



DEVELOPMENT APPLICATION

PDPLANPMTD-2023/041111

PROPOSAL: Demolition of Existing Dwelling & Two New Multiple Dwellings

LOCATION: 12 Park Street, Bellerive

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 30 January 2024

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 30 January 2024. 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 30 January 2024.

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.

Clarence City Council



APPLICATION FOR DEVELOPMENT / USE OR SUBDIVISION

The personal information on this form is required by Council for the development of land under the Land Use Planning and Approvals Act 1993. We will only use your personal information for this and other related purposes. If this information is not provided, we may not be able to deal with this matter. You may access and/or amend your personal information at any time. How we use this information is explained in our **Privacy Policy**, which is available at www.ccc.tas.gov.au or at Council offices.

Proposal:

DEMOLITION OF EXISTING DWELLING, PROPOSED 2 DWELLINGS

Location:

Address..... 12 PARK ST.
Suburb/Town..... BELLERIVE Postcode..... 7018

Current
Owners/s:

Applicant:

Personal Information Removed

Tax Invoice for
application fees to
be in the name of:
(if different from
applicant)

Estimated cost of development

\$ 800,000. -

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)

38 Bligh Street, Rosny Park, Tasmania • Address correspondence to: General Manager, PO Box 96, Rosny Park 7018 • Dx: 70402
Telephone (03) 6217 9550 • Email cityplanning@ccc.tas.gov.au • Website www.ccc.tas.gov.au

Page 1 of 4

If you had pre-application discussions with a Council Officer, please give their name

—

Current Use of Site:

EXISTING DWELLING

Does the proposal involve land administered or owned by the Crown or Council?

Yes

☐

No

☒


Declaration:

- I have read the Certificate of Title and Schedule of Easements for the land and am satisfied that this application is not prevented by any restrictions, easements or covenants.
- I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application
- I declare that, in accordance with Section 52 of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their signed consent is attached. Where the application is submitted under Section 43A, the owner's 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.

Applicant's
Signature:

Signature  Date 18/12/23

**PLEASE REFER TO THE DEVELOPMENT/USE AND SUBDIVISION CHECKLIST
ON THE FOLLOWING PAGES TO DETERMINE WHAT DOCUMENTATION MUST
BE SUBMITTED WITH YOUR APPLICATION.**

Clarence City Council

DEVELOPMENT/USE OR SUBDIVISION CHECKLIST



Documentation required:

1. **MANDATORY DOCUMENTATION**

This information is required for the application to be valid. An application lodged without these items is unable to proceed.

- ☒ 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 Council.

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

2. **ADDITIONAL DOCUMENTATION**

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 plan 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.

Clarence City Council

DEVELOPMENT/USE OR SUBDIVISION CHECKLIST



- ☐ 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 Council's Planning Officers on (03) 6217 9550 who will be pleased to assist.

Planning Submission

Proposed 2 Dwellings (+ Demolition of Existing Dwelling)

at

12 Park Street
Bellerive
Tasmania

for

Mr. R. Christian & Ms. N. Timbell

Tas Building Design Pty Ltd
P.O.Box 2018
Howrah 7018
e. tas.buildingdesign@bigpond.com
p. 0408 882 283

December 2023.

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attachments

Tas Building Design Pty Ltd
sk01 –Site Demolition Plan
sk02 – Site Plan
sk03 - Site Drainage Plan
sk04 - Site Landscape Plan
sk05 – Soil & Water Management Plan
sk06 – Floor Plans - Dwelling A
sk07 – Floor Plan – Dwellings B
sk08 – Elevations – Dwelling A
sk09 – Elevations – Dwelling A
sk10 – Elevations – Dwelling B

Traffic Report – Hubble Traffic
Land Survey – Rogerson and Birch
Certificate of Title documents
Shadow Diagrams
Detention Calculations – Hutchings Spurr
Existing Drainage Plans

1. - Introduction

The 12 park St., Bellerive site is zoned General Residential under the Clarence City Council Tas Planning Scheme. The proposed development submitted is for the demolition of the existing dwelling and proposed two new strata title dwellings- front dwelling with 3 bedrooms and double storey, rear dwelling being single storey with 2 bedrooms.

2. – Site Location

The proposed two dwelling development site address is located at 12 Park. St., Bellerive on one title. The development is located on the northern side of Park Street. The land gently falls to the south aspect and is within an existing homes area. The lot abuts existing residential homes/units.

3.- Design statement

The proposed development is designed for a strata title development and is aimed to provide general low maintenance dwellings. The dwellings are located within an existing homes area and are close to all local services.

Careful design allows for comfortable access to the new dwelling for pedestrians and vehicles.

The Proposed Dwelling A has a mix of external finishes with generally rendered walls, small areas of colorbond nailstrip cladding and timber cladding to walls and low level colorbond skillion roofs. The rear Proposed Dwelling B external finishes consist of generally Linea weathboard cladding and small area of rendered cladding with a colorbond skillion roof.

Living spaces are located to the north for both dwellings with access to the north/west facing court yards. Placement of windows and planting will be used to give privacy and hide overlooking of open spaces to each dwelling and the surrounding properties.

4. – Proposed Development Facts

a.) Strata Title outline

The property at 12 Park Street, Bellerive consists of one title (CT. 109119/2). If approved, the development would be built as a strata title development.

b.) Dwelling density/plot ratio

The General Residential Zone allows for multiple residential with a minimum of 325 sq.m. per dwelling site. The site area is 813 sq.m. The plot ratio allows for a maximum 2 dwellings for the site under the General Residential zone requirements. We are applying for 2 dwellings for this application which calculates out to 406.5 sq.m. per dwelling site.

c.) Height

The maximum height for this development is Proposed Dwelling A at 7210mm.

d.) Setbacks to boundaries

Both Proposed Dwellings comply to the building envelope for side and rear boundaries. The Proposed Dwelling A front parapet slightly clips the building envelope but is considered as eaves being only a thin wall.

e.) Private open spaces

Private open spaces are located facing on the north/west side for both Proposed Dwellings and comply to the Planning Scheme requirements.

f.) Colour scheme/finishes

The proposed development will provide non-reflective colours to blend into the existing landscape and neighbouring properties. Selection of wall colours and colorbond roofing provide the main finishes. Fencing, driveway and landscaping provide a secondary colour scheme adding variety of colour and finishes separation.

g.) Site levels

Generally the site falls slightly to the south and have level parking for both dwellings. A small amount of excavations is required to the rear of both dwellings.

h.) Lighting

Parking and vehicle circulation will have external lighting covering these areas. This lighting will enable safe access for vehicles and pedestrians alike without light transferring into adjoining properties.

i.) Landscaping

Landscaping within the development will be low maintenance including shrubs, plantings, trees, fencing, driveway and courtyards. Refer to Landscape Plan for further information.

j.) Waste Management/Waste Collections

The bin placement/waste collection on collection day will be located in front of the property on Park Street and kept in each private courtyard area as indicated on the drawings.

5. – Impact to neighbouring sites

The property is within an existing homes area. The infill site is a good use of residential land development. The impact to the existing neighbouring sites is low-impact and the development generally complies to the planning scheme requirements.

6. – Site servicing

The existing 100mm dia sewer is connected at the front of the site and will service both new dwellings.

There is a new 25 (ID) water connection shown to the front of the property.

An existing 100mm dia stormwater main located also at the front of the property to the existing kerb and gutter. A new 150mm connection is shown within the property and will be distributed to the kerb in the same location by 2 No. 100x75 outlets to kerb and gutter.

Detention will be in the form of slow release outlets to stormwater tanks to the two new dwellings and stormstack pits to the driveway. Detention calculations have been provided and complies to the planning scheme requirements.

Power and NBN close to the front boundary.

7. – Access and parking

The proposed development requires the crossover to the relocated to the east side of the property. The crossover and driveway width is 3500mm and allows the 2 existing street car spaces to be relocated. Refer traffic report from Hubble Traffic.

The proposed development includes 5 car spaces. The new dwellings have 2 car spaces each and 1 new visitor car space is provided. All car spaces meet the acceptable turning areas.

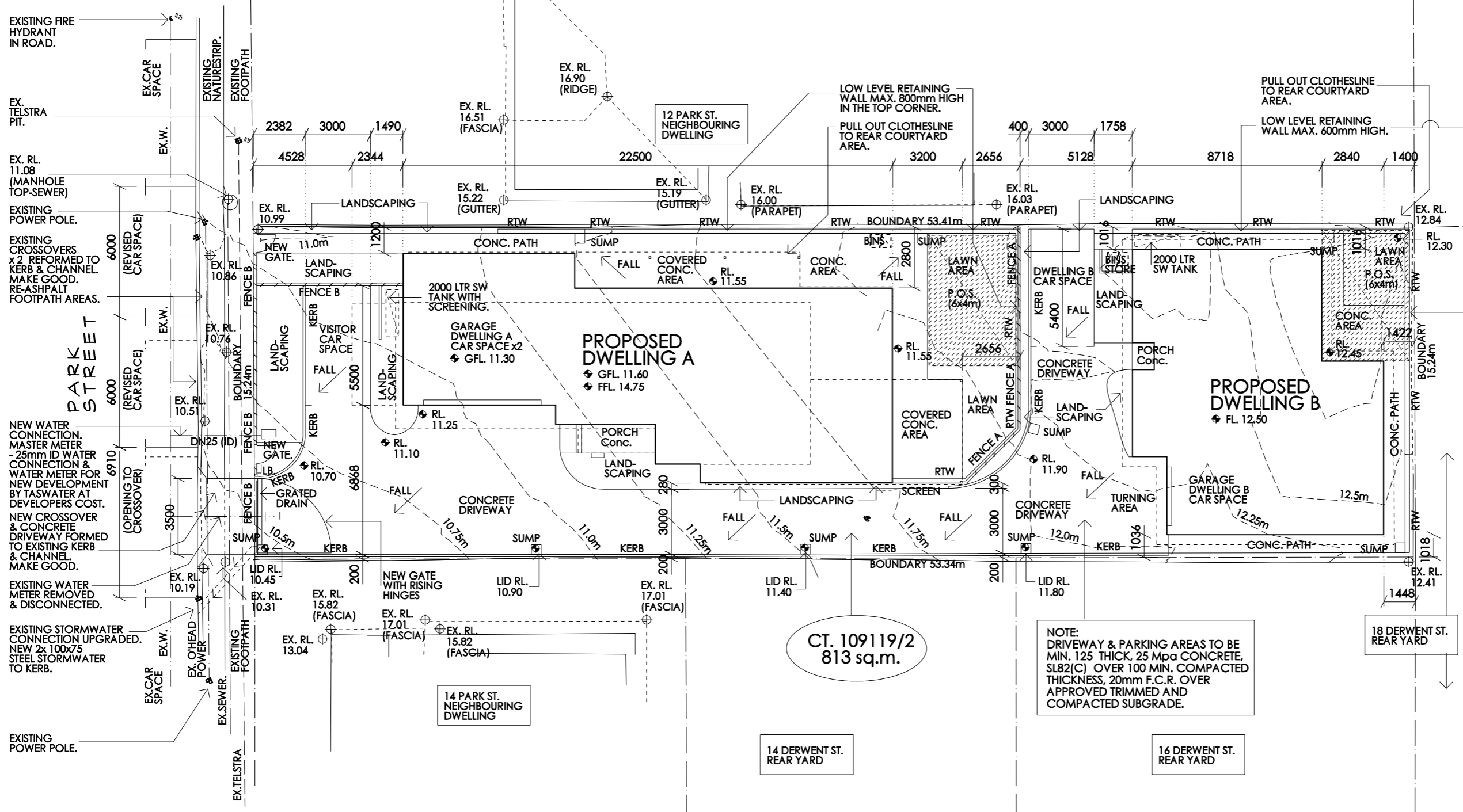
8. – Conclusion

The proposal for the two new strata dwellings will be a quality residential development for the Bellerive suburb. The location in the existing homes area is best suited for an infill residential development and the General Residential Zone allows the for this type of development.

The proposed development would be a valuable addition to the Clarence City Council municipality.

REVISION A: - 08/01/24
- DWELLING A BINS MOVED TO REAR OF PROPERTY.

REVISION B: - 10/01/24
- FRONT FENCING REVISED
- FENCE B FENCING IN LEGEND UPDATED



SITE PLAN
SCALE 1:200 @ A3

NOTE:
- CONFIRM ALL LEVELS ON SITE BEFORE COMMENCEMENT.
- REFER TO SITE DRAINAGE PLAN DRWG SK03 FOR DWELLING SEWER & STORMWATER DRAINAGE.
- REFER TO LANDSCAPE PLAN DRWG SK04
- SIGNAGE TO ALL DWELLINGS & PARKING AREAS ALL CLEARLY MARKED - NUMBERS & LINE MARKINGS.

SITE PLAN LEGEND	
	EXISTING LEVELS
	NEW LEVELS
FENCE A	1800 HIGH TIMBER PALING FENCE
FENCE B	1800 HIGH SQUARE TOP PICKET FENCE 30% TRANSPARENCY
G.	GATE
SUMP	450x450 STORMWATER PITS. ALLOW STORMSTACKS TO DRIVEWAY.
	BINS

DEVELOPMENT SPECIFICS

CALCULATIONS BELOW UNDER THE CLARENCE CITY COUNCIL
TAS PLANNING SCHEME
ZONE: GENERAL RESIDENTIAL
NO RELEVANT PLANNING OVERLAYS

PLOT RATIO:

SITE AREA - 813 sq.m. CT - 109119/2

2 DWELLINGS ARE SHOWN TO THIS DEVELOPMENT @ 406.5 sq.m. P/DWELLING (COMPLYING TO THE GENERAL RESIDENTIAL ZONED DEVELOPMENT @ 325 sq.m. P/DWELLING)

SITE COVERAGE - 50% MAX. BUILDING AREA REQUIREMENT

UNDER THE SITE AREA OF 813 sq.m. THE ROOFED FLOOR AREA (INCLUDING DECKS OVER 1 METRE) IS - 361 sq.m.

THEREFORE THE CALCULATION IS: - 44.4 % (UNDER THE 50% REQUIREMENT)

25% MIN. LANDSCAPED AREA REQUIREMENT

UNDER THE SITE AREA OF 813 sq.m. THE LANDSCAPED AREA NOT INCLUDING ROADS, DWELLINGS, PATHS ETC IS - 118 sq.m.

THEREFORE THE CALCULATION IS: - 14.5 % (UNDER THE 25% REQUIREMENT)

CARPARKING

5 CAR SPACES ARE PROVIDED - 2 EACH PER NEW DWELLING + 1 VISITORS SPACE
(4 CAR SPACES REQUIRED 2 x 2.25 EACH UNIT = 4.5 THEREFORE 5 REQUIRED)

PRIVATE OPEN SPACES

GRADIENT MIN. 1:6
MIN. 4 METRE WIDTH

REFER TABLE FOR AREAS OF NORTH FACING COURTYARDS.

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Project and Address:
Proposed Developoment at No. 12 Park St., Bellerive.

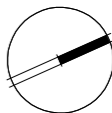
Client:
Mr. R. Christian & Ms. N. Timbrell

Drawing Title:

Site Plan

Please note: - Verify all dimensions on site. Figured dimensions take precedence over scale readings.

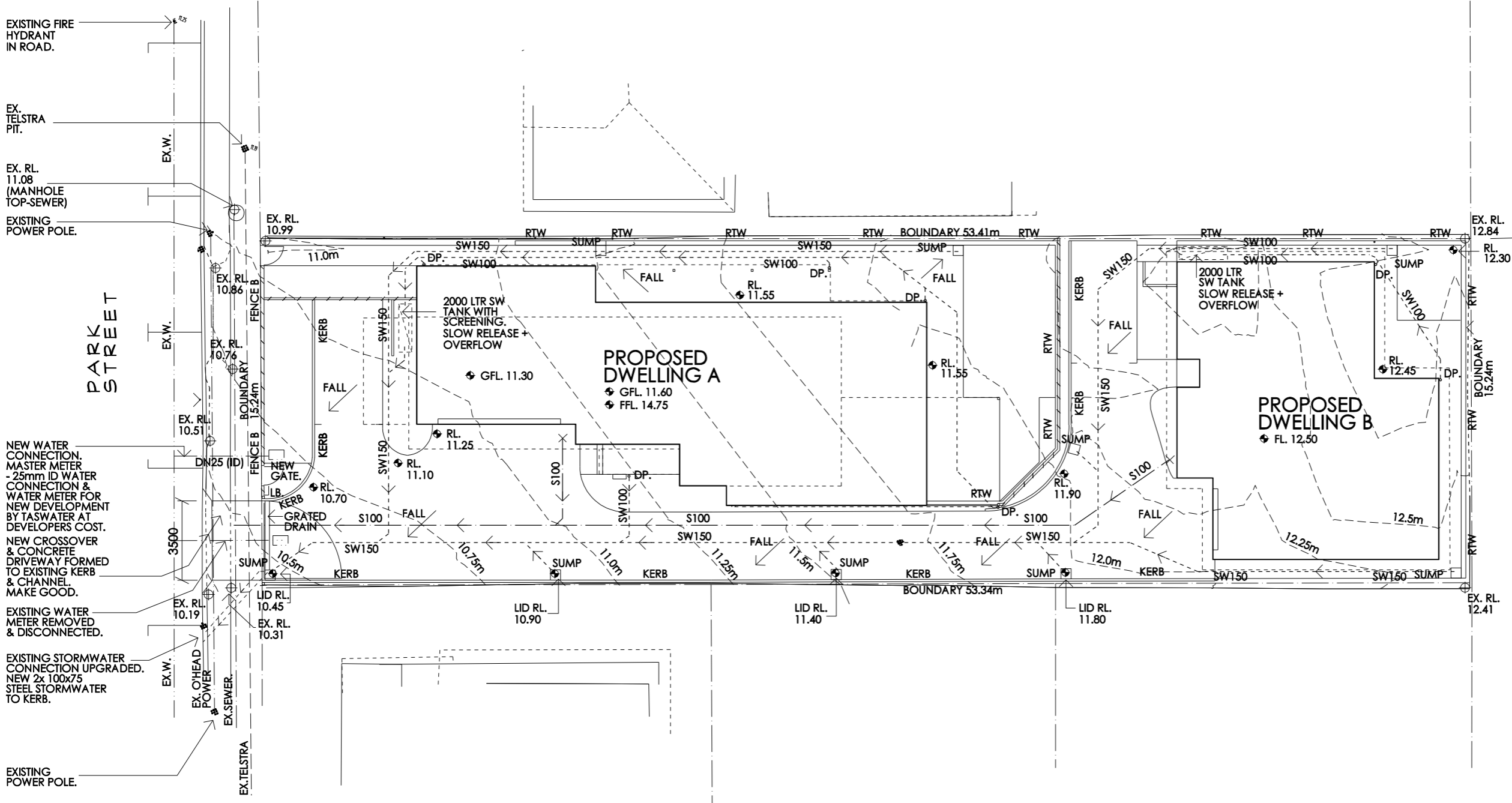
Plot Date: 10/01/2024	Drawn: KJR
Approval: preliminary	Scale: 1:200 @ A3



NORTH

Project No.:	21.12
Drawing No.:	sk02
Rev.	B

REVISION A: - 10/01/24
- MINOR REVISION/DELETION FOR BIN SCREEN
FROM SITE PLAN CHANGES.

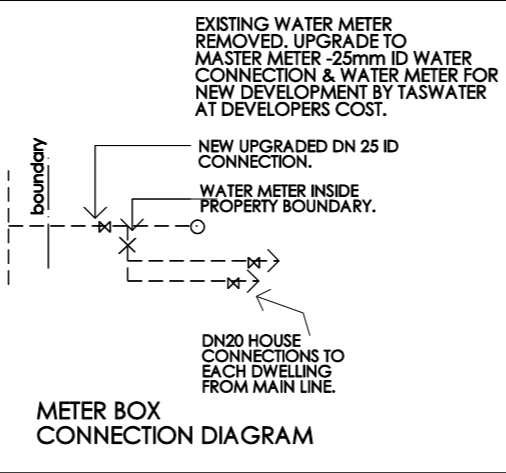


SITE DRAINAGE PLAN
SCALE 1:200 @ A3

SITE DRAINAGE PLAN LEGEND			
S100	SEWER LINE	450x450 STORMWATER PITS. (SS) 5 No. ALLOW STORMSTACKS TO DRIVEWAY. (CLASS B)	
SW100/SW150	STORMWATER LINE		
25 ID	WATER LINE		
		⊕	EXISTING LEVELS
		⬇	NEW LEVELS

NOTE:
- 300mm MIN. COVER IN NON TRAFFICABLE AREAS
- 50mm MIN. COVER UNDER REINFORCED CONCRETE
- PROVIDE 2000 LTR SUMLINE TANKS TO EACH DWELLING (2 No.)
CHARGED SYSTEM - ALL DOWNPIPPES CONNECTED TO TANKS. REFER ATTACHED ENGINEERS DRAWINGS.

GENERAL NOTES
- ALL ABOVE GROUND EXTERNAL PIPES TO BE TYPE 'B' COPPER. ALL BELOW GROUND LEVEL EXTERNAL PIPES TO BE PN16 HDPE OR APPROVED SIMILAR. ALL UNDER SLAB PIPES TO BE TYPE 'B' COPPER LAGGED TO PREVENT CONTACT WITH SOILS OR CONCRETE. ALL INTERNAL COLD/HOT/TEMPERED WATER PIPES TO BE TYPE 'B' COPPER OR APPROVED SIMILAR. ALL INTERNAL FIRE SERVICE PIPES ABOVE GROUND/FLOOR LEVEL TO BE GALVANISED STEEL FS PIPE.
- MINIMUM COVER TO BE 750mm UNDER TRAFFICABLE AREAS.
- PIPEWORK SHALL BE LAID IN POSITIONS SHOWN.
- ALL TRENCHES UNDER TRAFFICABLE AREAS TO BE FULL DEPTH BACK FILLED WITH APPROVED COMPACTED FCR.
- ELECTROMAGNETIC TRACKER TAPE TO BE PLACED OVER ALL WATER MAINS.
- ALL WATER WORKS ARE TO BE IN ACCORDANCE WITH A.S. 3500, THE TASMANIAN PLUMBING CODE, WATER SERVICES ASSOCIATION OF AUSTRALIA, THE LOCAL COUNCIL AND TASWATER REQUIREMENTS.
- INDIVIDUAL UNIT CONNECTION VALVES TO BE I.D. 20. ALL LOT CONENCTIONS TO BE IN ACCORDANCE WITH TASWATER STANDARD DRAWING TW-SD-W-20 WITH METER WITH INTEGRAL DUAL CHECK VALVE, GATE VALVE AND PVC BOX AS SPECIFIED BY TASWATER.
- SEWER PIPE - 100 DIA. UPVC MIN. GRADE 1:60.
- STORMWATER PIPE - 90 DIA./150 DIA. UPVC MIN. GRADE 1:100 (CONFIRM ALL OTHER GRADES WITH AS 3500)
- GENERALLY ALL SURFACE DRAINAGE FALLS ARE TO BE 1-2% CROSSFALL.
- ALLOW 2 No. EXTERNAL TAPS TO EACH DWELLING.
- WATER SUPPLY GENERALLY 20 DIA. WITH 15 DIA. BRANCHES TO SINGLE FIXTURES NOT EXCEEDING 3 METRES.
- TEMPERING VALVE FITTED TO LIMIT HOT WATER TO MAX 50 DEGREES C TO ABLUTION AREAS.



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Project and Address:
Proposed Developoment at
No. 12 Park St., Bellerive.

Client:
Mr. R. Christian &
Ms. N. Timbrell

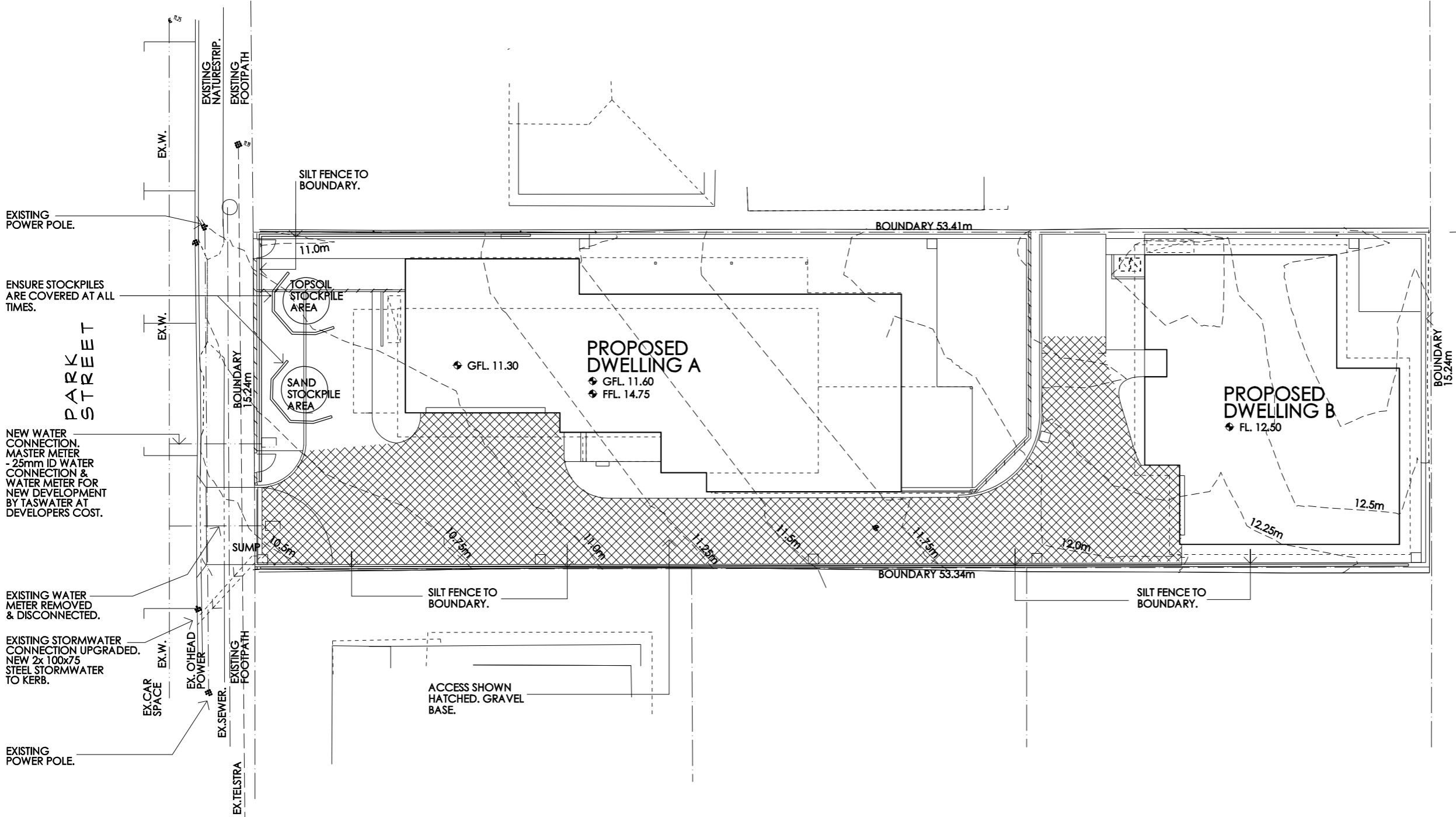
Drawing Title:
Site Drainage Plan

Please note: - Verify all dimensions on site. Figured dimensions take precedence over scale readings.

Plot Date: 10/01/2024	Drawn: KJR
Approval: preliminary	Scale: 1:200 @ A3

	Project No.:
	21.12
Drawing No.:	Rev.
sk03	A

REVISION A:- 10/01/24
- MINOR REVISION/DELETION FOR BIN SCREEN
FROM SITE PLAN CHANGES.



SOIL & WATER MANAGEMENT PLAN
SCALE 1:200 @ A3

LEGEND



STOCKPILE AREA



HARDCORE ACCESS



SILT FENCE/ BARRIER

GENERAL NOTE:
- AREAS DISTURBED TO BE MINIMAL AS POSSIBLE.
- REFER TO SITE DRAINAGE PLAN FOR LOCATION OF SEWER & STORMWATER PIPES.
- ALL SITE WORKS TO COMPLY WITH COUNCIL REQUIREMENTS.

- SOIL AND WATER MANAGEMENT PLAN
1. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING GUIDELINE PUBLICATIONS:
GUIDELINES FOR SOIL AND WATER MANAGEMENT - JUNE 1999.
THE SOIL AND WATER MANAGEMENT CODE OF PRACTICES FOR HOBART REGIONAL COUNCILS.
 2. EXISTING RUBBISH, GORSE, BLACKBERRIES ETC. ... TO BE REMOVED FROM SITE.
 3. SILT FENCE 2000 TO BE INSTALLED TO LOWER BOUNDARIES OF THE SUBDIVISION WHERE SHOWN. SILT FENCE TO BE SECURED WITH STAR DROPPERS AT MAX. 2m CENTRES, WITH FENCING TO BE PINNED TO THE GROUND IN BETWEEN.
 4. PROVIDE TEMPORARY SILT RETENTION TRAPS AT ALL OUTFALLS, WHICH ARE TO BE REINSTATED AT COMPLETION OF WORKS.
 5. PROVIDE HAY BALES, SECURED IN PLACE, AT ALL OUTFALLS, INCLUDING SILT RETENTION TRAPS.
 6. DISTURBANCE OF EXISTING SOILS AND VEGETATION TO BE MINIMISED.
 7. MATERIALS ARE ONLY TO BE STOCKPILED ON SITE AT DESIGNATED AREAS.
 8. INSTALL SILT FENCE TO LOWER SIDE OF MATERIALS STOCKPILED ON SITE.
 9. NO SOIL OR MUD IS TO BE TRACKED ONTO COUNCIL ROADS BY VEHICLES LEAVING THE SITE. MAINTAIN GRAVEL TURNING AREAS AS REQUIRED TO FACILITATE MANOEUVRING.
 10. ALL DISTRIBUTED AREAS ARE TO BE LOAMED AND GRASSED.

- EROSION AND SEDIMENT CONTROL
1. ALL CONSTRUCTION MATERIAL TO BE STOCKPILED WITHIN THE SITE BOUNDARIES.
 2. ALL VEHICLES TO BE LOADED AND UNLOADED WITHIN PROPERTY BOUNDARY.
 3. ALL ROADS AND FOOTPATHS SHALL BE KEPT CLEAR OF ALL BUILDING MATERIALS, RUBBISH AND DEBRIS.

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Project and Address:
Proposed Development at
No. 12 Park St., Bellerive.

Client:
Mr. R. Christian &
Ms. N. Timbrell

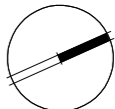
Drawing Title:
Soil & Water
Management Plan

Please note: - Verify all dimensions on site. Figured
dimensions take precedence over scale readings.

Plot Date: 10/01/2024 Drawn: KJR

Approval: preliminary Scale: 1:200 @ A3

Project No.:
21.12
Drawing No.: sk05 Rev. A



NORTH

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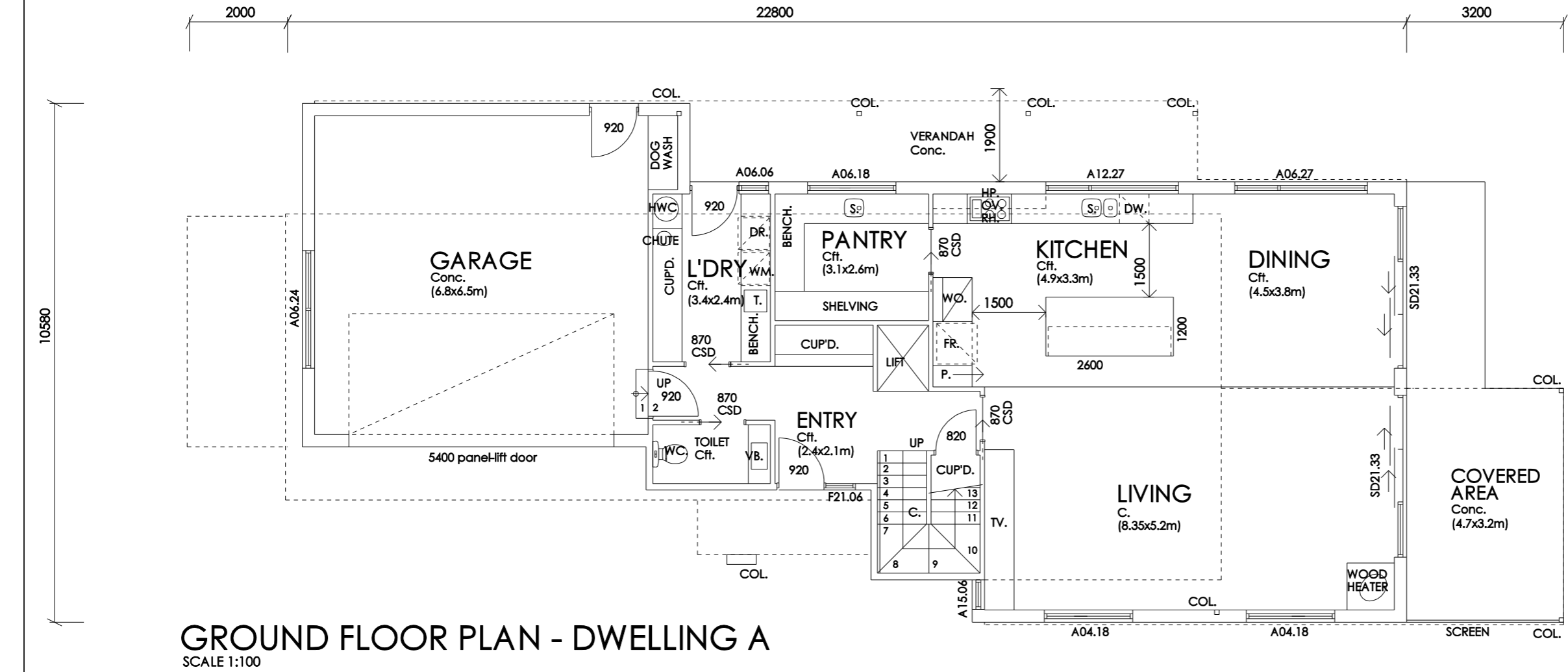
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residential
commercial



FLOOR PLAN LEGEND	
	BRICK VENEER WALLS
	134mm EXTERNAL STUD WALLS WITH BATTEN & CLADDING. REFER NOTES.
	90mm STUD WALLS.
C.	CARPET
Cft.	CERAMIC FLOOR TILES
Conc.	CONCRETE FLOOR

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Project and Address:
Proposed Development at No. 12 Park St., Bellerive.

Client:
Mr. R. Christian & Ms. N. Timbrell

Drawing Title:
Floor Plan - Dwelling A

Please note: - Verify all dimensions on site. Figured dimensions take precedence over scale readings.

Plot Date: 18/12/2023	Drawn: KJR
Approval: preliminary	Scale: 1:100 @ A3

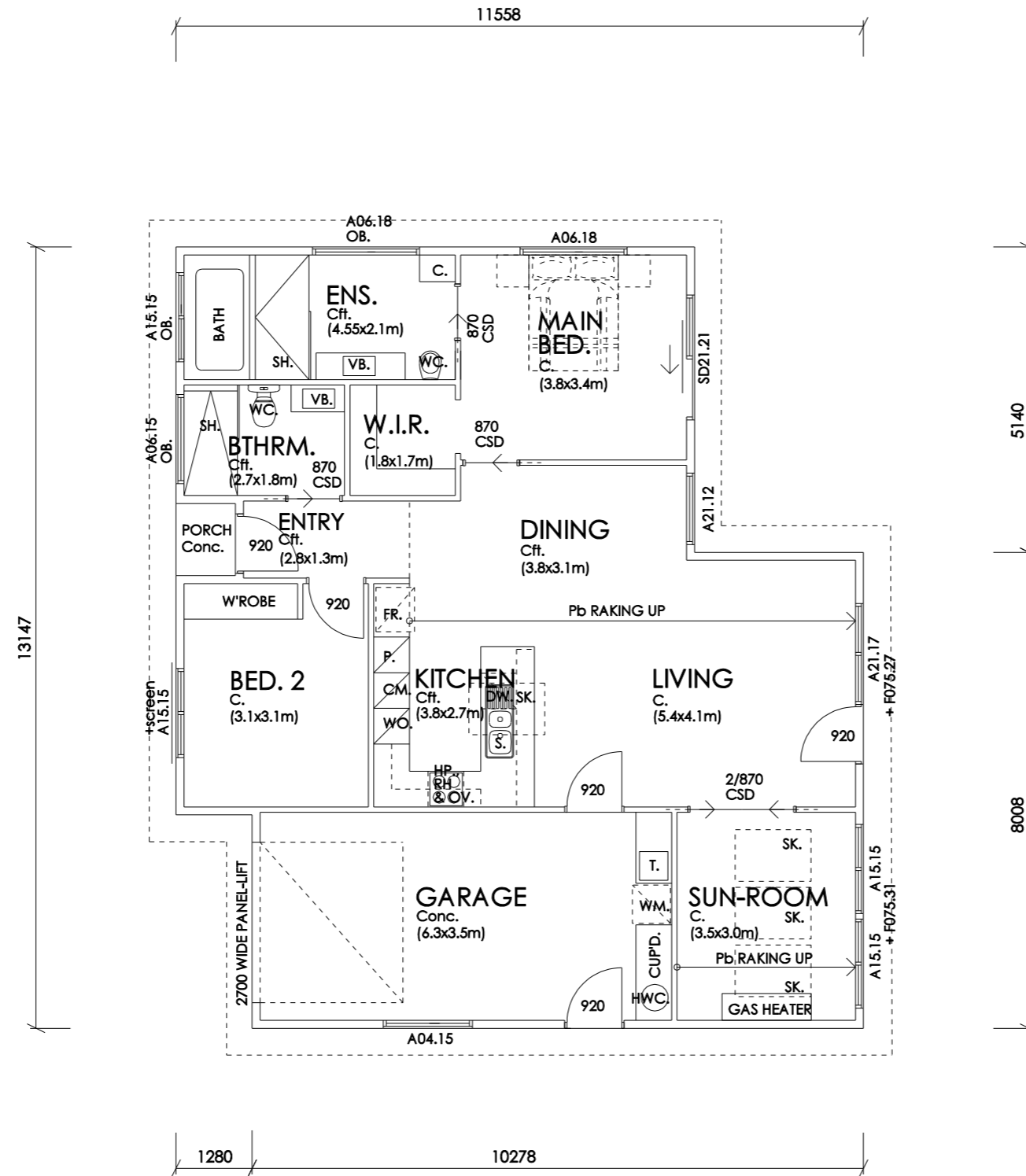
	Project No.:
	21.12
Drawing No.:	Rev.
sk06	-

GROUND FLR AREA :- 175 sq.m.
FIRST FLR AREA:- 117 sq.m.
TOTAL FLR AREA :- 292 sq.m, 31.4 sq.

FIRST FLOOR DECK:- 9 sq.m.
COVERED AREA :- 19 sq.m.
VERANDAH AREA:- 20 sq.m.

FLOOR PLAN LEGEND

	134mm EXTERNAL STUD WALLS WITH BATTEN & CLADDING. REFER NOTES.
	90mm STUD WALLS.
C.	CARPET
Cft.	CERAMIC FLOOR TILES
Conc.	CONCRETE FLOOR



FLOOR PLAN - DWELLING B

SCALE 1:100

TOTAL FLR AREA :- 131 sq.m.

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Project and Address:

Proposed Development at
No. 12 Park St., Bellerive.

Client:

Mr. R. Christian &
Ms. N. Timbrell

Drawing Title:

Floor Plan - Dwelling B

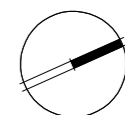
Please note: - Verify all dimensions on site. Figured dimensions take precedence over scale readings.

Plot Date: 25/09/2023

Drawn: KJR

Approval: preliminary

Scale: 1:100 @ A3



NORTH

Project No.:

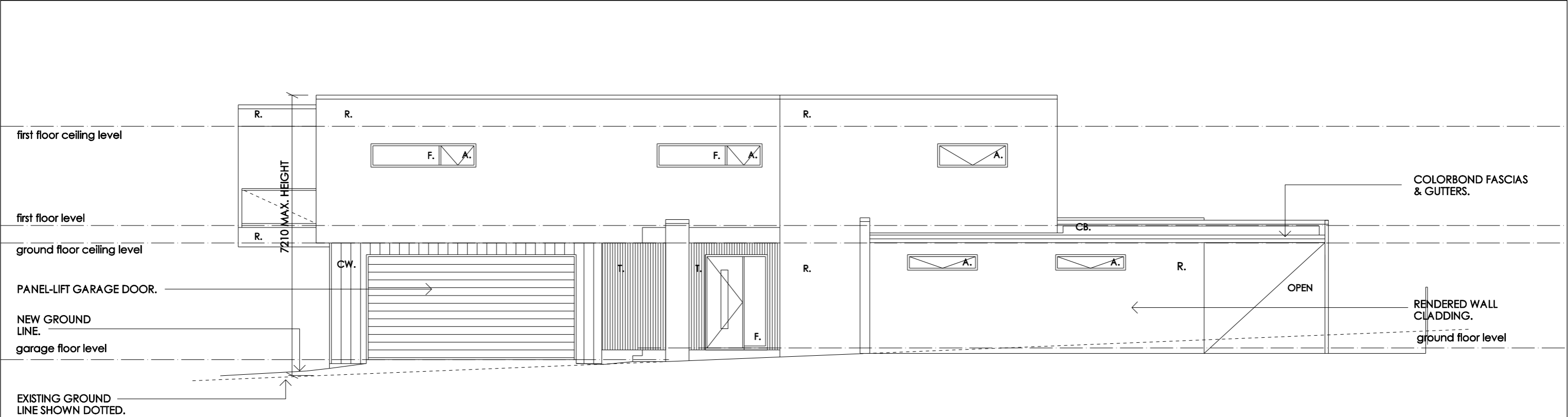
21.12

Drawing No.:

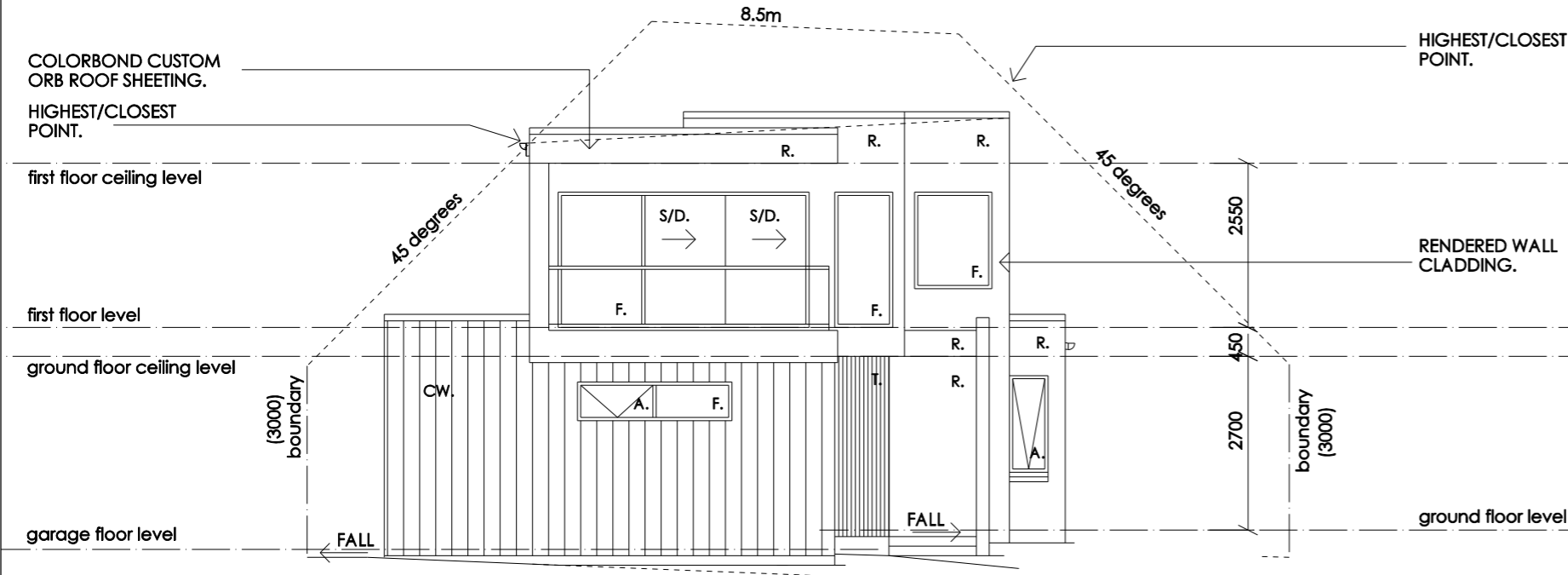
sk07

Rev.

-



EAST ELEVATION - DWELLING A
SCALE 1:100



SOUTH ELEVATION - DWELLING A
SCALE 1:100

ELEVATION LEGEND	
R.	RENDERED WALL FINISH
CW.	COLORBOND WALL CLADDING.(NAILSTRIP)
CB.	COLORBOND ROOFING
T.	TIMBER CLADDING

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TAS BUILDING DESIGN Pty Ltd

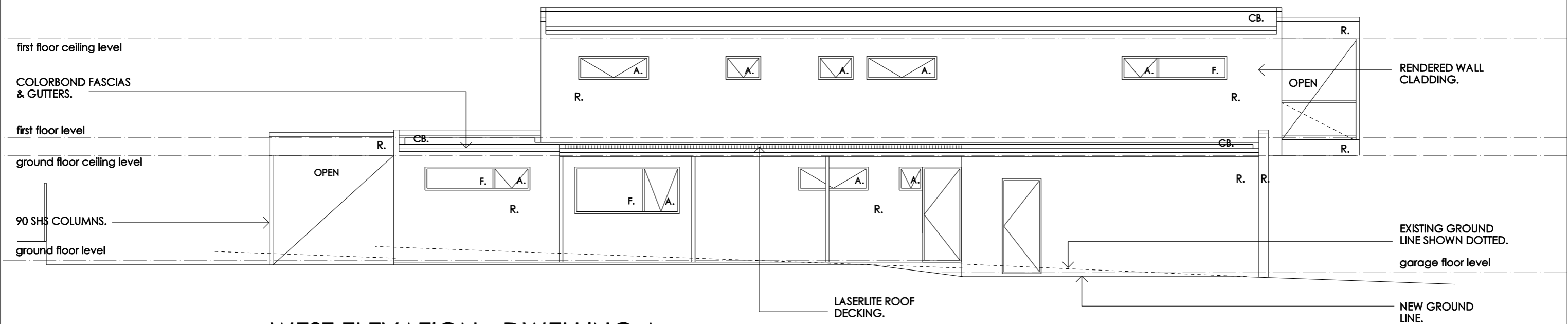
m. 0408 882283

a. p.o.box 2018 howrah 7018

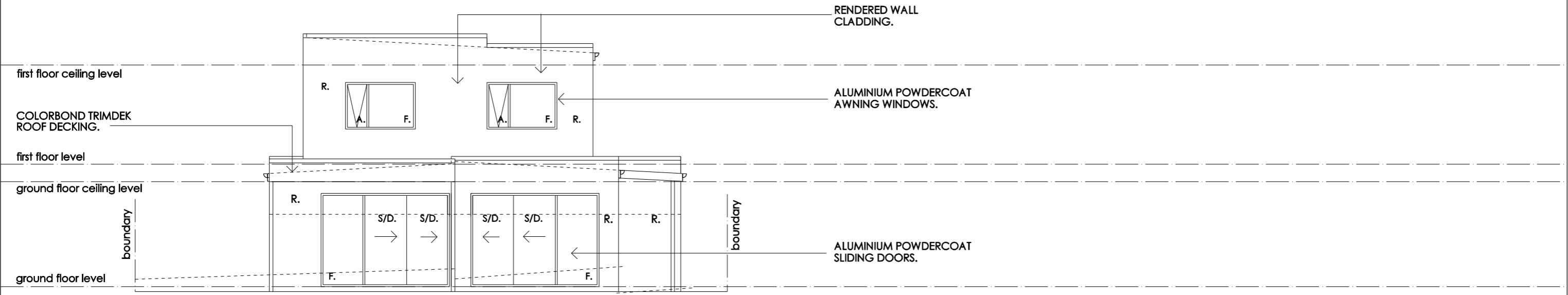
e. tas.buildingdesign@bigpond.com

cc 652

Project and Address: Proposed Developoment at No. 12 Park St., Bellerive.	Drawing Title: Elevations - Dwelling A	Please note: - Verify all dimensions on site. Figured dimensions take precedence over scale readings.	
		Plot Date: 18/12/2023	Drawn: KJR
Client: Mr. R. Christian & Ms. N. Timbrell	© COPYRIGHT This document is the property of Kevin Roberts (designer). Any reproduction without premission of design and drawings is strictly prohibited.	Approval: preliminary	Scale: 1:100 @A3
			Project No.: 21.12 Drawing No.: sk08 Rev. -



WEST ELEVATION - DWELLING A
SCALE 1:100



NORTH ELEVATION - DWELLING A
SCALE 1:100

ELEVATION LEGEND	
R.	RENDERED WALL FINISH
CW.	COLORBOND WALL CLADDING.(NAILSTRIP)
CB.	COLORBOND ROOFING

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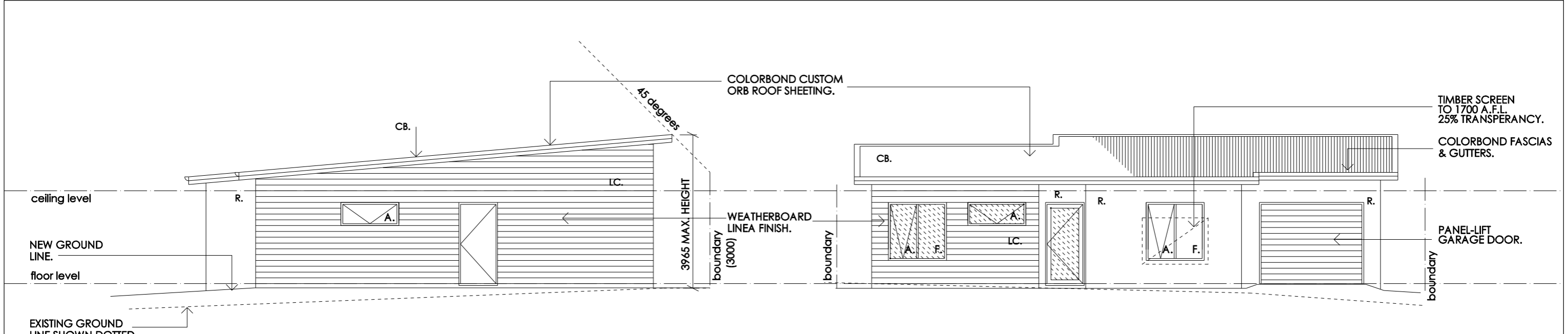
m. 0408 882283

a. p.o.box 2018 howrah 7018

e. tas.buildingdesign@bigpond.com

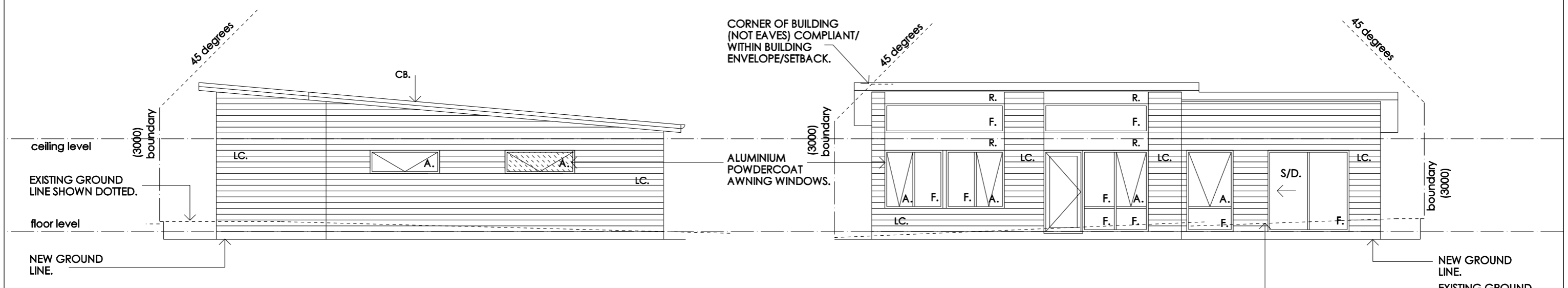
cc 652

Project and Address: Proposed Developoment at No. 12 Park St., Bellerive.	Drawing Title: Elevations - Dwelling A	Please note: - Verify all dimensions on site. Figured dimensions take precedence over scale readings.	
		Plot Date: 18/12/2023	Drawn: KJR
Client: Mr. R. Christian & Ms. N. Timbrell	© COPYRIGHT This document is the property of Kevin Roberts (designer). Any reproduction without premission of design and drawings is strictly prohibited.	Approval: preliminary	Scale: 1:100 @A3
			Project No.: 21.12 Drawing No.: sk09 Rev. -



EAST ELEVATION - DWELLING B
SCALE 1:100

SOUTH ELEVATION - DWELLING B
SCALE 1:100



WEST ELEVATION - DWELLING B
SCALE 1:100

NORTH ELEVATION - DWELLING B
SCALE 1:100

ELEVATION LEGEND	
R.	RENDERED WALL FINISH
LC.	LINEA WEATHERBOARDS
CB.	COLORBOND ROOFING

creative practical design solutions

TAS BUILDING DESIGN Pty Ltd

m. 0408 882283

a. p.o.box 2018 howrah 7018

e. tas.buildingdesign@bigpond.com

cc 652

Project and Address:
Proposed Developoment at
No. 12 Park St., Bellerive.

Client:
Mr. R. Christian &
Ms. N. Timbrell

Drawing Title:
Elevations - Dwelling B

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Please note: - Verify all dimensions on site. Figured dimensions take precedence over scale readings.	
Plot Date: 18/12/2023	Drawn: KJR
Approval: preliminary	Scale: 1:100 @A3
Project No.:	21.12
Drawing No.:	sk10
Rev.	-

Traffic Impact Statement



Additional residential unit at 12 Park Street, Bellerive



December 2023

Disclaimer: This report has been prepared based on and in reliance upon the information provided to Hubble Traffic Consulting by the client and gathered by Hubble Traffic Consulting during the preparation of the report. Whilst all reasonable skill, care and diligence has been used in preparation of the report, Hubble Traffic Consulting take no responsibility for errors or omissions arising from misstatements by third parties.

This report has been prepared specifically for the exclusive use of the client named in the report and to the extent necessary, Hubble Traffic Consulting disclaim responsibility for any loss or damage occasioned by use of or reliance upon this report, or the data produced herein, by any third party.

Version	Date	Reason for Issue
Draft	December 2023	Draft issued for client feedback
Final	December 2023	Final issued

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1. Introduction

Hubble Traffic has been engaged by Kevin Roberts (Tas Building Design) on behalf of the developer to prepare an independent Traffic Impact Statement for 12 Park Street, Bellerive.

A development application was submitted to the Clarence City Council (Council) in considering the application, Council has requested additional information on vehicle manoeuvrability, access widths and suitability of the internal driveway. This development has been assessed against the Tasmanian Planning Scheme (planning scheme), specifically C2.6.2 Design and layout of parking areas and C2.6.3 Number of accesses for vehicles.

The Australian Standard 2890.1:2004 Off-street car parking document, has been used in this assessment, and referenced as the Standard. Vehicle swept path software has been used to verify the swept path of vehicles accessing the parking spaces within the development.

2. Development site

The development site is located at 12 Park Street, Bellerive within an established urban residential area. An existing residential dwelling occupies the site, which has an existing vehicular access with Park Street.

The development site is located within close proximity to Blundstone Arena, which generates a high demand for on-street parking within the immediate vicinity of the arena.

Diagram 2.0 – Extract from LIST Land Information Database

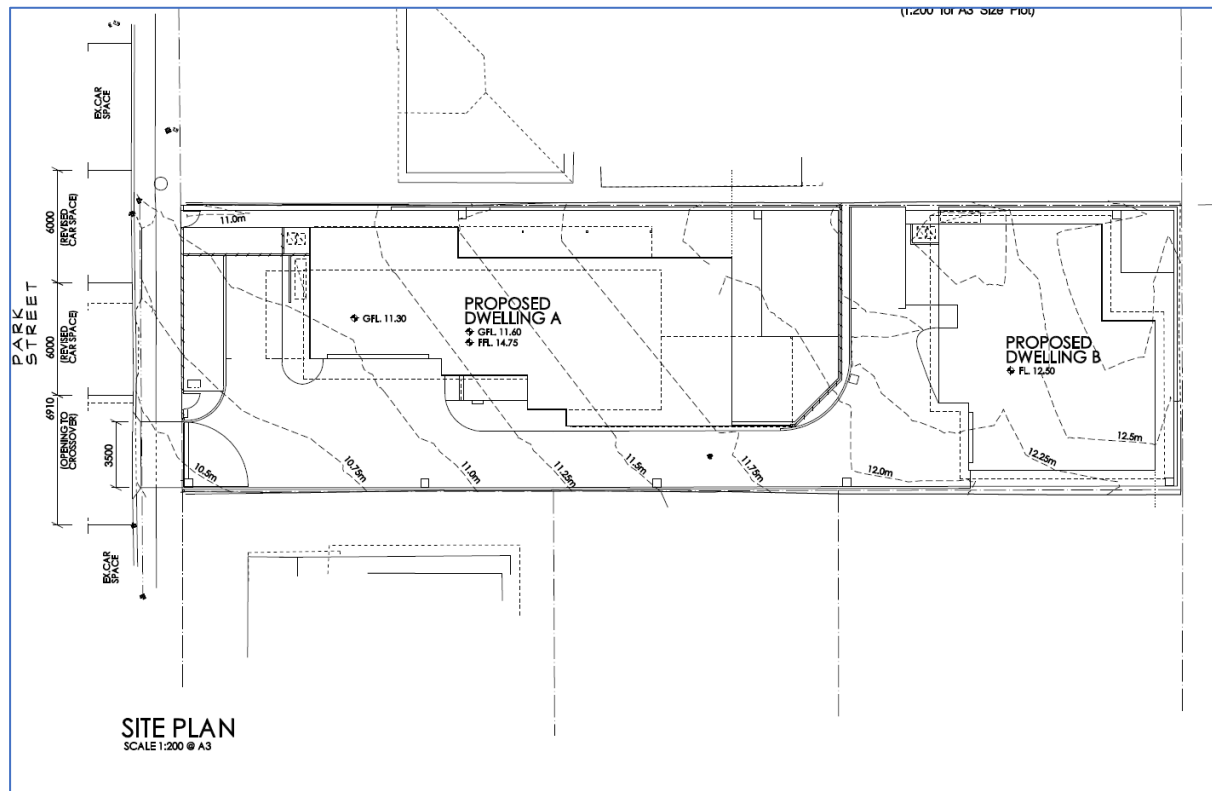


3. Development proposal

The development proposal is to demolish the existing dwelling, construct a three bedroom dwelling at the front of the property and a two bedroom unit at the rear. Each will be supported with two dedicated parking spaces, plus an additional parking space allocated for visitors.

The existing vehicular access with Park Street will be relocated to the eastern side of the property to suit the proposed driveway layout.

Diagram 3.0 – Development proposal



4. On-site car parking spaces

4.1. Number of on-site car parking spaces

The development will provide a total of five on-site car parking spaces. The three bedroom dwelling will have a double enclosed garage, while the two bedroom unit will have a single enclosed garage and an uncovered space, located adjacent to the unit.

Due to the developments close proximity with Blundstone Arena, an on-site visitor car parking space has been provided to support the units, with the arena generating a high demand for on-street parking within the vicinity.

4.2. Dimensions of parking spaces

Due to site constraints, the parking spaces have been designed to comply with the Australian Standard 2890.1:2004 (the Standard), as User Class 1A, suitable for residential or domestic use.

The enclosed garages have been designed to comply with section 5.4 and figure 5.4 of the Standard. The Standard allows for the width of the garage to be made wider, which allows for the reduction of the manoeuvring area behind the garage, as the vehicle can commence to turn within the garage. The single garage opening has been designed at 2.7 metres wide, reducing the required manoeuvring area to 6.3 metres.

Where a parking space has a vertical obstruction higher than 150 millimetres, an additional 0.3 metres of width will be provided between the space and the obstruction. The two uncovered parking spaces will be a minimum of three metres wide, which includes additional clearance width, 5.4 metres long, and supported with a minimum manoeuvring area of 5.8 metres.

The parking spaces will have grades that complies with Section 2.4.6 of the Standard and shall not exceed five percent.

4.3. Car parking manoeuvrability

Although the development is constrained, the design provides sufficient manoeuvring area behind all the car parking spaces to allow for vehicles to enter and leave in an efficient manner, complying with the Standard.

The Standard recognises for User Class 1A, that residential development generates a low turnover, with users generally prepared to accept some inconvenience when entering and leaving the parking spaces, and where necessary it is acceptable for vehicles to undertake a three point turn.

Vehicle swept path software has been used to demonstrate the swept path of a B85 vehicle entering and leaving all the parking spaces in a forward-driving direction, including the visitor parking space, with the swept paths shown in the diagrams below.

The front of the vehicle entering the visitor space will slightly overhang the landscaping area, and as this area is lower than 150mm in height, it will cause no restriction.

Diagram 4.3A – Swept path of B85 vehicle entering the visitor space and double enclosed garage

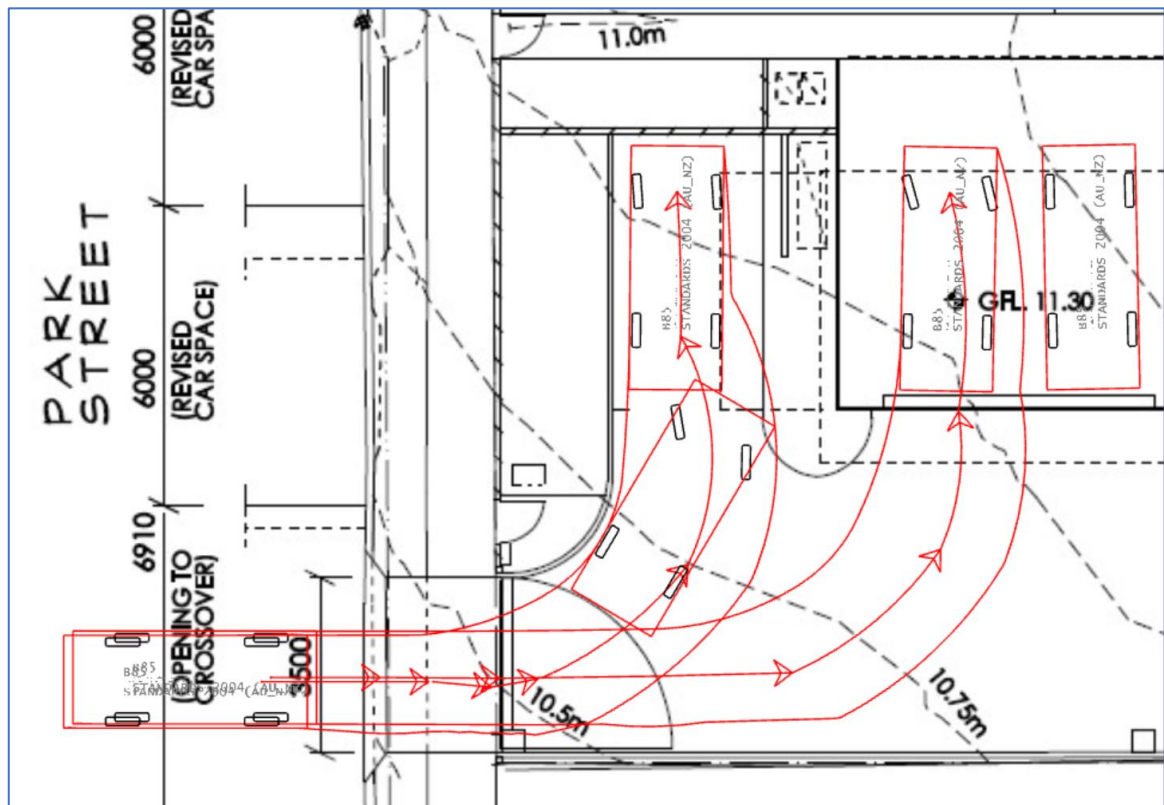


Diagram 4.3B – Swept path of B85 vehicle leaving visitor space and double enclosed garage

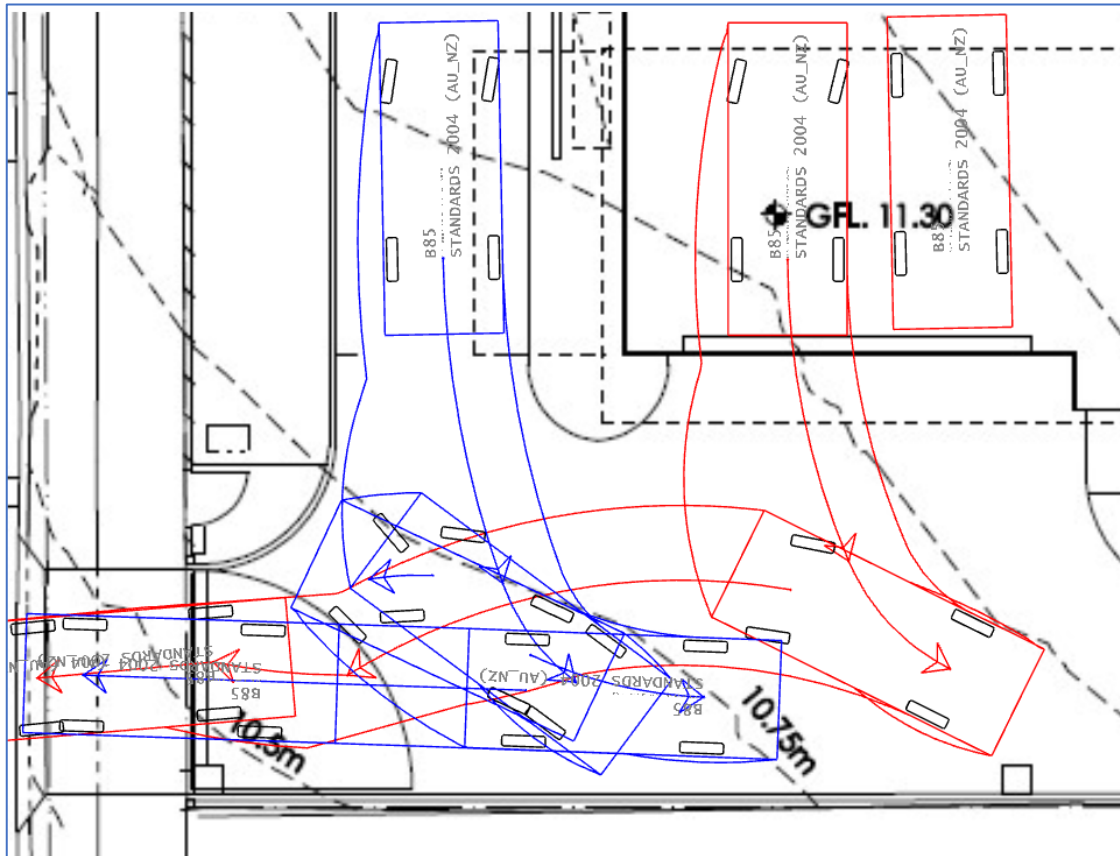


Diagram 4.3C – Swept path of B85 vehicle entering uncovered space and single enclosed garage

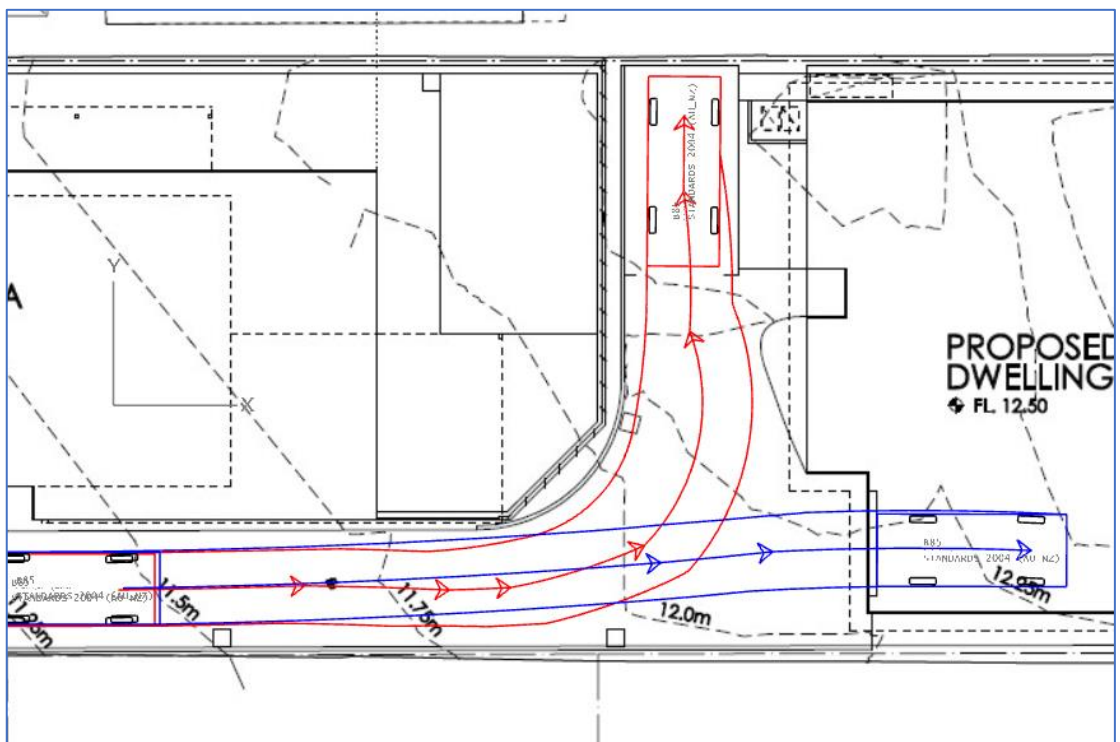


Diagram 4.3D – Swept path of B85 vehicle leaving single enclosed garage

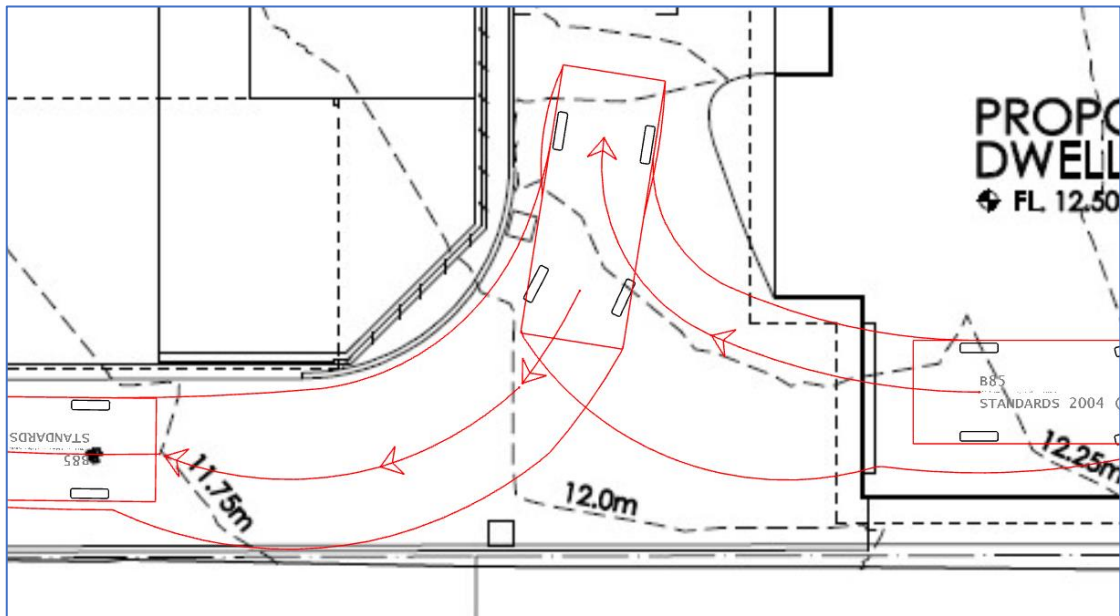
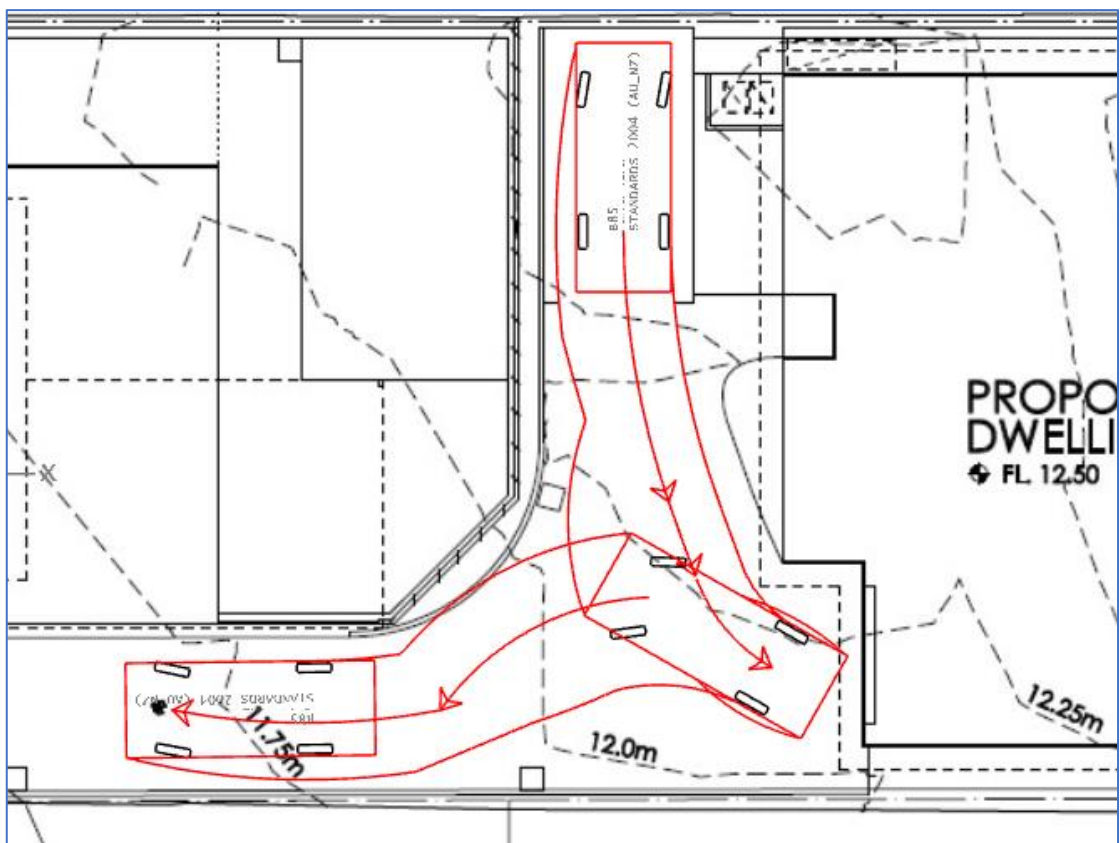


Diagram 4.3E – Swept path of B85 vehicle leaving uncovered space for two bedroom unit



5. Access arrangements

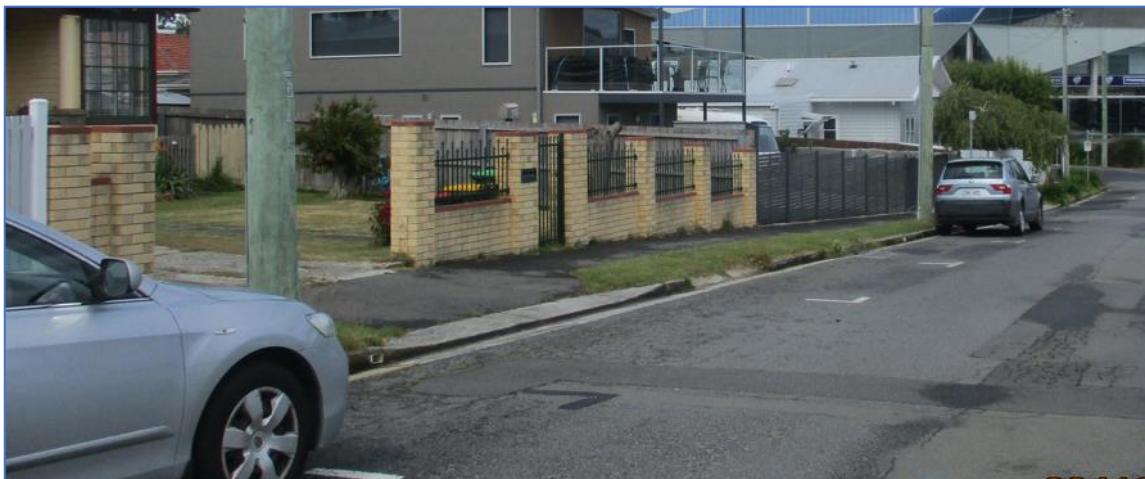
5.1. Vehicular access with Park Street

The existing vehicular access onto Park Street will be relocated to the eastern side of the property and be 3.5 metres wide. The old vehicular crossover will be replaced with standard kerbing, and the new concrete crossover will be constructed to comply with LGAT TSD-R09-v1.

The relocation of the access can be achieved without reducing the number of on-street parking spaces, requiring the on-street parking spaces to be re-marked.

The development will operate with a single vehicular, 3.5 metres wide vehicular access comply with the planning scheme requirement.

Photograph 5.1 – Vehicular access and on-street parking spaces



5.2. Internal driveway

The internal driveway complies with table C2.2 of the planning scheme, with the driveway serving five car parking spaces, the minimum width of the driveway must be three metres wide.

The driveway extends from Park Street, will be 3.5 metres wide to the visitor parking space, widen to a minimum of six metres wide adjacent to the double garage, with this width to facilitate two-way traffic flow. After the double garage the width of the driveway reduces to three metres to the two parking spaces allocated to the unit.

Overall, the driveway is expected to provide users with safe and efficient access to the parking spaces, complying with the planning scheme.

6. Planning scheme

C2.6.2 Design and layout of parking areas

The internal layout and parking areas have been designed to comply with the Australian Standard 2890.1:2004 for User Class 1A, with vehicle swept path software demonstrating there will be sufficient manoeuvring areas adjacent to all the parking spaces to enable vehicles to enter and leave the spaces efficiently, and leave the site in a forward-driving direction.

The parking spaces will be located on a gradient less than five percent. The width of the driveway will comply with dimensions specified in the planning scheme table C2.2.

Overall, the parking spaces and internal layout complies with the acceptable solution A1.1 (a) and (b).

C2.6.3 Number of accesses for vehicles

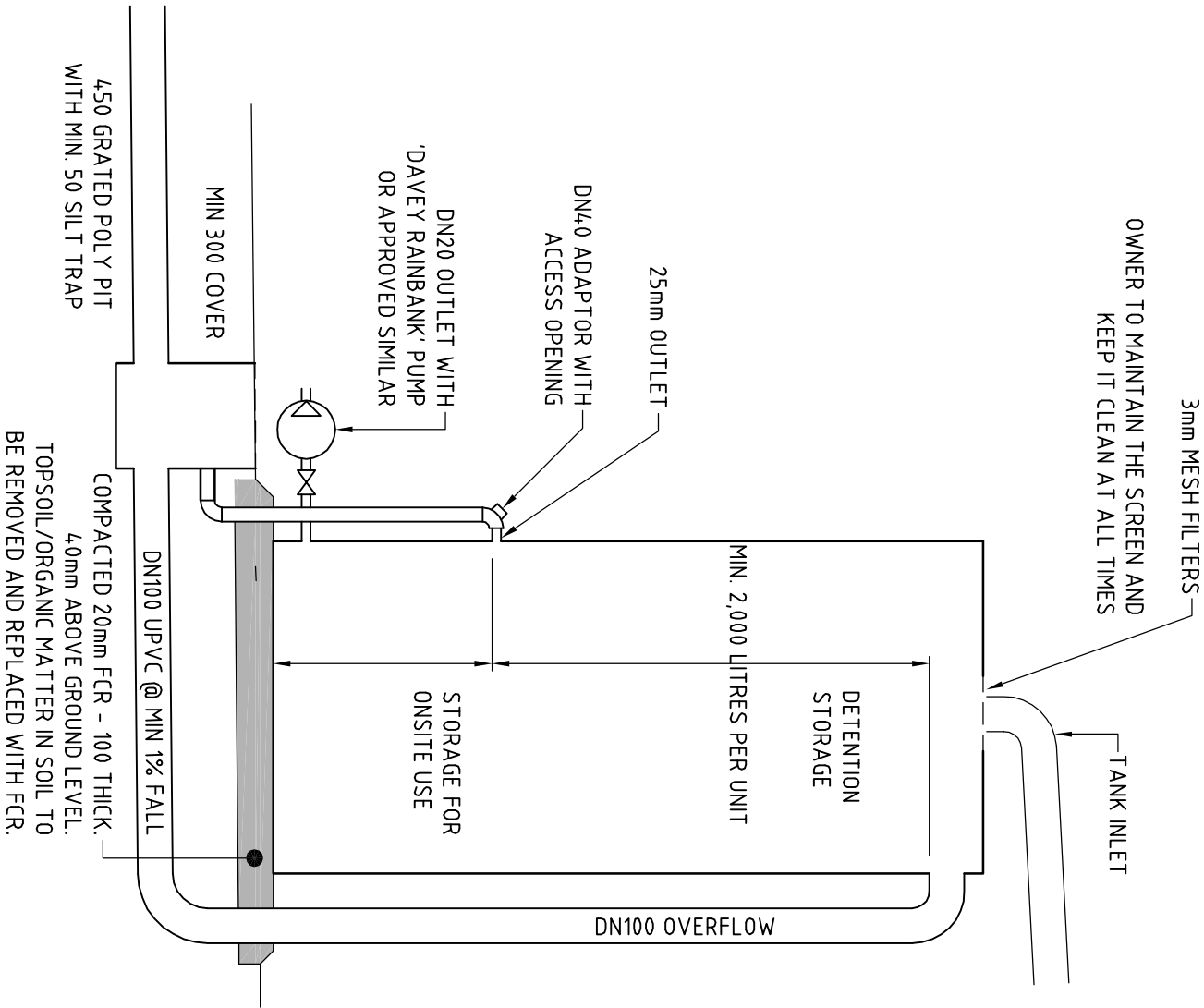
The existing vehicular access with Park Street will be relocated to the eastern side of the property. The existing crossover will be replaced with standard concrete kerb to allow for reinstatement of on-street parking spaces. The new eastern vehicular access will be 3.5 metres, and there will be no loss of number of on-street parking spaces.

Overall, the vehicular access complies with the acceptable solution A1 (a) and (b).

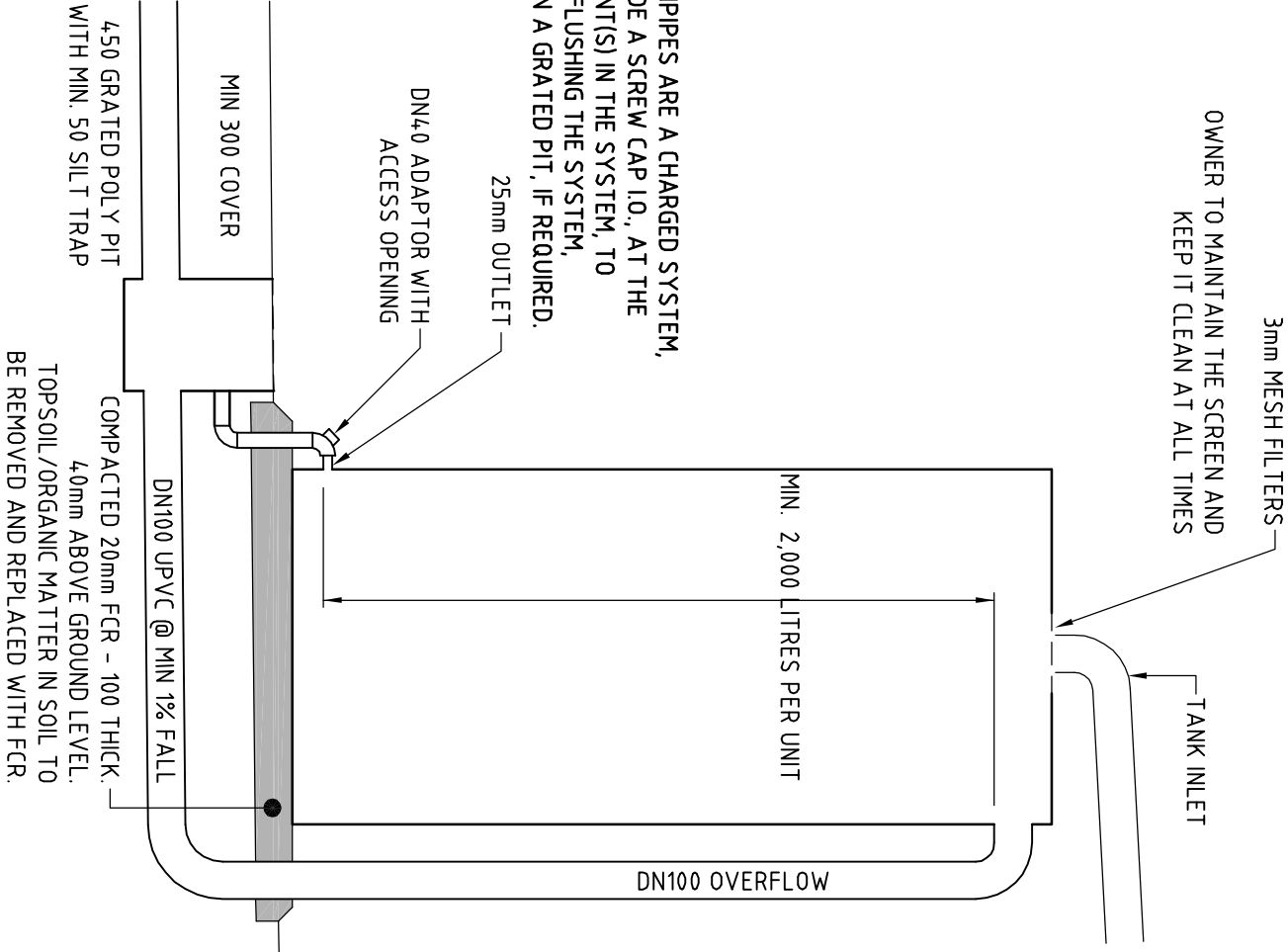
7. Conclusion

This traffic assessment determined vehicles can enter and leave in efficient manner, complying with the acceptable solutions under the planning scheme, and relocation of the vehicular access will not cause a reduction in the supply of on-street parking spaces along Park Street.

This assessment found no reason why this development should not proceed.



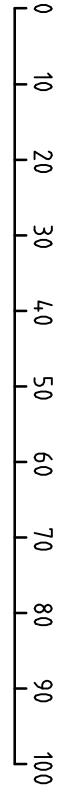
COMBINED SW DETENTION & REUSE – OPTION 1
NOT TO SCALE



STORMWATER DETENTION ONLY – OPTION 2
NOT TO SCALE

MAINTENANCE SCHEDULE
INLET MESH FILTER TO BE CLEANED BY OWNERS AT MAX. 3 MONTH INTERVALS, INCLUDING SILT TRAP IN GRATED OUTLET PIT. THE DECANT ORIFICE MUST BE CHECKED FOR BLOCKAGE, AT THE SAME TIME.

CLIENT:		R. CHRISTIAN & N. TRIMBELL	
No.		AMENDMENT	DATE
REFERENCE:		PROPOSED UNIT DEVELOPMENT AT 12 PARK STREET, BELLEVERIE	
HUTCHINGS SPURR PTY. LTD.		23 ANTILL STREET, HOBART, 7000. A.C.N. 009508525, A.B.N. 39006508525	
CONSULTING ENGINEERS		A STRUCTURAL	
PHONE (03) 6223 5020		A CIVIL	
		A MUNICIPAL	
		A PROJECT	
		A MANAGEMENT	
		A SUBDIVISIONS	



PRINT REDUCTION BAR | A3 SHEET

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SCALE		As Shown at A3	
DRAWN		PAYH	DATE
APPROVED		NOV. 2023	
DRAWING No.		23365/H01	
No. of SHEETS		1	

NOTES:

This plan and associated digital model is prepared for Tas Building Design from a combination of field survey and existing records for the purpose of designing new constructions on the land and should not be used for any other purpose.

The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by plan dimensions only and not by field survey. No measurements or offsets are to be derived between the features on this plan and the boundary layer. The relationship between the features in this model and the boundary layers cannot be used for any set out purposes or to confirm the position of the title boundaries on site.

Due to the nature of the title boundary information, if any structures are designed on or near a boundary we would recommend a re-mark survey be completed and lodged with the Land Titles Office to support the boundary definition.

Services shown have been located where visible by field survey. Services denoted as being "Per DBVD only" are approximate and for illustrative purposes only. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.

This note forms an integral part of the Plan/Data. Any reproduction of this plan/model without this note attached will render the information shown invalid.



Photo 2 - Rear of Lot

LEGEND

- Fire Plug
- Water Meter
- Sewer Manhole
- Stormwater House Conn.
- Power Pole
- Power Conn.
- Telstra/NBN Pit
- Telstra Conn.
- Floor Level
- Survey Control
- Property Boundary
- Fence
- Water Main
- Sewer Main
- Electric Line Overhead
- Telstra Main Underground
- Telstra Line Overhead

0 2.0 4.0 6.0 8.0 10.0 metres
SCALE - 1 : 100

PARK STREET

Photo 1 - 12 Park Street



Brooks, Lark
and Carrick
SURVEYORS

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

Contour & Detail Plan
FOR: TAS BUILDING DESIGN
LOCATION: 12 PARK STREET
BELLERIVE

Date:	26-04-2021	Contour interval:	0.25m	Reference:	TBD01 13256-01
Drawn:	AH	Scale:	1:100 (A1)	Bearing Datum:	MGA
Approved:	DM	C.T. Reference:	109119/2	Vertical Datum:	AHD

HORIZONTAL DATUM is GDA2020, Coordinates are Plane
Coordinate Origin: SPM1439
E 530441.048 N 5252892.005 PER SURCOM

REV	AMENDMENTS	DRAWN	DATE	APPR.
E				
D				
C				
B				
A				



Location

Label: Bellerive

Latitude: -42.8768 [Nearest grid cell: 42.8875 (S)]

Longitude: 147.3714 [Nearest grid cell: 147.3625 (E)]

IFD Design Rainfall Intensity (mm/h)

Issued: 29 November 2023

Rainfall intensity for Durations, Exceedance per Year (EY), and Annual Exceedance Probabilities (AEP).

[FAQ for New ARR probability terminology](#)

Duration	Annual Exceedance Probability (AEP)						
	63.2%	50%#	20%*	10%	5%	2%	1%
1 min	61.1	69.2	96.7	117	138	169	194
2 min	52.4	58.9	79.8	94.4	109	127	141
3 min	46.3	52.2	71.2	84.7	98.3	116	129
4 min	41.8	47.2	65.0	77.7	90.7	108	122
5 min	38.2	43.3	59.9	72.0	84.5	102	116
10 min	27.7	31.5	44.2	53.8	63.8	78.6	90.9
15 min	22.5	25.5	35.9	43.7	51.9	64.1	74.2
20 min	19.2	21.8	30.6	37.2	44.2	54.3	62.8
25 min	17.0	19.3	27.0	32.7	38.7	47.4	54.6
30 min	15.4	17.4	24.3	29.3	34.7	42.3	48.5
45 min	12.3	13.9	19.2	23.0	27.0	32.5	37.0
1 hour	10.4	11.8	16.2	19.4	22.6	27.0	30.5
1.5 hour	8.36	9.44	12.9	15.3	17.7	20.9	23.3
2 hour	7.15	8.08	11.0	13.0	15.0	17.6	19.5
3 hour	5.75	6.51	8.87	10.5	12.0	14.0	15.5
4.5 hour	4.62	5.25	7.19	8.46	9.68	11.3	12.5
6 hour	3.94	4.50	6.19	7.31	8.37	9.78	10.8
9 hour	3.14	3.60	5.00	5.93	6.82	8.03	8.95
12 hour	2.65	3.04	4.27	5.09	5.88	6.97	7.80
18 hour	2.05	2.37	3.37	4.05	4.72	5.64	6.36
24 hour	1.69	1.96	2.81	3.40	3.97	4.78	5.42
30 hour	1.45	1.68	2.42	2.93	3.44	4.16	4.72
36 hour	1.26	1.47	2.12	2.58	3.04	3.67	4.18
48 hour	1.01	1.18	1.70	2.08	2.45	2.97	3.38
72 hour	0.729	0.844	1.22	1.48	1.75	2.12	2.41
96 hour	0.572	0.660	0.945	1.15	1.35	1.62	1.84
120 hour	0.473	0.544	0.772	0.931	1.09	1.31	1.48

STORMWATER ON-SITE DETENTION
CLARENCE CITY COUNCIL STORMWATER RUNOFF
SITE ADDRESS **112 Park Street, Bellerive TAS 7018.**

DATE: 29/11/2023

SITE ADDRESS		112 Park Street, Belleive TAS 7018.		JOB No.:		23365					
		RUNOFF COEFFICIENT	RAINFALL INTENSITY (mm/Hr.)	AREA (m ²)	RUNOFF Q (l/s) 5 min. storm	RUNOFF Q (l/s) 10 min. storm	RUNOFF Q (l/s) 15 min. storm	RUNOFF Q (l/s) 20 min. storm	RUNOFF Q (l/s) 25 min. storm	RUNOFF Q (l/s) 30 min. storm	RUNOFF Q (l/s) 45 min. storm
SITE AREA		831									
RUNOFF FOR THE UNDEVELOPED SITE :-		0.55									
RUNOFF COEFFICIENT FOR TOTAL UNDEVELOPED SITE											
B.O.M. RAINFALL INTENSITIES		1% AEP FOR A 5 MINUTE STORM		116.00							
(REFER ATTACHED IFD 29/11/2023)		5% AEP FOR A 5 MINUTE STORM		84.50							
		5% AEP FOR A 10 MINUTE STORM		63.80							
		5% AEP FOR A 15 MINUTE STORM		51.90							
		5% AEP FOR A 20 MINUTE STORM		44.20							
		5% AEP FOR A 25 MINUTE STORM		38.70							
		5% AEP FOR A 30 MINUTE STORM		34.70							
		5% AEP FOR A 45 MINUTE STORM		27.00							
		5% AEP FOR A 60 MINUTE STORM		22.60							
RUNOFF FOR SITE = Q l/s											
Q=RUNOFF COEFFICIENTxRAINFALL INTENSITYxAREA/3600											
Qundeveloped =		1% AEP		14.73							
Qundeveloped =		5% AEP		10.73 8.10 6.59 5.61 4.91 4.41 3.43							
AREAS FOR DEVELOPED SITE											
TOTAL ROOFED AREA		387									
IMPERVIOUS AREA											
CONCRETE DRIVEWAY & HARDSTAND		316									
TOTAL IMPERVIOUS AREA		703									
PERVIOUS AREA											
TOTAL AREA		128									
		831									
RUNOFF COEFFICIENTS FOR DEVELOPED SITE											
ROOFED AREA		0.9									
IMPERVIOUS SURFACES											
ROOF		0.90		8.18 6.17 5.02 4.28 3.74 3.36 2.61							
CONCRETE DRIVEWAY & HARDSTAND		0.90		6.68 5.04 4.10 3.49 3.06 2.74 2.13							
PERVIOUS AREA		0.40		1.20 0.91 0.74 0.63 0.55 0.49 0.38							
TOTAL RUNOFF FOR DEVELOPED SITE Qtotal = Qroofed + Qimpervious + Qpervious											
Qroofed		11.22									
Qimpervious		9.16									
Qpervious		1.65									
Qtotal 1% AEP		22.04									
Qroofed		8.18 6.17 5.02 4.28 3.74 3.36 2.61									
Qimpervious		6.68 5.04 4.10 3.49 3.06 2.74 2.13									
Qpervious		1.20 0.91 0.74 0.63 0.55 0.49 0.38									
Qtotal 5% AEP		16.05 12.12 9.86 8.40 7.35 6.59 5.13									
INCREASE IN SITE RUNOFF											
Q increase=Qtotaldeveloped-Qundeveloped 1% AEP		7.31									
Q increase=Qtotaldeveloped-Qundeveloped 5% AEP		5.32 4.02 3.27 2.79 2.44 2.19 1.70									
MAXIMUM ON-SITE DETENTION STORAGE IS REQUIRED FOR A 5% A.E.P. STORM DURATION											
Qundeveloped =		10.73 8.10 6.59 5.61 4.91 4.41 3.43									
Qtotal developed		16.05 12.12 9.86 8.40 7.35 6.59 5.13									
Q increase=Qtotaldeveloped-Qundeveloped		5.32 4.02 3.27 2.79 2.44 2.19 1.70									
V=storm durationx60xQincrease		1597 2412 2943 3342 3658 3936 2552									
MINIMUM DETENTION STORAGE VOLUME REQUIRED (30 MIN. STORM)		3936									
DETENTION STORAGE VOLUME ACCOMODATES PEAK INCREASED FLOW FOR A 5 MINUTE STORM 1% AEP		2193									
THEREFORE, PROVIDE MINIMUM 4,000 LITRE DETENTION STORAGE											

MUNICIPALITY OF CLARENCE—SEWERAGE

ENGINEER'S DEPARTMENT

Building Plan No.

Drainage Plan No. 6451

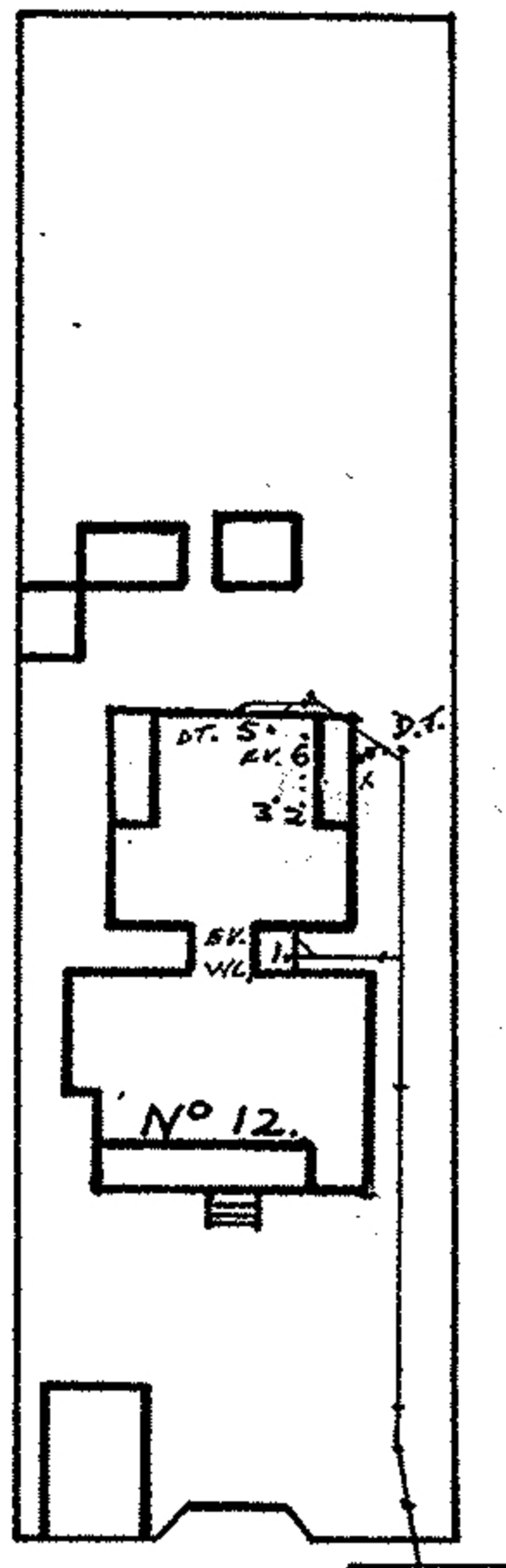
PLAN OF DRAINAGE FOR

M. W.F.J. & F.E. BELL.

6451

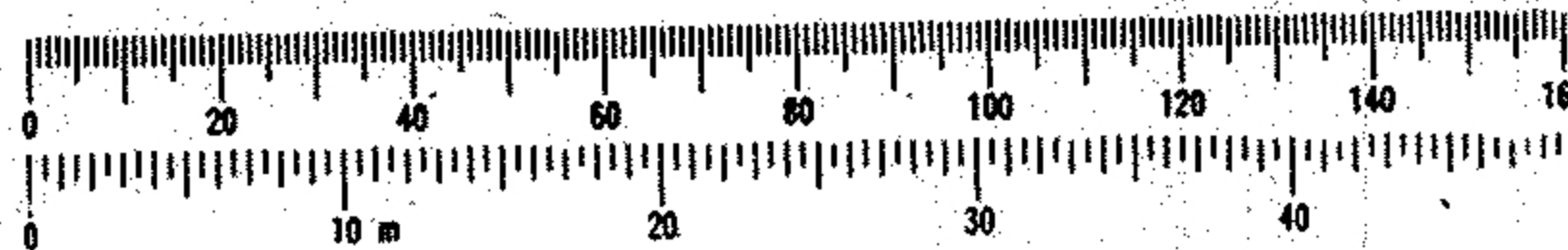
REFERENCE

B.T. Boundary Trap	G.I.T. Grease Interceptor Trap	I.C. Inspection Chamber	I.V. Induct Vent
D.T. Disconnecter Trap	S.V. Sluice Valve	I.O.D. Inspection Opening Drop	S.V.P. Soil Vent Pipe
G.T. Gully Trap	S.T. Silt Trap	I.O. Inspection Opening	S.I.V.P. Soil Induct Vent Pipe
G.D.T. Gully Disconnecter Trap	C.I.P. Cast Iron Pipe	E.V. Educt Vent	G.V. Ground Vent
	Scale— <u>40</u> ft. to 1 inch		See By-Law



PARK ST.

140 FEET
METRES



Drainer: B. MATHEWS
Pipes: CONCRETE
Tested: 14-12-66
Inspector: P.L. COLLIDGE
Drainer: L. SLATER
Pipes: P.V.C. "X"
Tested: 18-5-1981
Inspector: P.L. COLLIDGE

FITTINGS
No. 1 Closet
No. 2 Bath
No. 3 Basin
No. 4 Shower
No. 5 Sink
No. 6 Trough
No. 7 W. Machine
No. 8 Urinal

APPROVED

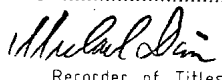
19

Municipal Engineer

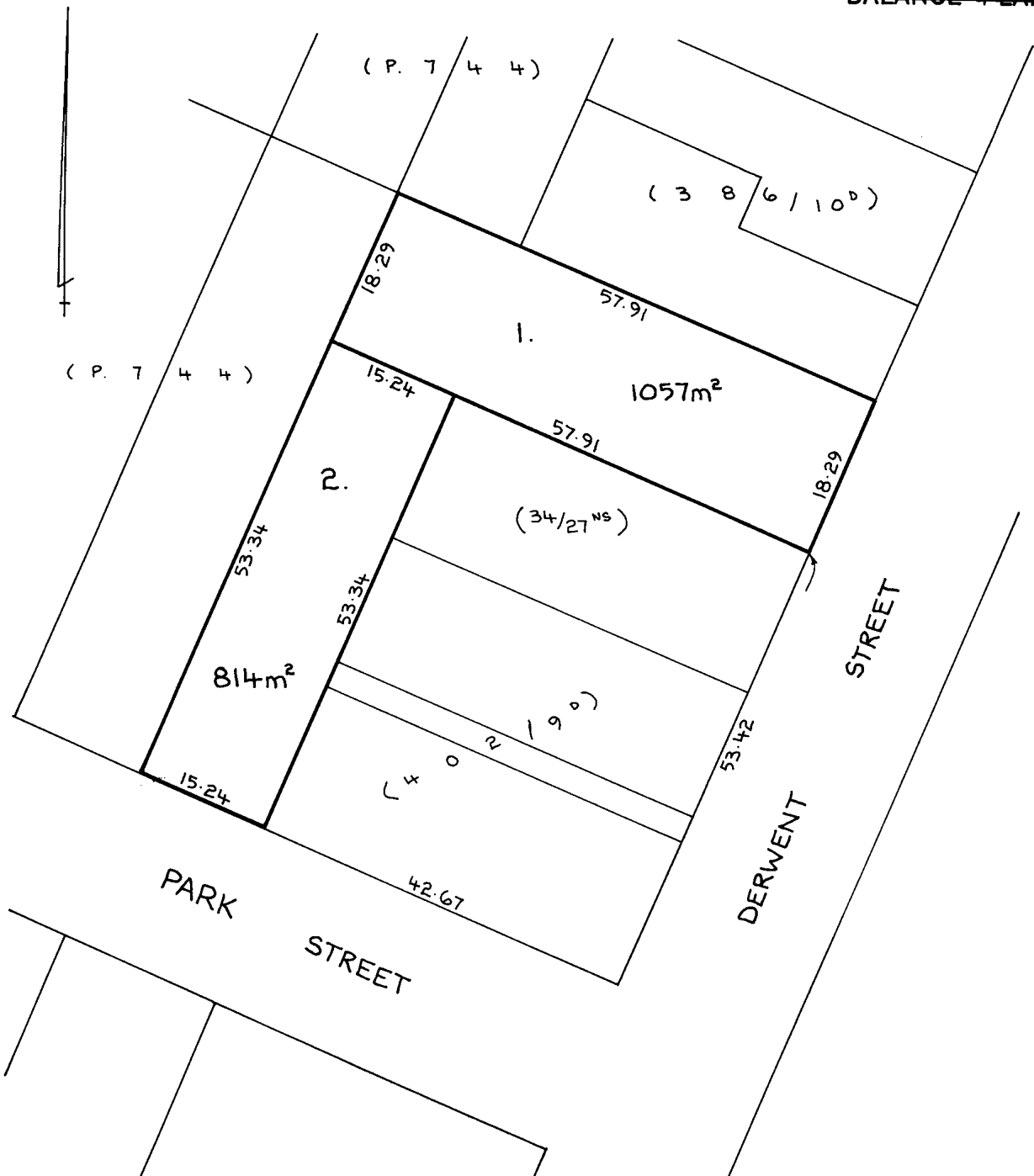
STORMWATER from the premises (including outbuildings) must be conveyed, in a manner satisfactory to the Drainage Inspector, to the nearest street channel or other approved disposal point.

SEPTIC TANK, if shown, is not to be installed without the written approval of the Public Health Department.

HIGH PRESSURE WATER SUPPLY TO BE CONNECTED TO ALL FIXTURES

OWNER		PLAN OF TITLE		REGISTERED NUMBER
FOLIO REFERENCE CT. 2247/88 CT. 2723/34				D 109119
GRANTEE		LOCATION		APPROVED - 2 DEC 1993
		CITY OF CLARENCE		 Recorder of Titles
		COMPILED FROM P. 744		
		COMPILED BY		
		SCALE 1:500 LENGTHS IN METRES		
STATE MUNICIPAL CODE No. 14	LAST UPI No. 7151, 7145	LAST SURVEY PLAN No. 141/30, P. 744	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

~~BALANCE PLAN~~



K 9820

SEARCH OF TORRENS TITLE

VOLUME 109119	FOLIO 2
EDITION 4	DATE OF ISSUE 11-Jul-2014

SEARCH DATE : 19-May-2022

SEARCH TIME : 10.04 AM

DESCRIPTION OF LAND

City of CLARENCE

Lot 2 on Diagram 109119

Derivation : Part of 39A-3R-20Ps Gtd to T. Ludbey

Prior CT 2723/34

SCHEDULE 1

D133262 TRANSFER to NOREEN ANN TIMBRELL and ROGER WILLIAM
CHRISTIAN Registered 08-Jul-2014 at noon

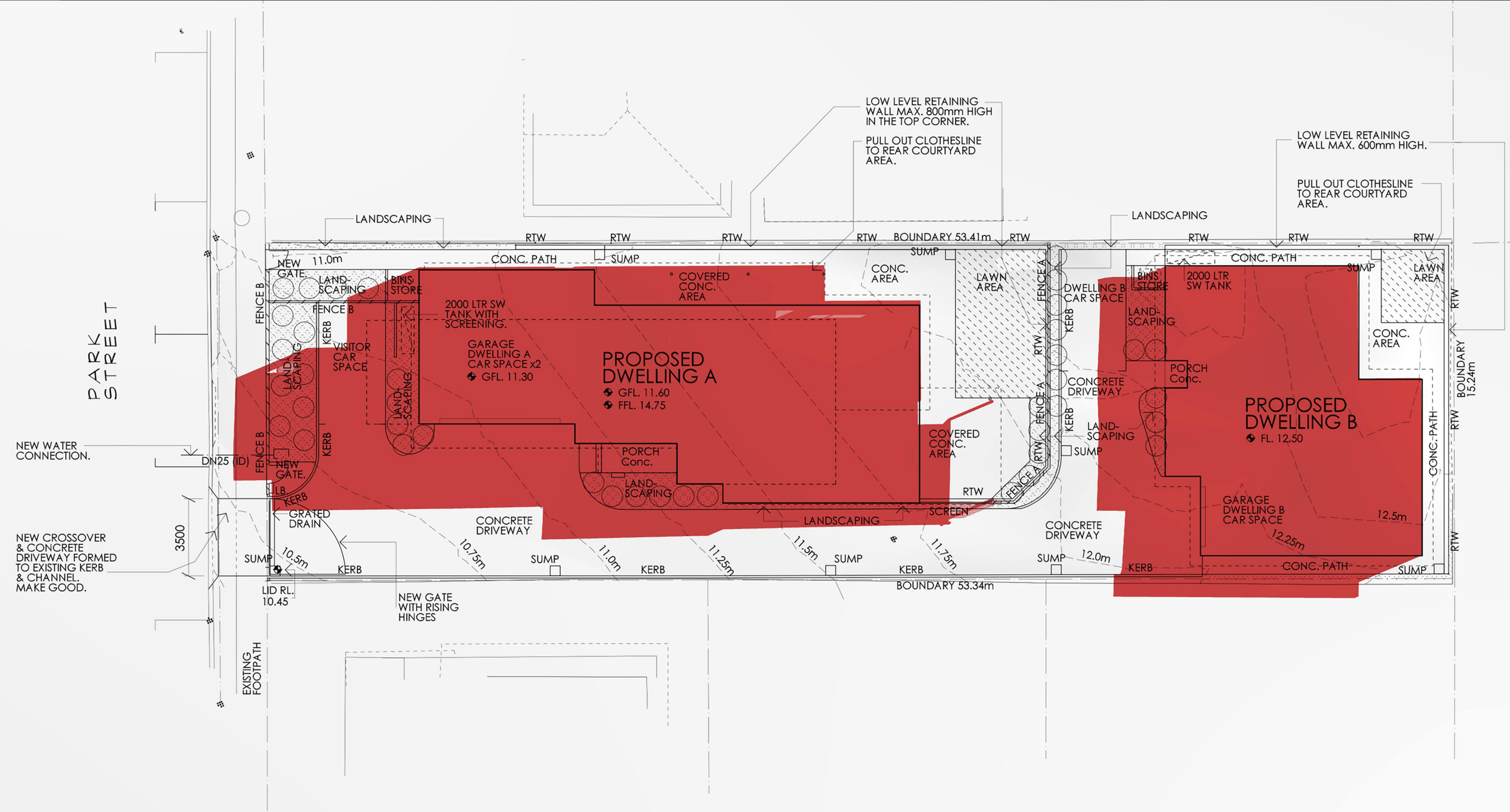
SCHEDULE 2

Reservations and conditions in the Crown Grant if any

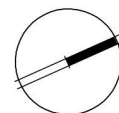
D133292 MORTGAGE to Westpac Banking Corporation Registered
11-Jul-2014 at noon

UNREGISTERED DEALINGS AND NOTATIONS

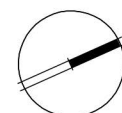
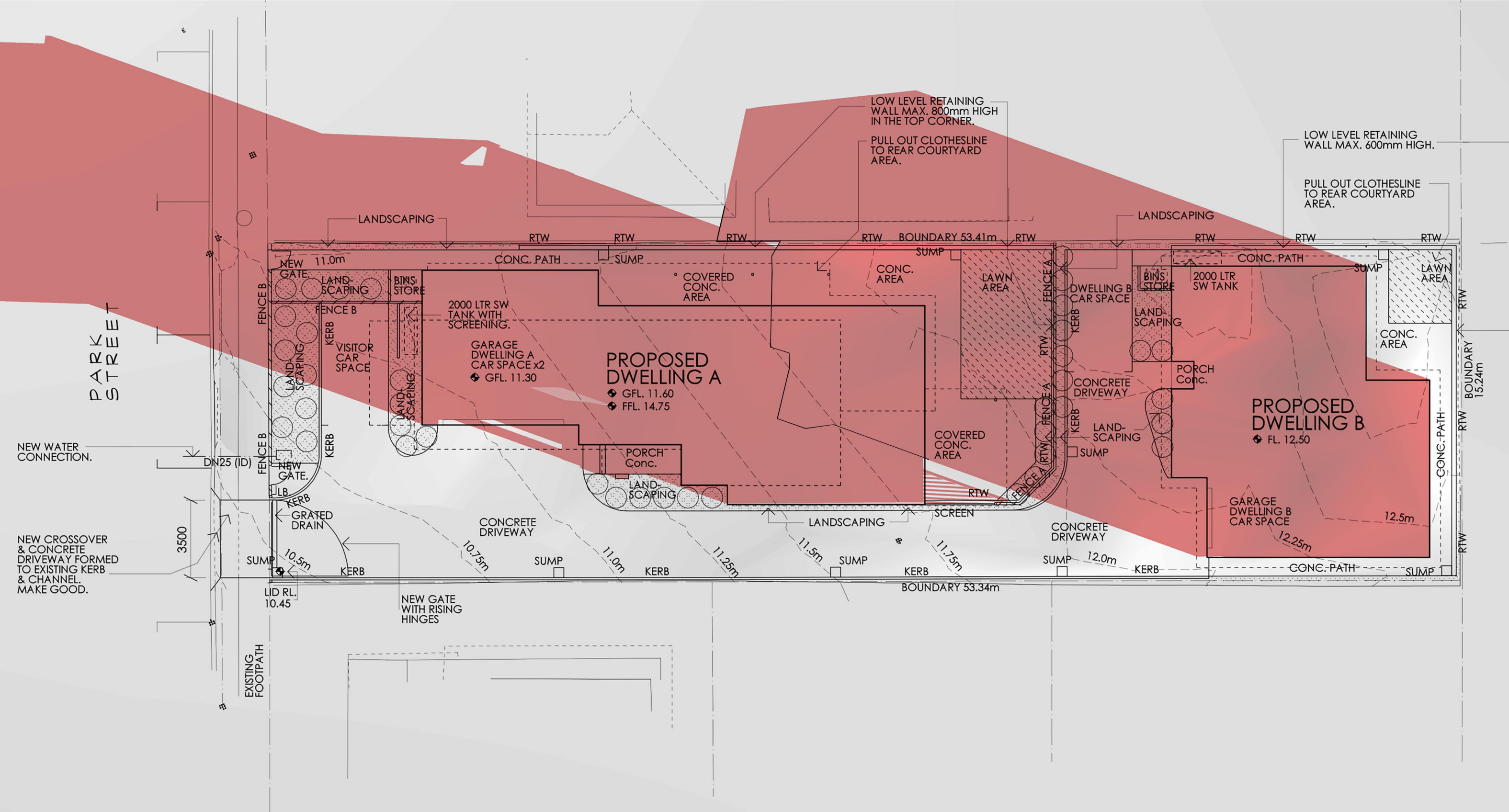
No unregistered dealings or other notations



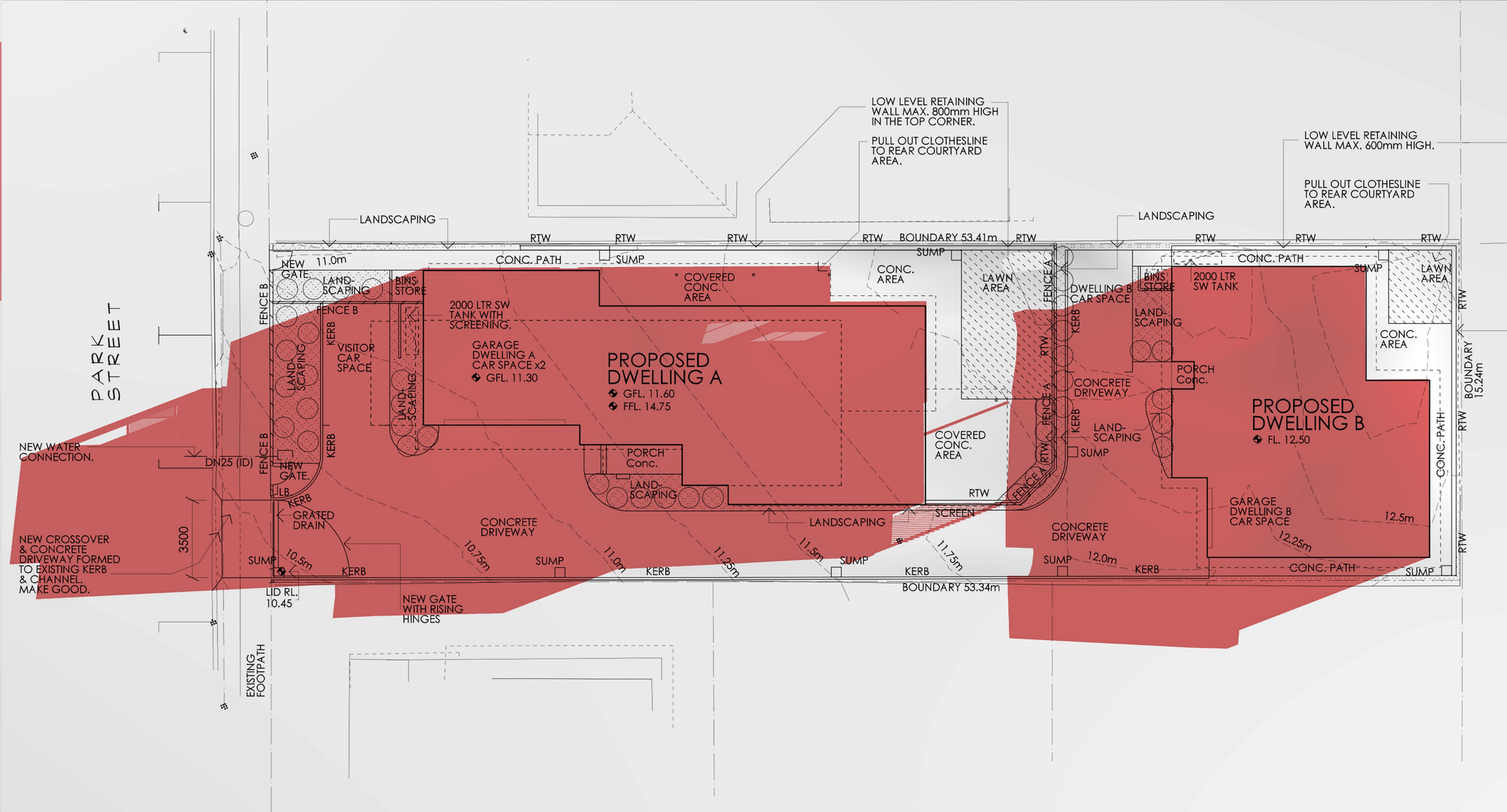
DATE: SEPTEMBER 23
TIME: 12:00pm



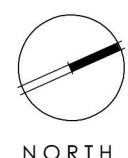
NORTH



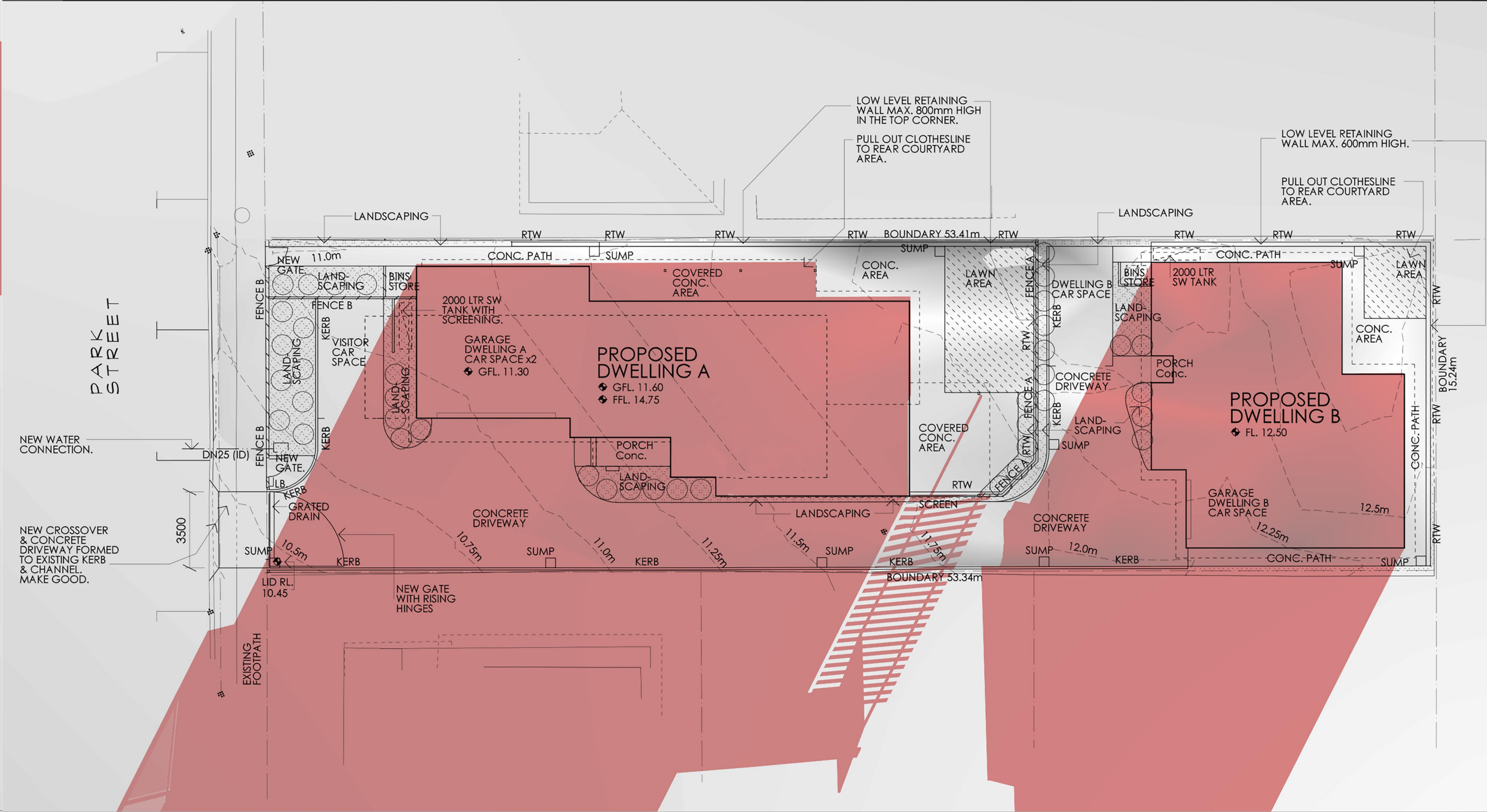
NORTH



DATE: JUNE 21
TIME: 12:00pm



NORTH



SHADOW DIAGRAMS Proposed development at 12 Park St., Bellerive

Coordinates: -42.87, 147.37
 1:200 @A3

Diagrams drawn by Matt Gunn (M.Arch)
 Calculated with Sky Tracer
 Approximate Only

DATE: JUNE 21
TIME: 3:00pm

