PLAN OF SURVEY Exhibited ered Number OWNER: BP PROPERTY (TAS) PTY LTD BY SURVEYOR: V.W COCHRANE OF FOLIO REFERENCE: CT 18902-22 LAND SURVEYING SOLUTIONS PTY LTD APPROVED EFFECTIVE GRANTEE: PART OF 8A-OR-36P.SECTION B6 **TOWN OF LONGFORD** FROM GRANTED TO GEORGE GRIFFITHS. **LENGTHS IN METRES SCALE 1:400** Recorder of Titles ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN N (P 18902) (SP 179420) J---(189° 17') - (3.63) Ш (P 18902) 3.62 PIPELINE AND SERVICES **EASEMENT 2.00 WIDE** 99° Щ (13.70) Ś 16 (D 16030) C (13.99) 30.50 40" 78.26 40" 1 బ్లీ (P 18902) **(/)** Ĝ (24/51 DO) 511 m² 2 33 139° 1058 m² 31.80 (P 18902) 20.12 Ш 27g• (24/51 DO) \geq 46,46 16 (P 18902) (SP 186703) 40" or (P 18902) (24/51 DO) Ш I (SP 187283) 7. 4. (P 18902) T O (P 17347) ABY (24/51 DO) (SP 188373) (P 18902) (P 18902) (24/51 DO) (P 18902) (24/51 DO) (P 18902) (24/51 DO) (P 18902) (24/51 DO) ULWER STREET *A -7075* Dote Council Delegate Registered Land Surveyor Date

This planning application is open for public comment until 13 October 2025

Reference no	PLN-25-0181
Site	LOT 2, 63 CATHERINE STREET LONGFORD
Proposed Development	Multiple Dwellings for Assisted Living (3 x new) (Vary Density, Longford SAP)
Zone	8.0 General Residential
Use class	Residential

Written representations may be made during this time to the General Manager; mailed to PO Box 156, Longford, Tasmania 7301, delivered to Council offices or a pdf letter emailed to planning@nmc.tas.gov.au

(no special form required)

Office Use Only:



PLANNING APPLICATION

FOR BUILDINGS, WORKS AND CHANGE OF USE (E.g. Residential houses, sheds, carports, retaining walls, visitor accommodation, commercial development, signage etc.)

Exhibited

The Proposal		
Description of proposal: Multi	ole Assisted Living Dwellings	
Driveway construction material:		
	The Land	
Site address:	63 Catherine St, Longford	
Title reference:	C/T: 18902/22	
Existing buildings on site:		
Existing use of site:		
Applicant justification of any variation/discretion to the Tasmanian Planning Scheme – Northern Midlands		



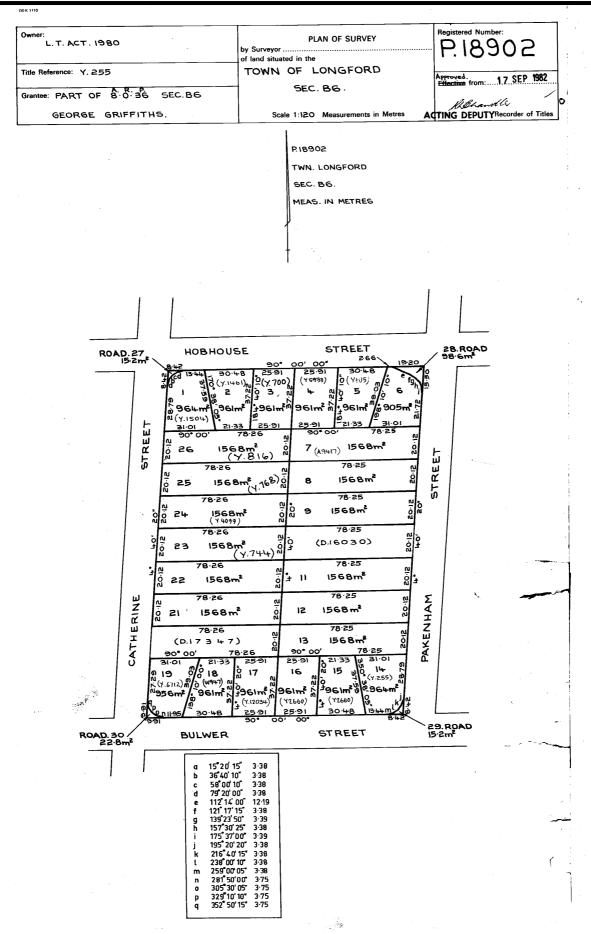
FOLIO PLAN

RECORDER OF TITLES

Exhibited



Issued Pursuant to the Land Titles Act 1980





DECENVED 2/8/25 D Apogee (Tas) Pty Ltd

A | 92 ElizabethStreet
Launceston Tas 7250

E| info@apoqeedesigns.com.au ABN| 40 624 215 041

Date: 21/8/2025

Brandie Stickland Statutory Planner 13 Smith Street Longford, Tasmania 7301

E: planning@nmc.tas.gov.au

P: (03) 6397 7303

RE: Additional Information Required for Planning Application PLN-25-0100 Multiple Dwellings x 3 (Longford SAP) at 63 Catherine Street, Longford

Dear Brandie.

Please refer to the below response to Additional Information Required for Planning Application PLN-25-0100 Multiple Dwellings x 3 (Longford SAP) at 63 Catherine Street, Longford, dated 17/06/2025, with reference to Tasmanian Planning Scheme, *Land Use Planning and Approvals Act* 1993.

1. Revise the title boundaries shown on the site plans as these don't reflect the folio plan. If the title boundaries shown are meant as future strata boundaries, please clarify this on the plans.

Response: Refer attached Plan of Survey undergoing planning and Land titles process

2. Alternatively, if these are meant as future boundaries (subdivision) please amend the application (forms and description on plans) to propose subdivision and development.

Response: Revised, Refer amended plans

3. Review dimensions shown on drawing A03 for boundary lengths and setbacks and amend as required. When scaled, the dimension of title boundary shown at 54.4.m should be 46.46 as shown on A02-DA03.

Response: Refer amended plans

4. Revise the setbacks dimensions on A03-DA03. For instance, the southern side boundary setback measurement shown is not in line with the building line shown.

Response: Revised, Refer amended plans

5. Provide written justification of clause 8.4.2 P3 for the variation of the building envelope.

Response: Compliant with sites within context of the proposed works. Precedent sites

72 PAKENHAM ST LONGFORD 12 TALBOT ST LONGFORD

Strata 166622, 15 LEWIS ST LONGFORD

Units @ 172 WELLINGTON ST LONGFORD

Strata 150948, 57 PAKENHAM ST LONGFORD

Strata 150947, 92 MARLBOROUGH STREET, LONGFORD

Strata 175282, 17 MALCOMBE STREET, LONGFORD

Strata 176257, 15 LAYCOCK STREET, LONGFORD

Strata 180685, 121A MARLBOROUGH STREET, LONGFORD

Strata 59212, 126 MARLBOROUGH STREET, LONGFORD



6. Provide shadow diagrams for the proposed development so consideration can be given to any impacts (per clause 8.4.2 P3).

Response: Revised, Refer amended plans

7. Plan A03-DA03 shows "proposed" service connection for water etc. The LIST map shows that there is an existing water connection in that location and sewer connection to the north. Please review and revise this comment on the plan to clarify what works are proposed.

Response: Refer attached Plan of Survey

8. Show proposed landscaping for the existing dwelling in line with Councils policy (Landscaping Requirements for Development Proposals).

Response: Existing Dwelling and title is not applicable to current application

9. Show the bin storage location for the existing dwelling in line with clause 8.4.8. Where the acceptable solution cannot be met, please address the performance criteria.

Response: Revised, Refer amended plans

10. Show turning templates for vehicles entering garages and turning within site so forward entry/exit is achievable in line with clause C2.6.2. Where the acceptable solution cannot be met, please address the performance criteria.

Response: Revised, Refer amended plans

11. Provide written justification of NOR-S6.7.1 P1 for the proposed site area per dwelling of less than 400m².

Response: Proposed allocated site areas are in alignment with existing developments throughout the Longford area.

12. Review all window locations on the elevation plans. Within the Longford Specific Area Plan all windows must be 300mm below eaves. The acceptable solution of NOR-S6.7.4 A1 must be met as there is no corresponding performance criteria.

Response: All windows are 300mm below eaves, no clarification needed. Refer elevations

13. Provide driveway material details so assessment can be made against C2.6.1. For future reference, there is a section for this information on the application form.

Response: Refer amended Site plan

14. Show all parking, access ways, manoeuvring and circulation spaces associated with the existing dwelling so assessment can be made against clauses C2.6.1, C2.6.2 and C2.6.3. Where the acceptable solution of a clause cannot be met, please address the corresponding performance criteria.

Response: Revised, Refer amended plans

15. Show the (1) required visitor parking space for *all units* as required by clause C2.5.1. Where compliance with the acceptable solution cannot be shown, please address the corresponding performance criteria.

Response: The parking bay is show, refer Site plan

16. Show the required second parking bay for dwelling 1 as required by clause C2.5.1. Where compliance with the acceptable solution cannot be shown, please address the corresponding performance criteria.

Response: Revised, Refer amended plans

17. Demonstrate compliance with Councils Stormwater Quality Management Policy by amending the plans to show design elements within the site, or nominate to pay the financial contribution per dwelling in line with Councils Fees and Charges.

Response: Client has paid the allocated contribution per dwelling.

We trust the above response addresses your requests. If you require further information, please direct your further queries to the applicant.

Your sincerely,

Simon Chappell

Apogee (Tas) Pty Ltd

Distribution: Client (1), File QA (1).

3.~ <i>/</i>	Jein.		Ali. n	aber	
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COUNCIL APPROVAL

(Insert any qualification to the permit under section 83(6), section 109 or section 111 of the Local Government (Building & Miscellaneous Provisions) Act 1993) The subdivision shown in this plan is approved

		s common seal of North suant to a resolution of t	Midlands Council he Council of the said munic	clpality	
allites.	passed the	day of	2025 , in the presence of u	us	
	Member	felabilitelelelenindene-tanenni			
	Member	***************************************	•		
	Council Delegate	***************************************	Council Reference	000000000000000000000000000000000000000	
	NOMINATI				
	the owner has nomina		natuweur (stillding & Wisce	illaneous Provisions) Act 1993	
					•
		Victor Cochra	nne of Land Surveying Solu	tions Pty Ltd. Surveyor to act for the owner	
*****		- VVVVVVI by the summan management of the summan and the summan an	annidadamandandamadada.hdaan.h		~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~
- Anitz					

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UPFICE	<b>EXAMINATION:</b>

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	CROSS REFERENCE PLAN NUMBERS LENGTHS IN METRE USED AS PART OF THIS SURVEY			8	nature of the case admits. (a) the survey notes have been truly compiled from surveys made by me or made under my supervision; and					
Owner: BP PROPERTY (TAS) PTY LTD					the	rey and accompar relevant legislation repose required.				
Folio Reference: CT 18902-22					00	Signalure			Date 17, 4,2025	
Purpose of Surv	vey: 2 LOT SUBD	IVISION		www.m.m.m.m.m.m.m.m.m.m.m.m.m.m.m.m.m.m	,,, <u>,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,</u>			**************************************		\$10,000,000,000,000,000,000,000,000,000,
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MGA2020 BEARING ORIGIN

AZIMUTH 'X'-'Y'

14°04'21" 235,983 Survey 14°04'21" 235,983 SURCOM Celo.

**Exhibited** 

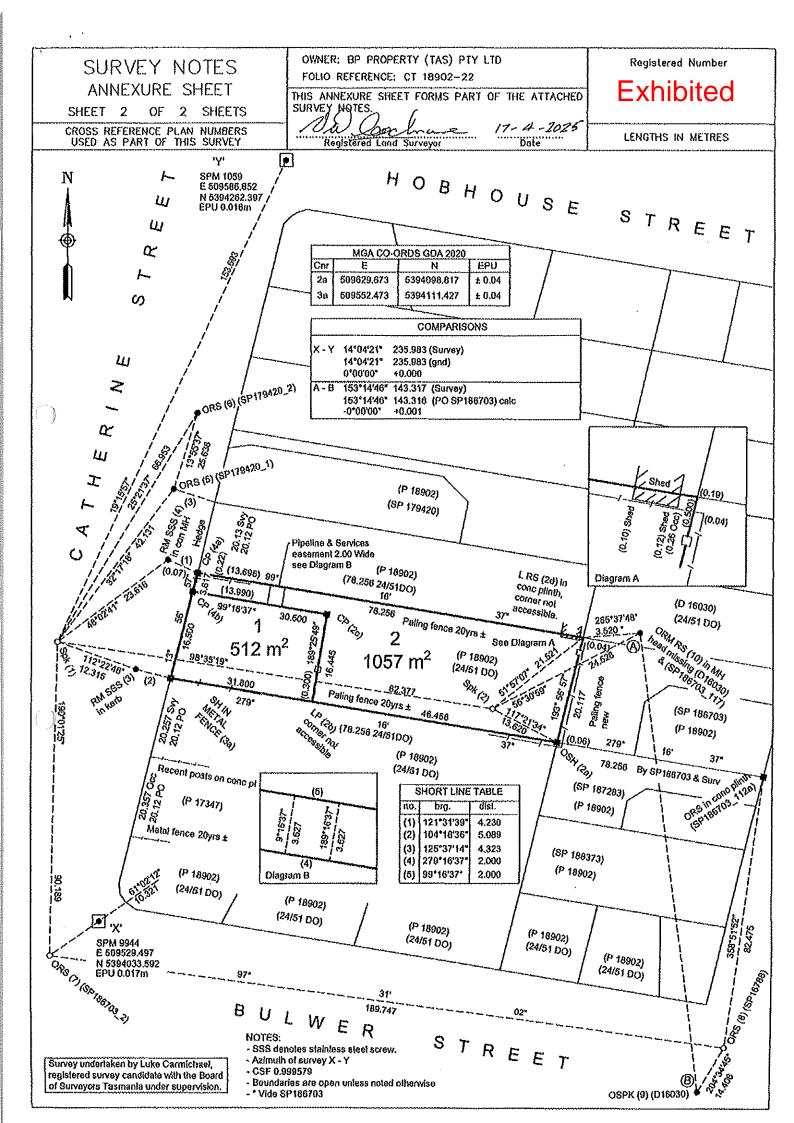
#### **BOUNDARY REINSTATEMENT REPORT**

### LOT 22 in P.18902 RE-ESTABLISHED AS FOLLOWS:

- Boundaries of Lots 2 & 1 in SP 186703 have been established by connection to the remains of a reference mark O.RS in MH (D.16030) and
- the RS In concrete plinth (SP186703 112a)
  The boundaries of Lot 22 in P.18902 have been re-established by extending the side boundaries of Lot 1 (SP 186703) as defined above to Catherine Street as per (24/51 DO) and (P.18902).
- Bearing of Catherine Street maintained parallel to Pakenham Street as per P.18902
- The above survey definition of CT 18902/22 leaves a 0.01 excess across the frontage of Lot 23 in P.18902.

Survey via Robolio total station

Boundary occupation is as described in the notes





A | Level 2, 93 York St Launceston | Tas 7250 P | PO Box 7668 | Launceston | Tas 7250 E | info@apogeedesign.com.au



Date: 10-Sep-25

Project Name
Project Number

Proposed Muliple Assisted Living Dwellings

2426

Please advise if documents are not received as per this advice

Drawing No.	Layout Name	Stage	Revision	Status	Issued Date
Issue for DA					
	Transmittal Document	DA	03	Transmitted	09-Sep-25 11:17 AM
A01	Plan: Location	DA	07	Transmitted	09-Sep-25 11:17 AM
A02	Plan: Ex. Site	DA	07	Transmitted	09-Sep-25 11:17 AM
A03	Plan: Site	DA	07	Transmitted	09-Sep-25 11:17 AM
A04	Plan: Ground Floor Dwelling 1	DA	06	Transmitted	09-Sep-25 11:17 AM
A05	Plan: Ground Floor Dwelling 2/3	DA	06	Transmitted	09-Sep-25 11:17 AM
A06	Plan: Dwelling 1 Roof	DA	05	Transmitted	09-Sep-25 11:17 AM
A07	Plan: Dwelling 2/3 Roof	DA	05	Transmitted	09-Sep-25 11:17 AM
A08	Site Elevation	DA	06	Transmitted	09-Sep-25 11:17 AM
A09	Elevations Dwelling 1	DA	05	Transmitted	09-Sep-25 11:17 AM
A10	Elevations Dwelling 1	DA	05	Transmitted	09-Sep-25 11:17 AM
A11	Elevation: Dwellings 2 & 3	DA	05	Transmitted	09-Sep-25 11:17 AM
A12	Elevation: Dwellings 2 & 3	DA	05	Transmitted	09-Sep-25 11:17 AM
A13	Shadow diagrams	DA	03	Transmitted	09-Sep-25 11:17 AM
A14	Shadow diagrams	DA	03	Transmitted	09-Sep-25 11:17 AM
			_	<del>-</del>	

# **Proposed Muliple Assisted Living Dwellings**

# **Exhibited**

# 63 Catherine St Longford Tas 7301 Client: BP Property (Tas) Pty Ltd

## **Project details**

Council

8 General Residentia NOR-S6.0 - Specific Area Plan Planning Overlay 16.0 - Safeguarding of Airports Code Title Filo Title Volume Shedule of Easements | Sealed Plan SP 189250 Building Classification I 3 - Multiple Dwelling Assisted Living Climate Zone Design Wind Speed TBA I N/A **Energy Rating** 6 Star min Corrosive Environment | Low breaking surf or heavy industrial areas, refer to NCC section 3.4.2.2 & NCC Table 3.4.4.2 I N/A Alpine

Northern Midlands Council

#### **Area Schedule**

Other

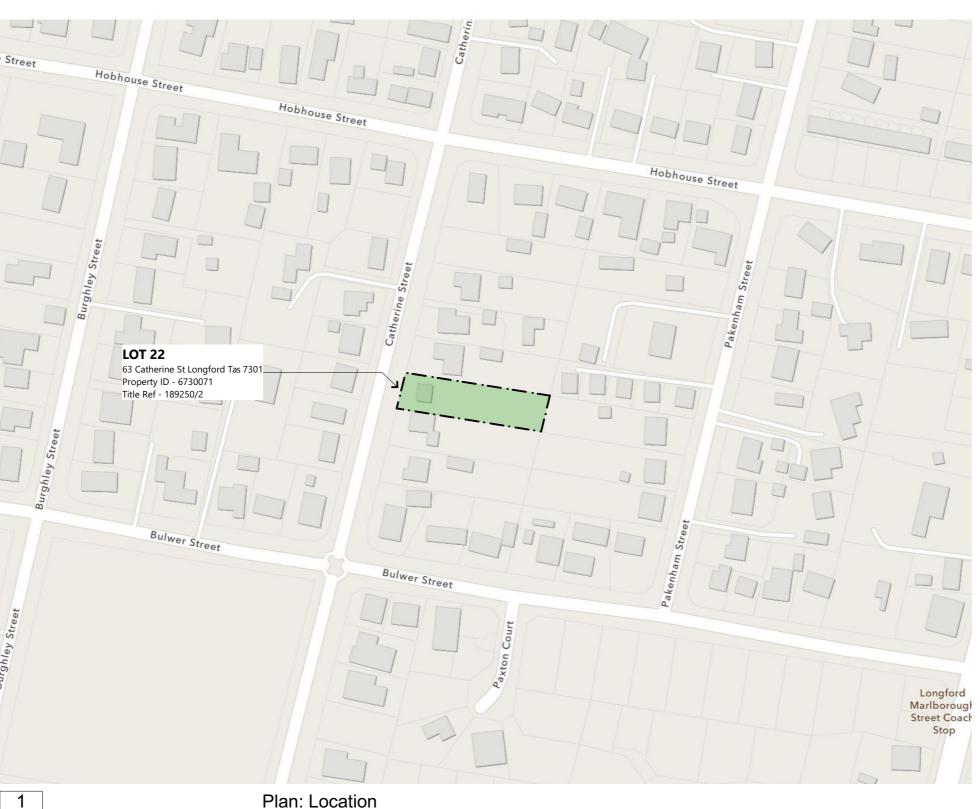
Name	Area m
Site Area	1057 m
Total Building Area	428.02m
Dwelling 1	177.50m
Dwelling 2	125.26m
Dwelling 3	125.26m

I N/A

#### **Architectural**

A02 Plan: Ex. Site
A03 Plan: Site
A04 Plan: Ground Floor Dwelling 1
A05 Plan: Ground Floor Dwelling 2/3
A06 Plan: Dwelling 1 Roof
A07 Plan: Dwelling 2/3 Roof
A08 Elevation: Site
A09 Elevations: Dwelling 1
A10 Elevations: Dwelling 1
A11 Elevation: Dwellings 2 & 3
A12 Elevation: Dwellings 2 & 3
A13 Shadow diagrams
A14 Shadow diagrams

Plan: Location



These drawings do not constitute all of the instruction required to complete the project and must be read in conjunction with the consultants drawings, specifications and written instructions, which may at any time supplement, amend or supersede these drawings. It is the responsibility of the contractor to coordinate drawings and ensure that the subcontractors are provided with relevant documents. These drawings do not in any way relieve the contractor from the responsibility for correctness of dimensions, quantities, calculations, construction, fabrication techniques, coordination of work of other trades or advice. These drawings are issued on the understanding that all dimensions are verified on site, figured dimensions and variation requirements are determined in accordance with advice from the relevant consultant. Tenderers are instructed to ensure that a complete set of tender documents is made available to all subcontractors and suppliers during the tender process. Claims for variations during the contract period submitted on the basis that such subcontractors and suppliers were unaware of certain works will be rejected.

1:2000

# d

# APOGEE Pty Ltd A | 92 Elizabeth St

| Launceston | Tas 7250

ABN | 40 624 215 041

P I PO Box 7668

| Launceston | Tas 7250 | Launceston | Tas 7250 | Info@apogeedesign.com.au

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All drawings shall be read in conjunction with the engineering drawings

and specifications.

Use figured dimensions in preference to scaled dimensions.

The Building Contractor shall be responsible for the correct set-out of

all works.
Building Contractor to site check dimensions and locations of all item

on site prior to and during the works.

Locations of structure, fittings, and services on this drawing are indicative only and a land surveyor is to be engage for all set-out prior

Building Contractor to check drawings for co-ordination between structure, fabric, fixtures and fittings.

The designer is to be notified of any discrepancies with the drawings

DA	07	Issue for DA	09-Sep-25
DD	06	Issue for consultant information	04-Sep-25
DA-N	05	Issue for consultant information	29-Aug-25
DA-N	04	Issue in response to RFI	21-Aug-25
DA	03	DA Issue	23-May-25
DA	02	DA Issue	12-Feb-25
Sk	01	Sk Issue	10-Feb-25

#### Project Name

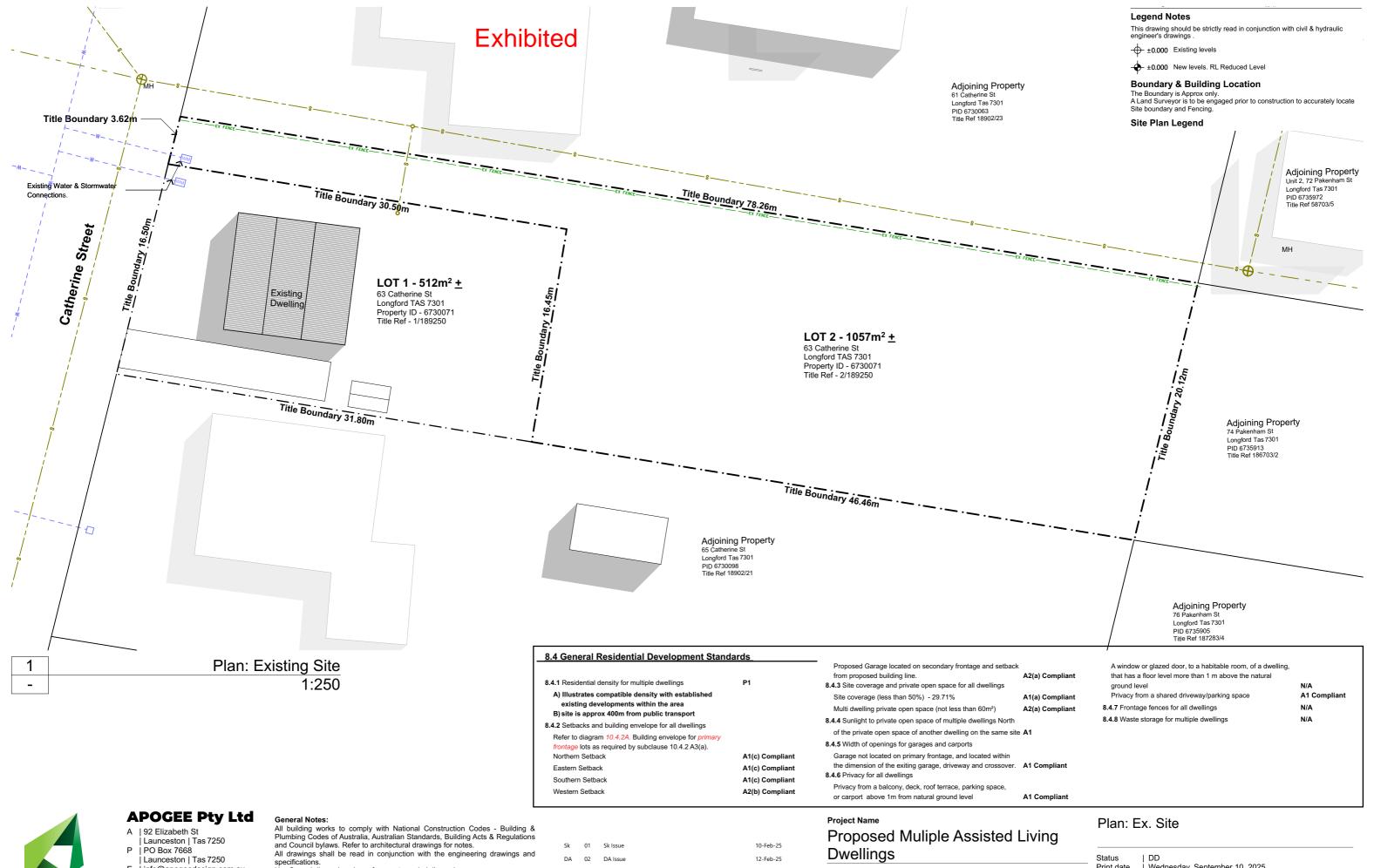
# Proposed Muliple Assisted Living Dwellings

Project Address	63 Catherine St   Longford, Tas 7301
Project No.	2426
Client	BP Property (Tas) Pty Ltd
Property ID	6730071
Title Reference	189250/2
Designer	Simon Chappell
License No.	CC6417
Drawn	SC
e-file	C:\Users\Apogee (TAS)_03\Apogee (TAS) Pty Ltd Dropbox\Apogee team folder \01_projects\2426_63 Catherine St, Longford\00. ArchiCAD\2426_63 Catherine

## Plan: Location

Status	DD	
Print date	Wednesday, September 10, 2025	
Original siz	e   A3	
Drawing No./Stage/Revision		







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# 23-May-25 21-Aug-25 29-Aug-25 04-Sep-25 09-Sep-25

Issue for DA

# Project No.

Project Address Property ID Title Reference Designer License No. Drawn

e-file

2426 63 Catherine St Longford Tas 7301 BP Property (Tas) Pty Ltd 6730071 2/189250

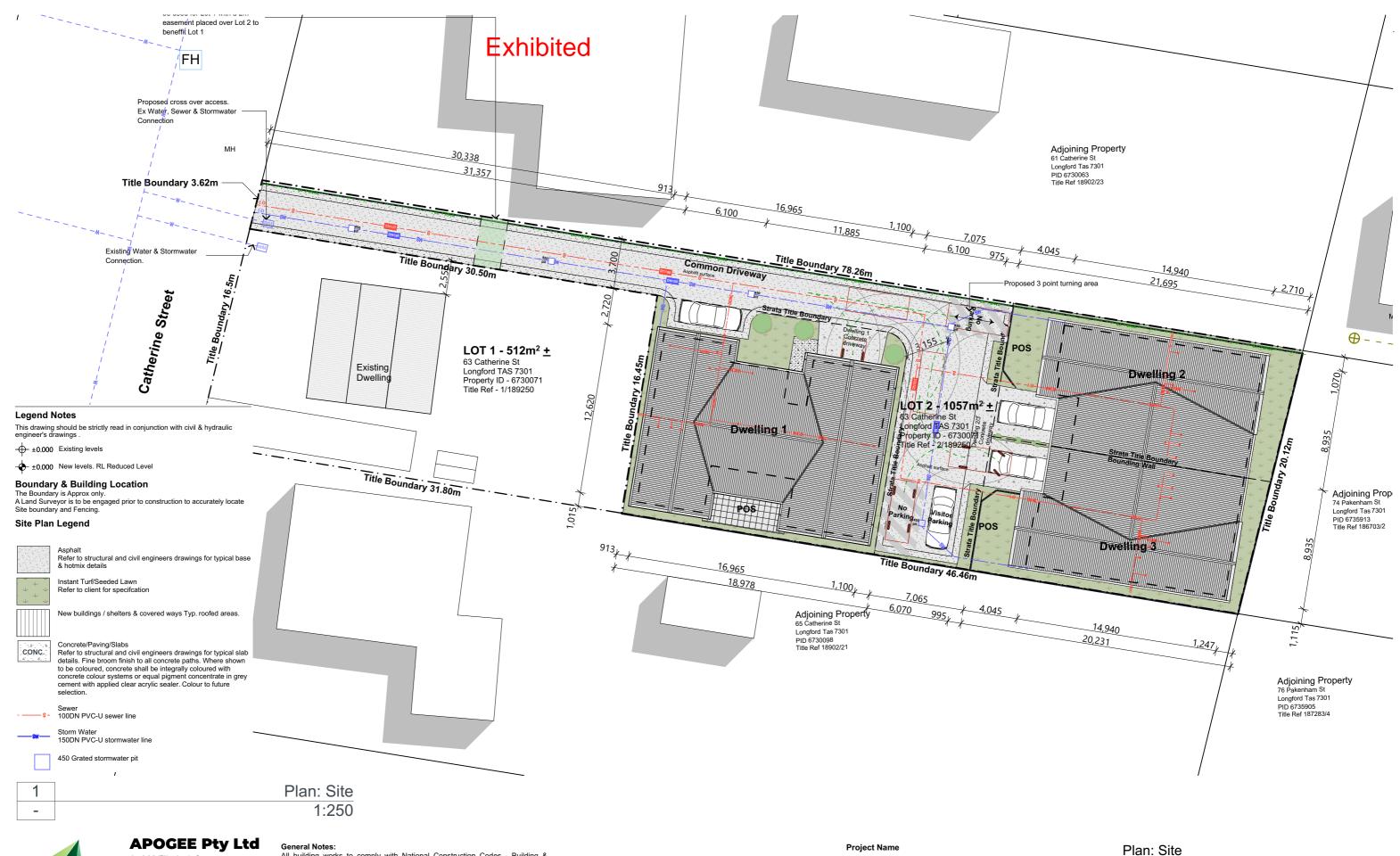
Simon Chappell CC6417 SC

A02-DA07

Print date | Wednesday, September 10, 2025 Original size | A3

Drawing No./Stage/Revision







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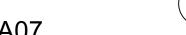
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#### 10-Feb-25 12-Feb-25 23-May-25 21-Aug-25 29-Aug-25 04-Sep-25 09-Sep-25 Issue for DA

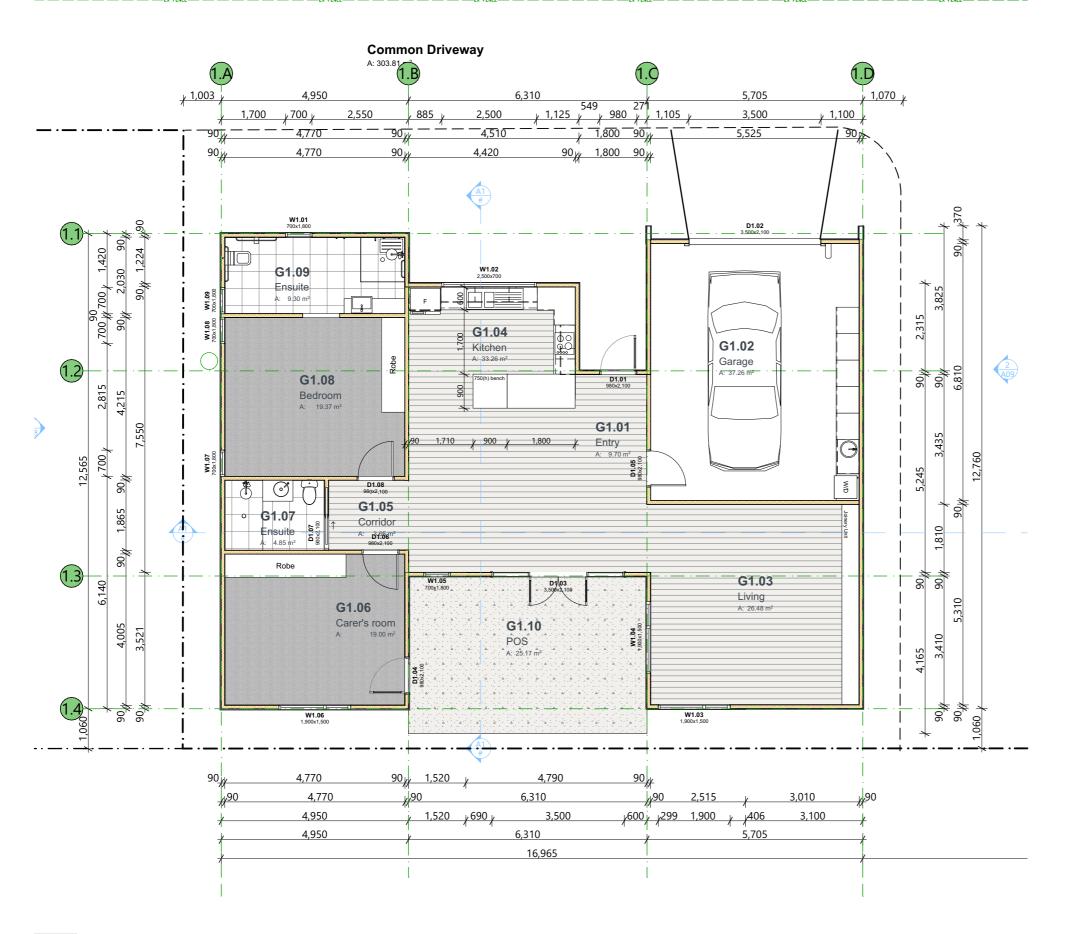
# **Proposed Muliple Assisted Living**

Dwellings			
Project No.   Project Address   Client	2426 63 Catherine St Longford Tas 7301 BP Property (Tas) Pty Ltd		
Property ID   Title Reference   Designer   License No.   Drawn   e-file	6730071 2/189250 Simon Chappell CC6417 SC C:\tilde{\text{Cusers/Apogee}} (TAS)  (TAS) Pty Ltd Dropbox/Apogee team folder/01_projecatherine St, Longlord/00, Archic/Ap0426_63 Catherine St_arc28 pin		

Print date | Wednesday, September 10, 2025 Original size | A3 Drawing No./Stage/Revision



A03-DA07



Plan: Ground Floor 1:100

# **APOGEE Pty Ltd**

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ABN | 40 624 215 041

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| Launceston | Tas 7250 E info@apogeedesign.com.au

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and specifications. Use figured dimensions in preference to scaled dimensions

The Building Contractor shall be responsible for the correct set-out of all works.
Building Contractor to site check dimensions and locations of all items

Locations of structure, fittings, and services on this drawing are indicative only and a land surveyor is to be engage for all set-out prior to construction.
Building Contractor to check drawings for co-ordination between

structure, fabric, fixtures and fittings.
The designer is to be notified of any discrepancies with the drawings

#### Floor Plan Legend

The descriptions below shall be read in conjunction with the internal elevations and finishes schedules.

±0.000 Existing levels

±0.000 New levels. RL Reduced Level

Zone: Building Level.Room number & Room Name G.01

(B)

DG.01

W1.01

DP

Door tag: Door Building Level.Door Number. Refer to door

Window tag. Window Building Level.Window number.Refer to door schedule for details.

WT.01 Wall Type Tag. Refer to details.

DD 01 DD Issue 24-Mar-25 23-May-25 21-Aug-25 29-Aug-25 Issue for consultant information 04-Sep-25 09-Sep-25

**Project Name** 

Stage Rev Description

# Proposed Muliple Assisted Living **Dwellings**

Project Address | 63 Catherine St Longford, Tas 7301 Project No. 2426 BP Property (Tas) Pty Ltd Property ID 6730071 Title Reference 189250/2 Designer Simon Chappell License No. CC6417

# Plan: Ground Floor Dwelling 1

Status | DD Print date | Wednesday, September 10, 2025 Original size A3

Drawing No./Stage/Revision







**APOGEE Pty Ltd** 

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| Launceston | Tas 7250 P | PO Box 7668 | Launceston | Tas 7250

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The designer is to be notified of any discrepancies with the drawings

Floor Plan Legend

The descriptions below shall be read in conjunction with the internal elevations and finishes schedules.

±0.000 Existing levels

±0.000 New levels. RL Reduced Level

Zone: Building Level.Room number & Room Name G.01

(B)

W1.01

Door tag: Door Building Level.Door Number. Refer to door schedule for details. DG.01

Window tag. Window Building Level.Window number.Refer to door schedule for details.

WT.01 Wall Type Tag. Refer to details.

Stage	Rev	Description	Date
DA	06	Issue for DA	09-Sep-25
DD	05	Issue for consultant information	04-Sep-25
DA-N	04	Issue for consultant information	29-Aug-25
DA-N	03	Issue in response to RFI	21-Aug-25
DA	02	DA Issue	23-May-25
DD	01	DD Issue	24-Mar-25

#### **Project Name**

# Proposed Muliple Assisted Living **Dwellings**

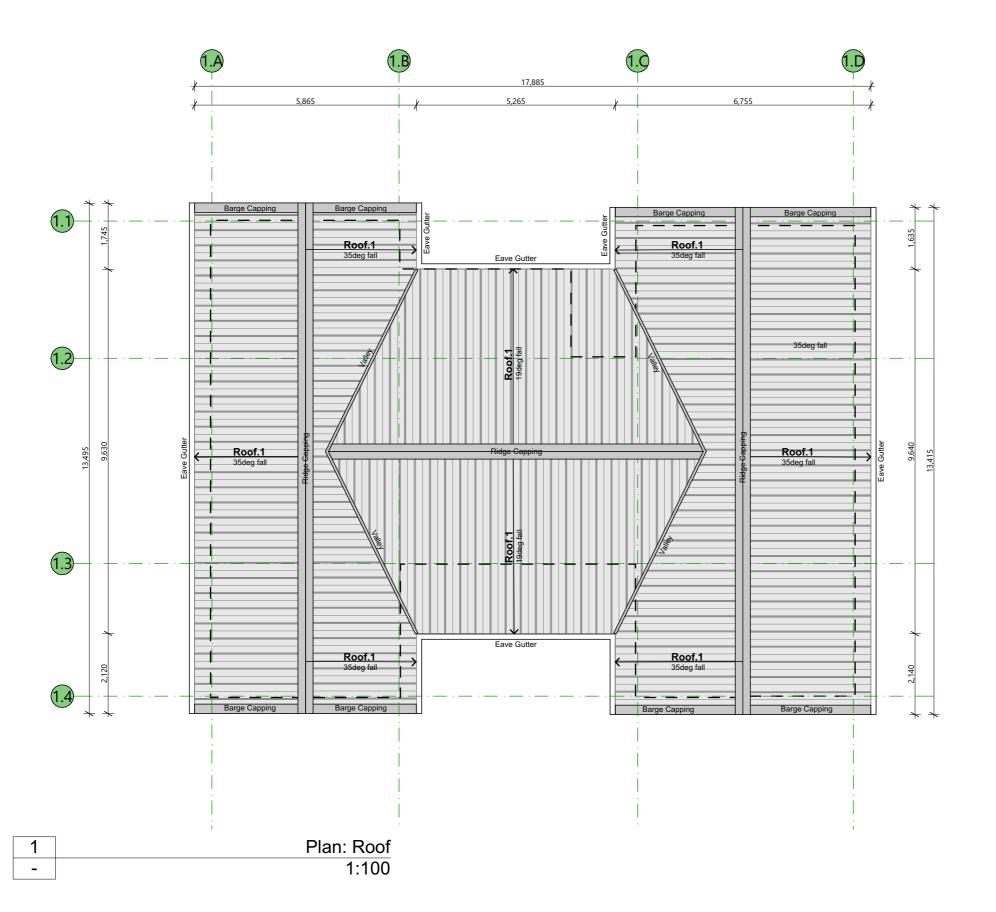
Project Address	63 Catherine St   Longford, Tas 7301
Project No.	2426
Client	BP Property (Tas) Pty Ltd
Property ID	6730071
Title Reference	189250/2
Designer	Simon Chappell
License No.	CC6417
Drawn	j SC
e-file	C:\Users\Apogee (TAS)_03\Apogee (TAS) Pty Ltd Dropbox\Apogee team folder \\01_projects\2426_63 Catherine St, Longford\00. ArchiCAD\2426_63 Catherine St_arc28.pln

# Plan: Ground Floor Dwelling 2/3

Status | DD Print date | Wednesday, September 10, 2025 Original size A3 Drawing No./Stage/Revision



A05-DA06





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Use figured dimensions in preference to scaled dimensions.

The Building Contractor shall be responsible for the correct set-out of all works.

all works.

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## **Roof Legend**

Lysagth Trimdek, 2 degrees min fall (1:30), 0.48 BMT, install single sheet lenghts, upturn roof trays at ridges and down turn at roof ends/gutters. Install single sheet lenghts and in accordance with manufactures guidlines and specifications. Colour - Colorbond Windspray



Stage	Rev	Description	Date
DA	05	Issue for DA	09-Sep-25
DD	04	Issue for consultant information	04-Sep-25
DA-N	03	Issue for consultant information	29-Aug-25
DA-N	02	Issue in response to RFI	21-Aug-25
DA	01	DA Issue	23-May-25

# **Project Name**

# **Proposed Muliple Assisted Living Dwellings**

U	
Project Address	63 Catherine St Longford, Tas 7301
Project No.	2426
Client	BP Property (Tas) Pty Ltd
Property ID	6730071
Title Reference	189250/2
Designer	Simon Chappell
License No.	CC6417
Drawn	SC
e-file	C:\Users\Apogee (TAS)_03\Apogee (TAS) Pty Ltd Dropbox\Apogee team folder \\01_projects\2426_63 Catherine St, Longford\00. ArchiCAD\2426_63 Catherine

# Plan: Dwelling 1 Roof

Status	DD		
Print date	Wednesday, September 10, 2025		
Original size	Original size   A3		
Drawing No./S	Drawing No./Stage/Revision		

A06-DA05

# **APOGEE Pty Ltd**

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| Launceston | Tas 7250

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DA	01	DA Issue	23-May-25
DA-N	02	Issue in response to RFI	21-Aug-25
DA-N	03	Issue for consultant information	29-Aug-25
DD	04	Issue for consultant information	04-Sep-25
DA	05	Issue for DA	09-Sep-25

Stage Rev Description **Project Name** 

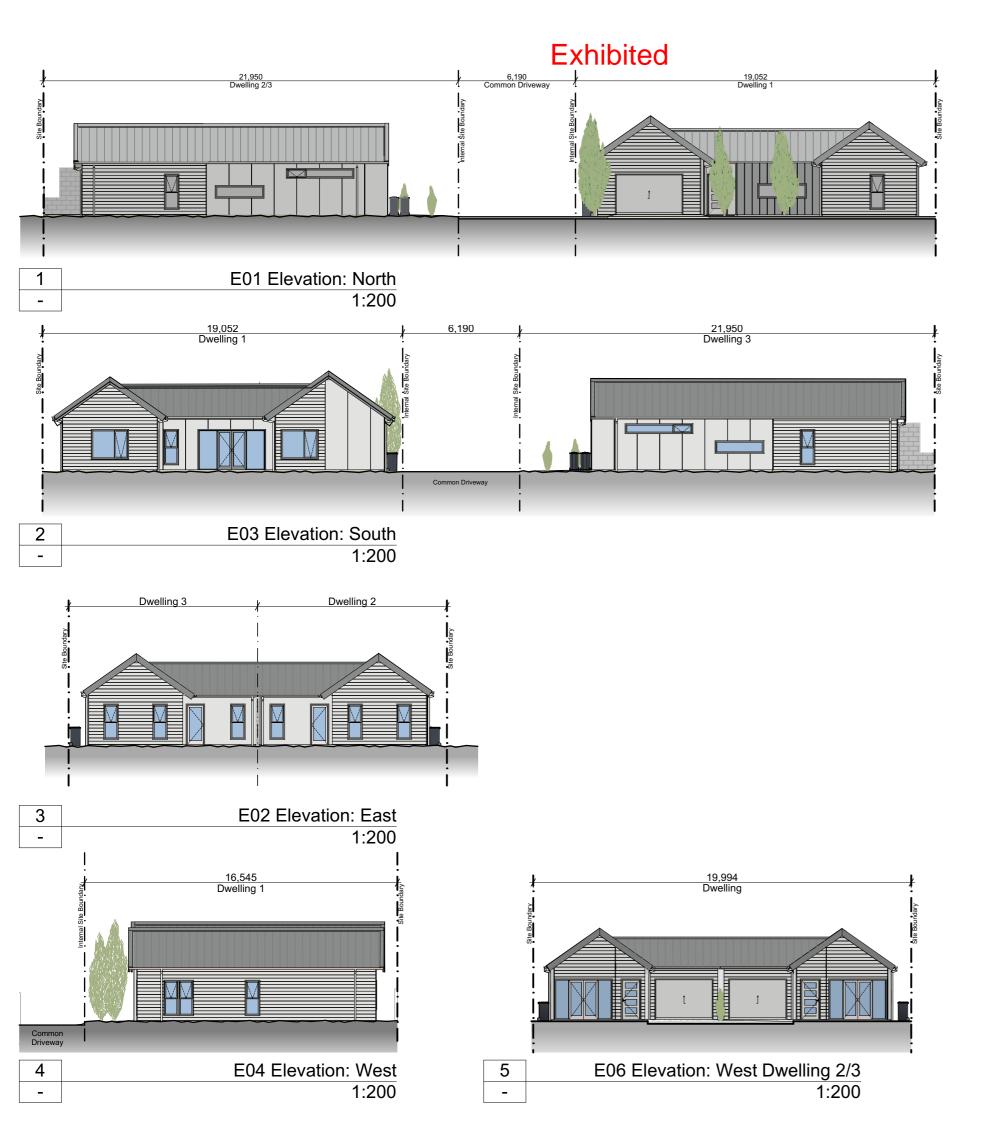
# **Proposed Muliple Assisted Living Dwellings**

Project Address	63 Catherine St   Longford, Tas 7301
Project No.	2426
Client	BP Property (Tas) Pty Ltd
Property ID	6730071
Title Reference	189250/2
Designer	Simon Chappell
License No.	CC6417
Drawn	SC
e-file	C:\Users\Apogee (TAS)_03\Apogee (TAS) Pty Ltd Dropbox\Apogee team folder \01_projects\2426_63 Catherine St, Longford\00. ArchiCAD\2426_63 Catherine

# Plan: Dwelling 2/3 Roof

Status	DD
Print date	Wednesday, September 10, 2025
Original size	A3
Drawing No./S	tage/Revision

A07-DA05



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DA	06	Issue for DA	09-Sep-25
DD	05	Issue for consultant information	04-Sep-25
DA-N	04	Issue for consultant information	29-Aug-25
DA-N	03	Issue in response to RFI	21-Aug-25
DA	02	DA Issue	23-May-25
טט	01	DD Issue	24-Mar-25

### **Elevation Legend**

A.	Awning window	FL.	Floor level
CJ.	Control joint	Pb.	Plasterboard
CL.	Ceiling level	S.	Sliding window
DP.	Downpipe	SD.	Sliding door
F	Fixed window	Sky.	Skylight
EC.01	External Cladding - James Hardie Linea Weatherboard 150		

painted finish to match Dulux Lexicon quarter, flashing to

External Cladding - James Hardie Easylap, painted finish to match Dulux Lexicon quarter, flashing to match. EC.03 Blockwork 390(w)x190(h)x190(thk)mm, nature finish with light

grey mortar & ironed joints. Lysaght Trimwall, 0.48 BMT. Install single sheet lenghts and in accordance with manufactures guidlines and specifications. Colour - Colorbond Windspray

Lysaght Trimdek, 2 degrees min fall (1:30), 0.48 BMT, install single sheet lenghts, upturn roof trays at ridges and down turn at roof ends/gutters. Install single sheet lenghts and in accordance with manufactures guidlines and specifications

Downpipes, fascias, flashing, & roof to match adjoining wall

Window/Door Frames to match wall colour



roject Name				
tage	Rev	Description	Date	
DA	06	Issue for DA	09-Sep-25	
00	05	issue for consultant information	04-3ep-23	

# **Proposed Muliple Assisted Living Dwellings**

Project Address	63 Catherine St   Longford, Tas 7301
Project No.	2426
Client	BP Property (Tas) Pty Ltd
Property ID	6730071
Title Reference	189250/2
Designer	Simon Chappell
License No.	CC6417
Drawn	i sc
e-file	C:\Users\Apogee (TAS)_03\Apogee (TAS) Pty Ltd Dropbox\Apogee team folder \u01_projects\2426_63 Catherine St, Longford\00. ArchiCAD\2426_63 Catherine St arc\22 nln

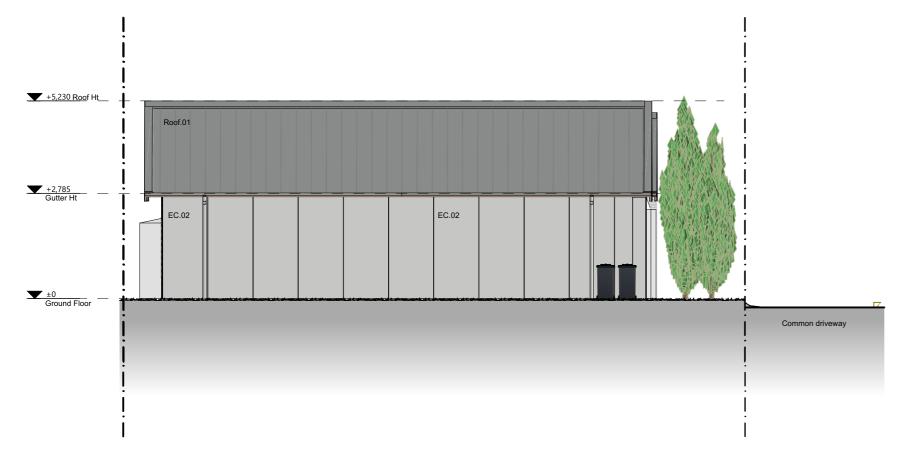
## Elevation: Site

Status	DD
Print date	Wednesday, September 10, 2025
Original size	A3
Drawing No./9	Stage/Davision

A08-DA06



Elevation: North 1:100



Elevation: East Dwelling 1 1:100

# **APOGEE Pty Ltd**

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Stage	Rev	Description	Date
DA	05	Issue for DA	09-Sep-25
DD	04	Issue for consultant information	04-Sep-25
DA-N	03	Issue for consultant information	29-Aug-25
DA-N	02	Issue in response to RFI	21-Aug-25
DA	01	DA Issue	23-May-25

## **Project Name**

Floor level

Skylight

Plasterboard

Sliding window

Pb. S. SD. Sky.

External Cladding - James Hardie Linea Weatherboard 150mm, painted finish to match Dulux Lexicon quarter, flashing to

External Cladding - James Hardie Easylap, painted finish to match Dulux Lexicon quarter, flashing to match.

Blockwork 390(w)x190(h)x190(thk)mm, nature finish with light

Lysaght Trimwall, 0.48 BMT. Install single sheet lenghts and in accordance with manufactures guidlines and specifications. Colour - Colorbond Windspray Lysaght Trimdek, 2 degrees min fall (1:30), 0.48 BMT, install single sheet lenghts, upturn roof trays at ridges and down turn at roof ends/gutters. Install single sheet lenghts and in accordance with manufactures guidlines and specifications

Downpipes, fascias, flashing, & roof to match adjoining wall

Window/Door Frames to match wall colour

**Elevation Legend** Awning window

CL. DP.

EC.01

EC.02

EC.03

Control joint Ceiling level Downpipe

grey mortar & ironed joints.

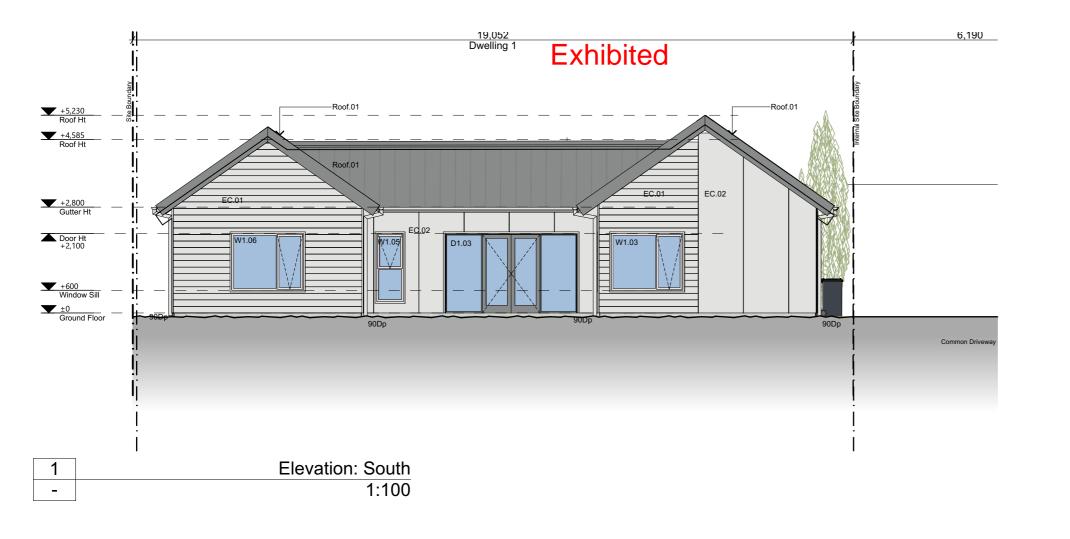
# **Proposed Muliple Assisted Living Dwellings**

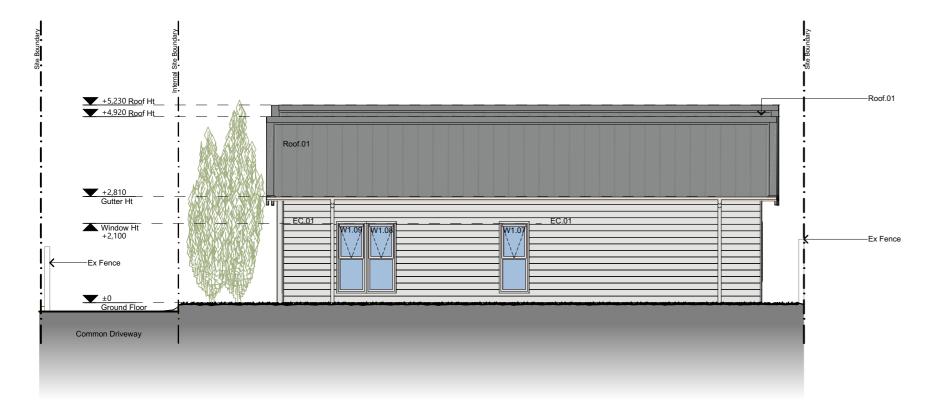
Project Address	63 Catherine St   Longford, Tas 7301
Project No.	2426
Client	BP Property (Tas) Pty Ltd
Property ID	6730071
Title Reference	189250/2
Designer	Simon Chappell
License No.	CC6417
Drawn	SC
e-file	C:\Users\Apogee (TAS)_03\Apogee (TAS) Pty Ltd Dropbox\Apogee team folder \01_projects\2426_63 Catherine St, Longford\00. ArchiCAD\2426_63 Catherine

# Elevations: Dwelling 1

	DD Wednesday, September 10, 2025
Original size	
Drawing No./Stage/Revision	

A09-DA05





2 Elevation: West 1:100



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### **Elevation Legend**

EC.03

١.	Awning window	FL.	Floor level
J.	Control joint	Pb.	Plasterboard
CL.	Ceiling level	S.	Sliding window
P.	Downpipe	SD.	Sliding door
:	Fixed window	Sky.	Skylight
0.04	External Cladding In	moc Hardia Li	non Woothorhoard 150

EC.01 painted finish to match Dulux Lexicon quarter, flashing to

EC.02 External Cladding - James Hardie Easylap, painted finish to match Dulux Lexicon quarter, flashing to match.

> Blockwork 390(w)x190(h)x190(thk)mm, nature finish with light grey mortar & ironed joints.

Lysaght Trimwall, 0.48 BMT. Install single sheet lenghts and in accordance with manufactures guidlines and specifications. Colour - Colorbond Windspray

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Downpipes, fascias, flashing, & roof to match adjoining wall

Window/Door Frames to match wall colour



Elevations: Dwelling 1

Status | DD Print date | Wednesday, September 10, 2025 Original size A3 Drawing No./Stage/Revision

A10-DA05

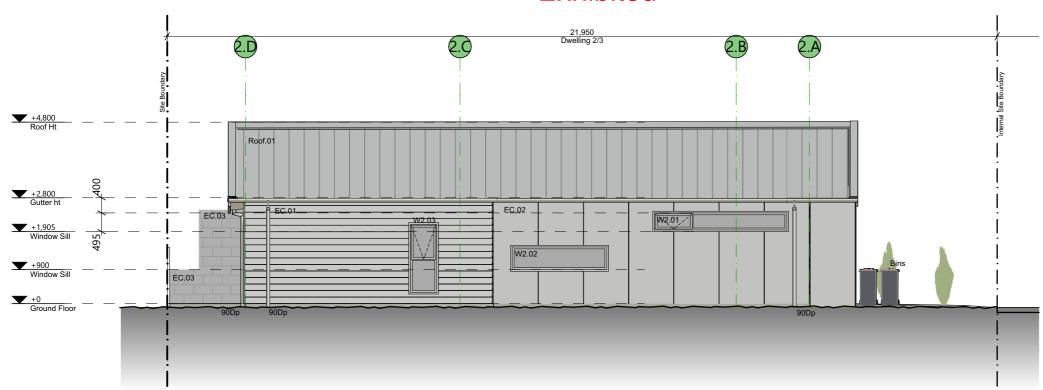
DA 01 DA Issue 21-Aug-25 29-Aug-25 DD 04 Issue for consultant information 04-Sep-25 05 09-Sep-25 Stage Rev Description

23-May-25

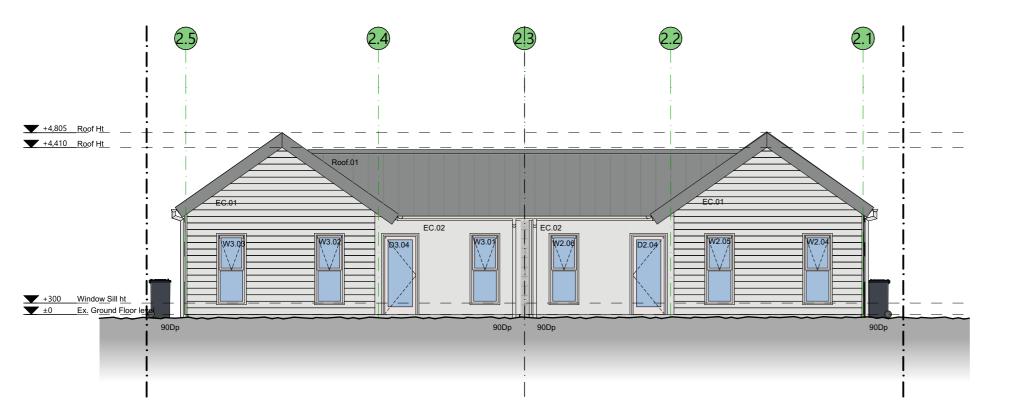
#### **Project Name**

# **Proposed Muliple Assisted Living Dwellings**

Project Address	63 Catherine St   Longford, Tas 7301
Project No.	2426
Client	BP Property (Tas) Pty Ltd
Property ID	6730071
Title Reference	189250/2
Designer	Simon Chappell
License No.	CC6417
Drawn	i sc
e-file	C:\Users\Apogee (TAS)_03\Apogee (TAS) Pty Ltd Dropbox\Apogee team folder \01_projects\2426_63 Catherine St, Longford\00. ArchiCAD\2426_63 Catherine \03_t_arc28.pln



E01 Elevation: North 1:100



E02 Elevation: East 1:100



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### **Elevation Legend**

A.	Awning window	FL.	Floor level
CJ.	Control joint	Pb.	Plasterboard
CL.	Ceiling level	S.	Sliding window
DP.	Downpipe	SD.	Sliding door
F	Fixed window	Sky.	Skylight
EC.01	External Cladding - Ja		nea Weatherboard 1

painted finish to match Dulux Lexicon quarter, flashing to

External Cladding - James Hardie Easylap, painted finish to match Dulux Lexicon quarter, flashing to match. EC.02

Blockwork 390(w)x190(h)x190(thk)mm, nature finish with light EC.03 grey mortar & ironed joints.

> Lysaght Trimwall, 0.48 BMT. Install single sheet lenghts and in accordance with manufactures guidlines and specifications.

Colour - Colorbond Windspray

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Downpipes, fascias, flashing, & roof to match adjoining wall

Window/Door Frames to match wall colour



DA 01 23-May-25 21-Aug-25 29-Aug-25 DD 04 Issue for consultant information 04-Sep-25 DA 05 Issue for DA 09-Sep-25

Stage Rev Description

#### **Project Name**

# **Proposed Muliple Assisted Living Dwellings**

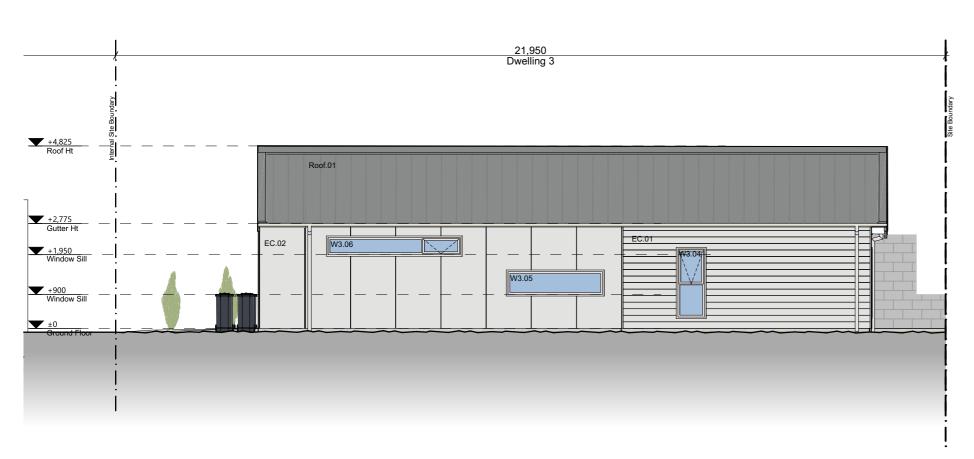
•	
Project Address	63 Catherine St   Longford, Tas 7301
Project No.	2426
Client	BP Property (Tas) Pty Ltd
Property ID	6730071
Title Reference	189250/2
Designer	Simon Chappell
License No.	CC6417
Drawn	SC
e-file	C:\Users\Apogee (TAS)_03\Apogee (TAS) Pty Ltd Dropbox\Apogee team folder \01 projects\2426 63 Catherine St, Longford\00. ArchiCAD\2426 63 Catherine

# Elevation: Dwellings 2 & 3

Status | DD Print date | Wednesday, September 10, 2025 Original size A3

Drawing No./Stage/Revision

A11-DA05







2 **Elevation: West** 1:100

# **Exhibited**



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EC.02

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### **Elevation Legend**

	Awning window	FL.	Floor level
J.	Control joint	Pb.	Plasterboard
L.	Ceiling level	S.	Sliding window
Ρ.	Downpipe	SD.	Sliding door
	Fixed window	Sky.	Skylight
	Estamol Obstalla	Tanana Dianger Danie	147 11 11 1-4

External Cladding - James Hardie Linea Weatherboard 150mm, painted finish to match Dulux Lexicon quarter, flashing to

External Cladding - James Hardie Easylap, painted finish to match Dulux Lexicon quarter, flashing to match. Blockwork 390(w)x190(h)x190(thk)mm, nature finish with light EC.03

Lysaght Trimwall, 0.48 BMT. Install single sheet lenghts and in accordance with manufactures guidlines and specifications.

Colour - Colorbond Windspray

grey mortar & ironed joints.

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DA-N	02	Issue in response to RFI	21-Aug-25
DA-N	03	Issue for consultant information	29-Aug-25
DD	04	lance for any descriptions of the second	04 6 25
טט	04	Issue for consultant information	04-Sep-25
DA	05	Issue for DA	09-Sep-25
DA	03	Issue for DA	03-3ep-23

Stage Rev Description

23-May-25

#### **Project Name**

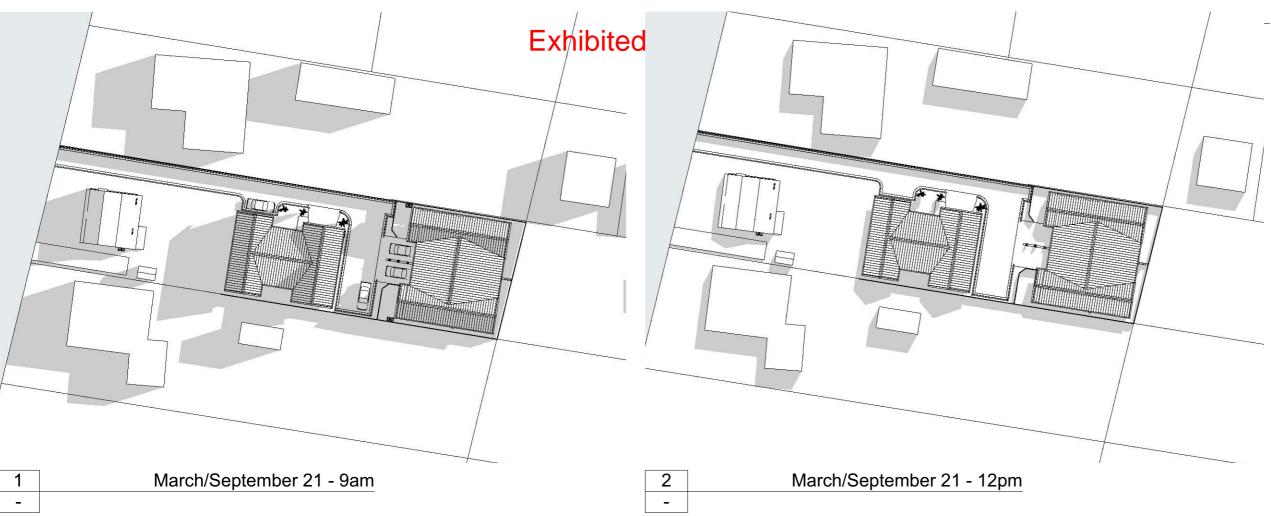
# **Proposed Muliple Assisted Living Dwellings**

Project Address	63 Catherine St   Longford, Tas 7301
Project No.	2426
Client	BP Property (Tas) Pty Ltd
Property ID	6730071
Title Reference	189250/2
Designer	Simon Chappell
License No.	CC6417
Drawn	SC
e-file	C:\Users\Apogee (TAS)_03\Apogee (TAS) Pty Ltd Dropbox\Apogee team folder \01_projects\2426_63 Catherine St, Longford\00. ArchiCAD\2426_63 Catherine St_arc28.pln

# Elevation: Dwellings 2 & 3

Status	DD
Print date	Wednesday, September 10, 2025
Original size	A3
Drawing No./S	Stage/Revision

A12-DA05



# **APOGEE Pty Ltd** A | 92 Elizabeth St | Launceston | Tas 7250 P | PO Box 7668

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DA-N 01 Issue in response to RFI 21-Aug-25 DA-N 02 Issue for consultant information 29-Aug-25 DA 03 Issue for DA 09-Sep-25 Stage Rev Description

#### **Project Name**

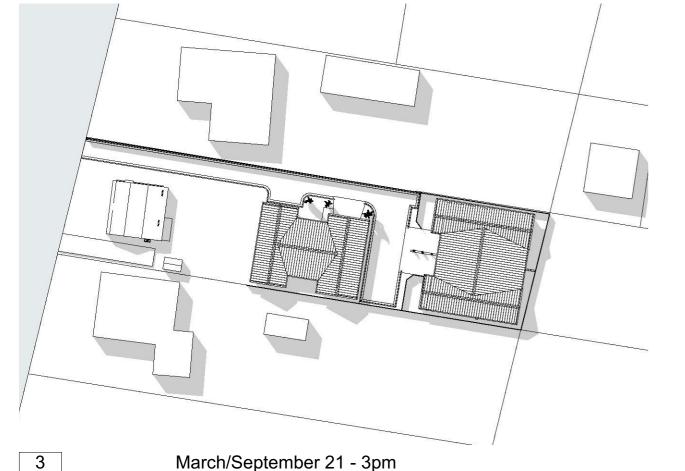
# **Proposed Muliple Assisted Living Dwellings**

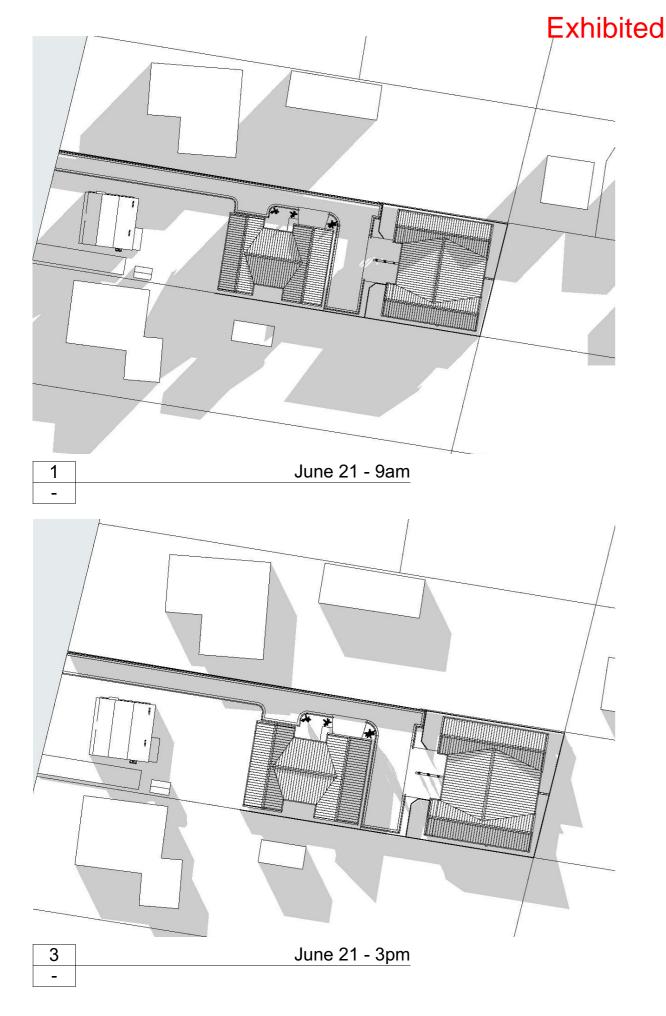
Project Address | 63 Catherine St Longford, Tas 7301 Project No. BP Property (Tas) Pty Ltd Property ID 6730071 Title Reference 189250/2 Designer Simon Chappell License No. CC6417

## Shadow diagrams

Status | DD Print date | Wednesday, September 10, 2025

A13-DA03







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tone Boy I		Description	Data
PΑ	03	Issue for DA	09-Sep-25
DA-N	02	Issue for consultant information	29-Aug-25
DA-N	01	Issue in response to RFI	21-Aug-25

#### Project Name

# **Proposed Muliple Assisted Living** Dwellings

U	
Project Address	63 Catherine St Longford, Tas 7301
Project No.	2426
Client	BP Property (Tas) Pty Ltd
Property ID	6730071
Title Reference	189250/2
Designer	Simon Chappell
License No.	CC6417
Drawn	SC
e-file	C:\Users\Apogee (TAS)_03\Apogee (TAS) Pty Ltd Dropbox\Apogee team folder \\01_projects\2426_63 Catherine St, Longford\00. ArchiCAD\2426_63 Catherine

# Shadow diagrams

Status	DD
Print date	Wednesday, September 10, 2025
Original size	A3
Drawing No./	Stage/Revision

A14-DA03