

4.2 PA2020.0198 - 87A HILLCREST ROAD DEVONPORT - RESIDENTIAL (10 MULTIPLE DWELLINGS)

Author: **Carolyn Milnes, Planning Officer**

Endorser: **Kylie Lunson, Development Services Manager**

RECOMMENDATION

That the Planning Authority, pursuant to the provisions of the *Tasmanian Planning Scheme – Devonport 2020* and Section 57 of the *Land Use Planning and Approvals Act 1993*, approve application PA2020.0198 and grant a Permit to use and develop land identified as 87a Hillcrest Road, Devonport for the following purposes:

- Residential (10 multiple dwellings)

Subject to the following conditions:

1. Unless altered by subsequent conditions the Use and Development is to proceed generally in accordance with the submitted plans referenced as:
 - a. Proposed Unit Development (Madden), Project no. AP2020-1832, Sheets 01, dated 3 June 2020 and sheets 01a-01m and 02-21 dated 29 June 2020 by Another Perspective Drafting and Design; and
 - b. 87a Hillcrest Road Services, Ref: 4206-99, Drawing No. 4206-99_G01-G04 and 4206-99_C01-C02, Rev B, dated 6/11/2020 by CSE Tasmania Pty Ltd,copies of which are attached and endorsed as documents forming part of this Planning Permit.
2. No screening is to be installed on fences. Windows U7 W02, U7 W03, U8 W04, U9 W04 and U11 W02 are to be opaque. Screening for decks for units 9 and 11 is to be placed on the decks as indicated on the plans.
3. One motorcycle parking space is required for the site.
4. The developer is to dispose of stormwater from the proposed development through a hydraulically detailed and designed reticulation system designed by a suitably qualified hydraulic engineer, for all storm events up to and including a 100-year Average Recurrence Interval (ARI); and a suitable range of storm durations to adequately identify peak discharge flows. The design is to limit stormwater discharge from the proposed development, by utilising a combination of pipe sizing and/or on-site detention, to that equivalent to only 50% of the development lot being impervious. There is to be no overland flow discharge from the proposed development to any of the adjoining properties, for all the above nominated storm events. All design calculations are to be submitted for approval to the City Engineer prior to any subsequent building permit applications.
5. The driveway to the north needs to be constructed 0.5m clear of the power pole. The new driveway works are to be constructed generally in accordance with the Tasmanian Standard Drawing TSD-R09.
6. The driveway to the south needs to be constructed as per Tasmanian Standard Drawing -R16 v2 from the edge of road seal up to the boundary. This is required due to the bin collection by private truck.

7. The developer is to ensure that all stormwater run-off is managed in accordance with the Environment Protection Authority's recommendations "*Soil & Water Management on Large Building & Construction Sites*" (refer to notes).
8. No burning of any waste materials is to be undertaken on site. Any waste material, including vegetation, is to be removed and disposed of at a licensed refuse waste disposal facility.
9. The developer is to comply with the conditions specified in the Submission to Planning Authority Notice which TasWater has required to be included in the planning permit pursuant to section 56P(1) of the *Water and Sewerage Industry Act 2008*. A copy of this notice is attached. **Attachment 4.3.1**

Note: The following is provided for information purposes.

The development is to comply with the requirements of the current National Construction Code. The developer is to obtain the necessary building and plumbing approvals and provide the required notifications in accordance with the *Building Act 2016* prior to commencing building or plumbing work.

In regard to condition 2 no screening is to be installed on the fences due to the impact of the height that would be required. Windows are to be opaque glass instead.

In regard to condition 7, large building and construction sites are those with greater than 250m² of ground disturbance – refer to the following link

https://epa.tas.gov.au/Documents/Soil_and%20Water_Management_Fact%20Sheet_1.pdf

A permit to work within the road reserve must be sought and granted prior to any works being undertaken within the road reserve.

<https://www.devonport.tas.gov.au/live/residents/parking-roads-transport/road-reserve-permits/>

Council will not be accessing the property for rubbish and recycle pick up.

The Bass Highway is a limited access road and cannot be used to access the site.

Hours of Construction shall be: Monday to Friday Between 7am - 6pm, Saturday between 9am -6pm and Sunday and statutory holidays 10am - 6pm.

During the construction or use of these facilities all measures are to be taken to prevent nuisance. Air, noise and water pollution matters are subject to provisions of the *Building Regulations 2016* or the *Environmental Management and Pollution Control Act 1994*.

In regard to condition 9 the developer should contact TasWater – Ph 136992 with any enquiries.

In regard to conditions 4-6 the developer should contact Council's Infrastructure & Works Department – Ph 6424 0511 with any enquiries.

Enquiries regarding other conditions can be directed to Council's Development Services Department – Ph 6424 0511.

RELEVANCE TO COUNCIL'S PLANS & POLICIES

Council's Strategic Plan 2009-2030:

- Strategy 2.1.1 Apply and review the Planning Scheme as required, to ensure it delivers local community character and appropriate land use
- Strategy 2.1.2 Provide consistent and responsive development assessment and compliance processes

SUMMARY

The purpose of this report is to enable Council, acting as a Planning Authority to make a decision regarding planning application PA2020.0198 for 10 additional units to be located behind an existing house.

BACKGROUND

Planning Instrument:	<i>Tasmanian Planning Scheme – Devonport 2020</i>
Address:	87a Hillcrest Road, Devonport
Applicant:	Another Perspective
Owner:	Mr SC Martin
Proposal:	Residential (10 multiple dwellings)
Existing Use:	Residential
Zoning:	General Residential
Decision Due:	30/12/2020

SITE DESCRIPTION

The site is located on the eastern side of Hillcrest Road approximately 30m north of the cul-de-sac head. The lot is long and narrow as it was once a road lot and has an area of 3903m² and a 20.82m wide frontage. The lot falls 10m from west to east and runs alongside another residential title and the Bass Highway to the south and residential lots to the north. The property contains an existing single dwelling and associated outbuildings. Figure 1 shows an aerial view of the subject site.



Figure 1 - Aerial view of subject site - Source - DCC Geocortex

APPLICATION DETAILS

The applicant is seeking approval for the development of 10 multiple dwellings, to be located behind the existing house. Demolition of the existing garage is required to allow for access to the rear of the lot. Figure 2 shows the proposed site plan. The full application is attached as **Attachment 4.3.2**

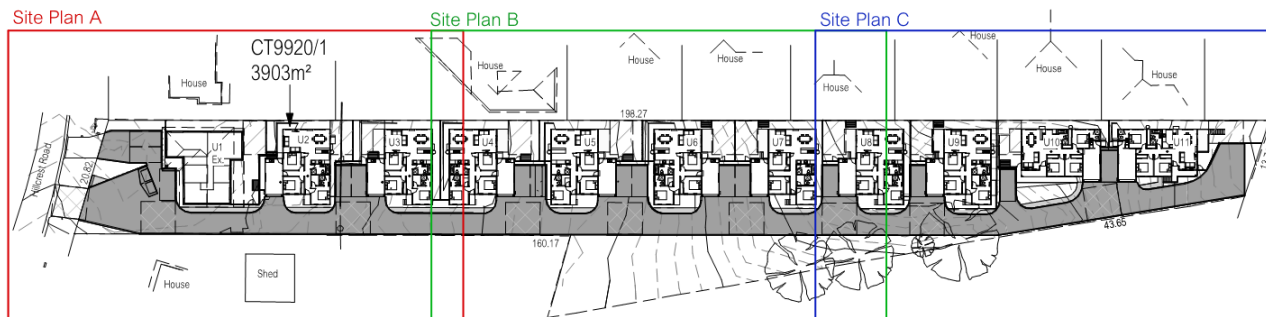


Figure 2 - Proposed site plan

PLANNING ISSUES

Introduction of the Tasmanian Planning Scheme - Devonport

The *Tasmanian Planning Scheme – Devonport* came into effect on the 18th of November, 2020. Prior to that the *Devonport Interim Planning Scheme* was in operation. This application was submitted to Council under the *Interim Scheme* however it must now be assessed under the current scheme, the *Tasmanian Planning Scheme*. There are a number of clauses applicable to the application that did not exist in the *Interim Scheme*. Many of these clauses have resulted in discretions to the application as they simply were not dealt with by the applicants. The proposal however remains able to be supported.

Planning Assessment

The land is zoned General Residential under the *Tasmanian Planning Scheme - Devonport 2020*. The purpose of the zone is to provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided, to provide for the efficient utilisation of available social, transport and other service infrastructure, to provide for non-residential use that primarily serves the local community and does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts and to provide for visitor accommodation that is compatible with residential character.

A Residential use, for multiple dwellings, is permitted in the General Residential zone provided the proposal complies with all relevant development standards and codes contained within the planning scheme. In instances where the acceptable solutions cannot be met the proposal must be assessed against the corresponding performance criteria. In this case the proposal does not comply with clauses in regard to setbacks and building envelope, privacy and the Parking and Sustainable Transport Code and the Road and Railway Assets Code. The applicable clauses are reproduced below, followed by comment.

8.4.1 Residential density for multiple dwellings

Objective:	That the density of multiple dwellings: (a) makes efficient use of land for housing; and (b) optimises the use of infrastructure and community services.
Acceptable Solutions	Performance Criteria
A1 Multiple dwellings must have a site area per dwelling of not less than 325m ² .	P1 Multiple dwellings must only have a site area per dwelling that is less than 325m ² , if the development will not exceed the capacity of infrastructure services and: (a) is compatible with the density of existing development on established properties in the area; or (b) provides for a significant social or community benefit and is: (i) wholly or partly within 400m walking distance of a public transport stop; or (ii) wholly or partly within 400m walking distance of an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone, General Business Zone, Central Business Zone or Commercial Zone.

Comment – The site area per dwelling is 354.8m² which meets the acceptable solution.

8.4.2 Setbacks and building envelope for all dwellings

Objective:	<p>The siting and scale of dwellings:</p> <ul style="list-style-type: none"> (a) provides reasonably consistent separation between dwellings and their frontage within a street; (b) provides consistency in the apparent scale, bulk, massing and proportion of dwellings; (c) provides separation between dwellings on adjoining properties to allow reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space; and (d) provides reasonable access to sunlight for existing solar energy installations. 	
Acceptable Solutions		Performance Criteria
<p>A1</p> <p>Unless within a building area on a sealed plan, a dwelling, excluding garages, carports and protrusions that extend not more than 0.9m into the frontage</p>		<p>P1</p> <p>A dwelling must have a setback from a frontage that is compatible with the streetscape, having regard to any topographical constraints.</p>

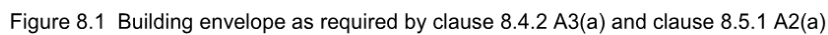
<p>setback, must have a setback from a frontage that is:</p> <ul style="list-style-type: none"> (a) if the frontage is a primary frontage, not less than 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site; (b) if the frontage is not a primary frontage, not less than 3m, or, if the setback from the frontage is less than 3m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; (c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or (d) if located above a non-residential use at ground floor level, not less than the setback from the frontage of the ground floor level. 	
--	--

Comment – The proposed units are to be located behind the existing dwelling which has a setback of 11m to the frontage. The proposal meets the acceptable solution.

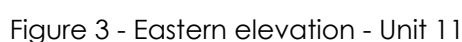
<p>A2</p> <p>A garage or carport for a dwelling must have a setback from a primary frontage of not less than:</p> <ul style="list-style-type: none"> (a) 5.5m, or alternatively 1m behind the building line; (b) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or (c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage. 	<p>P2</p> <p>A garage or carport for a dwelling must have a setback from a primary frontage that is compatible with the setbacks of existing garages or carports in the street, having regard to any topographical constraints.</p>
--	--

Comment - No new garages are proposed within 5.5m of the frontage. The proposal meets the acceptable solution.

<p>A3</p> <p>A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must:</p> <ul style="list-style-type: none"> (a) be contained within a building envelope (refer to Figures 8.1, 8.2 and 8.3) determined by: <ul style="list-style-type: none"> (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above existing ground level; and (b) only have a setback of less than 1.5m from a side or rear boundary if the dwelling: <ul style="list-style-type: none"> (i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or (ii) does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser). 	<p>P3</p> <p>The siting and scale of a dwelling must:</p> <ul style="list-style-type: none"> (a) not cause an unreasonable loss of amenity to adjoining properties, having regard to: <ul style="list-style-type: none"> (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property; (ii) overshadowing the private open space of a dwelling on an adjoining property; (iii) overshadowing of an adjoining vacant property; or (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property; (b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and (c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on: <ul style="list-style-type: none"> (i) an adjoining property; or (ii) another dwelling on the same site.
--	---



The proposal satisfies the performance criteria.



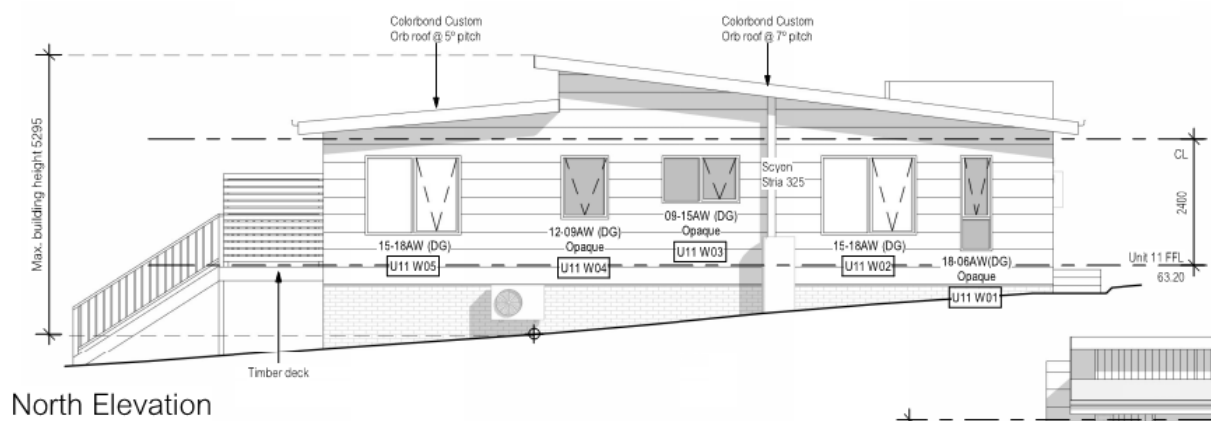


Figure 4 - Northern elevation - Unit 11

8.4.3 Site coverage and private open space for all dwellings

Objective:	That dwellings are compatible with the amenity and character of the area and provide: <ul style="list-style-type: none"> (a) for outdoor recreation and the operational needs of the residents; (b) opportunities for the planting of gardens and landscaping; and (c) private open space that is conveniently located and has access to sunlight.
------------	---

Acceptable Solutions	Performance Criteria
A1 Dwellings must have: <ul style="list-style-type: none"> (a) a site coverage of not more than 50% (excluding eaves up to 0.6m wide); and (b) for multiple dwellings, a total area of private open space of not less than 60m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer). 	P1 Dwellings must have: <ul style="list-style-type: none"> (a) site coverage consistent with that existing on established properties in the area; (b) private open space that is of a size and with dimensions that are appropriate for the size of the dwelling and is able to accommodate: <ul style="list-style-type: none"> (i) outdoor recreational space consistent with the projected requirements of the occupants and, for multiple dwellings, take into account any common open space provided for this purpose within the development; and (ii) operational needs, such as clothes drying and storage; and (c) reasonable space for the planting of gardens and landscaping.

Comment – Proposed site coverage is 35.62% which meets the acceptable solution.

Each lot exceeds the 60m² minimum private open space area requirement which meets the acceptable solution.

<p>A2</p> <p>A dwelling must have private open space that:</p> <p>(a) is in one location and is not less than:</p> <p>(i) 24m²; or</p> <p>(ii) 12m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);</p> <p>(b) has a minimum horizontal dimension of not less than:</p> <p>(i) 4m; or</p> <p>(ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);</p> <p>(c) is located between the dwelling and the frontage only if the frontage is orientated</p>	<p>P2</p> <p>A dwelling must have private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and is:</p> <p>(a) conveniently located in relation to a living area of the dwelling; and</p> <p>(b) orientated to take advantage of sunlight.</p>
<p>between 30 degrees west of true north and 30 degrees east of true north; and</p> <p>(d) has a gradient not steeper than 1 in 10.</p>	

Comment – Each unit has an area of private open space 24m² in area with a minimum dimension of 4m and a gradient not steeper than 1 in 10. The acceptable solution is met.

8.4.4 Sunlight to private open space of multiple dwellings

Objective:	That the separation between multiple dwellings provides reasonable opportunity for sunlight to private open space for dwellings on the same site.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>A multiple dwelling, that is to the north of the private open space of another dwelling on the same site, required to satisfy A2 or P2 of clause 8.4.3, must satisfy (a) or (b), unless excluded by (c):</p> <p>(a) the multiple dwelling is contained within a line projecting (see Figure 8.4):</p> <ul style="list-style-type: none"> (i) at a distance of 3m from the northern edge of the private open space; and (ii) vertically to a height of 3m above existing ground level and then at an angle of 45 degrees from the horizontal; <p>(b) the multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight between 9.00am and 3.00pm on 21st June; and</p> <p>(c) this Acceptable Solution excludes that part of a multiple dwelling consisting of:</p> <ul style="list-style-type: none"> (i) an outbuilding with a building height not more than 2.4m; or (ii) protrusions that extend not more than 0.9m horizontally from the multiple dwelling. 	<p>P1</p> <p>A multiple dwelling must be designed and sited to not cause an unreasonable loss of amenity by overshadowing the private open space, of another dwelling on the same site, which is required to satisfy A2 or P2 of clause 8.4.3 of this planning scheme.</p>

Comment – Not applicable as there are no multiple dwellings to the north of the private open space of another on the subject site.

8.4.5 Width of openings for garages and carports for all dwellings

Objective:	To reduce the potential for garage or carport openings to dominate the primary frontage.
Acceptable Solutions	Performance Criteria
A1 A garage or carport for a dwelling within 12m of a primary frontage, whether the garage or carport is free-standing or part of the dwelling, must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).	P1 A garage or carport for a dwelling must be designed to minimise the width of its openings that are visible from the street, so as to reduce the potential for the openings of a garage or carport to dominate the primary frontage.

Comment – Not applicable as there are no garages or carports proposed within 12m of the primary frontage.

8.4.6 Privacy for all dwellings

Objective:	To provide a reasonable opportunity for privacy for dwellings.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>A balcony, deck, roof terrace, parking space, or carport for a dwelling (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1m above existing ground level must have a permanently fixed screen to a height of not less than 1.7m above the finished surface or floor level, with a uniform transparency of not more than 25%, along the sides facing a:</p> <ul style="list-style-type: none"> (a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 3m from the side boundary; (b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 4m from the rear boundary; and (c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is not less than 6m: <ul style="list-style-type: none"> (i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or (ii) from a balcony, deck, roof terrace or the private open space of the other dwelling on the same site. 	<p>P1</p> <p>A balcony, deck, roof terrace, parking space or carport for a dwelling (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1m above existing ground level, must be screened, or otherwise designed, to minimise overlooking of:</p> <ul style="list-style-type: none"> (a) a dwelling on an adjoining property or its private open space; or (b) another dwelling on the same site or its private open space.

Comment - Units 9 & 11 have timber decks proposed within 3m of the northern side boundary with a finished floor level more than 1m above natural ground level. Screening is proposed for the decks in accordance with the requirements above. The proposal meets the acceptable solution.

<p>A2</p> <p>A window or glazed door to a habitable room of a dwelling, that has a floor level more than 1m above existing ground level, must satisfy (a), unless it satisfies (b):</p> <p>(a) the window or glazed door:</p> <ul style="list-style-type: none"> (i) is to have a setback of not less than 3m from a side boundary; (ii) is to have a setback of not less than 4m from a rear boundary; (iii) if the dwelling is a multiple dwelling, is to be not less than 6m from a window or glazed door, to a habitable room, of another dwelling on the same site; and (iv) if the dwelling is a multiple dwelling, is to be not less than 6m from the private open space of another dwelling on the same site. <p>(b) the window or glazed door:</p> <ul style="list-style-type: none"> (i) is to be offset, in the horizontal plane, not less than 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling; (ii) is to have a sill height of not less than 1.7m above the floor level or have fixed obscure glazing extending to a height of not less than 1.7m above the floor level; or (iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of not less than 1.7m above floor level, with a uniform transparency of not more than 25%. 	<p>P2</p> <p>A window or glazed door to a habitable room of a dwelling that has a floor level more than 1m above existing ground level, must be screened, or otherwise located or designed, to minimise direct views to:</p> <ul style="list-style-type: none"> (a) a window or glazed door, to a habitable room of another dwelling; and (b) the private open space of another dwelling.
--	--

Comment - Units 7, 8, 9 & 11 have a finished floor level more than 1m above natural ground level. The submitted plans indicate that the windows on the northern side of the units are proposed to be screened from the northern boundary by 1.7m high screens to be placed on the fence. As the screens must be 1.7m above floor level this will result in screens 2.9m to 3.4m above natural ground level which would be imposing for both the subject site and the adjoining properties. The screens would also block sunlight to the units.

Comparison of the plans against the existing properties has shown that the only windows that do not meet the acceptable solution are U11 W02 for bedroom 1 of Unit 11 and U7 W02 & U7 W03 in the living and dining rooms of Unit 7. All other windows are already

proposed to be opaque or are offset on the horizontal plane from windows of adjoining properties.

It is proposed that the windows mentioned above be made of opaque glass rather than having screening installed. A condition will be placed on the permit in this regard.

In regard to the windows facing other units within the site screens are proposed between units 8 and 9 and between units 9 and 10. It is also recommended that opaque glass be used instead as the same situation would occur where the screens would be approximately 3m above natural ground level. Windows U8 W04 and U9 W04 will be conditioned to be made of opaque glass and the screens to be removed.

The windows on the northern side of these rooms will be clear glass therefore the occupants will not feel enclosed.

While the development meets the acceptable solutions as submitted it is felt that the proposed changes will result in a better outcome for the site and adjoining lots.

<p>A3</p> <p>A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of not less than:</p> <p>(a) 2.5m; or</p> <p>(b) 1m if:</p> <p>(i) it is separated by a screen of not less than 1.7m in height; or</p> <p>(ii) the window, or glazed door, to a habitable room has a sill height of not less than 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of not less than 1.7m above the floor level.</p>	<p>P3</p> <p>A shared driveway or parking space (excluding a parking space allocated to that dwelling), must be screened, or otherwise located or designed, to minimise unreasonable impact of vehicle noise or vehicle light intrusion to a habitable room of a multiple dwelling.</p>
---	--

Comment - Screening is proposed between the driveways and bedroom windows. The acceptable solution is met.

8.4.7 Frontage fences for all dwellings

Objective:	The height and transparency of frontage fences: (a) provides adequate privacy and security for residents; (b) allows the potential for mutual passive surveillance between the road and the dwelling; and (c) is reasonably consistent with that on adjoining properties.	
Acceptable Solutions		Performance Criteria
A1 No Acceptable Solution. ¹		P1 A fence (including a free-standing wall) for a dwelling within 4.5m of a frontage must: (a) provide for security and privacy while allowing for passive surveillance of the road; and (b) be compatible with the height and transparency of fences in the street, having regard to: (i) the topography of the site; and (ii) traffic volumes on the adjoining road.

Comment - Not applicable. No front fence is proposed.

8.4.8 Waste storage for multiple dwellings

Objective:	To provide for the storage of waste and recycling bins for multiple dwellings.	
Acceptable Solutions		Performance Criteria
A1 A multiple dwelling must have a storage area, for waste and recycling bins, that is not less than 1.5m ² per dwelling and is within one of the following locations: (a) an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or (b) a common storage area with an impervious surface that: (i) has a setback of not less than 4.5m from a frontage; (ii) is not less than 5.5m from any dwelling; and		P1 A multiple dwelling must have storage for waste and recycling bins that is: (a) capable of storing the number of bins required for the site; (b) screened from the frontage and dwellings; and (c) if the storage area is a common storage area, separated from dwellings on the site to minimise impacts caused by odours and noise.

(iii) is screened from the frontage and any dwelling by a wall to a height not less than 1.2m above the finished surface level of the storage area.	
---	--

Comment - A common storage area for garbage and recycling is proposed which complies with the above requirements. The waste will be collected by a private contractor which eliminates the need for wheelie bins to be placed on the street as there is insufficient room to allow for kerbside collection.

C2.0 Parking and Sustainable Transport Code

C2.5.1 Car parking numbers

Objective:	That an appropriate level of car parking spaces are provided to meet the needs of the use.	
Acceptable Solutions		Performance Criteria
A1 The number of on-site car parking spaces must be no less than the number specified in Table C2.1, excluding if: <ul style="list-style-type: none"> (a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan; (b) the site is contained within a parking precinct plan and subject to Clause C2.7; (c) the site is subject to Clause C2.5.5; or (d) it relates to an intensification of an existing use or development or a change of use where: <ul style="list-style-type: none"> (i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or (ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows: 		P1.1 The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to: <ul style="list-style-type: none"> (a) the availability of off-street public car parking spaces within reasonable walking distance of the site; (b) the ability of multiple users to share spaces because of: <ul style="list-style-type: none"> (i) variations in car parking demand over time; or (ii) efficiencies gained by consolidation of car parking spaces; (c) the availability and frequency of public transport within reasonable walking distance of the site; (d) the availability and frequency of other transport alternatives; (e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping; (f) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity; (g) the effect on streetscape; and (h) any assessment by a suitably qualified person of the actual car parking demand determined

<p>$N = A + (C - B)$</p> <p>N = Number of on-site car parking spaces required</p> <p>A = Number of existing on site car parking spaces</p> <p>B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1</p> <p>C = Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.</p>	<p>having regard to the scale and nature of the use and development.</p> <p>P1.2</p> <p>The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to:</p> <ul style="list-style-type: none"> (a) the nature and intensity of the use and car parking required; (b) the size of the dwelling and the number of bedrooms; and (c) the pattern of parking in the surrounding area.
--	---

Comment - Two car parking spaces are proposed for each lot, along with 3 visitor parking spaces. The acceptable solution is met.

C2.5.2 Bicycle parking numbers

Objective:	That an appropriate level of bicycle parking spaces are provided to meet the needs of the use.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Bicycle parking spaces must:</p> <ul style="list-style-type: none"> (a) be provided on the site or within 50m of the site; and (b) be no less than the number specified in Table C2.1. 	<p>P1</p> <p>Bicycle parking spaces must be provided to meet the reasonable needs of the use, having regard to:</p> <ul style="list-style-type: none"> (a) the likely number of users of the site and their opportunities and likely need to travel by bicycle; and (b) the availability and accessibility of existing and any planned parking facilities for bicycles in the surrounding area.

Comment - Not applicable. No bicycle parking spaces are required for multiple dwellings.

C2.5.3 Motorcycle parking numbers

Objective:	That the appropriate level of motorcycle parking is provided to meet the needs of the use.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>The number of on-site motorcycle parking spaces for all uses must:</p> <ul style="list-style-type: none"> (a) be no less than the number specified in Table C2.4; and 	<p>P1</p> <p>Motorcycle parking spaces for all uses must be provided to meet the reasonable needs of the use, having regard to:</p> <ul style="list-style-type: none"> (a) the nature of the proposed use and development;

(b) if an existing use or development is extended or intensified, the number of on-site motorcycle parking spaces must be based on the proposed extension or intensification, provided the existing number of motorcycle parking spaces is maintained.	(b) the topography of the site; (c) the location of existing buildings on the site; (d) any constraints imposed by existing development; and (e) the availability and accessibility of motorcycle parking spaces on the street or in the surrounding area.
--	---

Comment – This clause did not exist under the previous planning scheme. Twenty five car parking spaces are required for the site therefore 1 motorcycle parking space is required. A car parking space could be utilised as a motorcycle parking space and it is unknown why a parking space specific to a motorcycle is required. In any case there is sufficient room on the site for one motorcycle parking space therefore a condition will be placed on the permit requiring one.

C2.6.1 Construction of parking areas

Objective:	That parking areas are constructed to an appropriate standard.
Acceptable Solutions	Performance Criteria
A1 All parking, access ways, manoeuvring and circulation spaces must: <ul style="list-style-type: none"> (a) be constructed with a durable all weather pavement; (b) be drained to the public stormwater system, or contain stormwater on the site; and (c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement. 	P1 All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to: <ul style="list-style-type: none"> (a) the nature of the use; (b) the topography of the land; (c) the drainage system available; (d) the likelihood of transporting sediment or debris from the site onto a road or public place; (e) the likelihood of generating dust; and (f) the nature of the proposed surfacing.

Comment – The proposal meets the acceptable solution.

C2.6.2 Design and layout of parking areas

Objective:	That parking areas are designed and laid out to provide convenient, safe and efficient parking.	
Acceptable Solutions		Performance Criteria
A1.1 Parking, access ways, manoeuvring and circulation spaces must either: <ul style="list-style-type: none"> (a) comply with the following: <ul style="list-style-type: none"> (i) have a gradient in accordance with <i>Australian Standard AS 2890 - Parking facilities, Parts 1-6</i>; (ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces; (iii) have an access width not less than the requirements in Table C2.2; (iv) have car parking space dimensions which satisfy the requirements in Table C2.3; (v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces; (vi) have a vertical clearance of not less than 2.1m above the parking surface level; and (vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or (b) comply with <i>Australian Standard AS 2890- Parking facilities, Parts 1-6</i>. 		P1 All parking, access ways, manoeuvring and circulation spaces must be designed and readily identifiable to provide convenient, safe and efficient parking, having regard to: <ul style="list-style-type: none"> (a) the characteristics of the site; (b) the proposed slope, dimensions and layout; (c) useability in all weather conditions; (d) vehicle and pedestrian traffic safety; (e) the nature and use of the development; (f) the expected number and type of vehicles; (g) the likely use of the parking areas by persons with a disability; (h) the nature of traffic in the surrounding area; (i) the proposed means of parking delineation; and (j) the provisions of <i>Australian Standard AS 2890.1:2004 - Parking facilities, Part 1: Off-street car parking</i> and <i>AS 2890.2 -2002 Parking facilities, Part 2: Off-street commercial vehicle facilities</i>.
A1.2 Parking spaces provided for use by persons with a disability must satisfy the following: <ul style="list-style-type: none"> (a) be located as close as practicable to the main entry point to the building; (b) be incorporated into the overall car park design; and (c) be designed and constructed in accordance with <i>Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities</i>.¹ 		

Comment – The proposal meets the acceptable solutions.

C2.6.3 Number of accesses for vehicles

Objective:	That: (a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses; (b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and (c) the number of accesses minimise impacts on the streetscape.
Acceptable Solutions	Performance Criteria
A1 The number of accesses provided for each frontage must: (a) be no more than 1; or (b) no more than the existing number of accesses, whichever is the greater.	P1 The number of accesses for each frontage must be minimised, having regard to: (a) any loss of on-street parking; and (b) pedestrian safety and amenity; (c) traffic safety; (d) residential amenity on adjoining land; and (e) the impact on the streetscape.

Comment – One new access is proposed to allow for parking for the existing dwelling therefore the performance criteria must be satisfied. The new access will not detrimentally impact traffic safety or pedestrian safety and amenity as the lot is the penultimate lot on the eastern side of Hillcrest Road. Limited vehicle and pedestrian traffic will come from the south of the site.

Residential amenity of adjoining land will not be impacted by the increased access and any impact on the streetscape will be reduced by the proposed landscaping. Loss of on-street parking will be offset by the carparking provided on the site.

The proposal satisfies the performance criteria.

C2.6.5 Pedestrian access

Objective:	That pedestrian access within parking areas is provided in a safe and convenient manner.
Acceptable Solutions	Performance Criteria
A1.1 Uses that require 10 or more car parking spaces must: (a) have a 1m wide footpath that is separated from the access ways or parking aisles, excluding where crossing access ways or parking aisles,	P1 Safe and convenient pedestrian access must be provided within parking areas, having regard to: (a) the characteristics of the site; (b) the nature of the use;

<p>by:</p> <ul style="list-style-type: none"> (i) a horizontal distance of 2.5m between the edge of the footpath and the access way or parking aisle; or (ii) protective devices such as bollards, guard rails or planters between the footpath and the access way or parking aisle; and <p>(b) be signed and line marked at points where pedestrians cross access ways or parking aisles.</p> <p>A1.2</p> <p>In parking areas containing accessible car parking spaces for use by persons with a disability, a footpath having a width not less than 1.5m and a gradient not steeper than 1 in 14 is required from those spaces to the main entry point to the building.</p>	<ul style="list-style-type: none"> (c) the number of parking spaces; (d) the frequency of vehicle movements; (e) the needs of persons with a disability; (f) the location and number of footpath crossings; (g) vehicle and pedestrian traffic safety; (h) the location of any access ways or parking aisles; and (i) any protective devices proposed for pedestrian safety.
--	---

Comment – Footpaths, 1m wide, are to be provided on the southern side of each unit. This allows pedestrian access through the driveway and parking areas. While these footpaths are not separated from the access ways by a distance of 2.5m it is deemed that the performance criteria is satisfied as the site is residential, not commercial, and traffic flows will not be constant. It is also noted that footpaths alongside streets do not require 2.5m separation and frequently run adjacent to the road.

The performance criteria are satisfied.

C3.0 Road and Railway Code

C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction

Objective:	To minimise any adverse effects on the safety and efficiency of the road or rail network from vehicular traffic generated from the site at an existing or new vehicle crossing or level crossing or new junction.	
Acceptable Solutions		Performance Criteria
<p>A1.1</p> <p>For a category 1 road or a limited access road, vehicular traffic to and from the site will not require:</p> <ul style="list-style-type: none"> (a) a new junction; (b) a new vehicle crossing; or (c) a new level crossing. 		<p>P1</p> <p>Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to:</p> <ul style="list-style-type: none"> (a) any increase in traffic caused by the use;

<p>A1.2</p> <p>For a road, excluding a category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority.</p> <p>A1.3</p> <p>For the rail network, written consent for a new private level crossing to serve the use and development has been issued by the rail authority.</p> <p>A1.4</p> <p>Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than:</p> <ul style="list-style-type: none"> (a) the amounts in Table C3.1; or (b) allowed by a licence issued under Part IVA of the <i>Roads and Jetties Act 1935</i> in respect to a limited access road. <p>A1.5</p> <p>Vehicular traffic must be able to enter and leave a major road in a forward direction.</p>	<ul style="list-style-type: none"> (b) the nature of the traffic generated by the use; (c) the nature of the road; (d) the speed limit and traffic flow of the road; (e) any alternative access to a road; (f) the need for the use; (g) any traffic impact assessment; and (h) any advice received from the rail or road authority.
---	---

Comment – Clauses C3.5.1 A1.1, A1.3 & A1.5 are not applicable.

In regard to A1.2 consent has been given by the road authority (Council) and conditions are to be placed on the permit in reference to the proposed northern access.

In regard to A1.4 vehicular traffic will increase by more than 40 vehicle movements per day which is the amount stipulated in Table C3.1. The proposal must therefore consider the performance criteria.

Hillcrest Road is of sufficient width to cater for the increase in traffic. In addition the Hillcrest Road and Lawrence Drive intersection, through which traffic must travel, is a round-a-bout which is far from reaching capacity.

The section of Hillcrest Road to the south of the round-a-bout currently caters for 42 lots. After completion of the proposed unit development and a subdivision which is currently under construction the number of lots accessing this section of road will be 60. In comparison the southern end of Lovett Street, from the eastern end of Hillcrest Road, provides access for 151 lots. Figure 5 shows Hillcrest Road and Lovett Street. St Andrews Drive, Arden Avenue and Amaroo Place are all accessed via the southern end of Lovett Street.

The proposal satisfies the performance criteria.



Figure 5 - Aerial view showing Hillcrest Road and Lovett Street and the subject site outlined in red

C3.6.1 Habitable buildings for sensitive uses within a road or railway attenuation area

Objective:	To minimise the effects of noise, vibration, light and air emissions on sensitive uses within a road or railway attenuation area, from existing and future major roads and the rail network.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Unless within a building area on a sealed plan approved under this planning scheme, habitable buildings for a sensitive use within a road or railway attenuation area, must be:</p> <ul style="list-style-type: none"> (a) within a row of existing habitable buildings for sensitive uses and no closer to the existing or future major road or rail network than the adjoining habitable building; (b) an extension which extends no closer to the existing or future major road or rail network than: <ul style="list-style-type: none"> (i) the existing habitable building; or (ii) an adjoining habitable building for a sensitive use; or 	<p>P1</p> <p>Habitable buildings for sensitive uses within a road or railway attenuation area, must be sited, designed or screened to minimise adverse effects of noise, vibration, light and air emissions from the existing or future major road or rail network, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the proposed setback; (c) any buffers created by natural or other features; (d) the location of existing or proposed buildings on the site; (e) the frequency of use of the rail network; (f) the speed limit and traffic volume of the road;

<p>(c) located or designed so that external noise levels are not more than the level in Table C3.2 measured in accordance with Part D of the <i>Noise Measurement Procedures Manual</i>, 2nd edition, July 2008.</p>	<p>(g) any noise, vibration, light and air emissions from the rail network or road;</p> <p>(h) the nature of the road;</p> <p>(i) the nature of the development;</p> <p>(j) the need for the development;</p> <p>(k) any traffic impact assessment;</p> <p>(l) any mitigating measures proposed;</p> <p>(m) any recommendations from a suitably qualified person for mitigation of noise; and</p> <p>(n) any advice received from the rail or road authority.</p>
---	---

Comment – The site is within 50m of the Bass Highway and therefore subject to this clause. It is proposed to mitigate the impacts of the highway through the construction of a 1.8m high fence around the perimeter of the site and the installation of double glazing and acoustic insulation. It is unknown if these requirements satisfy clause A1(c) as this was not a requirement under the previous scheme when the proposal was submitted. In any case the development satisfies the performance criteria due to the mitigation measures proposed and the buffer created by the existing trees between the site and the highway. No access to the site will be allowable via the highway.

The performance criteria are satisfied.

COMMUNITY ENGAGEMENT

On 29/10/2020, Council received an application for the above development. Under Section 57(3) of the *Land Use Planning and Approvals Act 1993*, the Planning Authority must give notice of an application for a permit. As prescribed at Section 9(1) of the *Land Use Planning and Approvals Regulations 2014*, the Planning Authority fulfilled this notification requirement by:

- (a) Advertising the application in *The Advocate* newspaper on 02/12/2020;
- (b) Making a copy of the proposal available in Council Offices from the 02/12/2020;
- (c) Notifying adjoining property owners by mail on 30/11/2020; and
- (d) Erecting a Site Notice for display from the 02/12/2020.

The period for representations to be received by Council closed on 15/12/2020.

REPRESENTATIONS

Four representations were received within the prescribed 14 day public scrutiny period required by the *Land Use Planning and Approvals Act 1993*.

Of the representations received one is a list of signatures of people in the area. While it appears to be a petition it does not comply with the requirements of section 57(2) of the *Local Government Act 1993* in regard to petitions and therefore will be treated only as a representation to the proposal.

The second representation relates to the list of signatures and was submitted by the residents who submitted the signatures.


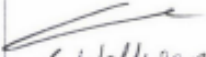


The third and fourth representations were submitted by residents approximately opposite the subject site.

The issues raised by the representors are generally in regard to the increase in traffic and a detrimental impact on quality of life in Hillcrest Road.

The representations are reproduced below, followed by comments.

We, the undersigned residents of Hillcrest Road Devonport, wish to record our concerns re the proposed development of eleven multiple bedroom units at 87A Hillcrest Rd. There is already a new subdivision in Hillcrest Rd. which will bring a substantial amount of extra traffic into the area and we strongly feel that this proposed development will have a detrimental effect on both traffic flow (as Hillcrest Rd. is a No Through Road), and quality of life in Hillcrest Rd.

Name	Address	Date	Signature
C. Jordan	56 Hillcrest	7/12/20	C. Jordan
D. Jordan	"	"	D. Jordan
M. ALLFORD	53 "	7 12 20	M. Allford
K Marshall	55 "	"	K Marshall
P. Marshall	55 "	"	P. Marshall
M. TYLER	57 "	7/12/20	M. Tyler
M. Butler	57 "	7/12/2020	M. Butler
B CLARKSON	61	7/12/2020	B Clarkson
A. PERKINS	63 " "	7/12/2020	A. Perkins
E C3410K	65	7/12/20	E C3410K
P. Smith	67	7/12/20	P. Smith
C MACKENZIE	71	7/12/2020	C Mackenzie
G. HUBBIE	73	7-12-2020	G. Hubbie
C HARRISON	60 HILLCREST	7.12.2020	C Harrison

Name	Address	Date	Signature
KERRY WYLEE	74 HILLCREST RD	7/12/20	KRWylee
Deon Brett	77 Hillcrest Rd.	7/12/20	D. J. Brett
NEIL BROOK	" "	7/12/20	N. H. Brook
Chadd Yaxley	79 Hillcrest Rd	7/12/20	
JEREMY EDWARDS	81 HILLCREST RD	07/12/20	
Sharon Wallwork	89 Hillcrest RD	7/12/20	S. Wallwork
DAVID WALLWORK	89 HILLCREST RD	7-12-20	D. Wallwork
Amanda Douglas	90 Hillcrest RD	7-12-20	A. Douglas
Scott Douglas	90 Hillcrest RD	7-12-20	
Jo Bellchambers	80 Hillcrest Rd.	7-12-20	J. Bellchambers
DONNA LANGWORTHY	68 HILLCREST RD.	7-10-2020	D. Langworthy
BERNARD KELLY	64 HILLCREST RD	7-10-2020	Bernard Kelly
Alex French	62 HILLCREST Rd	7-12-2020	

Good morning,

My husband and I live at 56 Hillcrest Rd and have been Devonport ratepayers since July 1977. We love living in our area and are appalled to think that the Devonport Council would even consider approving the development of 11 units, all the traffic of which would have to enter and exit via Hillcrest Road. We already have a new subdivision entering and exiting onto the road and this will substantially increase the traffic flow.

I have submitted a petition to the Council and only canvassed the area from the roundabout up Hillcrest Road. Very few residents knew about the proposed development and most were surprised and upset when we informed them. We feel let down by our Council. Our quality of life has not been taken into consideration and although this does not generate income for the Council, we are already ratepayers and therefore our needs and concerns should matter. We sincerely hope that the Council will reconsider this proposed development.

Your acknowledgement and reply would be appreciated.

Christine and David Jordan

Comment – The issues raised concern increased traffic and quality of life. Increased traffic has been considered as part of the assessment of the application and has been demonstrated to be compliant with the requirements of the planning scheme.

In regard to quality of life it has not been explained how this will be detrimentally impacted. Planning legislation in Tasmania seeks to ensure quality of life is not negatively impacted through compliance with planning schemes. Compliance with the scheme has been demonstrated through the assessment of the application.

To whom it may concern,

We are the owners of 92 Hillcrest Road and are very concerned about the proposed Unit Development at 87a Hillcrest Road (application #PA2020-0198).

Being a no through road and with the amount of extra traffic from the already being developed subdivision, we are very worried it will become unsafe. There are a lot of young families in Hillcrest Road that play outside and walk to school every day. Having extra traffic with the proposed 10 units is of great concern to us and those around us.

We have had a look at the proposed development and the units are within close proximity of each other with little to no yard and space between them. If families live in the units then they will have no choice but to play outside on the road.

There are no footpaths all the way down Hillcrest Road to Lawrence Drive which is another concern. So already it is dangerous for the kids walking/riding to school without the issues of extra traffic.

Hillcrest Road currently is a lovely quiet street close to schools for families and a safe neighbourhood.

Please consider our concerns when making your decision. We will await your response.

To Whom It May Concern,

I'm writing on behalf of my family and I on the new subdivision that is going up straight across from our place, at 87a Hillcrest Road. Who ever agreed on 11 units to be built there really needs to re-think it.

Our street is not very big at all, no foot paths and not a lot of parking at this end.

I myself, like lots of family around here have young kids who often play outside. I am worried about their safety with all the traffic that these "11" units will make. We all ready have a subdivision going up down the road, and that has made way more traffic.

There is more to life than money.....

Please think of family's and kids safety for once.....

Comment – The increase in traffic is also the issue raised in the final representations. As discussed above the road network is able to adequately deal with the increase in traffic.

While the units do have limited outdoor space when compared to lots containing single dwellings the private open space requirements of the planning scheme are met by the proposal.

The issue of the footpaths, while of concern to residents, is not something that can be considered by this particular proposal however Council's Pedestrian Strategy is able to consider such issues and prioritise any future works.

The representations do not raise any issues that would require refusal of the application or conditions to be placed on the permit.

FINANCIAL IMPLICATIONS

No financial implications are predicted, unless an appeal is made against the Council's decision to the Resource Management and Planning Appeal Tribunal. In such an instance, legal counsel will likely be required to represent Council. The opportunity for

such an appeal exists as a result of the Council determining to either approve or refuse the permit application.

RISK IMPLICATIONS

In its capacity as a planning authority under the *Land Use Planning and Approvals Act 1993* (LUPAA), Council is required to make a determination on this application for a discretionary planning permit. Due diligence has been exercised in the preparation of this report and there are no predicted risks associated with a determination of this application.

CONCLUSION

The proposal has been assessed by Council's Development and Infrastructure and Works staff, along with TasWater, and can be approved with conditions.

ATTACHMENTS

1. TasWater SPAN - PA2020.0198 - 87a Hillcrest Road [**4.2.1** - 4 pages]
2. Application - PA2020.0198 - 87a Hillcrest Road [**4.2.2** - 64 pages]



Submission to Planning Authority Notice

Council Planning Permit No.	PA2020.0198	Council notice date	29/10/2020
TasWater details			
TasWater Reference No.	TWDA 2020/01806-DCC	Date of response	25/11/2020
TasWater Contact	David Boyle	Phone No.	0436 629 652
Response issued to			
Council name	DEVONPORT COUNCIL		
Contact details	council@devonport.tas.gov.au		
Development details			
Address	87A HILLCREST RD, DEVONPORT	Property ID (PID)	7294785
Description of development	Multiple dwellings x 11		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Another Perspective	Site Plan A/ AP2020-1832 01b/21	B	16/11/2020
Another Perspective	Site Plan B/ AP2020-1832 01c/21	A	01/09/2020
Another Perspective	Site Plan C/ AP2020-1832 01d/21	A	01/09/2020
CSE Tasmania Pty Ltd	4206_G03	B	6/11/2020
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:			
CONNECTIONS, METERING & BACKFLOW			
<ol style="list-style-type: none"> 1. A suitably sized water supply with metered connection and sewerage system and connection for this 11 unit development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. 3. Prior to commencing construction /use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater. 			
ASSET CREATION & INFRASTRUCTURE WORKS			
<ol style="list-style-type: none"> 4. Plans submitted with the application for Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains. 5. Prior to applying for a Permit to Construct new infrastructure the developer must obtain from TasWater Engineering Design Approval for new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans prepared by a suitably qualified person showing the hydraulic servicing requirements for sewerage to TasWater's satisfaction. 6. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater's satisfaction. 7. In addition to any other conditions in this permit, all works must be constructed under the 			



supervision of a suitably qualified person in accordance with TasWater's requirements.

8. Prior to the issue of a Certificate for Certifiable Work (Building and/or Plumbing) all additions, extensions, alterations or upgrades to TasWater's water and sewerage infrastructure required to service the development, generally as shown on the concept servicing plan "CSE dwg. 4206_G03", are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.
9. After testing, to TasWater's requirements, of newly created works, the developer must apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.
10. At practical completion of the water and sewerage works and prior to applying to TasWater for a Certificate of Water and Sewerage Compliance (Building and/or Plumbing), the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion:
 - a. Written confirmation from the supervising suitably qualified person certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved;
 - b. A request for a joint on-site inspection with TasWater's authorised representative must be made;
 - c. Security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee;
 - d. Work As Constructed drawings and documentation must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.
11. After the Certificate of Practical Completion has been issued, a 12 month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12 month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". The newly constructed infrastructure will be transferred to TasWater upon issue of this certificate and TasWater will release any security held for the defects liability period.
12. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.
13. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.

FINAL PLANS, EASEMENTS & ENDORSEMENTS

14. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made.
Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.
15. Pipeline easements, to TasWater's satisfaction, must be created over any existing or proposed TasWater infrastructure and be in accordance with TasWater's standard pipeline easement conditions.
16. Prior to the issue of a TasWater Consent to Register a Legal Document, the applicant must submit a



.dwg file, prepared by a suitably qualified person to TasWater's satisfaction, showing:

- a. the exact location of the existing water/sewerage infrastructure,
- b. the easement protecting that infrastructure.

The developer must locate the existing TasWater infrastructure and clearly show it on the .dwg file. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost.

56W CONSENT

17. Prior to the issue of the Certificate for Certifiable Work (Building) and/or (Plumbing) by TasWater the applicant or landowner as the case may be must make application to TasWater pursuant to section 56W of the Water and Sewerage Industry Act 2008 for its consent in respect of that part of the development (Unit 2) which will be built within two metres of TasWater infrastructure.

DEVELOPMENT ASSESSMENT FEES

18. The applicant or landowner as the case may be, must pay a development assessment fee of \$351.28 and a Consent to Register a Legal Document fee of \$149.20 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater.

The payment is required within 30 days of the issue of an invoice by TasWater.

Advice

General

For information on TasWater development standards, please visit

<http://www.taswater.com.au/Development/Development-Standards>

For application forms please visit <http://www.taswater.com.au/Development/Forms>

56W Consent

The plans submitted with the application for the Certificate for Certifiable Work (Building) and/or (Plumbing) will need to show footings of proposed buildings located over or within 2.0m from TasWater pipes and will need to be designed by a suitably qualified person to adequately protect the integrity of TasWater's infrastructure, and to TasWater's satisfaction, be in accordance with AS3500 Part 2.2 Section 3.8 to ensure that no loads are transferred to TasWater's pipes. These plans will need to also include a cross sectional view through the footings which clearly shows;

- (a) Existing pipe depth and proposed finished surface levels over the pipe;
- (b) The line of influence from the base of the footing must pass below the invert of the pipe and be clear of the pipe trench and;
- (c) A note on the plan indicating how the pipe location and depth were ascertained.

Advice to Planning Authority (Council) and developer on fire coverage

TasWater cannot provide a supply of water for the purposes of firefighting from the Hillcrest St. fire plugs to help protect the most disadvantaged units, due to the physical distance a fire hose can reach.

Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

Authorised by



A handwritten signature in black ink, appearing to read "J Taylor".

Jason Taylor
Development Assessment Manager

TasWater Contact Details			
Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

Office use
Application no. _____
Date received: _____
Fee: _____
Permitted/Discretionary

Devonport City Council

Land Use Planning and Approvals Act 1993 (LUPAA)

Tasmanian Planning Scheme - Devonport

Application for Planning Permit

Use or Development Site

Street Address: 87a Hillcrest Street, Devonport 7310 &

27 St.Andrews Drive, Devonport & Crown Land (87058/2)

Certificate of Title Reference No.: 9920/1, 102768/44, 87058/2

Applicant's Details

Full Name/Company Name: Another Perspective

Postal Address: P.O. Box 21, New Town, Tas 7008

Telephone: (03) 6231 4122

Email: stuart.french@anotherperspective.com.au

Owner's Details (if more than one owner, all names must be provided)

Full Name/Company Name: Simon Martin &

Tania Marriott & The Crown

Postal Address: 87a Hillcrest Street, Devonport (Simon Martin)

27 St.Andrews Drive, Devonport (Tania Marriott)

Telephone: _____

Email: _____



ABN: 47 611 446 016

PO Box 604

137 Rooke Street

Devonport TAS 7310

Telephone 03 6424 0511

www.devonport.tas.gov.au

council@devonport.tas.gov.au

Sufficient information must be provided to enable assessment against the requirements of the planning scheme.

Please provide one copy of all plans with your application.

Assessment of an application for a Use or Development

What is proposed?: _____

Proposed Unit Development - 1 Existing & 10 Proposed

Proposed Sewer Main through 27 St.Andrews Street, Devonport & Crown Land (87058/2)

Description of how the use will operate: _____

Residential Dwellings

Use Class (Office use only): _____

Applications may be lodged by email to Council - council@devonport.tas.gov.au
The following information and plans must be provided as part of an application unless the planning authority is satisfied that the information or plan is not relevant to the assessment of the application:

Application fee	
Completed Council application form	
Copy of the current certificate of title, including title plan and schedule of easements	
Any written permission and declaration of notification required under s.52 of LUPAA	
A site analysis and site plan at an acceptable scale on A3 or A4 paper (1 copy) showing:	
• The existing and proposed use(s) on the site	
• The 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 including any known threatened species, and trees and vegetation to be removed	
• The location, capacity and connection point of any existing services and proposed services	
• The location of easements on the site or connected to the site	
• Existing pedestrian and vehicle access to the site	
• The location of existing and proposed buildings on the site	
• The 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, parking areas and footpaths within the site	
• Any proposed open space, common space, or facilities on the site	
• Proposed subdivision lot boundaries (where applicable)	
• Details of any proposed fencing	
Where it is proposed to erect buildings, a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200 on A3 or A4 paper (1 copy) showing:	
• Setbacks of buildings to property (title) boundaries	
• The internal layout of each building on the site	
• The private open space for each dwelling	
• External storage spaces	
• Parking space location and layout	
• Major elevations of every building to be erected	
• The relationship of the elevations to existing ground level, showing any proposed cut or fill	
• 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	
• Materials and colours to be used on roofs and external walls	
Details of any signage proposed	

Value of use and/or development\$ 2,500,000

Notification of Landowner/s (s.52 *Land Use Planning and Approvals Act 1993*)

If land is not in applicant's ownership

I, Stuart French declare that the owner/s of the land has/have been notified of my intention to make this application.Applicant's signature:  Date: 18/11/2020

If the application involves land owned or administered by the Devonport City Council

Devonport City Council consents to the making of this permit application.

General Manager's signature: _____ Date: _____

If the application involves land owned or administered by the Crown

Crown consent must be included with the application.

Signature

I apply for consent to carry out the use and development described in this application. I declare that all the information given is true and correct. I also understand that:

- if incomplete, the application may be delayed or rejected; and
- more information may be requested in accordance with s.54 (1) of LUPAA.

PUBLIC ACCESS TO PLANNING DOCUMENTS - *DISCRETIONARY* PLANNING APPLICATIONS (s.57 of LUPAA)

I understand that all documentation included with a discretionary application will be made available for inspection by the public.

Applicant's signature:  Date: 18/11/2020

PRIVACY ACT

The personal information requested on this form is being collected by Council for processing applications under the *Land Use Planning and Approvals Act 1993* and will only be used in connection with the requirements of this legislation. Council is to be regarded as the agency that holds the information.

Fee & payment options**DD****Pay by Direct Deposit** – BSB: 067-402 Account No. 000 000 13 – Please quote your application number.**Pay in Person at Service Tasmania** – Present this notice to any Service Tasmania Centre, together with your payment. See www.service.tas.gov.au for opening hours.**Pay by Phone** – Please contact the Devonport City Council offices on 64240511 during office hours, Monday to Friday.**Pay by Post** – Cheques should be made payable to Devonport City Council and posted to PO Box 604, Devonport, Tasmania, 7310.

**RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME 9920	FOLIO 1
EDITION 6	DATE OF ISSUE 17-Oct-2014

SEARCH DATE : 08-Apr-2020

SEARCH TIME : 08.28 AM

DESCRIPTION OF LAND

City of DEVONPORT

Lot 1 on Diagram 9920

Derivation : Part of Lot 4579 Gtd. to A.M. Milligan

Prior CT 3637/21

SCHEDULE 1

M486785 TRANSFER to SIMON CHARLES MARTIN Registered
17-Oct-2014 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

D141861 MORTGAGE to Commonwealth Bank of Australia

Registered 17-Oct-2014 at 12.02 PM


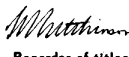
UNREGISTERED DEALINGS AND NOTATIONS

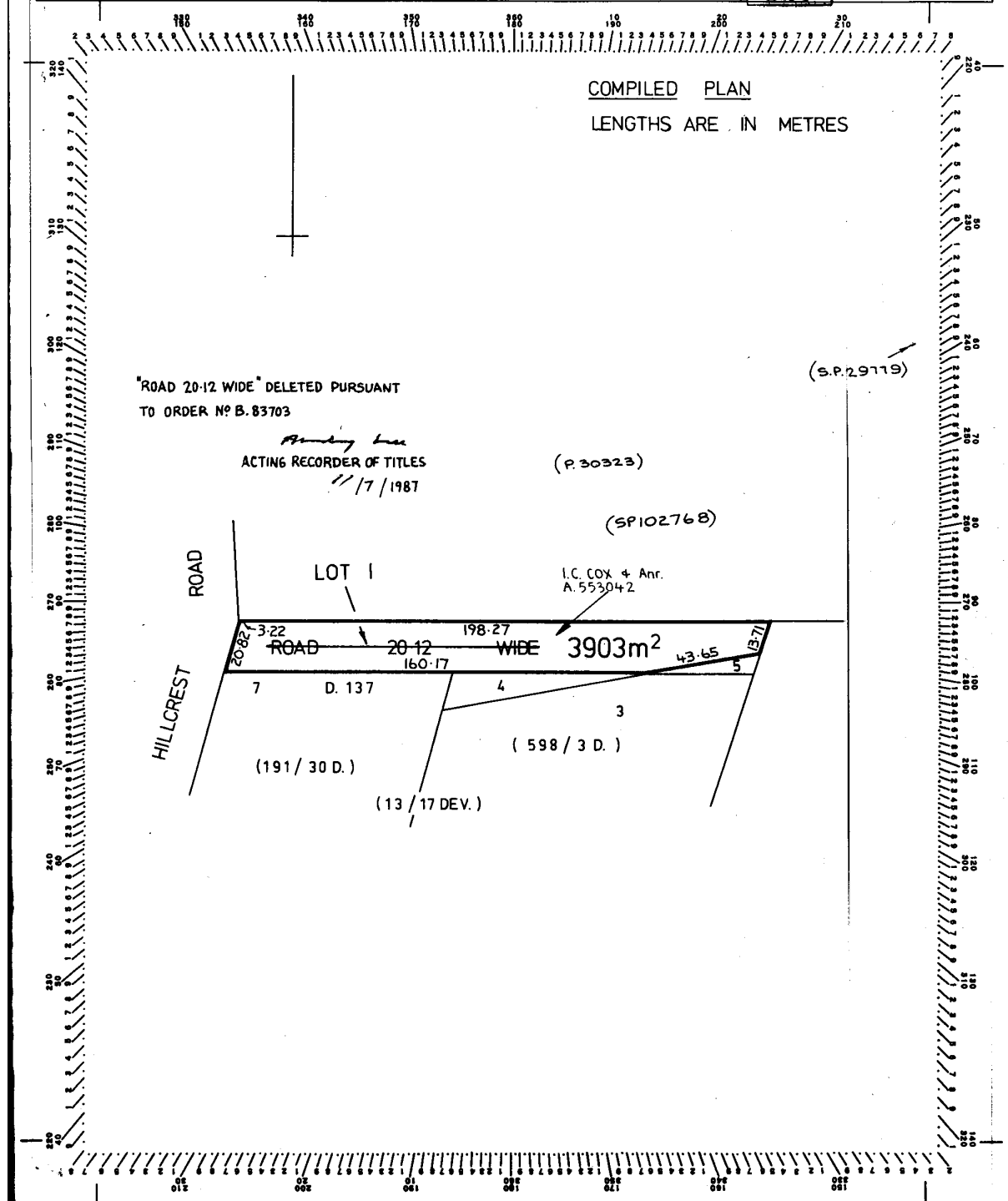
No unregistered dealings or other notations

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Owner: E. W. Aikman & Anr.	PLAN OF SURVEY by Surveyor _____ of land situated in the TOWN OF DEVONPORT SCALE 1:1500	Registered Number: D.9920
Title Reference: 3281 - 81 C.T.		Approved: 29 AUG 1977 Effective from: _____
Grantee: Part of Lot 4759, 107A, 2R, 0P, Andrew Murray Milligan.		  Recorder of Titles



**RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME 102768	FOLIO 44
EDITION 6	DATE OF ISSUE 12-May-2014

SEARCH DATE : 18-Nov-2020

SEARCH TIME : 03.33 PM

DESCRIPTION OF LAND

City of DEVONPORT

Lot 44 on Sealed Plan 102768

Derivation : Part of Lot 4873, 50 Acres Granted to H.C. Thomas

Prior CT 41884/1

SCHEDULE 1

C592709 & M457398 TRANSFER to TANIA MAREE MARRIOTT

Registered 12-May-2014 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP 102768 COVENANTS in Schedule of Easements

SP 102768 FENCING COVENANT in Schedule of Easements

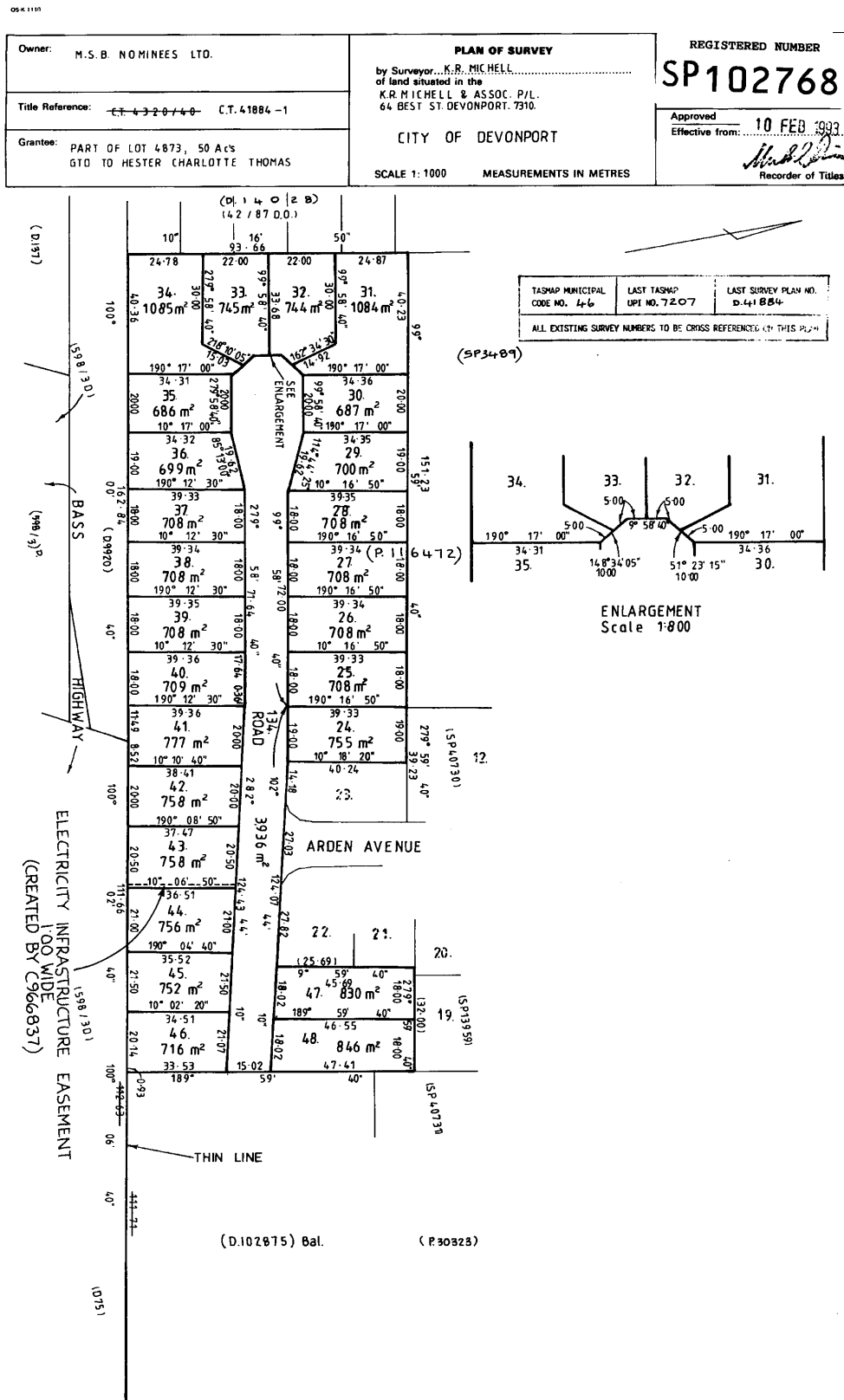
D114602 MORTGAGE to B & E LTD Registered 12-May-2014 at 12.
02 PMUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

REGISTERED NUMBER

SP102768



SCHEDULE OF EASEMENTS

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.

EASEMENTS AND PROFITS

Each lot on the plan is together with:—

- (1) such rights of drainage over the drainage easements shewn on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits à prendre described hereunder.

Each lot on the plan is subject to:—

- (1) such rights of drainage over the drainage easements shewn on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits à prendre described hereunder.

The direction of the flow of water through the drainage easements shewn on the plan is indicated by arrows.

EASEMENTS

No easements or profits à prendre are created to benefit or burden any Lot shown on the plan.

COVENANTS

The owner of each Lot on the plan covenants with MSB Nominees Pty Ltd ("the Vendor") and the owners for the time being of every other Lot shown on the plan to the intent that the burden of this covenant may run with and bind the covenantors lot and every part thereof and that the benefit thereof may be annexed to and devolve with each and every part of every other lot shown on the plan and with residue of the land comprised in Folio of the Register Volume 4320 Folio 40 and each and every part thereof to observe the following stipulations:—

- 1 not to erect on such Lot any building other than a single dwelling house and the buildings usually appurtenant thereto NOTWITHSTANDING anything hereinbefore contained or implied the terms of this covenant shall not prevent the owner for the time being of such Lot from erecting stratum title units on such Lot
- 2 not to use the dwelling house erected on such Lot for any other purpose than as a private dwelling house and/or the provision of professional services

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

- 3 Not to erect on the said lot any fence of any type or construction within 7.6 metres of any roadway shown on the plan

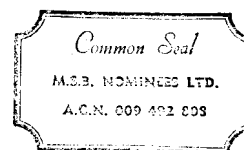
Notwithstanding anything contained or implied by this provision the Vendors reserve the right to:-

- (a) sell any lot freed and exempted from any one or more of the stipulations
- (b) modify, waive, alter, release or allow any departure from any of the stipulations in respect of any lot or portion of any lot

FENCING COVENANT

The owners of each Lot shown on the plan covenants with the Vendor (MSB Nominees Pty Ltd) that the Vendor shall not be required to fence.

THE COMMON SEAL of MSB NOMINEES PTY LTD
the registered proprietor of the land
comprised in Folio of the Register Volume
4320 Folio 40 was hereunto affixed in the
presence of:-



[Signature]

DIRECTOR

[Signature]

SECRETARY



SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



This is the schedule of easements attached to the plan of

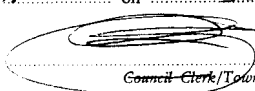
(Insert Subdivider's Full Name)

..... affecting land in

.....
(Insert Title Reference)

Sealed by Devonport City Council on 14th December 1992.

Solicitor's Reference


Council Clerk/Town Clerk

**RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME 87058	FOLIO 2
EDITION 3	DATE OF ISSUE 15-Aug-2008

SEARCH DATE : 18-Nov-2020

SEARCH TIME : 03.31 PM

DESCRIPTION OF LAND

City of DEVONPORT

Lot 2 on Diagram 87058 (formerly being 598-3D)

Derivation : Part of Lot 4579 Gtd. to Andrew Arthur Milligan

Prior CT 3234/2

SCHEDULE 1

A371233 TRANSFER to THE CROWN

SCHEDULE 2

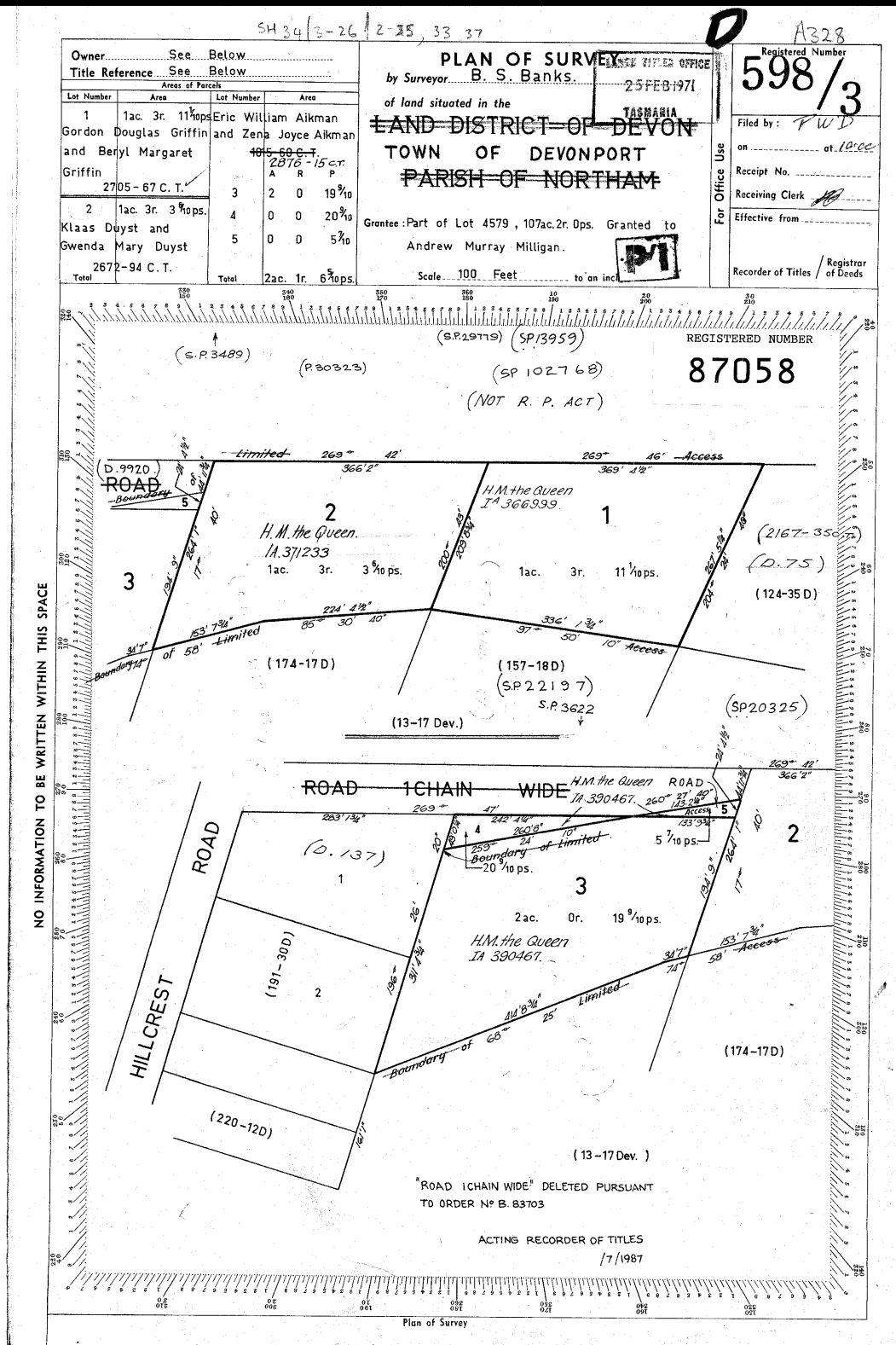
Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

FOLIO PLAN**RECORDER OF TITLES**

Issued Pursuant to the Land Titles Act 1980





Crown Landowner Consent Application

Department of State Growth

Applicant Details

Applicant First Name: Chris

Applicant Last Name: Martin

Company Name: CSE Tasmania

Postal Address: PO Box 49

Contact Phone Number: 0429418739

Contact Email: chris@csetas.com.au

Application Details

Type of Application to Council: Planning permit application

Development Involve Any Of The Following:

Details of Proposal

Street Address: 87a Hillcrest Road Devonport

Description of Site: Land West of 87a Hillcrest Road PID 7294785. Title Reference 9920/1

Impact on Crown Land or State Road: 3m Easement requested for approx 50m on north side of Bass Highway Corridor

Description of Proposal: The Unit Development requires a stormwater connection and a gravity sewer option can be constructed through 27 St Andrews Drive

Local Council Area: Devonport City

Previous Contact With Anyone At The Department Of State Growth: emails have been forwarded to Barry Walker

Supporting Documents

Development Involve Any Of The Following:

Drainage: No

Sewer: Yes Application for Development Services CSE.pdf

Altered Access To State Road Network: No

Completed Council Planning Application Form: Crown_Landowner_Consent_-_Application_form.pdf

Files to be send separately due to size limit: No

All Plans, Reports And Supporting Documentation Forming The Planning Minutes - Council Meeting - 21 December 2020 1832 DA PLANS - 300620 - 87a Hillcrest Road, Devonport.pdf

Current Certificate of Title Title - 87a Hillcrest Road, Devonport.pdf
details:

5th October 2020

Dear Mrs Marriott,

**LANDOWNER CONSENT – STRATA APPLICATION FOR 87a Hillcrest Ave
Devonport**

I am writing to you on behalf of Integrity Property Solutions Pty Ltd as the landowners of the property 87a Hillcrest Ave Devonport to the SouthWest as shown below.

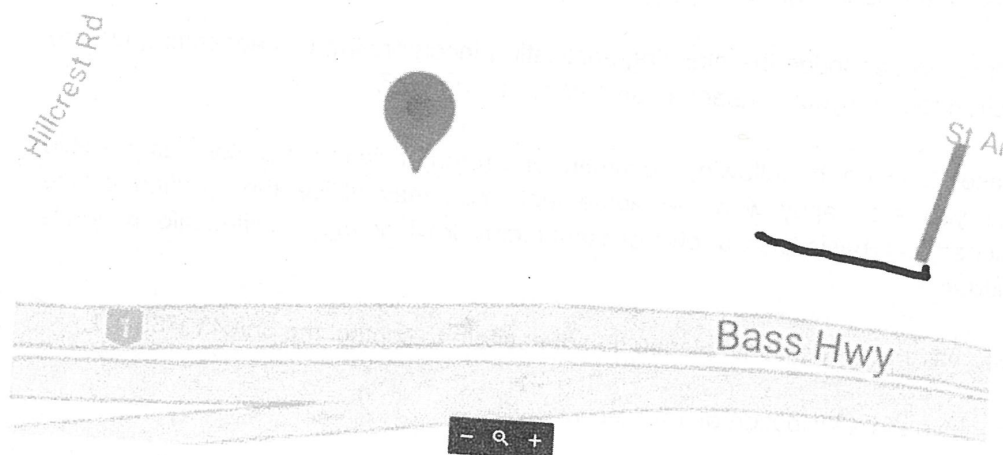


Figure 1. Land identification, the red line shows the drainage pathway

As discussed, we are proposing to bring the sewerage from this site at 87a Hillcrest Ave Devonport, through Department of State Growth Land to your southern fence, and then down through your land to connect with the sewerage line on St Andrews Drive Devonport.

Integrity Property Solutions Pty Ltd is currently preparing a development application for strata development of the site.

We seek your permission to establish a 150mm pipe contained in a 2.5m wide easement on the West side of your property through to St Andrews Drive.

To undertake these works Integrity Property Solutions Pty Ltd will:-

- Cover legal costs should you wish to have this agreement reviewed.
- Cover all costs associated with the works and creation of the 2.5m easement on your title.
- Provide a cash incentive of \$12,000 to compensate you for the creation of the easement and its impact on the future saleability of your land as well as for the time you take to work with us to create this easement.

The signatures below on this letter confirm Integrity Property Solutions offer of the above arrangements and your acceptance.

This offer and acceptance can be cancelled by the developers written instruction signed by both parties at any time before works start on site but cannot be cancelled or altered by you for a period of two years from this letter unless the alteration is consensual with the developers.

Please initial each page and sign below if you are in agreement with this contract.

So that we can lodge the planning application incorporating this easement, we are required to have your consent as an affected landowner.

Please also sign the following document and return it via email as soon as possible once you are happy with the agreement. You may utilise the wording of the attached as a basis for your own consent letter, provided the specified information is included.

If you have any questions, please do not hesitate to contact me on 0413765291.

I thank you in anticipation of your reply.

Yours faithfully

Signed Peter Madden
- Director Integrity Property Solutions - Developer

Witnessed by Signature

Witness name

Witness address

Signed Mrs Tania M Marriott – Owner of 27 St Andrews Drive Devonport Tas 7130

Witnessed by Signature

Witness name

Witness address

NATALIE L. FORD

154 NICHOLLS STREET, DEVONPORT, TAS, 7310

Devonport City Council Council
c/- General Manager Matthew Atkins

To whom it may concern,

LANDOWNER CONSENT – DEVELOPMENT APPLICATION, STRATA CT3637/21

I hereby provide consent for making of the application for strata development of 87a Hillcrest Ave Devonport, given the need for my land (CT41884/1), known as 27 St Andrews Drive Devonport, to be utilised for services.

I understand that the development would include strata residential development for multiple dwellings of the 87a Hillcrest Ave Devonport property.

Yours faithfully



Full name: Mrs Tania M Marriott

Date: 30.9.2020

Mailing address: 27 St Andrews Drive Devonport

Email: taniamarriott⁷³27@gmail.com

taniamarriott73@gmail.com

Phone number: 0475001030

Department of State Growth

Salamanca Building Parliament Square
4 Salamanca Place, Hobart TAS
GPO Box 536, Hobart TAS 7001 Australia
Email permits@stategrowth.tas.gov.au Web www.stategrowth.tas.gov.au
Ref: SRA-20-107



Chris Martin
CSE Tasmania
By email: chris@csetas.com.au

Dear Chris

Crown Landowner Consent Granted – 87a Hillcrest Road Devonport (Bass Highway)

I refer to your recent request for Crown landowner consent relating to the development application at 87a Hillcrest Road Devonport (Bass Highway) for stormwater connection for proposed unit development.

I Barry Walker, Manager Asset Management, State Roads Division, the Department of State Growth, having been duly delegated by the Minister under Section 52 (1F) of the *Land Use Planning and Approvals Act 1993* (the Act), and in accordance with the provisions of Section 52 (1B) (b) of the Act, hereby give my consent to the making of the application, insofar as it affects the State road network and any Crown land under the jurisdiction of this Department.

The consent given by this letter is for the **making of the application only** insofar as that it impacts Department of State Growth administered Crown land and is with reference to your application dated 27 August 2020, and the documents approved, as follows:

Approved Document Name	Author	Date Received
Crown Landowner Consent Application - 87a Hillcrest Road Devonport (CT 9920/1) – Dated 13/08/2020	(applicant)	27/08/2020
TasWater Application Form - 87a Hillcrest Road Devonport (CT 9920/1) – Dated 27/08/2020	(applicant)	27/08/2020
Certificate of title reference documents (CT 9920/1) - Folio text – Folio Plan	-	27/08/2020
Proposed Plans – Sheet 01 - 21 Dated 29/06/2020	Another Perspective Drafting and Design	27/08/2020

In giving consent to lodge the subject development application, the Department notes the following applicable advice:

Other types of works (pipeline, etc.) OR Construction of infrastructure in the road reserve/on Crown land (Works permit required)

The consent of the Minister under Section 16 of the *Roads and Jetties Act 1935* to undertake works within the State road reservation.

For further information please visit <http://www.transport.tas.gov.au/road/permits> or contact permits@stategrowth.tas.gov.au.

- 2 -

Discharge of Stormwater or drainage into the State road drainage system (Ministerial consent required)

The consent of the Minister under Section 17B of the *Roads and Jetties Act 1935* to concentrate and discharge drainage to the State road reserve.

The proponent must submit a drainage plan, including catchment area, flows and drainage design for any area discharging to the State road reserve.

If any enlargement of the existing State road drainage infrastructure is required in order to carry any additional drainage, these works must be undertaken under the supervision and to the satisfaction of an officer designated by the Minister. If such works are required, the costs associated with the works will be payable by the proponent.

The proponent is responsible for the ongoing maintenance of their own infrastructure.

For further information please contact Road Assets at roadassets.utilities@stategrowth.tas.gov.au.

The Department reserves the right to make a representation to the relevant Council in relation to any aspect of the proposed development relating to its road network and/or property.

Yours sincerely



Barry Walker

Manager Asset Management

Delegate of

Minister for Infrastructure and Transport

Michael Ferguson MP

9 October 2020

cc: General Manager, Devonport City Council



Level 1, 67 Letitia Street
NORTH HOBART TAS 7000
Ph: (03) 6231-4122
Fax: (03) 6231-4166

31 August 2020

Devonport City Council
PO Box 604
DEVONPORT TAS 7310

Re: Development Application for 87a Hillcrest Road, DEVONPORT (Unit Development).

Dear Shane Warren,

I refer to your email dated 9th July 2020 requesting additional information with regards to the planning application for 87a Hillcrest Road, DEVONPORT.
Please find responses to the queries below.

10.4.2 Setbacks and building envelope for all dwellings

P3

The siting and scale of a dwelling must:

- (a) not cause unreasonable loss of amenity by:
 - (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or
In relation to the existing dwellings to the Northern side of the proposed units, the affect will be minimal to none as the proposed units are located on the southern side of these dwellings. In relation to 89 Hillcrest Road, despite the proposed units being located to the north of this dwelling, over shadowing will be minimal to none because of the separation between the neighbouring dwelling and the closest proposed unit (U2). The existing dwelling on 87a will continue to cause the only shadowing.
 - (ii) overshadowing the private open space of a dwelling on an adjoining lot; or
Response as above in (i)
 - (iii) overshadowing of an adjoining vacant lot; or
Response as above in (i)
 - (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and
Units are single storey units in keeping with the surrounding dwellings.
- (b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area.
The proposal would provide separation between proposed units and adjoining houses that is compatible with the surrounding areas.

10.4.3 Site coverage and private open space for all dwellings. A1 (a) & (c)

- *Regarding information relating to the site coverage and impervious surface calculations, please refer to DA set, sheet 01a (Location Plan) and at bottom left hand side you will notice a calculations box with this information.*

10.4.3 Site coverage and private open space for all dwellings

Relating to Unit 2 access.

A2

(c) is directly accessible from, and adjacent to, a habitable room (other than a bedroom).
As per sheet 02 (U2 Floor Plan), the access door and landing has been moved to the eastern wall for direct access.

10.4.12 Setback of development for sensitive use**P1**

The location of a building containing a sensitive use must –

(a) minimise likelihood for conflict, constraint or interference by the sensitive use on existing and potential use of land in the adjoining zone; and

The proposal would not cause conflict, constraint or interference on existing and potential use of land in the adjoining zone for the following reasons:

- 1. The proposed layout of the site is for the driveway to be built on the boundary abutting the utilities zone rather than units, therefore does not cause any restrictions and can be easily modified if required.*
- 2. The developer for 87a Hillcrest had been in contact with the abutting (to the East and South) crown land owner (Department of State Growth) for the purpose of obtaining part of the Crown land to the southern side of 87a Hillcrest Road (not going ahead with this now however) and was happy to sell this to the developer. It would be safe to conclude that there is no intention for development in the surrounding area.*

(b) minimise likely impact from existing and potential use of land in the adjoining zone on the amenity of the sensitive use

As per above.

P2

Development for a sensitive use must –

(a) have minimal impact for safety and efficient operation of the transport infrastructure; and
As per above response (P1, (a), 1.) the impact will be minimal.

(b) incorporate appropriate measures to mitigate likely impact of light, noise, odour, particulate, radiation or vibration emissions; or

The following indicates reasonable measures/factors that would mitigate the likely impact of the above elements:

- 1. A minimum 1.8h fence will be installed around the perimeter.*
- 2. There is existing vegetation between the Bass Highway and 87a Hillcrest Road.*
- 3. The units will be built to a standard with double glazing and insulation to minimize noise intrusion.*

(c) be temporary use or development for which arrangements have been made with the relevant transport infrastructure entity for removal without compensation within 3 years.

Not applicable.

E9.6.1 Design of vehicle parking and loading areas

A1.1

All development must provide for the collection, drainage and disposal of stormwater;
Refer to response below, relating to 10.4.9, regarding drainage.

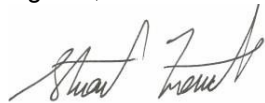
Table E9.1 Provision of Parking Spaces and Loading Areas

The plans have now been updated to indicate that P9 is assigned to U4 rather than a visitor. See sheet 01j.

The remainder of the queries from Council have been in relation to site drainage. To address this please refer to accompanying documentation from CSE Tasmania & relevant authorities detailing the proposed concept for Stormwater and Sewer disposal.

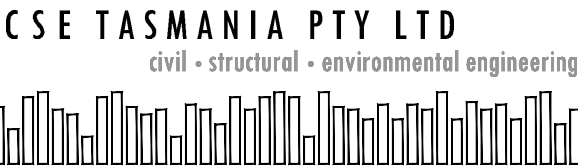
If you require further information with regards to this submission, please let me know.

Regards,

A handwritten signature in black ink, appearing to read 'Stuart French', is positioned above the typed name.

Stuart French
Office Manager
Another Perspective Pty Ltd

P AND K MADDEN FAMILY TRUST
87a HILLCREST ROAD SERVICES
DEVONPORT CITY COUNCIL
CSE TASMANIA REF: 4206-99
OCTOBER / 2020



DRAWING SCHEDULE		
DRAWING No.	DRAWING NAME	REVISIONS
4206-99_G01	COVER SHEET AND LOCALITY PLAN	Rev B
4206-99_G02	GENERAL NOTES PLAN	Rev B
4206-99_G03	GENERAL ARRANGEMENT LAYOUT PLAN SHEET 01	Rev B
4206-99_G04	GENERAL ARRANGEMENT LAYOUT PLAN SHEET 02	Rev B
4206-99_C01	STORMWATER LONG SECTION	Rev B
4206-99_C02	SEWER LONG SECTION	Rev B

LOCALITY PLAN
SCALE: 1:2000

CSE TASMANIA PTY LTD
civil • structural • environmental engineering

PO Box 49, Turners Beach TAS 7315
127 Leith Road, Leith TAS 7315
ACN 118 678 667

t (03) 6428 3994
m 0429 418 739
chris@csetas.com.au

Copyright ©

DO NOT SCALE	Original Size A3	Scale 1:2000	Designed CHRIS MARTIN						
PRELIMINARY		Drawn CJG	Accred. No. CC4109V						
		Approved CHRIS MARTIN							
		Date OCTOBER 2020							
		No	Revision						

Client P AND K MADDEN FAMILY TRUST					
Project 87a HILLCREST ROAD SERVICES					
Title COVER SHEET AND LOCALITY PLAN					
Drawing No: 4206-99_G01	Revision: B				

NOTES (GENERAL, EARTHWORKS & LANDSCAPING)

- GENERAL
- 1. D.C.C. – DEVONPORT CITY COUNCIL
 - 2. T.W. – TAS WATER
 - 3. ALL SETOUT BY A LICENSED SURVEYOR.
 - 4. LEVEL DATUM – AHD
 - 5. PRIOR TO ANY EXCAVATION, CONTRACTOR IS TO LOCATE ALL EXISTING UNDERGROUND SERVICES
 - 6. ALL EXISTING MANHOLES AND SERVICE PITS / LIDS AFFECTED BY THE WORKS TO BE RAISED TO SUIT DESIGN LEVELS. WORK TO BE CARRIED OUT BY THE RELEVANT AUTHORITY AT DEVELOPERS EXPENSE.
 - 7. CONTRACTOR TO ARRANGE PROVISION OF ‘AS CONSTRUCTED’ INFORMATION. SURVEY CO-ORDINATES TO BE RECORDED IN GDA94 & AHD AND PROVIDED IN ELECTRONIC AND HARD COPY FORMAT IN ACCORDANCE WITH THE REQUIREMENTS OF COUNCIL & T.W.
 - 8. SERVICE OFFSETS AS PER TAS STANDARD DRAWINGS.
 - 9. ALL ROAD AND STORMWATER WORKS IN ACCORDANCE WITH TAS STANDARD DRAWINGS.

- EARTHWORKS
- 10. STRIP TOPSOIL FROM ENTIRE AREA OF ROADWAYS AND EXTERNAL AREAS THAT ARE TO BE CUT OR FILLED. TOPSOIL SHALL BE STOCKPILED ON SITE WHERE DIRECTED.
 - 11. REDUNDANT OPEN DRAINS TO BE FILLED TO SUIT SURROUNDING NATURAL SURFACE. CONTRACTOR TO PROVIDE REPORT OF SITE CLASSIFICATION AND CERTIFICATION OF LEVEL 2 COMPACTION TO AS 3798.
 - 12. AREAS OF FILL GREATER THAN 300MM IN DEPTH SHALL BE FILLED AND COMPACTED IN ACCORDANCE WITH AS3798.
 - 13. NO FILLING OVER SERVICE MAINS IS PERMITTED. ALL FILLING TO BE DONE PRIOR TO PIPE TRENCHING AND INSTALLATION.

- LANDSCAPING
- 14. ALL DISTURBED SURFACES SHALL BE REVEGETATED AND STABILISED WITH STABILISATION GRASS MIX.
 - 15. GOOD QUALITY TOPSOIL TO BE USED ON NATURE STRIP AREAS. GRASS SEED TYPES TO BE ADVISED BY COUNCIL
 - 16. ADVISORY NOTE – LANDSCAPING DESIGN, INCLUDING STREET FURNITURE AND BOLLARDS TO BE CONFIRMED.

NOTES (ROADWORKS & DRAINAGE)

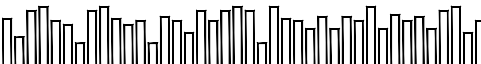
- ROADWORKS
- 1. SERVICE TRENCHES UNDER TRAFFICKED AREAS SHALL BE BACKFILLED WITH COMPACTED PAVEMENT SUB BASE MATERIAL.
 - 2. ALL DRIVEWAYS TO BE TYPE KCRB AS PER TASMANIAN STANDARD DRAWING TSD-R16.
- STORMWATER
- 1. FULL HEIGHT BENCHING TO BE USED IN ACCORDANCE WITH TSD SW03.
 - 2. PROVIDE ELECTROMAGNETIC, METAL IMPREGNATED TAPE IN ALL NON METALLIC PIPE TRENCHES. ENSURE TAPE TERMINATIONS ARE ACCESSIBLE.
 - 3. TOPS OF MANHOLES SHALL BE FINISHED TO MATCH ADJACENT FINISHED SURFACE LEVELS AND GRADES.
 - 4. PIPE BEDDING AND HAUNCHING – AS PER TSD-G01.
 - 5. 20mm CRUSHED ROCK BEDDING TO BE USED IN STORMWATER TRENCHES WITH SUB-SOIL DRAINS.
 - 6. NEW PIPEWORK SHALL BE:
 - AS SPECIFIED ON STORMWATER LONG SECTIONS
 - PROPERTY CONNECTIONS: 150mmØ P.V.C. (SN8)AS PER TSD-SW25.
 - 7. ALL PIPES GREATER THAN 100mmØ ARE TO BE RUBBER RING JOINTED AND LAID ON A MINIMUM OF 75mm SAND BEDDING EXTENDING TO 150mm ABOVE THE TOP OF PIPE.
 - 8. ALL STORMWATER LOT CONNECTIONS SHALL BE BROUGHT NOMINALLY 100mm ABOVE SURROUNDING SURFACE AND SEALED WITH A GLUED END CAP. CAPS SHALL BE PAINTED GREEN. LOCATIONS OF CONNECTION POINTS TO BE MARKED WITH STAR PICKETS.
 - 9. PROVIDE ELECTROMAGNETIC, METAL IMPREGNATED TAPE IN ALL NON CONDUCTIVE PIPE TRENCHES. ENSURE TAPE TERMINATIONS ARE ACCESSIBLE.
 - 10. STORM WATER MANHOLE BENCHING IN ACCORDANCE WITH TSD-SW03.
 - 11. SIDE ENTRY PITS TO TSD-SW10 – TYPE 4 UNLESS UNO.
 - 12. MANHOLE, LIDS AND SURROUNDS:
 - IN THE ROAD RESERVATION AND TRAFFICKED AREAS – CLASS D – ‘GATIC’ HEAVY DUTY OR APPROVED EQUIVALENT
 - NON TRAFFICKED AREAS – ‘GATIC’ LIGHT DUTY OR APPROVED EQUIVALENT

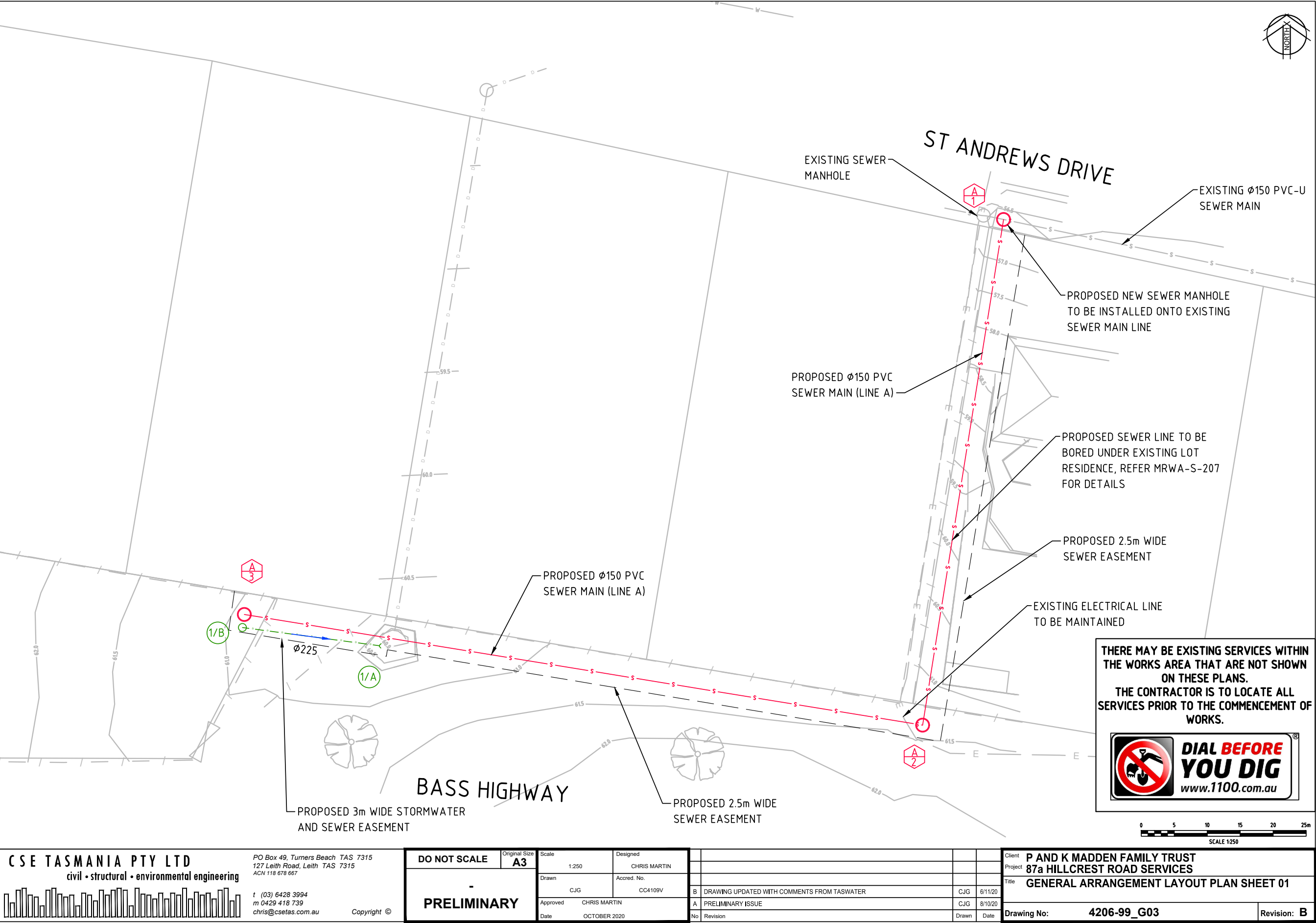
NOTES (SEWER & WATER)

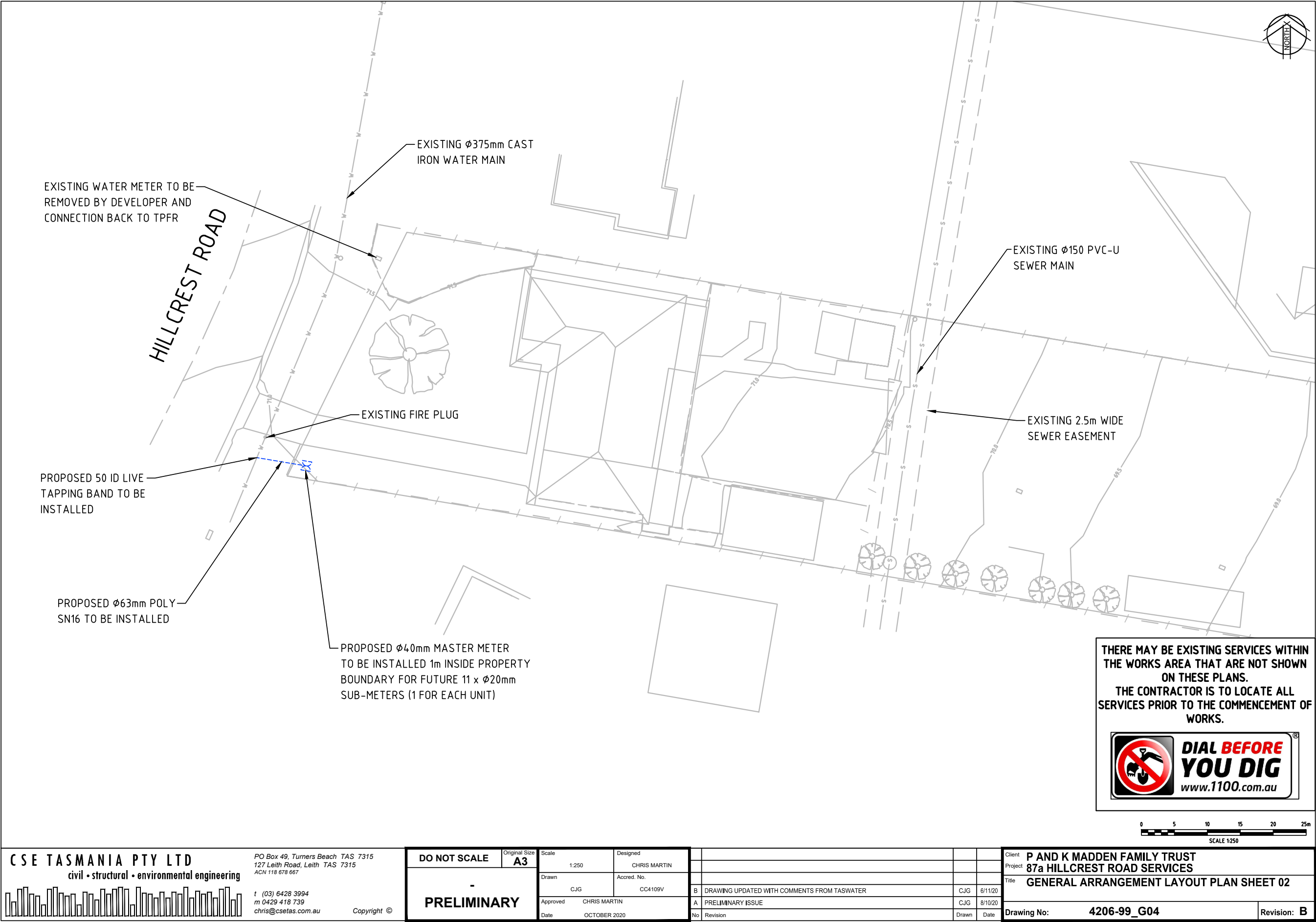
- SEWER
- 1. ALL SEWER SUPPLY CONSTRUCTION TO:
 - SEWERAGE SUPPLY CODE OF AUSTRALIA (WSA 02 2014 3.1 MRWA) – PART 3: CONSTRUCTION AS AMENDED BY THE TASWATER SUPPLEMENT
 - 2. NEW PIPEWORK SHALL BE:
 - AS SPECIFIED ON SEWER LONG SECTIONS
 - 3. PROPERTY CONNECTIONS: 100 DIA. P.V.C. (SN10) SCJ AND IN ACCORDANCE WITH TYPE 4 ... MRWA-S-304 INCLUDING A SURFACE AS SHOWN.
 - NOTE – INSPECTION OPENINGS SHALL BE 0.5m INSIDE THE PROPERTY BOUNDARY NOT OUTSIDE THE BOUNDARY.
 - TASWATER APPROVED PRODUCTS ARE CONTAINED ON THE CITY WEST WATER WEBSITE [HTTP://WWW.MRWA.COM.AU/PAGES/PRODUCTS.ASPX](http://www.mrwa.com.au/pages/products.aspx)
 - INSPECTED PRIOR TO BACKFILL
 - 4. PROVIDE ELECTROMAGNETIC, METAL IMPREGNATED TAPE IN ALL NON METALLIC PIPE TRENCHES. ENSURE TAPE TERMINATIONS ARE ACCESSIBLE.
 - 5. ALL LIVE CONNECTIONS BY TW AT DEVELOPERS COST.

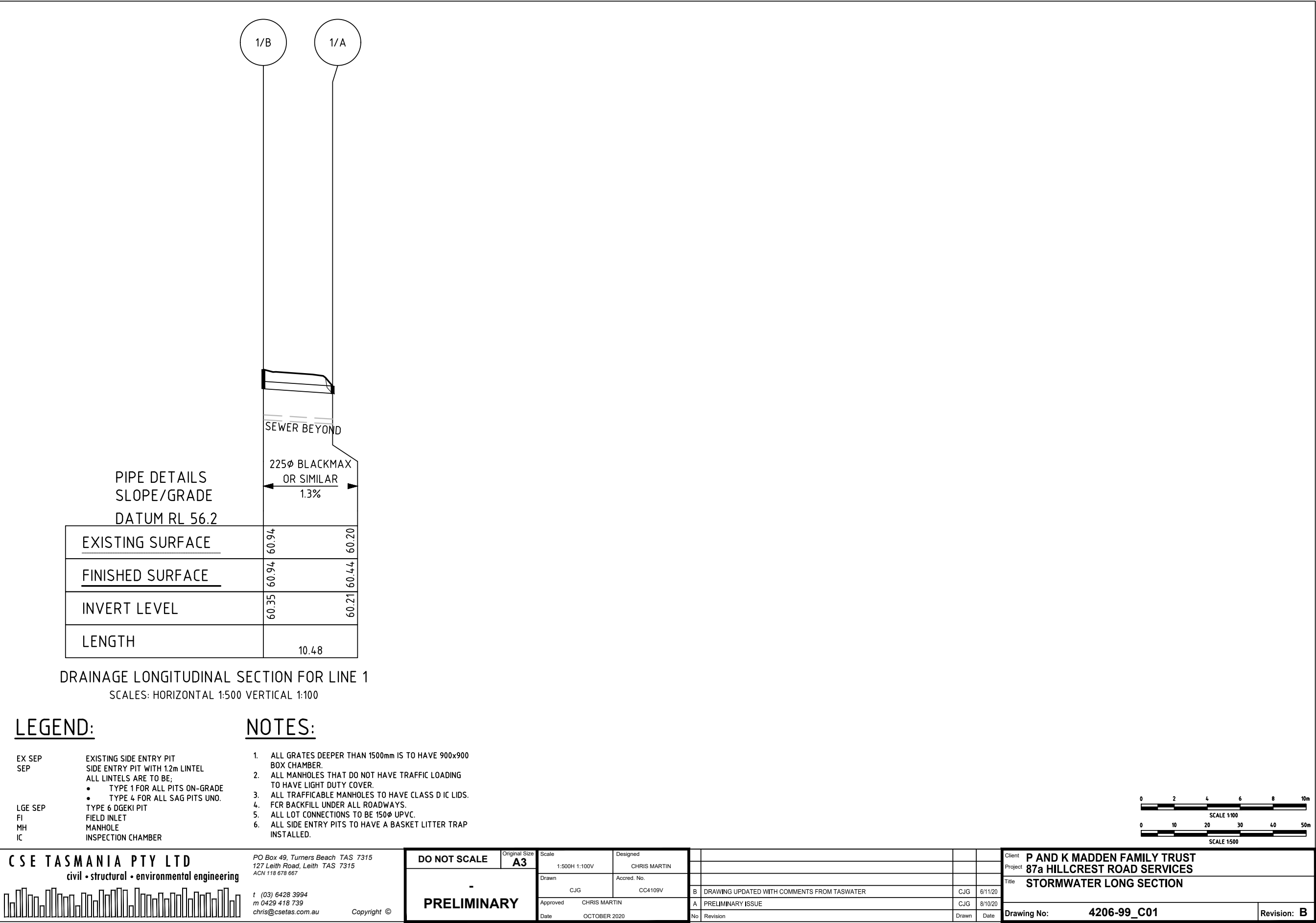
- WATER
- 1. ALL WATER SUPPLY CONSTRUCTION TO:
 - WATER SUPPLY CODE OF AUSTRALIA (WSA 03-2011-3.1 VERSION MRWA EDITION V2.0) – PART 2: CONSTRUCTION AS AMENDED BY THE THE TASWATER SUPPLEMENT.
 - TASWATER’S STANDARD DRAWINGS TW-SD-W-20 SERIES
 - WATER METERING POLICY/METERING GUIDELINES
 - BOUNDARY BACKFLOW CONTAINMENT REQUIREMENTS AND AS3500.1:2003.
 - 2. NEW PIPEWORK SHALL BE:
 - SERIES 2 OPVC PN16 – SIZE AS INDICATED ON THE DRAWINGS
 - 63 O.D. P.E. PN16 (CUL-DE-SAC HEAD ONLY)
 - ALL FITTINGS SHALL BE PN16 RATED
 - TASWATER APPROVED PRODUCTS ARE CONTAINED ON THE CITY WEST WATER WEBSITE [HTTP://WWW.MRWA.COM.AU/PAGES/PRODUCTS.ASPX](http://www.mrwa.com.au/pages/products.aspx)
 - INSPECTED PRIOR TO BACKFILL
 - BACKFILLED UNDER ROADWAYS IN COMPACTED SUBBASE 1 GRAVEL AT OMC COMPACTED IN 150mm LAYERS.
 - 3. PROVIDE THRUST BLOCKS AT ALL BENDS AND TEES.
 - 5. ALL LIVE CONNECTIONS BY TW AT DEVELOPERS COST.
 - 6. ALL STOP VALVES TO BE CLOCKWISE CLOSING.
 - 7. PROVIDE C.I. VALVE BOX COVERS TO ALL VALVES AND FIRE PLUG.
 - 8. STOP VALVES AND FIRE PLUGS SHALL BE MARKED IN ACCORDANCE WITH THE IPWEA FIRE HYDRANT GUIDELINES: TASMANIA DIVISION.
 - 9. FIRE PLUGS AND VALVE POSITIONS TO BE MARKED IN ACCORDANCE WITH THE WSA CODE AND TASWATER SUPPLEMENT.
 - 10. PROVIDE ELECTROMAGNETIC, METAL IMPREGNATED TAPE IN ALL NON METALLIC PIPE TRENCHES. ENSURE TAPE TERMINATIONS ARE ACCESSIBLE.
 - 11. MINIMUM COVER:- UNDER ROADWAYS (EXCLUDING MAJOR ROADS) AND VEHICULAR CROSS OVERS – 750mm, RESIDENTIAL LAND – 450mm, NON RESIDENTIAL LAND 600mm.
 - 12. ALL PROPERTY CONNECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH TASWATER STANDARD DRAWING TW-SD-W-20 SERIES. THEY SHALL BE DN25(I.D.20) HDPE (PE100) SDR 11 PN16 PIPE.
 - 13. ALL FITTINGS TO BE F.B.E.
 - 14. FIRE PLUGS TO HAVE 100mm RISERS WITH SPRING TYPE PLUGS.
 - 15. TASWATER TO WITNESS PRESSURE TEST TO 1200KPa PRIOR TO BACKFILL AT JOINTS.
 - 16. MAIN TO BE DISINFECTED PRIOR TO CONNECTION TO THE RETICULATION NETWORK. REFER TO WSA CODE FOR DETAILS.
 - 17. PLACEMENT OF WATER MAINS IN FILL REQUIRES THE CONTRACTOR TO PROVIDE DOCUMENTARY EVIDENCE INCLUDING:-
 - 17.1. THE COMPOSITION OF FILL MATERIAL, VERIFYING THAT IT CONTAINS NO ORGANIC OR OTHER MATERIALS THAT DECOMPOSE OR OTHERWISE LEAD TO LONG TERM SETTLEMENT
 - 17.2. THE PLACED LAYER THICKNESS
 - 17.3. THE COMPACTION METHOD USED
 - 17.4. THE DEPTH BELOW THE SURFACE OF EACH COMPACTED LAYER AT WHICH EACH FIELD DENSITY WAS MEASURED.
 - 17.5. THE FIELD DENSITY CALCULATION SHEETS AND RESULTS FOR ALL OF THE FILL BELOW THE INVERT OF THE PROPOSED WATER MAIN, VERIFYING THAT IT HAS AN IN-SITU DENSITY OF NOT LESS THAN 95% OF ITS STANDARD MAXIMUM DRY DENSITY (AS1289.5.1.1).

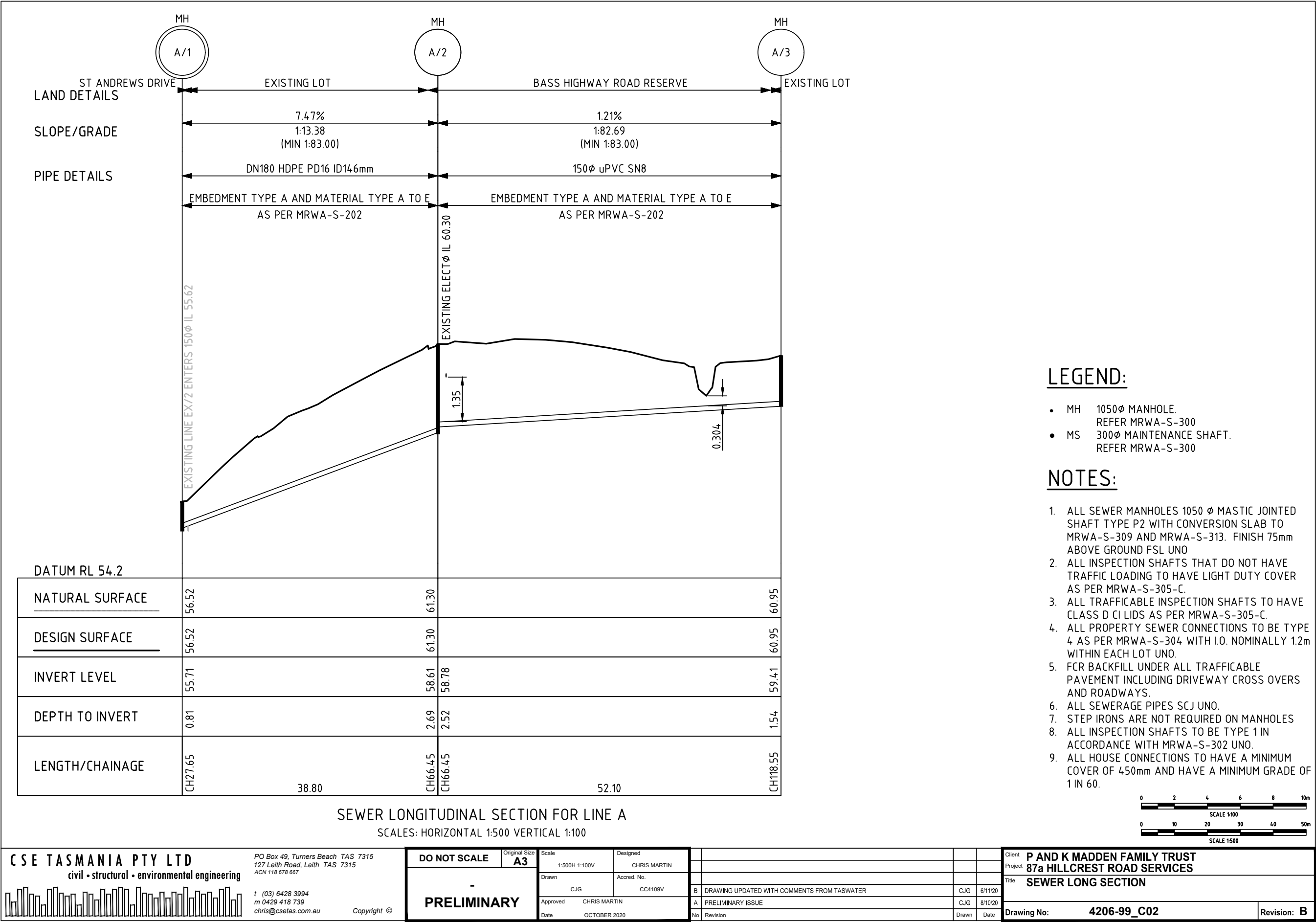
- NOTES FOR SURVEYOR
- FOR ALL SEWER SERVICES THAT ARE NOT DEEMED TO CONTROL THE LOT THE PLAN OF SUBDIVISION COUNCIL ENDORSEMENT PAGE IS TO NOTE, PURSUANT TO SECTION 83 OF THE LOCAL GOVERNMENT (BUILDING AND MISCELLANEOUS PROVISIONS) ACT 1993, THAT TASWATER CANNOT GUARANTEE CUSTOMERS SANITARY DRAINS WILL BE ABLE TO DISCHARGE VIA GRAVITY INTO TASWATER’S SEWERAGE SYSTEM.
 - TASWATER EASEMENTS SHALL BE CREATED IN ACCORDANCE WITH TASWATER’S PIPELINE AND SERVICES EASEMENT DEFINITION – SEE TASWATER WEBSITE [HTTP://WWW.TASWATER.COM.AU/ARTICLEDOCUMENTS/489/PIPELINE%20AND%20SERVICES%20EASEMENT%20PRECEDENT%20FOR%20USE%20WITH%20SCHEDULE%20OF%20EASEMENTS.PDF.ASPX](http://www.taswater.com.au/articledocuments/489/pipeline%20and%20services%20easement%20precedent%20for%20use%20with%20schedule%20of%20easements.pdf.aspx)
 - COUNCIL STORMWATER EASEMENT TO BE PROVIDED AS PER SURVEY PLAN

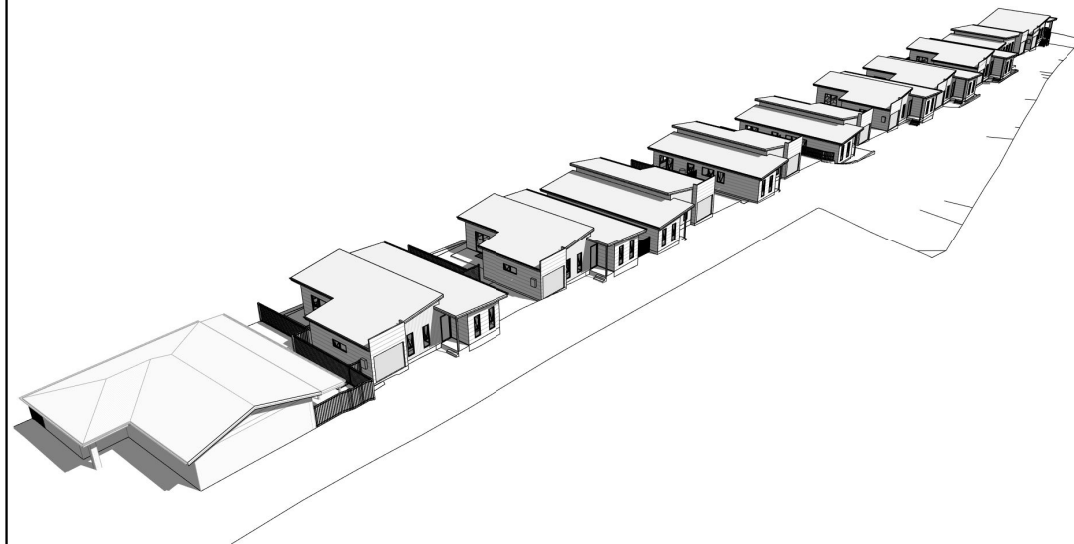
<div>CSE TASMANIA PTY LTD</div> <div>civil • structural • environmental engineering</div> <div></div>	<div>PO Box 49, Turners Beach TAS 7315 127 Leith Road, Leith TAS 7315 ACN 118 678 667</div> <div>t (03) 6428 3994 m 0429 418 739 chris@csetas.com.au</div> <div>Copyright ©</div>	DO NOT SCALE	Original Size A3	Scale	Designed					<div>Client P AND K MADDEN FAMILY TRUST</div> <div>Project 87a HILLCREST ROAD SERVICES</div> <div>Title GENERAL NOTES PLAN</div> <div>Drawing No: 4206-99_G02</div> <div>Revision: B</div>			
		- PRELIMINARY		N.T.S.	CHRIS MARTIN								
				Drawn	Accred. No.								
				CJG	CC4109V	B	DRAWING UPDATED WITH COMMENTS FROM TASWATER	CJG	6/11/20				
								Approved	CHRIS MARTIN	A	PRELIMINARY ISSUE	CJG	8/10/20
				Date	OCTOBER 2020	No	Revision	Drawn	Date				







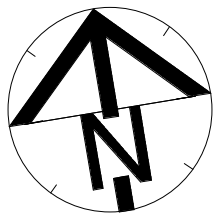




SHEET			DRAWING TITLE			SHEET			DRAWING TITLE		
01	B	EXISTING SITE & DEMOLITION PLAN	06		UNIT 4 FLOOR PLAN						
01a	B	LOCATION PLAN	07		UNIT 4 ELEVATIONS						
01b	B	SITE PLAN A	08		UNIT 5 FLOOR PLAN						
01c	A	SITE PLAN B	09		UNIT 5 ELEVATIONS						
01d		SITE PLAN C	10		UNIT 6 FLOOR PLAN						
01e	B	MANOEUVRING PLAN A	11		UNIT 6 ELEVATIONS						
01f	A	MANOEUVRING PLAN B	12		UNIT 7 FLOOR PLAN						
01g		MANOEUVRING PLAN C	13		UNIT 7 ELEVATIONS						
01h	B	LANDSCAPING LOCATION PLAN	14		UNIT 8 FLOOR PLAN						
01i	B	LANDSCAPING PLAN A	15		UNIT 8 ELEVATIONS						
01j	A	LANDSCAPING PLAN B	16		UNIT 9 FLOOR PLAN						
01k		LANDSCAPING PLAN C	17		UNIT 9 ELEVATIONS						
01l		PERSPECTIVE VIEWS	18		UNIT 10 FLOOR PLAN						
01m		UNIT 1 FLOOR PLAN (EXISTING - MODIFIED)	19		UNIT 10 ELEVATIONS						
02	B	UNIT 2 FLOOR PLAN	20		UNIT 11 FLOOR PLAN						
03	B	UNIT 2 ELEVATIONS	21		UNIT 11 ELEVATIONS						
04		UNIT 3 FLOOR PLAN									
05		UNIT 3 ELEVATIONS									

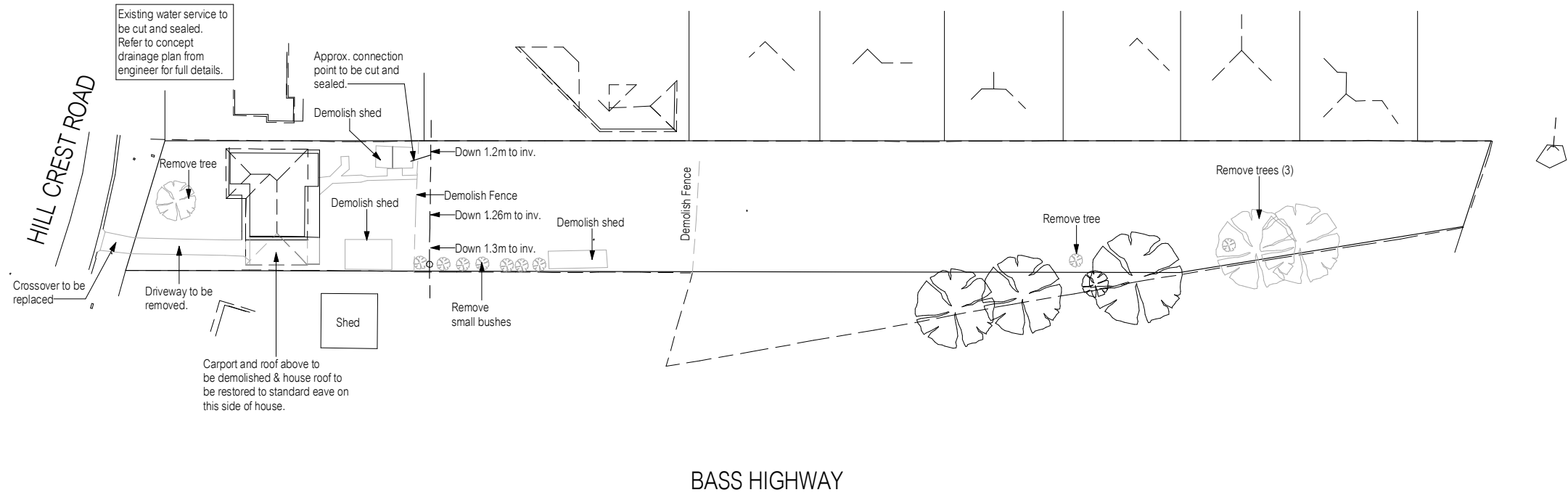
						<div>Notes</div> <ul style="list-style-type: none">Builder to verify all dimensions and levels on site prior to commencement of workAll work to be carried out in accordance with the current National Construction Code.All materials to be installed according to manufacturers specifications.Dimensions to take precedence over scale.Do not scale from these drawings.	<div>Designer:</div> <div>ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. CC2204H (A. Strugnell) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au</div>	<div>Client / Project info</div> <div>PROPOSED UNIT DEVELOPMENT (MADDEN) 87a Hillcrest Road, DEVONPORT</div>	<div>Soil Classification: Title Reference: Floor Areas: Porch / Deck Areas: Wind Speed: Climate Zone: Alpine Zone: Corrosion Environment: Certified BAL: Designed BAL: (Refer to Standard Notes for Explanation)</div> <div>TBC CT9920/1 Refer To Floor Plans Refer To Floor Plans TBC 7 N/A Moderate TBC TBC</div>	<div>COVER SHEET</div>		
										AP2020-1832		
<div>Date</div> <div>29 June 2020</div>										<div>Sheet</div>		
<div>Scale</div>										<div>00/21</div>		

B	TasWater RAI (4th Nov 20): Indicate location & depths of sewer main as provided by registered land surveyor, Indicate existing services to be cut and sealed, Provide dimensions to U2 and landing (reduce width of landing). Please refer to engineering documentation for responses to other request for additional information.	16 Nov. 2020	CK	ST	01 - 01b, 01e, 01h, 01i, 02, 03
A	Council RFI (9th July 20): Move access to POS for Unit 2 to eastern side, Rename P9 to be assigned to U4. Accompanying letter addressing other queries.	01 Sept. 2020	CK	N/A	01a - 01c, 01e, 01f, 01h - 01j, 02, 03
	DA PLAN SET	29 June 2020	CK	ST	01 - 21
No.	Amendment	Date	Drawn	Checked	Sheet

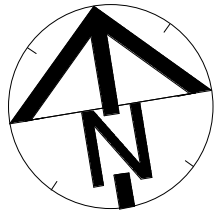


PROPOSED UNIT DEVELOPMENT

- 1. THIS PLAN HAS BEEN PREPARED BY WOOLCOTT SURVEYS FROM A COMBINATION OF EXISTING RECORDS AND FIELD SURVEY FOR THE PURPOSES OF SHOWING THE PHYSICAL FEATURES OF THE LAND AND SHOULD NOT USED FOR ANY OTHER PURPOSE
- 2. TITLE BOUNDARIES SHOWN WERE NOT VERIFIED OR MARKED AT THE TIME OF THIS SURVEY.
- 3. SERVICES SHOWN ON THIS PLAN WERE LOCATED WHERE POSSIBLE BY FIELD SURVEY. THEY ARE NOT A COMPLETE PICTURE OF SERVICES ON SITE. ALL SERVICE LOCATIONS ARE TO BE VERIFIED BEFORE COMMENCEMENT OF ANY WORK ON SITE, IN PARTICULAR THOSE SERVICES NOT PREVIOUSLY LOCATED THROUGH FIELD SURVEY.
- 4. WOOLCOTT SURVEYS CAN NOT ACCEPT LIABILITY WHATSOEVER FOR LOSS OR DAMAGE CAUSED TO ANY UNDERGROUND SERVICES WHETHER SHOWN BY THIS SURVEY OR NOT.
- 5. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN/DATA. REPRODUCTION OF THIS PLAN OR ANY PART OF IT WITHOUT THIS NOTE BEING INCLUDED IN FULL WILL RENDER THE INFORMATION SHOWN ON SUCH A REPRODUCTION INVALID AND NOT SUITABLE FOR USE WITHOUT PRIOR AUTHORITY OF WOOLCOTT SURVEYS.
- 6. HORIZONTAL DATUM IS MGA'94 BASED ON RTK GPS.
- 7. VERTICAL DATUM IS AHD'83 BASED ON SPM9078.
- 8. CONTOUR INTERVAL IS 0.2 METRES, INDEX IS 1.0 METRES
- 9. BOUNDARIES ARE COMPILED ONLY FROM SP102768, D598/3D AND FENCING AND ARE APPROXIMATE AND SUBJECT TO SURVEY.
- 10. CO-ORDINATES ARE PLANE BASED ON MGA AT SPM9078.



			<div>Notes</div> <ul style="list-style-type: none">• Builder to verify all dimensions and levels on site prior to commencement of work• All work to be carried out in accordance with the current National Construction Code.• All materials to be installed according to manufacturers specifications.• Dimensions to take precedence over scale.• Do not scale from these drawings.	Designer:	Client / Project info	<div></div>	EXISTING SITE & DEMOLITION PLAN		
B	16 Nov. 2020	CK		ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. CC2204H (A. Strugnell) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	PROPOSED UNIT DEVELOPMENT (MADDEN) 87a Hillcrest Road, DEVONPORT		Drawn	CK	AP2020-1832
No.	Date	Int.					Date	03 June 2020	Sheet
Amendment changes as per cover sheet							Scale	1 : 750	01/21



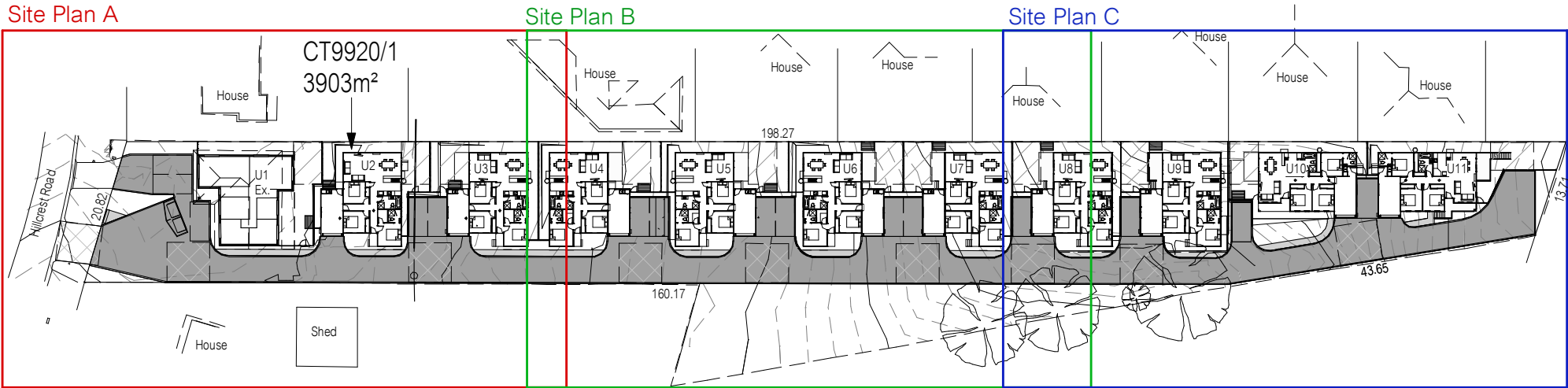
PROPOSED UNIT DEVELOPMENT

Unit 1 FFL	71.45
Unit 2 FFL	71.00
Unit 3 FFL	70.10
Unit 4 FFL	69.50
Unit 4 Garage FFL	69.20
Unit 5 FFL	68.70
Unit 5 Garage FFL	68.40
Unit 6 FFL	67.30
Unit 6 Garage FFL	67.00
Unit 7 FFL	66.50
Unit 8 FFL	65.40
Unit 9 FFL	65.10
Unit 10 FFL	63.80
Unit 10 Garage FFL	63.50
Unit 11 FFL	63.20

SITE DETAILS:

- Private Open Space:
10.4.3 - A2(a)(i)&(f)
24m²
(min. dimension 4.0 m)
Max. Gradient = 1:10
Refer to Site plans for total areas.
- 5.5 x 6.0 Passing bays
- Concrete driveway area = 1351.90m²
- Concrete paths area = 83.13m²
- Proposed fences around units are 1800H.
- Cuts and batters are subject to soil report.

1. THIS PLAN HAS BEEN PREPARED BY WOOLCOTT SURVEYS FROM A COMBINATION OF EXISTING RECORDS AND FIELD SURVEY FOR THE PURPOSES OF SHOWING THE PHYSICAL FEATURES OF THE LAND AND SHOULD NOT USED FOR ANY OTHER PURPOSE
2. TITLE BOUNDARIES SHOWN WERE NOT VERIFIED OR MARKED AT THE TIME OF THIS SURVEY.
3. SERVICES SHOWN ON THIS PLAN WERE LOCATED WHERE POSSIBLE BY FIELD SURVEY. THEY ARE NOT A COMPLETE PICTURE OF SERVICES ON SITE. ALL SERVICE LOCATIONS ARE TO BE VERIFIED BEFORE COMMENCEMENT OF ANY WORK ON SITE, IN PARTICULAR THOSE SERVICES NOT PREVIOUSLY LOCATED THROUGH FIELD SURVEY.
4. WOOLCOTT SURVEYS CAN NOT ACCEPT LIABILITY WHATSOEVER FOR LOSS OR DAMAGE CAUSED TO ANY UNDERGROUND SERVICES WHETHER SHOWN BY THIS SURVEY OR NOT.
5. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN/DATA. REPRODUCTION OF THIS PLAN OR ANY PART OF IT WITHOUT THIS NOTE BEING INCLUDED IN FULL WILL RENDER THE INFORMATION SHOWN ON SUCH A REPRODUCTION INVALID AND NOT SUITABLE FOR USE WITHOUT PRIOR AUTHORITY OF WOOLCOTT SURVEYS.
6. HORIZONTAL DATUM IS MGA'94 BASED ON RTK GPS.
7. VERTICAL DATUM IS AHD'83 BASED ON SPM9078.
8. CONTOUR INTERVAL IS 0.2 METRES, INDEX IS 1.0 METRES
9. BOUNDARIES ARE COMPILED ONLY FROM SP102768, D598/3D AND FENCING AND ARE APPROXIMATE AND SUBJECT TO SURVEY.
10. CO-ORDINATES ARE PLANE BASED ON MGA AT SPM9078.

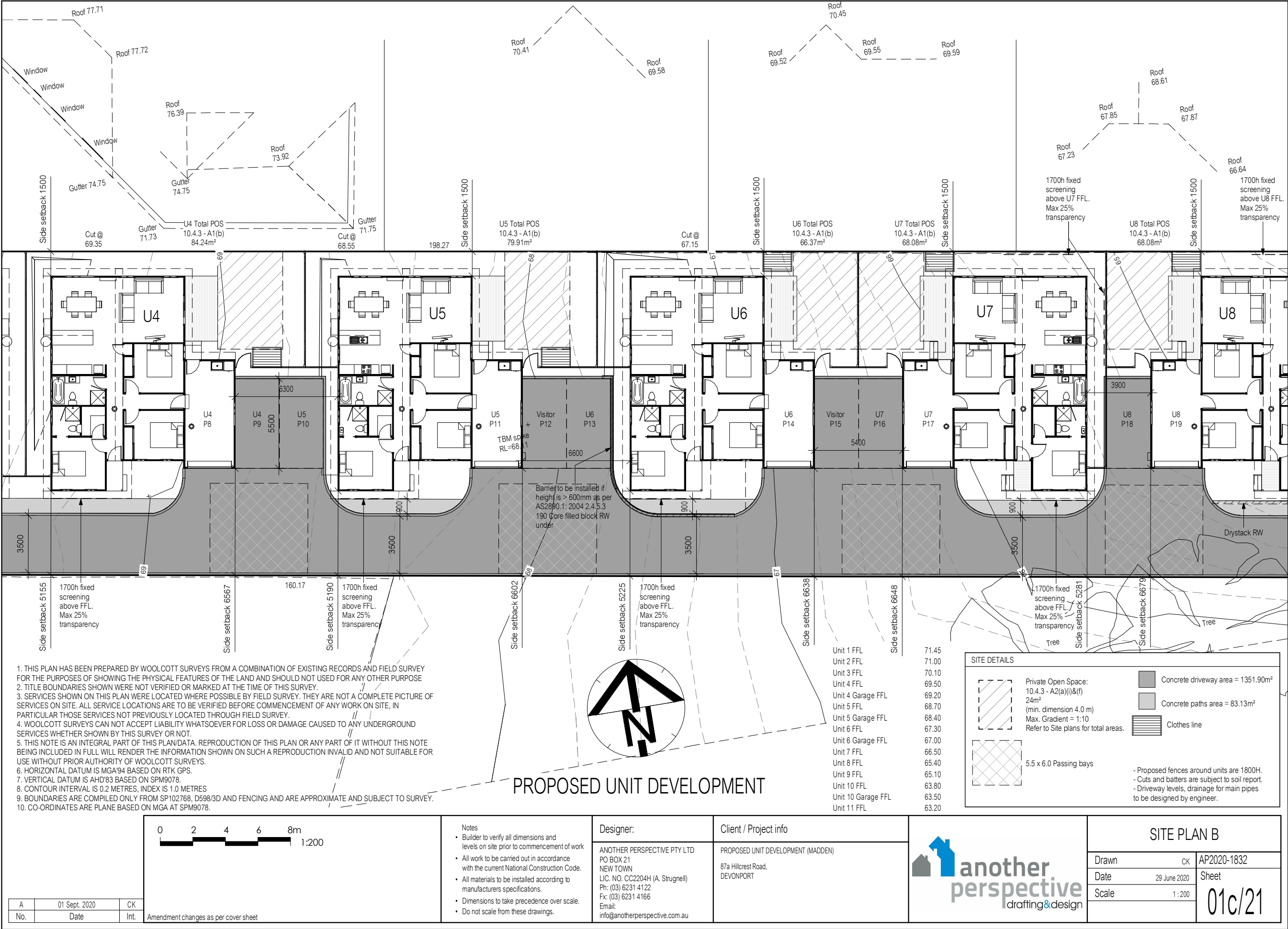


EXPLANATORY NOTES: DEVONPORT CITY COUNCIL INTERIM PLANNING SCHEME		
10.4.1 - Residential density for multiple dwellings		
A1	(a)	Site Density: Min. 325m ² per unit 3903m ² / 11 (units) = 354.82m ² provided
10.4.3 - Site coverage and private open space for all dwellings		
A1	(a)	Site Coverage: Max. 50% of site = 1951.50m ² Proposed site coverage: 1390.33m ² (35.62%)
	(b)	Impervious Surfaces: Min. 25% of site to be free of impervious surfaces = 975.75m ² Proposed area free of impervious surfaces: 1110.70m ² (28.46%)



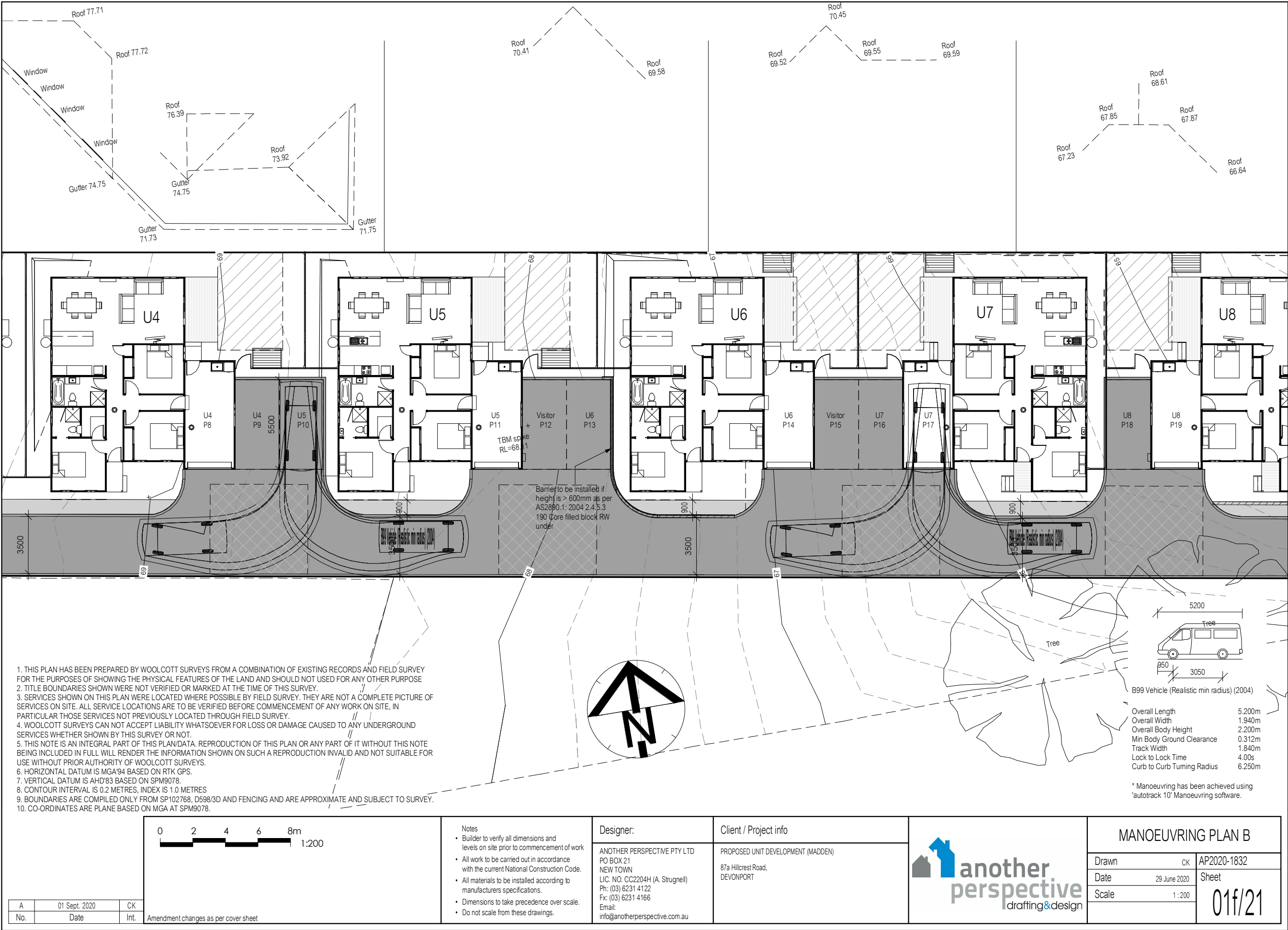
			Notes <ul style="list-style-type: none">• Builder to verify all dimensions and levels on site prior to commencement of work• All work to be carried out in accordance with the current National Construction Code.• All materials to be installed according to manufacturers specifications.• Dimensions to take precedence over scale.• Do not scale from these drawings.	Designer:	Client / Project info		LOCATION PLAN	
				ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. CC2204H (A. Strugnelli) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	PROPOSED UNIT DEVELOPMENT (MADDEN) 87a Hillcrest Road, DEVONPORT		Drawn CK	AP2020-1832
							Date 29 June 2020	Sheet
							Scale 1 : 750	01a/21
B	16 Nov. 2020	CK	Amendment changes as per cover sheet					
A	01 Sept. 2020	CK						
No.	Date	Int.						

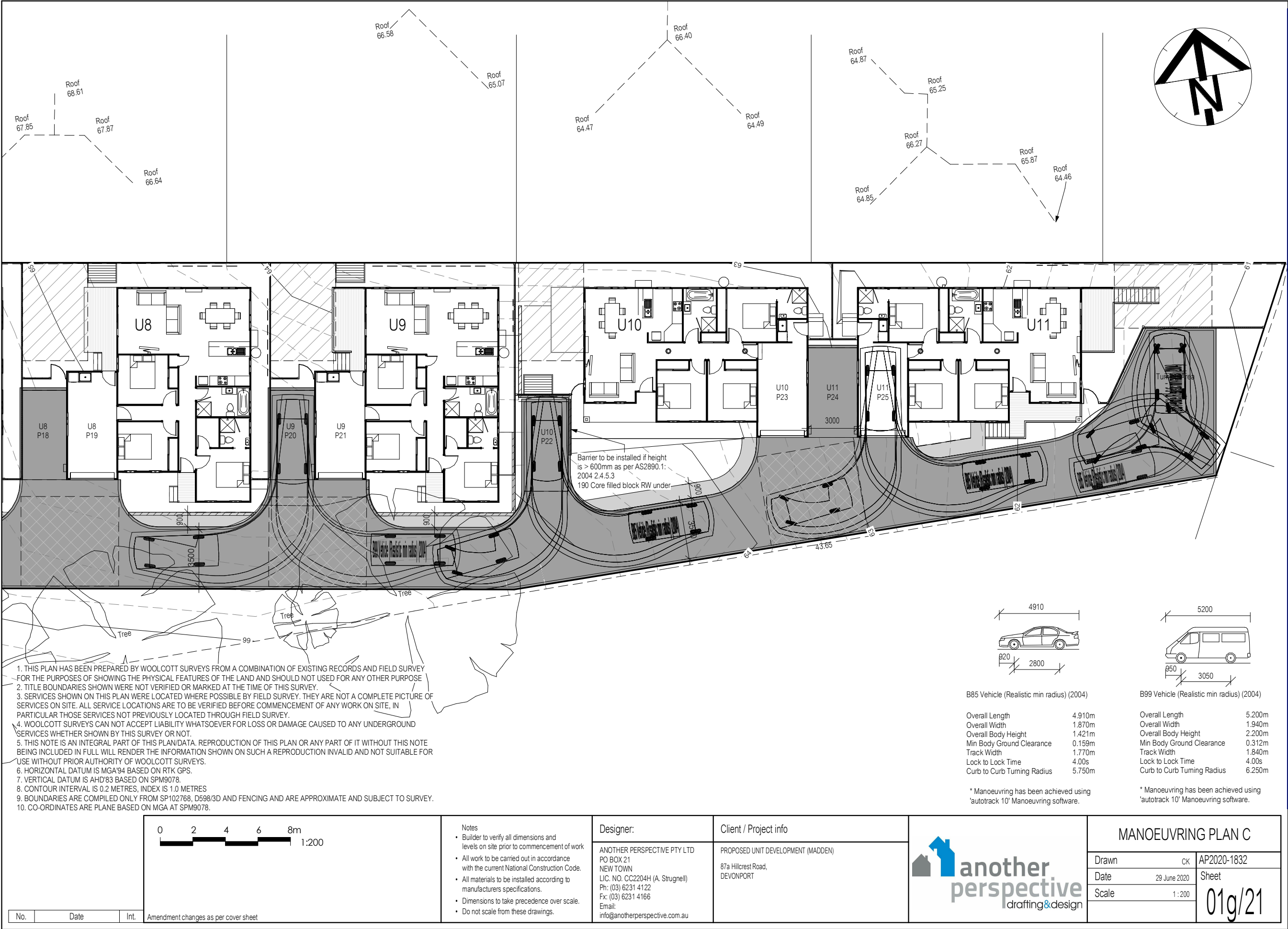


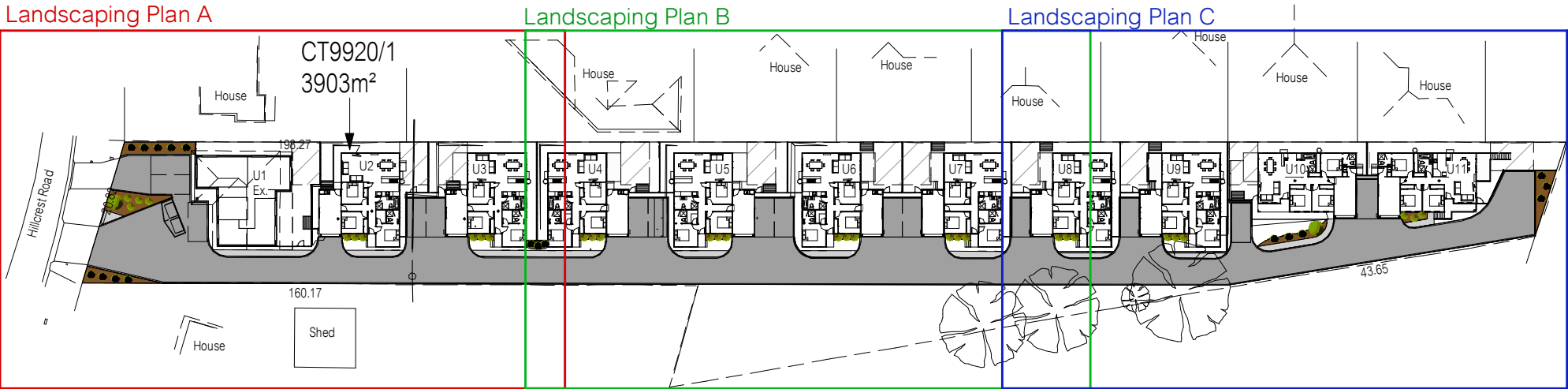
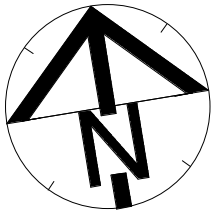












- 1. THIS PLAN HAS BEEN PREPARED BY WOOLCOTT SURVEYS FROM A COMBINATION OF EXISTING RECORDS AND FIELD SURVEY FOR THE PURPOSES OF SHOWING THE PHYSICAL FEATURES OF THE LAND AND SHOULD NOT USED FOR ANY OTHER PURPOSE
- 2. TITLE BOUNDARIES SHOWN WERE NOT VERIFIED OR MARKED AT THE TIME OF THIS SURVEY.
- 3. SERVICES SHOWN ON THIS PLAN WERE LOCATED WHERE POSSIBLE BY FIELD SURVEY. THEY ARE NOT A COMPLETE PICTURE OF SERVICES ON SITE. ALL SERVICE LOCATIONS ARE TO BE VERIFIED BEFORE COMMENCEMENT OF ANY WORK ON SITE, IN PARTICULAR THOSE SERVICES NOT PREVIOUSLY LOCATED THROUGH FIELD SURVEY.
- 4. WOOLCOTT SURVEYS CAN NOT ACCEPT LIABILITY WHATSOEVER FOR LOSS OR DAMAGE CAUSED TO ANY UNDERGROUND SERVICES WHETHER SHOWN BY THIS SURVEY OR NOT.
- 5. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN/DATA. REPRODUCTION OF THIS PLAN OR ANY PART OF IT WITHOUT THIS NOTE BEING INCLUDED IN FULL WILL RENDER THE INFORMATION SHOWN ON SUCH A REPRODUCTION INVALID AND NOT SUITABLE FOR USE WITHOUT PRIOR AUTHORITY OF WOOLCOTT SURVEYS.
- 6. HORIZONTAL DATUM IS MGA'94 BASED ON RTK GPS.
- 7. VERTICAL DATUM IS AHD'83 BASED ON SPM9078.
- 8. CONTOUR INTERVAL IS 0.2 METRES, INDEX IS 1.0 METRES
- 9. BOUNDARIES ARE COMPILED ONLY FROM SP102768, D598/3D AND FENCING AND ARE APPROXIMATE AND SUBJECT TO SURVEY.
- 10. CO-ORDINATES ARE PLANE BASED ON MGA AT SPM9078.

B	16 Nov. 2020	CK
A	01 Sept. 2020	CK
No.	Date	Int.

02468m

1:200

Amendment changes as per cover sheet

- Notes
- Builder to verify all dimensions and levels on site prior to commencement of work
 - All work to be carried out in accordance with the current National Construction Code.
 - All materials to be installed according to manufacturers specifications.
 - Dimensions to take precedence over scale.
 - Do not scale from these drawings.

Designer:

ANOTHER PERSPECTIVE PTY LTD
PO BOX 21
NEW TOWN
LIC. NO. CC2204H (A. Strugnell)
Ph: (03) 6231 4122
Fx: (03) 6231 4166
Email:
info@anotherperspective.com.au

Client / Project info

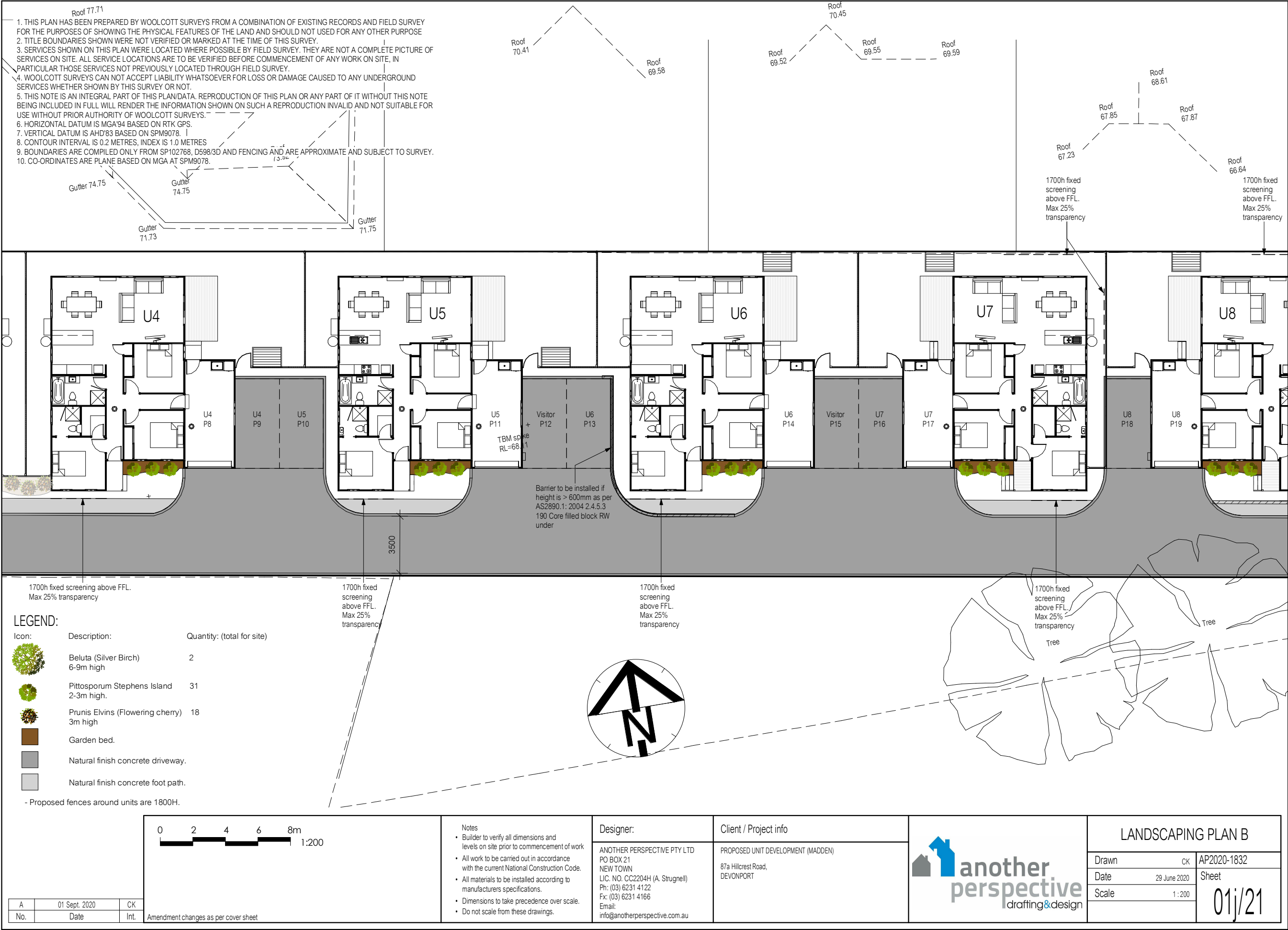
PROPOSED UNIT DEVELOPMENT (MADDEN)

87a Hillcrest Road,
DEVONPORT

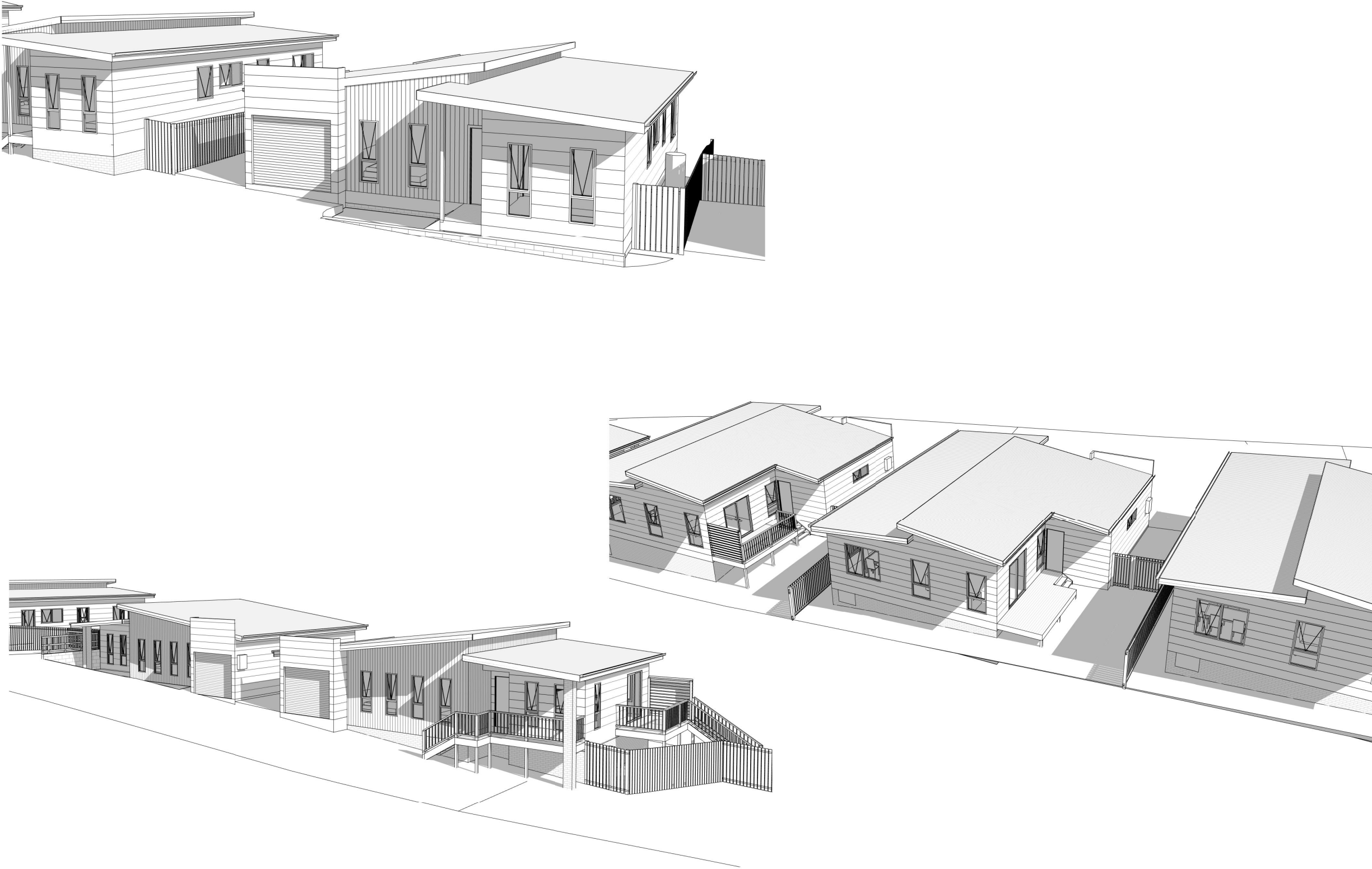



LANDSCAPING LOCATION PLAN		
Drawn	CK	AP2020-1832
Date	29 June 2020	Sheet
Scale	1:750	01h/21

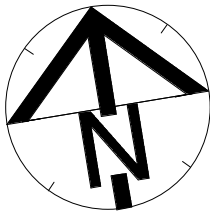




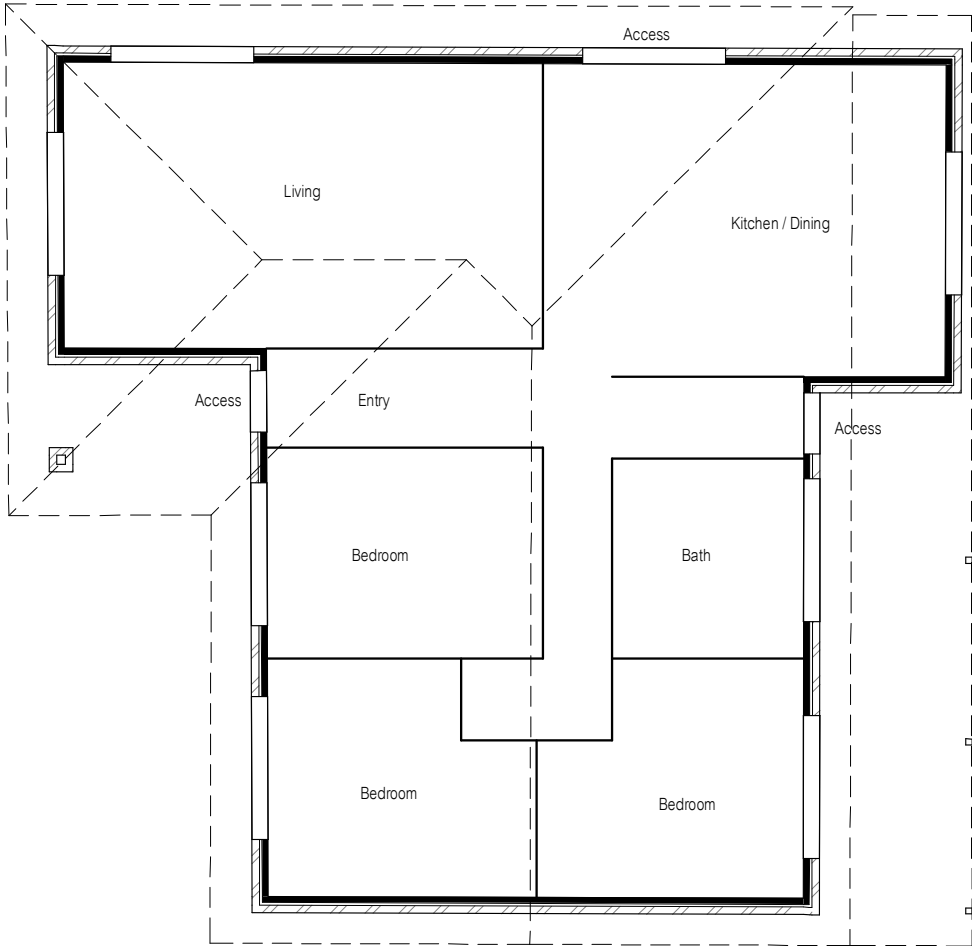




No.	Date	Int.	Amendment changes as per cover sheet	Shadows shown for stylisations purpose only	<div>Notes<ul style="list-style-type: none">• Builder to verify all dimensions and levels on site prior to commencement of work• All work to be carried out in accordance with the current National Construction Code.• All materials to be installed according to manufacturers specifications.• Dimensions to take precedence over scale.• Do not scale from these drawings.</div>	<div>Designer: ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. CC2204H (A. Strugnell) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au</div>	<div>Client / Project info PROPOSED UNIT DEVELOPMENT (MADDEN) 87a Hillcrest Road, DEVONPORT</div>	<div></div>	<div>PERSPECTIVE VIEWS<table><tr><td>Drawn</td><td>CK</td><td>AP2020-1832</td></tr><tr><td>Date</td><td>29 June 2020</td><td>Sheet</td></tr><tr><td>Scale</td><td></td><td>01/21</td></tr><tr><td colspan="3">Copyright ©</td></tr></table></div>	Drawn	CK	AP2020-1832	Date	29 June 2020	Sheet	Scale		01/21	Copyright ©		
Drawn	CK	AP2020-1832																			
Date	29 June 2020	Sheet																			
Scale		01/21																			
Copyright ©																					



NOTE:
Internal layout approximate only. Information
a combination of survey and real estate.



NOTE: Carport roof on this end to be removed and roof taken back to a standard 450 eave off house wall, finishing as a gable end with lightweight infill.

Floor Area = 131.01m²			<div>Notes</div> <ul style="list-style-type: none">• Builder to verify all dimensions and levels on site prior to commencement of work• All work to be carried out in accordance with the current National Construction Code.• All materials to be installed according to manufacturers specifications.• Dimensions to take precedence over scale.• Do not scale from these drawings.	Designer:	Client / Project info		UNIT 1 FLOOR PLAN (EXISTING - MODIFIED)	
				ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. CC2204H (A. Strugnelli) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	PROPOSED UNIT DEVELOPMENT (MADDEN) 87a Hillcrest Road, DEVONPORT		Drawn	CK
Amendment changes as per cover sheet				Date	29 June 2020		Sheet	
				Scale	1 : 100		01m/21	
No.	Date	Int.						



North Elevation


East Elevation

South Elevation

West Elevation

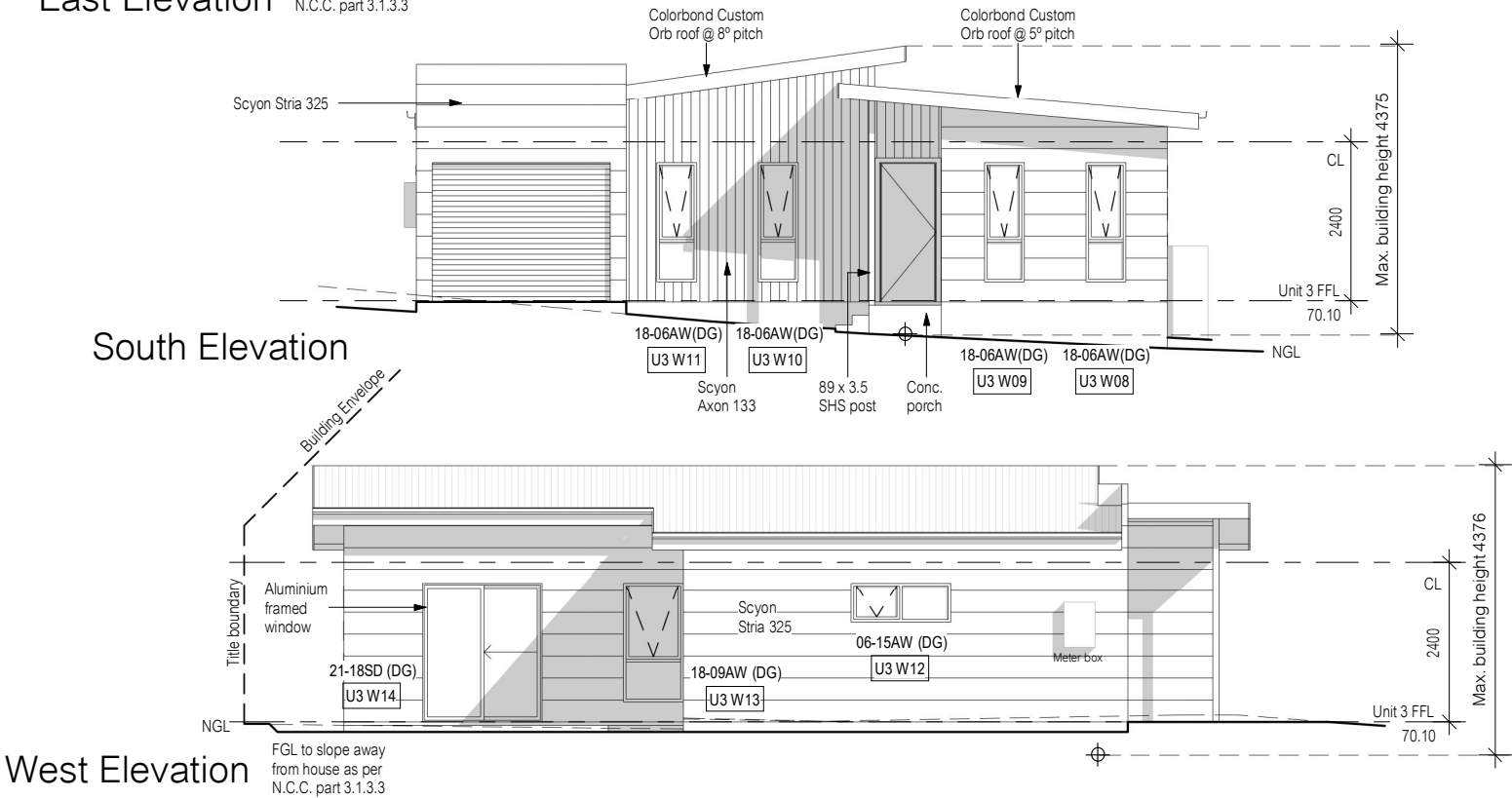
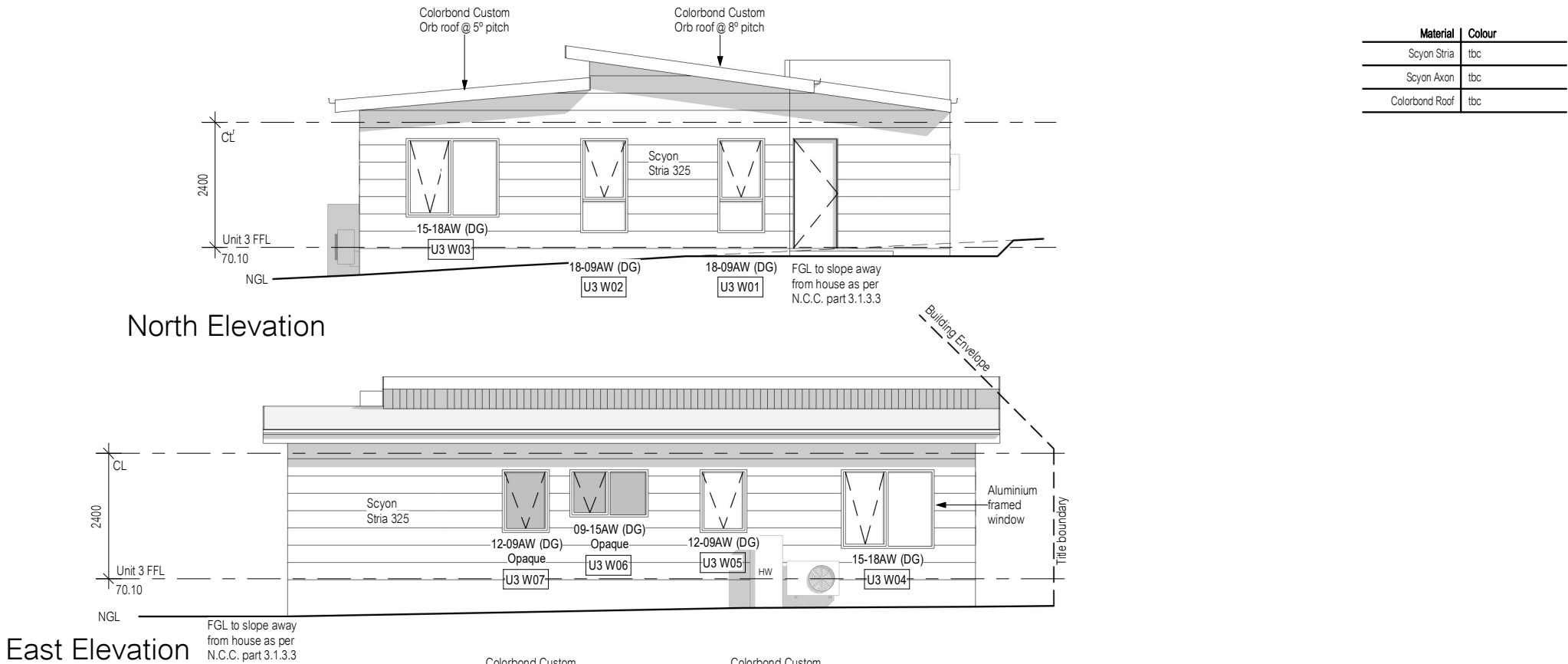
Material	Colour
Scyon Stria	tbc
Scyon Axon	tbc
Colorbond Roof	tbc

B	16 Nov. 2020	CK
A	01 Sept. 2020	CK
No.	Date	Int.

<div>All window sizes to be checked and/or confirmed on site prior to ordering glazing units</div> <div>Amendment changes as per cover sheet</div> <div>Shadows shown for stylisation purposes only</div>	<div>Notes</div> <ul style="list-style-type: none">• Builder to verify all dimensions and levels on site prior to commencement of work• All work to be carried out in accordance with the current National Construction Code.• All materials to be installed according to manufacturers specifications.• Dimensions to take precedence over scale.• Do not scale from these drawings.	Designer:	Client / Project info		UNIT 2 ELEVATIONS		
		ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. CC2204H (A. Strugnell) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	PROPOSED UNIT DEVELOPMENT (MADDEN) 87a Hillcrest Road, DEVONPORT		Drawn	CK	AP2020-1832
					Date	29 June 2020	Sheet
					Scale	1 : 100	03/21
						Copyright ©	



<div>Fl oor Area = 120.64m²</div> <div><div><div>—●—</div><div>Articulation joints</div></div><div><div>☉</div><div>Smoke Alarm (interconnected where more than 1)</div></div></div> <div>Amendment changes as per cover sheet</div>	<div>All window sizes to be checked and/or confirmed on site prior to ordering glazing units</div>	<div>Notes</div> <ul style="list-style-type: none">• Builder to verify all dimensions and levels on site prior to commencement of work• All work to be carried out in accordance with the current National Construction Code.• All materials to be installed according to manufacturers specifications.• Dimensions to take precedence over scale.• Do not scale from these drawings.	Designer:	Client / Project info	<div><div><div><div></div><div></div></div><div>anotherperspective</div><div>drafting&design</div></div></div>	UNIT 3 FLOOR PLAN		
			ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. CC2204H (A. Strugnell) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	PROPOSED UNIT DEVELOPMENT (MADDEN) 87a Hillcrest Road, DEVONPORT		Drawn	CK	AP2020-1832
						Date	29 June 2020	Sheet
						Scale	1 : 100	04/21
							Copyright ©	



All window sizes to be checked and/or confirmed on site prior to ordering glazing units

- Notes
- Builder to verify all dimensions and levels on site prior to commencement of work
 - All work to be carried out in accordance with the current National Construction Code.
 - All materials to be installed according to manufacturers specifications.
 - Dimensions to take precedence over scale.
 - Do not scale from these drawings.

Designer:
ANOTHER PERSPECTIVE PTY LTD
PO BOX 21
NEW TOWN
LIC. NO. CC2204H (A. Strugnell)
Ph: (03) 6231 4122
Fx: (03) 6231 4166
Email:
info@anotherperspective.com.au

Client / Project info
PROPOSED UNIT DEVELOPMENT (MADDEN)
87a Hillcrest Road,
DEVONPORT

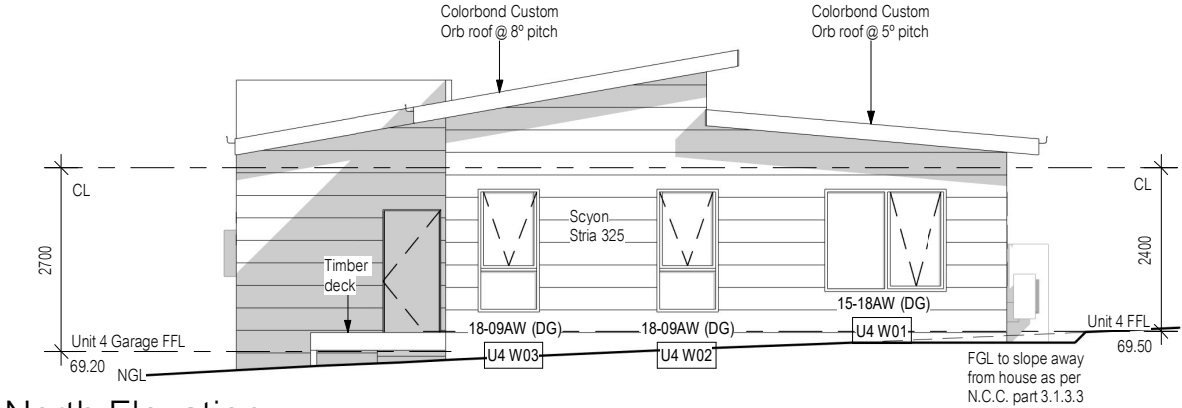


UNIT 3 ELEVATIONS

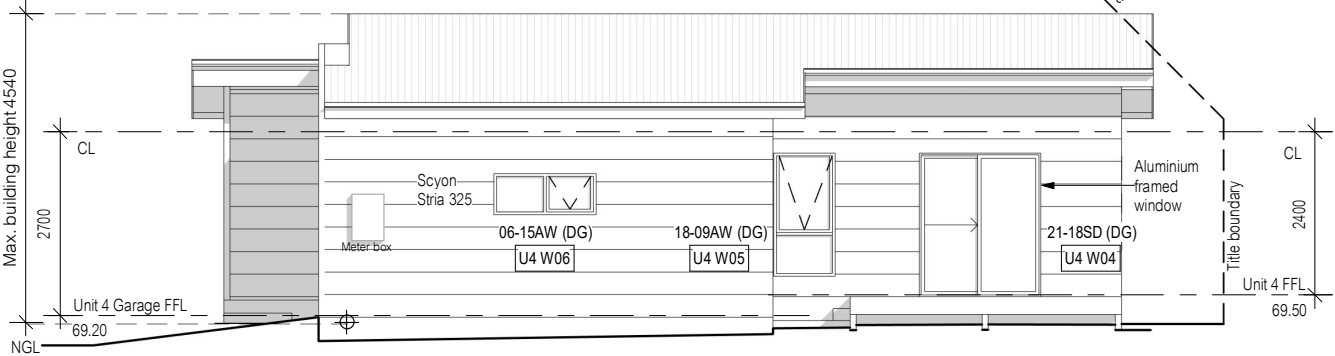
Drawn	CK	AP2020-1832
Date	29 June 2020	Sheet
Scale	1:100	05/21
Copyright ©		

No.	Date	Int.	Amendment changes as per cover sheet	Shadows shown for stylisation purposes only
-----	------	------	--------------------------------------	---

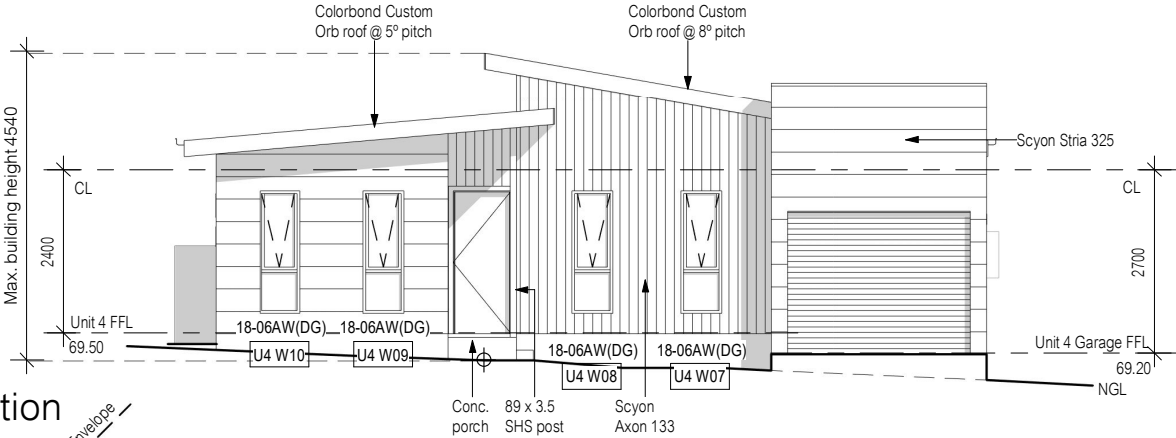
Minutes - Council Meeting - 21 December 2020



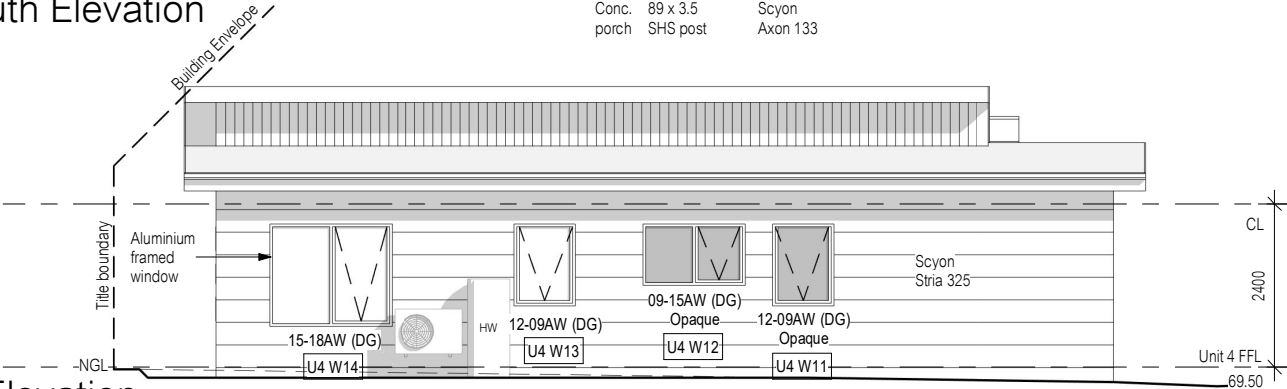
North Elevation



East Elevation



South Elevation



West Elevation

Material	Colour
Scyon Stria	tbc
Scyon Axon	tbc
Colorbond Roof	tbc

All window sizes to be checked and/or confirmed on site prior to ordering glazing units

- Notes
- Builder to verify all dimensions and levels on site prior to commencement of work
 - All work to be carried out in accordance with the current National Construction Code.
 - All materials to be installed according to manufacturers specifications.
 - Dimensions to take precedence over scale.
 - Do not scale from these drawings.

Designer:
ANOTHER PERSPECTIVE PTY LTD
PO BOX 21
NEW TOWN
LIC. NO. CC2204H (A. Strugnell)
Ph: (03) 6231 4122
Fx: (03) 6231 4166
Email:
info@anotherperspective.com.au

Client / Project info
PROPOSED UNIT DEVELOPMENT (MADDEN)
87a Hillcrest Road,
DEVONPORT

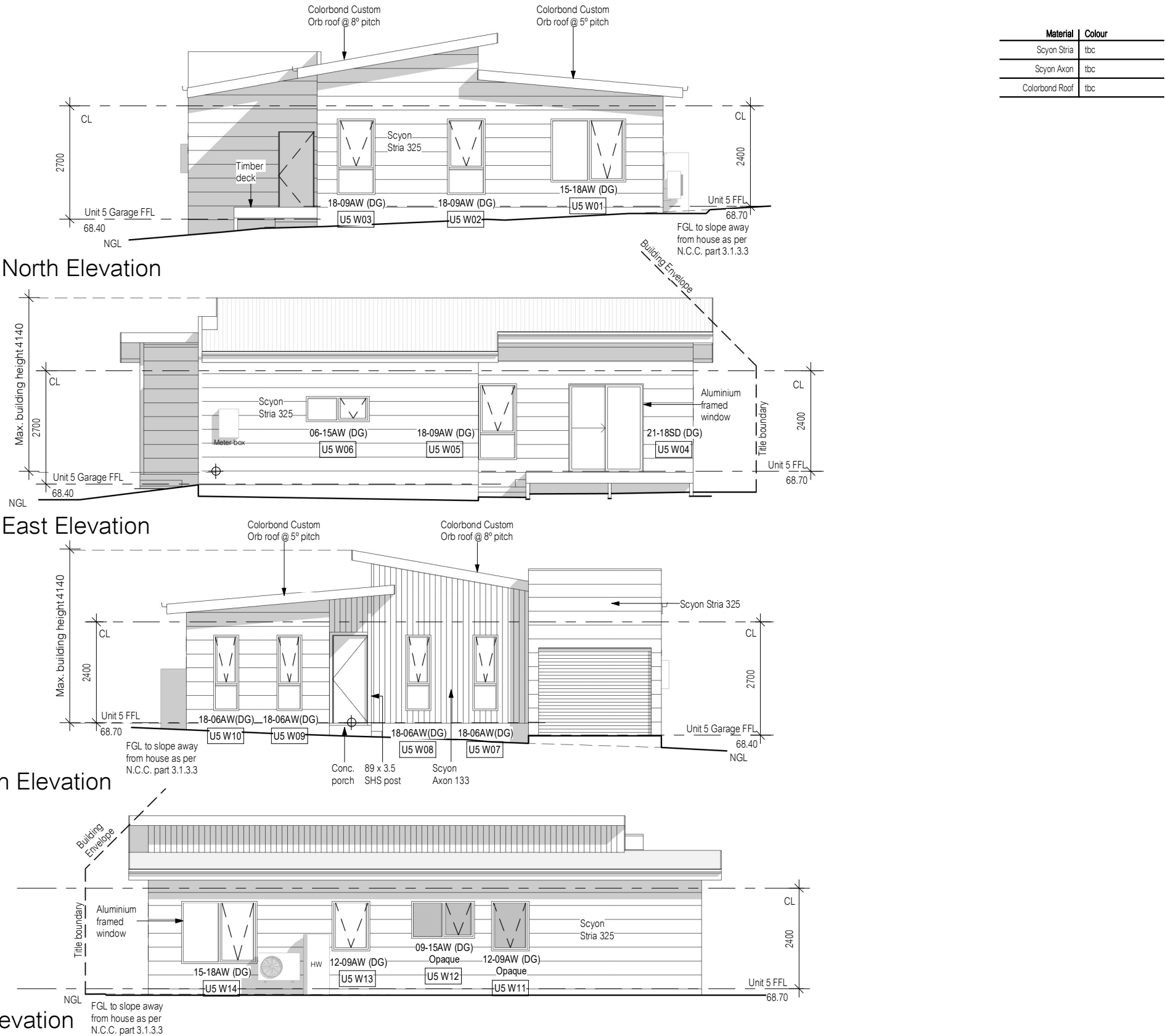


UNIT 4 ELEVATIONS

Drawn	CK	AP2020-1832
Date	29 June 2020	Sheet
Scale	1:100	07/21
Copyright ©		



<div>Floor Area = 120.64m²</div> <div><div><div><div></div></div><div>Articulation joints</div></div><div><div><div></div></div><div>Smoke Alarm (interconnected where more than 1)</div></div></div> <div>Amendment changes as per cover sheet</div>	<div>All window sizes to be checked and/or confirmed on site prior to ordering glazing units</div>	<div>Notes</div> <ul style="list-style-type: none">• Builder to verify all dimensions and levels on site prior to commencement of work• All work to be carried out in accordance with the current National Construction Code.• All materials to be installed according to manufacturers specifications.• Dimensions to take precedence over scale.• Do not scale from these drawings.	Designer:	Client / Project info	<div><div><div></div><div></div></div><div>another perspective drafting&design</div></div>	UNIT 5 FLOOR PLAN		
			ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. CC2204H (A. Strugnelli) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.co.au	PROPOSED UNIT DEVELOPMENT (MADDEN) 87a Hillcrest Road, DEVONPORT		Drawn	CK	AP2020-1832
						Date	29 June 2020	Sheet
						Scale	1 : 100	08/21
						Copyright ©		



West Elevation

South Elevation

East Elevation

North Elevation

All window sizes to be checked and/or confirmed on site prior to ordering glazing units

- Notes
- Builder to verify all dimensions and levels on site prior to commencement of work
 - All work to be carried out in accordance with the current National Construction Code.
 - All materials to be installed according to manufacturers specifications.
 - Dimensions to take precedence over scale.
 - Do not scale from these drawings.

Designer:
ANOTHER PERSPECTIVE PTY LTD
PO BOX 21
NEW TOWN
LIC. NO. CC2204H (A. Strugnell)
Ph: (03) 6231 4122
Fx: (03) 6231 4166
Email:
info@anotherperspective.com.au

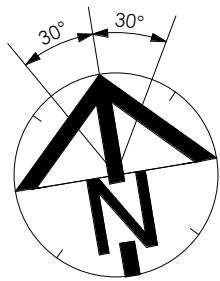
Client / Project info
PROPOSED UNIT DEVELOPMENT (MADDEN)
87a Hillcrest Road,
DEVONPORT



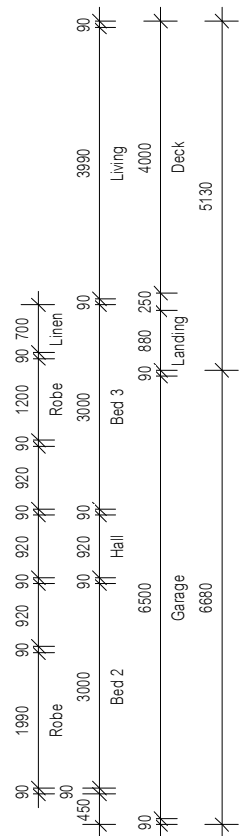
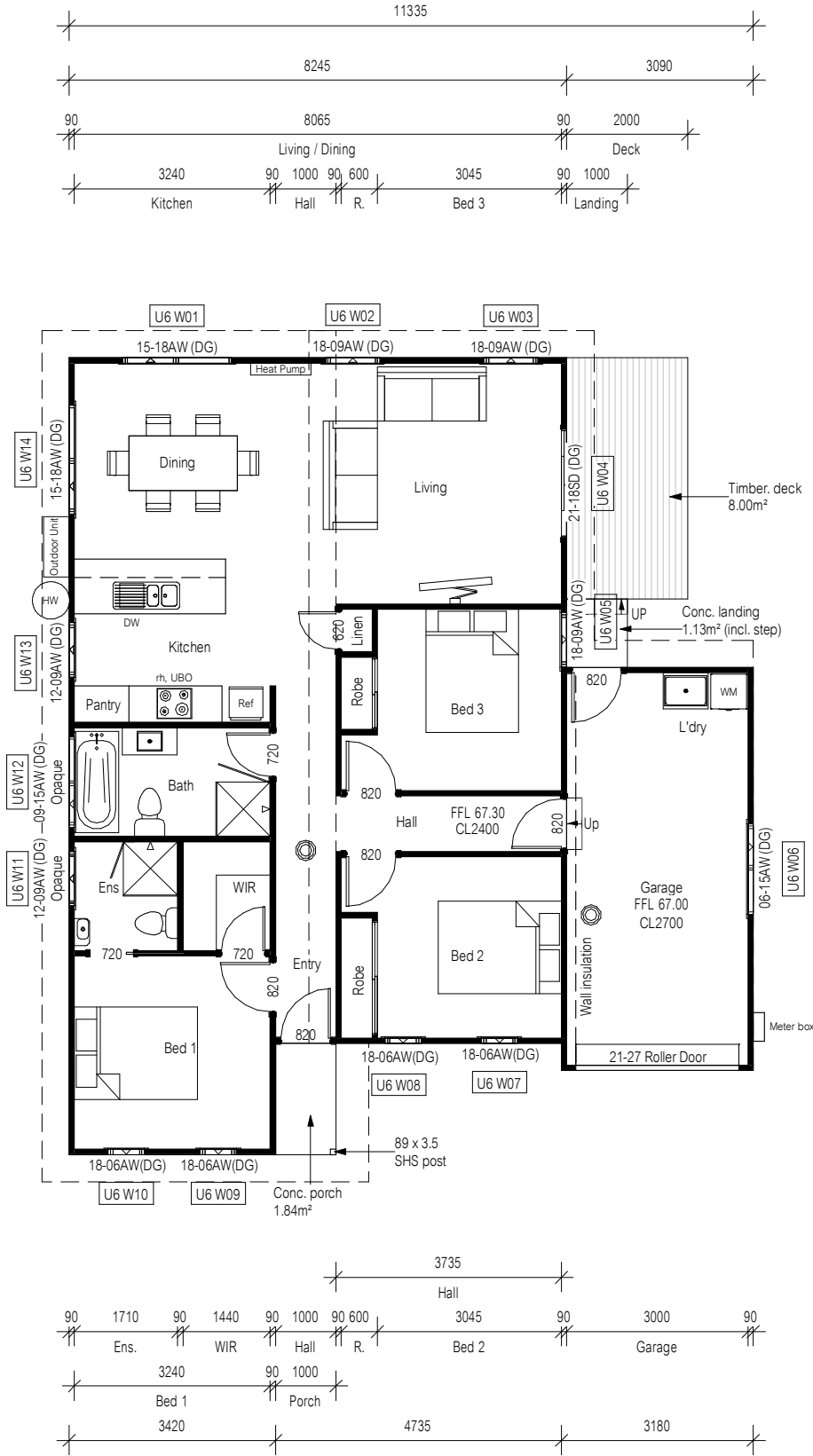
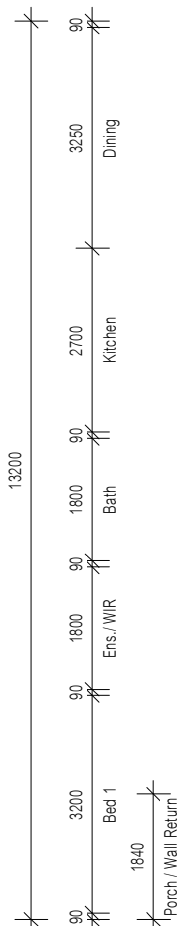
UNIT 5 ELEVATIONS


Drawn	CK	AP2020-1832
Date	29 June 2020	Sheet
Scale	1:100	09/21
Copyright ©		

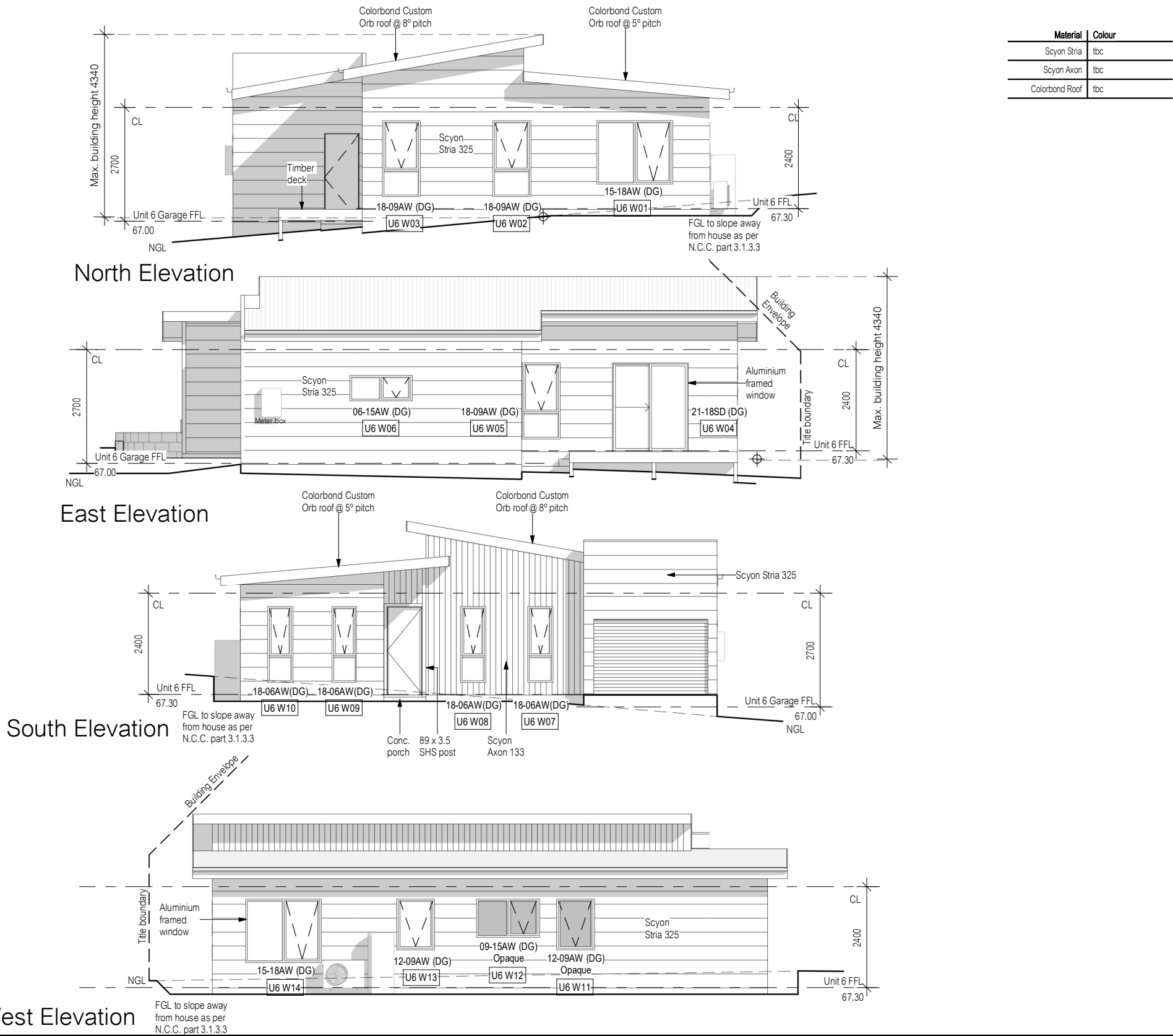
No.	Date	Int.	Amendment changes as per cover sheet	Shadows shown for stylisation purposes only
-----	------	------	--------------------------------------	---



PD4.1 clause 10.4.4
W01 - W03 satisfy A1



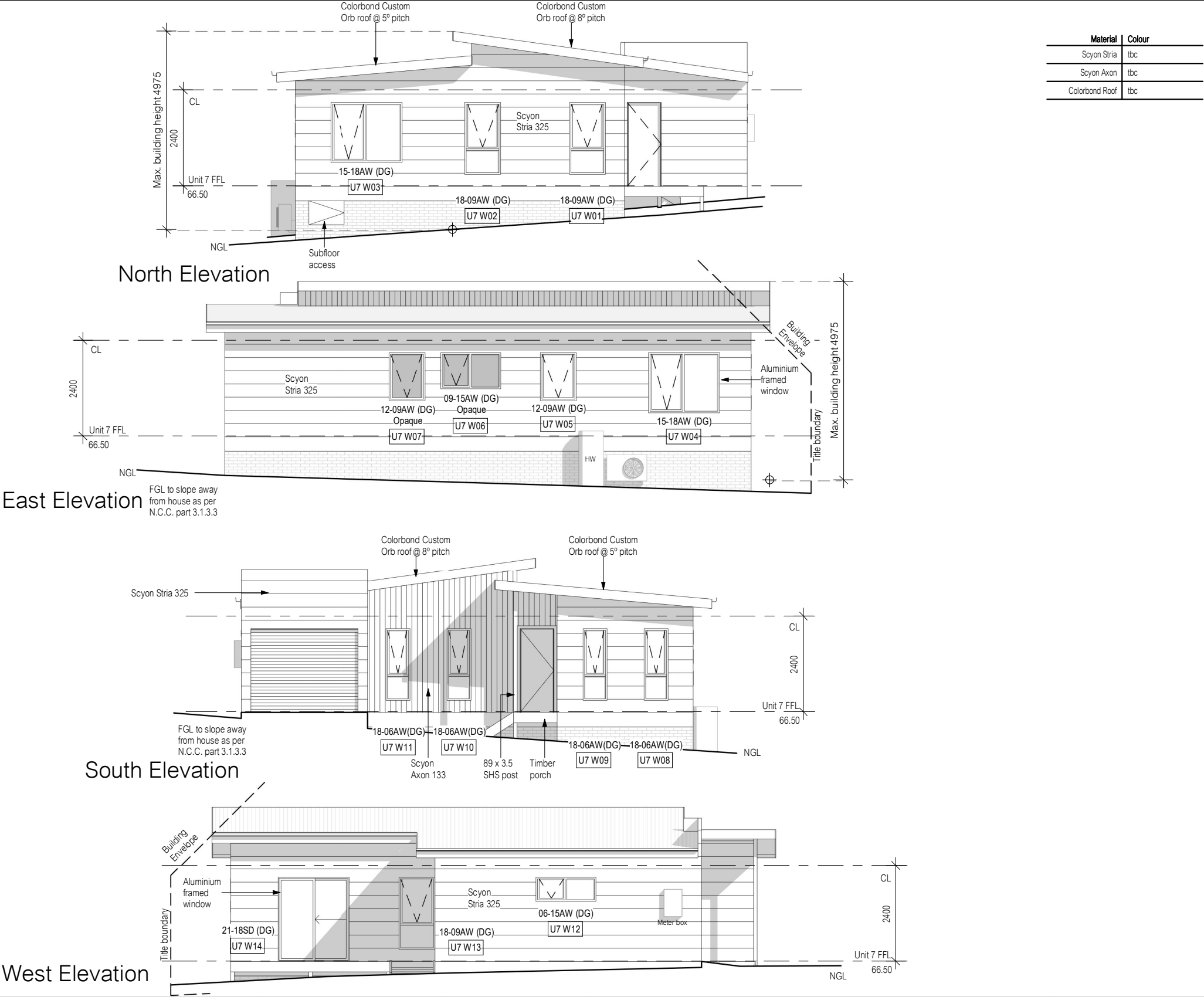
Floor Area = 120.64m²		<div>All window sizes to be checked and/or confirmed on site prior to ordering glazing units</div>	<div>Notes</div> <ul style="list-style-type: none">• Builder to verify all dimensions and levels on site prior to commencement of work• All work to be carried out in accordance with the current National Construction Code.• All materials to be installed according to manufacturers specifications.• Dimensions to take precedence over scale.• Do not scale from these drawings.	Designer: <div>ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. CC2204H (A. Strugnell) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au</div>	Client / Project info <div>PROPOSED UNIT DEVELOPMENT (MADDEN) 87a Hillcrest Road, DEVONPORT</div>	<div></div>	UNIT 6 FLOOR PLAN	
<div>Articulation joints</div>			Drawn <div>CK</div>	AP2020-1832				
<div>Smoke Alarm (interconnected where more than 1)</div>		Date <div>29 June 2020</div>	Sheet					
		Scale <div>1 : 100</div>	10/21					
		Copyright ©						
Amendment changes as per cover sheet								



<div></div>			<div>All window sizes to be checked and/or confirmed on site prior to ordering glazing units</div>	<div>Notes<ul style="list-style-type: none">Builder to verify all dimensions and levels on site prior to commencement of workAll work to be carried out in accordance with the current National Construction Code.All materials to be installed according to manufacturers specifications.Dimensions to take precedence over scale.Do not scale from these drawings.</div>	Designer:	Client / Project info	<div></div>	UNIT 6 ELEVATIONS		
					ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. CC2204H (A. Strugnell) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	PROPOSED UNIT DEVELOPMENT (MADDEN) 87a Hillcrest Road, DEVONPORT		Drawn	CK	AP2020-1832
								Date	29 June 2020	Sheet
								Scale	1 : 100	11/21
								Amendment changes as per cover sheet		Copyright ©

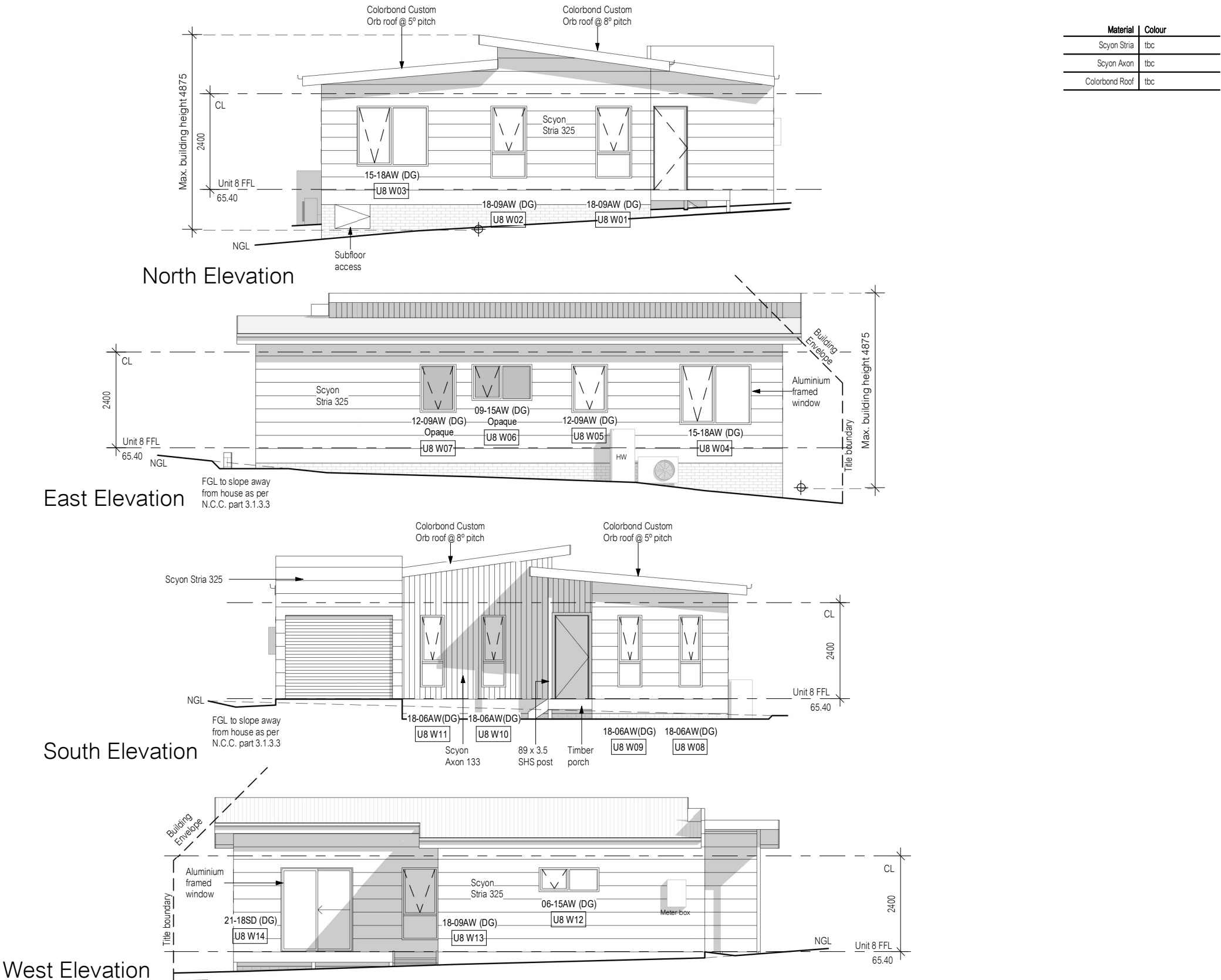
Shadows shown for stylisation purposes only





No.	Date	Int.	Amendment changes as per cover sheet	Shadows shown for stylisation purposes only	<div>Notes<ul style="list-style-type: none">• Do not scale from these drawings.</div>	info@anotherperspective.com.au			Copyright ©	13/21
-----	------	------	--------------------------------------	---	---	--------------------------------	--	--	-------------	-------





No.	Date	Int.	Amendment changes as per cover sheet	Shadows shown for stylisation purposes only
-----	------	------	--------------------------------------	---

- Notes
- Builder to verify all dimensions and levels on site prior to commencement of work
 - All work to be carried out in accordance with the current National Construction Code.
 - All materials to be installed according to manufacturers specifications.
 - Dimensions to take precedence over scale.
 - Do not scale from these drawings.

Designer:

ANOTHER PERSPECTIVE PTY LTD
PO BOX 21
NEW TOWN
LIC. NO. CC2204H (A. Strugnell)
Ph: (03) 6231 4122
Fx: (03) 6231 4166
Email:
info@anotherperspective.com.au

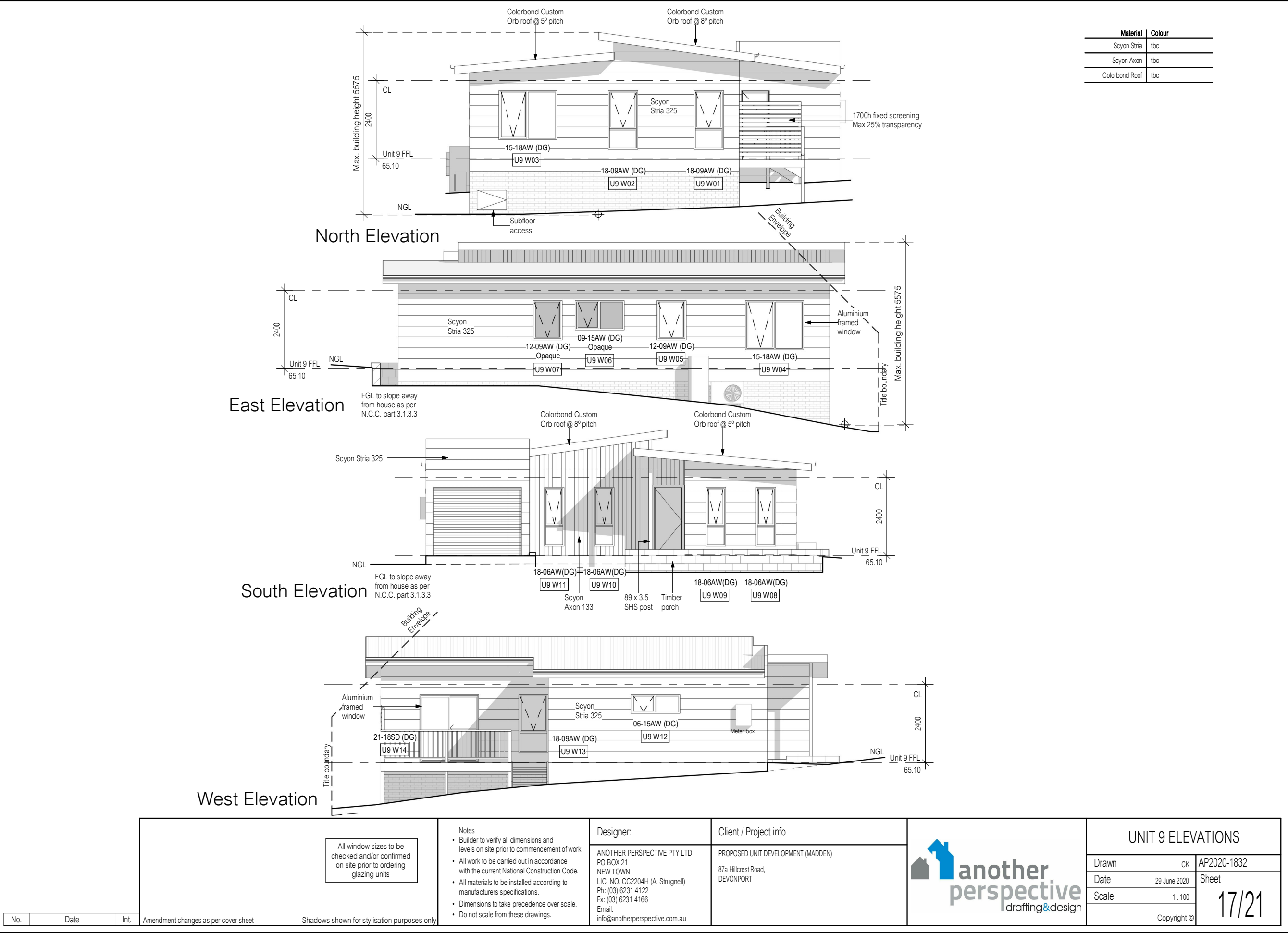
Client / Project info

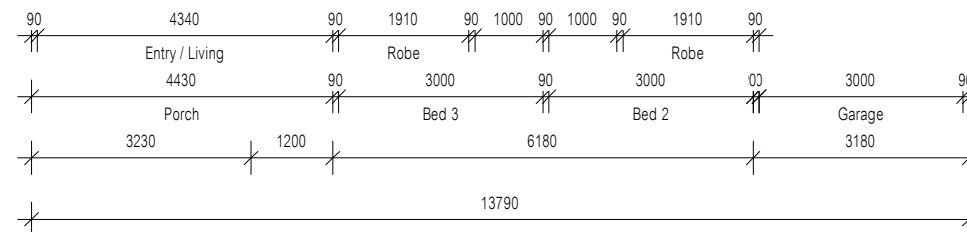
PROPOSED UNIT DEVELOPMENT (MADDEN)
87a Hillcrest Road,
DEVONPORT

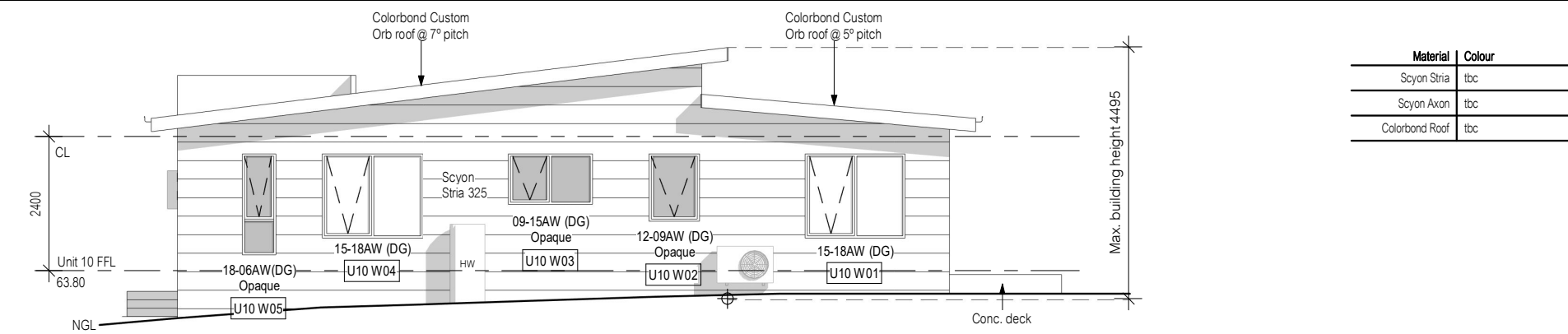


UNIT 8 ELEVATIONS		
Drawn	CK	AP2020-1832
Date	29 June 2020	Sheet
Scale	1:100	15/21
Copyright ©		



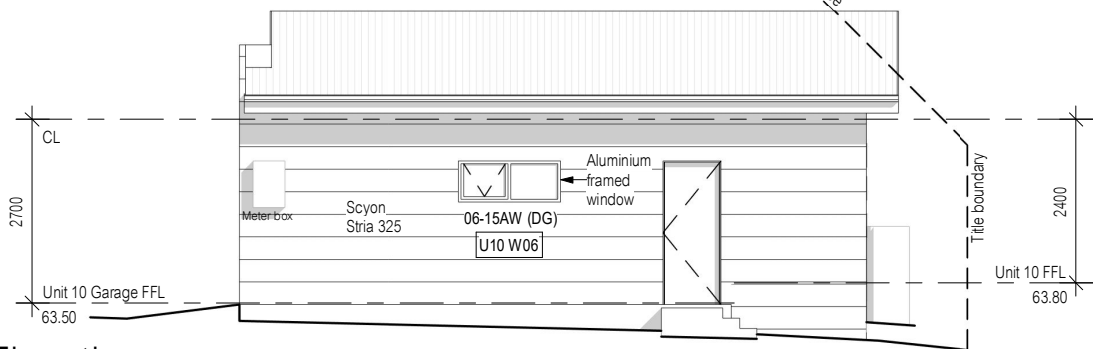




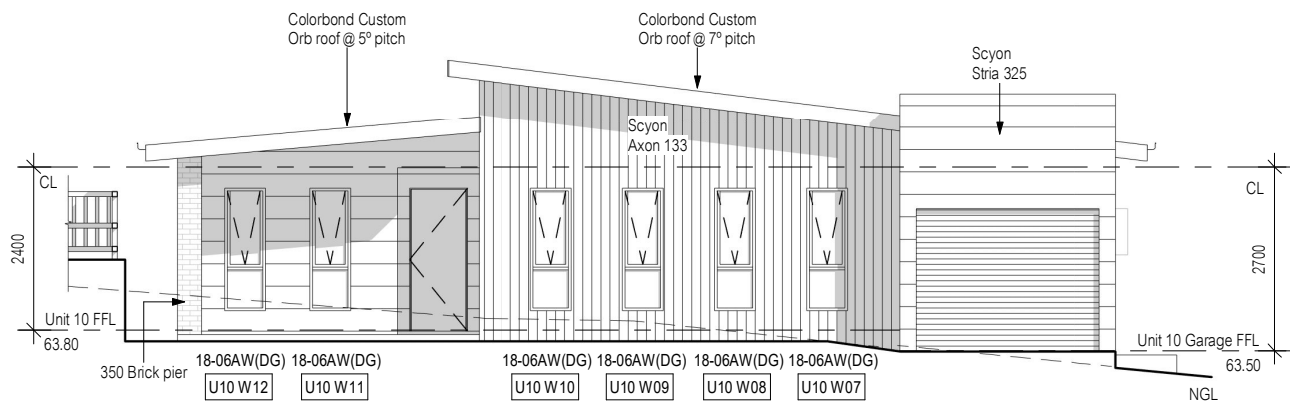


Material	Colour
Scyon Stria	tbc
Scyon Axon	tbc
Colorbond Roof	tbc

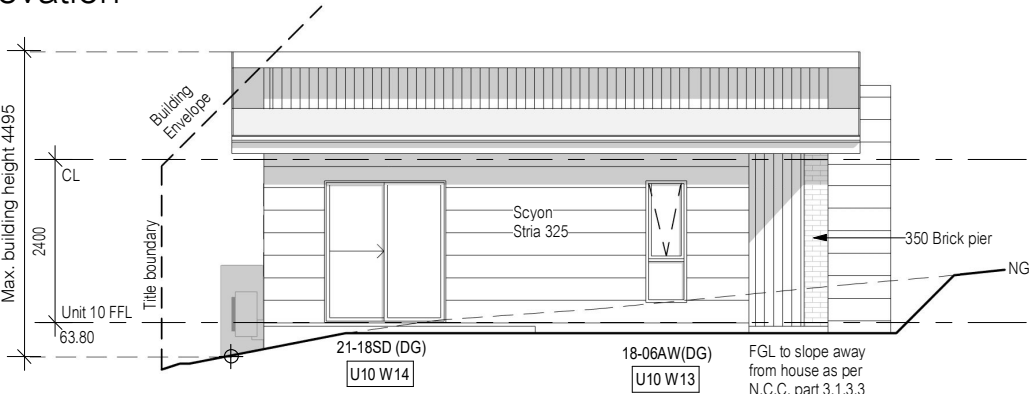
North Elevation



East Elevation



South Elevation



West Elevation

All window sizes to be checked and/or confirmed on site prior to ordering glazing units

- Notes
- Builder to verify all dimensions and levels on site prior to commencement of work
 - All work to be carried out in accordance with the current National Construction Code.
 - All materials to be installed according to manufacturers specifications.
 - Dimensions to take precedence over scale.
 - Do not scale from these drawings.

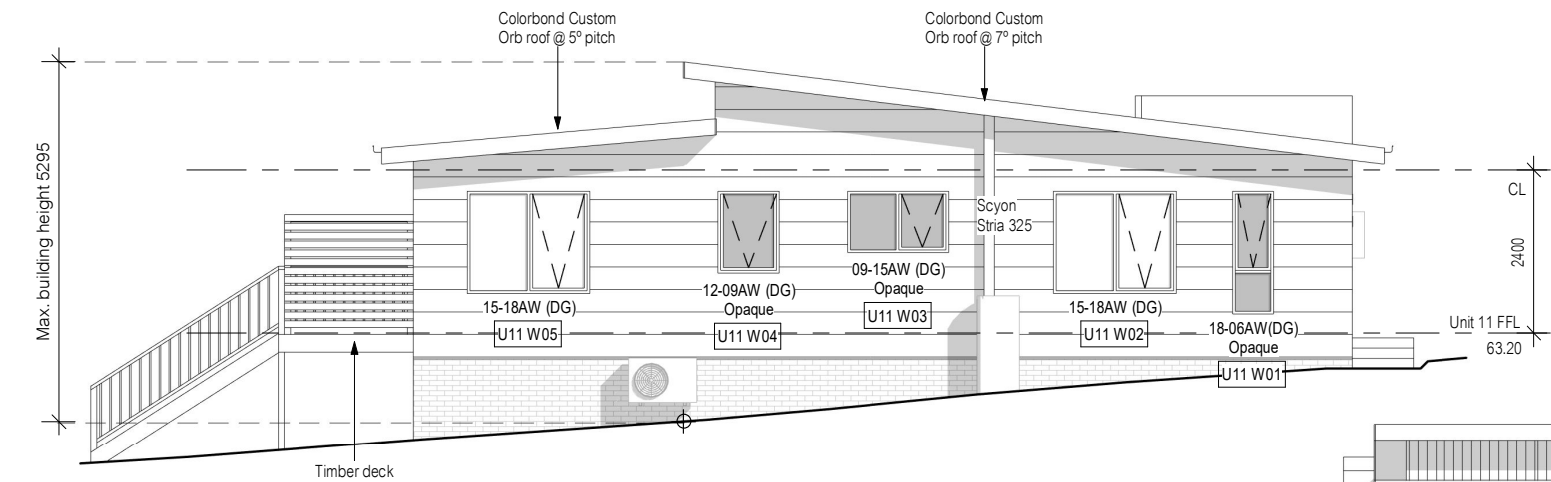
Designer:
ANOTHER PERSPECTIVE PTY LTD
PO BOX 21
NEW TOWN
VIC. NO. CC2204H (A. Strugnell)
Ph: (03) 6231 4122
Fx: (03) 6231 4166
Email:
info@anotherperspective.com.au

Client / Project info
PROPOSED UNIT DEVELOPMENT (MADDEN)
87a Hillcrest Road,
DEVONPORT

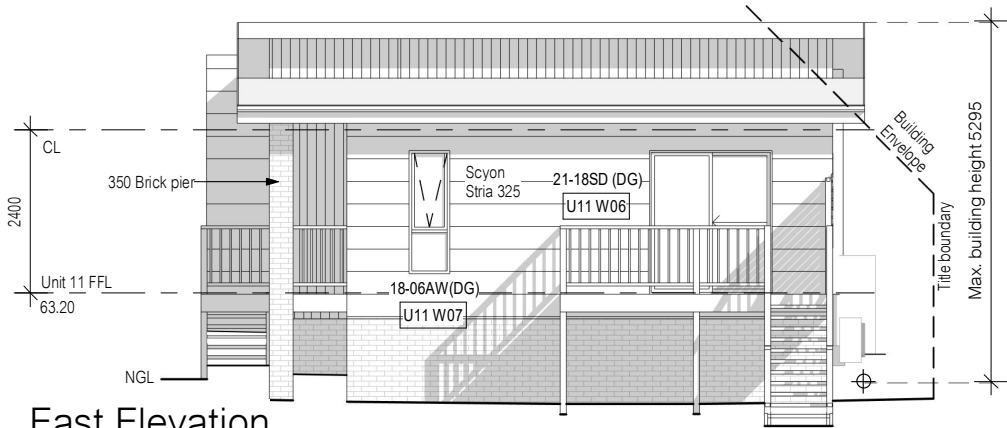


UNIT 10 ELEVATIONS		
Drawn	CK	AP2020-1832
Date	29 June 2020	Sheet
Scale	1:100	19/21
Copyright ©		

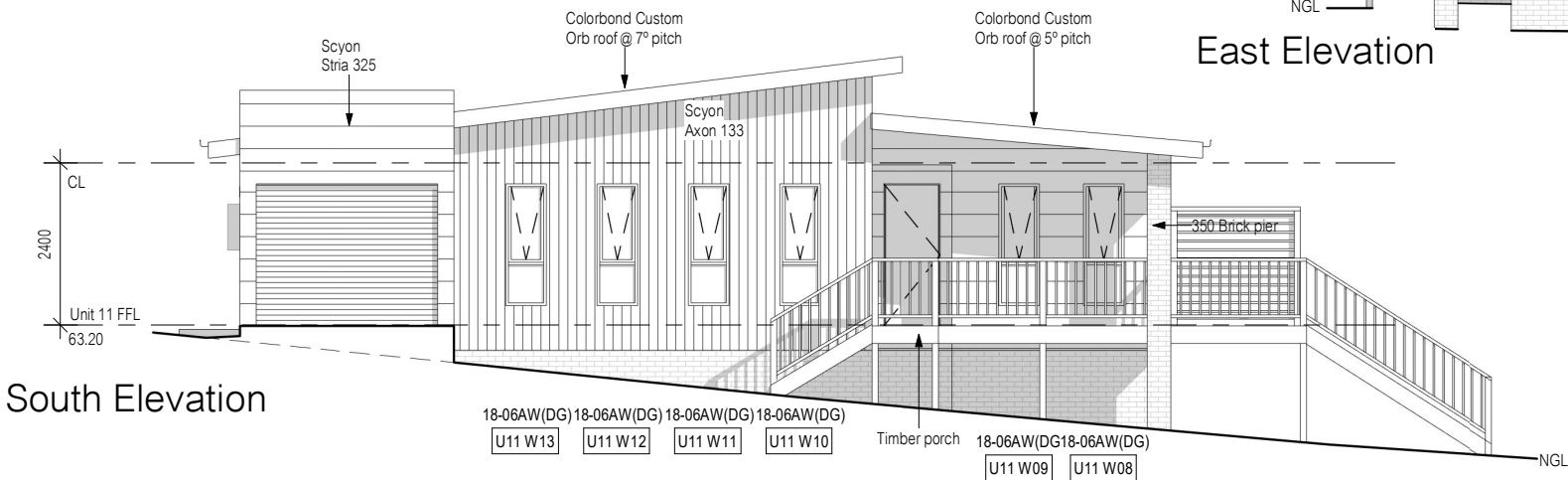
Minutes - Council Meeting - 21 December 2020



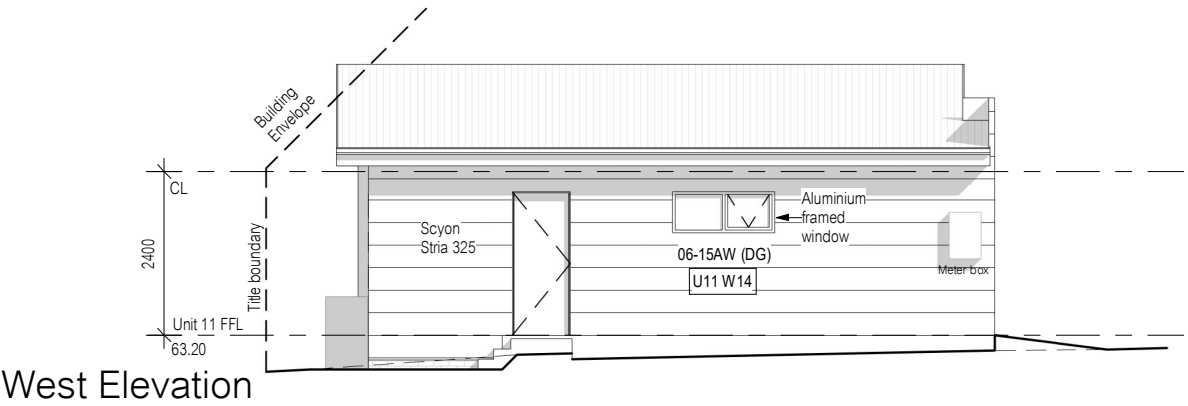
North Elevation



East Elevation




South Elevation



West Elevation

Material	Colour
Scyon Stria	tbc
Scyon Axon	tbc
Colorbond Roof	tbc

<div>All window sizes to be checked and/or confirmed on site prior to ordering glazing units</div>	<div>Notes<ul style="list-style-type: none">• Builder to verify all dimensions and levels on site prior to commencement of work• All work to be carried out in accordance with the current National Construction Code.• All materials to be installed according to manufacturers specifications.• Dimensions to take precedence over scale.• Do not scale from these drawings.</div>	Designer:	Client / Project info		UNIT 11 ELEVATIONS		
		ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. CC2204H (A. Strugnell) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au	PROPOSED UNIT DEVELOPMENT (MADDEN) 87a Hillcrest Road, DEVONPORT		Drawn	CK	AP2020-1832
					Date	29 June 2020	Sheet
					Scale	1 : 100	21/21
					Copyright ©		

Amendment changes as per cover sheet

Shadows shown for stylisation purposes only