



DEVELOPMENT APPLICATION

PDPLANPMTD-2024/044599

PROPOSAL: Additions (Single Dwelling)

LOCATION: 58 Bayfield Street, Bellerive

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 03 July 2024

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 03 July 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 03 July 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... a brighter place

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:

Installation of external lift to existing dwelling for disabled access for the current residents.
See attached plans for details.

Location:

Address **58 Bayfield 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

\$35,000

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:

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 28/05/2024

**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.*

- 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 63130	FOLIO 6
EDITION 2	DATE OF ISSUE 14-Sep-2015

SEARCH DATE : 02-Apr-2024
SEARCH TIME : 10.22 AM

DESCRIPTION OF LAND

City of CLARENCE
Lot 6 on Sealed Plan 63130 (formerly being SP2151)
Derivation : Part of 181 Acres Gtd. to G. Mercer
Prior CT 2465/94

SCHEDULE 1

M536634 TRANSFER to ANN MAREE CHEESEMAN and IAN GARY
CHEESEMAN Registered 14-Sep-2015 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP 63130 FENCING PROVISION in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

8



SCHEDULE OF EASEMENTS PLAN NO.

S.P.2151

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

No easements or profits a preponder are created to benefit or burden any lot shown on the plan.

FENCING PROVISION:

Each lot is subject to the provision that the Vendor, Edgar Roy England shall not be required to fence.

SIGNED by the said EDGAR ROY ENGLAND

the Owner of the land comprised in Certificate of title Volume 2441 Indenture of Conveyance Registered Folio 69 No. 40/1965 and the Registered Proprietor of the land comprised in Certificate of Title Volume 2120 Folio 57 in the presence of

SIGNED by DUDLEY REDVERS GEARD and

CAROLINE EDNA GEARD as Mortgagees Memoranda

under Indenture of Mortgage Number A308102 and A308103 38/1867 and Memorandum of Mortgage Number A 245099 in the presence of

Call for copies for the purpose of the...
Lodged...
[Signature]

1503

This is the schedule of easements attached to the plan of Lot 1, Lots 4 - 8 inclusive

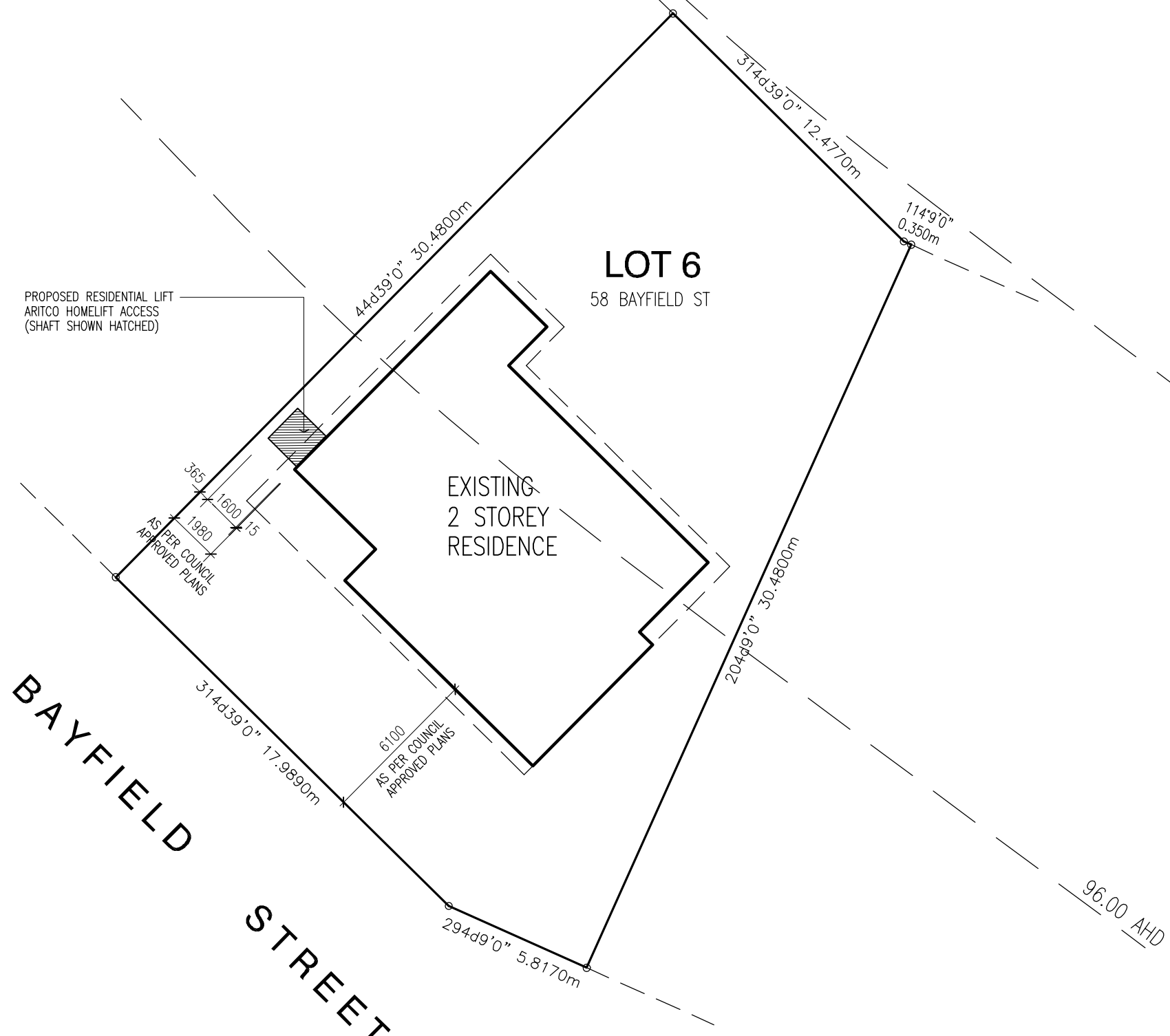
and 28 - 32 inclusive comprising part of the land in

Indenture of Conveyance No. 40/1965 and Certificate of Title

(Insert Title Reference)
Volume 2120 Folio 57

Sealed by *Clarence Municipality* on *7-11-1968*

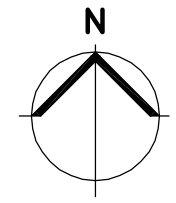
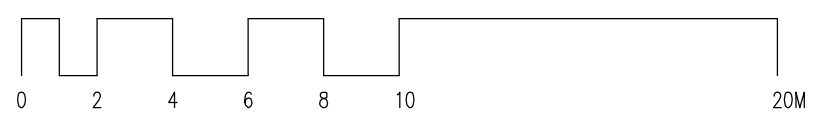
[Signature]
Council Clerk/Town Clerk



REAL PROPERTY DESCRIPTION

CITY OF CLARENCE
 LOT 6 ON SEALED PLAN 63130
 58 BAYFIELD STREET BELLERIEVE
 GENERAL RESIDENTIAL ZONE

SITE PLAN



ACCESS		ASHLEY DALES ACCREDITATION NUMBER CC752Q	
<i>Solutions</i>			
PROPOSED ARTICO HOMELIFT IAN CHEESEMAN			
SCALE 1:200	DRAWN: JAL	CHKD	DATE 2/11/2023
@ A3	PROJECT No LI 4580	DWG No 1 OF 5	ISSUE B

NOTE
SETOUT LIFT SHAFT OFF FACE
OF WINDOW OPENING

INTERNAL FACE OF LIFT PIT
SHOWN DOTTED

CUT NEW DOOR OPENING FOR
LIFT ACCESS
REFER TO ENGINEERS DRAWINGS
FOR DETAILS OF NEW DOORWAY
SUPPORT

GARAGE

RSJ OVER

REFER TO ENGINEERS DRAWINGS FOR
DETAILS OF LIFT PIT/FOOTING SLAB AND
DRAINAGE

LOWER GROUND FLOOR

CUT INTO EXIST EAVES
TO ACCOMMODATE HEAD
OF LIFT
REFER TO ENGINEERS DWG
FOR STRUCTURAL DETAILS

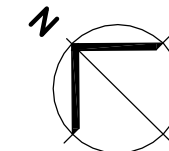
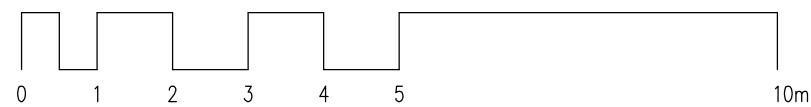
CUT NEW DOOR OPENING FOR
LIFT ACCESS
REFER TO ENGINEERS DRAWINGS FOR
DETAILS OF NEW DOORWAY LINTELS AND
ROOF STRUCTURAL SUPPORT

FAMILY/DINING

DECK

PROPOSED RESIDENTIAL LIFT
ARITCO HOMELIFT ACCESS

UPPER GROUND FLOOR

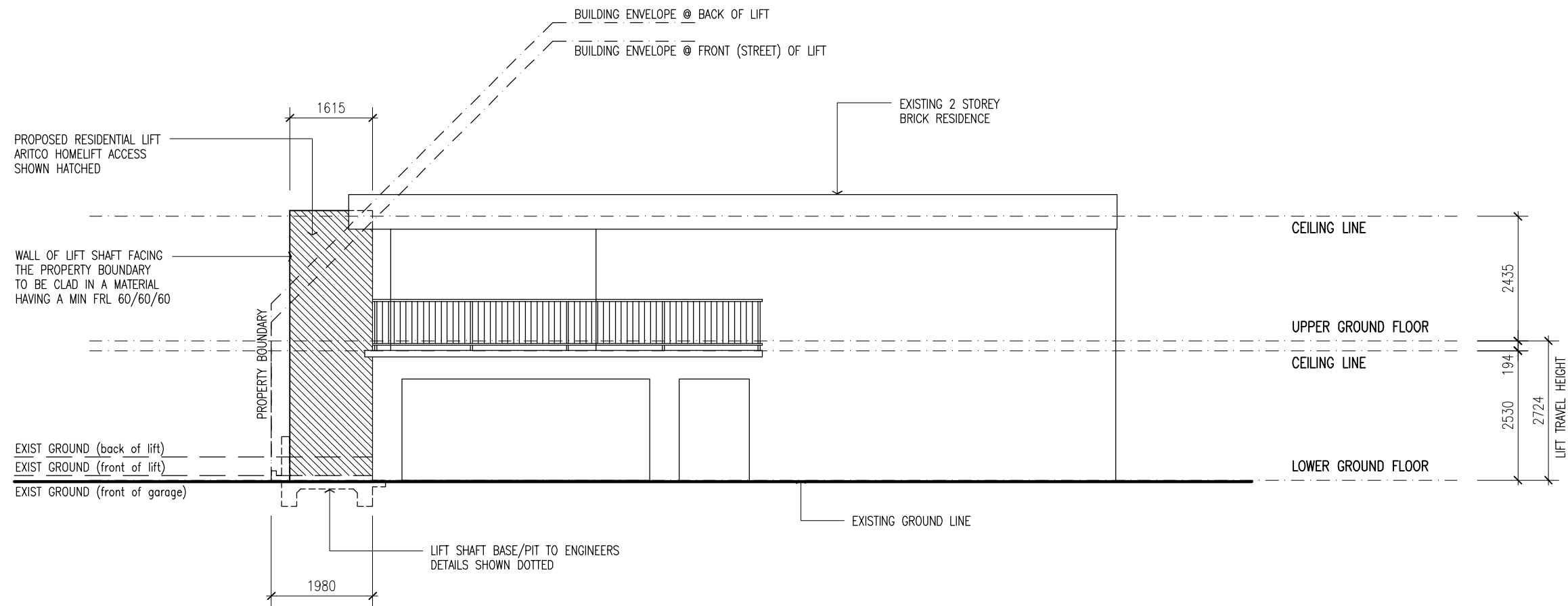


ACCESS
Solutions

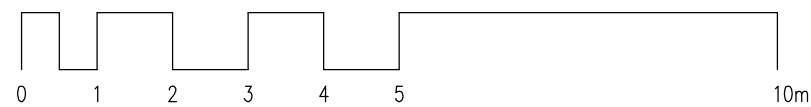
ASHLEY DALES
ACCREDITATION NUMBER
CC752Q

**PROPOSED ARTICO HOMELIFT
IAN CHEESEMAN**

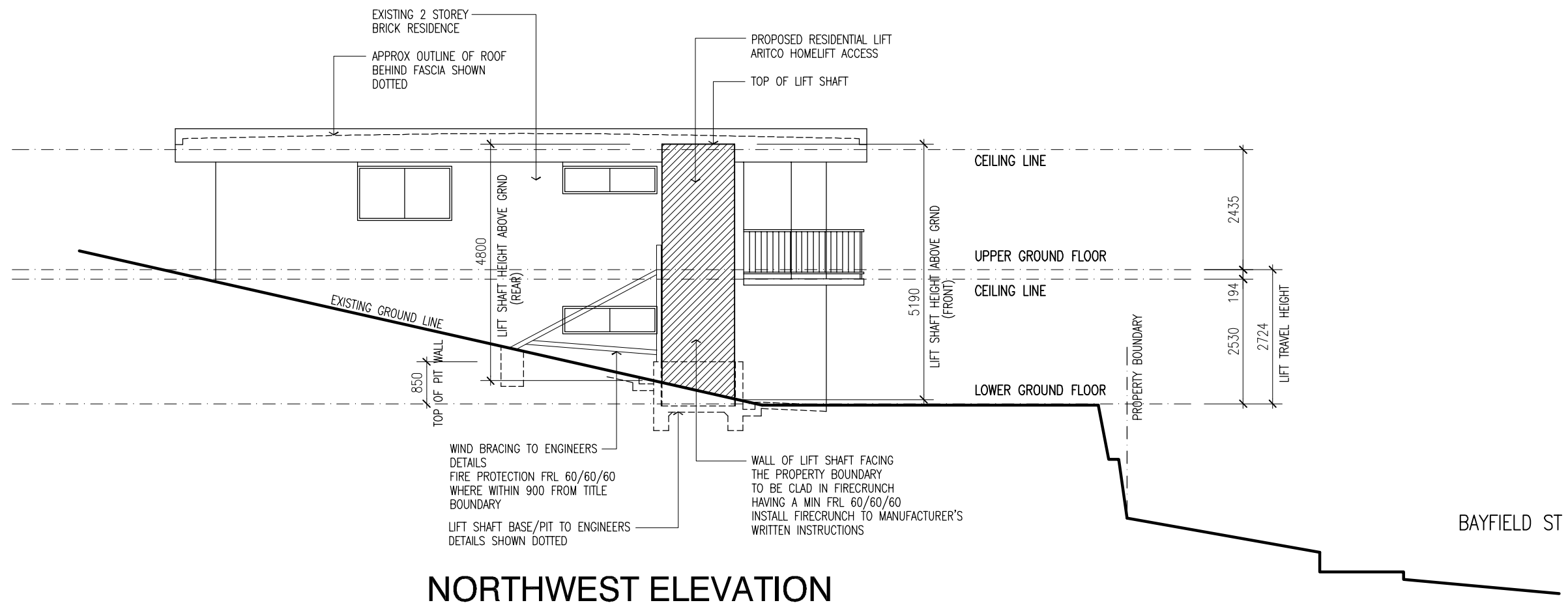
SCALE 1:100	DRAWN: JAL	CHKD	DATE 2/11/2023
@ A3	PROJECT No LI 4580	DWG No 2 OF 5	ISSUE B



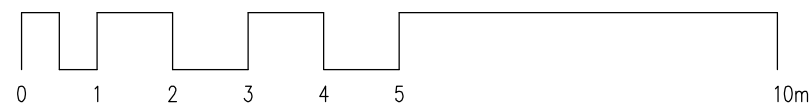
SOUTHWEST ELEVATION (STREET)



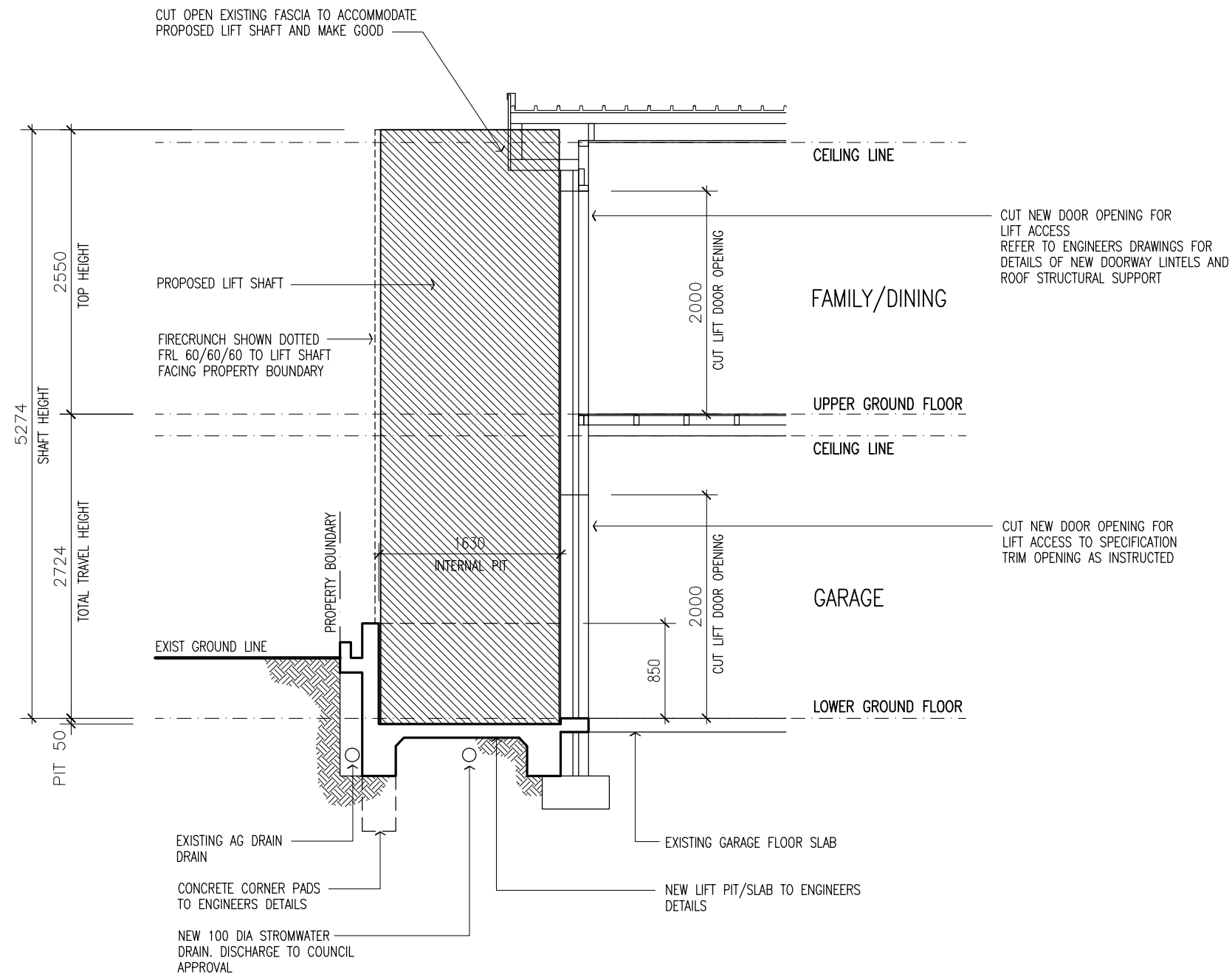
ACCESS		<small>ASHLEY DALES ACCREDITATION NUMBER CC752Q</small>	
<i>Solutions</i>			
PROPOSED ARTICO HOMELIFT IAN CHEESEMAN			
<small>SCALE 1:100</small>	<small>DRAWN: JAL</small>	<small>CHKD</small>	<small>DATE 2/11/2023</small>
<small>@ A3</small>	<small>PROJECT No LI 4580</small>	<small>DWG No 3 OF 5</small>	<small>ISSUE B</small>



NORTHWEST ELEVATION



ACCESS		<i>Solutions</i>		ASHLEY DALES ACCREDITATION NUMBER CC752Q
PROPOSED ARTICO HOMELIFT IAN CHEESEMAN				
SCALE 1:100	DRAWN: JAL	CHKD	DATE 2/11/2023	
© A3	PROJECT No LI 4580	DWG No 4 OF 5	ISSUE B	



SECTION A-A
1:50

ACCESS		ASHLEY DALES ACCREDITATION NUMBER CC752Q	
<i>Solutions</i>			
PROPOSED ARTICO HOMELIFT IAN CHEESEMAN			
SCALE 1:50	DRAWN: JAL	CHKD	DATE 2/11/2023
@ A3	PROJECT No LI 4580	DWG No 5 OF 5	ISSUE B