



DEVELOPMENT APPLICATION

D-2018/753

APPLICANT: Another Perspective

PROPOSAL: Fence

LOCATION: 92 Allumba Street, HOWRAH

RELEVANT PLANNING SCHEME: Clarence Interim Planning
Scheme 2015

ADVERTISING EXPIRY DATE: 23 January 2019.

In addition to the Application Form(s), Certificate of Title(s) and any associated consent documents the following information is available on request:

- Nil

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 23 January 2019.

Any person may make representations about the application to the General Manager, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to clarence@ccc.tas.gov.au. Representations must be received by Council on or before 23 January 2019.

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

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



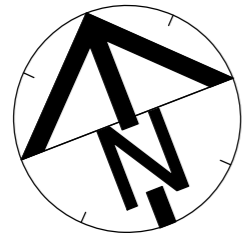
AP2018-1489 - PROPOSED FENCE LOVERING
 92 Allumba Street,
 HOWRAH

SHEET DRAWING TITLE

- o1: (-) SITE PLAN
- o2: (-) PROPOSED FENCE ELEVATIONS

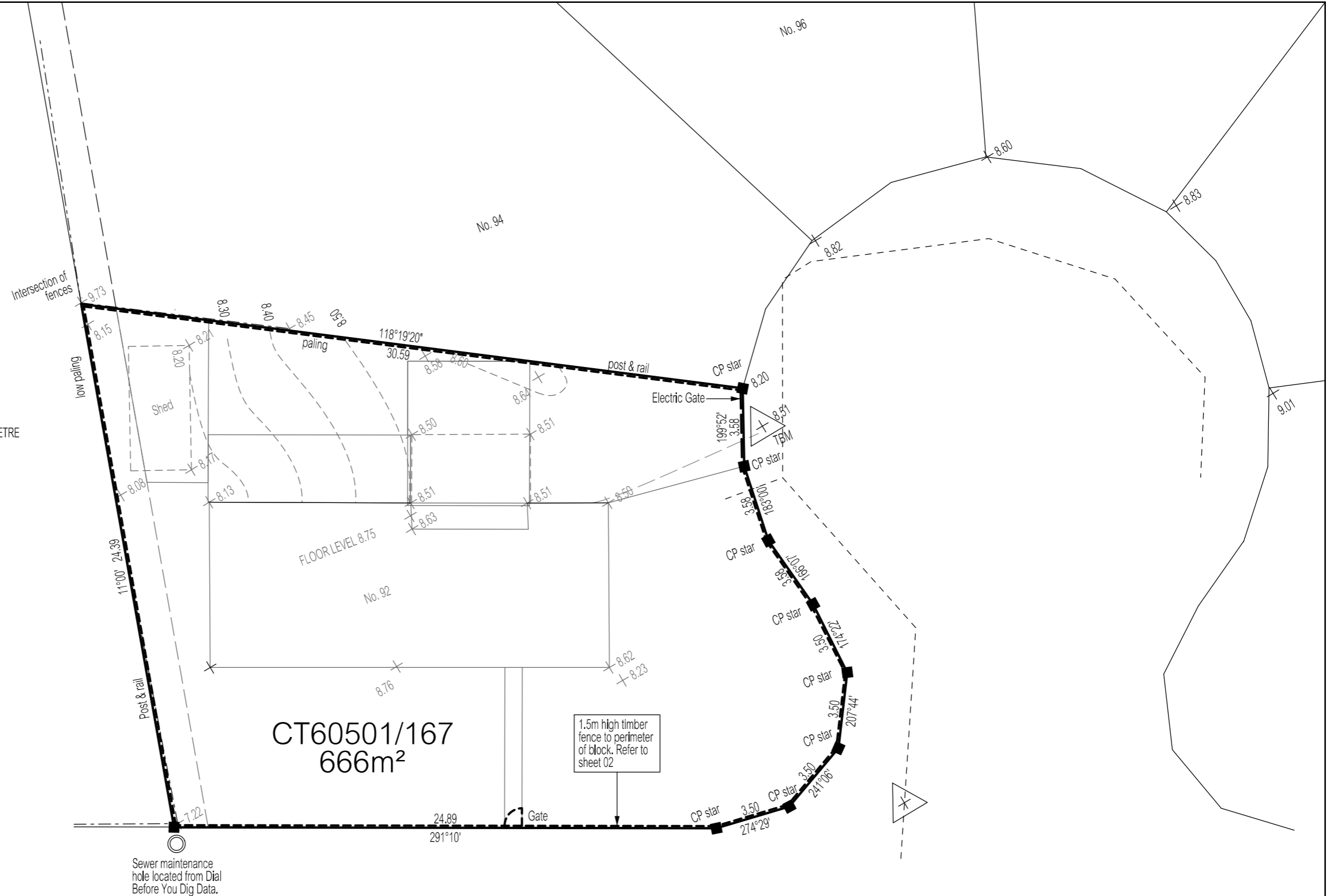
SITE IS NOT IN A BUSHFIRE PRONE AREA AS PER CLARENCE INTERIM PLANNING SCHEME OVERLAY 2015.
 No additional restrictions for construction methods / materials apply.

						Designer:	Client / Project info:	TITLE REFERENCE: CT60501/167	COVER SHEET Drawn AP2018-1489 Date 19 December 2018 Sheet Scale N/A 00/02
						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 FENCE LOVERING 92 Allumba Street, HOWRAH	FLOOR AREAS: N/A PORCH/DECK AREAS: N/A WIND SPEED: TBC SOIL CLASSIFICATION: TBC CLIMATE ZONE: 7 ALPINE AREA: N/A CORROSION ENVIRONMENT: Moderate CERTIFIED B.A.L.: Not Bushfire Prone DESIGNED B.A.L.: Not Bushfire Prone (REFER TO STANDARD NOTES FOR EXPLANATIONS)	
DA	DA Plan Set.	01 - 02	19 December 2018	JM	SF				
No.	Amendment	Sheet	Date	Drawn	Check				



PROPOSED FENCE

NOTES:
 1. DATUM FOR HEIGHTS IS AHD
 2. CONTOUR INTERVAL IS 0.10 METRE
 3. BEARINGS ON MGA.



CT60501/167
 666m²

ALLUMBA STREET

Sewer maintenance hole located from Dial Before You Dig Data.

R/S - CONCRETE NAIL
 CP - CORNER PEG / MARK
 LP - LINE PEG / MARK

1.5m high timber fence to perimeter of block. Refer to sheet 02

This plan is prepared from a combination of field survey and existing records for the purpose of designing new constructions on the land and should not be used for any other purpose. The title boundaries shown hereon were marked at the time of survey. Services shown hereon have been located where possible by field survey. If not able to be located, services have been plotted from the records of relevant information where available and have been noted accordingly on this plan. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of underground services and detailed locations of all services. This note is an integral part of this plan.

EXPLANATORY NOTES: CLARENCE COUNCIL INTERIM PLANNING SCHEME	
10.4.3 - Site coverage and private open space for all dwellings	
A1	(a) Site Coverage: Max. 50% of Site = 333.00m ² Proposed site coverage: 230.44m ² (34.60%)
	(c) Impervious Surfaces: Min. 25% of Site to be free of impervious surfaces = 166.50m ² Proposed area free of impervious surfaces: 338.57m ² (50.84%)

THIS DWELLING IS BEING CONSTRUCTED IN AN AREA EXEMPT FROM BUSHFIRE RISK ASSESSMENT
 No additional restrictions for construction methods / materials apply.

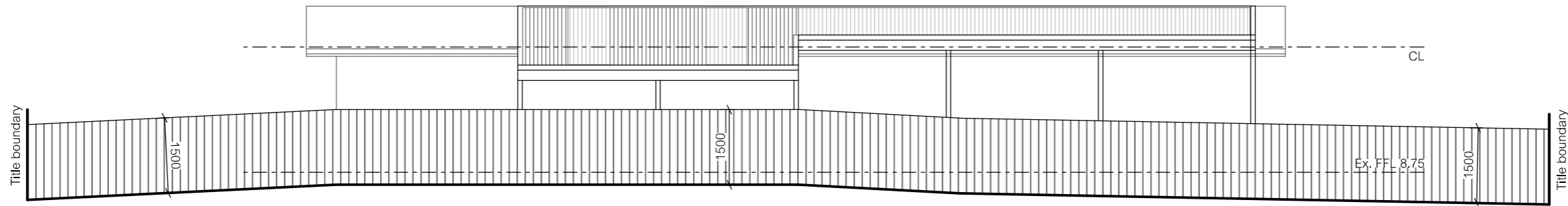
- NOTES
- Builder to verify all dimensions and levels on site prior to commencement of work
 - All work to be carried out in accordance with the current National Construction Code.
 - All materials to be installed according to manufacturers specifications.
 - Dimensions to take precedence over scale.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

No.	Amendment	Date	Init.
A	Changes as per cover sheet	14 Dec. 18	JM

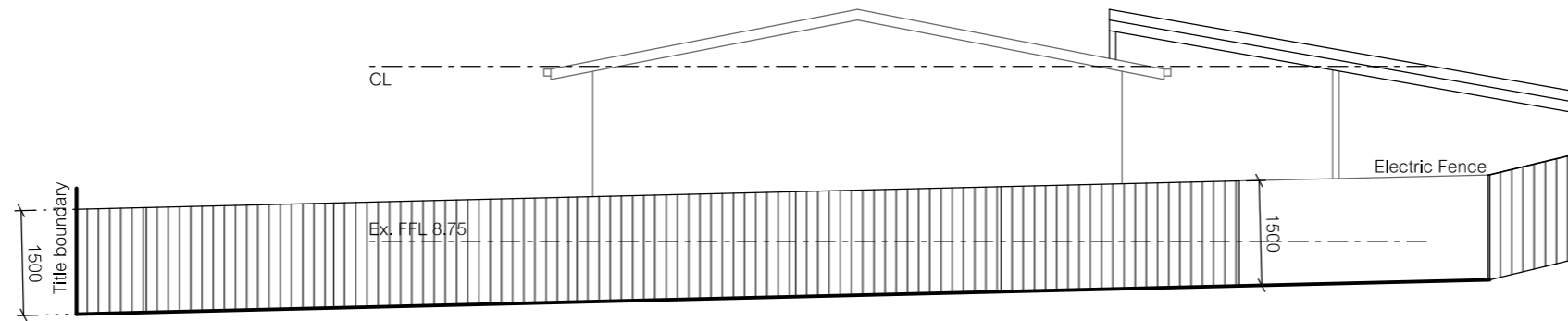
Designer:	ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN LIC. NO. CC2204H (A. Strugnell) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au
Client / Project info:	PROPOSED FENCE LOVERING 92 Allumba Street, HOWRAH

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SITE PLAN	
Drawn	ST AP2018-1489
Date	27 September 2018 Sheet
Scale	1:200
01/02	

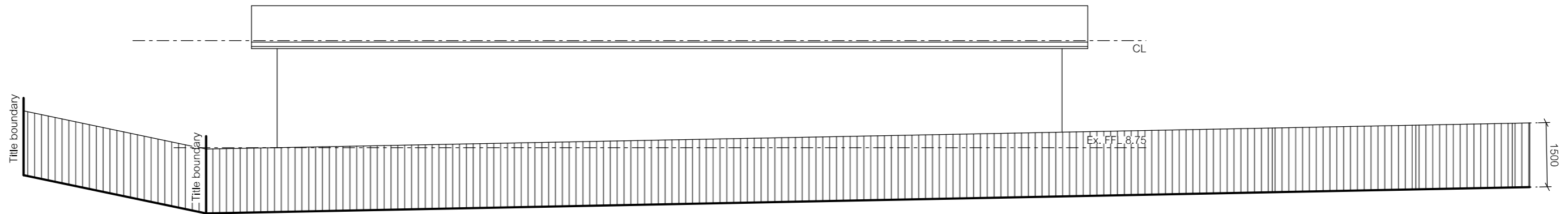


North Elevation

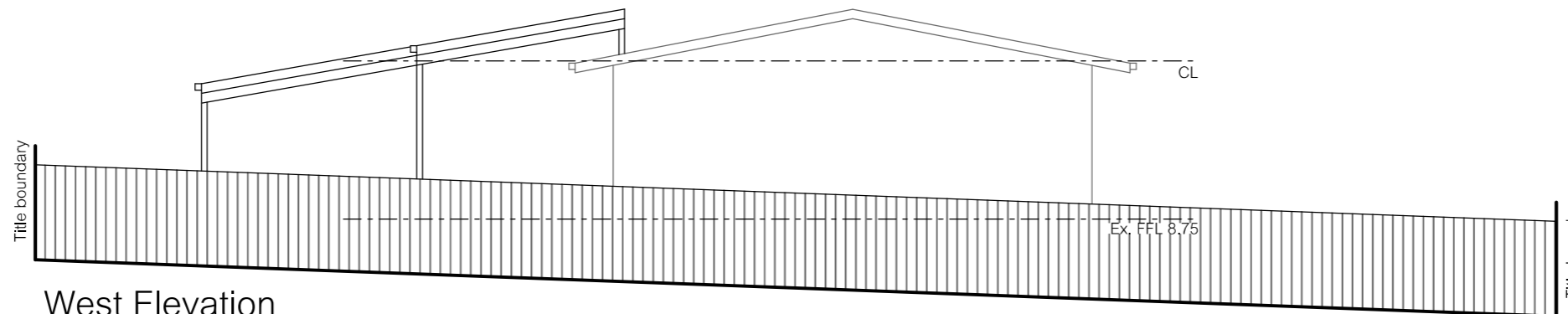


East Elevation

Fence NGL interpolated from surveyors spot heights.



South Elevation



West Elevation

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 - All work to be carried out in accordance with the current National Construction Code.
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 - Do not scale from these drawings.

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

No.	Amendment	Date	Init.

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 FENCE LOWERING
92 Allumba Street,
HOWRAH



PROPOSED FENCE ELEVATIONS		
Drawn	JM	AP2018-1489
Date	19 December 2018	Sheet
Scale	1:100	02/02