Prior to the commencement of the meeting, the Mayor will make the following declaration:

> *"I acknowledge the Tasmanian Aboriginal Community as the traditional custodians of the land on which we meet today, and pay respect to elders, past and present".*

The Mayor also to advise the Meeting and members of the public that Council Meetings, not including Closed Meeting, are live-streamed, audio-visually recorded and published to Council's website.

CLARENCE CITY COUNCIL (PLANNING AUTHORITY) MEETING

MONDAY 8 NOVEMBER 2021

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BUSINESS TO BE CONDUCTED AT THIS MEETING IS TO BE CONDUCTED IN THE ORDER IN WHICH IT IS SET OUT IN THIS AGENDA UNLESS THE COUNCIL BY ABSOLUTE MAJORITY DETERMINES OTHERWISE

COUNCIL MEETINGS, NOT INCLUDING CLOSED MEETING, ARE LIVE-STREAMED, AUDIO-VISUALLY RECORDED AND PUBLISHED TO COUNCIL'S WEBSITE

1. APOLOGIES

Nil

2. DECLARATIONS OF INTERESTS OF ALDERMAN OR CLOSE ASSOCIATE
(File No 10-03-09)

In accordance with Regulation 8 of the Local Government (Meeting Procedures) Regulations 2015 and Council's adopted Code of Conduct, the Mayor requests Aldermen to indicate whether they have, or are likely to have a pecuniary interest (any pecuniary benefits or pecuniary detriment) or conflict of interest in any item on the Agenda.

3. REPORTS OF OFFICERS

NB: Requests for Deputations will be finalised on the Monday prior to the Meeting

3.1 DEVELOPMENT APPLICATION PDPLANPMTD-2020/011070 – 30 KANGAROO BAY DRIVE, ROSNY PARK, 7 PEMBROKE PLACE, 92, 94, 96 AND 98 CAMBRIDGE ROAD, BELLERIVE - DEMOLITION, 86 MULTIPLE DWELLINGS, SHOPS, FOOD SERVICES AND MUSEUM

EXECUTIVE SUMMARY

PURPOSE

The purpose of this report is to consider the application made for Demolition, 86 Multiple Dwellings, Shops, Food Services and Museum at 30 Kangaroo Bay Drive, Rosny Park, 7 Pembroke Place, 92, 94, 96 & 98 Cambridge Road, Bellerive.

RELATION TO PLANNING PROVISIONS

The land is zoned Particular Purpose Zone 4 - Kangaroo Bay and Inner Residential. It is subject to the Potentially Contaminated Land, Road and Railway Assets, Parking and Access, Stormwater Management, and Public Art Codes under the Clarence Interim Planning Scheme 2015 (the Scheme). In accordance with the Scheme the proposal is a Discretionary development.

LEGISLATIVE REQUIREMENTS

The report on this item details the basis and reasons for the recommendation. Any alternative decision by Council will require a full statement of reasons in order to maintain the integrity of the Planning approval process and to comply with the requirements of the Judicial Review Act and the Local Government (Meeting Procedures) Regulations 2015.

Council is required to exercise a discretion within the statutory 42 day period which expires on 10 November 2021.

CONSULTATION

The proposal was advertised in accordance with statutory requirements and 37 representations (one outside the three week period provided to make representations) were received raising the following issues:

- traffic and parking;
- scale, massing, and density (overdevelopment);
- loss of amenity;
- loss of public land/lack of open space;
- alternative uses;
- construction;
- consultation and notification;
- support;
- disability access and fire safety;
- mechanical services;
- garbage collection;
- fencing;
- noise;
- bicycle spaces;
- footpath along Cambridge Road; and
- does not comply with Inundation, Waterway and Coastal Protection, and Stormwater Codes.

RECOMMENDATION:

A. That the Development Application for Demolition, 86 Multiple Dwellings, Shops, Food Services and Museum at 30 Kangaroo Bay Drive, Rosny Park, 7 Pembroke Place, 92, 94, 96 and 98 Cambridge Road, Bellerive (Cl Ref PDPLANPMTD-2020/011070) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.

2. The Shops approved by this permit must be predominately tourism related or for servicing maritime activities.

3. Hours of operation for uses located within the Particular Purpose Zone 4 - Kangaroo Bay must be within:
   (a) 6.00am to 10.00pm Mondays to Saturdays inclusive;
   (b) 7.00am to 9.00pm Sundays 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 7.00am to 7.00pm;
   (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00pm to 7.00am;
   (c) 65dB(A) (LAmax) 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 11.00pm and 6.00am, 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 and 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) 7.00am to 6.00pm Mondays to Fridays inclusive;
   (b) 9.00am to 5.00pm Saturdays;
   (c) 10.00am to 12.00 noon Sundays and Public Holidays.

8. GEN C1 – ON-SITE CAR PARKING insert [249] delete final sentence and insert [The basement carparks 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 one space assigned to each 1 and 2-bedroom unit, two 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 on-site motorcycle parking spaces provided must be at a rate of one 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: Off-street car parking and be located within 30m 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 30m 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. GEN S1 – SIGN CONSENT.

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 on-site);
    - 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. ENG M5 – EROSION CONTROL.

20. ENG A5 – SEALED CAR PARKING.

21. ENG A7 – REDUNDANT CROSSOVER.

22. ENG M1 –DESIGNS DA [access way construction and provision of a 3m wide footpath to the existing kerb edge of Cambridge Road].

23. ENG M3 – GARBAGE FACILITIES.

24. ENG M8 – EASEMENTS.

25. ENG S1 – INFRASTRUCTURE REPAIR.

26. ENG S3A – WATER SENSITIVE URBAN DESIGN PRINCIPLES – PART 5.

27. LAND 1A – LANDSCAPE PLAN.

28. LAND 3 – LANDSCAPE BOND (COMMERCIAL).

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

B. That the details and conclusions included in the Associated Report be recorded as the reasons for Council's decision in respect of this matter.

ASSOCIATED REPORT

1. BACKGROUND

In 2004, the State Government and council called for Expressions of Interest (EOI) in the development of land around the former ferry terminal. The EOI process was subsequently terminated as it did not produce a viable development proposal.

Factors identified as contributing to the failure of the EOI process was the lack of an overall masterplan for the area and issues in regard to access to the precinct.

In response, council commissioned an extensive process of community and stakeholder consultation leading to the formal adoption of the Kangaroo Bay Urban Design Strategy and Concept Plan (Masterplan) in 2008.

The Masterplan has provided the framework upon which to move forward in a planned manner and to meet the community expectation for progress. A number of components of the Masterplan were soon actioned, including the extension of the Bellerive boardwalk (incorporating a movable pedestrian bridge past the yacht club slipway) and construction of a section of foreshore promenade at the head of the bay.

Scheme amendments critical to implementing the Masterplan were approved by the Tasmanian Planning Commission in 2011, following further public consultation (statutory and non-statutory). The Kangaroo Bay Development Plan (DPO 11) established the zoning and planning provisions for the precinct, including an outline subdivision plan. The intent and provisions of DPO11 have been subsequently translated into Kangaroo Bay Particular Purpose Zone, 4 within the new format Clarence Interim Planning Scheme 2015.

A Rosny Park/Kangaroo Bay Traffic Management Plan was prepared which proposed full signalisation of the Bligh Street/Rosny Hill Road and Alma Street/Cambridge Road intersections, the closure of the Pembroke Place/Cambridge Road intersection, and connection of Pembroke Place and Alma Street to Kangaroo Bay Drive. These actions were verified by traffic intersection modelling undertaken in December 2012 and endorsed by council in January 2013. The roadworks has since been completed and are now operational.

The precinct subdivision required to implement the Kangaroo Bay Development Plan (SD-2013/32) – creating the areas of public domain, new access and road lots, and also the development parcels – was approved by council in October 2013.

In March 2015, council and the Tasmanian Government invited the submission of development proposals to activate the Kangaroo Bay development precinct. The land area offered for private freehold development comprised two parcels: the "Boulevard" site (13400m²) and the "Wharf" site (8900m²).

Following this tender process Hunter Developments was appointed as the preferred developer in May 2018. Hunter Developments notes they met with adjacent property owners in October 2019, prior to holding public consultation sessions at the Rosny Library. Hunter Developments also notes that in June 2020 they publicly notified design changes through various media and again met with adjacent property owners.

Hunter Developments lodged their Development Application with council on 30 July 2020 and subsequently received landowner consent by the General Manager to make the development application.

2. STATUTORY IMPLICATIONS

2.1. The land is zoned Particular Purpose Zone 4 - Kangaroo Bay and Inner Residential under the Scheme.

2.2. The proposal is discretionary because it does not meet the Acceptable Solutions under the Scheme and Food Service, General Retail and Hire, and Residential are Discretionary uses in the Particular Purpose Zone 4 - Kangaroo Bay.

2.3. The relevant parts of the Planning Scheme are:

- Section 7.5 – Compliance with Applicable Standards;
- Section 8.10 – Determining Applications;
- Section 9.4 – Demolition;
- Section 10 – Particular Purpose Zone 4 - Kangaroo Bay and Inner Residential Zones; and
- Section E6.0 – Potentially Contaminated Land, Road and Railway Assets, Parking and Access, Stormwater Management, and Public Art Codes.

2.4. Council's assessment of this proposal should also consider the issues raised in any representations received, the outcomes of the State Policies and the objectives of Schedule 1 of the *Land Use Planning and Approvals Act, 1993* (LUPAA).

3. PROPOSAL IN DETAIL

3.1. The Site

The site is comprised of 30 Kangaroo Bay Drive, Rosny Hill, 7 Pembroke Place, 92, 94, 96 and 98 Cambridge Road, Bellerive and has a total area of 1.331Ha.

Numbers 94, 96 and 98 Cambridge Road contain single dwellings. Number 92 Cambridge Road is vacant. These properties all front Cambridge Road with a gentle westerly fall of about 2-3m towards the bay. The lots are zoned Inner Residential.

Nos. 30 Kangaroo Bay Drive and 7 Pembroke Place were created by subdivision SD-2013/32 and are vacant with no structures present. No. 7 Pembroke Place is an internal lot with an access handle to Pembroke Place and a westerly fall of 8m towards the bay. No. 30 Kangaroo Bay Drive is characterised by a large frontage to Kangaroo Bay Drive at an elevation of approximately 3m AHD.

The topography is generally flat with a steep escarpment, rising to about 8m AHD along its eastern boundary (with 7 Pembroke Place). There are a few isolated trees but otherwise there is no significant vegetation present. The land was the site of sidings of the former Bellerive to Sorell Railway (between 1892 and 1926) and may contain contamination associated with the function of this activity.

These properties are zoned Particular Purpose Zone 4 - Kangaroo Bay and are located within Area D – Boulevard.

3.2. The Proposal

The proposal is presented in the plans at Attachment 2 and includes:

- demolition of three existing houses fronting Cambridge Road;
- 86 Multiple dwellings including 12 x1 bedroom, 30 x 2 bedroom, 23 x3 bedroom apartments (being above ground Multiple dwellings) and 21 x2/3 bedroom townhouses (being 2 storey Multiple dwellings accessed at ground level);
- 249 car parking spaces (145 on the upper ground level for residents and visitors and 104 on the lower ground floor for the commercial tenancies and public use); and
- 1277m^2 of general Retail and Hire, Food Services and Community Meeting and Entertainment in 10 tenancies on the ground floor of the buildings fronting Kangaroo Bay Drive.

The proposal is further described in supporting documentation supplied by the applicant which includes Architectural Drawings, Planning Report, Traffic Impact Assessment (TIA), Site Servicing Report, Civil Drawings. Landscape Drawings and a Site Contamination Report.

The form of the development comprises two levels of basement car parking accessed from Pembroke Place with egress only onto Alma Street.

Kangaroo Bay Drive Frontage

The 10 non-residential tenancies are all located at-grade facing Kangaroo Bay Drive with large, landscaped forecourts adjacent to the road reserve. Above these tenancies are three x3 storey groups of residential apartments (described as Apartment Buildings A, B and C) which are 4 storey in total height above Kangaroo Bay Drive.

Middle Section

The middle part of the site (roughly covering what is now 7 Pembroke Place) contains 2 groupings of x3 storey residential apartments (described as Apartment Buildings D and E) which are located directly behind those fronting Kangaroo Bay Drive. Directly behind Building E is a row of 9 x2 storey townhouses (described as Townhouses Building F).

Cambridge Road Frontage

Fronting Cambridge Road are three groupings of 4 x2 storey townhouses (described as Townhouse Buildings G, H and I).

The groupings of apartment and townhouse buildings are intended to create views to the bay through the site. These spaces are landscaped and provide direct access through the site from Cambridge Road to Kangaroo Bay Drive.

Traffic and Parking

The applicant's TIA prepared by Midson Traffic Pty Ltd and dated August 2021 concludes:

"• *The development will generate 1,373 vehicles per day with a peak of 135 vehicles per hour (AM peak). The traffic generation of the development can be absorbed into the surrounding road network without significant loss of efficiency.*

• *Car parking is provided for 249 on-site car parking spaces. 140 of these spaces are proposed to be allocated to the residential component of the development, and 109 spaces are allocated to the commercial and café/ restaurant components of the development."*

Contamination

A Preliminary Site Investigation (PSI) to assess the potential for soil and groundwater contamination prepared by GHD and dated October 2020 was lodged in support of the application. The PSI identified contaminating activities occurred on the site that would warrant further intrusive site investigations prior to commencement of excavation works, to confirm the contamination status and to assist with planning of earthworks programs.

The PSI also recommends that the possible presence of marine or intertidal Acid Sulphate Soils (ASS) should be considered during construction works and, if disturbance of the marine or intertidal sediments is likely, they should be subject to assessment to determine if management of ASS will be required.

4. PLANNING ASSESSMENT

4.1. Compliance with Applicable Standards [Section 7.5]

"7.5.1 A use or development must comply with each applicable standard in a zone, specific area plan or code.

7.5.3 Compliance for the purposes of subclause 7.5.1 consists of complying with the acceptable solution or the performance criterion for that standard."

4.2. Determining Applications [Section 8.10]

"8.10.1 In determining an application for any permit the planning authority must, in addition to the matters required by s51(2) of the Act, take into consideration:

(a) all applicable standards and requirements in this planning scheme; and

(b) any representations received pursuant to and in conformity with ss57(5) of the Act,

but in the case of the exercise of discretion, only insofar as each such matter is relevant to the particular discretion being exercised."

References to these principles are contained in the discussion below.

4.3. Compliance with Zone and Codes

The proposal meets the Scheme's relevant Acceptable Solutions of the Particular Purpose Zone 4 - Kangaroo Bay and Inner Residential Zones and Potentially Contaminated Land, Road and Railway Assets, Parking and Access, Stormwater Management, and Public Art Codes with the exception of the following.

Particular Purpose Zone 4 - Kangaroo Bay

- **Clause 35.4.2A1** – the buildings are not considered to exceed two storeys in height at the frontage to a public road (Kangaroo Bay Drive). The Scheme defines "frontage" as "*a boundary of a lot which abuts a road*". The proposed buildings are setback from the frontage or boundary with Kangaroo Bay Drive at a distance of at least 5m. As such, it is considered that the buildings are not on the "boundary" of the lot and therefore the acceptable solution is met.

- Although this is considered to be the correct interpretation of the acceptable solution the proposal has also been considered pursuant to the Performance Criteria P1 of Clause 35.4.2, out of an abundance of caution, as follows.

Clause	Performance Criteria	Assessment
35.4.2(P1)	"*(a) The height of buildings are to be consistent with the Zone Purpose Statements, Local Area Objectives and Desired Future Character Statements;*	The proposed development footprint along Kangaroo Bay Drive will provide a defined edge to that street at a scale maintaining the intended general three storey height above the escarpment and will offer glimpses of the bay and beyond, through corridors between buildings when viewed from Cambridge Road. These outcomes will further the intent statements under (clause 35.1.2.2g);

	(b) The height of buildings within the Village area is to be generally consistent with the surrounding development;	Not applicable – the proposal is located in the Boulevard Area;
	(c) The height of buildings within the Boulevard area should generally not exceed 3 storeys above the escarpment at that location; and	The "escarpment" refers and is limited to the face of the short but relatively steep slope of an escarp clearly evident adjacent to Kangaroo Bay Drive and within Area D – the Boulevard in Particular Purpose Zone 4. Therefore, the height of buildings within the Boulevard area should "generally" not exceed three storeys above the face of the escarpment measured from the highest point AHD above the escarpment face. The buildings located on the escarpment are Apartment Buildings D and E which are both three storey atop the upper ground carpark. At the highest point of the escarpment, the upper storey carpark protrudes above the escarpment. Drawing 1617-C09 Revision A "Site Sections – Escarpment" (Attachment 2) illustrate the maximum height of Apartment Buildings D and E above the escarpment as being three storeys and an additional height of up to 1.2- 1.6m at the highest point. Given that the performance criteria refer to the buildings being "generally" 3 storeys above the escarpment, a degree of flexibility is inferred – as opposed to an absolute. As such, it is considered that Apartment Buildings D and E, being the tallest buildings within this zone, are generally 3 storey and comply with the performance criterion.

	(d) Increased height of buildings in the Marina and Wharf areas may be considered where the development incorporates a scale and architectural response that is cognisant of its location and visual importance in the Bay and surrounds."	Not applicable – the proposal is located in the Boulevard Area.

Inner Residential Zone

- **Clause 11.4.3A1(b)** – the proposal does not comply with the acceptable solution for multiple dwellings, which requires a total area of private open space of not less than 50m^2 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). Townhouses G1.01, G2.01, G1.02, G2.02, G1.04 and G2.04 do not (with approximately 33-36m^2).

  The proposed variation must be considered pursuant to the Performance Criteria P1(b) of Clause 11.4.3 as follows.

Clause	Performance Criteria	Assessment
11.4.3(b)	*"(a) site coverage consistent with that existing on established properties in the area;*	The proposal meets the acceptable solution for site coverage. As the Inner Residential Zone is newly established in the city, there are no available coverage comparisons.
	(b) private open space that is of a size and with dimensions appropriate for the size of the dwelling and is able to accommodate:	The 6 proposed townhouses have private open space areas of approximately 35m^2 which is considered to be appropriate for the high density living proposed:

	(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	the development has sufficient landscaped common open space located throughout the development and within the area generally; and
	(ii) operational needs, such as clothes drying and storage; and	each dwelling has an area of POS directly accessible from the living area of the dwelling as well as other areas that would be appropriate for other operational needs such as clothes drying and storage.
	(c) reasonable space for the planting of gardens and landscaping."	Areas of private open space are sufficiently large enough for small courtyard planting for each townhouse.

Inner Residential Zone

- **Clause 11.4.3A2** – the proposal does not meet the acceptable solution on the following basis:

  - Unit G1.01 has an area of private open space less than 24m^2 and a minimum horizontal dimension of less than 3m;

  - Unit G1.02 has an area of private open space less than 24m^2 and a minimum horizontal dimension of less than 3m;

  - Unit G1.03 private open space is located between the dwelling and the frontage, but the frontage is orientated between 30 degrees west of north and 30 degrees east of north, excluding any dwelling;

  - Unit G1.04 private open space is located between the dwelling and the frontage, but the frontage is orientated between 30 degrees west of north and 30 degrees east of north, excluding any dwelling;

- Unit H1 – I1 upper-level decks have an area less than $24m^2$ and a minimum horizontal dimension of less than 3m.

The proposed variation must be considered pursuant to the Performance Criteria P2 of Clause 11.4.3 as follows.

Clause	Performance Criteria	Assessment
11.4.3(P2)	*"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:*	The cumulative private open space for each townhouse is capable of serving as an extension of the dwelling, providing functional areas for relaxing, dining and children's play, being:
	(a) conveniently located in relation to a living area of the dwelling; and	conveniently located to living areas; and
	(b) orientated to take advantage of sunlight."	taking advantage of afternoon sunlight.

Potentially Contaminated Land Code

- **Clause E2.5(A1)** – the proposal does not meet the acceptable solution for uses on potentially contaminated land because there is no appropriate certification that the land is suitable for the intended use; or an approved plan to manage contamination and associated risk to human health or the environment that will ensure the land is suitable for the intended use.

The proposed variation must be considered pursuant to the Performance Criteria P1 of Clause E2.5 as follows.

Clause	Performance Criteria	Assessment
E2.5(P1)	*"Land is suitable for the intended use, having regard to:*	
	(a) an environmental site assessment that demonstrates there is no evidence the land is contaminated; or	refer below;

	(b) an environmental site assessment that demonstrates that the level of contamination does not present a risk to human health or the environment; or	refer below;
	(c) a plan to manage contamination and associated risk to human health or the environment that includes:	is considered met in that the land is likely to be suitable for the intended use based on the plan to manage contamination and associated risk to human health or the environment that includes:
	(i) an environmental site assessment;	an environmental site assessment;
	(ii) any specific remediation and protection measures required to be implemented before any use commences; and	implementation of any specific remediation and protection measures required to be implemented before any use commences (investigations to confirm prior to work progressing); and
	(iii) a statement that the land is suitable for the intended use."	following completion of the above a and b, the land will be suitable for the intended apartment use and development format.

Potentially Contaminated Land Code

- **Clause E2.6.2 A1** – there is no acceptable solution.

The proposed variation must be considered pursuant to the Performance Criteria P1 of Clause E2.6.2 as follows.

Clause	Performance Criteria	Assessment
E2.6.2(P1)	*"Excavation does not adversely impact on health and the environment, having regard to:*	E2.6.2 P1 is considered met in that excavation will not adversely impact on health and the environment, based on:
	(a) an environmental site assessment that demonstrates there is no evidence the land is contaminated; or	refer below;
	(b) a plan to manage contamination and associated risk to human health and the environment that includes:	implementation of a plan to manage contamination and associated risk to human health and the environment that includes:
	(i) an environmental site assessment;	an environmental site assessment;
	(ii) any specific remediation and protection measures required to be implemented before excavation commences; and	implementation of any specific remediation and protection measures required to be implemented before excavation commences (investigations to confirm prior to work progressing and safe work practices); and
	(iii) a statement that the excavation does not adversely impact on human health or the environment."	following implementation of the above a and b, the excavation will not adversely impact on human health or the environment.

Road and Rail Assets Code

- **Clause E5.5.1A3** – the proposal increases the annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of 60km/h or less, must not increase by more than 20% or 40 vehicle movements per day, whichever is the greater.

The proposed variation must be considered pursuant to the Performance Criteria P1 of Clause E5.5.1 as follows.

Clause	Performance Criteria	Assessment
E5.5.1P1	*"Any increase in vehicle traffic at an existing access or junction in an area subject to a speed limit of 60km/h or less, must be safe and not unreasonably impact on the efficiency of the road, having regard to:* *(a) the increase in traffic caused by the use;*	**Alma Street**: The TIA finds that *"the existing access was previously used for a residential dwelling and would have carried approximately 8 vehicle movements per day. The increased traffic generation is in the order of 110 vehicles per day. The peak hour change in traffic volume is likely to be 17 vehicles per hour (AM peak). This level of traffic generation can be absorbed at the access safely and efficiently."* Council's Development Engineers agree with this assessment. **Pembroke Place**: The TIA finds that *"the existing access has no traffic generation as it currently accesses a vacant lot. The increased traffic generation is therefore in the order of 1,373 vehicles per day (with slightly higher inward movements due to the exit only access on Alma Street). The peak hour increase in traffic volume is likely to be 124 vehicles per hour (AM peak). This level of traffic generation can be absorbed at the access safely and efficiently (noting that the peak generation represents slightly more than 2 movements per minute on average)."*

		Council's Development Engineers concur with this assessment.
	(b) the nature of the traffic generated by the use;	The traffic generation will be residential in nature which is compatible with the existing traffic on the network.
	(c) the nature and efficiency of the access or the junction;	The TIA concludes that the traffic generation for both junctions will be mainly residential in nature which is compatible with the existing traffic on the network, which is accepted by council's Development Engineers.
	(d) the nature and category of the road;	Alma Street is a local street that carries relatively low volume which is capable of absorbing the relatively low peak traffic generation of 18 vehicles per hour which will be exit movements only. Pembroke Place is a local street that carries relatively low volume which is capable of absorbing the relatively low peak traffic generation of 124 vehicles per hour.
	(e) the speed limit and traffic flow of the road;	Council's Development Engineers accept the conclusions of the TIA in respect of the following: **Alma Street**: "*The default urban speed limit of 50-km/h applies to Alma Street, however the short length and geometry of the road results in vehicle travelling speeds being much lower than 50-km/h. The traffic flow is estimated to be in the order of 2,200 vehicles per day (incorporating future traffic volume associated with the proposed hotel development in Kangaroo Bay Drive).*

		It is also noted that vehicle speeds are very low due to the geometry of Alma Street and the presence of the traffic signals at Cambridge Road." **Pembroke Place**: "*The default urban speed limit of 50-km/h applies to Pembroke Place, however the short length and geometry of the road results in vehicle travelling speeds being much lower than 50-km/h. The existing traffic flow is estimated to be in the order of less than 200 vehicles per day It is also noted that vehicle speeds are very low due to the geometry and dead-end nature of Pembroke Place.*"
	(f) any alternative access to a road;	Alternative egress is proposed for Alma Street.
	(g) the need for the use;	The accesses are required to service the car parking spaces associated with the development. The Alma Street egress is required to service the car parking spaces associated with the development, predominantly the residential component for exit only movements.
	(h) any traffic impact assessment; and	Council's Development Engineers accept the findings of the TIA.
	(i) any written advice received from the road authority."	The Road Authority has not provided any written advice.

Parking and Access Code

- **Clause E6.6.1A1** – the number of on-site car parking spaces provided is less than the number specified in Table E6.

- **Non-residential Parking** – the applicant proposes parking for café/ restaurants, shops, a convenience store and a museum in accordance with the acceptable solution for gross floor areas which provides for 109 spaces.

- **Residential Parking** – the applicant proposes 140 spaces, being 42 less than the acceptable solution of 182 (inclusive of visitor parking). It should be noted that the residential component is situated in the Particular Purpose Zone 4 - Kangaroo Bay and Inner Residential Zones. The objectives of the latter seek to encourage residential development at higher densities in locations within walkable distance of services, facilities, employment and high frequency public transport corridors in inner urban areas and historically established areas.

The proposed variation must be considered pursuant to the Performance Criteria (P1) of Clause E6.6.1 as follows.

Clause	Performance Criteria	Assessment
E6.6.1P1	*"The number of on-site car parking spaces must be sufficient to meet the reasonable needs of users, having regard to all of the following:*	
	(a) car parking demand;	The applicant seeks to use the RMS* guidelines to justify the shortfall in residential carparking. The RMS Guide recommends the following parking rates for high-density residential developments: *0.6 spaces per 1-bedroom unit* *0.9 spaces per 2-bedroom unit* *1.4 spaces per 3-bedroom unit* *1 space per 5 units visitor parking* This equates to a parking requirement of 113 spaces for the residential component of the development (140 being provided).

		Council's Development Engineers are concerned that while the development is of a higher development, it is not a "high density" development (as considered by the RMS), being more appropriately described as a "medium density" residential development. As such, a more appropriate rate would be: *1 space per 1/2-bedroom unit* *2 spaces per 3-bedroom unit* *1 space per 4 units visitor parking* This rate would ensure that all units have at least one dedicated car parking space (which can be dedicated to each unit) while acknowledging that 2 bedroom units are more likely to appeal to smaller households (such as singles or couples) that would not need to rely on more than one car. This rate would equate to 133 residential car parking spaces (being within the 140 residential spaces provided). The reduced rate of 1 space for each x2 bedroom unit is considered supportable given the expectation of residents of a higher density development lifestyle with convenient access by walking, cycling, taxis or public transport (bus and ferry) to a wide variety of services such as shops, restaurants, medical, personal (hairdressers etc) and financial, as well as potential centres of employment.
	(b) the availability of on street and public car parking in the locality;	At present there is some availability of on-street car parking along Kangaroo Bay Drive, although this can be subject to a number of spikes in demand depending on local events and the time of year. As such, on-street car parking cannot be relied upon as a justification.

	(c) the availability and frequency of public transport within a 400m walking distance of the site;	The site is situated adjacent or near to a major Metro bus route. The Rosny Park interchange is situated approximately 400m away and the Derwent ferry service approximately 600m away.
	(d) the availability and likely use of other modes of transport;	There is good provision of walking and cycling networks in the vicinity of the site.
	(e) the availability and suitability of alternative arrangements for car parking provision;	Not applicable.
	(f) any reduction in car parking demand due to the sharing of car parking spaces by multiple uses, either because of variation of car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces;	Given the nature of residential usage, there is not considered to be any sustained justification for shared car parking with other uses on the site.
	(g) any car parking deficiency or surplus associated with the existing use of the land;	Not applicable.
	(h) any credit which should be allowed for a car parking demand deemed to have been provided in association with a use which existed before the change of parking requirement, except in the case of substantial redevelopment of a site;	Not applicable.

	(i) the appropriateness of a financial contribution in lieu of parking towards the cost of parking facilities or other transport facilities, where such facilities exist or are planned in the vicinity;	The nature and requirements of residential usage makes a financial contribution difficult to justify.
	(j) any verified prior payment of a financial contribution in lieu of parking for the land;	Not applicable.
	(k) any relevant parking plan for the area adopted by Council;	Not applicable to the subject zones.
	(l) the impact on the historic cultural heritage significance of the site if subject to the Local Heritage Code;"	Not applicable.

*RMS refers to the NSW Government Transport Roads & Maritime Services, Guide to Traffic Generating Developments

Parking and Access Code

- **Clause E6.6.1A1** – there is no acceptable solution.

The proposed variation must be considered pursuant to the Performance Criteria (P1) of Clause E6.6.1 as follows.

Clause	Performance Criteria	Assessment
E6.6.1P1	*"Use and Development on land within the Activity Centres specified in Table E6.3 must make a cash in lieu payment for any deficient spaces at the rate specified in Table E6.3. Alternative arrangements may be made in accordance with any parking plan adopted by Council."*	The proposal is not within an activity centre.

Stormwater Management Code

- **Clause E7.7.1A2** – the proposal exceeds the acceptable solution because the size of new impervious area is more than 600m^2 and new car parking is provided for more than 6 cars.

The proposed variation must be considered pursuant to the Performance Criteria P2 of Clause E7.7.1P2 as follows.

Clause	Performance Criteria	Assessment
E7.7.1P2	*"A stormwater system for a new development must incorporate a stormwater drainage system of a size and design sufficient to achieve the stormwater quality and quantity targets in accordance with the State Stormwater Strategy 2010, as detailed in Table E7.1 unless it is not feasible to do so."*	The criterion is satisfied as the proposal includes a treatment system and subject to a proposed permit condition.

5. REPRESENTATION ISSUES

The proposal was advertised in accordance with statutory requirements and 37 representations (one outside the three week period provided to make representations) were received. The following issues were raised by the representors.

5.1. Traffic and Parking

Increased traffic and congestion. A total of 32 representations were received in respect of traffic and parking. The representors expressed concern about the impact of the increased traffic flow which will be experienced by not only the local residents and visitors to the area but everyone who travels into or through Rosny Park or Bellerive. The concern is that this project, when combined with others proposed or approved in the vicinity, will result in extended congestion at peak times (the representors highlight a range of developments that include the as yet started or completed developments referred to as the Kangaroo Bay hotel, the Rosny Hill development, x17 townhouses in Petchey Street, the proposed Dan Murphy outlet, the enlarged Salamanca Fresh outlet, ferry commuters, significant residential expansion at Clarence Plains, occasional sporting events and markets.

The representors contend that the problem is dismissed by the submitted Traffic Impact Analysis which states that the increased traffic flow can be absorbed by the existing network. Some have asked, where is the modelling to prove this and why does council not have a traffic master plan for the city? Representors believe that if there are any incidents on roads nearby, there is likely to be extended gridlock. Some representors contend that the access onto Alma Street will create congestion and accidents.

Insufficient car parking is proposed. For similar reasons regarding development pressures expressed above, some representors expressed concerns that there is insufficient car parking proposed and that this would add further demand on insufficient car parking locally.

- **Comment**

  The applicant's TIA assesses and concludes the development will generate 1,373 vehicles per day with a peak of 135 vehicles per hour (AM peak). The traffic generation of the development is considered to be absorbed into the surrounding road network without significant loss of efficiency. Council's Development Engineers have peer reviewed the TIA and are satisfied with its findings, confirming that the development is within the capacity of the road network.

  Council carries out network planning and traffic analysis/modelling within parts of the municipality (such as recent traffic modelling for Rosny Park). The broader issue of traffic management planning within the city is not a relevant planning consideration and has no determining weight.

  The Alma Street access is only restricted to "left out only" to limit any potential conflict. The access has been assessed in the TIA and no risk has been identified.

Car parking is provided for 249 on-site car parking spaces; 140 of these spaces are proposed to be allocated to the residential component of the development. For the reasons outlined in the assessment of the performance criteria, the reduction of 42 residential car parking spaces is supported.

A total of 109 spaces is allocated to the commercial and café/restaurant components of the development in accordance with the Scheme acceptable solutions.

5.2. Scale, Massing and Density (overdevelopment)

A total of 32 representors expressed concerns about a perceived overdevelopment of the site and raised issues in respect of loss of views, lack of views between buildings, overshadowing and reduced solar access, too dense, height, insufficient private open space, and that the proposal is much larger than that proposed by the Kangaroo Bay Urban Design Strategy and Concept Plan. These issues lead to a loss of privacy for surrounding residents. A concern was that the space between the buildings will be compromised by shadows cast and prevent natural light reaching some of the units.

- **Comment**

  The proposal meets all of the acceptable solutions of both applicable zones in respect of density and height. Therefore, issues of overshadowing and solar access are not a relevant planning consideration except where some of the proposed residential units do not meet the applicable acceptable solutions for private open space. The latter issue has been assessed as satisfying the performance criteria of the Inner Residential Zone [Cl.11.4.3(b)].

  Loss of views are not a relevant planning consideration, particularly as the relevant development standards for height and density are satisfied.

The degree of views between buildings must be assessed under the relevant Scheme controls for which 35.4.2P1(a) refers to the height of buildings being consistent with the Zone Purpose Statements, Local Area Objectives and Desired Future Character Statements. Local Area Objective (f) states that "*The development along Cambridge Road to provide a defined edge to the street at a consistent scale, offering glimpses of the bay, and beyond, through corridors and laneways between buildings when viewed from Cambridge Road.*" While minds may differ, it is considered that the architects have considered this objective and provided an appropriate design response.

The concern that the proposal is much larger than that proposed by the Kangaroo Bay Urban Design Strategy and Concept Plan is noted, however, it does not carry any statutory weight, with the current Scheme standards being developed from this strategic conceptualisation and provide the assessment framework for all development within Particular Purpose Zone 4 - Kangaroo Bay. The development has been assessed as compliant with these controls.

There have been no specific instances of a loss of privacy to surrounding neighbours raised, however the development is assessed to comply with building envelope and privacy acceptable solutions.

Solar access to the proposed residential units and private open space has been assessed and is considered compliant. There is no standard which deals with access to sunlight for the communal landscape areas around the buildings.

5.3. Loss of Amenity

Some representors were concerned about a loss of natural beauty of the foreshore and associated public space, with a desire for more space between the apartment buildings.

- **Comment**

  The site is comprised of existing development and a former railway siding. A contemporary mixed-use development would enhance the experience of visitors and residents alike. It is unclear how the proposal would denigrate the foreshore area, but notwithstanding, this issue has no determining weight under the Scheme.

5.4. Loss of Public Land

A number of representors contend the site should be left as public land for parks and open space for the community to enjoy and expressed concern about a perceived cumulative loss of open space. A representor queried how council will progress any future sale or lease and within what guiding parameters. The representor further queried how the greater council base of ratepayers would benefit from such a sale or lease.

- **Comment**

  Section 177A(1) of the Local Government Act 1993 defines public land owned by the council such as parks and community sporting venues.

  This land is council owned freehold title and is not public land within the meaning of Section 177A(1) and is therefore not subject to the requirements of Section 178 of the Act, pertaining to the method of sale, exchange and disposal of public land. Council has assembled the subject land over an extended period of time and coordinated appropriate infrastructure in accordance with the Kangaroo Bay Urban Design Strategy and Concept Plan 2008 to facilitate development and stimulate urban regeneration.

  Ratepayers, as a whole, stand to benefit from the sale of the land as it will provide and activate a mixed-use area. Council will be able to reinvest proceeds into delivering benefit elsewhere in the community which would otherwise not be possible or require additional revenue from other sources.

  This issue has no determining weight under the scheme.

5.5. Lack of Open Space

Some representors expressed concern about a lack of open space associated with the proposal. A representor was concerned that there is not enough open space for new residents which would not offset climate change. Another representor was concerned that the "wonderful" public spaces and sporting arena of Kangaroo Bay is being included as part of the lack of open space consideration by the developer.

- **Comment**

  Each dwelling will have its own open space in the form of either a balcony, enclosed courtyard or decking. The residents will also enjoy the use of the extensively landscaped grounds within the development for exercise and other recreational activities. The amount of open space provided by the development satisfies the relevant Scheme development standards.

5.6. Alternative Uses

Several representors suggested that alternative uses should have been considered. These included ferry terminal parking, or a range of community services and social housing. Another representor expressed a view that the commercial development should open onto the boardwalk.

- **Comment**

  The proponent has made application for 86 Multiple Dwellings, Shops, Food Services and a Museum. Council, in its capacity as planning authority, can only consider those uses under the Scheme controls. However, council, in undertaking a tender process (as outlined in Section 1 – Background), did not receive proposals for any other uses.

  The commercial uses proposed open onto landscaped forecourts along Kangaroo Bay Drive. The Boardwalk is located some distance away from the site.

  While such matters are not relevant considerations under the Scheme, the original concept is to create an activated precinct, whereas a carpark (for example) will not create a sense of place.

5.7. Construction

Some representors expressed concern about management of the construction of the development. Specifically, how will dust and noise be managed during construction and rock drilling phase and how will pollutants be extracted and safely dispersed?

- **Comment**

  Construction matters are not specifically controlled by Scheme Development Standards but are recognised as matters that can be conditioned by the grant of a permit. A condition is proposed which will deal with dust emissions and rock extraction prior to the issue of a building permit and when such matters are fully understood in the detailed design.

  The site is recognised as being potentially contaminated and has been assessed in accordance with the Scheme Use and Development Standards. A permit condition is proposed requiring an Environmental Construction Management Plan (ECMP) when further testing has been completed. The ECMP will deal with the safe extraction and disposal of any pollutants.

5.8. Consultation and Notification

A few representors wanted to know if there would be further public consultation and expressed concern that it was difficult to review the documentation which had been compressed on council's website and thereby making any printing on the plans very difficult to read. For such an important development, the representor feels that council should have had copies of the proposal available to be handed out at the council offices as examination may put off a significant part of the community who may like to comment.

- **Comment**

  The redevelopment of the site has been through a consultation process which is outlined in Section 1 (Background) of this report. The development application, the subject of this report, was notified in accordance with the LUPA Act and regulations with an additional 7 days (21 days in total) for representations. Given that a preferred developer agreement and development application are in progress, there is no additional scope for public consultation.

  There is no legislative requirement for council to display applications on its website or provide paper copies to interested parties to takeaway. A check of the digital resolution of the application on the website confirms that it was of sufficient quality to determine any detail, in fact a full resolution file would have likely caused greater issues (such as speed) in viewing and downloading. It is not considered feasible to print the development application, as it extends to many hundreds of pages. Council has a fee schedule for printing on request and its officers can assist customers in disseminating any specific information required.

5.9. Support

One representor expressed support for the application, suggesting it was a great way to bridge the gap between, Rosny Park and Bellerive Village, aligning perfectly with the Kangaroo Bay Urban Design Strategy. The representor saw this as a positive way to manage population increase and urban sprawl, utilising the current land in this area for additional homes in a location that is central to a public transport hub (Buses and Ferry Service), which can help add some extra demand to hopefully turn the ferry service into a permanent arrangement.

- **Comment**

  The representor's comments are noted.

5.10. Disability Access and Fire Safety

A representor queried whether the proposal would meet requirements for mobility access and fire safety.

- **Comment**

  The proponent confirms that the development has been designed in conjunction with a fire engineer and in consultation with TasFire. All publicly accessible areas, including all residential floors are serviced by lifts and/or DDA compliant ramps.

5.11. Mechanical Services

A representor expressed concern that there is no indication of any mechanical service areas on the plans, presuming that each of the 96 tenancies will have their own heating/cooling/ventilation systems and resulting in the surroundings and building facades being littered with heat pump units or other devices, distorting the clean roof lines.

- **Comment**

  The proponent has confirmed that the development will adopt passive building design strategies to reduce the need for mechanical heating and cooling. Where required, the mechanical plant will be located either within the boundary of each dwelling, in the shared common areas within the building envelope or within the roof space of the buildings and will not protrude above the roof lines. The commercial tenancies are served by mechanical plant rooms located at the rear of the tenancies. Additional mechanical plant will be located within the roof space where required.

5.12. Garbage Collection

A representor wanted more information on what provisions would be made for safe and efficient waste collection.

- **Comment**

  The proponent has confirmed that waste collection for the development will be managed by the body corporate generally. There are several garbage bin stores located throughout the development for use by residents and the commercial tenancies with a central collection point located along Pembroke Place for off street pick-up by a private waste management contractor.

There will be kerbside collection of bins for the townhouses located along Cambridge Road. A condition of approval dealing with this matter is proposed.

5.13. Fencing

A representor questioned what provision is made for fencing of adjacent properties and that privacy and security issues should be clarified prior to the sale of the land.

Another representor was concerned that the children's playground is unfenced and wanted to know whether the spaces through the development would be available for public thoroughfare.

- **Comment**

  The proponent has confirmed their intention that new boundary fences will be erected as part of the development in future consultation with the adjacent neighbours.

  The outdoor areas (forecourts) on the ground floor along Kangaroo Bay Drive will be always fully accessible to the public. The carpark on the ground floor and the section of carpark on the first floor set aside for visitors and the commercial tenancies will be accessible to the public during business hours. There will be limited public access to the landscaped grounds on the upper residential floors.

  A children's playground is not proposed, although the landscape plans indicate a pocket park.

5.14. Noise

A representor thought that the residents would be impacted by noise (such as bands) at the hotel and BYC.

- **Comment**

  There is already an established residential community in proximity to these venues, which must abide by applicable legislation such as the Environmental Management and Pollution Control Act.

5.15. Bicycle Spaces

A representor stated that more than 4 public bicycle spaces should be required.

- **Comment**

  There are 16 public bicycle parks proposed in the development located along Kangaroo Bay Drive, which meets the Scheme requirement.

5.16. Footpath along Cambridge Road

The footpath along Cambridge Road is narrow and needs to be shared by walkers, cyclists, prams, dogs and people awaiting buses.

- **Comment**

  The narrow width of the footpath is noted and there have been ongoing discussions and an in-principle agreement between council and the proponent to widen the footpath along Cambridge Road. A condition is proposed to require the developer to provide a 3m wide footpath to the existing kerb edge of Cambridge Road. This may require a boundary adjustment to increase the road reserve at this point.

5.17. Does not comply with Inundation, Waterway and Coastal Protection, and Stormwater Codes

A representor contended that the proposal is contrary to the Inundation Prone Areas Code, Waterway and Coastal Protection Code and Stormwater management Code.

- **Comment**

  The site is not covered by either the Inundation Prone Areas or Waterway and Coastal Protection Codes. An assessment of the Stormwater Management Code confirms that the Development Standards are satisfied.

6. EXTERNAL REFERRALS

The proposal was referred to TasWater, which has provided a number of conditions to be included on the planning permit if granted.

7. STATE POLICIES AND ACT OBJECTIVES

7.1. The proposal is consistent with the outcomes of the State Policies, including those of the State Coastal Policy.

7.2. The proposal is consistent with the objectives of Schedule 1 of LUPAA.

8. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

There are no inconsistencies with Council's adopted Strategic Plan 2021-2031 or any other relevant council policy.

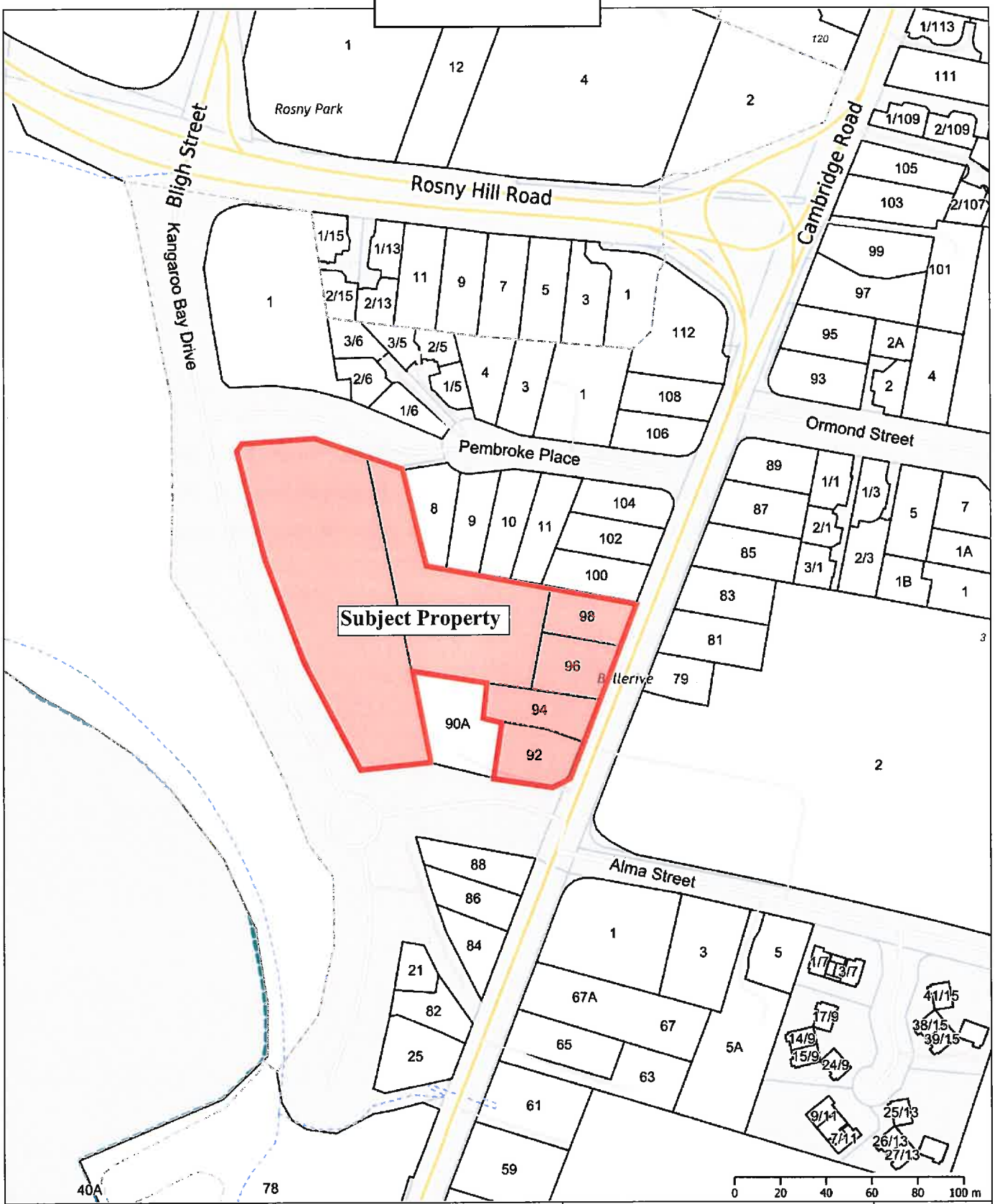
9. CONCLUSION

The proposal for Demolition, 86 Multiple Dwellings, Shops, Food Services and Museum at 30 Kangaroo Bay Drive, Rosny Park, 7 Pembroke Place, 92, 94, 96 and 98 Cambridge Road, Bellerive is recommended for approval subject to reasonable and relevant conditions.

Attachments:
1. Location Plan (1)
2. Proposal Plan (60)
3. Site Photo (5)

Ross Lovell
MANAGER CITY PLANNING

Attachment 1



Clarence... a brighter place	This map has been produced by Clarence City Council using data from a range of agencies. The City bears no responsibility for the accuracy of this information and accepts no liability for its use by other parties.	28/10/2021	N
		1:2257	

KANGAROO BAY BOULEVARD PRECINCT

Attachment 2

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 A
A01	Site Plan - Existing	Rev A
A02	Site Plan - Demolition	Rev A
A03	Site Plan - Proposed	Rev A
B01	Ground Floor Plan	Rev A
B02	Upper Ground Floor Plan	Rev A
B03	First Floor Plan	Rev A
B04	Second Floor Plan	Rev A
B05	Third Floor Plan	Rev A
B06	Roof Plan	Rev A
C01	Street Elevations	Rev A
C02	Street Elevations	Rev A
C03	Elevations_Building A + B	Rev A
C04	Elevations_Building C + D	Rev A
C05	Elevations_Building E	Rev A
C06	Elevations_Building F	Rev A
C07	Elevations_Building G + H + I	Rev A
C08	Site Sections_Escarpment	Rev A
C09	Site Sections_Escarpment	Rev A
C10	Site Sections	Rev A
H01	Sun Studies Winter - Context	Rev A
H02	Sun Studies - Context	Rev A
H03	Sun Studies Inner Res 3D	Rev A
H04	Sun Studies Inner Res 3D	Rev A
H05	Sun Studies - Inner Res 3D	Rev A
H06	Sun - Inner Res - POS WEST	Rev A
H07	Sun - Inner Res - POS EAST	Rev A
H08	Sun - Communal Open Space	Rev A
H09	Planning Envelope - Inner Res	Rev A

PLANNING SUMMARY

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

title reference					planning scheme comments
volume		folio	land area	planning zone	
173171	/	3	6,675m²	Particular Purpose 35.0	PPZ 4 Kangaroo Bay
173171	/	4	3,650m²	Particular Purpose 35.0	PPZ 4 Kangaroo Bay
173171	/	5	725m²	Inner Residential	-
173171	/	6	794m²	Inner Residential	-
117477	/	1	772m²	Inner Residential	-
173171	/	13	794m²	Inner Residential	-

Key site figures below.

13,310m²	total site area
5,014m²	proposed footprint
31.60%	site coverage (%) inner residential
37.67%	site coverage (%) inner residential + particular purpose combined

101	car parking public / commercial tenancies
180	car parking residential + visitors
281	car parking total

16	bicycle parking - boulevard on street
26	bicycle parking - shared storage commercial tenancies
129	bicycle parking - residential

4,439m²	residential communal open space (NGL / podium level) - particular purpose zone
1,373m²	residential communal open space (NGL / podium level) - inner residential zone
294m²	residential communal open space (roof terrace) - particular purpose zone
6,096m²	residential communal open space - total

COS Particular Purpose | COS Inner Res | COS Roof Terrace

Private Open Space - Inner Residential		
Area Type	Townhouse Number	Area
POS	G1.01 / G2.01	36
POS	G1.02 / G2.02	53
POS	G1.03 / G2.03	62
POS	G1.04 / G2.04	98
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

915m²	minimum area free from impervious surfaces (m2) - inner residential area
29.6%	minimum area free from impervious surfaces (%) - inner residential area

Impervious Surface

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

ARTIST IMPRESSION - KANGAROO BAY DRIVE

LOCATION PLAN

revisions

Revision ID	Issue Date	Issue Name
Rev A	8/10/20	Development Application

DEVELOPMENT APPLICATION
not for construction

Original drawn size: A3

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

circa morris-nunn architects
Contact
Hobart | TAS 7000
03 6736 9044
admin@circamorrisnunn.com.au

Cover
Preliminary
Author: SK
Date: 8/10/20
Drawing No: 1617-A00
Rev A

SITE PLAN - EXISTING
1:500

revisions

DEVELOPMENT APPLICATION
not for construction

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

circa morris-nunn architects
Contact:
[illegible]

Site Plan - Existing
Preliminary

BK
6/12/06

1617-A01 Rev A

SITE PLAN - DEMOLITION
1:500

revisions

DEVELOPMENT APPLICATION
not for construction

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

elare morris-nunn architects
Contact
tel (03)6231 2010 | fax (03)6231 2011
02 6230 8944
info@elaremorrisnunn.com.au

Site Plan - Demolition
Preliminary

scale 1:500
drawn SC
date 17/08/18
drawing no. 1617-A02 Rev A

Appendix A Architectural - Kangaroo Bay Drive, Pembroke Place & Cambridge Road, Sorell | Page 1 of 64

revisions

SITE PLAN - PROPOSED
1:500

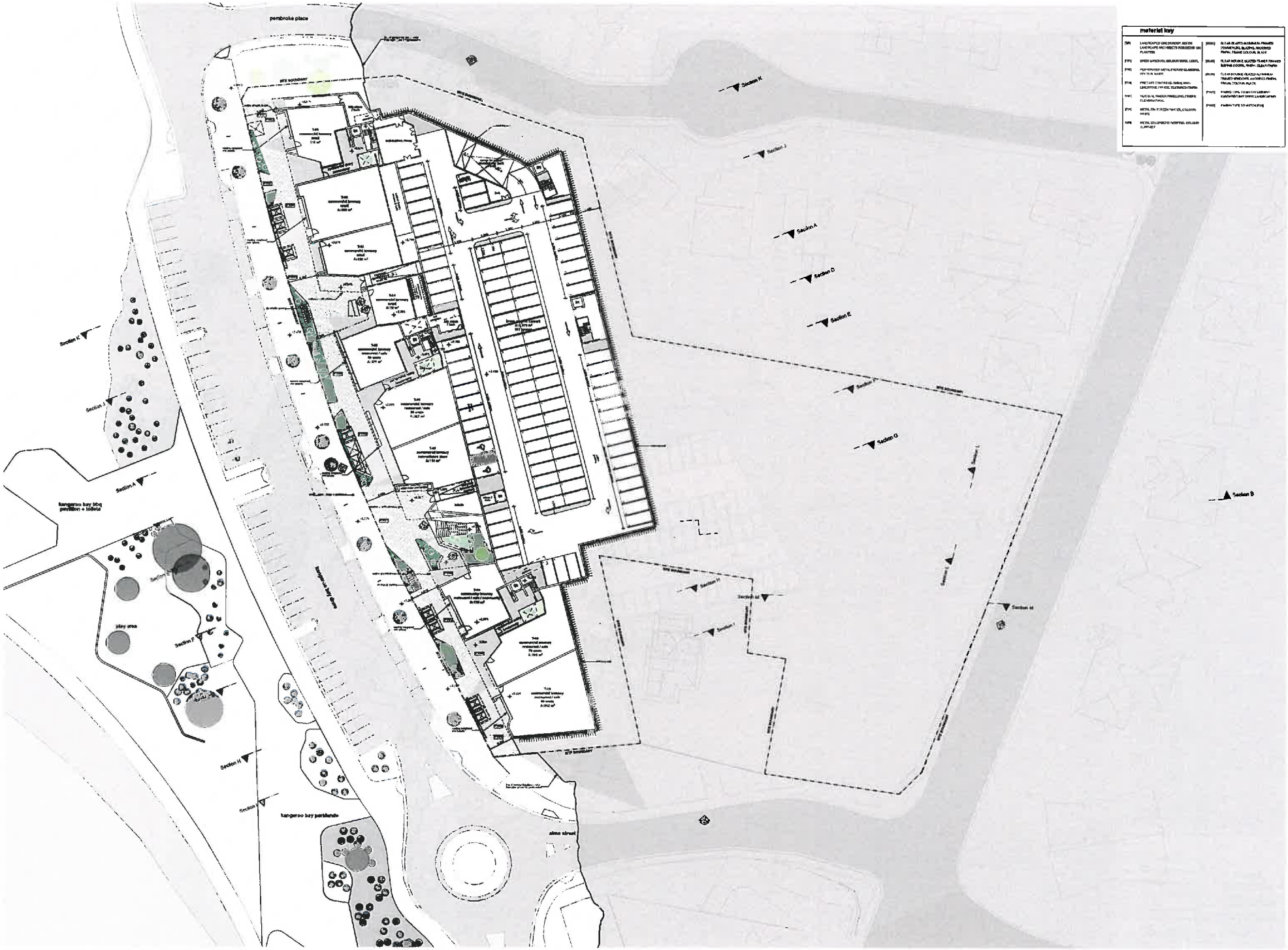
DEVELOPMENT APPLICATION
not for construction

Kangaroo Bay Blvd Precinct
Hunter Developments
27 Hunter Street
Hurstville
NSW 1481

circa morris-nunn architects
Contact:
Mail: GPO 1127 Sydney NSW | Studio: Level 1 | 7000
03 6276 4654
Email: info@circamorrisnunn.com

Site Plan - Proposed
Preliminary

drawn	SK
date & time	5/10/20
drawing n°	Revision
1617-A03	Rev A



material key

[GR]	LANDSCAPED GRE ON ROOF, REFER LANDSCAPE ARCHITECTS DRAWINGS FOR PLANTING	[RB01]	TILE AS ABOVE ALUMINIUM FRAMED CONVENTIONAL GLAZING, BRONZED FINISH, FRAME COLOUR: BLACK
[FT]	SHEER MASONRY, GEELONG BRIKS, LIGHT,	[RB02]	TILE AS ABOVE GLAZED TIMBER FRAMED SLIDING DOORS, FINISH: OLIGO FINISH
[FR]	PERFORATED METAL FINCHE CLADDING, 20% TO 30 SHEET	[RL01]	TILE AS ABOVE, GLAZED ALUMINIUM FRAMED WINDOWS, AS SCHEDULE, FINISH, FINISH: COLOUR: BLACK
[FH]	PRECAST CONCRETE CREAM, SMOOTH, LIGHT STONE, TEXTURED FINISH	[FW1]	FABRIC 1 SPL TO MATCH SUBSTANTIAL KANGAROO BAY DRIVE LANDSCAPING
[WH]	WHITE & TIMBER PANELLING, FINISH: CLEAR NATURAL	[FW2]	FABRIC TYPE 2 TO MATCH [FW2]
[FW]	METAL FIN FORCEN WHITE, COLOUR: WHITE		
[MR]	METAL COLORBOND NORFOLK, COLOUR: CLIMATE		

revisions

Revision ID	Prepared Date	Brief description
Rev A	07/11/22	Development application

DEVELOPMENT APPLICATION
not for construction

original drawing size

Kangaroo Bay Blvd
Precinct
Hunter Developments
77 Macquarie St
Hobart
TAS, 7000

circa morris morris architects
Contact
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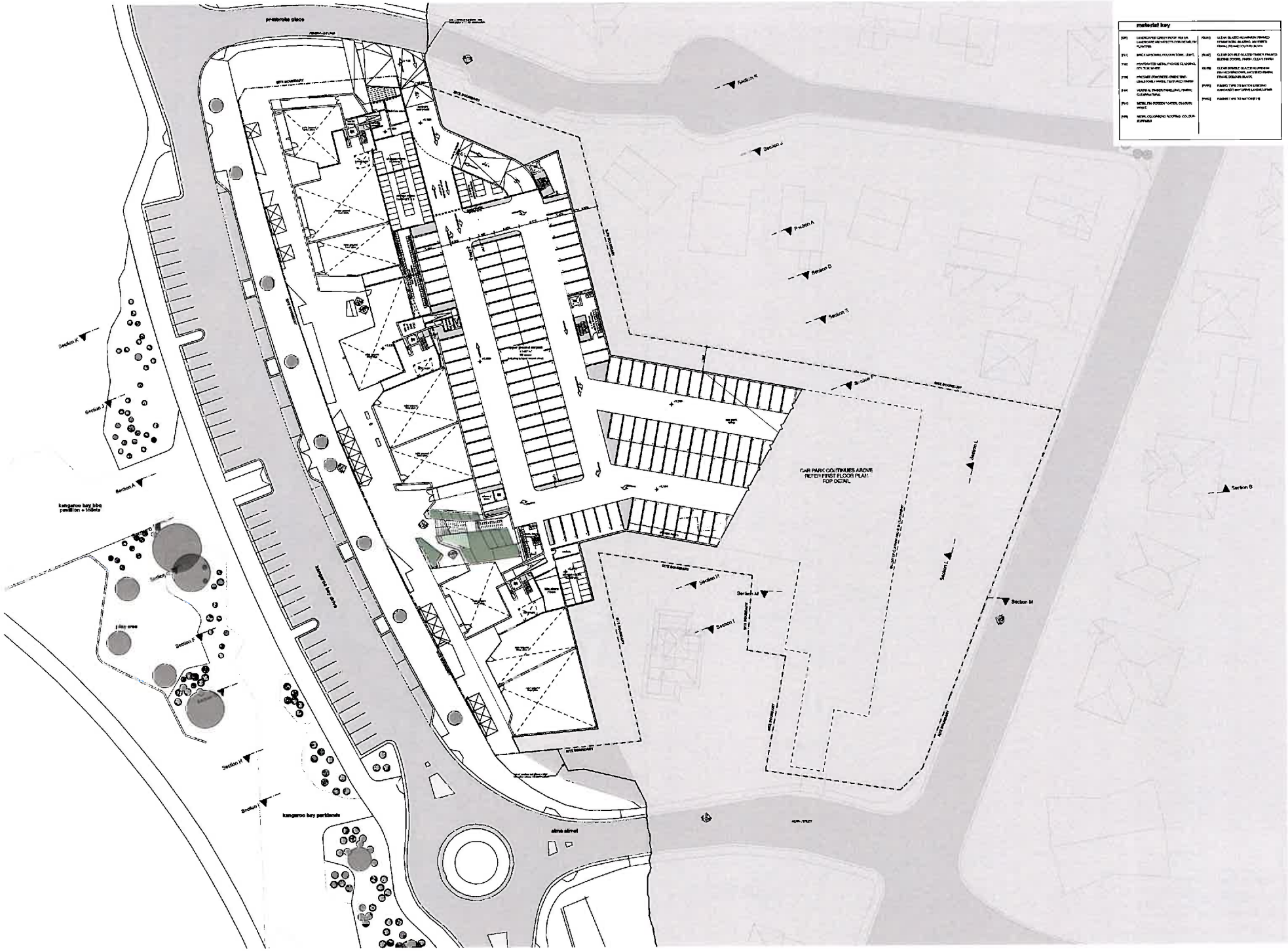
Ground Floor Plan
BUILDING 1:200

Drawn by	BK	
Checked by		01/10/22
Plotting Scale		Drawing

1617-B01 **Rev A**

GROUND FLOOR
1:200



material key

[GR]	LANDSCAPED GREEN ROOF. REFER LANDSCAPE ARCHITECTS FOR DETAILS OF PLANTING	[FG-AL]	CLEAR GLAZED ALUMINIUM FRAMED FIXED WINDOWS & DOORS, ANODISED FINISH, FRAME COLOUR: BLACK
[FC]	SPACE MASONRY, COLOUR: TONE, LIGHT	[FG-AT]	CLEAR DOUBLE GLAZED TIMBER FRAMED SLIDING DOORS, FINISH: CLEAR FINISH
[FC2]	PRE-FINISHED METAL FACADE CLADDING, CFL TILE SHEET	[GL-FB]	CLEAR DOUBLE GLAZED ALUMINIUM FRAMED WINDOWS, ANODISED FINISH, FRAME COLOUR: BLACK
[FC3]	PRECAST CONCRETE: FINISH TBC - LIMESTONE / WHITE / TEXTURED FINISH	[FW1]	FABRIC TYPE TO MATCH EXISTING AROUND MAY DRIVE LANDSCAPING
[FW]	VERTICAL TIMBER PANELLING, FINISH: CLEAR FINISH	[FW2]	FABRIC TYPE TO MATCH FIFE
[FG]	METAL FIN SCREEN / GATES, COLOUR: WHITE		
[MR]	MONOPOLOGY ROOFING, COLOUR: EUROPEAN		

revisions

Revision ID	Issue Date	Issue Issues
Rev A	07.12.22	Development Application

DEVELOPMENT APPLICATION
not for construction

UPPER GROUND FLOOR
1:250

Kangaroo Bay Blvd Precinct
Hunter Developments
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Hobart
TAS, 7000

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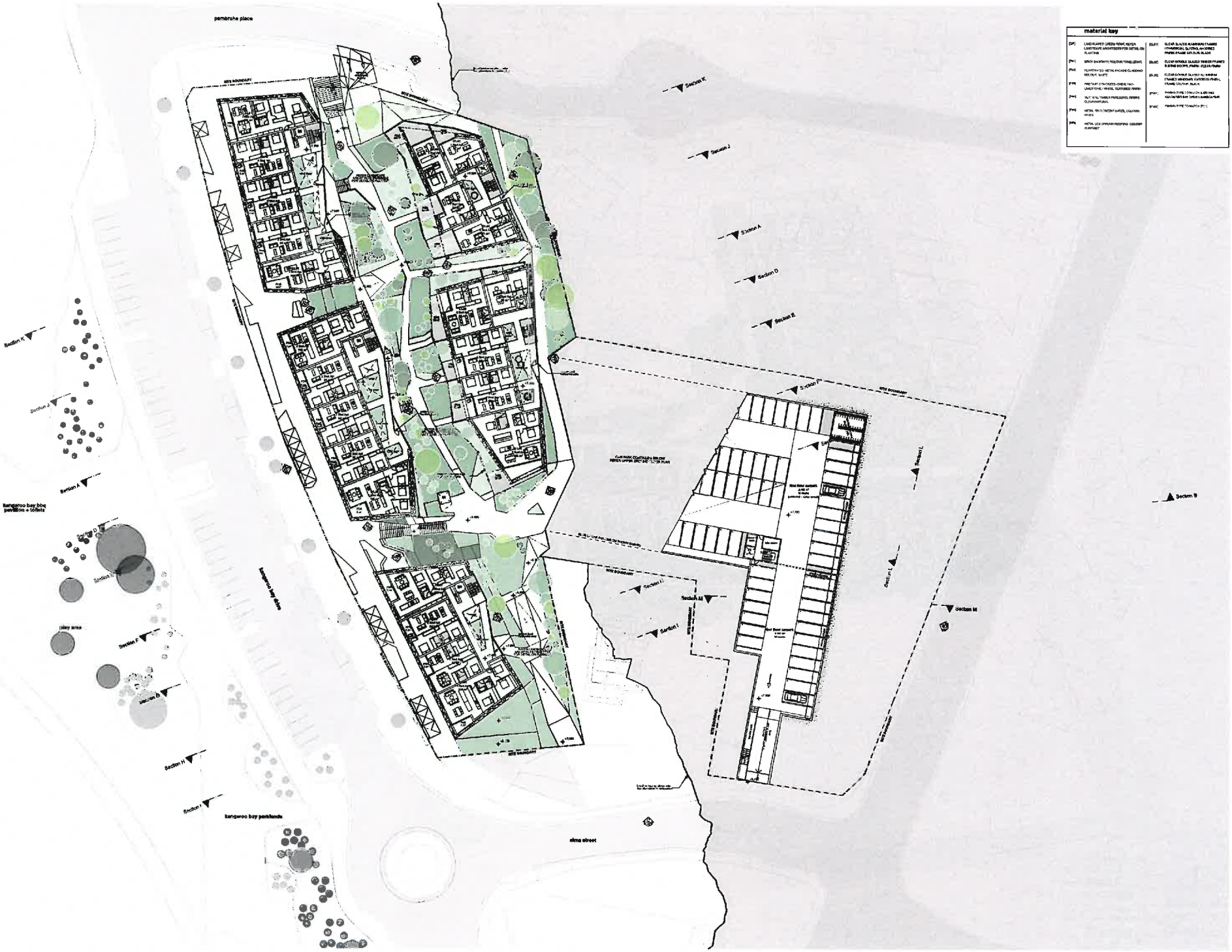
Upper Ground Floor Plan
SCALE(S): 1:250

DRAWN BY: BK
DATE: 07/12/22
DRAWING No: 1617-B02
REVISION: Rev A



DEVELOPMENT APPLICATION
not for construction

material key

[GR]	LANDSCAPED GREEN ROOF, REFER LANDSCAPE ARCHITECTS FOR DETAIL ON PLANTING
[Fa1]	BRICK MASONRY, COLOUR TONE: LIGHT
[Fa2]	PERFORATED METAL FACADE CLADDING COLOUR: WHITE
[Fa3]	PRECAST CONCRETE - OXIDE TINT: LIMESTONE / WHITE, TEXTURED FINISH
[Fa4]	VERTICAL TIMBER PARALLELING, FINISH CLEAR/NATURAL
[Fa5]	METAL FIN SCREENS / GATES, COLOUR: WHITE
[MR]	METAL COLORBOND ROOFING, COLOUR SURFMIST
[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
[PV01]	PAVING TYPE TO MATCH EXISTING KANGAROO BAY DRIVE LANDSCAPING
[PV02]	PAVING TYPE TO MATCH [P01]

revisions

Revision ID	Rev Date	Issue Stage
Draft	[illegible]	Development Application

Kangaroo Bay Blvd Precinct

Hunter Developments
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Hobart
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Contact
[illegible] | 37 hunter st | hobart | tas | 7000
03 6234 9844

First Floor Plan

SK

1617-B03 Rev A

material key

[GF]	LANDSCAPED GREEN ROOF, REFER LANDSCAPE ARCHITECTS FOR DETAIL ON PLANTING	[GLA1]	CLEAR GLAZED ALUMINIUM FRAMED WINDOWS AND SLIDING, INTERIOR FRAME, FRAME COLOUR: BLACK
[FC1]	[illegible]	[GLA2]	CLEAR DOUBLE IGU TRIPLE PANAITS SLIDING DOORS, FRAME - CLEAR FRAME
[FC2]	PERFORATED METAL FACADE CLADDING, RED, BLUE, WHITE	[GLA3]	CLEAR SPRINGS SLIDER ALUMINIUM FRAMED WINDOWS, ANTHRACITE FRAME, STEEL PLACK
[FC3]	PRECAST CONCRETE - WHITE TINT, LIMESTONE FINISH, TEXTURED FINISH	[PW1]	FRAMED TIMBER 20 MATCH SLEEPER KANGAROO BAY DRIVE LANDSCAPER
[FC4]	VERTICAL TIMBER PANELLING, FINISH CLEAR NATURAL	[PW2]	FABRIC TIPE TO MATCH [PW1]
[FC5]	METAL FIN SCREEN / DATES, COLOUR: WHITE		
[MR]	METAL COLORBOND ROOFING, COLOUR: SURFMIST		

revisions

Revision ID	Date / Time	Brief details
Rev A	27/7/22	Development Application

original drawing size

DEVELOPMENT APPLICATION
not for construction

Kangaroo Bay Blvd Precinct
Hunter Developments
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Second Floor Plan
BUILDING 1/2/3

Scale	1:250
Date	01/08/22
Drawn by	

1617-B04 Rev A

material key

[SP]	LAMINGRAED GREEN RENDER, REFER LANDSCAPE ARCHITECT FOR DETAIL ON PLANTING	[SLR1]	CLEAR GLAZED ALUMINIUM FRAMED COMMERCIAL GLZ/ALUMINIUM PANEL FLYING COLUMN, BLACK
[PR1]	SINGLE SKIN RENDER, REFER LANDSCAPE ARCHITECT FOR DETAIL	[SLR2]	CLEAR DOUBLE GLAZED TIMBER FRAMED SLIDING DOORS, PAINT CLEAR FINISH
[PM1]	PRE FINISHED METAL FACADE CLADDING, COLOUR: WHITE	[SLR3]	CLEAR DOUBLE GLAZED ALUMINIUM FRAMED WINDOWS, FATCO UP FINISH, FRAME COLOUR: BLACK
[PR2]	PRECAST CONCRETE - CEMENT TINT - LIMESTONE - WHITE, TEXTURED FINISH	[PW1]	PAINTED TYPE 1 TO BATCH LISTING
[PW2]	VERTICAL TIMBER PANELLING, FINISH: CLEAR NATURAL	[PW2]	PAINTED TYPE 2 TO BATCH LISTING
[PM2]	METAL TIN STANDING SEAM, COLOUR: WHITE		
[MR]	METAL COLORBOND ROOFING, EQUIPMENT SUPPORT		

revisions

Revision ID	Description	Date	Drawn by
Track	UPDATE		Development Application

DEVELOPMENT APPLICATION
not for construction

Kangaroo Bay Blvd Precinct

Master Developments
27 Murder Street
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clarence morris munn architects
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PH: 0419 120 [illegible]
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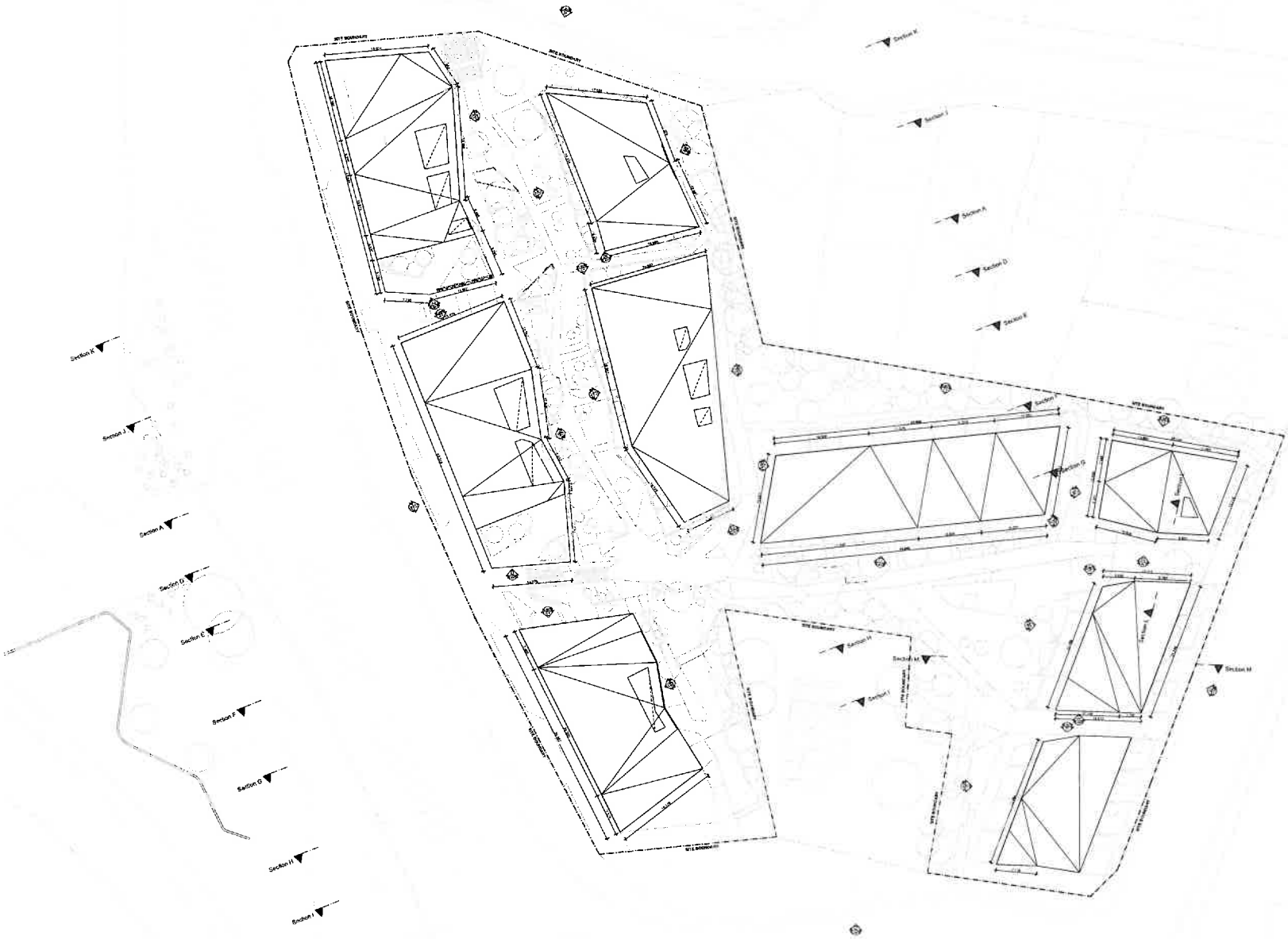
Third Floor Plan

drawn by	SK
date	4/10/19
drawing no.	Revision
1617-B05	Rev A

THIRD FLOOR
1:250



FOURTH FLOOR
1:250

material key

[illegible]	LANDSCAPED GREEN ROOF, REFER LANDSCAPE ARCHITECT FOR DETAIL ON PLANTING	(RL01)	CLEAR SEALED ALUMINIUM FRAMED FLUSH GLAZING, WITH BRITE WHITE FRAME, REFER DETAIL IN NOTE
[illegible]	BRICK MASONRY, ROUGH FACE LIGHT	(RL02)	CLEAR DOUBLE GLAZED TIMBER FRAMED SLIDING DOORS, TINTED - SEE ELEVATIONS
[illegible]	PERFORATED METAL FACADE CLADDING, COLOUR WHITE	(RL03)	CLAD ROOF / SLOPED ALUMINIUM TRIMDEK WHITE, LAYOUT REFER PLAN, REFER DETAIL IN NOTE
[illegible]	PRECAST CONCRETE - FIBRE RIND, LIME STONE / WHITE, TEXTURED FINISH	(PW01)	TIMBER TYPE 1 (SEE NOTE) CEDAR WALL CLADDING, LAYOUT REFER PLAN, REFER DETAIL IN NOTE
[illegible]	VERTICAL TIMBER PANELLING, FABRIC CLADDING MATERIAL	(PW02)	TIMBER TYPE 2 (SEE NOTE)
[illegible]	METAL FIN SCREEN / LOUVRES, COLOUR WHITE		
[illegible]	METAL COLORBOND ROOFING, COLOUR CLIMATEST		

revisions

Revision #:	Date (YYYY-MM-DD):	Description:
Rev A	[illegible]	Preliminary issue

DEVELOPMENT APPLICATION
not for construction

Kangaroo Bay Blvd Precinct
Hunter Developments
[illegible]
Hobart
TAS 7000

[illegible]

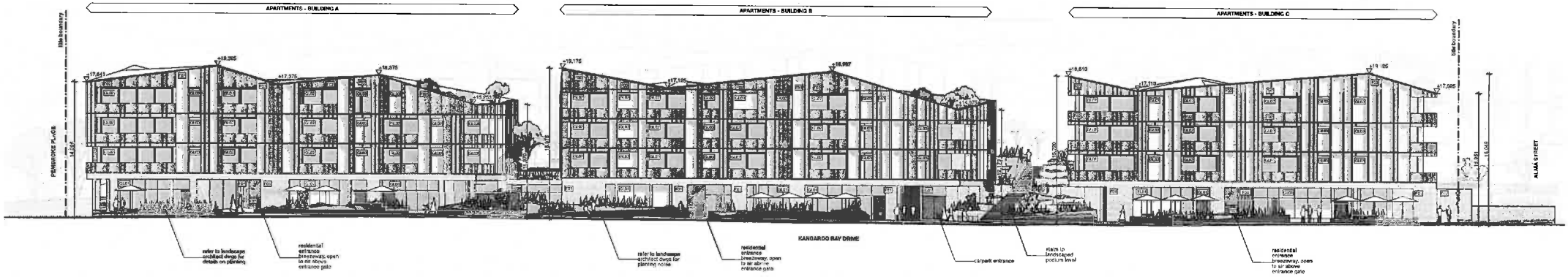
Contact
[illegible]

Roof Plan
BUILDING 1 (R6)

Status: DA
Issue date: 5/08/20
Drawing no: 1617-B06
Rev A

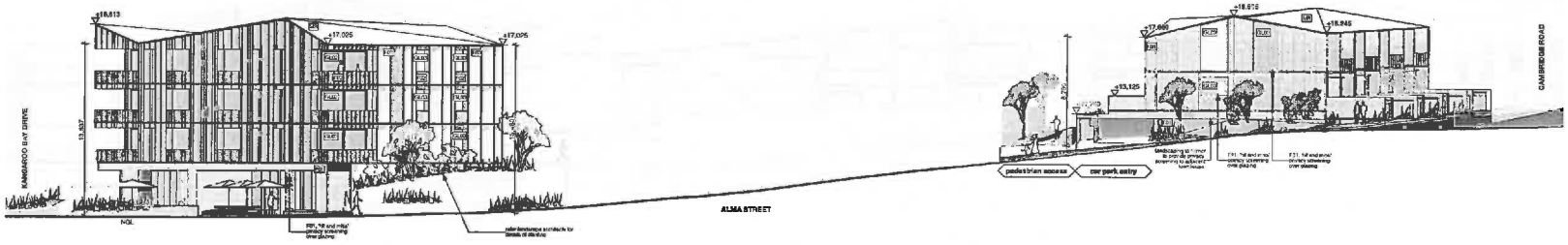
material key

[GR]	LANDSCAPED GREEN ROOF, REFER LANDSCAPE ARCHITECTS FOR DETAIL ON PLANTING	[GL01]	CLEAR GLAZED ALUMINIUM FRAMED COMMERCIAL GLAZING, ANODISED FINISH, FRAME COLOUR: BLACK
[FB1]	BRICK MASONRY, COLOUR TONE: LIGHT.	[GL02]	CLEAR DOUBLE GLAZED TIMBER FRAMED SLIDING DOORS, FINISH: CLEAR FINISH
[F07]	PERFORATED METAL FACADE CLADDING, COLOUR: WHITE	[GL03]	CLEAR DOUBLE GLAZED ALUMINIUM FRAMED WINDOWS, ANODISED FINISH, FRAME COLOUR: BLACK
[F08]	PRECAST CONCRETE- OXIDE TINT- LIMESTONE / WHITE, TEXTURED FINISH	[PV01]	PAVING TYPE TO MATCH EXISTING KANGAROO BAY DRIVE LANDSCAPING
[F04]	VERTICAL TIMBER PANELLING, FINISH: LE FASHIATURAL	[PV02]	PAVING TYPE TO MATCH [F01]
[F05]	METAL FIN SCREEN / GATES, COLOUR: WHITE		
[MR]	METAL COLORBOND ROOFING, COLOUR: SURFMIST		



01
-

West Elevation_Kangaroo Bay Drive
1:200



02
-

South Elevation_Alma Street
1:200

revisions

Revision ID	Issue Date	Issue Name
Rev A	6/10/20	Development Application

DEVELOPMENT APPLICATION
not for construction

Original Drawing Size

Kangaroo Bay Blvd Precinct
Hunter Developments
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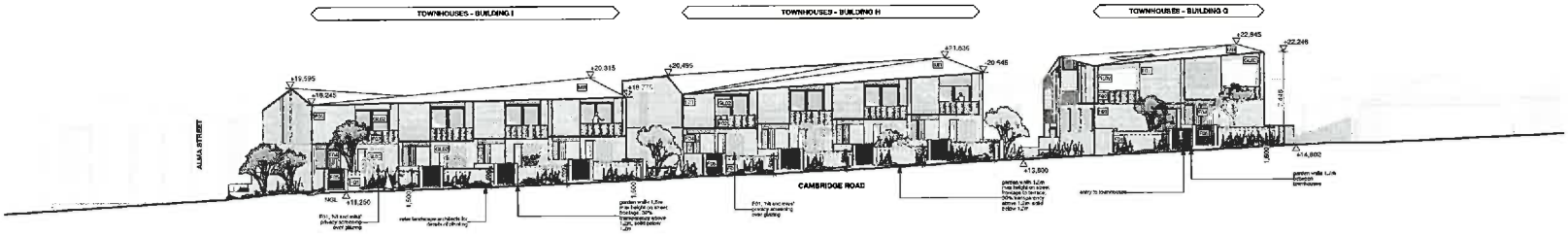
These drawings also represent, and are suitable as a guide only. The builder shall check and verify all dimensions and verify all errors or discrepancies to the Architect. Do not scale off the drawings. Drawings issued to be used for construction purposes only if issued by the Architect for construction.

Street Elevations
Elevations & Sections

status: SK
issue date: 6/10/20
drawing no: 1617-C01
revision: Rev A

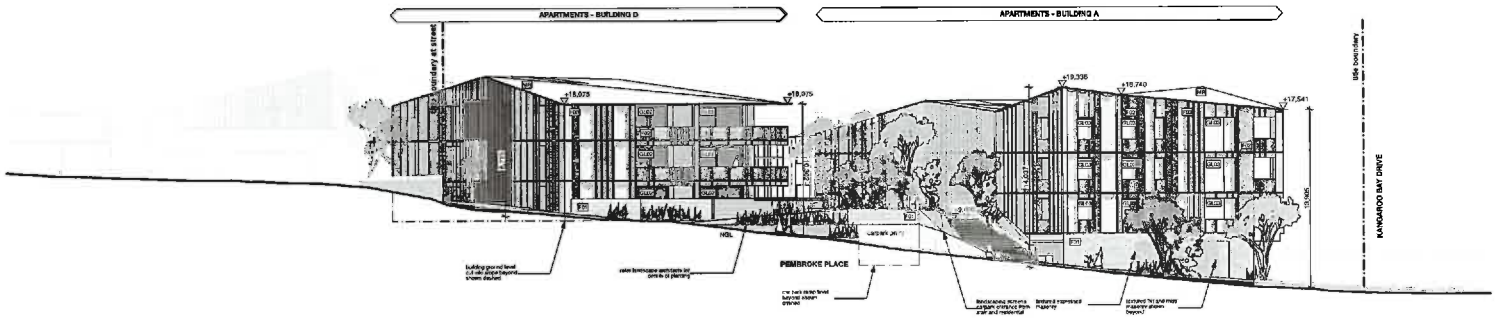
material key

[GR]	LANDSCAPED GREEN ROOF, REFER LANDSCAPE ARCHITECTS FOR DETAIL ON PLANTING	[GL01]	CLEAR GLAZED ALUMINIUM FRAMED COMMERCIAL GLAZING, ANODISED FINISH, FRAME COLOUR: BLACK
[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	[PV01]	PAVING TYPE TO MATCH EXISTING KANGAROO BAY DRIVE LANDSCAPING
[F04]	VERTICAL TIMBER PANELLING, FINISH: CLEAR NATURAL.	[PV02]	PAVING TYPE TO MATCH [F01]
[F05]	METAL FIN SCREEN / GATES, COLOUR: WHITE		
[MR]	METAL COLORBOND ROOFING, COLOUR: SURFMIST		



03
-

East Elevation_Cambridge Road
1:200



04
-

North Elevation_Pembroke Place
1:200

revisions

Revision ID	Issue Date	Issue Name
Rev A	01/10/20	Development Application

DEVELOPMENT APPLICATION
not for construction

original drawing size

Kangaroo Bay Blvd Precinct

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Street Elevations

Elevations & Sections

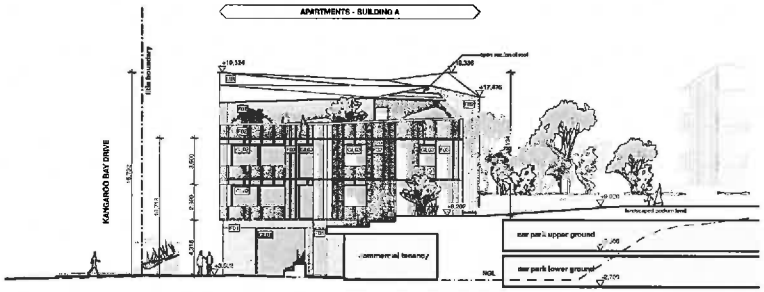
scales	SK
issue date	01/10/20
drawing no	1617-C02
revision	Rev A

material key

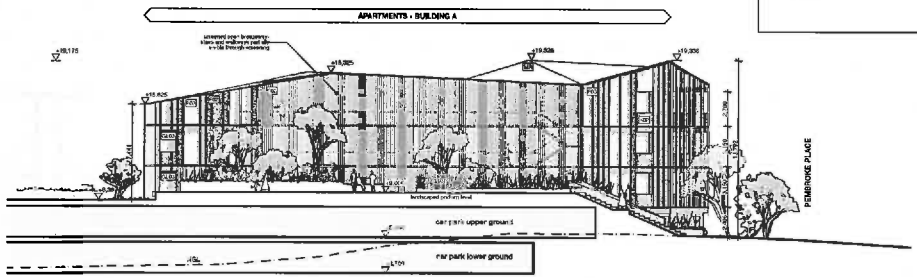
[GR]	LANDSCAPED GREEN ROOF, REFER LANDSCAPE ARCHITECT'S PCR DETAIL ON PLANTING	[GL01]	CLEAR GLAZED ALUMINUM FRAMED COMMERCIAL GLAZING, ANODISED FINISH, FRAME COLOUR: BLACK
[Fc1]	BRICK MASONRY, COLOUR TONE: LIGHT	[GL02]	CLEAR DOUBLE GLAZED TIMBER FRAMED BUILDING DOORS, FINISH: CLEAR FINISH
[Fc2]	PERFORATED METAL FACADE CLADDING, COLOUR: WHITE	[GL03]	CLEAR DOUBLE GLAZED ALUMINUM FRAMED WINDOWS, ANODISED FINISH, FRAME COLOUR: BLACK
[Fc3]	PRECAST CONCRETE- OXIDE TINT- LIMESTONE / WHITE, TEXTURED FINISH	[PW01]	PAVING TYPE TO MATCH EXISTING KANGAROO BAY DRIVE LANDSCAPING
[Fc4]	VERTICAL TIMBER PANELLING, FINISH CLEAR NATURAL	[PW02]	PAVING TYPE TO MATCH [Fc1]
[Fc5]	METAL FIN SCREEN / GATES, COLOUR: WHITE		
[MR]	METAL COLDERBOND ROOFING, COLOUR: SURFMIST		

revisions

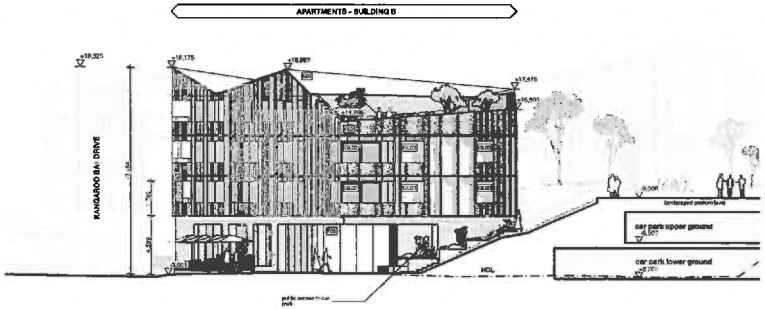
Revision ID	Issue Date	Issue Status
Rev A	6/10/20	Development Application



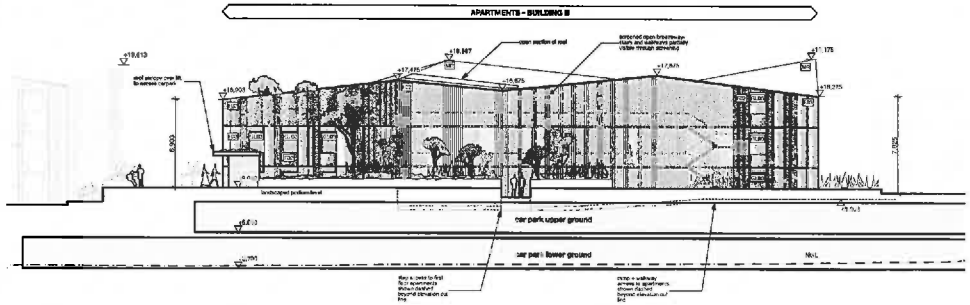
A2 - South Elevation_Building A 1:200



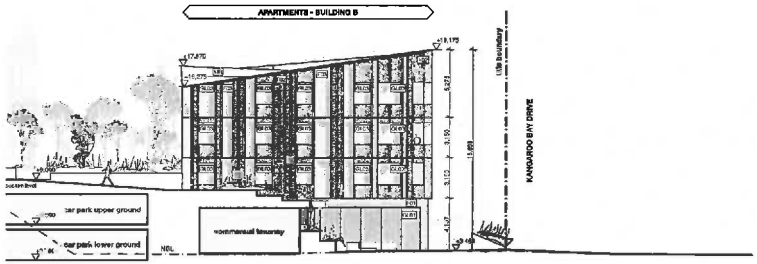
A3 - East Elevation_Building A 1:200



B2 - South Elevation_Building B 1:200



B3 - East Elevation_Building B 1:200



B4 - North Elevation_Building B 1:200

DEVELOPMENT APPLICATION
not for construction

original drawing size

Kangaroo Bay Blvd Precinct

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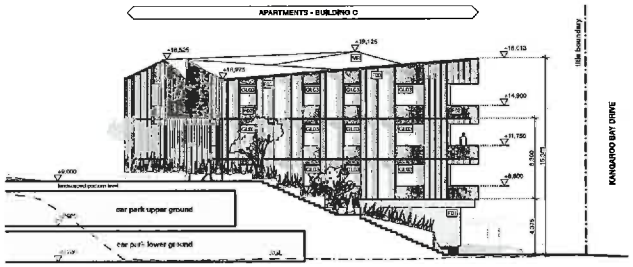
These drawings show design intent and are suitable as a guide only. The builder shall check and verify all dimensions and all relevant conditions on the site prior to the commencement of any work. Do not scale off the drawings. Drawings are not to be used for construction purposes until issued by the Architect for construction.

Elevations_Building A + B

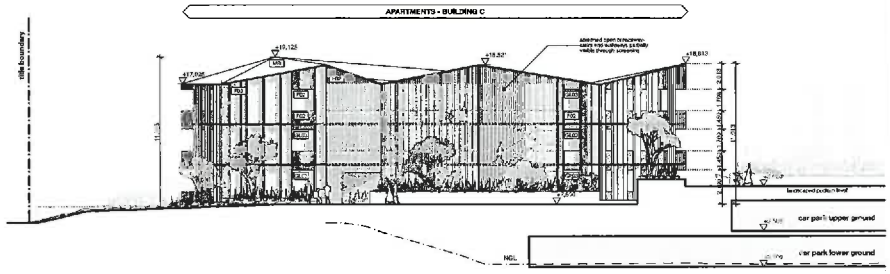
Elevations & Section

drawn by: SK
issue date: 5/10/20
for tender

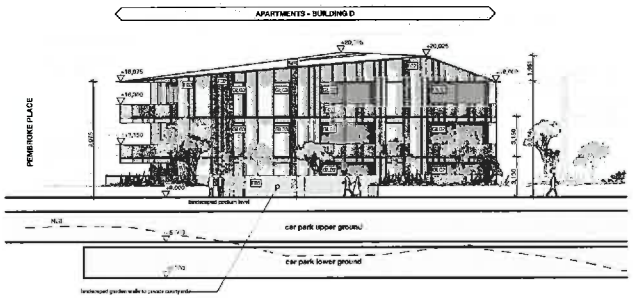
1617-C03 **Rev A**



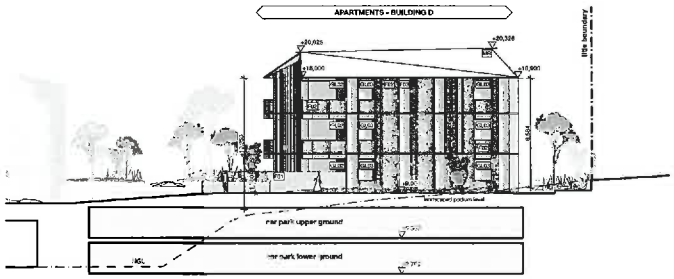
C4 North Elevation_Building C
1:200



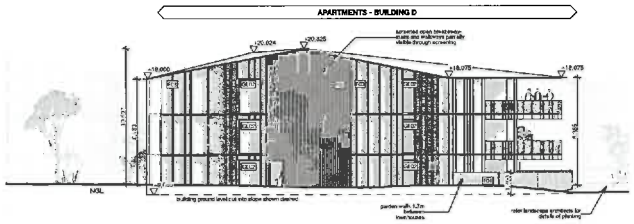
C3 East Elevation_Building C
1:200



D1 West Elevation_Building D
1:200



D2 South Elevation_Building D
1:200



D3 East Elevation_Building D
1:200

material key

[GR]	LANDSCAPED GREEN ROOF, REFER LANDSCAPE ARCHITECTS FOR DETAIL OF PLANTING	[GL01]	CLEAR GLAZED ALUMINIUM FRAMED COMMERCIAL GLAZING, ANODISED FINISH, FRAME COLOUR: BLACK
[FC1]	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	[PV01]	PAVING TYPE TO MATCH EXISTING KANGAROO BAY DRIVE LANDSCAPING
[F04]	VERTICAL TIMBER PANELLING, FINISH: CLEAR NATURAL	[PV02]	PAVING TYPE TO MATCH [PV01]
[F05]	METAL FIN SCREEN / GATES, COLOUR: WHITE		
[M9]	METAL COLORBOND ROOFING, COLOUR: SURFMIST		

revisions

Revision ID	Issue Date	Issue Name
Rev A	6/10/20	Development Application

DEVELOPMENT APPLICATION
not for construction

original drawing size

Kangaroo Bay Blvd Precinct
Hunter Developments
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Hobart,
TAS, 7000

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03 6235 9544
info@circa-morrisnunn.com.au

These drawings show design intent and are suitable as a guide only. Verify all dimensions and levels and report any discrepancies and errors on site prior to commencement. Do not scale off the drawings. Drawings are not to be used for construction purposes until stamped by the Architect for construction.

Elevations_Building C + D
Elevations & Sections

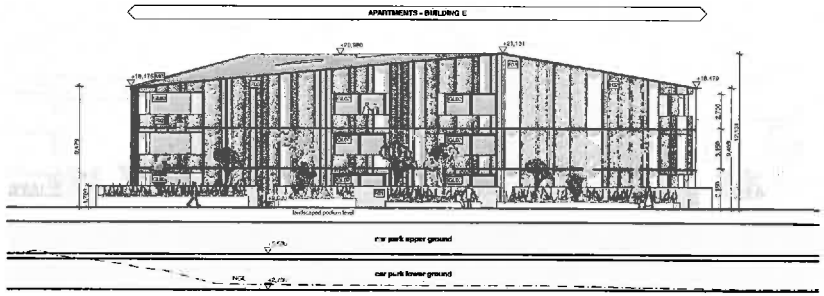
scale SK
issue date 6/10/20
drawing no/ rev 1617-C04 Rev A

material key

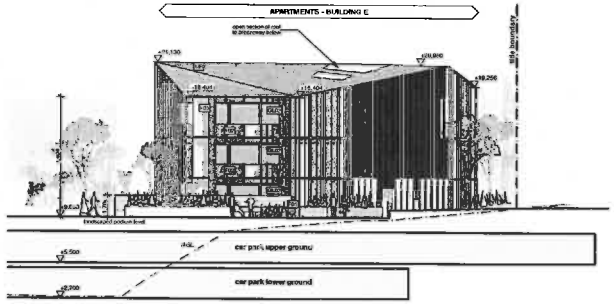
[GR]	LANDSCAPED GREEN ROOF, REFER LANDSCAPE ARCHITECTS FOR DETAIL ON PLANTING	[GL01]	CLEAR GLAZED ALUMINIUM FRAMED COMMERCIAL GLAZING, ANODISED FINISH, FRAME COLOUR: BLACK
[BR]	BRICK MASONRY, COLOUR TO BE: LIGHT.	[GL02]	CLEAR DOUBLE GLAZED TIMBER FRAMED SLIDING DOORS, FINISH: CLEAR FINISH
[FP]	PERFORATED METAL FACADE CLADDING, COLOUR: WHITE	[GL03]	CLEAR DOUBLE GLAZED ALUMINIUM FRAMED WINDOWS, ANODISED FINISH, FRAME COLOUR: BLACK
[TC1]	PRECAST CONCRETE- OXIDE TINT- LIMESTONE / WHITE, TEXTURED FINISH	[PV01]	PAVING TYPE: TO MATCH EXISTING KANGAROO BAY DRIVE LANDSCAPING
[TW]	VERTICAL TIMBER PANELLING. FINISH: CLEAR/NATURAL	[PV02]	PAVING TYPE: TO MATCH [PV01]
[FS]	METAL FIN SCREEN / GATES, COLOUR: WHITE		
[MR]	METAL COLORBOND ROOFING, COLOUR: SURFMIST		

revisions

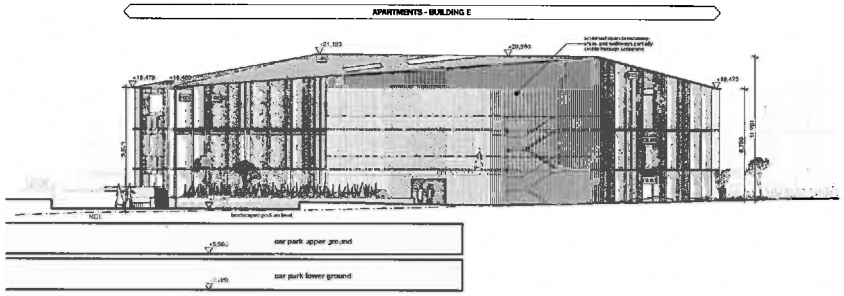
Revision ID	Issue Date	Issue Name
Rev A	[illegible]	Development Application



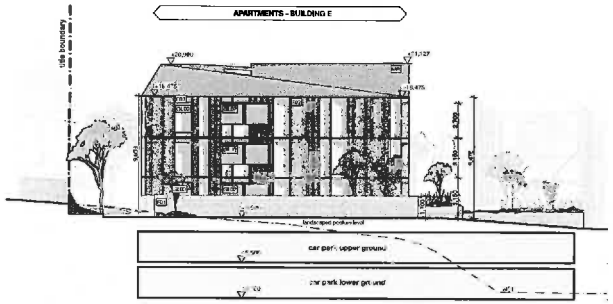
E1 West Elevation_Building E
1:200



E2 South Elevation_Building E
1:200



E3 East Elevation_Building E
1:200



E4 North Elevation_Building E
1:200

DEVELOPMENT APPLICATION
not for construction

original drawing size

Kangaroo Bay Blvd Precinct
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Elevations_Building E
Elevations & Sections

status: SK
issue date: 6/10/25
drawing n°: 1617-C05
Revision: Rev A

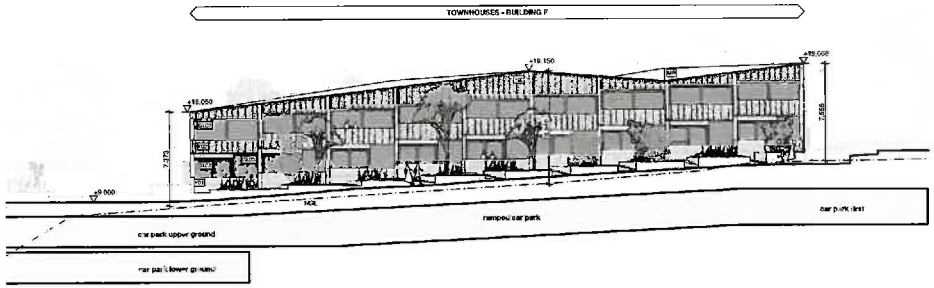
material key

[GR]	LANDSCAPED GREEN ROOF, REFER LANDSCAPE ARCHITECTS FOR DETAIL ON PLANTING	[GL01]	CLEAR GLAZED ALUMINIUM FRAMED COMMERCIAL GLAZING, ANODISED FINISH, FRAME COLOUR: BLACK
[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	[PV01]	PAVING TYPE TO MATCH EXISTING KANGAROO BAY DRIVE LANDSCAPING
[F04]	VERTICAL TIMBER PANELLING, FINISH: CLEAR/NATURAL	[PV02]	PAVING TYPE TO MATCH [F01]
[F05]	METAL FIN SCREEN / GATES, COLOUR: WHITE		
[MR]	METAL COLORBOND ROOFING, COLOUR: SURFMIST		

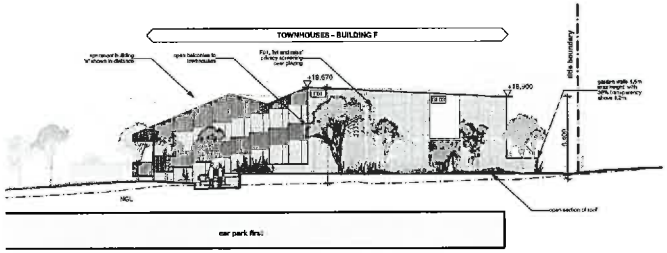
revisions

Revision ID	Issue Date	Issue Name
Rev A	6/5/19	Development Application

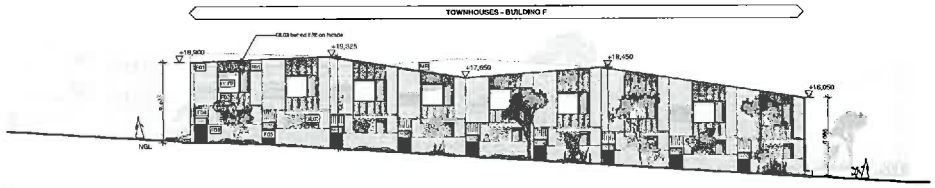
DEVELOPMENT APPLICATION
not for construction



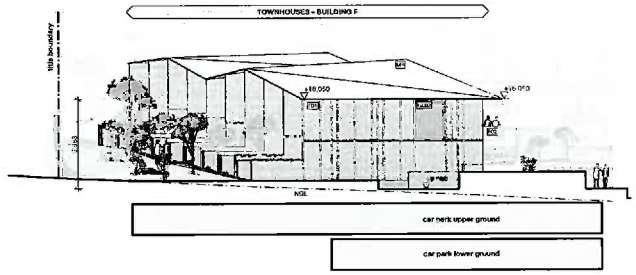
F1 South Elevation_Building F
1:200



F2 East Elevation_Building F
1:200



F3 North Elevation_Building F
1:200



F4 West Elevation_Building F
1:200

original drawing size

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These drawings show design intent and are suitable as a guide only. Use written dimensions and verify all dimensions prior to all actual releases to the contractor. Do not scale off the drawings. Drawings are not to be used for construction purposes until issued by the Architect for construction.

Elevations_Building F
Elevations & Sections

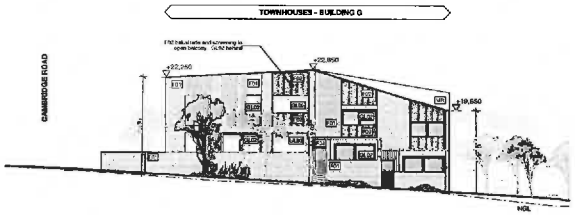
drawn	SK
issue date	5/19/20
drawing no	rev. issue
1617-C06	Rev A

material key

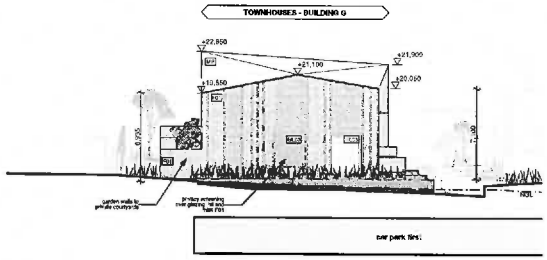
[GR]	LANDSCAPED GREEN ROOF. REFER LANDSCAPE ARCHITECTS FOR DETAIL ON PLANTING	[W1.01]	CLEAR GLAZED ALUMINIUM FRAMED COMMERCIAL GLAZING, ANODISED FINISH, FRAME COLOUR: BLACK
[FB1]	BRICK MASONRY, COLOUR TONE: LIGHT,	[W1.02]	CLEAR DOUBLE GLAZED TIMBER FRAMED SLIDING DOORS, FINISH: CLEAR FINISH
[FB2]	PERFORATED METAL FACADE CLADDING, COLOUR: WHITE	[W1.03]	CLEAR DOUBLE GLAZED ALUMINIUM FRAMED WINDOWS, ANODISED FINISH, FRAME COLOUR: BLACK
[FB3]	PRECAST CONCRETE - OXIDE TINT - LIMESTONE / WHITE, TEXTURED FINISH	[PV01]	PAVING TYPE TO MATCH EXISTING KANGAROO BAY DRIVE LANDSCAPING
[FB4]	VERTICAL TIMBER PANELLING, FINISH: CLEAR NATURAL	[PV02]	PAVING TYPE TO MATCH [FB1]
[FB5]	METAL FIN SCREEN / GATES, COLOUR: WHITE		
[MR]	METAL COLORBOND ROOFING, COLOUR: SURFMIST		

revisions

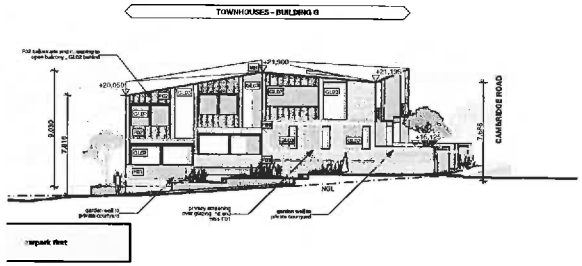
Revision ID	Issue Date	Issue Name
Rev A	6/10/20	Development Application



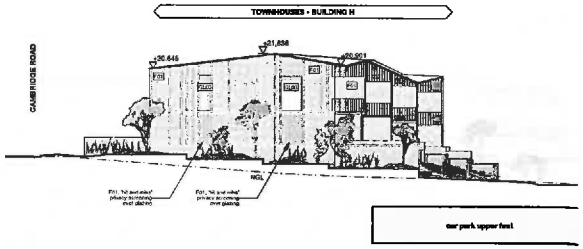
G2 North Elevation_Building G 1:200



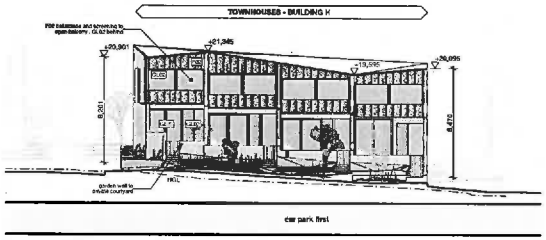
G3 West Elevation_Building G 1:200



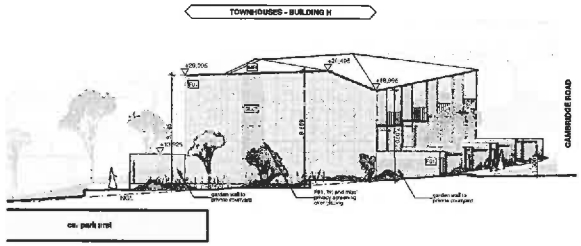
G4 South Elevation_Building G 1:200



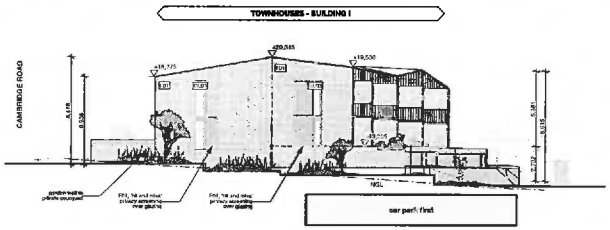
H2 North Elevation_Building H 1:200



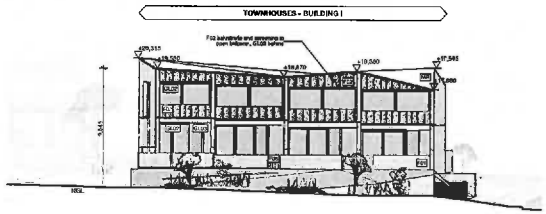
H3 West Elevation_Building H 1:200



H4 South Elevation_Building H 1:200



I2 North Elevation_Building I 1:200



I3 West Elevation_Building I 1:200

DEVELOPMENT APPLICATION
not for construction

original drawing size

Kangaroo Bay Blvd Precinct

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Name, number etc., design intent and/or suitable as a guide only. The builder shall check and verify all dimensions and shall advise architect/s of the builder's, but not limited to, the drawings. Drawings are not to be used for construction purposes and issued by the Architect for construction.

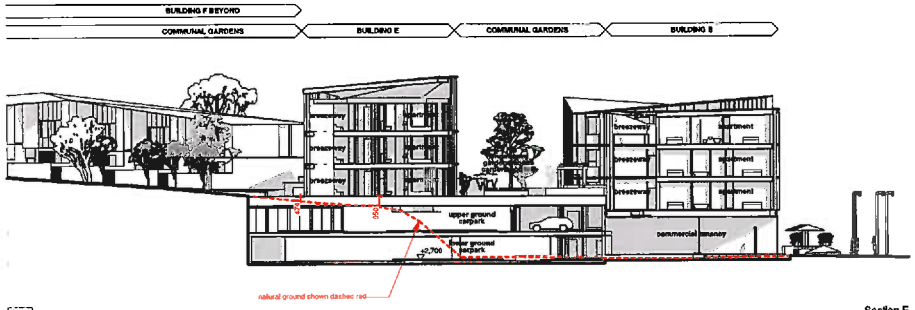
Elevations_Building G + H + I

Elevations & Sections

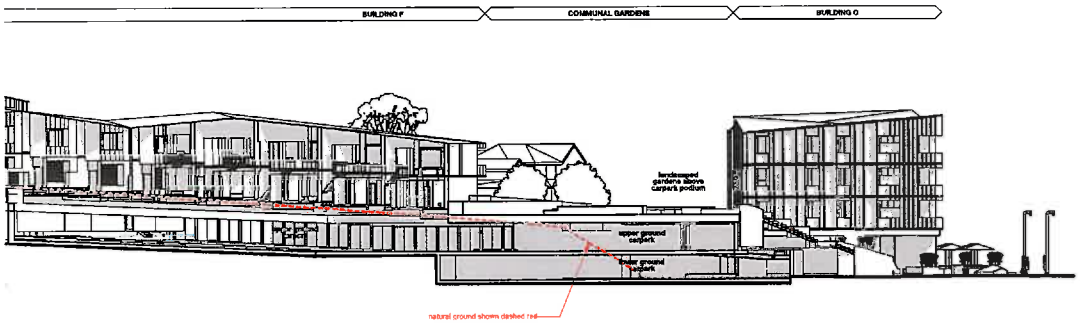
drawn SK

issue date 6/10/20

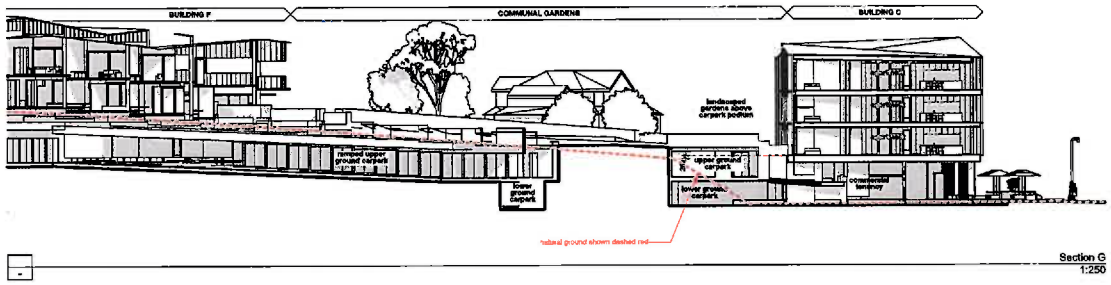
drawing no. 1617-C07 Revision Rev A



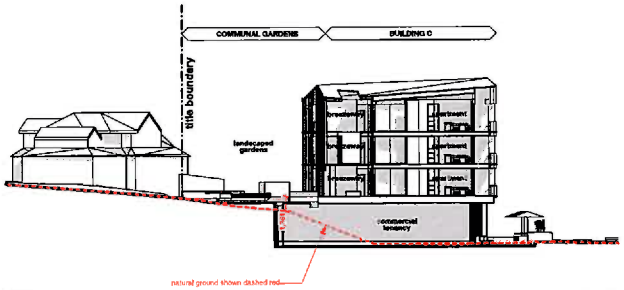
Section E
1:250



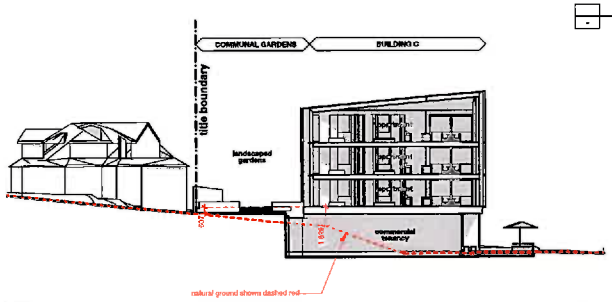
Section F
1:250



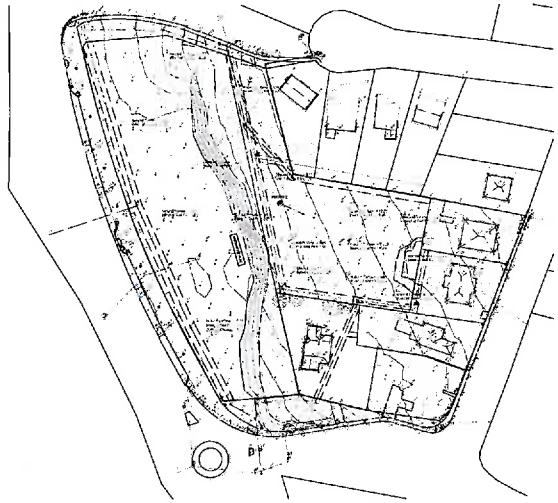
Section G
1:250



Section H
1:250

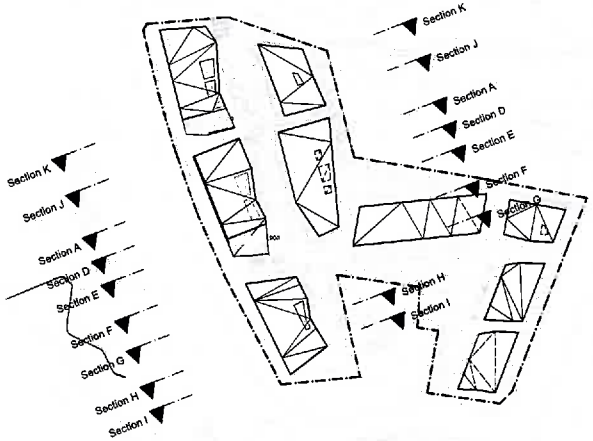


Section I
1:250



W-01

SITE SURVEY
1:1000



SITE PLAN SECTION DIAGRAM
1:1000

revisions

Revision ID	Issue Date	Issue Name
Rev A	6/10/20	Development Application

DEVELOPMENT APPLICATION
not for construction

original drawing size

Kangaroo Bay Blvd Precinct
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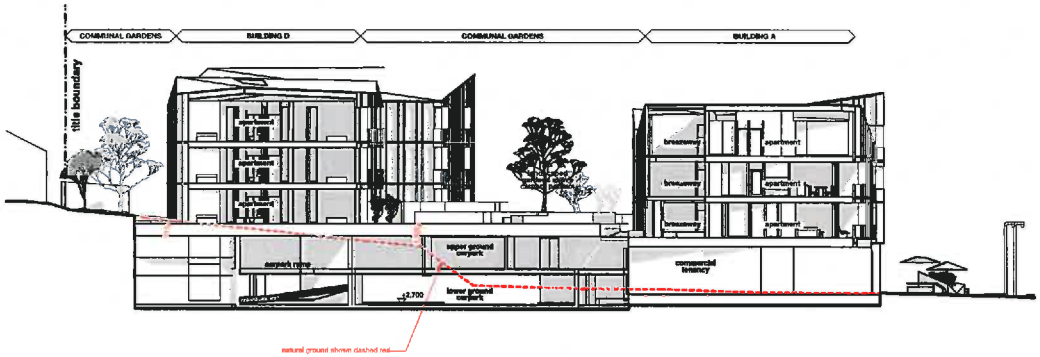
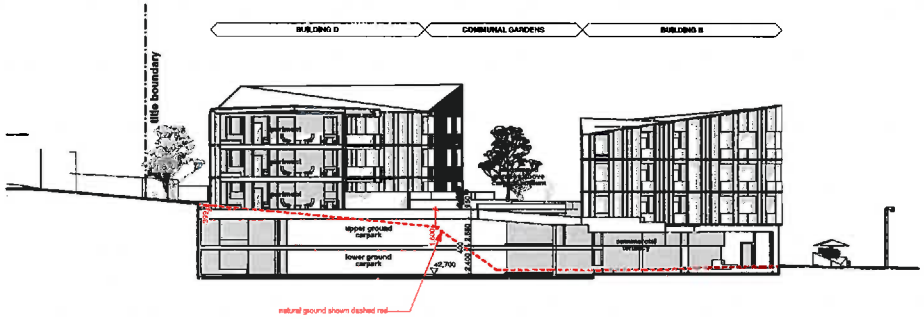
These drawings show design intent and are suitable for a quote only. They must be read in conjunction with all dimensions and verify all external dimensions to the Architect. Do not scale off the drawings. Drawings are not to be used for construction purposes until issued by the Architect for construction.

Site Sections_Escarpment
Elevations & Sections

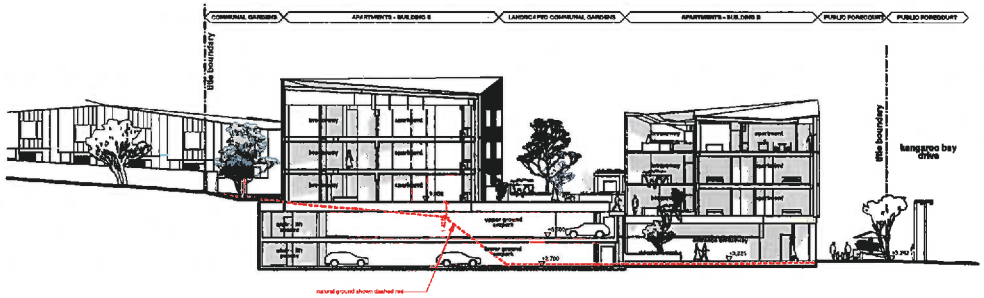
status: SK
issue date: 6/10/20
drawing no: 1617-C08
rev: Rev A



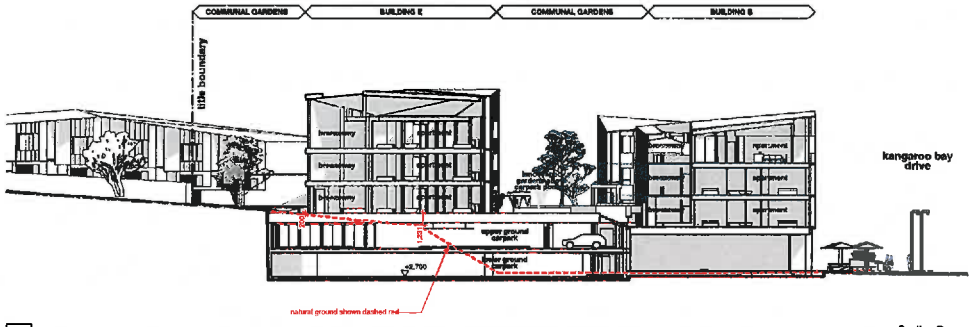
Section K
1:200



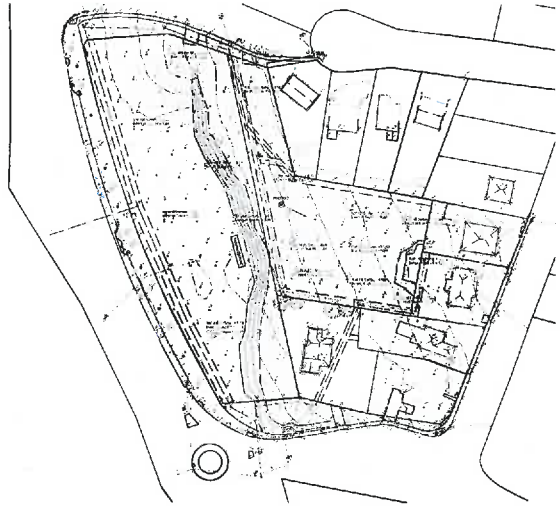
Section J
1:250



Section A
1:250

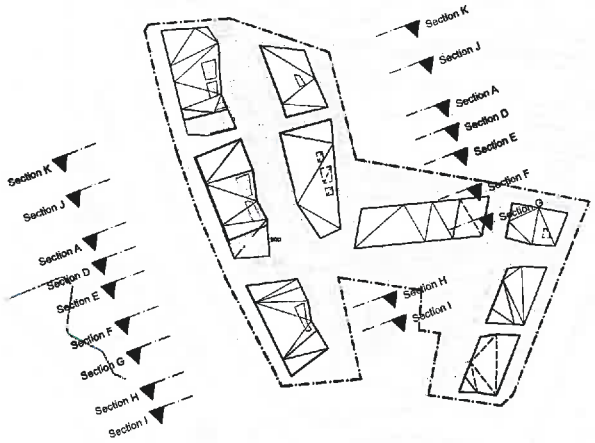


Section D
1:250



W-01

SITE SURVEY
1:1000



SITE PLAN SECTION DIAGRAM
1:1000

revisions

Revision ID	Issue Date	Issue Name
Rev A	8/10/20	Development Application

DEVELOPMENT APPLICATION
not for construction

original drawing size

Kangaroo Bay Blvd Precinct

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These drawings show design intent not necessarily to a great extent. The builder shall check and verify all dimensions and verify all errors, omissions to the Architects. Do not scale off the drawings. Drawings are not to be used for construction purposes until issued by the Architect for construction.

Site Sections_Escarpment

Elevations & Sections

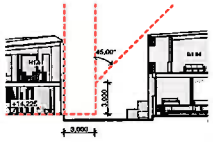
status: SK

issue date: 8/10/20

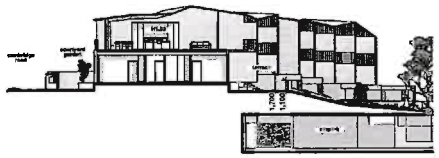
drawing no: 1617-C09 Rev A

Section B

Site Section
1:500



Section L
1:250



Section M
1:250

revisions

Revisions ID	Issue Date	Issue Status
Rev A	8/10/20	Development Application

DEVELOPMENT APPLICATION
not for construction

original drawing size

Kangaroo Bay Blvd Precinct

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These drawings show design intent and are suitable as a guide only. The builder shall print, and verify all dimensions and report any omissions to the Architects. Do not scale off the drawings. Drawings are not to be used for construction purposes and issued by the Architect for construction.

Site Sections

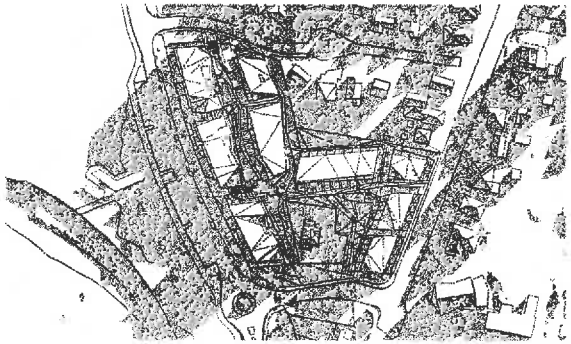
Elevations & Sections

drawn SK

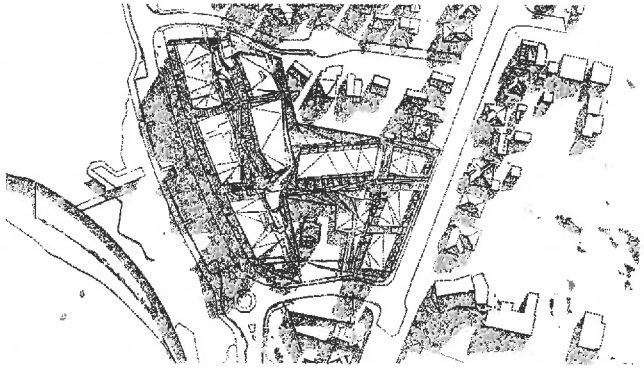
issue date 8/10/20

dwg no/ of Revision

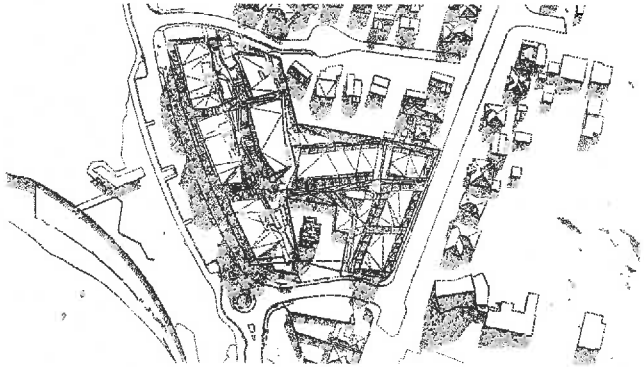
1617-C10 **Rev A**



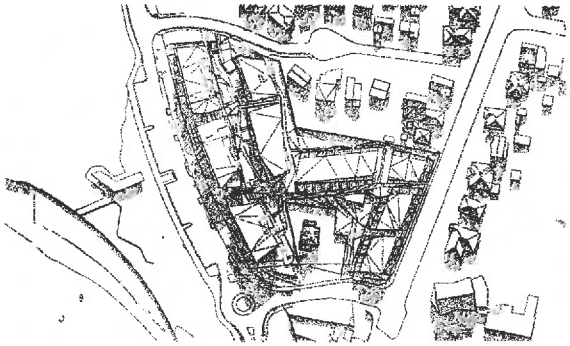
winter solstice - 9am



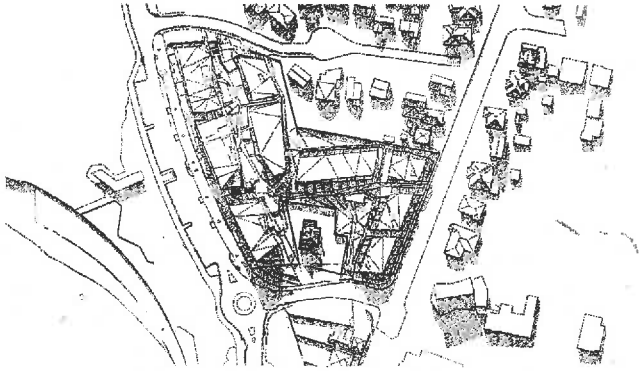
winter solstice - 10am



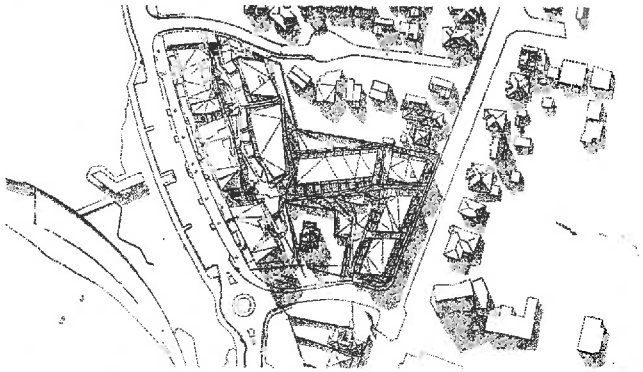
winter solstice - 11am



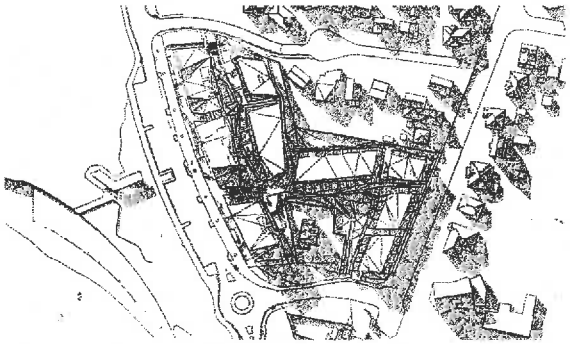
winter solstice - 12pm



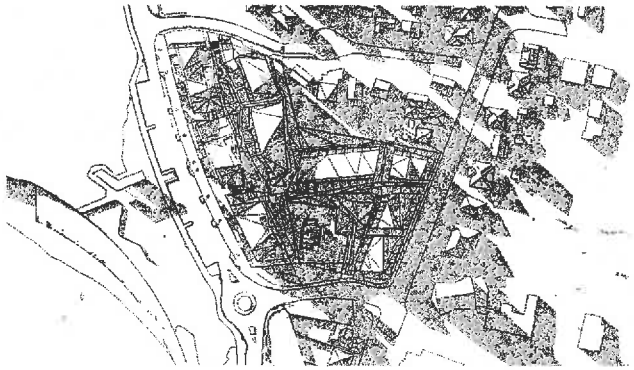
winter solstice - 1pm



winter solstice - 2pm



winter solstice - 3pm



winter solstice - 4pm

winter solstice - 5pm

revisions

Revision ID	Issue Date	Issue Name
Rev A	8/10/20	Development Application

DEVELOPMENT APPLICATION
not for construction

original drawing size

Kangaroo Bay Blvd Precinct

Hunter Developments

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Sun Studies Winter - Context

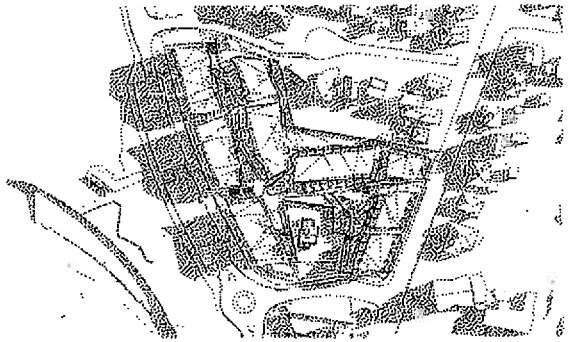
3d Views & Diagrams

status: SK

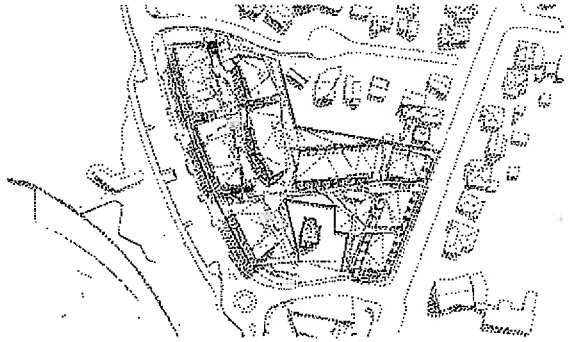
issue date: 8/10/20

drawing no: 1617-H01

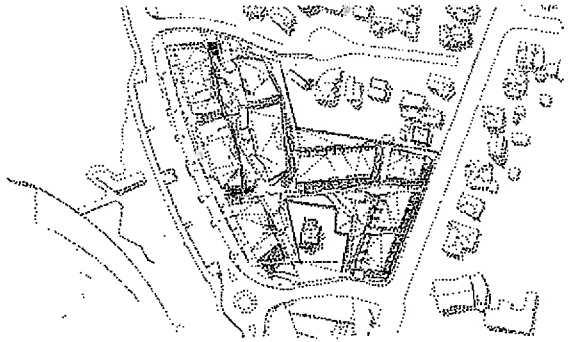
revision: Rev A



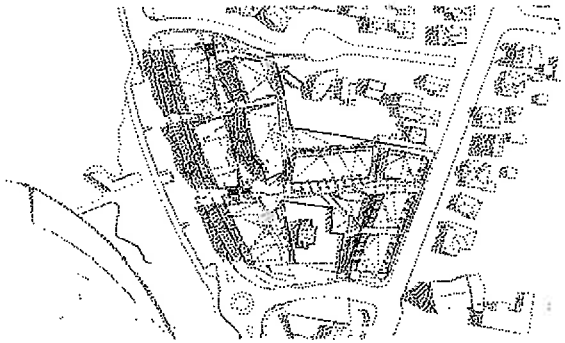
autumnal equinox - 9am



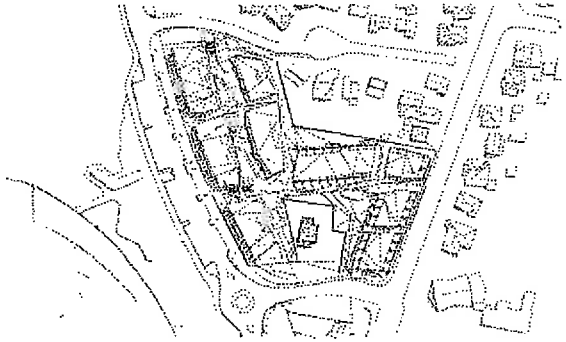
autumnal equinox - 12pm



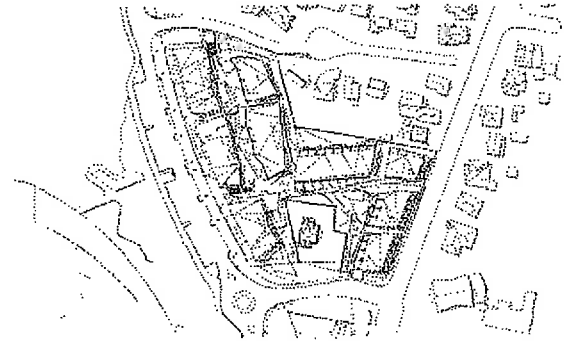
autumnal equinox - 3pm



summer solstice - 9am



summer solstice - 12pm



summer solstice - 3pm

revisions

Revision ID	Issue Date	Issue Name
Rev A	8/10/20	Development Application

DEVELOPMENT APPLICATION
not for construction

original drawing size

Kangaroo Bay Blvd Precinct

Hunter Developments

27 Hunter Street
Hobart
TAS, 7000

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These drawings show design intent and are suitable as a guide only. We publish what plans and verify all dimensions and verify all artwork relevant to the Architect. Do not scale off the drawings. Drawings are not to be used for construction purposes until issued by the Architect for construction.

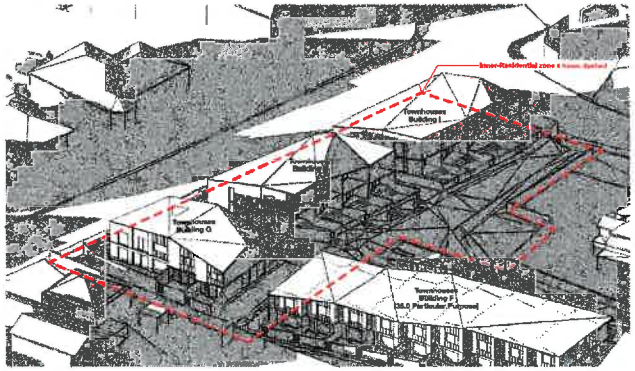
Sun Studies - Context

3d Views & Diagrams

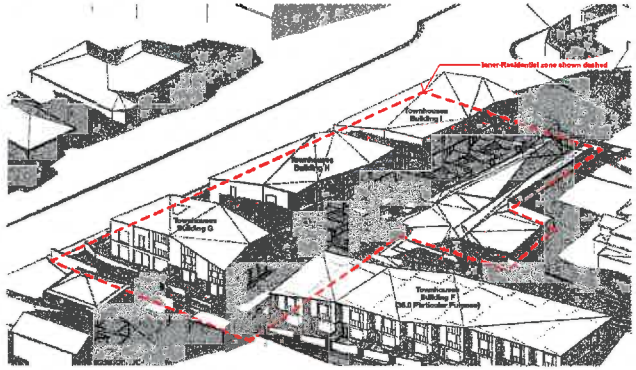
status	SK
issue date	8/10/20
drawing no	Revision
1617-H02	**Rev A**

revisions

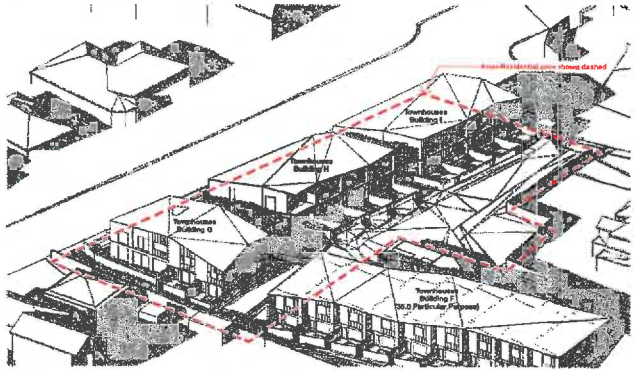
Revision ID	Issue Date	Issue Name
Rev A	5/10/20	Development Application



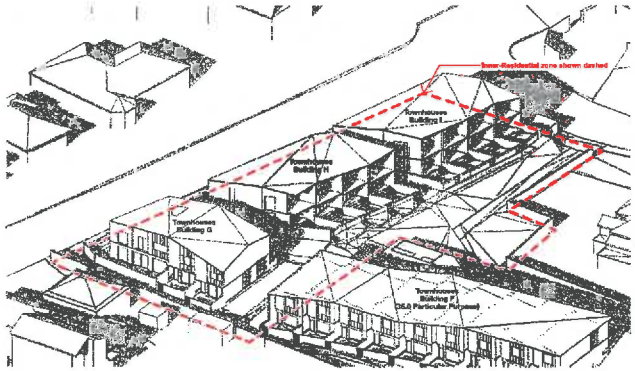
1 winter solstice - 9am



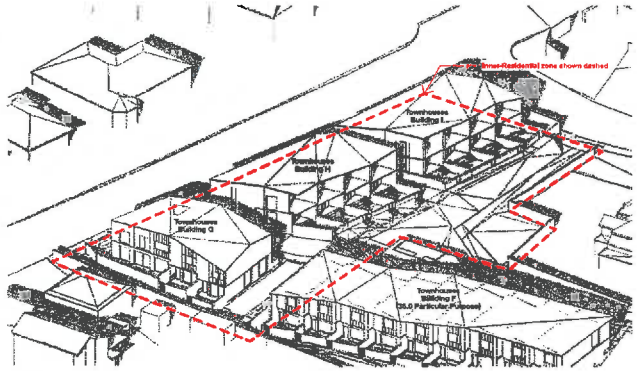
2 winter solstice - 10am



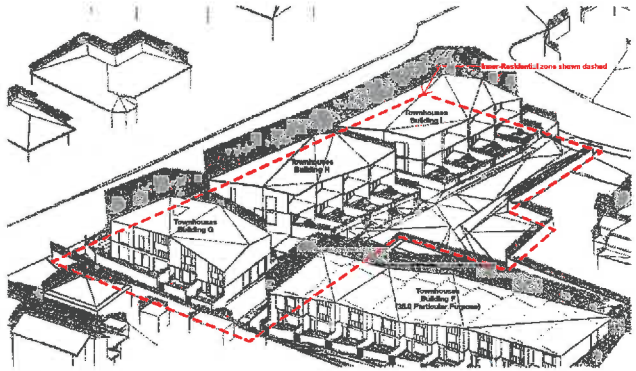
3 winter solstice - 11am



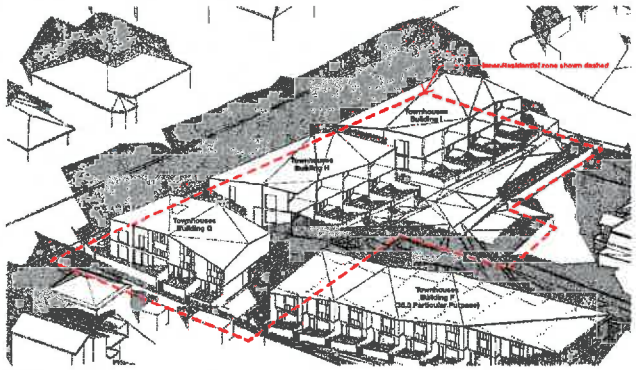
4 winter solstice - 12pm



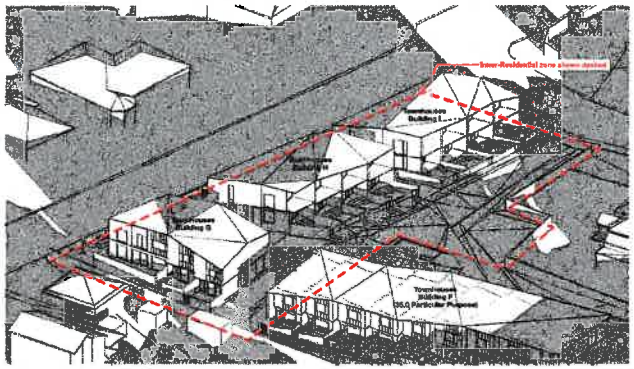
5 winter solstice - 1pm



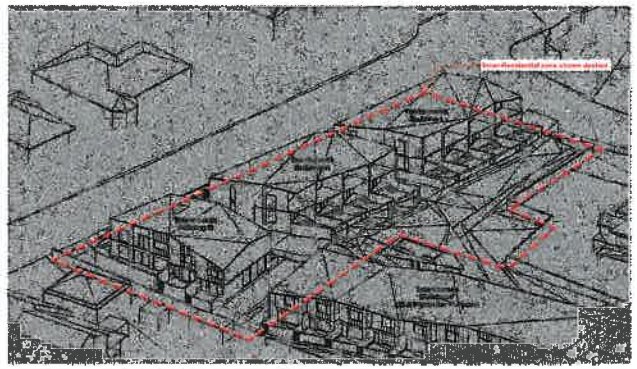
6 winter solstice - 2pm



7 winter solstice - 3pm



8 winter solstice - 4pm



9 winter solstice - 5pm

DEVELOPMENT APPLICATION
not for construction

original drawing size

Kangaroo Bay Blvd Precinct

Hunter Developments

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Sun Studies Inner Res 3D

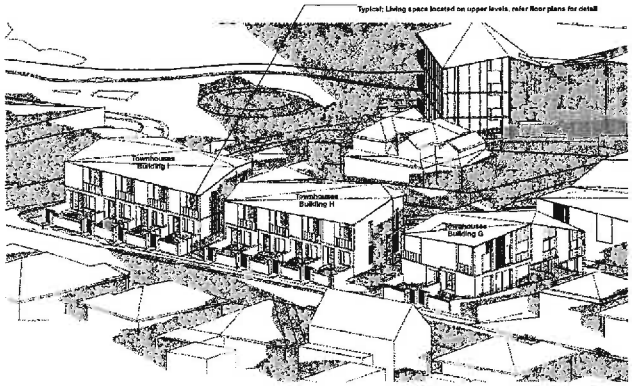
3d Views & Diagrams

DRAWN	SK
DATE	5/10/20

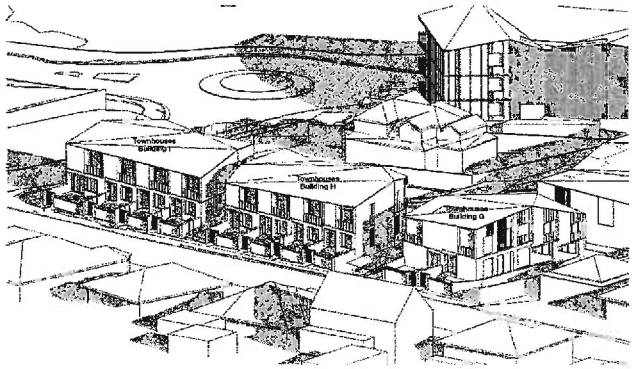
1617-H03 Rev A

revisions

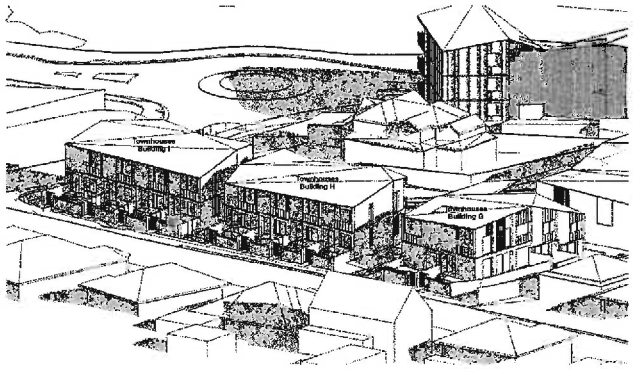
Revision ID	Issue Date	Issue Name
Rev A	6/10/25	Development Application



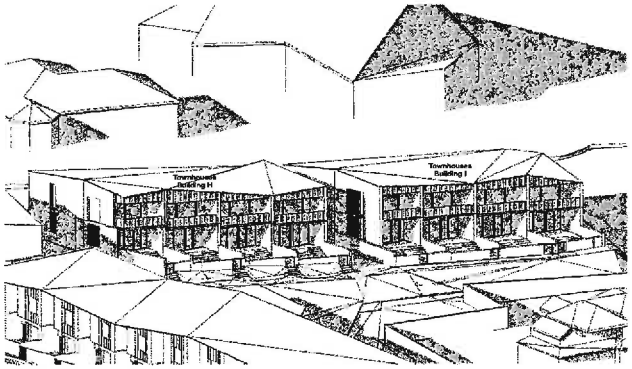
1 - winter solstice - 9am North East



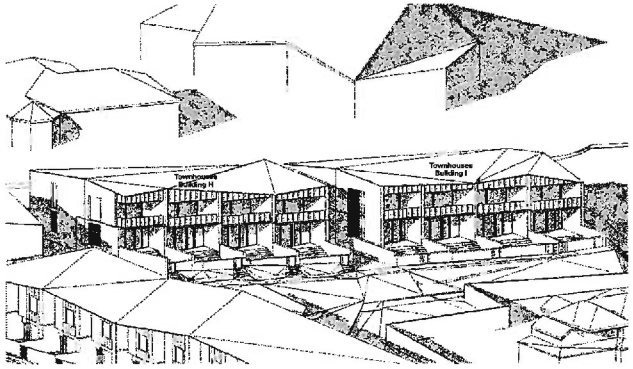
2 - winter solstice - 10am North East



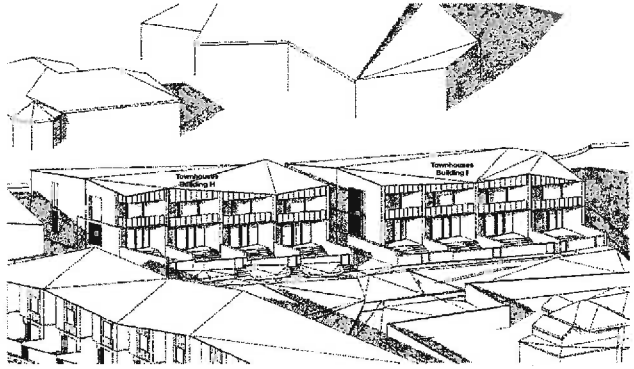
3 - winter solstice - 11am North East



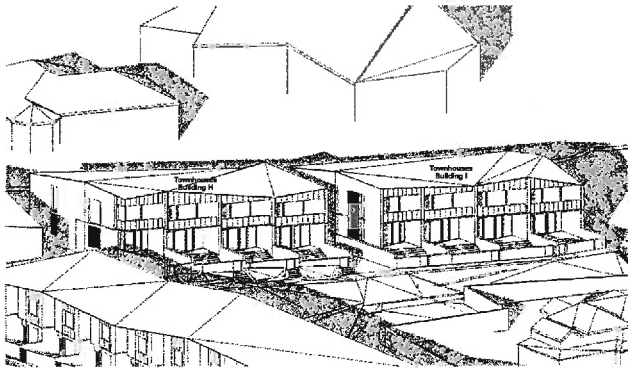
4 - winter solstice - 12pm North West



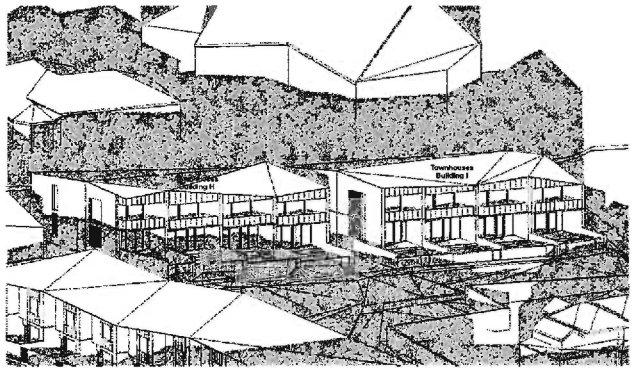
5 - winter solstice - 1pm North West



6 - winter solstice - 2pm North West



7 - winter solstice - 3pm North West



8 - winter solstice - 4pm North West

9 - winter solstice - 5pm North West

DEVELOPMENT APPLICATION
not for construction

original drawing size

Kangaroo Bay Blvd Precinct

Hunter Developments

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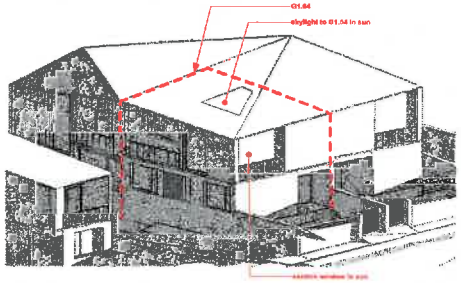
Sun Studies Inner Res 3D

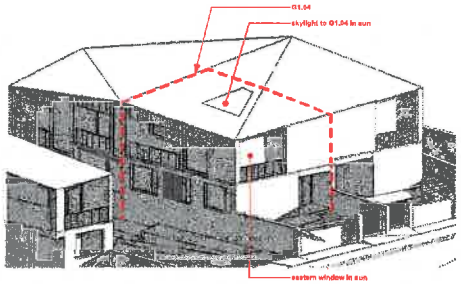
3d Views & Diagrams

Author	SK
Issue date	6/10/25
Drawn to scale	See below

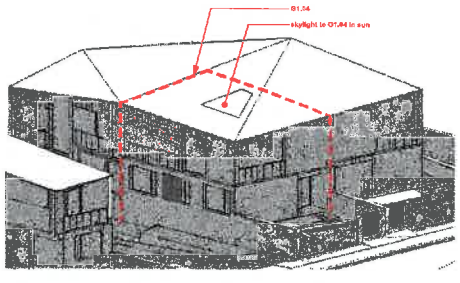
1617-H04 **Rev A**



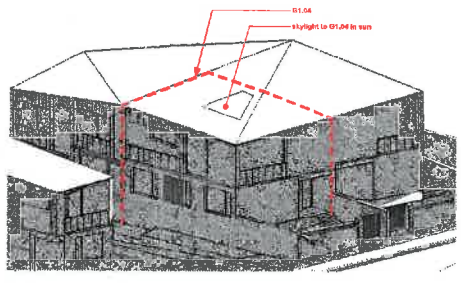
9am winter solstice G1.04
1:400



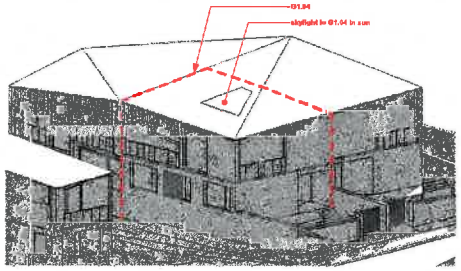
10am winter solstice G1.04
1:400



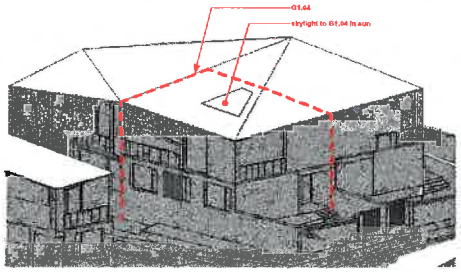
11am winter solstice G1.04
1:400



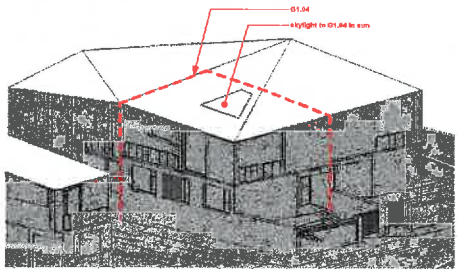
12pm winter solstice G1.04
1:400



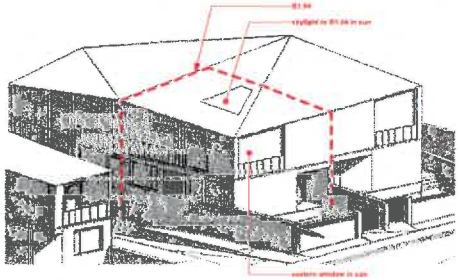
1pm winter solstice G1.04
1:400



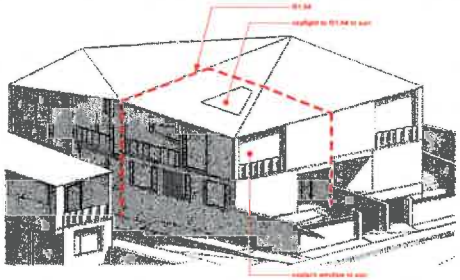
2pm winter solstice G1.04
1:400



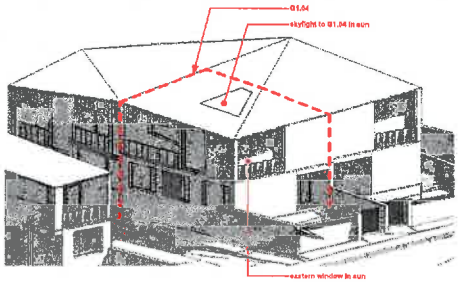
3pm winter solstice G1.04
1:400



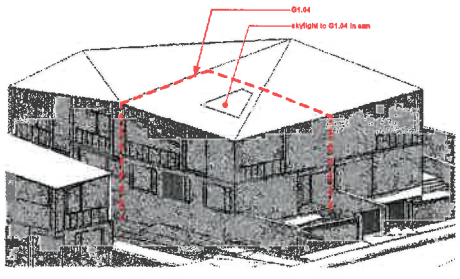
9am summer solstice G1.04
1:400



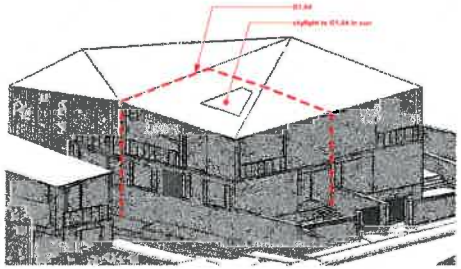
10am summer solstice G1.04
1:400



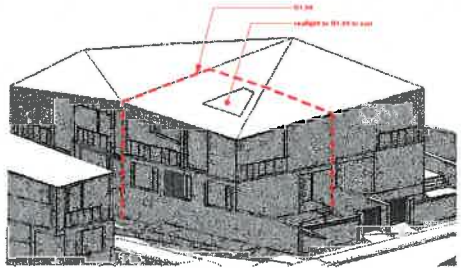
11am summer solstice G1.04
1:400



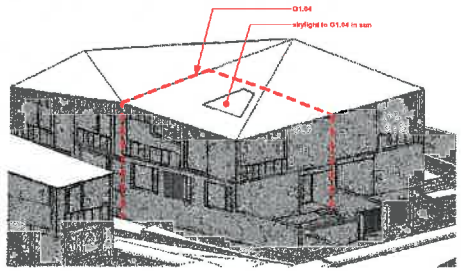
12pm summer solstice G1.04
1:400



1pm summer solstice G1.04
1:400



2pm summer solstice G1.04
1:400



3pm summer solstice G1.04
1:400

revisions

Revision ID	Issue Date	Issue Name
Rev A	2/10/26	Development Application

DEVELOPMENT APPLICATION
not for construction

original drawing size

Kangaroo Bay Blvd Precinct
Hunter Developments
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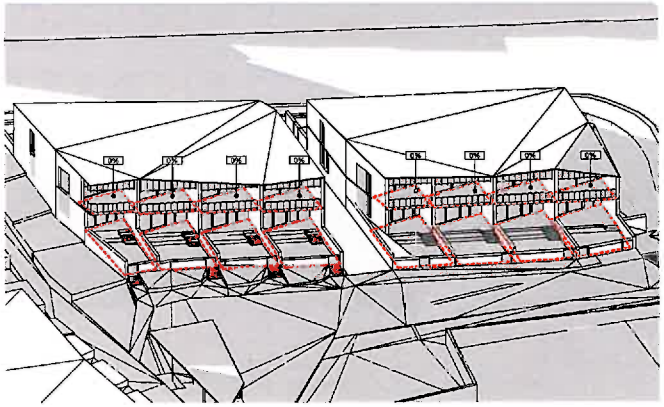
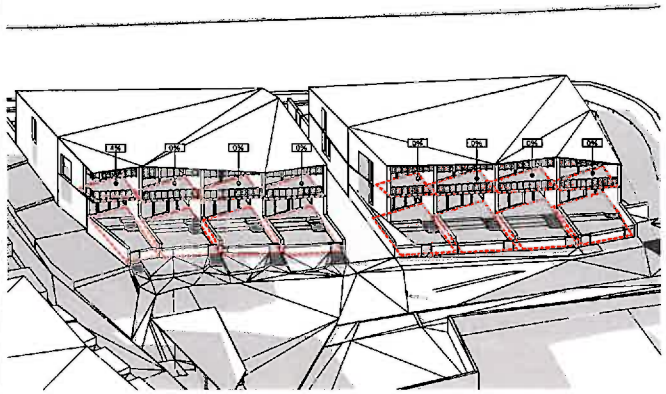
Sun Studies - Inner Res 3D
3d Views & Diagrams

status	SK
issue date	2/10/26
drawing no	1617-H05
revision	Rev A

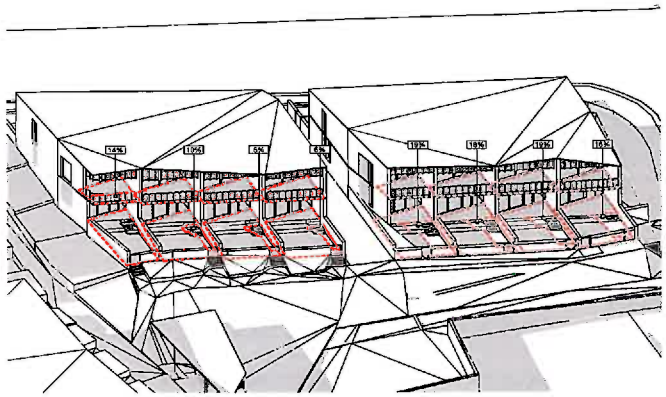
NOTE: BALCONY BALUSTRADES AND HIGH LEVEL SCREEN WALLS WILL BE PERFORATED METAL AND HAVE A LEVEL OF OPACITY, THESE HAVE BEEN INCLUDED AS NOT CASTING SHADOWS FOR THESE CALCULATIONS



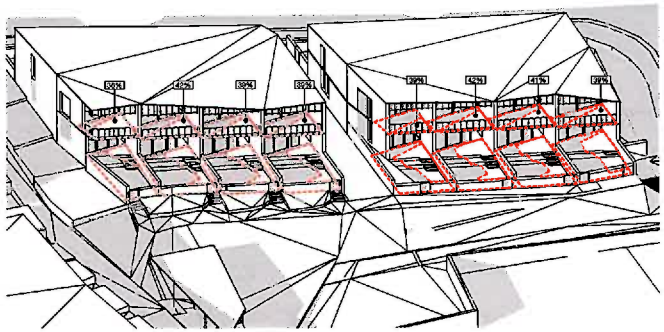
WS 3D WEST - 9AM WS 3D WEST - 9AM 1:250



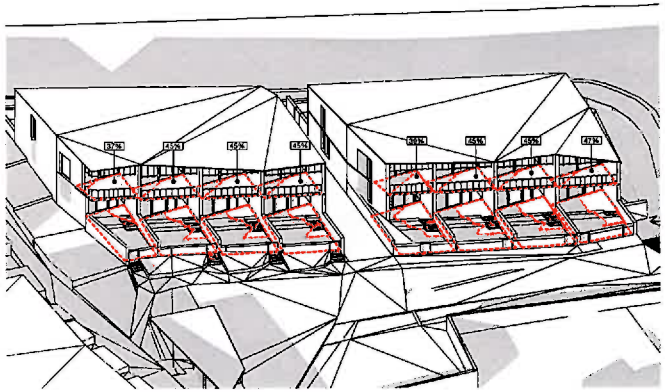
WS 3D WEST - 10AM WS 3D WEST - 10AM 1:250



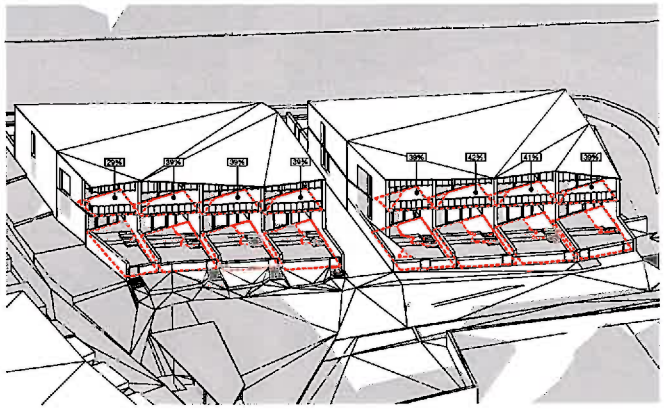
WS 3D WEST - 11AM WS 3D WEST - 11AM 1:250



WS 3D WEST - 1PM WS 3D WEST - 1PM 1:250



WS 3D WEST - 2PM WS 3D WEST - 2PM 1:250



WS 3D WEST - 3PM WS 3D WEST - 3PM 1:250

revisions

Revision ID	Issue Date	Issue Status
Rev A	6/10/20	Development Application

DEVELOPMENT APPLICATION
not for construction

original drawing size

Kangaroo Bay Blvd Precinct

Hunter Developments

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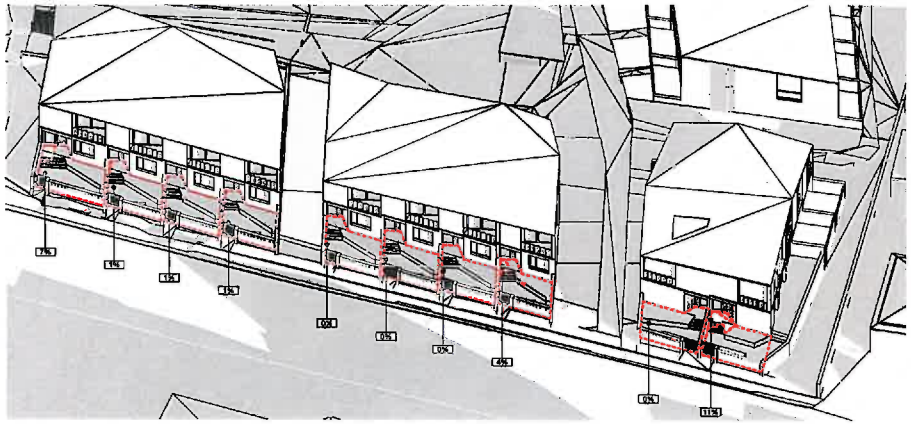
Sun - Inner Res - POS WEST

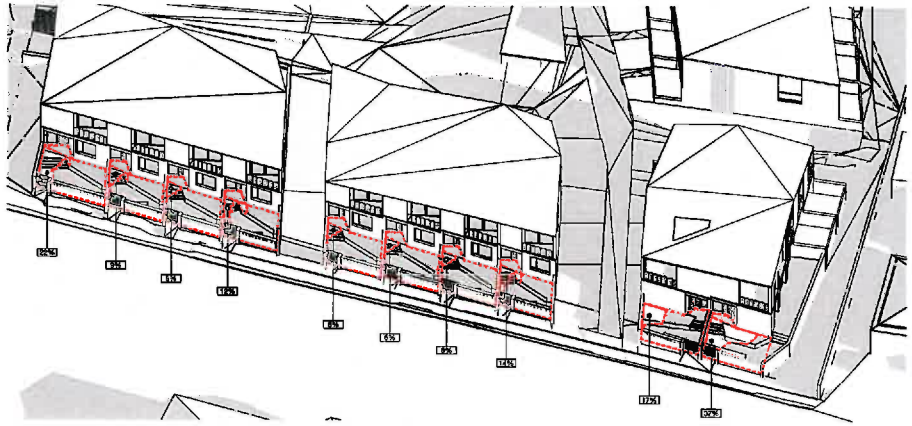
3d Views & Diagrams

scales	SK
issue date	6/10/20
drawing no	Rev issue
1617-H06	**Rev A**



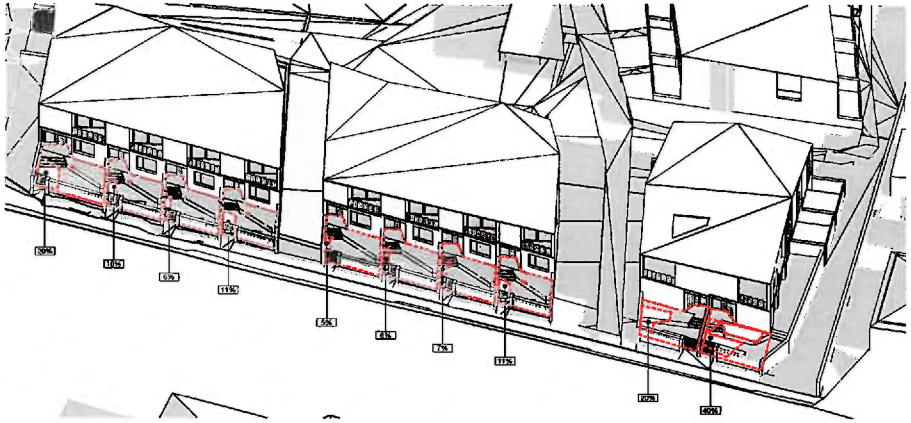
WS 3D EAST - 9AM

WS 3D EAST - 9AM 1:250



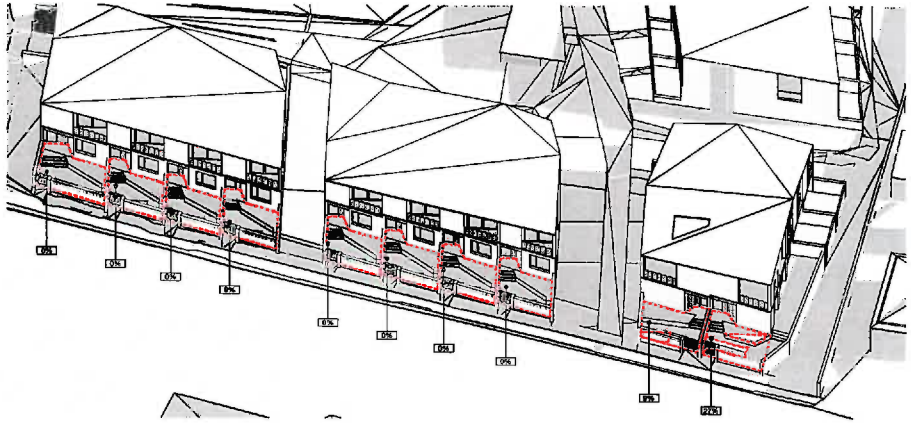
WS 3D EAST - 10AM

WS 3D EAST - 10AM 1:250



WS 3D EAST - 11AM

WS 3D EAST - 11AM 1:250



WS 3D EAST - 12PM

WS 3D EAST - 12PM 1:250

NOTE: EASTERN FACADE POS NO SUN AFTER 12PM DUE TO BOUNDARY WALLS & SLOPE OF LAND

revisions

Revision ID	Issue Date	Issue Name
Rev A	8/10/25	Development Application

DEVELOPMENT APPLICATION
not for construction

only ref drawing size

Kangaroo Bay Blvd Precinct
Hunter Developments
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Hobart
TAS, 7000

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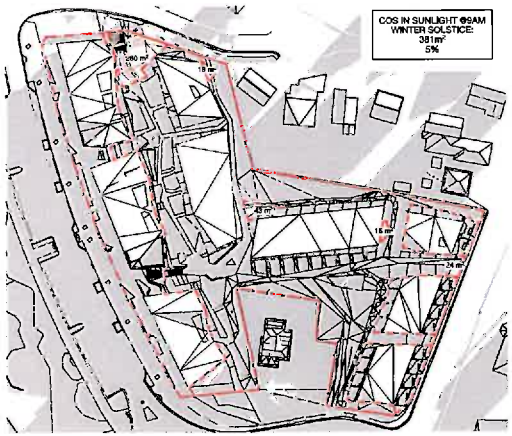
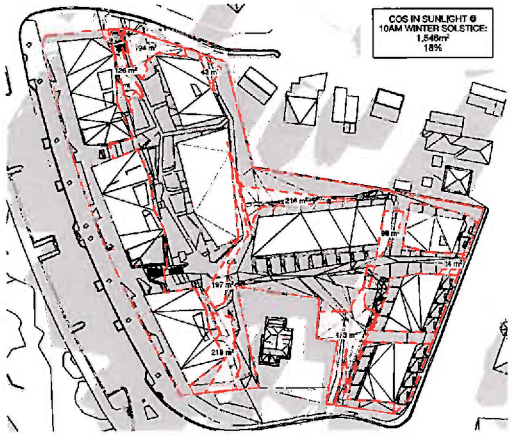
Sun - Inner Res - POS EAST
3d Views & Diagrams

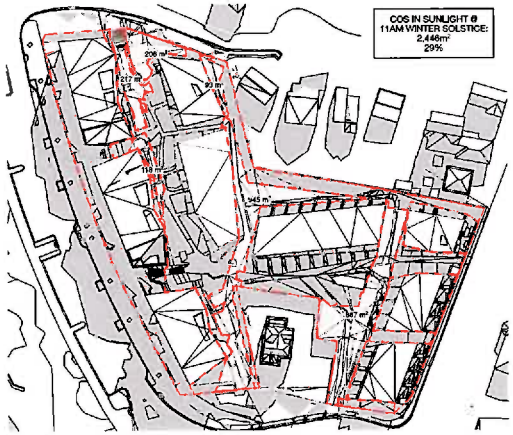
status: SK
issue date: 8/10/25
drawing no: 1617-H07
revision: Rev A



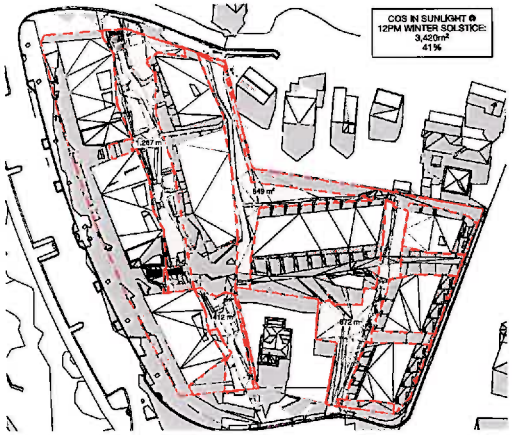
PLAN WS 9AM COMMUNAL OPEN SPACE 1:1000



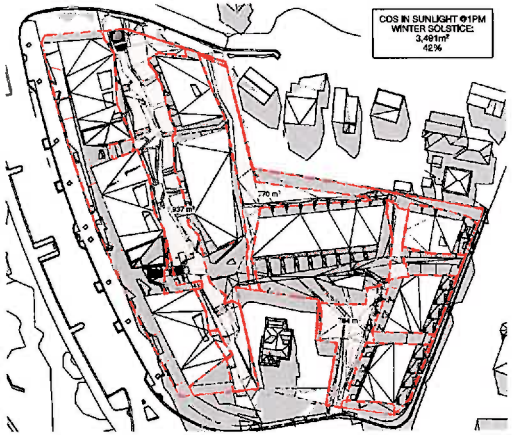
PLAN WS 10AM COMMUNAL OPEN SPACE 1:1000



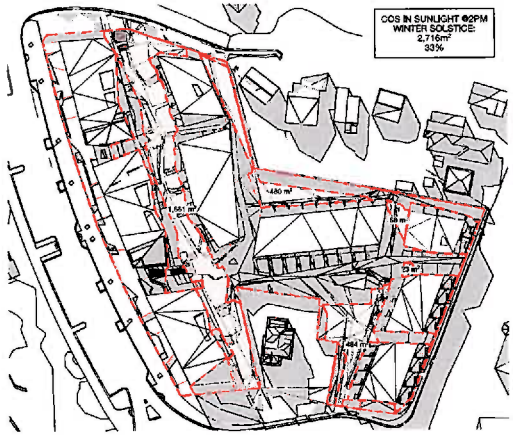
PLAN WS 11AM COMMUNAL OPEN SPACE 1:1000



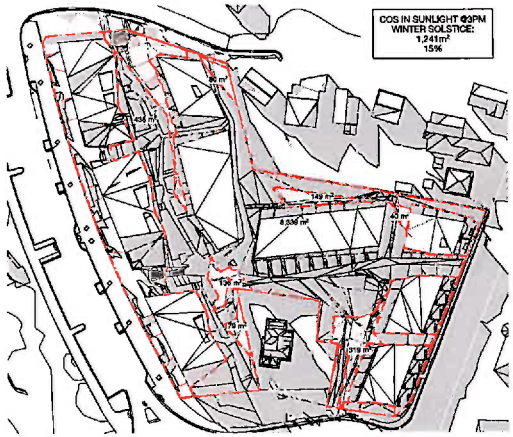
PLAN WS 12PM COMMUNAL OPEN SPACE 1:1000



PLAN WS 1PM COMMUNAL OPEN SPACE 1:1000



PLAN WS 2PM COMMUNAL OPEN SPACE 1:1000



PLAN WS 3PM COMMUNAL OPEN SPACE 1:1000

revisions

Revision ID	Issue Date	Issue Name
Rev A	8/10/25	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

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info@circamorrisnunn.com.au

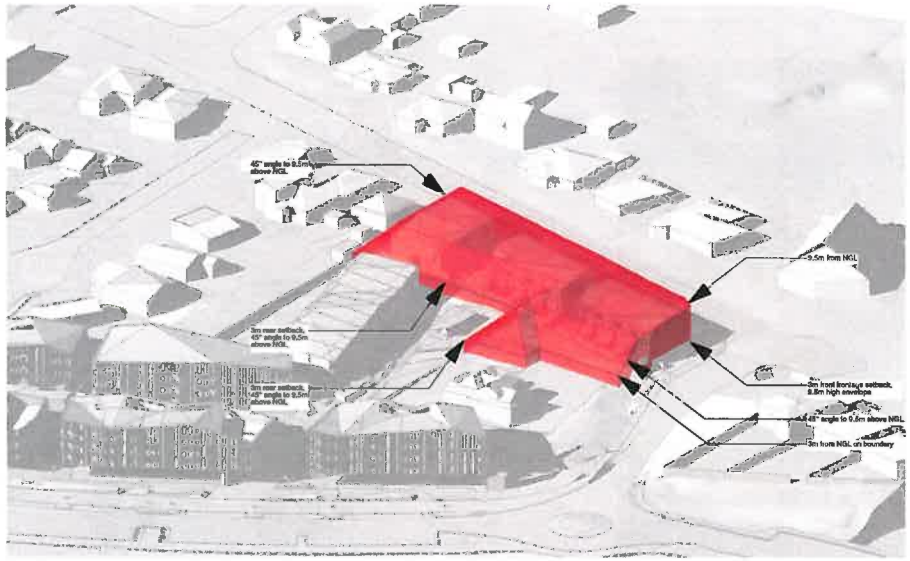
These drawings show design intent and are suitable as a guide only. The builder shall check and verify all dimensions and report any errors or omissions to the Architect. Do not scale off the drawings. Drawings are not to be used for construction purposes until issued by the Architect for construction.

Sun - Communal Open Space

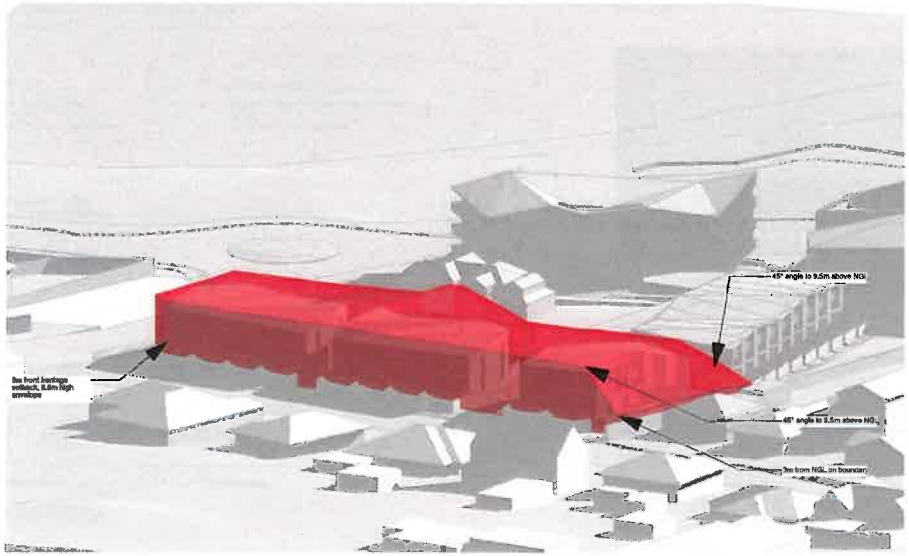
3d Views & Diagrams

scale	SK
issue date	8/10/25
drawing n°	Rev Letter
1617-H08	**Rev A**

Townhouses located within Inner Residential Zoning comply with the Clarence City Council Planning Envelope.



Planning Envelope View 1



Planning Envelope View 2

revisions

Revision ID	Issue Date	Issue Name
Rev A	8/10/09	Development Application

DEVELOPMENT APPLICATION
not for construction

Kangaroo Bay Blvd Precinct
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27 Hunter Street
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Planning Envelope - Inner Res
3d Views & Diagrams

Drawn	SK
Issue date	8/10/09
Drawing no	Issue
1617-H09	Rev A

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 A
A01	Site Plan - Existing	Rev A
A02	Site Plan - Demolition	Rev A
A03	Site Plan - Proposed	Rev A
B01	Ground Floor Plan	Rev A
B02	Upper Ground Floor Plan	Rev A
B03	First Floor Plan	Rev A
B04	Second Floor Plan	Rev A
B05	Third Floor Plan	Rev A
B06	Roof Plan	Rev A
C01	Street Elevations	Rev A
C02	Street Elevations	Rev A
C03	Elevations_Building A + B	Rev A
C04	Elevations_Building C + D	Rev A
C05	Elevations_Building E	Rev A
C06	Elevations_Building F	Rev A
C07	Elevations_Building G + H + I	Rev A
C08	Site Sections_Escarpment	Rev A
C09	Site Sections_Escarpment	Rev A
C10	Site Sections	Rev A
H01	Sun Studies Winter - Context	Rev A
H02	Sun Studies - Context	Rev A
H03	Sun Studies Inner Res 3D	Rev A
H04	Sun Studies Inner Res 3D	Rev A
H05	Sun Studies - Inner Res 3D	Rev A
H06	Sun - Inner Res - POS WEST	Rev A
H07	Sun - Inner Res - POS EAST	Rev A
H08	Sun - Communal Open Space	Rev A
H09	Planning Envelope - Inner Res	Rev A

Site Overview of Dwelling Types	
Dwelling Type	Quantity
1 Bed Apt	
	12
2 Bed Apt	
	30
3 Bed Apt	
	25
TH 2 Bed	
	19
TH 3 Bed	
	2
	88

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	6,675m²	Particular Purpose 35.0	PPZ 4 Kangaroo Bay
173171	/	4	3,550m²	Particular Purpose 35.0	PPZ 4 Kangaroo Bay
173171	/	5	725m²	Inner Residential	-
173171	/	6	794m²	Inner Residential	-
117477	/	1	772m²	Inner Residential	-
173171	/	15	794m²	Inner Residential	-

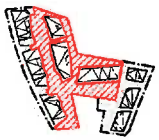
Key site figures below:

13,310m²	total site area
5,014m²	proposed footprint
31.60%	site coverage (%) inner residential
37.67%	site coverage (%) inner residential + particular purpose combined

101	car parking public / commercial tenancies
180	car parking residential + visitors
281	car parking total

16	bicycle parking - boulevard on street
26	bicycle parking - shared storage commercial tenancies
129	bicycle parking - residential

4,439m²	residential communal open space (NGL / podium level) - particular purpose zone
1,373m²	residential communal open space (NGL / podium level) - inner residential zone
284m²	residential communal open space (roof terrace) - particular purpose zone
6,096m²	residential communal open space - total



COS Particular Purpose

COS Inner Res

COS Roof Terrace

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	85
POS	H1.01 / H2.01	84
POS	H1.02 / H2.02	78
POS	H1.03 / H2.03	78
POS	H1.04 / H2.04	78
POS	I1.01 / I2.01	81
POS	I1.02 / I2.02	74
POS	I1.03 / I2.03	74
POS	I1.04 / I2.04	77

695m²	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 A	[illegible]	Development Application

DEVELOPMENT APPLICATION
not for construction

original drawing size

Kangaroo Bay Blvd Precinct
Hunter Developments
37 Hunter Street
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TAS 7000

circa *morris-nunn architects*
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Cover
Preliminary

drawn	SK
issue date	6/10/20
drawing no	1617-A00
revision	Rev A

revisions

Issue	Date	Description	
A	20.06.18	Issued for Approval	

DEVELOPMENT APPLICATION
not for construction

Issue Date	20.06.18
Issue Status	Issued for Approval

Kangaroo Bay Blvd
Development
Kangaroo Bay Blvd
Development
Kangaroo Bay
12 Kangaroo Boulevard
Bellevue Hill
WA 6056

dbm morris-marra architects
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Level 1, 1 Ord Street West Perth WA 6005
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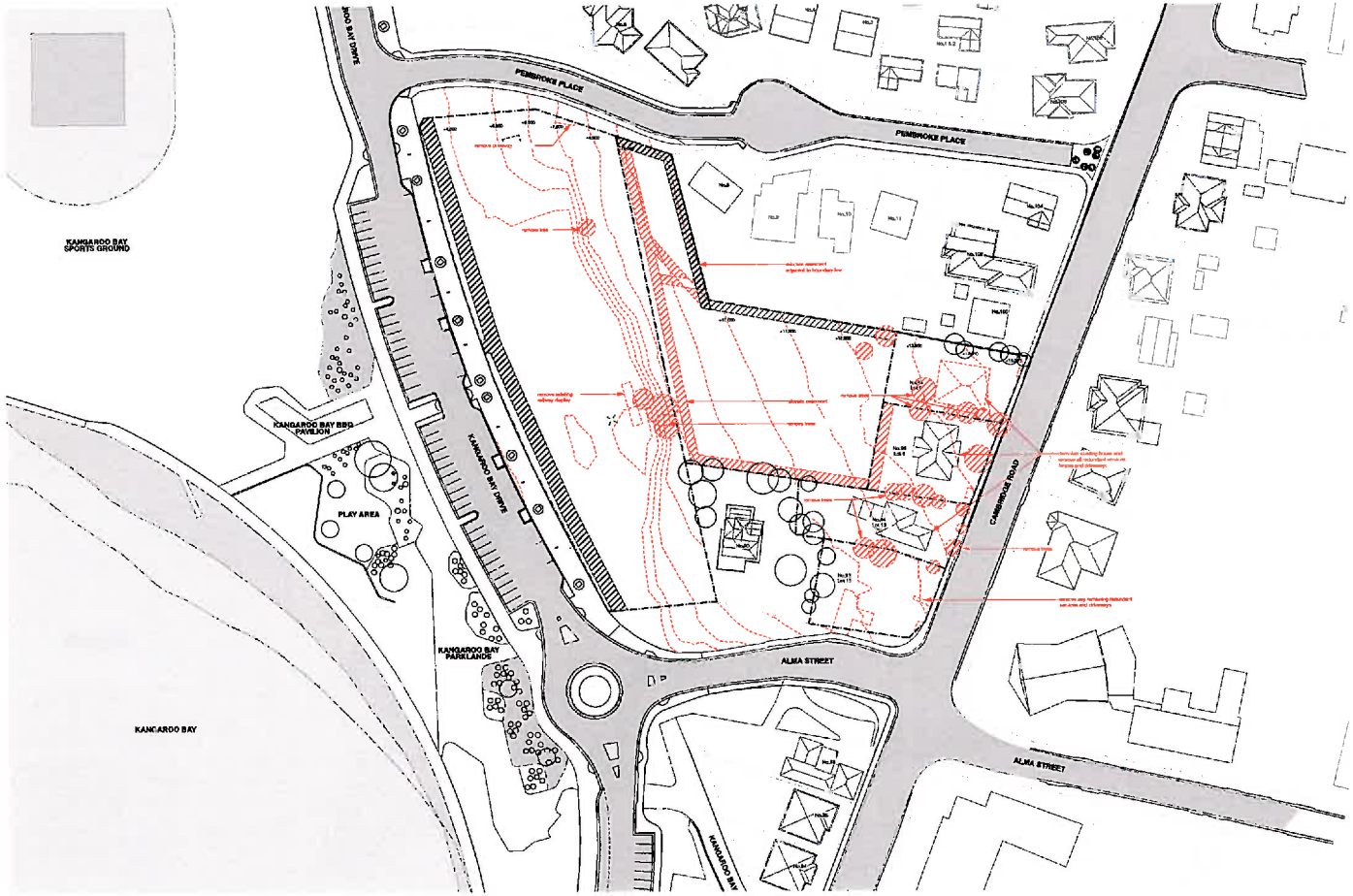
Email: admin@dbm.com.au
Website: www.dbm.com.au

Site Plan - Existing
Drawing Number
1617-A01 Rev A

SITE PLAN - EXISTING
1:500

revisions

Revision ID	Issue Date	Issue Notes
Rev A	01.2020	Development Application



SITE PLAN - DEMOLITION
1:500

DEVELOPMENT APPLICATION
not for construction

Kangaroo Bay Blvd Precinct
Hunter Developments
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Hobart
TAS, 7000

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info@circamorrisnunn.com.au

Site Plan - Demolition
Preliminary

Drawn	BK
Date & time	6/29/20
Drawing no	1617-A02
Revision	Rev A

SITE PLAN - PROPOSED
1:500

revisions

Revision ID	Revision Date	Revision Details
Rev A	07/10/25	S.96 Amendment Application

DEVELOPMENT APPLICATION
not for construction

Kangaroo Bay Blvd Precinct

Hunter Developments

27 Hunter Street
Hobart
TAS 7000

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03 6229 6044
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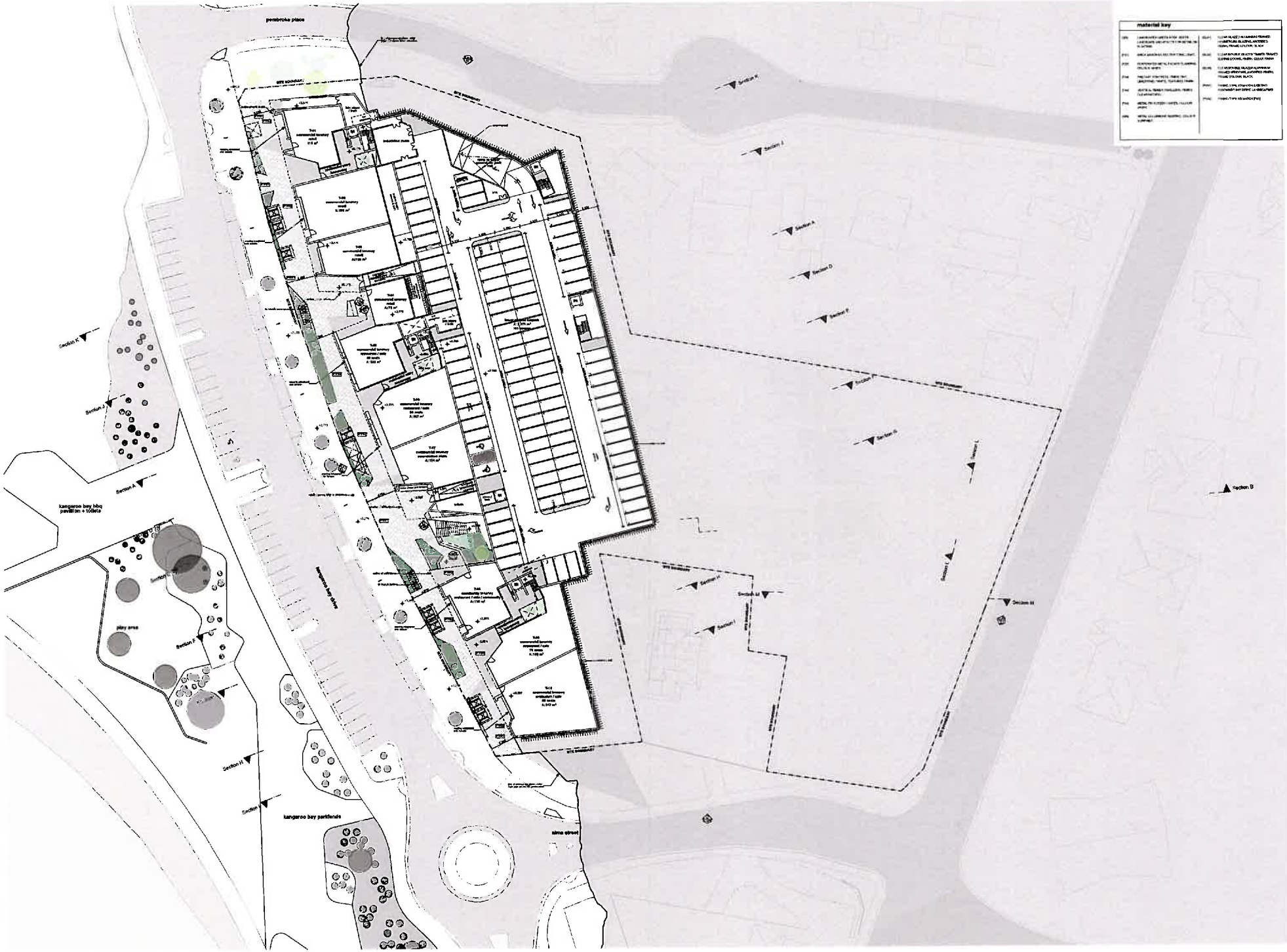
Site Plan - Proposed

Preliminary

scale @ A1	1:500
date	07/10/25
drawing no.	1617-A03
revision	Rev A

Appendix A Architecture - Kangaroo Bay Drive - Residential Plans & Cambridge Road, Sandy Bay - Page 34 of 65



GROUND FLOOR
1:200

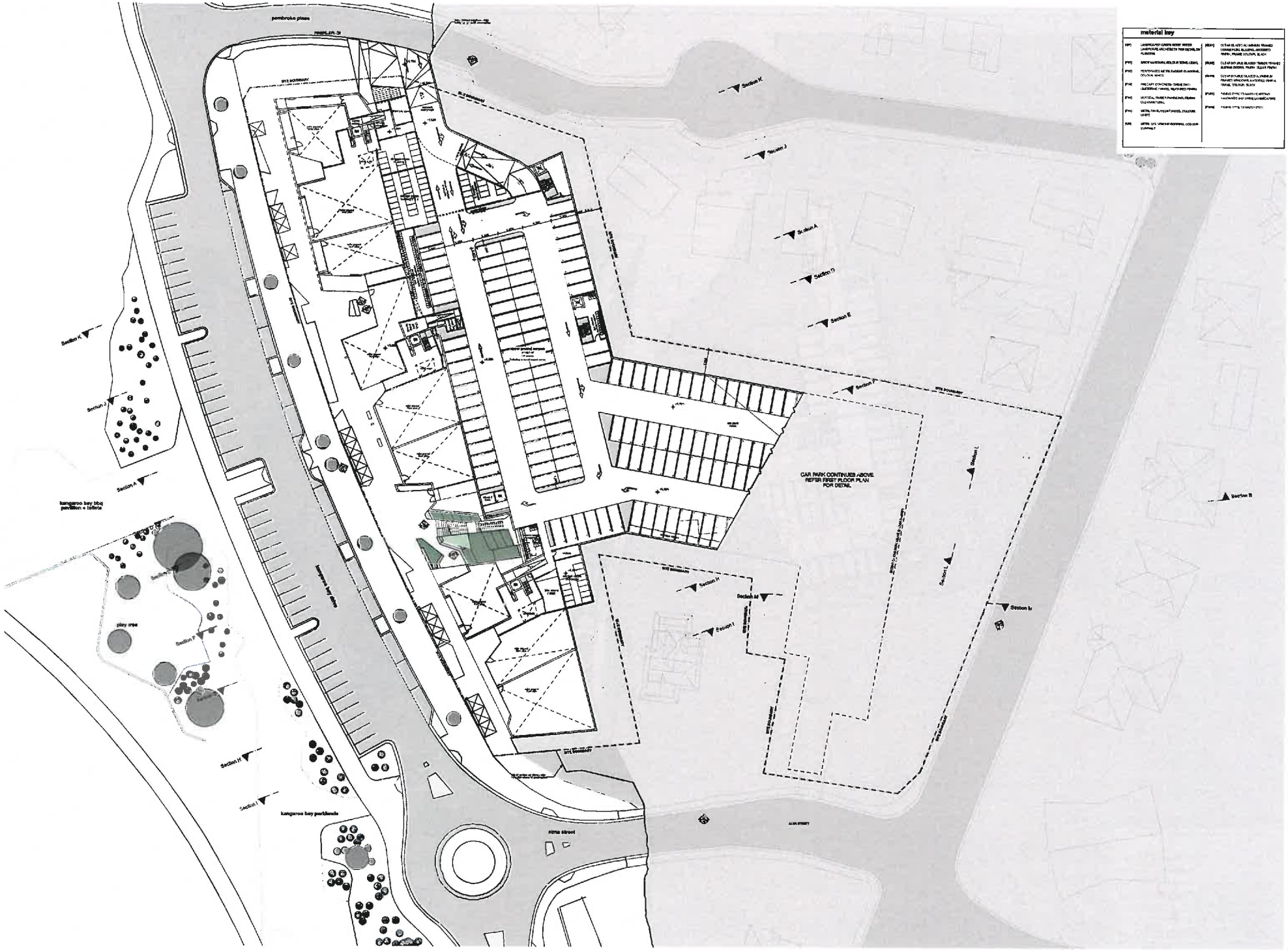
DEVELOPMENT APPLICATION
not for construction

Kangaroo Bay Blvd Precinct
Master Development
22 Clarke Street
Hobart
TAS, 7000

circa morris-marus architects
Contact
M: 0419 575 | P: 03 6231 9010 | Hobart | TAS | 7000
T: 03 6231 9010
info@circamorrismarus.com.au

Ground Floor Plan
BUILDING TWO

Drawn	SM
Issue Date	5/10/18
Drawing No	1617-B01
Revision	Rev A



material key

(GP)	LANDSCAPED GREEN ROOF REFER LANDSCAPE ARCHITECT FOR DETAILS OF PLANTING	(RAW)	CLEAR GLASS ALUMINIUM FRAMED DOWNPIPES, GUTTERS, ANODISED FINISH, FRAME COLOUR, BLACK
(FW)	WOOD MATERIAL (BOLDER TONE) LIGHT	(RAB)	CLEAR SKYLINE GLASS TIMBER FRAMED SLIDING DOORS, FINISH: CLEAR FINISH
(FW)	PERFORATED METAL FACADE (CLADDING), COLOUR: WHITE	(RAW)	CLEAR SKYLINE GLASS ALUMINIUM FRAMED WINDOWS, ANODISED FINISH, FRAME COLOUR: BLACK
(FW)	PRECAST CONCRETE - DRIED SKY - LIMESTONE (WHITE), REFINED FINISH	(FWR)	FADING EYE TO MATCH EXTERNAL HARDWOOD SKY DRIED (ALMEDICAPER)
(FW)	VERTICAL TIMBER PANELING, FRAME COLOUR NATURAL	(FWR)	FADING EYE TO MATCH EXTERNAL
(FW)	METAL FIN SUNSHADES, COLOUR: WHITE		
(VR)	METAL CAT LADDER (RISERS), COLOUR: CLEAR		

revisions

Revision ID	Issue Date	Issue Issued
Rev A	27/4/18	Development Application

DEVELOPMENT APPLICATION
not for construction

Kangaroo Bay Blvd
Precinct
Hunter Developments
77 Macquarie Street
Hobart
TAS, 7000

ellis morris-munn architects
42 Macquarie
Hobart | 77 Tasman | Hobart | tas | 7000
07 6234 9151
info@ellismorrismunnarchitects.com.au

Upper Ground Floor Plan
BUILDING 1:250

1617-B02 Rev A

UPPER GROUND FLOOR
1:250

FIRST FLOOR
1:250

material key

[CP]	LANDSCAPED GREEN ROOF, REFER LANDSCAPE ARCHITECTS FOR DETAILS IN MATRIX	[SLF3]	SLOPE GLAZED ALUMINIUM FRAMED ALUMINIUM, SLIDING, ANODISED FINISH FRAME, SECURITY BLACK
[FB1]	BRICK (IN BOND), COLOUR: YORKSLEAT	[SLW]	CLEAR DOUBLE GLAZED TIMBER FRAMED SLIDING WINDOWS, FINISH: CLEAR / WASH
[FB]	PERFORATED METAL FACADE CLADDING, COLOUR: WHITE	[FL,W]	CLEAR SINGLE GLAZED ALUMINIUM FRAMED WINDOWS, ANODISED FINISH, FRAME COLOUR: BLACK
[FC]	PRECAST CONCRETE - DIRECT FIXED (SELECTED / PRETE), TEXTURED FINISH	[FW1]	PAINTED TYPE TO MATCH LIBERTO SANDSTONE DRY DRAG LAMINATE
[FM]	SELECTIONAL FINISH PANELING, TIMBER CLEAR/WASH	[FW2]	PAINTED TYPE TO MATCH [FB1]
[FW]	METAL FIN SCREEN / VERSEL, COLOUR: WHITE		
[MR]	METAL COLORBOND ROOFING, COLOUR: SURFMIST		

revisions

Revision ID	Issue Date	Brief or details
Rev A	07/12/05	Development Application

DEVELOPMENT APPLICATION
not for construction

Kangaroo Bay Blvd Precinct
Hunter Developments
27 Hunter Street
Hobart
Tas. 7000

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03 6234 9744
e-mail: admin@circamorrisnunn.com.au

First Floor Plan
BUILDING 3/4/5

DRAWN	SK
DATE DRAWN	5/12/05
DRAWING No.	1617-B03
REVISION	Rev A

material key

[MR]	LANDSCAPED GREENROOF REFER LANDSCAPE ARCHITECTS FOR DETAILS (INCLUDING PLANTING)	[GLCH]	CLEAR GLAZED ALUMINIUM FRAMED COMMERCIAL GLAZING, MATCHED FRAME, FRAME COLOUR: BLACK
[FF2]	BRICK MASONRY, COLOUR: DARK LEGEND	[GLAB]	CLEAR DOUBLE GLAZED TIMBER FRAMED SLIDING DOORS, FRAME: CLEAR FINISH
[FVP]	PERFORATED METAL (FACADE CLADDING), COLOUR: WHITE	[GLAS]	CLEAR DOUBLE GLAZED ALUMINIUM FRAMED WINDOWS, ANODISED FINISH, FRAME COLOUR: BLACK
[FTR]	PRECAST CONCRETE, CMEM MASONRY, LIME STONE, LIME FINE, TECH FUNGI, COLOUR:	[FWM]	FABRIC TYPE 3 MATRIX BATTENS KARONNAT BATTERS, LANDSCAPES
[FSH]	VICTORIA ASH TIMBER FINELLINE, FINISH: CLEAR NATURAL	[FWB]	FABRIC TYPE TO MATCH [FW]
[FTR]	METAL FIN (FACEBY FAMPER), COLOUR: WHITE		
[MR]	METAL COLLAPPLAND ROOFING, COLOUR: CLERMONT		

revisions

Revision ID	Short Title	Issue Date
Rev A	DA-003	Development Application

DEVELOPMENT APPLICATION
not for construction

Kangaroo Bay Blvd Precinct
Hunter Development

77 Hunter Street
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TAS, 7000

alma [illegible] architects

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hob@almaarchitectsmum.au

Second Floor Plan
SCALE/SIZE 1:250

DRAWN SK
DATE 27/10/20
drawing no. 1617-B04 Rev A

Applicant Amendment - Kangaroo Bay Drive, Pembroke Place & Cambridge Road, Bellerive Page 36 of 78

THIRD FLOOR
1:250

material key

(CP)	LANDSCAPED GREEN ROOF, REFER LANDSCAPE AND HYDRO PIPE DETAIL FOR PLANTING	(GLA1)	CLEAR GLAZED ALUMINIUM FRAMED COMMERCIAL GLAZING, BROKEN FRAME, FRAME COLOUR: BLACK
(FC)	BRICK MASONRY, REFER TO THE LEGEND	(GLA2)	CLEAR DOUBLE GLAZED TIMBER FRAMED BLEWBS DOORS, FRAME: CLEAR FINISH
(FM)	PERFORATED METAL FACADE CLADDING, COLOUR: WHITE	(GLBR)	CLEAR DOUBLE GLAZED ALUMINIUM FRAMED BALCONY, AUTOCRED FRAME, FRAME COLOUR: BLACK
(FW)	PRECAST CONCRETE, GREEN TINT, UNLETTERED / WHITE, TEXTURED FINISH	(FW01)	FRAME TYPE TO MATCH GREEN CONCRETE BAY WINDOWS/BALCONIES
(FW)	VERTICAL TIMBER PANELLING, FRAME: CLEAR FINISH	(FW02)	FRAME TYPE TO MATCH STYLE
(FR)	METAL FIN TO REDEF GATES, COLOUR: WHITE		
(GR)	METAL GRID ORDERED ROOFING, COLOUR: COPPER		

revisions

Revision No	Date	Amendment
Rev A	07/12/22	Development Application

DEVELOPMENT APPLICATION
not for construction

Kangaroo Bay Blvd
Precinct
Hunter Developments
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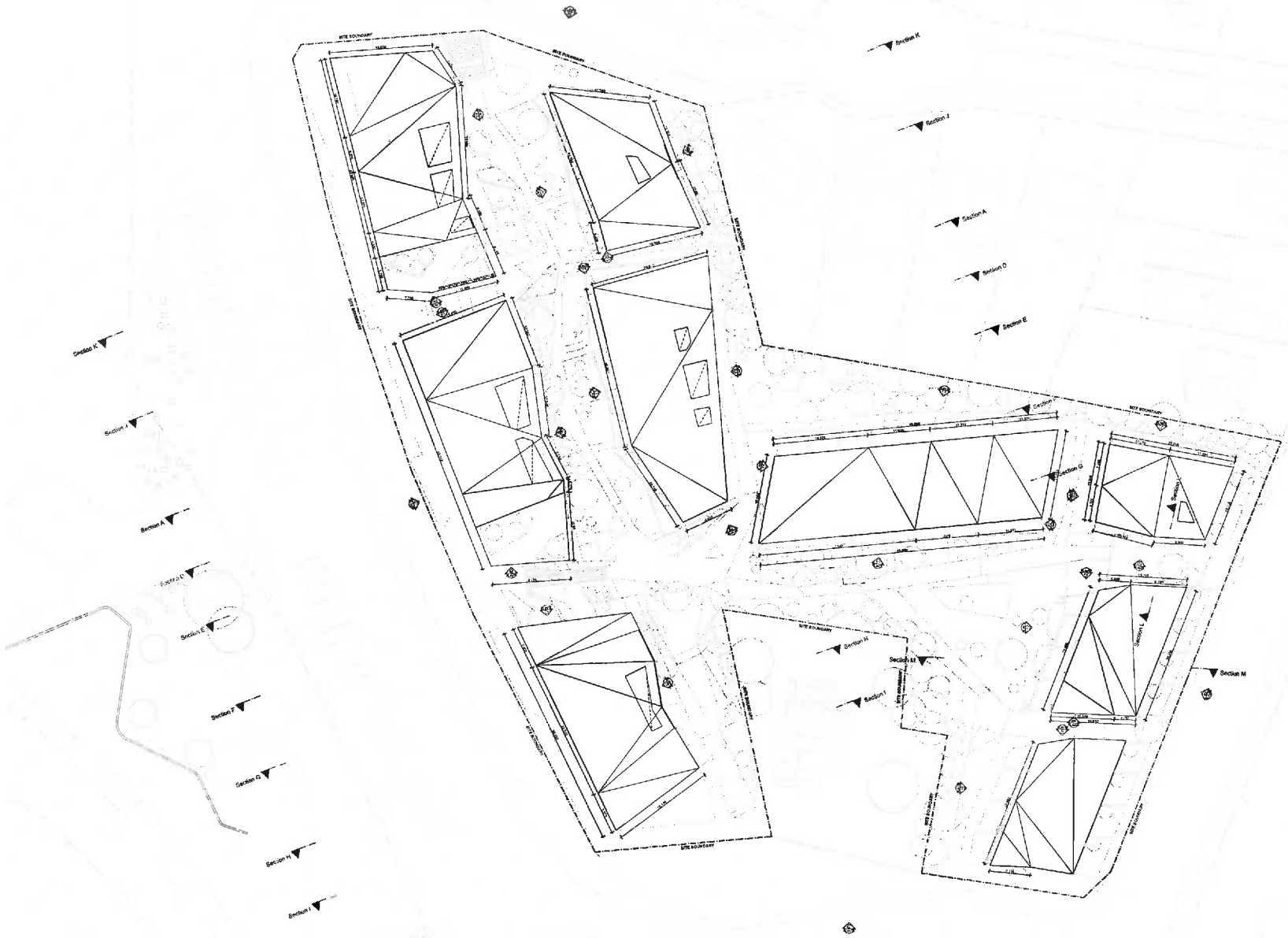
Third Floor Plan
BUILDING B2/B3

Drawn by	SK
Date issued	8/12/22
Drawing number	Revision
1617-B05	Rev A



material key

[SM]	LANDSCAPED GREENROOF, REFER LANDS - RPE MAINTENANCE FOR DETAILS, EXTENSIVE PLANTING	[GLZ1]	CLEAR GLAZED ALUMINIUM FRAMED WINDOW/DOOR, GLAZING, INCORPORATE PANEL - FINISH COLOUR: BLACK
[FR1]	BRICK VENEER, REFER STRUCTURAL STEEL LEGEND	[GLZ2]	CLEAR DOUBLE GLAZED TIMBER FRAMED SLIDING DOORS, FINISH - CLEAR FINISH
[FR2]	PERFORATED METAL FACADE CLADDING, COLOUR: WHITE	[GLZ3]	CLEAR DOUBLE GLAZED ALUMINIUM FRAMED WINDOWS, ANODISED FINISH, FRAME COLOUR: BLACK
[FR3]	PRECAST CONCRETE, TIMBER, SAND-LIME BRICKS, FINISH: TEXTURED FINISH	[PW1]	PAINTED FINISH TO MATCH ADJACENT AREA AND/OR SPECIFIED PAINT SCHEME
[FR4]	VERTICAL TIMBER PANELLING, FINISH: CLEAR NATURAL	[FW1]	Refer TYPE 1 TO MATCH FLOOR
[FR5]	METAL FIN CHESSEN PANTEN, COLOUR: TBC		
[MR]	METAL LOUVRE ROOF, COLOUR: BLACK		

revisions

Revision ID	Issue Date	Issue reason
Rev A	07/12/22	Development Application

DEVELOPMENT APPLICATION
not for construction

studio karta aia

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

circa morris-nunn architects
Contact
Mr John Morris-Nunn | Hobart | Aus | FRAIA
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hobart@morrisnunnarchitects.au

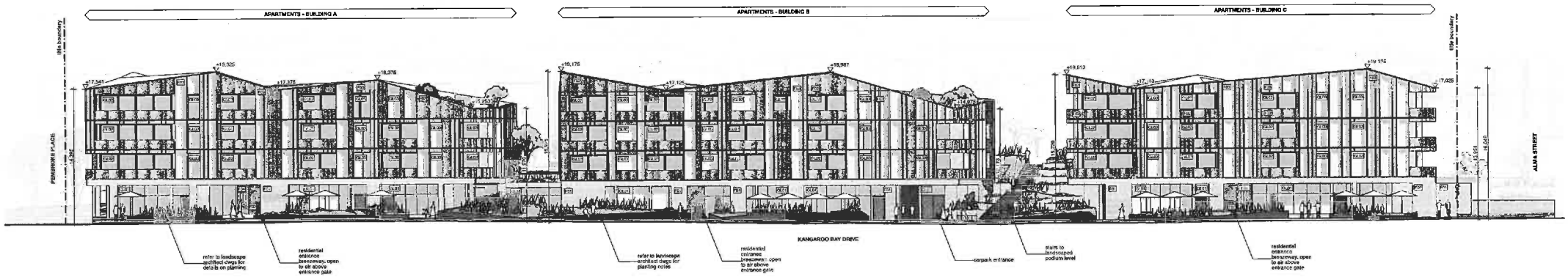
Roof Plan
PUBLISHED 1:250

drawn SK
date/time 6/10/22
drawing no. 1617-B06 Rev A

FOURTH FLOOR
1:250

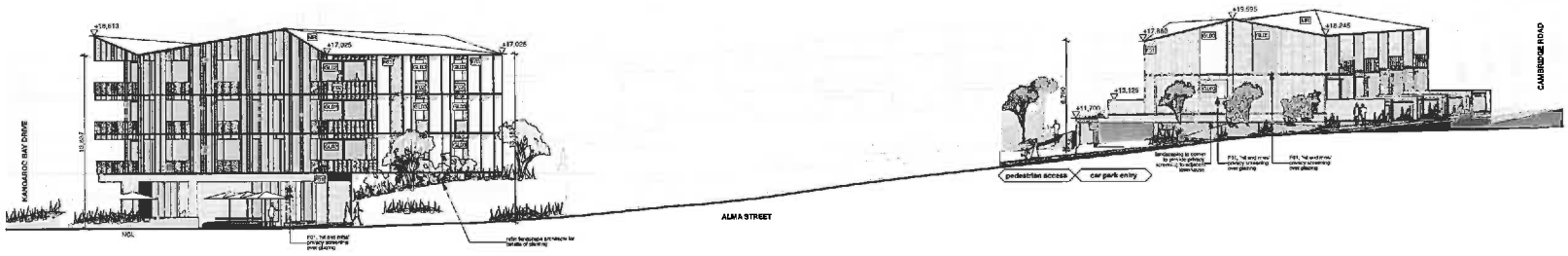
material key

[GR]	LANDSCAPED GREEN ROOF, REFER LANDSCAPE ARCHITECTS FOR DETAIL ON PLANTING	[GL01]	CLEAR GLAZED ALUMINIUM FRAMED COMMERCIAL GLAZING, ANODISED FINISH, FRAME COLOUR: BLACK
[FB1]	BRICK MASONRY, COLOUR TONE: LIGHT.	[GL02]	CLEAR DOUBLE GLAZED TIMBER FRAMED SLIDING DOORS, FINISH: CLEAR FINISH
[FB2]	PERFORATED METAL FACADE ICLADDING, COLOUR: WHITE	[GL03]	CLEAR DOUBLE GLAZED ALUMINIUM FRAMED WINDOWS, ANODISED FINISH, FRAME COLOUR: BLACK
[FB3]	PRECAST CONCRETE- OXIDE TINT: LIMESTONE / WHITE, TEXTURED FINISH	[PV01]	PAVING TYPE TO MATCH EXISTING KANGAROO BAY DRIVE LANDSCAPING
[FB4]	VERTICAL TIMBER PANELLING, FINISH: CLEAR/NATURAL	[PV02]	PAVING TYPE TO MATCH [FB1]
[FB5]	METAL PIN SCREEN / SLATS, COLOUR: WHITE		
[MR]	METAL COLORBOND ROOFING, COLOUR: SURFMIST		



01
-

West Elevation_Kangaroo Bay Drive
1:200



02
-

South Elevation_Alma Street
1:200

revisions

Revision ID	Issue Date	Issue Name
Rev A	6/10/20	Development Application

DEVELOPMENT APPLICATION
not for construction

original drawing size

Kangaroo Bay Blvd Precinct
Nuner Developments
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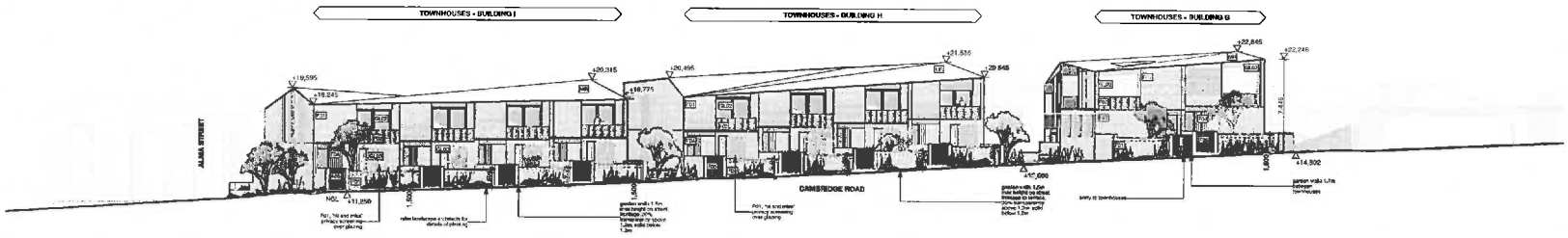
These drawings show design intent and are suitable as a guide only. The builder shall check & verify all dimensions and report any errors or omissions to the Architect. Do not scale off the drawings. Drawings are not to be used for construction purposes until issued by the Architect for construction.

Street Elevations
Elevations & Sections

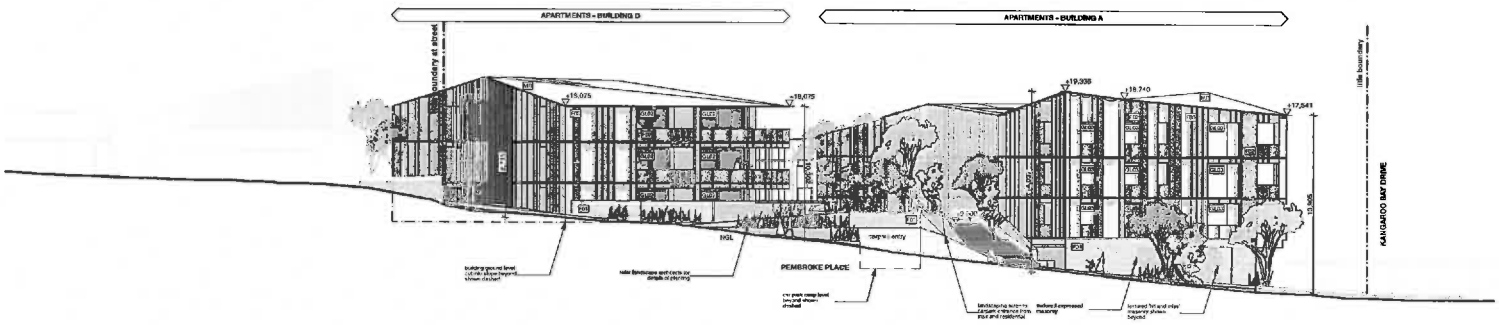
drawn	SK
issue date	6/10/20
drawing no	1617-C01
Revision	Rev A

material key

[GT6]	LANDSCAPED GREEN ROOF. REFER LANDSCAPE ARCHITECTS FOR DETAIL ON PLANTING	[GLS1]	CLEAR GLAZED ALUMINIUM FRAMED COMMERCIAL GLAZING, ANODISED FINISH, FRAME COLOUR: BLACK
[FP1]	BRICK MASONRY, COLOUR TONE LIGHT.	[GLS2]	CLEAR DOUBLE GLAZED TIMBER FRAMED SLIDING DOORS, FINISH: CLEAR FINISH
[FP2]	PERFORATED METAL FACADE CLADDING, COLOUR: WHITE	[GLS3]	CLEAR DOUBLE GLAZED ALUMINIUM FRAMED WINDOWS, ANODISED FINISH, FRAME COLOUR: BLACK
[FP3]	PRECAST CONCRETE- OXIDE TINT- LIMESTONE / WHITE, TEXTURED FINISH	[PV01]	PAVING TYPE TO MATCH EXISTING KANGAROO BAY DRIVE LANDSCAPING
[FP4]	VERTICAL TIMBER PANELLING, FINISH: GLF-MINIMATURAL	[PV02]	PAVING TYPE TO MATCH [PV01]
[FP5]	MULTI-RIB SCREEN / GATES, COLOUR: WHITE		
[MR]	METAL DOLORBRONS ROOFING, COLOUR: SURFMIST		



03 East Elevation_Cambridge Road
1:200



04 North Elevation_Pembroke Place
1:200

revisions

Revision ID	Issue Date	Issue Name
Rev A	6/10/20	Development Application

DEVELOPMENT APPLICATION
not for construction

original drawing size

Kangaroo Bay Blvd Precinct
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Hobart
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These drawings shall be read in conjunction with all other drawings and specifications and verify all dimensions on site before commencing work or preparing shop drawings. Do not scale off the drawings. Drawings are not to be used for construction purposes until issued by the Architect for construction.

Street Elevations
Elevations & Sections

Status: SK
Issue date: 6/10/20
Drawing no.: 1617-C02
Revision: Rev A

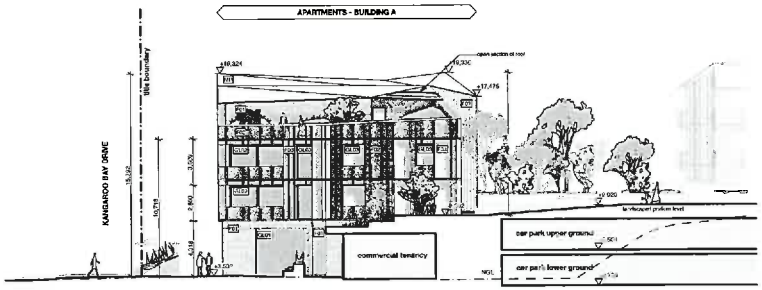
material key

[GR]	LANDSCAPED GREEN ROOF, REFER LANDSCAPE ARCHITECTS FOR DETAIL ON PLANTING	[GL01]	CLEAR GLAZED ALUMINIUM FRAMED COMMERCIAL GLAZING, ANODISED FINISH, FRAME COLOUR: BLACK
[FR1]	BRICK MASONRY, COLOUR: TONE: LIGHT.	[GL02]	CLEAR DOUBLE GLAZED TIMBER FRAMED SLIDING DOORS, FINISH: CLEAR FINISH
[FR2]	PERFORATED METAL FACADE CLADDING, COLOUR: WHITE	[GL03]	CLEAR DOUBLE GLAZED ALUMINIUM FRAMED WINDOWS, ANODISED FINISH, FRAME COLOUR: BLACK
[FR3]	PRECAST CONCRETE- OXIDE TINT- LIMESTONE / WHITE, TEXTURED FINISH	[PV01]	PAVING TYPE: TO MATCH EXISTING KANGAROO BAY DRIVE LANDSCAPING
[FR4]	VERTICAL TIMBER PANELLING, FINISH: CLEAR NATURAL	[PV02]	PAVING TYPE: TO MATCH [PV01]
[FR5]	METAL FINTCHEN FGATES, COLOUR: WHITE		
[RF1]	METAL COLORBOND ROOFING, COLOUR: SURFMIST		

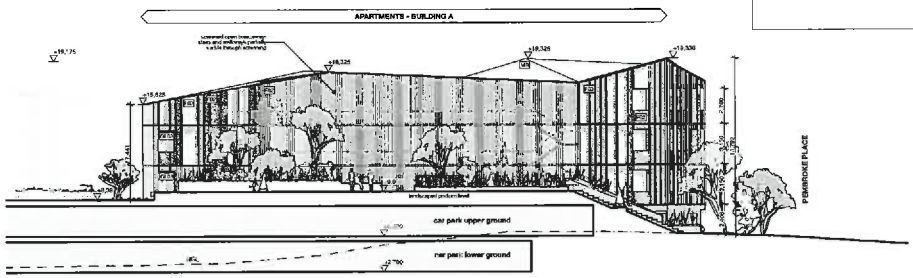
revisions

Revision ID	Issue Date	Issue Name
Rev A	6/10/20	Development Application

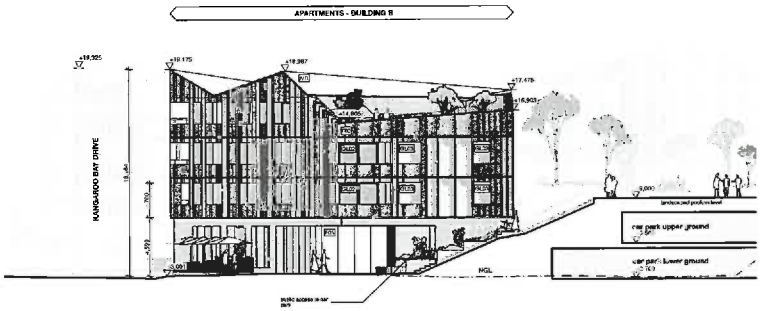
DEVELOPMENT APPLICATION
not for construction



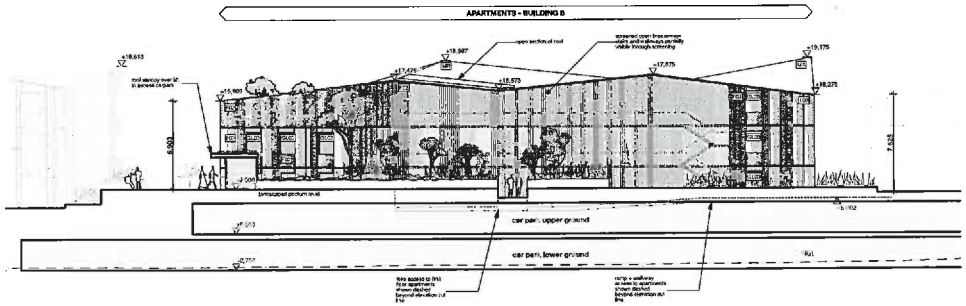
A2 South Elevation_Building A
1:200



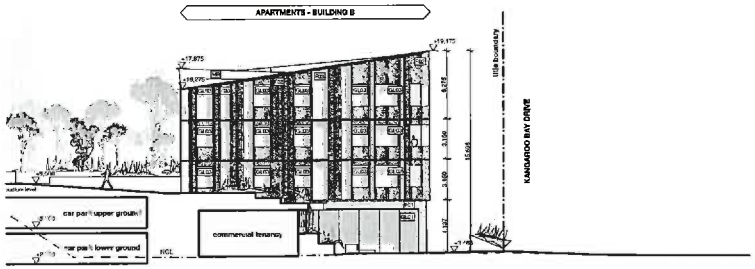
A3 East Elevation_Building A
1:200



B2 South Elevation_Building B
1:200



B3 East Elevation_Building B
1:200



B4 North Elevation_Building B
1:200

original drawing size

Kangaroo Bay Blvd Precinct

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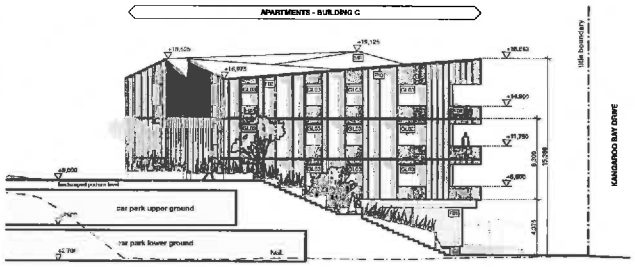
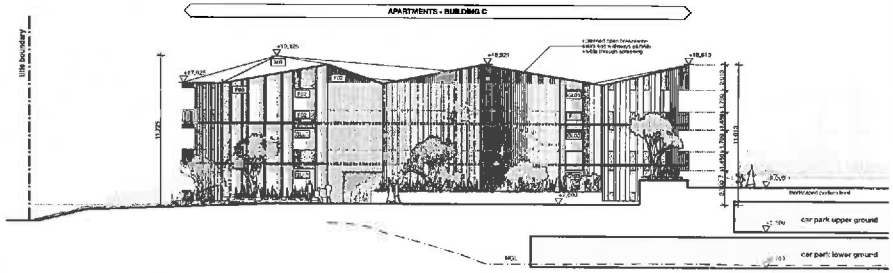
Elevations_Building A + B

Elevations & Sections

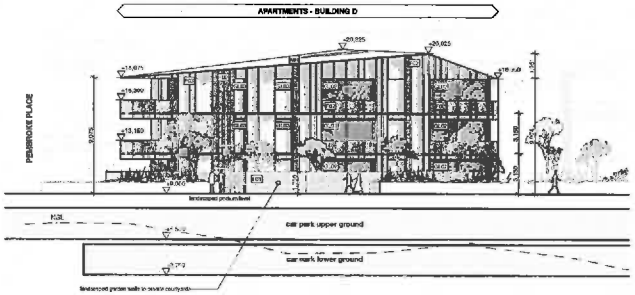
status	SK
issue date	6/10/20
drawing no	Rev Mark
1617-C03	**Rev A**



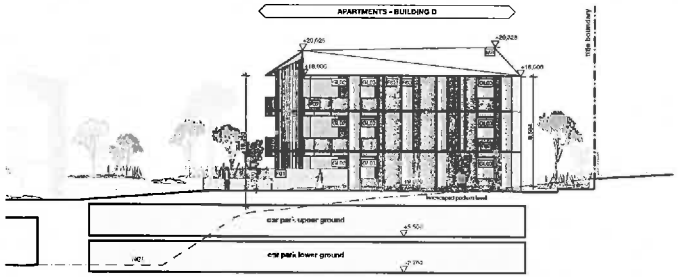
C4 North Elevation_Building C 1:200



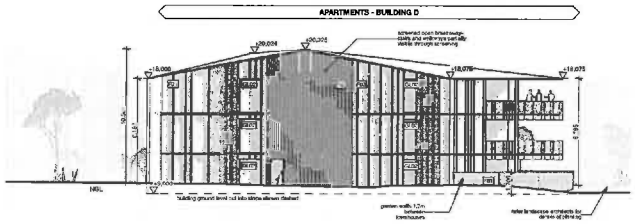
C3 East Elevation_Building C 1:200



D1 West Elevation_Building D 1:200



D2 South Elevation_Building D 1:200



D3 East Elevation_Building D 1:200

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
[FB1]	BRICK MASONRY, COLOUR TONE: LIGHT,	[GL02]	CLEAR DOUBLE GLAZED TIMBER FRAMED SLIDING DOORS, FINISH: CLEAR FINISH
[FB2]	PERFORATED METAL FACADE CLADDING, COLOUR: WHITE	[GL03]	CLEAR DOUBLE GLAZED ALUMINIUM FRAMED WINDOWS, ANODISED FINISH, FRAME COLOUR: BLACK
[FB3]	PRECAST CONCRETE: OXIDE TINT-LIMESTONE / WHITE, TEXTURED FINISH	[PW01]	PAVING TYPE: TO MATCH EXISTING KANGAROO BAY DRIVE LANDSCAPING
[FB4]	VERTICAL TIMBER PANELLING, FINISH: CLEAR NATURAL	[PW02]	PAVING TYPE: TO MATCH [PW1]
[FB5]	METAL FIN SCREEN / GATES, COLOUR: WHITE		
[MR]	METAL COLORBOND ROOFING, COLOUR: SURFMIST		

revisions

Rev No	Issue Date	Issue Name
Rev A	4/10/20	Development Application

DEVELOPMENT APPLICATION
not for construction

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Elevations_Building C + D
Elevations & Sections

status: SK
issue date: 5/10/20
drawn by: AT
scale:

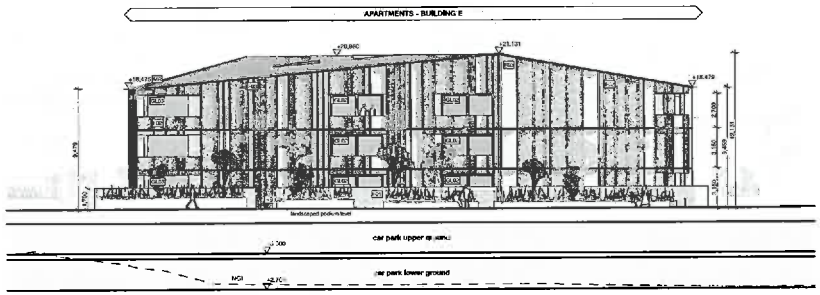
1617-C04 **Rev A**

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
[FB1]	BRICK MASONRY, COLOUR TONE: LIGHT,	[GL02]	CLEAR DOUBLE GLAZED TIMBER FRAMED SLIDING DOORS, FINISH: CLEAR FINISH
[FB2]	PERFORATED METAL FACADE CLADDING, COLOUR: WHITE	[GL03]	CLEAR DOUBLE GLAZED ALUMINIUM FRAMED WINDOWS ,ANODISED FINISH, FRAME COLOUR: BLACK
[FB3]	PRECAST CONCRETE: OXIDE TINT-LIMESTONE / WHITE, TEXTURED FINISH	[PW01]	PAVING TYPE TO MATCH EXISTING KANGAROO BAY DRIVE LANDSCAPING
[TF4]	VERTICAL TIMBER PANELLING, FINISH: CLEAR/NATURAL	[PW02]	PAVING TYPE TO MATCH [PW1]
[FS5]	METAL FIN SCREEN / GATES, COLOUR: WHITE		
[MR]	METAL COLORBOND ROOFING, COLOUR: SURFMIST		

revisions

Revision ID	Issue Date	Issue Name
Rev. A	5/10/20	Development Application



E1 West Elevation_Building E
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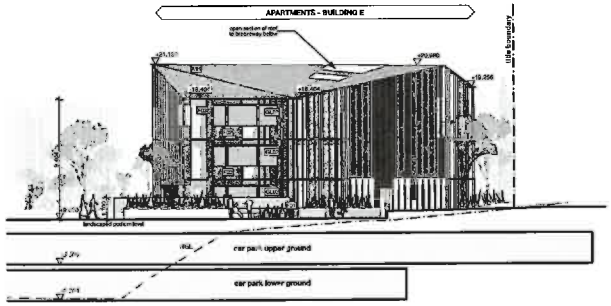
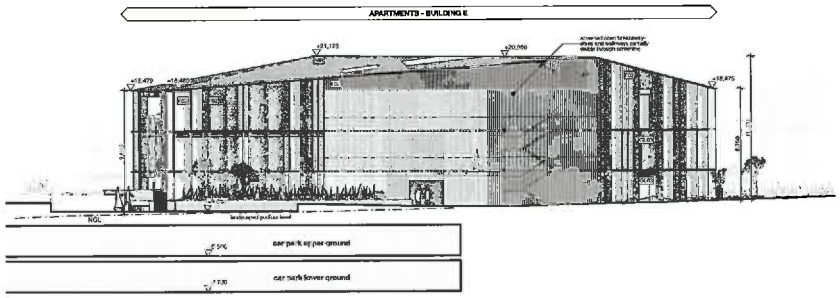
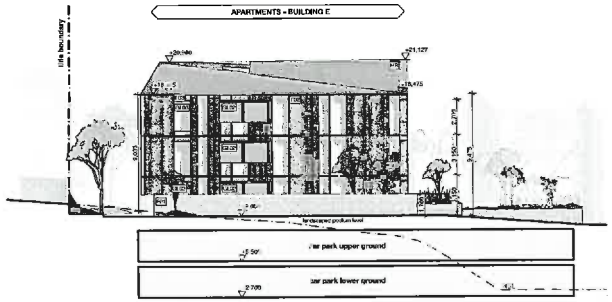


E2 South Elevation_Building E
1:200



E3 East Elevation_Building E
1:200



E4 North Elevation_Building E
1:200

DEVELOPMENT APPLICATION
not for construction

original drawing size

Kangaroo Bay Blvd Precinct
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Elevations_Building E
Elevations & Sections

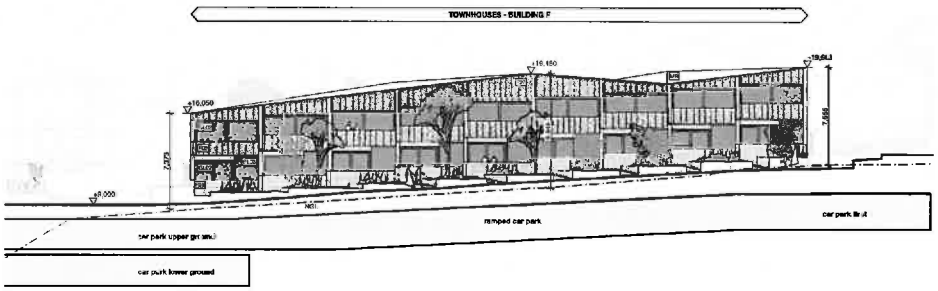
scale	SK
issue date	8/10/20
drawing no	Revision
1617-C05	**Rev A**

material key

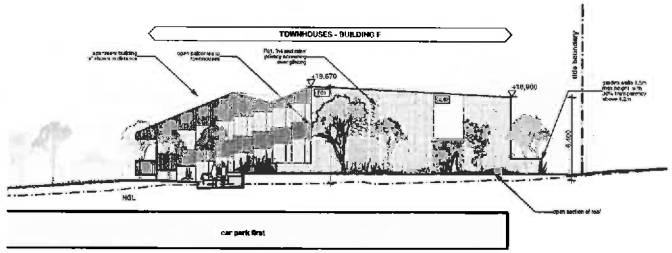
[GR]	LANDSCAPED GREEN ROOF, REFER LANDSCAPE ARCHITECTS FOR DETAIL ON PLANTING	[GL01]	CLEAR GLAZED ALUMINIUM FRAMED COMMERCIAL GLAZING, ANODISED FINISH, FRAME COLOUR: BLACK
[F01]	BRICK MASONRY, COLOUR TONE: LIGHT.	[GL02]	CLEAR DOUBLE GLAZED TIMBER FRAMED SLIDING DOORS, FINISH: CLEAR FINISH
[F02]	PERFORATED 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	[PV01]	PAVING TYPE TO MATCH EXISTING KANGAROO BAY DRIVE LANDSCAPING
[F04]	VERTICAL TIMBER PANELLING, FINISH: CLEAR NATURAL	[PV02]	PAVING TYPE TO MATCH [F01]
[F05]	METAL FIN SCREEN / GATES, COLOUR: WHITE		
[MR]	METAL COLORBOND ROOFING, COLOUR: SURFMIST		

revisions

Revision Bit	Issue Date	Issue Name
Rev A	6/10/20	Development Application



F1 South Elevation_Building F
1:200



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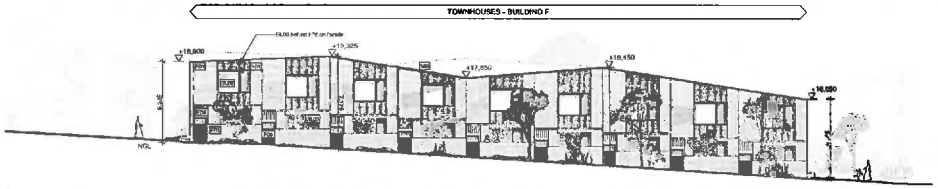
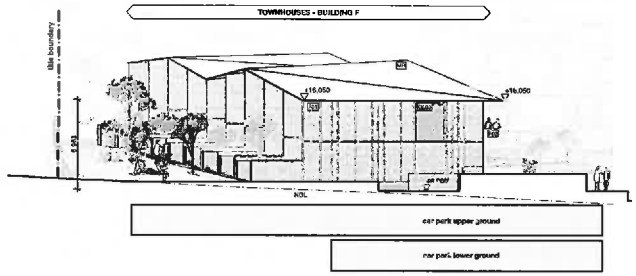
1:200



F3 North Elevation_Building F
1:200



F4 West Elevation_Building F
1:200

DEVELOPMENT APPLICATION
not for construction

original drawing size

Kangaroo Bay Blvd Precinct
Hunter Developments
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Elevations_Building F
Elevations & Sections

drawn	SK
issue date	6/10/20
drawing no	rev no
1617-C06	**Rev A**

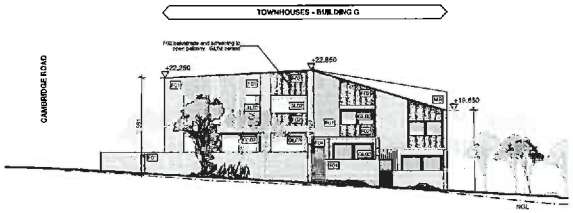
material key

[GR]	LANDSCAPED GREEN ROOF, REFER LANDSCAPE ARCHITECTS (FOR DETAIL ON PLANTING	[GL01]	CLEAR GLAZED ALUMINIUM FRAMED COMMERCIAL GLAZING, ANODISED FINISH, FRAME COLOUR: BLACK
[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- GOLDE TINT- LIMESTONE / WHITE, TEXTURED FINISH	[PV01]	PAVING TYPE TO MATCH EXISTING KANGAROO BAY DRIVE LANDSCAPING
[F04]	VERTICAL TIMBER PANELLING, FINISH: CLEAR/NATURAL	[PV02]	PAVING TYPE TO MATCH [F01]
[F05]	METAL FIN SCREEN / GATES, COLOUR: WHITE		
[M1]	METAL COLORBOND ROOFING, COLOUR: SURFMIST		

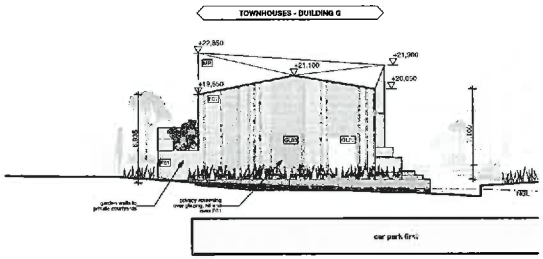
revisions

Revision ID	Issue Date	Issue Name
Rev A	6/10/20	Development Application

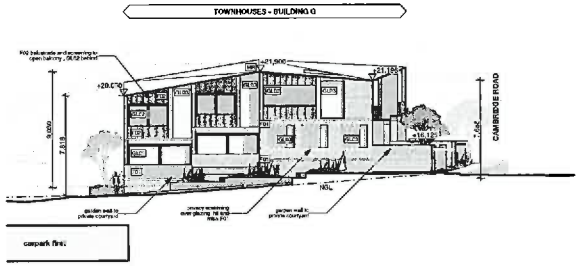
DEVELOPMENT APPLICATION
not for construction



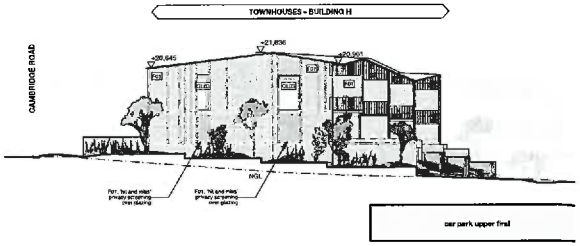
G2 - North Elevation_Building G 1:200



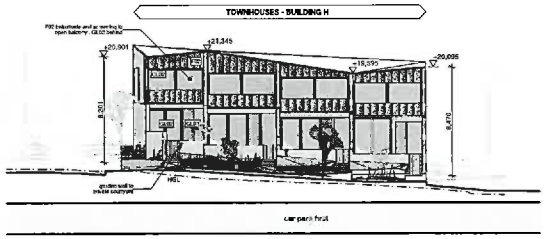
G3 - West Elevation_Building G 1:200



G4 - South Elevation_Building G 1:200



H2 - North Elevation_Building H 1:200



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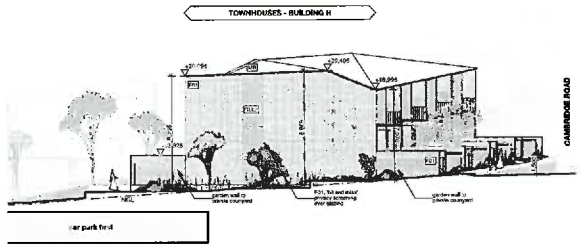
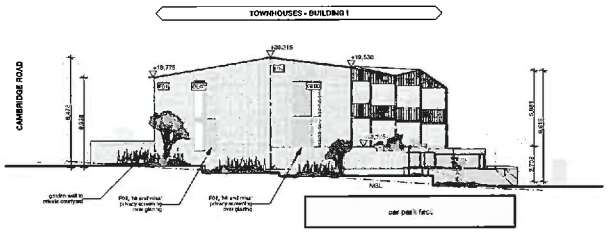
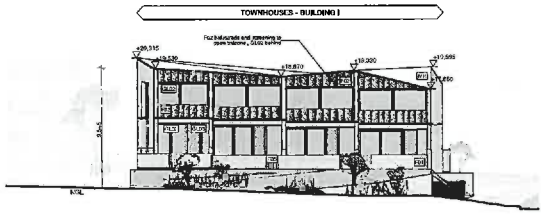


H4 - South Elevation_Building H 1:200



I2 - North Elevation_Building I 1:200



I3 - West Elevation_Building I 1:200

original drawing size

Kangaroo Bay Blvd Precinct

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info@circamorrisnunn.mn.com.au

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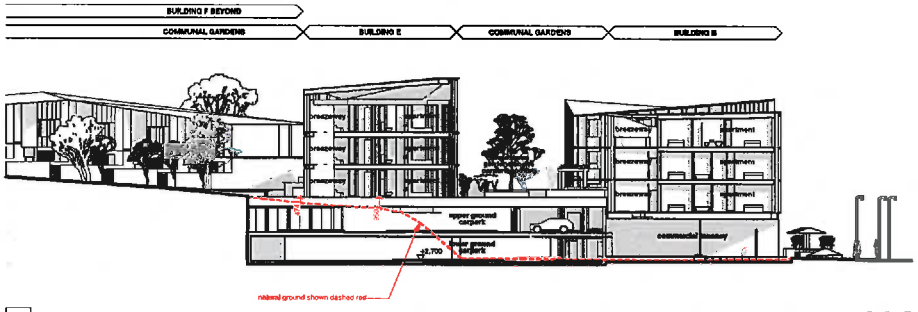
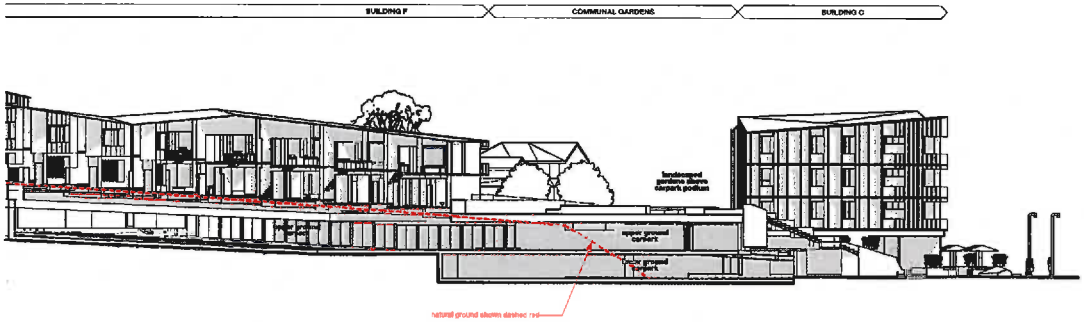
Elevations_Building G + H + I
Elevations & Sections

drawn	SK
scale date	6/10/20
drawing no	Rev A

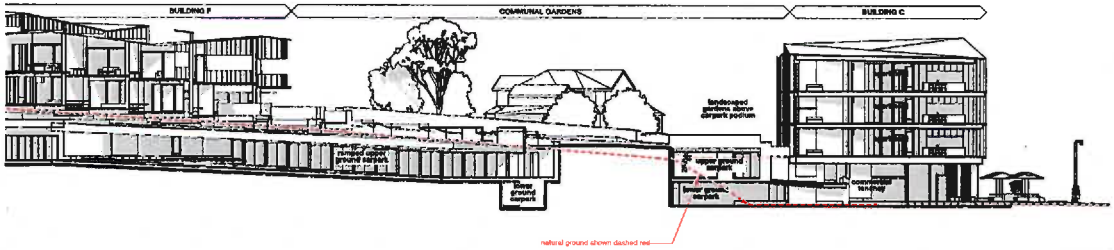
1617-C07 **Rev A**



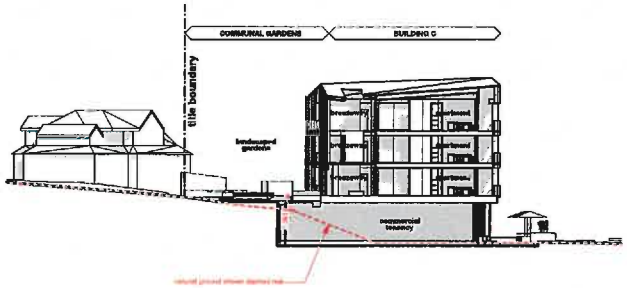
Section E
1:250



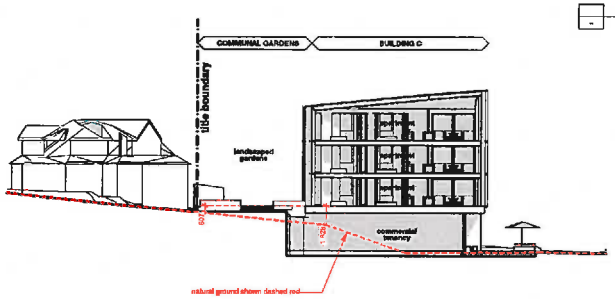
Section F
1:250



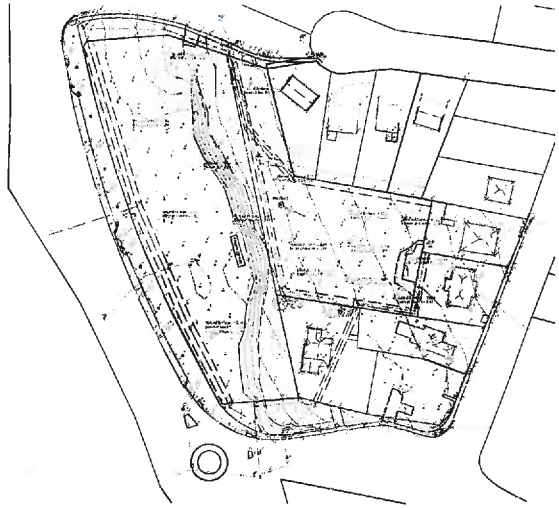
Section G
1:250



Section H
1:250

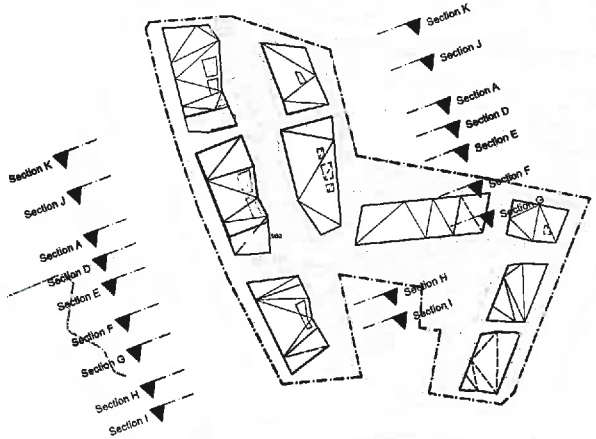


Section I
1:250



W-01

SITE SURVEY
1:1000



SITE PLAN SECTION DIAGRAM
1:1000

revisions

Revision ID	Issue Date	Issue Name
Rev A	6/10/20	Development Application

DEVELOPMENT APPLICATION
not for construction

original drawing size

Kangaroo Bay Blvd Precinct

Hunter Developments

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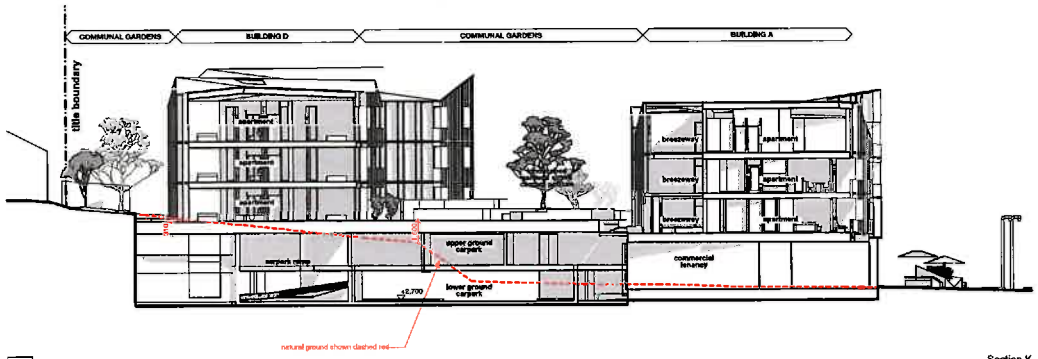
Site Sections_Escarpment

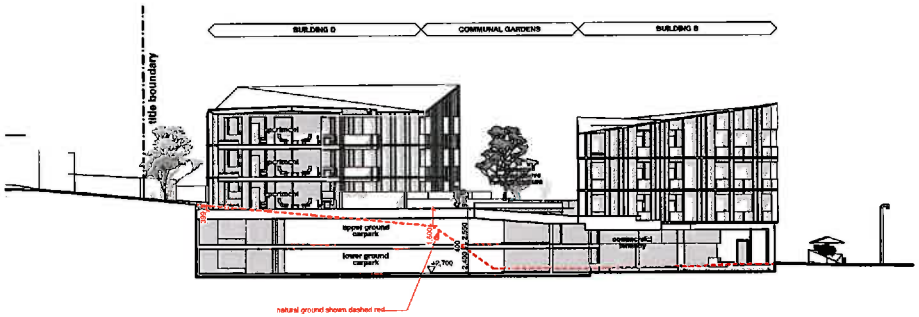
Elevations & Sections

sc.Stat	SK
Issue Date	6/10/20
drawn by	SA Nunn

1617-C08 **Rev A**



Section K
1:200



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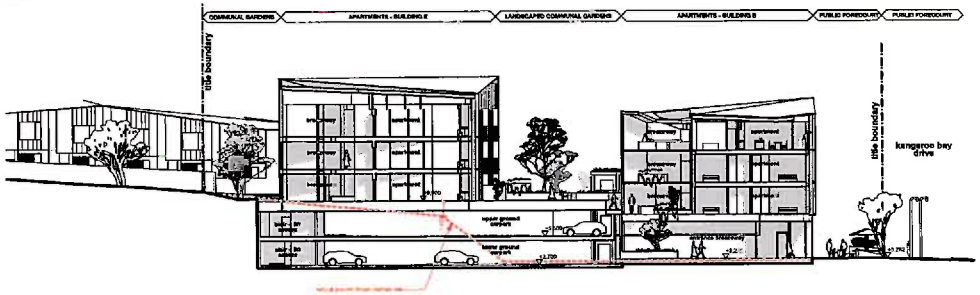
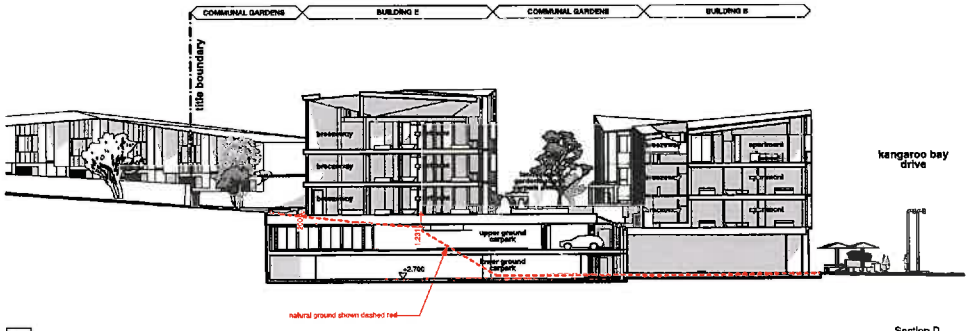
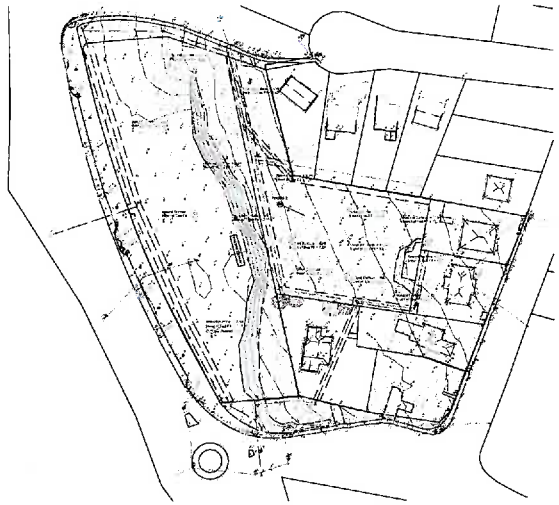


Section A
1:250

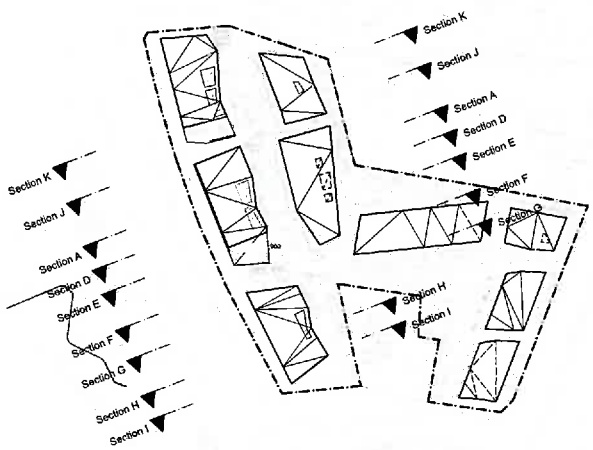


Section D
1:250



W-01

SITE SURVEY
1:1000



SITE PLAN SECTION DIAGRAM
1:1000

revisions

Revision ID	Issue Date	Issue Name
Rev A	[illegible]	Development Application

DEVELOPMENT APPLICATION
not for construction

original drawing size

Kangaroo Bay Blvd Precinct

Hunter Developments

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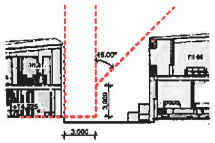
Site Sections_Escarpment

Elevations & Sections

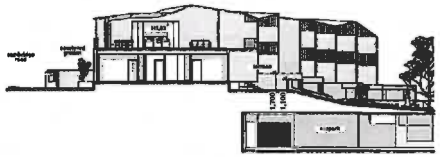
scale @	SK
issue date	8/10/20
drawing nº	revision
1617-C09	**Rev A**

Section B

Site Section
1:500



Section L
1:250



Section M
1:250

revisions

RevisionID	Issue Date	Issue Name
Rev A	4/10/20	Development Application

DEVELOPMENT APPLICATION
not for construction

original drawing size

Kangaroo Bay Blvd Precinct

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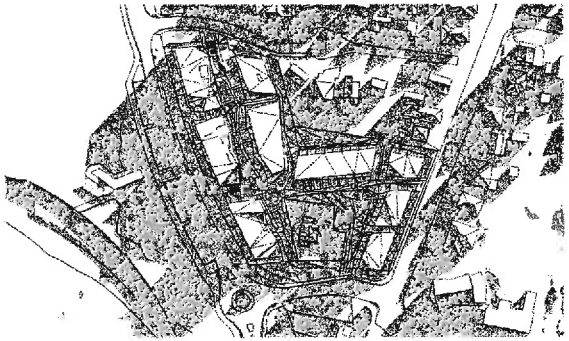
Site Sections

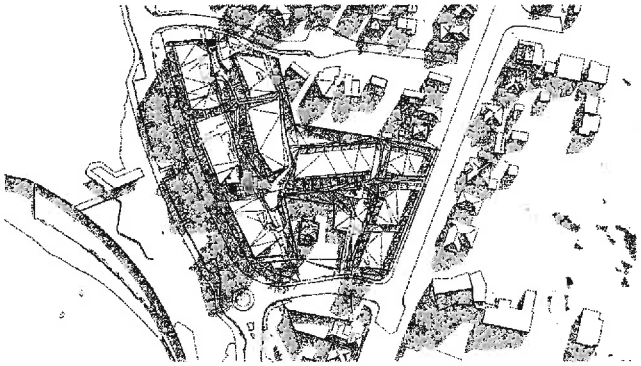
Elevations & Sections

Drawn	SK
Issue date	6/10/20
Drawing No.	Issue

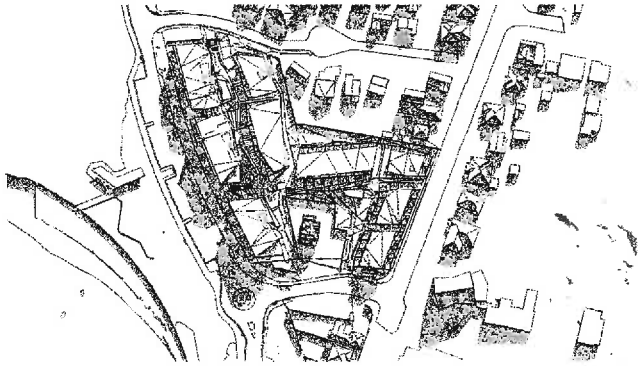
1617-C10 **Rev A**



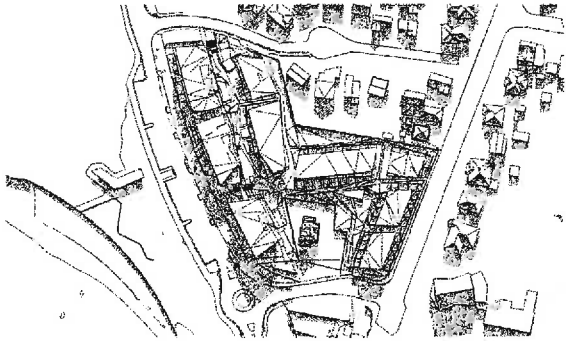
winter solstice - 9am



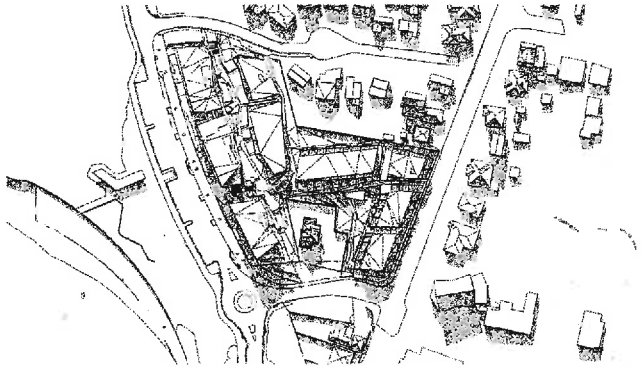
winter solstice - 10am



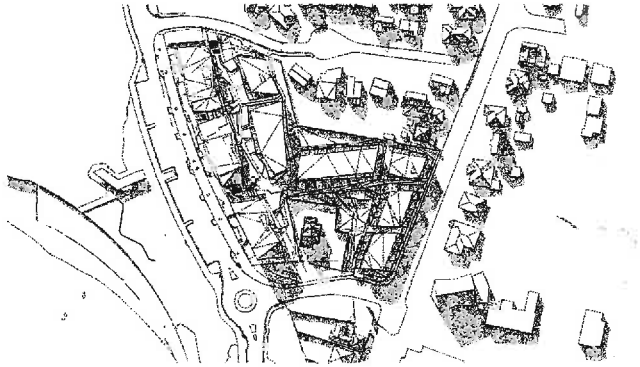
winter solstice - 11am



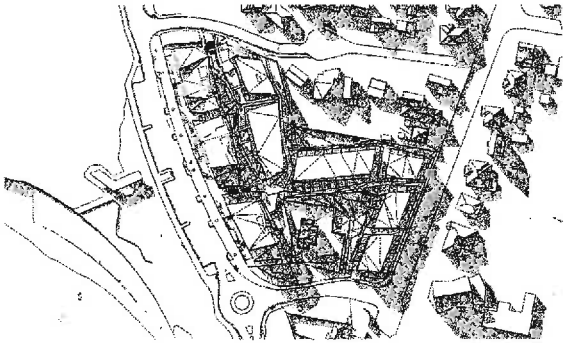
winter solstice - 12pm



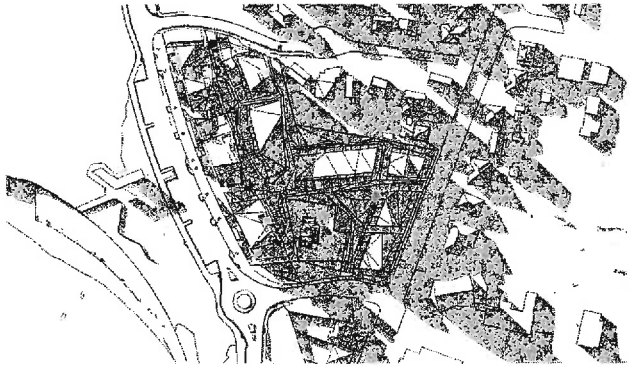
winter solstice - 1pm



winter solstice - 2pm



winter solstice - 3pm



winter solstice - 4pm

winter solstice - 5pm

revisions

Revision ID	Issue Date	Issue Name
Rev A	6/10/20	Development Application

DEVELOPMENT APPLICATION
not for construction

original drawing size

Kangaroo Bay Blvd Precinct

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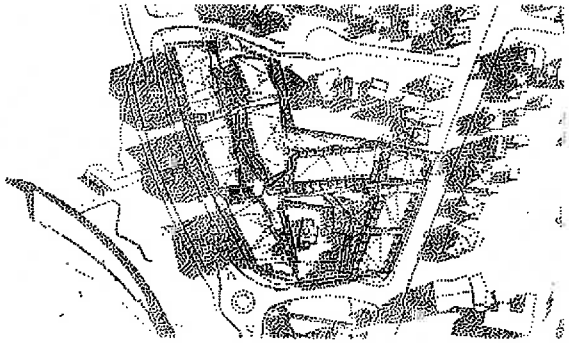
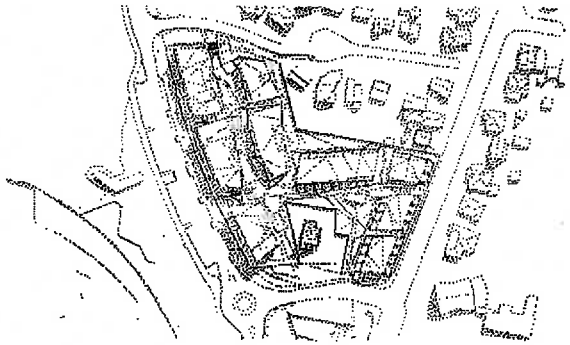
Sun Studies Winter - Context

3d Views & Diagrams

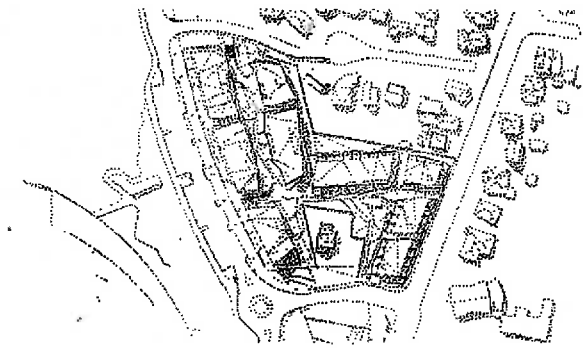
drawn	SK
issue date	6/10/20
drawing no	Rev Issue
1617-H01	**Rev A**



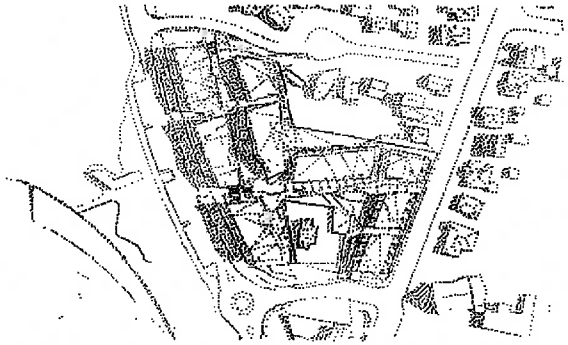
autumnal equinox - 9am



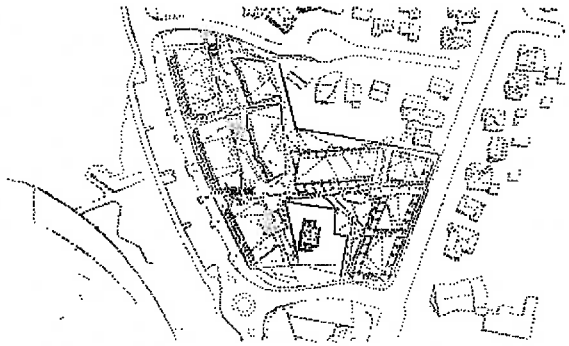
autumnal equinox - 12pm



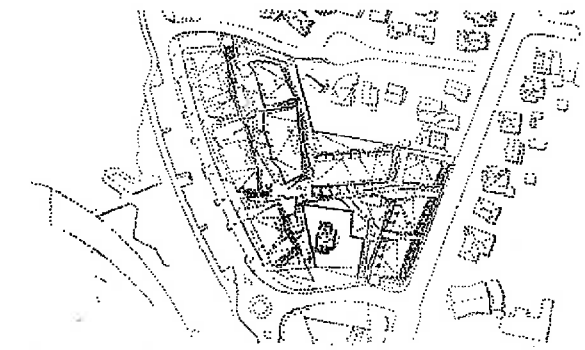
autumnal equinox - 3pm



summer solstice - 9am



summer solstice - 12pm



summer solstice - 3pm

revisions

Revision ID	Issue Date	Issue Name
Rev A	[illegible]	Development Application

DEVELOPMENT APPLICATION
not for construction

original drawing size

Kangaroo Bay Blvd Precinct
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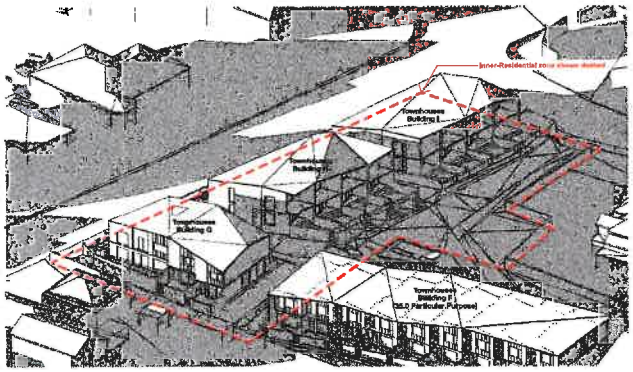
Sun Studies - Context
3d Views & Diagrams

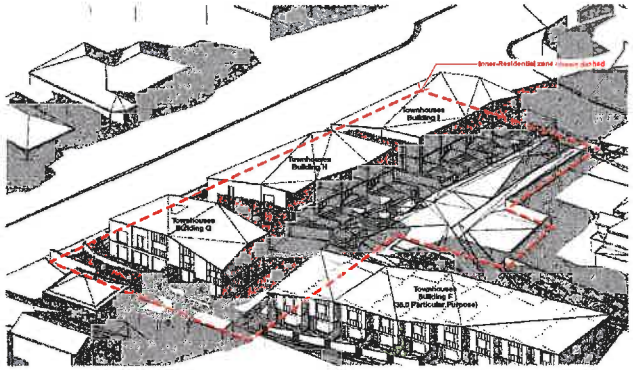
status: **SK**
issue date: 6/10/20
drawing no: **1617-H02** **Rev A**

revisions

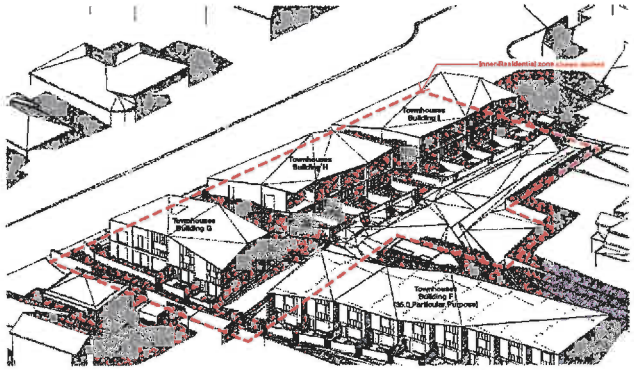
Tenancon ID	Issue Date	Issue Name
Rev A	4/10/20	Development Application



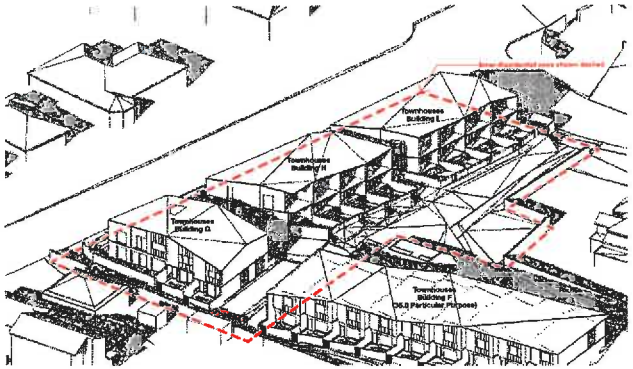
1 - winter solstice - 9am



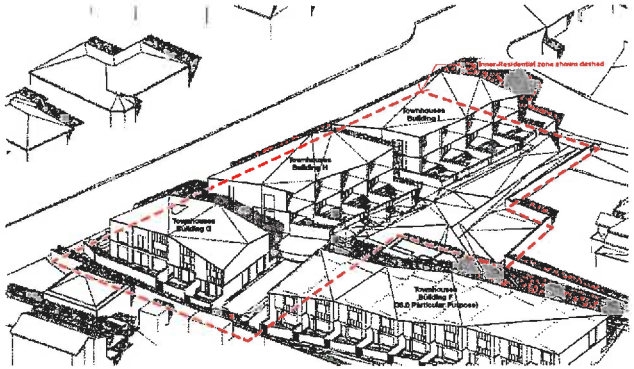
2 - winter solstice - 10am



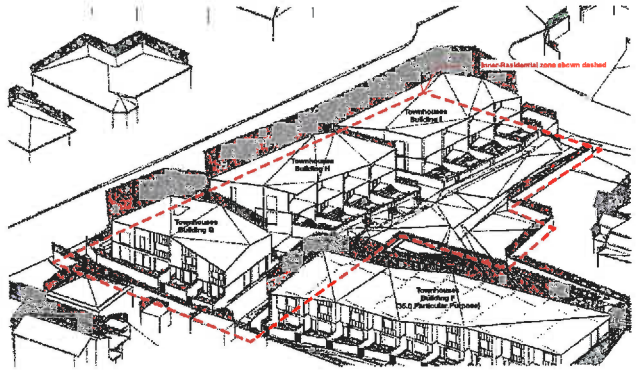
3 - winter solstice - 11am



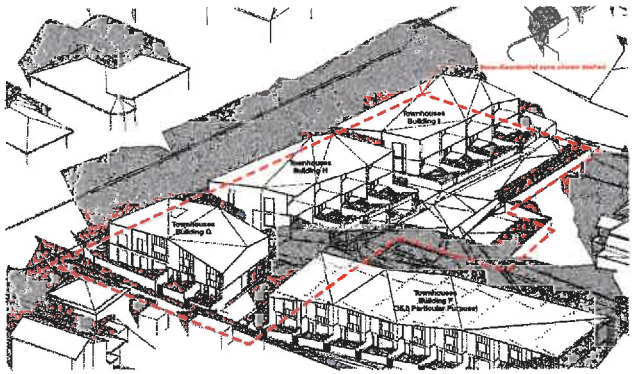
4 - winter solstice - 12pm



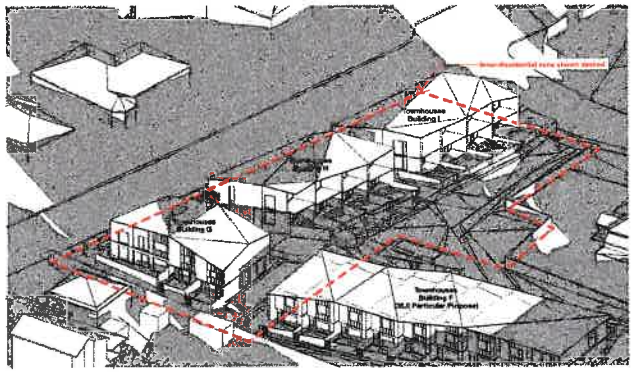
5 - winter solstice - 1pm



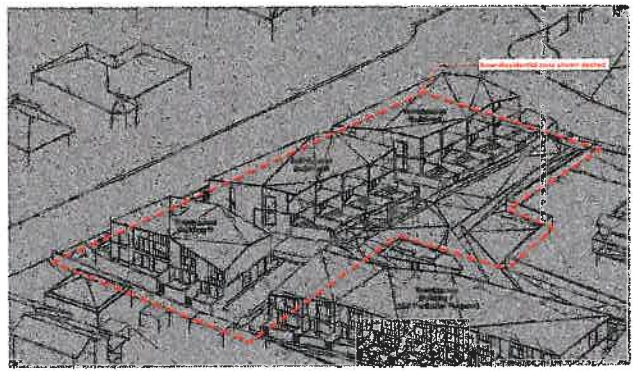
6 - winter solstice - 2pm



7 - winter solstice - 3pm



8 - winter solstice - 4pm



9 - winter solstice - 5pm

DEVELOPMENT APPLICATION
not for construction

original drawing size

Kangaroo Bay Blvd Precinct

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Sun Studies Inner Res 3D

3d Views & Diagrams

status: SK

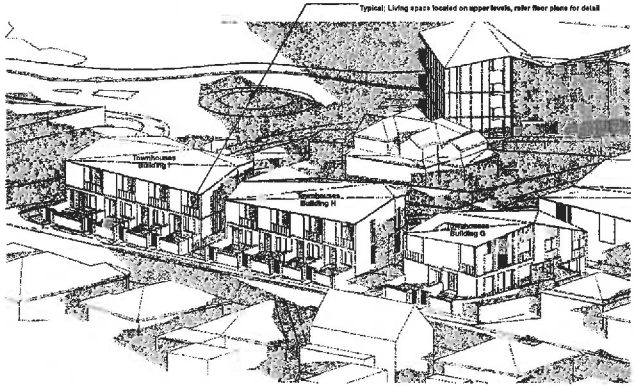
issue date: 8/10/20

drawing n°: 1617-H03

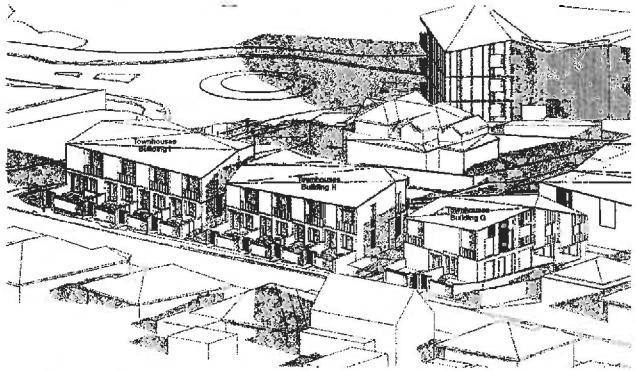
rev: Rev A

revisions

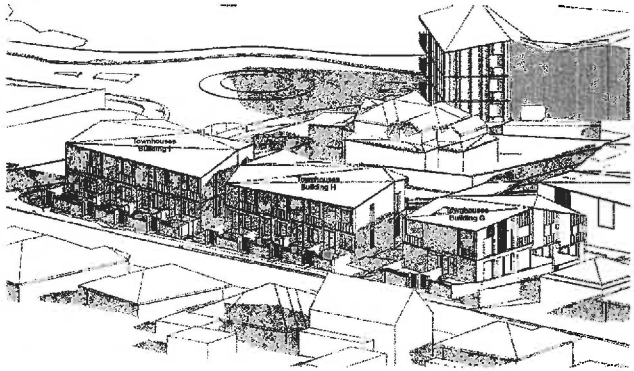
Rev's on ID	Issue Date	Issue Name
Rev A	6/10/20	Development Application



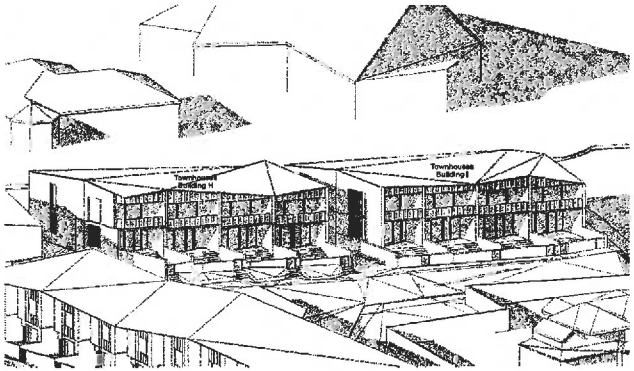
1 - winter solstice - 9am North East



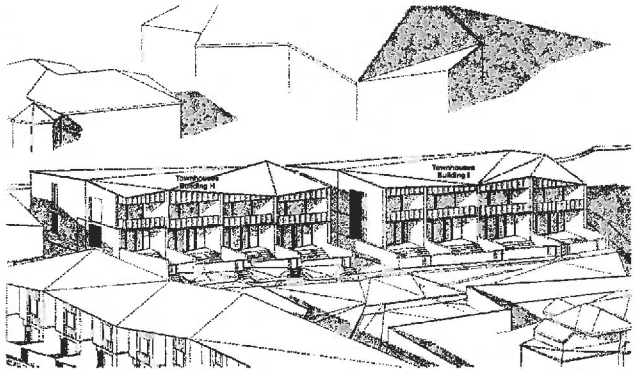
2 - winter solstice - 10am North East



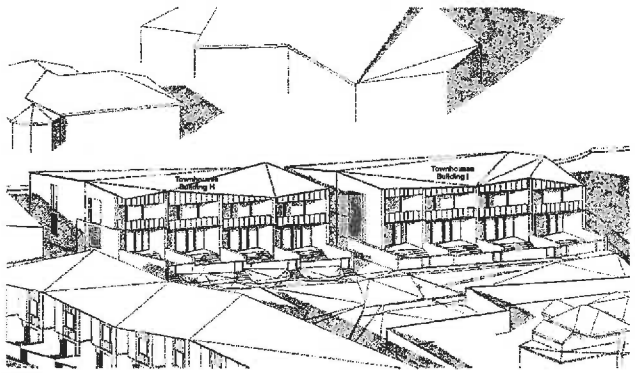
3 - winter solstice - 11am North East



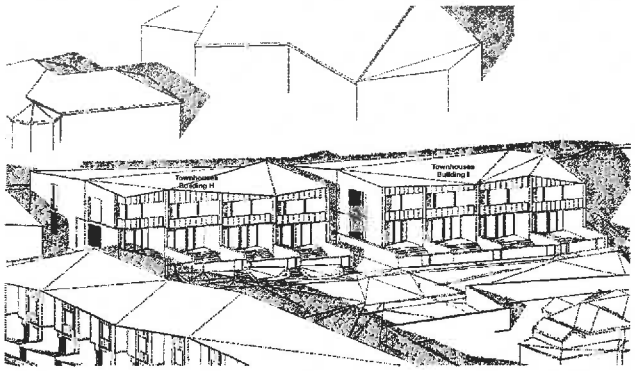
4 - winter solstice - 12pm North West



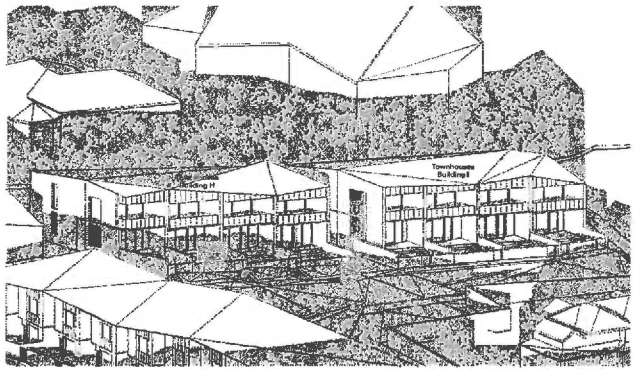
5 - winter solstice - 1pm North West



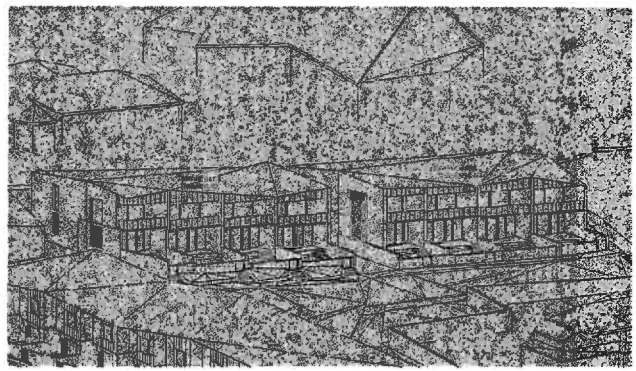
6 - winter solstice - 2pm North West



7 - winter solstice - 3pm North West



8 - winter solstice - 4pm North West



9 - winter solstice - 5pm North West

DEVELOPMENT APPLICATION
not for construction

original drawing size

Kangaroo Bay Blvd Precinct

Hunter Developments

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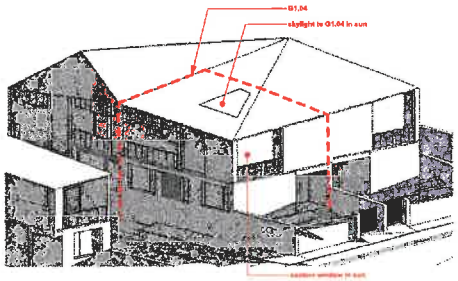
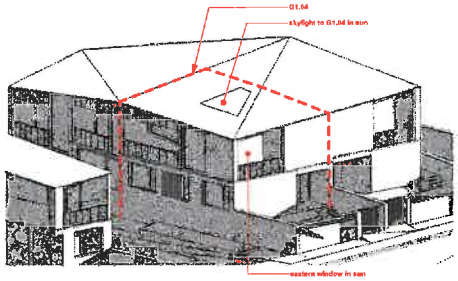
Sun Studies Inner Res 3D

3d Views & Diagrams

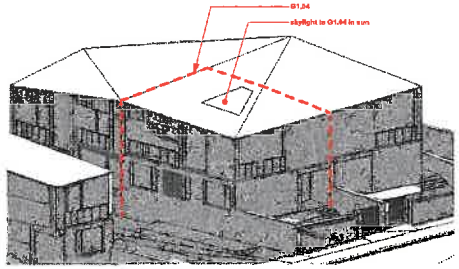
status	SK
issue date	8/10/20
drawing no	Revision
1617-H04	Rev A



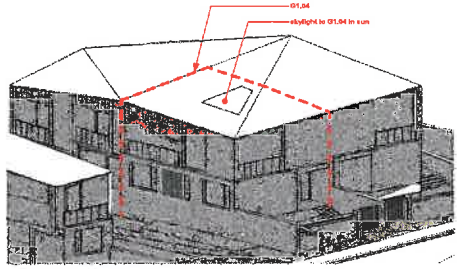
9am winter solstice G1.04
1:400



10am winter solstice G1.04
1:400



11am winter solstice G1.04
1:400



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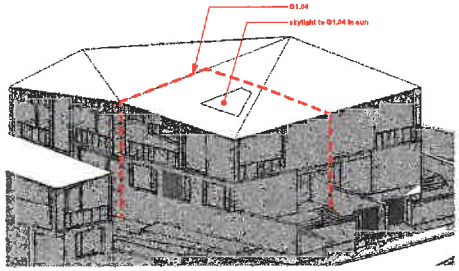

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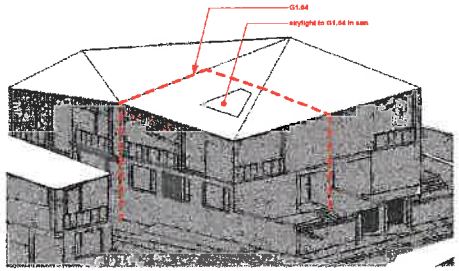

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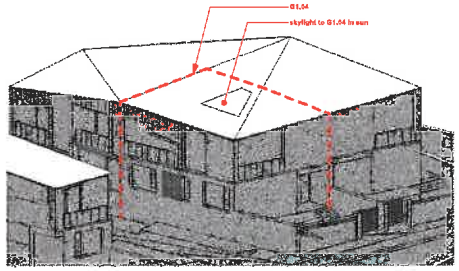

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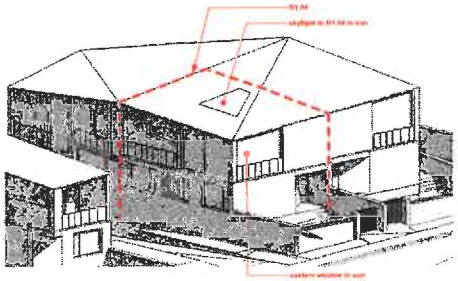

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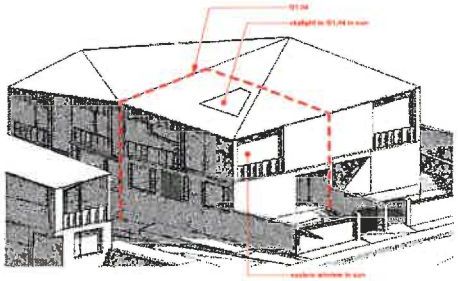

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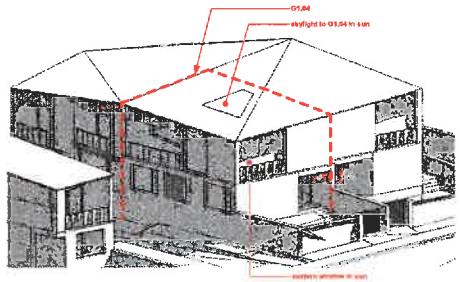

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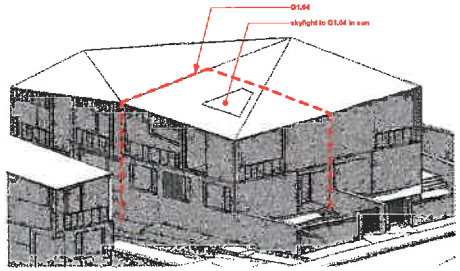

12pm summer solstice G1.04
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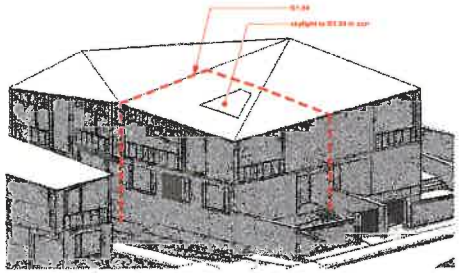

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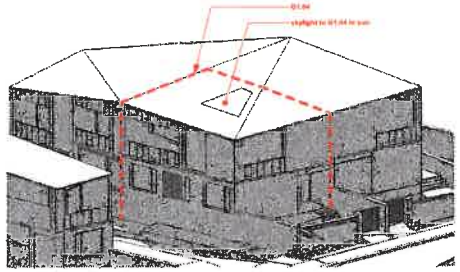

2pm summer solstice G1.04
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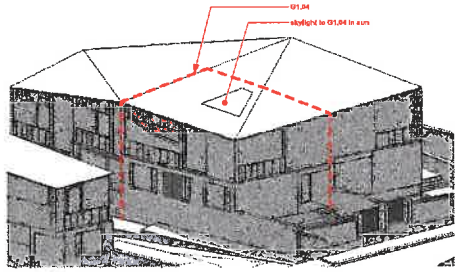

3pm summer solstice G1.04
1:400

revisions

Revision ID	Issue Date	Issue Name
Rev A	6/10/20	Development Application

DEVELOPMENT APPLICATION
not for construction

original drawing size

Kangaroo Bay Blvd Precinct
Hunter Developments
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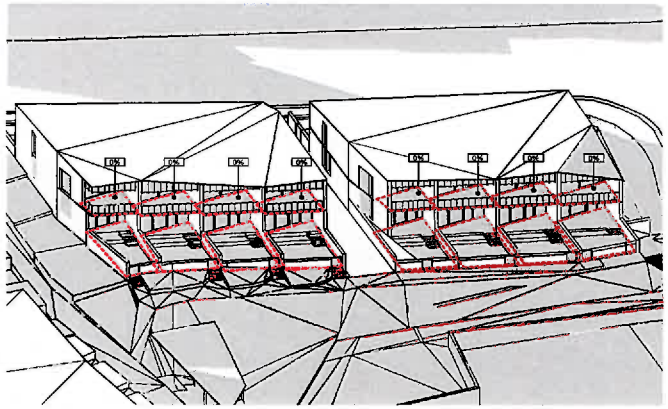
These drawings show design intent and are suitable as a guide only. Verify all dimensions and on site, all setout processes to the Architect. Do not scale off the drawings. Drawings are not to be used for construction purposes until issued by the Architect for construction.

Sun Studies - Inner Res 3D
3d Views & Diagrams

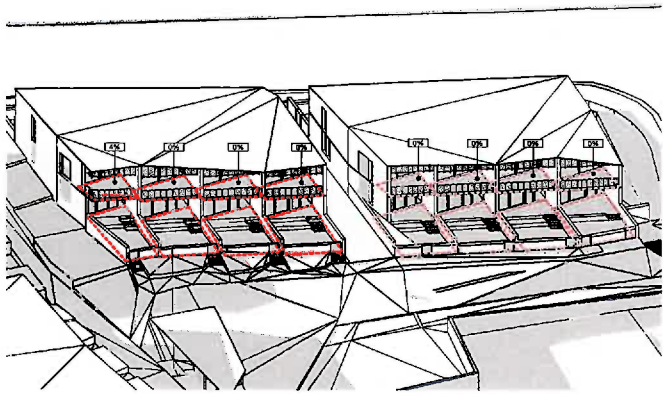
drawn	SK
issue date	6/10/20
drawing no*	Revision
1617-H05	**Rev A**

NOTE: BALCONY/ BALUSTRADES AND HIGH LEVEL SCREEN WALLS WILL BE PERFORATED METAL AND HAVE A LEVEL OF OPACITY. TIMBER HAVE BEEN INCLUDED AS NOT CASTING SHADOWS FOR THESE CALCULATIONS



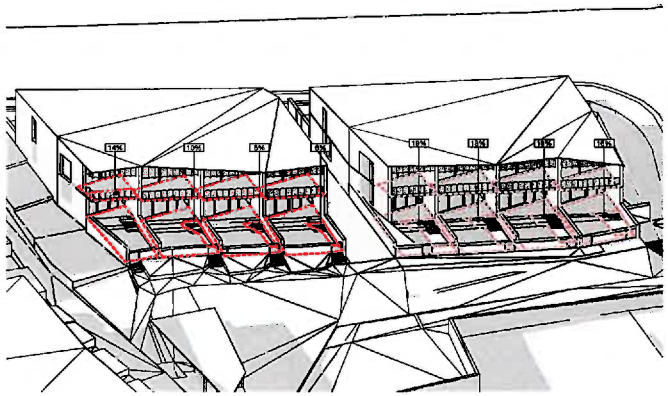
WS 3D WEST - 9AM

WS 3D WEST - 9AM 1:250



WS 3D WEST - 10AM

WS 3D WEST - 10AM 1:250



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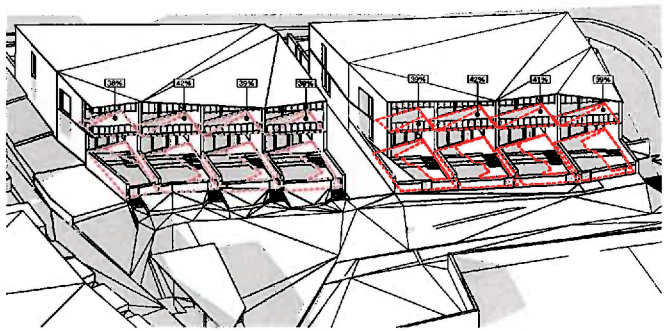

WS 3D WEST - 1PM

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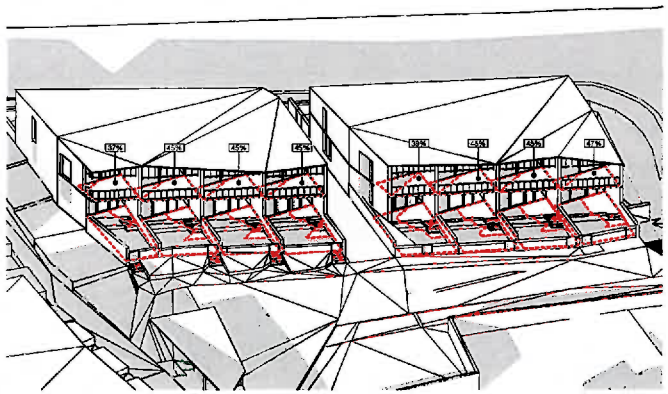

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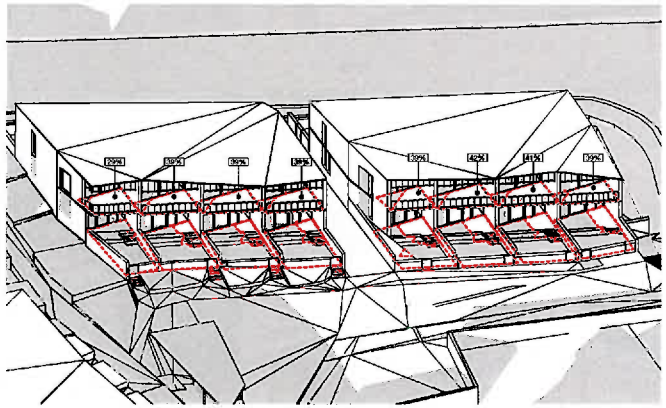

WS 3D WEST - 3PM

WS 3D WEST - 3PM 1:250

revisions

Revision ID	Issue Date	Issue Name
Rev A	[illegible]	Development Application

DEVELOPMENT APPLICATION
not for construction

original drawing size

Kangaroo Bay Blvd Precinct

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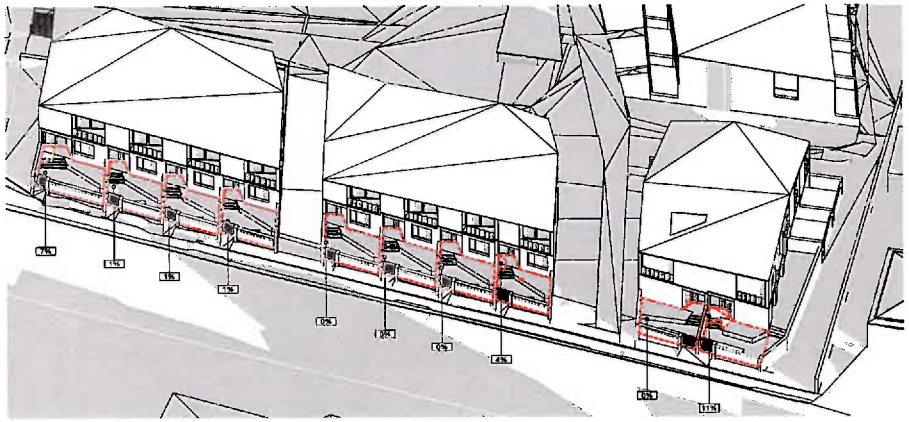
Sun - Inner Res - POS WEST

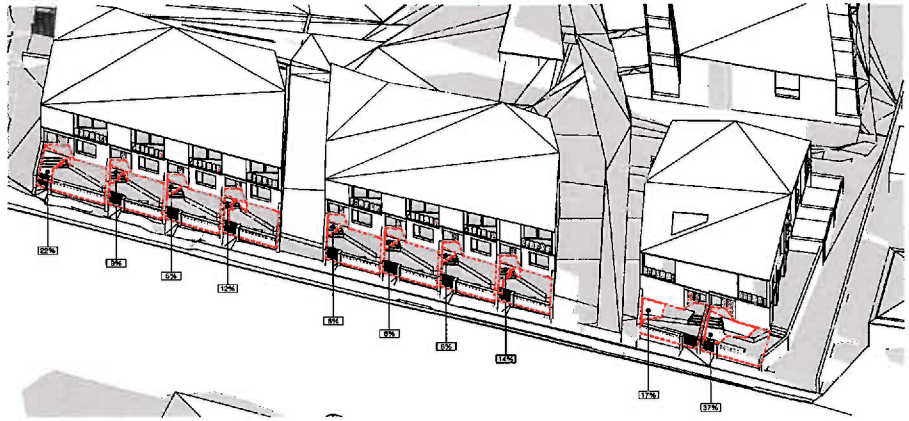
3d Views & Diagrams

Status	SK
Issue date	6/10/20
Drawing n°	Rev Nº
1617-H06	**Rev A**



WS 3D EAST - 9AM

WS 3D EAST - 9AM 1:250



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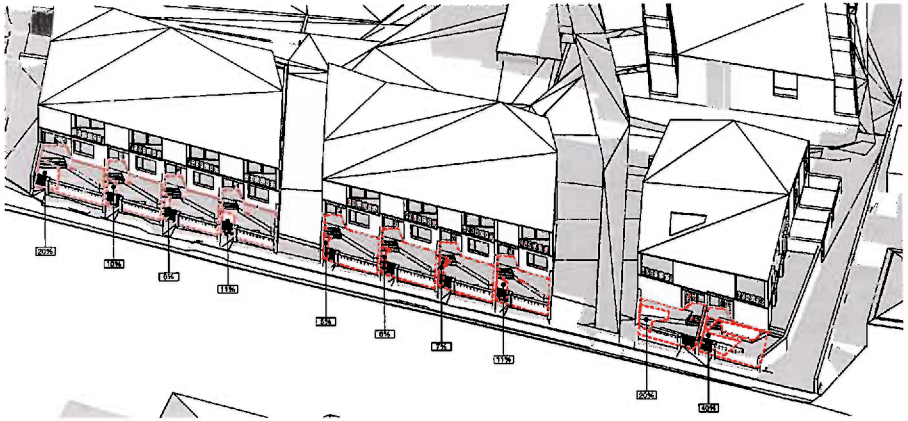

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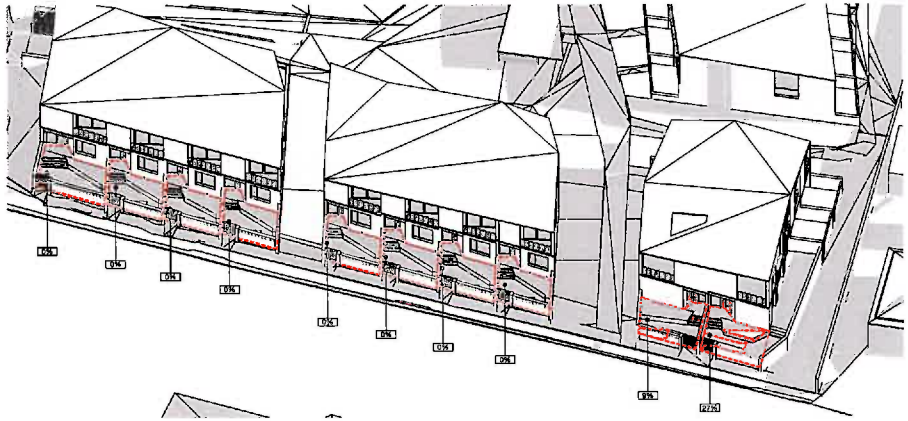

WS 3D EAST - 12PM

WS 3D EAST - 12PM 1:250

NOTE: EASTERN FACADE POS
NO SUN AFTER 12PM DUE TO
BOUNDARY WALLS & SLOPE
OF LAND

revisions

Revision ID	Issue Date	Issue Name
Rev A	6/10/20	Development Application

DEVELOPMENT APPLICATION
not for construction

original drawing size

Kangaroo Bay Blvd Precinct

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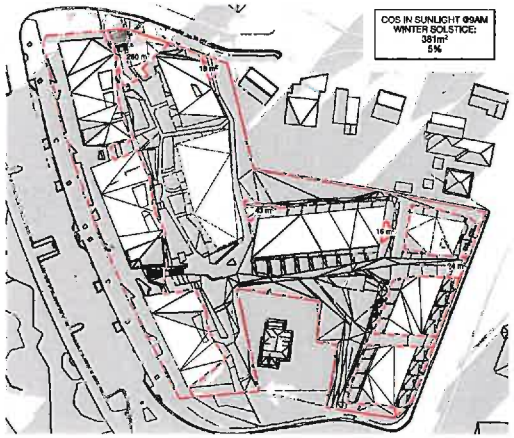
Sun - Inner Res - POS EAST

3d Views & Diagrams

drawn	SK
issue date	6/10/20
drawing n°	this issue

1617-H07 **Rev A**



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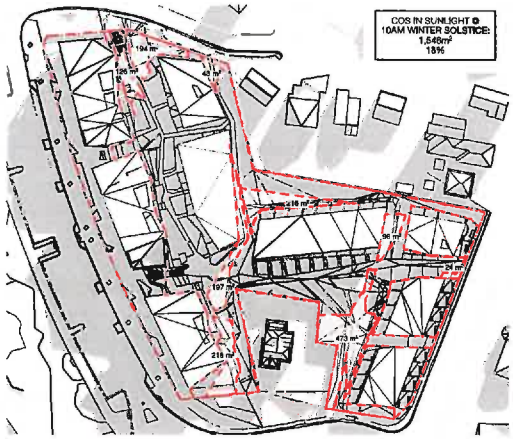

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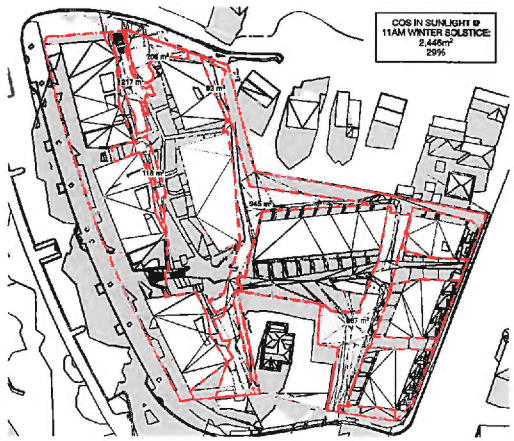

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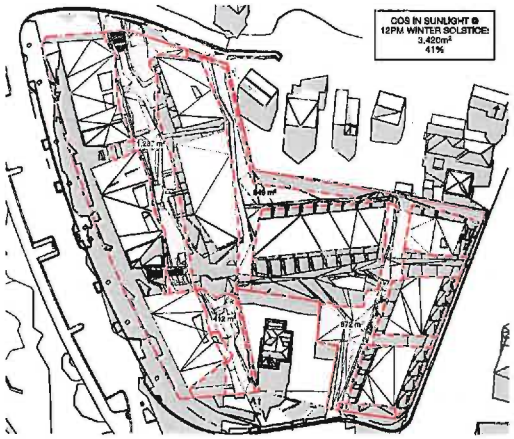

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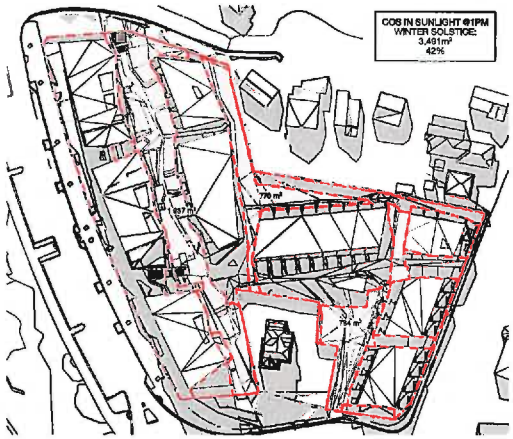
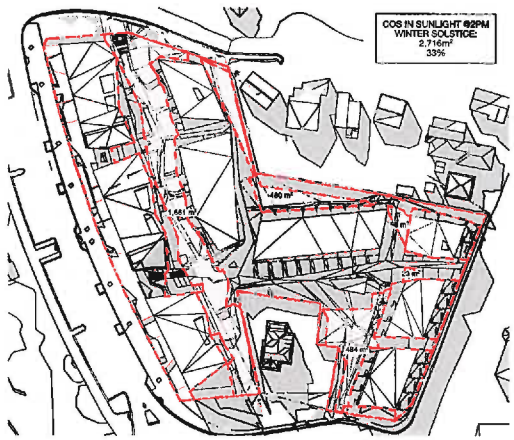
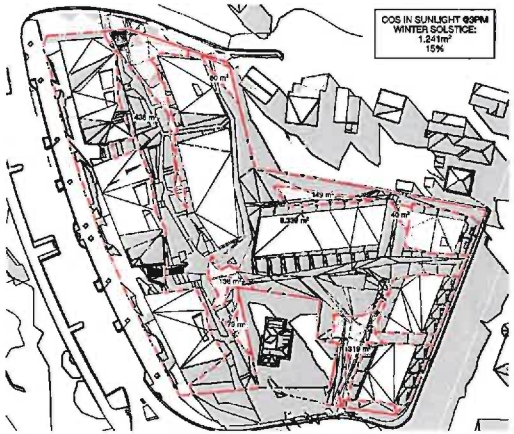


PLAN WS 1PM COMMUNAL OPEN SPACE 1:1000



PLAN WS 2PM COMMUNAL OPEN SPACE 1:1000



PLAN WS 3PM COMMUNAL OPEN SPACE 1:1000

revisions

Revision ID	Issue Date	Issue Status
Rev A	8/10/20	Development Application

DEVELOPMENT APPLICATION
not for construction

original drawing size

Kangaroo Bay Blvd Precinct
Hunter Developments

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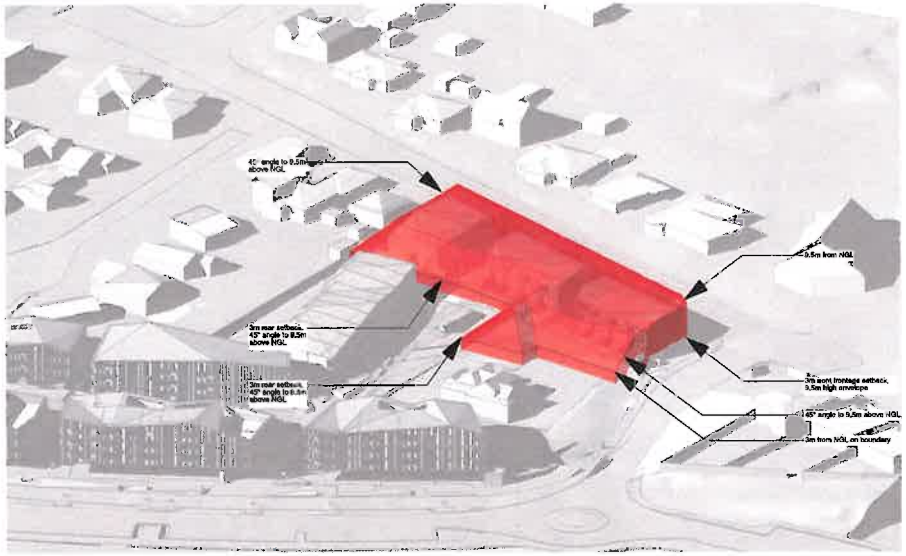
These drawings, these design ideas and are suitable for a guide only. The builder shall check and verify all dimensions, and verify all errors or omissions to the Architect, do not scale off the drawings. Drawings not to be used for construction purposes until issued by the Architect for construction.

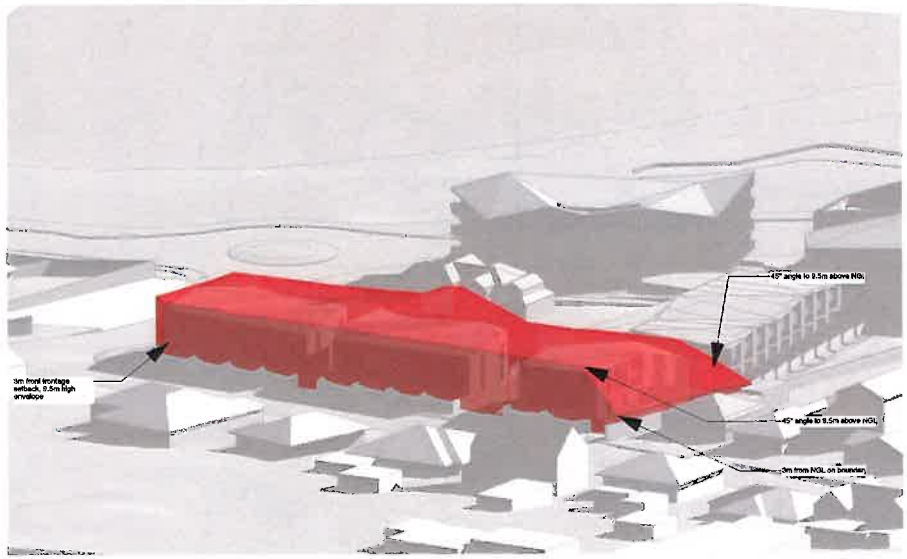
Sun - Communal Open Space
3d Views & Diagrams

status SK
issue date 8/10/20
drawing nº 1617-H08 Rev A

Townhouses located within Inner Residential Zoning comply with the Clarence City Council Planning Envelope.



Planning Envelope View 1



Planning Envelope View 2

revisions

Revision ID	Issue Date	Issue Name
Rev A	4/10/28	Development Application

DEVELOPMENT APPLICATION
not for construction

original drawing size

Kangaroo Bay Blvd Precinct

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Planning Envelope - Inner Res
3d Views & Diagrams

scale: SK
issue date: 4/10/28
drawing no: 1617-H09 Rev A

DESIGN CONCEPT

Through design language, materials and a predominantly Tasmanian native planting palette, Kangaroo Bay Apartments sits firmly in its local context, referencing the existing Kangaroo Bay Parkland and drawing on an overarching theme of a relaxed coastal environment.

With the Kangaroo Bay Parkland located along the foreshore opposite the site, the landscape for the Kangaroo Bay Apartments has been designed as an inviting extension to the existing public realm.

A generous setback to Kangaroo Bay Drive extends the pedestrian streetscape amenity, with fixed furniture, planting and lighting. A grand entrance stair with terrace spaces encourages the public up into the heart of the development, with an elevated central public plaza offering prospect back over the Kangaroo Bay Parkland and Bay.

A network of semi-public and private landscape spaces extend from the public plaza, providing valuable green space and outlook. Transitions are managed to afford residents' spaces that feel private, while maintaining permeability to the public. Substantial landscape buffers are provided to the existing neighbouring properties to preserve their privacy while internal views are offered through the tree canopy. Rooftop gardens are relaxed soft spaces with coastal plantings.

BUFFERS

Interfaces with existing neighbouring properties are densely planted to manage and maintain privacy. The use of coastal native plantings will create a beautiful back drop for internal circulation paths.

SEMI-PUBLIC LINEAR PARK

This is a semi-public space that balances public and private use. A series of small-scaled outdoor 'rooms' extend from a central path offering valuable open spaces for private residents while maintaining public circulation.

Planting is compositionally layered for maximum privacy for dwellings while setting up a language of journey through the space. Mounded earth forms provide interest and allow for planting at various heights to further increase privacy.

KANGAROO BAY BOULEVARD

A substantial public boulevard is created by a generous built form setback, enabling a civic space to Kangaroo Bay Drive with fixed furniture, planting and lighting.

The existing paving patterns extends into the Boulevard while plantings of soft coastal grasses designed in 'drifts' reflect the feel of the Kangaroo Bay Parkland across the road. Organically shaped nodes referencing the Parkland punctuate the patterning of the Boulevard.

PRIVATE ROOFTOPS

These spaces are envisaged as relaxed, private recreational spaces with a palette of soft coastal grasses and shrubs, affording views to the the bay and beyond.

STREET INTERFACE

A robust and functional interface is proposed to Cambridge Road. A green buffer screens the private dwellings from the streetscape activity and provides visual delight for pedestrians.

Private spaces are defined and enhanced through specimen trees and privacy further managed through robust planting.

SEMI-PRIVATE LINEAR PARK

The Linear Park provides a connection between the Public Plaza, the residential development and Cambridge Road. It provides beautiful, green outlook not only to the private dwellings but also to the broader development.

Access is provided via a wide, sculptural circulation path, and informal narrow steps. A series of rooms extend from the circulation path, providing residents with intimately scaled, informal landscape spaces.

Gently mounded gardens, densely planted with shade loving plants, are proposed to provide screening to the private dwellings, visually separating their private landscapes from the semi-private park. Groves of trees and shrubs are proposed to the southern boundary, providing a visual buffer between the development and the existing residential dwelling on Alma Street.

POCKET PARK

The Pocket Park invites playfulness through levels manipulation, materials and planting.

The space utilises trees as privacy screens between other landscape spaces and between neighbouring properties, providing green outlook from private dwellings.

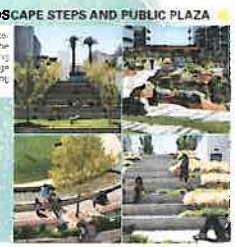
Structured rows of trees terminate view lines and, together with narrow pathways from Alma Street and Cambridge Road, provide informal cues to the public around the semi-private nature of the space.

ACCESS LANEWAYS

Secondary access to the Public Plaza is provided by a stepped pedestrian path leading from Alma Street, surrounded by undulating, generous planted gardens.

Additional private access laneways are provided for residents, intended as beautiful thoroughfares.

LANDSCAPE STEPS AND PUBLIC PLAZA



The Landscape Steps extend the Boulevard streetscape and into the development, leading visitors to the Public Plaza. The steps are softened by cascading planting beds, together with seating terraces, encourage visitors to linger and occupy the landscape, affording prospect to Kangaroo Bay Parklands and beyond.

Kangaroo Bay Apartments

Landscape Concept Plan

Client: Circa Morris-Nunn Chua Architects
Scale: 1:500 @ A1
July 2020
Issue DA

PLAY / ST.
URBAN DESIGN
LANDSCAPE
ARCHITECTURE

SUGGESTED PLANTING

SEMI-PUBLIC LINEAR PARK
Native and soft plantings with grove of exotic trees to increase privacy.

KANGAROO BAY BOULEVARD
A palette that references and reflects the Kangaroo Bay Parkland across the road.

STREET INTERFACE
Robust and functional managing interface between private and street

POCKET PARK
Injections of colour and texture create a playful space while tree groves act as screening.

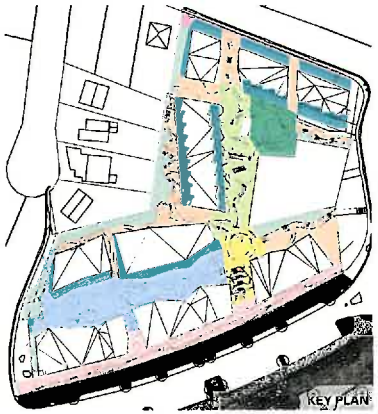
SEMI-PRIVATE LINEAR PARK
Gently mounded gardens densely planted with shade loving plants visually separate private spaces.

LANDSCAPE TERRACE STEPS + PUBLIC PLAZA
Open lawn with injections of colour and texture create a welcoming approach.

ACCESS LANEWAYS
Sensory mass plantings create pedestrian-friendly access and thoroughfare.

BUFFERS
Mixed native plantings offer beautiful screening and texture, providing visual amenity to buffer areas.

PRIVATE SPACES
Courtyards and private spaces are enhanced by specimen trees and privacy screening.



TREES

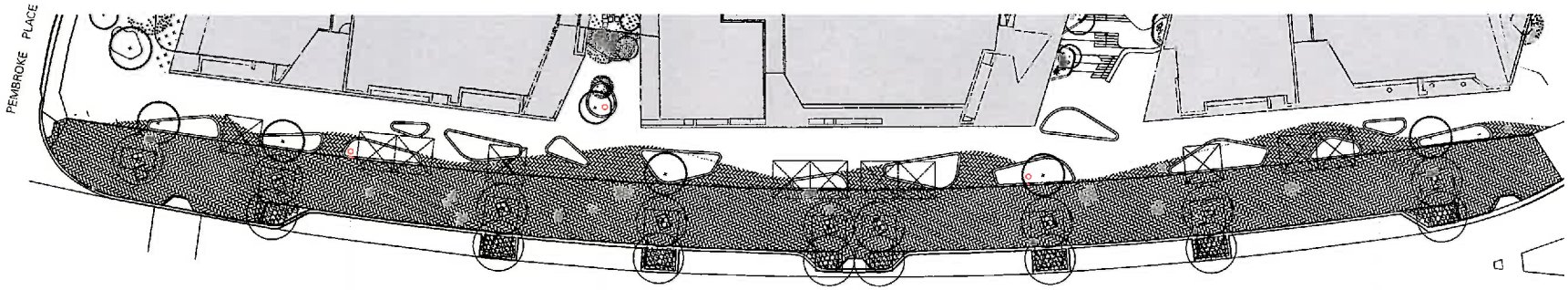
BOTANIC NAME	COMMON NAME	SIZE (H X W)	PLANTING ZONE
Acer palmatum	Japanese Maple	6m x 4m	
Allocasuarina littoralis	Black Sheoak	8m x 6m	
Betula pendula	Silver Birch	12m x 6m	
Cercis canadensis 'Forest Pansy'	Forest Pansy	5m x 5m	
Cornus kousa	Kousa Dogwood	6m x 4m	
Eucalyptus pauciflora 'Little Snowman'	Little Snowman	6m x 5m	
Eucalyptus pulverulenta 'Baby Blue'	Florist Silver Dollar	6m x 3m	
Ginkgo biloba	Maidenhair Tree	12m x 5m	
Lagerstroemia indicta	Crepe Myrtle	6m x 6m	
Melia azederach	White Cedar	12m x 6m	
Metrosideros excelsior	Pohutukawa	8m x 6m	
Platanus acerifolia	London Plane	14 x 10m	
Pyrus salicifolia pendula	Weeping Willow Pear	4m x 4m	
Tilia cordata	Small-leafed Lime	15m x 9m	
Ulmus parvifolia	Chinese Elm	13m x 10m	

SHRUBS

BOTANIC NAME	COMMON NAME	SIZE (H X W)	PLANTING ZONE
Adenanthos sericeus	Woolly Bush	2m x 1.5m	
Agave attenuata	Century Plant	.8m x 1m	
Blechnum nudum	Fishbone Waterfern	1m x 1m	
Camellia sasanqua	Camellia	4m x 2m	
Convolvulus cneorum	Silver Bush	.6m x 1m	
Correa alba	White Coastal Correa	2m x 1.5m	
Correa reflexa var. nummularifolia	Dusky Bells	.2 x 1.5m	
Dicksonia antarctica	Soft Tree Fern	3m x 1.5m	
Grevillea australis	Southern Grevillea	2m x 1.5m	
Leucophyta brownii	Cushion Bush	.8m x 1m	
Luma apiculata	Chilean Myrtle	3m x 3m	
Platycerium superbum	Staghorn Fern	1m x 2m	
Polystichum proliferum	Mother Shield Fern	1m x 1.2m	
Raphiolepsis indicta 'Oriental Pearl'	Oriental Pearl	1m x 1m	
Westringea fruticosa	Coastal Rosemary	1.2m x 1.2m	

GRASSES, GROUNDCOVERS & CLIMBERS

BOTANIC NAME	COMMON NAME	SIZE (H X W)	PLANTING ZONE
Arthropodium cirratum	Renga Lily	.8m x .8m	
Austrostipa stipoides	Foxtail Spear Grass	.8m x .6m	
Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1.5m x .6m	
Carpobrotus rossii	Pigface	.2m x 1.5m	
Chrysocephalum apiculatum	Yellow Buttons	.6m x 1m	
Clematis 'Montana Broughtam Star'	Clematis	climbing	
Cosmos bipinnatus 'Sally Dwarf'	Cosmos	1m x .9m	
Dianella revoluta	Flax Lily	1m x 1m	
Dichelachne crinita	Longhair Plume Grass	1m x .2m	
Dichondra repens	Kidney weed	.1 x 1m	
Disphyma crassifolium	Roundleaf Pigface	.2m x 1m	
Festuca glauca	Blue Fescue	.3m x .3m	
Ficinia nodosa	Knobby Club Rush	.4m x .3m	
Hardenberia violacea	Happy Wanderer	climbing	
Heuchera americana 'Green Spice'	Coral Bells	.5m x .5m	
Microlaena stipoides	Weeping Grass	.7m x .7m	
Miscanthus sinensis	Chinese Silver Grass	1.8m x 1m	
Myoporum parvifolium	Creeping Boobialla	.2m x 3m	
Poa poiformis	Coastal Tussock Grass	.8m x .8m	
Poa siberiana	Grey Tussock Grass	.6m x .6m	
Rhodanthe chlorocephala ssp. Rosea	Paper Daisy	.6m x .4m	
Rosmarinus officinalis	Rosemary	1m x 2m	
Sporobolus fulfosus	Canberra Grass	.2m x .8m	
Sedum 'Autumn joy'	Sedum	.6m x .4m	
Themeda triandra	Kangaroo Grass	.7m x .6m	



Raised planters with 'drifts' of coastal grasses. Opportunity for seating at edges.

Fixed in place street umbrellas, setting up rhythm of the Boulevard.

Public node with seating and mass planting.

New container street trees to match with existing street trees.

Existing street trees.

Existing paving continues in to ensure space feels continuous, avoiding street line of separation. Colours to blend in and blend with existing.

Kangaroo Bay Apartments

Boulevard Design and Planting Selection

Client: Circa Morris-Nunn Chua Architects
Scale: 1:250 @ A1
July 2020
Issue DA

PLAY ST.
URBAN DESIGN
LANDSCAPE ARCHITECTURE

Attachment 3

Site photo 1 - Looking from corner of Pembroke Pl. and Kangaroo Bay Dr.

Site photo 2 - Looking from the middle of Kangaroo Bay Dr.

Site photo 3 - Looking from corner of Alma St and Kangaroo Bay Dr.

Site photo 4 - Looking from Alma St along Cambridge Rd, showing 92 (vacant) and 94 Cambridge Rd.

Site photos 5&6 - Looking from Cambridge Rd at 96 (top) and 98 Cambridge Rd.

Site photo 7 - Looking at site frontages along Cambridge Rd.

Site photo 8 - Looking from corner of Cambridge Rd and Alma St at 92 Cambridge Rd.

Site photo 8 - Looking from corner of Cambridge Rd and Alma St toward 90A Cambridge Rd (not part of subject site) and 30 Kangaroo Bay Dr.