

CONCEPT PLAN OF SUBDIVISION (CONSOLIDATION)

SCALE: 1:750

Plan of Subdivision

Owner(s):

Clarence Lifestyle Village Pty Ltd

Title References:

CT 226109/1 (2 Piper Road, Geilston Bay)

CT 115696/1 (647 East Derwent Highway, Risdon)

Council:

Clarence City Council

Planning Scheme:

Tasmanian Planning Scheme - Clarence

Zone:

Particular Purpose - Clarence Lifestyle Village

Overlays:

- Flood Prone Hazard Areas
- Waterway and Coastal Protection Area
- Bushfire Prone Areas
- Road Attenuation Area

Easements

- Benefitting Right of Way for CT 115696/1 (647 East Derwent Highway), over the access strip forming part of 657 East Derwent Highway, to be expunged.

- The drainage easement created by C657713, is to be expunged.

NOTES

This plan has been prepared for the sole purpose of obtaining planning approval. Dimensions have been compiled from Sealed Plan(s):

- SP115696
- SP226109

Subject to final survey.

REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE

DATE: 21 MAY 2025	SCALE: AS SHOWN	SIZE: A1
ENGINEER:		
STATUS:		

PROJECT: CLARENCE LIFESTYLE VILLAGE
2 PIPER ROAD, GEILSTON BAY

DRAWING TITLE: CONCEPT PLAN OF SUBDIVISION

PROJECT NO	DWG NO	REV

11-Jul-18 8:55:42 AM

REV DATE: XX/XX/XXXX

Document Set ID: 5973121
Version: 3, Version Date: 10/07/2026

NOT FOR CONSTRUCTION

Legend:

- Total POS
- POS areas (Indicative compliance with Acoustic Report recommendations)

Dwelling Types Shown:

- Type A
- Type B
- Type C
- Type D
- Type F

ROAD 1 ℄
ROAD 2 ℄
ROAD 3 ℄
ROAD 4 ℄
DN495 MSCL WATER MAIN
DN150 PVC SEWER MAIN
EX SW
EX MW
EX S
EX W
EX FS

INDICATIVE DWELLING LAYOUT
SCALE: 1:200

REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE

REV DATE: XXXXXXXX

ireneinc PLANNING & URBAN DESIGN

JSA CONSULTING ENGINEERS
121 Sandy Bay Road, Sandy Bay TAS 7005
Phone (03) 6240 9911 www.jsaengineers.com.au

CHECKED	SCALE	SIZE
ENGINEER	AS SHOWN	A1
STATUS		

PROJECT
CLARENCE LIFESTYLE VILLAGE
647 EAST DERWENT HIGHWAY,
RISDON

DRAWING TITLE
INDICATIVE DWELLING LAYOUT

PROJECT NO	DWG NO	REV

Legend:

- Total POS
- POS areas (per Acoustic Report recommendations)

Dwelling Types Shown:

- Type A
- Type C
- Type B
- Type D
- Type F
- Type E

ROAD 1 ℄

ROAD 2 ℄

13m HMA

INDICATIVE DWELLING LAYOUT
SCALE: 1:200

REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE

REV DATE: XX/XX/XXXX

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Phone (03) 6240 9911 www.jsaengineers.com.au

CHECKED	SCALE	SIZE
	AS SHOWN	A1

ENGINEER

STATUS

PROJECT
CLARENCE LIFESTYLE VILLAGE
647 EAST DERWENT HIGHWAY,
RISDON

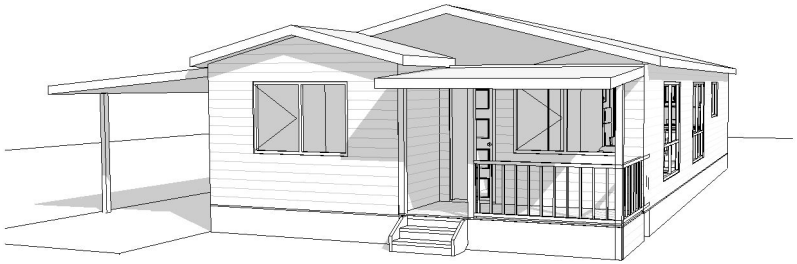
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Indicative Dwelling Set Out

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Figure 3: Type A





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clarence Lifestyle Village

Builders Licence: CC510LT ABN: 37 691 741

1 Piper Road
Gagebrook TASMANIA 7030
Mobile: 0400 652 985
0438 051 268

LIFESTYLE ACTON DESIGN
CLARENCE LIFESTYLE VILLAGE
647 EAST DERWENT HIGHWAY
RISDON

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Figure 4: Type B





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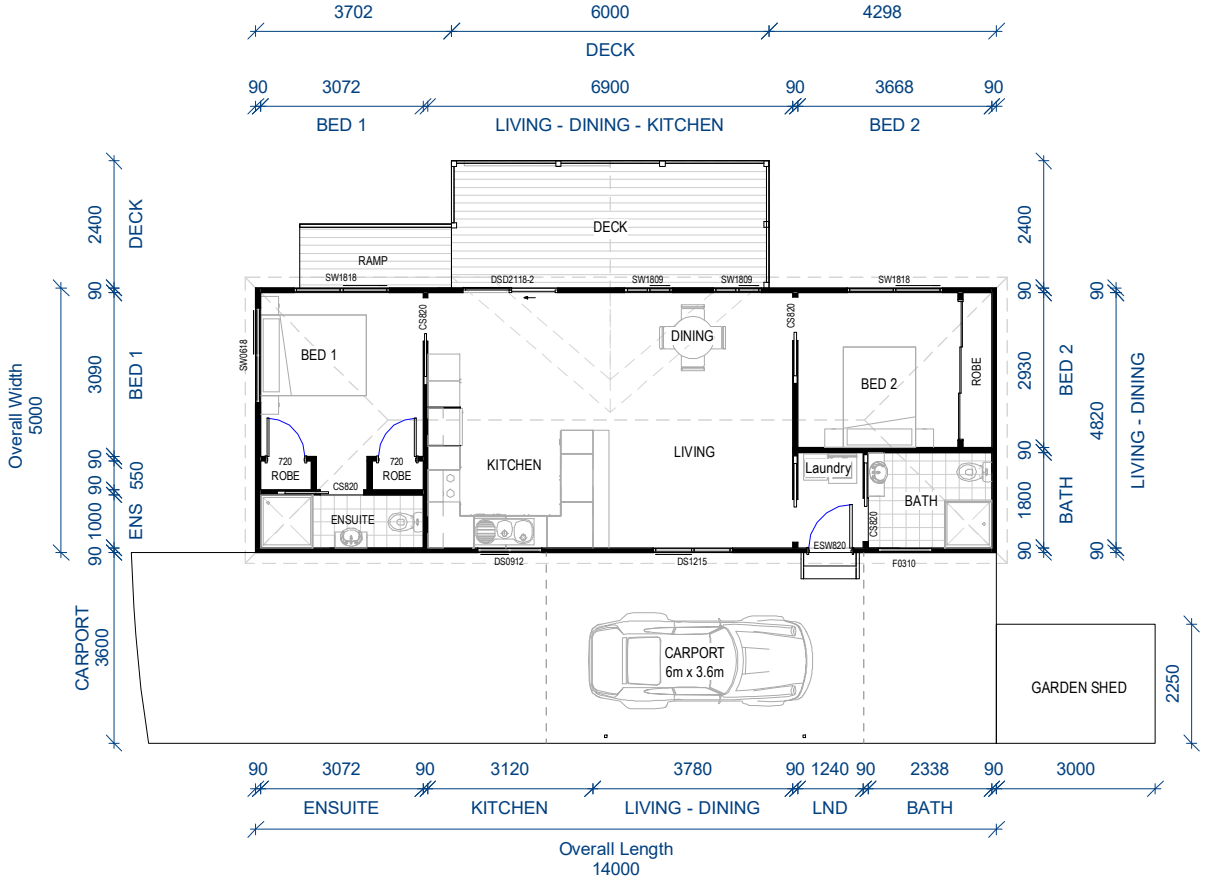
Mobile: 0400 652 985
0438 051 268

LIFESTYLE DERWENT DESIGN
CLARENCE LIFESTYLE VILLAGE
647 EAST DERWENT HIGHWAY
RISDON

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Figure 5: Type C





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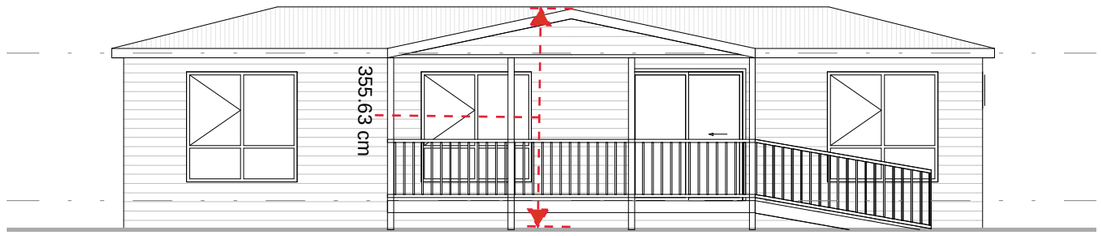
clarence Lifestyle Village

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Gagebrook TASMANIA 7030

Mobile: 0400 652 985
0438 051 268

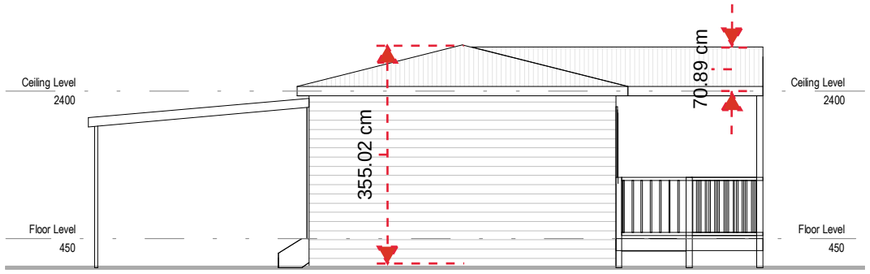
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CLARENCE LIFESTYLE VILLAGE
647 EAST DERWENT HIGHWAY
RISDON

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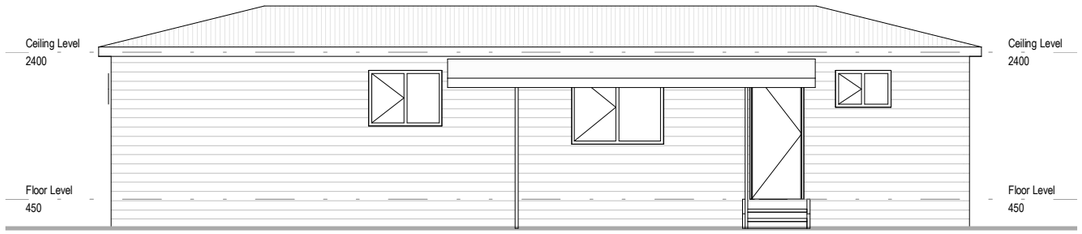
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1 : 100



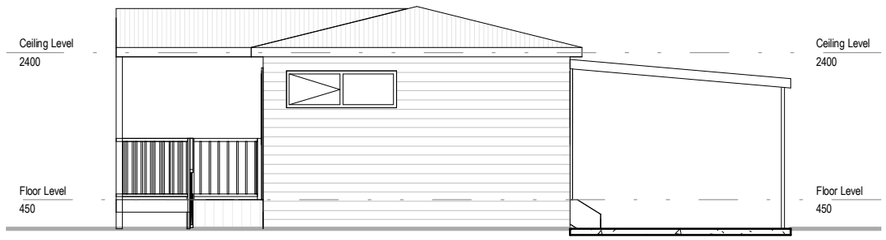
Elevation B

1 : 100



Elevation C

1 : 100



Elevation D

1 : 100

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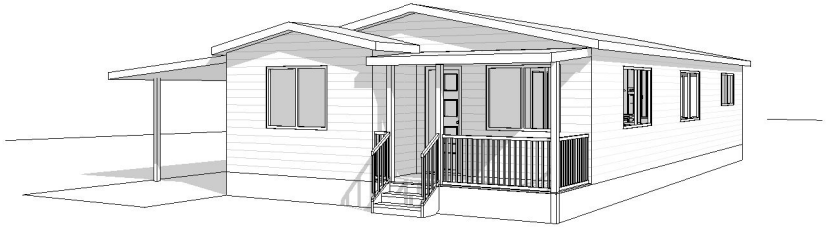
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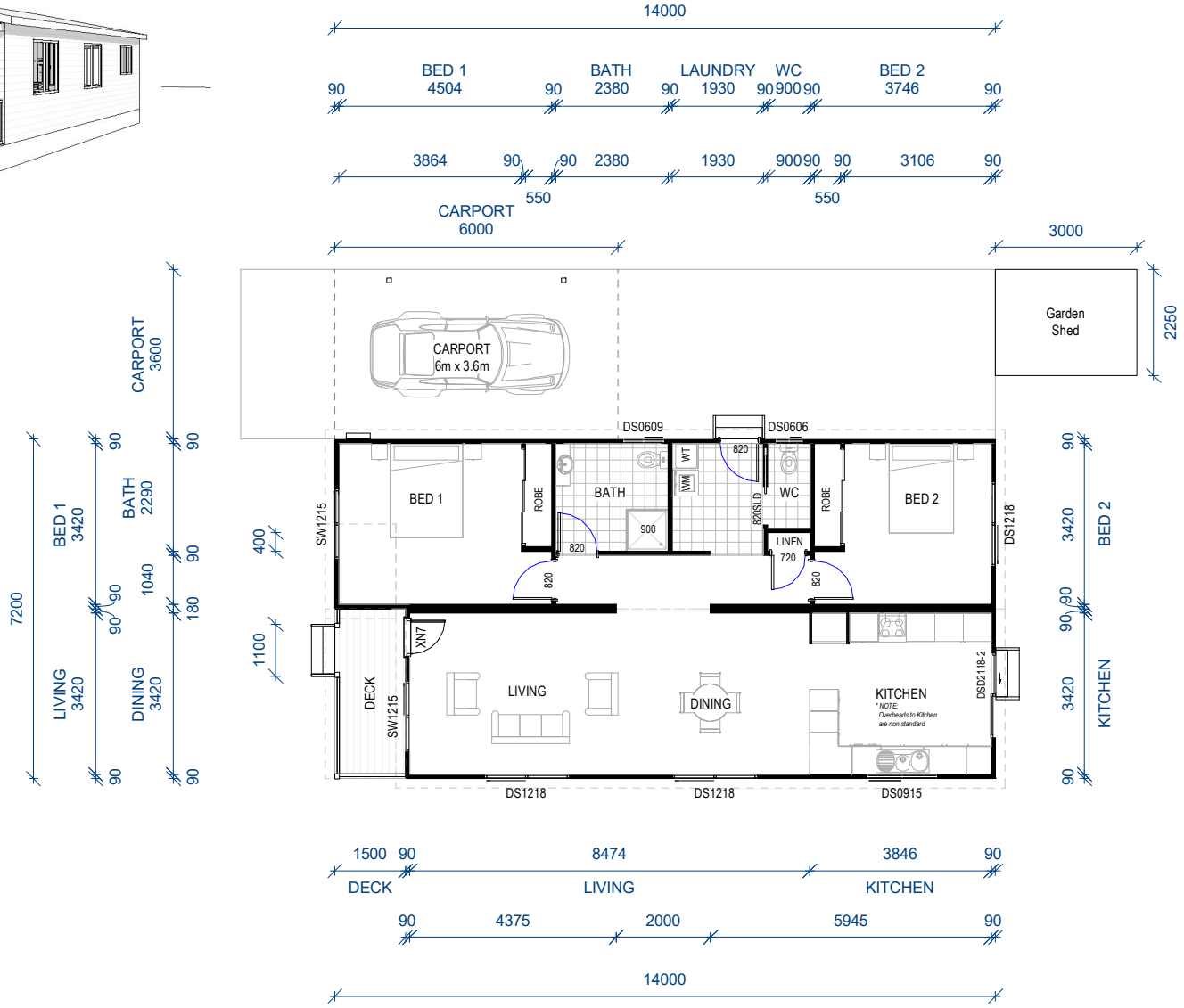
CAMBRIDGE DESIGN
CLARENCE LIFESTYLE VILLAGE
625 EAST DERWENT HIGHWAY
RISDON

1 Piper Road
Mobile: 0400 652 985
0438 051 268

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Figure 6: Type D





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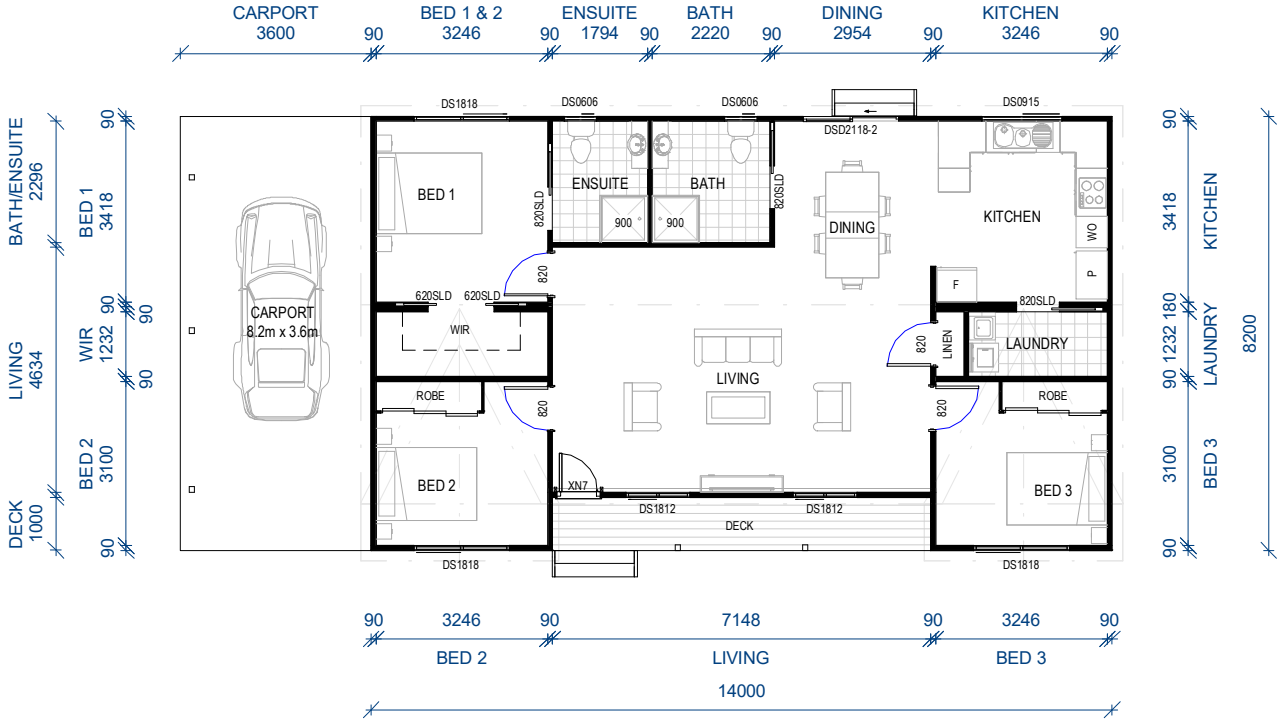
1 Piper Road, Gagebrook TASMANIA 7030
Mobile: 0400 652 985
0438 051 268

LIFESTYLE TAMAR DESIGN
CLARENCE LIFESTYLE VILLAGE
647 EAST DERWENT HIGHWAY
RISDON

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Figure 7: Type E





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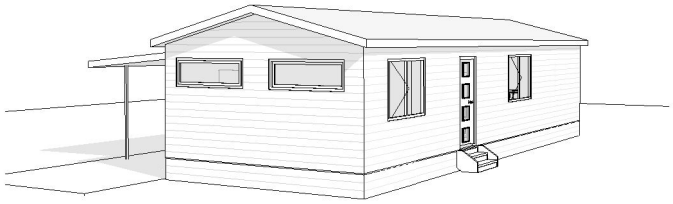
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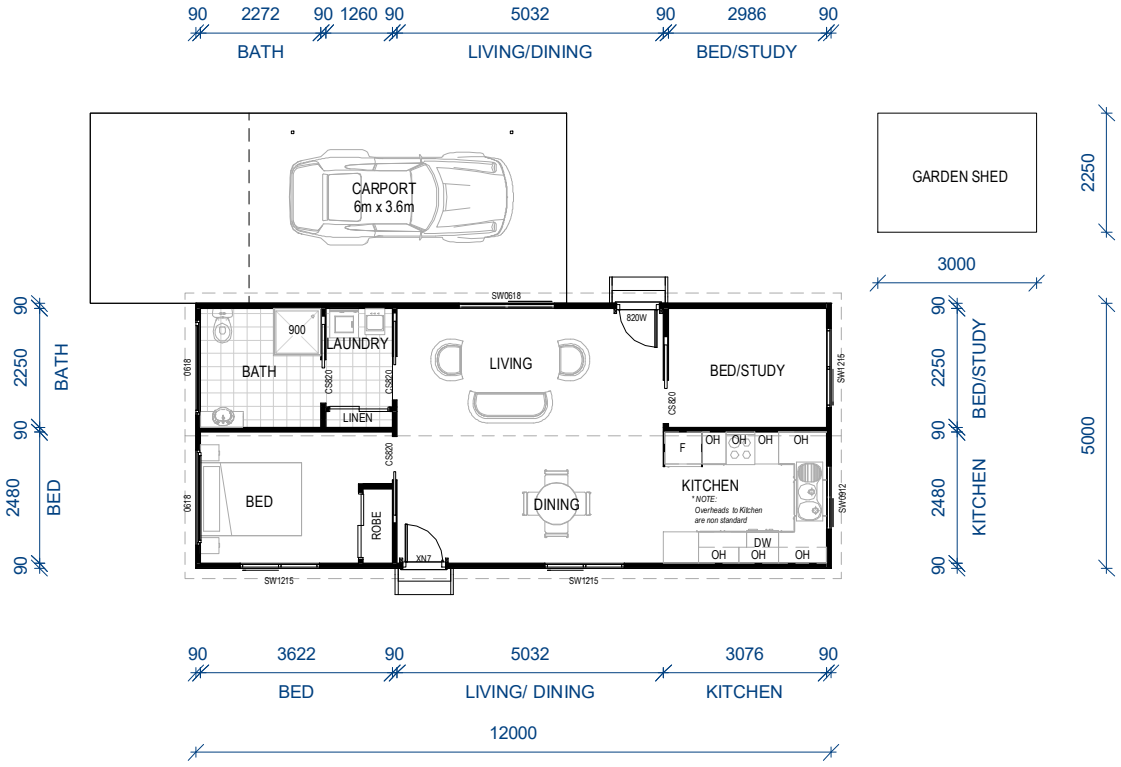
LIFESTYLE COLEBROOK DESIGN
CLARENCE LIFESTYLE VILLAGE
647 EAST DERWENT HIGHWAY
RISDON

1 Piper Road
Gagebrook TAS 7030
Mobile: 0400 652 985
0438 051 268

Drawn by: G Ryrie | Date: 4/05/2020 10:51:43 AM | Scale: 1 : 100 | Drg. No. | Drg. Title: FLOOR PLAN

Figure 8: Type F





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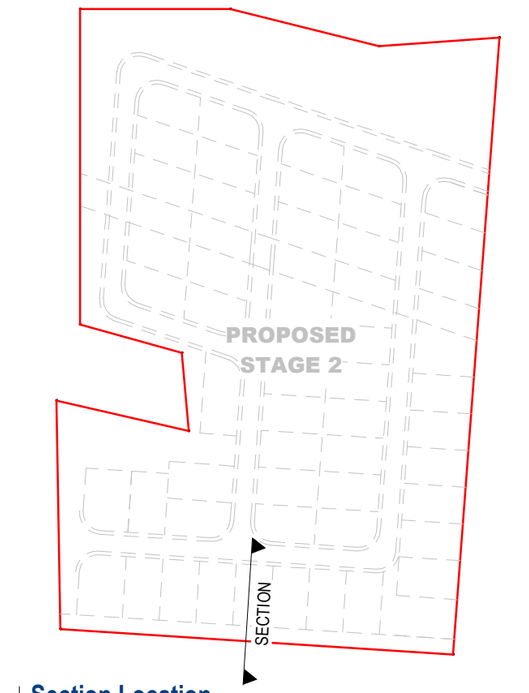
clarence Lifestyle Village

Builders Licence: CC510LT ABN: 37 691 741

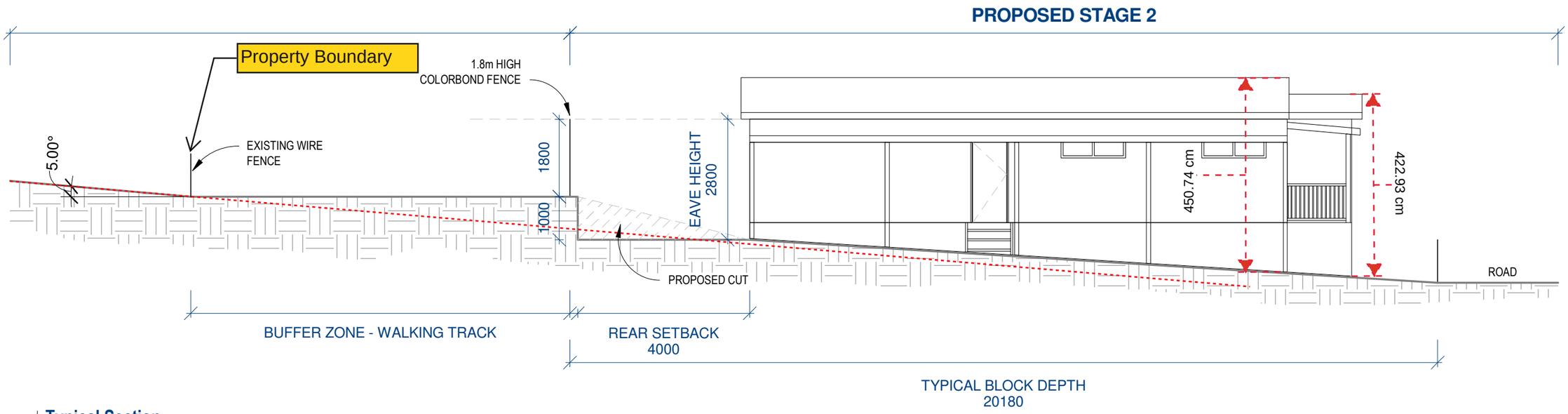
LIFESTYLE DEVON DESIGN
CLARENCE LIFESTYLE VILLAGE
647 EAST DERWENT HIGHWAY
RISDON

1 Piper Road, Gagebrook TASMANIA 7030
Mobile: 0400 652 985
0438 051 268

Drawn by: G Ryrie	Date: 4/05/2020 10:48:55 AM	Scale: 1 : 100	Drg. No.	Drg. Title: FLOOR PLAN



Section Location
1 : 2000



Typical Section
1 : 100

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Mobile: 0400 652 985
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Builders Licence: CC5101T
ABN: 37 691 741

CLARENCE LIFESTYLE VILLAGE
625 EAST DERWENT HIGHWAY
RISDON

Drawn by:	Date:	Scale:	Drg. No.	Drg. Title:
G Ryrie	9/11/2018 3:53:39 PM	As indicated		TYPICAL SECTION

NOTES:

LEGEND

- Soft and Hard Landscaping (Combination)
- Potential for Taller vegetation plantings**
- Bushfire HMA
- Internal easement/pathway extension
- Indicative Service Easement

** - Subject to BHMP Requirements / BAL Rating



CONCEPT LANDSCAPING PLAN

SCALE: 1:400

TRUE NORTH

REV	DESCRIPTION	BY	CHK	DATE	REV	DESCRIPTION	BY	CHK	DATE

CHECKED	SCALE: AS SHOWN	SIZE: A1	PROJECT: CLARENCE LIFESTYLE VILLAGE 647 EAST DERWENT HIGHWAY, RISDON, 7017
DESIGNER			
STATUS			

DRAWING TITLE

PROJECT NO	DWG NO	REV