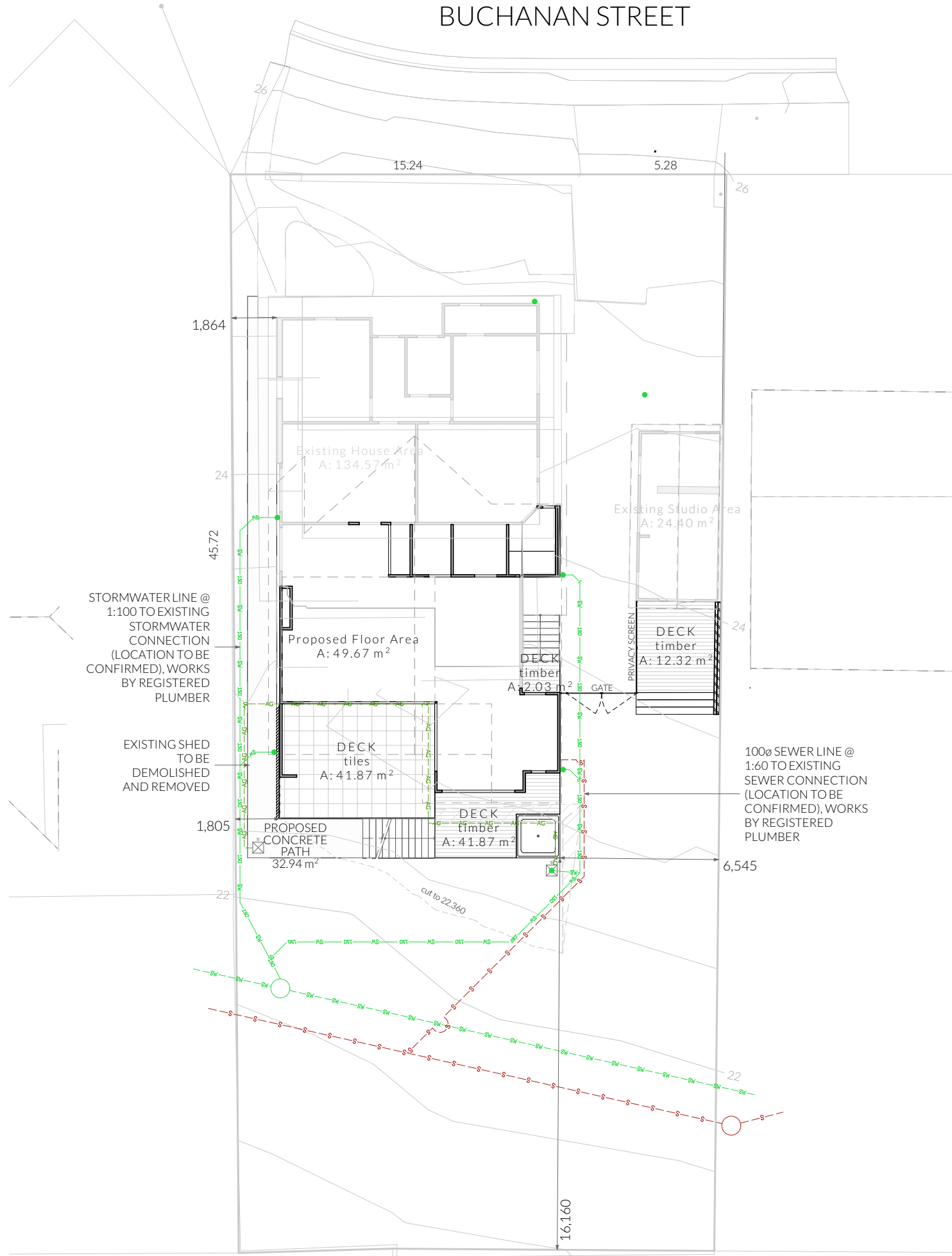
Date: 11/12/2023  
Drawn by: JRN  
Job No: 046-2023  
Engineer: TBA  
Building Surveyor: TBA

Issue Date: 28.02.24  
Description: Council RF1

PRELIMINARY ONLY  
NOT FOR CONSTRUCTION

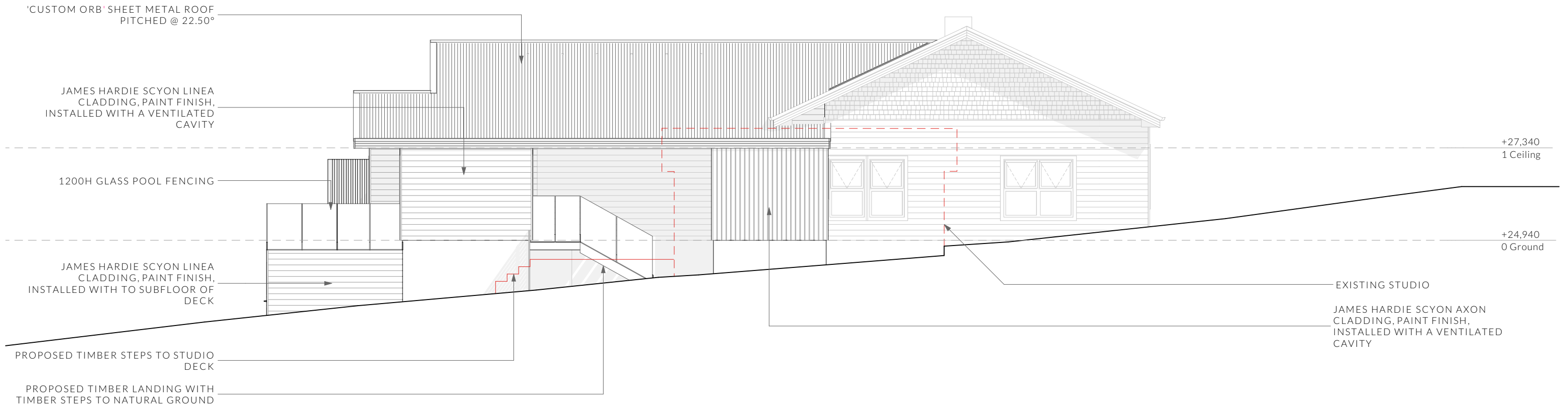


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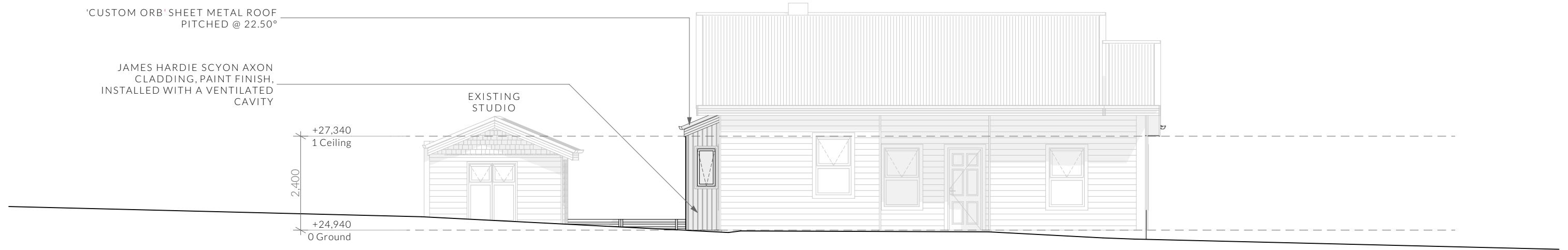






South East Elevation

1:100



North East Elevation

1:100

PINNACLE

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Licence: CC6073Y

Elevations

Revision:  
Approved by:

DA - 01  
JRN

Scale:  
**1:100** @ A3  
Pg. No:  
**A.03**

Proposal: Alterations & Additions  
Client: David & Kim Miller  
Address: 7 Buchanan St, Bellerive 7018

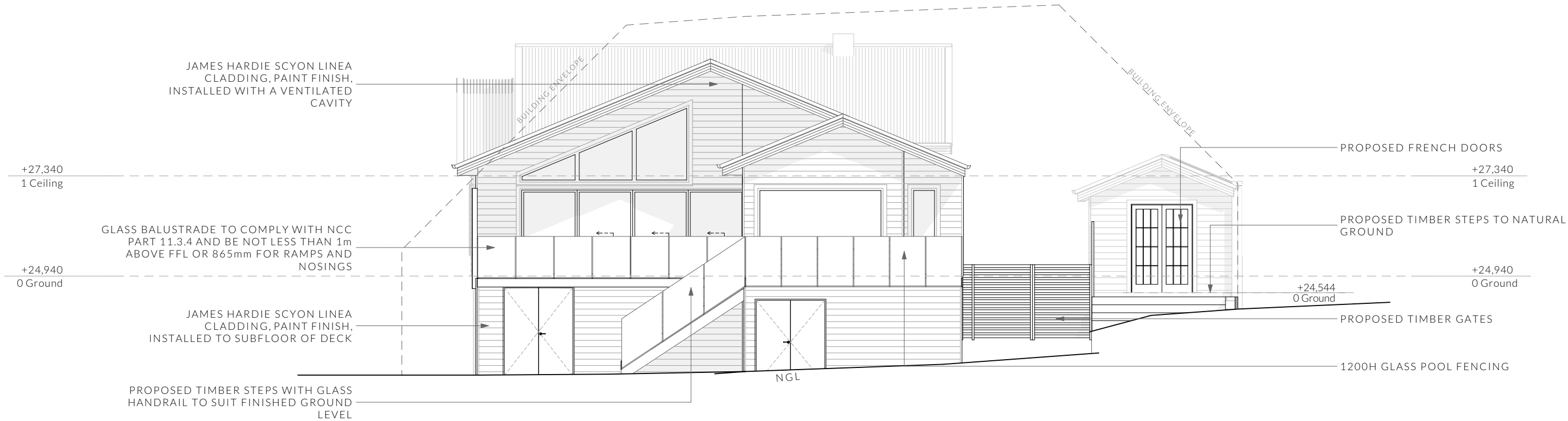
Date: 11/12/2023  
Drawn by: JRN  
Job No: 046-2023  
Engineer: TBA  
Building Surveyor: TBA

Issue	Date	Description
DA02	28.02.24	Council RFI

**PRELIMINARY ONLY  
NOT FOR CONSTRUCTION**

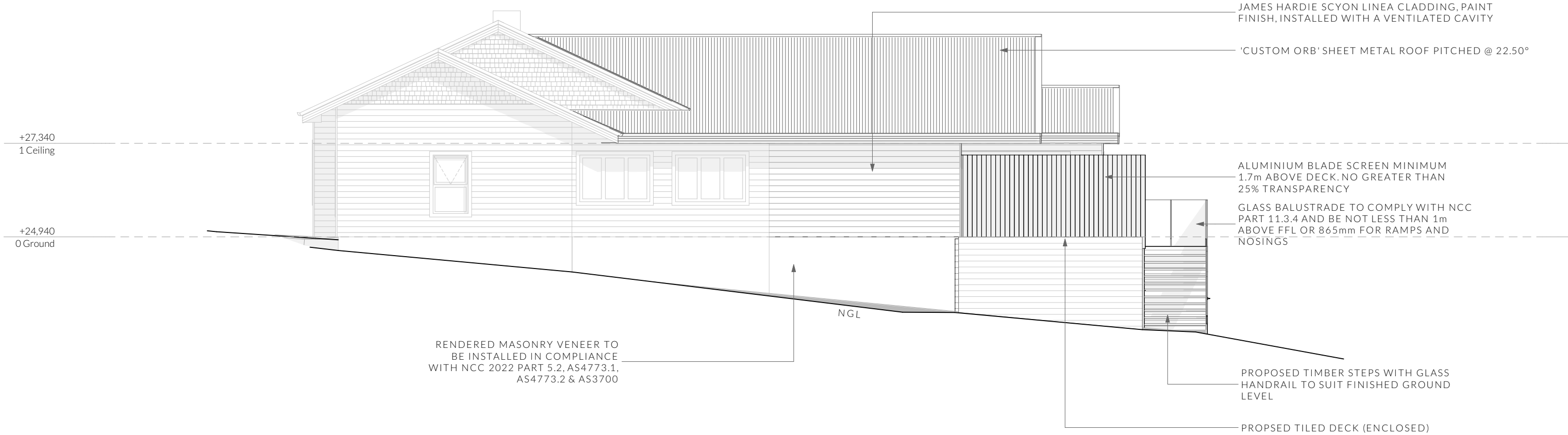
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South West Elevation

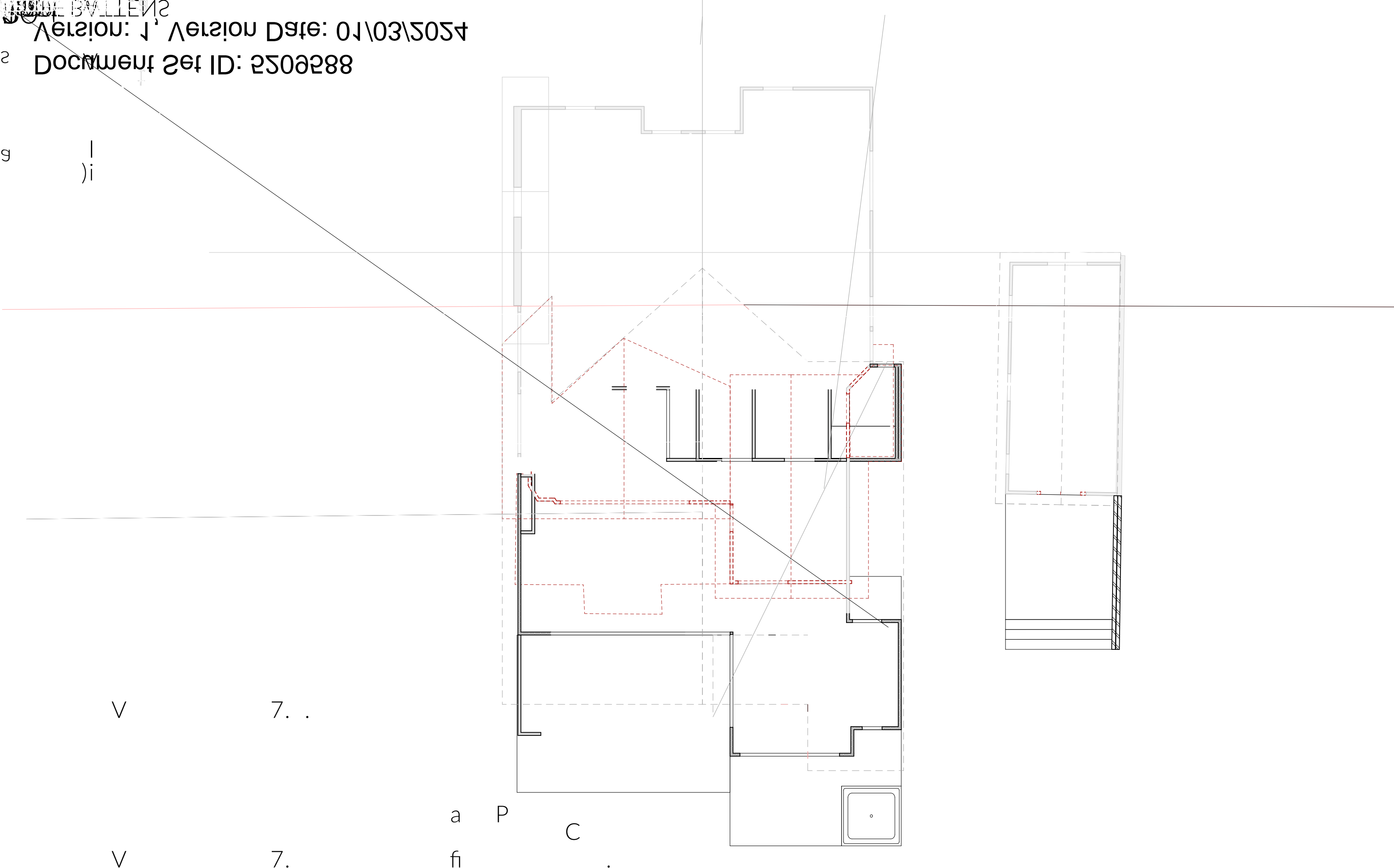
1:100



North West Elevation

1:100

PINNACLE	PINNACLE DRAFTING & DESIGN 7/3 Abernant Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au Licence: CC6073Y	Elevations  Revision: DA - 01 Approved by: JRN	Scale: 1:100 @ A3 Pg. No: A.04	Proposal: Alterations & Additions Client: David & Kim Miller Address: 7 Buchanan St, Bellerive 7018	Date: 11/12/2023 Drawn by: JRN Job No: 046-2023 Engineer: TBA Building Surveyor: TBA	Issue Date: 28.02.24 Description: Council RFI	PRELIMINARY ONLY NOT FOR CONSTRUCTION	These drawings are the property of Pinnacle Drafting & Design Pty Ltd. reproduction in whole or part is strictly forbidden without written consent. © 2023. These drawings are to be read in conjunction with all drawings and documentation by Engineers, Surveyors and any other consultants referred to within this drawing set as well as any CLC and/or permit documentation. DO NOT SCALE FROM DRAWINGS. All Contractors are to verify dimensions on site before commencing any orders, works or requesting/producing shop drawings. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF THE PINNACLE DRAFTING & DESIGN PTY LTD.	



ELECTRICAL LEGEND - Lower Floor			
Symbol	Description	Allowance	Quantity
	---	---	16
	DATA - CAT 6 (RJ45) - 2 GANG		1
	DATA - TV CONNECTION		1
	FAN - 3 IN 1 (4 LAMP)	10W (LIGHT)	1
	FAN - CEILING - EXHAUST		2
	GPO - (1) SINGLE		3
	GPO - (2) DOUBLE		13
	GPO - WEATHER PROOF DOUBLE		3
	LIGHT - CEILING - DOWNLIGHT RECESSED	10W	42
	LIGHT - CEILING - DOWNLIGHT SURFACE MOUNTED	10W	2
	LIGHT - WALL MOUNTED - TYPE 2	10W	3
	SWITCH - LIGHT 1 GANG		3
	SWITCH - LIGHT 2 GANG		4
	SWITCH - LIGHT 3 GANG		1
	SWITCH - LIGHT 4 GANG		1

Note: Exhaust Fans

Exhaust fans to comply with NCC 2022 Vol 2 Part 10.8.2 and have;

- An exhaust system installed in a kitchen, bathroom, sanitary compartment or laundry must have a minimum flow rate of-
  - (a)25 L/s for a bathroom or sanitary compartment; and
  - (b)40 L/s for a kitchen or laundry.
- Exhaust from a kitchen, kitchen range hood, bathroom, sanitary compartment or laundry must discharge directly or via a shaft or duct to outdoor air.
- Where a venting clothes dryer is installed, it must discharge directly or via a shaft or duct to outdoor air.
- An exhaust system that is not run continuously and is serving a bathroom or sanitary compartment that is not ventilated in accordance with 10.6.2(a) must-
  - (a)be interlocked with the room's light switch; and
  - (b)include a run-on timer so that the exhaust system continues to operate for 10 minutes after the light switch is turned off.

Smoke Alarms Part 9.5 of NCC 2022

Smoke alarms must-

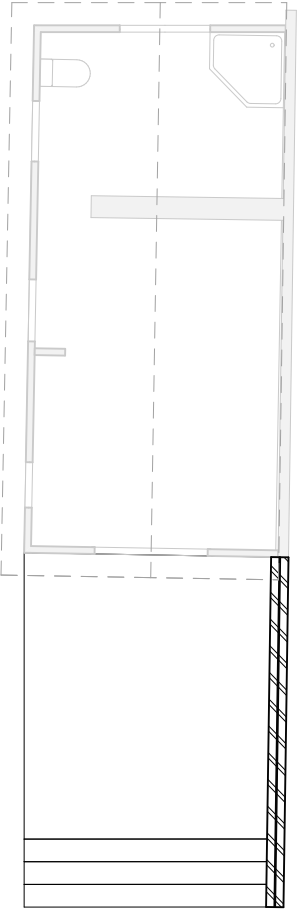
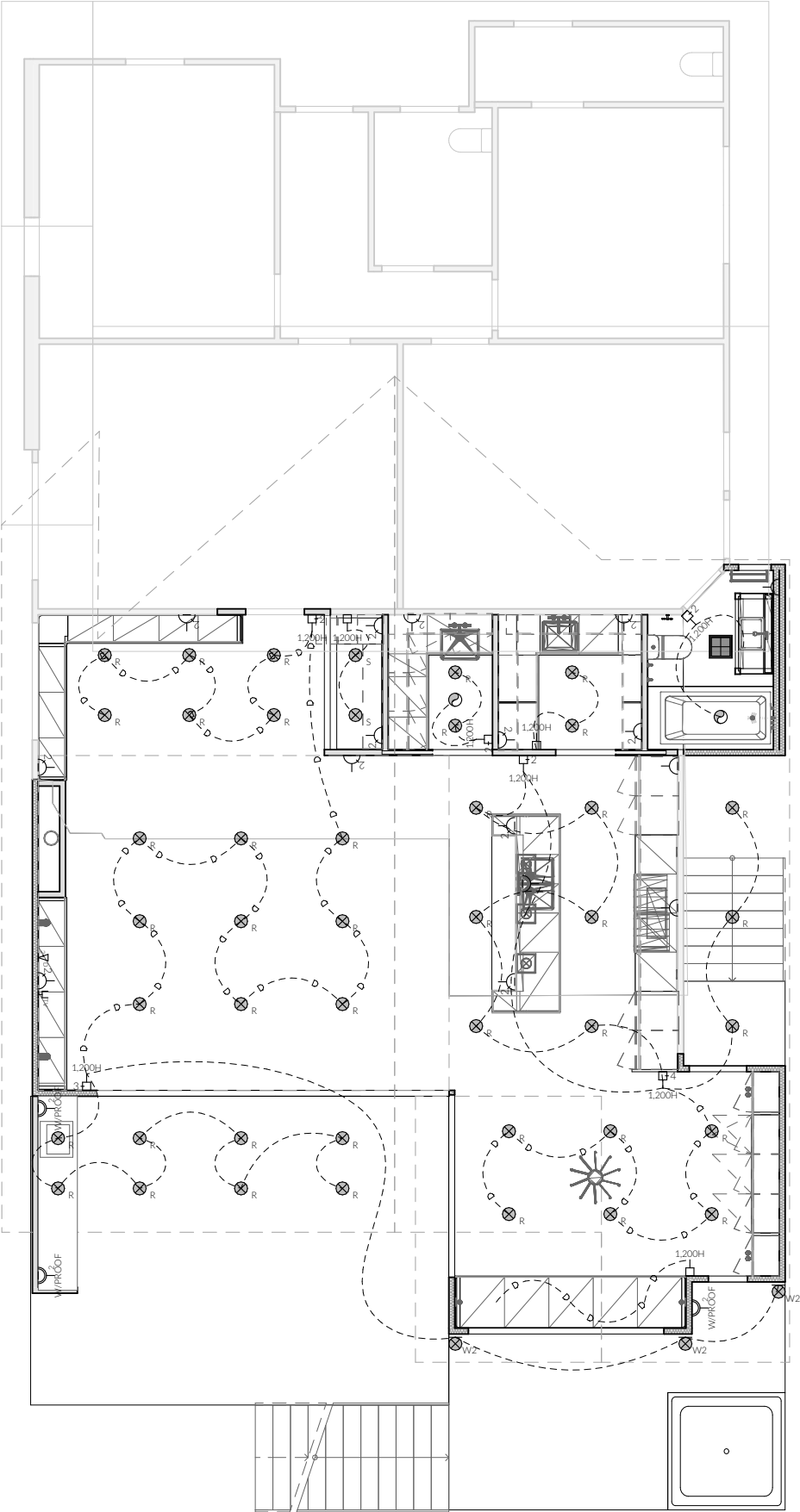
- (a)be located in-
  - (i)a Class 1a building in accordance with 9.5.2 and 9.5.4; and
  - (ii)a Class 1b building in accordance with 9.5.3 and 9.5.4; and
- (b)comply with AS 3786, except that in a Class 10a private garage where the use of the area is likely to result in smoke alarms causing spurious signals, any other alarm deemed suitable in accordance with AS 1670.1 may be installed provided that smoke alarms complying with AS 3786 are installed elsewhere in the Class 1 building; and
- (c)be powered from the consumer mains source where a consumer mains source is supplied to the building; and be interconnected where there is more than one alarm.

In a Class 1a building, smoke alarms must be located in-

- (a)any storey containing bedrooms, every corridor or hallway associated with a bedroom, or if there is no corridor or hallway, in an area between the bedrooms and the remainder of the building; and
- (b)each other storey not containing bedrooms.

Smoke alarms required by 9.5.2 and 9.5.3 must be installed on or near the ceiling, in accordance with the following:

- (a)Where a smoke alarm is located on the ceiling it must be-
  - (i)a minimum of 300 mm away from the corner junction of the wall and ceiling; and
  - (ii)between 500 mm and 1500 mm away from the high point and apexes of the ceiling, if the room has a sloping ceiling.
- (b)Where (a) is not possible, the smoke alarm may be installed on the wall, and located a minimum of 300 mm and a maximum of 500 mm off the ceiling at the junction with the wall.



Note: Lighting

Lighting layout may change, owner to confirm with builder prior to purchase/installation of exact quantity and location of electrical services provided that installation is compliant with AS3000 and artificial lighting allowances do not exceed:

- 5W/m<sup>2</sup> in class 1a dwellings
- 4W/m<sup>2</sup> to veranda, balcony or the like
- 3W/m<sup>2</sup> in a class 10a dwelling associated with the class 1a dwelling

U.N.O - All downlights are to be Insulation Contact (IC) rated.

Preparation for future Solar Installation:

Should the solar design be required for future installation, 2/25mm solarflex (or similar) conduits marked "solar" are to be installed from the meter box to the roof space - See electrical plan.

Notes

U.N.O ceilings are to be plasterboard.

- D-----D - Dimmable Circuit
- T-----T - Timer Circuit(as fan note)
- PB - Plasterboard
- CS - Cement Sheet Eaves
- PW - Plywood Ceiling
- TB - Timber Batten Ceiling

PINNACLE	PINNACLE DRAFTING & DESIGN 7/3 Abernant Way, Cambridge 7170 03 6248 4218 admin@pinnacledrafting.com.au www.pinnacledrafting.com.au Licence: CC6073Y	Electrical Plan	Scale:  @ A3  Pg. No: <b>A.06</b>	Proposal: Alterations & Additions Client: David & Kim Miller Address: 7 Buchanan St, Bellerive 7018	Date: 11/12/2023 Drawn by: JRN Job No: 046-2023 Engineer: TBA Building Surveyor: TBA	Issue Date DA02 28.02.24	Description Council RF1	These drawing are the property of Pinnacle Drafting & Design Pty Ltd. reproduction in whole or part is strictly forbidden without written consent. © 2023. These drawings are to be read in conjunction with all drawings and documentation by Engineers, Surveyors and any other consultants referred to within this drawing set as well as any CLC and/or permit documentation. DO NOT SCALE FROM DRAWINGS. All Contractors are to verify dimensions on site before commencing any orders, works or requesting/producing shop drawings. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF THE PINNACLE DRAFTING & DESIGN PTY LTD.	





09 00 1:250



12 00 1:250



15 00 1:250

<div>PINNACLE</div>		<div>Shadow Diagrams on June 21st</div>		<div>Proposal: Alterations &amp; Additions</div>		<div>Date: 11/12/2023</div>		<div>Issue Date Description</div>		<div>These drawing are the property of Pinnacle Drafting &amp; Design Pty Ltd. reproduction in whole or part is strictly forbidden without written consent. © 2023. These drawings are to be read in conjunction with all drawings and documentation by Engineers, Surveyors and any other consultants referred to within this drawing set as well as any CLC and/or permit documentation. DO NOT SCALE FROM DRAWINGS. All Contractors are to verify dimensions on site before commencing any orders, works or requesting/producing shop drawings. ANY AND ALL DISCREPANCIES DISCOVERED BY OUTSIDE PARTIES ARE TO BE BROUGHT TO THE ATTENTION OF THE PINNACLE DRAFTING &amp; DESIGN PTY LTD.</div>	
<div>7/3 Abernant Way, Cambridge 7170</div>		<div>Scale: 1:250 @ A3</div>		<div>Client: David &amp; Kim Miller</div>		<div>Drawn by: JRN</div>		<div>DA02 28.02.24 Council RFI</div>		<div>PRELIMINARY ONLY NOT FOR CONSTRUCTION</div>	
<div>admin@pinnacledrafting.com.au</div>		<div>Pg. No: A.07</div>		<div>Address: 7 Buchanan St, Bellerive 7018</div>		<div>Job No: 046-2023</div>		<div>Engineer: TBA</div>		<div>Building Surveyor: TBA</div>	
<div>www.pinnacledrafting.com.au</div>		<div>Revision: DA - 01</div>		<div>Approved by: JRN</div>		<div>Licence: CC6073Y</div>		<div></div>		<div></div>	

01/03/2024  
Att: Planning  
Clarence City Council

Dear Sir/Madam,

**PDPLANPMTD-2023/040966 - Planning Permit Discretionary  
- 7 Buchanan Street, Bellerive**

In response to your correspondence dated 29.02.24  
I have addressed your requests as follows:

ITEM	COUNCIL REQUEST	DEVELOPMENT RESPONSE
1	<i>8.4.2 Setbacks and building envelopes for all dwellings (A3) As part of the proposed extension protrudes the building envelope prescribed at the above Clause (see image below), your proposal will need to be assessed against the corresponding Performance Criterion, P3. Please provide additional information enabling us to assess your proposal against P3, including shadow diagrams and an evaluation of the visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property.</i>	Shadow diagrams have been provided which show minimal overshadowing increases from the new extension.
2	<i>8.4.6 Privacy for all dwellings (A1) Please amend the drawings to show a privacy screen for the entire length of the proposed deck on the north-western elevation (as highlighted below). Please also add a specification to the drawing set that the proposed privacy screen is to be of no greater than 25% transparency.</i>	The privacy screen has been extended
3	<i>Paranville Specific Area Plan – River Face Precinct CLA-S21.7.3 Excavation and retaining walls (A1) Please provide details of the intentions for the area below the deck and any proposed excavation works on site.</i>	The excavation is a minor cut underneath the deck to allow for storage. Max height 600mm

I trust the provided information addresses the matters identified in the further information request and ask that the council now accept the submitted documentation as a valid application under LUPA.

Kind Regards,



Jason Nickerson  
Director