



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/059966

PROPOSAL: Two Multiple Dwellings

LOCATION: 1/3 & 2/3 Alexandra Esplanade, Bellerive

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 05/11/2026 00:00:00

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 05/11/2026 00:00:00. 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 05/11/2026 00:00:00.

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.

Planning Application

Use this form to obtain planning approval for the use and development of land, including change of use, subdividing land into smaller lots, lot consolidation, or signage.

Please refer to the Planning Application checklist on the following pages to determine what documentation must be submitted with your application.

Proposal: Multiple dwellings - to replace previous fire damaged then demolished

Location: 3 Alexandra Esplanade, Bellerive, TAS, 7018

Personal Information Removed



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:

Dom Dinel primary contact, preliminary assessment by Memory Hatendi

Current use of site:

Residential (multiple dwellings) - vacant following demolition of prior multiple dwellings

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

Planning Application 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.





Conveyancing and Law of Property Act 1884

STRATUM PLAN

No. 1640

Sheet 1 of 4 Sheets

City or Town BELLERIVE

Locality Nº 3 ALEXANDRA ESPLANADE

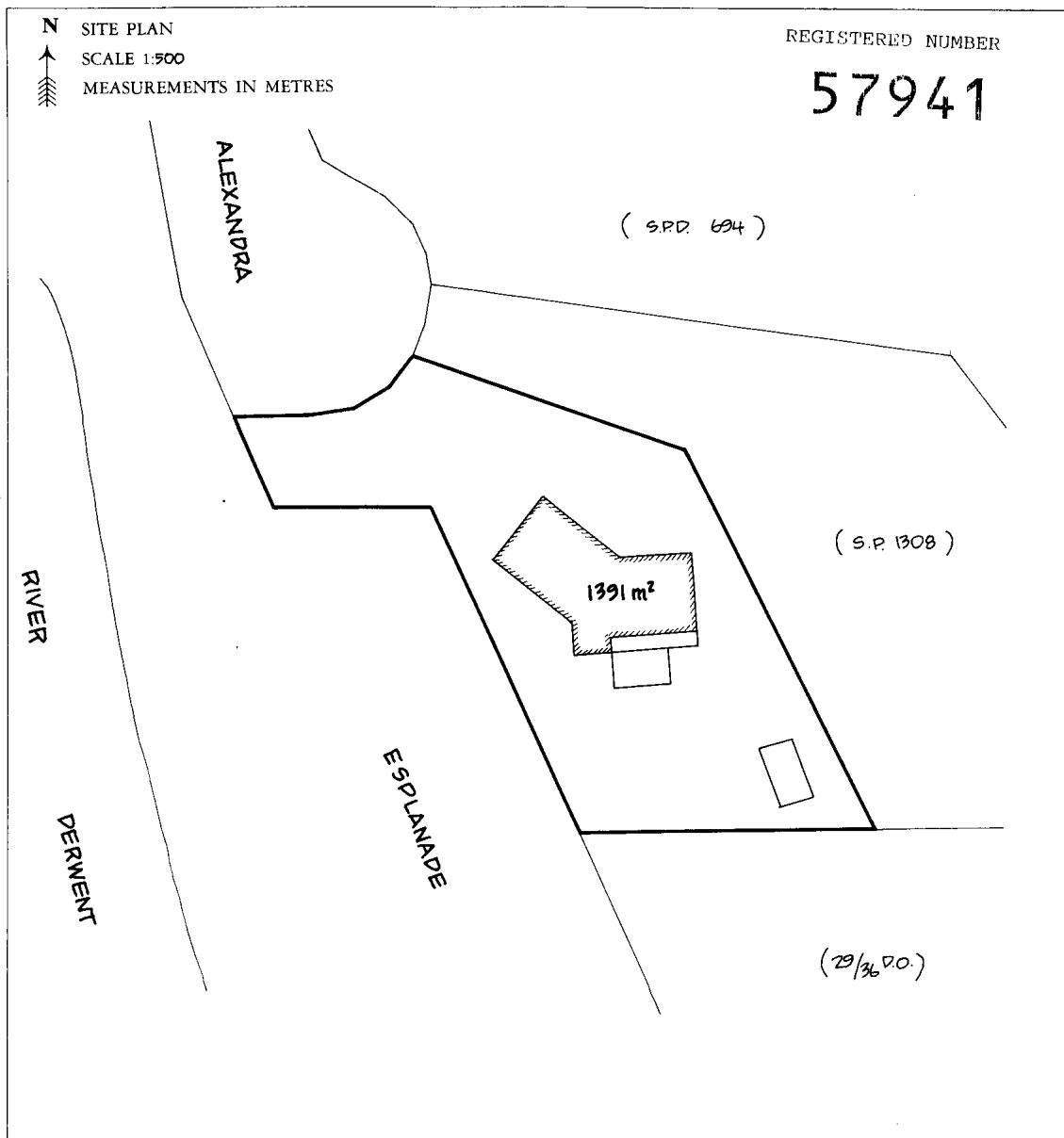
Reference to Title C.T. 2286/10

Site comprises the whole of Lot 5 on Plan No. S.P. 1308 in the
~~portion~~ ~~Diagram~~

Lands Titles Office

The name of the building is Nº 3 ALEXANDRA ESPLANADE BELLERIVE

External
surface
boundaries of
the site and
the location of
the building
in relation
thereto to
be delineated
in this space



REGISTERED this 5th day of July 1984, No. 1640

This plan is lodged for registration by

E.R. Thorne
 Recorder of Titles

OS-D 754

NORMA LEVIS & CO

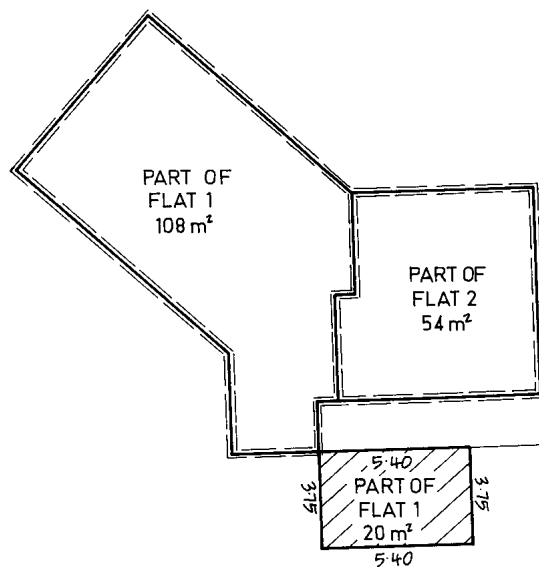
Sheet 2 of 4 Sheets

[Signature]

No. 1640

Town Clerk/Council Clerk

GROUND FLOOR
SCALE 1:200



1. All horizontal flat boundaries are shown by heavy un-broken lines.
2. All boundaries extend vertically from ground level to the centre of the ceilings above and horizontally to the centres of the walls unless otherwise stated.
3. The hatched portion of flat 1 is a car space which extends vertically for a height of 2.50 metres and horizontally to open boundaries described by measurement and forms part of the site.

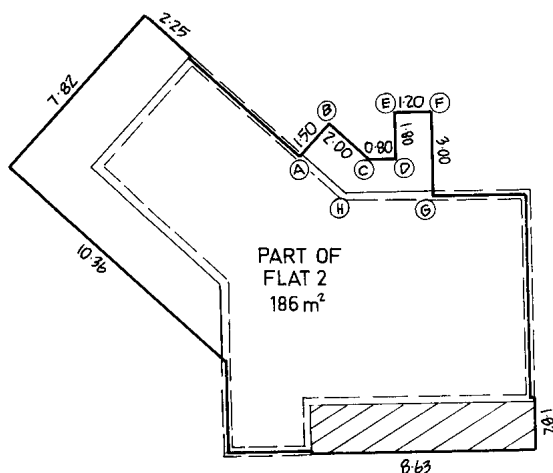
If further sheets are required to illustrate the flats, the sheets should be pinned here. Further sheets must be of paper supplied for the purpose by the Recorder of Titles and bearing his seal, and be numbered consecutively, commencing from sheet 4.

Sheet 3 of 4 Sheets

No. 1640

[Signature]
Town Clerk/Council Clerk

FIRST FLOOR
SCALE 1:200



1. All horizontal flat boundaries are shown by heavy un-broken lines.
2. All boundaries extend vertically from the centre of the floors to the centres of the ceilings above and horizontally to the centres of walls unless otherwise stated.
3. The portion of the flat marked A, B, C, D, E, F, G, H, is stairs which extend vertically for a height of 2.5 metres from the underside.
4. The hatched portion of the flat is a ramp which extends vertically for a height of 2.50 metres from the underside.
5. The boundaries described by measurement are open.

Sheet 4 of 4 Sheets

No. 1640

Town Clerk/Council Clerk

The address for service of notices on the company is:—

Nº 3 ALEXANDRA ESPLANADE
BELLERIVE 7018

UNIT ENTITLEMENTS

[illegible]

SURVEYOR'S CERTIFICATE

I, TERENCE SCOTT CROMER
of BELLERIVE
a surveyor registered under the *Land Surveyor's Act* 1909, hereby certify that the building erected on the site described and delineated on sheet 1 of this plan is within the external boundaries of the title stated on sheet 1.

Dated this 8TH day of JULY 1983

T.S. Cramer
Registered Surveyor

COUNCIL CLERK'S CERTIFICATE

I certify that the subdivision shown in this plan
has been approved by the

CHARENCE, Council

Dated this 2nd / day of MAY 1984

Town Clerk/Council Clerk

FOR OFFICE USE ONLY



Conveyancing and Law of Property Act 1884

STRATUM PLAN

No. 1640

Sheet 1 of 4 Sheets

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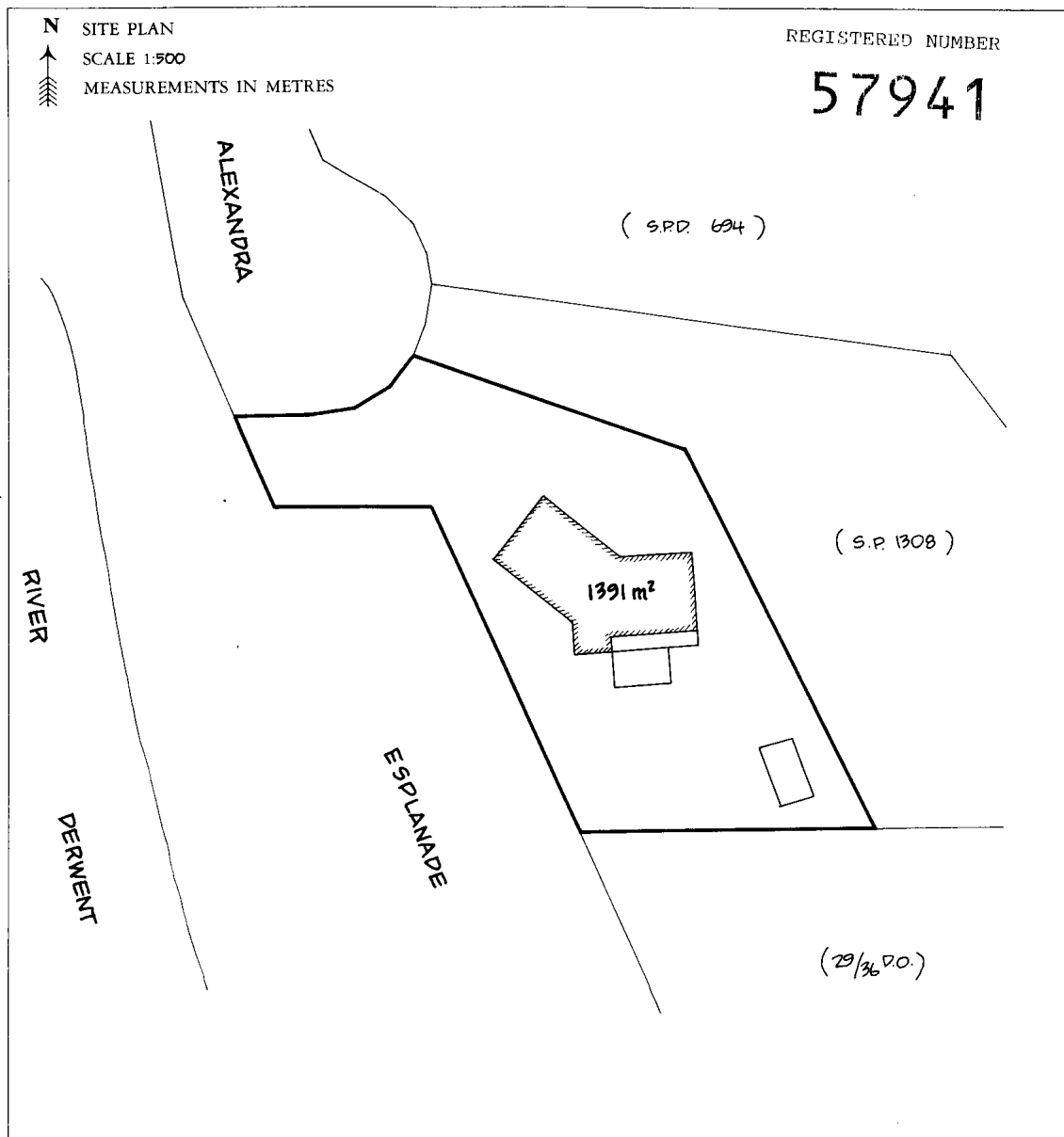
Reference to Title C.T. 2286/10

Site comprises the whole of Lot 5 on Plan No. S.P. 1308 in the

Lands Titles Office

The name of the building is No. 3 ALEXANDRA ESPLANADE BELLERIVE

External surface boundaries of the site and the location of the building in relation thereto to be delineated in this space



REGISTERED this 5th day of July 1984, No. 1640

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 Recorder of Titles

OS-D 754

NORMA LEVIS & CO

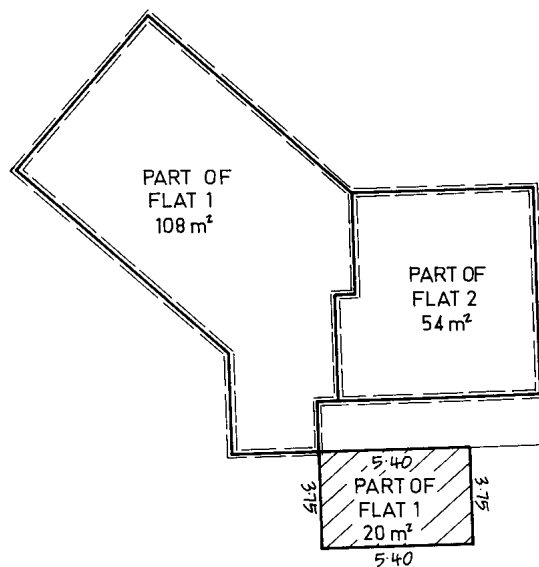
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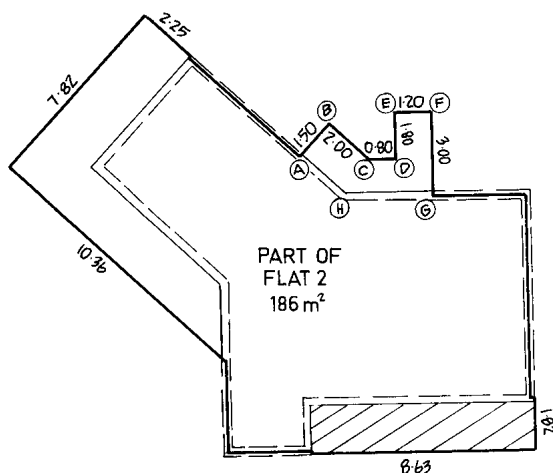
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Registered Surveyor

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has been approved by the

CHARENCE, Council

Dated this 2nd / day of MAY 1984

Town Clerk/Council Clerk

FOR OFFICE USE ONLY

SEARCH OF TORRENS TITLE

VOLUME 57941	FOLIO 1
EDITION 5	DATE OF ISSUE 19-Mar-2010

SEARCH DATE : 10-Aug-2023

SEARCH TIME : 01.22 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 1 on Strata Plan 57941 (formerly being STR1640) and a general unit entitlement operating for all purposes of the Strata Scheme being a 1 undivided 1/2 interest

Derived from Strata Plan 57941

Derivation : Part of 6A-1R-13Ps (Section M.) Gtd to C Dillon

Part of Lot 34760 Gtd to A B Douglas

Prior CT 4098/17

SCHEDULE 1

C943216 ASSENT to MATTHEW CAMERON DOUGLAS, ALICE KATRINA DOUGLAS for an estate of freehold for their lives and CLAIRE DOUGLAS (for an estate in fee simple in remainder expectant upon the determination of the said life estate) Registered 19-Mar-2010 at 12.01 PM

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 57941 folio 0

SP 1308 FENCING COVENANT in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 57941	FOLIO 2
EDITION 5	DATE OF ISSUE 19-Mar-2010

SEARCH DATE : 10-Aug-2023

SEARCH TIME : 01.22 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 2 on Strata Plan 57941 (formerly being STR1640) and a
general unit entitlement operating for all purposes of the
Strata Scheme being a 1 undivided 1/2 interest

Derived from Strata Plan 57941

Derivation : Part of 6A-1R-13Ps (Section M.) Gtd to C Dillon

Part of Lot 34760 Gtd to A B Douglas

Prior CT 4098/18

SCHEDULE 1

C943216 ASSENT to MATTHEW CAMERON DOUGLAS, ALICE KATRINA
DOUGLAS for an estate of freehold for their lives and
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UNREGISTERED DEALINGS AND NOTATIONS

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SEARCH OF TORRENS TITLE

VOLUME 57941	FOLIO 0
EDITION 3	DATE OF ISSUE 06-Dec-2000

SEARCH DATE : 10-Aug-2023

SEARCH TIME : 01.22 PM

DESCRIPTION OF LAND

City of CLARENCE

The Common Property for Strata Scheme 57941 (formerly being STR1640)

Derivation : Part of 6A-1R-13Ps (Section M.) Gtd to C Dillon

Part of Lot 34760 Gtd to A B Douglas

Prior CT 2286/10

SCHEDULE 1

STRATA CORPORATION NO. 57941, 3 ALEXANDRA ESPLANADE, BELLERIVE

SCHEDULE 2Reservations and conditions in the Crown Grant if any
SP 1308 FENCING COVENANT in Schedule of EasementsUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 57941	FOLIO 0
EDITION 3	DATE OF ISSUE 06-Dec-2000

SEARCH DATE : 10-Aug-2023

SEARCH TIME : 01.22 PM

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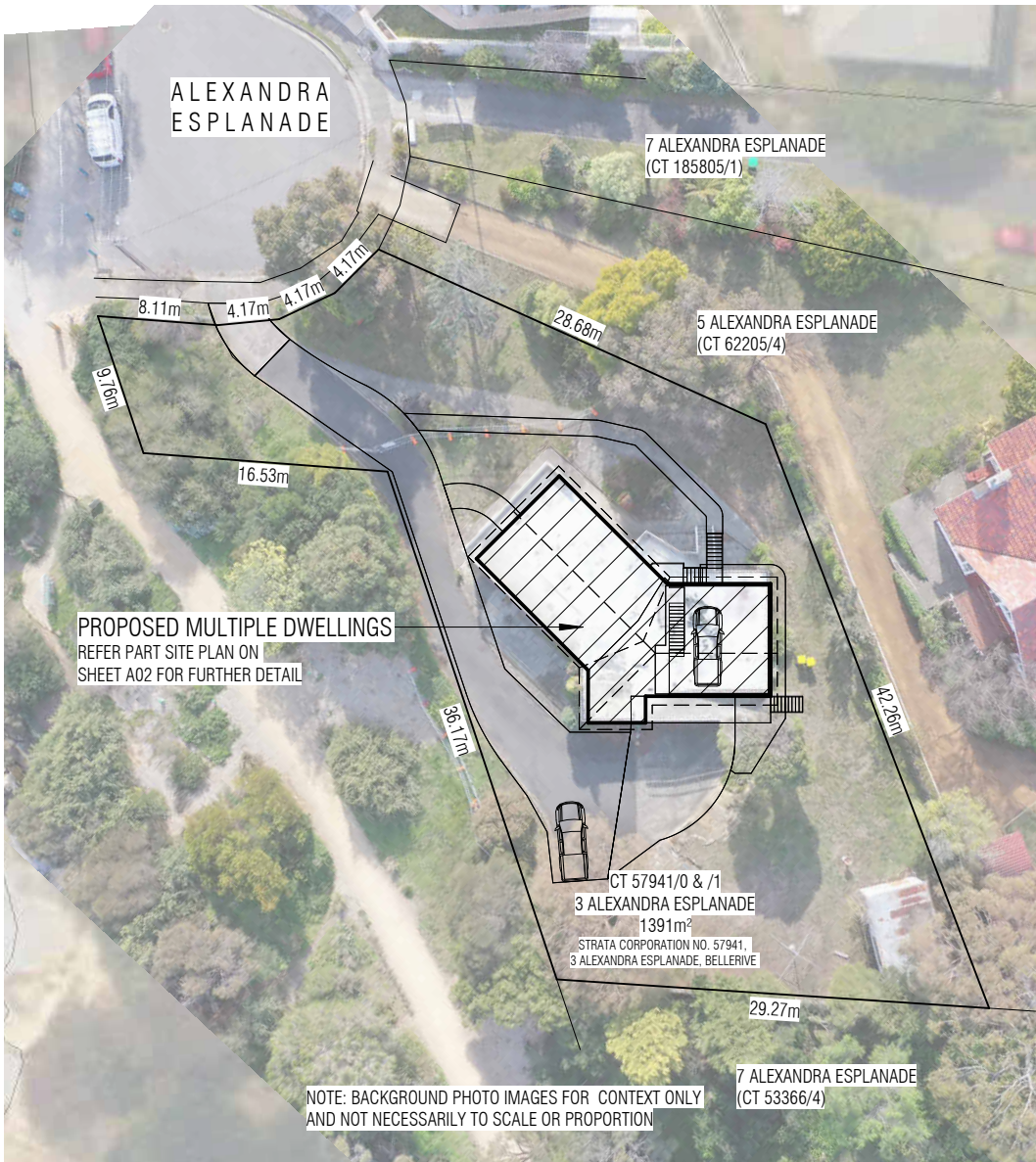
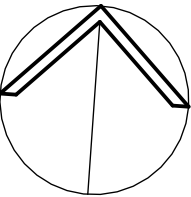
Prior CT 2286/10

SCHEDULE 1

STRATA CORPORATION NO. 57941, 3 ALEXANDRA ESPLANADE, BELLERIVE

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SP 1308 FENCING COVENANT in Schedule of EasementsUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



SITE INFORMATION

LAND TITLE REFERENCE 57941/0 & /1 & /2
WIND CLASSIFICATION N4
SOIL CLASSIFICATION S
SOIL CLASSIFICATION BY DOYLE SOIL CONSULTING,
"SITE AND SOIL EVALUATION REPORT FOUNDATION AND WIND LOADING
ASSESSMENT", 3 ALEXANDRA ESPLANADE BELLERIVE, NOV 2025 - CERT. 1883

CLIMATE ZONE 7
BUSHFIRE ATTACK LEVEL BAL-LOW
PROPERTY NOT LOCATED WITHIN "BUSHFIRE-PRONE AREAS" LAYER UNDER
TASMANIAN PLANNING SCHEME OVERLAY (LISTmap) AS OF 23/08/2024

ALPINE AREA NO
CORROSION ENVIRONMENT VERY HIGH
OTHER HAZARDS REFER OVERLAYS BELOW

PLANNING & ZONING INFORMATION

ZONING: GENERAL RESIDENTIAL -TASMANIAN PLANNING SCHEME
(CLARENCE LOCAL PROVISIONS SCHEDULE)

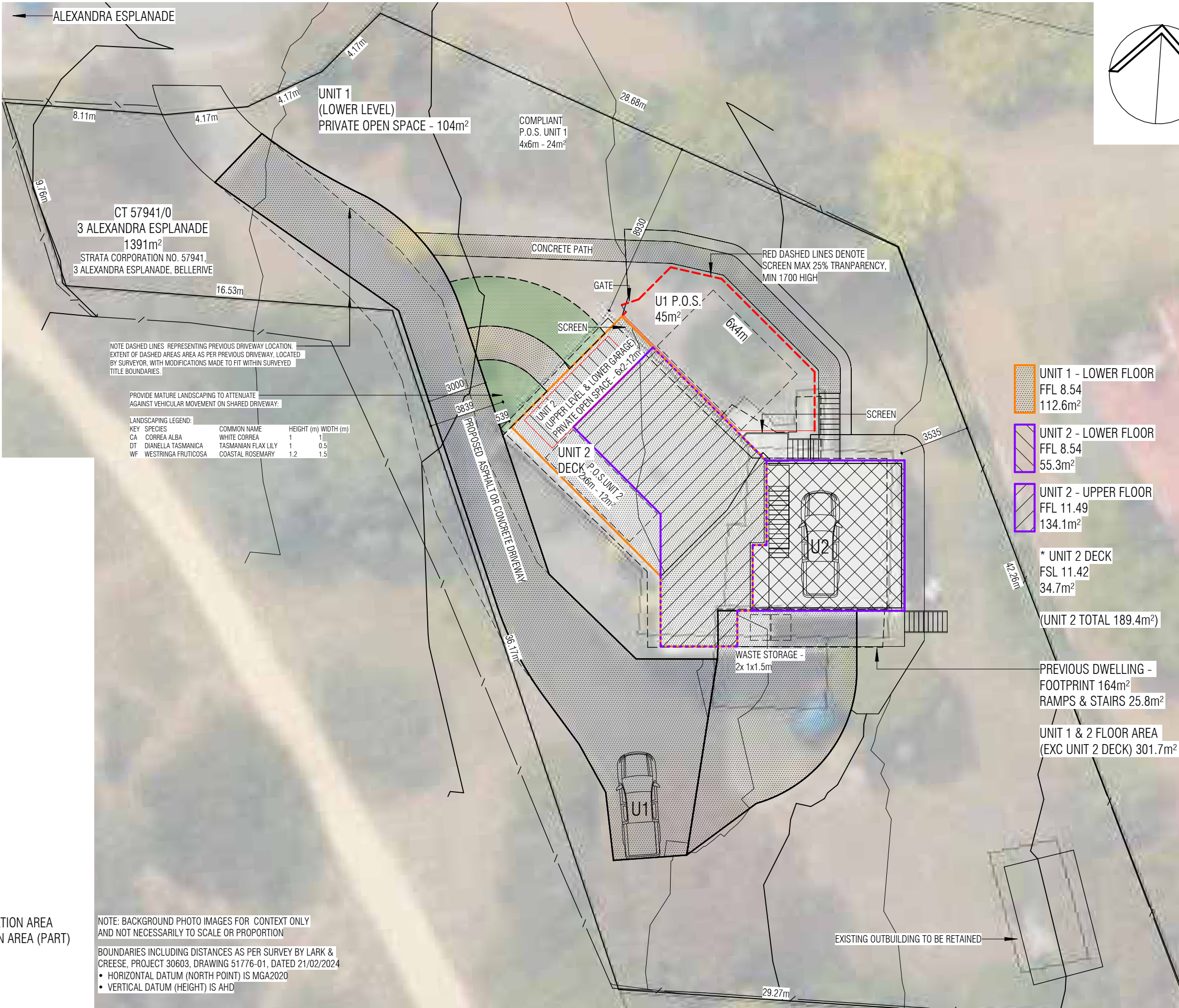
OVERLAYS:
• SAFEGUARDING OF AIRPORTS CODE - AIRPORT OBSTACLE LIMITATION AREA
• NATURAL ASSETS CODE - WATERWAY AND COASTAL PROTECTION AREA (PART)

SITE AREAS

LAND AREA 1391m²

BOUNDARIES INCLUDING DISTANCES AS PER SURVEY BY LARK &
CREESE, PROJECT 30603, DRAWING 51776-01, DATED 21/02/2024
• HORIZONTAL DATUM (NORTH POINT) IS MGA2020
• VERTICAL DATUM (HEIGHT) IS AHD

DATE 08/04/2025 07/11/2025 01/12/2025 17/03/2025	REVISION/ISSUE INFORMATION INFORMATION PLANNING SUBMISSION PLANNING SUBMISSION	DRAWING LIST SITE PLAN PART SITE PLAN FLOOR PLANS <NOT USED> ELEVATIONS 1 OF 3 PROP ELEVATIONS 1 OF 2 EXG ELEVATIONS 2 OF 3 PROP ELEVATIONS 2 OF 2 EXG ELEVATIONS 3 OF 3	25-001 A01 25-001 A02 25-001 A03 25-001 A04 25-001 A05 25-001 A05E 25-001 A06 25-001 A06E 25-001 A07	3D VIEWS	25-001 B01	 Catalyst Design & Drafting Pty Ltd ABN 98 546 582 336 PO Box 2030 Howrah TAS 7018 0410 606 900 design@catdd.com.au www.catalystdesignanddrafting.com.au Building Services Provider Licence Nos 619068752	Client: M.C., A.K., & C. DOUGLAS Project: MULTIPLE DWELLINGS 3 ALEXANDRA ESPLANADE, BELLERIVE, TAS, 7018	Scale: 1 : 500 at A3 Drawn: PB Checked: PP 	DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE NOTED. DO NOT SCALE DRAWINGS. USE ONLY WRITTEN DIMENSIONS. 1:500 0 5 10 15 20 25m	Project No: 25-001 Drawing No: A01
						SITING PLAN				



SITE INFORMATION

LAND TITLE REFERENCE 57941/0 & /1 & /2
WIND CLASSIFICATION N4
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SOIL CLASSIFICATION BY DOYLE SOIL CONSULTING.
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PROPERTY NOT LOCATED WITHIN "BUSHFIRE-PRONE AREAS" LAYER UNDER
TASMANIAN PLANNING SCHEME OVERLAY (LISTmap) AS OF 23/08/2024

ALPINE AREA NO
CORROSION ENVIRONMENT VERY HIGH
OTHER HAZARDS REFER OVERLAYS BELOW

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ZONING: GENERAL RESIDENTIAL -TASMANIAN PLANNING SCHEME
(CLARENCE LOCAL PROVISIONS SCHEDULE)

OVERLAYS:
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• NATURAL ASSETS CODE - WATERWAY AND COASTAL PROTECTION AREA (PART)

SITE AREAS

LAND AREA 1391m²

DATE	REVISION/ISSUE	DRAWING LIST			
08/04/2025	INFORMATION	SITE PLAN	25-001 A01	3D VIEWS	25-001 B01
07/11/2025	INFORMATION	PART SITE PLAN	25-001 A02		
01/12/2025	PLANNING SUBMISSION	FLOOR PLANS	25-001 A03		
22/01/2026	PLANNING SUBMISSION	<NOT USED>	25-001 A04		
17/03/2025	PLANNING SUBMISSION	ELEVATIONS 1 OF 3 PROP	25-001 A05		
		ELEVATIONS 1 OF 2 EXG	25-001 A05E		
		ELEVATIONS 2 OF 3 PROP	25-001 A06		
		ELEVATIONS 2 OF 2 EXG	25-001 A06E		
		ELEVATIONS 3 OF 3	25-001 A07		



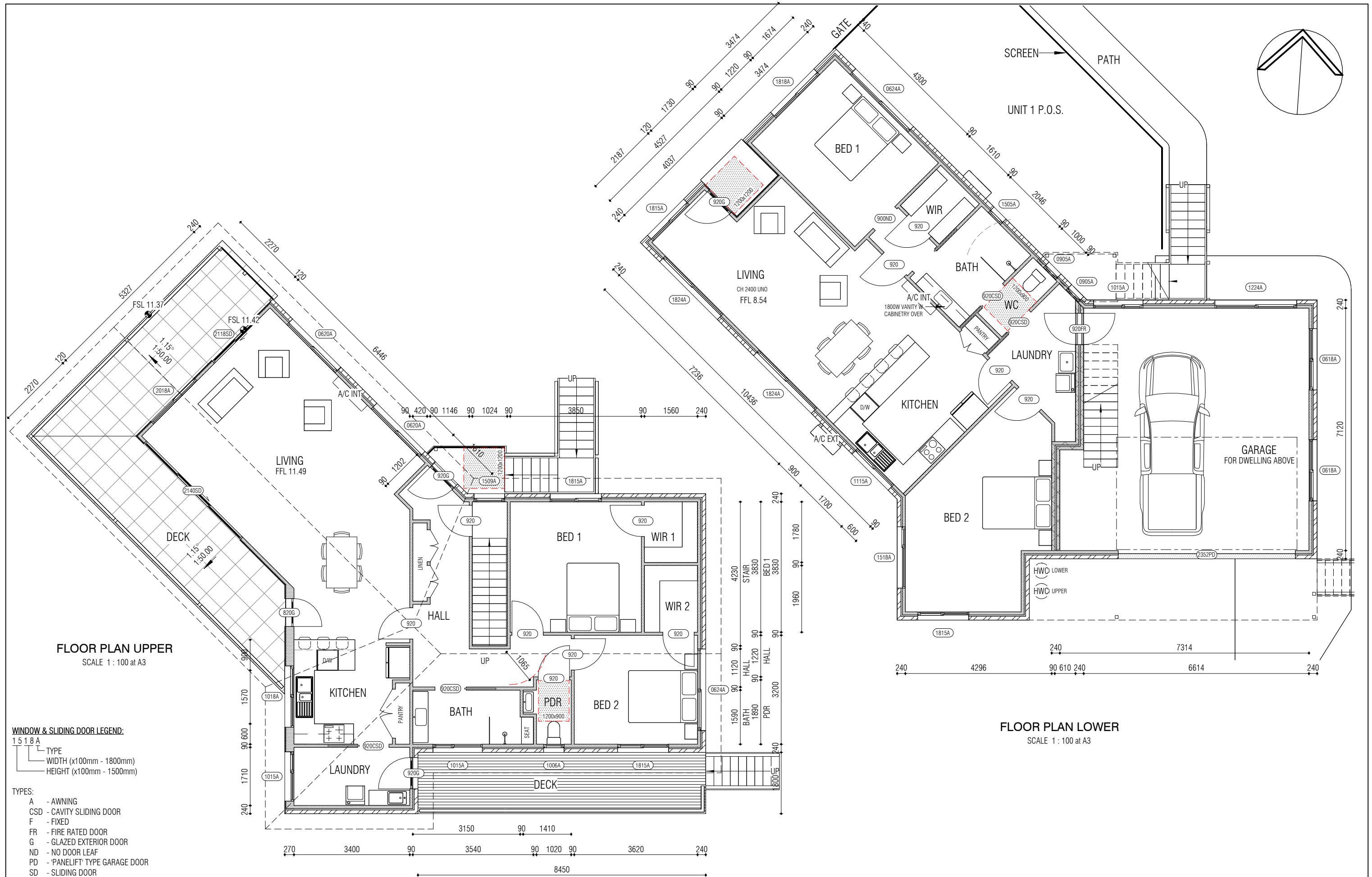
Catalyst Design & Drafting Pty Ltd
ABN 98 546 582 336
PO Box 2030 Howrah TAS 7018
0410 606 900
design@catdd.com.au
www.catalystdesignanddrafting.com.au
Building Services Provider Licence Nos
619068752

Client:
M.C., A.K., & C. DOUGLAS
Project:
MULTIPLE DWELLINGS
3 ALEXANDRA ESPLANADE,
BELLERIVE, TAS, 7018

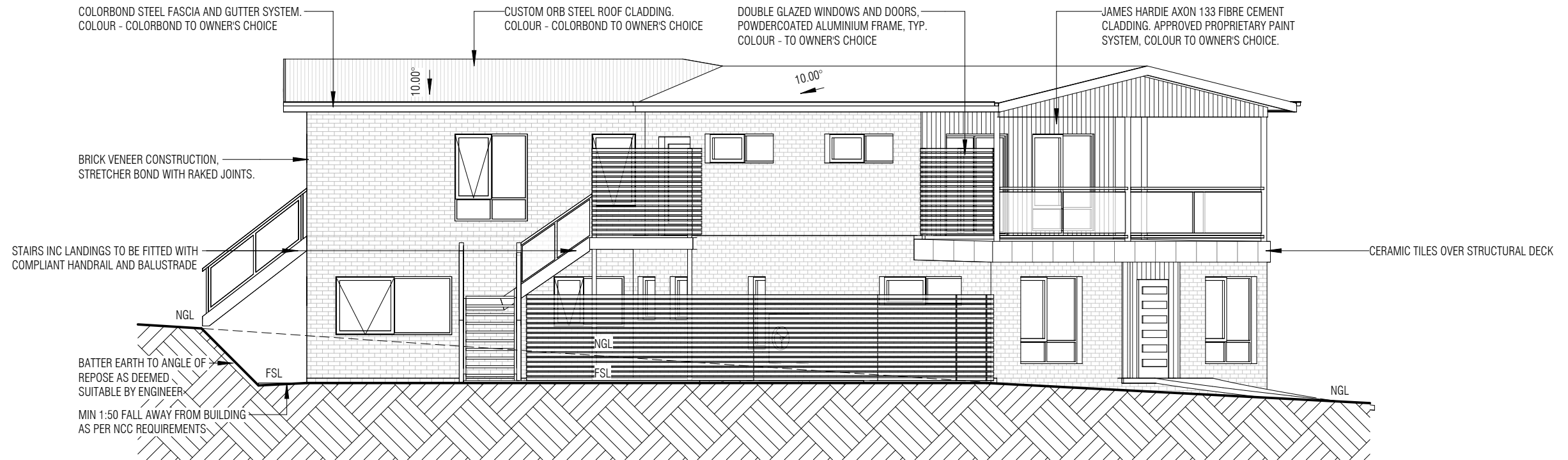
Scale: 1 : 200 at A3
Drawn: PB
Checked: PP
bdaa
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE NOTED.
DO NOT SCALE DRAWINGS. USE ONLY WRITTEN DIMENSIONS.
1:200
0 2 4 6 8 10m
PART SITE PLAN

Project No:
25-001
Drawing No:
A02



DATE 08/04/2025 07/11/2025 01/12/2025 17/03/2025	REVISION/ISSUE INFORMATION INFORMATION PLANNING SUBMISSION PLANNING SUBMISSION	DRAWING LIST SITE PLAN PART SITE PLAN FLOOR PLANS <NOT USED> ELEVATIONS 1 OF 3 PROP ELEVATIONS 1 OF 2 EXG ELEVATIONS 2 OF 3 PROP ELEVATIONS 2 OF 2 EXG ELEVATIONS 3 OF 3	25-001 A01 25-001 A02 25-001 A03 25-001 A04 25-001 A05 25-001 A05E 25-001 A06 25-001 A06E 25-001 A07	3D VIEWS 25-001 B01	 BUILDING DESIGN · DRAFTING · GUIDANCE · ADVICE ·	Catalyst Design & Drafting Pty Ltd ABN 98 546 582 336 PO Box 2030 Howrah TAS 7018 0410 606 900 design@catdd.com.au www.catalystdesignanddrafting.com.au Building Services Provider Licence Nos 619068752	Client: M.C., A.K., & C. DOUGLAS Project: MULTIPLE DWELLINGS 3 ALEXANDRA ESPLANADE, BELLERIVE, TAS, 7018	Scale: 1 : 100 at A3 Drawn: PB Checked: PP  BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA	DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE NOTED. DO NOT SCALE DRAWINGS. USE ONLY WRITTEN DIMENSIONS. 1:100 0 1 2 3 4 5m	Project No: 25-001 Drawing No: A03
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NORTH ELEVATION

SCALE 1 : 100 at A3



SOUTH ELEVATION

SCALE 1 : 100 at A3

NGL - NATURAL GROUND LEVEL
FFL - FINISHED FLOOR LEVEL
FCL - FINISHED CEILING LEVEL
FSL - FINISHED SURFACE LEVEL

DATE	REVISION/ISSUE	DRAWING LIST			
07/11/2025	INFORMATION	SITE PLAN	25-001 A01	3D VIEWS	25-001 B01
01/12/2025	PLANNING SUBMISSION	PART SITE PLAN	25-001 A02		
17/03/2025	PLANNING SUBMISSION	FLOOR PLANS	25-001 A03		
		<NOT USED>	25-001 A04		
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		ELEVATIONS 2 OF 3 PROP	25-001 A06		
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		ELEVATIONS 3 OF 3	25-001 A07		

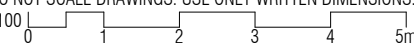


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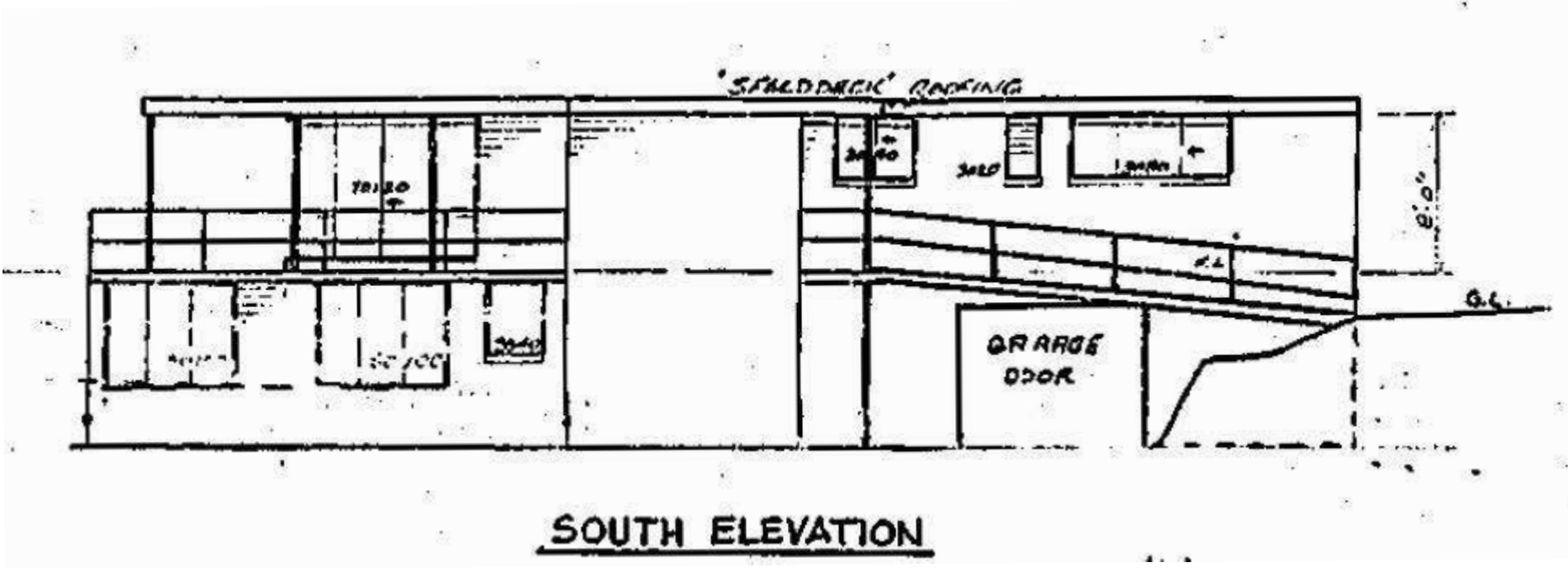
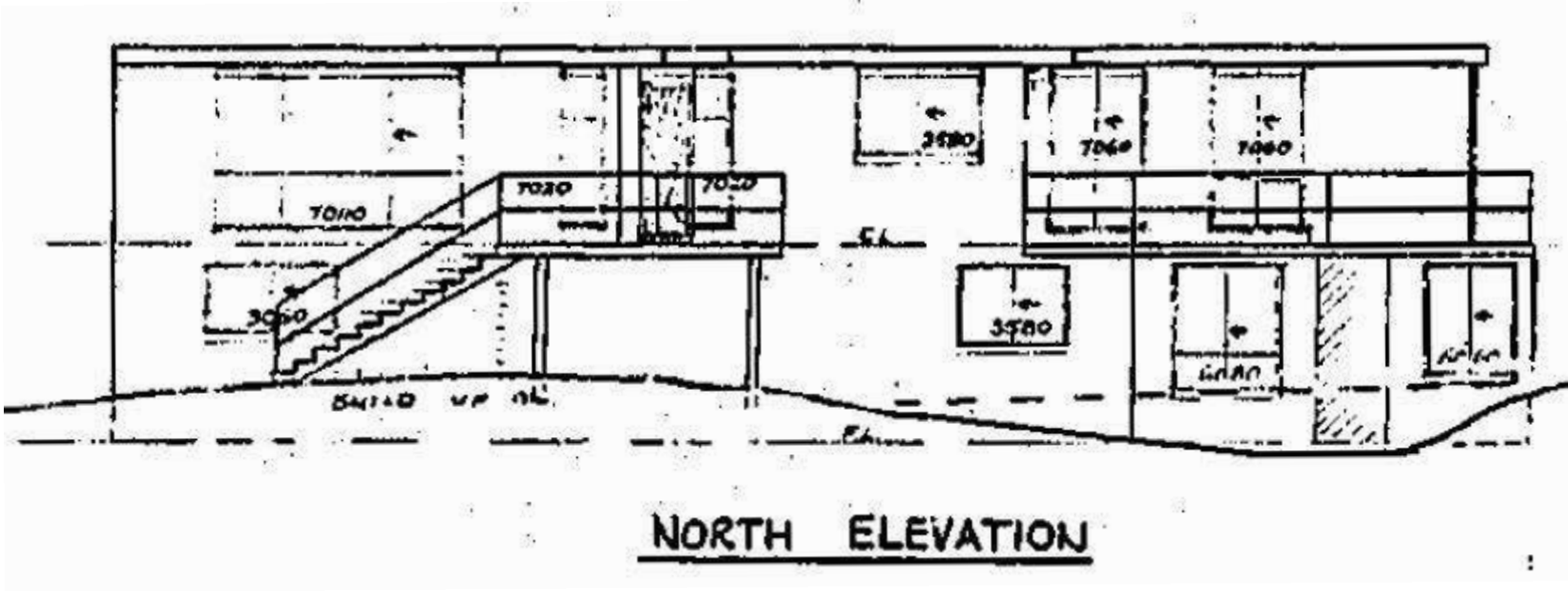
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Project:
MULTIPLE DWELLINGS
3 ALEXANDRA ESPLANADE,
BELLERIVE, TAS, 7018

Scale: 1 : 100 at A3
Drawn: PB
Checked: PP

BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

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1:100 
ELEVATIONS PROPOSED 1 OF 3

Project No:
25-001
Drawing No:
A05



NGL - NATURAL GROUND LEVEL
FFL - FINISHED FLOOR LEVEL
FCL - FINISHED CEILING LEVEL
FSL - FINISHED SURFACE LEVEL

DATE 17/03/2025	REVISION/ISSUE PLANNING SUBMISSION	DRAWING LIST SITE PLAN PART SITE PLAN FLOOR PLANS <NOT USED> ELEVATIONS 1 OF 3 PROP ELEVATIONS 1 OF 2 EXG ELEVATIONS 2 OF 3 PROP ELEVATIONS 2 OF 2 EXG ELEVATIONS 3 OF 3	25-001 A01 25-001 A02 25-001 A03 25-001 A04 25-001 A05 25-001 A05E 25-001 A06 25-001 A06E 25-001 A07	3D VIEWS	25-001 B01	 CATALYST BUILDING DESIGN · DRAFTING · GUIDANCE · ADVICE	Catalyst Design & Drafting Pty Ltd ABN 98 546 582 336 PO Box 2030 Howrah TAS 7018 0410 606 900 design@catdd.com.au www.catalystdesignanddrafting.com.au Building Services Provider Licence Nos 619068752	Client: M.C., A.K., & C. DOUGLAS Project: MULTIPLE DWELLINGS 3 ALEXANDRA ESPLANADE, BELLERIVE, TAS, 7018	Scale: 1 : 100 at A3 Drawn: PB Checked: PP	 BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA	DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE NOTED. DO NOT SCALE DRAWINGS. USE ONLY WRITTEN DIMENSIONS. 1:100 0 1 2 3 4 5m	Project No: 25-001 Drawing No: A05E
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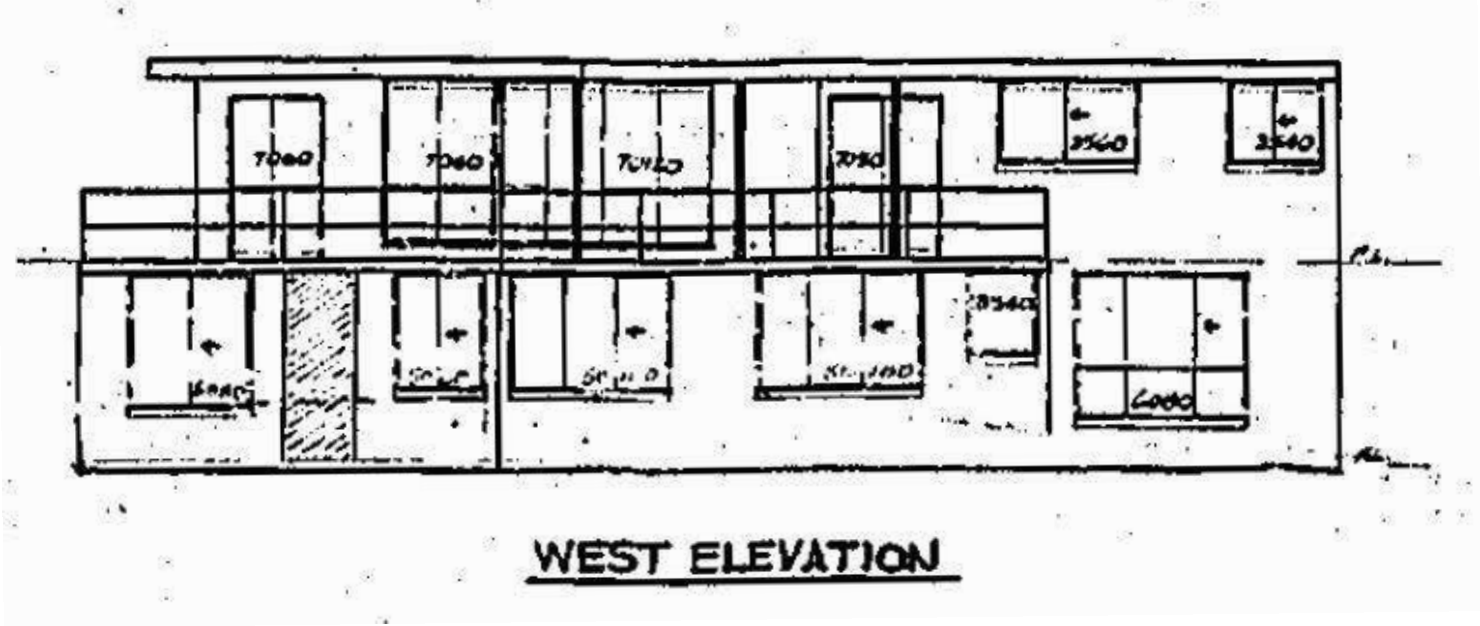
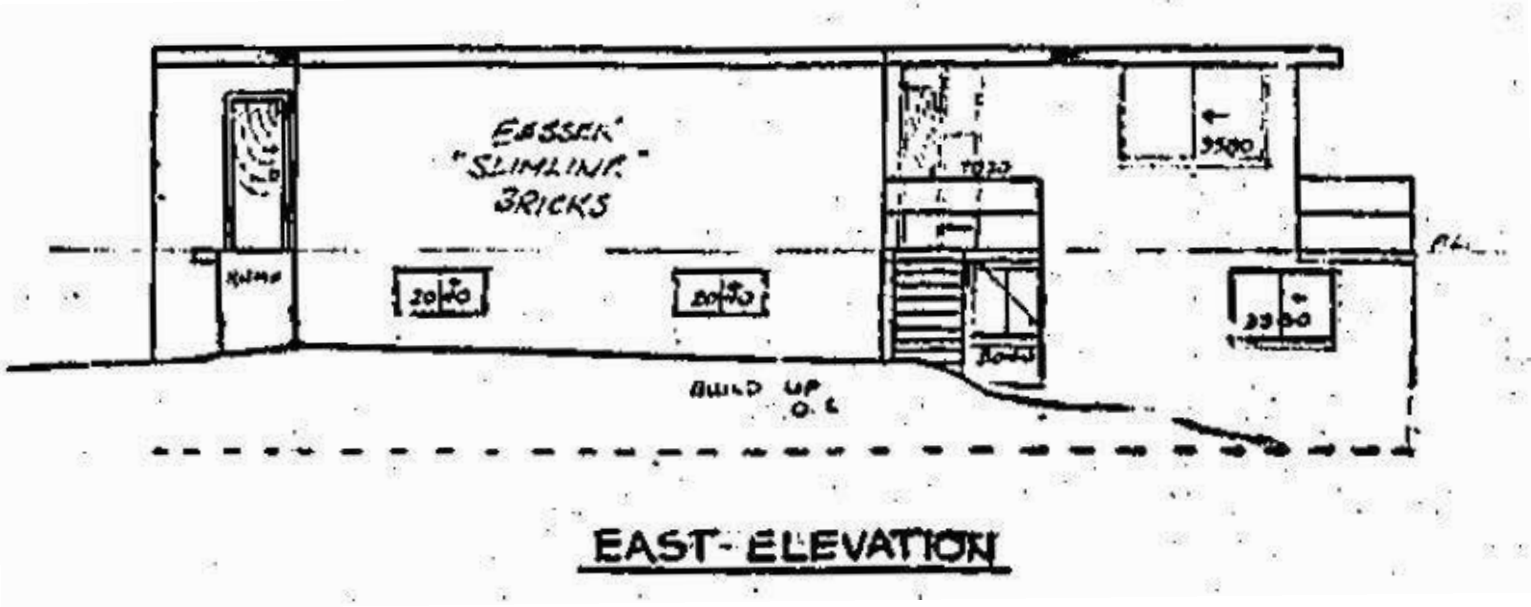


EAST ELEVATION
SCALE 1 : 100 at A3

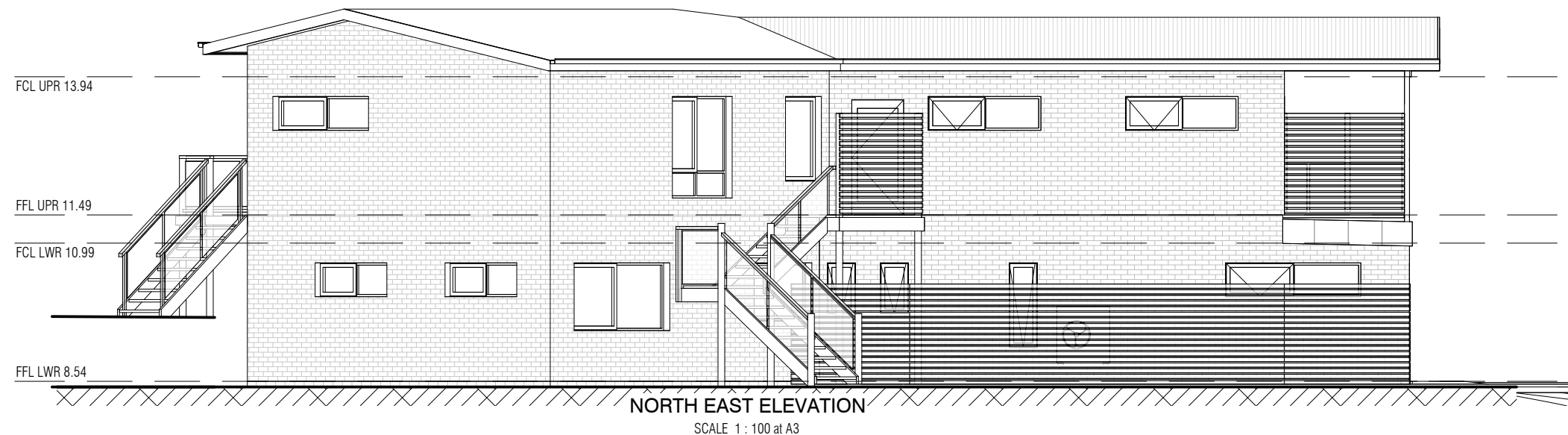


WEST ELEVATION
SCALE 1 : 100 at A3

DATE 07/11/2025 01/12/2025 17/03/2025	REVISION/ISSUE INFORMATION PLANNING SUBMISSION PLANNING SUBMISSION	DRAWING LIST SITE PLAN PART SITE PLAN FLOOR PLANS <NOT USED> ELEVATIONS 1 OF 3 PROP ELEVATIONS 1 OF 2 EXG ELEVATIONS 2 OF 3 PROP ELEVATIONS 2 OF 2 EXG ELEVATIONS 3 OF 3	25-001 A01 25-001 A02 25-001 A03 25-001 A04 25-001 A05 25-001 A05E 25-001 A06 25-001 A06E 25-001 A07	3D VIEWS	25-001 B01	 Catalyst Design & Drafting Pty Ltd ABN 98 546 582 336 PO Box 2030 Howrah TAS 7018 0410 606 900 design@catdd.com.au www.catalystdesignanddrafting.com.au Building Services Provider Licence Nos 619068752	Client: M.C., A.K., & C. DOUGLAS Project: MULTIPLE DWELLINGS 3 ALEXANDRA ESPLANADE, BELLERIVE, TAS, 7018	Scale: 1 : 100 at A3 Drawn: PB Checked: PP 	DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE NOTED. DO NOT SCALE DRAWINGS. USE ONLY WRITTEN DIMENSIONS. 1:100 	Project No: 25-001 Drawing No: A06
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DATE 17/03/2025	REVISION/ISSUE PLANNING SUBMISSION	DRAWING LIST SITE PLAN PART SITE PLAN FLOOR PLANS <NOT USED> ELEVATIONS 1 OF 3 PROP ELEVATIONS 1 OF 2 EXG ELEVATIONS 2 OF 3 PROP ELEVATIONS 2 OF 2 EXG ELEVATIONS 3 OF 3	25-001 A01 25-001 A02 25-001 A03 25-001 A04 25-001 A05 25-001 A05E 25-001 A06 25-001 A06E 25-001 A07	3D VIEWS	25-001 B01	 CATALYST BUILDING DESIGN · DRAFTING · GUIDANCE · ADVICE	Catalyst Design & Drafting Pty Ltd ABN 98 546 582 336 PO Box 2030 Howrah TAS 7018 0410 606 900 design@catdd.com.au www.catalystdesignanddrafting.com.au Building Services Provider Licence Nos 619068752	Client: M.C., A.K., & C. DOUGLAS Project: MULTIPLE DWELLINGS 3 ALEXANDRA ESPLANADE, BELLERIVE, TAS, 7018	Scale: 1 : 100 at A3 Drawn: PB Checked: PP	 BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA	DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE NOTED. DO NOT SCALE DRAWINGS. USE ONLY WRITTEN DIMENSIONS. 1:100 0 1 2 3 4 5m	Project No: 25-001 Drawing No: A06E
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DATE
07/11/2025
01/12/2025
17/03/2025

REVISION/ISSUE
INFORMATION
PLANNING SUBMISSION
PLANNING SUBMISSION

DRAWING LIST
SITE PLAN
PART SITE PLAN
FLOOR PLANS
<NOT USED>
ELEVATIONS 1 OF 3 PROP
ELEVATIONS 1 OF 2 EXG
ELEVATIONS 2 OF 3 PROP
ELEVATIONS 2 OF 2 EXG
ELEVATIONS 3 OF 3

25-001 A01
25-001 A02
25-001 A03
25-001 A04
25-001 A05
25-001 A05E
25-001 A06
25-001 A06E
25-001 A07

3D VIEWS

25-001 B01



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Building Services Provider Licence Nos
619068752

Client:
M.C., A.K., & C. DOUGLAS
Project:
MULTIPLE DWELLINGS
3 ALEXANDRA ESPLANADE,
BELLERIVE, TAS, 7018

Scale: 1 : 100 at A3
Drawn: PB
Checked: PP



DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE NOTED.
DO NOT SCALE DRAWINGS. USE ONLY WRITTEN DIMENSIONS.

ELEVATIONS PROPOSED 3 OF 3

Project No:
25-001
Drawing No:
A07



DATE 08/04/2025 REVISION/ISSUE INFORMATION 07/11/2025 INFORMATION 01/12/2025 PLANNING SUBMISSION 17/03/2025 PLANNING SUBMISSION	DRAWING LIST SITE PLAN PART SITE PLAN FLOOR PLANS <NOT USED> ELEVATIONS 1 OF 3 PROP ELEVATIONS 1 OF 2 EXG ELEVATIONS 2 OF 3 PROP ELEVATIONS 2 OF 2 EXG ELEVATIONS 3 OF 3	25-001 A01 25-001 A02 25-001 A03 25-001 A04 25-001 A05 25-001 A05E 25-001 A06 25-001 A06E 25-001 A07	3D VIEWS 25-001 B01	CATALYST BUILDING DESIGN · DRAFTING · GUIDANCE · ADVICE ·	Catalyst Design & Drafting Pty Ltd ABN 98 546 582 336 PO Box 2030 Howrah TAS 7018 0410 606 900 design@catdd.com.au www.catalystdesignanddrafting.com.au Building Services Provider Licence Nos 619068752	Client: M.C., A.K., & C. DOUGLAS Project: MULTIPLE DWELLINGS 3 ALEXANDRA ESPLANADE, BELLERIVE, TAS, 7018	Scale: NO SCALE Drawn: PB Checked: PP	DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE NOTED. DO NOT SCALE DRAWINGS. USE ONLY WRITTEN DIMENSIONS. NOT TO SCALE.	Project No: 25-001 Drawing No: B01
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SEDGWICK
NEW RESIDENCE
3 ALEXANDRA ESPLANADE,
BELLERIVE TASMANIA 7018

DRAWING INDEX

DRG No.	DRAWING TITLE	REV.	ISSUE DATE
C001	DRAWING INDEX AND NOTES	B	24.08.2026
C200	SITework PLAN	B	24.08.2026
C400	STORMWATER PLAN	B	24.08.2026
C500	SEWER & WATER PLAN	B	24.08.2026

CIVIL NOTES

GENERAL

- G1. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DRAWINGS AND SPECIFICATIONS.
- G2. SETTING OUT DIMENSIONS AND LEVELS SHOWN ON THE DRAWINGS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCEMENT. DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THESE DRAWINGS.
- G3. DURING CONSTRUCTION THE CONTRACTOR SHALL MAINTAIN EXCAVATIONS AND STRUCTURES IN A STABLE CONDITION AND ENSURE THAT NO PART IS OVERSTRESSED UNDER CONSTRUCTION ACTIVITIES.
- G4. LOCATION AND VERIFICATION OF EXISTING SERVICES IS THE CONTRACTOR'S RESPONSIBILITY. PROTECT ALL EXISTING SERVICES AND OTHER INFRASTRUCTURE FROM DAMAGE DURING CONSTRUCTION.
- G5. SURVEY INFORMATION HAS BEEN SUPPLIED BY LARK & CREESE LAND & ENGINEERING SURVEYORS FOR THE PURPOSES OF PREPARING THE DESIGN DRAWINGS.
- G6. THE CONTRACTOR IS TO ALLOW FOR ALL TESTING OF RAW MATERIALS AND CONSTRUCTED WORKS THAT IS REQUIRED TO DEMONSTRATE COMPLIANCE WITH THE NOMINATED AUSTRALIAN STANDARDS, SPECIFICATIONS, AND STANDARD DRAWINGS.
- G7. IF PROTECTION WORKS ARE REQUIRED THE CONTRACTOR SHALL ADVISE THE PROPERTY OWNER THAT THEY ARE REQUIRED TO NOTIFY ADJOINING PROPERTY OWNERS OF THEIR INTENTION TO UNDERTAKE PROTECTION WORKS IN ACCORDANCE WITH PART 6 OF THE BUILDING ACT 2016. THE CONTRACTOR SHALL REFER THE PROPERTY OWNER TO FORM 6 - NOTICE FOR PROPOSED PROTECTION WORK AVAILABLE ON THE CBOS WEBSITE. THE CONTRACTOR SHALL NOT COMMENCE WORKS UNTIL CONFIRMATION HAS BEEN RECEIVED FROM THE PROPERTY OWNER THAT THIS PROCESS HAS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING ACT 2016.

APPROVALS

- A1. PRIOR TO CONSTRUCTION COMMENCING, THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT A VALID BUILDING AND ENGINEERING PERMIT IS IN PLACE FOR THE WORK AND THAT THE RELEVANT AUTHORITIES ARE NOTIFIED AND ALLOWED TO INSPECT THE WORKS.
- A2. THE FOLLOWING HOLD POINTS REQUIRE INSPECTION BY GANDY AND ROBERTS FOR POST CONSTRUCTION CIVIL CERTIFICATION IF REQUIRED: SUBGRADE WITH PROOF ROLL, BASE OF WEARING COURSE WITH PROOF ROLL AND STEELWORK INSPECTION FOR CONCRETE DRIVEWAYS.

WORK HEALTH AND SAFETY

- HS1. THE MAIN CONTRACTOR AND ALL SUB-CONTRACTORS SHALL COMPLY WITH THE STATE WORK HEALTH AND SAFETY ACT, REGULATIONS, AND ALL RELEVANT CODES OF PRACTICE.
- HS2. THE GANDY AND ROBERTS DESIGN SAFETY REPORT 26.0108 REVISION A FORMS AN INTEGRAL PART OF THIS DOCUMENTATION. THIS REPORT IDENTIFIES SAFETY RISKS AND PROPOSES CONTROL MEASURES TO BE FOLLOWED BY THE CONTRACTOR AND THE BUILDING OPERATOR. CONTROLS AND HAZARDS REQUIRING MORE EXPLANATION THAN IN THE SAFETY REPORT ARE HIGHLIGHTED IN OUR DRAWINGS WITH AN EXCLAMATION MARK IN THE TRIANGLE SYMBOL SHOWN.



EARTHWORKS AND DRIVEWAY WORKS

- ED1. ALL EARTHWORKS SHALL BE IN ACCORDANCE WITH AS3798 "GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS" WITH TESTING METHODS IN ACCORDANCE WITH AS1289 "METHODS OF TESTING SOILS FOR ENGINEERING PURPOSES".
- ED2. THE EXISTING SURFACE INCLUDING VEGETATION AND DEBRIS UNDER THE BUILDING AND PAVED AREAS SHALL BE TOTALLY REMOVED OR REMOVED TO A DEPTH OF NOT LESS THAN 150 mm WHICHEVER IS THE LESSER TREATMENT. THE LAYER TO BE REMOVED INCLUDES ANY MATERIAL THAT MAY BE UNSUITABLE TO SUPPORT THE PROPOSED WORKS.
- ED3. ANY INTERFACE BETWEEN CUT AND FILL SHALL BE NO STEEPER THAN 1V:4H.
- ED4. THE SUBGRADE SHALL BE COMPACTED TO ACHIEVE 98% STANDARD DENSITY RATIO TO A DEPTH OF 300 mm PRIOR TO FILLING.
- ED5. FILL SHALL BE PLACED IN HORIZONTAL LAYERS OF 200 TO 300 mm DEEP LOOSE MEASUREMENT
- ED6. ALL ROADWORKS, FOOTPATHS & DRIVEWAYS SHALL BE IN ACCORDANCE WITH LOCAL GOVERNMENT ASSOCIATION TASMANIA - IPWEA STANDARD DRAWINGS.
- ED7. SUBSOIL DRAINS SHALL BE PROVIDED AT ALL LOCATIONS WHERE THE PAVEMENT IS BELOW GROUND LEVEL AND AS SHOWN ON THE DRAWINGS.
- ED8. ALL GRAVEL SHALL COMPLY WITH TASMANIAN DEPARTMENT OF STATE GROWTH SPECIFICATIONS. BASE COURSE TO BE CLASS 2 (20mm) FCR AND SUB-BASE COURSE TO BE CLASS 3 (40mm) FCR.
- ED9. SUB-BASE AND BASE SHALL HAVE A MINIMUM MODIFIED DENSITY RATIO OF 98%.
- ED10. CONCRETE WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS3600.
- ED11. CONCRETE GRADES (UNO ON DRAWINGS) SHALL BE N25 FOR THE PAVEMENT AND N15 FOR BLINDING.
- ED12. CONCRETE SHALL NOT BE POURED WHEN THE SITE TEMPERATURES ARE BELOW 5°C.
- ED13. CONCRETE SHALL BE CURED BY CONTINUOUS WETTING (WATER SPRAY, PONDING OR IRRIGATED HESSIAN) OR APPLICATION OF AN IMPERMEABLE MEMBRANE (SECURED PLASTIC OR CURING COMPOUND) FOR AN APPROPRIATE PERIOD OF TIME (NOT LESS THAN 3 DAYS).

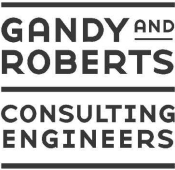
- ED14. CONSTRUCTION JOINTS SHALL BE PROPERLY FORMED AND USED ONLY WHERE SHOWN OR SPECIFICALLY APPROVED BY GANDY AND ROBERTS. SAWN JOINTS SHALL BE CUT ONE THIRD OF THE WAY THROUGH A SLAB, THROUGH THE TOP MESH FOR 100 mm SLABS AND IN THICKER SLABS THE MESH SHALL BE PLACED TO AVOID BEING CUT. UNLESS NOTED ELSEWHERE, SAWN JOINTS SHALL BE AT 4.5 m CENTRES AT POINTS OF CHANGES IN GEOMETRY AND CONSTRUCTION JOINTS AT 18 m, WITH JOINED AREAS TO HAVE A PLAN ASPECT RATIO NO SLENDERER THAN 1:2.
- ED15. COVER TO REINFORCEMENT SHALL BE 30 mm TO TOP OF SLABS AND 40 mm TO EDGES OF SLAB.
- ED16. REINFORCEMENT SHALL BE DEFORMED, 500 MPA YIELD STRENGTH, NORMAL (N) DUCTILITY IN ACCORDANCE WITH AS/NZS 4671 FOR BARS AND LOW (L) DUCTILITY FOR MESH.

STORMWATER

- SW1. ALL PUBLIC STORMWATER INFRASTRUCTURE WORKS SHALL BE IN ACCORDANCE WITH LOCAL GOVERNMENT ASSOCIATION TASMANIA - IPWEA STANDARD DRAWINGS.
- SW2. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH AS/NZS 3500.3 AND THE TASMANIAN PLUMBING CODE.
- SW3. PIPED INFRASTRUCTURE HAS BEEN DESIGNED TO CONVEY 5% ANNUAL EXCEEDANCE PROBABILITY (AEP) STORMS. IT IS ASSUMED THAT LOCAL AUTHORITY INFRASTRUCTURE CONTAINS 5% AEP STORMS AND THE ROAD RESERVE CONTAINS 1% AEP STORMS SUCH THAT NO EXTERNAL FLOWS ENTER THE PROPERTY.
- SW4. PRIVATE BELOW GROUND PIPEWORK SHALL BE PVC-U DWV WITH A MINIMUM DIAMETER OF 100 mm. DN100 TO BE CLASS SN6 AND DN150 AND ABOVE TO BE SN4.
- SW5. MINIMUM GRADE OF PAVED AREAS AND PIPEWORK SHALL BE 1 IN 100. PAVED AREAS SHALL BE SHAPED TO DRAIN TO GRATED PITS AND TRENCHES WITHOUT PONDING (ACCEPTABLE TOLERANCE LIMIT IS 3 mm UNDER A 2 m STRAIGHT EDGE).
- SW6. SURFACE WATER DRAINS, CATCH PITS/GRATED PITS AND JUNCTION BOXES SHALL BE CONSTRUCTED AS DETAILED OR AS SPECIFIED BY THE MANUFACTURER. GRATED PITS TO HAVE SUMPS AS NOTED ON THE DRAWINGS. PITS AND LIDS TO BE CLASS A IN NON-TRAFFICKED AREAS AND CLASS B IN RESIDENTIAL DRIVEWAYS. PRE-CAST CONCRETE PITS AND LIDS WITH CLASS D RATING SHALL BE USED ELSEWHERE OR AS NOTED ON THE DRAWINGS.
- SW7. SUBSOIL DRAINS SHALL BE INSTALLED TO THE REQUIREMENTS OF AS/NZS 3500 AND PART 3.1.2. OF THE BCA. PERFORATED PVC DRAINAGE PIPE AND FITTINGS SHALL COMPLY WITH AS2439.1. ALL CONNECTIONS AND FITTINGS SHALL BE MADE USING PURPOSE SPECIFIC PROPRIETARY ITEMS.
- SW8. ALL MANHOLES SHALL BE LOCATED CLEAR OF FUTURE FENCE LINES.
- SW9. PROPERTY CONNECTIONS SHALL BE CLEAR OF DRIVEWAYS, CLEAR OF FUTURE FENCE LINES AND BE LOCATED 600mm INSIDE THE BOUNDARY.
- SW10. ALL ACCESS COVERS, INCLUDING COVER BOXES, SHALL COMPLY WITH AS 3996:2019.

LEGEND

9.60 9.80 (Δ-2.5)	EXISTING SURFACE LEVEL (SURVEYED)
	PROPOSED FINISHED SURFACE LEVEL
EX W W EX S S EX SW SW SW(C) SS SS SS SJ KJ EX W W EX S S EX SW SW SW(C) SS SJ KJ	EXISTING WATER SUPPLY
	PROPOSED WATER SUPPLY
	EXISTING SEWER DRAIN
	PROPOSED SEWER DRAIN
	EXISTING STORMWATER DRAIN
	PROPOSED STORMWATER DRAIN
	PROPOSED CHARGED STORMWATER DRAIN
	PROPOSED DN100 SUBSOIL DRAIN WITH GEOTEXTILE SOCK
EJ SEJ	EXPANSION JOINT
	SWIVEL EXPANSION JOINT
	PROPOSED CONCRETE SAWN JOINT
	PROPOSED CONCRETE KEY JOINT
	PROPERTY BOUNDARY



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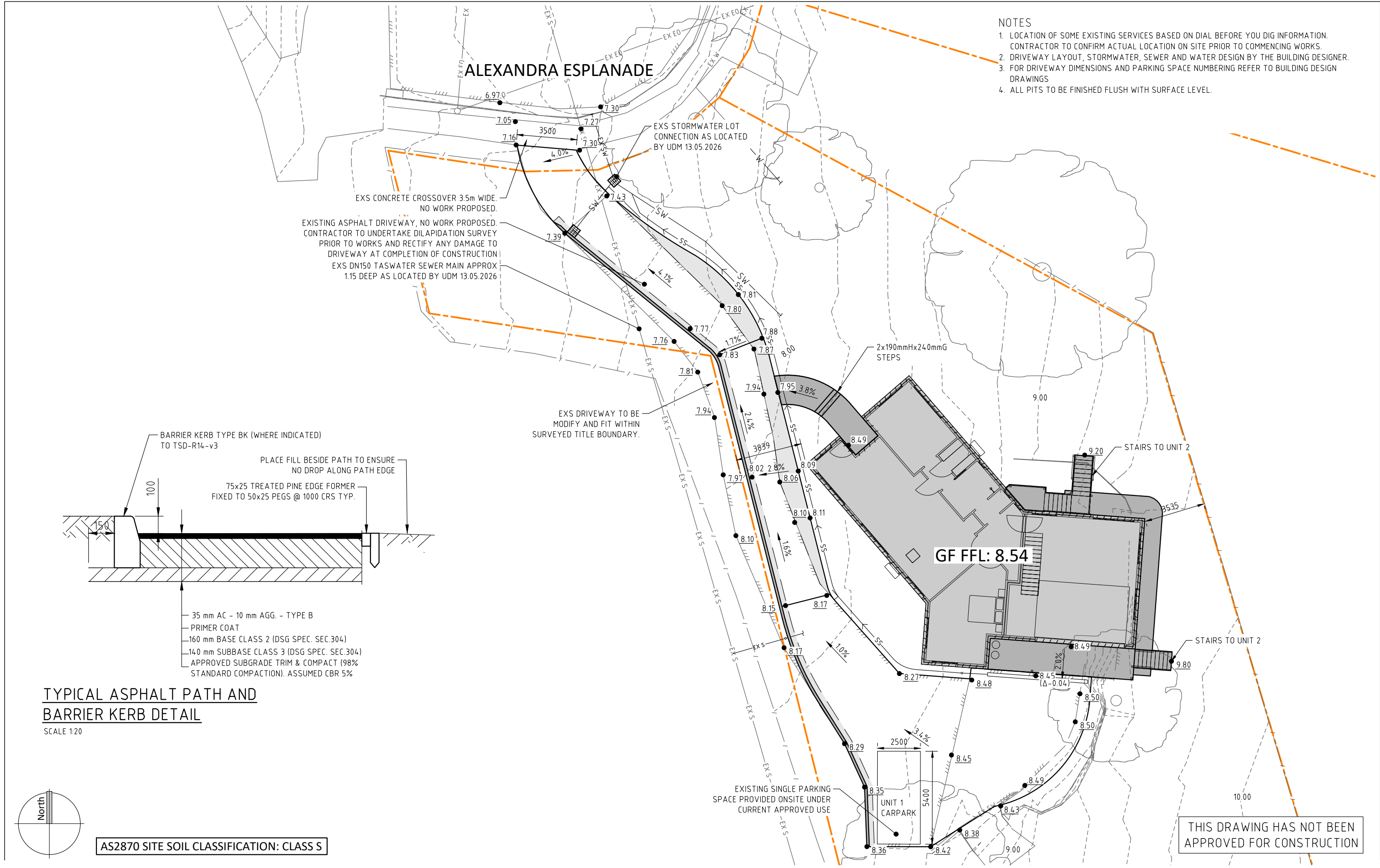
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DRAWING TITLE
DRAWING INDEX AND NOTES

0	50mm	SCALE	-
DESIGNED DH	DRAWN MN	CHECKED DH	
PROJECT 26.0108	DRAWING C001	REVISION B	

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REV	DESCRIPTION	APP'D	DATE
B	PRELIMINARY ISSUE	DH	24.08.2026
A	PRELIMINARY ISSUE	DH	11.08.2026

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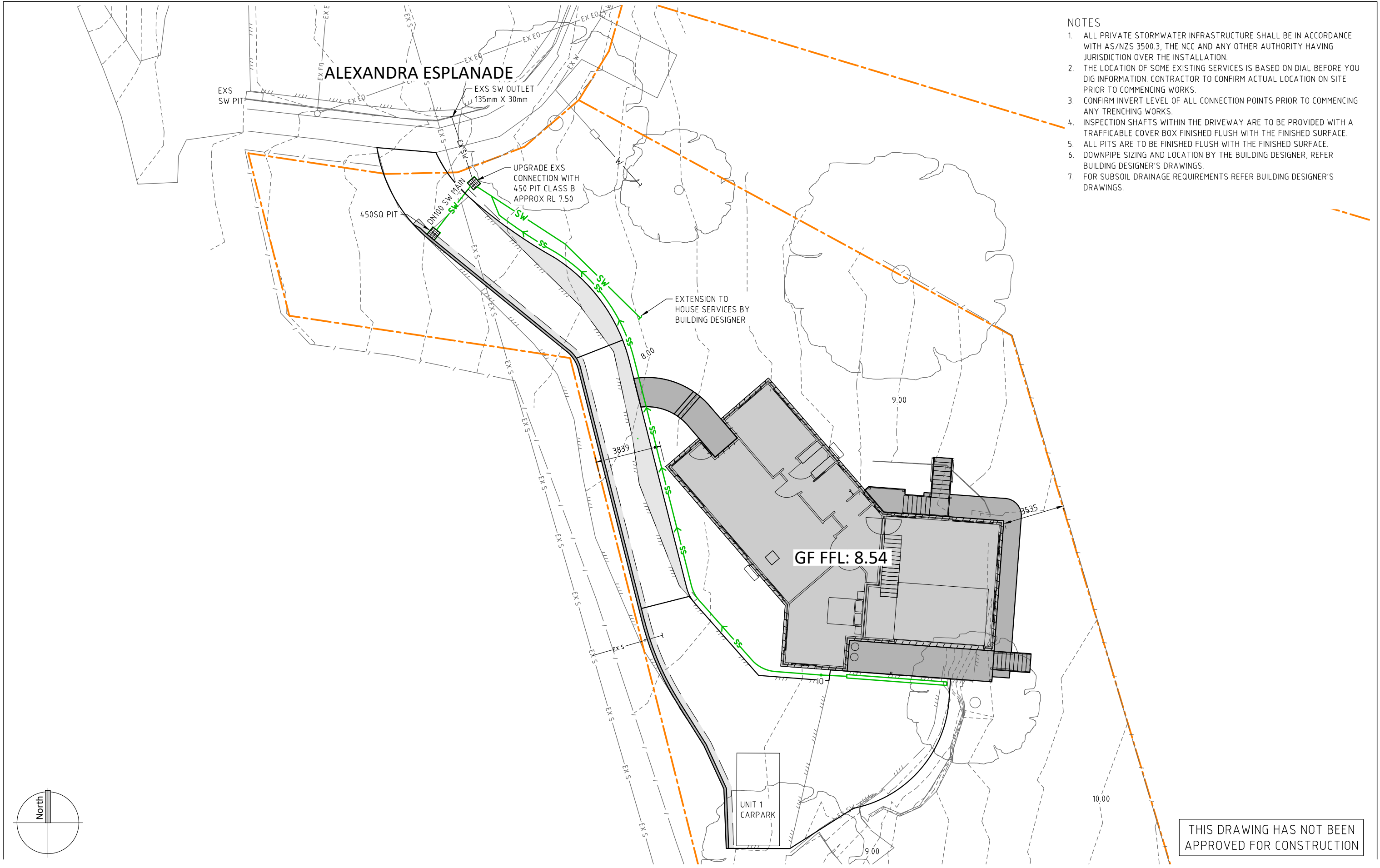
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NEW RESIDENCE
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DRAWING TITLE
SITWORK PLAN

0 50mm SCALE 1:200 @ A3		
DESIGNED DH	DRAWN MN	CHECKED DH
PROJECT 26.0108	DRAWING C200	REVISION B

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- NOTES
1. ALL PRIVATE STORMWATER INFRASTRUCTURE SHALL BE IN ACCORDANCE WITH AS/NZS 3500.3, THE NCC AND ANY OTHER AUTHORITY HAVING JURISDICTION OVER THE INSTALLATION.
 2. THE LOCATION OF SOME EXISTING SERVICES IS BASED ON DIAL BEFORE YOU DIG INFORMATION. CONTRACTOR TO CONFIRM ACTUAL LOCATION ON SITE PRIOR TO COMMENCING WORKS.
 3. CONFIRM INVERT LEVEL OF ALL CONNECTION POINTS PRIOR TO COMMENCING ANY TRENCHING WORKS.
 4. INSPECTION SHAFTS WITHIN THE DRIVEWAY ARE TO BE PROVIDED WITH A TRAFFICABLE COVER BOX FINISHED FLUSH WITH THE FINISHED SURFACE.
 5. ALL PITS ARE TO BE FINISHED FLUSH WITH THE FINISHED SURFACE.
 6. DOWNPIPE SIZING AND LOCATION BY THE BUILDING DESIGNER, REFER BUILDING DESIGNER'S DRAWINGS.
 7. FOR SUBSOIL DRAINAGE REQUIREMENTS REFER BUILDING DESIGNER'S DRAWINGS.

REV	DESCRIPTION	APP'D	DATE
B	PRELIMINARY ISSUE	DH	24.08.2026
A	PRELIMINARY ISSUE	DH	11.08.2026

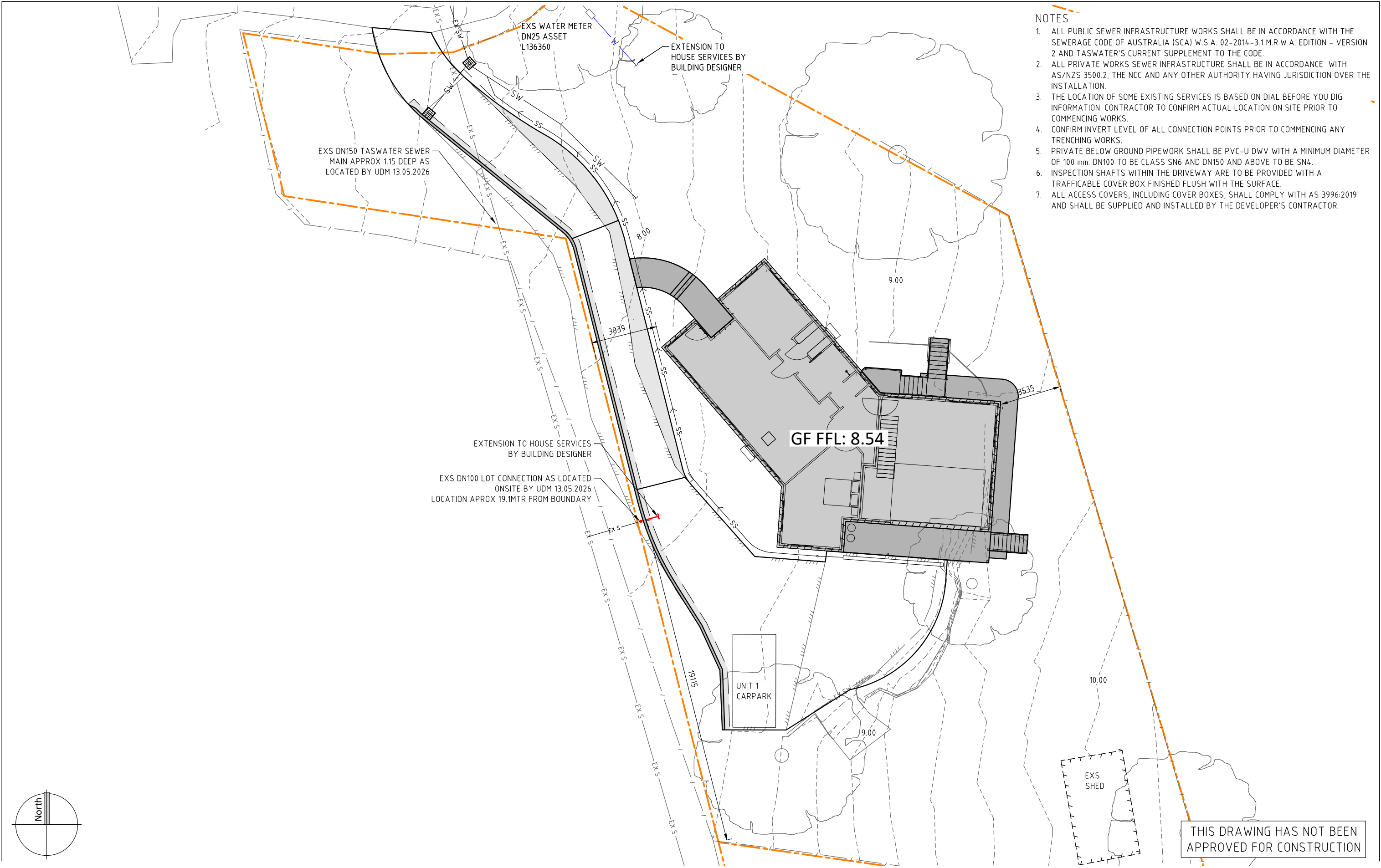
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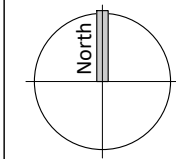
NEW RESIDENCE
3 ALEXANDRA ESPLANADE, TAS 7018
DRAWING TITLE
STORMWATER PLAN

DESIGNED DH	DRAWN MN	CHECKED DH
PROJECT 26.0108	DRAWING C400	REVISION B

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- NOTES
1. ALL PUBLIC SEWER INFRASTRUCTURE WORKS SHALL BE IN ACCORDANCE WITH THE SEWERAGE CODE OF AUSTRALIA (SCA) W.S.A. 02-2014 - 3.1 M.R.W.A. EDITION - VERSION 2 AND TASWATER'S CURRENT SUPPLEMENT TO THE CODE.
 2. ALL PRIVATE WORKS SEWER INFRASTRUCTURE SHALL BE IN ACCORDANCE WITH AS/NZS 3500.2, THE NCC AND ANY OTHER AUTHORITY HAVING JURISDICTION OVER THE INSTALLATION.
 3. THE LOCATION OF SOME EXISTING SERVICES IS BASED ON DIAL BEFORE YOU DIG INFORMATION. CONTRACTOR TO CONFIRM ACTUAL LOCATION ON SITE PRIOR TO COMMENCING WORKS.
 4. CONFIRM INVERT LEVEL OF ALL CONNECTION POINTS PRIOR TO COMMENCING ANY TRENCHING WORKS.
 5. PRIVATE BELOW GROUND PIPEWORK SHALL BE PVC-U DWV WITH A MINIMUM DIAMETER OF 100 mm. DN100 TO BE CLASS SN6 AND DN150 AND ABOVE TO BE SN4.
 6. INSPECTION SHAFTS WITHIN THE DRIVEWAY ARE TO BE PROVIDED WITH A TRAFFICABLE COVER BOX FINISHED FLUSH WITH THE SURFACE.
 7. ALL ACCESS COVERS, INCLUDING COVER BOXES, SHALL COMPLY WITH AS 3996:2019 AND SHALL BE SUPPLIED AND INSTALLED BY THE DEVELOPER'S CONTRACTOR.



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DRAWING TITLE
SEWER & WATER PLAN

DESIGNED DH	DRAWN MN	CHECKED DH
PROJECT 26.0108	DRAWING C500	REVISION B