DEVELOPMENT APPLICATION

PDPLANPMTD-2026/063229

PROPOSAL: Two Lot Subdivision including Demolition & Works

LOCATION: 36 Bayfield Street, Bellerive

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 18/11/2026 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 18/11/2026 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 18/11/2026 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.

City of Clarence
38 Bligh St Rosny Park
PO Box 96
Rosny Park TAS, 7018

03 6217 9500
clarence@ccc.tas.gov.au
ccc.tas.gov.au

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: Proposed Subdivision

Location: 36 Bayfield Street, Bellerive

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Version: 1, Version Date: 03/08/2026

City of Clarence

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

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.

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Document Set ID: 5998139
Version: 1, Version Date: 03/08/2026

City of Clarence

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.

Document Set ID: 5998139
Version: 1, Version Date: 03/08/2026

City of Clarence

- 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.

Document Set ID: 5998139
Version: 1, Version Date: 03/08/2026

ROGERSON & BIRCH SURVEYORS
ABN: 65 117 559 029

UNIT 1, 2 KENNEDY DRIVE
CAMBRIDGE TAS 7170
Phone: (03) 6248 5898
Email: admin@rbsurveyors.com

Our Ref: CHADA04
3rd August 2026 /ca

Clarence City Council
PO Box 96
ROSNY PARK TAS 7018

Dear Sir/Madam

RE: PROPOSED SUBDIVISION – 36 BAYFIELD STREET, BELLERIVE.

Further to our clients' instructions, please find attached:

1. A copy of the above-named proposed subdivision plan.
2. Engineering plan.
3. House services plan.
4. Development standards for subdivision assessment.
5. Council's development application form.

Your advice and tax invoice in relation to necessary Council fees is requested. We advise that on receipt of the invoice, we will forward same to our client for payment.

Should you have any queries, please do not hesitate to contact our office.

We await your further advice.

Yours faithfully

Personal Information Removed

Craig Rogerson B.Surv., L.S., M.I.S.
Andrew Birch B.Surv., L.S., M.I.S.
David Miller B.Surv., L.S., M.I.S.

Document Set ID: 5998139
Version: 1, Version Date: 03/08/2026

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
133168	1
EDITION	DATE OF ISSUE
5	30-Nov-2021

SEARCH DATE : 04-Aug-2026
SEARCH TIME : 03.14 pm

DESCRIPTION OF LAND

City of CLARENCE
Lot 1 on Plan 133168
Being the land described in Conveyance 71/9443
Derivation : Part of 181 acres, Granted to George Mercer
Derived from Y19214

SCHEDULE 1

M927933 TRANSFER to BLACKLEY BUILDERS PTY LTD Registered 30-Nov-2021 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

N245127 PRIORITY NOTICE reserving priority for 90 days
TRANSFER BLACKLEY BUILDERS PTY LTD to DWC INVESTMENT GROUP PTY LTD
MORTGAGE DWC INVESTMENT GROUP PTY LTD to CE SULTAN PTY LTD Lodged by HWL EBSWORTH on 02-June-2026 BP: N245127

Document Set ID: 5099389
Version: 1, Version Date: 04/08/2026
Department of Natural Resources and Environment Tasmania
www.thelist.tas.gov.au

FILE NUMBER Y19214

GRANTEE
PART OF 181A-0R-0P GTD. TO
GEORGE MERCER

CONVERSION PLAN

LOCATION

CITY OF CLARENCE

CONVERTED FROM 71/9443 (25/56DO.)

NOT TO SCALE LENGTHS IN METRES

Registered Number

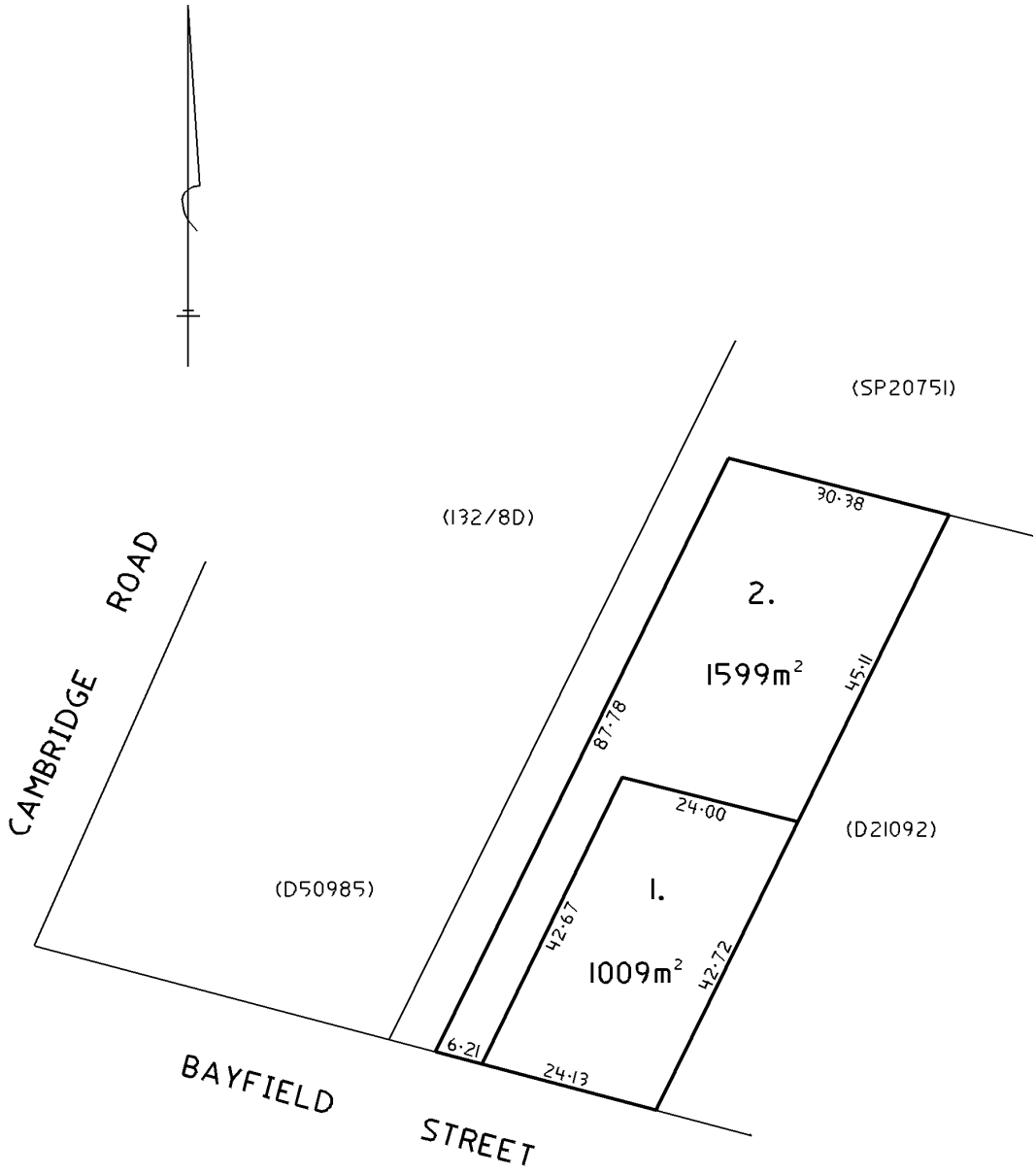
P.133168

APPROVED 7 DEC 1999

Alice Kava
Deputy Recorder of Titles

MAPSHEET MUNICIPAL CODE No. 5225-43 (107)	LAST UPI No. 1406645 1406646	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	DRAWN C.L.

SKETCH BY WAY OF ILLUSTRATION ONLY
"EXCEPTED LANDS"



Document Set ID: 5999389
Version: 1, Version Date: 04/08/2026
Department of Natural Resources and Environment Tasmania
www.thelist.tas.gov.au

Comments in relation to Planning Scheme Requirements – Subdivision 36 Bayfield Street, Bellerive

By: Rogerson & Birch Surveyors
Date: 22/7/2026

8.0 General Residential Zone

8.6 Development Standards for Subdivision

8.6.1 Lot Design

Acceptable Solution	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, must: (a) have an area of not less than 450m² and: (i) be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of: a. all setbacks required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; and b. easements or other title restrictions that limit or restrict development; and (ii) existing buildings are consistent with the setback required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; (b) be required for public use by the Crown, a council or a State authority; (c) be required for the provision of Utilities; or (d) be for the consolidation of a lot with another lot provided each lot is within the same zone.	**P1** Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to: (a) the relevant requirements for development of buildings on the lots; (b) the intended location of buildings on the lots; (c) the topography of the site; (d) the presence of any natural hazards; (e) adequate provision of private open space; and (f) the pattern of development existing on established properties in the area.
Comments: Both lots comply with A1. Each lot has an area greater than 450m2 and can contain a 10m x 15m area clear of easements and setbacks and is not steeper than 1 in 5.	

Document Set ID: 5998137
Version: 1, Version Date: 03/08/2026

The existing buildings on lot 1 are consistent with the setbacks required by 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2.	
A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 12m.	**P2** Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to: (a) the width of frontage proposed, if any; (b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; (c) the topography of the site; (d) the functionality and useability of the frontage; (e) the ability to manoeuvre vehicles on the site; and (f) the pattern of development existing on established properties in the area, and is not less than 3.6m wide.
Comments: Lot 1 complies with A1, lot 2 does not comply. See comments under P2. P2 (a) Lot 2 has a total frontage of 6.5m, 3.6m of which is fee simple and 2.9m of which is by proposed right of way over lot 1. This will accommodate the proposed 5.0m double width driveway (see engineering design plans). The crossover and access will be shared by both lots and allowance has been made for passing at the frontage. (b) The access will be shared with lot 1 who will have a right of way to allow for legal access and maneuvering to leave the proposed car parking spaces in a forward direction. (c) The site has a moderate cross fall over the proposed access area. The access will be constructed in accordance with TSD-R09-v3. Similar sealed driveways have been successfully constructed on the adjoining downhill properties where there is a similar cross fall without the need for excessive retaining or embankments. (d) The double width access within the proposed frontage will allow for vehicles entering and leaving the site to pass at the frontage. The access is located more or less perpendicular to Bayfield Street which is the most functional alignment. (e) The proposed right of way arrangement will allow for vehicles to enter and leave in a forward direction from the jockey car parks on lot 1 (see Plan of Subdivision for car park locations for lot 1). (f) There is a clear pattern of similar development of rear access lots in the immediate area. The properties adjoining to the west at No.s 34 and 34A Bayfield Street have been developed in this manner, along with 44 and 46 Bayfield Street and 3 Balamara Street.	
A3	**P3**

Document Set ID: 5998137
Version: 1, Version Date: 03/08/2026

Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.	Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to: (a) the topography of the site; (b) the distance between the lot or building area and the carriageway; (c) the nature of the road and the traffic; (d) the anticipated nature of vehicles likely to access the site; and (e) the ability for emergency services to access the site.
Comments: Complies see engineering design plan and plan of subdivision.	
A4 Any lot in a subdivision with a new road, must have the long axis of the lot between 30 degrees west of true north and 30 degrees east of true north.	**P4** Subdivision must provide for solar orientation of lots adequate to provide solar access for future dwellings, having regard to: (a) the size, shape and orientation of the lots; (b) the topography of the site; (c) the extent of overshadowing from adjoining properties; (d) any development on the site; (e) the location of roads and access to lots; and (f) the existing pattern of subdivision in the area.
Comments: Not applicable.	

8.6.2 Roads

Acceptable Solution	**Performance Criteria**
A1 Subdivision includes no new roads.	**P1** The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety and convenience for vehicles, pedestrians and cyclists, having regard to: (a) any road network plan adopted by the council; (b) the existing and proposed road hierarchy;

Document Set ID: 5998137
Version: 1, Version Date: 03/08/2026

	(c) the need for connecting roads and pedestrian and cycling paths, to common boundaries with adjoining land, to facilitate future subdivision potential; (d) maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks; (e) minimising the travel distance between key destinations such as shops and services and public transport routes; (f) access to public transport; (g) the efficient and safe movement of pedestrians, cyclists and public transport; (h) the need to provide bicycle infrastructure on new arterial and collector roads in accordance with the Guide to Road Design Part 6A: Paths for Walking and Cycling 2016; (i) the topography of the site; and (j) the future subdivision potential of any balance lots on adjoining or adjacent land.
Comments: Complies no new road is proposed.	

8.6.3 Service

Acceptable Solution	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a full water supply service.	**P1** A lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a limited water supply service, having regard to: (a) flow rates; (b) the quality of potable water; (c) any existing or proposed infrastructure to provide the water service and its location; (d) the topography of the site; and (e) any advice from a regulated entity.
A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.	**P2** No Performance Criterion.

Document Set ID: 5998137
Version: 1, Version Date: 03/08/2026

A3 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.	**P3** Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to: (a) the size of the lot; (b) topography of the site; (c) soil conditions; (d) any existing buildings on the site; (e) any area of the site covered by impervious surfaces; and (f) any watercourse on the land.
Comments: Complies see engineering design for proposed service connections for lot 2, see plan of subdivision for existing service connections for lot 1.	

Codes:

C2.0 Parking and Sustainable Transport Code

C2.5 Use Standards

C2.5.1 Car parking numbers

Acceptable Solution	Performance Criteria
A1 The number of on-site car parking spaces must be no less than the number specified in Table C2.1, less the number of car parking spaces that cannot be provided due to the site including container refund scheme space, excluding if: (a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan; (b) the site is contained within a parking precinct plan and subject to Clause C2.7;	**P1** The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to: (a) the availability of off-street public car parking spaces within reasonable walking distance of the site; (b) the ability of multiple users to share spaces because of: (i) variations in car parking demand over time; or (ii) efficiencies gained by consolidation of car parking spaces;

Document Set ID: 5998137
Version: 1, Version Date: 03/08/2026

(c) the site is subject to Clause C2.5.5; or (d) it relates to an intensification of an existing use or development or a change of use where: (i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or (ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows: N = A + (C- B) N = Number of on-site car parking spaces required A = Number of existing on site car parking spaces B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1 C= Number of on-site car parking spaces required for the proposed use or development means as defined in the Act. specified in Table C2.1.	(c) the availability and frequency of public transport within reasonable walking distance of the site; (d) the availability and frequency of other transport alternatives; (e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping; (f) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity; (g) the effect on streetscape; and (h) any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development. P1.2 The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to: (a) the nature and intensity of the use and car parking required; (b) the size of the dwelling and the number of bedrooms; and (c) the pattern of parking in the surrounding area.
Comments: Complies lot 1 has two car parking spaces	

C2.6.2 Design and layout of parking areas

Acceptable Solution	**Performance Criteria**
A1.1 Parking, access ways, manoeuvring and circulation spaces must either: (a) comply with the following:	**P1** All parking, access ways, manoeuvring and circulation spaces must be designed and readily identifiable to provide convenient,

Document Set ID: 5998137
Version: 1, Version Date: 03/08/2026

(i) have a gradient in accordance with *Australian Standard AS 2890 - Parking facilities, Parts 1-6*; (ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces; (iii) have an access width not less than the requirements in Table C2.2; (iv) have car parking space dimensions which satisfy the requirements in Table C2.3; (v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces; (vi) have a vertical clearance of not less than 2.1m above the parking surface level; and (vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or (b) comply with *Australian Standard AS 2890- Parking facilities, Parts 1-6.* **A1.2** Parking spaces provided for use by persons with a disability must satisfy the following: (a) be located as close as practicable to the main entry point to the building;	safe and efficient parking, having regard to: (a) the characteristics of the site; (b) the proposed slope, dimensions and layout; (c) useability in all weather conditions; (d) vehicle and pedestrian traffic safety; (e) the nature and use of the development; (f) the expected number and type of vehicles; (g) the likely use of the parking areas by persons with a disability; (h) the nature of traffic in the surrounding area; (i) the proposed means of parking delineation; and (j) the provisions of *Australian Standard AS 2890.1:2004 - Parking facilities, Part 1: Off-street car parking* and *AS 2890.2 -2002 Parking facilities, Part 2: Off-street commercial vehicle facilities.*

Document Set ID: 5998137
Version: 1, Version Date: 03/08/2026

(b) be incorporated into the overall car park design; and (c) be designed and constructed in accordance with *Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities.*[35]	
Comments: Complies lot 1 has two car parking spaces proposed to be constructed in accordance with Australian Standard AS 2890 – Parking Facilities, Parts 1-6, see note on Plan of Subdivision.	

C16.0 Safeguarding of Airports Code

C16.7 Development Standards for Subdivision

C16.7.1 Subdivision

Acceptable Solution	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, within an airport noise exposure area must be: (a) be for the creation of separate lots for existing buildings; (b) be required for public use by the Crown, a council or a State authority; (c) be required for the provision of Utilities; (d) be for the consolidation of lots; (e) be for the creation of a lot that contains a building area not less than 10m x 15m entirely located outside of the airport noise exposure area; or (f) not be intended for a sensitive use.	**P1** Each lot, or a lot proposed in a plan of subdivision, within an airport noise exposure area must not create an opportunity for a sensitive use to be exposed to excessive aircraft noise, having regard to: (a) the location, orientation and elevation of the site relative to aircraft flight paths; (b) the current and future type and frequency of aircraft operating from the airport; (c) the type of use and the operational requirements for the use; (d) the layout and construction of buildings associated with the use; (e) the need to not compromise the future operation of the airport; (f) the requirements of any relevant airport master plan; and (g) any advice from the airport operator or Airservices Australia.

Document Set ID: 5998137
Version: 1, Version Date: 03/08/2026

Comments:
Not applicable as the site is not within an airport noise exposure area.

Document Set ID: 5998137
Version: 1, Version Date: 03/08/2026

Document Set ID: 6066197
Version: 1, Version Date: 07/10/2026

ROGERSON & BIRCH SURVEYORS

UNIT 1, 2 KENNEDY DRIVE
CAMBRIDGE 7170
PHONE: (03)6248 5898
EMAIL: admin@rbsurveyors.com
WEB: www.rbsurveyors.com

This plan has been prepared only for the purpose of obtaining preliminary subdivsional approval from the local authority and is subject to that approval.

All measurements and areas are subject to the final survey.

Base image by Nearmap (www.nearmap.com/au), © Geoscape Australia
Base data from the LIST (www.thelist.tas.gov.au), © State of Tasmania

LEGEND

- Water Meter
- Stop Valve
- Fire Hydrant
- Sewer Manhole
- Stormwater House Conn.
- Electrical Turret
- Communication Pit
- Communication Conn.
- Power Pole
- Floor Level
- Site Datum
- Boundary Mark
- Permanent Mark
- Tree
- Property Boundary
- Fence
- Sewer Main
- Right of Way proposed
- Shed
- House
- Water Main Per BYDA
- Sewer Main Per BYDA
- Unknown Pit

Overlay Legend:

Airport obstacle limitation area: Entire Site

TBM Spike
RL = 39.28

Existing Shed to be removed

2
521m²
10m x 15m Min. Compliance Area (Ave grade 1 in 5.7)

Min. Compliance Setbacks

1
490m²

4m x 6m POS

Proposed Right of Way (Private) 6.50m wide

Existing Access

See engineering design drawings for proposed sealed car parking spaces and vehicle maneouvring for lot 1.

Sewer MH
Lid = 26.64
In = 25.25

Boundary Nail
RL=33.15

Stormwater Kerbside Connection

Sewer MH
Lid = 36.17
In = 35.15
Out = 35.03

Existing sewer connection for lot 1, per Council House/Drainage Plan No. 8499 63 (copy supplied with planning application).

Stormwater Kerbside Connection

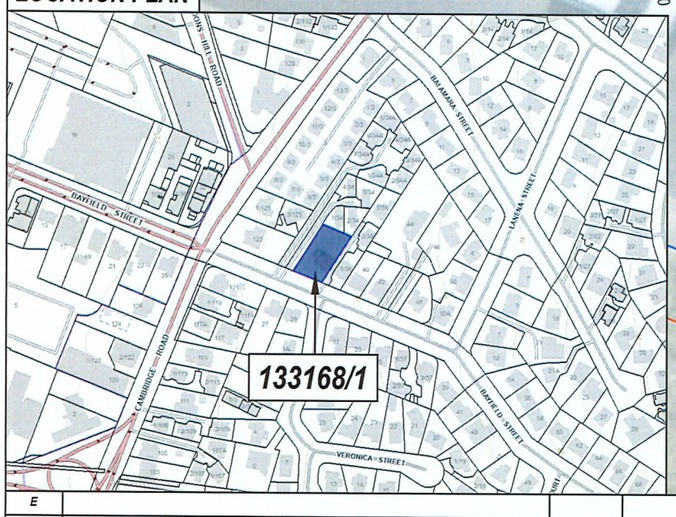
TBM CCC Mark
RL = 36.69

Existing stormwater connection for lot 1, per Council House/Drainage Plan No. 8499 63 (copy supplied with planning application).

BAYFIELD STREET

NOTE SEE ENGINEERING DESIGN DRAWINGS FOR DRIVEWAY, SERVICING, CAR PARKING AND VEHICLE MANEOUVRING DETAILS.

LOCATION PLAN



REV	AMENDMENTS	DRAWN	DATE	APPR.
E				
D				
C				
B	Notes added	DM	7-10-26	DM
A	Amend Private Open Space & Car Parking Arrangements	DM	25-08-26	DM

OWNER: BLACKLEY BUILDERS PTY LTD
TITLE REFERENCE: 133168/1
LOCATION: 36 BAYFIELD STREET, **BELLERIVE**

Proposed Subdivision

Date:	Reference:
22/07/2026	CHADA04 16817-01
Scale: 1:200 (A3)	**Municipality:** Clarence

NEW STORMWATER PRIVATE — ISW
NEW STORMWATER PUBLIC — SW
EXISTING STORMWATER — sw
NEW SEWER PRIVATE — IS
NEW SEWER PUBLIC — S
EXISTING SEWER — s
NEW WATER PRIVATE — IW
NEW WATER PUBLIC — WM
EXISTING WATER — w

WATER PIPELINE TO BE EXTENDED FROM THE ROAD FRONTAGE INTO THE LOT PROPER, BY THE DEVELOPERS CONTRACTOR AT THE DEVELOPERS COST.

SEWER PIPELINE TO BE EXTENDED FROM THE ROAD FRONTAGE INTO THE LOT PROPER, BY THE DEVELOPERS CONTRACTOR AT THE DEVELOPERS COST.
PROVIDE TEMPORARY END CAPS AT END OF LINE TO FUTURE INTERNAL DEVELOPMENT.

LOT 2 NEW STORMWATER CONNECTION AS PER TSD-SW25-v3
PROVIDE TEMPORARY END CAPS AT END OF LINE TO FUTURE INTERNAL DEVELOPMENT.

LOT 2 NEW TELECOMMUNICATION CONNECTION

LOT 2 NEW UNDERGROUND POWER CONNECTION

LOT 2 NEW PROPERTY SERVICE CONNECTION.
DN20 BELOW GROUND LOW HAZARD METER..
PROPOSED DN25 (ID20mm) IN 100ø PVC CONDUIT
WATER CONNECTION ROAD CROSSING TO BE CONNECTED TO EXISTING WATER MAIN AS PER MRWA-W-110 & MRWA-W-111.
ALL WORKS TO BE DONE BY TASWATER AT DEVELOPERS COST.

LOT 2 NEW DN100mm SEWER LOT CONNECTION TO BE IN ACCORDANCE WITH MRWA-S-301 TO MRWA-S-314.
NEW CONNECTION TO BE INSTALLED BY TASWATER AT THE DEVELOPERS COST.

600x600 SQUARE GRATED PIT WITH CLASS D LID & 200 WIDE GRATED TRENCH DRAIN WITH CLASS D LID. FALL TOWARDS GRATED PIT.
AT INTERFACE BETWEEN PUBLIC AND PRIVATE INFRASTRUCTURE.

EXISTING POWER POLE

EXISTING OVERHEAD POWERLINE

PROPOSED NEW PRIVATE POWER POLE TO SERVICE LOT 2

EXISTING COMMUNICATION PIT LID TO BE RAISED TO TO DRIVEWAY NEW FSL AND BE FITTED WITH MIN. CLASS "B" TRAFFICABLE LID

APPROXIMATE EXTENT OF CUT BATTER DOWN TO EXISTING SURFACE LEVEL
MAX. CUT SLOPE 1 IN 2.0
MAX. FILL SLOPE 1 IN 3.0

EXISTING CONCRETE CROSSOVER & DRIVEWAY

EXISTING CONCRETE CROSSOVER

200x50x5.0 GALV. RHS STORMWATER LINE CONNECTED TO GALV. STEEL KERB OUTLET & TO BE DONE IN GENERAL ACCORDANCE WITH TSD-SW29-v3

EXISTING CONCRETE CROSSOVER & ACCESS.
BREAKOUT EXISTING LOT ACCESS & FOOTPATH & CONSTRUCT NEW CONCRETE CROSSOVER SHARED ACCESS FOR LOTS 1 AND 2 WITH RECIPROCAL RIGHTS OF WAY WITH MIN. 500mm CLEARANCE GAP FOR STORMWATER KERB ADAPTER BETWEEN NEW CROSS OVER AND EXISTING CROSSOVER TO 34 BAYFIELD STREET (RESHAPE TO ALLOW FOR KERB ADAPTER.) & TO BE DONE IN GENERAL ACCORDANCE WITH TSD-R03-v3 & TSD-R09-v3
MATCH INTO THE EXISTING CROSSOVER, KERB & CHANNEL & EXISTING ASPHALT FOOTPATH GRADES & LEVELS TO MAKE GOOD AT COMPLETION

EXISTING STOP VALVE RL: 33.15m

PROPOSED WATER LATERAL LINE (PUBLIC) 100ø PVC CONDUIT

APPROXIMATE EXTENT OF CUT BATTER UPTO EXISTING SURFACE LEVEL
MAX. CUT SLOPE 1 IN 2.0
MAX. FILL SLOPE 1 IN 3.0

EXISTING UNKNOWN PIT LID RL: 34.18m

EXISTING STORMWATER KERB OUTLET FOR 36 BAYFIELD ST
INVERT: 34.13m
TO REMAIN TO SERVICE LOT 1

EXISTING POWER POLE

EXISTING STORMWATER KERB OUTLET 38 BAYFIELD ST INVERT: 35.54m

EXISTING SEWER MH
LID RL: 36.17m
INVERT IN: 35.15m
INVERT OUT: 35.03m

EXISTING WATER LOT CONNECTION FOR 36 BAYFIELD STREET RL: 36.46m
TO REMAIN TO SERVICE LOT 1

EXISTING UNKNOWN PIT LID RL: 36.62m

EXISTING UNKNOWN PIT LID RL: 36.67m

EXISTING WATER LOT CONNECTION FOR 38 BAYFIELD STREET RL: 36.65m

EXISTING ELECTRICAL TURRET

EXISTING COMMUNICATION PIT LID RL: 37.17m

APPROXIMATE EXTENT OF CUT BATTER UPTO EXISTING SURFACE LEVEL
MAX. CUT SLOPE 1 IN 2.0
MAX. FILL SLOPE 1 IN 3.0

UNIT 1 34
BAYFIELD STREET
PID: 9885032

UNIT 2 34
BAYFIELD STREET
PID: 9885033

UNIT 2 38
BAYFIELD STREET
PID: 3265119

UNIT 1 38
BAYFIELD STREET PID:
2905591

34 BAYFIELD STREET

36 BAYFIELD STREET:
PID: 515746
TITLE REFERENCE: 133168/1
AREA: 1011m²

EXISTING HOUSE

Lot 2
521m²

Lot 1
490m²

SHARED R.O.W. AREA 55m.²

MIN. SETBACK

BAYFIELD STREET

ALL WORKS ARE TO BE IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA WSA 03 -2011-3.1 VERSION 3.1 MRWA EDITION V2.0 AND SEWERAGE CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES CODE WSA 02-2014-3.1 MRWA VERSION 2 AND TASWATER'S SUPPLEMENTS TO THESE CODES

S.H.C. SINGLE HOUSE CONNECTION
THE PROPERTY WATER SERVICE FOR EACH LOT MUST BE MINIMUM I.D. 20mm TERMINATING WITH A METER AND BOX, BOUNDARY CONTAINMENT AND VALVES IN ACCORDANCE WITH TASWATER'S STANDARD DRAWINGS, WATER METERING POLICY / WATER SUB-METERING POLICY, BOUNDARY BACKFLOW CONTAINMENT BUSINESS RULE & AS3500.1:2003, INSTALLED AT THE PROPERTY BOUNDARY.

PROPERTY CONNECTIONS LOCATED WITHIN AN AREA SUBJECTED TO TRAFFICABLE LOADS MUST BE INSTALLED IN A CLASS 'B' METER BOX AND SURROUND.

SEWER LOT CONNECTIONS TO BE IN ACCORDANCE WITH MRWA-S-301 TO MRWA-S-314.
NEW CONNECTION TO BE INSTALLED BY TASWATER AT THE DEVELOPERS COST.

CONNECTION TO EXISTING SEWER LINES TO BE DONE BY TASWATER AT DEVELOPERS EXPENSE.

W A R N I N G
Beware of underground services. Locate all existing services prior to construction. The location shown on plans are indicative only and precise location should be proven on site. No guarantee is given that all services are shown on plan.

ALL SERVICES TO BE CONTAINED INSIDE THEIR RESPECTIVE LOTS

SURVEY INFORMATION PROVIDED BY ROGERSON & BIRCH SURVEYORS:
CONTOUR INTERVALS:
MAJOR: 1.00m
MINOR: 0.20m
INFORMATION PROVIDED IS A COMBINATION OF SURVEYED PICK UP & LIST DATA

EXISTING SEWER LOT CONNECTION TO REMAIN TO SERVICE LOT 1 TO BE LOCATED ON SITE AND MADE SURE IT IS INSIDE THE PROPOSED LOT 1 BOUNDARY

01 PROPOSED SERVICING PLAN
Scale: 1:100 @ A1 1:200 @ A3

N

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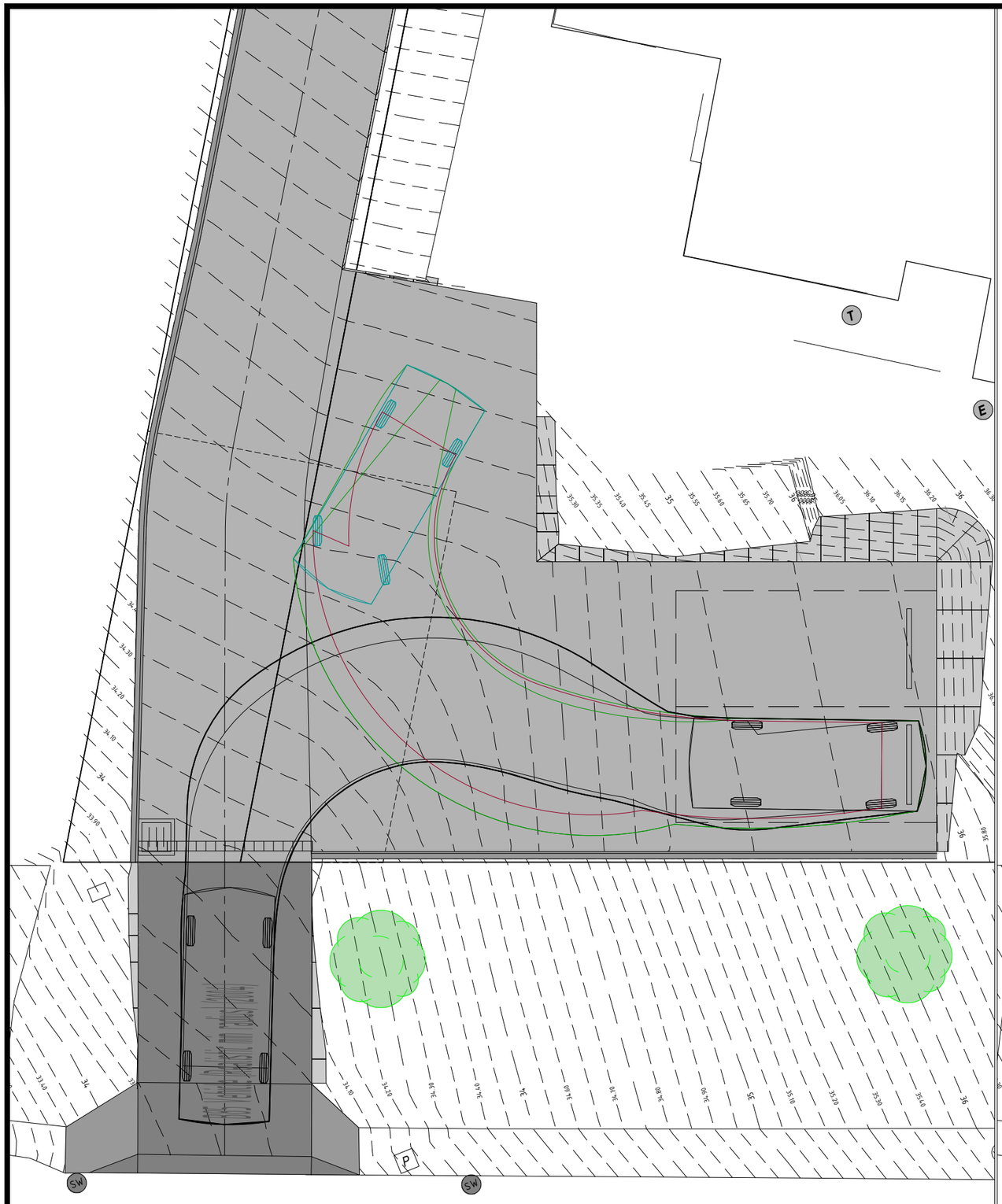
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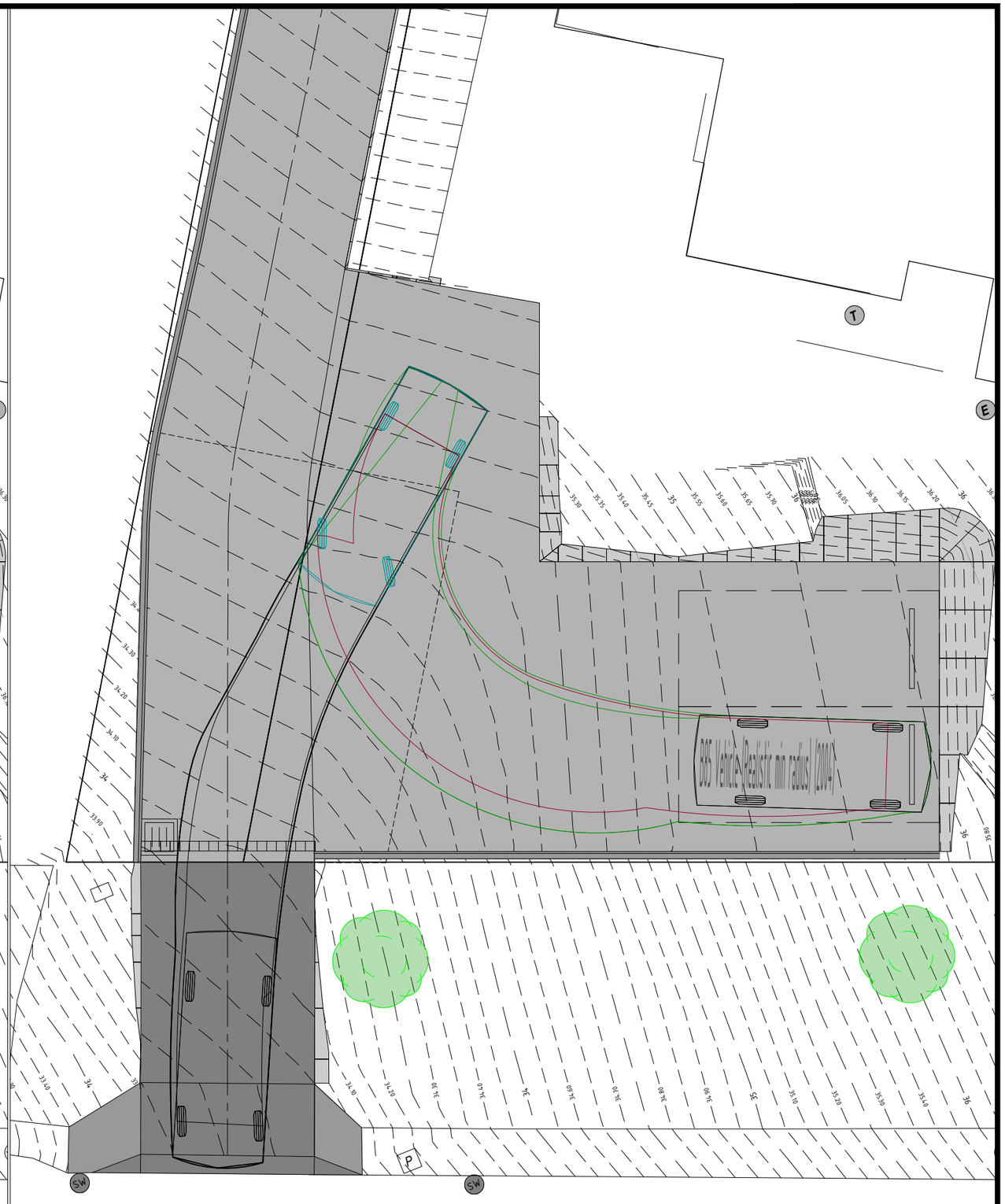
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A	AMENDED PLANS TO MEET RFIA	02.10.2026		

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2 LOT SUBDIVISION @ 36 BAYFIELD ST BELLERIVE TAS 7018
PID: 5157461- TITLE REFERENCE: 133168/1
PROPOSED SERVICING PLAN
SCALE As Noted
DRAWN M. FRAWLEY DATE 02.10.2026
APPROVED
DRAWING No. 26158-S01 REVISION A
No--OF-- SHEETS

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02 PROPOSED LOT 1 PARKING TUNRPATHS SHEET 01

Scale: 1:50 @ A1 1:100 @ A3

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PID: 5157461- TITLE REFERENCE: 133168/1

PROPOSED LOT 1 TURNPATH SHEET 01

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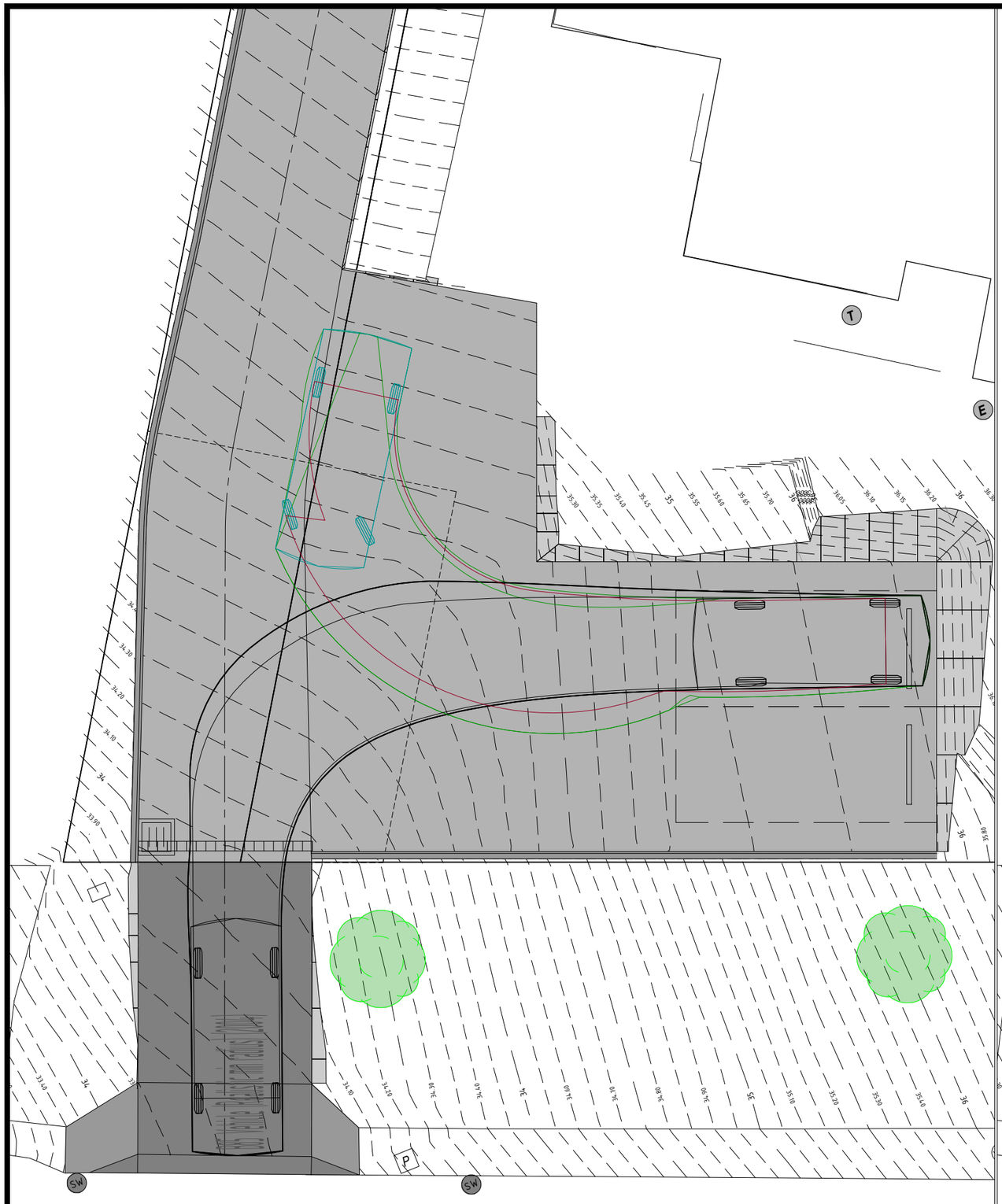
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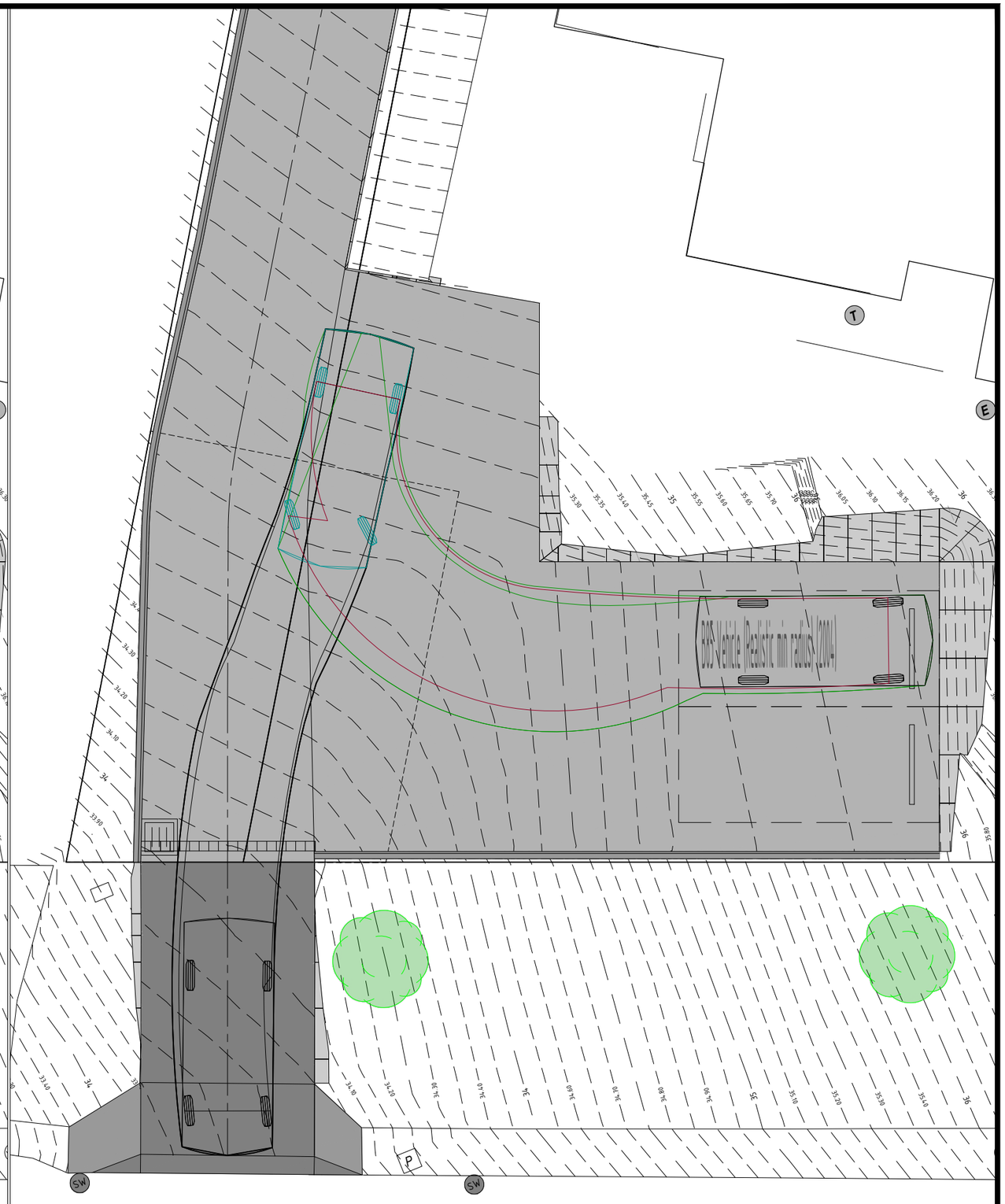
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03 PROPOSED LOT 1 PARKING TUNRPATHS SHEET 02

Scale: 1:50 @ A1 1:100 @ A3

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2 LOT SUBDIVISION @ 36 BAYFIELD ST BELLERIVE TAS 7018

PID: 5157461- TITLE REFERENCE: 133168/1

PROPOSED LOT 1 TURNPATH SHEET 03

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HATCHED AREA DENOTES 125 THICK CONCRETE SLAB. N32 CONCRETE. SL82 TOP MESH 50mm COVER.
20mm F.C.R. ON A MINIMUM OF 100mm COMPACTED THICKNESS AND COMPACTED TO 95% STANDARD COMPACTION.
CONTROL JOINT (C.J.) EQUIVALENT AT 3m MAXIMUM CENTRES. EXPANSION JOINTS (E.J.) AT 12m MAXIMUM CENTRES.

APPROXIMATE EXTENT OF CUT BATTER UPTO EXISTING SURFACE LEVEL
MAX. CUT SLOPE 1 IN 2.0
MAX. FILL SLOPE 1 IN 3.0

T

E

LOT 1 PARKING BAY 01

LOT 1 PARKING BAY 02

600x600 SQUARE GRATED PIT WITH CLASS D LID & 200 WIDE GRATED TRENCH DRAIN WITH CLASS D LID. FALL TOWARDS GRATED PIT. AT INTERFACE BETWEEN PUBLIC AND PRIVATE INFRASTRUCTURE.

INTEGRAL KERB ON LOW SIDE OF PARKING & DRIVEWAY. USE EDGE THICKENING WHERE REQUIRED FOR >300<600 DROP

04 PROPOSED LOT 1 PARKING & TURNING CONTOURS & FINISHED SURFACE LEVELS

Scale: 1:250 @ A1 1:500 @ A3

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2 LOT SUBDIVISION @ 36 BAYFIELD ST BELLERIVE TAS 7018

PID: 5157461- TITLE REFERENCE: 133168/1

PARKING & TURNING CONTOURS & FINISHED SURFACE LEVELS

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NEW STORMWATER PRIVATE — ISW
NEW STORMWATER PUBLIC — SW
EXISTING STORMWATER — sw
NEW SEWER PRIVATE — IS
NEW SEWER PUBLIC — S
EXISTING SEWER — s
NEW WATER PRIVATE — IW
NEW WATER PUBLIC — WM
EXISTING WATER — w

WATER PIPELINE TO BE EXTENDED FROM THE ROAD FRONTAGE INTO THE LOT PROPER, BY THE DEVELOPERS CONTRACTOR AT THE DEVELOPERS COST.

SEWER PIPELINE TO BE EXTENDED FROM THE ROAD FRONTAGE INTO THE LOT PROPER, BY THE DEVELOPERS CONTRACTOR AT THE DEVELOPERS COST.
PROVIDE TEMPORARY END CAPS AT END OF LINE TO FUTURE INTERNAL DEVELOPMENT.

LOT 2 NEW STORMWATER CONNECTION AS PER TSD-SW25-v3
PROVIDE TEMPORARY END CAPS AT END OF LINE TO FUTURE INTERNAL DEVELOPMENT.

LOT 2 NEW TELECOMMUNICATION CONNECTION

LOT 2 NEW UNDERGROUND POWER CONNECTION

LOT 2 NEW PROPERTY SERVICE CONNECTION.
DN20 BELOW GROUND LOW HAZARD METER..
PROPOSED DN25 (ID20mm) IN 100ø PVC CONDUIT
WATER CONNECTION ROAD CROSSING TO BE CONNECTED TO EXISTING WATER MAIN AS PER MRWA-W-110 & MRWA-W-111.
ALL WORKS TO BE DONE BY TASWATER AT DEVELOPERS COST.

LOT 2 NEW DN100mm SEWER LOT CONNECTION TO BE IN ACCORDANCE WITH MRWA-S-301 TO MRWA-S-314.
NEW CONNECTION TO BE INSTALLED BY TASWATER AT THE DEVELOPERS COST.

600x600 SQUARE GRATED PIT WITH CLASS D LID & 200 WIDE GRATED TRENCH DRAIN WITH CLASS D LID. FALL TOWARDS GRATED PIT.
AT INTERFACE BETWEEN PUBLIC AND PRIVATE INFRASTRUCTURE.

EXISTING POWER POLE

EXISTING OVERHEAD POWERLINE

PROPOSED NEW PRIVATE POWER POLE TO SERVICE LOT 2

EXISTING COMMUNICATION PIT LID TO BE RAISED TO TO DRIVEWAY NEW FSL AND BE FITTED WITH MIN. CLASS "B" TRAFFICABLE LID

APPROXIMATE EXTENT OF CUT BATTER DOWN TO EXISTING SURFACE LEVEL
MAX. CUT SLOPE 1 IN 2.0
MAX. FILL SLOPE 1 IN 3.0

EXISTING CONCRETE CROSSOVER & DRIVEWAY

EXISTING CONCRETE CROSSOVER

200x50x5.0 GALV. RHS STORMWATER LINE CONNECTED TO GALV. STEEL KERB OUTLET & TO BE DONE IN GENERAL ACCORDANCE WITH TSD-SW29-v3

EXISTING CONCRETE CROSSOVER & ACCESS.
BREAKOUT EXISTING LOT ACCESS & FOOTPATH & CONSTRUCT NEW CONCRETE CROSSOVER SHARED ACCESS FOR LOTS 1 AND 2 WITH RECIPROCAL RIGHTS OF WAY WITH MIN. 500mm CLEARANCE GAP FOR STORMWATER KERB ADAPTER BETWEEN NEW CROSS OVER AND EXISTING CROSSOVER TO 34 BAYFIELD STREET (RESHAPE TO ALLOW FOR KERB ADAPTER.) & TO BE DONE IN GENERAL ACCORDANCE WITH TSD-R03-v3 & TSD-R09-v3
MATCH INTO THE EXISTING CROSSOVER, KERB & CHANNEL & EXISTING ASPHALT FOOTPATH GRADES & LEVELS TO MAKE GOOD AT COMPLETION

EXISTING STOP VALVE RL: 33.15m

PROPOSED WATER LATERAL LINE (PUBLIC) 100ø PVC CONDUIT

APPROXIMATE EXTENT OF CUT BATTER UPTO EXISTING SURFACE LEVEL
MAX. CUT SLOPE 1 IN 2.0
MAX. FILL SLOPE 1 IN 3.0

EXISTING UNKNOWN PIT LID RL: 34.18m

EXISTING STORMWATER KERB OUTLET FOR 36 BAYFIELD ST
INVERT: 34.13m
TO REMAIN TO SERVICE LOT 1

EXISTING POWER POLE

EXISTING STORMWATER KERB OUTLET 38 BAYFIELD ST INVERT: 35.54m

EXISTING SEWER MH
LID RL: 36.17m
INVERT IN: 35.15m
INVERT OUT: 35.03m

EXISTING WATER LOT CONNECTION FOR 36 BAYFIELD STREET RL: 36.46m
TO REMAIN TO SERVICE LOT 1

EXISTING UNKNOWN PIT LID RL: 36.62m

EXISTING UNKNOWN PIT LID RL: 36.67m

EXISTING WATER LOT CONNECTION FOR 38 BAYFIELD STREET RL: 36.65m

EXISTING ELECTRICAL TURRET

EXISTING COMMUNICATION PIT LID RL: 37.17m

APPROXIMATE EXTENT OF CUT BATTER UPTO EXISTING SURFACE LEVEL
MAX. CUT SLOPE 1 IN 2.0
MAX. FILL SLOPE 1 IN 3.0

UNIT 1 34
BAYFIELD STREET
PID: 9885032

UNIT 2 34
BAYFIELD STREET
PID: 9885033

UNIT 2 38
BAYFIELD STREET
PID: 3265119

UNIT 1 38
BAYFIELD STREET PID:
2905591

34 BAYFIELD STREET

36 BAYFIELD STREET:
PID: 515746
TITLE REFERENCE: 133168/1
AREA: 1011m²

EXISTING HOUSE

Lot 2
521m²

Lot 1
490m²

SHARED R.O.W. AREA 55m.²

MIN. SETBACK

BAYFIELD STREET

ALL WORKS ARE TO BE IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA WSA 03 -2011-3.1 VERSION 3.1 MRWA EDITION V2.0 AND SEWERAGE CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES CODE WSA 02-2014-3.1 MRWA VERSION 2 AND TASWATER'S SUPPLEMENTS TO THESE CODES

S.H.C. SINGLE HOUSE CONNECTION
THE PROPERTY WATER SERVICE FOR EACH LOT MUST BE MINIMUM I.D. 20mm TERMINATING WITH A METER AND BOX, BOUNDARY CONTAINMENT AND VALVES IN ACCORDANCE WITH TASWATER'S STANDARD DRAWINGS, WATER METERING POLICY / WATER SUB-METERING POLICY, BOUNDARY BACKFLOW CONTAINMENT BUSINESS RULE & AS3500.1:2003, INSTALLED AT THE PROPERTY BOUNDARY.

PROPERTY CONNECTIONS LOCATED WITHIN AN AREA SUBJECTED TO TRAFFICABLE LOADS MUST BE INSTALLED IN A CLASS 'B' METER BOX AND SURROUND.

SEWER LOT CONNECTIONS TO BE IN ACCORDANCE WITH MRWA-S-301 TO MRWA-S-314.
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CONNECTION TO EXISTING SEWER LINES TO BE DONE BY TASWATER AT DEVELOPERS EXPENSE.

W A R N I N G
Beware of underground services. Locate all existing services prior to construction. The location shown on plans are indicative only and precise location should be proven on site. No guarantee is given that all services are shown on plan.

ALL SERVICES TO BE CONTAINED INSIDE THEIR RESPECTIVE LOTS

SURVEY INFORMATION PROVIDED BY ROGERSON & BIRCH SURVEYORS:
CONTOUR INTERVALS:
MAJOR: 1.00m
MINOR: 0.20m
INFORMATION PROVIDED IS A COMBINATION OF SURVEYED PICK UP & LIST DATA

EXISTING SEWER LOT CONNECTION TO REMAIN TO SERVICE LOT 1 TO BE LOCATED ON SITE AND MADE SURE IT IS INSIDE THE PROPOSED LOT 1 BOUNDARY

01 PROPOSED SERVICING PLAN
Scale: 1:100 @ A1 1:200 @ A3

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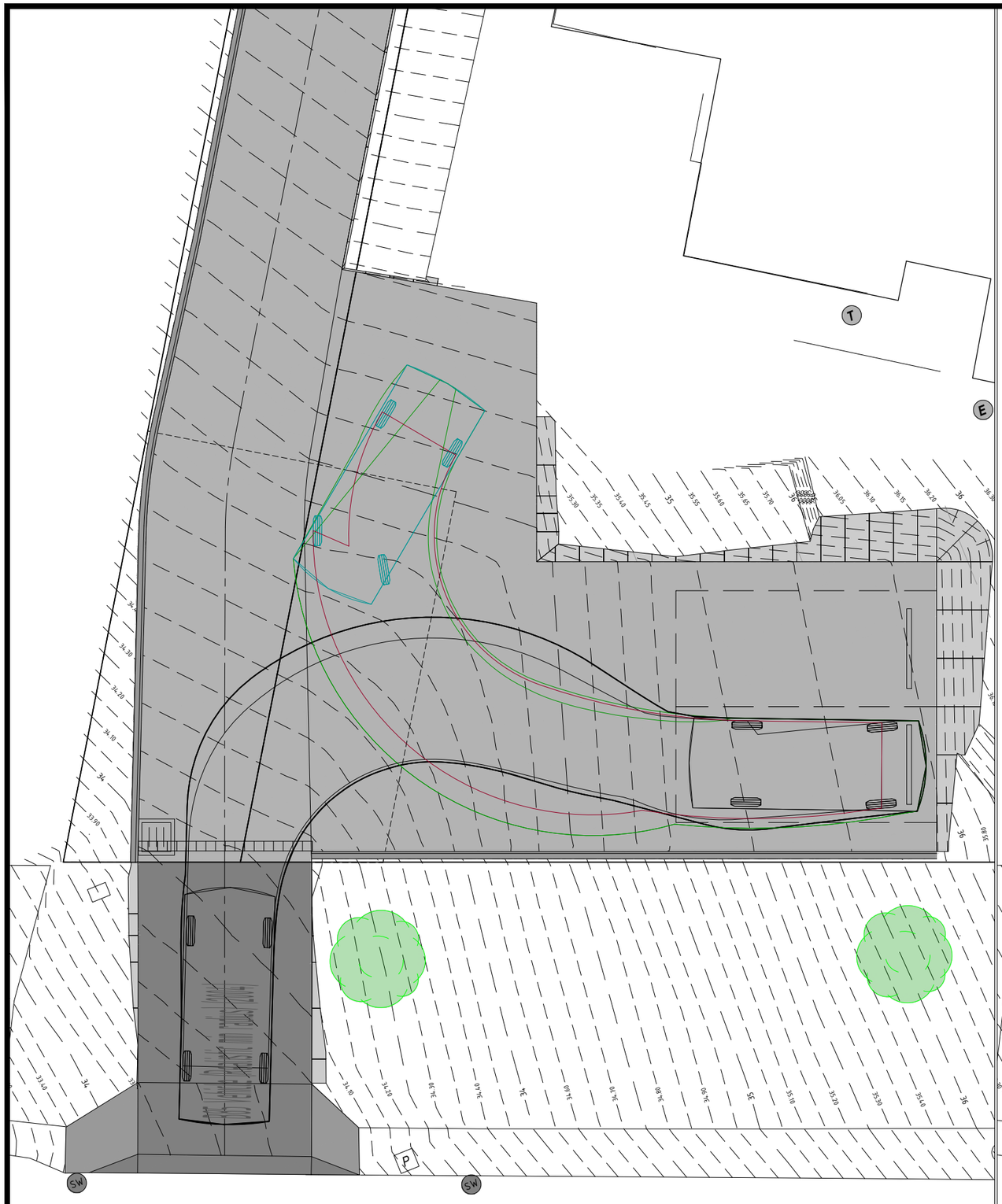
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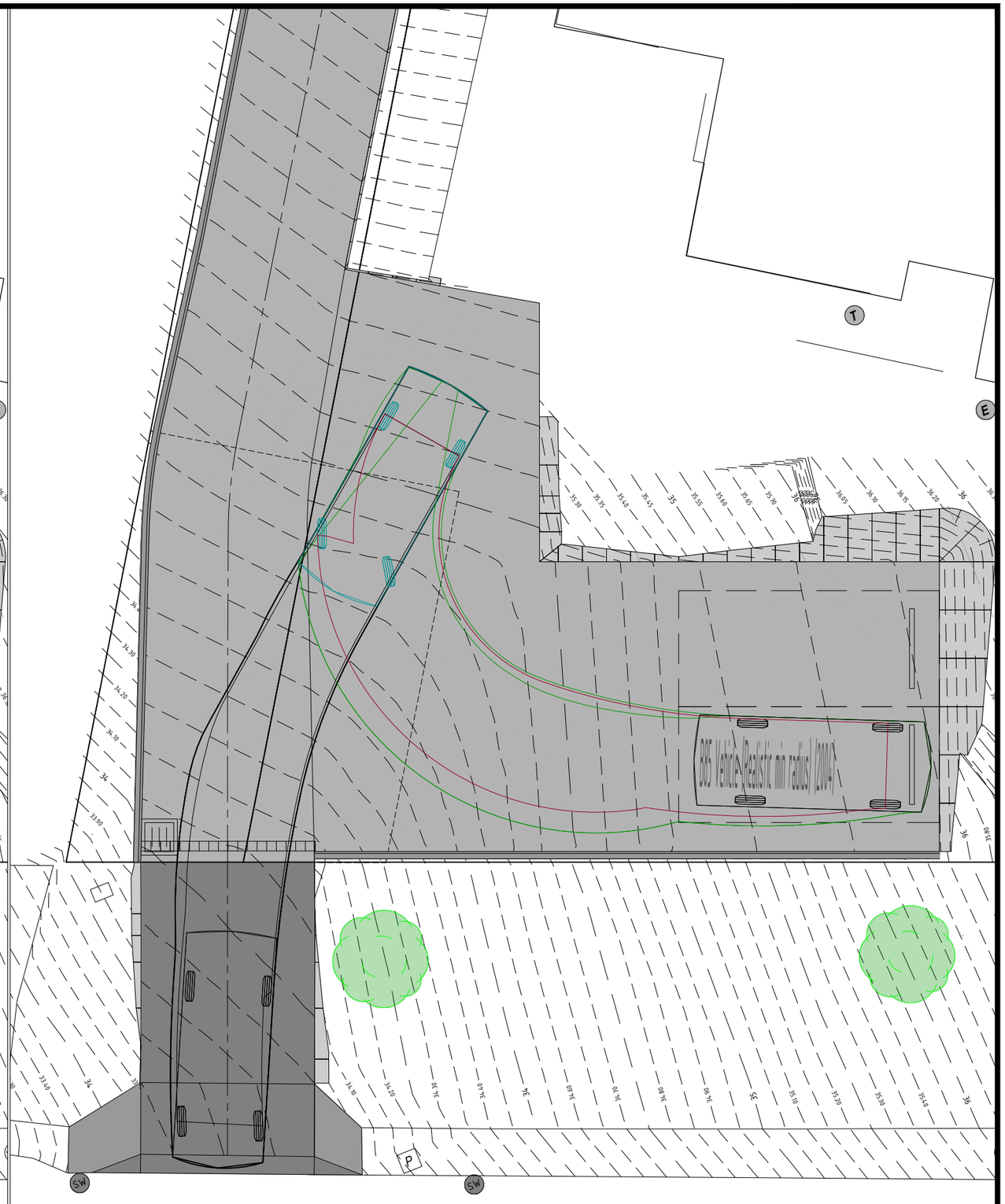
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2 LOT SUBDIVISION @ 36 BAYFIELD ST BELLERIVE TAS 7018
PID: 5157461- TITLE REFERENCE: 133168/1
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02 PROPOSED LOT 1 PARKING TUNRPATHS SHEET 01

Scale: 1:50 @ A1 1:100 @ A3

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PID: 5157461- TITLE REFERENCE: 133168/1

PROPOSED LOT 1 TURNPATH SHEET 01

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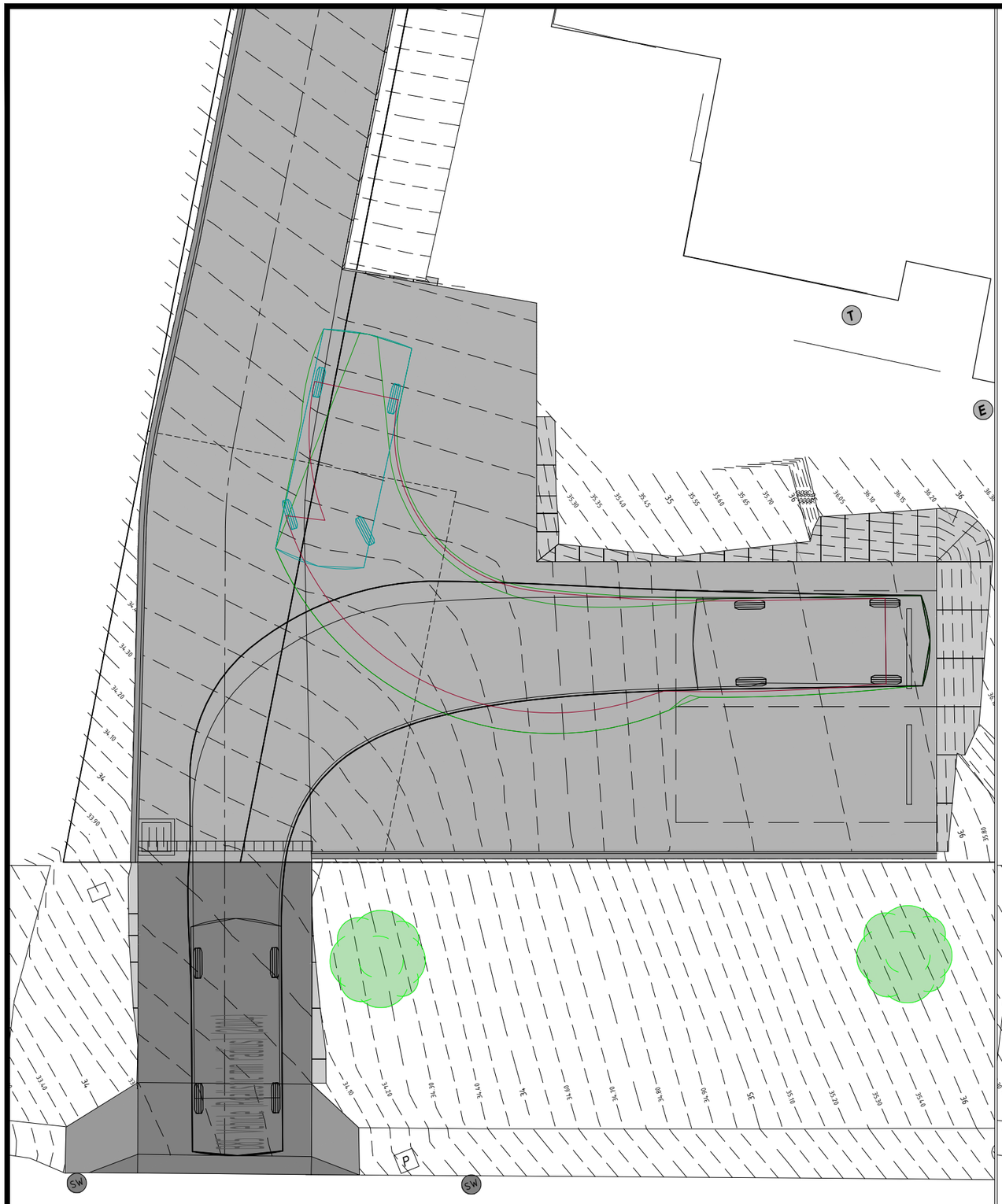
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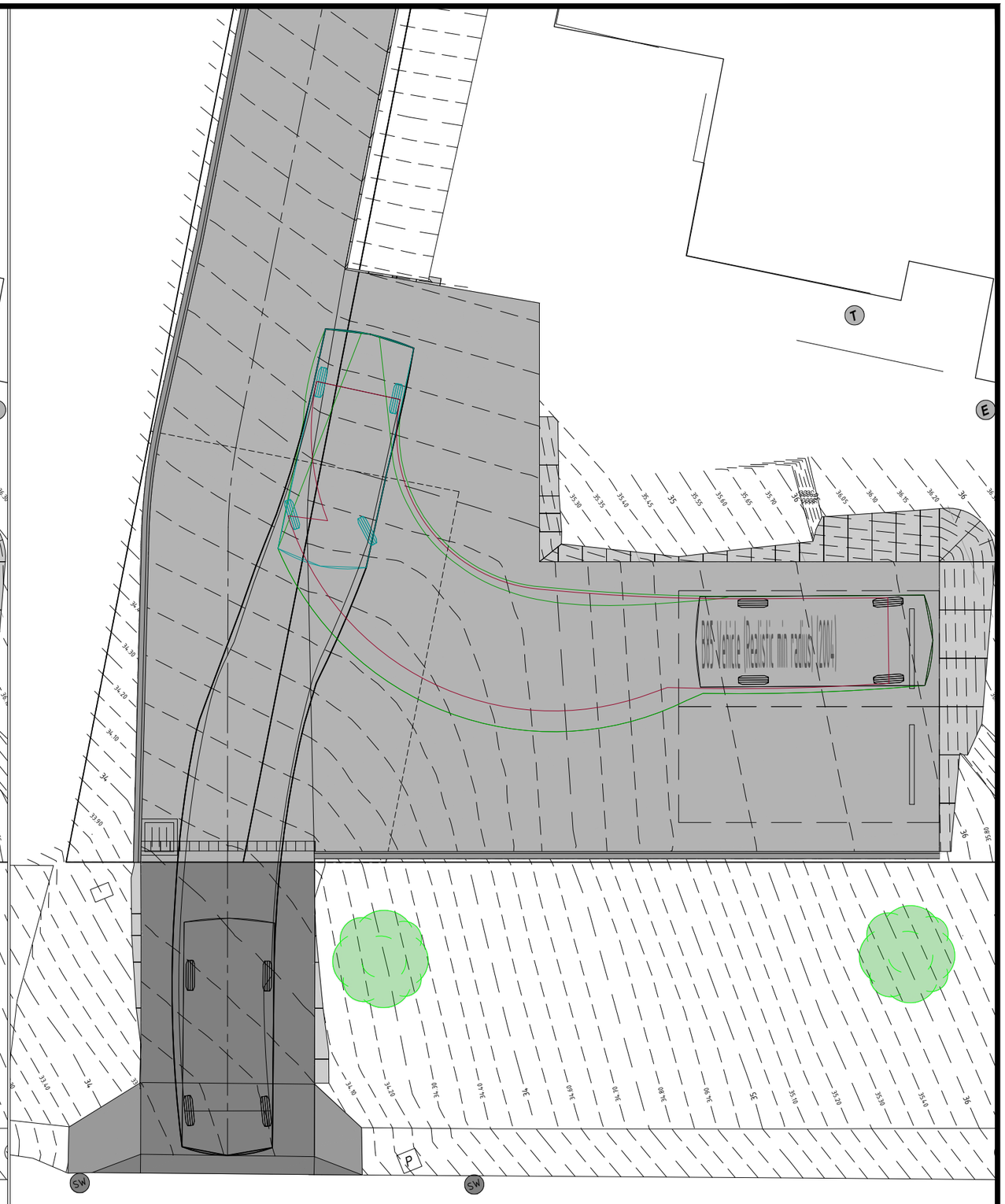
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03 PROPOSED LOT 1 PARKING TUNRPATHS SHEET 02

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2 LOT SUBDIVISION @ 36 BAYFIELD ST BELLERIVE TAS 7018

PID: 5157461- TITLE REFERENCE: 133168/1

PROPOSED LOT 1 TURNPATH SHEET 03

SCALE As Noted

DRAWN M. FRAWLEY DATE 02.10.2026

APPROVED

DRAWING No. 26158-S03 REVISION A

No--OF-- SHEETS

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HATCHED AREA DENOTES 125 THICK CONCRETE SLAB. N32 CONCRETE. SL82 TOP MESH 50mm COVER.
20mm F.C.R. ON A MINIMUM OF 100mm COMPACTED THICKNESS AND COMPACTED TO 95% STANDARD COMPACTION.
CONTROL JOINT (C.J.) EQUIVALENT AT 3m MAXIMUM CENTRES. EXPANSION JOINTS (E.J.) AT 12m MAXIMUM CENTRES.

APPROXIMATE EXTENT OF CUT BATTER UPTO EXISTING SURFACE LEVEL
MAX. CUT SLOPE 1 IN 2.0
MAX. FILL SLOPE 1 IN 3.0

T

E

LOT 1 PARKING BAY 01

LOT 1 PARKING BAY 02

600x600 SQUARE GRATED PIT WITH CLASS D LID & 200 WIDE GRATED TRENCH DRAIN WITH CLASS D LID. FALL TOWARDS GRATED PIT. AT INTERFACE BETWEEN PUBLIC AND PRIVATE INFRASTRUCTURE.

INTEGRAL KERB ON LOW SIDE OF PARKING & DRIVEWAY. USE EDGE THICKENING WHERE REQUIRED FOR >300<600 DROP

04 PROPOSED LOT 1 PARKING & TURNING CONTOURS & FINISHED SURFACE LEVELS

Scale: 1:250 @ A1 1:500 @ A3

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DWC INVESTMENT GROUP PTY LTD

No.	AMENDMENT	DATE	DRG No.	REFERENCE
A	AMENDED PLANS TO MEET RFIA	02.10.2026		

HUTCHINGS SPURR PTY. LTD.
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STRUCTURAL · CIVIL · MUNICIPAL · PROJECT MANAGEMENT · SUB DIVISIONS

2 LOT SUBDIVISION @ 36 BAYFIELD ST BELLERIVE TAS 7018

PID: 5157461- TITLE REFERENCE: 133168/1

PARKING & TURNING CONTOURS & FINISHED SURFACE LEVELS

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