



DEVELOPMENT APPLICATION

PDPLANPMTD-2025/054426

PROPOSAL: Retrospective - Addition to Multiple Dwelling - Rear Deck

LOCATION: 1/26 Balamara Street, Bellerive

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 19 November 2025

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 19 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 19 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:

Location: **1/26 Balamara Street Bellerive**

Personal Information Removed

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:

Current use of site: **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.
- 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.

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 56658	FOLIO 1
EDITION 14	DATE OF ISSUE 28-Apr-2022

SEARCH DATE : 04-Aug-2023

SEARCH TIME : 08.08 AM

DESCRIPTION OF LAND

City of CLARENCE

Lot 1 on Strata Plan 56658 (formerly being STR2879) and a general unit entitlement operating for all purposes of the Strata Scheme being a 50 undivided 1/100 interest

Derived from Strata Plan 56658

Derivation : Part of 181 Acres Gtd. to G. Mercer

Prior CT 4638/40

SCHEDULE 1

M952198 TRANSFER to SUZANNE MARY BURKE and PAUL ROBERT BURKE
Registered 28-Apr-2022 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

The registered proprietor holds the lot and unit entitlement

subject to any interest noted on common property

Folio of the Register volume 56658 folio 0

SP 35032 EASEMENTS in Schedule of Easements affecting the said land within described which formerly comprised Part of Lot 15 on Sealed Plan No. 35032

SP 35032 COVENANTS in Schedule of Easements

SP 35032 FENCING COVENANT in Schedule of Easements

B299200 CERTIFICATE pursuant to Section 462(5) of the Local Government Act 1962. Registered 06-Sep-1989 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 56658	FOLIO 0
EDITION 3	DATE OF ISSUE 02-Aug-1999

SEARCH DATE : 04-Aug-2023

SEARCH TIME : 08.08 AM

DESCRIPTION OF LAND

City of CLARENCE

The Common Property for Strata Scheme 56658 (formerly being STR2879)

Derivation : Part of 181 Acres Gtd. to G. Mercer

Prior CT 4457/24

SCHEDULE 1

STRATA CORPORATION NO. 56658, 26 BALAMARA ST., CLARENCE

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP 35032 EASEMENTS in Schedule of Easements affecting the said
 land within described which formerly comprised Part
 of Lot 15 on Sealed Plan No. 35032

SP 35032 COVENANTS in Schedule of Easements

SP 35032 FENCING COVENANT in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



Conveyancing and Law of Property Act 1884

STRATUM PLAN

No. 2879

Sheet 1 of 5 Sheets

REGISTERED NUMBER

56658

City or Town CLARENCE

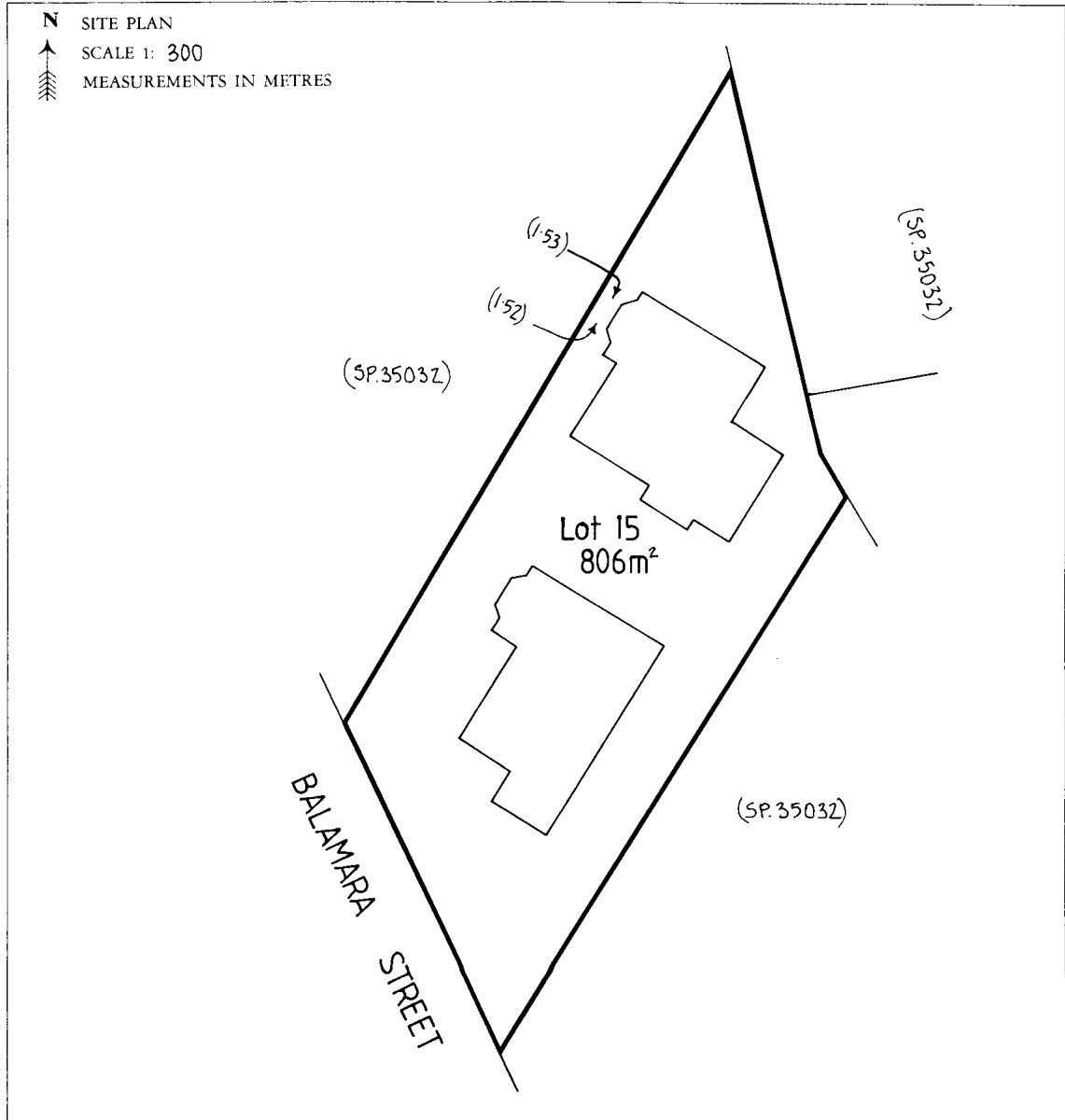
Locality BELLERIVE

Reference to Title C.T. 4451 / 24

Site comprises the whole of Lot 15 on Plan No. SP. 35032 in the Diagram

Lands Titles Office

The name of the building is Nº 26 BALAMARA ST., CLARENCE.



REGISTERED this 16th day of FEBRUARY 1990, No. 2879

This plan is lodged for registration by
 McCULLOCH & McCULLOCH

M. McCulloch
 Recorder of Titles

OS D 754

Sheet 2 of 5 Sheets

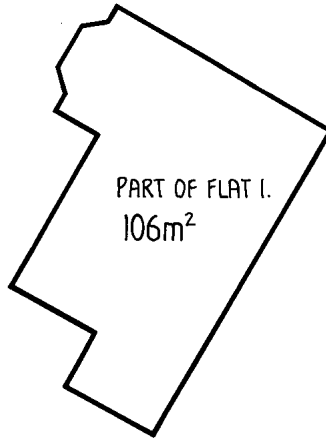
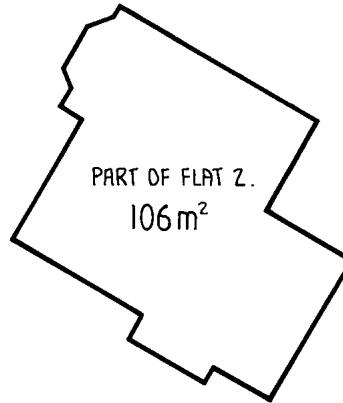
Coates

No. 2879

Town Clerk/~~Council Clerk~~

Lower Ground Floor.

(SCALE 1:200)



ALL HORIZONTAL FLAT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES AND ARE THE EXTERNAL FACES OF THE BRICK WALLS.

THE PARTS OF THE FLATS EXTEND VERTICALLY FROM 2.00 METRES BELOW GROUND LEVEL TO THE CENTRE OF THE CEILING ABOVE.

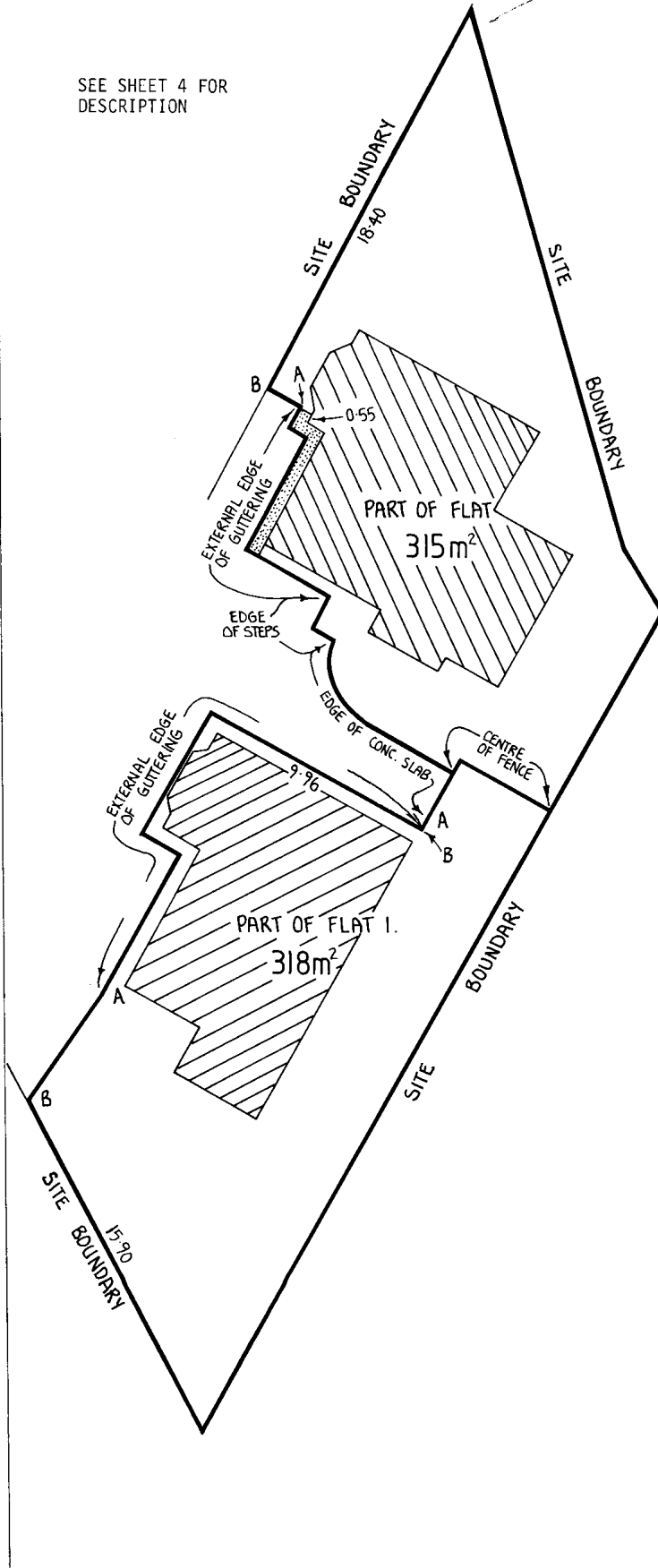
If further sheets are required to illustrate the flats, the sheets should be pinned here. Further sheets must be of paper supplied for the purpose by the Recorder of Titles and bearing his seal, and be numbered consecutively, commencing from sheet 4.

No. 2879

Carole
Town Clerk/Council Clerk

SEE SHEET 4 FOR DESCRIPTION

Ground Floor.
(SCALE 1:200)



Sheet 4 of 5 Sheets

STRATUM PLAN

[Signature]
Town Clerk/Council Clerk

of NO 26 BALAMARA STREET, CLARENCE
(insert here name of the building)



GROUND FLOOR
REFERS TO SHEET 3

ALL HORIZONTAL FLAT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES AND ARE:-

- THE SITE BOUNDARIES
- THE EXTERNAL EDGE OF THE GUTTERING
- THE EDGE OF STEPS
- THE EDGE OF THE CONCRETE SLAB
- THE CENTRE OF THE FENCE
- OPEN AND LABELLED AB

THE PARTS OF THE FLATS SHOWN HATCHED EXTEND VERTICALLY FROM THE CENTRE OF THE FLOOR BELOW TO 10.00 METRES ABOVE GROUND LEVEL.

THE PART OF FLAT 2 SHOWN STIPPLED EXTENDS VERTICALLY FROM THE UNDERSIDE OF THE EAVES AND GUTTERING BELOW TO 10.00 METRES ABOVE GROUND LEVEL.

THE REMAINING PARTS OF THE FLATS EXTEND VERTICALLY FROM 2.00 METRES BELOW GROUND LEVEL TO 10.00 METRES ABOVE GROUND LEVEL.

M 3234

new deck

PROJECT SPECIFIC

Sue and Paul Burke
Unit 1/26 Balmara street
Bellerive

Planning permit Tasmanian Planning Scheme (TPS)

Title Reference : Vol 56658 / Folio 01
NCC DEEMED TO SATISFY Mr Marcus Ralph CC1317F
Climate Zone 7
26 individual climate zone Hobart 7000

SITE INFORMATION

Lot: **01**
Title: **56658**
Land Size: **806.10SQM**
Site Cover: **261.00 sqm**
Site Coverage: **32.40%**
Council: **Clarence Council**
Zoning: Zone 8.00 General Residential

Overlays: Safeguarding Airports Code
D.A APPROVAL:

BAL: **nil**
WIND CLASSIFICATION : N3.
CLIMATE ZONE: 7
ENERGY RATING : 6 STARS DEEMED TO SATISFY
BUILDING CLASSIFICATION: 1A(INCLUDING 10A)

Layout	Drawing		Last Updated	Scale
	ID	Name		
953-01 Project information	1	Drawing List	30/10/2025 9:15 ...	1:1.37
	2	Storeys (28)	30/10/2025 9:15 ...	1:257.67
	3	Storeys (29)	30/10/2025 9:15 ...	1:370.44
953-02 Site Plan	1	Storeys (23)	30/10/2025 9:15 ...	1:200
953-03 Contours	1	Storeys (23)	30/10/2025 9:15 ...	1:200
953-04 Floor Plan	1	Storeys (18)	30/10/2025 9:15 ...	1:100
	2	Storeys (32)	30/10/2025 9:15 ...	1:100
953-05 Floor plan 1:200	1	Storeys (32)	30/10/2025 9:15 ...	1:200
953-06 Ground Floor Plan	1	Storeys	30/10/2025 9:15 ...	1:100
953-07 Elevations	1	(7)	30/10/2025 9:15 ...	1:100
	2	(5)	30/10/2025 9:15 ...	1:100
953-08 Elevations	1	(3)	30/10/2025 9:15 ...	1:276.78
	2	(4)	30/10/2025 9:15 ...	1:100
	3	(3)	30/10/2025 9:15 ...	1:276.78
953-09 Driveway gradients	1	Storeys (1)	30/10/2025 9:15 ...	1:100
953-10 SITE LEVELS	1	Storeys (35)	30/10/2025 9:15 ...	1:200
953-11 Shadow Diagrams				

SCALE 1:100

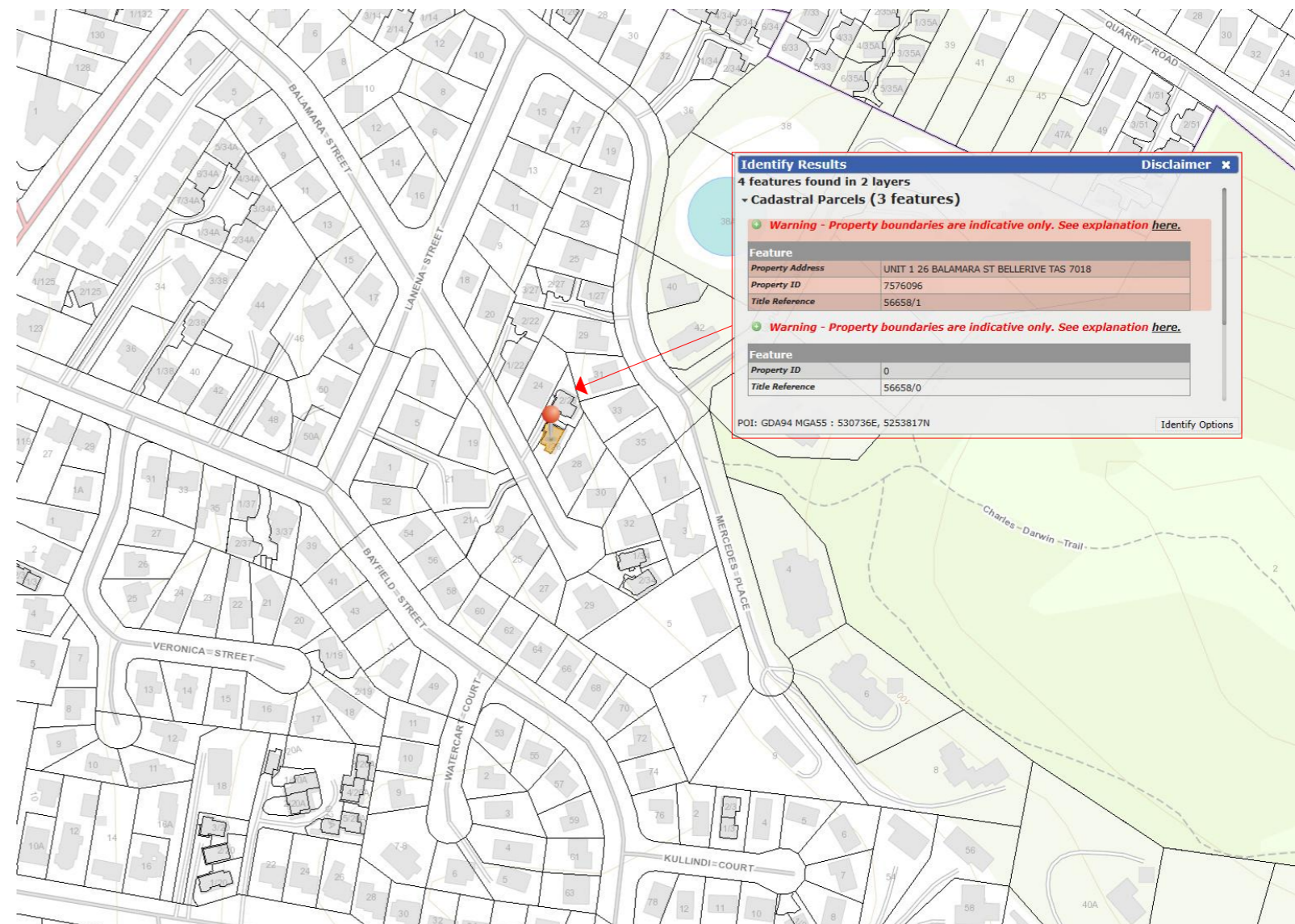
Unit 1
Floor Area Existing first floor 105.00 sqm
Deck Area proposed 35.00 sqm
Floor area ground floor 45.00 sqm
Existing site area 318.00 sqm

Unit 2
Floor Area Existing first floor 105.00 sqm
Floor area ground floor 45.00 sqm
Existing site area 314.00 sqm

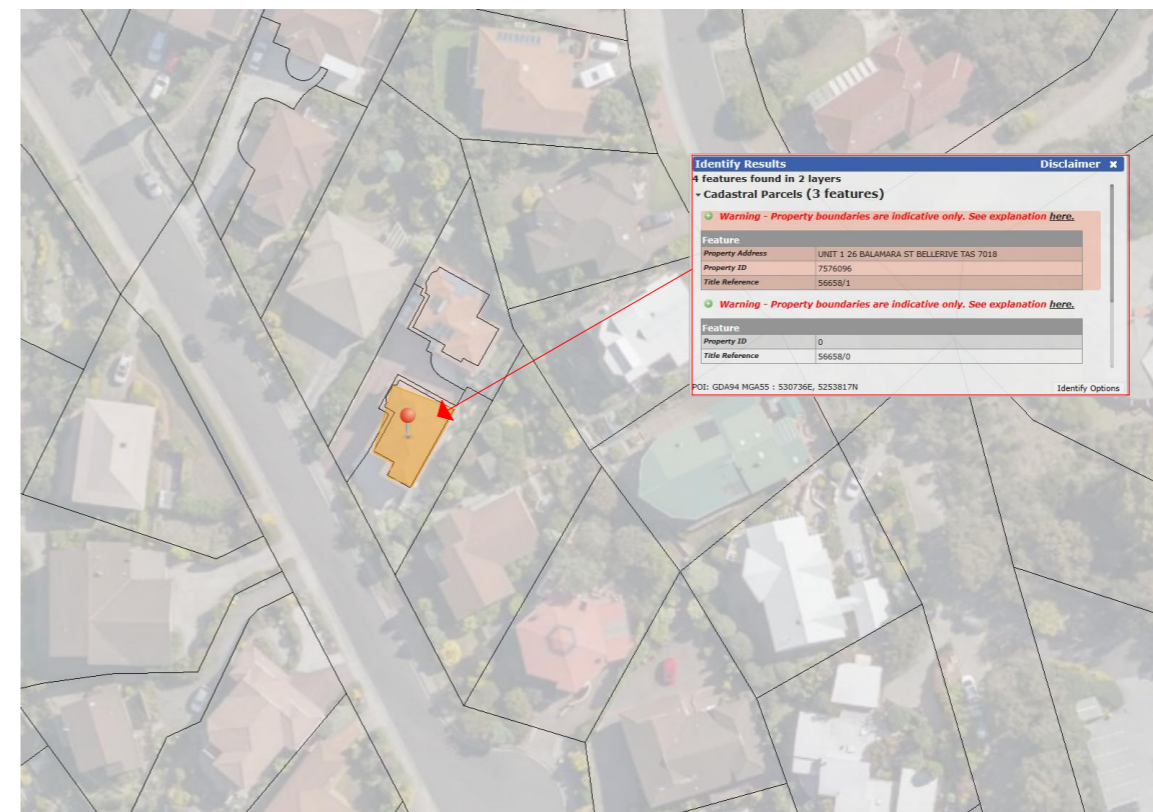
Total site area 806.10 sqm

Notes:

1. Builder, Tradesmen, Sub-Contractors and Prefabricators to verify all drafting and dimensions on site prior to commencing any building works. Use written dimensions. Do not scale drawings.
2. Surveyor shall verify all dimensions, set outs, levels (relative to AHD where possible) location of services, Easements, Title Covenants, Planning and Building permit requirements and any information relevant to the proposed building works.
3. Building Surveyor and Builder shall report all relevant variations and discrepancies to Designer/Drafters prior to commencing any building set outs. Give 24 hours minimum notice where amendments to design and drawings may be required before any building works /variations or changes commencing what so-ever
4. Builder and Building Surveyor shall ensure that all building works are in compliance with Planning and Building permits. Materials and workmanship shall conform with the relevant S.A.A. codes, NCC 2019, (refer to the attached Addendum of likely compliance with NCC 2019), Local Council regulations and manufacturer's written instructions.
5. Architectural drawings and documents shall be read in conjunction with Engineer's, Builder to report to Engineer and Designer/Drafters all relevant discrepancies, variations or changes before proceeding with any building works. Give 24 hours minimum notice where amendments to drawings are required.
6. The purpose of these drawings are to provide the owner/builder with council approval with compliance to the NATIONAL CONSTRUCTION CODE Of Australia. These drawings are to be used as a guide for construction purposes. Shop drawings are required by individual trades and prefabricators approval to commence is the responsibility of the accredited builder.
7. Truss layouts and truss designs are required to be designed by the manufacturer and shop drawings supplied for approval by the designer prior to fabrication. If the designer is not available (48 hours notice) a structural engineer must review



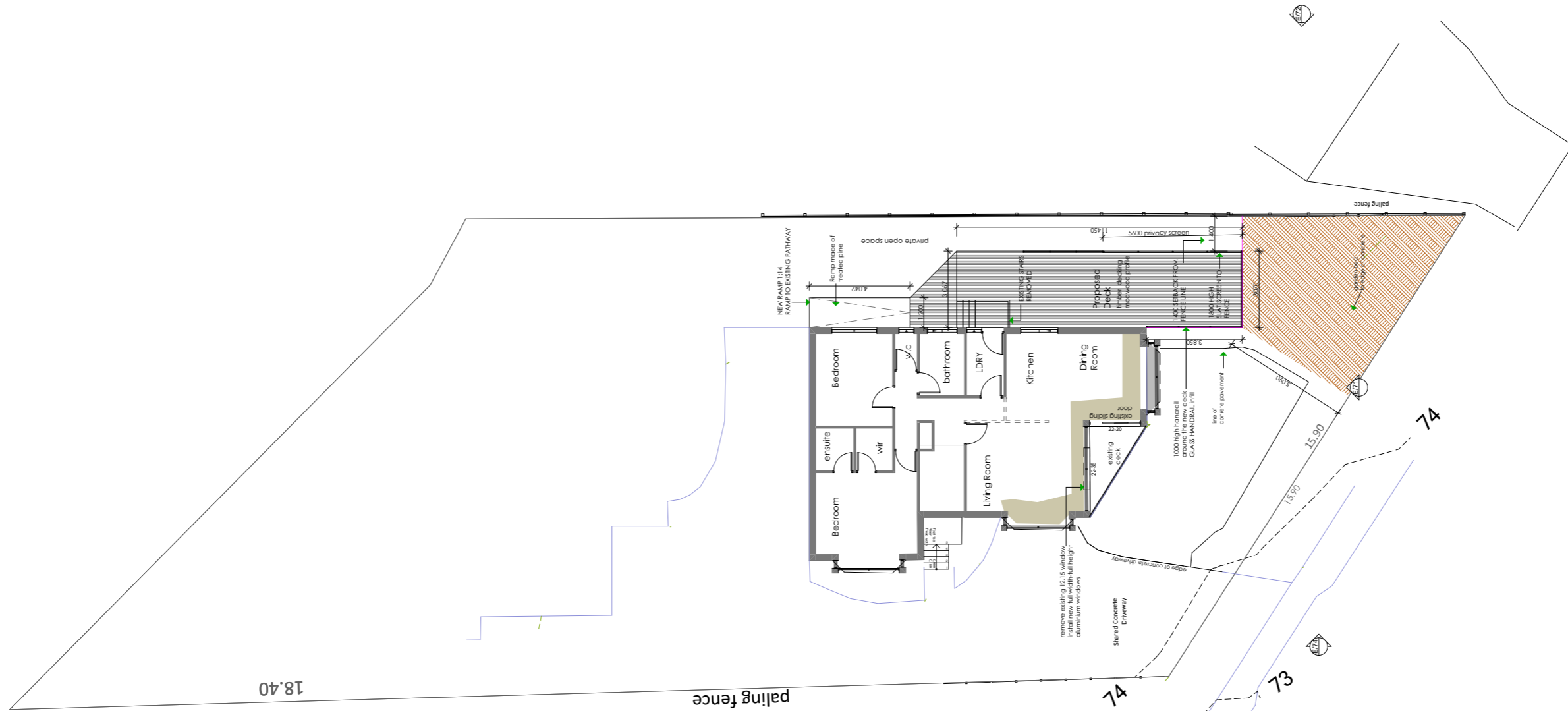
PROPERTY IDENTIFICATION



MARCUSRALPH
Design -architectural animation
Building designer accreditation CC1317F
13 Franklin street
Richmond, Tasmania 7025
0409 975 825 mob
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new deck
Sue and Paul Burke
Unit 1/26 Balmara street
Bellerive

Project information
date
07/07/2023
designed and drawn revision-date
M.Ralph Design Drawing
job no: drawing no:
2023-953 **953-01**



FLOOR PLAN
SCALE 1:100

Unit 1	Floor Area Existing 1st floor	105.00 sqm
	Floor Area Existing 2nd floor	37.00 sqm
	Floor area ground floor	45.00 sqm
	Existing site area	318.00 sqm
Unit 2	Floor Area Existing 1st floor	105.00 sqm
	Floor Area Existing 2nd floor	37.00 sqm
	Floor area ground floor	314.00 sqm
	Existing site area	826.10 sqm
Total site area		826.10 sqm

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Sue and Paul Burke
Unit 1/26 Balmara street
Bellerive

Site Plan

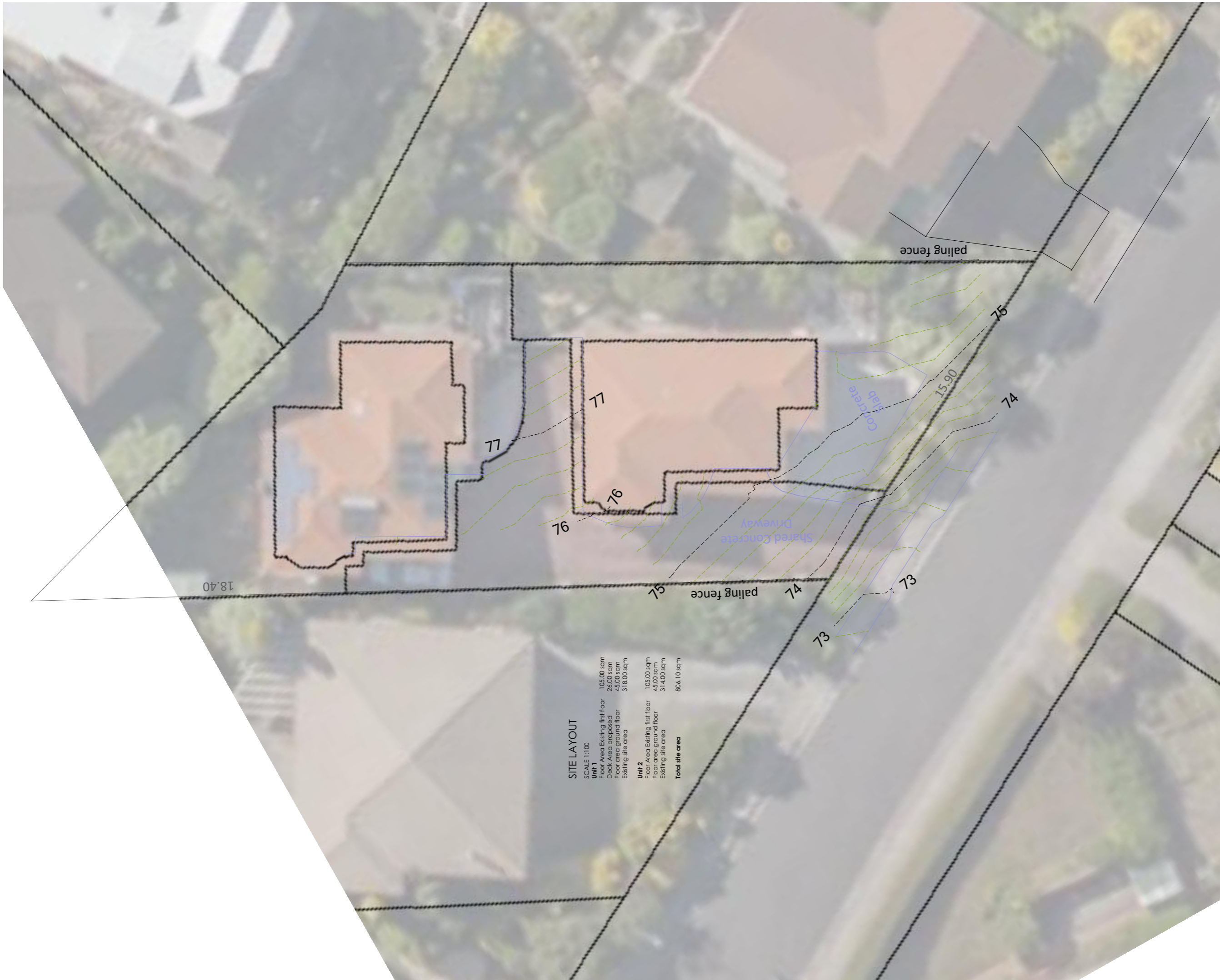
date
07/07/2023

designed and drawn
M.Ralph

revision-date
revised by
Design Drawing

job no:
2023-953

drawing no:
953-02



SITE LAYOUT
SCALE 1:100

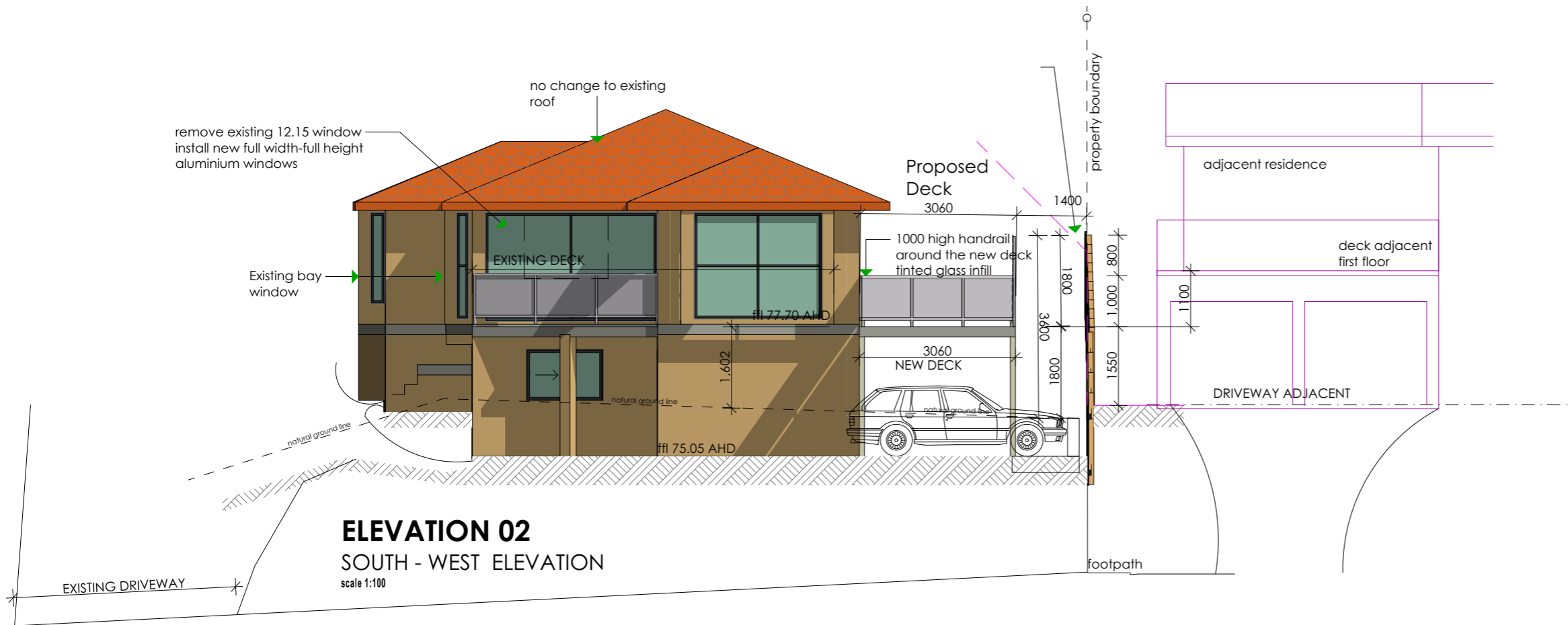
Unit 1	105.00 sqm
Floor Area Existing first floor	26.00 sqm
Deck Area proposed	45.00 sqm
Floor area ground floor	318.00 sqm
Existing site area	
Unit 2	105.00 sqm
Floor Area Existing first floor	45.00 sqm
Floor area ground floor	314.00 sqm
Existing site area	
Total site area	806.10 sqm

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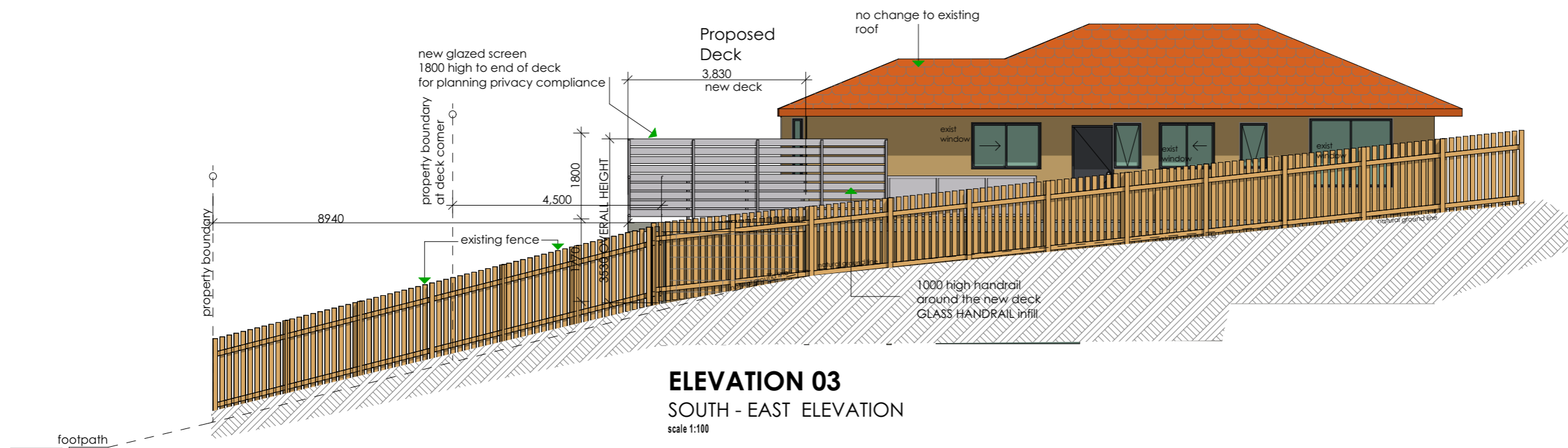
new deck
Sue and Paul Burke
Unit 1/26 Balmara street
Bellerive

Contours

date	07/07/2023
designed and drawn	revision-date
M.Ralph	Design Drawing
job no:	drawing no:
2023-953	953-03



ELEVATION 02
SOUTH - WEST ELEVATION
scale 1:100

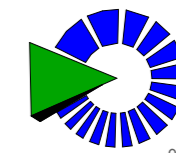


ELEVATION 03
SOUTH - EAST ELEVATION
scale 1:100

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new deck

Sue and Paul Burke
Unit 1/26 Balmara street
Bellerive

Elevations



date

07/07/2023

designed and drawn

revision-date

M.Ralph

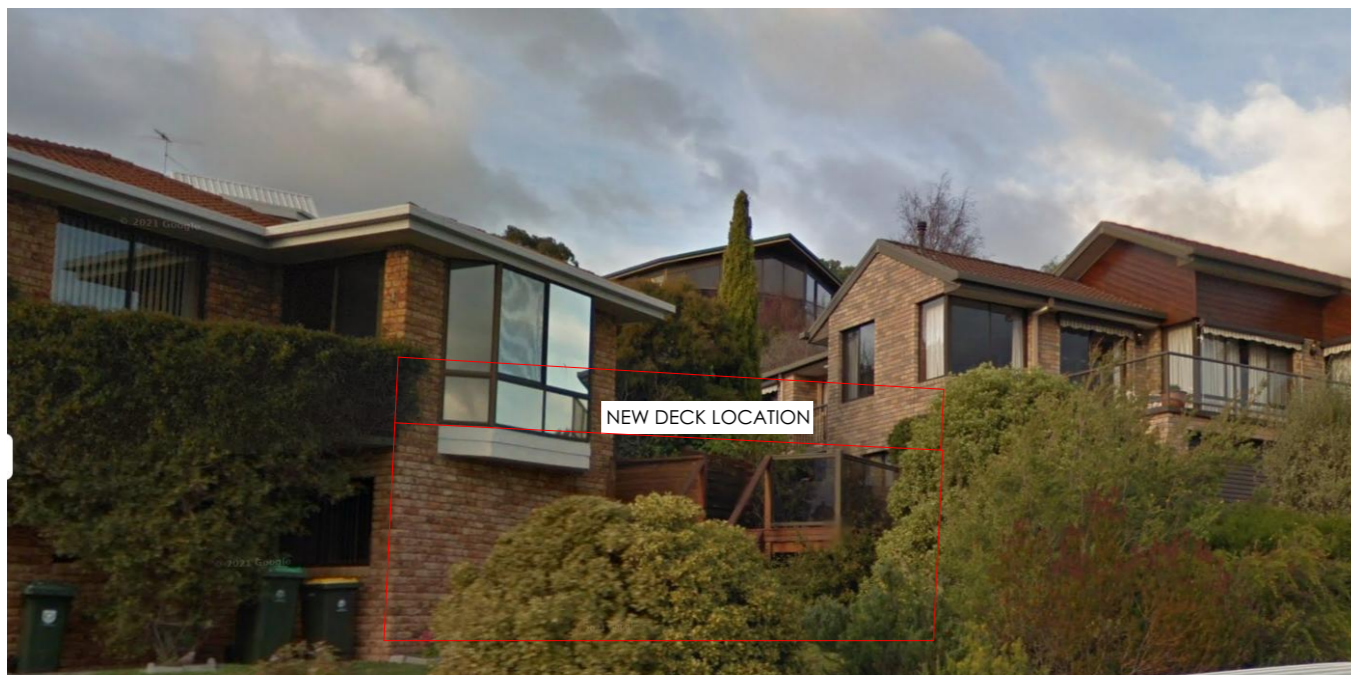
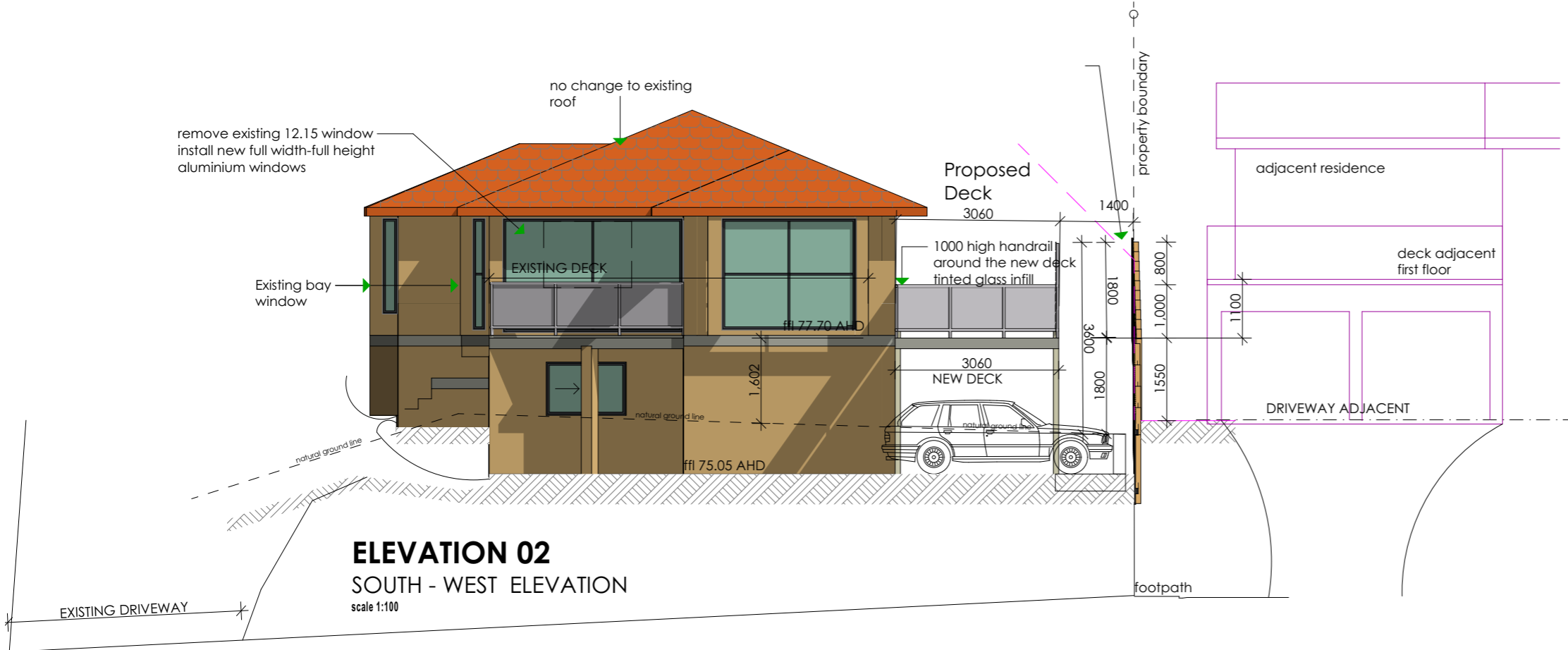
Design Drawing

job no:

drawing no:

2023-953

953-07

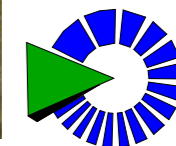


NEW DECK LOCATION
ELEVATION PHOTO
UNIT 1 - 26 BALMARA



ADJACENT DWELLING
ELEVATION PHOTO
28 BALMARA

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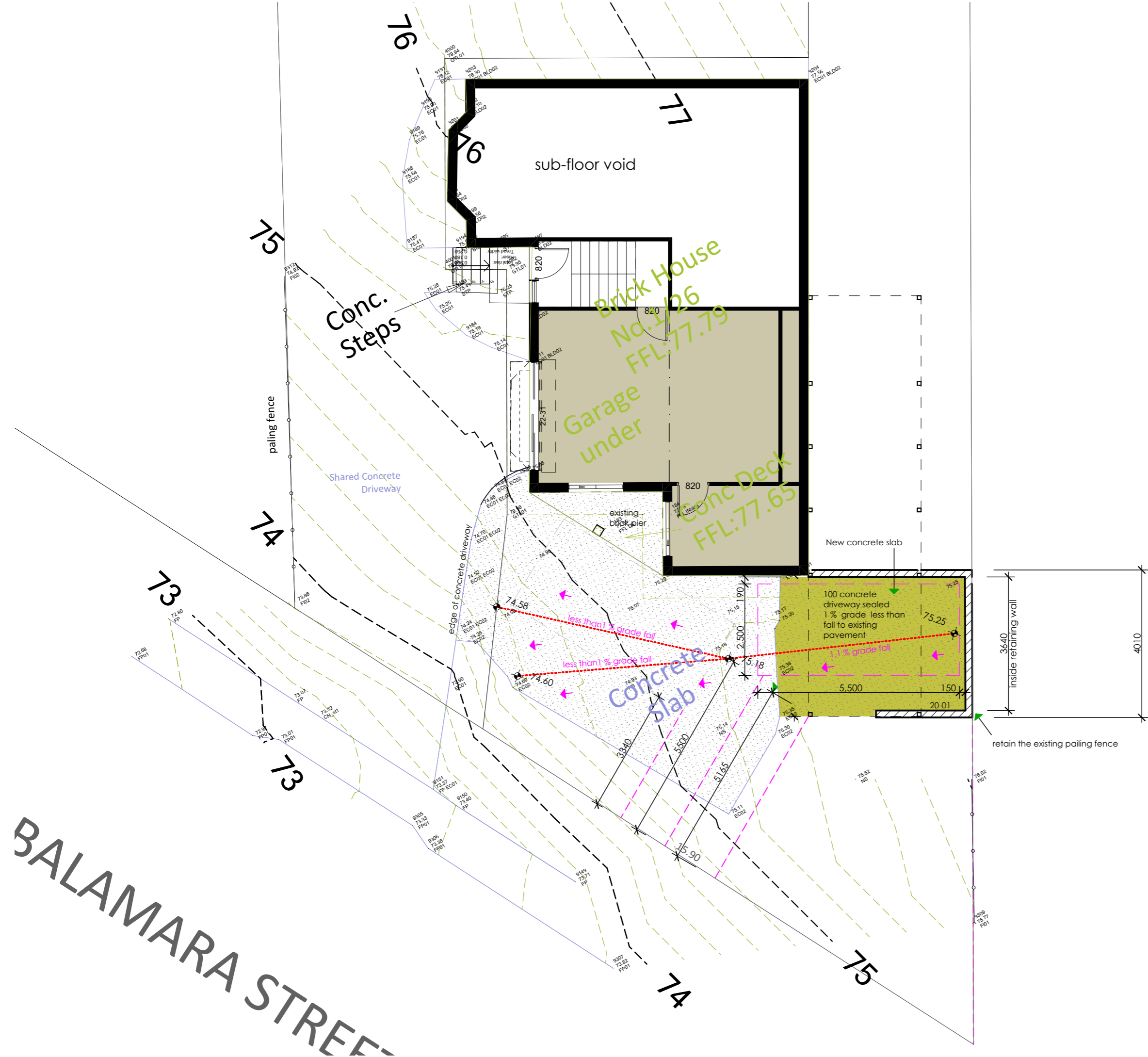


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Sue and Paul Burke
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Elevations

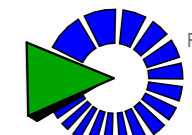
date
07/07/2023
designed and drawn
M.Ralph
job no:
2023-953

revision-date
Design Drawing
drawing no:
953-08



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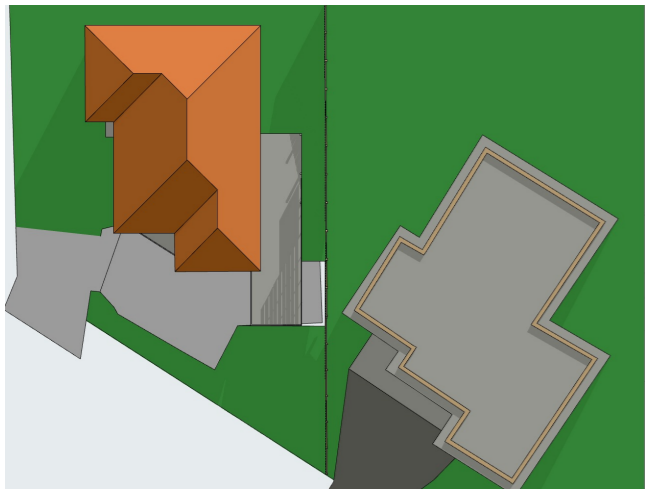
Design -architectural animation
 Building designer accreditation CC1317F
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 Richmond, Tasmania 7025
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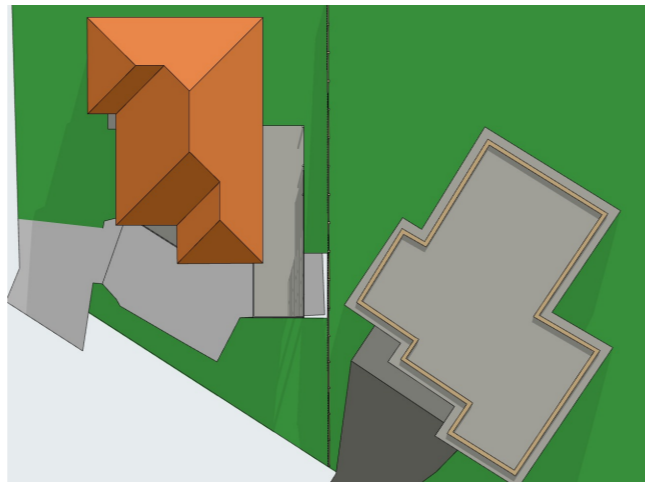
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 Bellerive

Driveway gradients

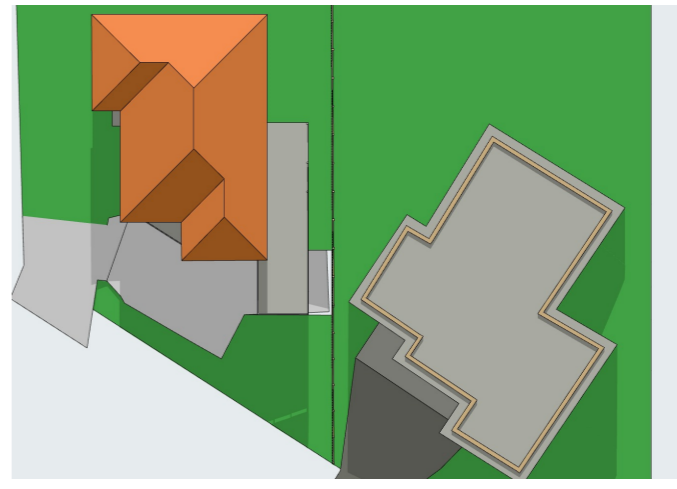
date	07/07/2023
designed and drawn	revision-date
M.Ralph	Design Drawing
job no:	drawing no:
2023-953	953-09



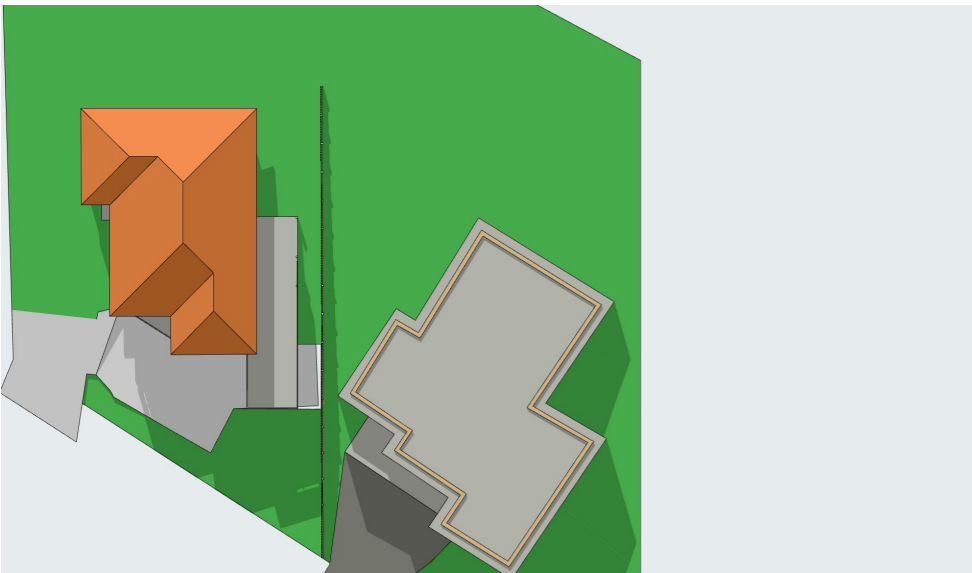
21 june 9.00 am



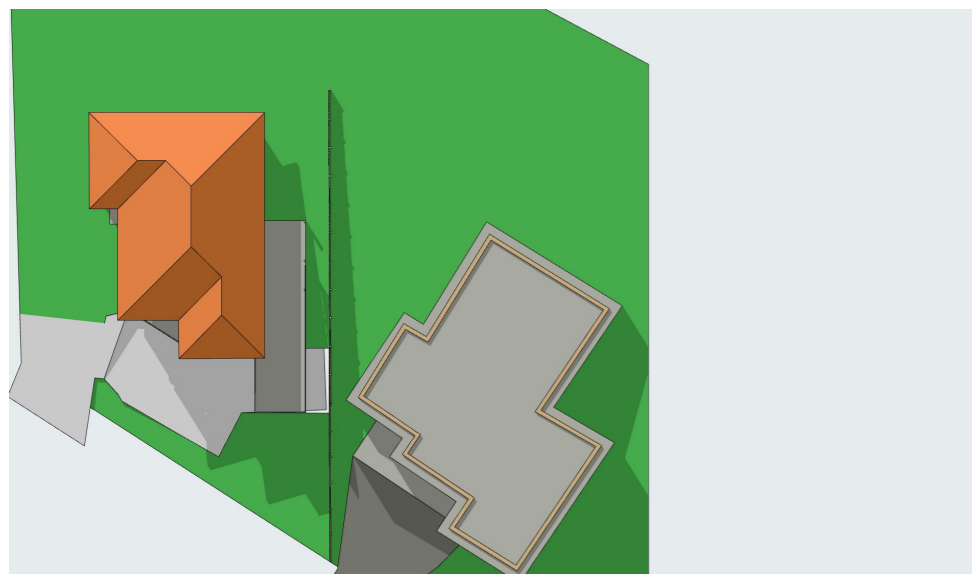
21 june 10.00 am



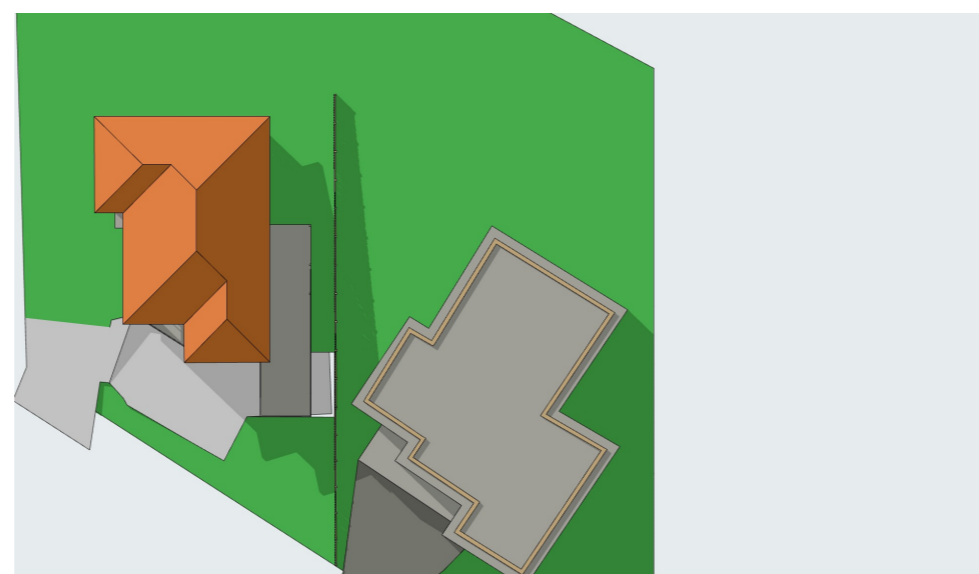
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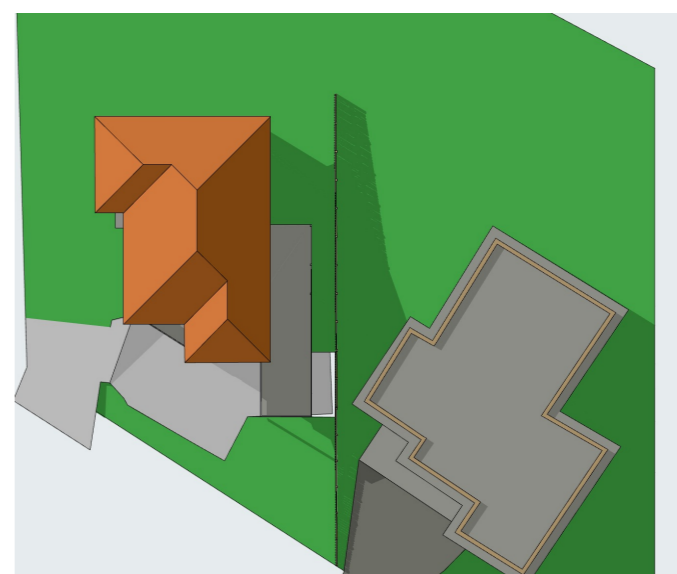
21 june 12.00 am



21 june 1.00 pm



21 june 2.00 pm



21 june 3.00 pm

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new deck
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 Unit 1/26 Balmara street
 Bellerive

Shadow Diagrams

date	07/07/2023
designed and drawn	revision-date
M.Ralph	Design Drawing
job no:	drawing no:
2023-953	953-11