



DEVELOPMENT APPLICATION

PDPLANPMTD-2025/056333

PROPOSAL: Change of Use to Visitor Accommodation

LOCATION: 6 Fort 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.

Application for Development / Use or Subdivision

Use this form to obtain planning approval for developing or using land, including subdividing it into smaller lots or lot consolidation.

Proposal: Change of use to visitor accommodation

Location: **6 Fort St Bellerive 7018**

Personal Information Removed

Estimated cost of development:



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 City of Clarence, please provide planner's name:

PDPLIMPLN-2025/055241

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.
- I declare that the information in this declaration is true and correct.

Acknowledgement

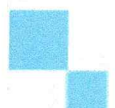
- I acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process; for display purposes during public consultation; and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format.

Applicant's signature

Date:

Personal Information Removed

Please refer to the development/use and subdivision checklist on the following pages to determine what documentation must be submitted with your application.



Development/use or subdivision checklist

Mandatory Documents

This information is required for the application to be valid. We are unable to proceed with an application without these documents.

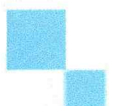
- Details of the location of the proposed use or development.
- A copy of the current Certificate of Title, Sealed Plan, Plan or Diagram and Schedule of Easements and other restrictions for each parcel of land on which the use or development is proposed.
- Full description of the proposed use or development.
- 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 City of Clarence.

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

Additional Documents

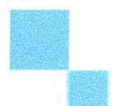
In addition to the mandatory information required above, Council may, to enable it to consider an application, request further information it considers necessary to ensure that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or specific area plan, applicable to the use or development.

- Site analysis 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 City of Clarence Planning team on (03) 6217 9550.



SEARCH OF TORRENS TITLE

VOLUME 140738	FOLIO 1
EDITION 5	DATE OF ISSUE 11-May-2018

SEARCH DATE : 10-Sep-2025

SEARCH TIME : 02.21 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 1 on Sealed Plan [140738](#)

Derivation : Part of Lot 2, 1A-0R-24Ps, Granted to James Alexander Morrison

Prior CT [111885/1](#)

SCHEDULE 1

[M684792](#) TRANSFER to LAO NOMINEES PTY LTD Registered
11-May-2018 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP [140738](#) EASEMENTS in Schedule of Easements

SP [140738](#) COVENANTS in Schedule of Easements

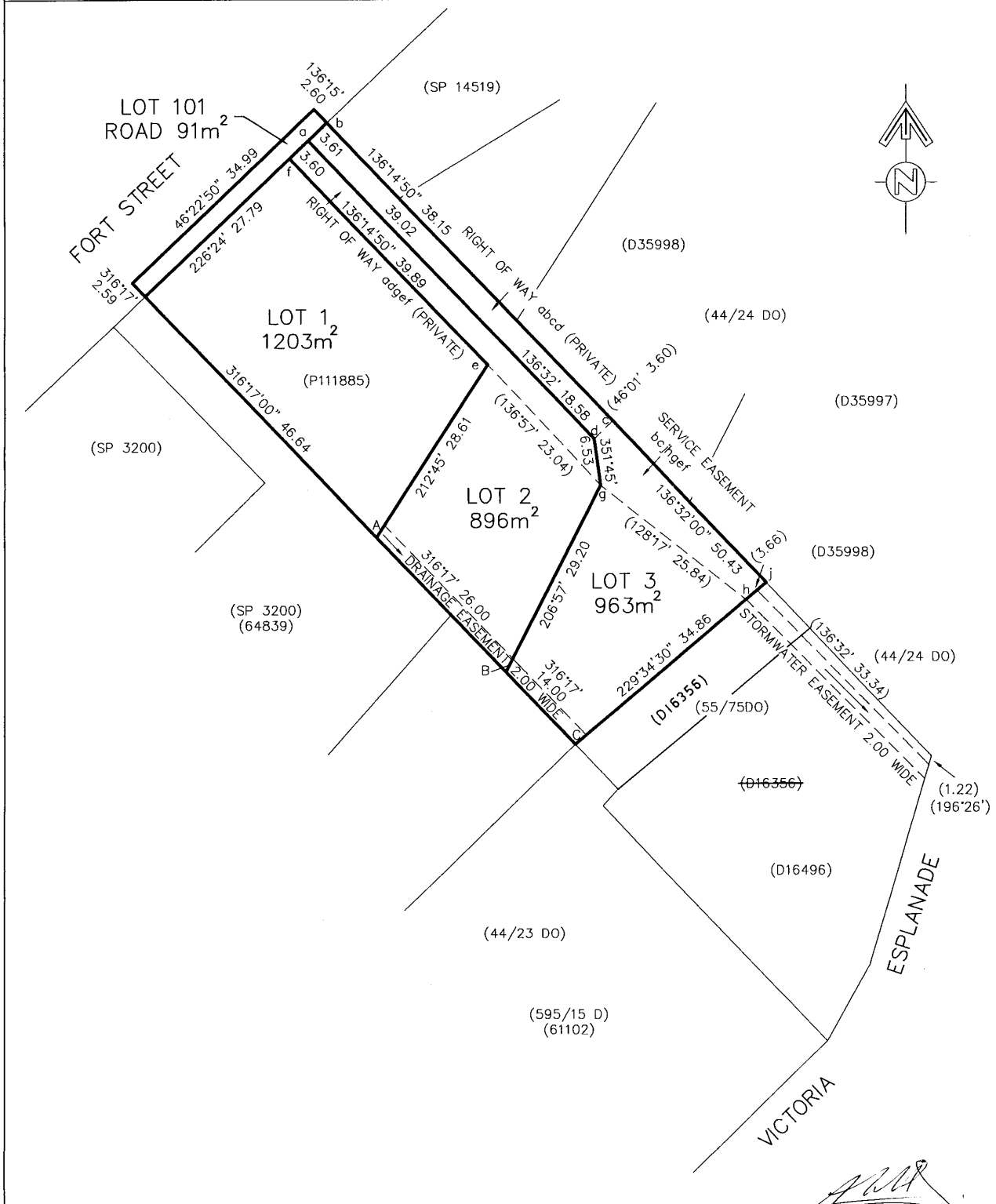
SP [140738](#) FENCING PROVISION in Schedule of Easements

[E134258](#) MORTGAGE to Commonwealth Bank of Australia
Registered 11-May-2018 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER DANIEL R. GARLICK & POPPY GARLICK N.J. & S.E. McLEOD FOLIO REFERENCE CT 111885/1. CT 16356/1 CT 16496/2 GRANTEE PART OF LOT 2 1A-0R024P GRANTED TO JAMES ALEXANDER MORRISON	PLAN OF SURVEY BY SURVEYOR CHRISTOPHER LEWIS ANDREWS 57 MT. RUMNEY ROAD, MT RUMNEY LOCATION CITY OF CLARENCE SCALE 1: 500 LENGTHS IN METRES		REGISTERED NUMBER SP 140738 APPROVED EFFECTIVE FROM - 4 MAR 2004 <i>Alice Kawa</i> Recorder of Titles
	MAPSHEET MUNICIPAL CODE No 107 (5225-43)	LAST UPI No 1407448	LAST PLAN No P111885



[Signature]
 CORPORATE SECRETARY
 CLARENCE CITY COUNCIL

<p align="center">SCHEDULE OF EASEMENTS</p> <p>NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.</p>	<p>Registered Number</p> <p>SP 140738</p>
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PAGE 1 OF 4 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

LOT 1 ON THE PLAN IS:-

Together with a right of carriageway over the Rights of Way (Private) shown on the plan within lots 2 and 3. *MARKED adgef AND abcd RESPECTIVELY.*

Together with a Service Easement (as herein defined) over the Service Easement shown on the plan and marked "bcjhgef".

Together with a right of drainage over the Drainage Easement ^{*2.00 WIDE*} marked ABC on the plan.

LOT 2 ON THE PLAN IS:-

Together with a right of carriageway over the Right of Way (Private) within lot 3 on the plan and marked "abcd".

Subject to a right of carriageway (appurtenant to lots 1 and 3 on the plan) over the Right of Way (Private) shown on the plan within such lot and marked "adgef".


Together with a Service Easement (as herein defined) over such part of the Service Easement shown on the plan as passes through lot 3 and marked "abcjhgd".

Subject to a Service Easement (as herein defined and appurtenant to lots 1 and 3 on the plan) over such part of the Service Easement shown on the plan as passes through such lot and marked "adgef".

Together with a right of drainage over the Drainage Easement ^{*2.00 WIDE*} marked BC on the plan.

Subject to a right of drainage (appurtenant to lot 1 on the plan) over the Drainage Easement ^{*2.00 WIDE*} marked AB on the plan.

(USE ANNEXURE PAGES FOR CONTINUATION)

<p>SUBDIVIDER: DR & P Garlick, NJ & SE McLeod</p> <p>FOLIO REF: 111885/1M 16356/1 and 16496/2.</p> <p>SOLICITOR & REFERENCE: Page Seager (ARO 031372)</p>	<p>PLAN SEALED BY: Clarence City Council</p> <p>DATE: <i>12 Jan 2004</i></p> <p><i>S.D. 2003/21</i></p> <p>REF NO. _____</p> <p align="right">  Council Delegate </p> <p align="center">CORPORATE SECRETARY CLARENCE CITY COUNCIL</p>
<p>NOTE: The Council Delegate must sign the Certificate for the purposes of</p>	

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 4 PAGES</p>	<p>Registered Number</p> <p>SP 140738</p>
<p>SUBDIVIDER: DR & P Garlick, NJ & SE McLeod FOLIO REFERENCE: 111885/1M 16356/1 and 16496/2</p>	

LOT 3 ON THE PLAN IS:-

Together with a right of carriageway over the Right of Way (Private) within lot 2 on the plan and marked "a^dg~~e~~f".

Subject to a right of carriageway (appurtenant to lots 1 and 2 on the plan) over the Right of Way (Private) shown on the plan within such lot and marked "abcd".

Together with a Service Easement (as herein defined) over such part of the Service Easement shown on the plan as passes through lot 2 and marked "adgef".

Subject to a Service Easement (as herein defined and appurtenant to lots 1 and 2 on the plan) over such part of the Service Easement shown on the plan as passes through such lot and marked "abcjhg^d".

Subject to a right of drainage (appurtenant to lots 1 and 2 on the plan) over the Drainage Easement marked BC on the plan. ^{2.00 WIDE}

LOTS 1, 2 AND 3 ON THE PLAN ARE EACH:-

Together with a Stormwater Easement (as herein defined) over the stormwater easement shown ^{2.00 WIDE} on the plan.

DEFINITIONS

Service Easement means:-

a right for the owner for the time being of such lot with or without workers surveyors and others and with or without workers, agents or contractors of the Clarence City Council to lay and maintain pipes valves and fittings and such ancillary items as may be necessary within the piece of land marked Service Easement on the plan and to inspect repair maintain replace or renew the same with or without workers agents or contractors of Telecom Corporation Limited or other supplier of telecommunication services or like services to install within such strip of land wires and cables with such ancillary items as may be necessary for the supply of such service and to inspect repair maintain replace or renew such wires cables and ancillary items and further with or without workers agents or contractors of Aurora Energy Pty Ltd or other supplier of power or energy to install within such strip of land wires cables and such ancillary items as may be necessary for the supply of power or energy and to inspect repair maintain replace or renew such wires cables and ancillary items ensuring that none of these shall cause any unnecessary damage to the said strip of land and restoring the surface of the land as much as possible.

Stormwater Easement means:-

The right with or without surveyors workers and others to enter upon the strip of land marked Stormwater Easement 2.00 wide on the plan and to install pipes valves and fittings and such ancillary items as may be necessary for the passage of stormwater together with the right to inspect repair maintain and replace or renew the same doing as little damage as possible to the said strip of land and restoring the surface of the land as much as possible.

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 4 PAGES	Registered Number SP 140738
SUBDIVIDER: DR & P Garlick, NJ & SE McLeod FOLIO REFERENCE: 111885/1M 16356/1 and 16496/2	

COVENANTS:-

The owner of each lot shown on the plan covenants with the Vendor (Daniel Raymond Garlick and Poppy Garlick) and with the owner for the time being of every other lot shown on the plan to the intent that the burden of this covenant may run with and bind the covenantors lot and every part thereof and that the benefit thereof shall be

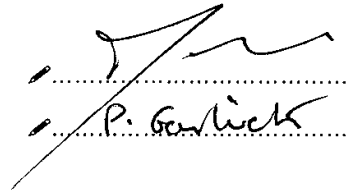
annexed to and devolve with each and every part of every other lot shown on the plan to observe the following stipulations :-

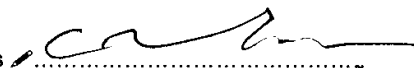
- 1) Not to chop, lop, destroy or remove any tree or trees from such lot without the prior written consent of the Clarence City Council.
- 2) Not to construct on such lot any stormwater pumping system which requires the maintenance of the Clarence City Council.

FENCING PROVISION:-

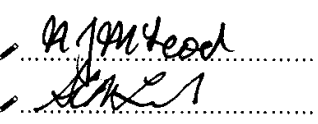
In respect of the lots shown on the plan the Vendor (Daniel Raymond Garlick and Poppy Garlick) shall not be required to fence.

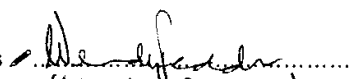
SIGNED by DANIEL RAYMOND GARLICK)
 and POPPY GARLICK the registered proprietors)
 of the land in Folio of the Register Volume 111885)
 Folio 1 in the presence of:)



Witness 
 (CHRISTINA KOUMOS)
 Address: 66 WAEMAR AVE
 Sandy Bay
 Occupation: Receptionist

SIGNED by NIGEL JOHN MCLEOD and SUE ELLEN)
 MCLEOD the registered proprietors of the lands in)
 Folios of the Register Volume 16356 Folio 1 and)
 Volume 16496 Folio 2 in the presence of:)



Witness 
 (WENDY PEDDER)
 Address: 2/18 Langview Ave, Sandy Bay 7005
 Occupation: Parliamentary Officer

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.


ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 4 PAGES	Registered Number SP 140738
SUBDIVIDER: DR & P Garlick, NJ & SE McLeod FOLIO REFERENCE: 111885/1M 16356/1 and 16496/2	

Executed by THE COMMONWEALTH BANK OF AUSTRALIA

the proprietor of Mortgages Nos C463147 and A878582 :-

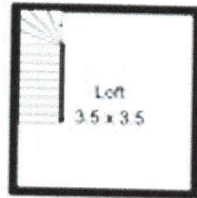
SIGNED SEALED and DELIVERED
 for and on behalf of COMMONWEALTH BANK
 OF AUSTRALIA by its Attorney
GLENN VINCENT CARUANA
 under Registration Power of Attorney No. 72/6177
 who certifies that he/she is SUPERVISOR
EXECUTIONS AND REGISTRATIONS
 of the COMMONWEALTH BANK OF AUSTRALIA
 and declares that he/she has received no notice
 of revocation of the said Power of Attorney and
 in the presence of:




 Bank Officer, Melbourne

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

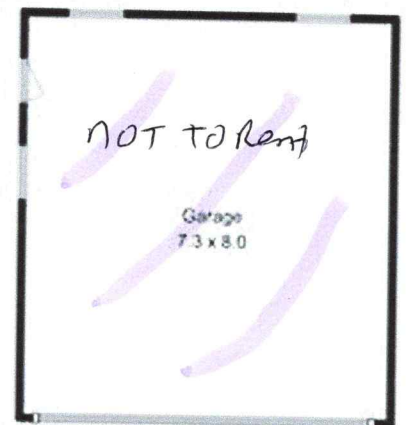
NOT Available for Short Term Accom.



Level 1



Ground Level



Approx. Floor Area: 216 sqm

Fixtures and fittings are for display purposes only.
not to scale

Produced by Open2view.com



Harcourts



4 November 2025

Amanda Beyer
Senior Planner
Clarence City Council
Email: cityplanning@ccc.tas.gov.au

Dear Amanda,

Response to Request for Additional Information - Planning Application: PDPLANPMTD-2025/056333 – Visitor Accommodation - 6 Fort Street, Bellerive -

All Urban Planning has been engaged by Paul and Clare Reid to respond to Council's Request for Information dated 27 October 2025 in relation to the above development application. The following provides an assessment of Clause 8.3.2 – Visitor Accommodation of the planning scheme.

Clause 8.3.2 – Visitor Accommodation

Acceptable Solution A1

The proposed visitor accommodation is located within an existing dwelling. However, the building's total floor area of 222 m² (including a 12 m² loft) exceeds the 200 m² permitted threshold under A1(b). The proposal therefore requires assessment against Performance Criterion P1.

Performance Criterion P1 Assessment

Visitor Accommodation must be compatible with the character and use of the area and not cause an unreasonable loss of residential amenity, having regard to:

(a) Privacy of adjoining properties

The existing four-bedroom, two-bathroom dwelling is centrally located on the 1 203 m² site, providing substantial setbacks to all boundaries. Existing fencing and vegetation maintain visual screening. No external alterations, new decks or windows are proposed. Accordingly, the existing level of privacy for adjoining properties will be retained.

(b) Likely increase in noise to adjoining properties

The dwelling will be let as a single house accommodating a maximum of eight guests. The following house rules will apply to all lettings:

- Maximum eight guests
- No pets
- No smoking
- Quiet hours from 9 pm to 8 am
- No parties or events

These conditions ensure that activity levels and noise will remain consistent with normal residential occupation. The proposal will not generate unreasonable noise or disturbance for neighbouring residents.

(c) Scale and compatibility with surrounding character and uses

The existing dwelling form and residential appearance will be retained. The surrounding area is characterised by single detached dwellings on similar-sized (or smaller) lots. Use by up to eight guests is considered comparable to a large family household, and the intensity of the use is consistent with the established residential character of Fort Street and Bellerive Bluff.

(d) Retention of the primary residential function of the area

The proposal involves one existing dwelling only and does not alter the subdivision pattern or introduce additional buildings. The locality will continue to function primarily as a residential neighbourhood. The proposal will not detract from the residential character and the primary residential function of the area will be retained.

(e) Impact on the safety and efficiency of the local road network

Vehicle access will remain via the existing single driveway crossover from Fort Street, a low-speed residential street. One on-site parking space is provided beside the garage, with additional on-street parking available if required. Vehicle movements associated with visitor stays will be low and comparable to a typical household. The proposal will therefore not adversely affect traffic safety or road efficiency.

(f) Impact on the owners and users of rights of way

The site does not rely on, or provide, any shared rights of way. The proposal will have no impact on the rights of way of adjoining owners or users.

Conclusion

The proposed Visitor Accommodation at 6 Fort Street, Bellerive is assessed to satisfy Performance Criterion P1 of Clause 8.3.2. The use is compatible with the surrounding residential character, maintains the privacy and amenity of neighbouring properties, generates traffic comparable to a normal household, and does not affect the residential function of the area.

I would be pleased to discuss as necessary.

Yours sincerely,



Frazer Read
Principal
All Urban Planning Pty Ltd