



## **DEVELOPMENT APPLICATION**

**PDPLANPMTD-2025/053204**

**PROPOSAL:** Additions & Alterations to Hotel (Hotel Industry)

**LOCATION:** 158 East Derwent Highway, Lindisfarne

**RELEVANT PLANNING SCHEME:** Tasmanian Planning Scheme - Clarence

**ADVERTISING EXPIRY DATE:** 24/03/2026 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 24/03/2026 00:00:00. In addition to legislative requirements, plans and documents can also be viewed at [www.ccc.tas.gov.au](http://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](mailto:clarence@ccc.tas.gov.au). Representations must be received by Council on or before 24/03/2026 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](http://www.ccc.tas.gov.au) or at the Council offices.

## **Application for Development / Use or Subdivision**

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Use this form to obtain planning approval for developing or using land, including subdividing it into smaller lots or lot consolidation.

Proposal: **Extension to Deck and Outdoor Area.**

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Location: **'Beltana Hotel' 158 East Derwent Highway Lindisfarne TAS 7015**

**Personal Information Removed**



Is the property on the Tasmanian Heritage Register? Yes  No

If yes, we recommend you discuss your proposal with Heritage Tasmania prior to lodgement as exemptions may apply which may save you time on your proposal.

If you had pre-application discussions with City of Clarence, please provide planner's name:

Current use of site: **Hotel**

Does the proposal involve land administered or owned by the Crown or Council? Yes  No

**Declaration**

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

**Acknowledgement**

- I acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process; for display purposes during public consultation; and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.

**Personal Information Removed**

Please refer to the development/use and subdivision checklist on the following pages to determine what documentation must be submitted with your application.



## Development/use or subdivision checklist

### **Mandatory Documents**

This information is required for the application to be valid. We are unable to proceed with an application without these documents.

- Details of the location of the proposed use or development.
- A copy of the current Certificate of Title, Sealed Plan, Plan or Diagram and Schedule of Easements and other restrictions for each parcel of land on which the use or development is proposed.
- Full description of the proposed use or development.
- Description of the proposed operation. May include where appropriate: staff/student/customer numbers; operating hours; truck movements; and loading/unloading requirements; waste generation and disposal; equipment used; pollution, including noise, fumes, smoke or vibration and mitigation/management measures.
- Declaration the owner has been notified if the applicant is not the owner.
- Crown or Council consent (if publically-owned land).
- Any reports, plans or other information required by the relevant zone or code.
- Fees prescribed by the City of Clarence.

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

### **Additional Documents**

In addition to the mandatory information required above, Council may, to enable it to consider an application, request further information it considers necessary to ensure that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or specific area plan, applicable to the use or development.

- Site analysis and site plan, including where relevant:
  - Existing and proposed use(s) on site.
  - Boundaries and dimensions of the site.
  - Topography, including contours showing AHD levels and major site features.
  - Natural drainage lines, watercourses and wetlands on or adjacent to the site.
  - Soil type.
  - Vegetation types and distribution, and trees and vegetation to be removed.



- Location and capacity of any existing services or easements on/to the site.
  - Existing pedestrian and vehicle access to the site.
  - Location of existing and proposed buildings on the site.
  - Location of existing adjoining properties, adjacent buildings and their uses.
  - Any natural hazards that may affect use or development on the site.
  - Proposed roads, driveways, car parking areas and footpaths within the site.
  - Any proposed open space, communal space, or facilities on the site.
  - Main utility service connection points and easements.
  - Proposed subdivision lot boundaries.
- Where it is proposed to erect buildings, detailed plans with dimensions at a scale of 1:100 or 1:200 showing:
- Internal layout of each building on the site.
  - Private open space for each dwelling.
  - External storage spaces.
  - Car parking space location and layout.
  - Major elevations of every building to be erected.
  - Shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites.
  - Relationship of the elevations to natural ground level, showing any proposed cut or fill.
  - Materials and colours to be used on rooves and external walls.
- Where it is proposed to erect buildings, a plan of the proposed landscaping showing:
- Planting concepts.
  - Paving materials and drainage treatments and lighting for vehicle areas and footpaths.
  - Plantings proposed for screening from adjacent sites or public places.
- Any additional reports, plans or other information required by the relevant zone or code.

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This list is not comprehensive for all possible situations. If you require further information about what may be required as part of your application documentation, please contact City of Clarence Planning team on (03) 6217 9550.



SEARCH OF TORRENS TITLE

VOLUME 6142	FOLIO 5
EDITION 7	DATE OF ISSUE 03-Jun-2019

SEARCH DATE : 17-Jun-2025

SEARCH TIME : 04.37 PM

DESCRIPTION OF LAND

City of CLARENCE  
 Lot 5 on Sealed Plan 6142  
 (formerly Lots 1, 2 & 3 on Sealed Plan No. 6142)  
 Derivation : Part of 970 Acres Gtd. to E.P. Wilson & Ors.  
 Prior CT 3443/70

SCHEDULE 1

C260      TRANSFER to COOLEY'S PTY LTD      Registered 25-Feb-1997  
 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 SP 6142    EASEMENTS in Schedule of Easements  
 SP 6142    FENCING PROVISION in Schedule of Easements  
 135630    BOUNDARY FENCES CONDITION in Transfer  
 E177386    MORTGAGE to Australia and New Zealand Banking Group  
 Limited    Registered 03-Jun-2019 at 12.03 PM

UNREGISTERED DEALINGS AND NOTATIONS

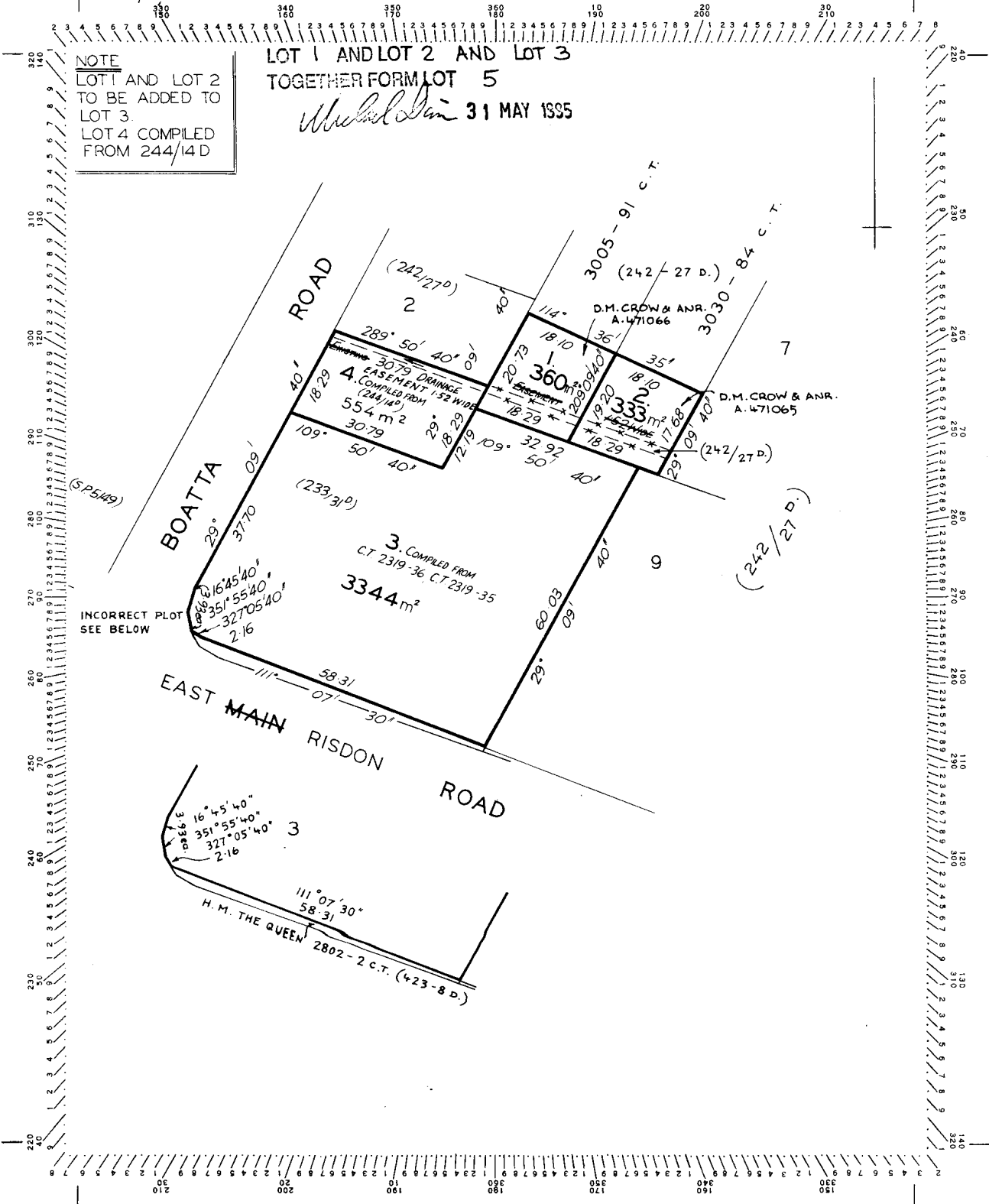
No unregistered dealings or other notations

6142

<p>Owner: <sup>W</sup> V.M. AND M.W. DOLLIVER (Lot 1) K.C. VOSS (Lot 2) D.M. CROW &amp; ANR. (Lots 3 &amp; 4)</p>	<p>PLAN OF SURVEY by Surveyor J. E. MURFET of land situated in the</p>	<p>Registered Number: <b>S.P.6142</b></p>
<p>Title Reference: C.T. 3005 - 91 (Lot 1) C.T. 3030 - 84 (Lot 2) C.T. 2139 - 35 &amp; 36 (Lot 3) C.T. 2559 - 30 (Lot 4)</p>	<p>TOWN OF LINDISFARNE</p>	<p>Effective from: 23-12-74</p>
<p>Grantee: PART OF 970ACRES GRANTED TO E.P. WILSON &amp; OTHERS</p> <p><i>MEMO 23/12/74</i></p>	<p>SCALE 1:750 NOTE: ALL MEASUREMENTS ARE IN METRES</p>	<p><i>P/I</i> <i>M. Robinson</i> Recorder of titles</p>

NOTE  
LOT 1 AND LOT 2  
TO BE ADDED TO  
LOT 3.  
LOT 4 COMPILED  
FROM 244/14 D

LOT 1 AND LOT 2 AND LOT 3  
TOGETHER FORM LOT 5  
*M. Robinson* 31 MAY 1995





8

SCHEDULE OF EASEMENTS

PLAN NO.

S.P. 6142

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

NO COVENANTS or profits a prendre are created to benefit or burden any of the lots shown on the plan.

EASEMENTS:

Lot 4 is subject to a right of drainage (appurtenant to Lot 2 on Diagram No. 242/27 and to Lots 1, 2 and 3 on the plan) over the land marked "existing drainage easement 1.52 wide" passing through such lot.

Lot 1 is subject to a right of drainage appurtenant to Lot 2 on the plan over the land marked "existing drainage easement 1.52 wide" passing through such lot. Lots 1, 2 and 3 shown hereon are Together with a right of drainage over the drainage easement shown hereon.

FENCING PROVISION:

In respect of Lots 1 and 2 on the plan the Vendors Victor William Dolliver Molly Whitney Dolliver and Kenneth Charles Voss shall not be required to fence.

SIGNED by DONALD MURRAY CROW a registered proprietor of the land comprised in

[Signature]

Certificate of Title Volume 2559 Folio 30, Volume 2319 Folio 35 and Volume 2319 Folio 36. in the presence of: [Signature]

SIGNED by BRIAN GEORGE CLEGG a registered proprietor of the land comprised in

[Signature]

Certificate of Title Volume 2559 Folio 30, Volume 2319 Folio 35 and Volume 2319 Folio 36. in the presence of: [Signature]

SIGNED by MARY ELIZABETH HATTON mortgagee under Memorandum of Mortgage No. A 427640

[Signature]

in the presence of: [Signature]

SIGNED by VICTOR WILLIAM DOLLIVER a registered proprietor of the land comprised in Certificate of Title

[Signature]

Volume 3005 Folio 91 in the presence of: [Signature] CHEMIST, 24 WARRANON ROAD, KINGSTON.

6142

SIGNED by MOLLY WHITNEY DOLLIVER a registered proprietor of the land comprised in Certificate of Title Volume 3005 Folio 91 in the presence of : *M Dolliver*  
24 MARANON ROAD, KINGSTON. CHEMIST

*M Dolliver*

SIGNED by KENNETH CHARLES VOSS a registered proprietor of the land comprised in Certificate of Title Volume 3030 Folio 84 in the presence of :

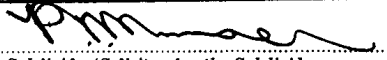
*K C Voss*

*J. W. Peck*  
19 Waverley St Bellarine  
Sales Representative

6142

Certified correct for the purposes of the Real Property Act 1862, as amended.

SIMMONS WOLFHAGEN SIMMONS & WALCH

Per.   
Subdivider/Solicitor for the Subdivider

This is the schedule of easements attached to the plan of Lots 1 - 4

..... comprising part of the land in  
Certificates of Title 2559/30, 3030/84, 3005/91, 2319/35 and 2319/36  
(Insert Title Reference)

Sealed by MUNICIPALITY OF CLARENCE on 7. AUG 1974 19.....

  
.....  
Council Clerk/Town Clerk

80740



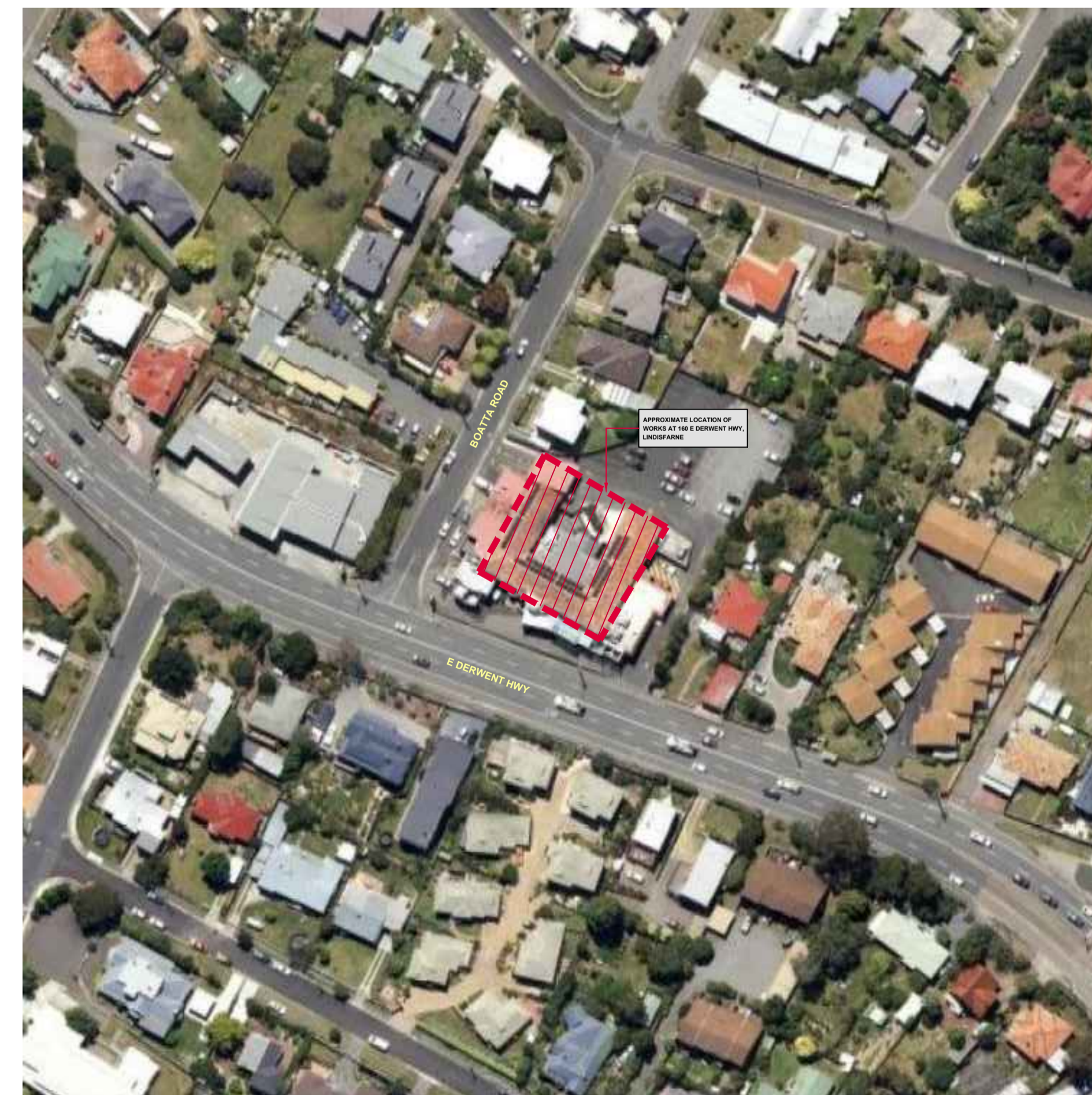
<b>PROPOSED ALTERATIONS &amp; ADDITIONS</b> at 158 E DERWENT HWY, LINDISFARNE TAS 7015. for E. KALIS PROPERTIES PTY LTD	<b>MCA JOB #</b> <b>24075</b>
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<b>ARCHITECTURAL - DECEMBER 2024</b>		
<b>DWG. No.</b>	<b>DRAWING</b>	<b>ISSUE</b>

24075-A01	DRAWING INDEX & LOCATION PLAN	E
24075-A02	EXISTING & PROPOSED SITE PLAN 1:500	E
24075-A03	EXISTING / DEMOLITION GROUND FLOOR PLAN 1:100	D
24075-A04	PROPOSED GROUND FLOOR PLAN 1:100	E
24075-A05	EXISTING & PROPOSED ELEVATIONS 1:100	E
24075-A05.1	EXISTING & PROPOSED EAST ELEVATION 1:100	E



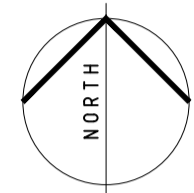
FRONT ELEVATION OF 160 E DERWENT HWY



LOCATION PLAN (N.T.S)

REVISIONS			
Rev.	Description:	By:	Date:
A	DEVELOPMENT APPLICATION	SLL	24.02.2025
B	RFI - REVISIONS - 23/07/2025	SLL	28.07.2025
C	KIDS PLAY AREA	SLL	22.09.2025
D	RFI - REVISIONS 2 - 24/12/2025	SLL	04.02.2026
E	RFI - REVISIONS 3 - 19/02/2026	SLL	23.02.2026

- GENERAL NOTES**
- o CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF ANY BUILDING WORKS. ADVISE PROJECT MANAGER AND ARCHITECT OF DISCREPANCIES WHICH MAY OCCUR.
  - o SCHEDULES DOCUMENTS MUST BE READ IN CONJUNCTION WITH ALL DRAWINGS AND THE CONTRACT SPECIFICATION TAKES PRECEDENCE OVER OTHER DOCUMENTS. ADVISE PROJECT MANAGER AND ARCHITECT OF DISCREPANCIES.
  - o FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS.
  - o ALL MATERIALS AND PRODUCTS SPECIFIED TO BE USED STRICTLY IN ACCORDANCE WITH MANUFACTURERS DIRECTIONS WITH RESPECT TO PROCEDURE, COORDINATION OF WORKS AND ENVIRONMENTAL CONDITIONS.
  - o ALL MATERIALS AND WORKMANSHIP TO BE FIRST GRADE AND IN ACCORDANCE WITH RELEVANT CURRENT AUSTRALIAN STANDARDS, THE BUILDING CODE OF AUSTRALIA AND THE REQUIREMENTS OF RELEVANT LOCAL GOVERNMENT AUTHORITIES.
  - o ALL GLAZING TO COMPLY WITH AS 1288.
  - o NO SMOKING ON SITE.
  - o NO DOGS ON SITE.



**SHEET No. 1 OF 6**



CERTIFIED BUILDING PRACTITIONER - ARCHITECT  
 TAS - CC982U VIC - 17933 NSW - 9523  
 PO BOX 1 BATTERY POINT TASMANIA 7004  
 THE STUDIO 49A DAVEY STREET HOBART  
 Phone: (03) 6224 1822 admin@mcaarchitects.com.au  
 Anna: 0439 330 923 Michael: 0418 124 355

PROJECT TITLE  
**PROPOSED ALTERATIONS & ADDITIONS**  
**No. 158 E. DERWENT H.WAY, LINDISFARNE**  
**for E. KALIS PROPERTIES PTY LTD.**

ISSUE  
**DEVELOPMENT APPLICATION**

DRAWING TITLE  
**DRAWING INDEX & LOCATION PLAN**

State:	Drawn:	Checked:	Approved:	Date:
- @ A1	SLL			24.02.2025

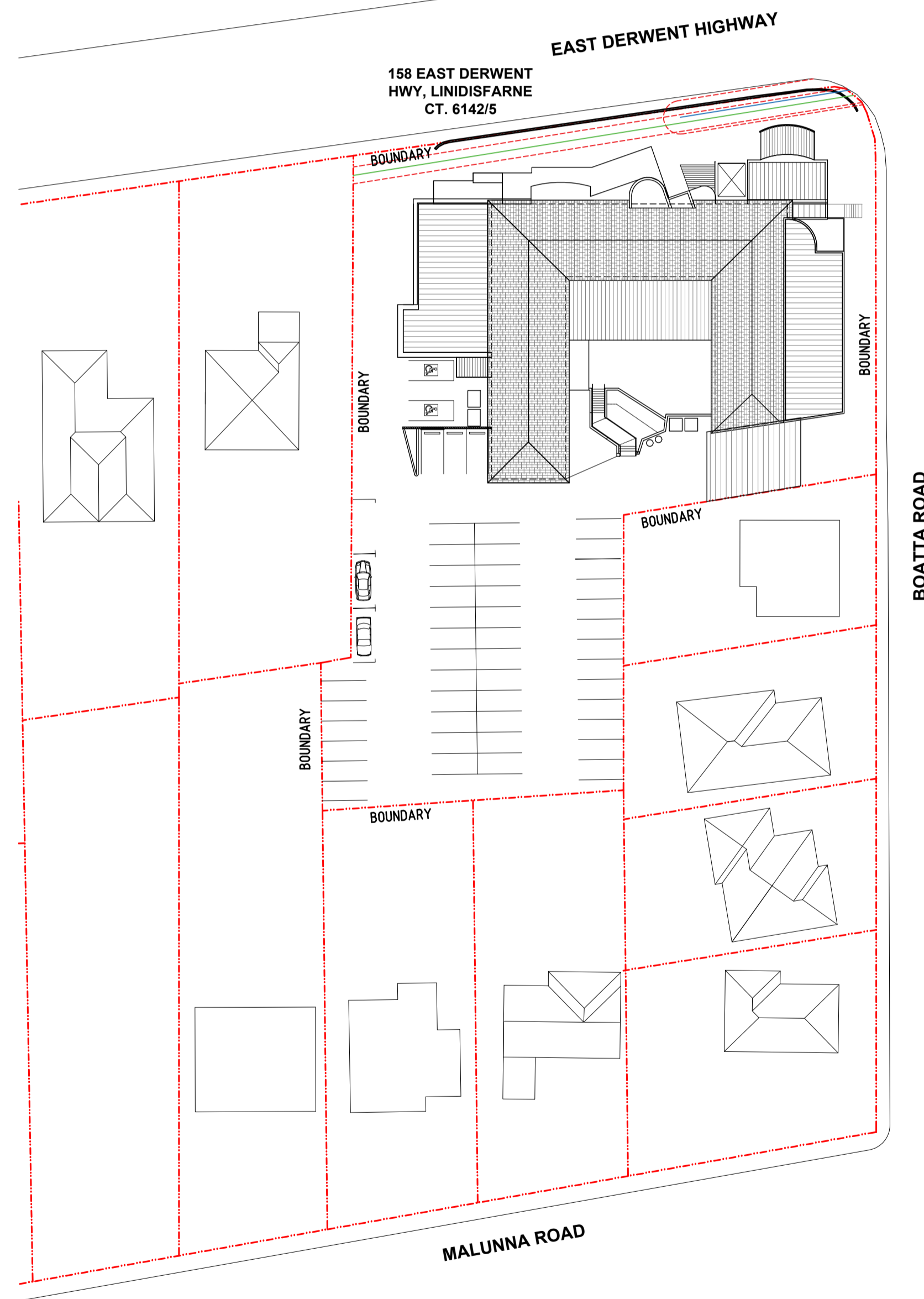
REVISION:	E	<b>A01</b>
PROJECT No:	24075	

SITE COVER	
SITE AREA - approx.	4058 sqm.
EXISTING TOTAL SITE COVER - approx.	1485 sqm.
PROPOSED TOTAL SITE COVER - approx.	1595 sqm.

EXISTING TENANCY AREAS	
BOTTLE SHOP - approx.	220sqm (remaining existing)
BACK OF HOUSE - approx.	400sqm (remaining existing)
DINING, BAR, AND GAMING AREAS - approx.	654sqm
UPSTAIR RESIDENCES - approx.	670sqm (remaining existing)

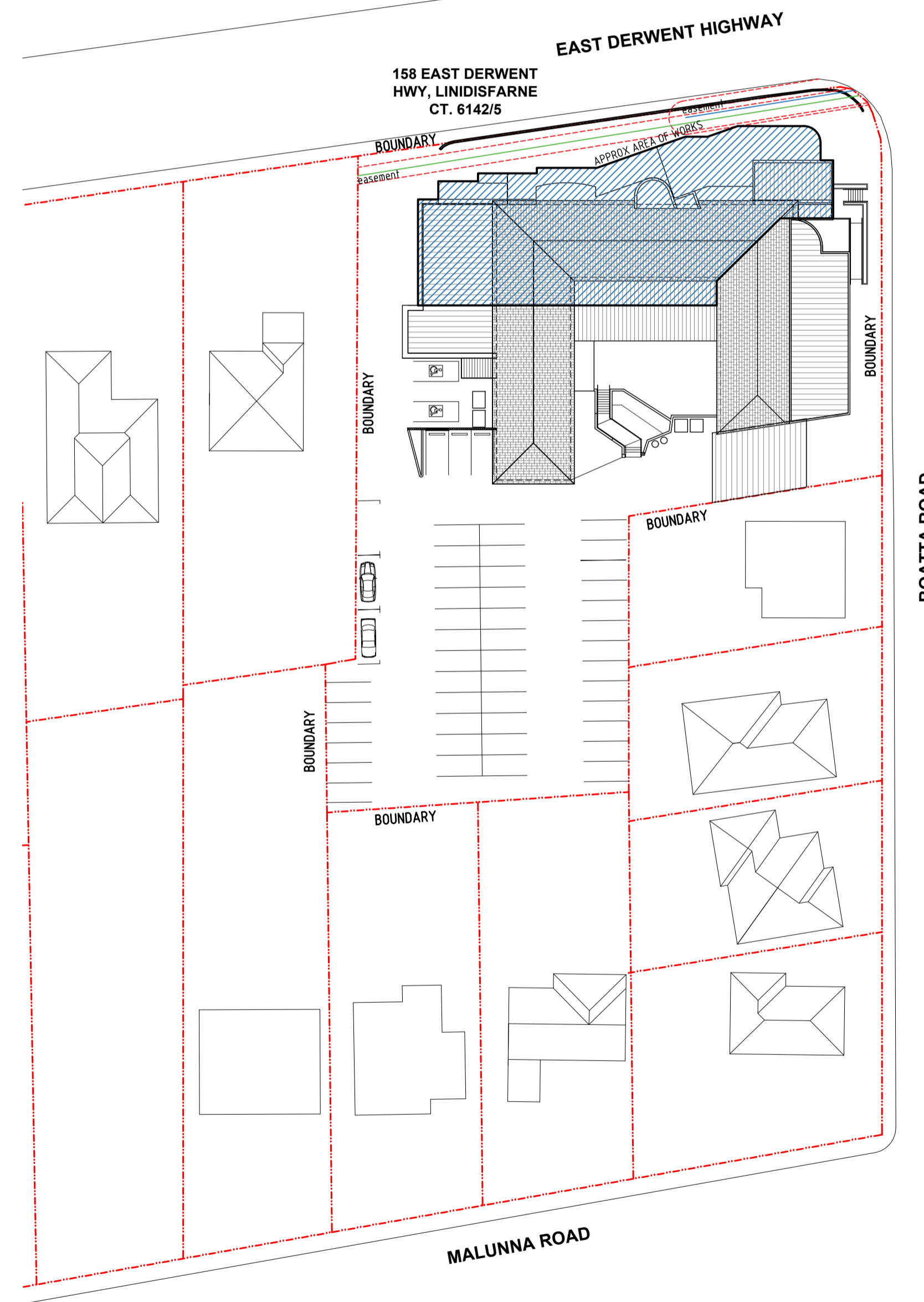
PROPOSED TENANCY AREAS	
BOTTLE SHOP - approx.	220sqm (remaining existing)
BACK OF HOUSE - approx.	400sqm (remaining existing)
DINING, BAR, AND GAMING AREAS - approx.	764sqm
UPSTAIR RESIDENCES - approx.	670sqm (remaining existing)

51 TOTAL VEHICLES SPACES FOR SITE  
49 x CAR SPACES  
2 x ACCESSIBLE SPACES



EXISTING SITE PLAN 1:500

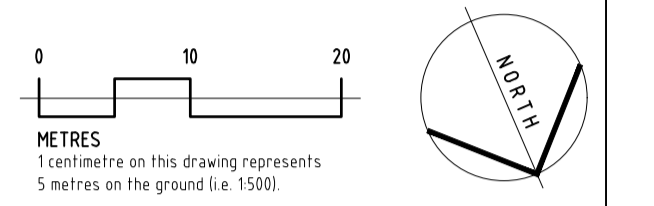
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49 x CAR SPACES  
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PROPOSED SITE PLAN 1:500

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Rev.	Description:	By:	Date:
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D	RFI - REVISIONS 2 - 24/12/2025	SLL	04.02.2025
E	RFI - REVISIONS 3 - 19/02/2025	SLL	23.02.2025

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  - o ALL GLAZING TO COMPLY WITH AS 1288.
  - o NO SMOKING ON SITE.
  - o NO DOGS ON SITE.



SHEET No. 2 OF 6



CERTIFIED BUILDING PRACTITIONER - ARCHITECT  
TAS - CC982U VIC - 17933 NSW - 9523  
PO BOX 1 BATTERY POINT TASMANIA 7004  
THE STUDIO 49A DAVEY STREET HOBART  
Phone: (03) 6224 1822 admin@mcaarchitects.com.au  
Anna: 0439 330 923 Michael: 0418 124 355

PROJECT TITLE  
**PROPOSED ALTERATIONS & ADDITIONS  
No. 158 E. DERWENT H.WAY, LINIDSFARNE  
for E. KALIS PROPERTIES PTY LTD.**

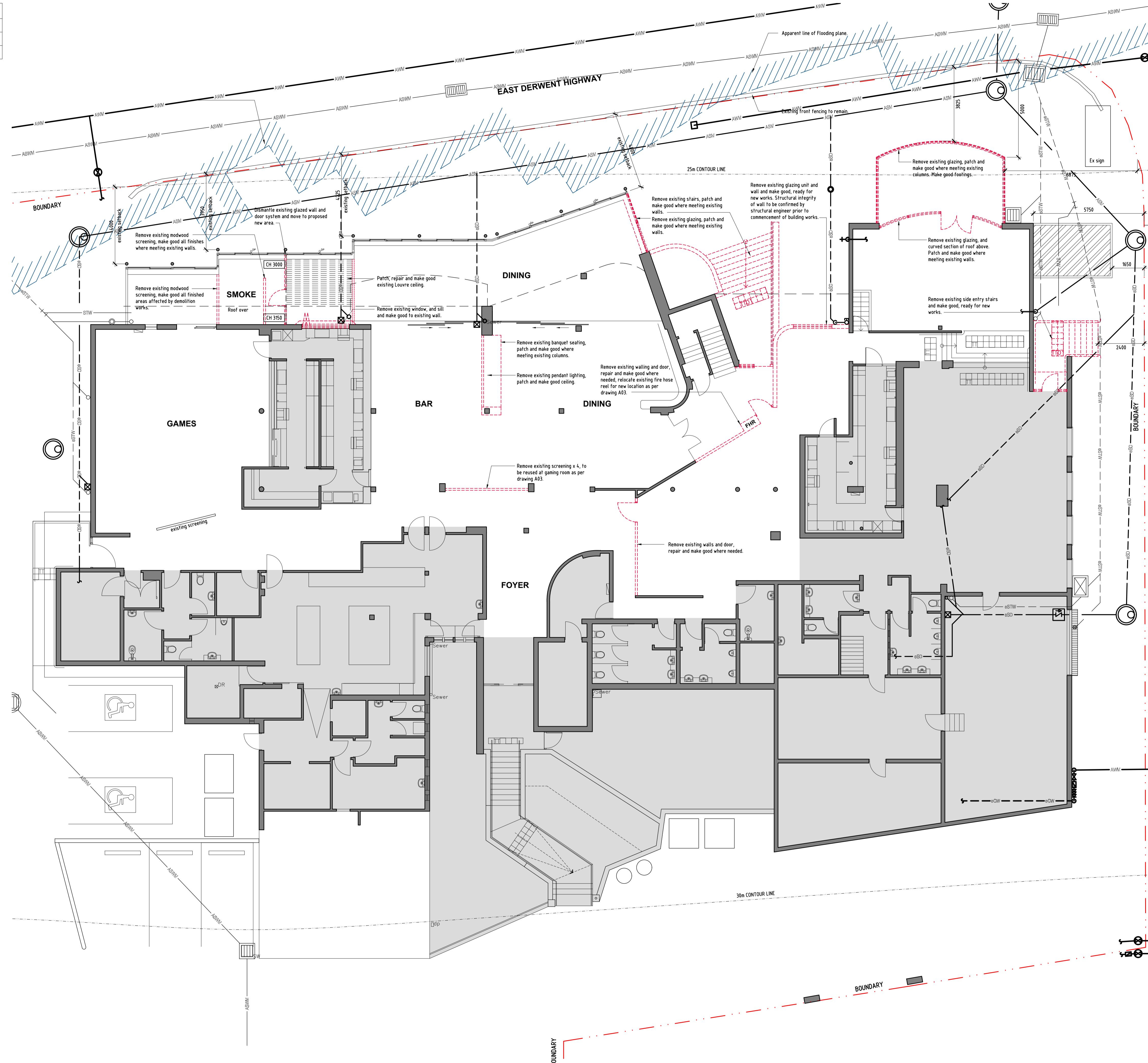
ISSUE  
**DEVELOPMENT APPLICATION**

DRAWING TITLE  
**EXISTING / PROPOSED  
SITE PLAN**

Scale:	Drawn:	Checked:	Approved:	Date:
1:500 @ A1	SLL			24.02.2025

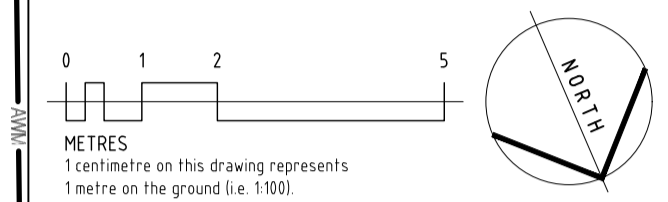
REVISION: **E**  
File: **A02**  
PROJECT No: **24075**

WALL LEGEND	
MARK	DESCRIPTION
	EXISTING WALLS TO BE RETAINED.
	EXISTING WALLS TO BE DEMOLISHED.



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C	KIDS PLAY AREA	SLL	22.09.2025
D	RFI - REVISIONS 2 - 24/12/2025	SLL	04.02.2026

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SHEET No. **3** OF 6



CERTIFIED BUILDING PRACTITIONER - ARCHITECT  
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 THE STUDIO 49A DAVEY STREET HOBART  
 Phone: (03) 6224 1822 admin@mcaarchitects.com.au  
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ISSUE  
**DEVELOPMENT APPLICATION**

DRAWING TITLE  
**EXISTING / DEMOLITION PLAN**

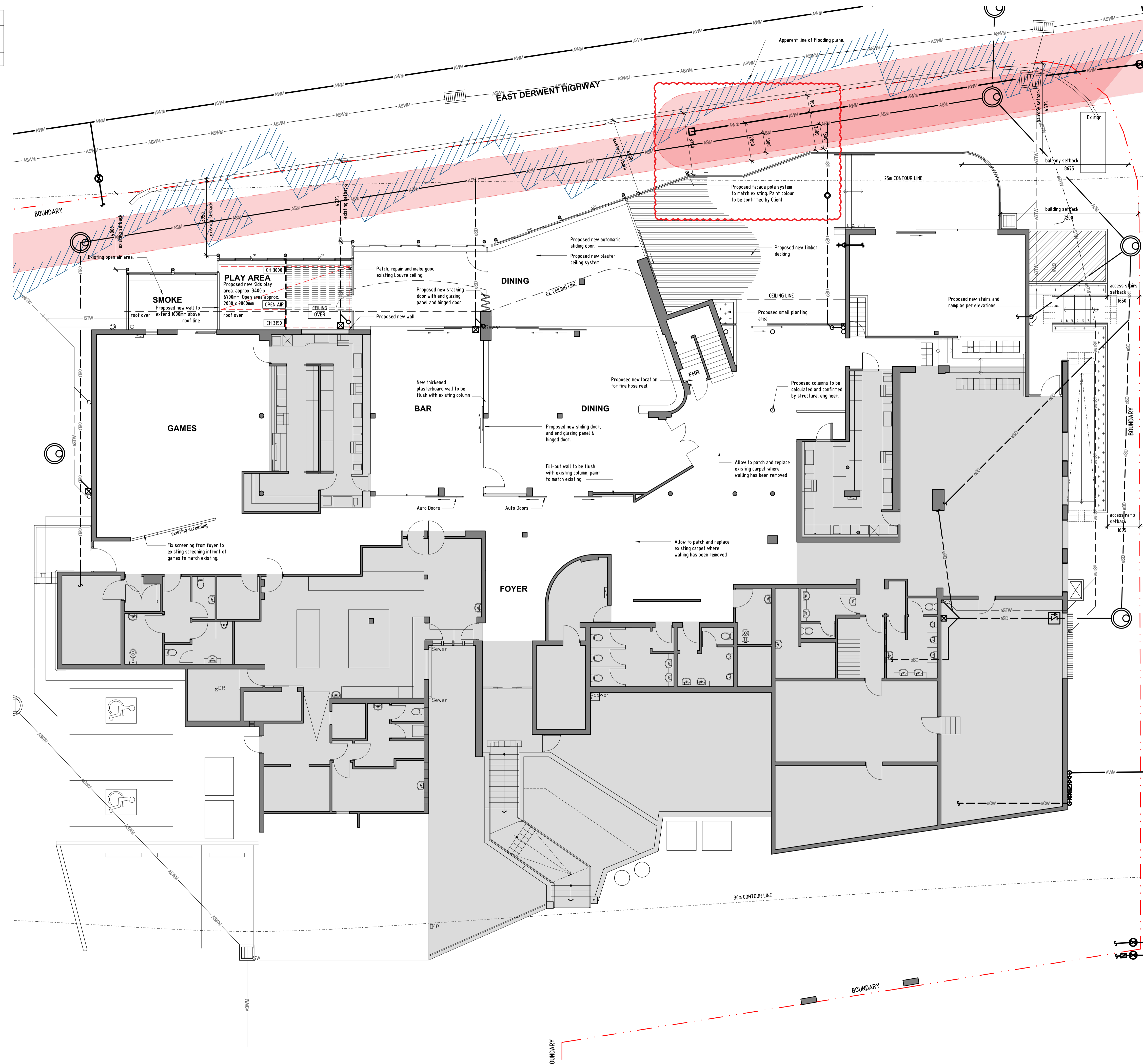
State:	Drawn:	Checked:	Approved:	Date:
1:100 @ A1	SLL			24.02.2025

REVISION: **D**  
 File: **-**  
 PROJECT No: **24075**

**A03**

**ORIGINAL**

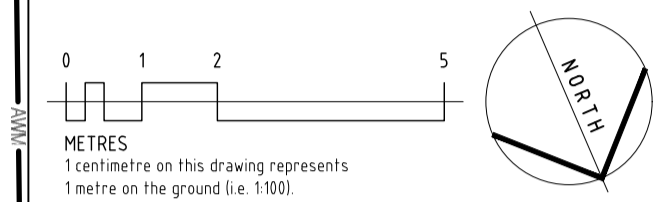
WALL LEGEND	
MARK	DESCRIPTION
	EXISTING WALLS TO BE RETAINED.
	PROPOSED NEW WALLS TO BE CONSTRUCTED.



REVISIONS			
Rev.	Description:	By:	Date:
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E	RFI - REVISIONS 3 - 19/02/2026	SLL	23.02.2026

**GENERAL NOTES**

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- 0 NO SMOKING ON SITE.
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**SHEET No. 4 OF 6**



CERTIFIED BUILDING PRACTITIONER - ARCHITECT  
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 Phone: (03) 6224 1822 admin@mcaarchitects.com.au  
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**DEVELOPMENT APPLICATION**

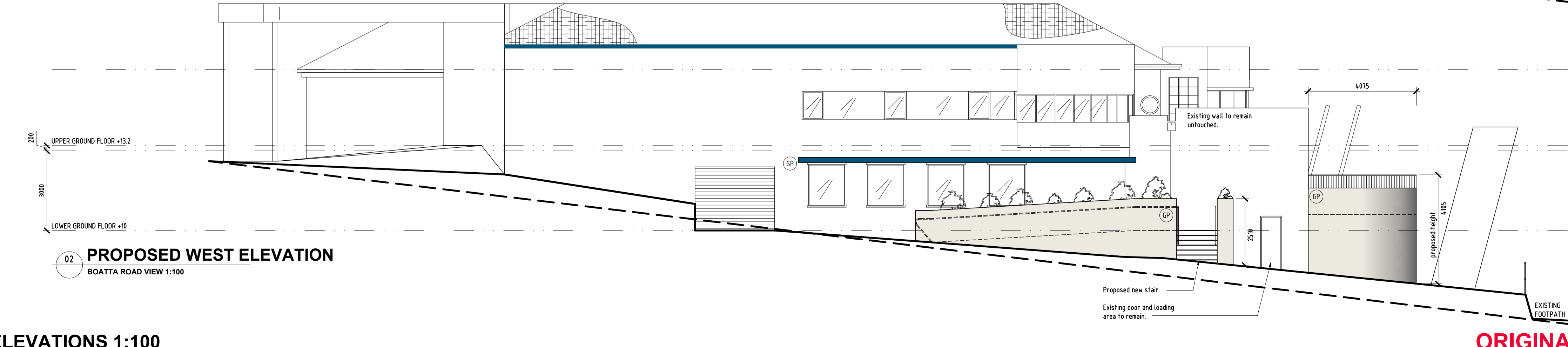
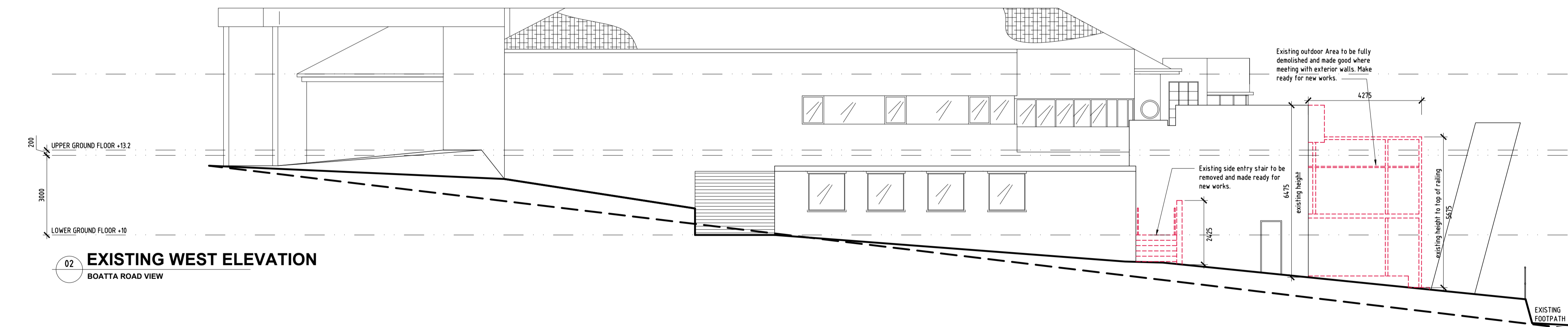
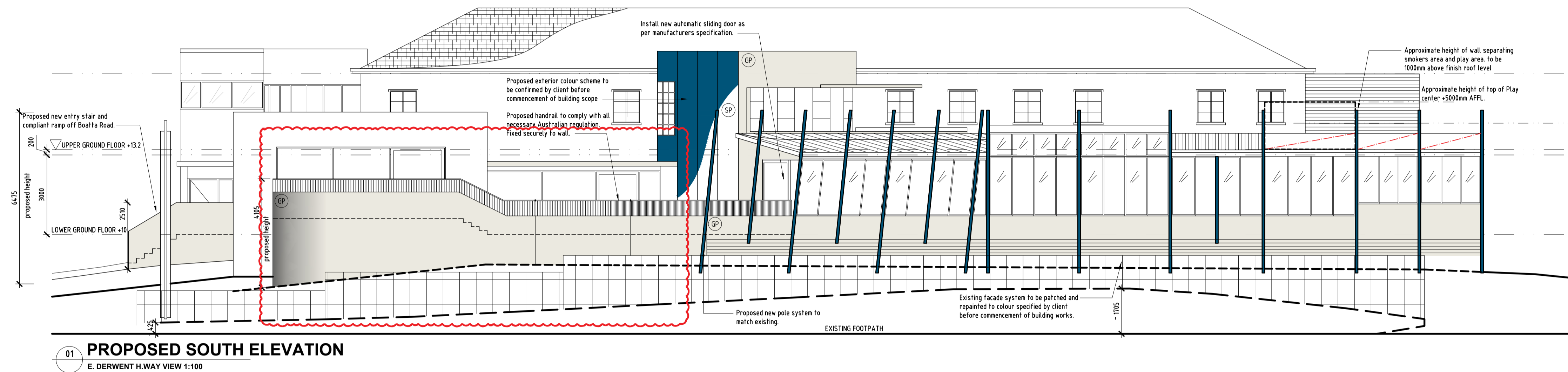
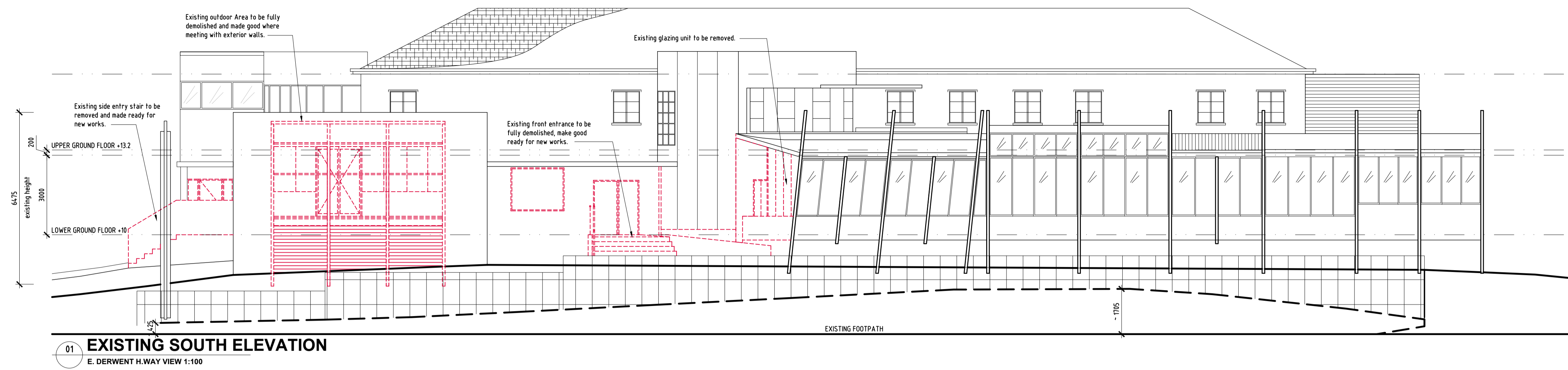
DRAWING TITLE  
**PROPOSED GROUND FLOOR PLAN**

Scale:	Drawn:	Checked:	Approved:	Date:
1:100 @ A1	SLL			24.02.2025

REVISION: **E**  
 File: **A04**  
 PROJECT No: **24075**

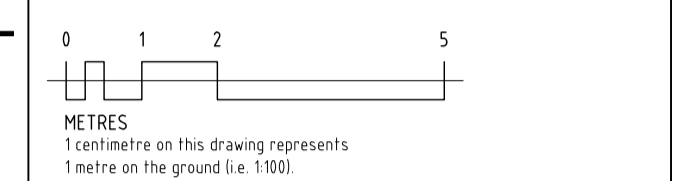
WALL LEGEND	
MARK	DESCRIPTION
—	EXISTING WALLS TO BE RETAINED.
- - -	PROPOSED NEW WALLS TO BE CONSTRUCTED.

MATERIAL SCHEDULE	
MARK	DESCRIPTION
SP	DULUX - SEA PAINT BLUE (Code No. A325)
GP	DULUX - GRAND PIANO QUATER (Code No. A204)



REVISIONS		
Rev.	Description:	By: Date:
A	DEVELOPMENT APPLICATION	SLL 24.02.2025
B	RFI - REVISIONS - 23/07/2025	SLL 28.07.2025
C	KIDS PLAY AREA	SLL 22.09.2025
D	RFI - REVISIONS 2 - 24/12/2025	SLL 04.02.2026
E	RFI - REVISIONS 3 - 19/02/2026	SLL 23.02.2026

- GENERAL NOTES**
- o CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF ANY BUILDING WORKS. ADVISE PROJECT MANAGER AND ARCHITECT OF DISCREPANCIES WHICH MAY OCCUR.
  - o SCHEDULES DOCUMENTS MUST BE READ IN CONJUNCTION WITH ALL DRAWINGS AND THE CONTRACT SPECIFICATION TAKES PRECEDENCE OVER OTHER DOCUMENTS. ADVISE PROJECT MANAGER AND ARCHITECT OF DISCREPANCIES.
  - o FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS.
  - o ALL MATERIALS AND PRODUCTS SPECIFIED TO BE USED STRICTLY IN ACCORDANCE WITH MANUFACTURERS DIRECTIONS WITH RESPECT TO PROCEDURE, COORDINATION OF WORKS AND ENVIRONMENTAL CONDITIONS.
  - o ALL MATERIALS AND WORKMANSHIP TO BE FIRST GRADE AND IN ACCORDANCE WITH RELEVANT CURRENT AUSTRALIAN STANDARDS, THE BUILDING CODE OF AUSTRALIA AND THE REQUIREMENTS OF RELEVANT LOCAL GOVERNMENT AUTHORITIES.
  - o ALL GLAZING TO COMPLY WITH AS 1288.
  - o NO SMOKING ON SITE.
  - o NO DOGS ON SITE.



SHEET No. 5 OF 6



CERTIFIED BUILDING PRACTITIONER - ARCHITECT  
TAS - CC982U VIC - 17933 NSW - 9523  
PO BOX 1 BATTERY POINT TASMANIA 7004  
THE STUDIO 49A DAVEY STREET HOBART  
Phone: (03) 6224 1822 admin@mcaarchitects.com.au  
Anna: 0439 330 923 Michael: 0418 124 355

PROJECT TITLE  
**PROPOSED ALTERATIONS & ADDITIONS  
No. 158 E. DERWENT H.WAY, LINDSFARNE  
for E. KALIS PROPERTIES PTY LTD.**

ISSUE  
**DEVELOPMENT APPLICATION**

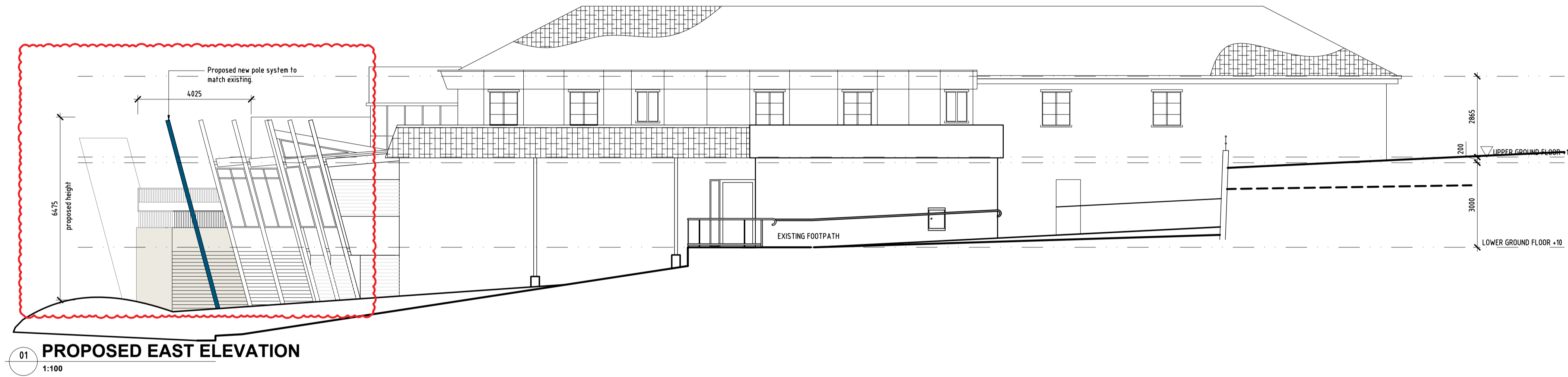
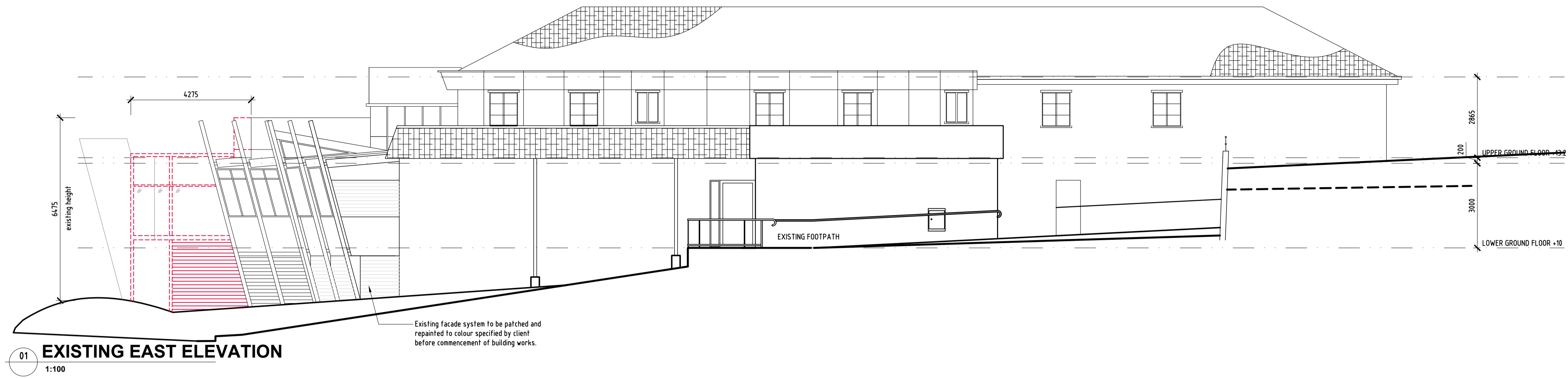
DRAWING TITLE  
**EXISTING & PROPOSED  
ELEVATIONS**

Scale:	Drawn:	Checked:	Approved:	Date:
1:100 @ A1	SLL			24.02.2025

REVISION: **E**  
File:  
PROJECT No: **24075**  
**A05**

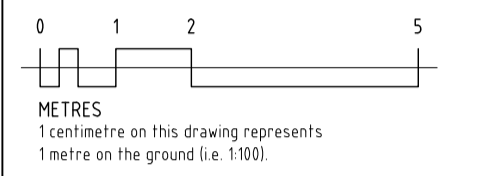
WALL LEGEND	
MARK	DESCRIPTION
	EXISTING WALLS TO BE RETAINED.
	PROPOSED NEW WALLS TO BE CONSTRUCTED.

MATERIAL SCHEDULE	
MARK	DESCRIPTION
SP	'DULUX' - SEA PAINT BLUE (Code No. A325)
GP	'DULUX' - GRAND PIANO QUATER (Code No. A204)



REVISIONS		
Rev.	Description:	By: Date:
A	DEVELOPMENT APPLICATION	SLL 24.02.2025
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E	RFI - REVISIONS 3 - 19/02/2026	SLL 23.02.2026

- GENERAL NOTES**
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  - o NO SMOKING ON SITE.
  - o NO DOGS ON SITE.



**SHEET No. 6 OF 6**



CERTIFIED BUILDING PRACTITIONER - ARCHITECT  
TAS - CC982U VIC - 17933 NSW - 9523  
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Phone: (03) 6224 1822 admin@mcaarchitects.com.au  
Anna: 0439 330 923 Michael: 0418 124 355

PROJECT TITLE  
**PROPOSED ALTERATIONS & ADDITIONS  
No. 158 E. DERWENT H.WAY, LINIDSFARNE  
for E. KALIS PROPERTIES PTY LTD.**

ISSUE  
**DEVELOPMENT APPLICATION**

DRAWING TITLE  
**EXISTING & PROPOSED  
EAST ELEVATIONS**

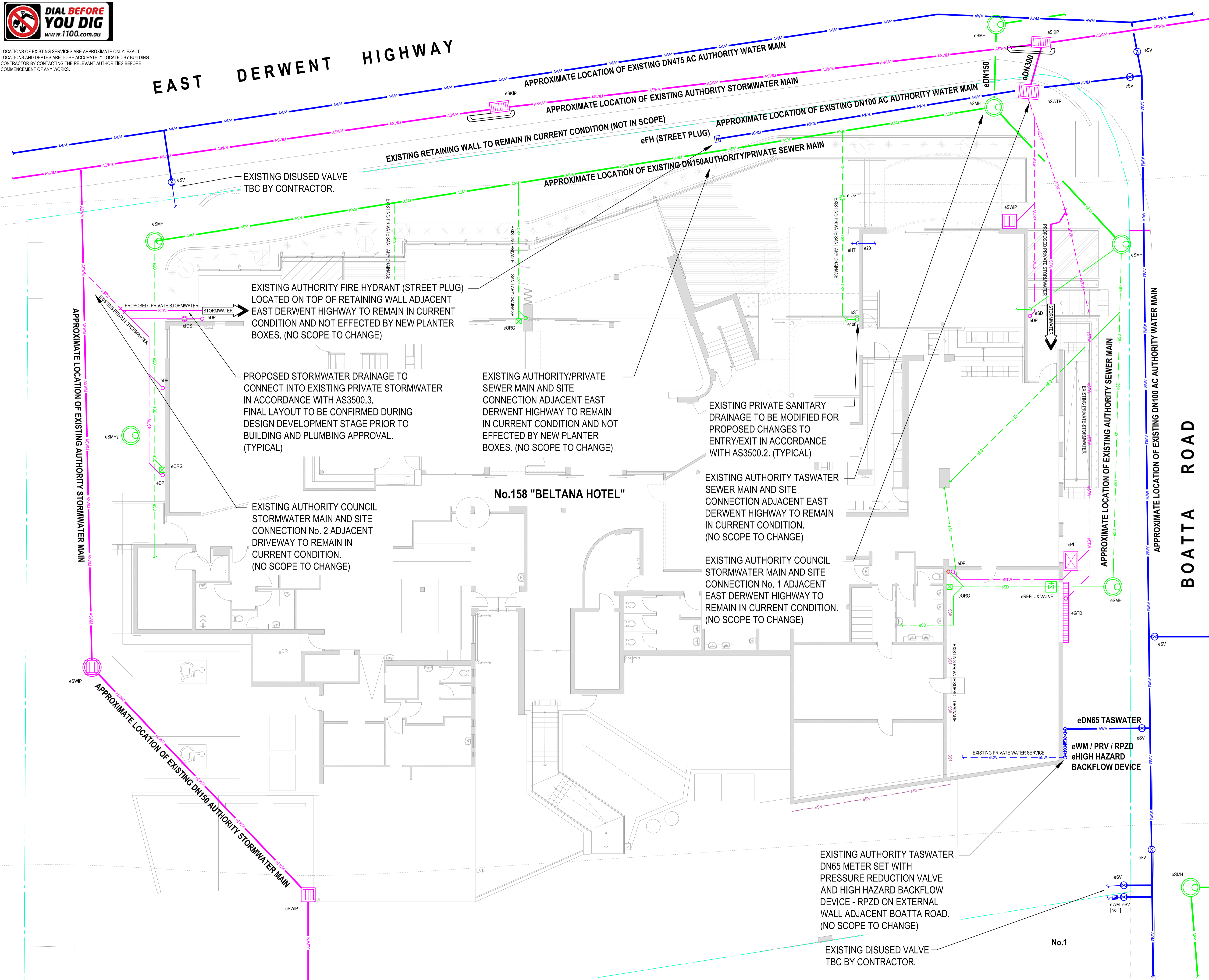
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REVISION: **E**  
File: **A05.1**  
PROJECT No: **24075**

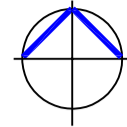


LOCATIONS OF EXISTING SERVICES ARE APPROXIMATE ONLY. EXACT LOCATIONS AND DEPTHS ARE TO BE ACCURATELY LOCATED BY BUILDING CONTRACTOR BY CONTACTING THE RELEVANT AUTHORITIES BEFORE COMMENCEMENT OF ANY WORKS.

# EAST DERWENT HIGHWAY

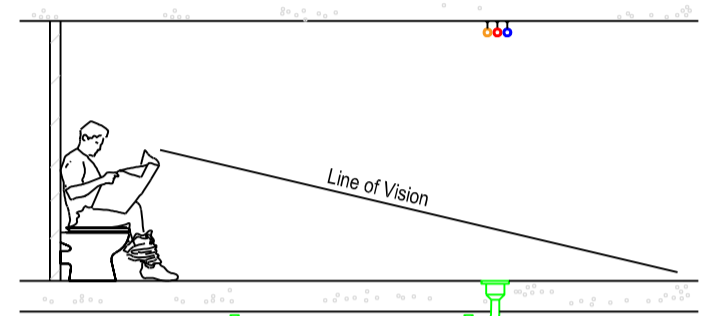


Key Plan / North Point:



Issue	Date	Description	Int.	App.
P1	04/08/25	PRELIMINARY ISSUE	RP	RP
D1	06/02/26	TASWATER RFI	RP	RP

COORDINATED REFERENCE DRAWINGS			
SERVICE	DRAWING NUMBER	ISSUE	DATE
ARCH			
MECH			
STRUCT			
ELEC			
CIVIL			



SERVICES TO BE INSTALLED BELOW SLAB - OUT OF STRATA  
 NOTE: SYMBOLS ARE DRAWN IN THE CORRECT POSITION BUT ARE NOT SHOWN TO SCALE. DO NOT SCALE OFF THIS DRAWING. USE NOTED DIMENSIONS AND ARCHITECTURAL DRAWINGS ONLY.

THIS DRAWING IS NOT FOR CONSTRUCTION UNLESS ENDORSED BELOW:  
 PROJECT VERIFIER NAME: Ryan Palkovich DATE:  
 PROJECT VERIFIER SIGNATURE: DATE:  
 EUREKA DESIGNS PTY LTD ACCEPTS NO LIABILITY FOR UNAUTHORISED USE.

PLotted Date & Time: 06 Feb, 2026 - 9:01 am  
 PLOTTED BY: Ryan Palkovich

## No.158 "BELTANA HOTEL"

## BOATTA ROAD

Consultant:  
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Architect:  
**DKO**  
 90-94 ROKEBY STREET,  
 COLLINGWOOD VIC 3066  
 CONTACT: DOMINIC GAETANI  
 Phone No. 03 8601 6000

Project:  
**PROPOSED ALTERATIONS  
 158 EAST DERWENT HIGHWAY,  
 LINDISFARNE TAS 7**

Drawing Title:  
**HYDRAULIC SERVICES  
 CONCEPT SERVING PLAN  
 SITE PLAN**

Status: **DEVELOPMENT APPLICATION**  
 Project No: **240117** Scale: (A1) 1:200 No. of Sheets: 1 OF 1  
 Dwg No: **CP-001** Issue: **01**

ORIGINAL SIZE: A1