



Clarence City Council

PLANNING PERMIT

LAND USE PLANNING AND APPROVALS ACT 1993

Development No: PDPLANPMTD-2020/011070 **Approval Date:** 09 November 2021

Description: Demolition, 86 Multiple Dwellings, Shops, Food Services and Museum

Address: 30 Kangaroo Bay Drive, ROSNY PARK, 7 Pembroke Place, 92, 94, 96 & 98 Cambridge Road, BELLERIVE

This permit is granted, subject to the following conditions:

General Conditions:

- 1 The use or development must only be undertaken in accordance with the endorsed plans, amended plans B01(rev B), B02(rev B), B03(rev B) and elevation C01(rev B), and any permit conditions and must not be altered without the consent of Council.

Amended under Section 55 of the Land Use Planning and Approvals Act 1993, 21 January 2022.

- 2 The Shops approved by this permit must be predominately tourism related or for servicing maritime activities. The approved uses comprise Restaurants/Cafes (545m²), Shops (532m²), Convenience Store (120m²) and Museum (80m²).
- 3 Hours of operation for uses located within the Particular Purpose Zone 4 - Kangaroo Bay must be within:
 - 6.00am to 10.00pm Monday - Saturday inclusive;
 - 7.00am to 9.00pm Sunday and Public Holidays; except for residential, office and administrative activities.
- 4 Noise emissions for uses located within the Particular Purpose Zone 4 Kangaroo Bay measured at the boundary of a residential zone must not exceed the following:
 - (a) 55dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm;

- (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00 pm to 7.00 am;
- (c) 65dB(A) (LAm_{ax}) at any time.

Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness. Noise levels are to be averaged over a 15-minute time interval.

- 5 External amplified loudspeakers or music for non-residential uses located within the Particular Purpose Zone 4 Kangaroo Bay must not be used within 50m of a residential zone.
- 6 External lighting for non-residential uses within 50m of a residential zone outside the site must comply with all of the following:
 - (a) be turned off between 11:00 pm and 6:00 am, except for security lighting;
 - (b) security lighting must be baffled to ensure they do not cause emission of light outside the zone.
- 7 Commercial vehicle movements, (including load & unloading and garbage removal) to or from for uses located within the Particular Purpose Zone 4 Kangaroo Bay that are within 50m of a residential zone must be within the hours of:
 - (a) 7.00 am to 6.00 pm Mondays to Fridays inclusive;
 - (b) 9.00 am to 5.00 pm Saturdays;
 - (c) 10.00 am to 12.00 noon Sundays and Public Holidays.
- 8 **249** car parking spaces must be provided on-site prior to the commencement of the use. Each space, including disabled parking, must be clearly marked and used solely for parking purposes. Plans showing the layout of the car parking area, designed with suitable manoeuvring areas in accordance with Clause E6.7.5 A1 of the Parking and Access Code of the Clarence Interim Planning Scheme 2015, must be submitted to and approved by Council's Manager City Planning prior to the commencement of any works.

The basement car parks must be clearly marked and management set in place to ensure the availability of 140 spaces for residential units (to include a minimum allocation of 1 space assigned to each 1- and 2-bedroom unit, 2 spaces assigned to each 3-bedroom unit and 22 visitor parking spaces) and 109 spaces for the approved Shops, Food Services and Museum uses.

- 9 The layout of car parking spaces, access aisles, circulation roadways and ramps must be designed and constructed to comply with section 2 "Design of Parking Modules, Circulation Roadways and Ramps" of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking and must have sufficient headroom to comply with clause 5.3 "Headroom" of the same Standard.
- 10 The number of onsite motorcycle parking spaces provided must be at a rate of 1 space to each 20 car parking spaces after the first 19 car parking spaces. The design of

motorcycle parking areas must be located, designed and constructed to comply with section 2.4.7 “Provision for Motorcycles” of AS/NZS 2890.1:2004 Parking Facilities Part 1: Offstreet car parking and be located within 30 m of the main entrance to the building.

- 11 Parking and vehicle circulation roadways and pedestrian paths must be provided with lighting in accordance with clause 3.1 “Basis of Design” and clause 3.6 “Car Parks” in AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting.
- 12 The design of bicycle parking spaces must be provided in accordance with the requirements of Table E6.2 of the Scheme; be located within 30 m of the main entrance to the building; and be to the class specified in table 1.1 of AS2890.3:1993 Parking facilities Part 3: Bicycle parking facilities in compliance with section 2 “Design of Parking Facilities” and clauses 3.1 “Security” and 3.3 “Ease of Use” of the same Standard. Shower and change room facilities must be provided for the commercial uses.
- 13 Signs must not to be displayed on the site without further approval from Council.
- 14 Prior to the issue of a Building Permit for the construction of the dwellings, a Remediation and Sampling Plan in accordance with the recommendations of the Preliminary Site Investigation, (GHD October 2020) must be submitted to the satisfaction of Council’s Senior Environmental Health Officer.
- 15 Prior to the issue of a Building Permit for the construction of the dwellings, an Environmental Construction Management Plan in accordance with the recommendations of the Preliminary Site Investigation, (GHD October 2020) must be submitted to the satisfaction of Council’s Senior Environmental Health Officer.
- 16 A contribution to public art at a ratio of 1% of the cost of the development, up to a maximum of \$20,000 must be made prior to the commencement of the use. The contribution must be made as a cash payment to the Clarence City Council Public Arts Fund to be allocated to public art on public land.
- 17 All separate titles of the subject land must be consolidated into one title or strata titled prior to the commencement of the uses.
- 18 Prior to the issue of a building permit, a plan for the management of construction of the site must be submitted and approved by Council's Group Manager Engineering Services. The plan must outline the proposed construction practices for the site in relation to:
 - proposed hours of work (including volume and timing of heavy vehicles entering and leaving the site, and works undertaken onsite);
 - identification of potentially noisy construction phases, such as operation of rock breakers, explosives or pile drivers, and proposed means to minimise impact on the amenity of neighbouring buildings;

- control of dust and emissions during working hours;
 - construction parking;
 - construction fencing;
 - proposed screening of the site and vehicular access points during work;
 - procedures for washing down vehicles, to prevent soil and debris being carried along surrounding streets;
 - traffic/pedestrian management.
- 19 An erosion and sedimentation control plan, in accordance with the *Hobart Regional Soil and Water Management on Building and Construction Sites* document, must be submitted and approved by Council's Group Manager Engineering Services prior to the commencement of works.
- 20 Driveways, parking areas and other areas accessible to vehicles must be constructed in bituminous concrete or concrete, providing for adequate stormwater drainage, prior to the commencement of the use. Details of the construction must be submitted to and approved by Council's Group Manager Engineering Services prior to the commencement of any works.
- 21 All redundant crossovers must be removed and kerb and guttering with footpath reinstated to match with the existing in a smooth and continuous fashion.
- 22 Engineering designs, prepared by a suitably qualified person, are required for:
- access arrangements;
 - carpark and driveways construction;
 - service upgrades or relocations;
 - access way construction and provision of a 3m wide footpath to the existing kerb edge of Cambridge Road;

and must show the extent of any vegetation removal proposed for these works. Such designs must be submitted to and approved by Council's Group Manager Engineering Services.

A 'start of works' permit must be obtained prior to the commencement of any works.

A Works in Road Reservation Permit must also be obtained if any proposed works are to be conducted within the road reservation or Council land.

Works for all stages shown on the design plans must be commenced within 2 years of the date of their approval or the engineering designs will be required to be resubmitted.

- 23 Suitable garbage storage facilities and letter boxes must be provided near the front boundary and must be identified as part of an application for a Building Permit. The design and location of the garbage storage facilities and access will depend upon the nature of the garbage service for the development and are to be approved by the Council's Group Manager Engineering Services prior to construction.

- 24 The Final Plan and accompanying Schedule of Easements must describe all existing easements and any additional easements required in respect of all Council infrastructure required to service the lots in a form to the satisfaction of Council's relevant / delegated officer. All redundant lot connections are to be removed and capped.
- 25 The owner must, at their expense, repair any Council services (eg pipes, drains) and any road, crossover, footpath or other Council infrastructure that is damaged as a result of any works carried out by the developer, or their contractors or agents pursuant to this permit. These repairs are to be in accordance with any directions given by the Council.

If the owner does not undertake the required repair works within the timeframe specified by Council, the Council may arrange for the works to be carried out at the owner's expense.

- 26 For the purposes of protecting Council's stormwater system all stormwater runoff from impervious surfaces within the site must be treated and discharged from the site using Water Sensitive Urban Design principles to achieve stormwater quality and quantity targets in accordance with the State Stormwater Strategy 2010 and consistent with the Stormwater System Management Plan for the relevant catchment. Detailed engineering designs accompanied with a report on all stormwater design parameters and assumptions or a model using industry accepted proprietary software, such as MUSIC must be submitted to Council's Group Manager Engineering Services for approval prior to the issue of a building or plumbing permit.

A Maintenance Management Schedule/Regime must also be submitted and the facility must be maintained in accordance with this schedule.

Prior to the issue of a building permit, the landowner must enter into and thereafter abide by an agreement with Council under Part 5 of the Land Use Planning and Approvals Act, 1993 in such form as Council may require and which provides for the following:

- to incorporate the Maintenance Management Schedule / Regime obligations for the stormwater treatment facility and a requirement to report to Council on an annual basis stating that all maintenance requirements for the facility have been met.

The agreement will be prepared and registered by the Council. The land owner is responsible for all Council and Land Titles Office fees and charges. Upon written request from the landowner and payment of relevant fees, Council will then prepare the Part 5 Agreement.

Note: The landowner is to give 14 days notice to Council of the request to prepare a Part 5 Agreement. Alternatively, in cases where strata division is contemplated with this development, a suitable provision is to be made in the Body Corporate rules associated with this development to the satisfaction of Council for the proper management of the stormwater treatment facility by the Body Corporate. Evidence of either of these options being in place must be provided prior to the issue of a building permit.

28 A landscape plan must be submitted to and approved by Council's Manager City Planning prior to the commencement of works. The plan must be to scale and show:

- a north point;
- existing trees and those to be removed;
- proposed driveways, paths, buildings, carparking, retaining walls and fencing;
- any proposed rearrangement of ground levels;
- details of proposed planting's including botanical names, and the height and spread of canopy at maturity; and
- estimated cost of the landscaping works.

The landscaping works must be completed prior to the commencement of the use.

29 A bond of 1.5 times the estimated cost of landscape works must be submitted with the landscape plan. The bond will be held as security to ensure both development and maintenance of the landscape work is undertaken in accordance with the approved plan.

The bond may be a cash deposit or a bank guarantee. The work is to be completed prior to commencement of the use. If the works are not completed within this time, Council may have the landscaping work undertaken and may recover those costs incurred from the bonded amount.

30 The development must meet all required Conditions of Approval specified by TasWater notice, dated 18 August 2020 (TWDA2020/01136-CCC).

The following advice is also provided:

- a. This Permit will lapse after 2 years from the date on which it is granted unless the development / use has been substantially commenced. Upon request, under Section 53(5A) of the Land Use Planning and Approvals Act 1993 Council may grant an extension of time for a further 2 years. A further 2 years may be granted upon request under Section 53(5B) of the Land Use Planning and Approvals Act 1993. Any such requests must be made in writing and within 6 months of the day on which the permit has lapsed.
- b. This is a town planning permit only. Please be aware that a building permit and / or a plumbing certificate of likely compliance or plumbing permit may be required before the development can proceed. It is recommended that you contact Council's Building Department on (03) 6217 9580 to discuss the requirement for any additional permits or certification.

- c. Non-compliance with this permit is an offence under Section 63 of the Land Use Planning and Approvals Act 1993 and may result in enforcement action under Division 4A of the Land Use Planning and Approvals Act 1993 which provides for substantial fines and daily penalties.



ROSS LOVELL

MANAGER CITY PLANNING

THIS APPROVAL IS GIVEN UNDER DELEGATION GRANTED BY COUNCIL ON 14 DECEMBER 2020

KANGAROO BAY BOULEVARD PRECINCT

Mixed-Use Development

30 Kangaroo Bay Drive, Rosny Park; 7 Pembroke Place, Bellerive; 92, 94, 96 & 98 Cambridge Road, Bellerive

DRAWING REGISTER

Architectural Drawings - Circa Morris-Nunn Architects		
Layout No:	Layout Name	Rev
A00	Cover	Rev B
A01	Site Plan - Existing	Rev B
A02	Site Plan - Demolition	Rev B
A03	Site Plan - Proposed	Rev B
B01	Ground Floor Plan	Rev B
B02	Upper Ground Floor Plan	Rev B
B03	First Floor Plan	Rev B
B04	Second Floor Plan	Rev B
B05	Third Floor Plan	Rev B
B06	Roof Plan	Rev B
C01	Street Elevations	Rev B
C02	Street Elevations	Rev B
C03	Elevations_Building A + B	Rev B
C04	Elevations_Building C + D	Rev B
C05	Elevations_Building E	Rev B
C06	Elevations_Building F	Rev B
C07	Elevations_Building G + H + I	Rev B
C08	Site Sections_Escarpment	Rev B
C09	Site Sections_Escarpment	Rev B
C10	Site Sections	Rev B
H01	Sun Studies Winter - Context	Rev B
H02	Sun Studies - Context	Rev B
H03	Sun Studies Inner Res 3D	Rev B
H04	Sun Studies Inner Res 3D	Rev B
H05	Sun Studies - Inner Res 3D	Rev B
H06	Sun - Inner Res - POS WEST	Rev B
H07	Sun - Inner Res - POS EAST	Rev B
H08	Sun - Communal Open Space	Rev B
H09	Planning Envelope - Inner Res	Rev B

Site Overview of Dwelling Types	
Dwelling Type	Quantity
1 Bed Apt	12
2 Bed Apt	30
3 Bed Apt	23
TH 2 Bed	19
TH 3 Bed	2
	86

PLANNING SUMMARY

The subject property is currently contained within six (6) contiguous Certificates of Title, as summarised below:

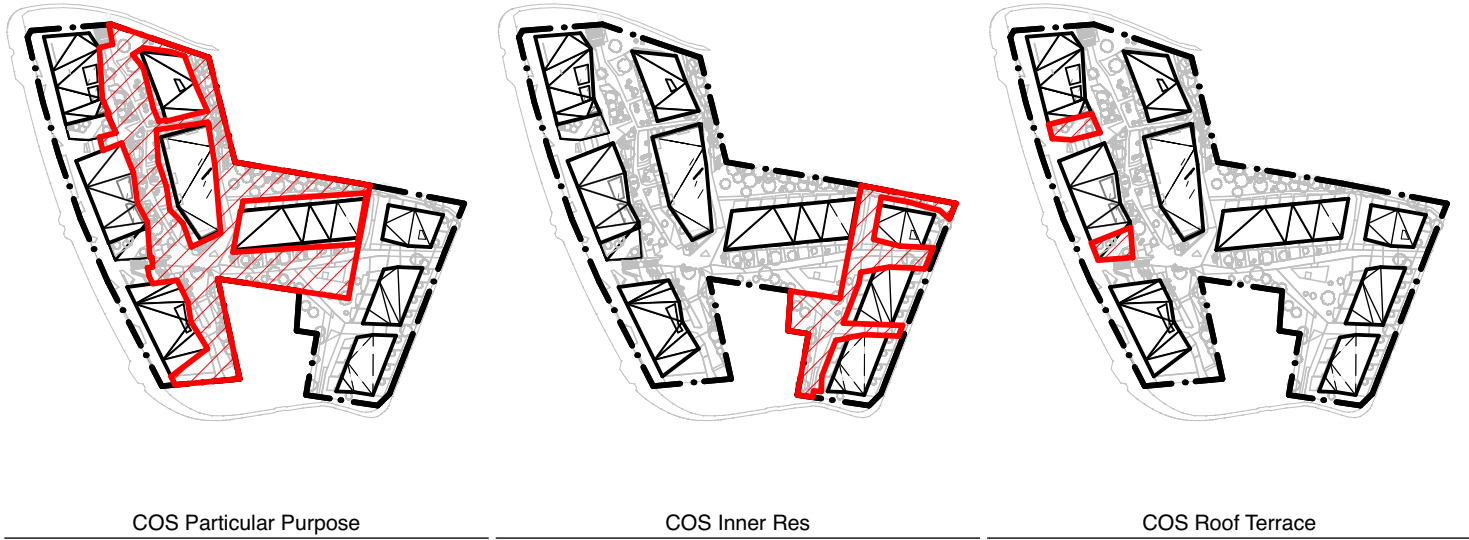
title reference				
volume	folio	land area	planning zone	planning scheme comments
173171	/ 3	6,675m ²	Particular Purpose 35.0	PPZ 4 Kangaroo Bay
173171	/ 4	3,550m ²	Particular Purpose 35.0	PPZ 4 Kangaroo Bay
173171	/ 5	725m ²	Inner Residential	-
173171	/ 6	794m ²	Inner Residential	-
117477	/ 1	772m ²	Inner Residential	-
173171	/ 13	794m ²	Inner Residential	-

Key site figures below:

13,310m ²	total site area
5,014m ²	proposed footprint
31.60%	site coverage (%) inner residential
37.67%	site coverage (%) inner residential + particular purpose combined

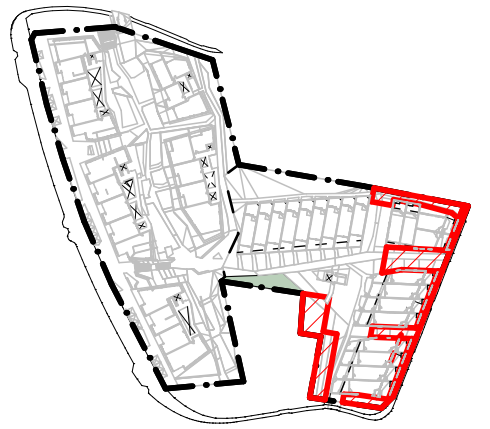
101	car parking public / commercial tenancies	16	bicycle parking - boulevard on street
180	car parking residential + visitors	26	bicycle parking - shared storage commercial tenancies
281	car parking total	129	bicycle parking - residential

4,439m ²	residential communal open space (NGL / podium level) - particular purpose zone
1,373m ²	residential communal open space (NGL / podium level) - inner residential zone
284m ²	residential communal open space (roof terrace) - particular purpose zone
6,096m ²	residential communal open space - total



Private Open Space - Inner Residential		
Area Type	Townhouse Number	Area
POS	G1.01 / G2.01	36
POS	G1.02 / G2.02	33
POS	G1.03 / G2.03	62
POS	G1.04 / G2.04	35
POS	H1.01 / H2.01	64
POS	H1.02 / H2.02	70
POS	H1.03 / H2.03	70
POS	H1.04 / H2.04	70
POS	I1.01 / I2.01	61
POS	I1.02 / I2.02	74
POS	I1.03 / I2.03	74
POS	I1.04 / I2.04	77

916m ²	minimum area free from impervious surfaces (m2) - inner residential area
29.6%	minimum area free from impervious surfaces (%) - inner residential area



Impervious Surface



ARTIST IMPRESSION - KANGAROO BAY DRIVE



LOCATION PLAN

revisions

Revision ID	Issue Date	Issue Name
Rev B	26/8/21	Development Application

DEVELOPMENT APPLICATION

not for construction

original drawing size

Kangaroo Bay Blvd Precinct
Hunter Developments
27 Hunter Street
Hobart
TAS 7000

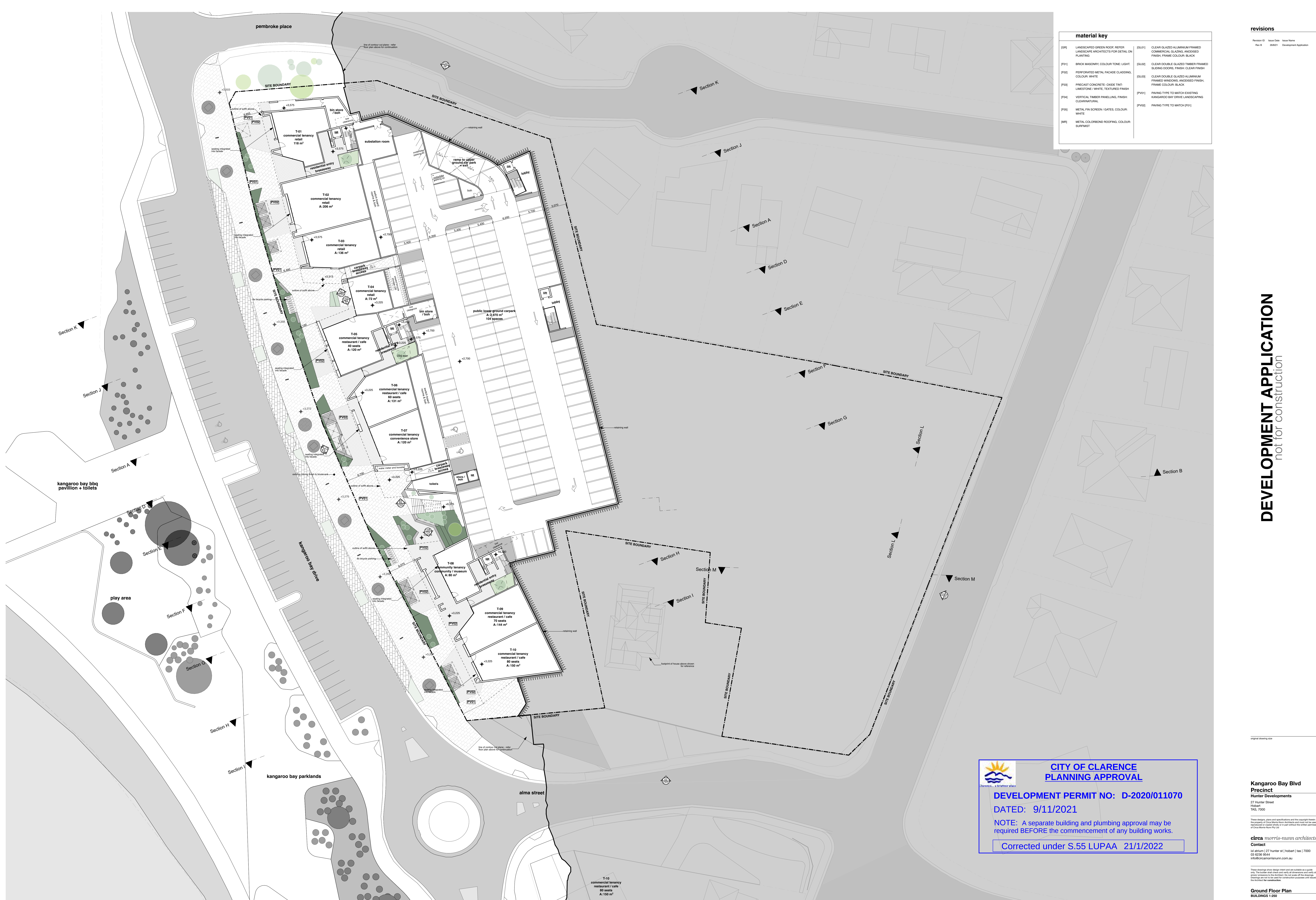
circa morris-nunn architects
Contact
tel 03 6236 9544
info@circamorrisnunn.com.au

Cover
Preliminary

status	SK
issue date	26/8/21
drawing n°	Revision

1617-A00

Rev B



material key			
[G01]	LANDSCAPED GREEN ROOF, REFER LANDSCAPE ARCHITECTS FOR DETAIL ON PLANTING	[GL01]	CLEAR GLAZED ALUMINIUM FRAMED COMMERCIAL GLAZING, ANODISED FINISH, FRAME COLOUR: BLACK
[F01]	BRICK MASONRY, COLOUR TONE: LIGHT, COLOUR: WHITE	[GL02]	CLEAR DOUBLE GLAZED TIMBER FRAMED SLIDING DOORS, FINISH: CLEAR FINISH
[F02]	PERFORATED METAL FACADE CLADDING, COLOUR: WHITE	[GL03]	CLEAR DOUBLE GLAZED ALUMINIUM FRAMED WINDOWS, ANODISED FINISH, FRAME COLOUR: BLACK
[F03]	PRECAST CONCRETE - OXIDE TINT, LIMESTONE / WHITE, TEXTURED FINISH	[PW01]	PAVING TYPE TO MATCH EXISTING KANGAROO BAY DRIVE LANDSCAPING
[F04]	VERTICAL TIMBER PANELING, FINISH: CLEAR/NATURAL	[PW02]	PAVING TYPE TO MATCH [PW1]
[F05]	METAL FIN SCREEN / GATES, COLOUR: WHITE		
[M1]	METAL COLORBOND ROOFING, COLOUR: SUPPLIERS		



CITY OF CLARENCE

PLANNING APPROVAL

DEVELOPMENT PERMIT NO: D-2020/011070

DATED: 9/11/2021

NOTE: A separate building and plumbing approval may be required BEFORE the commencement of any building works.

Corrected under S.55 LUPAA 21/1/2022



material key			
[GPR]	LANDSCAPED GREEN ROOF. REFER LANDSCAPE ARCHITECTS FOR DETAIL ON PLANTING	[GL01]	CLEAR GLAZED ALUMINIUM FRAMED COMMERCIAL GLAZING, ANODISED FINISH. FRAME COLOUR: BLACK
[F01]	BRICK MASONRY. COLOUR TONE: LIGHT	[GL02]	CLEAR DOUBLE GLAZED TIMBER FRAMED SLIDING DOORS, FINISH: CLEAR FINISH
[F02]	PERFORATED METAL FACADE CLADDING, COLOUR: WHITE	[GL03]	CLEAR DOUBLE GLAZED ALUMINIUM FRAMED WINDOWS, ANODISED FINISH. FRAME COLOUR: BLACK
[F03]	PRECAST CONCRETE - OXIDE TINT. LIMESTONE / WHITE, TEXTURED FINISH	[PW01]	PAVING TYPE TO MATCH EXISTING KANGAROO BAY DRIVE LANDSCAPING
[F04]	VERTICAL TIMBER PANELING, FINISH: CLEAR/NATURAL	[PW02]	PAVING TYPE TO MATCH [F01]
[F05]	METAL FIN SCREEN / GATES, COLOUR: WHITE		
[MR]	METAL COLORBOND ROOFING, COLOUR: SURFMIST		

**CITY OF CLARENCE**
PLANNING APPROVAL

DEVELOPMENT PERMIT NO: D-2020/011070
DATED: 9/11/2021
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DEVELOPMENT APPLICATION
not for construction



revisions

Revision ID	Issue Date	Issue Name
Rev 0	20/01/2021	Development Application

material key	
[GR]	LANDSCAPED GREEN ROOF, REFER LANDSCAPE ARCHITECTS FOR DETAIL ON PLANTING
[F01]	BRICK MASONRY, COLOUR TONE: LIGHT
[F02]	PERFORATED METAL FACADE CLADDING, COLOUR: WHITE
[F03]	PRECAST CONCRETE - OXIDE TINT, LIMESTONE / WHITE, TEXTURED FINISH
[F04]	VERTICAL TIMBER PANELLING, FINISH: CLEAR/NATURAL
[F05]	METAL FIN SCREEN / GATES, COLOUR: WHITE
[MR]	METAL COLORBOND ROOFING, COLOUR: SURFMASTER
[GL01]	CLEAR GLAZED ALUMINIUM FRAMED COMMERCIAL GLAZING, ANODISED FINISH, FRAME COLOUR: BLACK
[GL02]	CLEAR DOUBLE GLAZED TIMBER FRAMED SLIDING DOORS, FINISH: CLEAR FINISH
[GL03]	CLEAR DOUBLE GLAZED ALUMINIUM FRAMED WINDOWS, ANODISED FINISH, FRAME COLOUR: BLACK
[PW01]	PAVING TYPE TO MATCH EXISTING KANGAROO BAY DRIVE LANDSCAPING
[PW02]	PAVING TYPE TO MATCH [PW1]

DEVELOPMENT APPLICATION
not for construction

Kangaroo Bay Blvd Precinct
Hunter Developments
27 Hunter Street
Hobart TAS, 7000

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These designs show design intent and are suitable as a guide only. The builder shall check and verify all dimensions and any other information to the architect. Do not scale off this drawing. Drawings are for the use of construction purposes and should be checked for compliance.

First Floor Plan
BUILDINGS 1:250

Issue 01
Drawing of

1617-B03
Rev B



revisions

Revision ID Issue Date Issue Name
Rev 0 2020/01 Development Application

material key

[GPR]	LANDSCAPED GREEN ROOF, REFER LANDSCAPE ARCHITECTS FOR DETAIL ON PLANTING	[GL01]	CLEAR GLAZED ALUMINIUM FRAMED COMMERCIAL GLAZING, ANODISED FINISH, FRAME COLOUR: BLACK
[F01]	BRICK MASONRY, COLOUR TONE: LIGHT	[GL02]	CLEAR DOUBLE GLAZED TIMBER FRAMED SLIDING DOORS, FINISH: CLEAR FINISH
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[F03]	PRECAST CONCRETE - OXIDE TINT, LIMESTONE / WHITE, TEXTURED FINISH	[PW01]	PAVING TYPE TO MATCH EXISTING KANGAROO BAY DRIVE LANDSCAPING
[F04]	VERTICAL TIMBER PANELING, FINISH: CLEAR/NATURAL	[PW02]	PAVING TYPE TO MATCH [PW1]
[F05]	METAL FIN SCREEN / GATES, COLOUR: WHITE		
[MR]	METAL COLORBOND ROOFING, COLOUR: SURFMIST		

DEVELOPMENT APPLICATION
not for construction

Kangaroo Bay Blvd Precinct
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Second Floor Plan
BUILDINGS 1:250

SK
26/9/21
Revision

1617-B04 Rev B



material key			
[G01]	LANDSCAPED GREEN ROOF, REFER LANDSCAPE ARCHITECTS FOR DETAIL ON PLANTING	[GL01]	CLEAR GLAZED ALUMINIUM FRAMED COMMERCIAL GLAZING, ANODISED FINISH, FRAME COLOUR: BLACK
[F01]	BRICK MASONRY, COLOUR TONE: LIGHT	[GL02]	CLEAR DOUBLE GLAZED TIMBER FRAMED SLIDING DOORS, FINISH: CLEAR FINISH
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[F05]	METAL FIN SCREEN / GATES, COLOUR: WHITE		
[M1]	METAL COLORBOND ROOFING, COLOUR: SURFMIST		

revisions		
Revision ID	Issue Date	Issue Name
Rev 0	20/01/21	Development Application

DEVELOPMENT APPLICATION
not for construction



CITY OF CLARENCE
PLANNING APPROVAL

DEVELOPMENT PERMIT NO: D-2020/011070
DATED: 9/11/2021
NOTE: A separate building and plumbing approval may be required BEFORE the commencement of any building works.

Kangaroo Bay Blvd Precinct
Hunter Developments
27 Hunter Street
Hobart TAS, 7000

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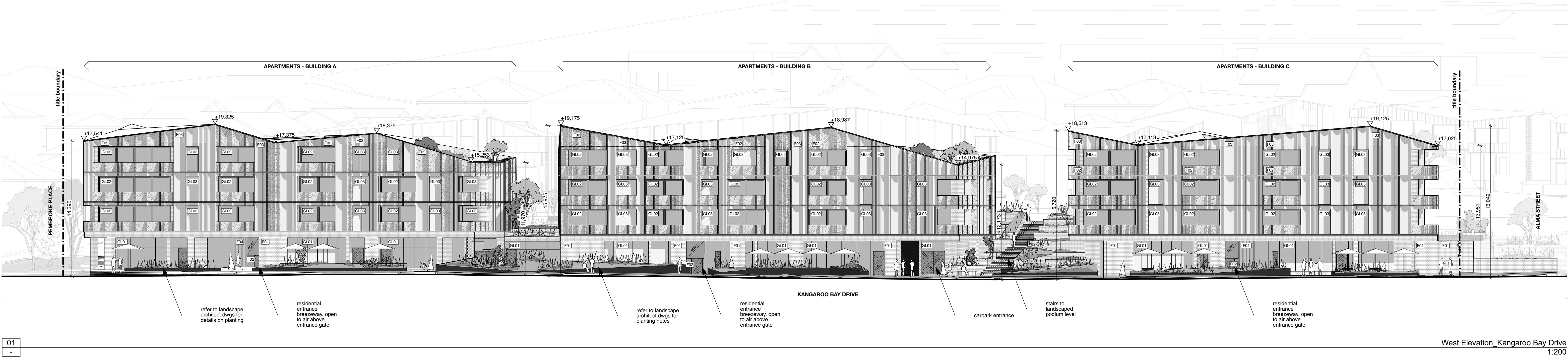
These designs, plans and specifications are a guide only. The builder shall check and verify all dimensions and any other information to the architect. Do not scale off the drawings. Drawings are for the use of the contractor to construct and are not to be used for any other purpose.

Third Floor Plan
BUILDINGS 1:250

ISSUED	SK
ISSUE DATE	26/9/21
DRAWING BY	Revision

1617-B05 Rev B

material key			
[GR]	LANDSCAPED GREEN ROOF. REFER LANDSCAPE ARCHITECTS FOR DETAIL ON PLANTING	[GL01]	CLEAR GLAZED ALUMINIUM FRAMED COMMERCIAL GLAZING, ANODISED FINISH, FRAME COLOUR: BLACK
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CITY OF CLARENCE

PLANNING APPROVAL

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Corrected under S.55 LUPAA 21/1/2022