



DEVELOPMENT APPLICATION

PDPLANPMTD-2025/056016

PROPOSAL: Additions & Alterations to Dwelling Including Deck & Pool

LOCATION: 25 Kangaroo Bay Drive, 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: **Pool & Deck Extension & Internal Alterarions**

Location: **25 Kangaroo Bay Drive, Bellerive 7018**

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: **Residential (Zoned as Particular Purpose)**

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

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 110437	FOLIO 2
EDITION 14	DATE OF ISSUE 27-Feb-2025

SEARCH DATE : 29-Sep-2025
SEARCH TIME : 09.17 AM

DESCRIPTION OF LAND

City of CLARENCE
Lot 2 on Sealed Plan [110437](#)
Derivation : Part of Lots 28714 & 27100 Granted to M.Walker.
Prior CT [2663/77](#)

SCHEDULE 1

[M965414](#) & [N228079](#) TRANSFER to ADAM ROWLEY Registered
27-Feb-2025 at 12.01 PM

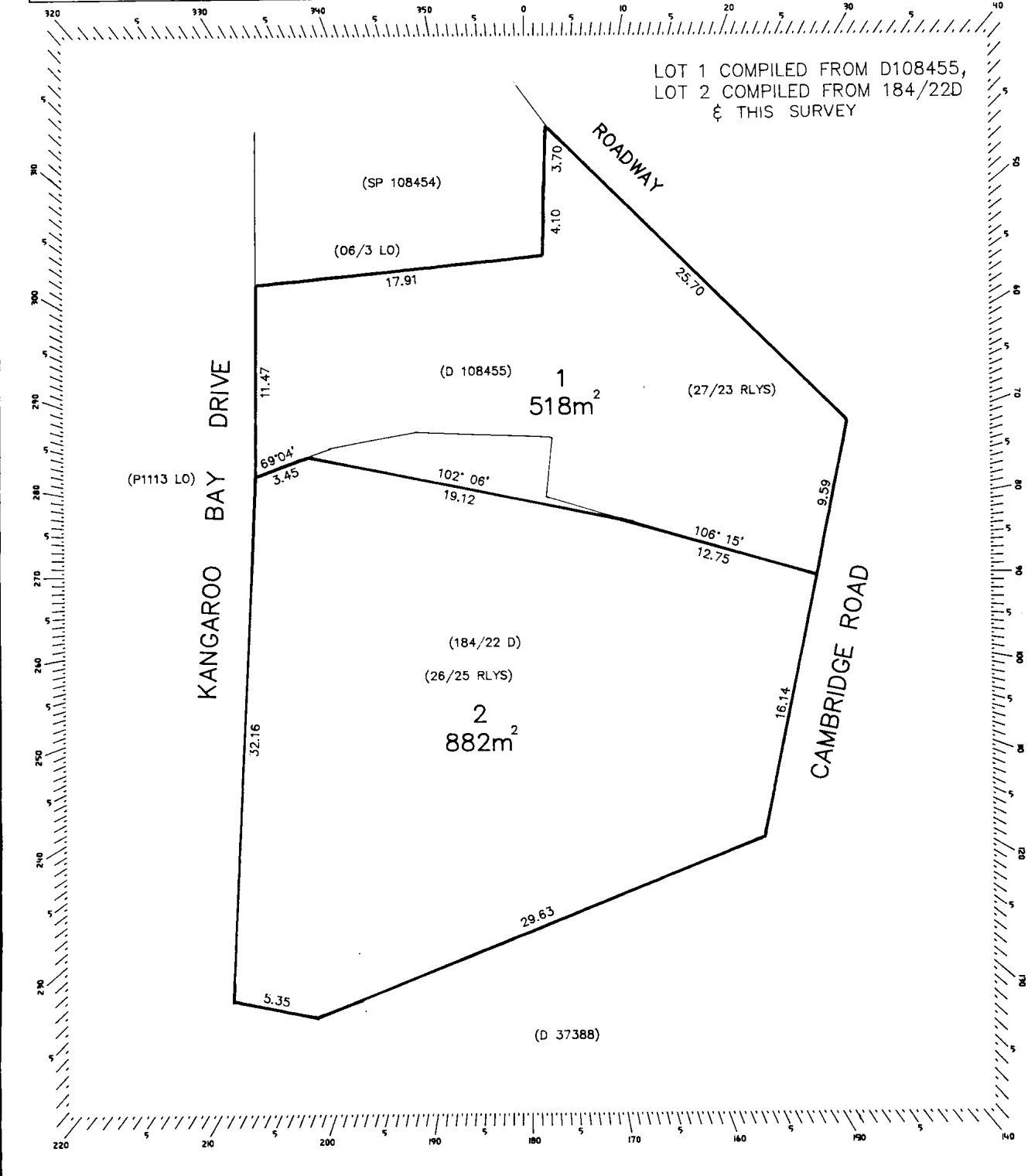
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
[E400267](#) MORTGAGE to Commonwealth Bank of Australia
Registered 27-Feb-2025 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER FIONA LOUISE IRWIN B.T. & F.M. EDWARDS		PLAN OF SURVEY	REGISTERED NUMBER
FOLIO REFERENCE CT 2663/77 CT 108455/01			BY SURVEYOR C.L. ANDREWS - C.L. ANDREWS & ASSOC. Pty. Ltd.
GRANTEE PART OF LOTS 28714 0-0-22% & WHOLE OF LOTS 27380 0-0-5% & 27100 0-1-0% GTD. TO MYRTLE ANN WALKER		LOCATION	
		CITY OF CLARENCE	<i>[Signature]</i> Recorder of Titles
TASMAP SHEET No. 14		SCALE 1: 250	LENGTHS IN METRES
LAST UPI No. 6949, 6951		LAST SURVEY PLAN No. D108455, 184/22 D.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN


















Drawing list

- A000 Cover Page
- A100 Existing Site Plan
- A101 Proposed Site Plan
- A110 Existing Garage Floor Plan
- A111 Existing Ground Floor Plan
- A112 Existing First Floor Plan
- A113 Existing Roof Plan
- A130 Proposed Garage Floor Plan
- A131 Proposed Ground Floor Plan
- A132 Proposed First Plan
- A133 Proposed Roof Plan
- A200 Cambridge Road Elevations
- A201 External East Elevations
- A202 External North Elevations
- A203 External West Elevations
- A204 External South Elevations
- A210 Section A
- A400 Construction Details



25 KANGAROO BAY DRIVE | BELLERIVE

Site Plan Legend

-  Neighbouring buildings
-  Existing dwelling
-  Heritage Listed Portions of Building
-  New Roofed Areas
-  New Decking - Colour 1
-  New Decking - Colour 2
-  New Pool
-  New synthetic turf over concrete
-  Existing timber decking
-  Existing garden beds
-  Existing contour levels
-  Existing Hedge Plant
-  New Hedge Plant
-  Existing tree (surveyed)
-  Tree to be removed or parts to be trimmed

General

During Construction, soil and water is to be appropriately managed. This includes the provision of silt fencing, filter screens or dedicated silt traps to prevent the discharge of gravel, soil or other debris to any existing water course or adjoining property during the construction process

Excavation

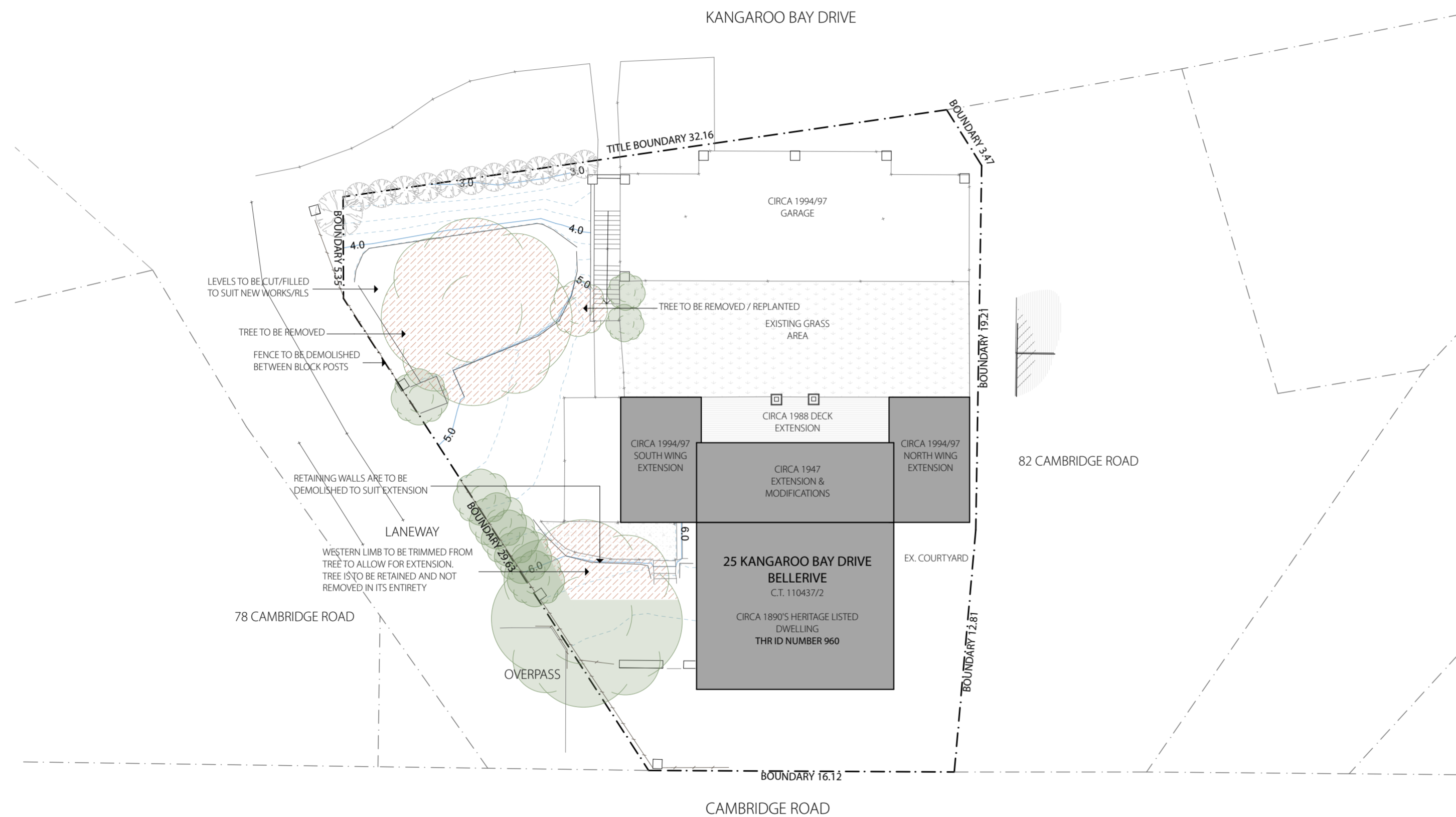
Contractor is to allow for bulk excavation where required and all excavation, filling, back filling and consolidation required for the footings and slabs. Retain all access and services as documented. Make good to all ground surfaces upon completion.

Setting Out
















The builder shall accurately set-out the works and verify all dimensions and levels before commencing construction. Contractor shall make good at their own expense any errors arising from inaccuracies of the set-out.

Hydraulics

All drainage and sanitary plumbing to connect into existing council system. All plumbing works to be completed in accordance with AS3500, the local plumbing code and requirements. The hydraulic contractor is to submit as constructed drawings and submit to council & principal for their records.



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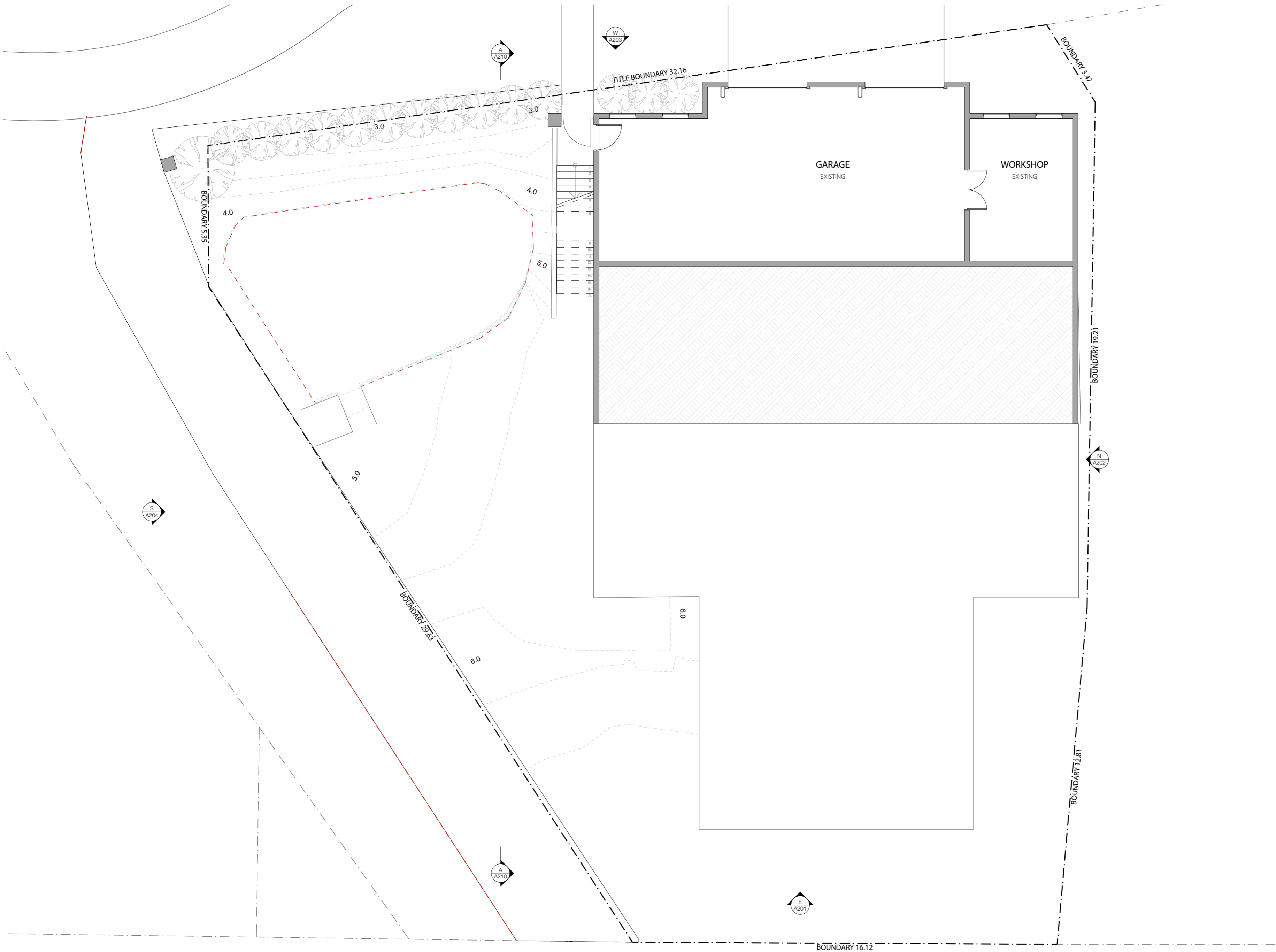
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Existing / Demolition Plan Legend

- Walls & elements to be demolished**
Demolish section of wall and others building elements to extent shown dotted. Make good to retained surfaces including floors, walls and ceilings affected by removal of wall or elements
- Door to be demolished**
Demolish door, frame and hardware as shown dashed. Make good to opening in preparation for new wall infill or provide new reveals for opening as required.
- Elements to be salvaged**
Contractor is to remove elements shown hatched for re-use in new works. Store on site as required
- Wall to be retained**
Wall to be retained. Protect existing wall throughout demolition phase. Patch and repair walls in area of new works to be delivered.
- Doors to be retained**
Protect existing door throughout demolition. Contractor is to tighten and adjust hinges and hardware to deliver door fully operational. Applicable in area of works

General

- All demolition works to be undertaken in accordance with AS2601 - demolition of structures.
- Demolition plan to be read in conjunction with existing associated plans.
- Provide adequate floor protection for existing carpet during demolition works.
- Items to be demolished shown dotted typically. Allow to remove all fixtures and fittings located on walls and doors to be demolished.
- Allow to make good to all penetrations in walls and floors where items removed.





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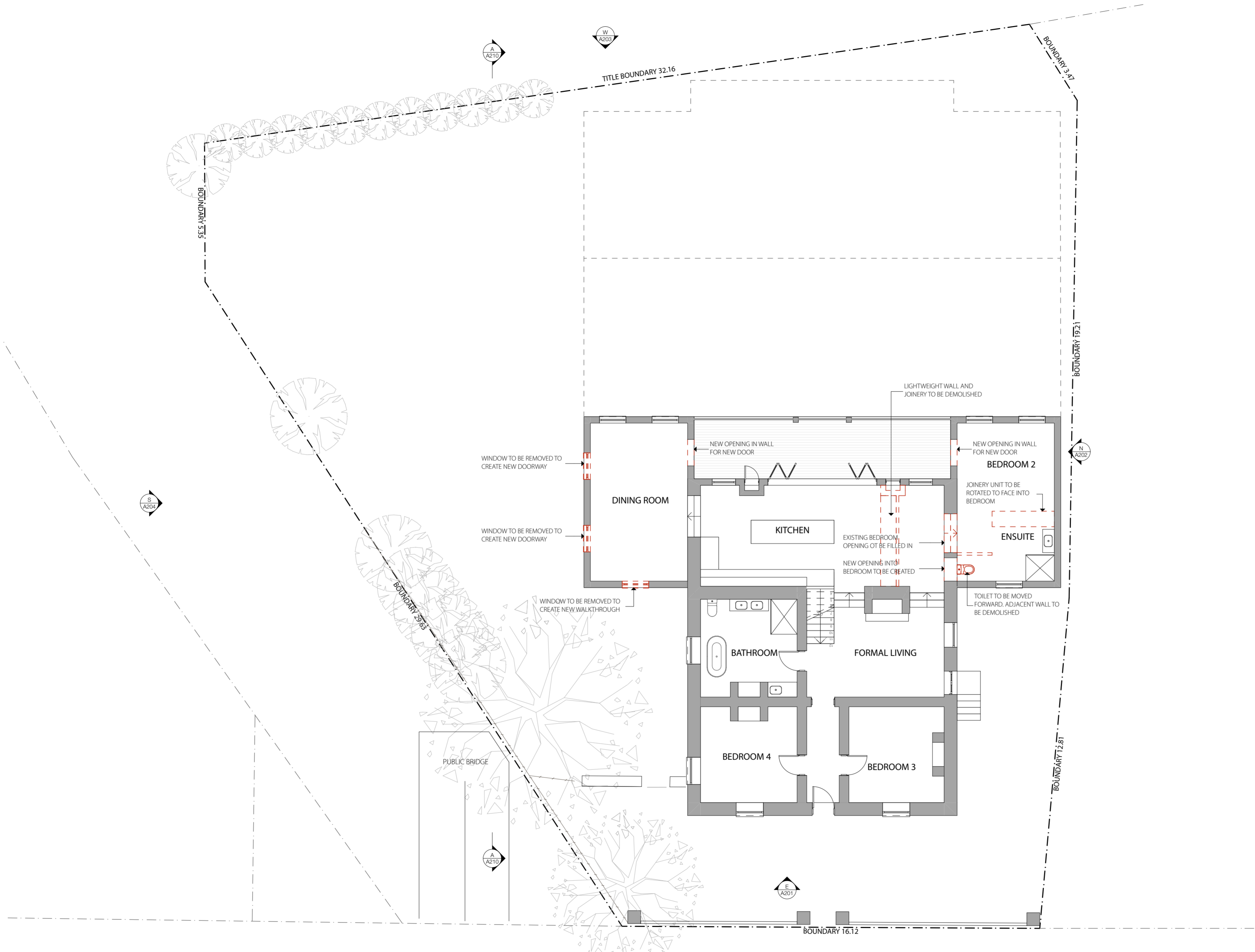
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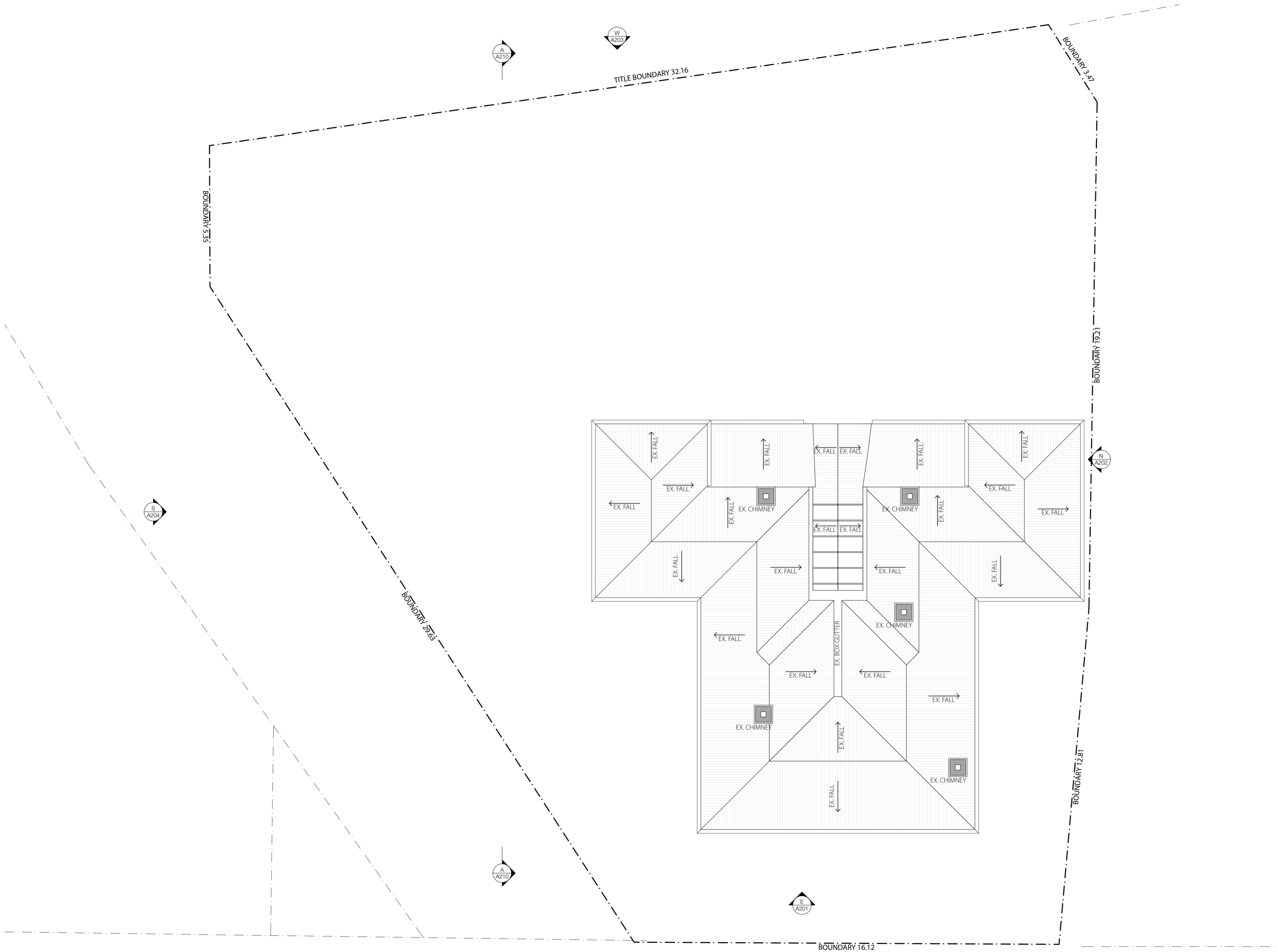
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Floor Plan Legend

All works to be undertaken in accordance with the National Construction Code 2022 and relevant Australian Standards.

The contractor shall check all dimensions and levels on site prior to construction and notify of any errors, discrepancies or omissions.

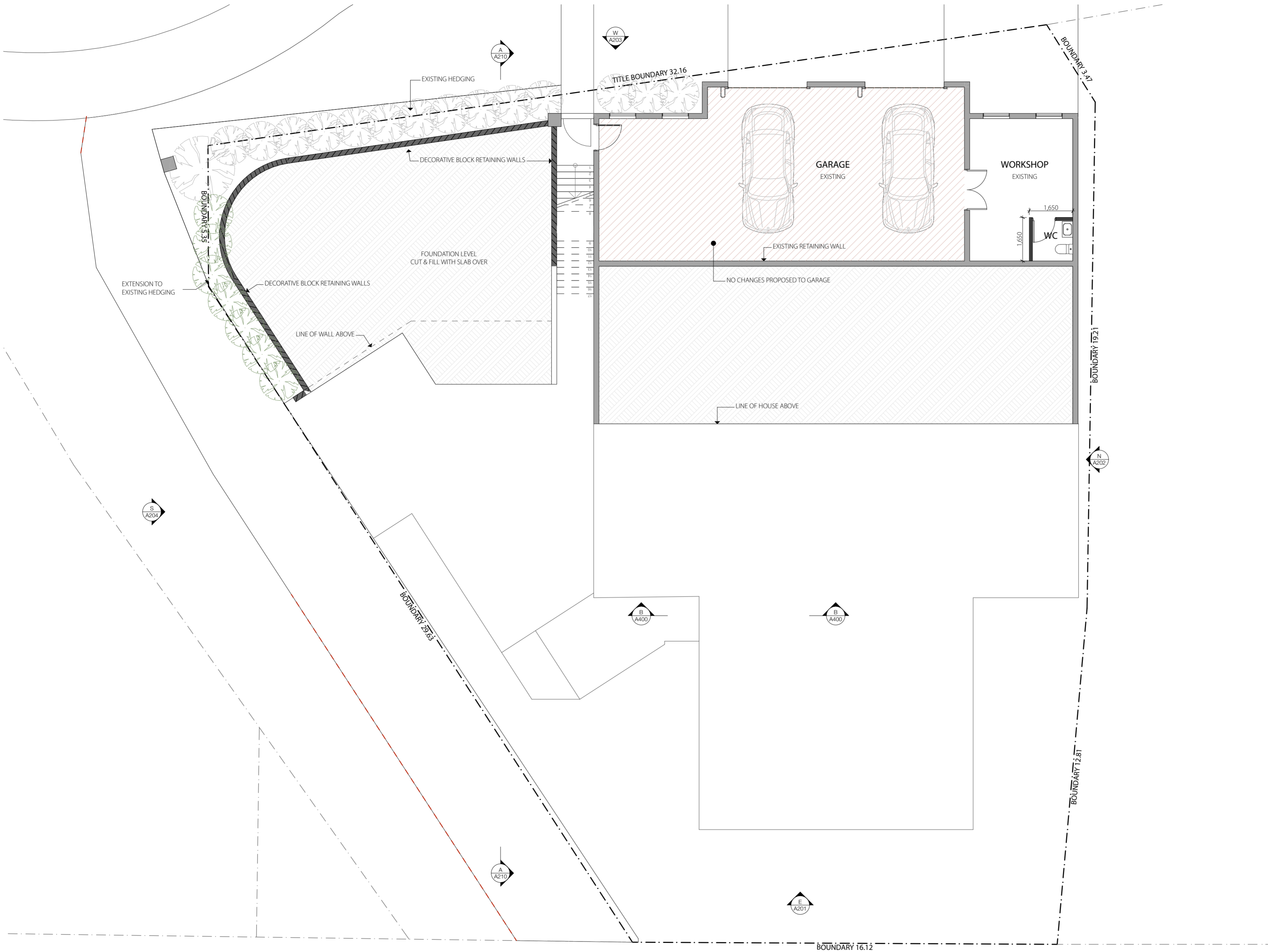
Written dimensions to take preference over scaled dimensions.

Provide floor protection to all common areas and existing carpet areas utilised during the construction period.

Contractor must verify and check all site conditions including ceiling heights and all dimensions before commencing work on site.

Permit Authorities

Contractor to conform with all requirements of the planning and building permit conditions.



Floor Plan Legend

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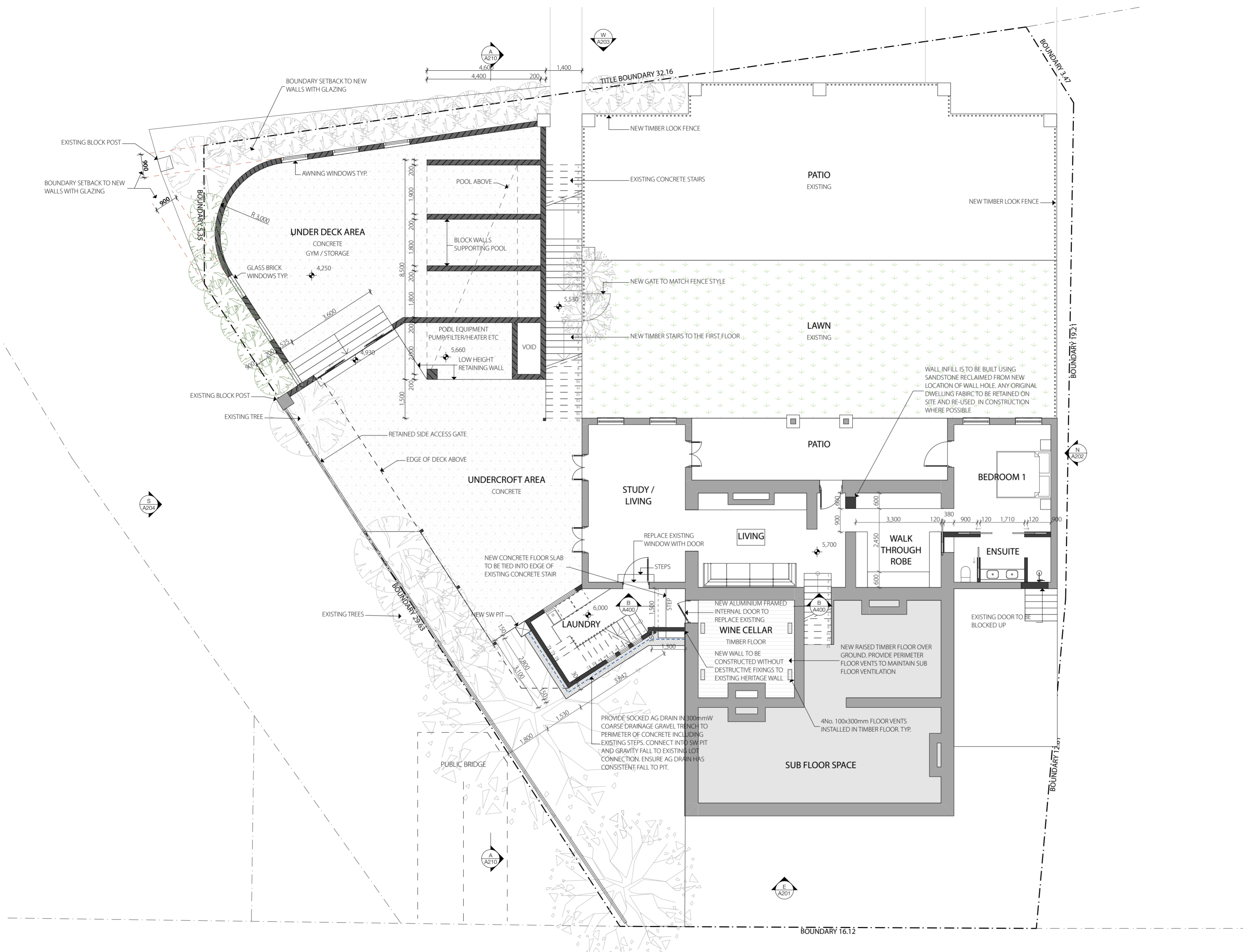
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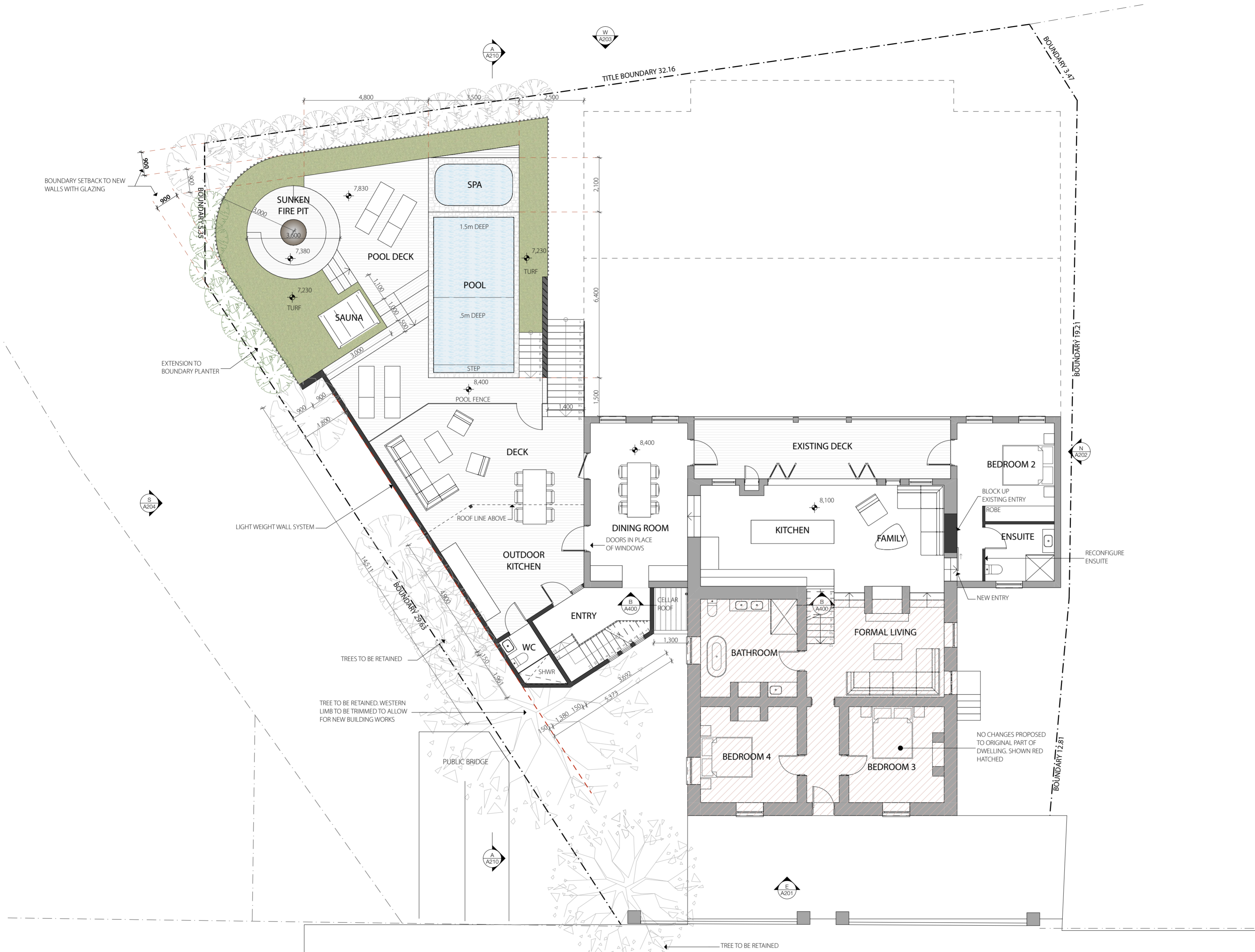
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Roof Plan Legend

-  Existing Colorbond Roof Sheeting
-  New Colorbond Klip-Lok roof sheeting
-  New 90mm DIA UPVC Downpipe

General notes

Metal sheet roofing is to comply with part 7.2 of the NCC 2022. Wherever possible, have sheets laid so that they side lap is facing away from prevailing weather.

Bradford Enviroseal Sarking (or similar) Vapour Permeable Membrane to be installed over structural roof battens. Sarking shall be continuous and dressed over and into eaves gutters.

VB20 or equal drainage battens to be installed over structural battens in accordance with manufacturer's specifications and instructions. Leave open at gutter end for full length to allow airflow through roof cavity. Install roof cladding over. Installation to comply with NCC Vol. 2 Part 10.8.3 Ventilation of roof space.

Roof sheets must be laid where ever possible using complete lengths from ridge to eaves.

Sheet metal roof flashings, capping and penetrations to comply with Part 7.2.7 of the NCC 2022.

All UPVC downpipes to be jointed with approved solvent and primer.

Downpipes in positions shown to size stated on drawings. Provide full lengths where possible and wall straps as required. Seal into drain.

Refer to structural drawings for structural roof framing specifications.

Material Schedule

Roof cladding
 Profile: Colorbond Klip-Lok
 Colour: Monument Matt
 Flashings: Monument Matt
 Fascias: Monument Matt
 Gutters: Monument Matt



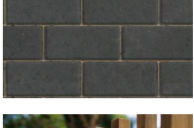

Roof battens

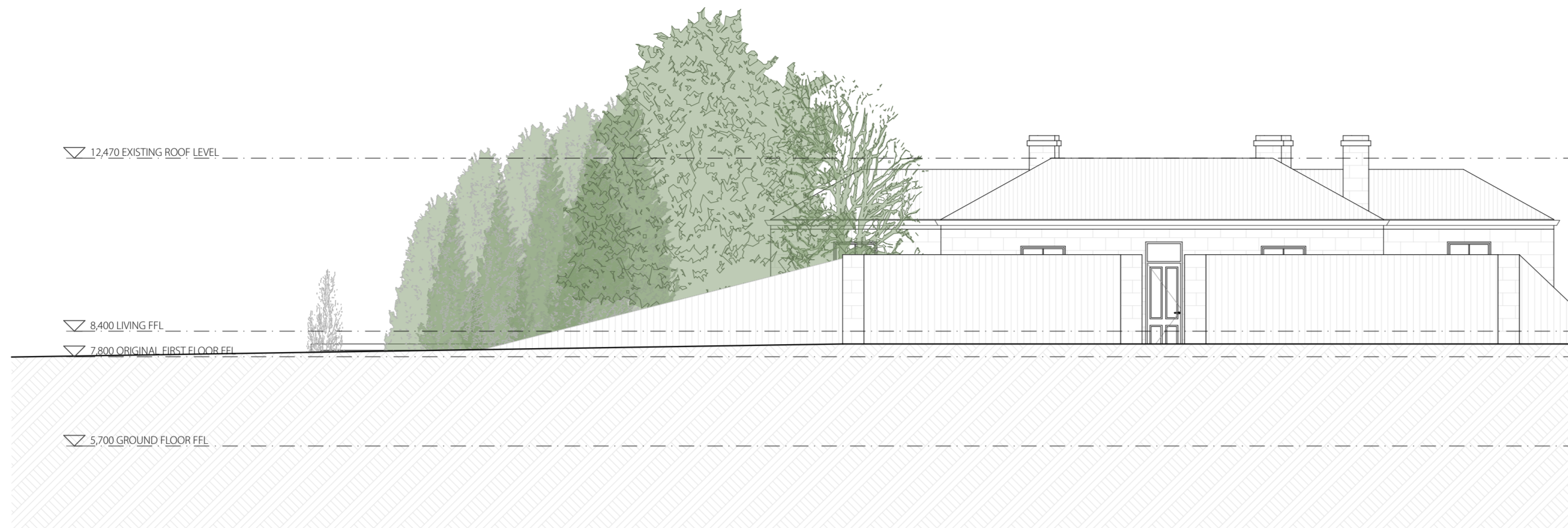
Roof battens shall be a minimum member grade of either of the following specifications to comply with AS1684:

- 35x70 F17 SHWD @ 900ctrs
- 35x70MPG12 @ 900ctrs
- 45x70 MPG10 @ 900ctrs

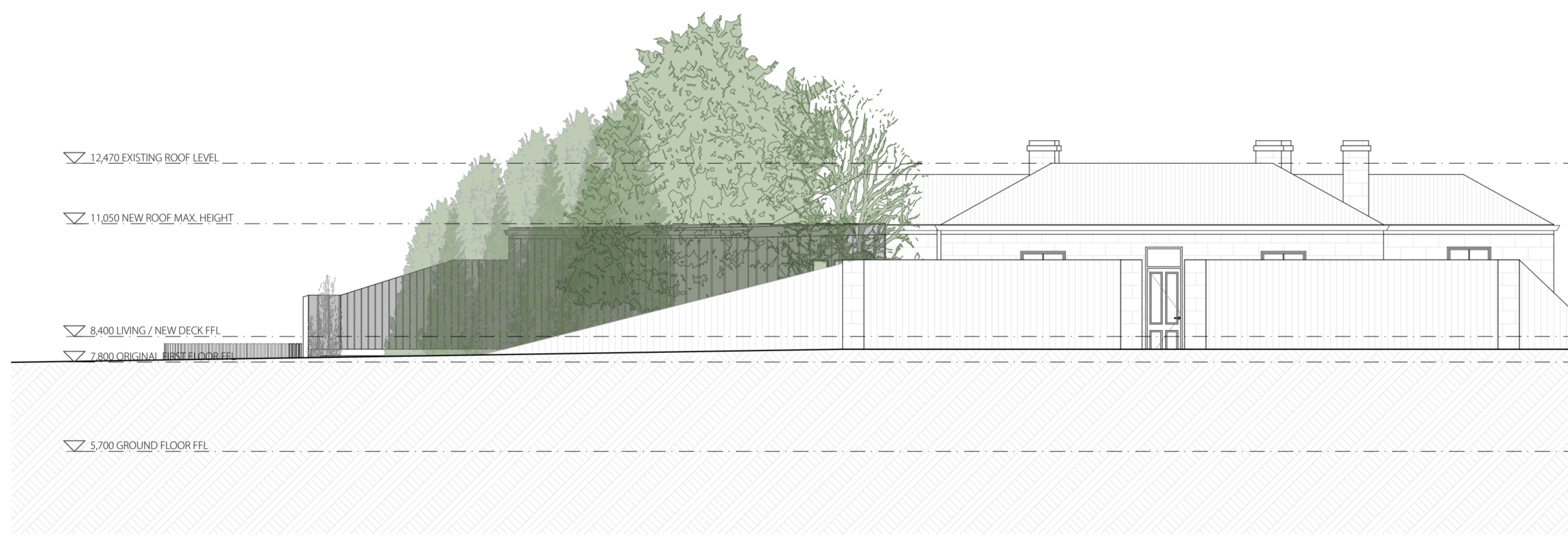


Elevations Legend

Material Schedule	
	Wall cladding type 1 Profile: Colorbond Nailstrip 235mm Colour: Monument Matt
	Wall cladding type 2 Profile: Shiplap Composite Timber Colour: Teak or similar
	Wall cladding type 3 Profile: 200 Series Blockwork Colour: Charcoal or similar
	Vertical Batten Fence Profile: 40x40nom. Composite Timber Colour: Teak or similar


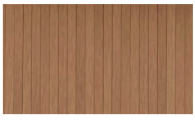




CR EXISTING CAMBRIDGE ROAD ELEVATION 1:100



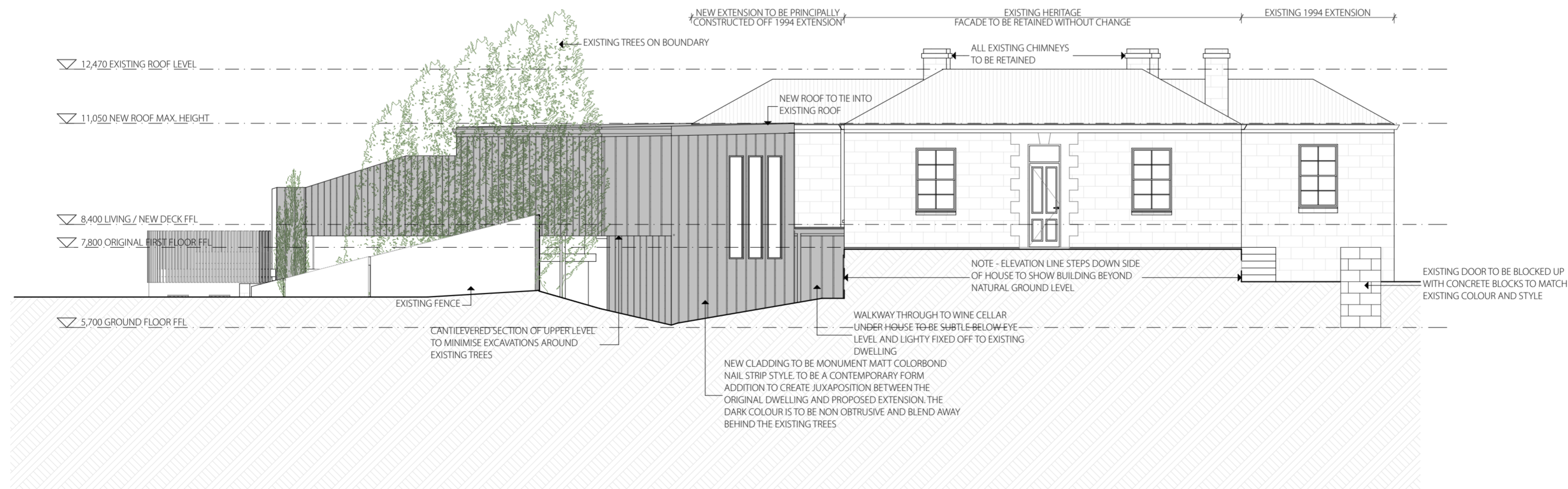
PROPOSED CAMBRIDGE ROAD ELEVATION 1:100



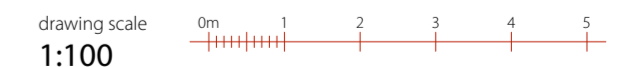
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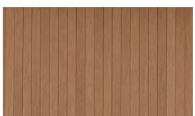


E EXISTING EAST ELEVATION 1:100

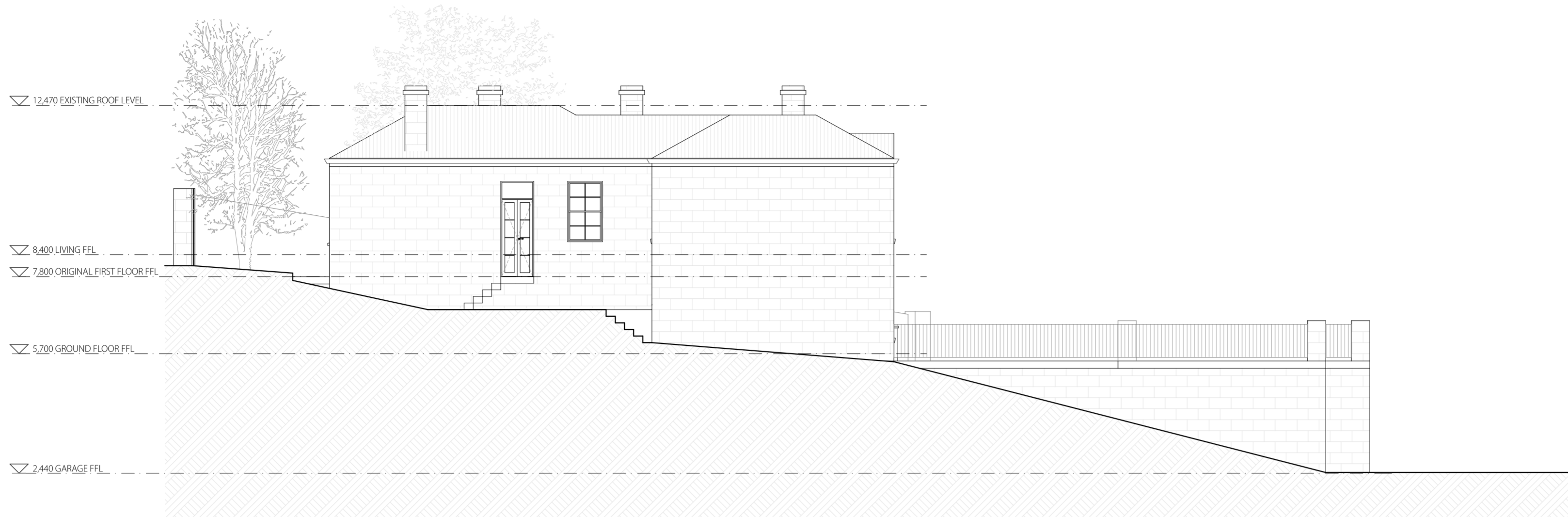


E PROPOSED EAST ELEVATION 1:100

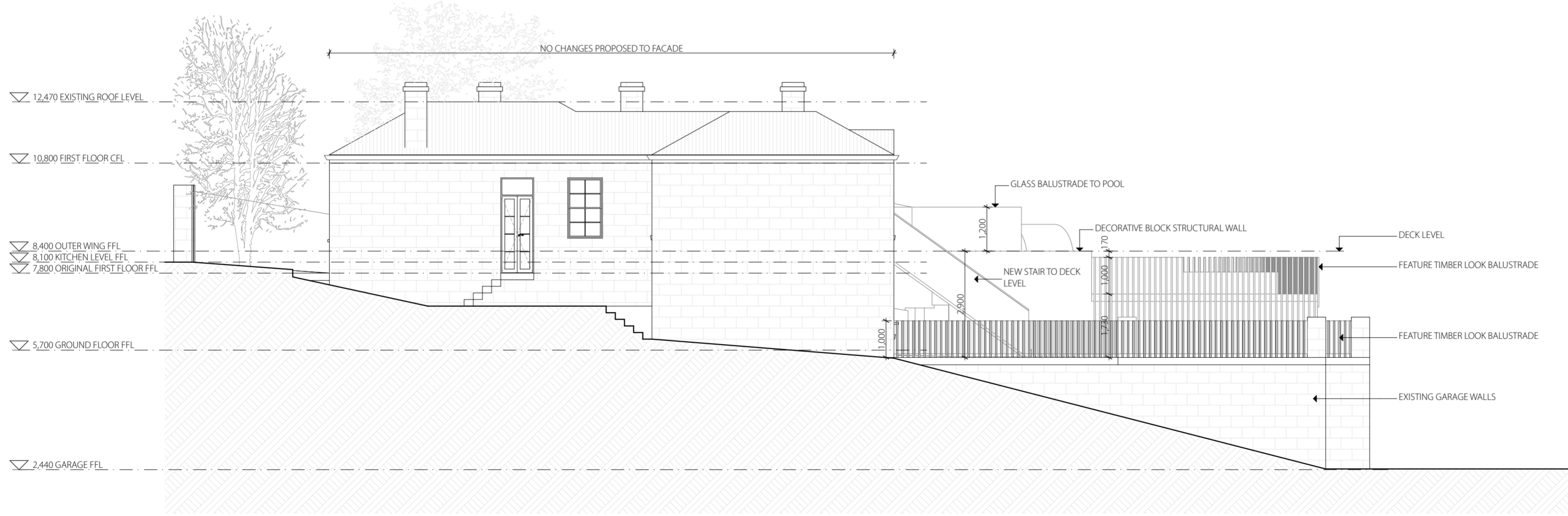


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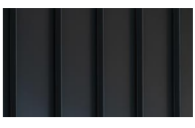

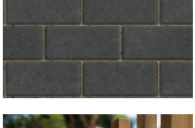

N EXISTING NORTH ELEVATION 1:100



N PROPOSED NORTH ELEVATION 1:100



Elevations Legend

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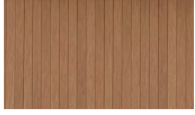




W EXISTING WEST ELEVATION 1:100



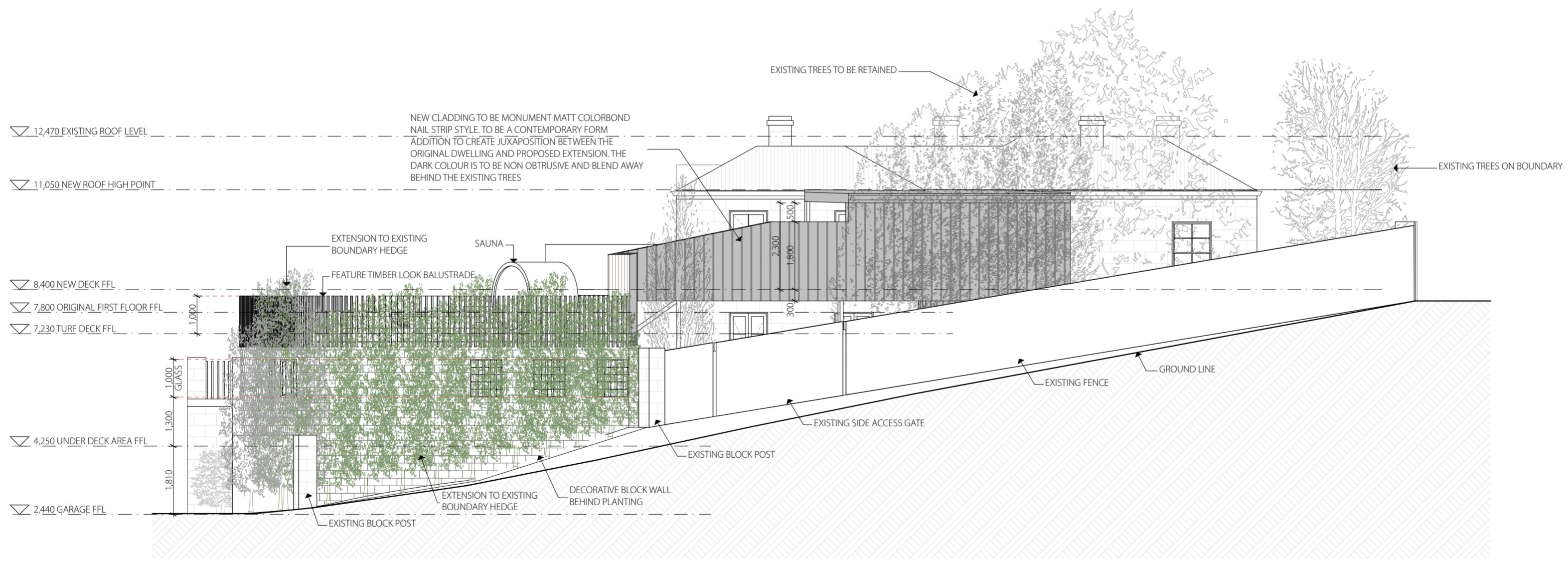
W PROPOSED WEST ELEVATION 1:100



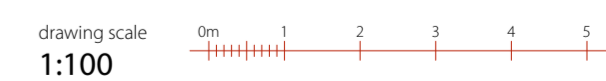
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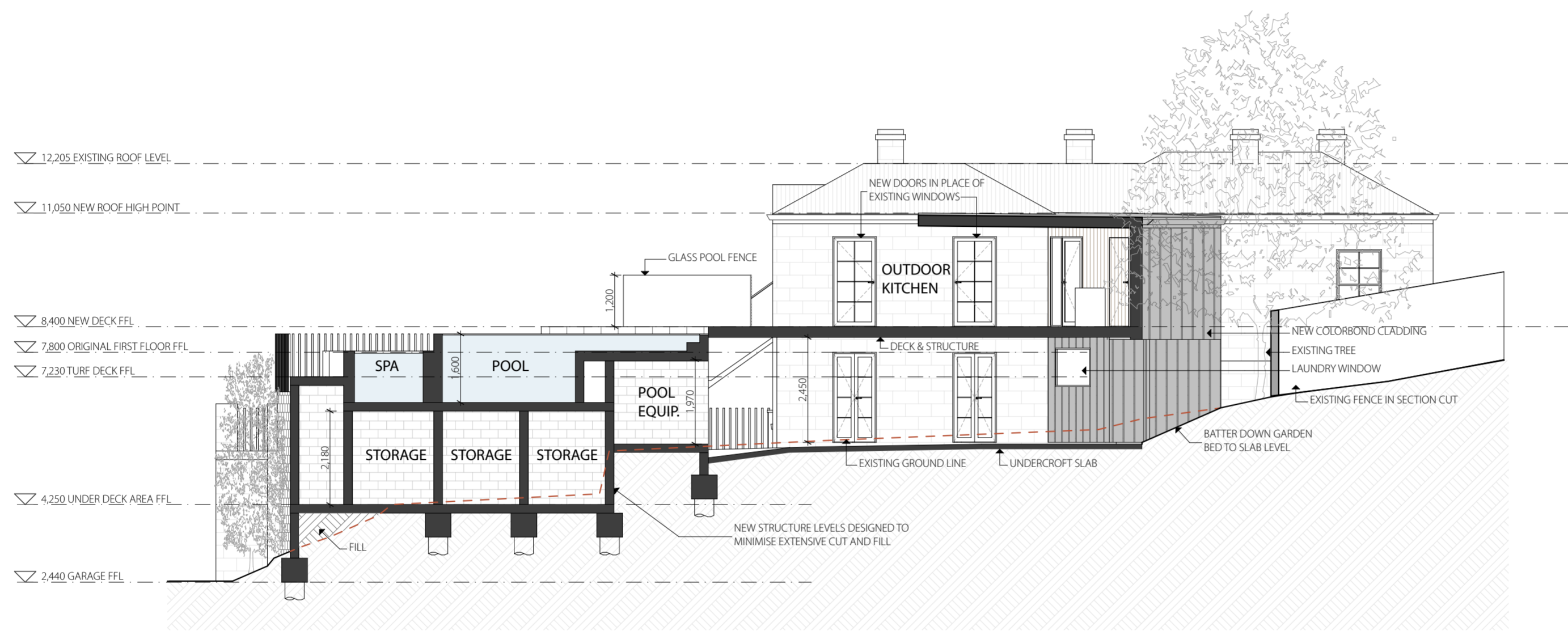


S EXISTING SOUTH ELEVATION 1:100



S PROPOSED SOUTH ELEVATION 1:100





A

SECTION A

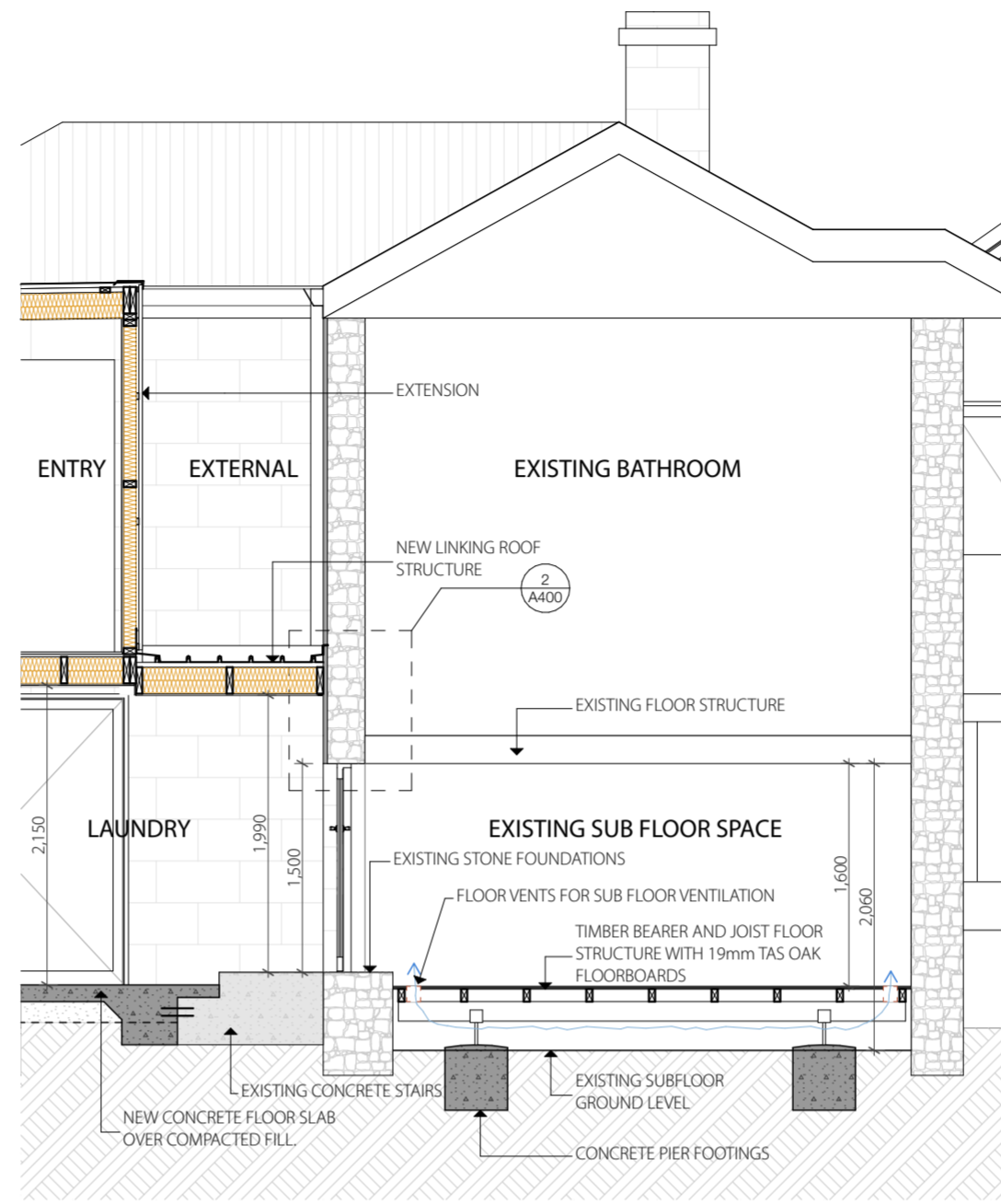
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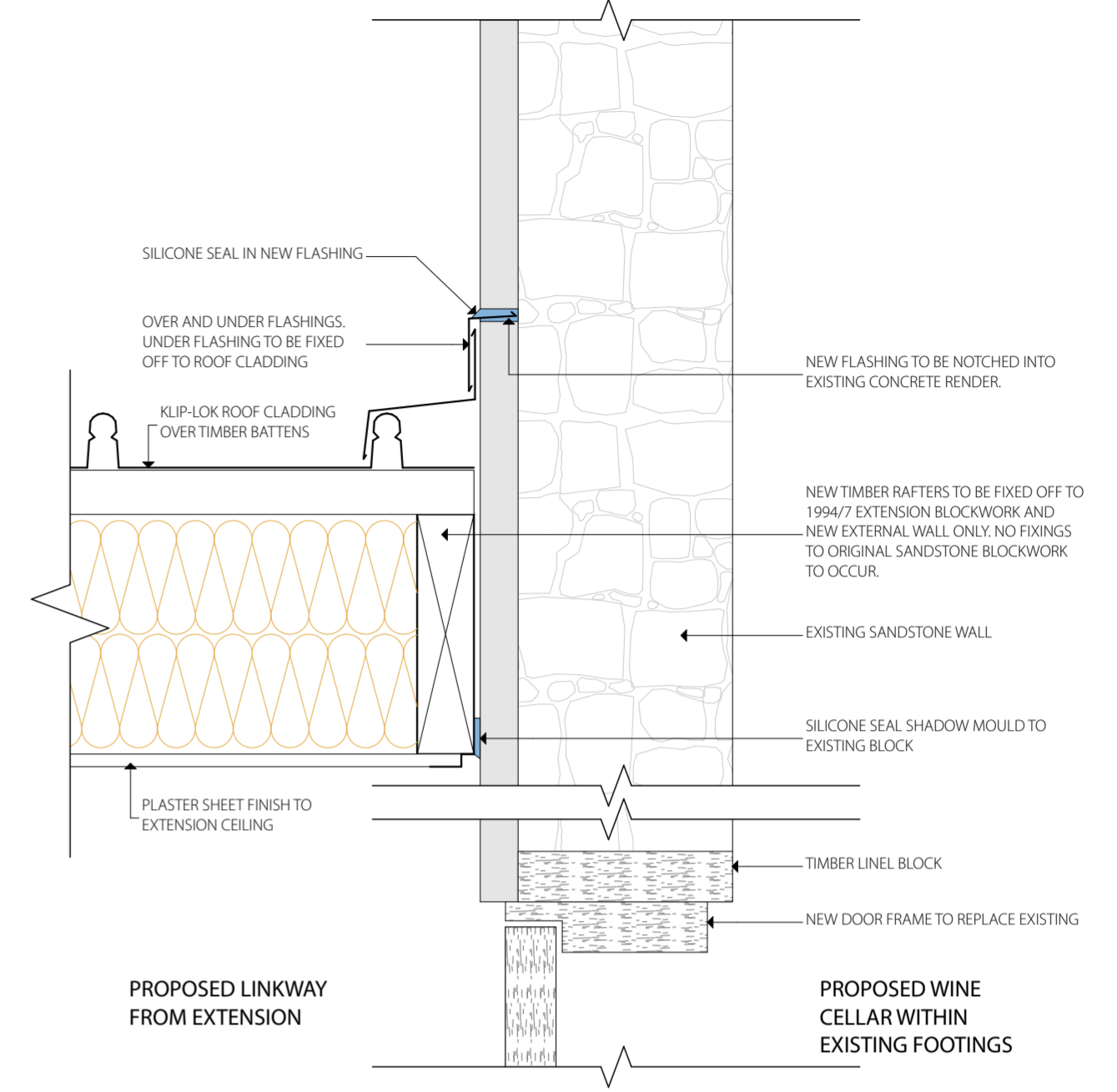


EXISTING SITE CONDITION SWITH PROPOSED WORKS OVERLAID

NEW ROOF & WALL LOCATION AGAINST EXISTING WALLS
 DOOR TO BE REPLACED WITH NEW WITHIN EXISTING STRUCTURAL OPENING
 DAMAGED RENDER TO BE REPAIRED



1 SECTION B 1:50



2 ROOF TO EXISTING WALL JUNCTION (WINE CELLAR ENTRY) 1:5



3D IMAGE SHOWING PROPOSED BUILDING WORKS (TREES NOT SHOWN FOR CLARITY)



3D IMAGE FROM SOUTH EAST CORNER (TREES NOT SHOWN FOR CLARITY)



CAMBRIDGE ROAD PERSPECTIVE (TREES NOT SHOWN FOR CLARITY)

drawing scale 1:50
 0mm 500 1,000 1,500 2,000 2,500

drawing scale 1:5
 0mm 50 100 150 200 250

stuart**smith**

architecture & design

Architectural Statement

Job no. 2506

Pool & deck extension & Internal alterations

25 Kangaroo Bay Drive, Bellerive

Former Station Master's Home

THR ID number 960



28 October 2025
Issued for Approval
Revision 1

0.0 INTRODUCTION

This architectural statement is provided to examine the heritage impact of the proposed new works in relation to the existing property at 25 Kangaroo Bay Drive Bellerive (Formally 80 Cambridge Road, Bellerive) also known as the Former Station Master's Home. The limited information we sourced on the original dwellings has been collated from various online articles, websites, council supplied plans and online documents.

The proposed design consists of significant changes to the south west corner of the site including: the construction of a new pool and associated external entertaining area access from the upper level, a sealed under deck area (to be used as a storage/gym space), a small built addition to connect the exterior spaces to the existing internal spaces and some minor modifications to the existing dwelling.

The architectural statement is to be read in conjunction with the Architectural Plan set submitted for Development Application. We work through the understanding of the property and its Heritage Importance to how the proposed architectural design responds to this.

The statement is to be presented in the following sections:

- 1.0 PLANNING MATTERS
- 2.0 HERITAGE IMPORTANCE
- 3.0 HISTORY OF BUILDING AMENDMENTS
- 4.0 HERITAGE DESIGN RESPONSE
- 5.0 CONCLUSION

The design reflects the appropriate outcomes documented under Part 9.0 Alterations, Additions and Extensions of the 'Works Guidelines for Historic Heritage Places, November 2015' as provided by Heritage Tasmania.

** The following is an excerpt from Part 9.5 Additions or Extensions, where a discretionary permit application will be required by the Tasmanian Heritage Council and what the appropriate outcomes are to be:

Additions or extensions to structures or parts of structures that are significant, or to other structures where the work will result in a physical or a visual impact on the significant elements or spaces of the place.

Appropriate outcomes:

Additions or extensions should be subservient to the main historic building. That is, an addition should not visually dominate the historic structure.

Significant public views of a place should be retained when additions or extensions are planned and implemented. Where such works will be publicly visible, care should be taken in the configuration and choice of materials to minimise visual impacts. This may be particularly relevant when considering the height of additions; roof forms, materials and colours; wall materials, textures and colours; and window proportions and arrangement.

Design of new additions or extensions should be sympathetic to the significance of the place.

Where minor or small scale additions or extensions are proposed, a higher level of conformity with the heritage place is desirable. The new fabric can be distinguished from historic fabric by subtle means. For example, by distinguishing minor differences in construction, stylistic details, colour, material, and the junction between old and new. New fabric can also be distinguished by incorporating date or marking devices and by keeping records to document the feature as new works.

Where the additions or extensions are substantial, it is appropriate that the new work is more easily distinguished from the historic part. This can be achieved through a variety of approaches from traditional (ie: design that is in-keeping with the original, but subtly different) to highly contemporary (ie: design that is a contrast with the original). Poor quality imitation or mimicry of historic building forms and styles should be avoided. Designs that provide a visual contrast between old and new should be visually compatible and sympathetic to the historic elements, and should not diminish the place's significance.

Take care to avoid ongoing conservation problems at the interface between the historic place and the addition or extension. For example, construction details in new works should avoid breaching damp proof courses or preventing the ventilation of historic fabric which may lead to damp issues that are difficult and costly to resolve post-construction. Position additions or extensions so that significant trees, gardens or garden features are retained.**

1.0 PLANNING MATTERS

The property is located in the Particular Purpose Zone – Kangaroo Bay and is subject to clause 'CLA-P2.6.3 Design' under the Zone. The objective of this clause is: 'That the built form and spatial form is a high quality and well designed to respond to the context of the area.'



25 Kangaroo Bay Drive, Bellerive located in the Particular Purpose Zone - theist.tas.gov.au

The development does not meet the acceptable solution as it is not a minor alteration and addition. So the following performance criteria must be met:

The design of new buildings or addition or alteration to an existing building, excluding minor addition or alteration to an existing building, must respond to the context of the site by providing:

- (a) private spaces that are open and have clear connection to public spaces;***
- (b) development forecourts that are interconnected with easy and legible movement between each other; and***
- (c) frontages to the street and pedestrian areas that are active, and entrances to buildings and spaces that are legible in the wider streetscape***

The architectural design meets each of design the criteria by the following:

(a) private spaces that are open and have clear connection to public spaces;

The new pool area and associated deck space are open and connect to the surrounding public spaces by means of elevation above the existing fences and hedges. The elevated platform can help with passive surveillance over the immediate precinct area, whilst offering a degree of privacy to the residence. The vertical batten fencing at this level also provides transparency which also strengthens the visual connections.

(b) development forecourts that are interconnected with easy and legible movement between each other; and

The existing forecourt facing Kangaroo Bay Drive, in front of the existing dwelling, remains unchanged. The existing stair to the south side of the existing garage remains as the physical pedestrian connection between the residence and Kangaroo Bay Drive. We note that the property is a private residence and any further insecure permeability to the property is inappropriate as a matter of privacy and safety.

(c) frontages to the street and pedestrian areas that are active, and entrances to buildings and spaces that are legible in the wider streetscape

There is no change to the house facade facing Kangaroo Bay Drive that will have any impact on this point. The existing fence line and hedging is designed to be retained and slightly modified on the south western corner using the smilier elements. As mentioned in point (b) above, any further insecure permeability to the property is inappropriate as a matter of privacy and safety.

2.0 HERITAGE IMPORTANCE

The original Station Master's Home was constructed in approximately 1890 and has an association to the Bellerive to Sorell train line which was commission in 1892 and decommissioned on June 30, 1926.

The significance of the site, as referenced in the Tasmanian Heritage Register Data Sheet (THR ID Number: 960), includes:

A. The place is important to the course or pattern of Tasmania's history.

The former Station Master's House is of historic cultural heritage significance for its historical and social associations with the development of Railway in Tasmania.

B. The place possesses uncommon or rare aspects of Tasmania's history.

C. The place has the potential to yield information that will contribute to an understanding of Tasmania's history.

D. The place is important in demonstrating the principal characteristics of a class of place in Tasmania's history.

The former Station Master's House is of historic heritage significance because of its ability to demonstrate the principal characteristics of a single storey sandstone Victorian Georgian residential building .

E. The place is important in demonstrating a high degree of creative or technical achievement.

F. The place has a strong or special association with a particular community or cultural group for social or spiritual reasons.

This building is of historic heritage significance because its townscape associations are regarded as important to the community's sense of place.

G. The place has a special association with the life or works of a person, or group of persons, of importance in Tasmania's history.

H. The place is important in exhibiting particular aesthetic characteristics.

The Data Sheet also touches on the following points:

Setting:

This is a significant element in the urban streetscape.

Description:

A two storey stone building fronting onto Cambridge Road with the alignment of the old railway line to the rear of the building. There is now little evidence of the train line. The building features a central door and flanking double hung windows with quoins expressed on the corners.

History:

The building has associations with the railway that original went from Bellerive through Cambridge and Sorell to the main line.

3.0 HISTORY OF BUILDING AMENDMENTS

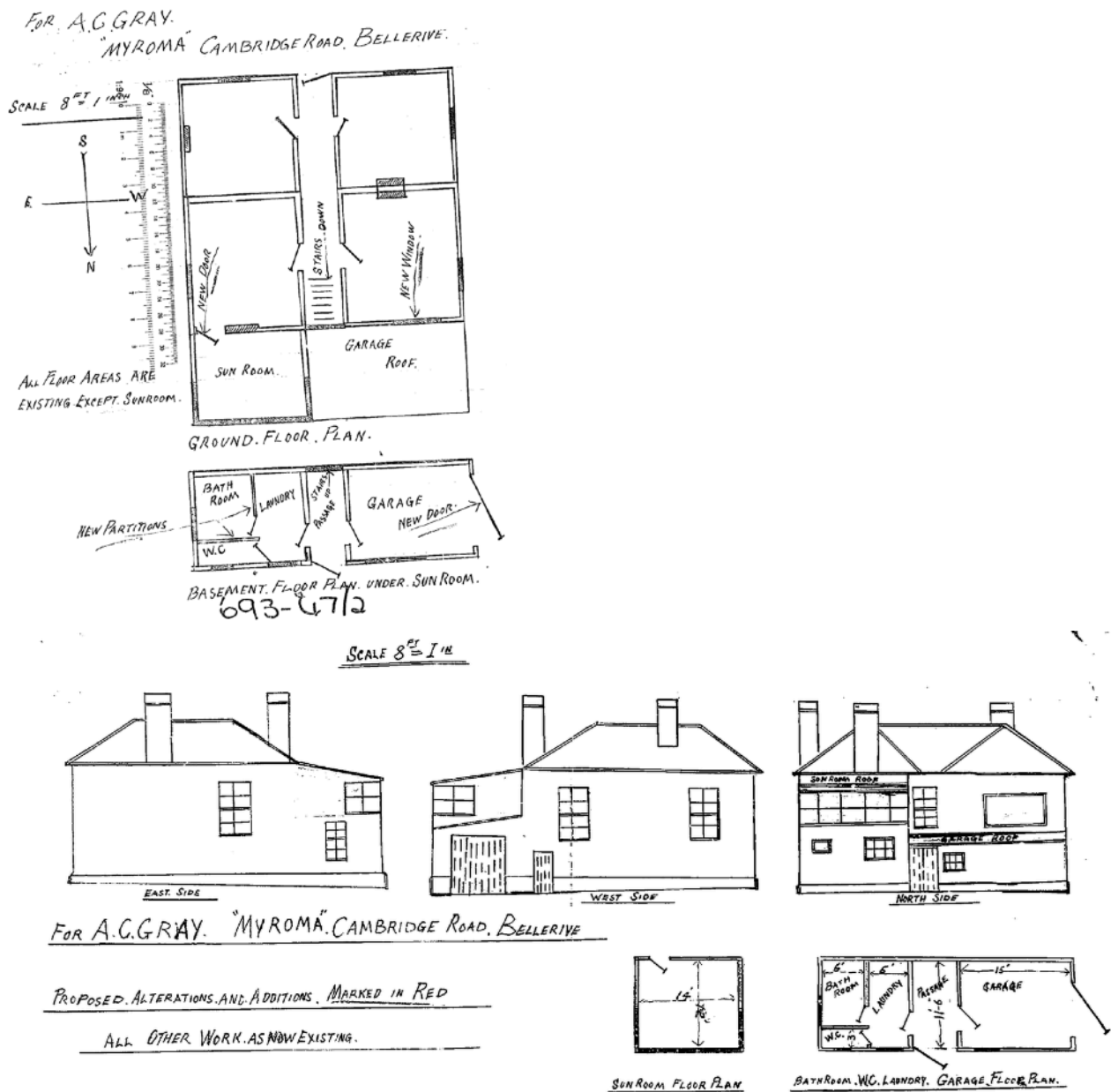
The dwelling has significantly evolved over the 135+ years of its existence with multiple documented alterations and additions which has been sourced from the Clarence City Council (refer to Appendix B - Historic Approved Plans). It is assumed that the alterations to the dwelling is a result of the changing wants/requirements of living standards over the decades. Summary of the changes are as follows:

Plan Date
1947

Scope

- Addition to ground floor plan (Cambridge Road level, for clarity) comprising of a new sunroom built over the existing basement which is assumed to replaced a section of lean-to roof falling away from the main dwelling.
- A new window and a new door in the original western facade of the ground floor.
- A new amenities area on the basement level within the exiting building footprint. This includes new internal partitions and fixtures.
- A new garage door to the southern elevation of the original basement (assumed not built according to future plans)

Sample of plans from Clarence City Council:

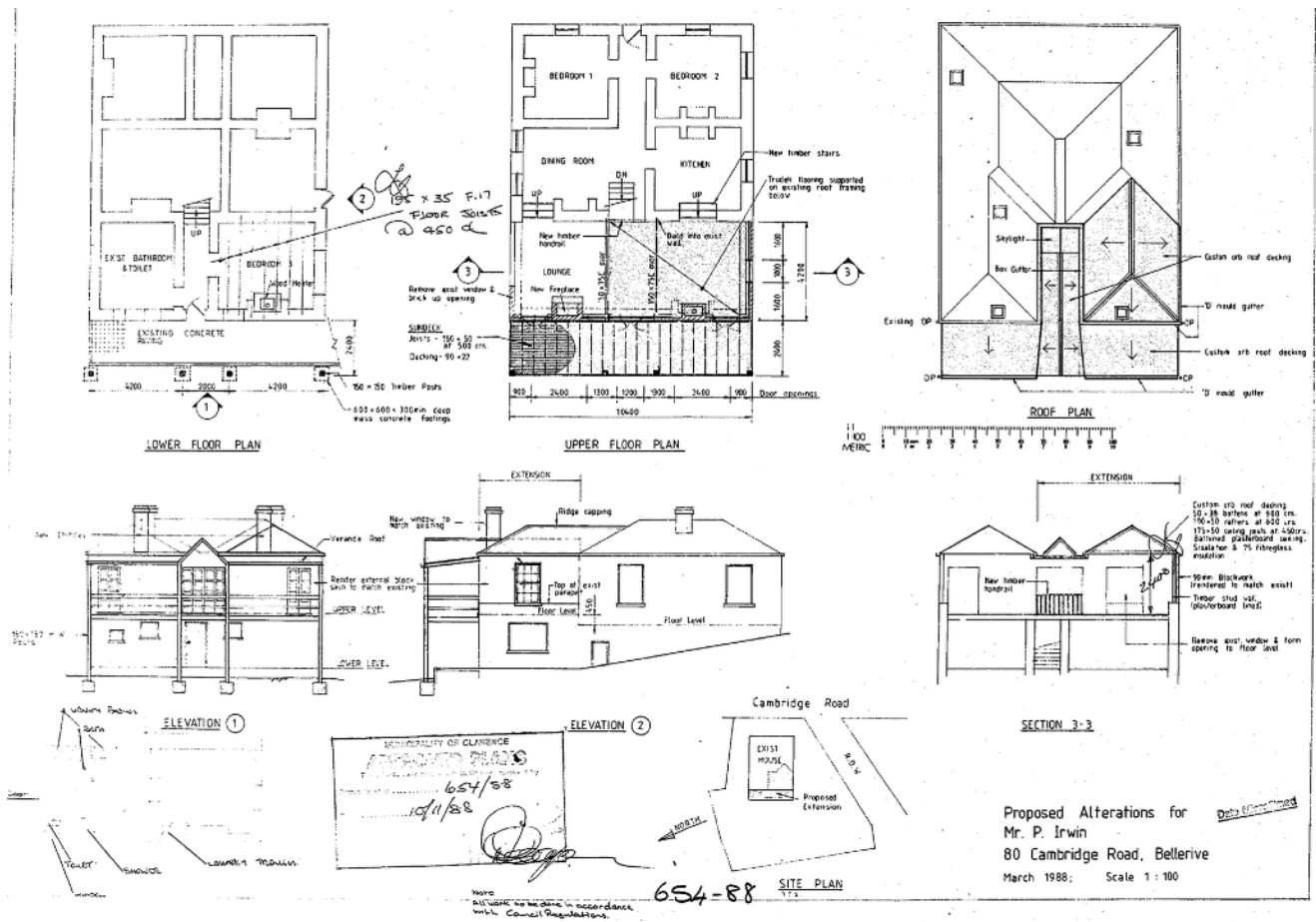


Plan Date
1988

Scope

- Extension of upper floor plan to square off the west facing facade providing symmetry to the building form.
- Extension to the footprint of the building which includes the upper level Sundeck with lean-to roof installed under gutter line of main roof.
- Conversion of garage on lower level to a bedroom with the addition of an internal wood heater which extends up to form a new chimney at roof level.
- West facing window (installed in previous submission in original wall) converted to a walk through from room nominated as 'Kitchen'

Sample of plans from Clarence City Council:

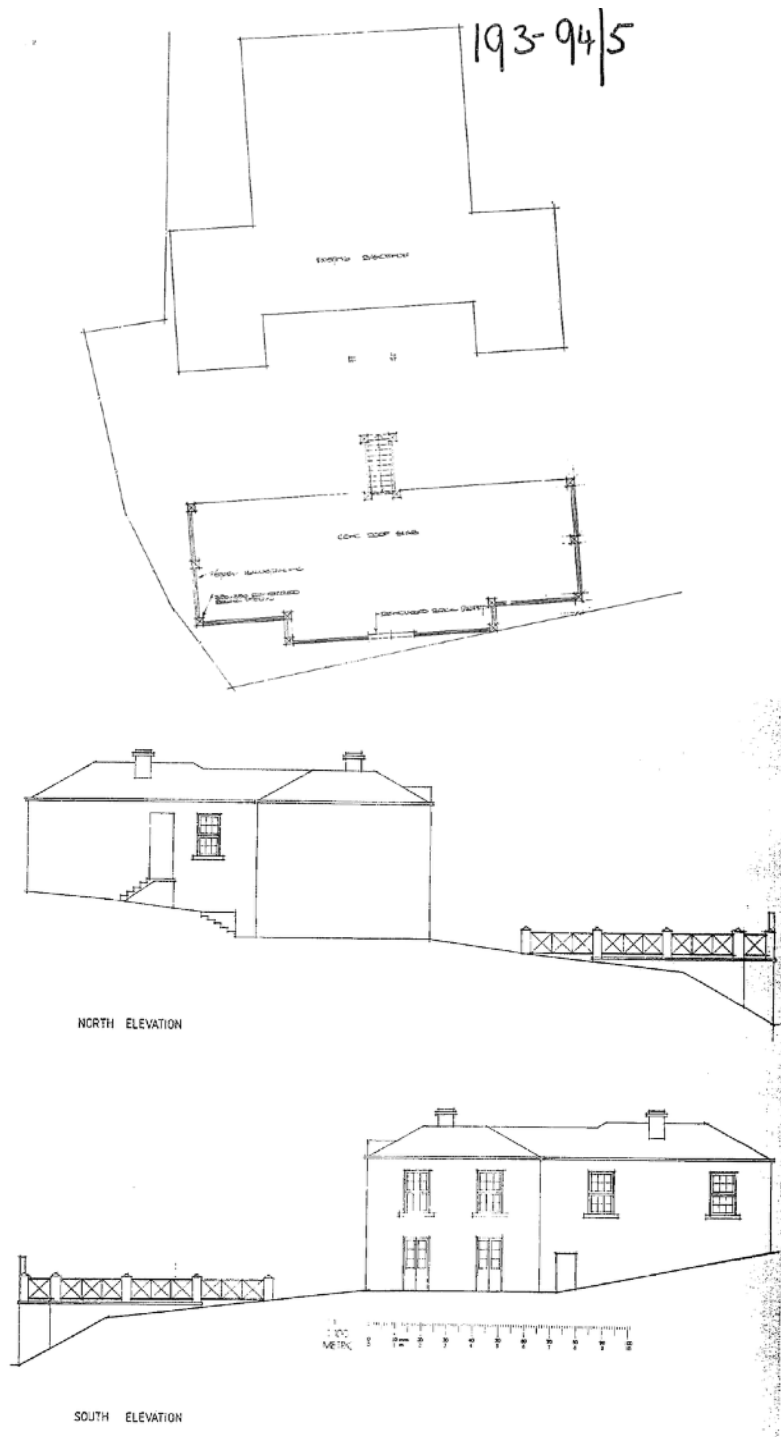


Plan Date
1994

Scope

- It is unclear as to what was built from this approval as the 1997 approved documents show similar works. The 1997 documents show the garage as 'existing' so we are assuming that the garage was the only item to be constructed from this 1994 dated Development Application approval.

Sample of plans from Clarence City Council:

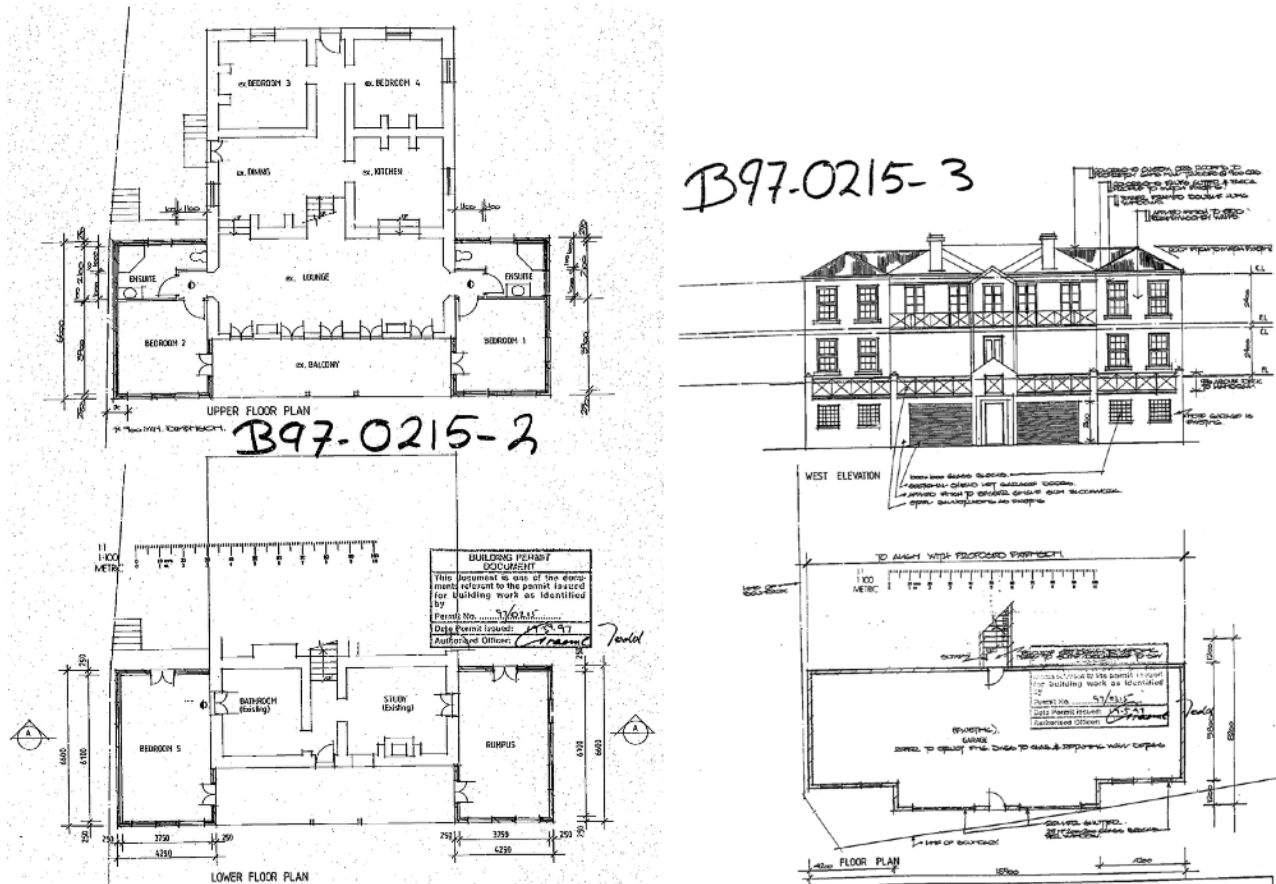


Plan Date
1997

Scope

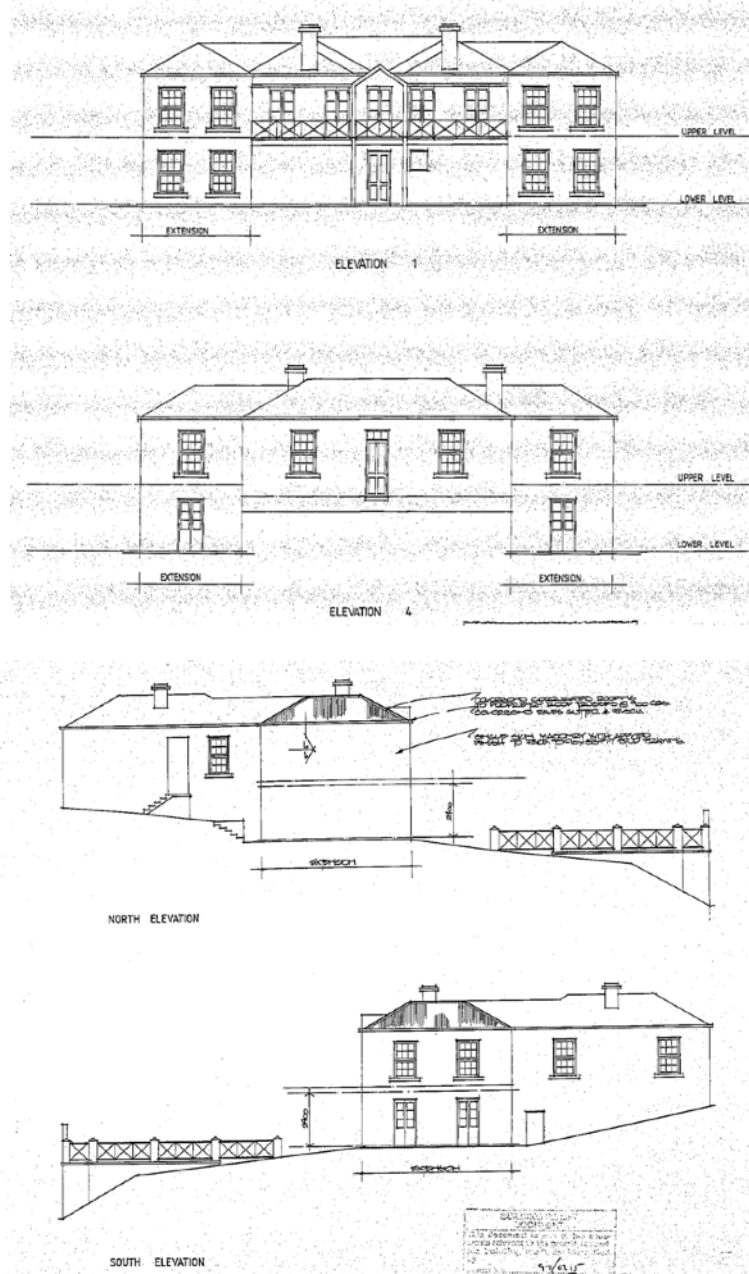
- We note that it appears the northern boundary has been re-aligned for this approval.
- Construction of two new major additions, one to the north-west and one to the south-west. The upper level contains a bedroom and an ensuite in each in a mirrored configuration. New doors in existing window locations give access to these rooms.
- The lower floor replicates the floor area of the upper floor and each contains a single open room, the northern being a bedroom and the southern being a rumpus room both accessed via existing window openings converted to doors.
- The form of the extensions are designed to be symmetrical which is sympathetic to the original Victorian Georgian architectural style.
- The standard block veneer cladding is of a light sandstone colour and is of a different block size to the original dwelling which, we assume, aims to blend into the original. Although it is clear that the extension is different and arguably of a lesser quality finish as to what the original sandstone blocks would have been in its era.

Sample of plans from Clarence City Council:



Plan Date
1997

Sample of plans from Clarence City Council:



Building Amendment Summary

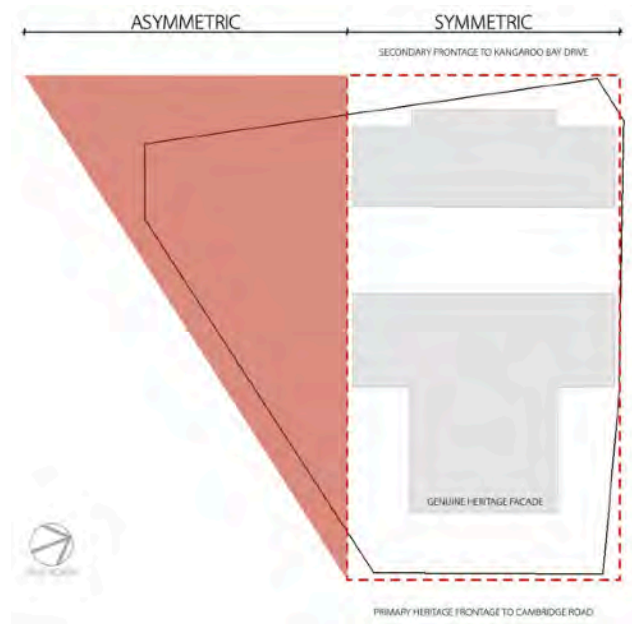
From observing the historic changes through the decades we can differentiate between what is/was the building elements of the original Station Master's House and the later additions which then inform us of a hierarchy of what elements of importance is required to be protected to ultimately preserve the history of the site.

4.0 HERITAGE DESIGN RESPONSE

2.1 PRESERVATION OF SYMMETRY

The site of 25 Kangaroo Bay Drive is asymmetric with a triangular shape protruding out to the south west abutting the laneway which provides pedestrian access from Cambridge Road through to Kangaroo Bay Drive.

The existing dwelling is located in the north eastern portion of the site which is mostly of rectangular shape. This enables a parallel frontage to Cambridge Road and an almost parallel frontage to Kangaroo Bay Drive.



The original house, being of Victorian Georgian architectural style, retains the symmetrical facade design synonymous with the architectural style of its era with the centrally located front door with double hung windows evenly placed either side. The steep pitched roofs round out the critical facade geometry. The later 1997 additions to the house extended the symmetry being mostly evident from the Kangaroo Bay drive elevation where both the garage and upper levels resonate the style.



Original dwelling with 1988 extension shown in red



Current condition

The proposed extension and major external landscaping works to the south west of the site acknowledge the existing symmetrical form by playing into the angular portion of the site, withdrawing from the symmetry in order to preserve the existing form.



The prominent form of the existing house facing Kangaroo Bay Drive boasts symmetry and design elements referencing the original Victorian Georgian architectural style. The Proposed extension is veiled by the existing hedging to the right hand side of this photo and preserves the presence of the existing dwelling.

As part of the transformation of the south west part of the site, it is required to remove a deciduous walnut tree. The location of the tree does not play into the symmetry of the site and is currently screened from view from Kangaroo Bay Drive by the existing hedging on the boundary. The design intent is to unlock and activate this under-utilised area of the site, which is currently a cold and wet zone, without encroaching on the existing prominent Kangaroo Bay Drive elevation.



Existing Cambridge Road Perspective



Proposed Cambridge Road Perspective



Existing BYC Entrance (Kangaroo Bay Drive) Perspective



Proposed BYC Entrance (Kangaroo Bay Drive) Perspective

2.2 LANDSCAPING VEIL

The existing retained and proposed trees and hedging are key to the veiling of the proposed structures, particularly for the Cambridge Road perspective of the site where the preservation of the original Stations Master's House is to be protected. The current setback of the 1997 extension paired with the current trees and shrubbery on the southern side of the property assist in showcasing the original house and we are conscious to not jeopardise this.



The extension proposed to the south is masked by the trees and fence line, preserving the Cambridge Road elevation. The original Station Master's Home facade will be preserved in its current form. The extension is shown in a red dashed line for reference.

The perimeter hedging and existing trees to the west and southern boundaries are to screen the new structures to be constructed to soften the site's boundaries which front onto public space. The following series of 3D renders demonstrate the effectiveness of the planting.

2.3 JUXTAPOSITION OF OLD & NEW

Both architectural form and materiality are arguably two of the most powerful tools in defining architectural styles. We have taken a deliberate approach in designing a contemporary extension, to provide a clear delineation from the original dwelling's Victorian Georgian style, to rule out confusion between eras of adaptation.

The proposed form is quite asymmetric in plan which has been a reaction to the shape of available site and existing landscaping as explored earlier in this statement.

The roof form is of a very low pitch for the primary reason of maintaining a low profile to be subservient to the original dwelling. This also plays into the contemporary design style of box form. The design approach is on line with the case study of the extension to the Colonial Georgian house in Sandy Bay documented on the Heritage Tasmania Website.



Case Study (Extension): Colonial Georgian house, Sandy Bay
Image sourced from heritage.tas.gov.au



Proposed box form extension with vertical steel cladding in Monument contrasting to the original Victorian Georgian house.

The materials chosen for the lower level structure are proposed to be a charcoal coloured concrete block for structural support of the upper level concrete slab & pool. The blockwork is to be masked by perimeter hedging. The upper level claddings of the proposed extension are to be a mix of timber and lightweight metal cladding which contrasts the masonry construction of the original dwelling.

Dark matt finish claddings on buildings, particularly within a landscape setting with foliage, are often successful in being subtle and blend into their environment so as not to distract from the nature in which they are placed. The same methodology can be applied to dwellings in an urban environment where they are paired with trees, hedging and other foliage. The buildings tend to be absorbed in the shadows the greenspace provides.



The exiting dwelling with sandstone masonry walls, grey roof and white double hung multi-pane windows

Material Schedule

	Wall cladding type 1 Profile: Colorbond Nailstrip 235mm Colour: Monument Matt
	Wall cladding type 2 Profile: Shiplap Composite Timber Colour: Teak or similar
	Wall cladding type 3 Profile: 200 Series Blockwork Colour: Charcoal or similar
	Vertical Batten Fence Profile: 40x40nom. Composite Timber Colour: Teak or similar

The proposed material schedule as documented on the architectural drawings are selected to contrast the original dwelling in texture and colour

2.4 INTERNAL MODIFICATIONS

The following statement addresses Part 6 and Part 9 of the *Works Guidelines for historic heritage places* Version 2 October 2025 with particular focus on the conversion of the existing ground floor bathroom to a walk-through robe.

6.3 Partial Demolition

Historically, this space appears to have always been a utility/bathroom space although, its current form does not represent what the original layout or design was. The intent of this conversion is to demolish all the soft finishes back to the original (assumed) sandstone walls and keep them exposed as a feature in this space. This is intended to match the aesthetic of the adjacent living space exhibiting the sandstone walls. The extent of demolition works in this space largely in relation to non-historic parts including wall linings, partition and fixtures and fittings.

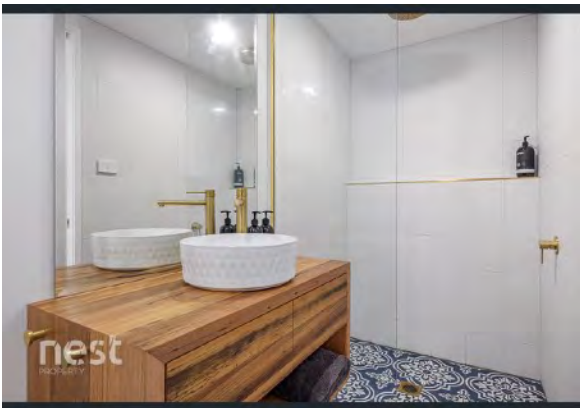
To optimise flow through the postposed space the existing doors into the space will need to be relocated slightly. It is noted on the plans to re-use any sandstone to infill wall holes as required. The affected walls do not currently contribute to the heritage values of the place in their current form as they are completely concealed by contemporary claddings. We believe that that the minor demolition (including the removal of non-historic wall linings & fixtures) and the re-construction of the sandstone in the infilled walls is an appropriate outcome assessed against part 6.3 of the works guidelines.

9.1 Internal Alterations (generally)

The internal modifications relevant to the original dwelling include the conversion of the existing ground floor bathroom to a walk in robe. As mentioned above, the intent is to expose the original sandstone walls and feature them in the new walk through robe space as has been done in the adjacent living space.

From reviewing the plans from 1947, it indicated that the room in question was originally a square open room assumably for utilities/ bathroom use. The demolition of the partitions from within the space will re-align with the original room dimensions. The floor is a concrete slab and there are no references to original building fabric (cornices, timber work etc) within the space that we can protect or retain.

The proposed changes intends to enhance/re-engage the heritage connection to place by featuring the historic construction elements by means of stripping the room back to its bare structural elements.



Current bathroom design - contemporary finishes with no reference to historic elements (Nest Property)



Adjacent Living space - proposed exposed sandstone aesthetic (Nest Property)

5.0 CONCLUSION

In respect to the development controls of the Particular Purpose Zone, the development is successful in meeting the required design criteria outlined in clause CLA-P2.6.3 Design under the Zone.

In respect to the Works Guidelines for Historic Heritage Places and the appropriate outcomes stipulated, particularly under 9.5 Additions or Extensions, we believe the proposed architectural design meets the following:

- Additions or extensions should be subservient to the main historic building. That is, an addition should not visually dominate the historic structure.

The proposed design in its form and material selections have been carefully considered to ensure the extension is subservient to the original Station Master's House. The retention and expansion of trees and hedging also contribute to the subtlety of the extension.

- Significant public views of a place should be retained when additions or extensions are planned and implemented. Where such works will be publicly visible, care should be taken in the configuration and choice of materials to minimise visual impacts. This may be particularly relevant when considering the height of additions; roof forms, materials and colours; wall materials, textures and colours; and window proportions and arrangement.

The proposed building works are sited away from the original Station Master's House and is of contemporary form, materiality and colour to provide a juxtaposition between original and new. The works do not detract from the Cambridge Road facade which heros the Victorian Georgian dwelling. The Cambridge Road streetscape is preserved with the design approach taken. Similarly the secondary frontage maintains symmetry with the external works being sited to the south of the site resulting in minimal impact to the Kangaroo Bay Drive streetscape.

- Design of new additions or extensions should be sympathetic to the significance of the place.

The key historic element of the site is the original dwelling and its presence facing Cambridge Road.

- Where minor or small scale additions or extensions are proposed, a higher level of conformity with the heritage place is desirable. The new fabric can be distinguished from historic fabric by subtle means. For example, by distinguishing minor differences in construction, stylistic details, colour, material, and the junction between old and new. New fabric can also be distinguished by incorporating date or marking devices and by keeping records to document the feature as new works.

The proposed additions to the dwelling are considered major for this project. Conforming to the existing fabric is inappropriate in this case.

- Where the additions or extensions are substantial, it is appropriate that the new work is more easily distinguished from the historic part. This can be achieved through a variety of approaches from traditional (ie: design that is in-keeping with the original, but subtly different) to highly contemporary (ie: design that is a contrast with the original). Poor quality imitation or mimicry of historic building forms and styles should be avoided. Designs that provide a visual contrast between old and new should be visually compatible and sympathetic to the historic elements, and should not diminish the place's significance.

The proposed additions are to be of contemporary form, use contemporary materials and are of contrasting colours to the existing dwelling to distinguish the eras of construction.

- Take care to avoid ongoing conservation problems at the interface between the historic place and the addition or extension. For example, construction details in new works should avoid breaching damp proof courses or preventing the ventilation of historic fabric which may lead to damp issues that are difficult and costly to resolve post-construction. Position additions or extensions so that significant trees, gardens or garden features are retained.

The proposed extension has minimal physical interaction with the original dwelling. The covered entrance to the proposed wine cellar at footing level has been designed to have minimal fixings and flashings are to be shallow cut in to the existing cementuous render without compromising the structure.

The wine cellar floor is proposed to be a raised timber floor with integrated ventilation to mitigate any rising damp issues. Undermining of existing footing is not required.

The large deciduous tree proposed to be removed in the south western corner is a compromise to preserve the east and west architectural facade symmetry. All other trees and hedging to the perimeter is to be retained and expanded as documented on the architectural plans.

We believe the proposed architectural design is successful in preserving the Heritage Importance of the site and does not detract from the original Station Master's House. It considers the physical connection to the existing built form, scale, materiality and human scale interactions from the public realm.

A handwritten signature in black ink, appearing to read 'Stuart Smith', with a stylized flourish at the end.

Stuart Smith

Tasmanian Architects Registration number: 969

BEnvDes | MArch

Tuesday, 28 October 2025



Amanda Beyer
Senior Planner
Clarence City Council
38 Bligh Street
Rosny Park TAS 7018

PDPLANPMTD-2025/056016 - 25 Kangaroo Bay Drive, Bellerive

Dear Amanda,

Thank you for your preliminary assessment and referral to the Tasmania Heritage Council for this project.

Below is summary of changes / additional information provided in relation to the RFI's:

General matters:

- *An amended site plan confirming the location of the proposed boundary plantings to ensure they would be located within the property boundaries.*

SSA Response:

New planting has been adjusted to be within the property boundary. Please refer to the revised architectural plans (DA2)

Particular Purpose Zone – Kangaroo Bay

- *An urban design statement addressing the requirements of clause P26.3.1 P1(a)-(c) of the Zone in relation to design which requires the proposed development to achieve:*

The design of new buildings or addition or alteration to an existing building, excluding minor addition or alteration to an existing building, must respond to the context of the site by providing:

- (a) private spaces that are open and have clear connection to public spaces;*
- (b) development forecourts that are interconnected with easy and legible movement between each other; and*
- (c) frontages to the street and pedestrian areas that are active, and entrances to buildings and spaces that are legible in the wider streetscape.*

SSA Response:

The Architectural Statement (R1) has been amended to include a section, **1.0 Planning Matters**, addressing the requirements of P26.3.1 P1(a)-(c) of the Zone as requested.

Tasmanian Heritage Council

- 1. Please provide an amended Architectural Statement which also address the relevant parts of sections 6 (demolition) and 9 (alteration) of the Heritage Council's Works Guidelines in relation to the proposed works to the basement utility/bathroom.*

SSA Response:

The Architectural Statement (R1) has been amended to address sections 6 and 9 of the Heritage Council's Works Guidelines in relation to the proposed works to the basement utility/bathroom. There has also been a note added to the floor plan in this area to ensure any sandstone removed to create new opening is re-used to infill existing openings.



2. Please provide a detail drawing showing measures to prevent rising damp in the historic masonry where the new concrete slabs are proposed in the subfloor space (wine cellar) and laundry.

SSA Response:

We have reviewed the construction methodology of the Wine Cellar floor and have revised this to be a raised timber floor with ventilation to mitigate rising damp concerns. The architectural plans have been amended to reflect this and an addition section has been drawn through this space to demonstrate the construction methodology. Please refer to the revised architectural plans (DA2).

In relation to the new laundry proposed adjacent to the entrance to the wine cellar, we have clarified that the new concrete slab shall be poured up to the existing stairs entering into the cellar. There should be no impact against the original building footings. To clarify, the existing Study/Living Space also has an existing slab on grade. We have noted that drainage is to be installed to the perimeter of the new slab and extending in front of the existing wine cellar stairs to assist with removing excess water at foundation level. We have opted for a sub surface ag drain with drainage gravel rather than a perimeter grated drain given the volume of leaves dropping in this space from the existing deciduous trees.

3. Please provide an addition 3D image(s) that illustrates the relationship between the new addition and historic building when viewed from the front.

SSA Response:

We have provided some 3Ds as requested on Drawing 'A400 Construction Details' as well as an existing conditions photo with the proposed extension dotted on. Please advise if this does not provide the required information for assessment.

Kind regards,

A handwritten signature in black ink, appearing to read 'Stuart Smith', written over a horizontal line.

Stuart Smith

Wednesday, 29 October 2025