



DEVELOPMENT APPLICATION

PDPLANPMTD-2025/055193

PROPOSAL: Two Multiple Dwellings

LOCATION: 26 Dossiter Street, Bellerive

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 24 November 2025

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 24 November 2025. 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 24 November 2025.

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:

~~Appt~~ Multiple dwellings (2)

Location:

Address 26 Dossiter 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

\$ 2,000

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

Dom Mercer

Current Use of Site:

Long term rental

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...

**Personal
Information
Removed**

Date

28.8.25

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

Clarence City Council

DEVELOPMENT/USE OR SUBDIVISION CHECKLIST



Clarence... a brighter place

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.
- ~~NA~~ 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



Clarence... a brighter place

- 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.

CERTIFICATE OF TITLE

LAND TITLES ACT 1980



TASMANIA

TORRENS TITLE

VOLUME		FOLIO
75393		4
EDITION	DATE OF ISSUE	
4	15-Nov-2017	
Page 1		of 1

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.

Alice Kawa

Recorder of Titles.



DESCRIPTION OF LAND

City of CLARENCE
Lot 4 on Diagram 75393 (formerly being 255-39D)
Derivation : Part of 20A-2R-25Ps. Gtd. to W. Dossiter
Prior CT 3012/41

SCHEDULE 1

E102532 & E102533 TRANSFER to IAN DONALD MCDIVETT
Registered 15-Nov-2017 at 12.02 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
BURDENING EASEMENT a right of drainage (appurtenant to Lots 5
to 9 on Diagram No. 75393) over the Drainage Easement
passing through the said land within described
A76413 FENCING CONDITION in Transfer

FOR THE MUNICIPALITY OF CLAY
 13 DEC 1951

DIAGRAM FROM ACTUAL SURVEY

REGISTERED NUMBER
75393

TOWN OF BELLERIVE

T. 6424/63
 Alice Edriva Speers

No. OF APPLICATION

A.E. Speers
 C.T. 10/1/63

Part of 20A 2R 25P Gt to Wm Dossiter
 Sec. I.

Scale—60 ft—to an inch

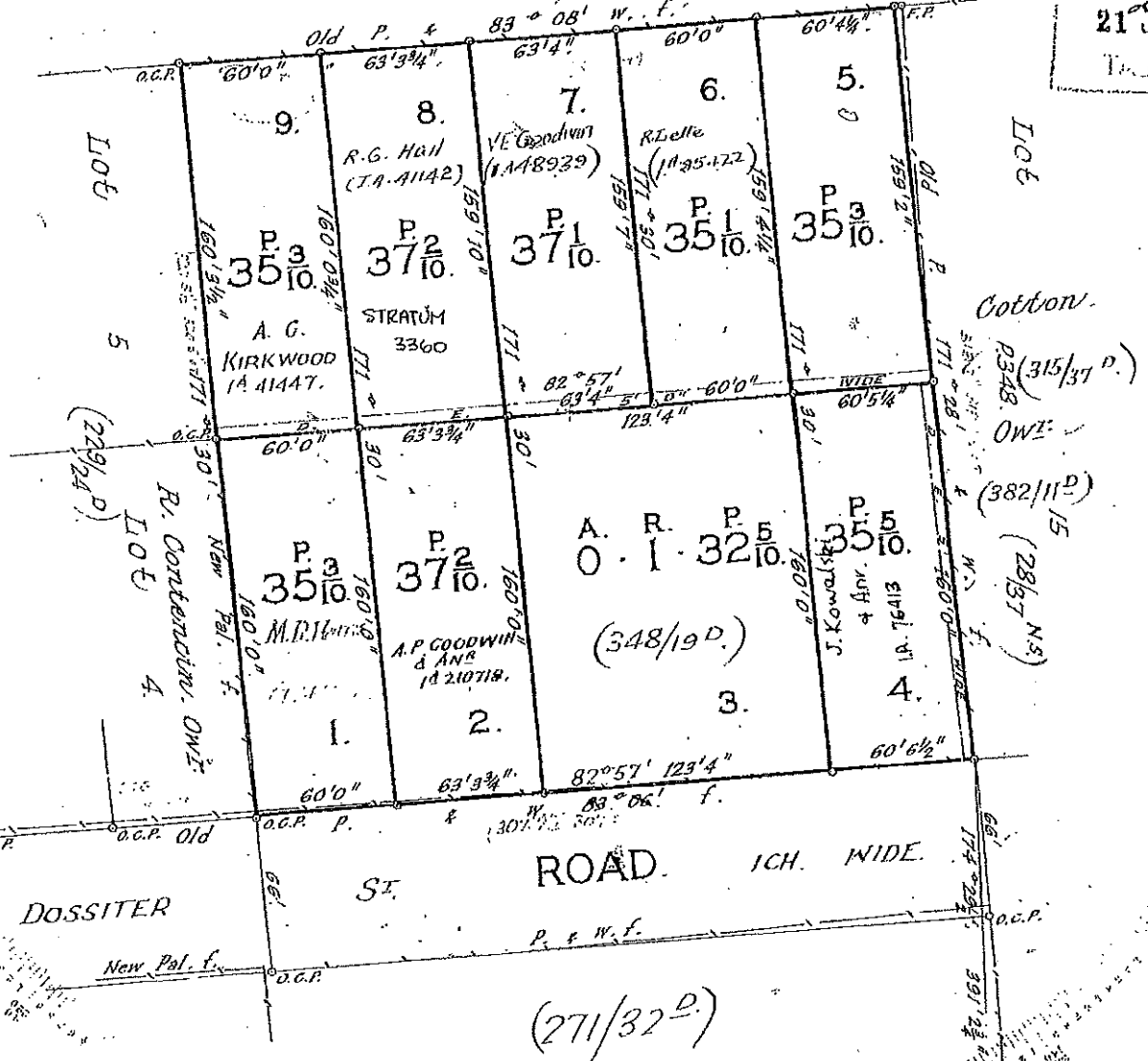
REFERENCE TO CORNERS

COR.	BEARING	DISTANCE IN LINKS	FROM

(D.27022)

HILL ST.

LANDS TITLES OFFICE
 21 JAN 1952
 T. 2.5/10



(271/32^D)

IMPORTANT

1. USE WRITTEN DIMENSIONS ONLY.
2. DO NOT SCALE DRAWINGS.
3. THE CONTRACTOR IS TO CHECK ALL LEVELS, DATUMS, AND DIMENSIONS IN RELATION TO THE DRAWINGS AND THE SITE BEFORE PROCEEDING WITH THE WORK OR SHOP DRAWINGS.
4. ENSURE THAT THIS DRAWING AND ANY ACCOMPANYING DETAILS AND/OR SPECIFICATIONS HAVE BEEN STAMPED AS 'APPROVED' BY THE RELEVANT LOCAL AUTHORITY.
5. THE PROPRIETOR IS TO ENSURE THAT ANY "CONDITIONS OF APPROVAL" ISSUED BY THE BUILDING SURVEYOR, RELEVANT COUNCIL AND OTHER STATUTORY AUTHORITIES ARE PASSED ONTO THE CONTRACTOR BEFORE CONSTRUCTION BEGINS.
6. MATERIALS AND WORKMANSHIP SHALL CONFORM WITH RELEVANT STANDARDS, BUILDING CODE OF AUSTRALIA AND PRODUCT MANUFACTURERS WRITTEN INSTRUCTIONS.
7. ANY ALTERATION TO THE CONSTRUCTION AND/OR MATERIALS INDICATED IN THESE DRAWINGS IS TO BE APPROVED BY THE DESIGNER, THE ENGINEER, THE BUILDING SURVEYOR, AND THE PROPRIETOR BEFORE PROCEEDING WITH THE WORK.
8. IF IN DOUBT:- ASK!! CONTACT THE BUILDING DESIGNER AND/OR RELEVANT CONSULTANT.

SITE COVERAGE (TASMANIAN PLANNING SCHEME - CLARENCE)

UNIT 1 (change of use to multiple dwelling) - 110.64m²
 UNIT 2 (change of use to multiple dwelling) - 53.74m²
 EXISTING UNIT 2 TIMBER DECK - 8.19m²
 EXISTING CARPORT - 19.83m²
 EXISTING OUTBUILDING (garden shed) - 7.01m²
 TOTAL - 310.05m²
 SITE AREA - 898m²

TOTAL SITE COVERAGE - 34.53%

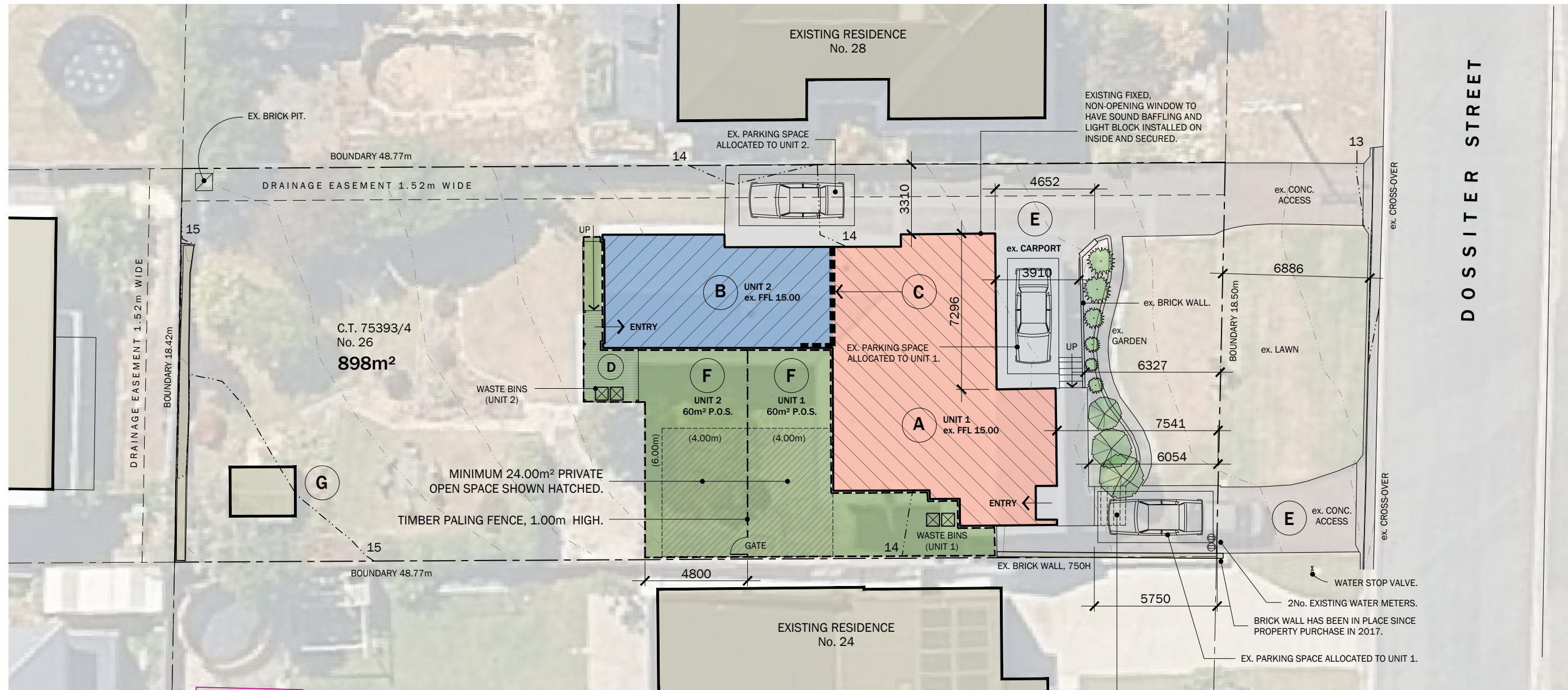
SITE IS LOCATED WITHIN THE FOLLOWING ZONES OF THE TASMANIAN PLANNING SCHEME (CLARENCE): -

- 8.0 GENERAL RESIDENTIAL ZONE.
- FLOOD PRONE AREA.
- AIRPORT OBSTACLE LIMITATION AREA.

SITE KEY

- A** EXISTING VISITOR ACCOMMODATION (UNIT 1): PROPOSED CHANGE OF USE TO MULTIPLE DWELLING.
- B** EXISTING VISITOR ACCOMMODATION (UNIT 2): PROPOSED CHANGE OF USE TO MULTIPLE DWELLING.
- C** EXISTING FIRE + SOUND RATED SEPARATING WALL BETWEEN UNITS.
- D** EXISTING UNIT 2 TIMBER DECK AREA WITH ROOF OVER.
- E** EXISTING CONCRETE DRIVEWAY & PARKING AREAS.
- F** 60.00m² AREA OF PRIVATE OPEN SPACE. EXISTING GROUND SURFACE GRADIENT IS NOT STEEPER THAN 1:10.
- G** EXISTING OUTBUILDING (garden shed).

NOTE: -
 ALL ALLOCATED CAR PARKING SPACES MEASURE 5.40m LONG x 2.40m WIDE.



SITE PLAN 1:200

EX. CONCRETE STEPS TO BE REMOVED TO ALLOW FOR FULL LENGTH CAR PARK. MAKE GOOD TO CONCRETE DRIVE AND FRONT OF LANDING.

PO BOX 224 LINDISFARNE
 TASMANIA 7015

matt.gilley@bigpond.com
 0437 499 238
 LICENCE No. CC5666C

PROJECT:
CHANGE OF USE

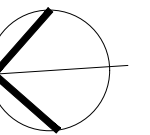
**No. 26 DOSSITER STREET
 BELLERIVE**

I. McDIVETT

DATE: **OCT 2025**
 PROJECT No. 1950

ISSUE/REV:

A. PRELIM. ISSUE.	30.7.25
B. PRELIM. ISSUE.	7.8.25
C. PLANNING ISSUE.	8.8.25
D. DA REVISION.	31.10.25



TITLE:
SITE PLAN

SCALE: **1:200 (A3)**

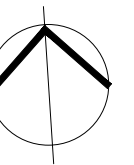
DRAWING No:

A01

SHEET: **1** OF 5



STREET PLAN (not to scale)

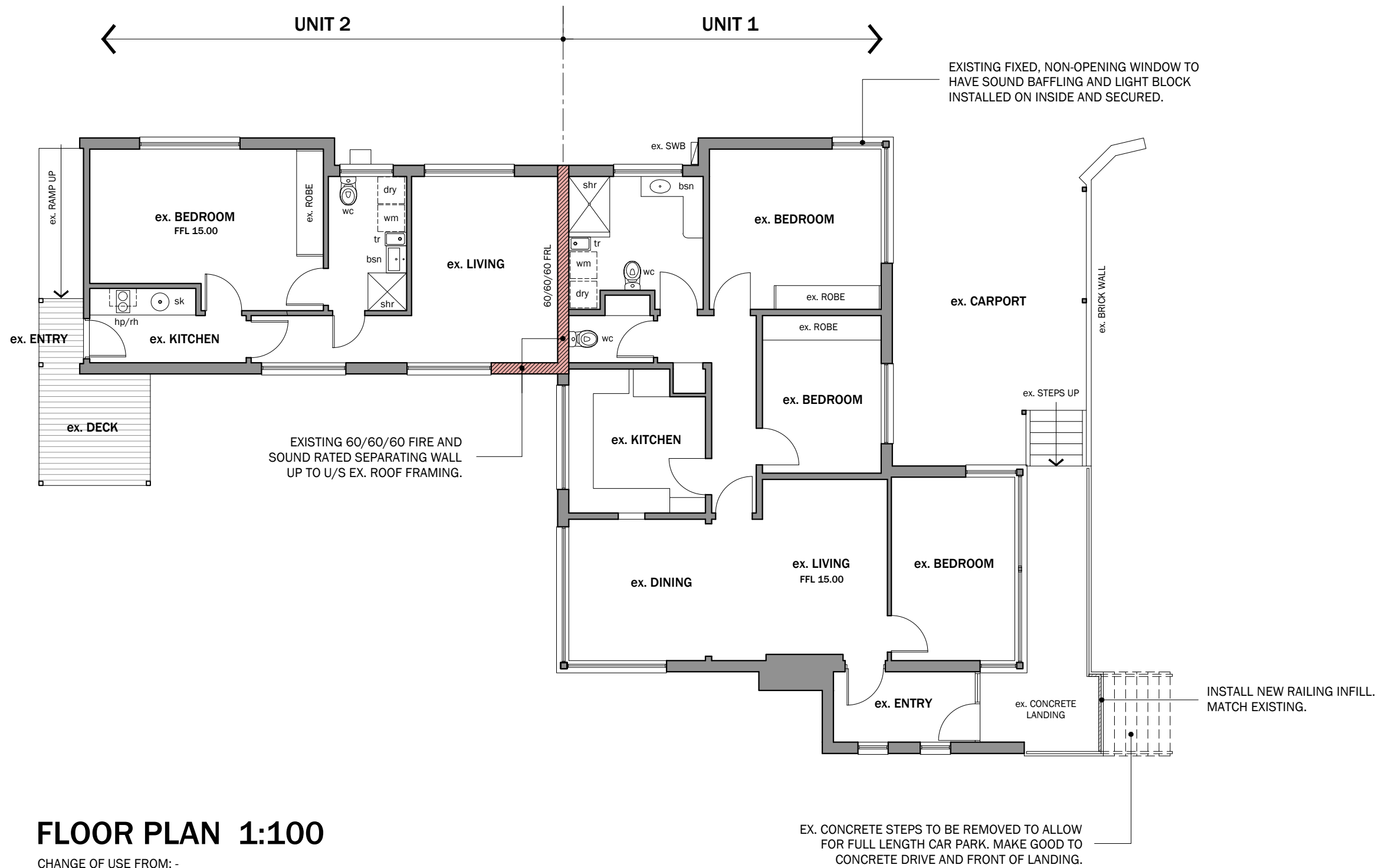


TITLE:
SITE PLAN

SCALE: **NTS (A3)**
DRAWING No:

A02

SHEET: **2** OF 5



FLOOR PLAN 1:100

CHANGE OF USE FROM: -
EXISTING SHORT TERM VISITOR ACCOMMODATION TO MULTIPLE DWELLINGS.

PO BOX 224 LINDISFARNE
TASMANIA 7015

matt.gilley@bigpond.com
0437 499 238
LICENCE No. CC5666C

PROJECT:
CHANGE OF USE

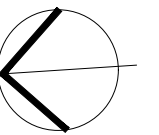
No. 26 DOSSITER STREET
BELLERIVE

I. McDIVETT

DATE: OCT 2025
PROJECT No. 1950

ISSUE/REV:

A. PRELIM. ISSUE.	30.7.25
B. PRELIM. ISSUE.	7.8.25
C. PLANNING ISSUE.	8.8.25
D. DA REVISION.	31.10.25



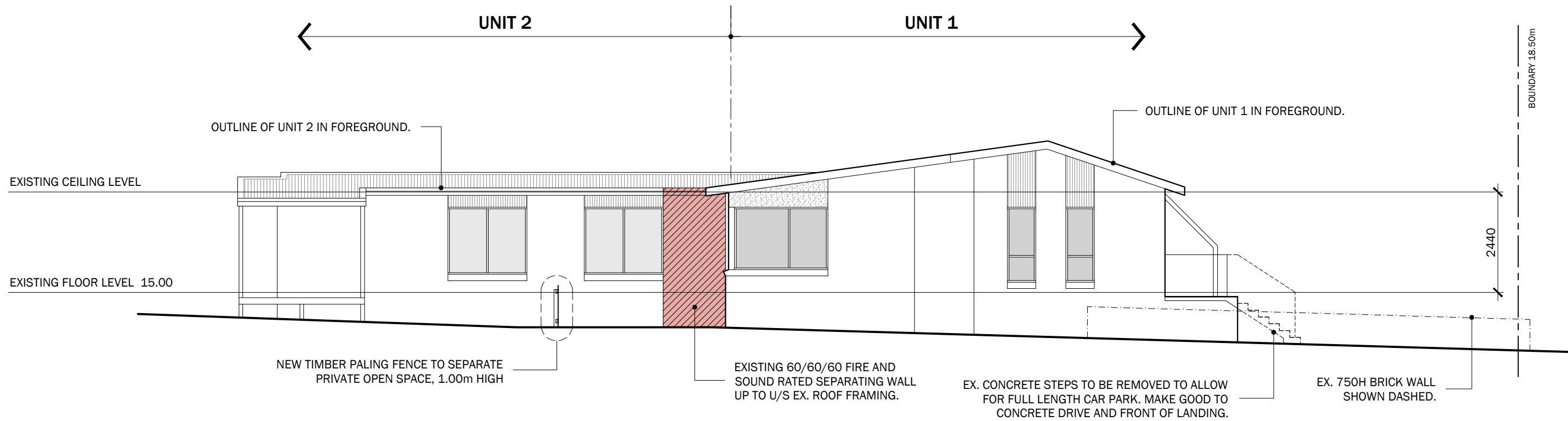
TITLE:
FLOOR PLAN

SCALE: 1:100 (A3)
DRAWING No:

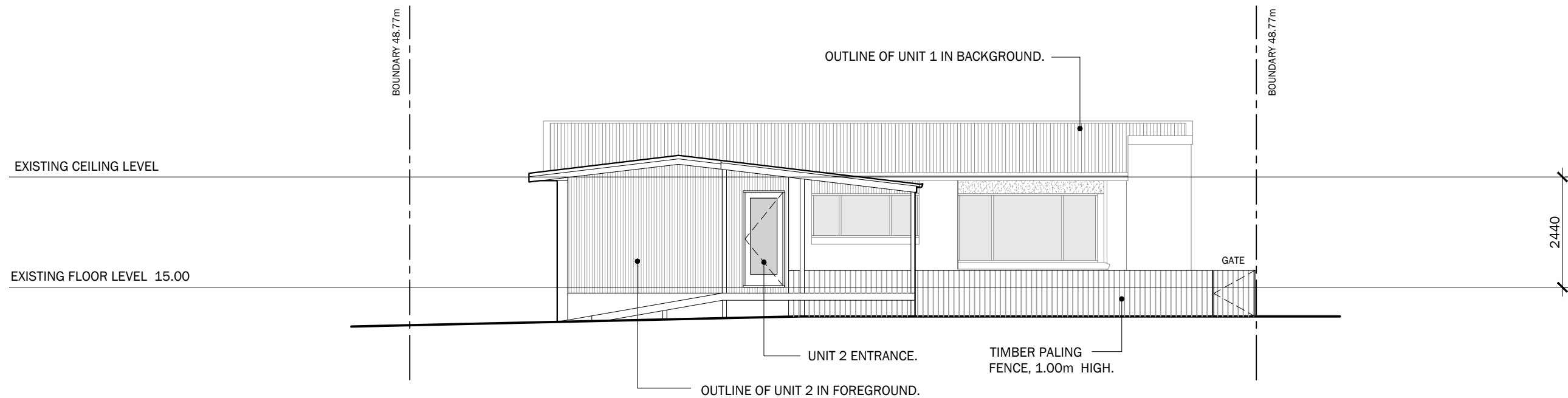
A03

SHEET: 3 OF 5

CHANGE OF USE FROM: - EXISTING SHORT TERM VISITOR ACCOMMODATION TO MULTIPLE DWELLINGS.



WEST ELEVATION 1:100



NORTH ELEVATION 1:100

PO BOX 224 LINDISFARNE
TASMANIA 7015

matt.gilley@bigpond.com
0437 499 238
LICENCE No. CC5666C

PROJECT:
CHANGE OF USE

**No. 26 DOSSITER STREET
BELLERIVE**

I. McDIVETT

DATE: **OCT 2025**
PROJECT No. 1950

ISSUE/REV:
A. PRELIM. ISSUE. 30.7.25
B. PRELIM. ISSUE. 7.8.25
C. PLANNING ISSUE. 8.8.25
D. DA REVISION. 31.10.25

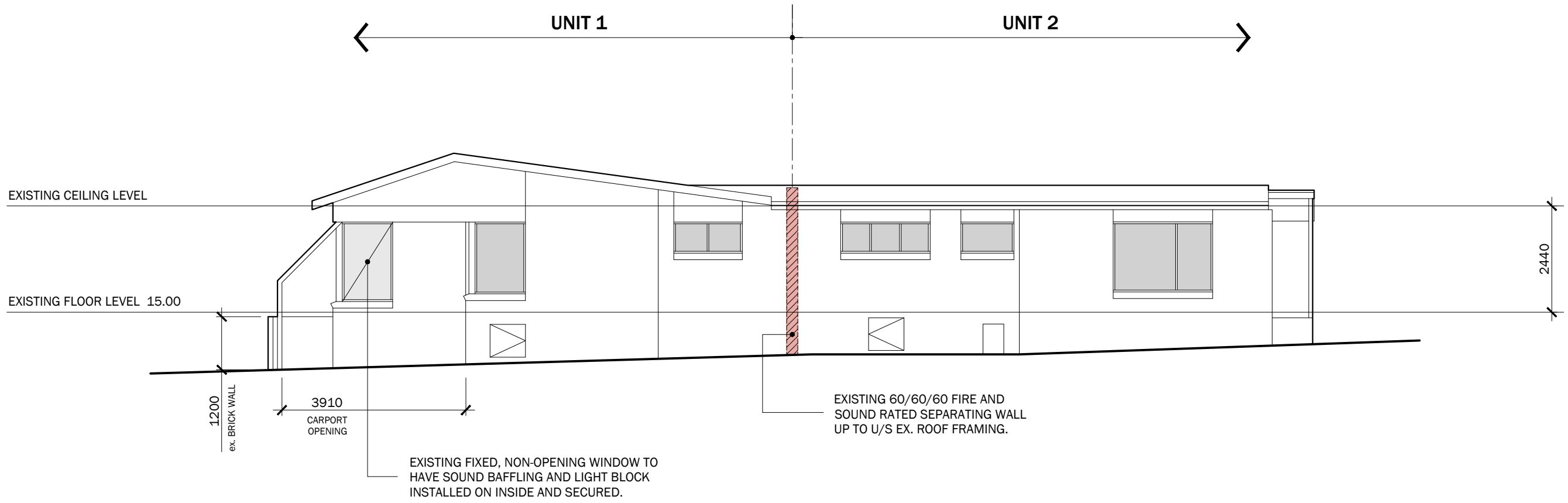
TITLE:
**EXTERIOR
ELEVATIONS**

SCALE: **1:100 (A3)**
DRAWING No:

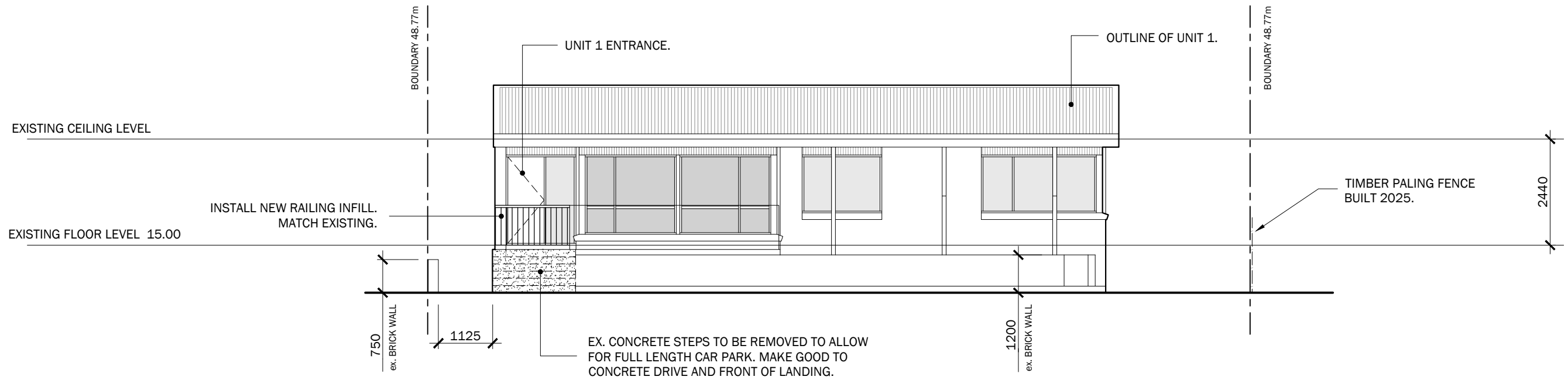
A04

SHEET: **4** OF 5

CHANGE OF USE FROM: - EXISTING SHORT TERM VISITOR ACCOMMODATION TO MULTIPLE DWELLINGS.



EAST ELEVATION 1:100



SOUTH ELEVATION 1:100

PO BOX 224 LINDISFARNE
TASMANIA 7015

matt.gilley@bigpond.com
0437 499 238
LICENCE No. CC5666C

PROJECT:
CHANGE OF USE

**No. 26 DOSSITER STREET
BELLERIVE**

I. McDIVETT

DATE: **OCT 2025**
PROJECT No. 1950

ISSUE/REV:

A. PRELIM. ISSUE. 30.7.25
B. PRELIM. ISSUE. 7.8.25
C. PLANNING ISSUE. 8.8.25
D. DA REVISION. 31.10.25

TITLE:
**EXTERIOR
ELEVATIONS**

SCALE: **1:100 (A3)**

DRAWING No:

A05

SHEET: **5** OF 5

Ian McDivett
38 Mortyn Place
Howrah 7018
ianmcdivett@icloud.com
0488 254 244

Date: 28 August 2025

Planning Department
Clarence City Council
PO Box 96
Rosny Park TAS 7018

Re: Planning Approval Application – Conversion of Single Dwelling Airbnb to Multiple Dwelling (2) at 26 Dossiter Street, Bellerive

Dear Planning Team,

Please see enclosed planning application seeking approval to reclassify the existing single dwelling at 26 Dossiter Street, Bellerive, as a Multiple Dwelling comprising two cojoined apartments.

The property has previously operated as two separate short-term accommodations and since Covid has been tenanted as two long-term residential apartments. All necessary works to meet the requirements of a Multiple Dwelling were completed during the original conversion to air bnb, including the installation of a 60/60/60 fire- and sound-rated wall between the two units.

Each apartment is independently serviced, with separate water and electricity meters in place.

The rear apartment is a one-bedroom unit and its required allocated car park is located at the end of the driveway.

The front apartment has 3 bedrooms, it has two required dedicated car parks, one in the carport and one at the front of the property. These two parking spots were previously approved by Council and have been in continuous use for many years.

I would also like to request discretionary approval for the visitor car park to be allocated on the street. This approach allows us to retain the existing shrubbery and green space at the front of the property, which contributes positively to the streetscape and local amenity. As shown in the aerial imagery provided, Dossiter Street is notably wide and offers ample on-street parking throughout the day, making this a practical and low-impact solution.

The attached documents, prepared by professional designer Matt Gilley, demonstrate compliance with private open space and sunshine requirements for each dwelling. Additionally, each apartment is serviced with separate bins and garbage collection.

This application seeks to formalize the current use of the property, which aligns with Council's objectives for housing diversity, sustainability, and efficient land use. The conversion has been undertaken with full consideration of safety, compliance, and community benefit.

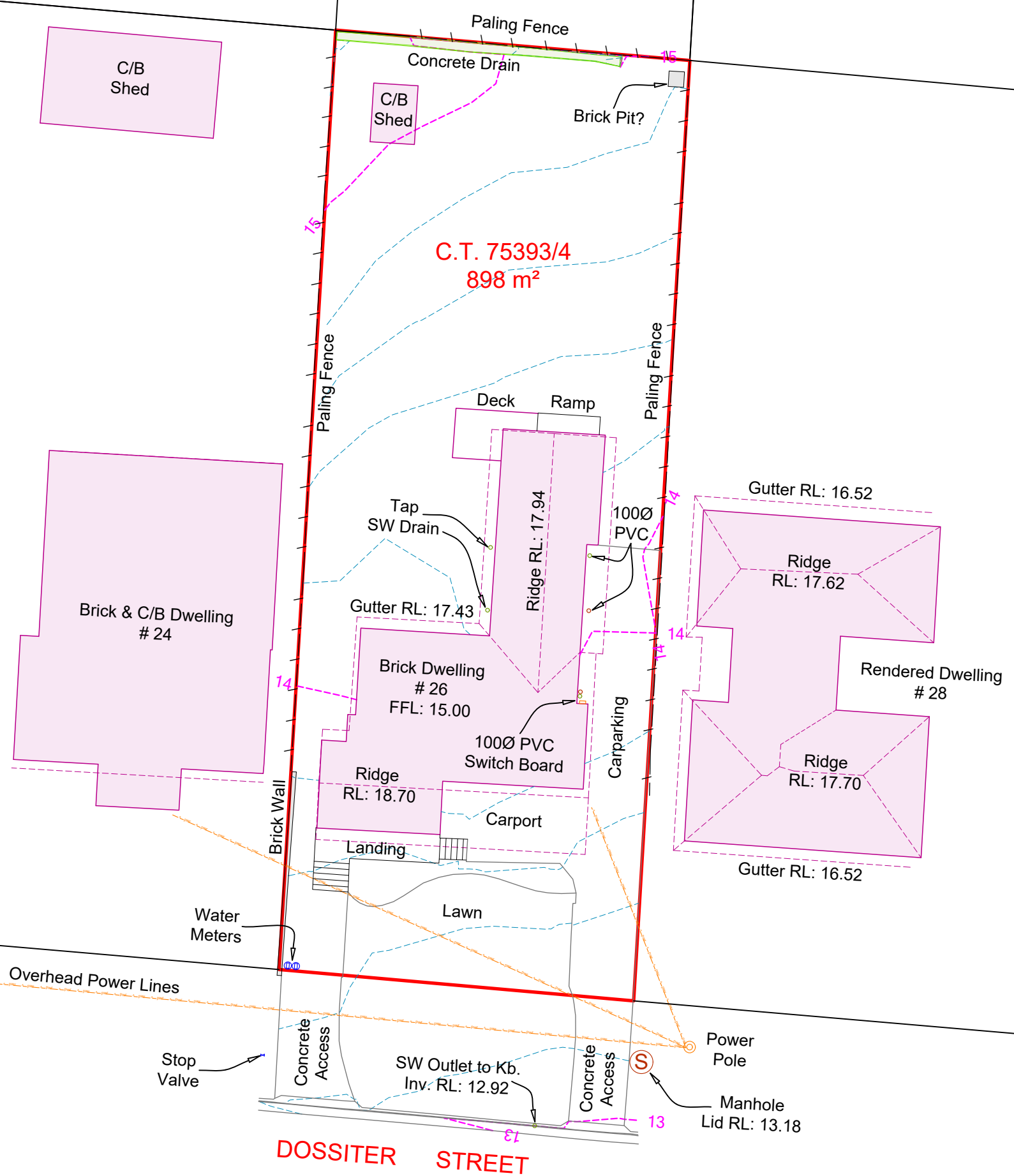
I welcome the opportunity to provide any further information or clarification required to assist with the assessment of this application.

Thank you for your consideration.

Warm regards,
Ian McDivett

NOTES:

1. Only that detail apparent on site at the time of survey has been located by this plan. Other features and services may exist on, under or over the site.
2. Boundaries are compiled from title surveys and may vary from original survey dimensions. A Remark Survey is recommended prior to any works occurring on or near the boundaries.
3. Underground services exist in this area. It is the responsibility of the developer to determine the location of these services prior to the commencement of site works.
4. This plan has been prepared for the purpose required by the client and depicts only those features specifically requested. Not all features on the site are necessarily shown on this plan.
5. This plan is not to be redistributed, reproduced, copied or used for any other purpose without the express permission of Lark & Creese Pty Ltd.

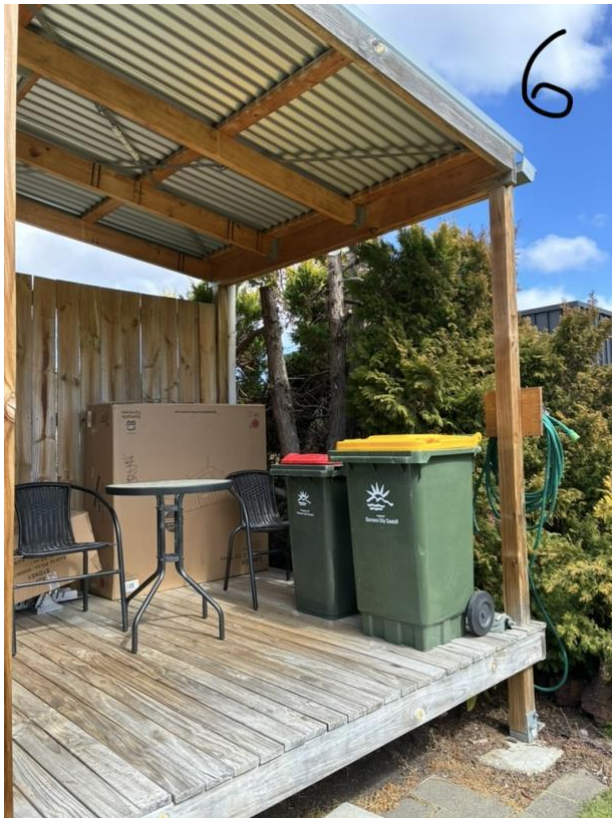


TITLE	75393/4	PROJECT	30354	DATE	30/06/2023
PID	5079598	DRAWING	50981-01	DRAWN	WI
CONTOUR	0.20	SCALE	1:250@A3	CHECKED	NC



Multiple Dwelling Application 26 Dossiter st- Images





This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Re Multiple Dwelling Application for 26 Dossiter St Bellerive

25 September 2025

Hi Uvika

Many thanks for your detailed response to my Multiple Dwelling request.

My apologies that the initial application didn't have everything you required. I am not a developer so I am doing my best to provide what's needed to have the dwelling, and its use comply with council regulations. I ended my visitor accommodation business during the pandemic and have rented longer term since then.

In answer to your questions:

6.1 Please find attached an elevation of the south and east sides and a copy of the full land survey.

FYI The building envelope has been the same for many decades when it was a single dwelling, and again when more recently Council approved it as two Visitor Accommodations with the addition of the small rear deck. Given I have not changed, and are not planning to change the building envelope in any way, do you still require updated information on the set-backs? I purchased the building in 2017.

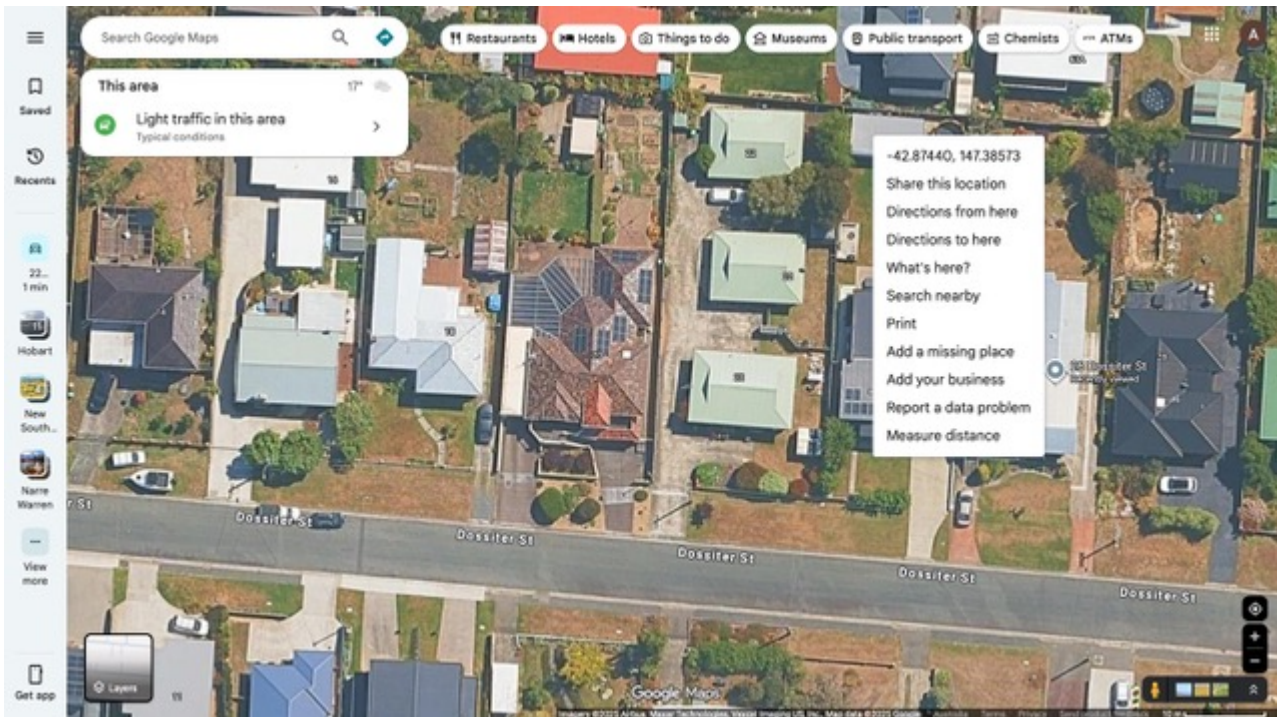
I have attached the 2025 Land survey conducted on the advice of council with the PDF and dwg files. I don't have the software to open the dwg files. Are you able to open the dwg files and do they answer your questions re set-backs? Can you confirm if this provides all the measurements you have requested?

8.0 General residential

8.4.1 Residential density

a) is compatible with the density of existing development on established properties in the area;

This link shows multiple dwelling density in the same street at 22 Dossiter St. Please let me know if this is sufficient for your needs.



In addition ...

b) provides for a significant social or community benefit and is:

- (i) wholly or partly within 400m walking distance of a public transport stop; or

The house is 350m from the bus stop on Clarence St

https://www.google.com/maps/dir/26+Dossiter+Street,+Bellerive+TAS/170+Clarence+St,+Bellerive+TAS+7018/@-42.8754534,147.3845193,714m/data=!3m2!1e3!4b1!4m14!4m13!1m5!1m1!1s0xaa6ddf9559ee7e8b:0x242539f2d40d94af!2m2!1d147.3860118!2d-42.8746825!1m5!1m1!1s0xaa6ddf9559ee7e8b:0xe23ed4f2e5eeaf24!2m2!1d147.3877109!2d-42.8758937!3e0?entry=tu&g_ep=EgoyMDI1MDkyMS4wIKXMDSoASAFQAw%3D%3D

8.4.2 A1

Please see attached 2025 Land Survey and as the setbacks haven't been changed since I purchased the building in 2017, is the previous council approval still relevant?

8.4.2 A2

I've measured the carport wall to the boundary as 634cm but you may be able to do it more accurately from the land survey files as there is no front fence.

If this doesn't comply with A2, might P2 apply? There are numerous carports close to 26 Dossiter that are very close to the street including # 1,17,21,31 and 35 Dossiter St.

8.4.3 Did you mean to type 8.4.2? We can't find a P3 in 8.4.3. and did you mean A3 or P3?

If you mean 8.4.2 which wall are you referring to? Is this the western side? Again the building envelope hasn't changed since Council last approved it so I am unclear on what's required. Can you please clarify.

8.4.4. I can't find A2?

I also couldn't find anything in the planning requiring fencing of the private open space? I only found size and sun access requirements, which the designer has demonstrated. Can you please confirm what is required to separate the allocated open spaces? Please let me know where I should be looking for this information.

8.4.5 You mention A1 however my carport doesn't open to the primary frontage. Perhaps I should apply for P1 as the walled garden across the southern side of the carport strengthens the street frontage appeal. Please see the image here

https://www.google.com/maps/@-42.8749341,147.3859691,3a,75y,7.31h,90t/data=!3m7!1e1!3m5!1swF1ljsvFdkSfIYQyQYOurQ!2e0!6shttps:%2F%2Fstreetviewpixels-pa.googleapis.com%2Fv1%2Fthumbnail%3Fcb_client%3Dmaps_sv.tactile%26w%3D900%26h%3D600%26pitch%3D0%26panoid%3DwF1ljsvFdkSfIYQyQYOurQ%26yaw%3D7.31!7i16384!8i8192?entry=ttu&g_ep=EgoyMDI1MDkxNy4wIKXMDSOASAFdweQAw%3D%3D

I measured the carport side wall and it is 114cm high from the concrete floor. It's also shown on the southern elevation attached. The opening of the carport is 389cm. Again this is me with a tape measure and the survey may be more accurate.

8.4.6 (P3)

The height of the bedroom window sits above car headlights and vehicle noise, see southern elevation. The window facing the eastern side driveway has black out curtains and is non-opening. See Image 1

8.4.8

Apt 1, has a concreted space behind a fence on the western side of the property which is more than 1.5 squared on concrete and well screened from the street with a 1.2 fence. Please see attached the photo of the bin behind the fence on the western side. Thus this complies with A1. See Images 2 & 3

Apt 2 has an allocated space beside driveway in a recess along the eastern side of the building. You can see the recess in the survey plan where the power board is located. This would need to be considered under P1 as the space is not 1.5 m squared but not easily visible from the front of the house. See pictures. Or the bins can be stored on the deck of Apartment 2. I've attached photos 4,5,& 6 of both options to check what is best.

C2.0 Parking

I thought I detailed this in my cover letter last time so not sure what more to say? I would like the one visitor car park to be a discretionary request and be on the street as there is ample parking available on the street. Is this something you are saying can't be considered by Council? If I were to provide a carpark on site, it will cost green space from the frontage which I didn't think would be the preferred option?

Note: attaching the images to this email made the file too big so they are collated on a single page PDF and numbered.

Thanks you for reviewing this information and please let me know what if any items still need resolving.

Best regards, Ian McDivett



This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Hi Uvika

This is in reponse to most the recent communication from Rachael Mansfield.

Many thanks for your additional feedback on Ian McDivett's planning application.

Please see attached your last letter to us and the hand annotated site plans we last sent time. Please note the new drawings by Building Designer Matt Gilley where he has tidied the handwritten notes, moved all measurements to mm and added the details requested FILE NAME Drawings - 26 Dossiter Street, Bellerive 311025

Details re the three outstanding items-

8.4.3 Site coverage and private open space

Site plan and relevant elevations now show the fence and gate dividing the private spaces.

8.4.6 Privacy for all Dwellings

The fixed non-opening window that is beside the driveway will have a panel installed on the inside that includes the sound proofing materials at this Bunnings link which will provide both sound baffling and light block. The window is inset within its wooden frame, so this should provide a tidy solution and won't change the external view of the building.



iDEER LIFE Acoustic Foam 12Pcs
Sound Absorbing Panels Wall Tiles
(Large Square Shape - Black)
bunnings.com.au

C2.0 Parking

The site plan and relevant elevations now show the five concrete stairs at the front of the house to be removed to keep the car park within the boundary.

I spoke to Archana Bhandari in Engineering at Council and she said this wouldn't require any extra plumbing. We would make good the concrete wall revealed when the stairs are removed and the patch of concrete for the driveway extension. The safety rail line currently across the front deck will be extended to cover the gap where the entrance to the stairs used to be.

Please let Ian know if the attached and above satisfies the final items and if we are at the point of moving toward advertising.

Best regards,

Annette Downs and Ian McDivett

