



DEVELOPMENT APPLICATION

PDPLANPMTD-2025/054724

PROPOSAL: Demolition & Two Multiple Dwellings

LOCATION: 4 Luttrell Avenue, Bellerive

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 10 September 2025

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 10 September 2025. In addition to legislative requirements, plans and documents can also be viewed at www.ccc.tas.gov.au during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to clarence@ccc.tas.gov.au. Representations must be received by Council on or before 10 September 2025.

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at www.ccc.tas.gov.au or at the Council offices.



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:

Multiple dwelling x 2 (demolish existing)

Location:

Address.....
 4 Luttrell Avenue
 Suburb/Town Postcode
 Bellerive 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

\$

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 a Council Officer, please give their name

Kate Guinane
Holly Thurston-Doyle
Frank Coteman

Current Use of Site:

Single 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	Personal Information Removed	Date 07/08/2025
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PLEASE REFER TO THE DEVELOPMENT/USE AND SUBDIVISION CHECKLIST ON THE FOLLOWING PAGES TO DETERMINE WHAT DOCUMENTATION MUST BE SUBMITTED WITH YOUR APPLICATION.

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.

SEARCH OF TORRENS TITLE

VOLUME 227653	FOLIO 12
EDITION 4	DATE OF ISSUE 31-Jan-2022

SEARCH DATE : 10-Jul-2025

SEARCH TIME : 11.18 AM

DESCRIPTION OF LAND

City of CLARENCE

Lot 12 on Plan 227653

Derivation : Parts of 4A-1R-9Ps. and 3 Roods Gtd. to E. Abbott

Prior CT 2945/40

SCHEDULE 1

M935937 TRANSFER to DANIEL RAY BASTIN Registered

31-Jan-2022 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

M935625 MORTGAGE to MyState Bank Limited Registered

31-Jan-2022 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1469
TASMANIA
REAL PROPERTY ACT, 1882, as amended
NOTE—REGISTERED FOR OFFICE
CONVENIENCE TO REPLACE



CERTIFICATE OF TITLE

Register Book
Vol. Fol.

Cert. of Title Vol.380 Fol. 38.

2945 40

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

M. H. Mansons

Recorder of Titles.



DESCRIPTION OF LAND

TOWN OF BELLERIVE
TWENTY SEVEN PERCHES AND FOUR TENTHS OF A PERCH on the Plan hereon

FIRST SCHEDULE (continued overleaf)

LESLIE MAXWELL LOCKLEY of Bellerive, Benchman.

SECOND SCHEDULE (continued overleaf)

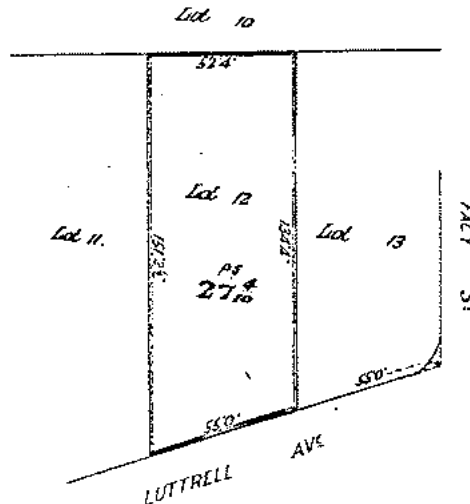
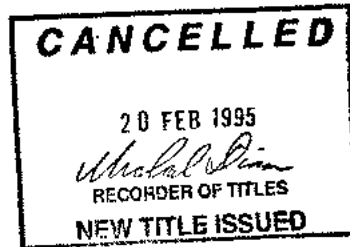
NO. A13633 MORTGAGE to The Board of Management DISCHARGED A879550
of the Agricultural Bank of Tasmania. (20.12.1983)
Produced 24th June, 1953 at 4.00p.m.
(Sgd.) A. IMLACH (L.S.)
Recorder of Titles.

E. R. Thompson
Recorder of Titles

THE RECORDER OF TITLES ARE NO LONGER SUBSISTING.

Lot 12 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.

REGISTERED NUMBER
227653



Parts of 4A-1R-9Ps. and 3 Roads - Gtd. to E. Abbott - Meas. in
FIRST Edition. Registered P. 928.

Derived from C.T. Vol. 380, Fol. 38. Transfer A985 The Trustees of the Proprietors
of the Roman Cath. Ch. in Tasmania.



Sheet List				
Sheet Number	Sheet Name	Project Status	Current Revision	Revision Date
1 G-01	COVER	DA	R7	10/08/2025
1 G-02	GENERAL NOTES	DA	R7	10/08/2025
2 A-00	EXISTING SITE PLAN	DA	R7	10/08/2025
2 A-01	PROPOSED SITE PLAN	DA	R7	10/08/2025
2 A-01.1	SITE AREAS	DA	R7	10/08/2025
2 A-01.2	IMPERVIOUS SURFACES	DA	R7	10/08/2025
2 A-01.3	FLOOD OVERLAY	DA	R7	10/08/2025
2 A-01.4	EXISTING HYDRAULIC PLAN	DA	R7	10/08/2025
2 A-01.5	PROPOSED HYDRAULIC PLAN	DA	R7	10/08/2025
2 A-02.1	FLOOR PLAN - UNIT 1	DA	R7	10/08/2025
2 A-02.2	FLOOR PLAN - UNIT 2	DA	R7	10/08/2025
2 A-03.1	ELEVATIONS - UNIT 1	DA	R7	10/08/2025
2 A-03.2	ELEVATIONS - UNIT 2	DA	R7	10/08/2025
2 A-04	ROOF PLANS U1 & U2	DA	R7	10/08/2025
2 A-05.1	SHADOWS - JUNE	DA	R7	10/08/2025
2 A-05.2	SHADOWS - JUNE	DA	R7	10/08/2025
2 A-05.3	SHADOWS - DECEMBER	DA	R7	10/08/2025
2 A-05.4	SHADOWS - DECEMBER	DA	R7	10/08/2025



General Information

Designer: Daniel Bastin CC6836
 Classification: 1a
 Title Reference: 227653/12
 Design Wind Speed: TBA
 Soil Classification: TBA
 Climate Zone: 7
 BAL: N/A
 Corrosion Environment: MEDIUM
 Known Hazards: Flood Prone Areas, Coastal Inundation
 Floor Area:
 Unit 1 - 103.58m²
 Unit 2 - 102.94m²
 Site Coverage: 33.75%

General Notes
 Do not scale plans, use written dimensions only. The owner/builder subcontractor shall verify all dimensions, levels, setbacks and specifications prior to commencing works or ordering materials and shall be responsible for ensuring that all building works conform to the current NCC and Australian standards, building regulations and town planning requirements.
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 Bellerive, Tasmania 7018
 daniel@modgroup.net.au

Bastin Units
 4 Luttrell Avenue Bellerive
 Daniel Bastin

COVER		1 G-01
Project number	2505.01	
Drawing Status	DA	
Current Revision	10/08/2025 R7	
Scale on A3		

GENERAL NOTES:

Check all dimensions, boundaries, easements and service locations on site. All work shall comply with the Tasmanian Building Regulations 2016, National Construction Codes and relevant current Australian Standards.

Check carefully all aspects of these documents before commencing work. Any errors or anomalies to be reported to the drawer before work is continued. Confirm all sizes and heights on site. Do not scale off plan.

All framing to comply with AS 1684 Residential Timber-Framed Construction. Note: All timber sizes specified are minimum requirement only. Substitutes may be used as long as verification of equal performance is obtained.

All construction is to comply with the National Construction Codes and all relevant Australian Standards.

These documents to be used with specifications, soil tests and all documentation prepared by an engineer.

These documents are intended for council applications and normal construction.

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SITE NOTES:

All site works shall be in accordance with NCC CSIRO BTF 18, 19, 22 and AS 2870

Minimal site disturbance is to be carried out. Sediment control; 'geolab' silt fence 1000 or similar. Topsoil stockpiles remaining on the site to be covered with plastic, adequately retained along all edges. Unused stockpiles to be removed from site or used for future landscaping.

SITE PREPARATION AND EXCAVATION:

In accordance with ABCB Housing Provisions Standard Part 3 and to local council requirements.

FOOTINGS:

Concrete footings and slabs in accordance with ABCB Housing Provisions Standard Part 4, AS 2870.1 and engineer's specifications.

BRICK AND BLOCK:

In accordance with ABCB Housing Provisions Standard Part 5, AS 4773 and AS 3700

SUB-FLOOR VENTILATION:

In accordance with ABCB Housing Provisions Standard part 6

DAMP PROOFING:

In accordance with ABCB Housing Provisions Standard part 5 and AS/NZS 2904.

TIMBER FRAMING:

Timber framing, tie down and wind bracing details to ABCB Housing Provisions Standard Part 6 and AS 1684.2 and AS4055.

WALL CLADDING:

In accordance with ABCB Housing Provisions Standard Part 7 and manufacturer's specifications.

ROOF CLADDING, GUTTERING AND DOWNPIPES:

In accordance with ABCB Housing Provisions Standard Part 7 and AS/NZS 3500.5. Installation to be in accordance with manufacturer's specifications and recommendations.

WINDOWS & GLAZING:

All windows and glazing to AS 2047 and AS 1288 and ABCB Housing Provisions Standard Part 8. Manufacturer to provide certification of compliance. All window measurement shown are nominal only and are to be verified on site, prior to ordering.

CONDENSATION MANAGEMENT NOTES:

All condensation management in accordance with ABCB Housing Provisions Standard Part 10.8

VENTILATION OF ROOF SPACES:

In accordance with ABCB Housing Provisions Standard Part 10.

HYDRAULIC:

Stormwater to be in accordance with AS/NSZ 3500
Wastewater to be in accordance with AS/NSZ 3500 and/or AS 1547
Water supply to be in accordance with AS/NSZ 3500

ELECTRICAL:

All wiring and electrical installation to be in accordance with AS 3000
Smoke alarm/s - a 240 volt hard wired smoke alarm complying with AS 3768 should be located near sleeping areas on every story and as per ABCB Housing Provisions Standard Part 9.

INTERIOR NOTES:

Plasterboard;

All internal plasterboard finishes to be in accordance with AS/NZS 2588

Joinery;

- Hardwood in accordance with AS 2796
- Softwood in accordance with AS 4785
- Plywood in accordance with AS/NZS 2270 and AS/NZS 2271

Domestic Kitchen Assemblies;

In accordance with AS/NZS 4386

Ceramic Tiling;

In accordance with AS 4662, AS 2358 and AS 4992

WATERPROOFING / WET AREAS:

In accordance with ABCB Housing Provisions Standard Part 10.2 and AS 3740
Waterproofing membrane and substrates to be installed to floors, walls and wall/floor junctions in accordance with AS 3740 Waterproofing of Domestic wet areas.



WARNING:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLETE DBYD AND WORK WITH AUTHORITIES TO LOCATE ALL UNDERGROUND SERVICES.

PROTECTIVE COATINGS FOR STEELWORK - MEDIUM
STRUCTURAL STEEL TO BE COATED IN ACCORDANCE WITH ABCB HOUSING PROVISIONS TABLES 6.3.9a AND 6.3.9b FOR CORROSION ENVIRONMENT: MEDIUM

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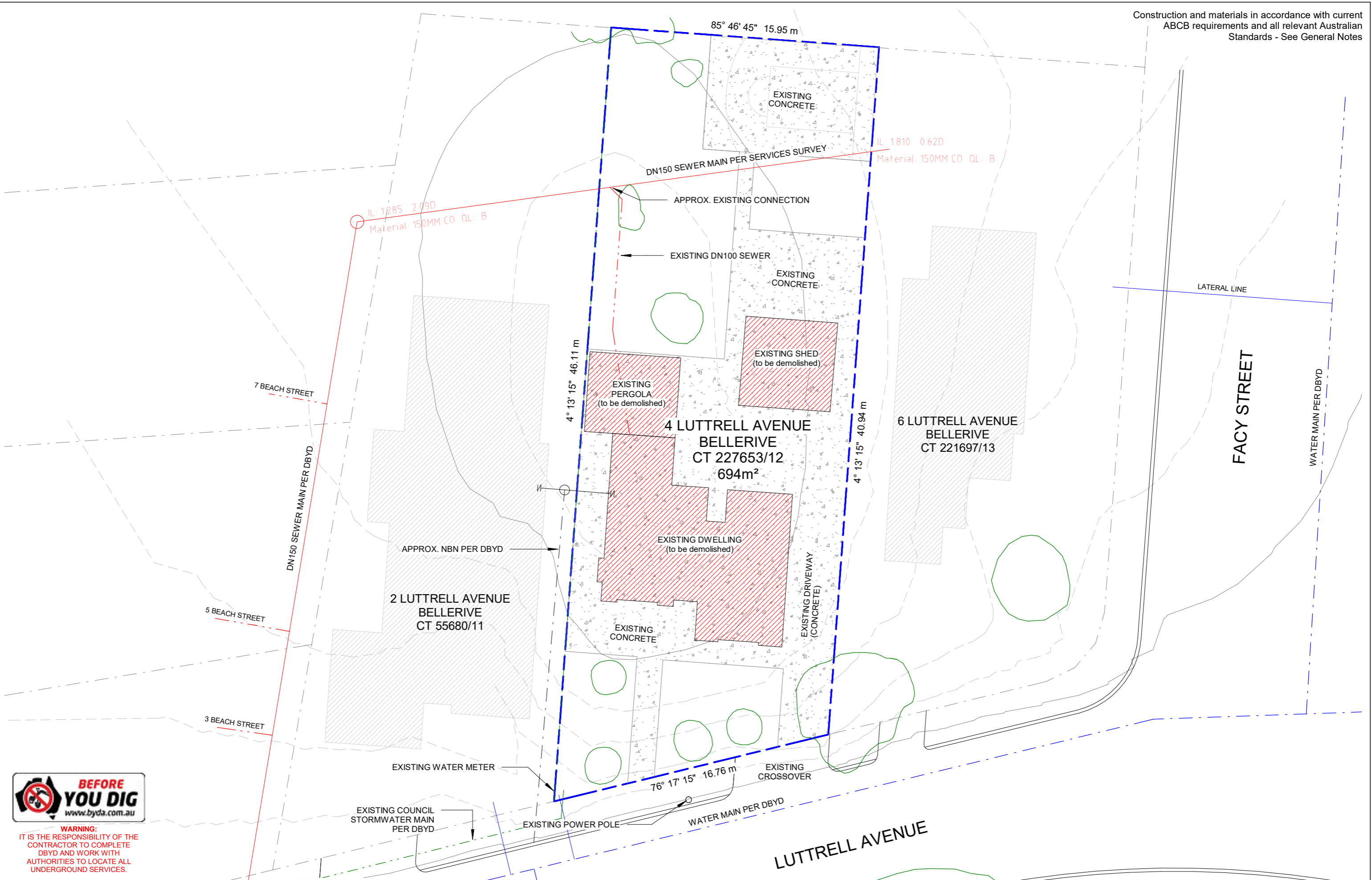
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4 Luttrell Avenue Bellerive
Daniel Bastin

GENERAL NOTES	
Project number	2505.01
Drawing Status	DA
Current Revision	10/08/2025 R7

1 G-02	

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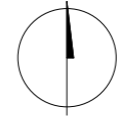
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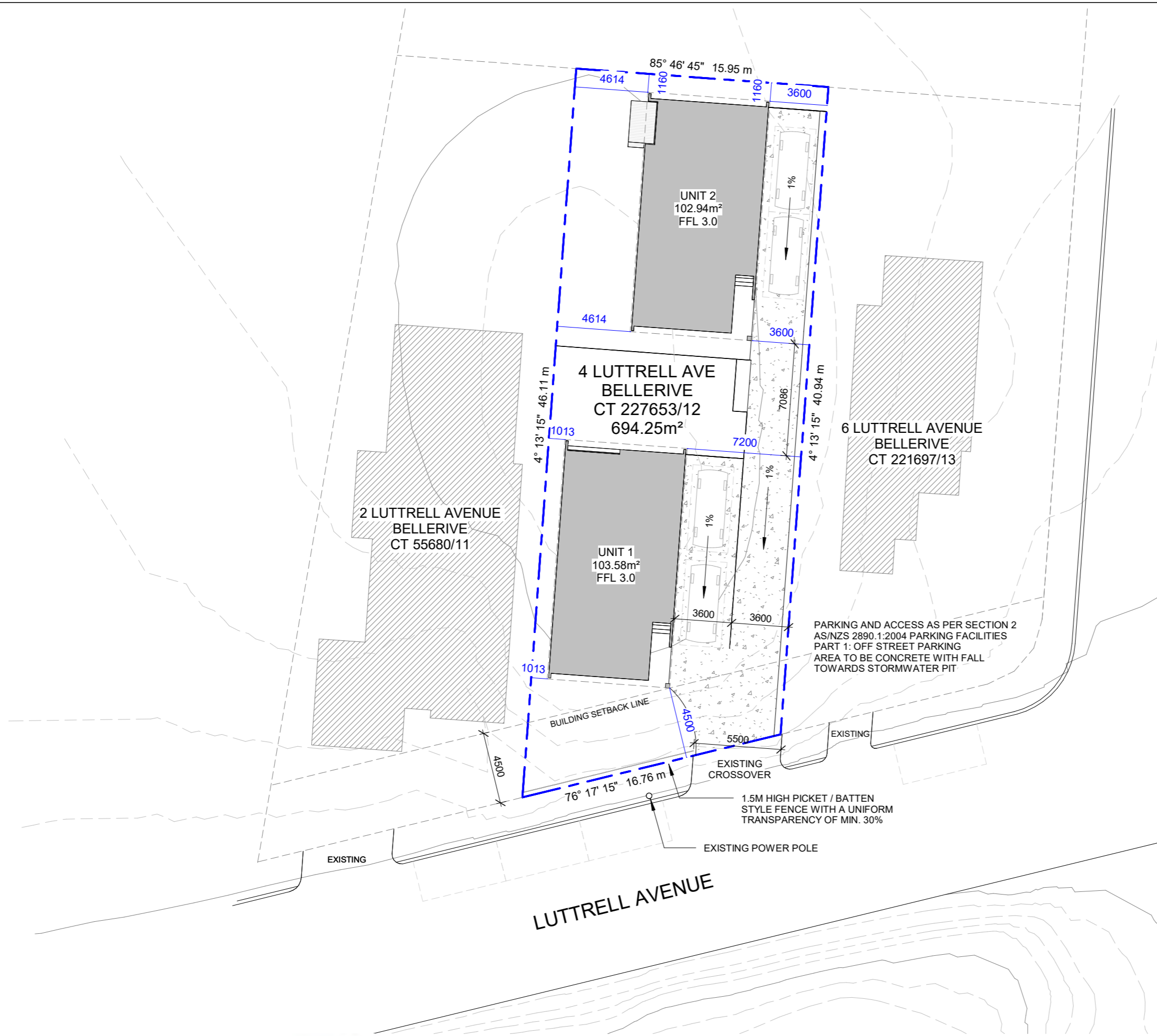
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EXISTING SITE PLAN	
Project number	2505.01
Drawing Status	DA
Current Revision	10/08/2025 R7

2 A-00	
Scale on A3	1 : 200



PLANNING NOTES:

- 8.4.1 **Residential density for multiple dwellings**
- Acceptable solutions satisfied
- 8.4.2 **Setbacks and building envelope for all dwellings**
- Addressed under combination of acceptable solutions and performance criteria P3
- 8.4.3 **Site coverage and private open space for all dwellings**
- Acceptable solutions satisfied
- 8.4.4 **Sunlight to private open space of multiple dwellings**
- Acceptable solutions satisfied
- 8.4.5 **Width of openings for garages and carports for all dwellings**
- Acceptable solutions satisfied
- 8.4.6 **Privacy for all dwellings**
- Acceptable solutions satisfied
- 8.4.7 **Frontage fences for all dwellings**
- Exempt (Table 4.6)

C2.5.1 CAR PARKING NUMBERS - PERFORMANCE CRITERIA

Addressed under P1;

No visitor park has been provided in an effort to reduce vehicle manoeuvring and concrete in the frontage, and to maintain the local streetscape.

There is sufficient kerbside parking in Luttrell Avenue for shared use and there is also designated roadside parking in Beach Street (24 Spaces) less than 150 metres from the property. There is a further 44 public spaces off the end of Beach Street at the Southern end of Blundstone Arena.

There is also a bus stop within 400m of the property in Clarence Street, and local shared bike/pedestrian paths in the vicinity.

The same number of kerbside car spaces have been retained as the existing crossover width has been maintained.

The nature and intensity is purely residential and is sufficient to meet the reasonable needs of 2 bedroom dwellings.

Given there are only 2 bedrooms per unit, and there are only 2 units in total, the resulting 1 parking space per bedroom is a greater ratio than a 4 x 3 bedroom unit development which would require only .75 parking spaces per bedroom. The proposal therefore comfortably addresses the needs of the proposed development.

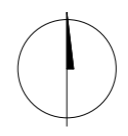
The pattern of parking is also consistent with the surrounding area, having no negative impact on the streetscape.

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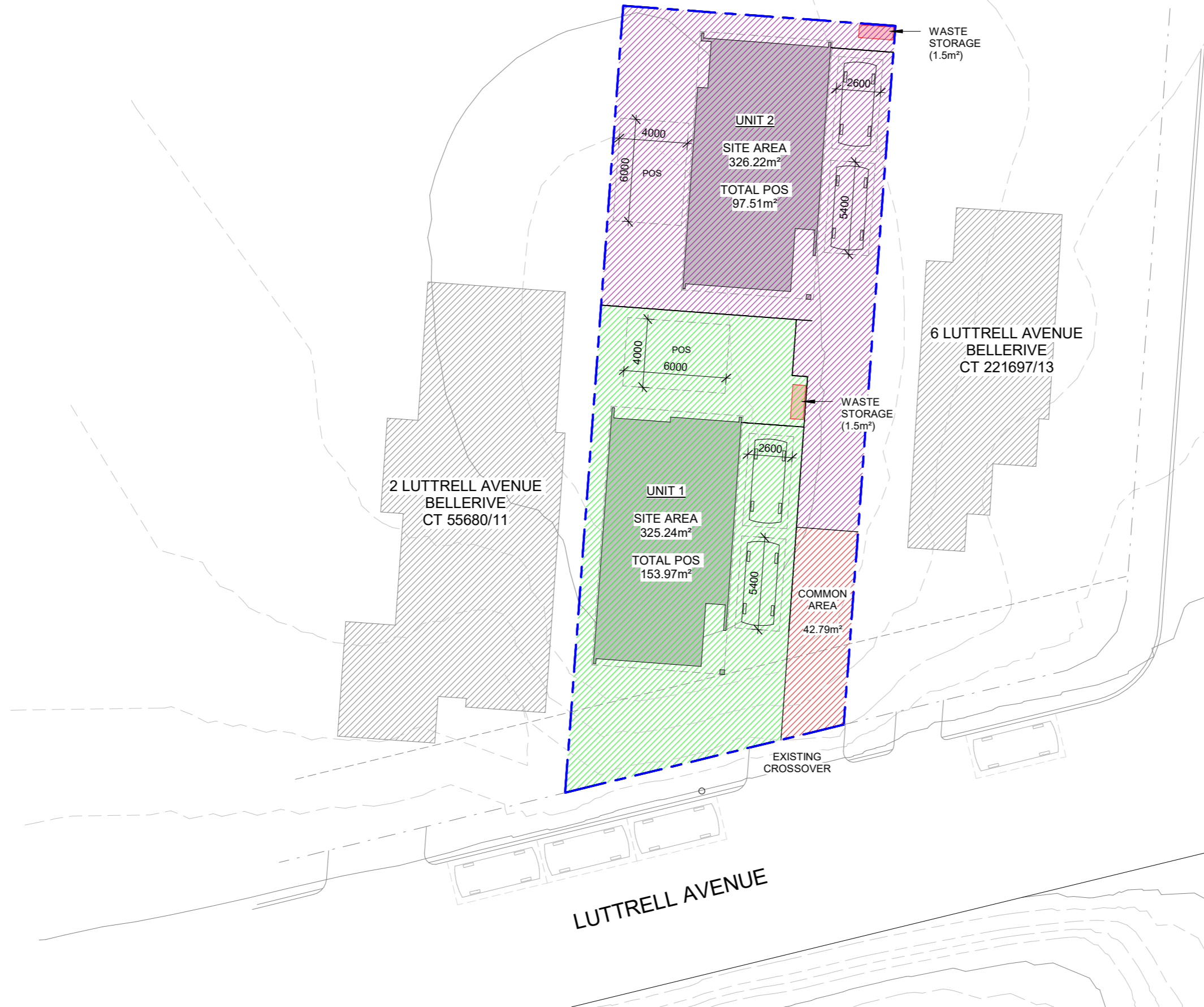
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PROPOSED SITE PLAN	
Project number	2505.01
Drawing Status	DA
Current Revision	10/08/2025 R7

2 A-01	
Scale on A3	1 : 250



DENSITY

UNIT 1 - SITE AREA	325.24m ²
UNIT 2 - SITE AREA	326.22m ²
COMMON AREA	42.79m ²
TOTAL SITE AREA	694.25m²

PLANNING NOTES:

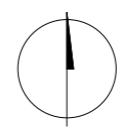
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- Acceptable solutions satisfied
- 8.4.2 Setbacks and building envelope for all dwellings
- Addressed under combination of acceptable solutions and performance criteria P3
- 8.4.3 Site coverage and private open space for all dwellings
- Acceptable solutions satisfied
- 8.4.4 Sunlight to private open space of multiple dwellings
- Acceptable solutions satisfied
- 8.4.5 Width of openings for garages and carports for all dwellings
- Acceptable solutions satisfied
- 8.4.6 Privacy for all dwellings
- Acceptable solutions satisfied
- 8.4.7 Frontage fences for all dwellings
- Exempt (Table 4.6)

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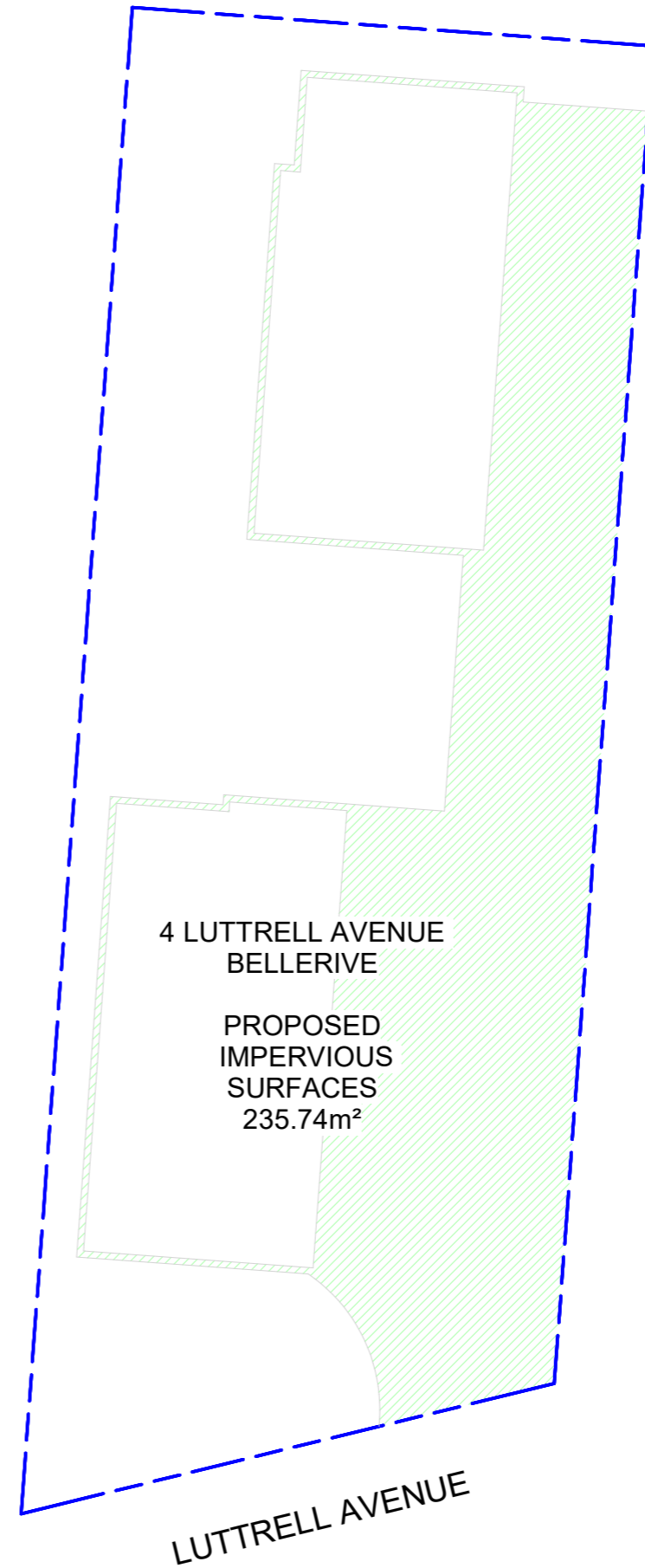
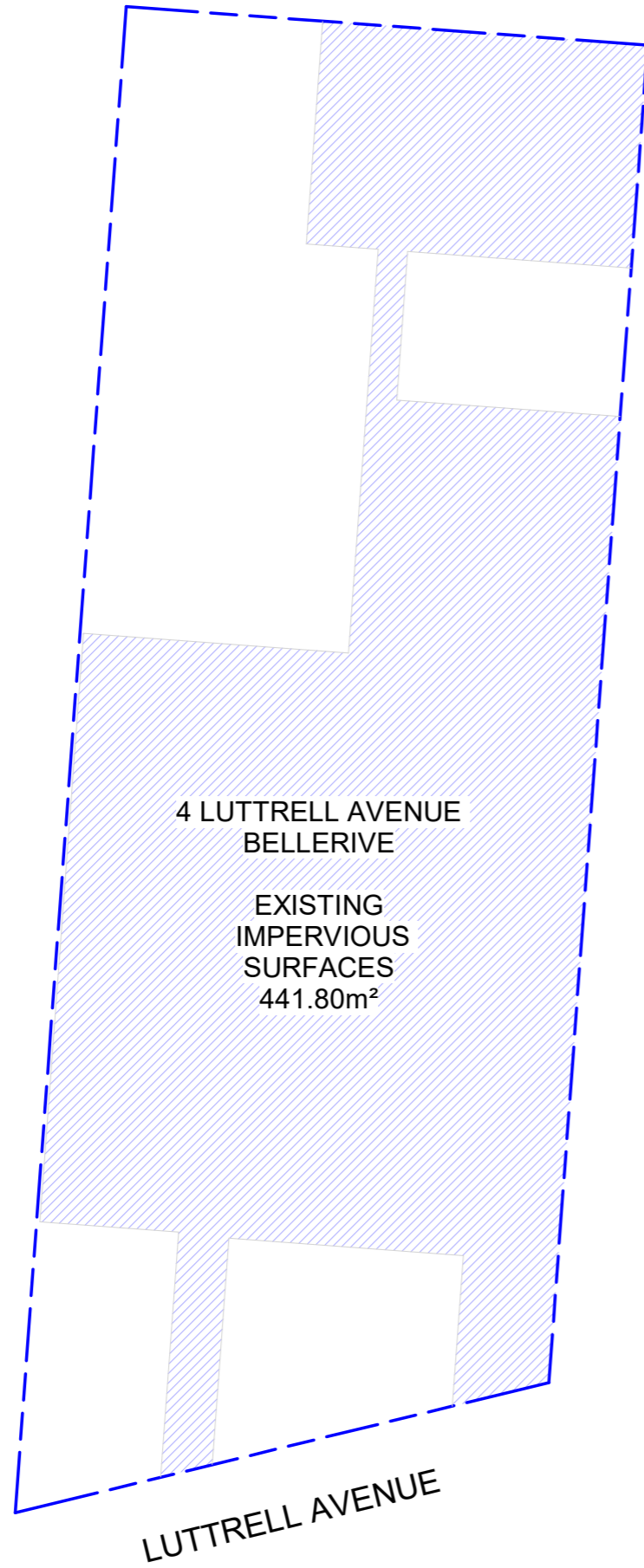
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SITE AREAS	
Project number	2505.01
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Current Revision	10/08/2025 R7

2 A-01.1	
Scale on A3	1 : 250



IMPERVIOUS SURFACES

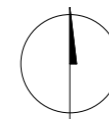
EXISTING	441.80m ²
PROPOSED	429.80m ²

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IMPERVIOUS SURFACES

Project number	2505.01
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Current Revision	10/08/2025 R7

2 A-01.2

Scale on A3 1 : 200



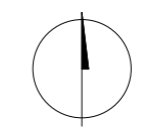
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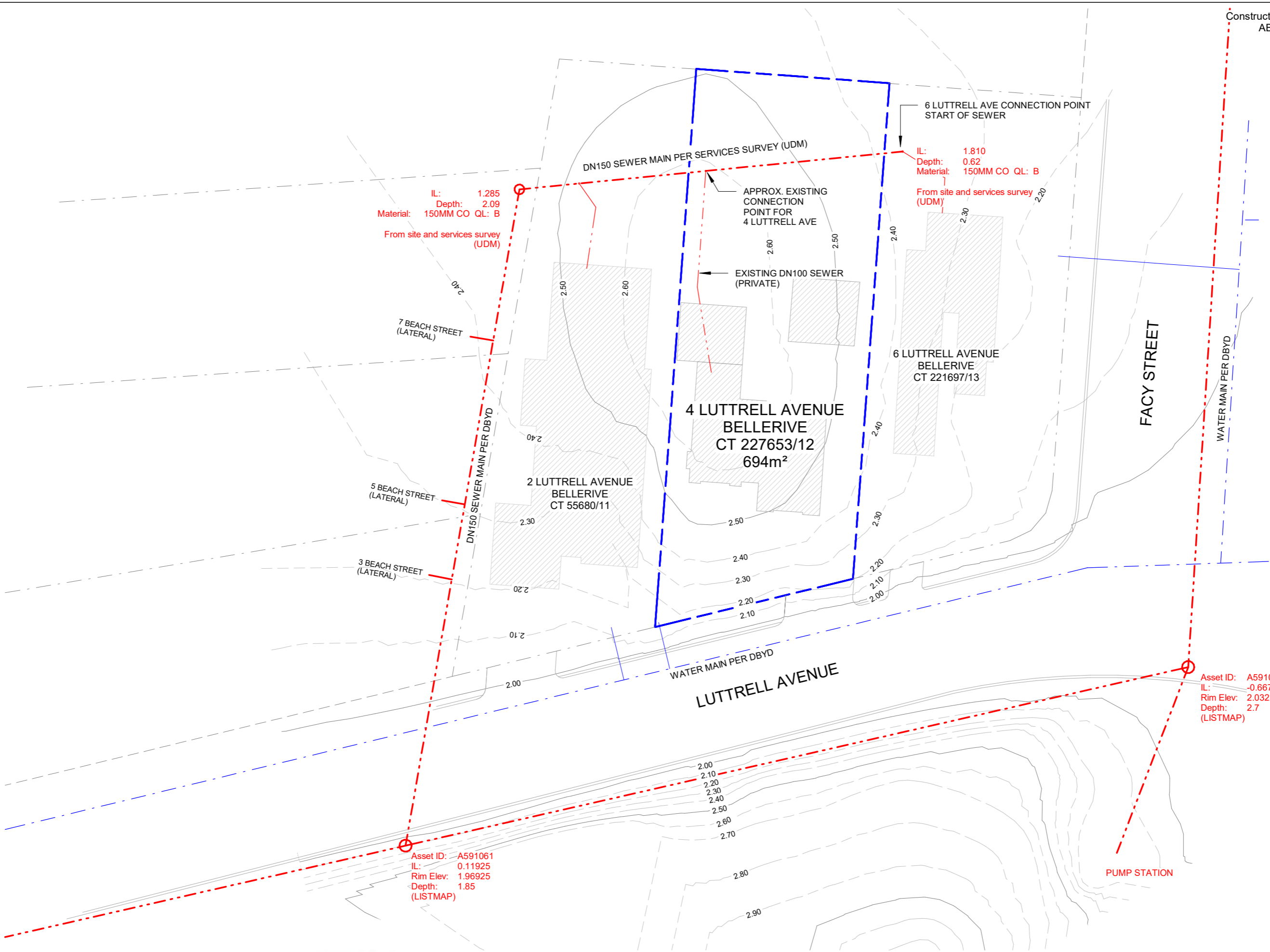
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FLOOD OVERLAY	
Project number	2505.01
Drawing Status	DA
Current Revision	10/08/2025 R7

2 A-01.3	
Scale on A3	1 : 200

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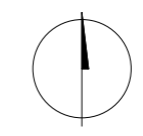


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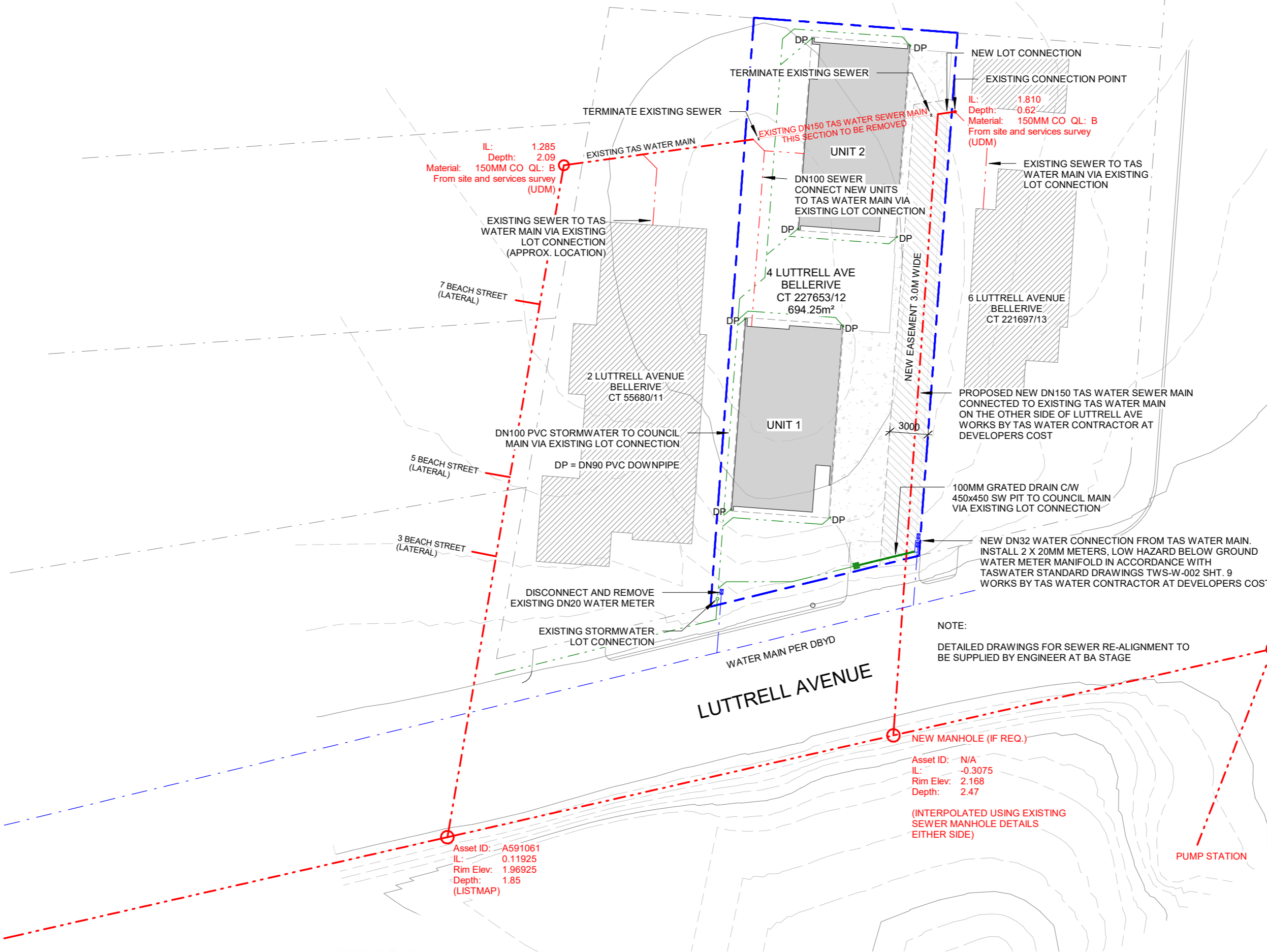
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 daniel@modgroup.net.au

Bastin Units
 4 Luttrell Avenue Bellerive
 Daniel Bastin



EXISTING HYDRAULIC PLAN	
Project number	2505.01
Drawing Status	DA
Current Revision	10/08/2025 R7

2 A-01.4
 Scale on A3 1 : 300



NOTE:
 DETAILED DRAWINGS FOR SEWER RE-ALIGNMENT TO BE SUPPLIED BY ENGINEER AT BA STAGE

Asset ID: N/A
 IL: -0.3075
 Rim Elev: 2.168
 Depth: 2.47

(INTERPOLATED USING EXISTING SEWER MANHOLE DETAILS EITHER SIDE)

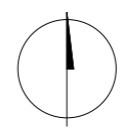
Asset ID: A591073
 IL: -0.6678
 Rim Elev: 2.0322
 Depth: 2.7
 (LISTMAP)

General Notes
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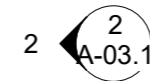
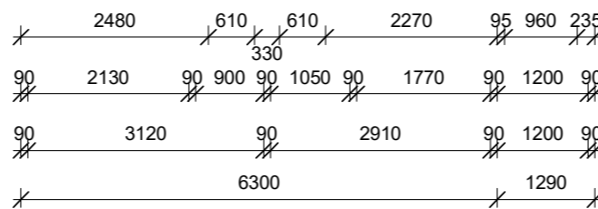
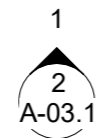
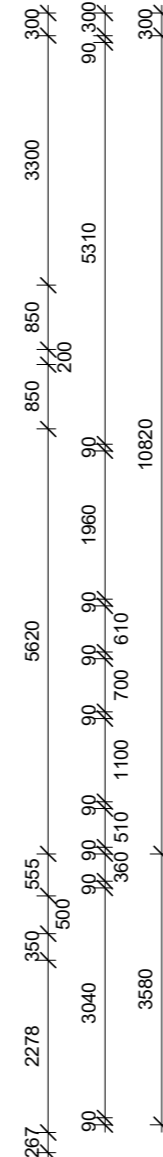
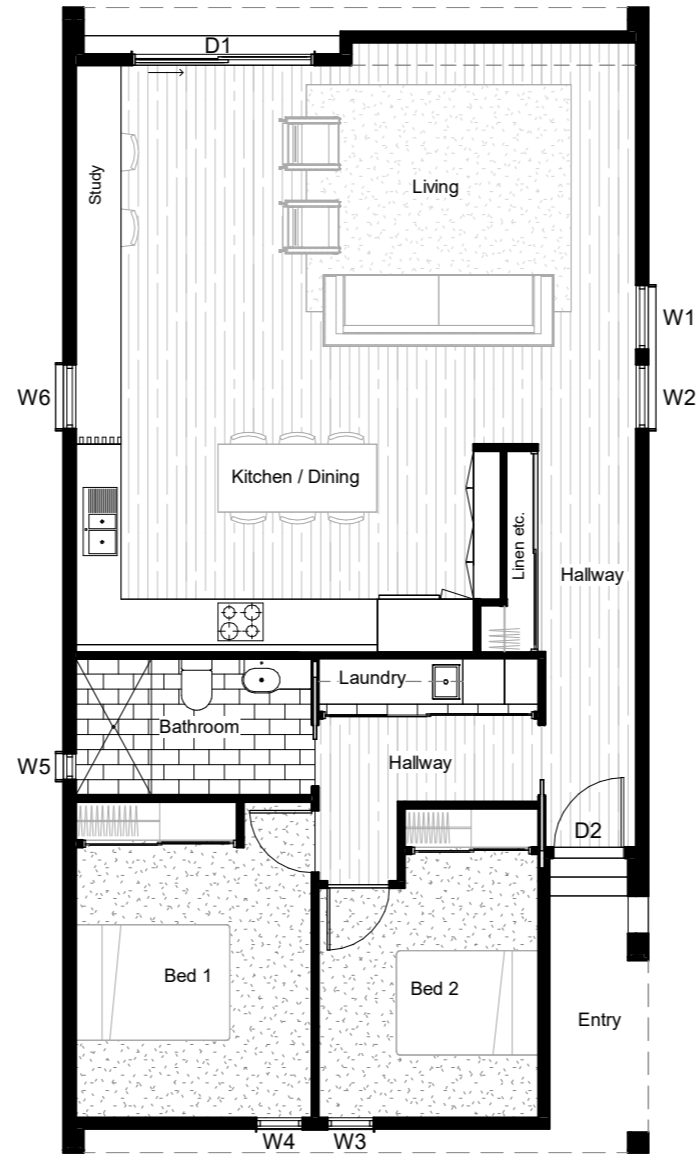
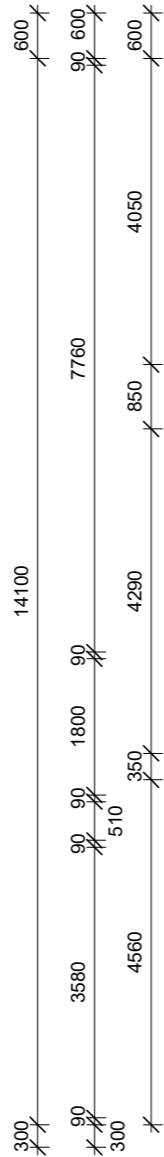
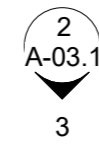
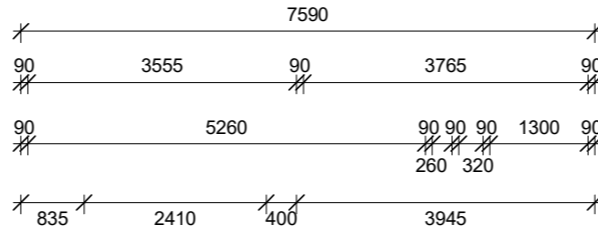


PROPOSED HYDRAULIC PLAN	
Project number	2505.01
Drawing Status	DA
Current Revision	10/08/2025 R7

2 A-01.5
 Scale on A3 1 : 300

PLANNING NOTES:

- 8.4.1 Residential density for multiple dwellings**
- Acceptable solutions satisfied
- 8.4.2 Setbacks and building envelope for all dwellings**
- Addressed under combination of acceptable solutions and performance criteria P3
- 8.4.3 Site coverage and private open space for all dwellings**
- Acceptable solutions satisfied
- 8.4.4 Sunlight to private open space of multiple dwellings**
- Acceptable solutions satisfied
- 8.4.5 Width of openings for garages and carports for all dwellings**
- Acceptable solutions satisfied
- 8.4.6 Privacy for all dwellings**
- Acceptable solutions satisfied
- 8.4.7 Frontage fences for all dwellings**
- Exempt (Table 4.6)



Area Schedule - Unit 1	
Name	Area
Unit 1 - Floor Area	103.58 m ²
Unit 1 - Porch	3.73 m ²

Glazing Schedule Unit 1 - Double Glazed - Night Sky - BAL N/A					
Mark	Height	Width	Head Height	Description	Comments
D1	2565	2410	2565	Sliding Door	Clear
D2	2565	920	2565	Panel Door	White Trans
W1	2400	850	2565	Awning Window	Clear
W2	2400	850	2565	Awning Window	Clear
W3	2400	610	2665	Awning Window	Clear
W4	2400	610	2665	Awning Window	Clear
W5	2400	350	2565	Awning Window	White Trans
W6	2400	850	2565	Awning Window	Clear

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Bastin Units
4 Luttrell Avenue Bellerive
Daniel Bastin



FLOOR PLAN - UNIT 1

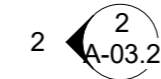
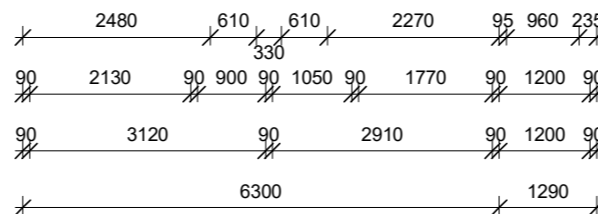
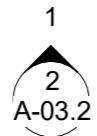
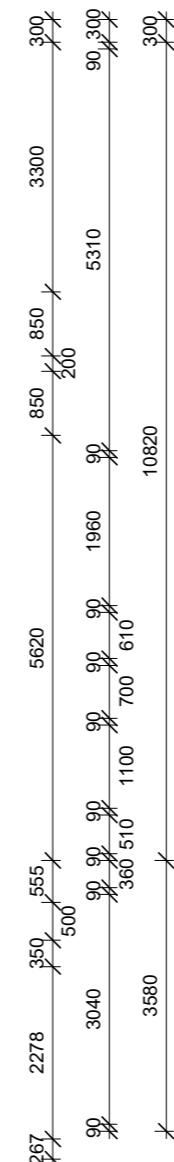
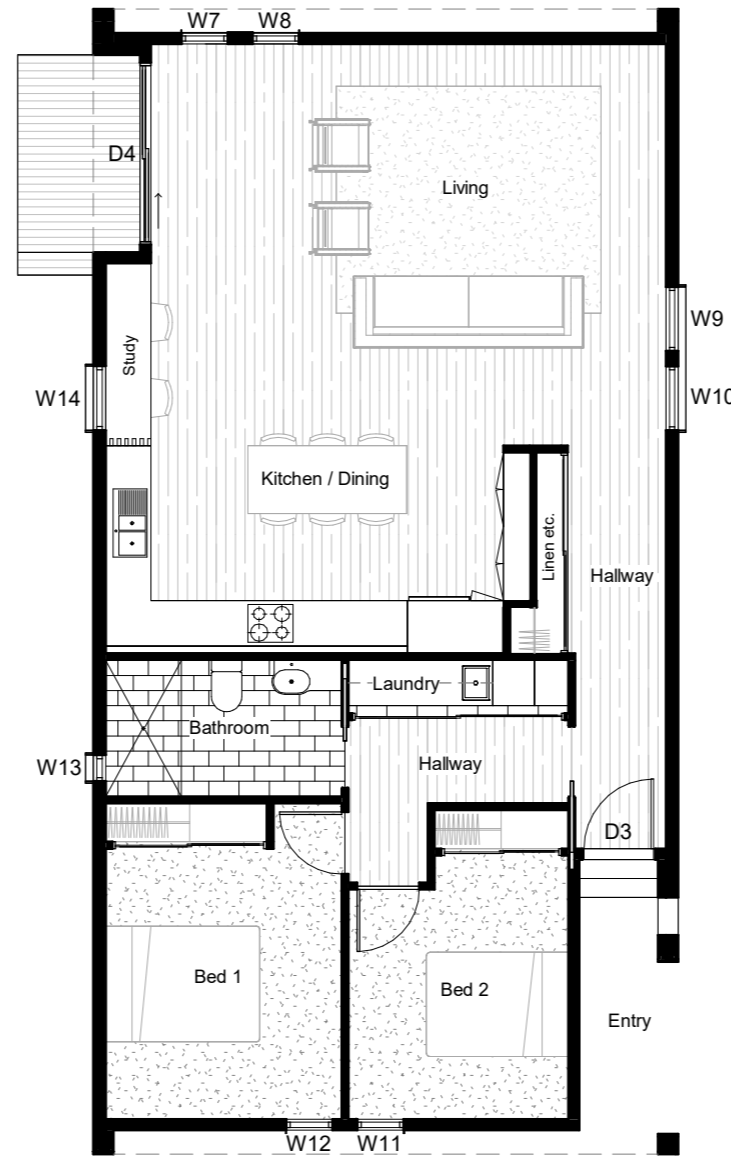
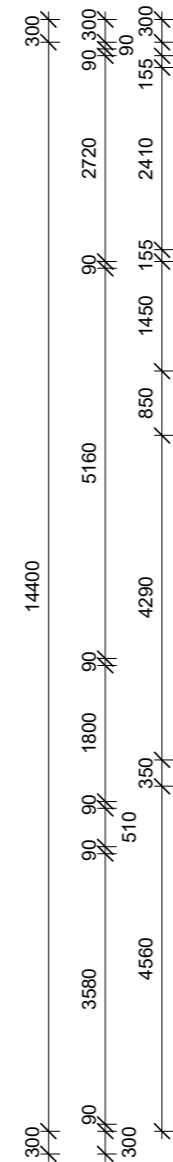
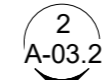
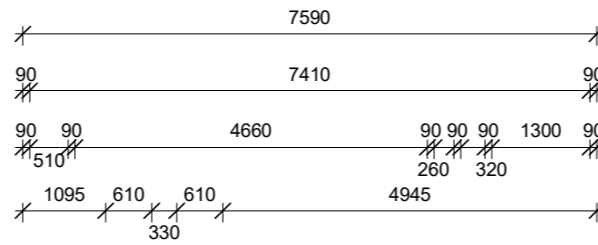
Project number	2505.01
Drawing Status	DA
Current Revision	10/08/2025 R7

2 A-02.1

Scale on A3 1 : 100

PLANNING NOTES:

- 8.4.1 Residential density for multiple dwellings**
- Acceptable solutions satisfied
- 8.4.2 Setbacks and building envelope for all dwellings**
- Addressed under combination of acceptable solutions and performance criteria P3
- 8.4.3 Site coverage and private open space for all dwellings**
- Acceptable solutions satisfied
- 8.4.4 Sunlight to private open space of multiple dwellings**
- Acceptable solutions satisfied
- 8.4.5 Width of openings for garages and carports for all dwellings**
- Acceptable solutions satisfied
- 8.4.6 Privacy for all dwellings**
- Acceptable solutions satisfied
- 8.4.7 Frontage fences for all dwellings**
- Exempt (Table 4.6)



Area Schedule - Unit 2	
Name	Area
Unit 2 - Floor Area	102.94 m ²
Unit 2 - Porch	3.73 m ²

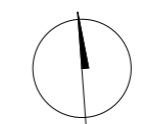
Glazing Schedule Unit 2 - Double Glazed - Night Sky - BAL N/A					
Mark	Height	Width	Head Height	Description	Comments
D3	2565	920	2565	Panel Door	White Trans
D4	2565	2410	2565	Sliding Door	Clear
W7	2400	610	2565	Awning Window	Clear
W8	2400	610	2565	Awning Window	Clear
W9	2400	850	2565	Awning Window	Clear
W10	2400	850	2565	Awning Window	Clear
W11	2400	610	2565	Awning Window	Clear
W12	2400	610	2565	Awning Window	Clear
W13	2400	350	2565	Awning Window	White Trans
W14	2400	850	2565	Awning Window	Clear

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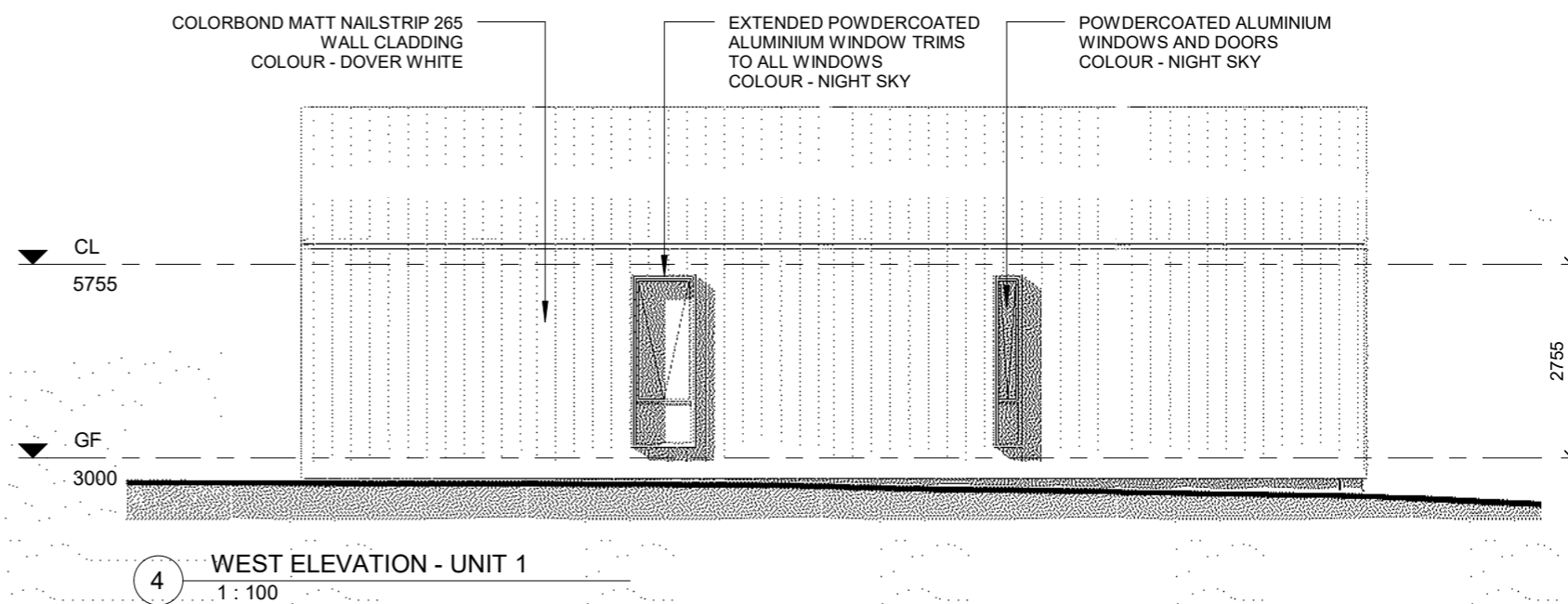
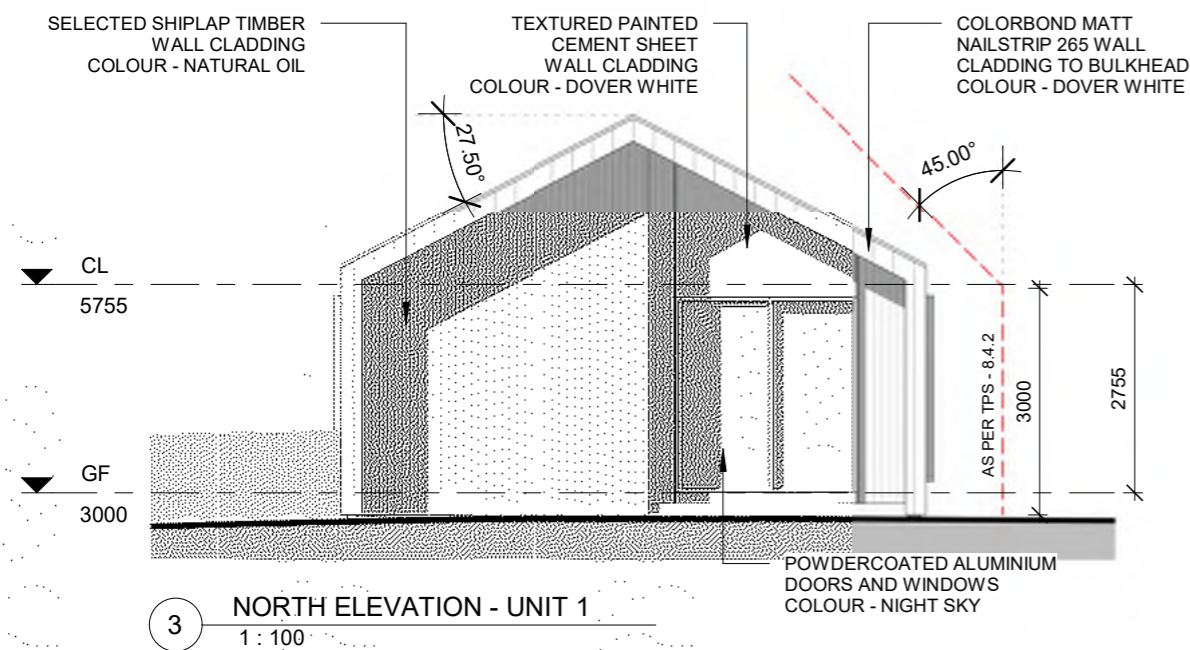
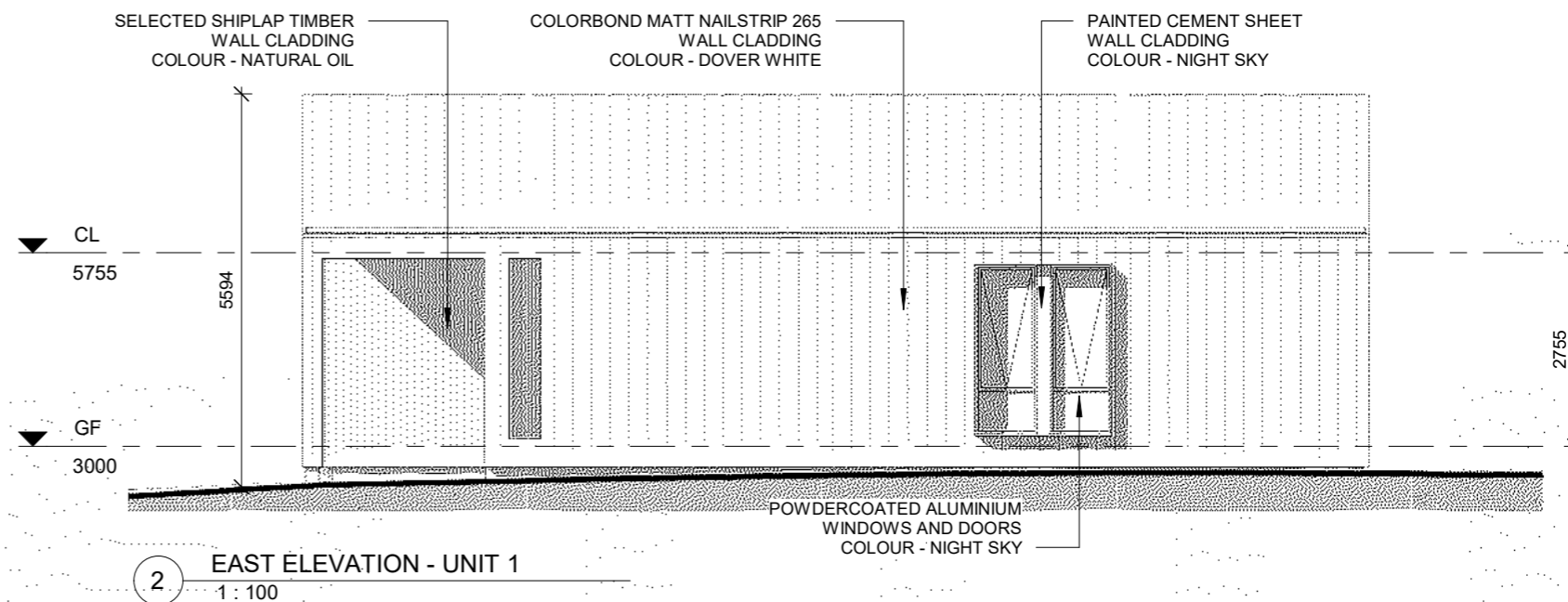
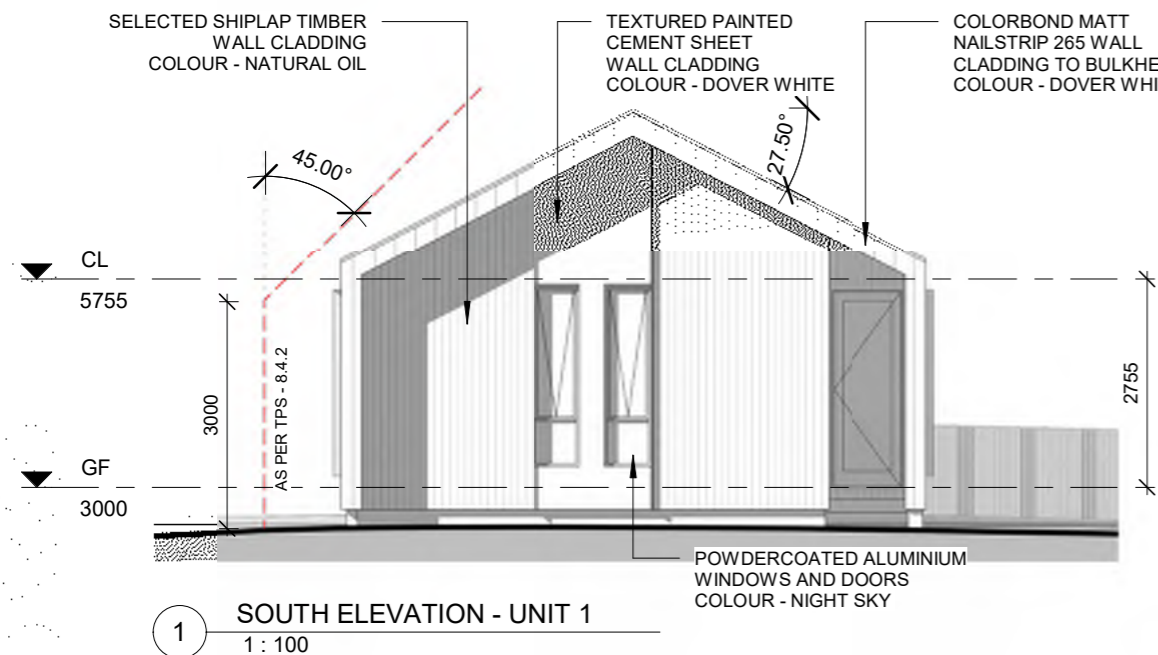
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Bastin Units
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Daniel Bastin



FLOOR PLAN - UNIT 2		2 A-02.2
Project number	2505.01	
Drawing Status	DA	
Current Revision	10/08/2025 R7	
Scale on A3		1 : 100

Name	Area
Unit 1 - Floor Area	103.58 m ²
Unit 1 - Porch	3.73 m ²



NOTE:
ALL STEEL ROOF AND WALL CLADDING MATERIALS TO HAVE A MINIMUM AM100 COATING. USE ONLY COMPATIBLE FIXINGS AND INSTALL AS PER MANUFACTURERS SPECIFICATIONS.

General Notes
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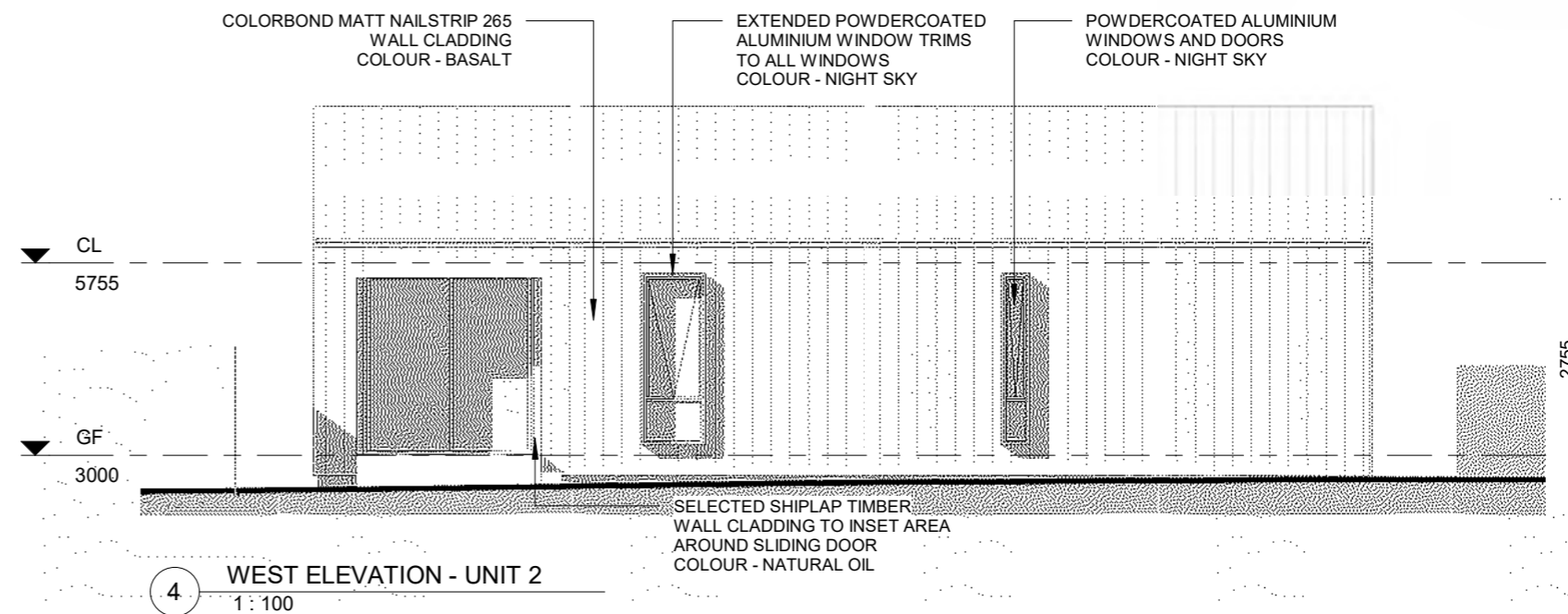
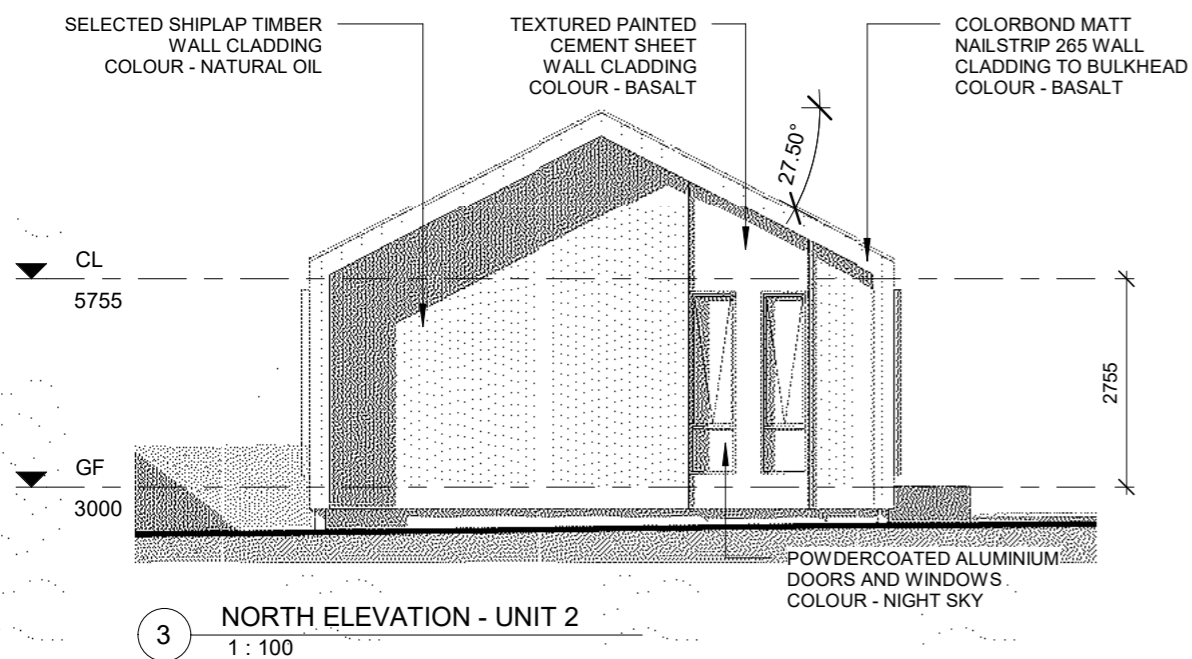
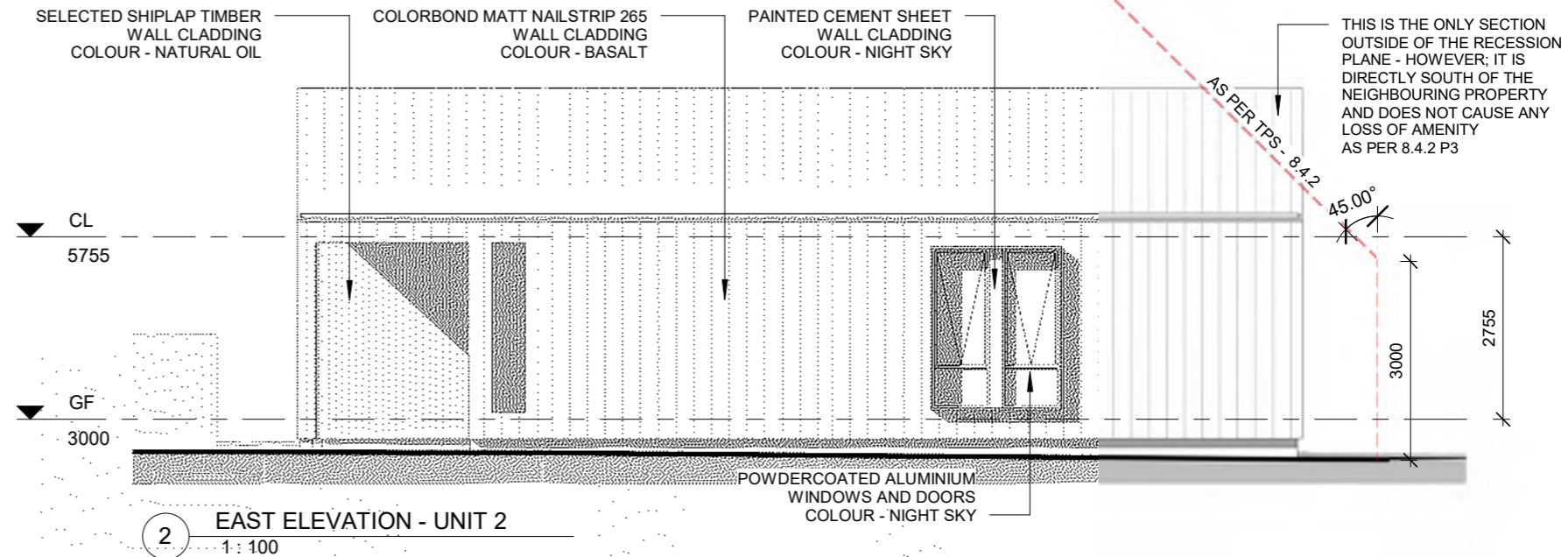
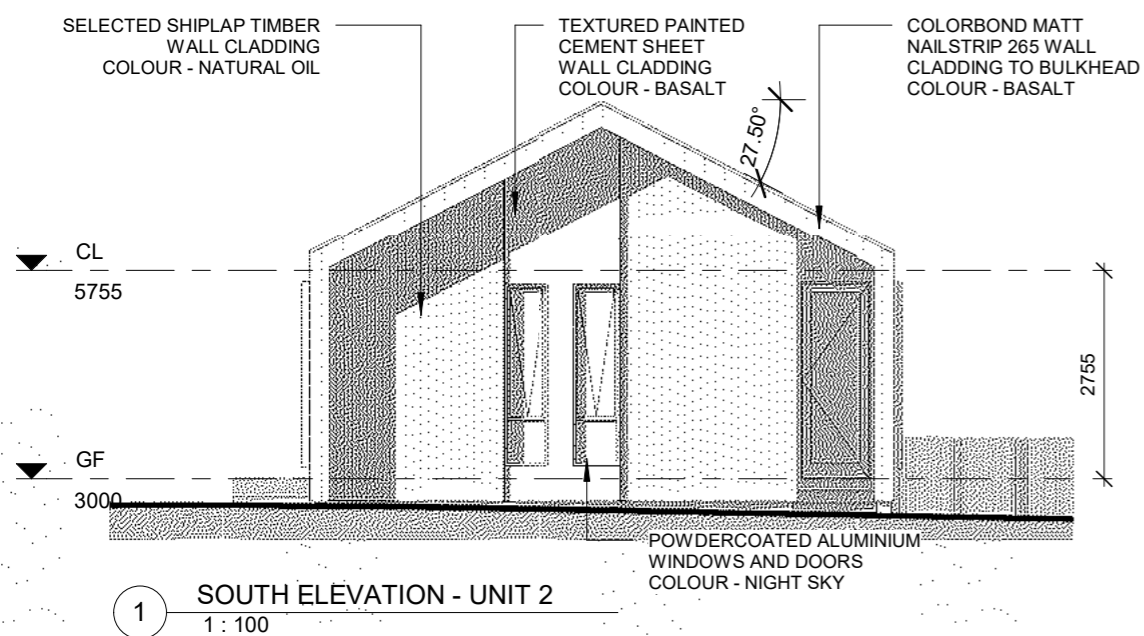
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4 Luttrell Avenue Bellerive
Daniel Bastin

ELEVATIONS - UNIT 1	
Project number	2505.01
Drawing Status	DA
Current Revision	10/08/2025 R7

2 A-03.1
Scale on A3 1 : 100

Area Schedule - Unit 2

Name	Area
Unit 2 - Floor Area	102.94 m ²
Unit 2 - Porch	3.73 m ²



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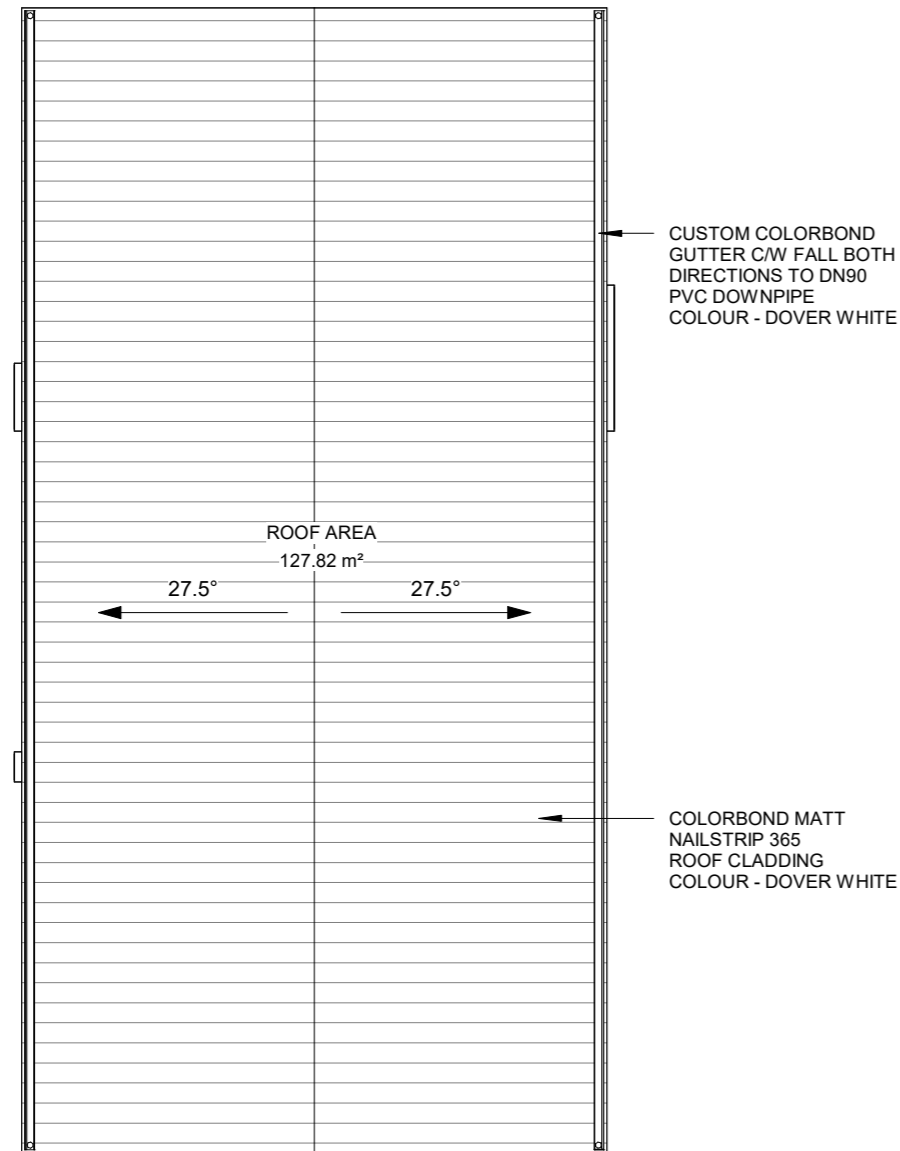
ELEVATIONS - UNIT 2

Project number	2505.01
Drawing Status	DA
Current Revision	10/08/2025 R7

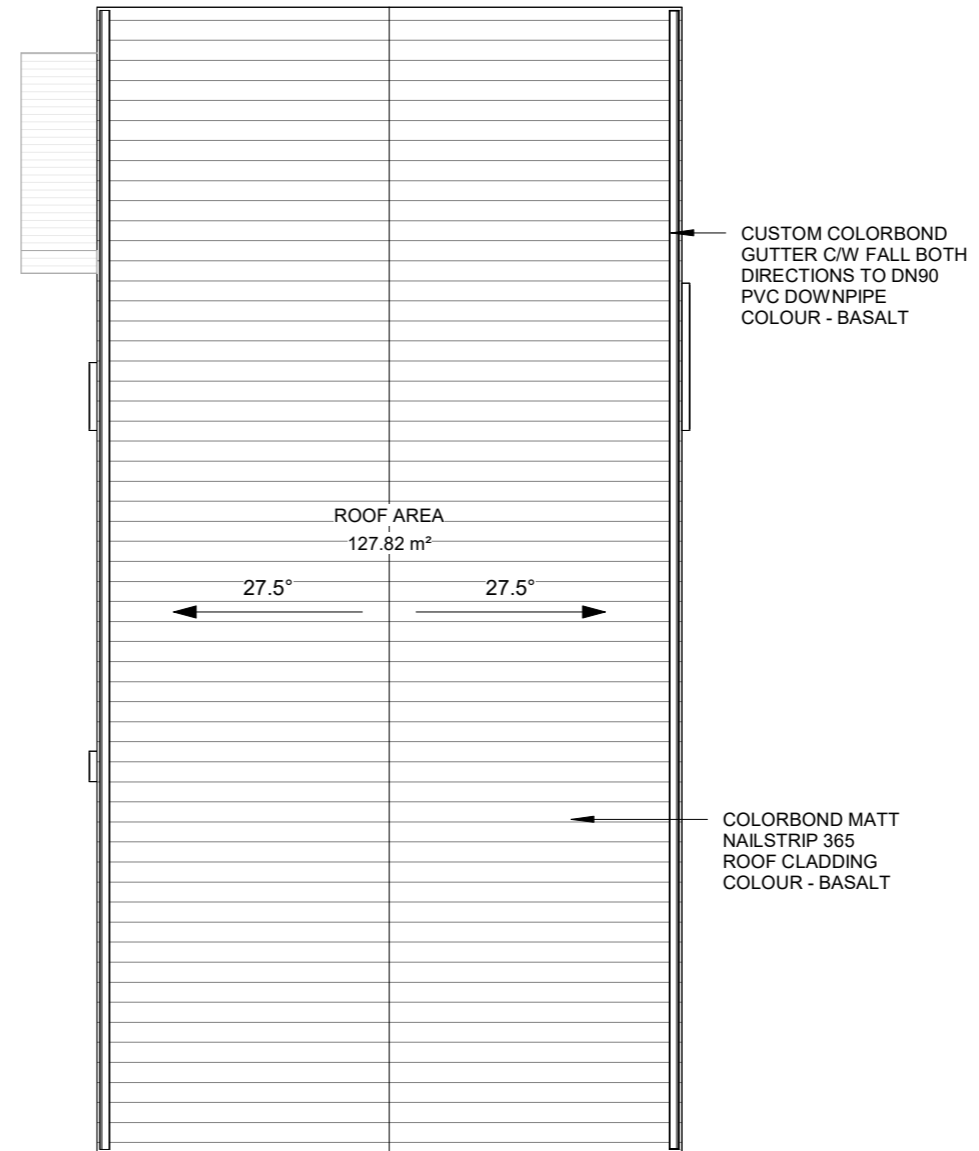
2 A-03.2

Scale on A3 1:100

13/08/2025 6:54:03 AM



1 09 ROOF PLAN - UNIT 1
1 : 100



3 10 ROOF PLAN - UNIT 2
1 : 100

ROOF CLADDING, GUTTERING AND DOWNPIPES:

In accordance with ABCB Housing Provisions Standard Part 7 and AS/NZS 3500.5.

Installation to be in accordance with manufacturer's specifications and recommendations.

VENTILATION OF ROOF SPACES:

In accordance with ABCB Housing Provisions Standard Part 10.

HYDRAULIC:

Stormwater to be in accordance with AS/NSZ 3500
Wastewater to be in accordance with AS/NSZ 3500 and/or AS 1547
Water supply to be in accordance with AS/NSZ 3500

NOTE:
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ROOF PLANS U1 & U2	
Project number	2505.01
Drawing Status	DA
Current Revision	10/08/2025 R7

2 A-04
Scale on A3 1 : 100

2 FACY STREET IS COMPLETELY UNAFFECTED BY ANY SHADOWING DUE TO BEING DIRECTLY NORTH OF THE SUBJECT PROPERTY

2 FACY STREET IS COMPLETELY UNAFFECTED BY ANY SHADOWING DUE TO BEING DIRECTLY NORTH OF THE SUBJECT PROPERTY

2 FACY STREET IS COMPLETELY UNAFFECTED BY ANY SHADOWING DUE TO BEING DIRECTLY NORTH OF THE SUBJECT PROPERTY



1 June 21 9am
1 : 500

2 June 21 1030am
1 : 500

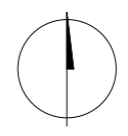
3 June 21 12pm
1 : 500

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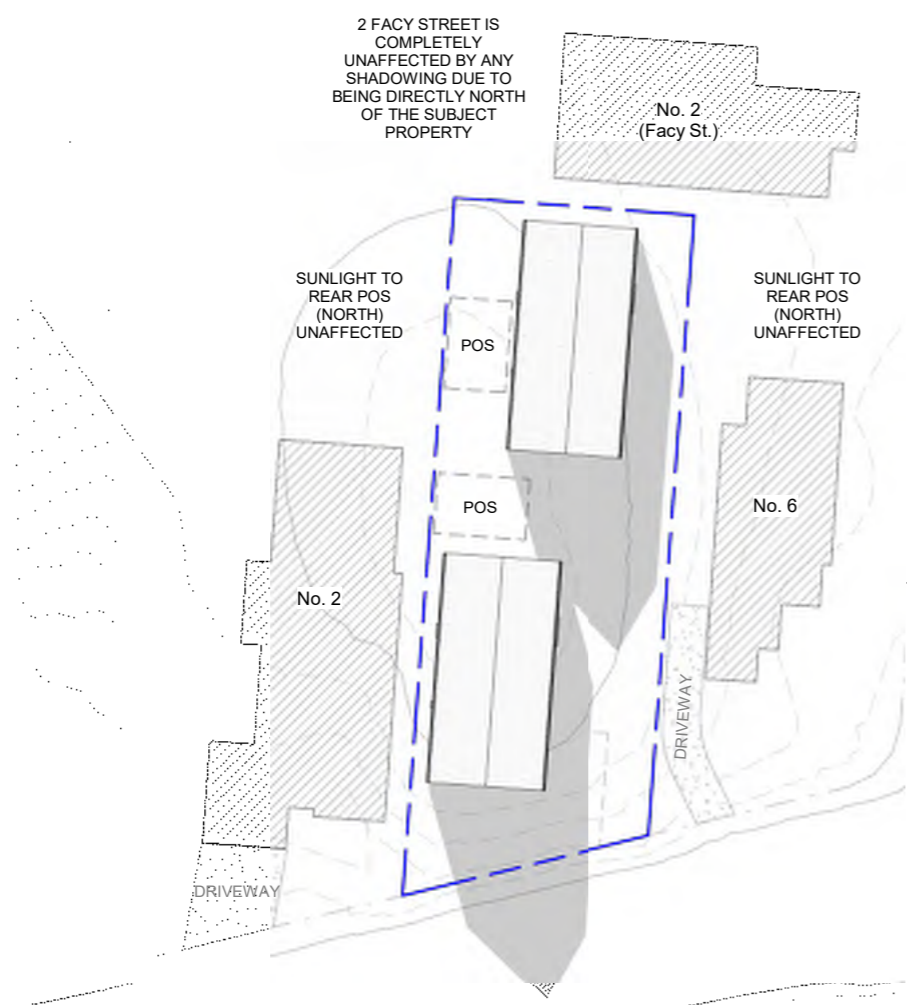
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Daniel Bastin

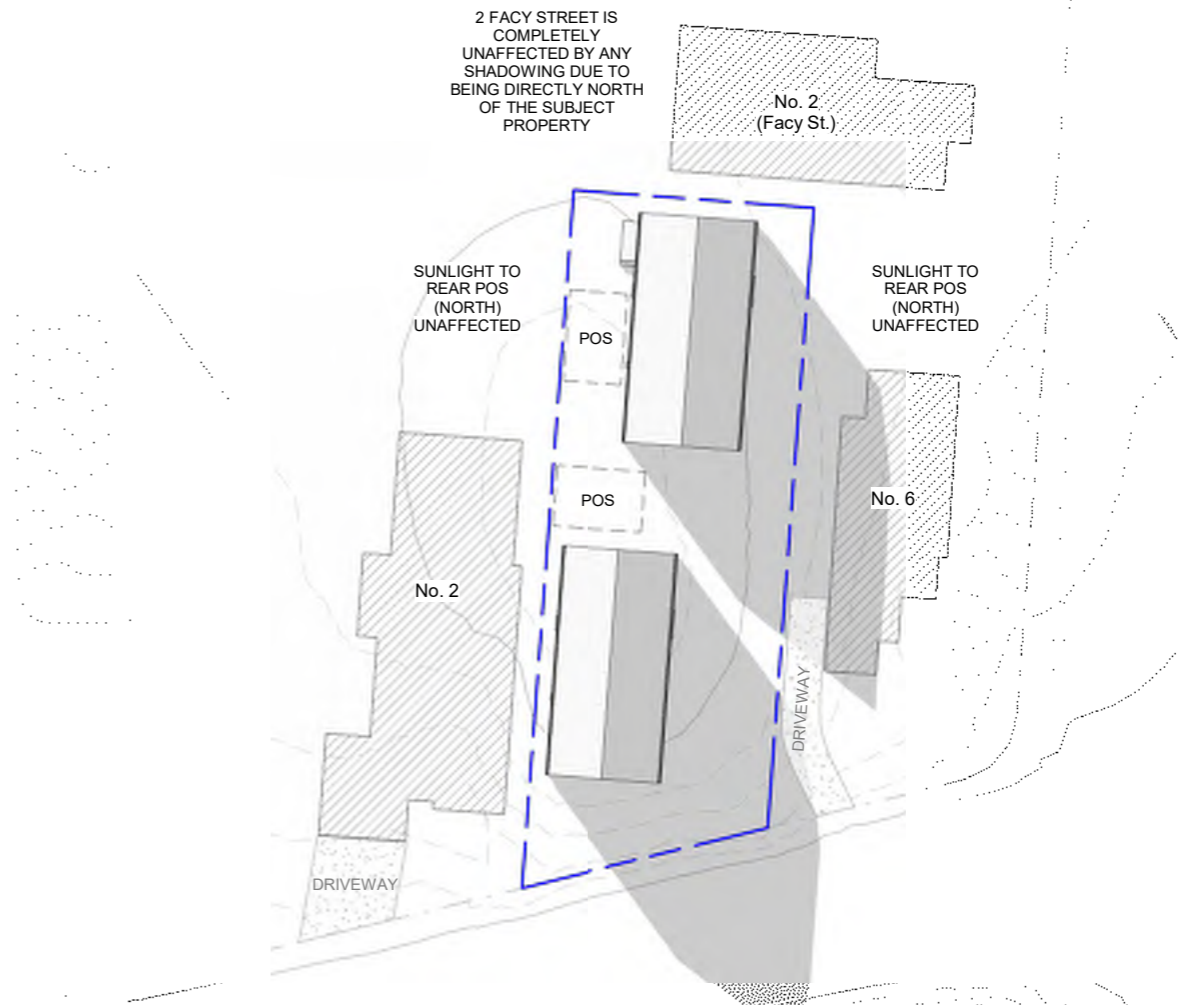


SHADOWS - JUNE	
Project number	2505.01
Drawing Status	DA
Current Revision	10/08/2025 R7

2 A-05.1
Scale on A3 1 : 500



1 June 21 130pm
1 : 500



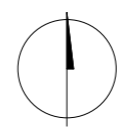
2 June 21 3pm
1 : 500

General Notes
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Bastin Units
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SHADOWS - JUNE	
Project number	2505.01
Drawing Status	DA
Current Revision	10/08/2025 R7

2 A-05.2
Scale on A3 1 : 500

2 FACY STREET IS COMPLETELY UNAFFECTED BY ANY SHADOWING DUE TO BEING DIRECTLY NORTH OF THE SUBJECT PROPERTY

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SUNLIGHT TO REAR POS (NORTH) UNAFFECTED

SUNLIGHT TO REAR POS (NORTH) UNAFFECTED

SUNLIGHT TO REAR POS (NORTH) UNAFFECTED

SUNLIGHT TO REAR POS (NORTH) UNAFFECTED

SUNLIGHT TO REAR POS (NORTH) UNAFFECTED

SUNLIGHT TO REAR POS (NORTH) UNAFFECTED

1 Dec 22 9am
1 : 500

2 Dec 22 1030am
1 : 500

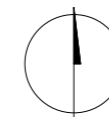
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1 : 500

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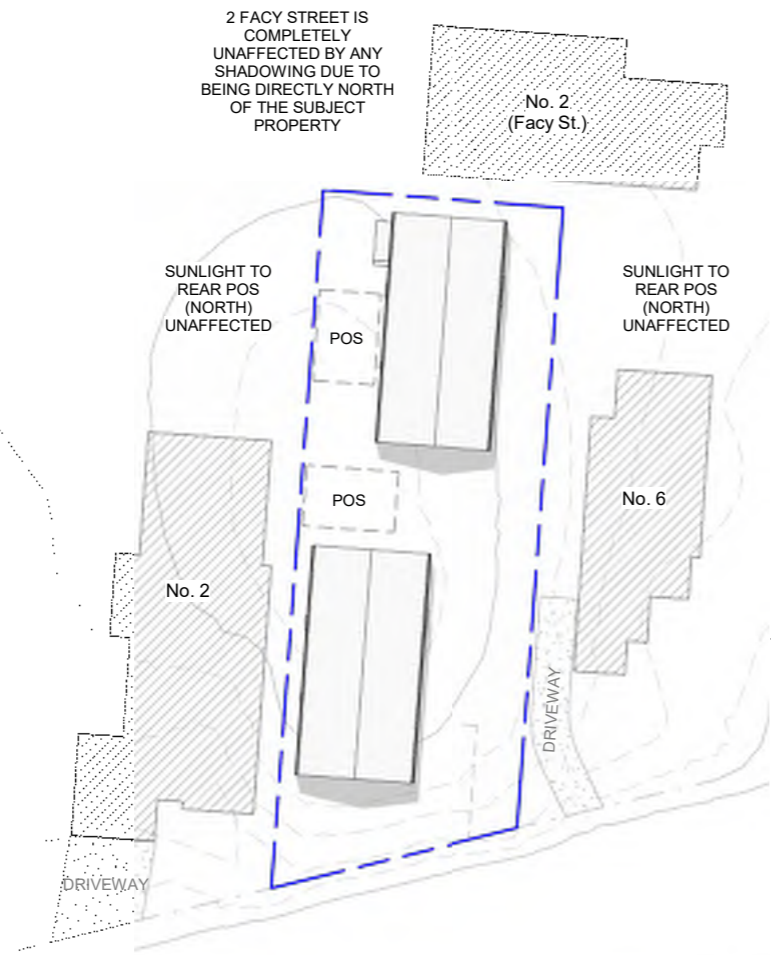


SHADOWS - DECEMBER

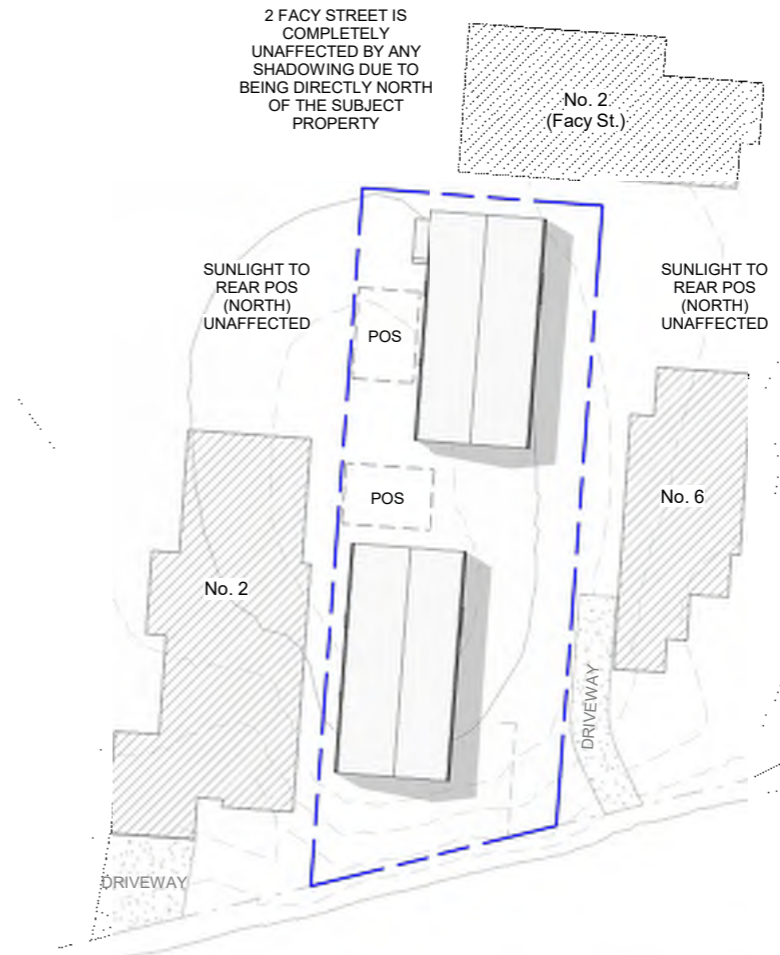
Project number	2505.01
Drawing Status	DA
Current Revision	10/08/2025 R7

2 A-05.3

Scale on A3 1 : 500



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1 : 500



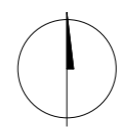
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1 : 500

General Notes
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SHADOWS - DECEMBER	
Project number	2505.01
Drawing Status	DA
Current Revision	10/08/2025 R7

2 A-05.4
Scale on A3 1 : 500