



DEVELOPMENT APPLICATION

PDPLANPMTD-2023/040569

PROPOSAL: Seven Multiple Dwellings

LOCATION: 7 Hart Place, Rokeby

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 08 February 2024

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 08 February 2024. In addition to legislative requirements, plans and documents can also be viewed at www.ccc.tas.gov.au during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to clarence@ccc.tas.gov.au. Representations must be received by Council on or before 08 February 2024.

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

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

Clarence City Council



APPLICATION FOR DEVELOPMENT / USE OR SUBDIVISION

The personal information on this form is required by Council for the development of land under the Land Use Planning and Approvals Act 1993. We will only use your personal information for this and other related purposes. If this information is not provided, we may not be able to deal with this matter. You may access and/or amend your personal information at any time. How we use this information is explained in our **Privacy Policy**, which is available at www.ccc.tas.gov.au or at Council offices.

Proposal:

Multiple Residential Dwellings

Location:

Address

7 Hart Place

Suburb/Town

Rokeby

Postcode

7019

Current
Owners/s:

Applicant:

Personal Information Removed

Tax Invoice for
application fees to
be in the name of:
(if different from
applicant)

Estimated cost of development

\$ 2,197,000

Is the property on the Tasmanian Heritage Register?

Yes

☐

No

☒

(if yes, we recommend you discuss your proposal with Heritage Tasmania prior to lodgement as exemptions may apply which may save you time on your proposal)

If you had pre-application discussions with a Council Officer, please give their name

Current Use of Site:

Does the proposal involve land administered or owned by the Crown or Council?

Yes

☐

No

☒

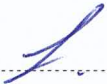
Declaration:

- *I have read the Certificate of Title and Schedule of Easements for the land and am satisfied that this application is not prevented by any restrictions, easements or covenants.*
- *I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application*
- *I declare that, in accordance with Section 52 of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their signed consent is attached. Where the application is submitted under Section 43A, the owner's consent is attached.*
- *I declare that the information in this declaration is true and correct.*

Acknowledgement:

- *I acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process; for display purposes during public consultation; and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.*

Applicant's
Signature:

<p>Signature.....</p>	<p>Date.....11/11/2023</p>
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**PLEASE REFER TO THE DEVELOPMENT/USE AND SUBDIVISION CHECKLIST
ON THE FOLLOWING PAGES TO DETERMINE WHAT DOCUMENTATION MUST
BE SUBMITTED WITH YOUR APPLICATION.**

SEARCH OF TORRENS TITLE

VOLUME 185273	FOLIO 48
EDITION 1	DATE OF ISSUE 31-Jul-2023

SEARCH DATE : 28-Aug-2023

SEARCH TIME : 02.33 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 48 on Sealed Plan 185273

Derivation : Part of Lot 36312, 87.56ha Gtd. to The Director
of Housing.

Prior CTs 10117/1, 17695/1 and 242355/1

SCHEDULE 1M957514 TRANSFER to MISSION AUSTRALIA HOUSING TASMANIA
Registered 21-Jun-2022 at 12.02 PMSCHEDULE 2

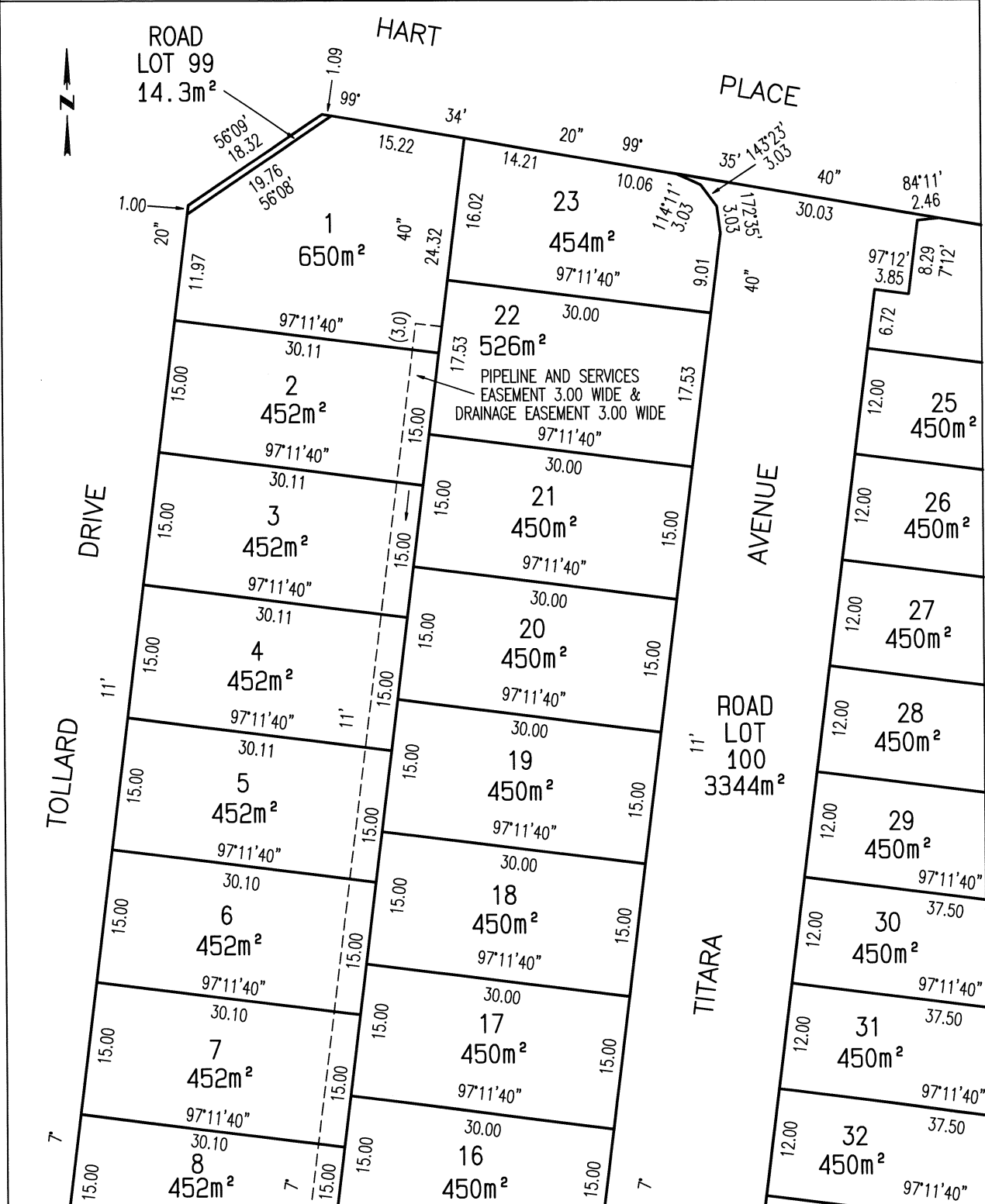
Reservations and conditions in the Crown Grant if any

SP185273 FENCING PROVISION in Schedule of Easements

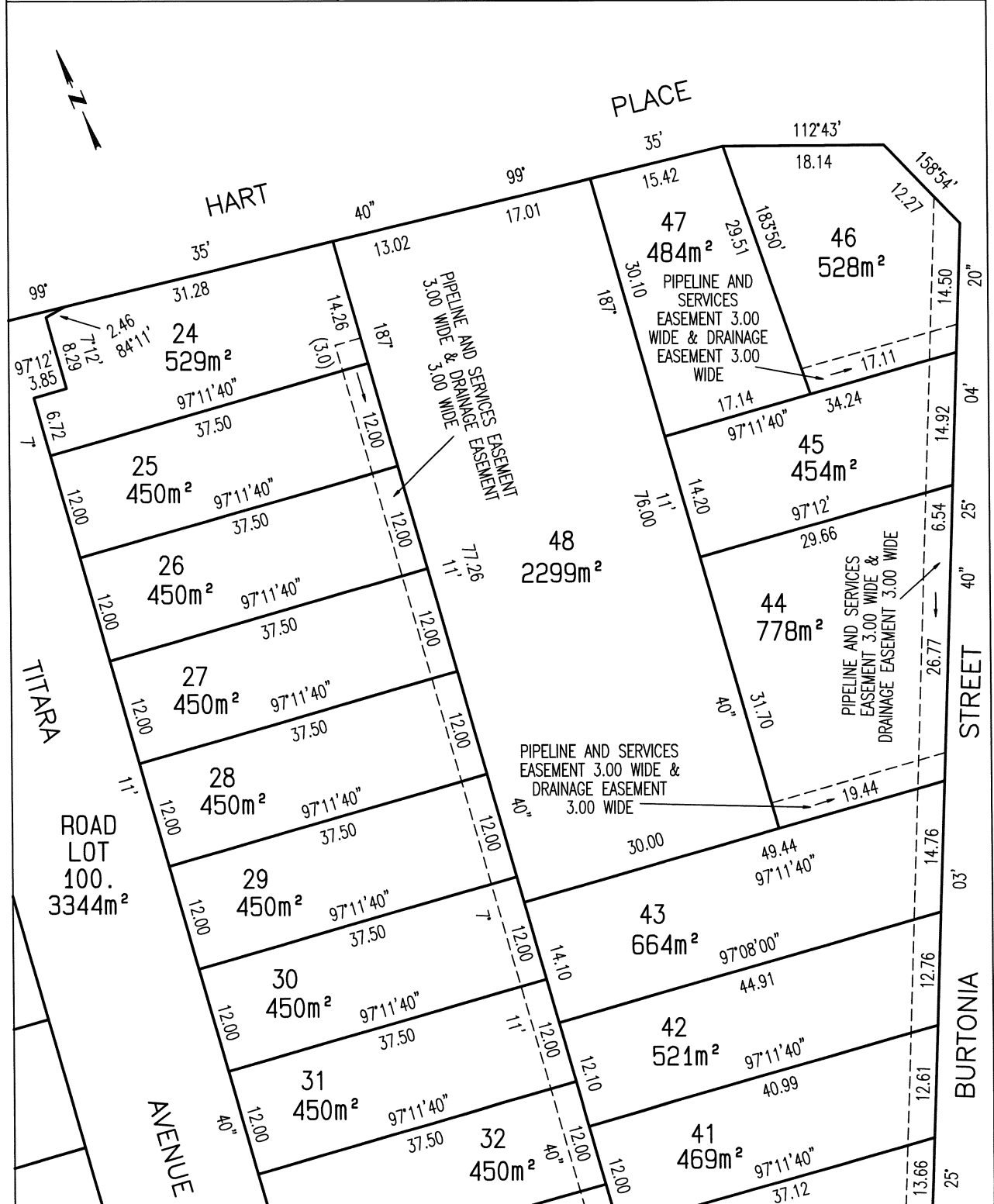
E275346 NOTIFICATION pursuant to section 18B and section 18G
of the Homes Act 1935 (Tas). The land is subject to
this section for a period of 30 years. Registered
21-Jun-2022 at 12.01 PMUNREGISTERED DEALINGS AND NOTATIONS

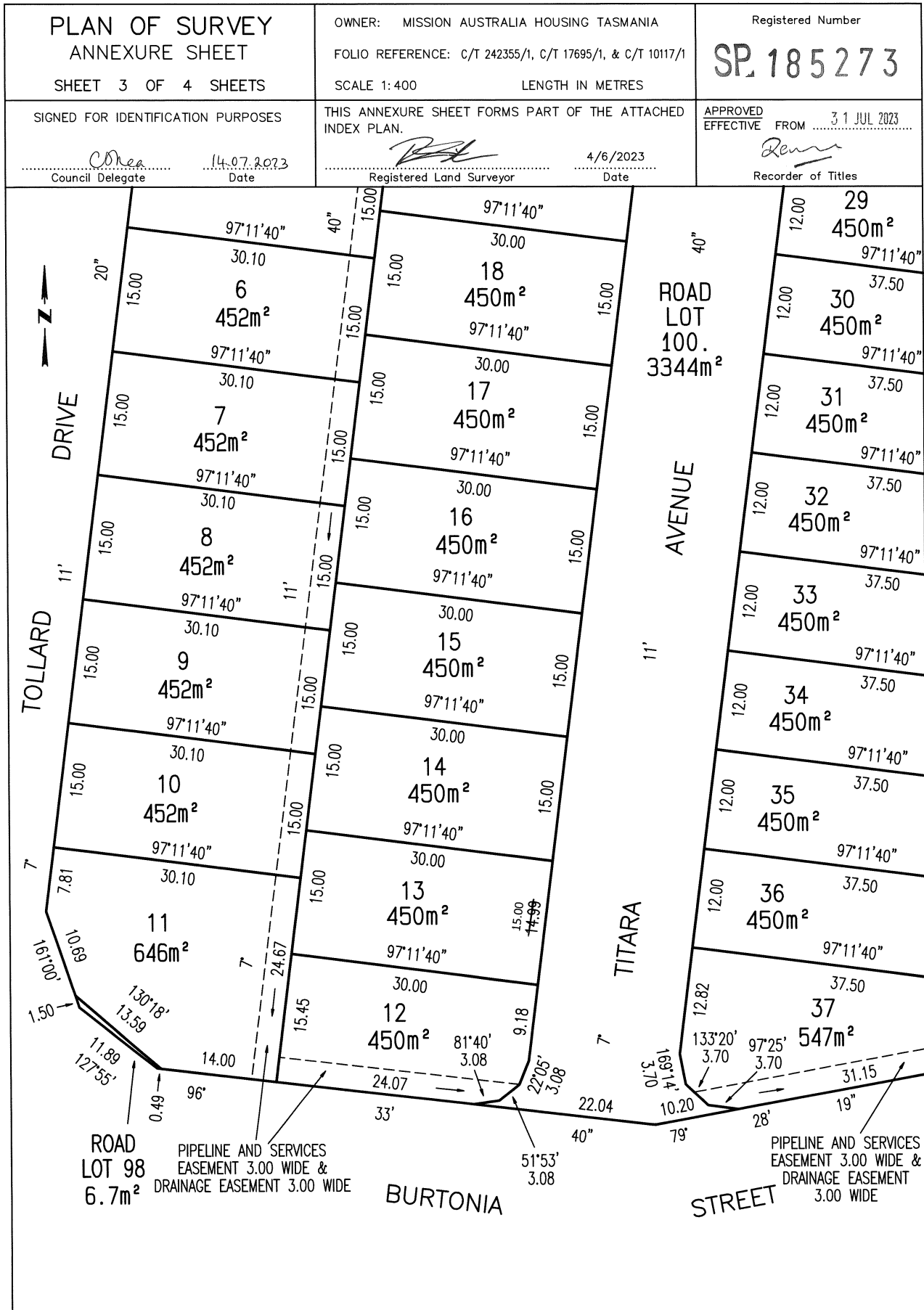
No unregistered dealings or other notations

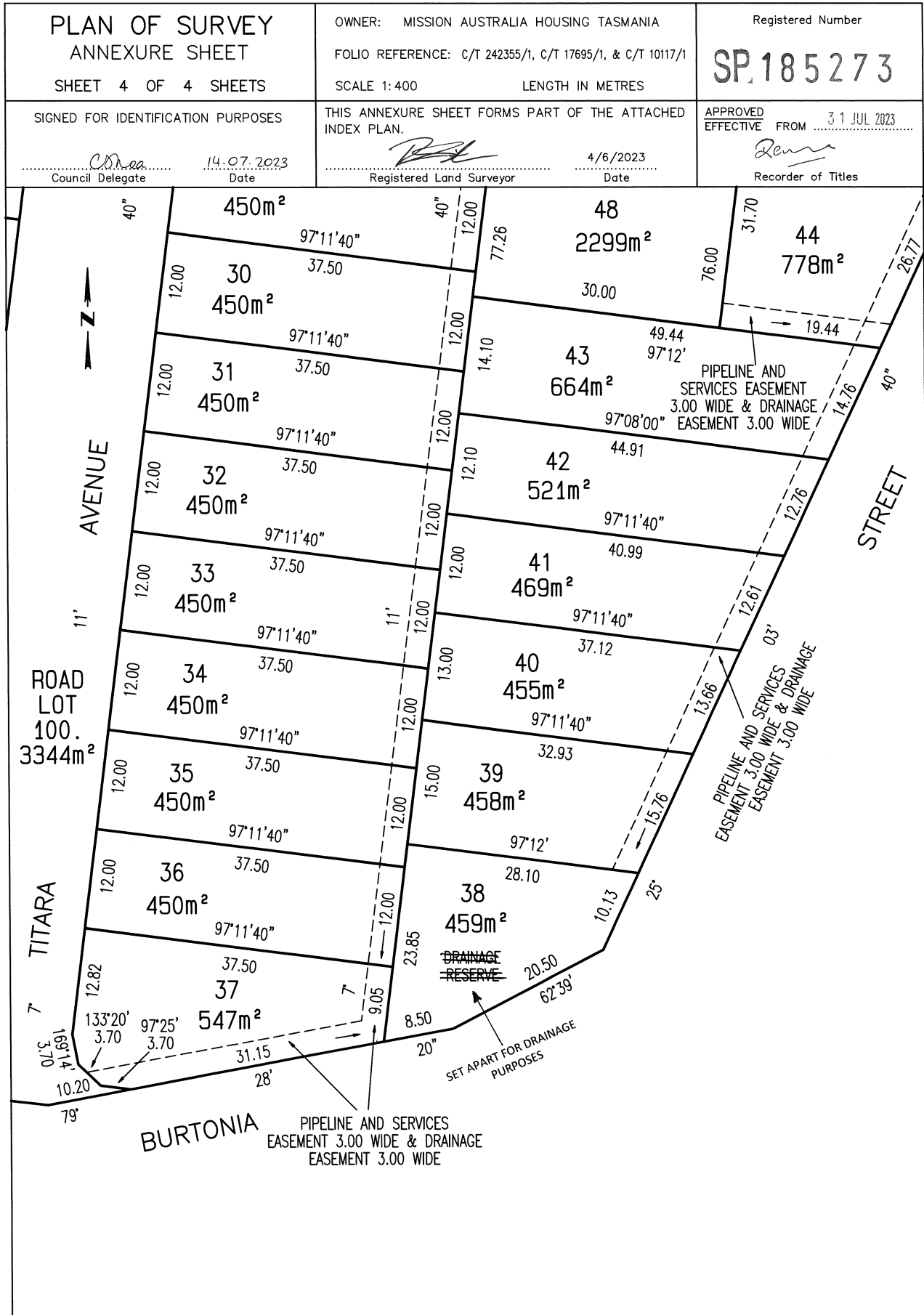
<p>PLAN OF SURVEY ANNEXURE SHEET</p> <p>SHEET 1 OF 4 SHEETS</p>	<p>OWNER: MISSION AUSTRALIA HOUSING TASMANIA</p> <p>FOLIO REFERENCE: C/T 242355/1, C/T 17695/1, & C/T 10117/1</p> <p>SCALE 1:400 LENGTH IN METRES</p>	<p>Registered Number</p> <p>SP 185273</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES</p> <p><i>C. Mees</i> 14.07.2023 Council Delegate Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.</p> <p><i>[Signature]</i> 4/6/2023 Registered Land Surveyor Date</p>	<p>APPROVED EFFECTIVE FROM 31 JUL 2023</p> <p><i>[Signature]</i> Recorder of Titles</p>



PLAN OF SURVEY ANNEXURE SHEET SHEET 2 OF 4 SHEETS	OWNER: MISSION AUSTRALIA HOUSING TASMANIA FOLIO REFERENCE: C/T 242355/1, C/T 17695/1, & C/T 10117/1 SCALE 1:400 LENGTH IN METRES	Registered Number SP.185273
	SIGNED FOR IDENTIFICATION PURPOSES THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.	APPROVED EFFECTIVE FROM 31 JUL 2023 4/6/2023 Date
Council Delegate Date 14.07.2023	Registered Land Surveyor Date 4/6/2023	







SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 185273

PAGE 1 OF 4 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:

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

Each lot on the plan is subject to:

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

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

EASEMENTS

Each of lots 1-12 inclusive, 24-37 inclusive and 39-46 inclusive on the Plan ("the Lot") are subject to a PIPELINE AND SERVICES EASEMENT in gross in favour of TasWater over the land marked PIPELINE AND SERVICES EASEMENT 3.00 WIDE & DRAINAGE EASEMENT 3.00 WIDE shown on the Plan ("the Easement Land").

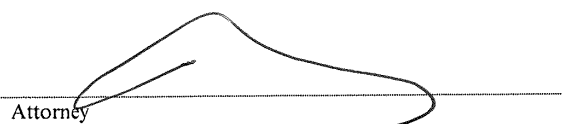
Each of lots 1-12 inclusive, 24-37 inclusive and 39-46 inclusive on the Plan are subject to a Drainage Easement (as defined) in gross in favour of the Clarence City Council over the land marked PIPELINE AND SERVICES EASEMENT 3.00 WIDE & DRAINAGE EASEMENT 3.00 WIDE on the Plan.

FENCING PROVISION

In respect of the lots shown on the Plan, the Vendor (Mission Australia Housing Tasmania) shall not be required to fence.

DEFINITIONS

"**Drainage Easement**" means a right of drainage (including the right of construction of drains) for Clarence City Council with which the right shall be capable of enjoyment for the purpose of carrying away


Attorney

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Mission Australia Housing Tasmania	PLAN SEALED BY: CLARENCE CITY COUNCIL
FOLIO REF: Volume 242355 Folio 1, Volume 17695 Folio 1 and Volume 10117 Folio 1	DATE: 14 th July 2023
SOLICITOR	PP PLAN PMTD 2019/003802
& REFERENCE: Page Seager (David Shelley) 200541	REF NO. Council Delegate Clare Shea
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 4 PAGES	Registered Number SP 185273
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stormwater and other surplus water from any land over or under the land herein indicated as the land over which the right is to subsist, and through all sewers and drains which may hereafter be made or passing under, through, and along the last-mentioned land and the right for Clarence City Council and its employees, agents and contractors from time to time and at all times hereafter if it or they should think fit to enter into and upon the last-mentioned land and to inspect, repair, cleanse, and amend any such sewer or drain without doing unnecessary damage to the said land.

“Pipeline and Services Easement” is defined as follows:-

FIRSTLY, THE FULL AND FREE RIGHT AND LIBERTY for TasWater and its employees, contractors, agents and all other persons duly authorised by it, at all times to:

- (1) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Infrastructure;
- (4) run and pass sewage, water and electricity through and along the Infrastructure;
- (5) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
 - (a) without doing unnecessary damage to the Easement Land; and
 - (b) leaving the Easement Land in a clean and tidy condition;
- (6) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and

Attorney

Attorney

CE

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

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- (7) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

SECONDLY, the benefit of a covenant in gross for TasWater with the registered proprietor/s of the Easement Land and their successors and assigns not to erect any building, or place any structures, objects, vegetation, or remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land, without the prior written consent of TasWater to the intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described.

Interpretation:

“**Infrastructure**” means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;
- (d) electricity assets and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land or any other Infrastructure or any warnings or restrictions with respect to the Easement Land or any other Infrastructure;
- (f) anything reasonably required to support, protect or cover any other Infrastructure;
- (g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- (h) where the context permits, any part of the Infrastructure.

Attorney  Attorney 


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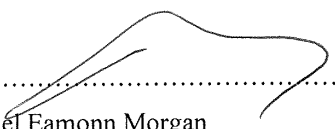
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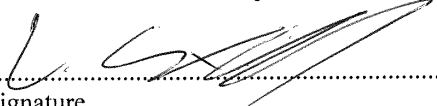
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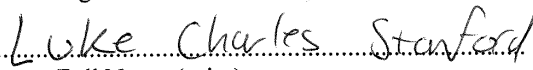
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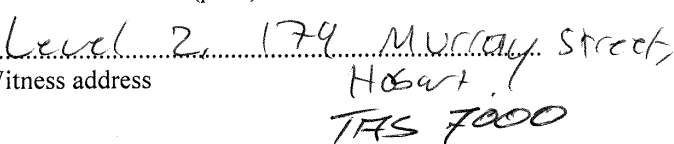
EXECUTED by **Mission Australia Housing Tasmania (ACN 648 587 017)**, as registered proprietor of the land comprised in Folios of the Register Volume 242355 Folio 1, Volume 17695 Folio 1 and Volume 10117 Folio 1 by its attorneys **David Alexander Shelley** and **Daniel Eamonn Morgan** (each a Director of Page Seager Pty Ltd ACN 620 698 286) under registered Power of Attorney number PA139154 who hereby declare that no notice of alteration or revocation of this Power of Attorney has been received in the presence of:

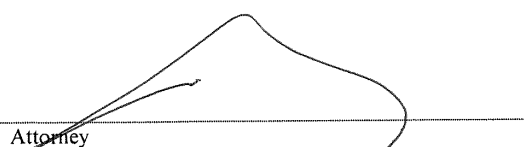

.....
David Alexander Shelley
(Director Page Seager Pty Ltd ACN 620 698 286)


.....
Daniel Eamonn Morgan
(Director Page Seager Pty Ltd ACN 620 698 286)


.....
Witness Signature


.....
Witness Full Name (print)


.....
Witness address


.....
Attorney


.....
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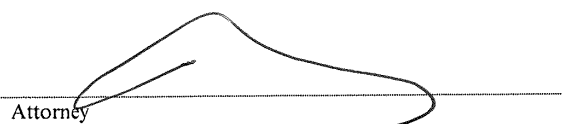
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 Attorney Attorney


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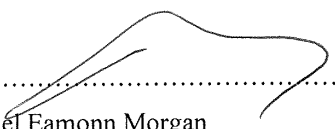
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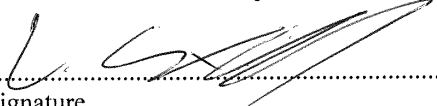
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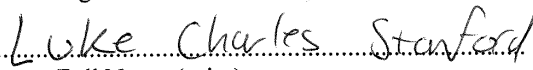
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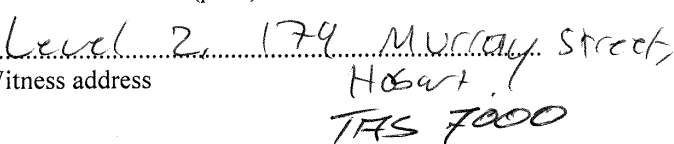
EXECUTED by **Mission Australia Housing Tasmania (ACN 648 587 017)**, as registered proprietor of the land comprised in Folios of the Register Volume 242355 Folio 1, Volume 17695 Folio 1 and Volume 10117 Folio 1 by its attorneys **David Alexander Shelley** and **Daniel Eamonn Morgan** (each a Director of Page Seager Pty Ltd ACN 620 698 286) under registered Power of Attorney number PA139154 who hereby declare that no notice of alteration or revocation of this Power of Attorney has been received in the presence of:

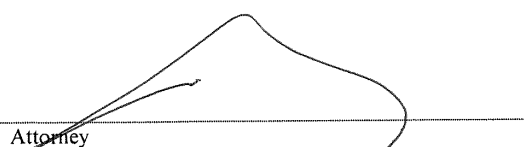

.....
David Alexander Shelley
(Director Page Seager Pty Ltd ACN 620 698 286)


.....
Daniel Eamonn Morgan
(Director Page Seager Pty Ltd ACN 620 698 286)


.....
Witness Signature


.....
Witness Full Name (print)


.....
Witness address


.....
Attorney


.....
Attorney

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THIS PLAN IS ACCEPTED BY:

PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals, SIGNATURE:

DATE:

U1-CL	32.100
U1-Ground Floor	29.700
U2-CL	32.600
U2-Ground Floor	30.200
U3-CL	31.800
U3-Ground FI	29.400
U4-CL	31.800
U4-Ground FI	29.400

U5-CL	31.350
U5-Ground FI	28.950
U6-CL	31.500
U6-Ground FI	29.100
U7-CL	31.000
U7-Ground FI	28.600

EXPLANATORY NOTES:
CLARENCE CITY COUNCIL INTERIM PLANNING SCHEME

10.4.1 Residential Density for Multiple Dwellings:

A1 (a) SITE DENSITY:
Min. 325 m² per Unit
2298 m² / 7 Units = 328.3 m² provided

10.4.3 Site coverage and Private open space for Dwellings:

A1 (a) SITE COVERAGE:
Max. 50% of site = 1149 m²
Proposed Site Coverage :777.6 m² (33.8%)

(b) IMPERVIOUS SURFACES:
Min. 25% of site to be free of impervious surfaces = 574.5 m²
Proposed are free of impervious surfaces = 903.6 m² (39.3%)

UNIT POS
10.4.3 - A2 (a)(i) & (f)
24 m² Max. Gradient 1:10

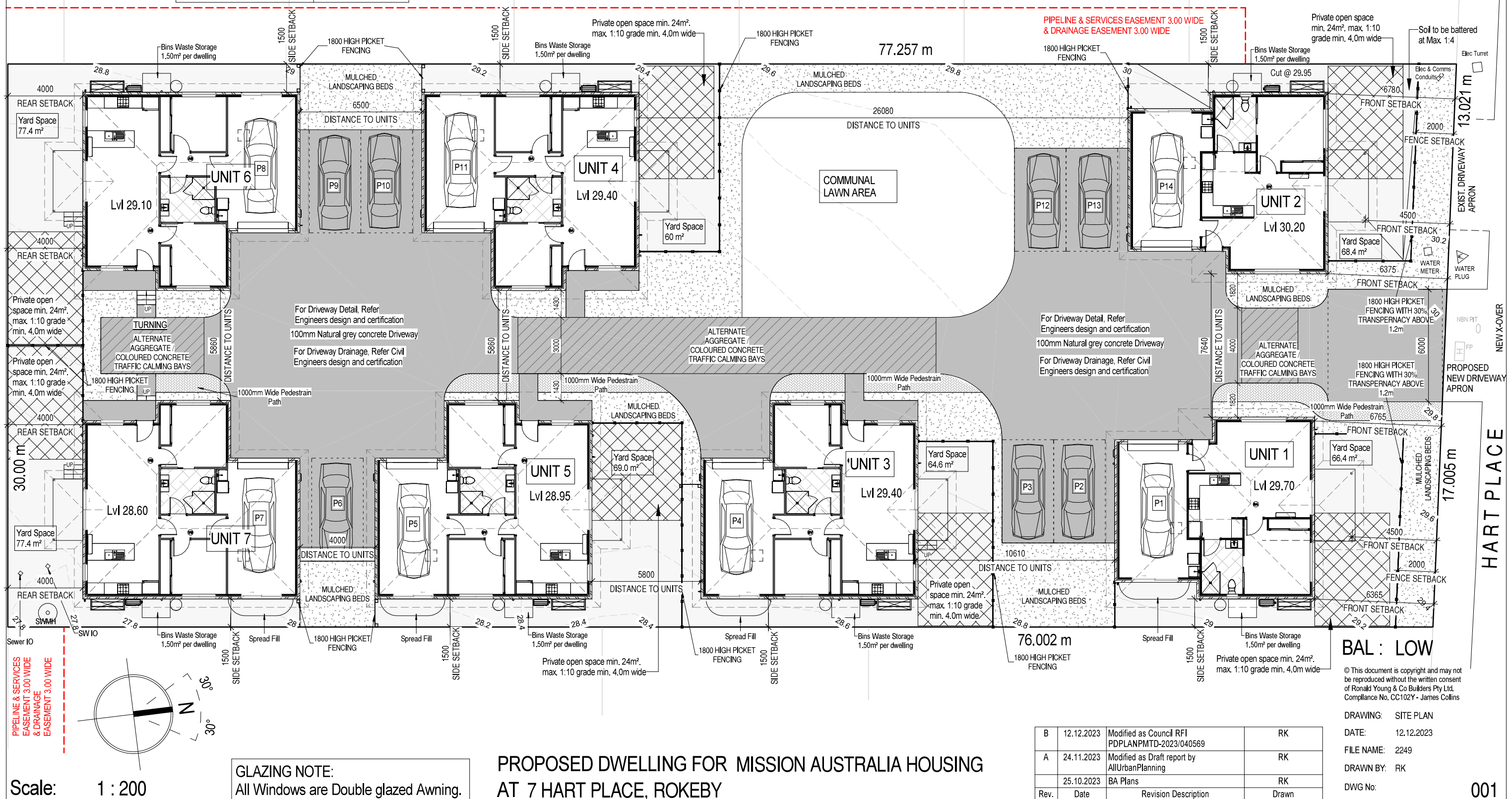
UNIT Total POS
10.4.3 - A1 (b)
60 m²

NOTE:
NBN and FP will require trafficable lids to be fitted



RONALD
YOUNG + CO
BUILDERS

174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633



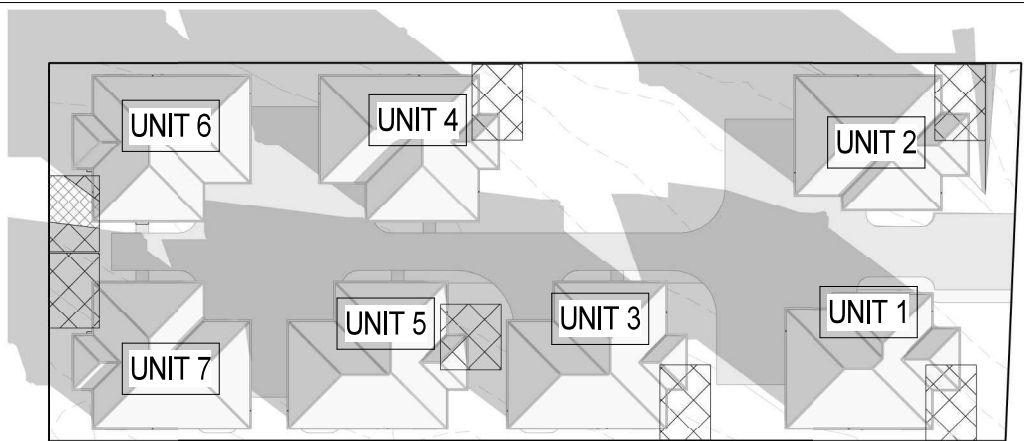
BAL : LOW

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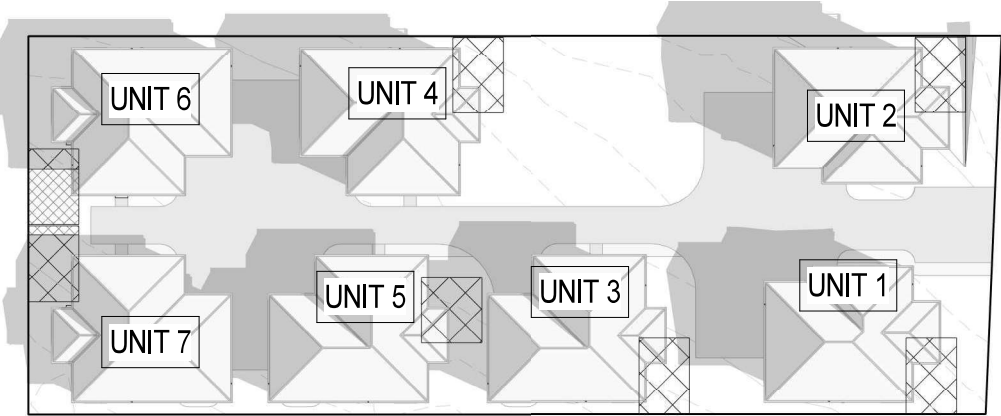
THIS PLAN IS ACCEPTED BY:

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SIGNATURE:

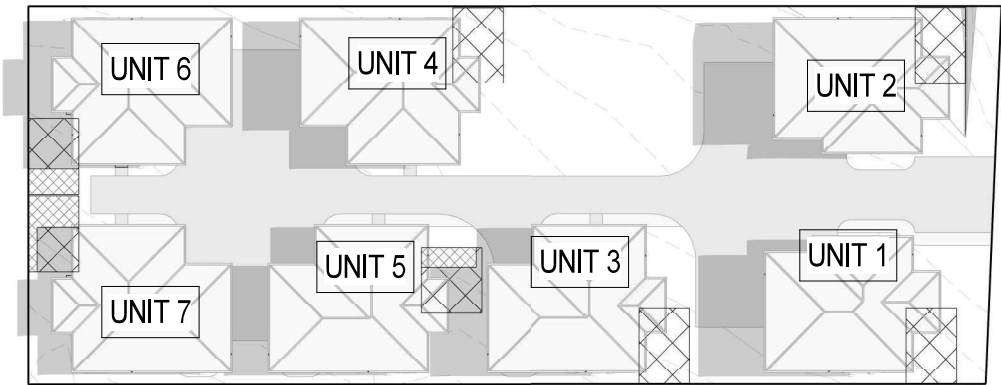
DATE:



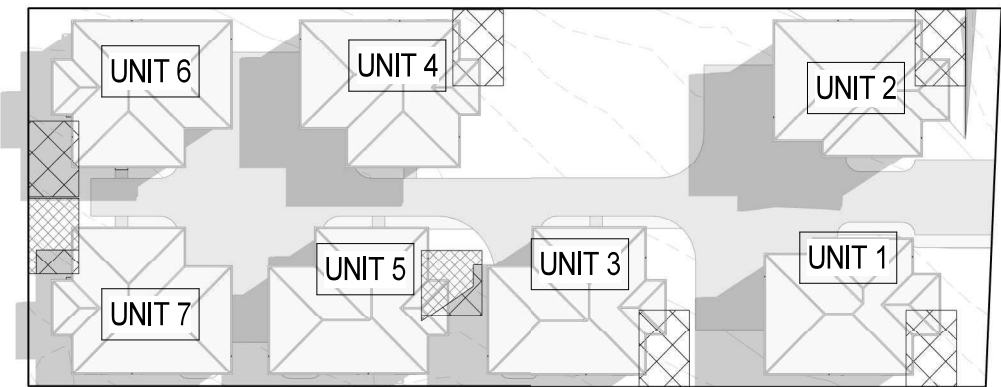
SHADOW - 09AM



SHADOW - 10AM

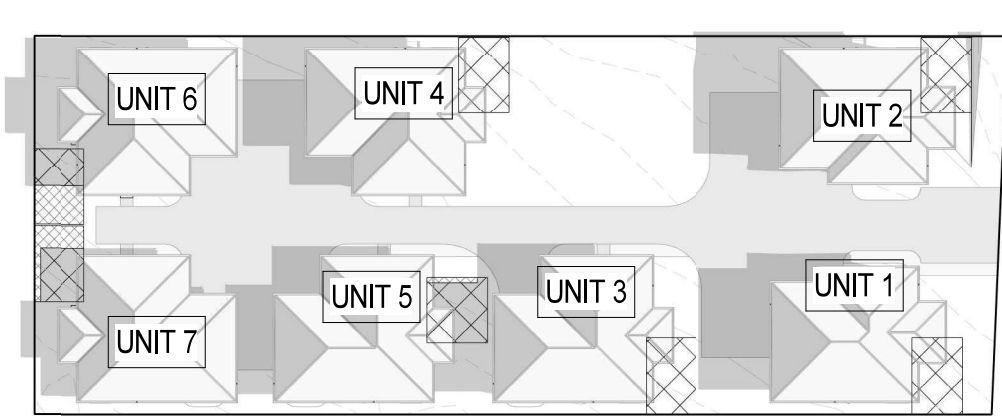


SHADOW - 12PM

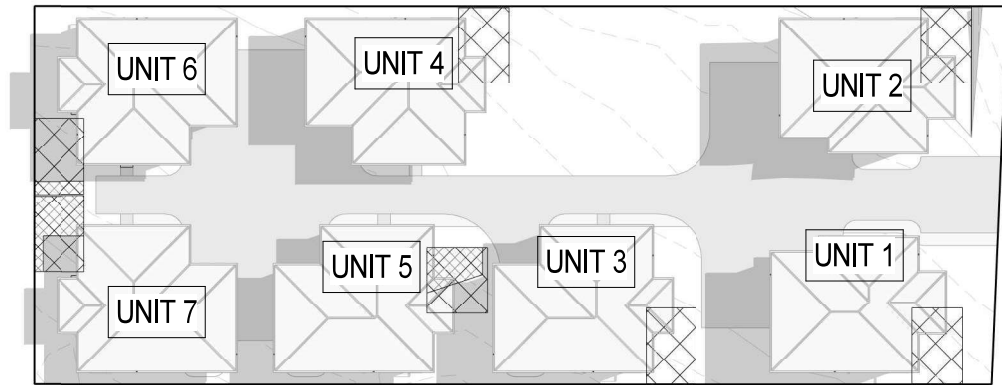


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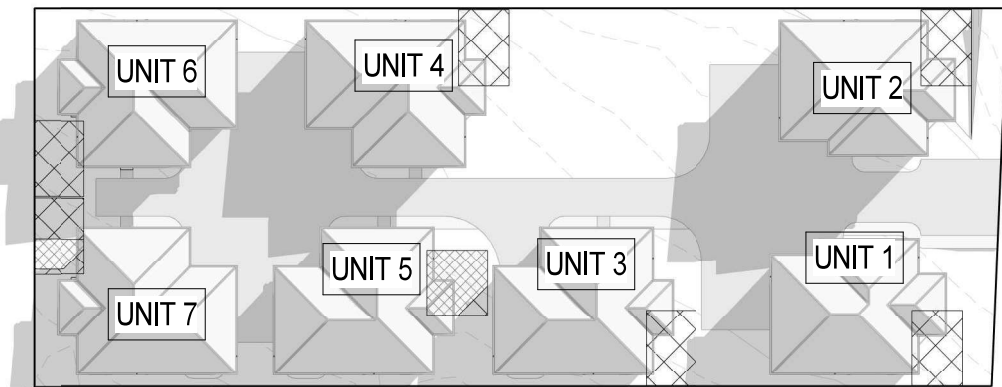
Scale: 1 : 600



SHADOW - 11AM

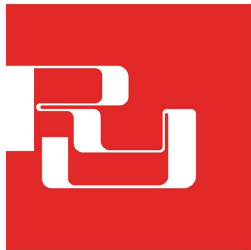


SHADOW - 01PM



SHADOW - 03PM

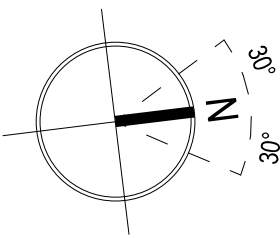
PROPOSED DWELLING FOR MISSION AUSTRALIA HOUSING
AT 7 HART PLACE, ROKEBY



RONALD
YOUNG + CO
BUILDERS

174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633

2249_MAH-7 HART PLACE, ROKEBY							
% of Sunlight for 24sqm POS each unit							
	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6	Unit 7
9am	100.0%	100.0%	100.0%	100.0%	0.0%	54.2%	0.0%
10am	100.0%	100.0%	100.0%	100.0%	0.0%	73.3%	11.7%
11am	100.0%	100.0%	100.0%	100.0%	7.1%	51.7%	37.9%
12pm	100.0%	100.0%	100.0%	100.0%	28.3%	33.3%	51.7%
01pm	100.0%	100.0%	100.0%	100.0%	52.1%	17.1%	60.8%
02pm	100.0%	100.0%	100.0%	100.0%	76.7%	0.0%	72.5%
03pm	100.0%	100.0%	100.0%	100.0%	92.1%	0.0%	33.8%



SHADOW ANALYSIS ON 21June

BAL : LOW

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DRAWING: SHADOW PLAN
DATE: 12.12.2023
FILE NAME: 2249
DRAWN BY: RK
DWG No:

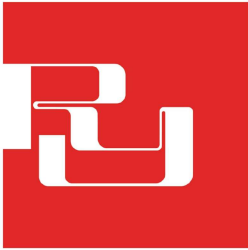
B	12.12.2023	Modified as Council RFI PDPLANPMTD-2023/040569	RK
A	24.11.2023	Modified as Draft report by AllUrbanPlanning	RK
Rev.	Date	Revision Description	Drawn

001A

THIS PLAN IS ACCEPTED BY:

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SIGNATURE:

DATE:



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BUILDERS

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Phone 03 6234 7633

NOTES:

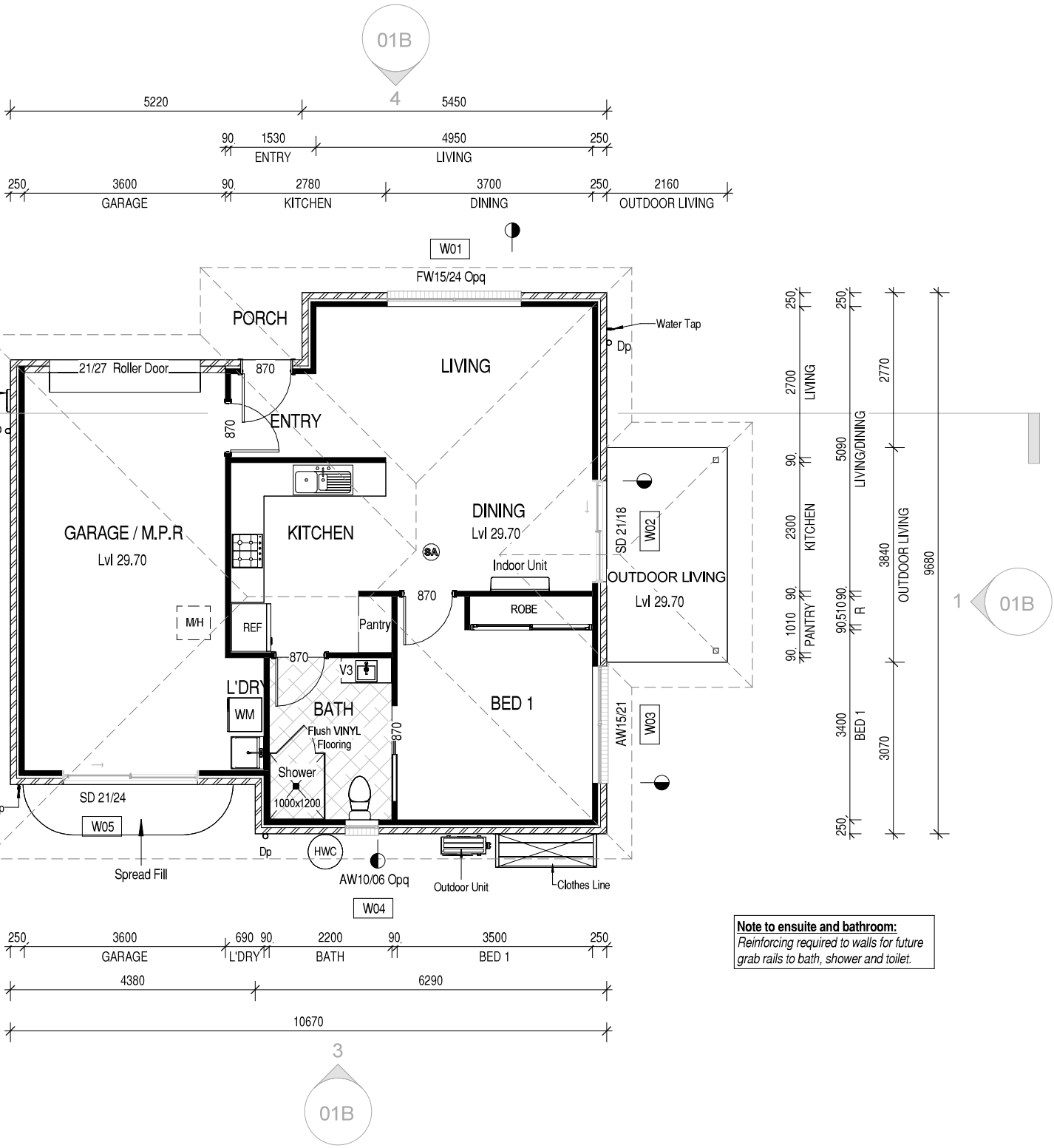
AJ Articulation Joint
dp Downpipe

Vanity Legend	
VB	450 mm
V1	600 mm
V2	750 mm
V3	900 mm
V4	1200 mm
V5	1500 mm

FOR KITCHEN, LAUNDRY AND ROBE
DETAILS REFER TO JOINERY DETAILS

U1-CL	32.100
U1-Ground Floor	29.700
U2-CL	32.600
U2-Ground Floor	30.200
U3-CL	31.800
U3-Ground Fl	29.400
U4-CL	31.800
U4-Ground Fl	29.400
U5-CL	31.350
U5-Ground Fl	28.950
U6-CL	31.500
U6-Ground Fl	29.100
U7-CL	31.000
U7-Ground Fl	28.600

Scale: 1 : 100



Note to ensuite and bathroom:
Reinforcing required to walls for future grab rails to bath, shower and toilet.

NOTE:
Unit 1-WINDOW 01 Fixed Obscure Glazing

GLAZING NOTE:
All Windows are Double glazed Awning.

BAL : LOW

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DRAWING: U1-FLOOR PLAN

DATE: 12.12.2023

FILE NAME: 2249

DRAWN BY: RK

DWG No:

01A

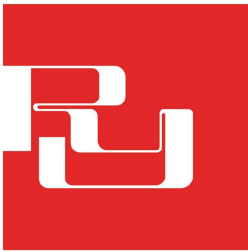
B	12.12.2023	Modified as Council RFI PDPLANPMTD-2023/040569	RK
A	24.11.2023	Modified as Draft report by AllUrbanPlanning	RK
	25.10.2023	BA Plans	RK
Rev.	Date	Revision Description	Drawn

PROPOSED DWELLING FOR MISSION AUSTRALIA HOUSING
AT 7 HART PLACE, ROKEBY

THIS PLAN IS ACCEPTED BY:

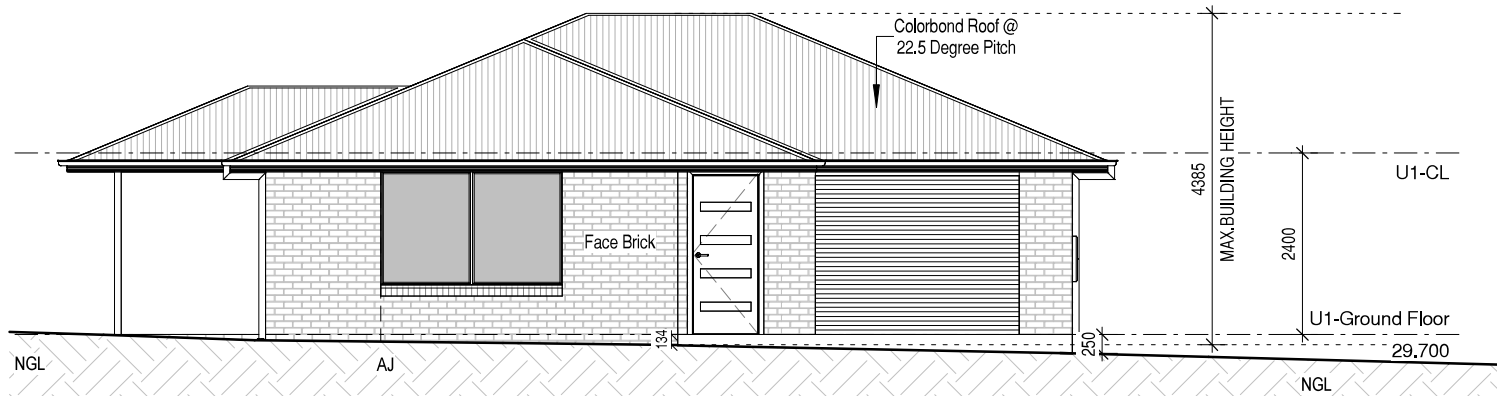
PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals.
SIGNATURE:

DATE:

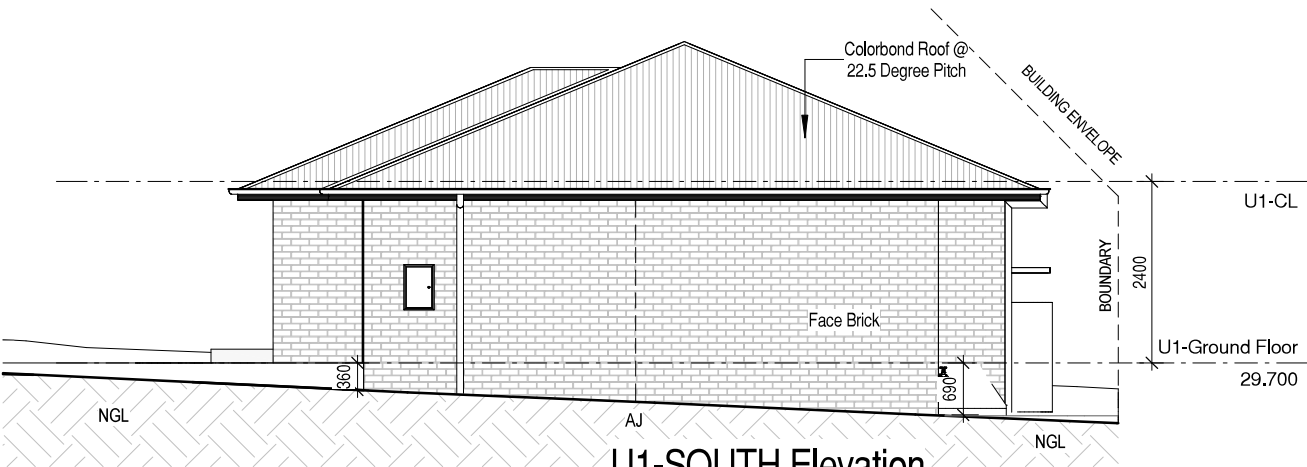


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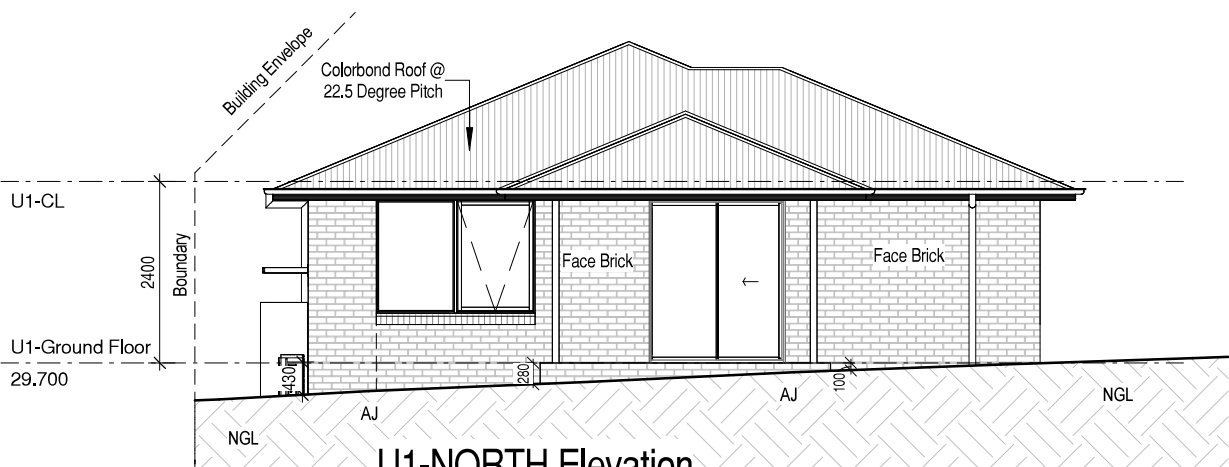
174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633



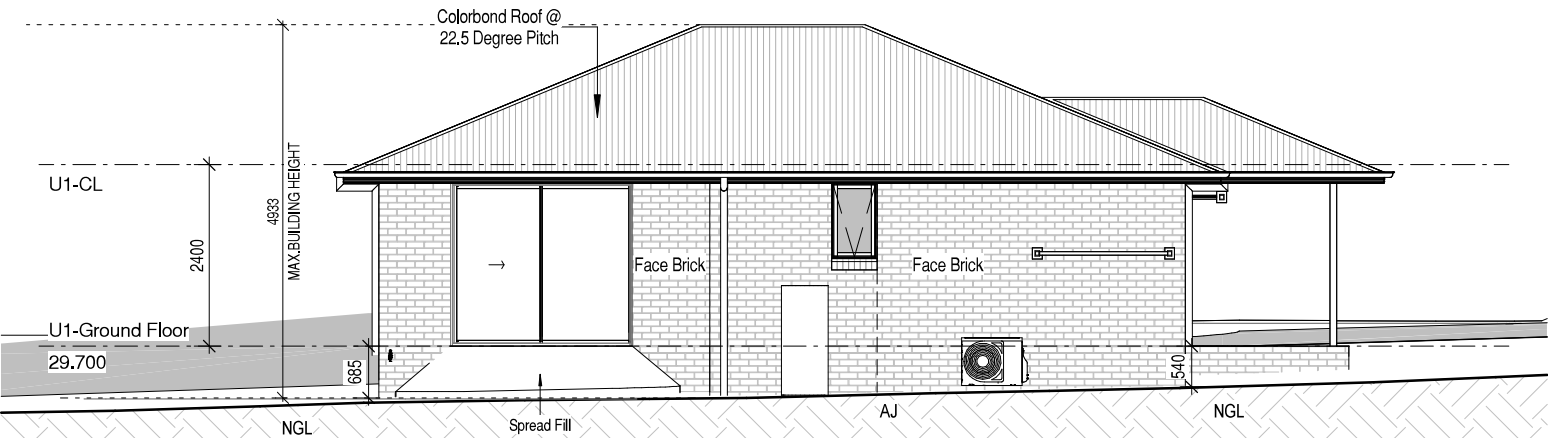
U1-WEST Elevation



U1-SOUTH Elevation



U1-NORTH Elevation



U1-EAST Elevation

NOTE:
Unit 1-WINDOW 01 Fixed Obscure Glazing

NOTES:

- AJ Articulation Joint
dp Downpipe

GLAZING NOTE:
All Windows are Double glazed Awning.

BAL : LOW

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DRAWING: U1-ELEVATIONS

DATE: 12.12.2023

FILE NAME: 2249

DRAWN BY: RK

DWG No:

01B

B	12.12.2023	Modified as Council RFI PDPLANPMTD-2023/040569	RK
A	24.11.2023	Modified as Draft report by AllUrbanPlanning	RK
	25.10.2023	BA Plans	RK
Rev.	Date	Revision Description	Drawn

PROPOSED DWELLING FOR MISSION AUSTRALIA HOUSING
AT 7 HART PLACE, ROKEBY

Scale: 1 : 100

THIS PLAN IS ACCEPTED BY:

PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals.
SIGNATURE:

DATE:

NOTES:

AJ Articulation Joint
dp Downpipe

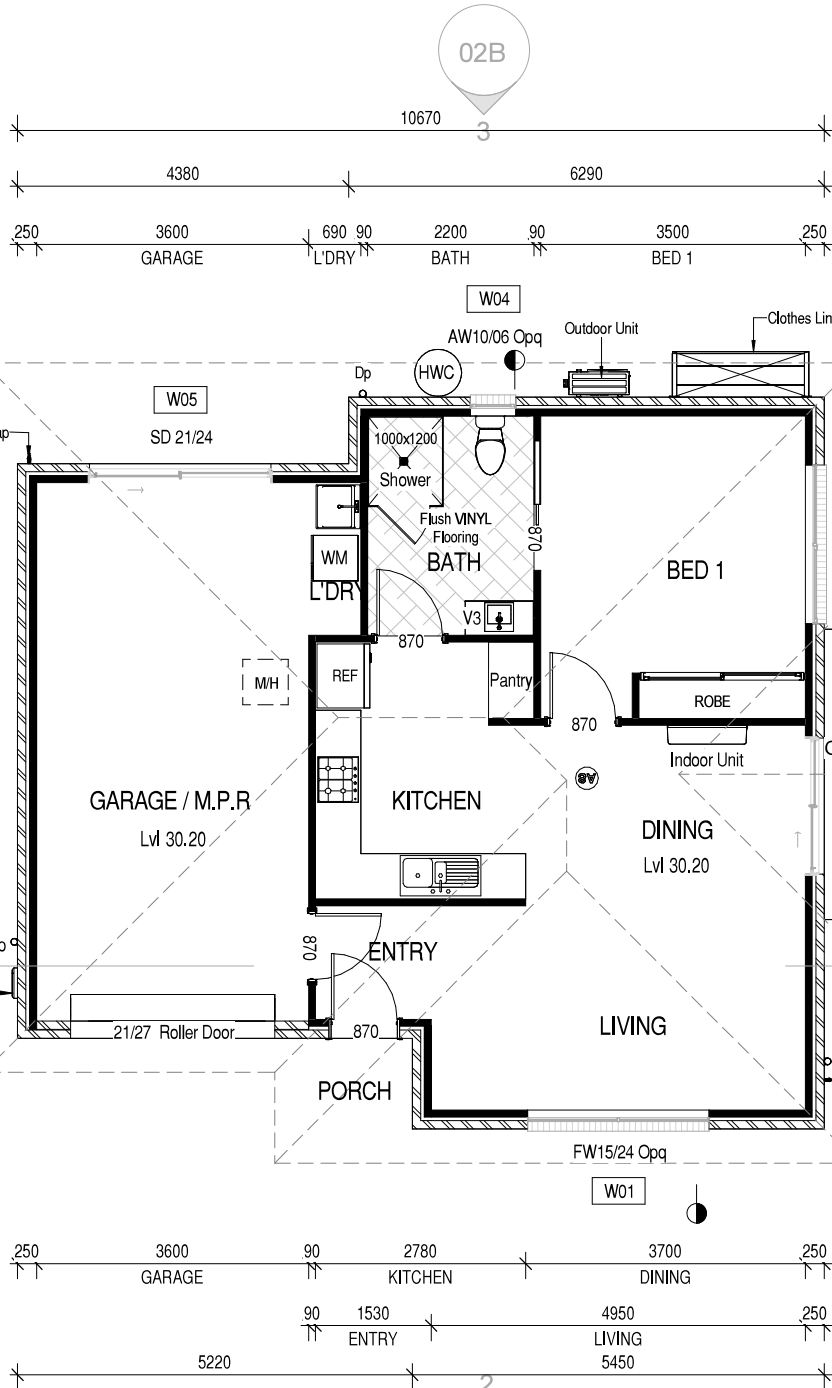
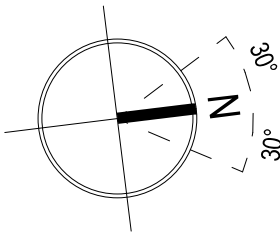
Vanity Legend

VB	450 mm
V1	600 mm
V2	750 mm
V3	900 mm
V4	1200 mm
V5	1500 mm

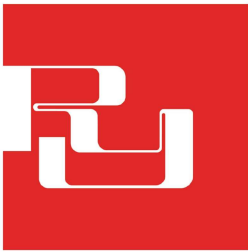
FOR KITCHEN, LAUNDRY AND ROBE
DETAILS REFER TO JOINERY DETAILS

U1-CL	32.100
U1-Ground Floor	29.700
U2-CL	32.600
U2-Ground Floor	30.200
U3-CL	31.800
U3-Ground FI	29.400
U4-CL	31.800
U4-Ground FI	29.400
U5-CL	31.350
U5-Ground FI	28.950
U6-CL	31.500
U6-Ground FI	29.100
U7-CL	31.000
U7-Ground FI	28.600

Scale: 1 : 100



Note to ensuite and bathroom:
Reinforcing required to walls for future grab rails to bath, shower and toilet.



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Phone 03 6234 7633

AREA SCHEDULE

UNIT 1:	
Ground Floor (Dwelling)	: 93.2 m ²
OUTDOOR LIVING	: 8.3 m ²
UNIT 2:	
Ground Floor	: 93.2 m ²
OUTDOOR LIVING	: 8.3 m ²
UNIT 3:	
Ground Floor	: 106.9 m ²
OUTDOOR LIVING	: 5.7 m ²
UNIT 4:	
Ground Floor	: 106.9 m ²
OUTDOOR LIVING	: 5.2 m ²
UNIT 5:	
Ground Floor	: 106.9 m ²
OUTDOOR LIVING	: 5.2 m ²
UNIT 6:	
Ground Floor	: 106.9 m ²
OUTDOOR LIVING	: 6.0 m ²
UNIT 7:	
Ground Floor	: 106.9 m ²
OUTDOOR LIVING	: 6.0 m ²

TOTAL FLOOR AREA U1+U2+U3+U4+U5+U6+U7 : 720.9 m²
TOTAL OUTDOOR LIVING U1+U2+U3+U4+U5+U6+U7 : 56.7 m²

NOTE:
Unit 2-WINDOW 01 Fixed Obscure Glazing

GLAZING NOTE:
All Windows are Double glazed Awning.

BAL : LOW

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DRAWING: U2-FLOOR PLAN

DATE: 12.12.2023

FILE NAME: 2249

DRAWN BY: RK

DWG No:

B	12.12.2023	Modified as Council RFI PDPLANPMTD-2023/040569	RK
A	24.11.2023	Modified as Draft report by AllUrbanPlanning	RK
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Rev.	Date	Revision Description	Drawn

PROPOSED DWELLING FOR MISSION AUSTRALIA HOUSING
AT 7 HART PLACE, ROKEBY

02A

THIS PLAN IS ACCEPTED BY:

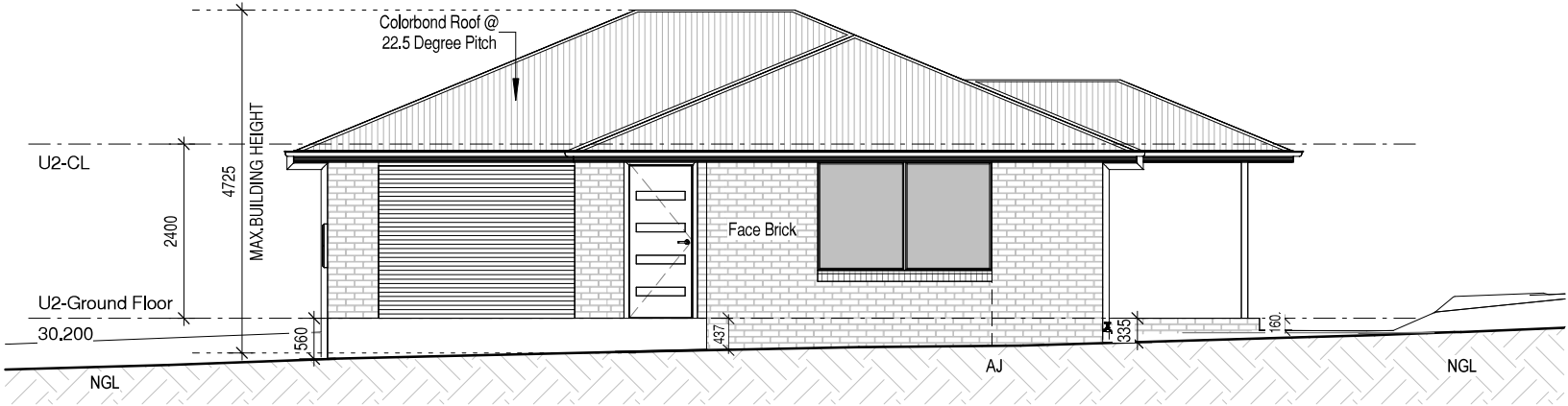
PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals.
SIGNATURE:

DATE:

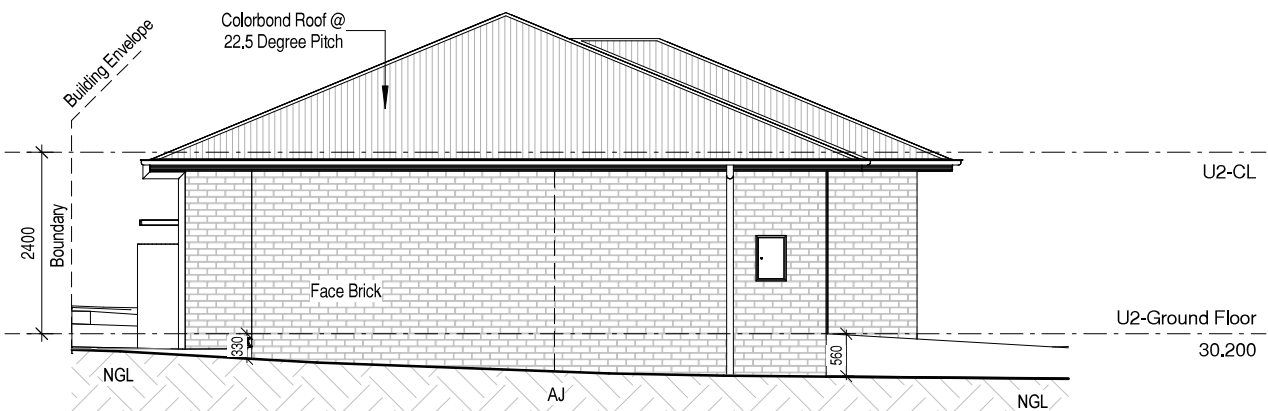


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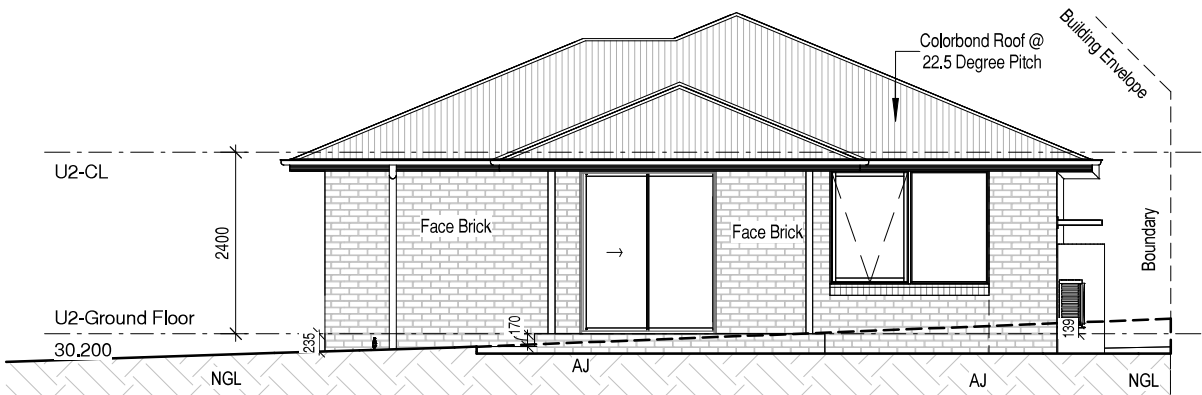
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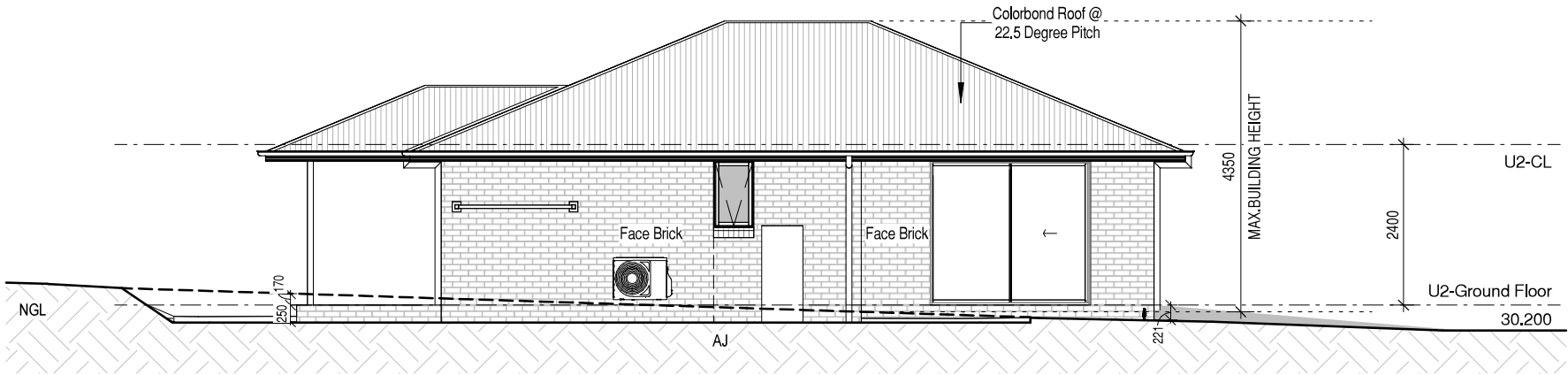
U2-EAST Elevation



U2-SOUTH Elevation



U2-NORTH Elevation



U2-WEST Elevation

NOTE:
Unit 2-WINDOW 01 Fixed Obscure Glazing

NOTES:

AJ Articulation Joint
dp Downpipe

GLAZING NOTE:
All Windows are Double glazed Awning.

BAL : LOW

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DRAWING: U2-ELEVATIONS

DATE: 12.12.2023

FILE NAME: 2249

DRAWN BY: RK

DWG No:

02B

B	12.12.2023	Modified as Council RFI PDPLANPMTD-2023/040569	RK
A	24.11.2023	Modified as Draft report by AllUrbanPlanning	RK
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Rev.	Date	Revision Description	Drawn

PROPOSED DWELLING FOR MISSION AUSTRALIA HOUSING
AT 7 HART PLACE, ROKEBY

Scale: 1 : 100

THIS PLAN IS ACCEPTED BY:

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DATE:

NOTES:

AJ Articulation Joint
dp Downpipe

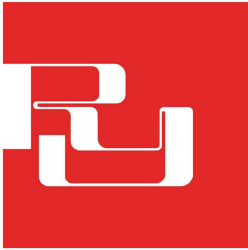
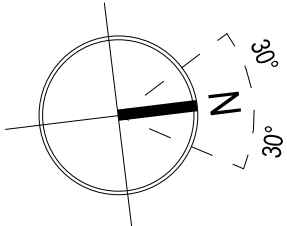
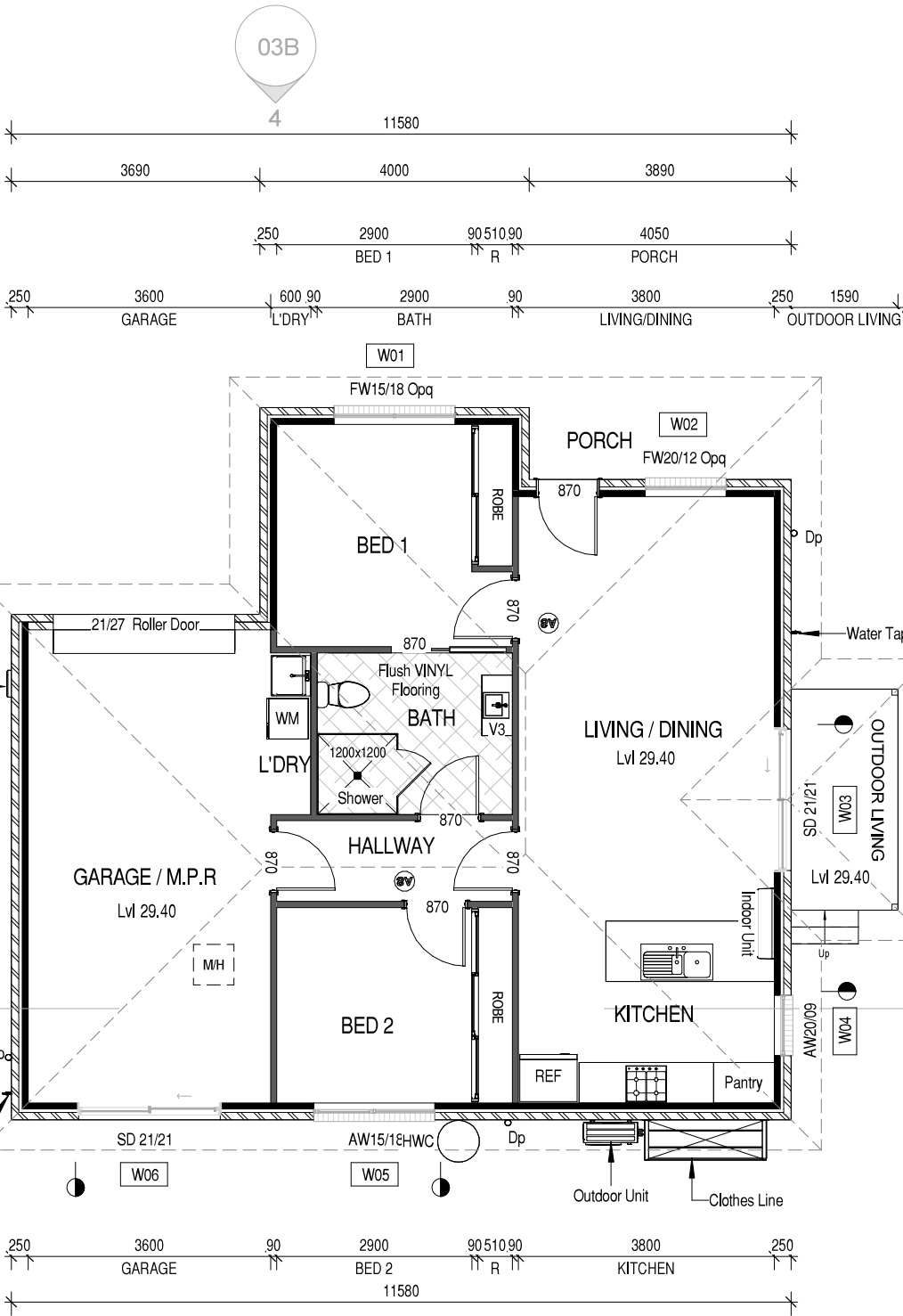
Vanity Legend

VB	450 mm
V1	600 mm
V2	750 mm
V3	900 mm
V4	1200 mm
V5	1500 mm

FOR KITCHEN, LAUNDRY AND ROBE DETAILS REFER TO JOINERY DETAILS

U1-CL	32.100
U1-Ground Floor	29.700
U2-CL	32.600
U2-Ground Floor	30.200
U3-CL	31.800
U3-Ground FI	29.400
U4-CL	31.800
U4-Ground FI	29.400
U5-CL	31.350
U5-Ground FI	28.950
U6-CL	31.500
U6-Ground FI	29.100
U7-CL	31.000
U7-Ground FI	28.600

Scale: 1 : 100



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Note to ensuite and bathroom:
Reinforcing required to walls for future grab rails to bath, shower and toilet.

AREA SCHEDULE

UNIT 1:	
Ground Floor (Dwelling)	: 93.2 m ²
OUTDOOR LIVING	: 8.3 m ²
UNIT 2:	
Ground Floor	: 93.2 m ²
OUTDOOR LIVING	: 8.3 m ²
UNIT 3:	
Ground Floor	: 106.9 m ²
OUTDOOR LIVING (Including /steps)	: 5.7 m ²
UNIT 4:	
Ground Floor	: 106.9 m ²
OUTDOOR LIVING	: 5.2 m ²
UNIT 5:	
Ground Floor	: 106.9 m ²
OUTDOOR LIVING	: 5.2 m ²
UNIT 6:	
Ground Floor	: 106.9 m ²
OUTDOOR LIVING (Including /steps)	: 6.0 m ²
UNIT 7:	
Ground Floor	: 106.9 m ²
OUTDOOR LIVING (Including /steps)	: 6.0 m ²

TOTAL FLOOR AREA U1+U2+U3+U4+U5+U6+U7	: 720.9 m ²
TOTAL OUTDOOR LIVING U1+U2+U3+U4+U5+U6+U7	: 56.7 m ²

NOTE:
Unit 3-WINDOW 01 & 02 Fixed Obscure Glazing

GLAZING NOTE:
All Windows are Double glazed Awning.

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DRAWING: U3-FLOOR PLAN

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FILE NAME: 2249

DRAWN BY: RK

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B	12.12.2023	Modified as Council RFI PDPLANPMTD-2023/040569	RK
A	24.11.2023	Modified as Draft report by AllUrbanPlanning	RK
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Rev.	Date	Revision Description	Drawn

PROPOSED DWELLING FOR MISSION AUSTRALIA HOUSING
AT 7 HART PLACE, ROKEBY

03A

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PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals.
SIGNATURE:

DATE:

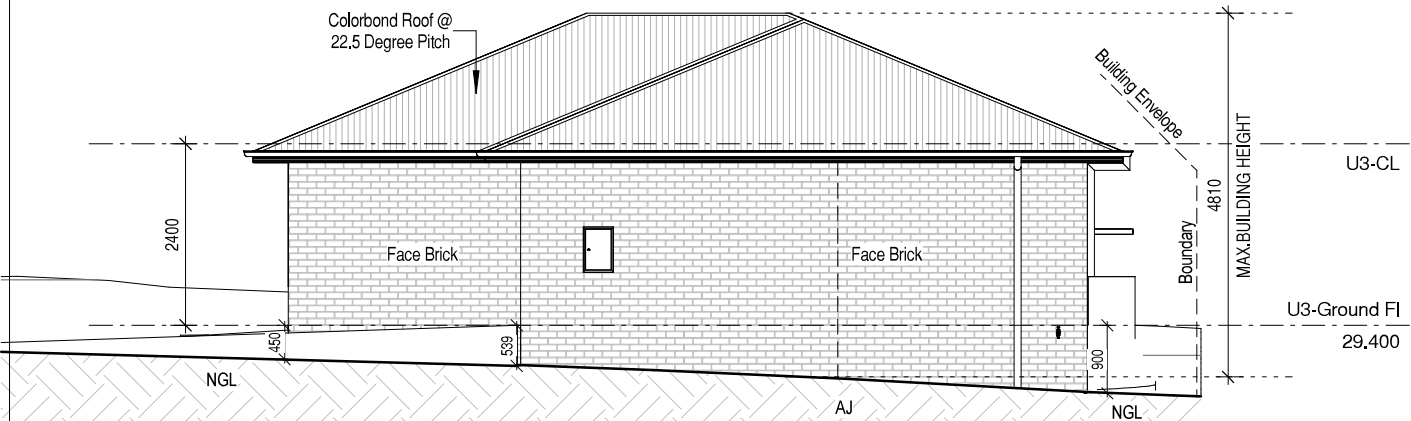


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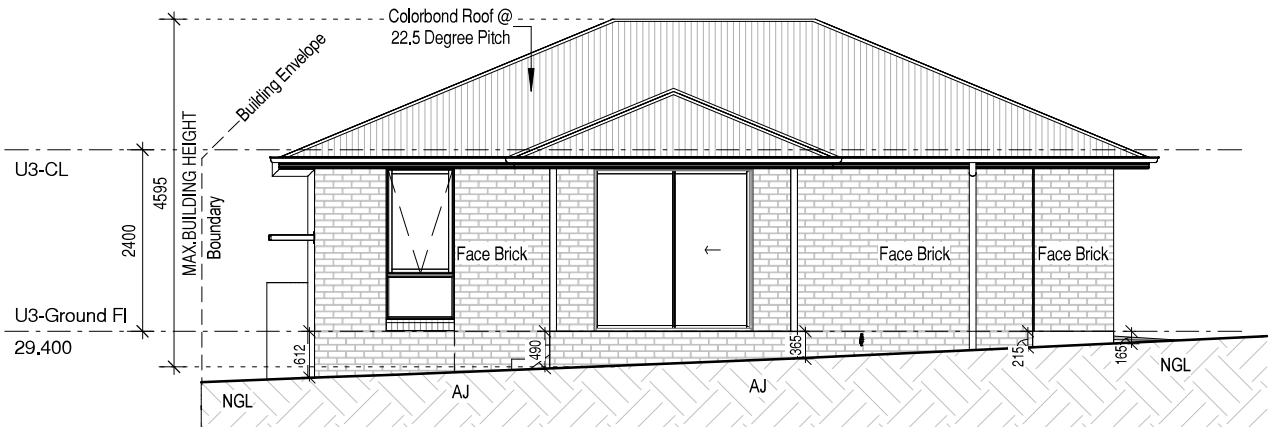
174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633



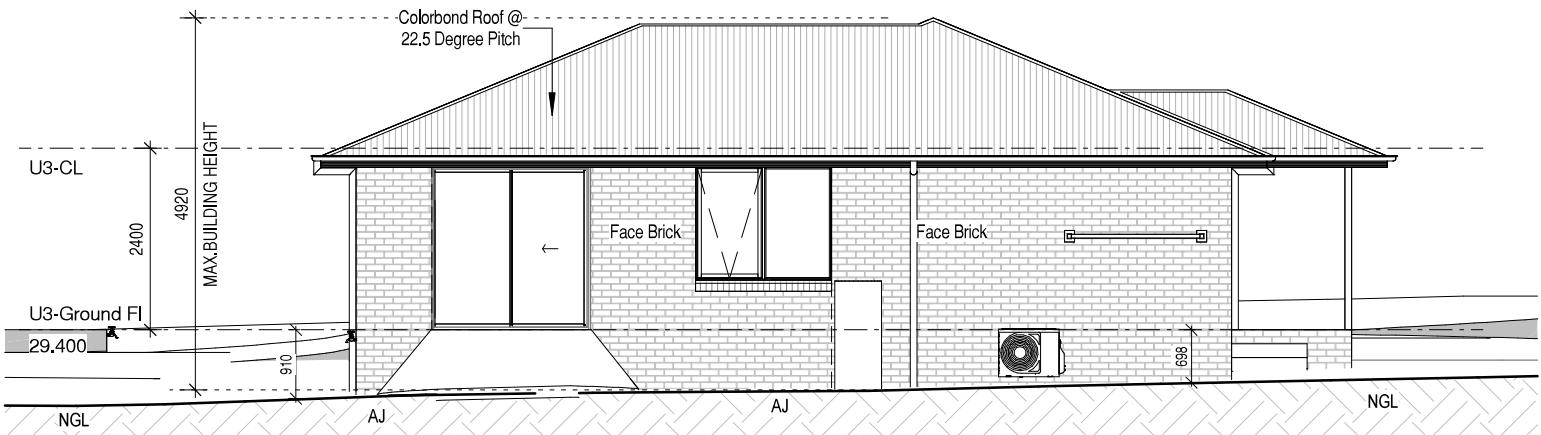
U3-WEST ELEVATION



U3-SOUTH ELEVATION



U3-NORTH ELEVATION



U3-EAST ELEVATION

NOTE:
Unit 3-WINDOW 01 & 02 Fixed Obscure
Glazing

NOTES:
AJ Articulation Joint
dp Downpipe

GLAZING NOTE:
All Windows are Double glazed Awning.

BAL : LOW

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DRAWING: U3-ELEVATIONS

DATE: 12.12.2023

FILE NAME: 2249

DRAWN BY: RK

DWG No:

03B

B	12.12.2023	Modified as Council RFI PDPLANPMTD-2023/040569	RK
A	24.11.2023	Modified as Draft report by AllUrbanPlanning	RK
	25.10.2023	BA Plans	RK
Rev.	Date	Revision Description	Drawn

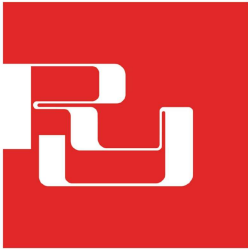
PROPOSED DWELLING FOR MISSION AUSTRALIA HOUSING
AT 7 HART PLACE, ROKEBY

Scale: 1 : 100

THIS PLAN IS ACCEPTED BY:

PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals.
SIGNATURE:

DATE:



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YOUNG + CO
BUILDERS

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Phone 03 6234 7633

NOTES:

- AJ Articulation Joint
dp Downpipe

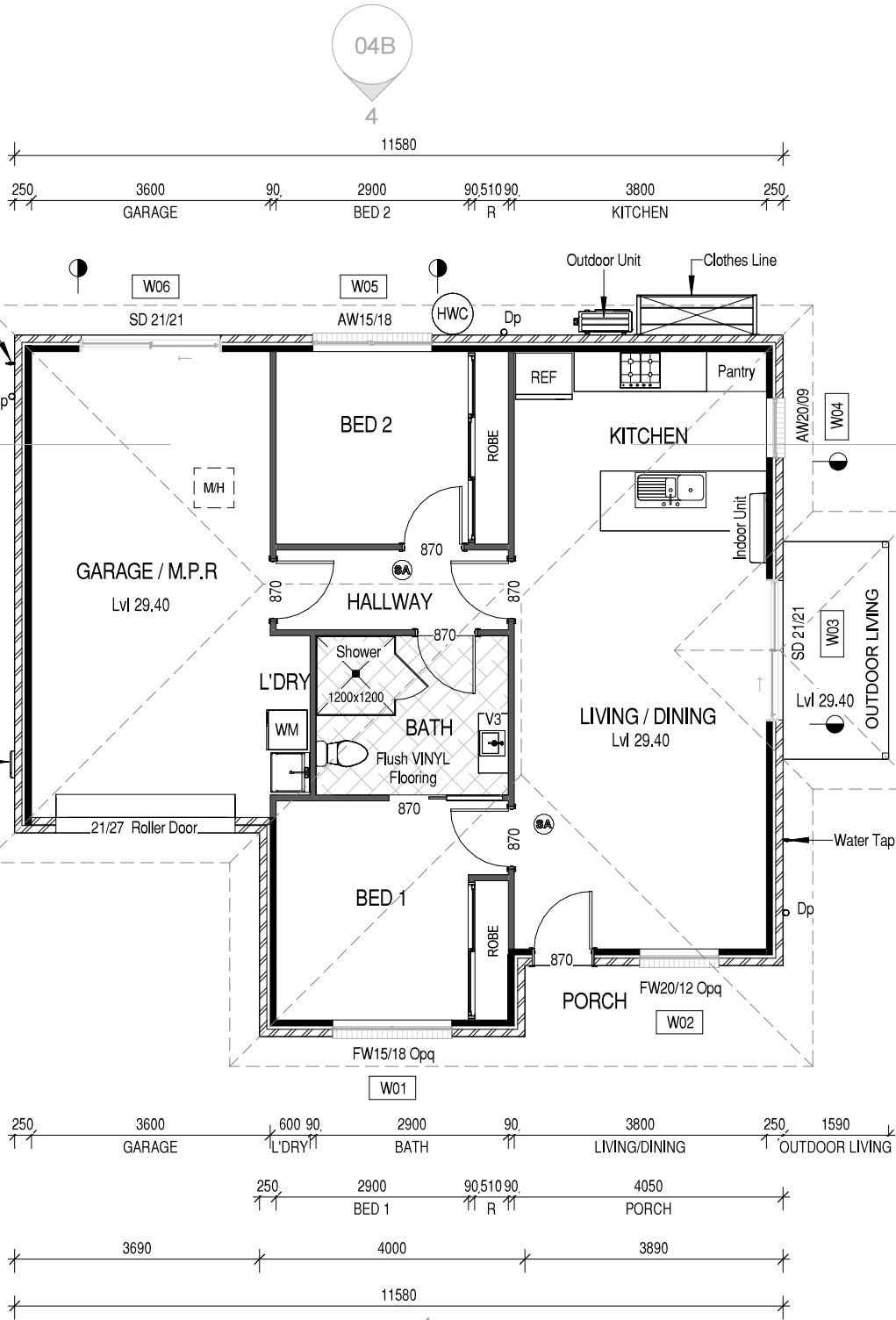
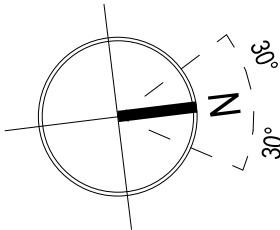
Vanity Legend

VB	450 mm
V1	600 mm
V2	750 mm
V3	900 mm
V4	1200 mm
V5	1500 mm

FOR KITCHEN, LAUNDRY AND ROBE
DETAILS REFER TO JOINERY DETAILS

U1-CL	32.100
U1-Ground Floor	29.700
U2-CL	32.600
U2-Ground Floor	30.200
U3-CL	31.800
U3-Ground FI	29.400
U4-CL	31.800
U4-Ground FI	29.400
U5-CL	31.350
U5-Ground FI	28.950
U6-CL	31.500
U6-Ground FI	29.100
U7-CL	31.000
U7-Ground FI	28.600

Scale: 1 : 100



Note to ensuite and bathroom:
Reinforcing required to walls for future grab rails to bath, shower and toilet.

NOTE:
Unit 4-WINDOW 01 & 02 Fixed Obscure Glazing

GLAZING NOTE:
All Windows are Double glazed Awning.

BAL : LOW

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DRAWING: U4-FLOOR PLAN

DATE: 12.12.2023

FILE NAME: 2249

DRAWN BY: RK

DWG No:

B	12.12.2023	Modified as Council RFI PDPLANPMTD-2023/040569	RK
A	24.11.2023	Modified as Draft report by AllUrbanPlanning	RK
	25.10.2023	BA Plans	RK
Rev.	Date	Revision Description	Drawn

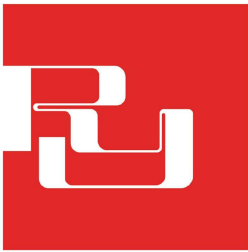
PROPOSED DWELLING FOR MISSION AUSTRALIA HOUSING
AT 7 HART PLACE, ROKEBY

04A

THIS PLAN IS ACCEPTED BY:

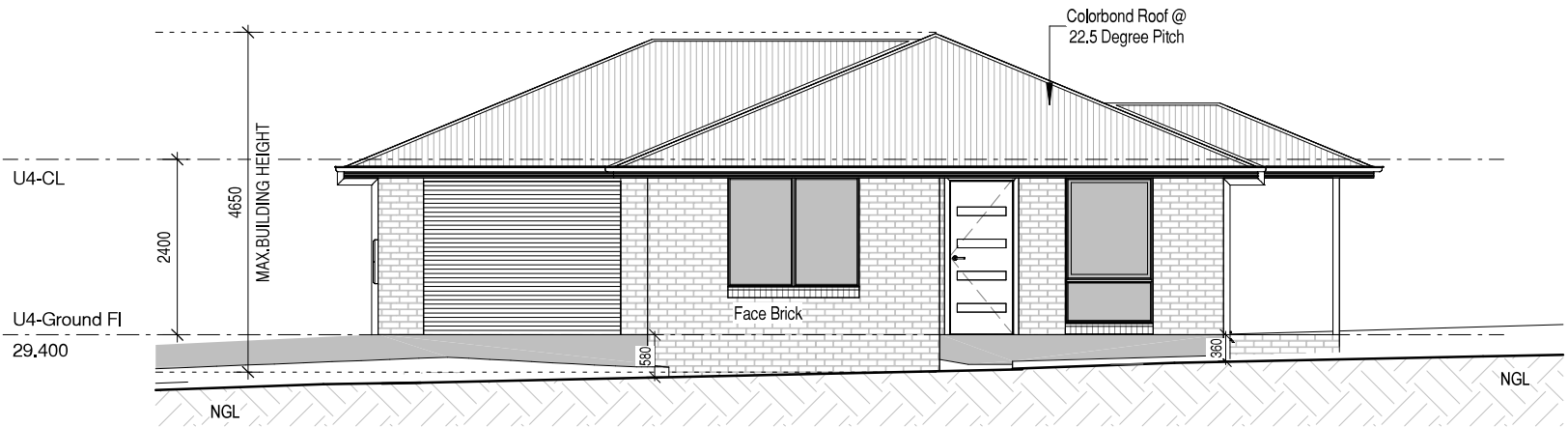
PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals, SIGNATURE:

DATE:

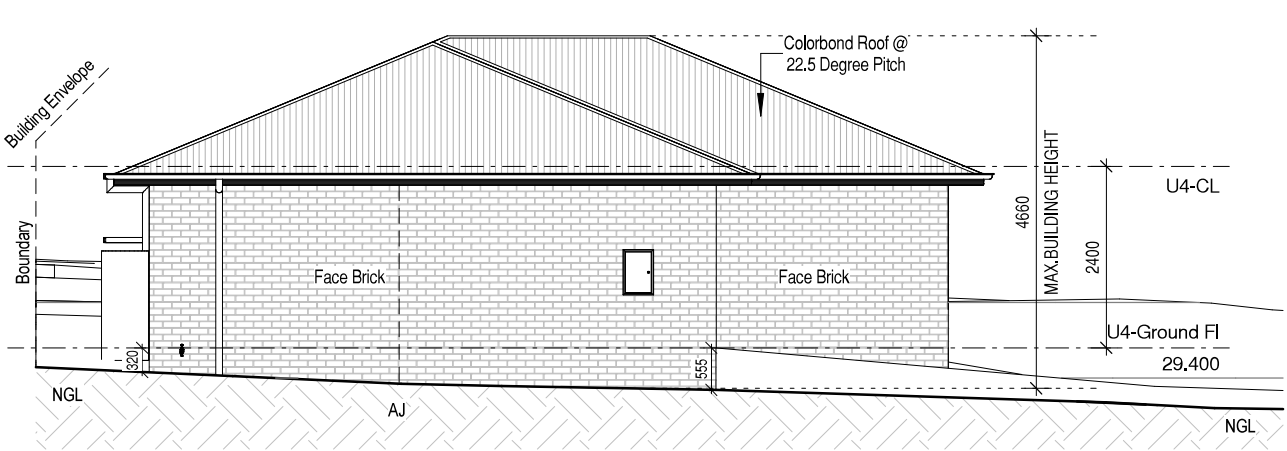


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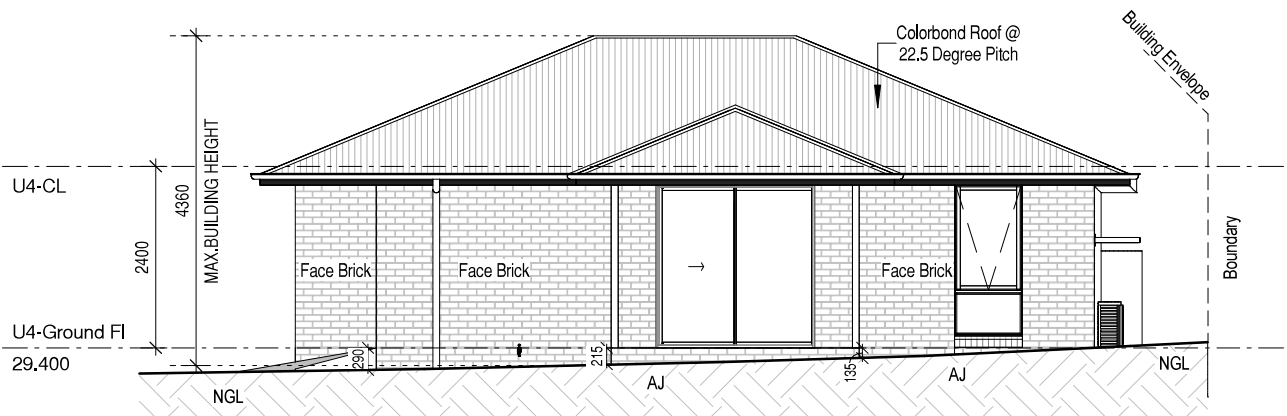
174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633



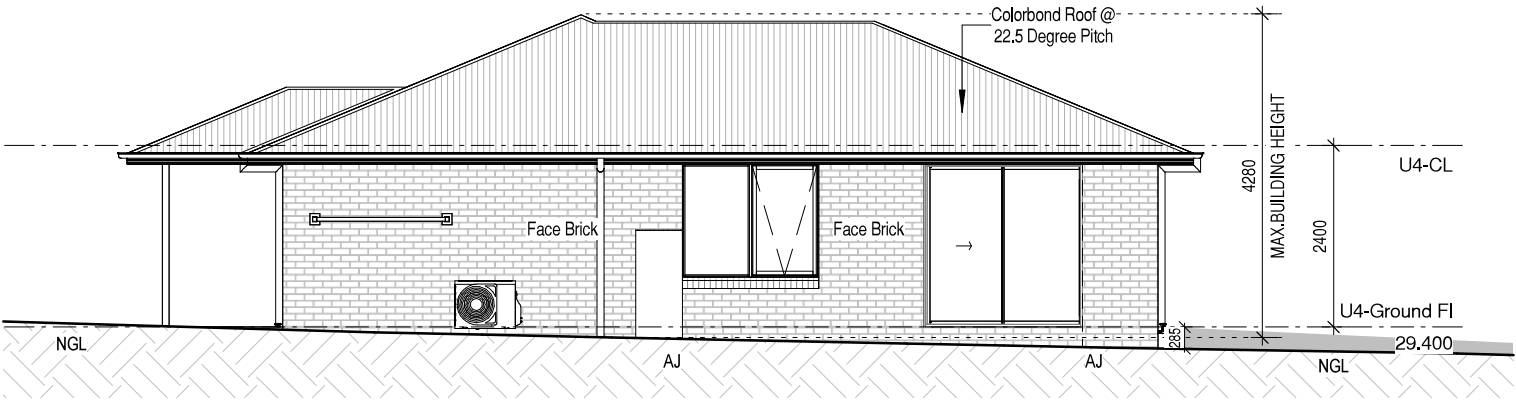
U4-EAST ELEVATION



U4-SOUTH ELEVATION



U4-NORTH ELEVATION



U4-WEST ELEVATION

NOTE:
Unit 4-WINDOW 01 & 02 Fixed Obscure
Glazing

NOTES:
AJ Articulation Joint
dp Downpipe

GLAZING NOTE:
All Windows are Double glazed Awning.

Scale: 1 : 100

PROPOSED DWELLING FOR MISSION AUSTRALIA HOUSING
AT 7 HART PLACE, ROKEBY

BAL : LOW

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DRAWING: U4-ELEVATIONS

DATE: 12.12.2023

FILE NAME: 2249

DRAWN BY: RK

DWG No:

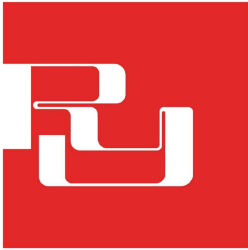
B	12.12.2023	Modified as Council RFI PDPLANPMTD-2023/040569	RK
A	24.11.2023	Modified as Draft report by AllUrbanPlanning	RK
	25.10.2023	BA Plans	RK
Rev.	Date	Revision Description	Drawn

04B

THIS PLAN IS ACCEPTED BY:

PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals.
SIGNATURE:

DATE:



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174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633

Note to ensuite and bathroom:
Reinforcing required to walls for future grab rails to bath, shower and toilet.

NOTES:

AJ Articulation Joint
dp Downpipe

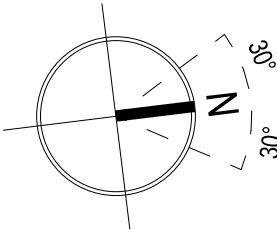
Vanity Legend

VB	450 mm
V1	600 mm
V2	750 mm
V3	900 mm
V4	1200 mm
V5	1500 mm

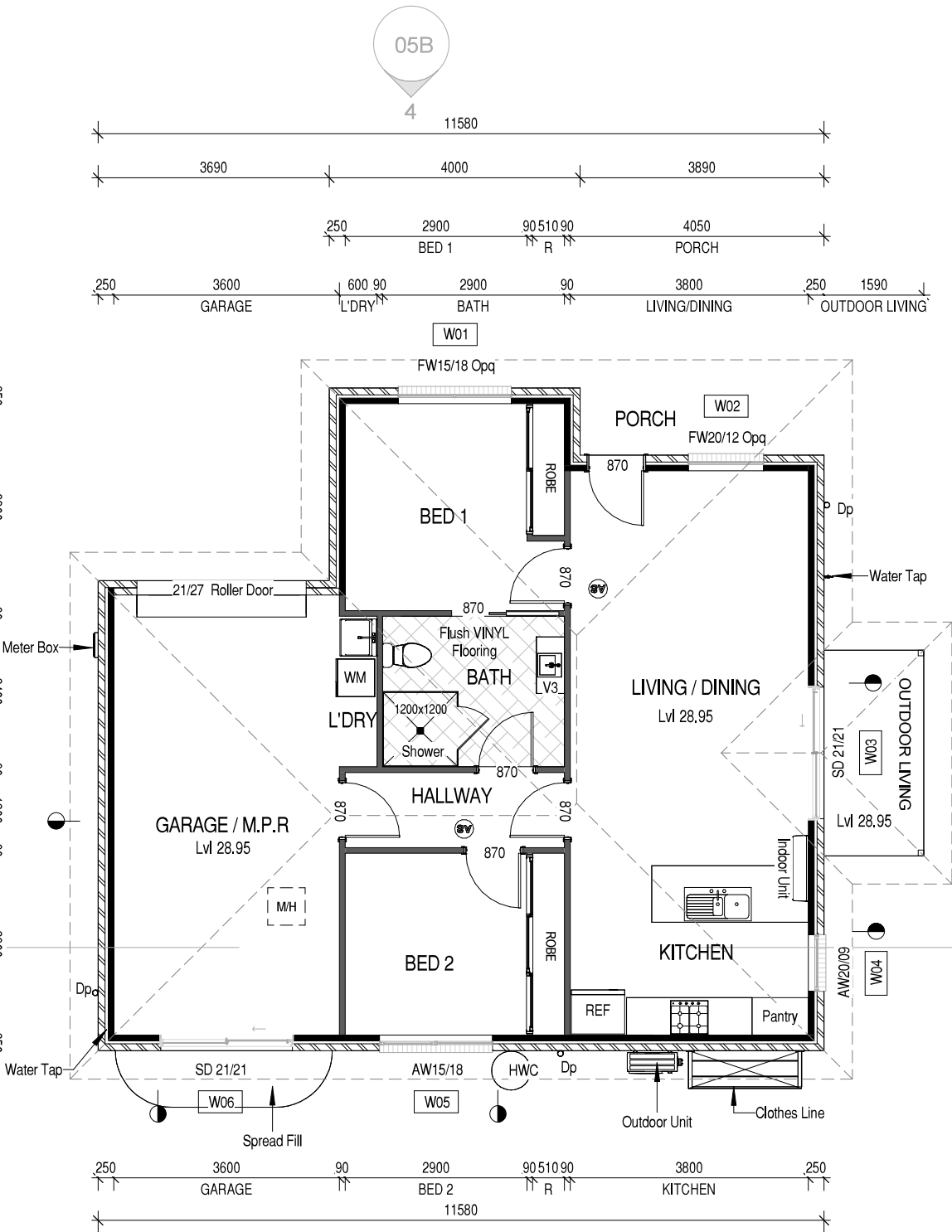
FOR KITCHEN, LAUNDRY AND ROBE DETAILS REFER TO JOINERY DETAILS

U1-CL	32.100
U1-Ground Floor	29.700
U2-CL	32.600
U2-Ground Floor	30.200
U3-CL	31.800
U3-Ground FI	29.400
U4-CL	31.800
U4-Ground FI	29.400
U5-CL	31.350
U5-Ground FI	28.950
U6-CL	31.500
U6-Ground FI	29.100
U7-CL	31.000
U7-Ground FI	28.600

Scale: 1 : 100



PROPOSED DWELLING FOR MISSION AUSTRALIA HOUSING
AT 7 HART PLACE, ROKEBY



AREA SCHEDULE

UNIT 1:	
Ground Floor (Dwelling)	: 93.2 m ²
OUTDOOR LIVING	: 8.3 m ²
UNIT 2:	
Ground Floor	: 93.2 m ²
OUTDOOR LIVING	: 8.3 m ²
UNIT 3:	
Ground Floor	: 106.9 m ²
OUTDOOR LIVING (Including /steps)	: 5.7 m ²
UNIT 4:	
Ground Floor	: 106.9 m ²
OUTDOOR LIVING	: 5.2 m ²
UNIT 5:	
Ground Floor	: 106.9 m ²
OUTDOOR LIVING	: 5.2 m ²
UNIT 6:	
Ground Floor	: 106.9 m ²
OUTDOOR LIVING (Including /steps)	: 6.0 m ²
UNIT 7:	
Ground Floor	: 106.9 m ²
OUTDOOR LIVING (Including /steps)	: 6.0 m ²

TOTAL FLOOR AREA U1+U2+U3+U4+U5+U6+U7 : 720.9 m²
TOTAL OUTDOOR LIVING U1+U2+U3+U4+U5+U6+U7 : 56.7 m²

NOTE:
Unit 5-WINDOW 01 & 02 Fixed Obscure Glazing

GLAZING NOTE:
All Windows are Double glazed Awning.

BAL : LOW

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DRAWING: U5-FLOOR PLAN

DATE: 12.12.2023

FILE NAME: 2249

DRAWN BY: RK

DWG No:

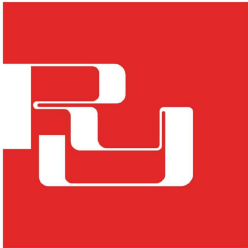
B	12.12.2023	Modified as Council RFI PDPLANPMTD-2023/040569	RK
A	24.11.2023	Modified as Draft report by AllUrbanPlanning	RK
	25.10.2023	BA Plans	RK
Rev.	Date	Revision Description	Drawn

05A

THIS PLAN IS ACCEPTED BY:

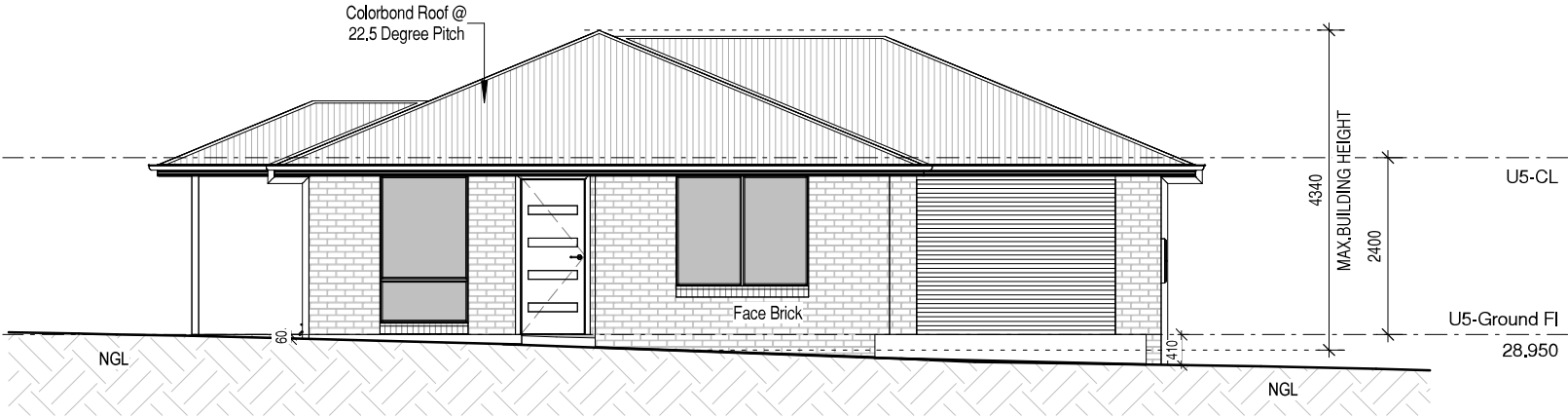
PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals.
SIGNATURE:

DATE:

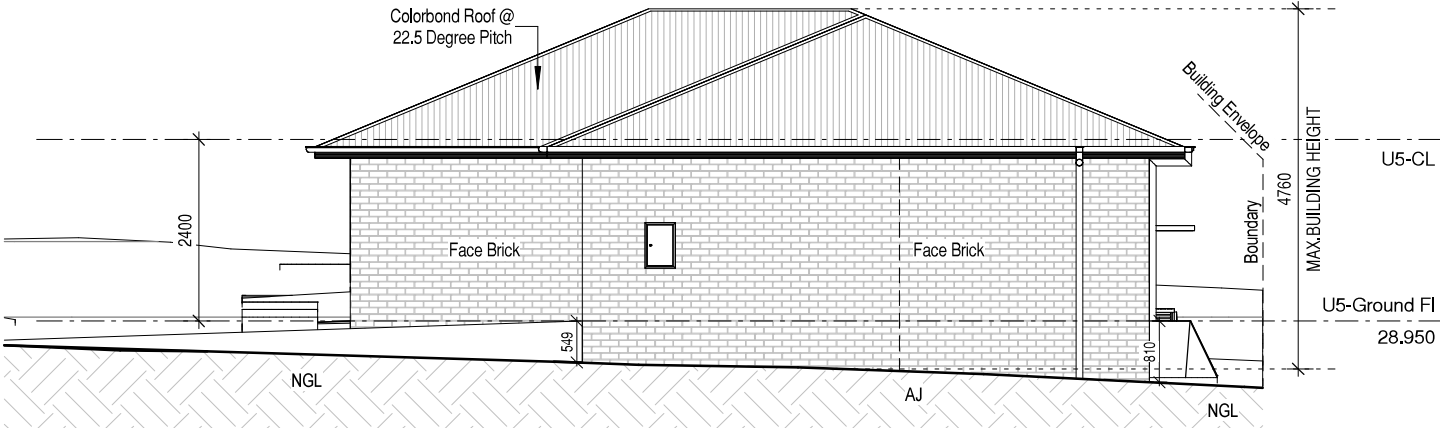


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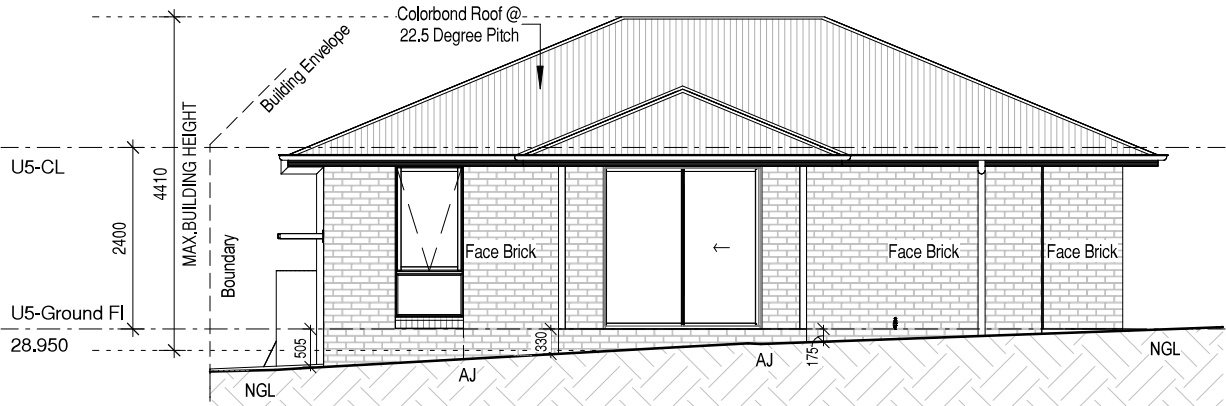
174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633



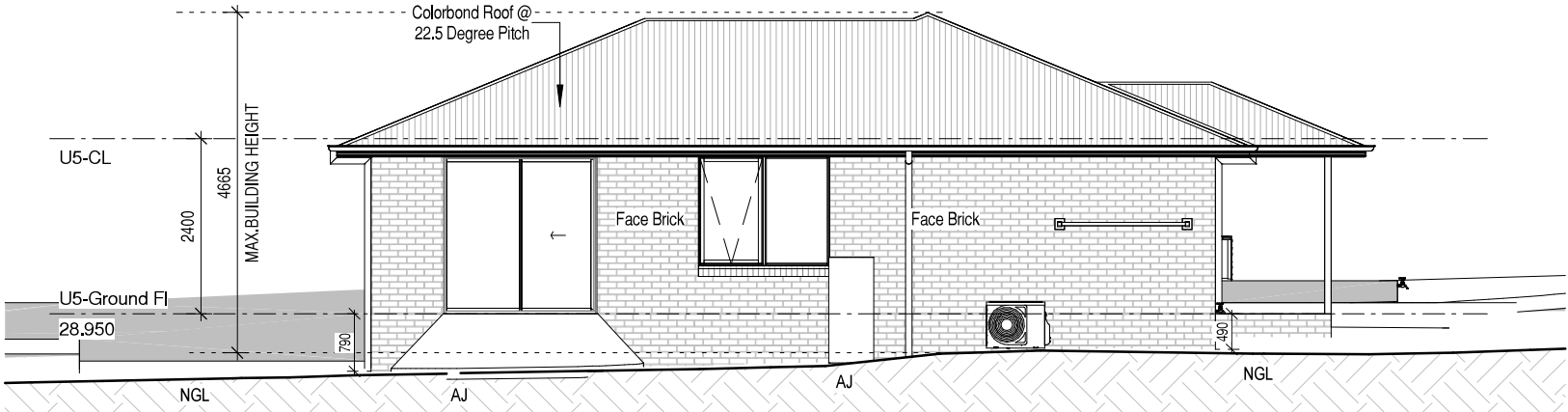
U5-WEST ELEVATION



U5-SOUTH ELEVATION



U5-NORTH ELEVATION



U5-EAST ELEVATION

NOTE:
Unit 5-WINDOW 01 & 02 Fixed Obscure
Glazing

NOTES:
AJ Articulation Joint
dp Downpipe

GLAZING NOTE:
All Windows are Double glazed Awning.

BAL : LOW

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DRAWING: U5-ELEVATIONS

DATE: 12.12.2023

FILE NAME: 2249

DRAWN BY: RK

DWG No:

05B

B	12.12.2023	Modified as Council RFI PDPLANPMTD-2023/040569	RK
A	24.11.2023	Modified as Draft report by AllUrbanPlanning	RK
	25.10.2023	BA Plans	RK
Rev.	Date	Revision Description	Drawn

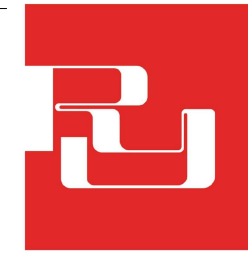
PROPOSED DWELLING FOR MISSION AUSTRALIA HOUSING
AT 7 HART PLACE, ROKEBY

Scale: 1 : 100

THIS PLAN IS ACCEPTED BY:

PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals.
SIGNATURE:

DATE:



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YOUNG + CO
BUILDERS

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Phone 03 6234 7633

NOTES:

AJ Articulation Joint
dp Downpipe

Vanity Legend

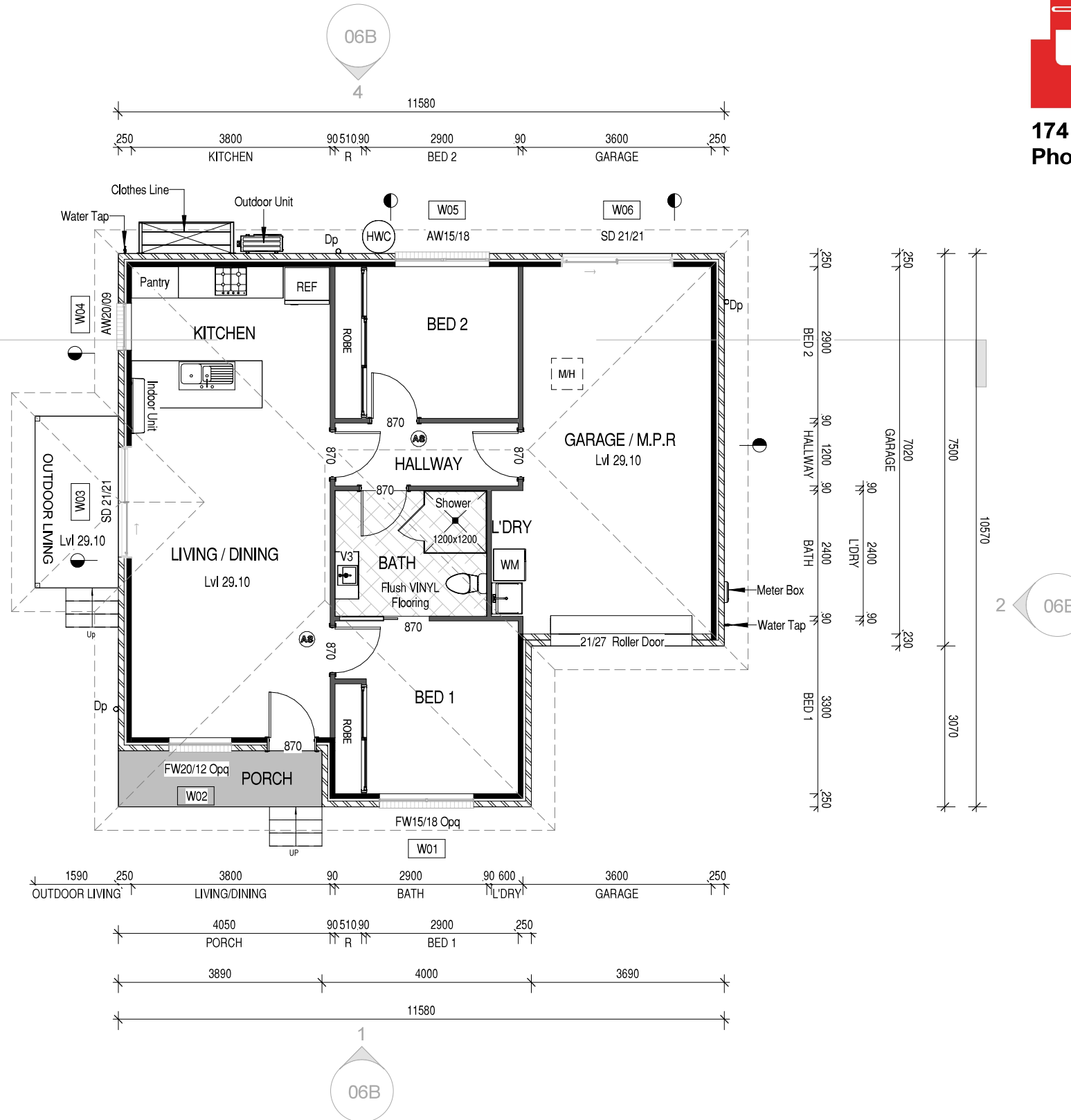
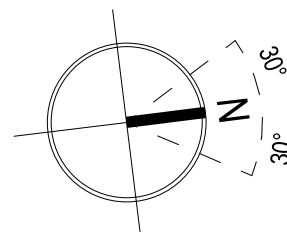
VB	450 mm
V1	600 mm
V2	750 mm
V3	900 mm
V4	1200 mm
V5	1500 mm

FOR KITCHEN, LAUNDRY AND ROBE
DETAILS REFER TO JOINERY DETAILS

U1-CL	32.100
U1-Ground Floor	29.700
U2-CL	32.600
U2-Ground Floor	30.200
U3-CL	31.800
U3-Ground FI	29.400
U4-CL	31.800
U4-Ground FI	29.400
U5-CL	31.350
U5-Ground FI	28.950
U6-CL	31.500
U6-Ground FI	29.100
U7-CL	31.000
U7-Ground FI	28.600

Scale: 1 : 100

Note to ensuite and bathroom:
Reinforcing required to walls for future grab rails to bath, shower and toilet.



AREA SCHEDULE

UNIT 1:	
Ground Floor (Dwelling)	: 93.2 m ²
OUTDOOR LIVING	: 8.3 m ²
UNIT 2:	
Ground Floor	: 93.2 m ²
OUTDOOR LIVING	: 8.3 m ²
UNIT 3:	
Ground Floor	: 106.9 m ²
OUTDOOR LIVING (Including /steps)	: 5.7 m ²
UNIT 4:	
Ground Floor	: 106.9 m ²
OUTDOOR LIVING	: 5.2 m ²
UNIT 5:	
Ground Floor	: 106.9 m ²
OUTDOOR LIVING	: 5.2 m ²
UNIT 6:	
Ground Floor	: 106.9 m ²
OUTDOOR LIVING (Including /steps)	: 6.0 m ²
UNIT 7:	
Ground Floor	: 106.9 m ²
OUTDOOR LIVING (Including /steps)	: 6.0 m ²

TOTAL FLOOR AREA U1+U2+U3+U4+U5+U6+U7	: 720.9 m ²
TOTAL OUTDOOR LIVING U1+U2+U3+U4+U5+U6+U7	: 56.7 m ²

NOTE:
Unit 6-WINDOW 01 & 02 Fixed Obscure Glazing

GLAZING NOTE:
All Windows are Double glazed Awning.

BAL : LOW

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DRAWING: U6-FLOOR PLAN

DATE: 12.12.2023

FILE NAME: 2249

DRAWN BY: RK

DWG No:

B	12.12.2023	Modified as Council RFI PDPLANPMTD-2023/040569	RK
A	24.11.2023	Modified as Draft report by AllUrbanPlanning	RK
	25.10.2023	BA Plans	RK
Rev.	Date	Revision Description	Drawn

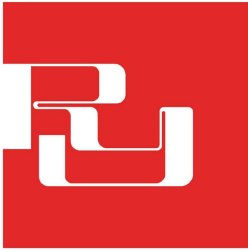
PROPOSED DWELLING FOR MISSION AUSTRALIA HOUSING
AT 7 HART PLACE, ROKEBY

06A

THIS PLAN IS ACCEPTED BY:

PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals, SIGNATURE:

DATE:

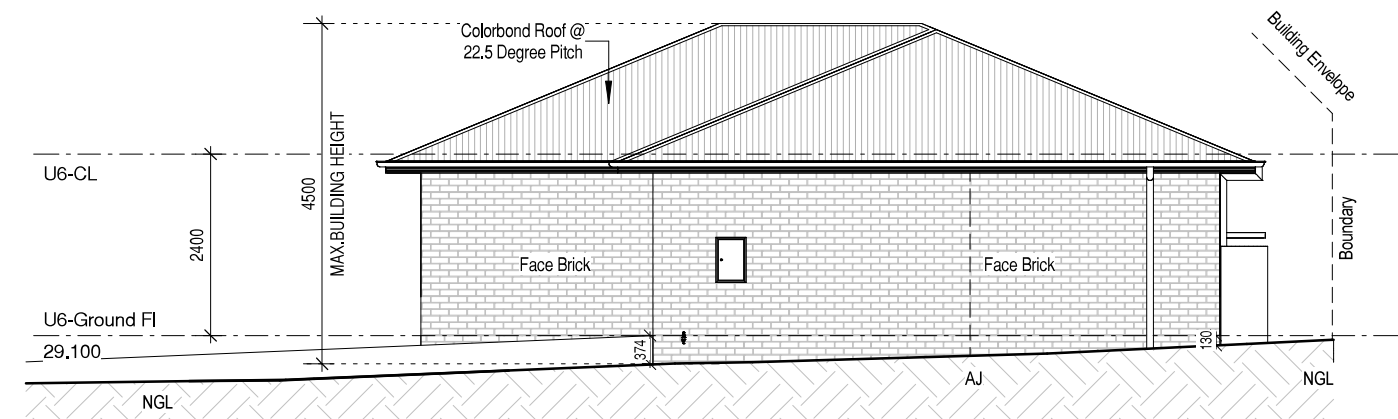


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YOUNG + CO
BUILDERS

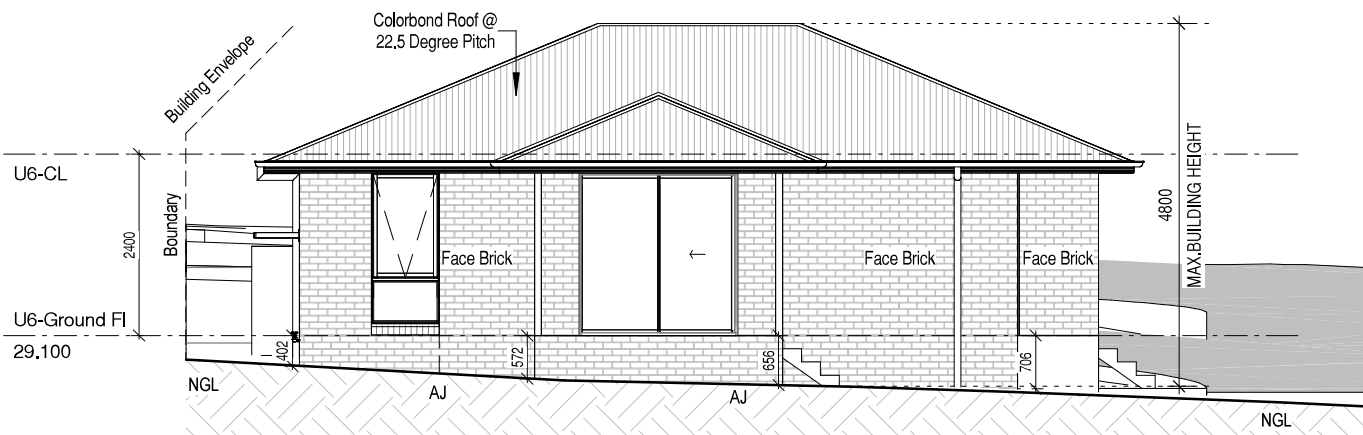
174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633



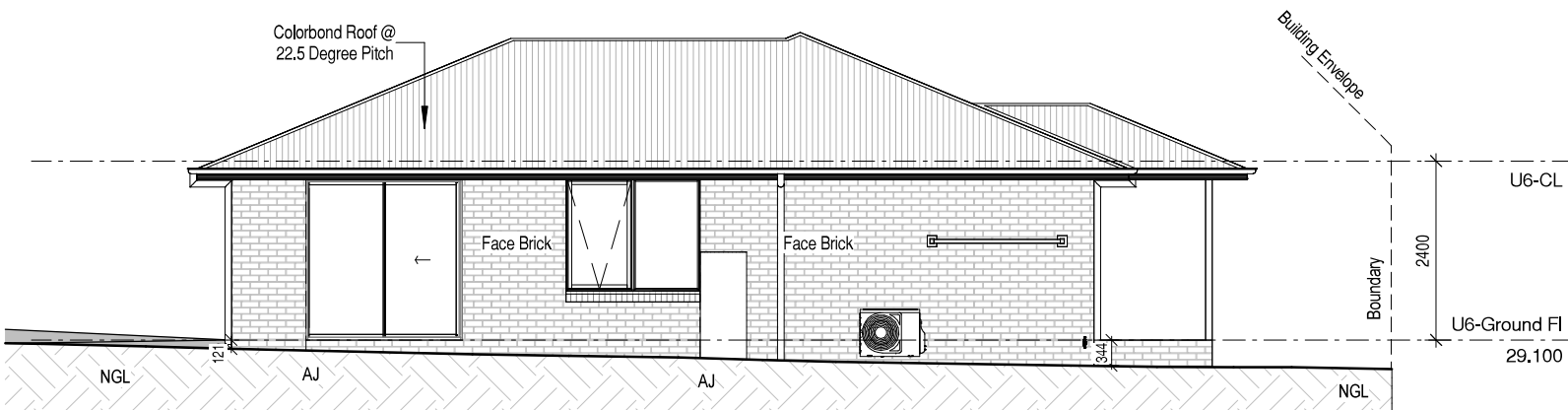
U6-EAST ELEVATION



U6-NORTH ELEVATION



U6-SOUTH ELEVATION



U6-WEST ELEVATION

NOTE:
Unit 6-WINDOW 01 & 02 Fixed Obscure Glazing

- NOTES:
- AJ Articulation Joint
 - dp Downpipe

GLAZING NOTE:
All Windows are Double glazed Awning.

BAL : LOW

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DRAWING: U6-ELEVATIONS

DATE: 12.12.2023

FILE NAME: 2249

DRAWN BY: RK

DWG No:

06B

PROPOSED DWELLING FOR MISSION AUSTRALIA HOUSING
AT 7 HART PLACE, ROKEBY

Scale: 1 : 100

B	12.12.2023	Modified as Council RFI PDPLANPMTD-2023/040569	RK
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	25.10.2023	BA Plans	RK
Rev.	Date	Revision Description	Drawn

THIS PLAN IS ACCEPTED BY:

PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals.
SIGNATURE:

DATE:

Note to ensuite and bathroom:
Reinforcing required to walls for future grab rails to bath, shower and toilet.

NOTES:

AJ Articulation Joint
dp Downpipe

Vanity Legend

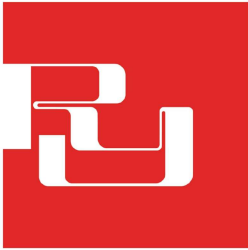
VB	450 mm
V1	600 mm
V2	750 mm
V3	900 mm
V4	1200 mm
V5	1500 mm

FOR KITCHEN, LAUNDRY AND ROBE DETAILS REFER TO JOINERY DETAILS

U1-CL	32.100
U1-Ground Floor	29.700
U2-CL	32.600
U2-Ground Floor	30.200
U3-CL	31.800
U3-Ground FI	29.400
U4-CL	31.800
U4-Ground FI	29.400
U5-CL	31.350
U5-Ground FI	28.950
U6-CL	31.500
U6-Ground FI	29.100
U7-CL	31.000
U7-Ground FI	28.600

Scale: 1 : 100

PROPOSED DWELLING FOR MISSION AUSTRALIA HOUSING
AT 7 HART PLACE, ROKEBY



RONALD
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BUILDERS

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Phone 03 6234 7633

AREA SCHEDULE

UNIT 1:	
Ground Floor (Dwelling)	: 93.2 m ²
OUTDOOR LIVING	: 8.3 m ²
UNIT 2:	
Ground Floor	: 93.2 m ²
OUTDOOR LIVING	: 8.3 m ²
UNIT 3:	
Ground Floor	: 106.9 m ²
OUTDOOR LIVING (Including /steps)	: 5.7 m ²
UNIT 4:	
Ground Floor	: 106.9 m ²
OUTDOOR LIVING	: 5.2 m ²
UNIT 5:	
Ground Floor	: 106.9 m ²
OUTDOOR LIVING (Including /steps)	: 5.2 m ²
UNIT 6:	
Ground Floor	: 106.9 m ²
OUTDOOR LIVING (Including /steps)	: 6.0 m ²
UNIT 7:	
Ground Floor	: 106.9 m ²
OUTDOOR LIVING (Including /steps)	: 6.0 m ²

TOTAL FLOOR AREA U1+U2+U3+U4+U5+U6+U7	: 720.9 m ²
TOTAL OUTDOOR LIVING U1+U2+U3+U4+U5+U6+U7	: 56.7 m ²

NOTE:
Unit 7-WINDOW 01 & 02 Fixed Obscure Glazing

GLAZING NOTE:
All Windows are Double glazed Awning.

BAL : LOW

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DRAWING: U7-FLOOR PLAN

DATE: 12.12.2023

FILE NAME: 2249

DRAWN BY: RK

DWG No:

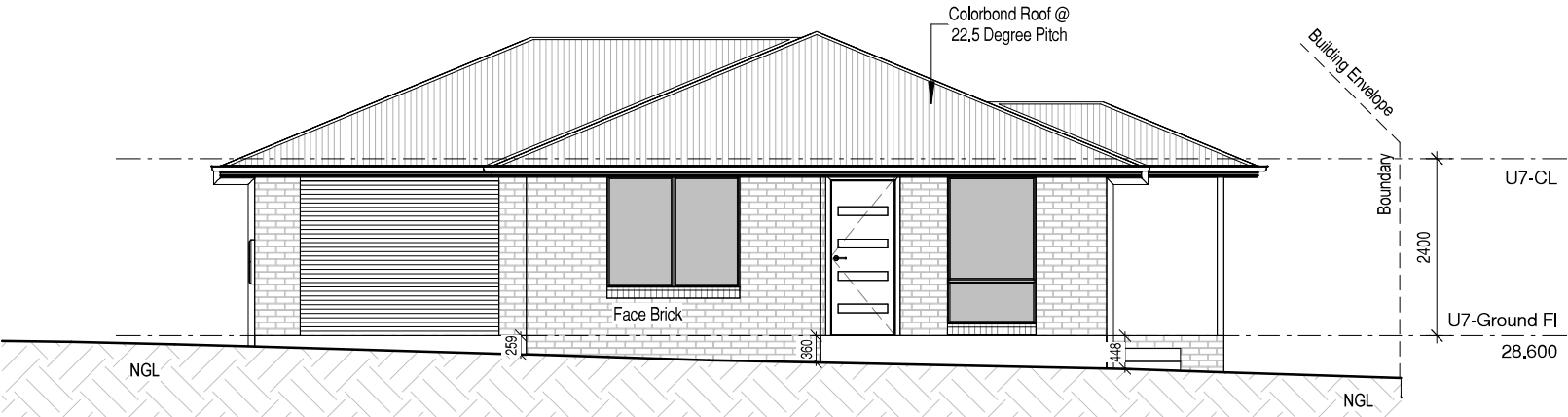
B	12.12.2023	Modified as Council RFI PDPLANPMTD-2023/040569	RK
A	24.11.2023	Modified as Draft report by AllUrbanPlanning	RK
	25.10.2023	BA Plans	RK
Rev.	Date	Revision Description	Drawn

07A

THIS PLAN IS ACCEPTED BY:

PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals.
SIGNATURE:

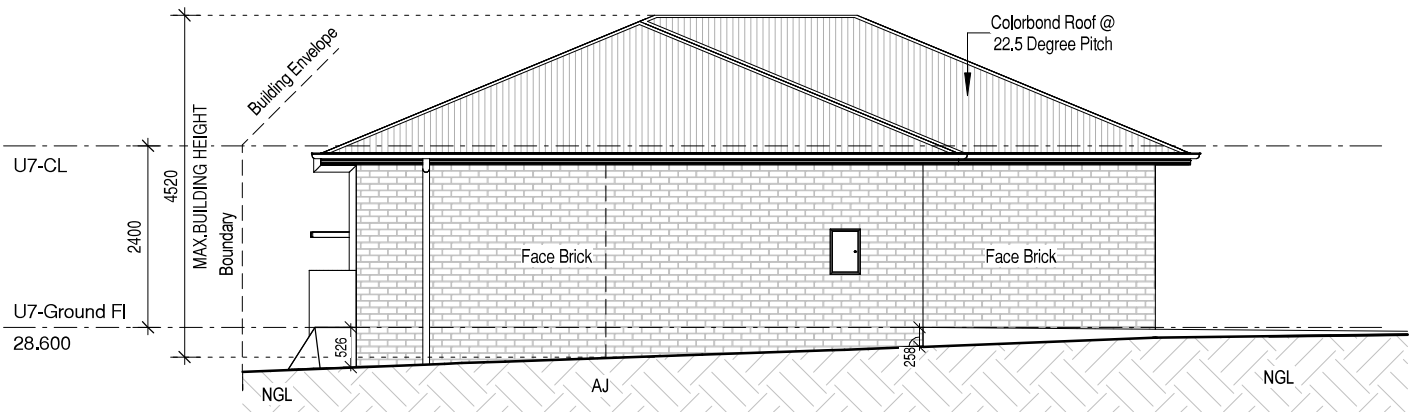
DATE:



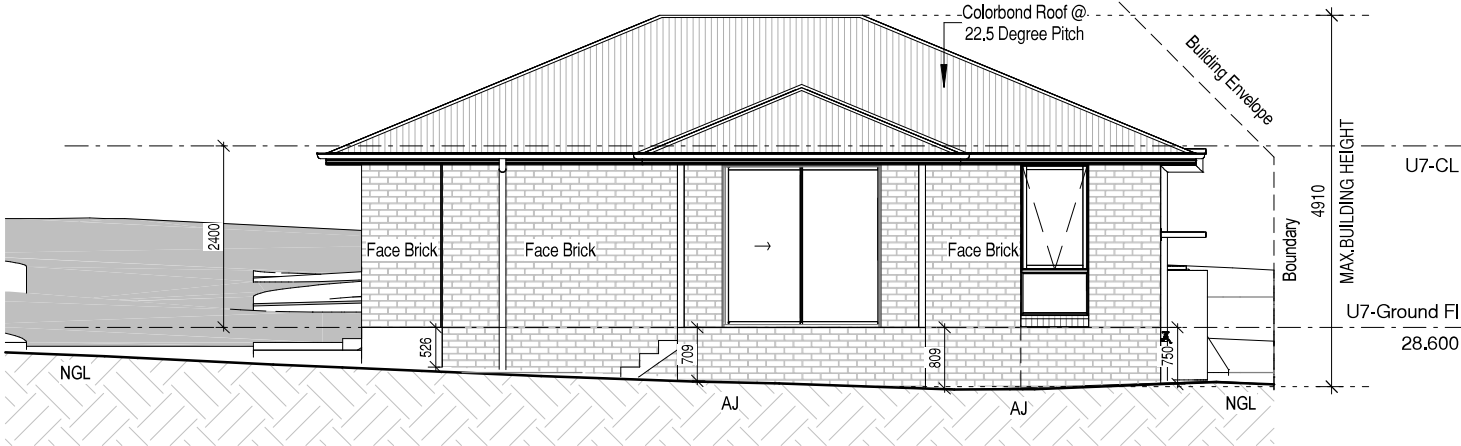
U7-WEST ELEVATION



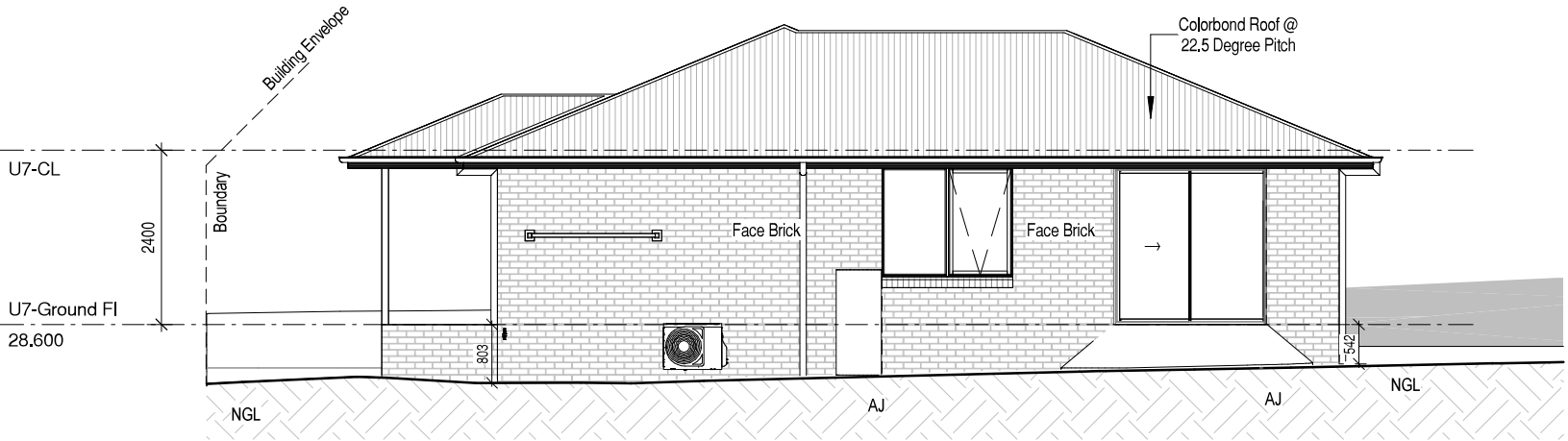
174 Bathurst Street, Hobart, Tasmania 7000
Phone 03 6234 7633



U7-NORTH ELEVATION



U7-SOUTH ELEVATION



U7-EAST ELEVATION

NOTE:
Unit 7-WINDOW 01 & 02 Fixed Obscure Glazing

NOTES:
AJ Articulation Joint
dp Downpipe

GLAZING NOTE:
All Windows are Double glazed Awning.

Scale: 1 : 100

PROPOSED DWELLING FOR MISSION AUSTRALIA HOUSING
AT 7 HART PLACE, ROKEBY

BAL : LOW

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DRAWING: U7-ELEVATIONS

DATE: 12.12.2023

FILE NAME: 2249

DRAWN BY: RK

DWG No:

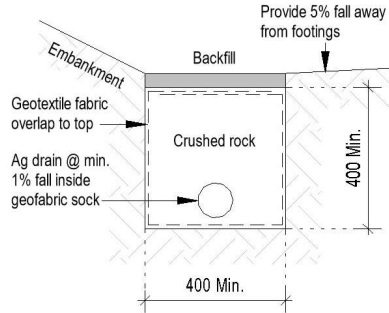
B	12.12.2023	Modified as Council RFI PDPLANPMTD-2023/040569	RK
A	24.11.2023	Modified as Draft report by AllUrbanPlanning	RK
	25.10.2023	BA Plans	RK
Rev.	Date	Revision Description	Drawn

THIS PLAN IS ACCEPTED BY:

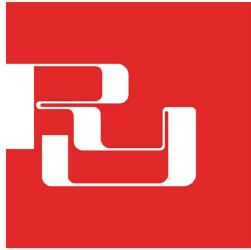
PLEASE NOTE: No Variations will be permitted after plans are signed by the client (with exception of Council requirements/ approvals, SIGNATURE:

DATE:

LEGEND		Min. Ø
Abbr.	TYPE	Outlet size
1	Water closet pan	100
2	HandBasin	40
3	Shower	50
4	Bath	40
5	Laundry Trough	50
6	Kitchen Sink	50
7	Vent	50
8	Tap Charged ORG min.150mm below FFL	
9	Downpipe	90
10	Tap	
i.o.	Inspection Opening to Ground Lvl	
f/w	Floor Waste	
--- Sewer line 100Ø UPVC U.N.O.		
--- Stormwater line 100Ø UPVC U.N.O.		

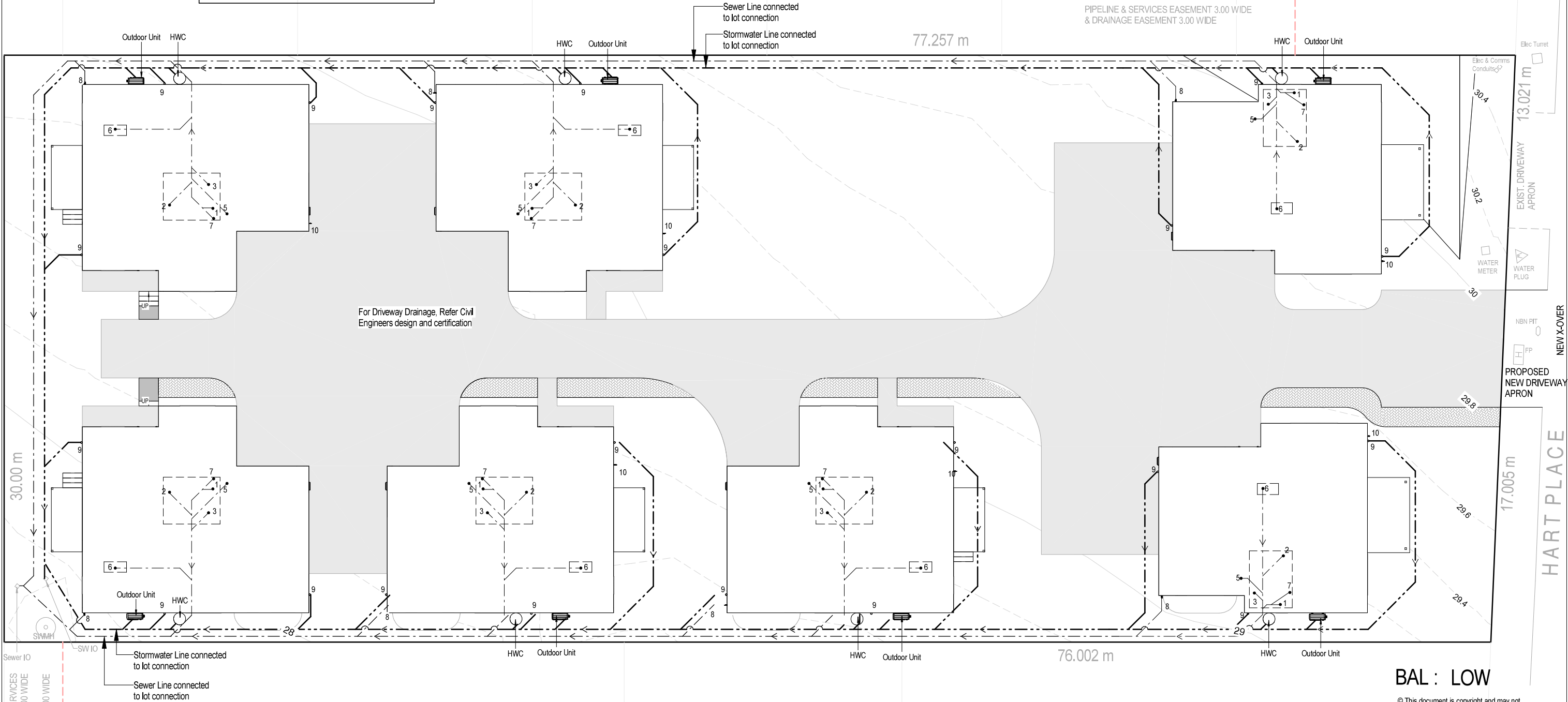


AG Drain (Typical)



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Phone 03 6234 7633



Scale: 1 : 200

PROPOSED DWELLING FOR MISSION AUSTRALIA HOUSING
AT 7 HART PLACE, ROKEBY

B	12.12.2023	Modified as Council RFI PDPLANPMTD-2023/040569	RK
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Rev.	Date	Revision Description	Drawn

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DRAWING: DRAINAGE PLAN

DATE: 12.12.2023

FILE NAME: 2249

DRAWN BY: RK

DWG No: